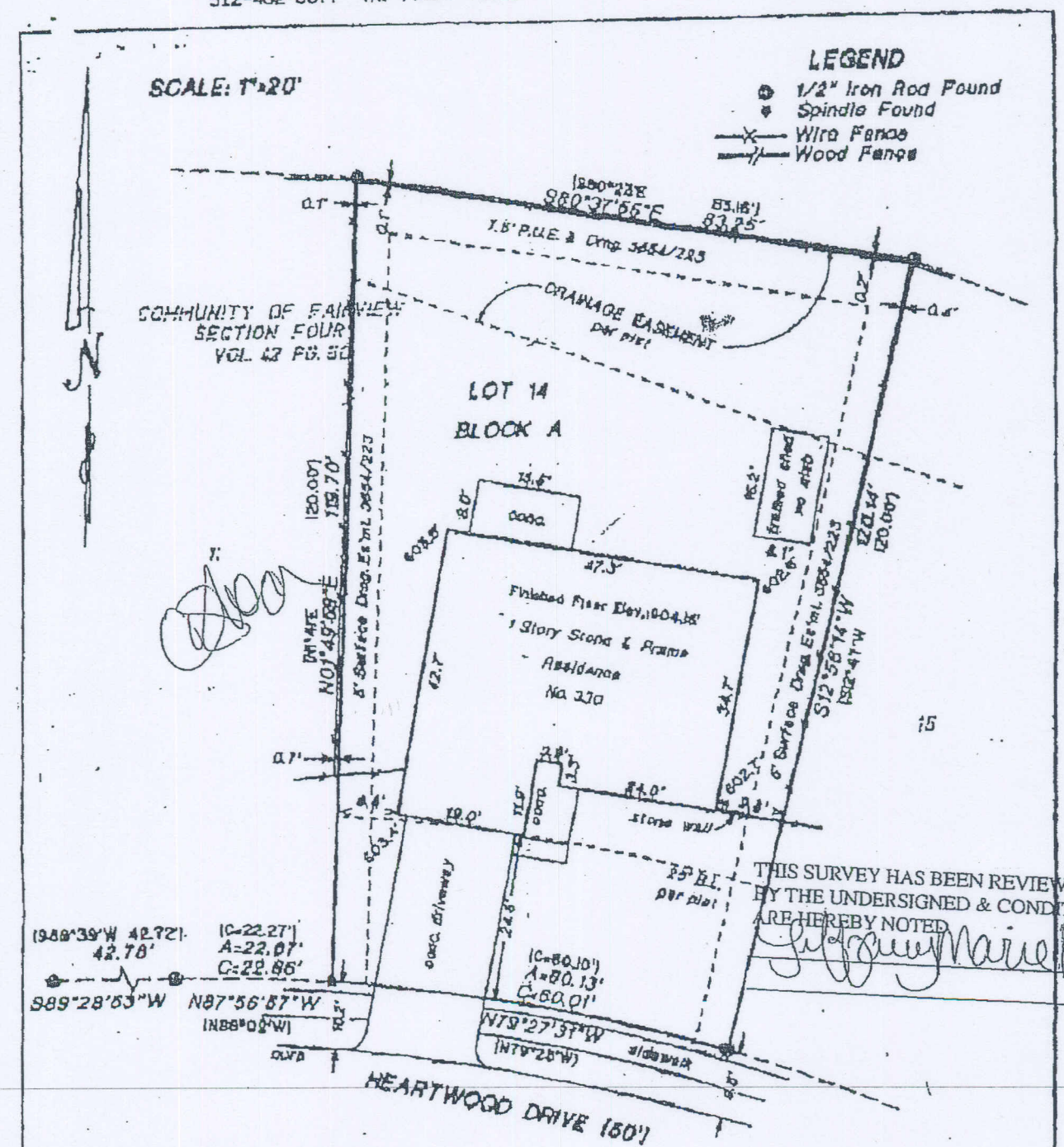

SURVEY PLAT OF

LOT 14, BLOCK A, COMMUNITY OF FAIRVIEW, SECTION FOUR, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOL. 42, PAGE 50, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. LOCATED AT 360 HEARTWOOD DRIVE.

To: Floyd Eugene Broxton and Angela Michelle Broxton; First American Bank, SSB; Old Republic National Title Insurance Co. and Texas Professional Title, Inc.:
File No. 221813

THE STATE OF TEXAS
COUNTY OF TRAVIS

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is correct and that there are no shortages in area, boundary line conflicts

§ 25-7-1 APPLICABILITY OF CHAPTER.

(A) Except as provided in Subsection (B), this chapter applies in the planning jurisdiction.

(B) For the preliminary plan, final plat, or subdivision construction plan in the portion of the city's extraterritorial jurisdiction that is within Travis County:

(1) this chapter does not apply; and

(2) Title 30 (*Austin/Travis County Subdivision Regulations*) governs.

Source: Subsection 13-6-1(e); Ord. 990225-70; Ord. 031211-11; Ord. 031211-42.

§ 25-7-2 OBSTRUCTION OF WATERWAYS PROHIBITED.

Unless authorized by a site plan approved under Chapter 25-5 *(Site Plans)*, a person may not place, or cause to be placed, an obstruction in a waterway.

Source: Section 13-6-2; Ord. 990225-70; Ord. 031211-11.

§ 25-7-3 DUTY TO MAINTAIN UNOBSTRUCTED WATERWAYS.

The person in control of real property traversed by a waterway shall keep the waterway free from an obstruction that is not authorized by a site plan.

Source: Section 13-6-2; Ord. 990225-70; Ord. 031211-11.

§ 25-7-4 STANDING WATER DECLARED A NUISANCE.

A pool of standing water in a waterway that is caused by an unauthorized obstruction in the waterway is declared to be a nuisance.

Source: Section 13-6-2; Ord. 990225-70; Ord. 031211-11.

§ 25-12-3 LOCAL AMENDMENTS TO THE BUILDING CODE.

The following provisions are local amendments to the 2003 International Building Code. Each provision in this section is a substitute for the identically numbered provision deleted by Section 25-12-1(B) *(Building Code)* or is an addition to the 2003 International Building Code.

Source: Ord. 20051215-106.

101.2 Scope. The provisions of this code shall apply to the construction, alteration or addition, movement, enlargement, replacement, repair, equipment, use and occupancy, including a change in occupancy, location, maintenance, removal and demolition of every

16-3369

B-4. BUILDING LOCATION. No building shall be located on any lot nearer to the front lot line than 25 feet minimum, 35 feet maximum, nor nearer than 10 feet to the side line if said line is a street. No building shall be located on any lot nearer than 5 feet to the interior lot line and must comply with city zoning ordinances. No building shall be located nearer than 15 feet to the rear lot line. For the purpose of these covenants, eaves, steps, and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot. No fence, wall or hedge shall be erected, placed or altered on any lot nearer to any street than the front wall of any house.

B-5. LOT AREA AND WIDTH. No dwelling shall be erected or placed on any lot having a width of less than 50 feet at the minimum building set back line, nor shall any building be erected or placed on any lot having an area of less than 5,000 square feet, except as shown on the recorded plat.

B-6. EASEMENTS. Public utility easements are reserved as shown on the recorded plat and over the rear seven and one half feet of each lot. These easements are reserved for installation and maintenance of public utilities and public drainage facilities, and they are also reserved in each block as needed for adequate surface drainage of the other lots within the block. Easements five feet in width are also reserved on each side of all side lot lines as needed for adequate surface drainage of the other lots within the block. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may change the direction of flow in the drainage channels or swales in the easements or which may obstruct or retard the flow of water through the drainage channels or swales in the easements. The easement area in each lot and all improvements in it shall be maintained by the owner of the lot except for those improvements for which a public authority or utility company is responsible.

B-7. NUISANCES. No noxious or offensive activities shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

B-8. TEMPORARY STRUCTURES. No structure of a temporary character, trailer, basement, tent, shack, detached garage, barn or other out building shall be erected, altered, placed, or permitted to remain on any lot at any time, either temporary or permanent without the prior written consent of the Architectural Control Committee. No building constructed elsewhere shall be moved upon any lot in this addition.

B-9. SIGNS AND SALES PROGRAM. No signs of any kind shall be displayed for public view on any lot except one professional sign of not more than one square foot, one sign of not more than 5 square, advertising the property for sale or rent or signs used by a builder to advertise the property during the construction and sale period. All merchandising, advertising, and sales programs in this subdivision shall be subject to approval by the developer and shall be in conformity with the general marketing plan for the subdivision.

B-10. OIL AND MINING OPERATIONS. No oil drilling, oil development operations, oil refining, quarrying or mining operations at any time shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lots. No derrick or other structure designed for use in drilling for oil or natural gas shall be erected, maintained or permitted upon any lot.

B-11. LIVESTOCK AND POULTRY. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purposes.