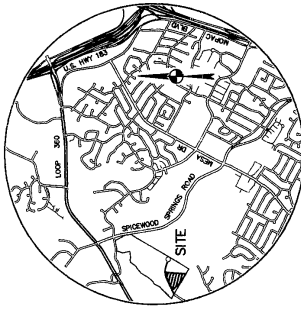


AMENDED PLAT OF LOTS 93 - 102, BLOCK B
TREETOPS SUBDIVISION



VICINITY MAP
N.T.S.



0 50 100 150 200
1"=100'

- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS OTHER SIZE NOTED)
 - 600 NAIL FOUND
 - △ SQUARE BOLT FOUND
 - ▲ PUBLIC UTILITY EASEMENT
 - T.C.P.R. TRAVIS COUNTY PLAT RECORDS

AMENDED PLAT OF
LOTS 93 - 102
BLOCK B
TREETOPS SUBDIVISION

DATE: NOVEMBER, 1986
PREPARED BY:

Bury & Pittman, Inc.
Consulting Engineers and Surveyors
Austin, Texas Tel 512/259-0411 Fax 512/258-0255
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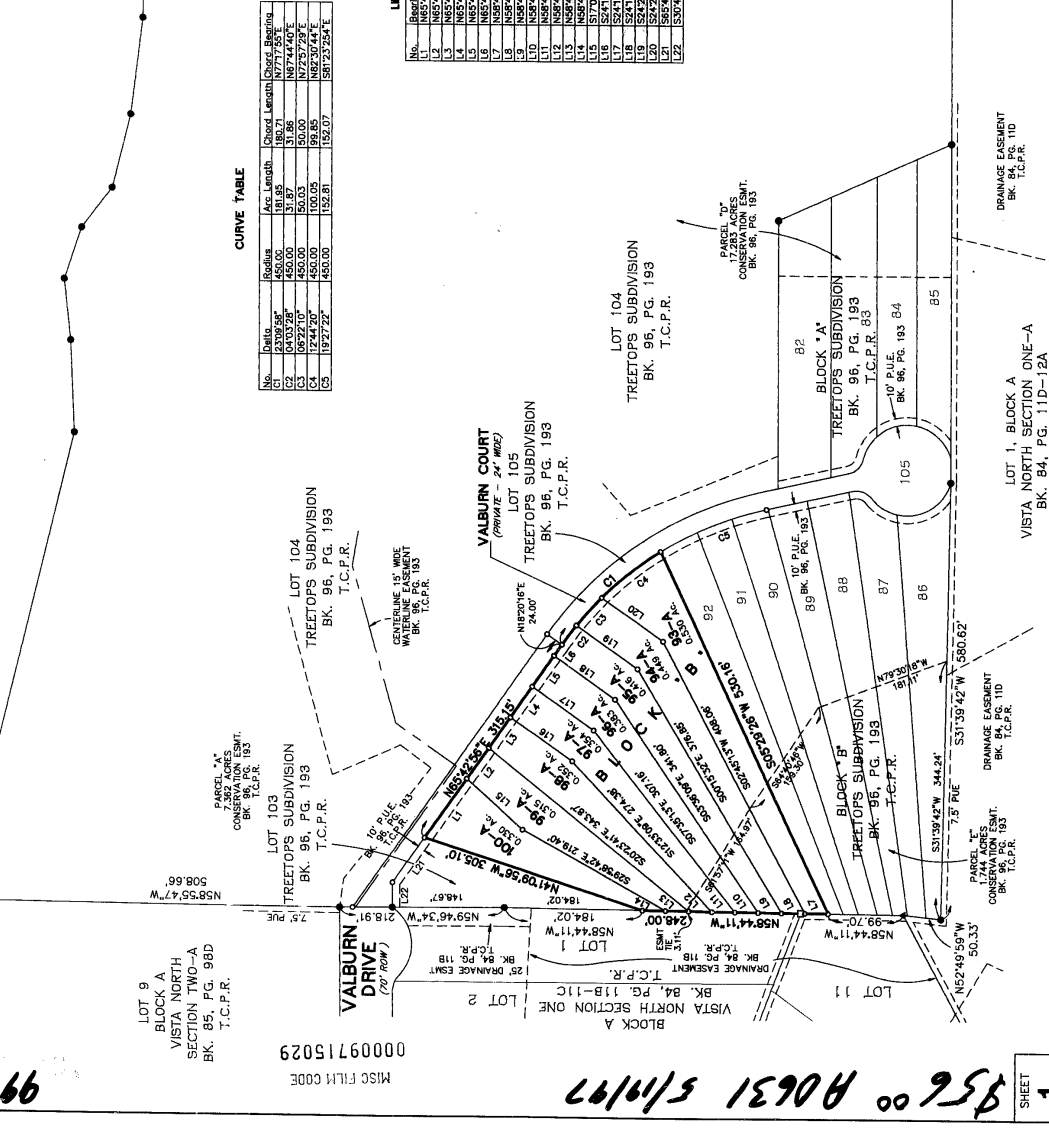


CURVE TABLE

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
01	23039.95°	450.00	181.85	189.71	N77°17'55"E
02	04039.28°	450.00	51.87	51.86	N67°44'40"E
03	12441.20°	450.00	100.05	99.85	N62°30'47"E
04	19272.22°	450.00	152.81	152.07	S81°22'25.4"E

LINE TABLE

No.	Bearing	Distance
L1	N65°42'56"E	97.00
L2	N65°42'56"E	50.00
L3	N65°42'56"E	50.00
L4	N65°42'56"E	50.00
L5	N65°42'56"E	50.00
L6	N65°42'56"E	50.00
L7	N65°42'56"E	161.15
L8	N65°44'11"W	31.00
L9	N65°44'11"W	31.00
L10	N65°44'11"W	31.00
L11	N65°44'11"W	31.00
L12	N65°44'11"W	31.00
L13	N65°44'11"W	31.00
L14	N65°44'11"W	31.00
L15	S70°39'E	100.00
L16	S24°17'04"E	100.00
L17	S24°17'04"E	100.00
L18	S24°28'19"E	100.00
L19	S24°28'19"E	100.00
L20	S65°42'56"W	74.39
L21	S65°42'56"W	74.39
L22	S30°49'56"W	151.50



MISC FILE CODE
00009715029

956.00 A0631 5/10/197

99 52

SHEET 1
OF 2

53
99
MISC FILM CODE
0009715030

AMENDED PLAT OF LOTS 93 - 102, BLOCK B TREETOPS SUBDIVISION

STATE OF TEXAS X
COUNTY OF TRAVIS X
KNOW ALL MEN BY THESE PRESENTS X

THAT JEFFERSON TREETOPS, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY CARROLL CAPITAL CORPORATION, A TEXAS CORPORATION AND SOLE GENERAL PARTNER OF JEFFERSON TREETOPS SUBDIVISION, A TEXAS SUBDIVISION OF RECORD, BEING LOTS 93-102, BLOCK B, TREETOPS SUBDIVISION, COUNTY OF TRAVIS, TEXAS, BEING LOTS 93-102, BLOCK B, TREETOPS SUBDIVISION, COUNTY OF TRAVIS, TEXAS, BEING A PORTION OF THAT CERTAIN 65.968 ACRES TRACT CONVEYED TO SAID JEFFERSON TREETOPS, L.P. BY DEED OF RECORD IN VOLUME 48888, PAGE 11, INSTRUMENT NO. 48888-001, DATED JUNE 16, 1983, AND SAID 5128 ACRES FOR THE SOLE PURPOSE OF RELATING ONE OR MORE LOTS LINES BETWEEN ONE OR MORE ADJACENT LOTS, PURSUANT TO CHAPTER 212.016 OF THE TEXAS PROPERTY CODE, TO THE LOTS 93-102, BLOCK B, TREETOPS SUBDIVISION, SUBJECT TO THE CONDITIONS AND RESTRICTIONS SHOWN HEREON, AND WE JO HEREBY DEDICATE TO THE PUBLIC THE RIGHTS AND RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

FRANK SCHAUBERT, AUTHORIZED REPRESENTATIVE
CARROLL CAPITAL CORPORATION
SUITE 1000
AUSTIN, TEXAS 78707
DATE 5/14/97

STATE OF TEXAS X
COUNTY OF TRAVIS X
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON the 6th DAY OF MAY, 1997, BY FRANK SCHAUBERT, THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND WHOSE SIGNATURE AND SEAL I HAVE HEREIN VERIFIED TO BE HIS OWN AND IN THE PRESENCE OF ME AND IN THE PRESENCE OF TWO OTHER PERSONS WHOSE NAMES AND ADDRESSES ARE SET FORTH IN THE FOREGOING INSTRUMENT AND WHOSE SIGNATURES I HAVE HEREIN VERIFIED TO BE THEIR OWN AND IN THE PRESENCE OF ME AND IN THE PRESENCE OF TWO OTHER PERSONS WHOSE NAMES AND ADDRESSES ARE SET FORTH IN THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 6th DAY OF MAY, 1997 A.D.
NOTARY PUBLIC
DATE 6/19/00

FLOOD PLAIN NOTE
1. THE 100-YEAR FLOOD PLAIN WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON.
2. PORTIONS OF THIS TRACT LIE WITHIN THE LIMITS OF A ZONE "A", 100-YEAR FLOOD PLAIN, AS SHOWN ON THE FLOOD PLAIN MAP, DATED JUNE 16, 1983, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

ENGINEERS CERTIFICATION:
I, JAMES B. KNIGHT, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLES WITH THE ENGINEERING STANDPOINT OF THE PROFESSION OF ENGINEERING AS SET FORTH IN THE ENGINEERING ACT OF 1981, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

JAMES B. KNIGHT (P.E.)
DATE 5/14/97
TEAS REGISTRATION NO. 87913
3345 BEE LAKE ROAD, SUITE 200
AUSTIN, TEXAS 78746



SURVEYORS CERTIFICATION:
I, JOHN T. BLONSKY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM A SURVEYING STANDPOINT AND COMPLES WITH THE ACTUAL ON-THE-GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.

JOHN T. BLONSKY
DATE 5/14/97
TEAS REGISTRATION NO. 4998
BURY & PITTMAN, INC.
SUITE 200
AUSTIN, TEXAS 78746



- GENERAL NOTES:**
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
 - WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN WATER AND WASTEWATER DEPARTMENT FOR REVIEW. THE CITY OF AUSTIN WATER AND WASTEWATER DEPARTMENT FOR REVIEW. THE CITY OF AUSTIN WATER AND WASTEWATER DEPARTMENT FOR REVIEW.
 - PROVIDE FOR OFF-STREET LOADING AND UNLOADING SHALL BE PROVIDED FOR ALL RETAIL-RESIDENTIAL SITES.
 - DRY BRICK, SPECIALS, WATER AND WASTEWATER LINES, AND EROSION CONTROL SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
 - PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE DEDICATED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE DEDICATED TO THE CITY OF AUSTIN FOR REVIEW.
 - NO BUILDING, FENCES, LANDSCAPING OR OTHER SIGN STRUCTURES ARE PERMITTED EXCEPT AS APPROVED BY CITY OF AUSTIN/TRAVIS COUNTY.
 - PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITY.
 - THIS SUBDIVISION IS SUBJECT TO THE 1984 LAKE AUSTIN WATERSHED ORDINANCE.
 - THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION OF THE CITY OF AUSTIN, THAT WILL INCORPORATE ACCESS AND REQUIREMENTS THAT PLAT VACATION OR REPLACING MAY BE REQUIRED, AT THE OWNER'S OPTION. THE CITY OF AUSTIN WILL NOT BE RESPONSIBLE FOR ACCESS WITH SUCH CODES AND REQUIREMENTS.
 - PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THE SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
 - ALL FINISHED SLAB ELEVATIONS IN THIS SUBDIVISION SHALL BE 1.0 FOOT ABOVE FINISHED GRADE. ALL FINISHED SLAB ELEVATIONS IN THESE LOTS EXCEPT BY SEPARATE PERMIT.
 - ALL SIGNS SHALL COMPLY WITH THE AUSTIN SIGN ORDINANCE.
 - THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION OF THE SUBDIVISION. THE CITY OF AUSTIN HAS AGREED WITH THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED FEBRUARY 28, 1986, THAT THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF THE SUBDIVISION. THIS RESPONSIBILITY WILL BE IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT.
 - FOR THE SUBDIVISION CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN VOLUME 12828, PAGE 0086, IN THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
 - BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
 - ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
 - THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES. THE EASEMENTS CLEAR OF THE UTILITY WILL PERFORM ALL TREE WORK IN ACCORDANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
 - THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE CITY OF AUSTIN ELECTRIC UTILITY DEPARTMENT WITH ANY EASEMENT AND/OR INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 13-7 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
 - ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT.
 - DEVELOPMENT OF LOTS 93A-100A, BLOCK B, ARE HEREBY RESTRICTED TO RESIDENTIAL USES.
 - ALL PEDESTRIAN TRAILS/SIDEWALKS WITHIN THIS DEVELOPMENT SHALL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS.
 - A VARIANCE TO CONSTRUCT PRIVATE STREETS HAS BEEN GRANTED FOR THIS SUBDIVISION.
 - PRIVATE STREET AND UTILITIES WILL BE MAINTAINED BY THE VALBURN COURT HOMEOWNER'S ASSOCIATION, INC.
 - CONSERVATION EASEMENTS DEDICATED BY THIS PLAT ARE TO BE LEFT IN THEIR NATURAL UNDISTURBED STATE (REFERENCE RESTRICTIVE COVENANT VOL. 12826, PG. 0077).

CITY CERTIFICATION:
ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT REVIEW AND PLANNING DEPARTMENT OF AUSTIN, COUNTY OF TRAVIS, THIS THE 19th DAY OF MAY, 1997, A.D.
ALSO BEING RECORDED IN PLAT BOOK 57-53, PAGE(S) 91
DEVELOPMENT REVIEW AND INSPECTION DEPARTMENT

STATE OF TEXAS X
COUNTY OF TRAVIS X
I, DANA DEBEAUVOUR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS COPIES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 19th DAY OF MAY, 1997, A.D. AT 10:48 O'CLOCK A.M. AND DULY RECORDED ON THE 19th DAY OF MAY, 1997, A.D. AT 10:48 O'CLOCK A.M. PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT BOOK 57-53, PAGE(S) 91
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 19th DAY OF MAY, 1997, A.D.

DANA DEBEAUVOUR, COUNTY CLERK
TRAVIS COUNTY, TEXAS
DEPUTY
Y. GUERRA



FILED FOR RECORD: AT 10:48 O'CLOCK A.M. THIS 19th DAY OF MAY, 1997, A.D.
DANA DEBEAUVOUR, COUNTY CLERK
TRAVIS COUNTY, TEXAS
DEPUTY
Y. GUERRA



AMENDED PLAT OF
LOTS 93 - 102
BLOCK B
TREETOPS SUBDIVISION

DATE: NOVEMBER, 1986
PREPARED BY:
Bury & Pittman, Inc.
Consulting Engineers and Surveyors
Austin, Texas Tel 512/298-1001 Fax 512/298-0805
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