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MISC. FILM CODE 0009632211

8/100 B 9288 9/19/96

STATE OF TEXAS | COUNTY OF TRAVIS | KNOW ALL MEN BY THESE PRESENTS | THAT BALL PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH MCLS PARTNERS, INC., ITS GENERAL PARTNER, CHARLES E. BALL, PRESIDENT, BEING THE OWNER OF THAT CERTAIN 32.43 ACRE TRACT OF LAND SITUATED IN THE T.J. CHAMBERS GRANT, OF TRAVIS COUNTY, TEXAS, BEING THAT 32.43 ACRE TRACT CONVEYED TO BALL RESOURCES, INC., BY DEED OF RECORDED VOLUME PAGE 7290, COUNTY, TEXAS, DO HEREBY SUBMIT TO THE PUBLIC THE FOLLOWING FLOODPLAIN MAP, TO BE KNOWN AS "RENAISSANCE PARK", SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND /OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL EASEMENTS SHOWN HEREON.

WITNESS OUR HAND, THIS THE 10th DAY OF September, 1986, A.D. BALL PARTNERS, LTD. 9442 CAPITAL OF TEXAS HIGHWAY NORTH PLAZA ONE, SUITE 680 AUSTIN, TEXAS 78759 BY: MCLS PARTNERS, INC., ITS GENERAL PARTNER CHARLES E. BALL, PRESIDENT DATE: 9/10/86

STATE OF TEXAS | COUNTY OF TRAVIS | BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHARLES E. BALL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 12th DAY OF September, 1986, A.D.

HONORARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS DIANE Key Patton DEPUTY DATE: 7-10-2000

I, BRUCE S. APPERLE, A REGISTERED PROFESSIONAL ENGINEER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAN IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING REGULATIONS OF TITLE 13 OF THE AUSTIN CITY CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



DATE: 6-25-96 511 WEST 7TH STREET AUSTIN, TEXAS 78701 TEXAS REGISTERED PROFESSIONAL ENGINEER NO. 52027

FLOODPLAIN NOTES THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE BASIN(S) IDENTIFIED ON THIS PLAN. NO PROTECTION FROM THE DESIGNATED FLOOD HAZARD ARE AS SHOWN ON THE FEDERAL FLOOD ADMINISTRATION RATE MAP #483302026, DATED JUNE 16, 1983 FOR THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.



DATE: 6-25-96 511 WEST 7TH STREET AUSTIN, TEXAS 78701 TEXAS REGISTERED PROFESSIONAL ENGINEER NO. 52027

APPROVED FOR ACCEPTANCE DATE: 9/11/86

SECRETARY: Cathy Vezey-Rand

STATE OF TEXAS | COUNTY OF TRAVIS | I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATION OF IDENTIFICATION THIS 12th DAY OF September, 1986, AT 10:00 O'CLOCK P.M. ON THE 12th DAY OF September, 1986, A.D., IN THE PLAT BOOK 97 AT PAGE 350

WITNESS BY HAND AND SEAL OF OFFICE OF COUNTY CLERK THE 12th DAY OF September, 1986, A.D. DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS. Y. GUERRA DEPUTY



PAID FOR RECORD AT 2:00 O'CLOCK P.M. THIS THE 12th DAY OF September, 1986, A.D. DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS. Y. GUERRA DEPUTY



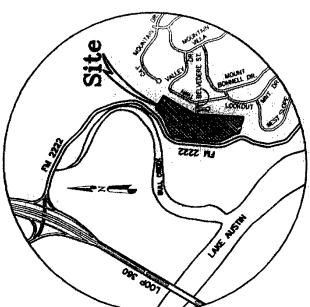
GENERAL NOTES

- 1. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN AND STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS. DEPARTMENT FOR REVIEW.
2. A WATER FROM STORMWATER DETENTION WAS GRANTED FOR THIS SUBDIVISION ON 8-5-96 WITH THE AUSTIN DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION, STORMWATER MANAGEMENT DIVISION.
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
4. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO THE CITY OF AUSTIN STANDARDS.
5. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT VACATION OR REPLACING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
6. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER SUCCESSORS OR ASSIGNS.
7. THIS TRACT IS IN THE LAKE AUSTIN AND BULL CREEK WATERSHEDS.
8. EROSION CONTROLS ARE REQUIRED FOR ALL INDIVIDUAL LOT CONSTRUCTION, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, IN ACCORDANCE WITH THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.
9. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF AUSTIN FOR INSPECTION AND MAINTENANCE.
10. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY CITY OF AUSTIN.
11. THIS SUBDIVISION PLAN WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED 9/17, 1986, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT.
12. FOR THE IMPROVEMENT AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN VOL. 12325, PG. 343, IN THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
13. ALL SIGNS SHALL COMPLY WITH THE AUSTIN SIGN ORDINANCE, CHAPTER 13-2, ART. VI.
14. MINIMUM SUB ELEVATION FOR ALL LOTS SHALL BE AT LEAST 12 INCHES ABOVE NATURAL GROUND.
15. ACCESS TO BULL CREEK ROAD (R.M. 2222) IS PROHIBITED FROM ALL LOTS IN THE SUBDIVISION.
16. A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
17. THIS SUBDIVISION IS RESTRICTED TO A RESIDENTIAL DENSITY OF NOT MORE THAN ONE SINGLE FAMILY HOUSING UNIT FOR EVERY FIVE ACRES.
18. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE CITY OF AUSTIN ELECTRIC UTILITY DEPARTMENT WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 13-7 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
19. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE.

Renaissance Park

Gebhard - Sarma Group, Inc. 511 West 7th Street Austin, Texas 78701 (512) 476-6595

CURVE TABLE			NOTE TABLE					
CURVE	RADIUS	DELTA	TANGENT LENGTH	CHORD LENGTH	BEARING	NOTE	LENGTH	BEARING
C-1	296.44'	28°12'05"	74.01'	143.60'	S143°27'05"E	N1	10.00'	N 89°08'55" W
C-2	322.96'	33°03'53"	153.40'	302.09'	N153°40'00"E	N2	10.00'	N 89°08'55" W
C-3	522.85'	19°41'54"	90.75'	175.70'	N08°41'54"W	N3	201.30'	S 01°32'45" W
C-4	522.85'	19°41'54"	90.75'	175.70'	N08°41'54"W	N4	39.35'	S 01°30'42" W



R.G. MUELLER, JR. & MRS. F. DANFORTH  
 VOL. 5678, PG. 476

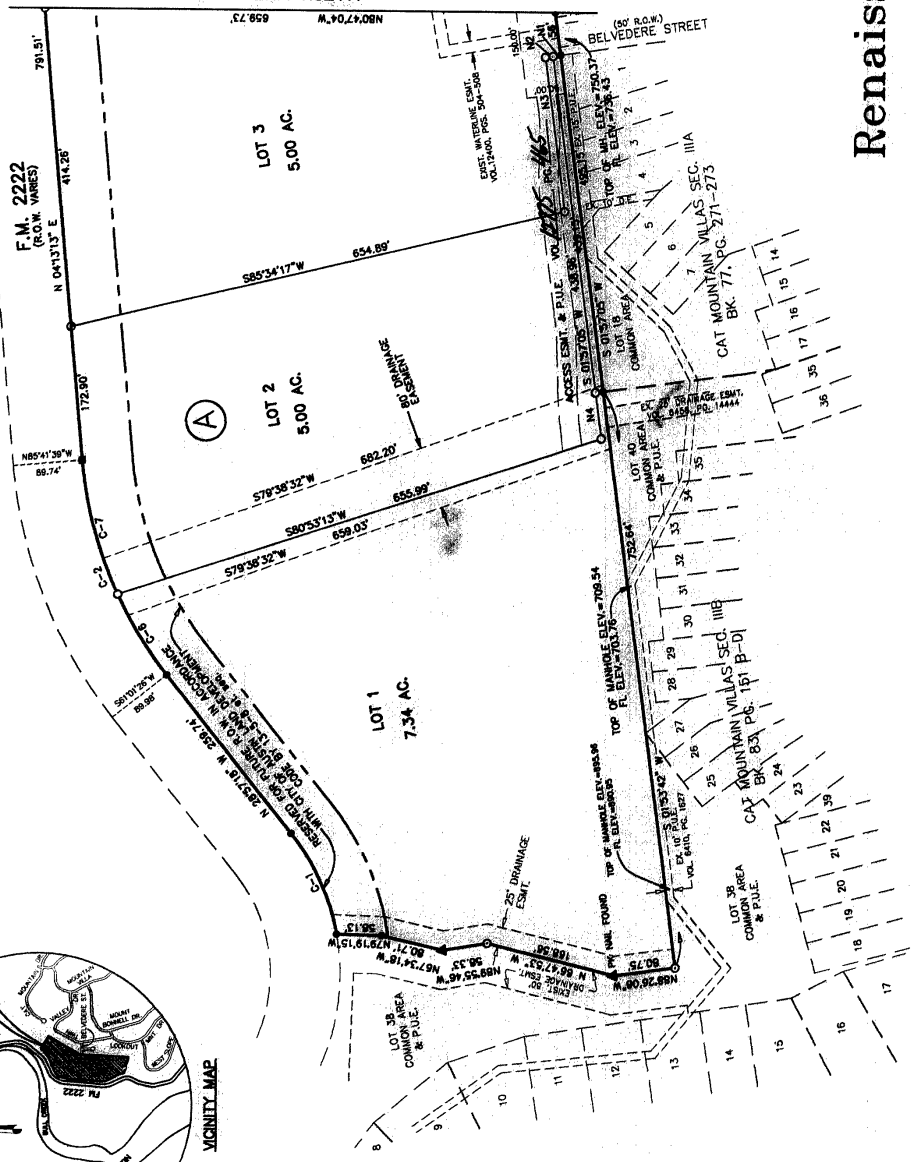


SCALE: 1"=100'

LEGEND

- 1/2" IRON PIN SET
- 1/2" IRON PIPE FOUND
- △ 60-d NAIL FOUND UNLESS OTHERWISE NOTED
- CONCRETE MONUMENT FOUND

(SEE SHEET 3 OF 3)  
 MATCH LINE

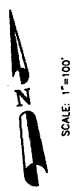


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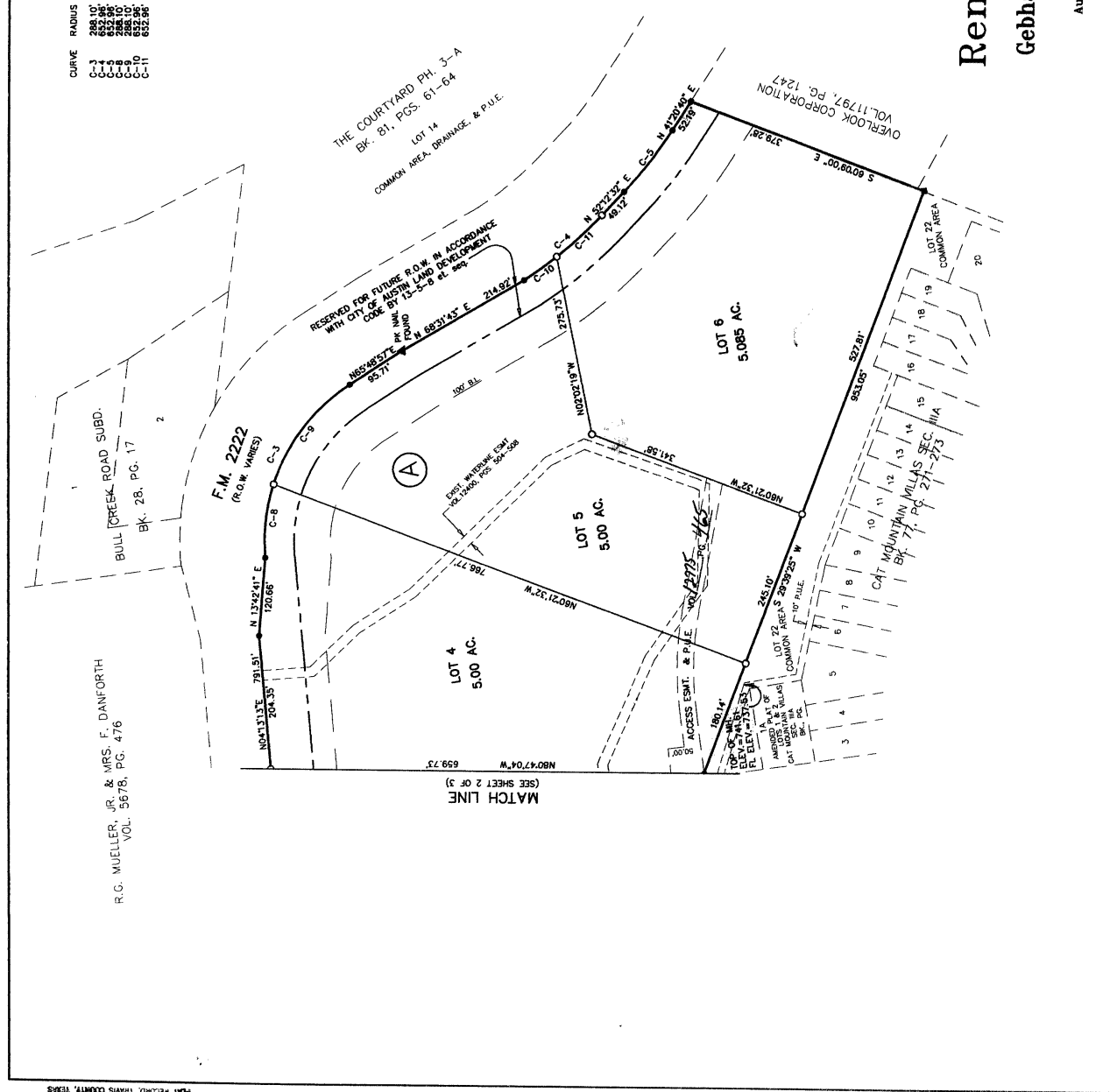
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511 West 7th Street  
 Austin, Texas 78701 (512) 476-6585

CURVE	RADIUS	DELTA	TANGENT LENGTH	CHORD	BEARING
C-3	288.10'	81°38'54"	171.91'	309.88'	N35°00'17"E
C-4	652.86'	13°35'01"	77.77'	154.44'	S59°03'42"W
C-5	288.10'	22°39'41"	57.75'	113.21'	N15°30'40"E
C-6	652.86'	25°29'15"	101.99'	182.28'	N46°20'07"E
C-7	652.86'	08°12'35"	48.87'	93.55'	S56°22'31"W



- LEGEND:**
- 1/2" IRON PIN SET
  - 1/2" IRON PIN FOUND
  - 1/2" IRON PIPE FOUND
  - △ 60-Ø NAIL FOUND UNLESS OTHERWISE NOTED
  - CONCRETE MONUMENT FOUND



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