CITY OF AUSTIN
CTM/GIS SERVICES
ADDRESSING AND LAND INFORMATION
505 BARTON SPRINGS RD SUITE 1070
AUSTIN, TX 78704
OFFICE: 974-3247 FAX: 974-3337

Date: October 1, 2007 Request # NC-07-005

REQUEST FOR COMMENT OF PROPOSED STREET NAME CHANGE
(Please review and return within 8 working days)

Requestor: The Heights of Loma Vista HOA

Reason for Request: Neighborhood Enhancement

Existing Street Name: **Mala Suerte Dr**

Address Range: 7200—7325

Proposed Street Name: **Buena Suerte Dr**

Limits of Proposed Street Name Change:

FROM: Intersection with Via Correto Dr

TO: Approximately 700 ft northwest, to where it ends at Twilight Shadow Dr

Processing Fee: $415.00

Street Sign Fee Estimate: $250.00

COMMENTS:
Number of Property Owners Affected: 5

Number of Property Owners Notified: 5

Agency: Emergency Medical Services

☑ **I concur with this street name change**
☐ **I do not concur with this street name change**

COMMENTS:

EMS Communications Cmdr **Signature** **Date**

Jasper Brown 10-2-07

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COMMENTS:
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Number of Property Owners Notified: 5

Agency: Austin Fire Department

- ☒ **I concur with this street name change**
- ☐ **I do not concur with this street name change**

COMMENTS:

Chief of Communications, AFD — Palmer Buck

Signature — Palmer Buck

Date — 10-1-07

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CTM/GIS SERVICES
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505 BARTON SPRINGS RD SUITE 1070
AUSTIN, TX 78704
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Date: October 1, 2007 Request # NC-07-05

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(Please review and return within 8 working days)

Requestor: The Heights of Loma Vista HOA

Reason for Request: Neighborhood enhancement

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Address Range: 7200—7325

Proposed Street Name: **Buena Suerte Dr**

Limits of Proposed Street Name Change:

FROM: Intersection with Via Correto Dr

TO: Approximately 700 ft northwest, to where it ends at Twiglight Shadow Dr

Processing Fee: $415.00

Street Sign Fee Estimate: 2 X $250.00

COMMENTS:
Number of Property Owners Affected: 5

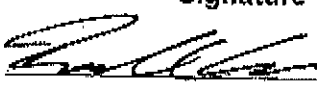
Number of Property Owners Notified: 5

Agency: Austin Police Department

☒ **I concur with this street name change**
☐ **I do not concur with this street name change**

COMMENTS:

APD Dispatch Lead **Signature** **Date**

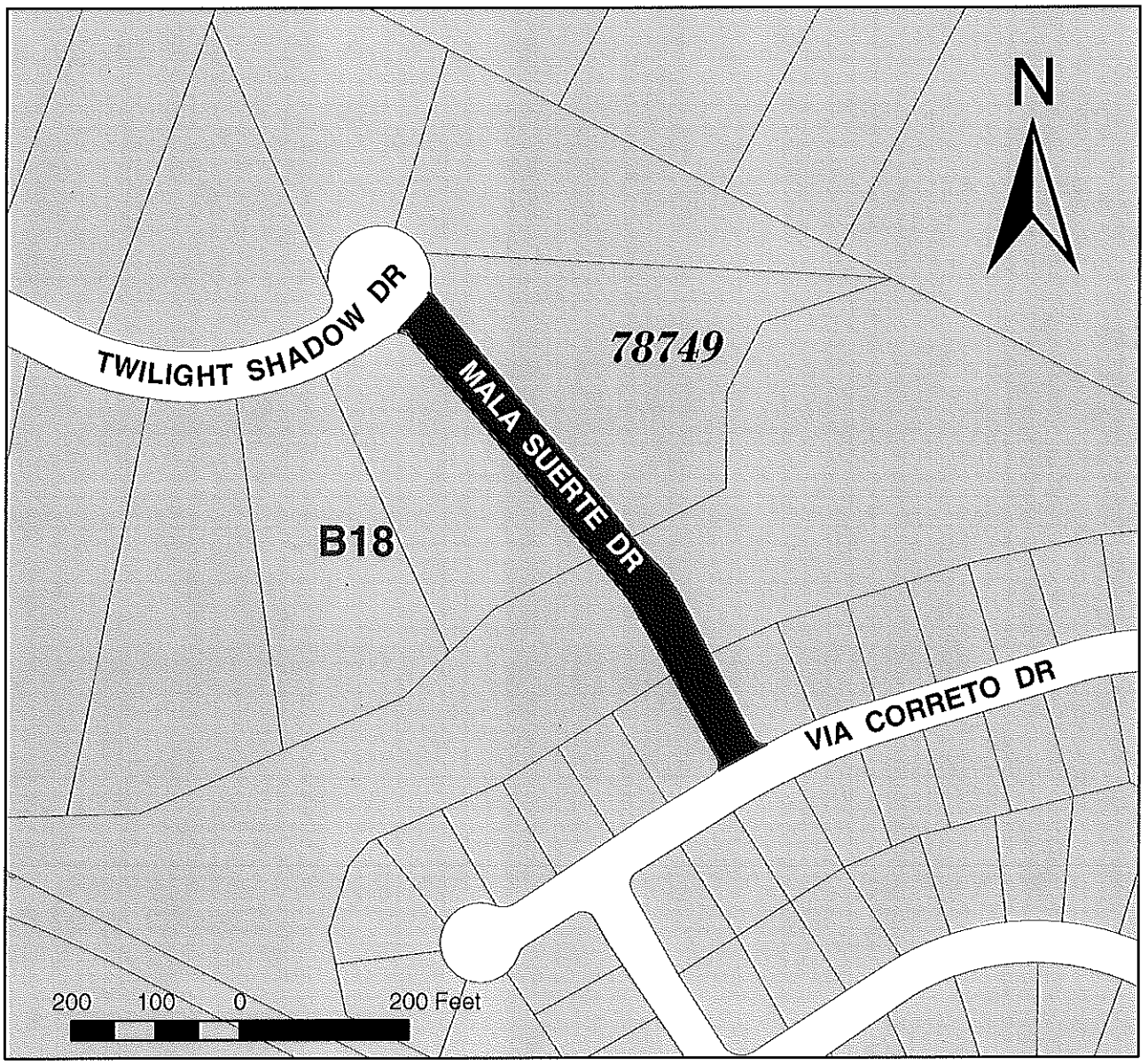
Russell Evans  11/8/07

Street Name Change Case NC-07-005

Mala Suerte Drive

to

Buena Suerte Drive



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City of Austin - Regional Mapping

Fax 974-3337

CITY OF AUSTIN CTM/GIS SERVICES
ADDRESSING & LAND INFORMATION

STREET NAME CHANGE
PROPERTY OWNER SUPPORT FORM

To submit for a proposed street name change, prior agreement of 50% or more of the property owners abutting the subject street **must** be obtained. **It is recommended that ALL property owners' signatures be obtained to expedite the process and to avoid a public hearing.** Please have the property owners sign the form and send to:

Cathy Winfrey
CTM/GIS SERVICES
Addressing & Land Information
P.O. Box 1088
Austin, TX 78767

Existing Street Name: Mala Suerte

Proposed Street Name: Buena Suerte

Reason for Change: means "bad luck"

Applicant: The Heights of Loma Vista HOA

Address: P.O.Box 342585

Phone: 512-266-6771

Number of Property Owners: 16

Property Owner Signature	Printed Name	Tax Parcel Number	Mailing Address Phone Number
	Nguyen, David & Wendy	04144409 130000	7300 Via Correto Austin, TX 78749
	Velasquez, Mary & Gerard	04144008S 70000	7320 Via Correto Austin, TX 78749
	Wirth, Walter	04144409 100000	7313 Twilight Shadow Austin, TX 78749

Ref ID#

Property Owner Signature	Printed Name	Tax Parcel Number	Mailing Address Phone Number
	Thompson, Trent & Sonji	02684010050000	7305 Twilight Shadow Austin, TX 78749
	Sorrels, Robert & Stephanie	04144409120000	7301 Twilight Shadow Austin, TX 78749
	Williamson, ~~James &~~ Sarah David	~~[illegible]~~	7300 Twilight Shadow Austin, TX 78749
Heights of Loma Vista, Inc. by [illegible]		04144010310000	211 RR 620 S, Ste. 130 Austin, TX 78734
Heights of Loma Vista, Inc. by [illegible]		04144008350000	211 RR 620 S, Ste. 130 Austin, TX 78734

NC-07-005
Street Name Change
(Mala Suerte Drive to Buenas Suerte Drive)

LEGAL DESCRIPTION

BEING ALL OF THAT CERTAIN RIGHT-OF-WAY IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, KNOWN AS MALA SUERTE DRIVE; WHICH PORTIONS OF THE PRESENT RIGHT-OF-WAY OF MALA SUERTE DRIVE WERE DEDICATED BY THE PLAT OF HEIGHTS OF LOMA VISTA, A SUBDIVISION OF RECORD FOUND IN DOCUMENT NO. 200300255 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THAT CERTAIN CALLED 0.423 ACRE TRACT OF LAND DEDICATED AS RIGHT-OF-WAY BY SHADOWRIDGE CROSSING SECTION 11, A SUBDIVISION OF RECORD FOUND IN DOCUMENT NO. 200000134 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID MALA SUERTE DRIVE RIGHT-OF-WAY TO BE RENAMED BUENAS SUERTE DRIVE AS SHOWN ON THE ATTACHED SKETCH.

DESCRIPTION PREPARED BY: John Moore
10/24/2007

APPROVED:

10-24-2007

John E. Moore, R.P.L.S. No. 4520
City of Austin
Public Works Department
Engineering Services Division

REFERENCES
TCAD Maps 4-1440 & 4-1444
Austin Grid B-18

200000134

SHADOWRIDGE CROSSING SECTION 11

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

THAT MTV INVESTMENTS LIMITED PARTNERSHIP, AN OKLAHOMA LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH MTV ASSOCIATES, INC., ITS GENERAL PARTNER, AND BEING OWNERS OF 324.3467 ACRES OF LAND OUT OF THE JESSE WILLIAMS SURVEY NO. 62, THE JOHN MOORE SURVEY NO. 66 AND THE THOMAS ANDERSON SURVEY NO. 17, SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED RECORDED IN VOLUME 11835, PAGE 688, OF THE TRAVIS COUNTY, TEXAS REAL PROPERTY RECORDS, DO HEREBY SUBDIVIDE A TOTAL OF 38.520 ACRES OF LAND, OUT OF THE JESSE WILLIAMS SURVEY NO. 62 AND THE JOHN MOORE SURVEY NO. 66, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS "SHADOWRIDGE CROSSING SECTION 11",
AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS, SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS 13 DAY OF Jan, 2000, A.D.

MTV INVESTMENTS LIMITED PARTNERSHIP

BY: MTV ASSOCIATES, INC., GENERAL PARTNER

BY: _____
P. MARK MOORE, PRESIDENT
3600 WEST MAIN
NORMAN, OKLAHOMA 73072

STATE OF OKLAHOMA:
COUNTY OF CLEVELAND:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED P. MARK MOORE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

THIS 13 DAY OF January, 2000, A.D.

NOTARY PUBLIC OFFICIAL SEAL Christine L. Webster Cleveland County Commission Expires Apr 23, 2003

Christine L. Webster
NOTARY PUBLIC IN AND FOR CLEVELAND COUNTY, OKLAHOMA

THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HERON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF THE STUDY OF THE THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL NO.48453C-0300E, FOR TRAVIS COUNTY TEXAS, DATED JUNE 16, 1993.

STATE OF TEXAS:
COUNTY OF TRAVIS:
I, KENNY WATKINS, P.E., AM AUTHORIZED TO PRACTICE THE PROFESSION OF CIVIL ENGINEERING IN THE STATE OF TEXAS, AND HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE ENGINEERING PORTIONS OF THIS PLAT COMPLY WITH TITLE 13 OF THE AUSTIN CITY CODE, OF 1981, AS AMENDED.

Kenny Watkins 1/12/2000
KENNY WATKINS ~ P. E. NO. 64738
ULMANN ENGINEERING, INC.
1715 CAPITAL OF TEXAS HWY. SOUTH, SUITE 207
AUSTIN, TEXAS 78746

STATE OF TEXAS KENNY WATKINS 64738 REGISTERED PROFESSIONAL ENGINEER

THIS SUBDIVISION IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE 21st DAY OF APRIL, 2000.
APPROVED FOR ACCEPTANCE:

_____
ALICE GLASCO, DIRECTOR
DEVELOPMENT REVIEW AND INSPECTION DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN ON THE 18th DAY OF January, 2000, A.D.

_____
CHAIRPERSON,

Ray S. Vandhula
SECRETARY,

THE STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD ON THIS THE 1st DAY OF May, 2000, A.D., AT 11:18 O'CLOCK A.M., AND DULY RECORDED ON THE 1st DAY OF May, 2000, A.D., AT 11:18 O'CLOCK A.M., IN THE ~~PLAT~~ Official Public RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 200000134.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT, THIS THE 1st DAY OF May, 2000, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

_____
BY: DEPUTY L Strong

FILED FOR RECORD AT 11:18 O'CLOCK A.M., THIS THE 1st DAY OF May, 2000, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

_____
BY: DEPUTY L Strong

STATE OF TEXAS:
COUNTY OF TRAVIS:
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL MONUMENTS ARE CORRECTLY SET OR FOUND AS SHOWN THEREON.

Steve H. Bryson 1/12/2000
STEVE H. BRYSON ~ R.P.L.S. NO. 4248
STEVE H. BRYSON SURVEYING CO.
1715 CAPITAL OF TEXAS HWY. SOUTH, SUITE 208
AUSTIN, TEXAS 78746

STATE OF TEXAS REGISTERED STEVE H. BRYSON 4248 PROFESSIONAL LAND SURVEYOR

Case No. C8-93-0115.03.3A
Job No. 98-052
SHEET 1 OF 3

PHOTOGRAPHIC MYLAR

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SHADOWRIDGE CROSSING SECTION 11

GENERAL NOTES:

1. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG FM 1826 AFTER THE ABUTTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALK MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS, WHERE APPLICABLE, BY THE GOVERNING BODY OR UTILITY COMPANY.

2. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO SECTION 13-7-14, LDC.

3. ACCESS TO F.M. 1826 FROM BLOCK C IS PROHIBITED.

4. ALL STREETS WILL BE CONSTRUCTED TO CITY OF AUSTIN ALTERNATE URBAN STANDARDS. LDC, 13-5-53(A).

5. ALL SIGNS SHALL COMPLY WITH THE AUSTIN SIGN ORDINANCE, CHAPTER 13-2, ARTICLE VII.

6. THE OWNER OF THIS SUBDIVISION OR HIS OR HER SUCCESSOR AND ASSIGNS, ASSUMES RESPONSIBILITIES 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 PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

7. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY, ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.

8. PRIOR TO CONSTRUCTION ON ALL LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT ESTABLISHED BY THE REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN, EXCEPT THAT RUN-OFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM SHALL BE DETAINED BY THE USE OF ONSITE PONDING OR OTHER APPROVED METHODS.

9. THIS SUBDIVISION IS LOCATED IN THE WILLIAMSON CREEK WATERSHED, IS CLASSIFIED AS BARTON SPRINGS ZONE AND SHALL BE DEVELOPED, CONSTRUCTED, AND MAINTAINED IN CONFORMANCE WITH THE TERMS AND CONDITIONS OF CHAPTER 13-2, ARTICLE V AND CHAPTER 13-7, ARTICLE I OF THE CITY LDC.

10. THE MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN LDC 13-7-ARTICLE I AS AMENDED AND OTHER ORDINANCES AND REGULATIONS OF THE CITY.

11. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN SPECIFICATIONS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF AUSTIN WATER AND WASTEWATER DEPARTMENT FOR REVIEW.

12. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH THE SPECIFIC WRITTEN APPROVAL OF THE SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE TRANSPORTATION AND PUBLIC SERVICES PLANNING AND DEVELOPMENT DEPARTMENTS.

13. PURSUANT TO S.O.S. REGULATIONS, AN INTEGRATED PEST MANAGEMENT PLAN AND HOMEOWNER EDUCATION PLAN ARE TO BE IMPLEMENTED IN CONFORMANCE WITH COA ECM SECTIONS 1.6.9.2. THE MAXIMUM PORTION OF ANY LOT THAT MAY BE ESTABLISHED AS TURF OR LANDSCAPED IS 15 PERCENT.

14. IN ACCORDANCE WITH LDC 13-1-481(c)(3), 50' WIDE STRIPS OF PUBLIC RIGHT OF WAY HAVE BEEN DEDICATED TO PROVIDE ACCESS TO ALL BALANCE OF ORIGINAL TRACT OUT PARCELS. ANY DEDICATED ROW THAT PROVIDES ACCESS TO OUT PARCELS CANNOT BE VACATED UNLESS ALTERNATIVE ACCESS HAS BEEN PROVIDED.

15. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.

16. CONSTRUCTION ON SLOPES IN EXCESS OF FIFTEEN PERCENT (15%) IS LIMITED TO THAT PERMITTED BY SECTION 13-2-590 OF THE LAND DEVELOPMENT CODE.

17. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.

18. PROPERTY OWNER, OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT(S) AND WATER QUALITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF AUSTIN/TRAVIS COUNTY.

19. ALL DRAINAGE AND WATER QUALITY EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS. ADVERSE USE (DISTURBANCE OF FLOW PATTERNS OR VEGETATION THROUGH LANDSCAPING, FENCING OR ANY OTHER METHOD WHICH WOULD IMPEDE NATURAL FLOW) WITHIN WATER QUALITY EASEMENTS SHALL BE PROHIBITED. NO IMPERVIOUS COVER OR STRUCTURES MAY BE DEVELOPED OR CONSTRUCTED WITHIN ANY WATER QUALITY EASEMENT.

20. BUILDING SETBACK LINES SHALL CONFORM TO CITY OF AUSTIN LAND DEVELOPMENT CODE REQUIREMENTS.

21. A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHT-OF-WAY. A FIVE FOOT ELECTRIC EASEMENT IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE.

22. CUT AND FILL SHALL NOT EXCEED FOUR FEET FROM EXISTING GROUND EXCEPT IN CONFORMANCE WITH LDC SECTION 13-7-16 OR AS VARIED BY THE CITY PLANNING COMMISSION.

23. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THIS ELECTRIC UTILITY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

24. ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT BY THE OWNER OF THE SUBDIVISION.

25. THIS SITE HAS NO SLOPES GREATER THAN 15% WITHIN ITS BOUNDARY.

26. ALL FINISHED FLOOR ELEVATIONS IN THIS SUBDIVISION SHALL BE 1.0 FOOT MINIMUM ABOVE THE 100 YEAR FREQUENCY FLOOD LEVEL. THE FOLLOWING MINIMUM FINISHED FLOOR ELEVATIONS ARE HEREBY SET FOR THE AFFECTED LOTS:

LOT	BLOCK	F.F. ELEVATION
12	C	909.00
13	C	914.00
14	C	918.00
15	C	921.00
16	C	922.00

NO FILL SHALL BE PLACED OR ALLOWED TO REMAIN ON THESE LOTS EXCEPT BY SEPARATE PERMIT.

27. ALL BUILDING PAD SITES, INCLUDING THE GARAGE, SHALL BE ELEVATED A MINIMUM OF 12 INCHES ABOVE THE FINAL GRADED ELEVATION.

For Subdivision Construction Agreement see Doc# 2000064667

PHOTOGRAPHIC MYLAR

107006

Case No. C8-93-0115.03.3A
Job No. 98-052
SHEET 2 OF 3

200000134

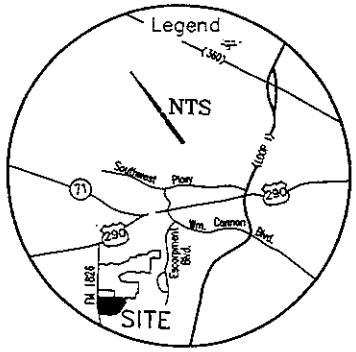
SHADOWRIDGE CROSSING SECTION 11

Legend
- ■ CONCRETE MONUMENT FOUND
- ⊡ CONCRETE MONUMENT SET
- ○ IRON PIN SET
- ● IRON PIN FOUND
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- ..... APPROXIMATE SIDEWALK LOCATION

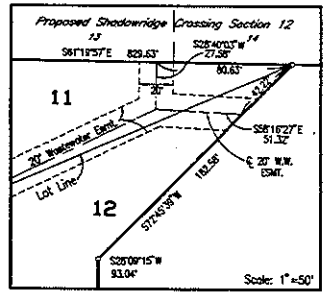
OWNER: MTV INVESTMENTS LIMITED PARTNERSHIP
ACREAGE: 38.520 ACRES
SURVEY: JESSE WILLIAMS SURVEY NO.62 & JOHN MOORE SURVEY NO.66
NO. OF LOTS: 22
NO. OF BLOCKS: 1
F.E.M.A. MAP NO. 484536-0300E
TRAVIS CO., TEXAS DATED: 6-16-93

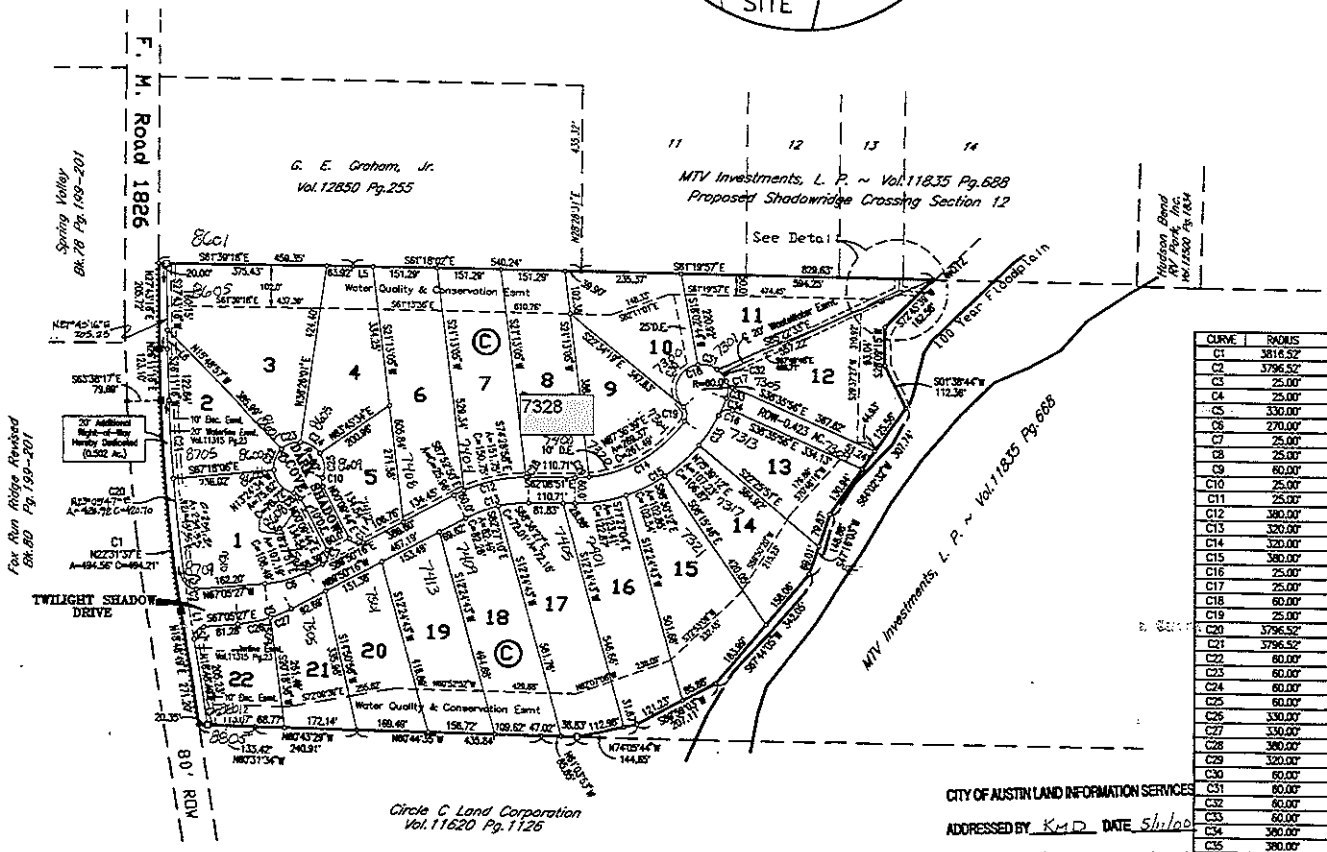
S LOT NUMBER
Ⓒ BLOCK NUMBER

DATE: JANUARY 12, 2000



Scale: 1"=200'





Line Table

LINE	DIRECTION	DISTANCE
L1	N18°48'49"E	69.59'
L2	S60°45'40"E	177.90'
L3	N60°31'34"W	20.35'
L4	N18°48'49"E	49.14'
L5	S61°18'02"E	46.48'
L6	N27°43'16"E	45.08'
L7	S29°37'27"W	9.42'

Curve Table

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	3816.52'	494.56'	247.62'	494.21'	N22°31'37"E	07°25'28"
C2	3796.52'	71.19'	35.60'	71.19'	N19°20'59"E	01°04'28"
C3	25.00'	37.95'	23.71'	34.41'	N23°36'07"W	86°58'40"
C4	25.00'	41.06'	26.85'	36.60'	N65°51'47"E	94°05'44"
C5	330.00'	131.01'	66.36'	130.15'	S78°27'51"E	22°44'48"
C6	270.00'	107.19'	54.31'	106.49'	S78°27'51"E	22°44'48"
C7	25.00'	39.27'	25.00'	35.36'	N45°09'44"E	90°00'00"
C8	25.00'	21.68'	11.57'	21.00'	S24°40'38"E	49°40'47"
C9	60.00'	292.54'	-	77.65'	S89°50'16"E	279°21'34"
C10	25.00'	21.68'	11.57'	21.00'	S25°00'08"W	49°40'47"
C11	25.00'	39.27'	25.00'	35.36'	S44°50'16"E	90°00'00"
C12	380.00'	183.65'	93.65'	181.87'	S75°58'33"E	27°41'25"
C13	320.00'	154.65'	78.67'	153.15'	N75°59'33"W	27°41'25"
C14	320.00'	303.59'	164.31'	292.33'	S89°19'34"E	54°21'26"
C15	380.00'	461.28'	263.87'	433.48'	S83°04'36"W	69°33'05"
C16	25.00'	37.73'	23.50'	34.25'	N81°49'45"W	86°27'40"
C17	25.00'	20.82'	10.94'	20.04'	N14°58'18"W	47°15'14"
C18	60.00'	257.04'	-	100.95'	N74°25'32"W	245°27'10"
C19	25.00'	35.19'	21.22'	32.36'	N23°10'18"E	80°38'50"
C20	3796.52'	420.92'	210.68	420.70	N33°05'47"E	06°21'09"
C21	3796.52'	181.59'	90.81'	181.57'	N24°52'08"E	02°44'26"
C22	60.00'	53.92'	28.93'	52.12'	N48°26'28"E	51°29'08"
C23	60.00'	49.51'	26.26'	48.12'	S82°10'36"E	47°16'43"
C24	60.00'	54.76'	29.46'	52.86'	S32°23'20"E	52°17'48"
C25	60.00'	58.73'	31.96'	56.41'	S21°48'03"W	56°04'58"
C26	330.00'	77.98'	39.17'	77.80'	S73°51'37"E	13°32'21"
C27	330.00'	53.03'	26.57'	52.98'	S85°14'02"E	09°12'28"
C28	380.00'	5.94'	2.97'	5.94'	S62°35'42"E	00°53'42"
C29	320.00'	34.22'	17.12'	34.20'	S65°12'38"E	06°07'35"
C30	60.00'	131.85'	117.52'	106.88'	N45°48'06"E	125°54'25"
C31	60.00'	46.93'	24.74'	45.74'	S48°50'16"E	44°48'52"
C32	60.00'	36.74'	18.97'	36.17'	S06°53'16"E	35°05'09"
C33	60.00'	41.52'	21.63'	40.69'	N26°28'43"E	39°38'45"
C34	380.00'	44.03'	22.04'	44.01'	S51°37'14"W	06°38'21"
C35	380.00'	83.76'	42.05'	83.58'	S61°15'17"W	12°37'44"

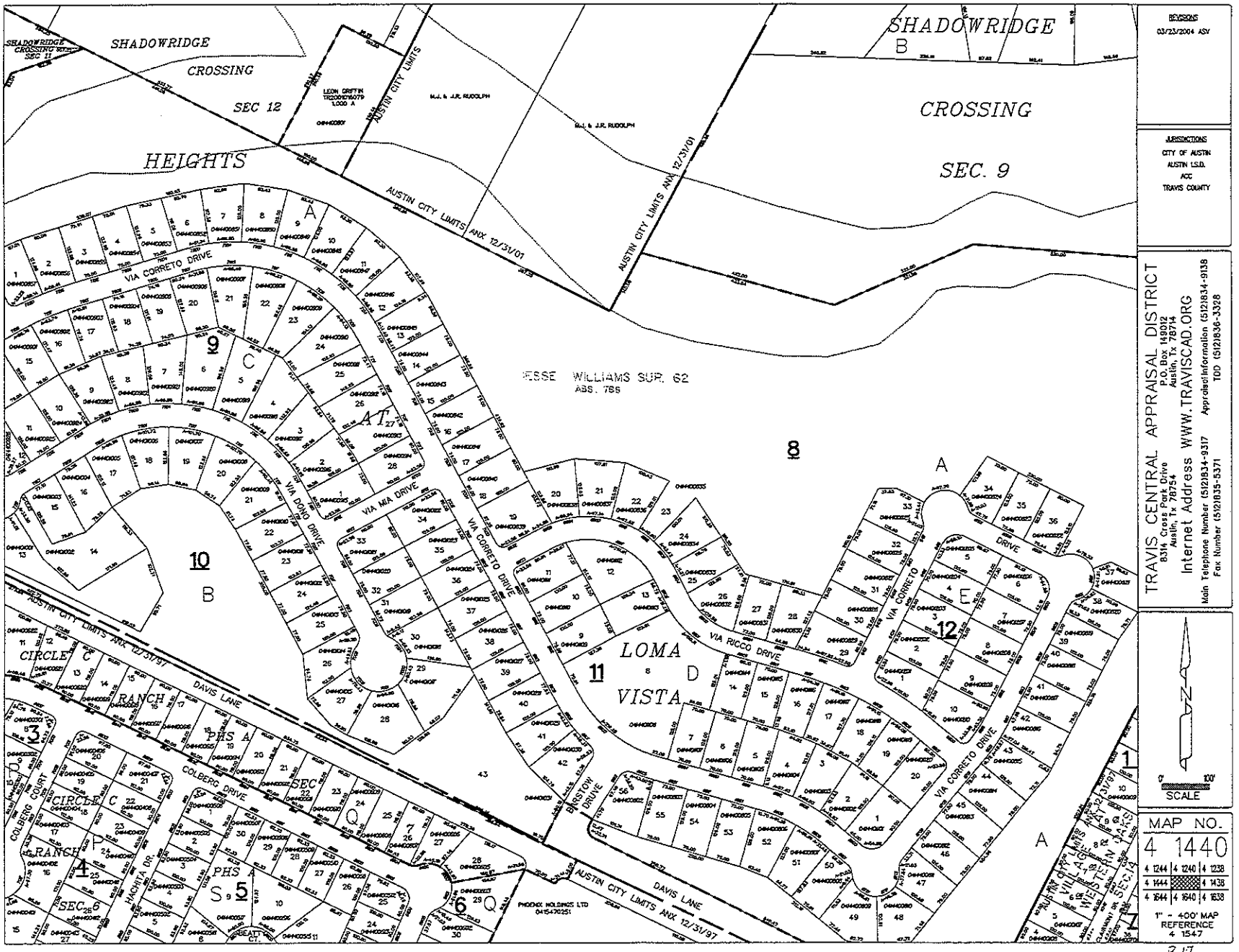
CITY OF AUSTIN LAND INFORMATION SERVICES
ADDRESSED BY KMD DATE 5/1/00
GRID B-18 PLAT #: 10706
ADDRESS QUESTIONS, CALL 512-499-2797

Case No. C8-99-085.03A

Job No. 98-052
SHEET 3 OF 3

PHOTOGRAPHIC MYLAR

10706



REVISIONS
03/23/2004 ASV

JURISDICTIONS
CITY OF AUSTIN
AUSTIN I.S.D.
ACC
TRAVIS COUNTY

TRAVIS CENTRAL APPRAISAL DISTRICT
P.O. Box 149012
Austin, Tx 78714
8314 Cross Park Drive
Austin, Tx 78754
Internet Address WWW.TRAVISCAD.ORG
Main Telephone Number (512)834-9317
Fax Number (512)835-5371
Appraisal Information (512)834-9138
TDD (512)836-3328

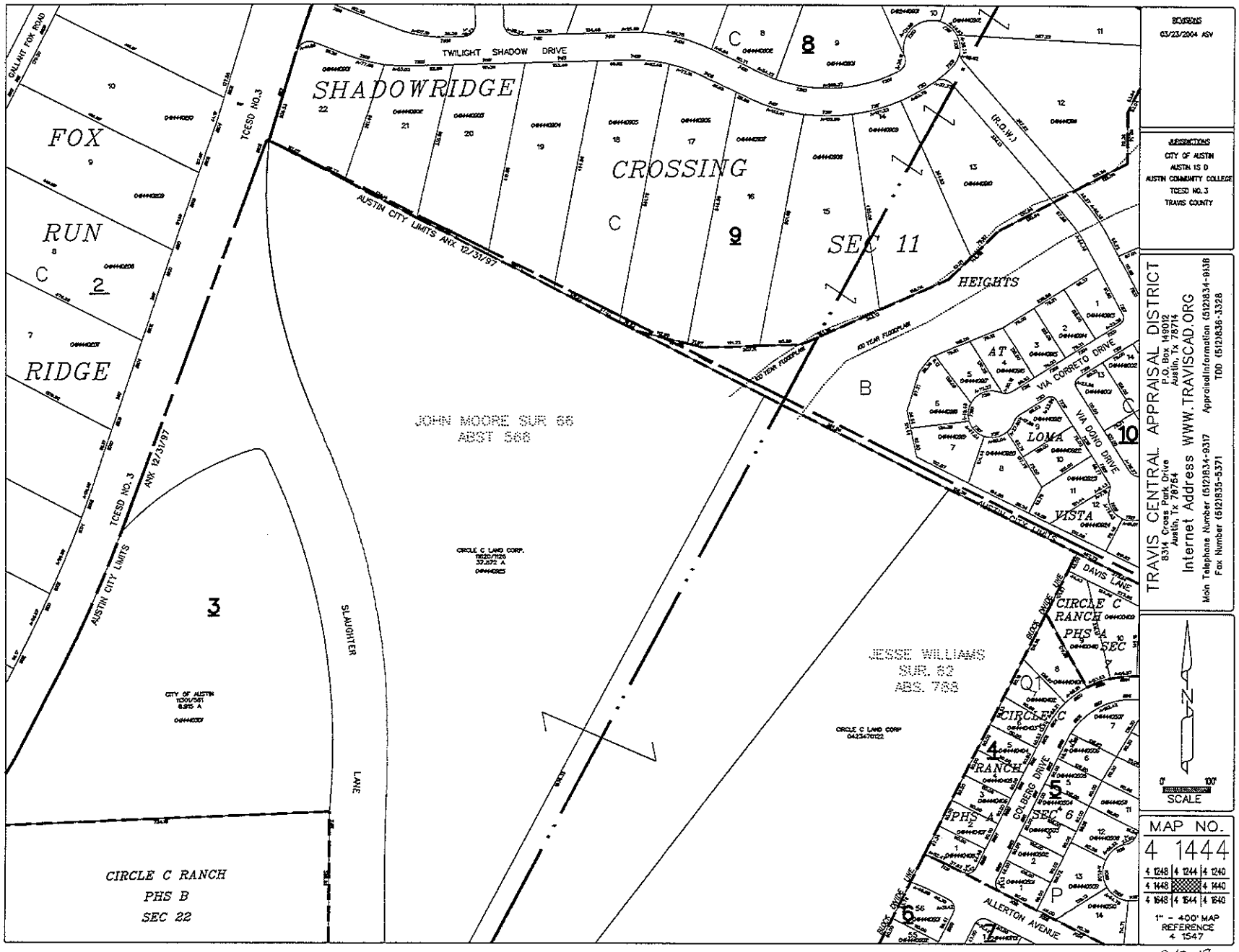
0' 100'
SCALE

MAP NO.
4 1440

4 1244	4 1240	4 1238
4 1444		4 1438
4 1644	4 1640	4 1638

1" = 400' MAP REFERENCE
4 1547

817


GALLANT FOX ROAD
TWILIGHT SHADOW DRIVE
SHADOWRIDGE
FOX
RUN
RIDGE
CROSSING
SEC 11
HEIGHTS
TCESD NO.3
AUSTIN CITY LIMITS ANX 12/31/97
100 YEAR FLOODPLAIN
(R.O.W.)
VIA CORRETO DRIVE
VIA DONO DRIVE
LOMA
VISTA
AT
JOHN MOORE SUR 66
ABST 566
CIRCLE C LAND CORP.
11520/1126
37.072 A
CITY OF AUSTIN
10001/501
8.915 A
SLAUGHTER LANE
JESSE WILLIAMS
SUR. 62
ABS. 788
CIRCLE C LAND CORP
CIRCLE C RANCH
PHS B
SEC 22
CIRCLE C RANCH
PHS A SEC
CIRCLE C RANCH
PHS A
COLORETO DRIVE
SEC 6
DAVIS LANE
BLOCK DIVIDE LINE
ALLERTON AVENUE
REVISIONS
03/23/2004 ASV
JURISDICTIONS
CITY OF AUSTIN
AUSTIN ISD
AUSTIN COMMUNITY COLLEGE
TCESD NO. 3
TRAVIS COUNTY
TRAVIS CENTRAL APPRAISAL DISTRICT
P.O. Box 149012
Austin, Tx 78714
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AppraisalInformation (512)834-9138
TDD (512)836-3328
0'
100'
SCALE
MAP NO.
4 1444
4 1248
4 1244
4 1240
4 1448
4 1440
4 1648
4 1644
4 1640
1" = 400' MAP
REFERENCE
4 1547

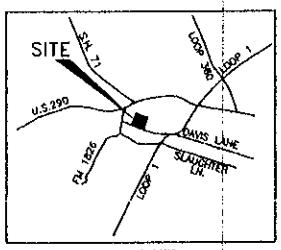
A/B 17

PHOTOGRAPHIC MYLAR

Sept. 30, 03 200300255

11899

HEIGHTS AT LOMA VISTA



Scale: 1"= 100'

LEGEND
- Iron Rod Found
- Iron Rod Set
- Iron Pipe Found
- Conc. Monument Found
- Sidewalk
- B.L. Building Line
- W.W. Wastewater
- 100 Year Floodplain

Legend Oaks Phase A, Section 5-B Plat Book 90 Pages 24-26

Shadowridge Crossing Section 9 Plat Book 96 Pages 116-118

Lot 24 Block "B" Greenbelt, Water Quality Drainage & P.U.E.

Approximate Centerline of Creek

N82°28'20"W 277.70'

S85°05'14"E 520.00'

N85°55'27"E 321.89'

S74°23'21"E 423.04'

Intermediate Waterway

LOT 23 BLOCK "A" 29.743 ACRES DRAINAGE AND WATER QUALITY ESMT.

LOT 23 BLOCK "A" 29.743 ACRES DRAINAGE AND WATER QUALITY ESMT.

LOT 23 BLOCK "A" 29.743 ACRES DRAINAGE & WATER QUALITY ESMT.

LOT 43 BLOCK "B" 8.052 ACRES DRAINAGE & WATER QUALITY ESMT.

LOT 23 BLOCK "A" 29.743 ACRES DRAINAGE & WATER QUALITY ESMT.

15' Water Line Esmt.

15' Wastewater Esmt.

20' wide Wastewater Line Esmt. Doc. No. 2000068661

20' Wastewater Esmt.

BLOCK "E"

BLOCK "D"

8 1.397 Ac. Critical Environmental Feature Setback

VIA CORRETO DR. (50' R.O.W.)

VIA RICCO DR. (50' R.O.W.)

BARTON DRIVE (70' R.O.W.)

DAVIS LANE (R.O.W. VARIES)

Davis Lane (90' ROW)

Davis Lane (45' ROW)

Claimont Drive

Village at Western Oaks Section 14 Plat Book 86 Pages 80B,80C,80D & 81A

Block "1"

Lot 1 Village at Western Oaks Section 30 Plat Bk. 98 Pgs. 928 & 92C

Circle C Ranch Phase A Section Seven Doc. No. 20010046

Circle C Ranch Phase A Section Six Plat Bk. 98 Pgs. 388-390

Phoenix Holdings, Ltd. Vol. 12515 Pg. 140 (Tract 1)

R.O.W. Dedication Document 1-2003232753

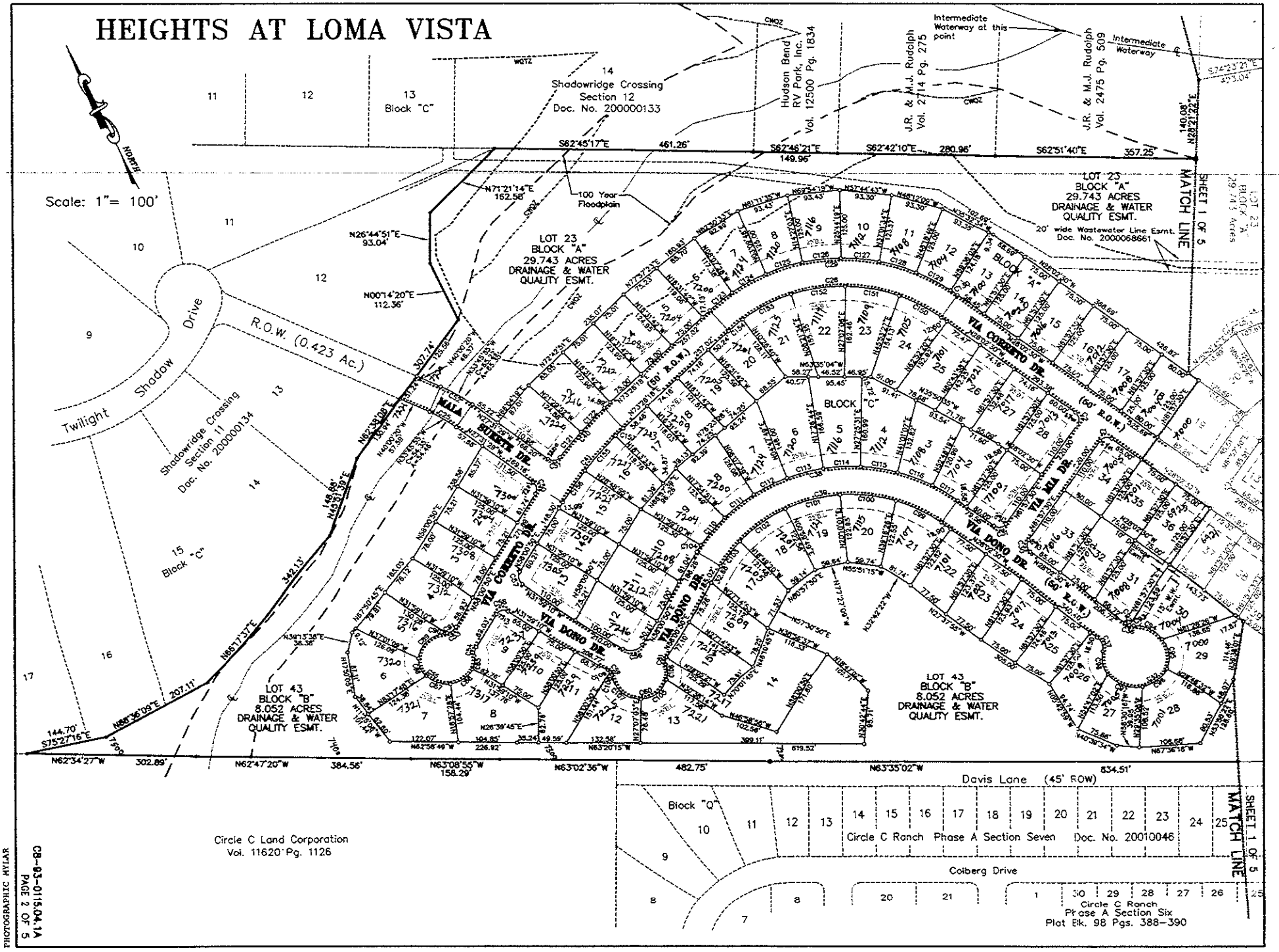
MATCH LINE SHEET 2 OF 5

MATCH LINE SHEET 2 OF 5

C8-93-0115.04.1A PAGE 1 OF 5

11899

HEIGHTS AT LOMA VISTA



PHOTOGRAPHIC MYLAR

CB-93-0115.04.1A
PAGE 2 OF 5

11899

HEIGHTS AT LOMA VISTA

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	23.56	15.00	15.00	21.21	N73°02'30"W	90°00'00"
C2	23.56	15.00	15.00	21.21	N16°57'30"E	90°00'00"
C3	23.56	15.00	15.00	21.21	N16°57'30"E	90°00'00"
C4	23.56	15.00	15.00	21.21	N73°02'30"W	90°00'00"
C5	329.96	205.00	213.10	295.48	N71°58'54"W	92°13'13"
C6	249.48	155.00	161.13	223.41	N71°58'54"W	92°13'13"
C7	28.23	20.00	17.05	25.95	N07°20'50"W	80°52'44"
C8	28.20	20.00	17.01	25.92	N73°28'48"E	80°46'29"
C9	43.05	325.00	21.56	43.02	N69°55'40"W	7°35'21"
C10	112.00	325.00	56.56	111.45	N37°54'51"W	19°44'42"
C11	219.25	275.00	115.63	213.49	N50°52'56"W	45°40'56"
C12	54.98	35.00	35.00	49.50	N85°02'32"E	90°00'00"
C13	21.03	25.00	11.18	20.41	N19°50'51"E	48°11'23"
C14	21.03	25.00	11.18	20.41	N29°51'46"W	48°11'23"
C15	162.65	50.00	897.21	99.85	N85°02'32"E	186°22'46"
C16	32.71	20.00	21.34	29.18	N10°58'37"W	93°42'19"
C17	122.27	1035.00	61.21	122.20	N29°42'28"E	6°46'07"
C18	54.18	965.00	27.09	54.17	N31°29'02"E	3°13'00"
C19	21.03	25.00	11.18	20.41	N51°32'49"E	48°11'23"
C20	21.03	25.00	11.18	20.41	N85°26'12"W	48°11'23"
C21	21.03	25.00	11.18	20.41	N03°21'27"E	48°11'23"
C22	162.47	50.00	927.21	99.85	N17°26'41"W	186°10'24"
C23	54.85	35.00	34.87	49.41	N17°28'41"W	89°47'38"
C24	55.10	35.00	35.13	49.59	N72°33'19"E	90°12'22"
C25	54.46	250.00	27.34	54.35	N33°45'55"W	12°28'51"
C26	23.56	15.00	15.00	21.21	N04°57'28"W	90°00'00"
C27	23.59	15.00	15.03	21.23	N84°59'06"E	90°05'53"
C28	410.95	300.00	245.95	379.57	N67°17'06"W	78°29'11"
C29	479.45	350.00	285.89	442.83	N67°17'06"W	78°29'11"
C30	23.56	15.00	15.00	21.21	N16°57'30"E	90°00'00"
C31	23.56	15.00	15.00	21.21	N73°02'30"W	90°00'00"
C32	22.06	15.00	14.41	20.78	N18°24'23"W	87°43'02"
C33	22.50	15.00	13.97	20.45	N70°25'13"E	85°56'09"
C34	76.91	350.00	38.61	76.75	N33°44'50"E	12°35'24"
C35	65.32	300.00	32.79	65.19	N33°41'24"E	12°28'31"
C36	16.61	25.00	8.62	16.30	N47°04'15"W	38°03'29"
C37	29.28	25.00	16.56	27.63	N09°30'34"E	67°08'09"
C38	532.68	325.00	348.18	475.16	N75°00'50"W	83°56'39"
C39	450.90	275.00	294.81	402.06	N75°00'50"W	83°56'39"
C40	118.55	885.00	59.42	118.40	N68°50'49"E	9°34'58"
C41	171.32	635.00	86.18	170.80	N69°44'34"E	15°27'28"
C42	298.62	80.00	45.91	72.92	N78°28'49"E	285°09'38"
C43	87.82	707.65	43.97	87.76	N70°10'02"W	7°06'38"
C44	127.30	707.65	63.82	127.13	N55°08'41"W	10°18'26"
C45	272.78	857.65	138.38	270.82	N81°50'24"W	23°45'53"
C46	129.58	155.00	68.85	125.84	N49°46'19"W	47°34'04"
C47	171.39	205.00	91.06	166.44	N49°46'19"W	47°34'04"
C48	169.08	407.65	85.77	167.87	N81°50'24"W	23°45'53"
C49	148.34	357.65	75.25	147.28	N81°50'24"W	23°45'53"
C50	22.39	15.00	13.88	20.37	N15°14'41"E	85°32'20"
C51	23.28	15.00	14.72	21.01	N71°59'04"W	88°55'10"
C52	65.35	300.00	32.80	65.22	N33°45'55"W	12°28'31"
C53	24.08	25.00	13.07	23.16	N85°36'37"E	55°11'36"
C54	17.59	25.00	9.18	17.23	N37°31'28"E	40°18'49"
C55	240.42	50.00	45.41	67.23	N24°32'47"W	275°30'23"
C56	39.27	25.00	25.00	35.36	N78°59'10"W	90°00'00"
C57	23.56	15.00	15.00	21.21	N13°00'50"E	90°00'00"
C58	23.56	15.00	15.00	21.21	N76°59'10"W	90°00'00"
C59	13.82	15.00	7.32	13.16	N05°58'33"W	52°01'12"
C60	169.33	50.00	406.04	99.23	N78°59'10"W	194°02'26"
C61	13.82	15.00	7.32	13.16	N32°00'14"E	52°01'12"
C62	21.03	25.00	11.18	20.41	N38°14'46"W	48°11'23"
C63	162.83	50.00	868.09	99.83	N72°33'19"E	186°35'07"
C64	12.47	965.00	6.24	12.47	N30°14'45"E	0°44'26"
C65	80.12	1035.00	40.08	80.10	N28°32'28"E	4°26'06"
C66	42.15	1035.00	21.08	42.15	N31°55'32"E	2°20'01"
C67	41.70	965.00	20.85	41.70	N31°51'15"E	2°28'34"
C68	67.70	50.00	80.11	78.86	N79°17'04"E	100°29'35"
C69	111.50	707.65	55.86	111.38	N55°45'08"W	9°01'39"
C70	15.81	707.65	7.90	15.81	N50°35'51"W	1°16'48"
C71	48.37	325.00	24.23	48.32	N43°31'24"W	8°31'37"
C72	31.69	50.00	16.40	31.16	N32°18'38"W	36°18'02"
C73	40.90	205.00	20.52	40.84	N52°28'29"W	11°25'55"
C74	62.83	205.00	31.66	62.39	N66°54'34"W	17°30'16"
C75	63.63	325.00	31.92	63.53	N33°39'03"W	11°13'00"
C76	67.14	205.00	33.87	66.84	N85°02'39"W	18°45'54"
C77	29.67	155.00	14.88	29.63	N67°26'31"E	10°38'04"
C78	24.55	205.00	12.29	24.53	N85°23'19"E	6°51'40"
C79	59.84	205.00	30.19	59.73	N77°11'46"E	16°45'15"

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C80	16.28	205.00	8.14	16.27	N28°59'45"W	4°52'58"
C81	63.42	205.00	31.97	63.17	N37°21'45"W	17°43'33"
C82	219.81	155.00	132.97	201.65	N68°26'02"W	81°15'10"
C83	11.37	205.00	5.68	11.37	N27°24'58"W	3°10'41"
C84	81.35	357.65	40.85	81.18	N67°12'22"W	13°01'58"
C85	27.90	50.00	14.16	27.26	N33°30'49"E	31°37'28"
C86	52.04	50.00	28.65	49.72	N79°08'28"E	59°37'59"
C87	47.04	50.00	25.42	45.33	N44°05'23"W	53°54'19"
C88	40.48	50.00	21.42	39.38	N08°03'23"E	46°23'14"
C89	73.27	50.00	44.99	66.88	N71°13'42"E	83°57'24"
C90	3.80	25.00	1.95	3.88	N71°14'58"W	8°54'46"
C91	20.19	25.00	10.68	19.65	N81°08'14"E	46°16'48"
C92	8.43	25.00	4.26	8.39	N37°42'26"W	19°18'31"
C93	8.17	25.00	4.12	8.13	N56°44'11"W	18°43'38"
C94	58.33	60.00	31.70	56.06	N39°14'51"W	55°42'18"
C95	60.43	60.00	33.06	57.91	N16°27'26"E	57°42'21"
C96	59.90	60.00	32.71	57.45	N73°24'44"E	57°12'09"
C97	70.43	60.00	39.00	66.45	N41°51'38"W	67°15'14"
C98	49.53	60.00	28.27	48.13	N13°24'50"E	47°17'36"
C99	90.45	275.00	45.64	90.04	N37°27'52"W	18°50'44"
C100	101.07	275.00	51.11	100.51	N57°24'59"W	21°03'31"
C101	101.07	275.00	51.11	100.50	N78°28'28"W	21°03'29"
C102	101.72	275.00	51.45	101.14	N80°24'01"E	21°11'47"
C103	56.56	275.00	28.39	56.48	N68°34'32"E	11°47'22"
C104	13.96	325.00	6.98	13.96	N58°14'41"E	2°27'40"
C105	51.01	50.00	34.95	57.30	N78°08'12"E	69°34'49"
C106	33.30	50.00	17.29	32.68	N29°04'18"E	38°09'14"
C107	75.03	50.00	46.60	68.18	N22°37'08"W	85°56'22"
C108	7.19	15.00	3.66	7.12	N08°18'18"E	27°27'35"
C109	6.43	15.00	3.27	6.38	N18°42'21"W	24°33'37"
C110	65.86	325.00	33.04	65.75	N66°18'50"E	11°36'36"
C111	66.86	325.00	33.55	66.74	N77°58'45"E	11°47'12"
C112	66.86	325.00	33.55	66.74	N89°45'56"E	11°47'12"
C113	66.86	325.00	33.55	66.74	N78°28'52"W	11°47'12"
C114	66.86	325.00	33.55	66.74	N66°39'40"W	11°47'12"
C115	66.86	325.00	33.55	66.74	N54°52'28"W	11°47'12"
C116	66.86	325.00	33.55	66.74	N43°05'17"W	11°47'12"
C117	51.92	325.00	26.01	51.86	N32°37'06"W	9°08'11"
C118	153.28	205.00	80.41	149.72	N51°47'17"W	42°50'05"
C119	1.85	205.00	0.92	1.85	N73°27'50"W	0°31'01"
C120	54.39	857.65	27.21	54.38	N71°21'31"W	4°34'19"
C121	59.14	685.00	29.59	59.12	N68°31'44"E	4°56'48"
C122	59.41	685.00	29.73	59.39	N70°58'13"E	4°58'10"
C123	51.34	350.00	25.71	51.28	N77°40'25"E	8°24'14"
C124	68.95	350.00	34.59	68.84	N87°31'10"E	11°17'15"
C125	68.95	350.00	34.59	68.84	N81°13'55"W	11°17'15"
C126	68.95	350.00	34.59	68.84	N69°24'19"W	11°17'15"
C127	68.95	350.00	34.58	68.84	N58°07'04"W	11°17'15"
C128	68.95	350.00	34.59	68.84	N47°19'48"W	11°17'15"
C129	68.95	350.00	34.59	68.84	N36°02'33"W	11°17'15"
C130	14.40	350.00	7.20	14.40	N29°13'13"W	2°21'29"
C131	81.15	857.65	40.63	81.10	N65°26'06"W	7°04'12"
C132	81.15	857.65	40.63	81.10	N58°22'44"W	7°04'12"
C133	56.08	857.65	28.06	56.07	N52°26'03"W	4°53'10"
C134	45.83	407.65	22.84	45.81	N53°08'52"W	6°26'49"
C135	86.03	407.65	43.06	85.90	N61°00'41"W	12°05'48"
C136	57.42	407.65	28.76	57.38	N68°41'13"W	8°04'15"
C137	43.44	50.00	23.20	42.08	N04°09'01"E	49°46'31"
C138	27.04	350.00	13.53	27.03	N38°38'55"E	4°25'35"
C139	49.87	350.00	24.98	49.83	N33°57'38"E	8°09'50"
C140	9.81	25.00	4.97	9.74	N73°34'45"W	22°28'30"
C141	11.22	25.00	5.71	11.13	N82°18'33"E	25°42'53"
C142	76.33	50.00	49.79	70.57	N65°36'58"W	89°48'51"
C143	44.51	50.00	23.85	43.06	N09°44'09"E	51°00'21"
C144	39.82	50.00	20.92	38.69	N32°58'25"E	45°24'10"
C145	66.99	357.65	33.59	66.89	N55°19'25"W	10°43'55"
C146	37.84	50.00	19.86	36.94	N13°31'58"E	43°21'36"
C147	46.36	50.00	24.99	44.71	N61°48'24"E	53°07'15"
C148	68.61	50.00	41.11	63.51	N52°14'28"W	78°61'00"
C149	9.64	50.00	4.84	9.63	N07°17'32"W	11°02'54"
C150	84.13	300.00	42.34	83.86	N36°04'32"W	16°04'02"
C151	96.79	300.00	49.59	97.85	N53°29'43"W	18°46'22"
C152	98.22	300.00	49.55	97.78	N72°15'40"W	18°45'32"
C153	98.46	300.00	49.67	98.02	N89°57'27"E	18°48'14"
C154	31.66	300.00	15.94	31.64	N78°39'49"E	6°02'02"
C155	83.74	635.00	41.93	83.68	N87°59'47"E	7°33'21"
C156	68.76	635.00	34.41	68.73	N81°06'58"E	6°12'16"
C157	18.81	635.00	9.41	18.81	N72°37'23"E	1°41'51"
C158	16.46	50.00	9.34	16.38	N80°02'41"E	21°09'08"
C159	15.63	50.00	7.98	15.77	N80°18'29"W	18°06'33"

LINE TABLE

LINE	LENGTH	BEARING
L1	52.73	N85°02'25"W
L2	7.09	N79°53'42"E
L3	22.32	N04°37'35"E
L4	164.58	N85°02'25"W
L5	42.58	N80°46'34"E
L6	32.99	N61°54'18"W
L7	71.29	N80°46'34"E
L8	38.95	N62°28'20"W
L9	15.42	N62°28'20"W
L10	62.72	N14°07'40"E
L11	60.68	N14°07'40"E
L12	350.20	N53°52'03"E
L13	342.19	N53°52'03"E
L14	112.10	N73°23'18"E
L15	115.65	N73°23'18"E
L16	234.68	N27°37'40"E
L17	245.85	N27°37'40"E
L18	72.78	N00°52'16"W
L19	87.07	N00°52'16"W
L20	4.70	N40°02'32"E
L21	59.55	N15°43'02"E
L22	10.11	N20°53'28"E
L23	8.58	N20°53'28"E
L24	61.45	N15°43'02"E
L25	7.64	N40°02'32"E
L26	24.87	N24°47'08"E
L27	18.85	N87°39'48"E
L28	15.59	N24°47'08"E
L29	168.97	N63°16'21"W
L30	15.00	N63°16'21"W
L31	16.93	N63°16'21"W
L32	225.23	N63°16'21"W

PHOTOGRAPHIC MYLAR

11899

HEIGHTS AT LOMA VISTA

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS: THAT LV HEIGHTS, INC. A TEXAS CORPORATION OF THE COUNTY OF TRAVIS, ACTING BY AND THROUGH BLAKE MAGEE, PRESIDENT, BEING THE OWNER OF AN 85.755 ACRE PORTION OF 324.3467 ACRES OF LAND OUT OF THE JESSE WILLIAMS SURVEY NO, 62, IN TRAVIS COUNTY, TEXAS AS CONVEYED BY DEED RECORDED IN DOCUMENT NO. 2003137201, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS DO HEREBY SUBDIVIDE 85.755 ACRES OF LAND TO BE KNOWN AS HEIGHTS AT LOMA VISTA, SUBJECT TO ANY AND ALL EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS 25th DAY OF August, 2003, A.D.

LV HEIGHTS, INC.
BLAKE MAGEE, PRESIDENT
1011 NORTH LAMAR, AUSTIN, TEXAS 78703

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS ON THIS DAY PERSONALLY APPEARED BLAKE MAGEE, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED. WITNESS MY HAND AND SEAL OF OFFICE THIS THE 25th DAY OF August, A.D. 2003.

Mara L. Harley
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS.
MY COMMISSION EXPIRES _____

THE STATE OF TEXAS:
COUNTY OF TRAVIS :

THAT TEXAS CAPITAL BANK, N.A., THE LIEN HOLDER OF THE CERTAIN TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2003137201 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS DO HEREBY CONSENT TO THE SUBDIVISION OF 85.755 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND TO THE DEDICATION TO THE PUBLIC USE THE STREETS, RIGHT-OF-WAYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

BY: Laurie J. Logue
LAURIE J. LOGUE, VICE PRESIDENT
TEXAS CAPITAL BANK, N.A.
114 WEST 7TH ST., SUITE 300
AUSTIN, TEXAS 78701

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS ON THIS DAY PERSONALLY APPEARED LAURIE J. LOGUE, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED. WITNESS MY HAND AND SEAL OF OFFICE THIS THE 21st DAY OF August, A.D. 2003.

Marlissa Lawhon
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS
MY COMMISSION EXPIRES 11/21/2012

SURVEYOR'S CERTIFICATION:

I, GLENN T. DIAL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CODE OF 1981, AS AMENDED, IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND:

8-28-03
GLENN T. DIAL, R.P.L.S. NO. 5168 DATE
TRIMBLE LAND SURVEYING, INC.
7793 BURNET RD. #83
AUSTIN, TEXAS 78757

ENGINEER'S CERTIFICATION:
I, FRED C. LOCKWOOD AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN ACCORDING TO DATA FROM THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL #48453C0300E DATED JUNE 16, 1993 FOR CITY OF AUSTIN, TRAVIS COUNTY, TEXAS. WITNESS MY HAND THIS 26th DAY OF AUGUST A.D., 2003.

ENGINEERING BY: LOCKWOOD ENGINEERS, INC.

8-26-03
FRED C. LOCKWOOD, P.E. NO. 50141 DATE
LOCKWOOD ENGINEERS, INC.
8000 ANDERSON SQUARE, SUITE 101
AUSTIN, TEXAS 78757

STATE OF TEXAS
FRED C. LOCKWOOD
50141
REGISTERED PROFESSIONAL ENGINEER

THIS SUBDIVISION IS WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF AUSTIN ON THIS THE 9th DAY OF September, 2003, A.D.
APPROVED FOR ACCEPTANCE

Clark Patterson
MICHAEL J. HEITZ, A.I.A., DIRECTOR
WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPT.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE 9th DAY OF September 2003.

Betty Baker
BETTY BAKER, CHAIRPERSON

C. Hammond
CLARKE HAMMOND, SECRETARY

STATE OF TEXAS
COUNTY OF TRAVIS
I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 30 DAY OF Sept, 2003, A.D., AT 2:34 O'CLOCK P M., AND DULY RECORDED ON THE 30 DAY OF Sept, 2003, A.D., AT 2:34 O'CLOCK P M. OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT # 200300215 WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 30 DAY OF Sept, 2003, A.D.
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS
BY: J. Bazan
DEPUTY

FILED FOR RECORD AT 2:34 O'CLOCK P M., THIS THE 30 DAY OF Sept, 2003 A.D.
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS, COUNTY, TEXAS
BY J. Bazan
(DEPUTY) J. Bazan

C8-93-0115.04.1A

PHOTOGRAPHIC MYLAR

HEIGHTS AT LOMA VISTA

1. NOTE: PRIOR TO THE RECORDING OF ANY FINAL PLAT FISCAL SECURITY SHALL BE PROVIDED:

   A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION FOR THE FOLLOWING STREETS: NONE

   B. ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (E.G., EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY CONTROL PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING STREETS.

   VIA DONO DR.
   VIA MIA DR.
   VIA RICCO DR.
   BARSTOW DR.
   DAVIS LANE
   VIA CORRETO DR.
   MALA SUERTE DR.

   C. SIDEWALKS FOR OPEN SPACE AND DRAINAGE EASEMENTS ALONG THE FOLLOWING STREETS:

   VIA RICCO DR.
   BARSTOW DR.
   DAVIS LANE
   VIA CORRETO DR.
   MALA SUERTE DR.

2. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS, PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED Sept. 22, 2003 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. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOC. # 200323275 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
3. PROPERTY OWNERS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AND WATER QUALITY PONDS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
4. STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED TO CITY OF AUSTIN ALTERNATE URBAN DESIGN STANDARDS.
5. THE 100 YEAR FLOOD PLAIN WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN.
6. 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 HELD TO THE AMOUNT ESTABLISHED BY THE REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN, EXCEPT THAT RUN-OFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM SHALL BE DETAINED BY THE USE OF ON-SITE PONDING OR OR OTHER APPROVED METHODS.
7. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE OR WATER QUALITY EASEMENTS EXCEPT AS APPROVED BY CITY OF AUSTIN/TRAVIS COUNTY.
8. CONTOUR DATUM IS PROVIDED BY CITY OF AUSTIN.
9. THE WATER QUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE PURSUANT TO CHAPTER 25-8 OF THE CITY LAND DEVELOPMENT CODE. THE USE AND MAINTENANCE OF THESE EASEMENTS IS RESTRICTED BY SECTIONS 25-8-211 AND 25-8-213 AND THEREOF.

   WATERSHED STATUS - THIS SUBDIVISION IS LOCATED IN THE WILLIAMSON CREEK WATERSHED AND IS CLASSIFIED AS BARTON SPRINGS ZONE. AN 82.90 AC. PORTION IS LOCATED IN THE EDWARDS AQUIFER CONTRIBUTING ZONE AND A 2.86 AC. PORTION IS LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE. THIS SUBDIVISION SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE CITY LAND DEVELOPMENT CODE, CHAPTER 25-8, SUB. A
10. MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN CHAPTER 25-8-231, THE ENVIRONMENTAL CRITERIA MANUAL AND OTHER ORDINANCES AND REGULATIONS OF THE CITY.
11. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC SECTION 25-8-181 AND THE ENVIRONMENTAL CRITERIA MANUAL.
12. NO CUT OR FILL SHALL EXCEED A DEPTH OF FOUR FEET EXCEPT FOR STRUCTURAL EXCAVATION PURSUANT TO LDC SECTION 25-8-341-342.
13. CONSTRUCTION ON SLOPES IN EXCESS OF FIFTEEN PERCENT (15%) ARE RESTRICTED PURSUANT TO LDC SECTION 25-8-301.
14. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH THE SPECIFIC WRITTEN APPROVAL OF THE SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.
15. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS ARE REQIRED ALONG BARSTOW DR., VIA CORRETO DR., VIA MIA DR.,VIA RICCO DR., VIA DONO DR., MALA SUERTE DR. AND THE SUBDIVISION SIDE OF DAVIS LANE AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF THE CERTIFICATE OF OCCUPANCY, BUILDING PERMITS OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY
16. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS.
17. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN AND TRAVIS COUNTY HEALTH DEPARTMENT SPECIFICATIONS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF AUSTIN, WATER AND WASTEWATER DEPARTMENT FOR REVIEW. ALL WATER AND WASTEWATER IMPROVEMENTS MUST BE INSPECTED BY THE CITY OF AUSTIN/ TRAVIS COUNTY HEALTH DEPARTMENT.
18. A PORTION OF THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
19. RESTRICTIVE COVENANTS GOVERNING THIS FINAL PLAT ARE RECORDED IN DOCUMENT # 200323275 OF THE TRAVIS COUNTY OFFICIAL PUBLIC RECORDS.
20. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
21. THE SELLER IS REQUIRED TO PROVIDE THE OCCUPANT OF EACH LOT, AT THE TIME OF OCCUPANCY, A HOMEOWNER ENVIRONMENTAL EDUCATION PACKET THAT HAS BEEN APPROVED BY THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW EDPARTMENT. THIS PACKET SHALL INCLUDE AN INTEGRATED PEST MANAGEMENT PLAN (IPM) FOR POLLUTION PREVENTION AND SOURCE CONTROL OF PESTICIDES AND HERBICIDES; AND, A PUBLIC EDUCATION PROGRAM DESCRIBING METHODS TO REDUCE NON-POINT SOURCE POLLUTION.
22. ACCESS SHALL BE PROHIBITED TO DAVIS LANE FROM ALL SINGLE FAMILY LOTS.
23. THE OWNER OF THIS SUBDIVISION, AND OR HIS OR HER SUCCESSOR 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/ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
24. AN ADMINISTRATIVE WAIVER HAS BEEN GRANTED FROM SECTION 25-4-153 OF THE LAND DEVELOPMENT CODE.
25. A MINIMUM OF TWO OFF-STREET PARKING SPACES IS REQUIRED FOR EACH UNIT. FOR ANY LOT WITH 8 OR MORE BEDROOMS, THE MINIMUM PARKING REQUIREMENT IS ONE SPACE PER BEDROOM.
26. MALA SUERTE DR. WILL BE BUILT CONCURRENTLY OR AFTER THE CONNECTING ROADWAY IN SHADOW RIDGE, SECTION 11.
27. A MAXIMUM OF 75 SINGLE-FAMILY LOTS CAN BE ISSUED BUILDING PERMITS BEFORE A SECOND OUTLET IS PROVIDED VIA MALA SUERTE DR. TO F.M. 1826.
28. TREE MITIGATION NOTE: ONE (1) CLASS 1-2" CALIPER TREE WILL BE PLANTED ON EACH SINGLE FAMILY LOT AND WILL BE MAINTAINED BY THE PROPERTY OWNER.
29. ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURE SETBACK (LOT 8, BLOCK 'D') MUST COMPLY WITH SECTION 25-8-281 (C) (2) OF THE CITY LAND DEVELOPMENT CODE.

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