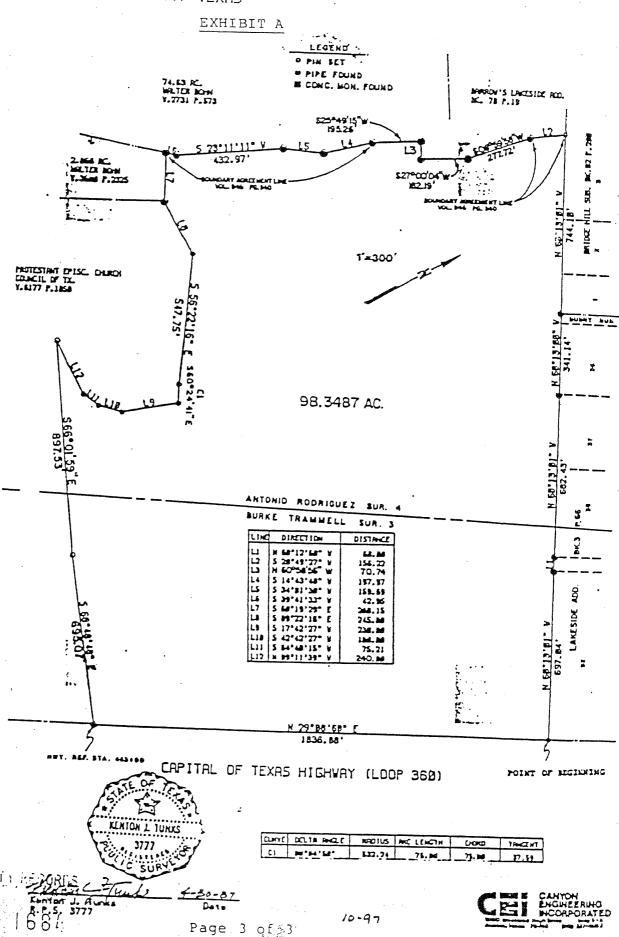
SKE TO ACCOMPANY FIELD NOTES FL 38.3487 ACRES OUT L. A 404.82 ACRE TRACT, VOL. 6177, PAGE 1858 IN TRAVIS COUNTY, TEXAS



10-97

Page 3 of 33

10909

DAVENPORT RANCH WEST PLANNED UNIT DEVELOPMENT

Section Five

Land Uses

Tract*

Permitted Land Uses**

Block A, Lots 7 through 18, and

Single Family Residence Uses***

Block P, Lots-1:through-8 ***

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Block B, Lots 1 through 36, and

Single Pamily Residence

Block G, Lots 1 through 21

Uses****

Block B, Lot 38, and Block E,

General Office Uses

Lot 17

and the second second

Block B, Lot 37, Block C,

Community Commercial Uses

Lots 1 and 2, and Block D,

Lot 2

Exhibit B

WTB:3/4

REAL PROPERTY MECORDS

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^{*}Each Tract is referred to by Block and Lot on the Concept Plans.

^{**}All uses shall be determined under the City Zoning Ordinalce (Chapter 13-2A, City Code of the City of Austin), as of May 7, 1987. Permitted uses as to each Tract and Lot within the Property shall include all uses allowed as a permitted use under the specified zoning classification.

^{***}The number of units shall not exceed one (1) unit per acre of gross site area within all such Tracts, with no Lot smaller than three-fourths (3/4) acre. No improvements will be constructed nearer than thirty (30) feet from the bluff line located along the west boundary of the Block A Lots, or nearer than ten (10) feet to any side Lot line. Each residence shall contain not less than two thousand five hundred (2,500) square feet of living area.

^{****}The number of units shall not exceed three (3) units per acre of gross site area within all such Tracts, with no Lot smaller than eight thousand (8,000) square feet and not more than sixty (60) Lots. No residence will be constructed nearer than one hundred (100) feet from the waterway located along the east boundary of the Block B Lots. Each residence shall contain not less than one thousand six hundred (1,600) square feet of living area. A twenty-five (25) foot building set-back shall exist along Bunny Run; such set-back area shall remain in a natural landscaped condition, and no fences or other improvements shall be constructed within such set-back area. Access to Bunny Run shall be limited to two locations (excluding any access to Bunny Run from the road connecting Bunny Run to Westlake Drive).

E83 APR -4 PM 2:54

DANA DE BEAUVOIR
COUNTY CLERK
TRAVIS COUNTY, TEXAS

COUNTY NAME AND THE PARTY NAME IN THE PARTY NAME

APR 4 1989



PECORDER'S UPUCHANDUM:

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CITY OF AUSTIN
DEPT. OF LAW
P. O. BOX 1088
AUSTIN, TEXAS 78767
Cith. Bity Jews

REAL TROPERTY FECORDS

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hanf on

AND USE ELEMENT SITE PLAN

PROJECT ADDRESS: The site is located at Westloke Dr & Loop 350. Jemparary address is 3701 Furkannan Drive.

The address will include the building numbers for each bidg.
This tract is at the northwest corner of the Westloke Dr. and Loop 360
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2. EICAL DESCRIPTION: Being all that certain treat or parcet of land out of rad part of the Burke frammes Surven. No. 4. Abstract No. 20 and being a partien of a 98.1487 oc. treat described in No. 10950 Regis 1253 in the deed records of Irenti County, Texas. This treat is Descripted PUD West Treat. F. Descripted Pub West Treat. F. Des t PUD West Tract F. David part West bock-reat No. According to bock-reat No. According to solution the Lake Aller in constructed, and maintained in different fitted approved Dovenport

SLOPE CATEGORY: Slopes from each category are present on the ... Reference the Slope Map for locations and acreages.

A Site Development Permit Part B shall be required prior to rance of building permit.

The Site is located within the Hill Country Roadway Corridor.

No certificate not temporary certificate of occupency may be granted for any function or building on any lot abuting the FLEMA. 100-year floodplain until a Duk. is approved by the flederal emergency management against for flood survival are for the flood survival of the flood of the flood or rate maps (ref. section 1.2.6 of the drainage criteria manual). The Site is not located over the Edwards Aquifer recharge zone.

12. Fire flow hydraulic calculations, with corresponding pipe sizes, will be completed as part of the "Part θ^\star Site Plan. A detailed drainage study demonstrating adequacy of conveyance of Off-site lows will be required for review of the Part B site development permit applications. A waver from on-site detection has been granted by the City of Austin's alershad Protection Department as confirmed by RSMP file number
 A-1994-120-W. Construction of off-site drainage improvaments, which were volume of the whole the complete drainage improvements, which were odding of the whole, here been completed exceeding to eleter from the City of which watershed Protection Department, dated November 4, 1999.

A restrictive covernost will be recorded as part of the "Port B" e pan such that all improvements or ornendments mode to the site in will require the site to comply with the opproved P.U.D. Plan.

i. A mointenance ogreement or restrictive covenant will be required stiveen all affected property owners to insure conveyance of orm-water runnit; administration and water quality in accordance with City Austin Drainage Criteria Manual and Land Development Code.

DAVENPORT, LTD. (PHILIP GULLY) 4264 WESILAKE DRIVE AUSTIN, TEXAS 78746 (512) 327-2914 A CLOMB was approved an January 29, 1996 (case No. 1-108-10589) by the Federal Emergency Monogement Aspection of D.E. to the limit of the existing FEMA 100 yet explain hos been upproved by F.E.M.A. wishin has been upproved by F.E.M.A. ncy Management Agency. existing FEMA 100 year linal plat unless o letter of map

ARCHIECT:
USA ARCHIECTURE
1821 MARGARET ST.
AUSTIN, TEXAS 78746
(512) 328-5474 ENGINEER:
CUNNINGHAM - ALLEN, O
3103 BEE CAVES RD.
AUSTIN, TEXAS 78746
(512) 327-2946

AGENIZPRINCIPAL CONTACT
LAND STRATEGIES, INC.
1010 LAND CREEK COVE, SUITE 100
AUSTIN, TEXAS 78746
(512) 328-6050

LAND PLANNING AND LANDSCAPE ARCHITECT:
LAND STRATEGIES, INC.
1010 LAND CREEK COVE, SUITE 100
AUSTIN, TEXAS 78746
(\$12) 328-6050

STG Susman Tisdale Gayle 901 S. Mapac, Bldg.2, Ste.100 AUSTIN, TEXAS 78746-5747 (512) 327-9296

REVISIONS/CORRECTIONS

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平	7	27.4.26.7		1
			NET CHANGE IN IMP. COVER (S.F.)	
			TOTAL SITE IMP. COVER (SO.FT.)	
TDF 3/6/03	TDF 1/14/03	SUS 1961	CITY OF AUSTIN DATE APPROVAL/DATE IMAGED	
			DATE	

avenport West B

Temporary Address: 3701 Turkoman Drive WESTLAKE DRIVE AND LOOP 360

Austin, Texas





Update Submittal: 3/30/00 Initial Submittal: 6/18/99

SHEET INDEX:

- COVER SHEET
- SLOPE MAP
- **CUT AND FILL EXHIBIT**
- **EROSION/ SEDIMENTATION CONTROL** ESC AND TREE PROTECTION PLAN AND TREE PROTECTION PLAN
- SITE PLAN

ESC AND TREE PROTECTION PLAN

- SITE PLAN
- SITE PLAN
- SITE PLAN NOTES AND CALCS.

<u>.</u>

- LANDSCAPE PLAN
- LANDSCAPE PLAN LANDSCAPE PLAN

12.

- LANDSCAPE NOTES AND CALCS.
- SITE PLAN DETAILS
- DRAINAGE AREA MAP SITE UTILITY PLAN

CITY OF AUSTH FIRE DEPARTMENT.	APPROVED BY: Milly 4-28-00	SUBUNISON FILE NUMBER		SPC-99-0227A 06/18/99	THE MELTON OF DISCOMENT RENEW AND INSPECTION DATE		
Christy Coursen	 	The state of the s	PLA PUREME, 4PC: SEL CALLA EXPENSION	***************************************	SPC-99-0	<i>*</i>	

	·
INC.	1010 LAND CREEK CT -TE SUITE 100
_	AUSTIN, TX. 78746
	Ph: (512) 328-6172
CLATES	LSIAmerin@AOL.com

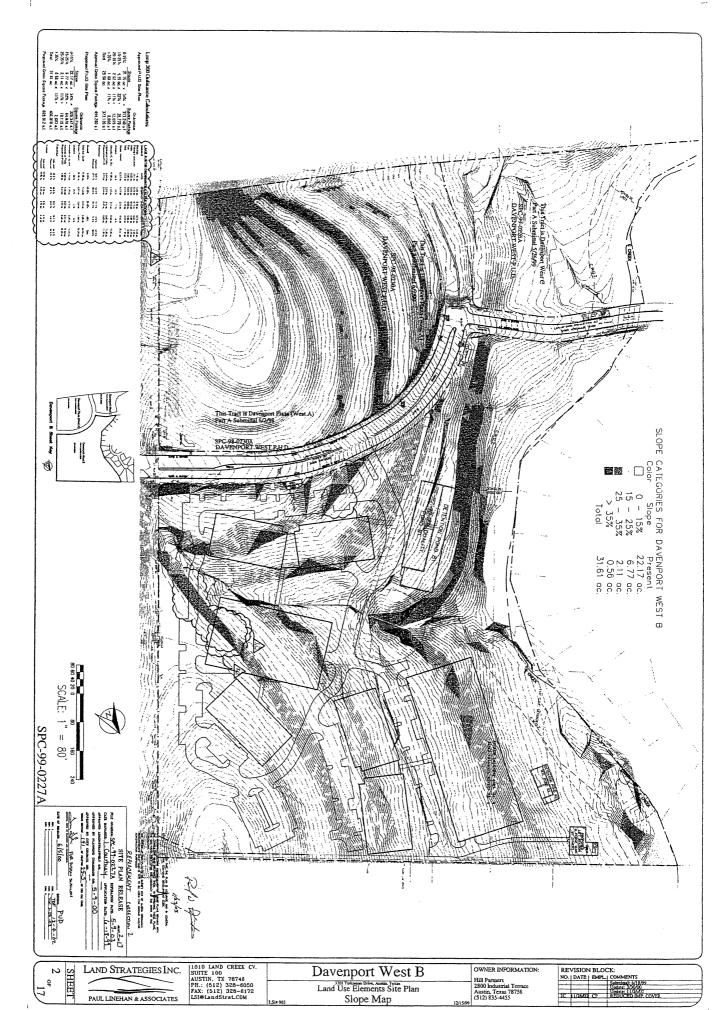
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DAVENPORT WEST B Land Use Element Site Plan
COVER SHEET

DATE: 6/18/9
Update, 3/30/00
LSI#: 689b

Block	
	COMMENTS
	
	
	Block DATE

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