

ZONING CHANGE REVIEW SHEET**CASE:** C14-2010-0192

Martin/Valentine Residence

Z. P. C. DATE: 01/18/11**ADDRESS:** 8116 Big View Drive**AREA:** 1.066 Acres**APPLICANTS:** Bonita Vista Trust
(James Valentine, IV)**AGENT:** Land Answers (Jim Whitliff)**NEIGHBORHOOD PLAN AREA:** None**CAPITOL VIEW:** No**WATERSHED:** West Bull Creek**T.I.A.:** No.**HILL COUNTRY ROADWAY:** Nos**DESIRED DEVELOPMENT ZONE:** No**ZONING FROM:** I-LA – Interim Lake Austin Residence.**ZONING TO:** SF-1, Single Family Residence, Large Lot**SUMMARY STAFF RECOMMENDATION:**

Staff recommends LA - Lake Austin Residence.

BASIS FOR RECOMMENDATION:

- Zoning should not constitute a grant of special privilege to an individual owner; Granting of the request should result in an equal treatment of similarly situated properties.*

The requested zoning would NOT be in keeping with the zoning on the other lots in this subdivision.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

The motion to approve staff's recommendation of LA zoning; was approved by Commissioner Gregory Bourgeois' motion, Commissioner Betty Baker second the motion on a vote of 5-1; Commissioner Donna Tiemann was absent with 1 vacancy on the commission.

DEPARTMENT COMMENTS:

This tract of land was annexed by the City in 1982 into Limited Purpose jurisdiction. The property was disannexed in 1989 into the 2 Mile Extra Territorial Jurisdiction (ETJ) by Senate Bill 962. The property was annexed again into Limited Purpose jurisdiction in 2009. This lot was platted as part of the River Place Subdivision, Section 16 and the plat was recorded at the Travis County Courthouse on January 17th, 2001. The average lot size for all of the lots in the River Place Subdivision, Section 16 is 43,560 square feet, the minimum one acre of land needed to comply with the Lake Austin Residence (LA) zoning designation. The LA zoning designation is defined as follows:

“Lake Austin residence (LA) district is the designation for a low density single-family residential use on a lot that is a minimum of one acre and that is located 1,000 feet or less, measured horizontally, from the 492.8 foot topographic contour line on either side of Lake Austin.”

In 1983, the City initiated the Lake Austin Area Study under case number C14-83-003. The Lake Austin Area Study included over 270 properties and gave these properties the opportunity to adjust their interim or permanent zoning to either Lake Austin Residence (LA), Single Family Residence, Standard Lot (SF-2) or Single Family Residence (SF-3). The three lots zoned SF-2 on the other side of the lake were part of the Lake Austin Area Study and had their zoning designations changed to SF-2 due to the lots not containing an acre of land (see map) The subject property was not included in the study and remained undeveloped for years.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
SITE	I-LA	Undeveloped
NORTH	I-LA	Single Family Residence
SOUTH	I-LA	Single Family Residence
EAST	I-LA	Single Family Residence
WEST	NA	Lake Austin

CASE HISTORIES:

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-83-003.236	From LA to SF-2	Approved SF-2 [Vote: 7-0]	Approved SF-2 [Vote: 7-0]
C14-83-003.198	From LA to SF-2	Approved SF-2 [Vote: 7-0]	Approved SF-2 [Vote: 7-0]

NEIGHBORHOOD ORGANIZATION:

- Homeless Neighborhood Assoc.
- Austin Neighborhoods Council
- Long Canyon HOA
- Courtyard HOA
- Steiner Ranch Community Assoc.
- Apache Shores HOA
- Steiner Ranch Master Assoc.
- River Place Comm. Assoc.

SCHOOLS:

Riverplace Elementary School
Canyon Ridge Middle School
Leander High School

ENVIRONMENTAL COMMENTS RECEIVED:

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Lake Austin Watershed of the Colorado River Basin, and is classified as a Water Supply Rural Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone. Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% NSA with Transfers</i>	<i>Allowable Density</i>
One or Two Family Residential	n/a	n/a	1 unit/2 acres net site area
Multifamily Residential	20%	25%	n/a
Commercial	20%	25%	n/a

2. Single family or duplex development within a Water Quality Transition Zone may not exceed a density of one unit per three acres, exclusive of land within a 100-year floodplain, and must have a minimum lot size of 2 acres.
3. Based upon the close proximity of the flood plain, offsite drainage should be calculated to determine whether transition zone exists within the project location. If transition zone is found to exist within the project area, allowable impervious cover within said zone shall be limited to 18%.
4. The site is located within the endangered species survey area and must comply with the requirements of Chapter 25-8 Endangered Species in conjunction with subdivision and/or site plan process.
5. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
6. Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
7. Under current watershed regulations, development or redevelopment on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention.
8. At this time, no information has been provided as to whether this property has any preexisting approvals which would preempt current water quality or Code requirements.

SITE PLAN COMMENTS RECEIVED:

No comments on proposed SF-1 zoning.

TRANSPORTATION COMMENTS RECEIVED:

- TR1. No additional right-of-way is needed at this time.
- TR2. A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]
- TR3. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Big View Drive	60'	42'	Local	No	No	No

CITY COUNCIL DATE: February 17, 2011

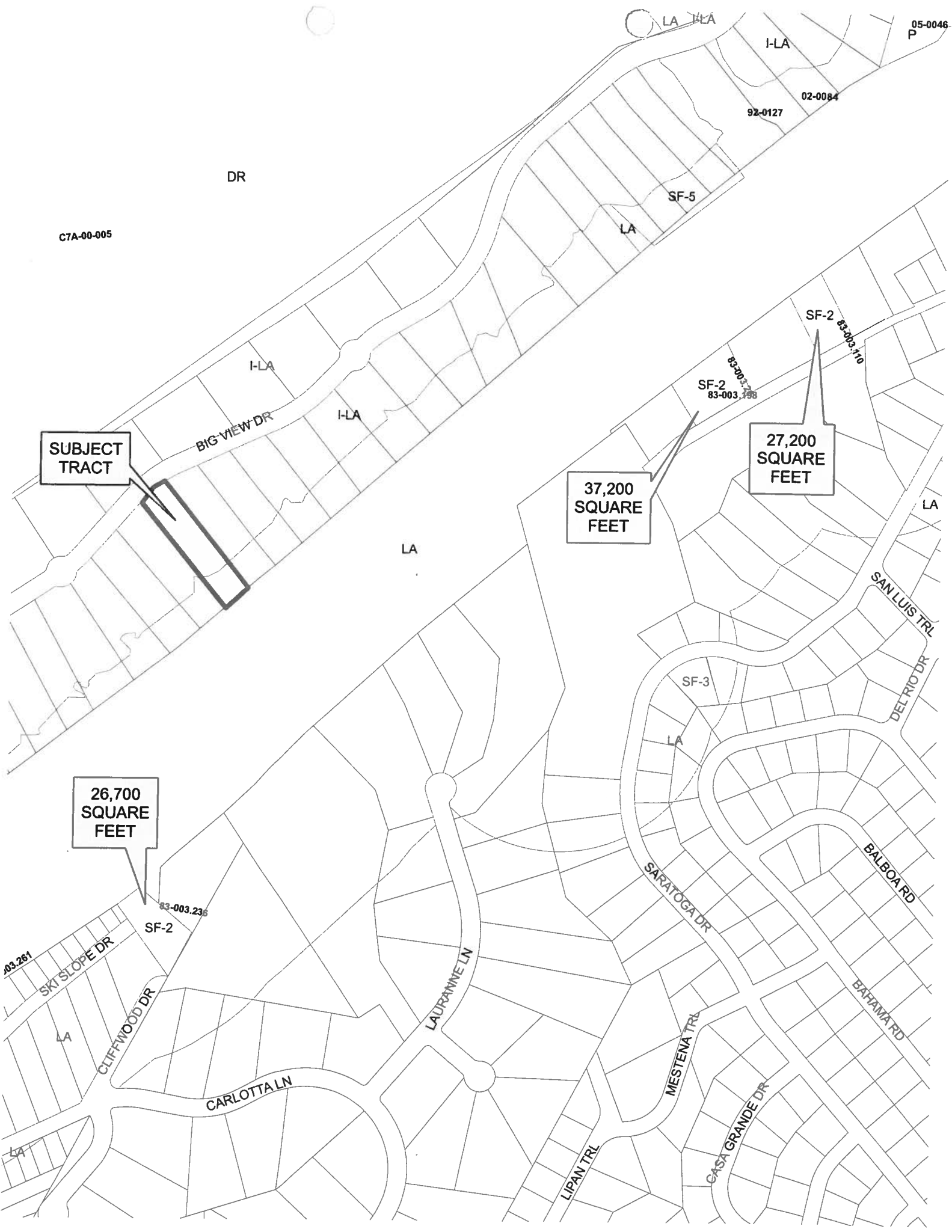
ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Clark Patterson
Clark.patterson@ci.austin.tx.us

PHONE: 974-7691



05-0046
P

02-0084

92-0127

SF-5

LA

DR

C7A-00-005

I-LA

I-LA

SF-2

83-003.110

SF-2

83-003.198

37,200
SQUARE
FEET

27,200
SQUARE
FEET

SUBJECT
TRACT

BIG VIEW DR

LA

LA

SAN LUIS TRL

DEL RO DR

SF-3

LA

SARATOGA DR

BALBOA RD

BAHAMA RD

MESTENA TRL

CASA GRANDE DR

LIPAN TRL

LAURANNE LN

CARLOTTA LN

CLIFFWOOD DR

SKI SLOPE DR

SF-2

83-003.236

26,700
SQUARE
FEET

03.261

LA



GeoProfile Search Results

Subdivision Review Cases

Rec	SDE.amanda_subd_cases.CASENUM
1	C8-83-068.012.2A

Municipal Utility District

Rec	SDE.MUDS.NAME	SDE.MUDS.OBJECTID
1	River Place	496

Zoning

Rec	SDE.ZONING.ZTYPE	SDE.ZONING.OBJECTID
1	I-LA	5688443

Watersheds

Rec	SDE.WATERSHED.DCM_NAME	SDE.WATERSHED.OBJECTID_1
1	Lake Austin	1337

Neighborhood Association

Rec	SDE.NEIGHASSOC.NUM	SDE.NEIGHASSOC.NAME	SDE.NEIGHASSOC.OBJECTID_12
1	788	Home Builders Association of Greater Austin	49050
2	416	Long Canyon Phase II & III Homeowners Assoc. Inc.	49070
3	1228	Sierra Club, Austin Regional Group	49269
4	269	Long Canyon Homeowners Assn.	49287
5	762	Steiner Ranch Community Association	49321
6	1169	Lake Austin Collective	49342
7	1224	Austin Monorail Project	49343
8	1236	The Real Estate Council of Austin, Inc.	49427
9	157	Courtyard Homeowner Assn.	49453
10	425	2222 Coalition of Neighborhood Associations	49482
11	161	Glendale Neighborhood Association	49483
12	1200	Super Duper Neighborhood Objectors and Appealsers Organization	49504
13	1239	Leander ISD Population and Survey Analysts	49508

Annexation

Rec	SDE.ANNEXATION_HISTORY.CASENUM	SDE.ANNEXATION_HISTORY.ORDNUM	SDE.ANNEXATION_HISTORY.ACRES	SDE.ANNEXATION_HISTORY.DEScriptio	SDE.ANNEXATION_HISTORY.TYPE	SDE.ANNEXATION_HISTO
1	C7AD-69-149	890921-G	50.514	DISANNEXATION TO THE PROVISIONS OF SB 962	2MILE	19890921
2	C7L-09-001	20090827-084	984.92	RIVER PLACE MUD	LTD	20090907
3	C7A-82-002	820506-D	719.821	LAKE AUSTIN SHORELINE	LTD	19820506

FEMA Floodplains

Rec	WPDR_ADMIN.GREATER_AUSTIN_FEMA_FP.FLD_ZONE	SHAPE.LEN	SHAPE.AREA	WPDR_ADMIN.GREATER_AUSTIN_FEMA_FP.OBJECTID
1	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	25039.7575841287	2176906.14952109	352

Watershed Classification

Rec	SDE.WATERREG.WATERNAME	SDE.WATERREG.OBJECTID
1	WATER SUPPLY RURAL	1

Jurisdiction

Rec	SDE.JURIS.CITY_NAME	SDE.JURIS.JURIS_TYPE
1	CITY OF AUSTIN	LIMITED PURPOSE PLANNING ZONING

Scale 1" = 100



100

LEGEND

- Iron pin set
- Iron pin found
- Concrete monument set
- ▨ Concrete monument found
- Iron pipe found
- Fence post found
- △ Calculated point
- (x) Record call

506.02 Aluminum Finished floor level

City of Austin
1751.865 Ac.
Vol. 11848, Pg. 1718

R.A. Mill
l. 7695, P
l. 7715, P
2.6 Ac

COLORADO RIVER

(Lake Austin)

Block M

LINE SHEET
8104
200 35
0007 4

Technical drawing of a mechanical part, likely a bracket or support. The drawing includes a top view and a side view. Key dimensions and features are labeled:

- Top view dimensions:
 - Overall width: 3.45 (3.45 ± 0.05)
 - Central slot width: 0.116
 - Slot depth: 0.07
 - Slot width at bottom: 0.07
 - Slot width at top: 0.07
 - Slot width at bottom right: 0.07
 - Slot width at top right: 0.07
 - Slot width at bottom left: 0.07
 - Slot width at top left: 0.07
- Side view dimensions:
 - Overall height: 0.07
 - Slot depth: 0.07
 - Slot width at bottom: 0.07
 - Slot width at top: 0.07
- Other labels:
 - "MATCH" (likely indicating a mating part)
 - "0.07" (likely indicating a tolerance or dimension)

35

100.00

[illegible][illegible]

DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
1997				
1	Jan 1			100.00
2	Jan 2	50.00		50.00
3	Jan 3		25.00	75.00
4	Jan 4	25.00		50.00
5	Jan 5		50.00	100.00
6	Jan 6	100.00		0.00
7	Jan 7		100.00	100.00
8	Jan 8	100.00		0.00
9	Jan 9		100.00	100.00
10	Jan 10	100.00		0.00
11	Jan 11		100.00	100.00
12	Jan 12	100.00		0.00
13	Jan 13		100.00	100.00
14	Jan 14	100.00		0.00
15	Jan 15		100.00	100.00
16	Jan 16	100.00		0.00
17	Jan 17		100.00	100.00
18	Jan 18	100.00		0.00
19	Jan 19		100.00	100.00
20	Jan 20	100.00		0.00
21	Jan 21		100.00	100.00
22	Jan 22	100.00		0.00
23	Jan 23		100.00	100.00
24	Jan 24	100.00		0.00
25	Jan 25		100.00	100.00
26	Jan 26	100.00		0.00
27	Jan 27		100.00	100.00
28	Jan 28	100.00		0.00
29	Jan 29		100.00	100.00
30	Jan 30	100.00		0.00
31	Jan 31		100.00	100.00
1998				
1	Feb 1			100.00
2	Feb 2	50.00		50.00
3	Feb 3		25.00	75.00
4	Feb 4	25.00		50.00
5	Feb 5		50.00	100.00
6	Feb 6	100.00		0.00
7	Feb 7		100.00	100.00
8	Feb 8	100.00		0.00
9	Feb 9		100.00	100.00
10	Feb 10	100.00		0.00
11	Feb 11		100.00	100.00
12	Feb 12	100.00		0.00
13	Feb 13		100.00	100.00
14	Feb 14	100.00		0.00
15	Feb 15		100.00	100.00
16	Feb 16	100.00		0.00
17	Feb 17		100.00	100.00
18	Feb 18	100.00		0.00
19	Feb 19		100.00	100.00
20	Feb 20	100.00		0.00
21	Feb 21		100.00	100.00
22	Feb 22	100.00		0.00
23	Feb 23		100.00	100.00
24	Feb 24	100.00		0.00
25	Feb 25		100.00	100.00
26	Feb 26	100.00		0.00
27	Feb 27		100.00	100.00
28	Feb 28	100.00		0.00
29	Feb 29		100.00	100.00
30	Feb 30	100.00		0.00
31	Feb 31		100.00	100.00
1999				
1	Mar 1			100.00
2	Mar 2	50.00		50.00
3	Mar 3		25.00	75.00
4	Mar 4	25.00		50.00
5	Mar 5		50.00	100.00
6	Mar 6	100.00		0.00
7	Mar 7		100.00	100.00
8	Mar 8	100.00		0.00
9	Mar 9		100.00	100.00
10	Mar 10	100.00		0.00
11	Mar 11		100.00	100.00
12	Mar 12	100.00		0.00
13	Mar 13		100.00	100.00
14	Mar 14	100.00		0.00
15	Mar 15		100.00	100.00
16	Mar 16	100.00		0.00
17	Mar 17		100.00	100.00
18	Mar 18	100.00		0.00
19	Mar 19		100.00	100.00
20	Mar 20	100.00		0.00
21	Mar 21		100.00	100.00
22	Mar 22	100.00		0.00
23	Mar 23		100.00	100.00
24	Mar 24	100.00		0.00
25	Mar 25		100.00	100.00
26	Mar 26	100.00		0.00
27	Mar 27		100.00	100.00
28	Mar 28	100.00		0.00
29	Mar 29		100.00	100.00
30	Mar 30	100.00		0.00
31	Mar 31		100.00	100.00

[illegible]

C8-B3-068.012.24

[illegible]

RIVER PLACE SECTION 16

Notes:

1. This property shall be developed and maintained in accordance with the "Second Amendment to Agreement Concerning Creation and Operation of River Place Municipal Utility District," executed on March 6, 1992, by and between the City of Austin, First River Place Reserve, Ltd. and River Place Municipal Utility District.
2. The property shall be developed and maintained in a manner which meets or exceeds the standards for landscaping set out in the City's Landscape Ordinance. As codified in Section 13-7, Article III of the Land Development Code of the City of Austin, as amended from time to time, or as such landscaping standards may be carried forward into any comprehensive revision to the City Zoning Ordinance which may hereafter be adopted.
3. The property shall be developed and maintained in a manner which meets or exceeds the standards set out in Section 13-6 article I of the Land Development Code of the City of Austin, as amended from time to time. All development within the district, including the routing and construction of infrastructure, shall comply with the applicable special watershed ordinances. The following additional provisions shall apply to the development of the property.
 - A. Erosion and sedimentation controls shall be provided for all development permitted after the date of this agreement in compliance with Section 13-7-14 of the LDC, as amended on October 17, 1991.
 - B. Water quality controls shall be provided for all streets and areas actually draining to streets permitted for development after the date of this agreement in compliance with Section 13-7-19 of the LDC, as amended on October 17, 1991.
 - C. The impervious cover for all development permitted after the date of this agreement shall be restricted to land having a slope category of 0-25%. An exception from this limitation shall be made for public streets in conformance with City Ordinance #840301-G, Section 13-3-638 (Lake Austin Watershed Ordinance). With the exception of the 25% to 35% slope category, the impervious cover limits will conform to Ordinance #840301-G, Division 5, Part C (Lake Austin Watershed Ordinance).
4. Construction on the property shall be in compliance with the city's building code, including but not limited to any provisions relating to construction in flood plains, the city's plumbing code and the city's electrical code, as revised from time to time. Inspection and approval of all construction by the city building inspection department for compliance with this plat note shall be required.
5. Any use of any portion of the property for a use or uses other than single family residential, cluster single family residential with not more than two units per structure, or duplex residential shall require site plan approval for such use(s) by the City Planning Commission in accordance with the site plan review procedures and the development standards prescribed by the city's Land Development Code, as codified in Title 13 of the 1981 Code of the City of Austin, as amended from time to time.
6. The erection and maintenance of billboards and signs on the property shall be consistent with the standards of Title 13 of the 1981 Code of the City of Austin, as amended from time to time.
7. Water saving devices are required in all structures prior to providing water or wastewater services to the structures, including but not limited to, low flow shower heads, water conserving toilets and aerators on sink spouts.
8. All water and wastewater system improvements must be in accordance with the City of Austin water and wastewater system design criteria and specifications, State of Texas standards. All plans must be presented to the City of Austin Water and Wastewater Utility for review and approval. All construction must be inspected by the City of Austin.
9. Public sidewalks, built to City of Austin standards are required along the following streets and as shown by a dotted line on the plat in the street right-of-way: Big View Drive - both sides. These sidewalks shall be in place prior to the lot being occupied. Failure to construct the required sidewalks may result in the withholding of certificates of occupancy, building permits, or utility connections by the governing body.
10. The lots in this subdivision are subject to the Declaration of Covenants, Conditions and Restrictions as found in Volume 11479, Page 266 of the Real Property Records of Travis County, Texas.
11. 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 subdivisor, and the City of Austin dated NOV. 3, 2000. The subdivisor is responsible for the construction of all streets and facilities needed to serve the lots within this subdivision. This responsibility may be assigned in accordance with the terms of that agreement, for the construction agreement pertaining to this subdivision see separate instrument recorded in Document No. 2000-068012-2A of the Real Property Records of Travis County, Texas.
12. No objects, including but not limited to buildings, fences or landscaping shall be allowed in drainage easements except as approved by the City of Austin and Travis County.
13. All drainage easements on private property shall be maintained by the property owners or their assigns.
14. Property owners shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
15. Four off-street parking spaces will be required for each unit in the subdivision that is served by a joint use driveway. Each off-street parking space shall be provided outside the limits of the emergency access easement.
16. A Travis County development permit is required prior to any site development.
17. Streets within this subdivision shall be constructed to City of Austin urban or alternate urban standards.
18. Lot 2 & 3, Block A of River Place Golf Course final plat (Book 103, Page 3 of the Plat Records of Travis County, Texas) is used to calculate total impervious cover requirements for River Place Section 16. A restrictive covenant recorded in Document No. _____ of the Official Records of Travis County, Texas allows _____ square feet of impervious cover from Lots 2 & 3, Block A of River Place Golf Course to be used for River Place Section 16.
19. Any city reviews, permits, approvals, or inspections required by these plat notes or necessary to evidence compliance herewith shall require the payment to the city of the standard fees for performance of same.
20. No lot will be occupied until the structure is connected to the River Place Municipal Utility District water and wastewater systems.
21. Austin Energy has the right to prune and/or remove trees, shrubbery and other obstructions to the extent necessary to keep the easements clear. Austin Energy will perform all tree work in compliance with Chapter 25-8 Subchapter B of the City of Austin Land Development Code.
22. The owner/developer of this subdivision/lot shall provide the Austin Energy 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 25-8 of the City of Austin Land Development Code.
23. The owner shall be responsible for installation of temporary erosion control, revegetation and tree protection. In addition the owner shall be responsible for any tree pruning and tree removal that is within 10 feet of the centerline of the centerline of the overhead electrical facilities designed to provide electric service to this project. Austin Energy work shall also be included within the limits of construction of this project.
24. A variance to Sections 13-3-839, 13-3-840, 13-3-851, and 25-4-152 of the Land Development Code was granted by the Planning Commission on July 27, 1999.
25. This subdivision is exempt from the detention requirements per Section 1.2.2.E of the City of Austin Drainage Criteria Manual.
26. All finished floor elevations in this subdivision shall be 1.0 feet above the 100-year frequency flood level. The following minimum finished floor elevations are hereby set for the affected lots:
 Lots 17 through 23, Block M FFE 505.00
 Lots 27 through 48, Block M FFE 505.00
 Lots 44 through 49, Block M FFE 505.00
 No fill shall be placed or allowed to remain on these lots except by separate permit.
27. Lot 16, Block M shall be deeded to the owners of Lots 17 through 26 as a private community park.
28. Direct access to Big View Drive is restricted from Lots 18-25, Lots 47 & 48, and Lots 49-55 in Block M. These lots will utilize the joint use access, drainage and public utility easement as shown hereon. See also the instrument recorded in Document No. 2000-068012-2A of the Official Records of Travis County, Texas.
29. Parkland dedication requirements of the City of Austin Code are met by land dedication as per the Second Amendment to Agreement Concerning Creation and Operation of River Place Municipal Utility District, Article IX, Sec. D.(1).
30. The owner of this subdivision and his/her successors and assigns, assume 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 plat dedications 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.
31. Access for Lots 17 and 26, Block M is restricted to Big View Drive.
32. 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 are restricted by Sections 25-8-211 and 25-8-213 thereof.
33. Maintenance of water quality controls shall be according the City of Austin standards.
34. Erosion and 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.
35. Construction of this subdivision is subject to the terms and conditions of the Travis County "Subdivision Construction Agreement" as recorded in Document No. 2000-068012-2A of the Official Plat Records of Travis County, Texas.

BENCHMARKS:

- BM #1 Spindle set in pole South ROW Big View of Vandermere Elev. = 693.0
- BM #2 Spindle set in power pole at Intake structure Elev. = 514.4

SHEET 6 OF 7

File No: 830-SP	Designed By: sdp
Job No: 830-177	Drawn By: sdp
Date: December, 1998	Checked By:
Scale: 1" = _____	Reviewed: 31 July 00 at 8:31
	14 Oct 00 #36

AUSTIN SURVEYORS
 2105 Austin Lane #103
 Austin, Texas 78757
 512-454-6605

CB-83-068.012.2A

RIVER PLACE SECTION 16

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT First River Place Reserve, Ltd., a Texas Limited partnership, acting herein by and through its sole general partner, Texas Highlands Inc., whose vice-president is John W. Gravenor, being the owner of 58,200 acres of land of land in the W.R. Hobbs Survey No. 456, the W.R. Hobbs Survey No. 457 in Travis County, Texas, being a part of a 1441.033 acre tract of land conveyed to River Place Reserve, Ltd. by deed recorded in Volume 11379, Page 379 of the Real Property Records of Travis County, Texas and River Place Municipal Utility District owner of 0.002 acres of land by virtue of a deed recorded in Volume 12186, Page 1824 of the said Real Property Records and do hereby subdivide the said 58,164 acres in accordance with the attached map or plat, to be known as

RIVER PLACE SECTION 16

and do hereby dedicate to the public the use of all streets and easements shown hereon, subject to any easements and/or restrictions heretofore granted and not released.

WITNESS MY HAND this the 22nd day of SEPTEMBER, 2000 A.D.

First River Place Reserve, Ltd.

a Texas limited partnership

By: Texas Highlands, Inc., its sole general partner

John W. Gravenor
John W. Gravenor, vice-president
Texas Highlands, Inc.
4207 River Place Boulevard
Austin, Texas 78730

THE STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 22nd day of September, 2000 by John W. Gravenor.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 22nd day of September, 2000 A.D.

Philo Phillip Vicinelli
Notary Public in and for
the State of Texas



River Place Municipal Utility District, a municipal utility district created and operated pursuant to Chapters 49 & 54 of the Texas Water Code

Kimberly L. Dauter
Vice President
River Place Municipal Utility District
c/o Winstead Secrest & Minick, P.C.
100 Congress Ave. Suite 800
Austin, Texas 78701

THE STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 22nd day of September, 2000 by Kimberly L. Dauter

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 22nd day of September, 2000 A.D.

Philo Phillip Vicinelli
Notary Public in and for
the State of Texas



THE STATE OF TEXAS
COUNTY OF TRAVIS

That Norwest Bank, a Texas banking corporation, being the lender of record of the said 1441.33 acre tract does hereby approve of and join in the adoption of this plat.

IN WITNESS WHEREOF, Norwest Bank, a Texas banking corporation, has caused these presents to be executed this the 22nd day of September, 2000, A.D.

Norwest Bank, a Texas banking corporation

Wm. D. Taylor
By: Wm. D. Taylor, vice-president
Norwest Bank
111 Congress Ave.
Austin, Texas 78764

THE STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 22nd day of September, 2000 by William D. Taylor.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 22nd day of September, 2000 A.D.

Philo Phillip Vicinelli
Notary Public in and for
the State of Texas



APPROVED FOR ACCEPTANCE:

This subdivision is located within the ETJ of the City of Austin on this the 12th day of December, 2000, A.D.

12-5-2000
Date

Clark Patterson
Alice Glasco, Director
Development Review and Inspection Department

Accepted and authorized for record by the Planning Commission, City of Austin, on this the 5th day of December, 2000, A.D.

Bob Baker
Chairman
John Davis
Secretary

I, Dana DeBeauvoir, Clerk of the County Court of Travis County, Texas, do hereby certify that on the 22nd day of September, 2000, A.D., the Commissioners Court of Travis County, Texas passed an order authorizing the filing for record of this plat and that said order was duly entered in the Minutes of said Court in Book 1, Page(s) 1.

WITNESS MY HAND AND SEAL OF THE COURT of said County on this the 22nd day of September, 2000, A.D.

Dana DeBeauvoir, Clerk, County Court, Travis County, Texas

J. Raney
Deputy
J. Raney

I, Dana DeBeauvoir, County Clerk of the Travis County Court, do hereby certify that the foregoing instrument of writing, with its Certificate of Authentication, was filed for record in my office on the 11 day of January, 2001, A.D., at 10:15 o'clock AM in the Official Public Records of said County and State in Document No. 220100017.

TRAVIS

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY, the 11 day of January, 2001 A.D.

Dana DeBeauvoir, County Clerk, Travis County, Texas

J. Bazar
Deputy
J. Bazar



In approving this plat, the Commissioners Court of Travis County, Texas, assumes no obligation to build the streets, roads, or other public thoroughfares shown on this plat or any bridges or culverts in connection therewith. The building of all streets, roads and other public thoroughfares shown on this plat and all bridges and culverts necessary to be constructed or placed in such streets, roads or other public thoroughfares or in connection therewith is the responsibility of the owner and/or developer of the tract of land covered by this plat in accordance with plans and specifications prescribed by the Commissioners Court of Travis County Texas.

The Owners of the subdivision shall construct the subdivision's street and drainage improvements, "the improvements", to County Standards in order for the County to accept the public improvements for maintenance or to release fiscal security posted to secure private improvements. To secure this obligation, the Owner(s) must post fiscal security with the County in the amount of the estimated cost of the improvements. The Owner(s) obligation to construct the improvements to County Standards and to post the fiscal security to secure such construction is a continuing obligation binding on the owners and their successors and assigns until the public improvements have been accepted for maintenance by the County, or the private improvements have been constructed and are performing to County Standards.

The authorization of this plat by the Commissioners Court for filing or the subsequent acceptance for maintenance by Travis County, Texas, of roads and streets in the subdivision does not obligate the County to install Street name signs or erect traffic control signs, such as speed limit, stop signs, and yield signs which is considered to be part of the developers construction.

FLOOD PLAIN NOTE:

The 100-year flood plain is contained within the drainage easements shown hereon. A portion of this tract is within the designated flood hazard area as shown on the Federal Flood Insurance Rate Map No. 48453C0290 E and 48453C0245 E, effective date June 16, 1993 for Travis County, Texas.

STATE OF TEXAS
COUNTY OF TRAVIS

This is to certify that I am authorized to practice the profession of engineering in the State of Texas, that I have reviewed the plat submitted herewith, and that all of the information shown hereon is accurate and correct to the best of my knowledge as related to the engineering portions of this plat and that said plat complies with Title 13 of the Austin City Code, of 1981, as amended, and all other applicable codes and ordinances.

Keith B. Jackson
Keith B. Jackson Registered
Professional Engineer # 55854
P.O. Box 519
Austin, Texas 78767
Fax: 327-2453

9/21/00
Date



STATE OF TEXAS
COUNTY OF TRAVIS

I, Claude F. Hinkle, Jr. a REGISTERED PROFESSIONAL LAND SURVEYOR, 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 13 of the Austin City Code of 1981, as amended, is true and correct to the best of my knowledge and was prepared from an actual on-the-ground survey of the property made under my direction and supervision.

AUSTIN SURVEYORS
P.O. BOX 180243
AUSTIN, TEXAS 78718

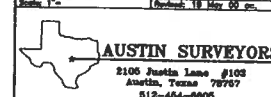
Claude F. Hinkle Jr.
Claude F. Hinkle, Jr.
Registered Professional Land Surveyor No. 4629
Fax: not available



SHEET 7 OF 7

Lot Summary
Residential Lots 49,458 Ac. 49 lots
Right-of-way 8,706 Ac. Big View Drive
Total 58,164 Ac.
Linear feet of road 5673 feet Big View Drive.

File No. 125-177	Survey No. 4629
Job No. 125-177	Survey No. 4629
Survey Date, 1999	Survey Date, 1999
Scale, 1" = 40'	Scale, 1" = 40'



C8-83-068.012.2A

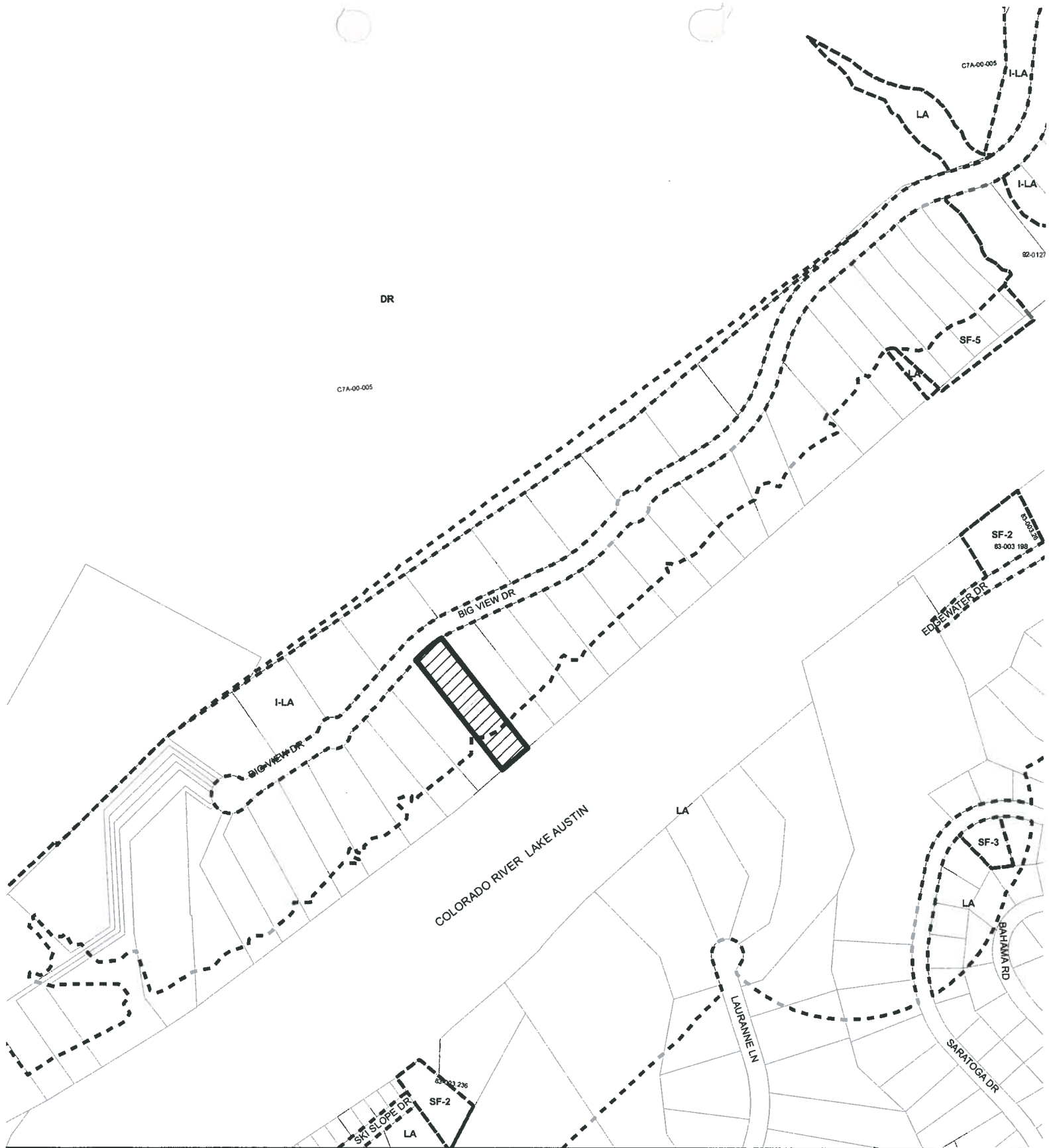


SUBJECT
TRACT

I-LA

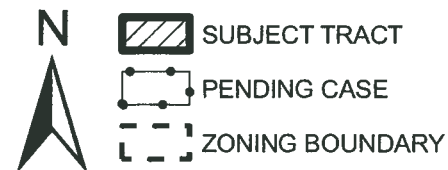
BIG VIEW DR

LAURANNE LN



ZONING

ZONING CASE#: C14-2010-0192
 LOCATION: 8116 BIG VIEW DR
 SUBJECT AREA: 1.066 ACRES
 GRID: C29
 MANAGER: CLARK PATTERSON



1" = 400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.