

FILED AND RECORDED

Dana DeBeauvoir

05-03-1999 04:00 PM 199900144
GUERRAY \$206.00
Dana DeBeauvoir, COUNTY CLERK
TRAVIS COUNTY, TEXAS

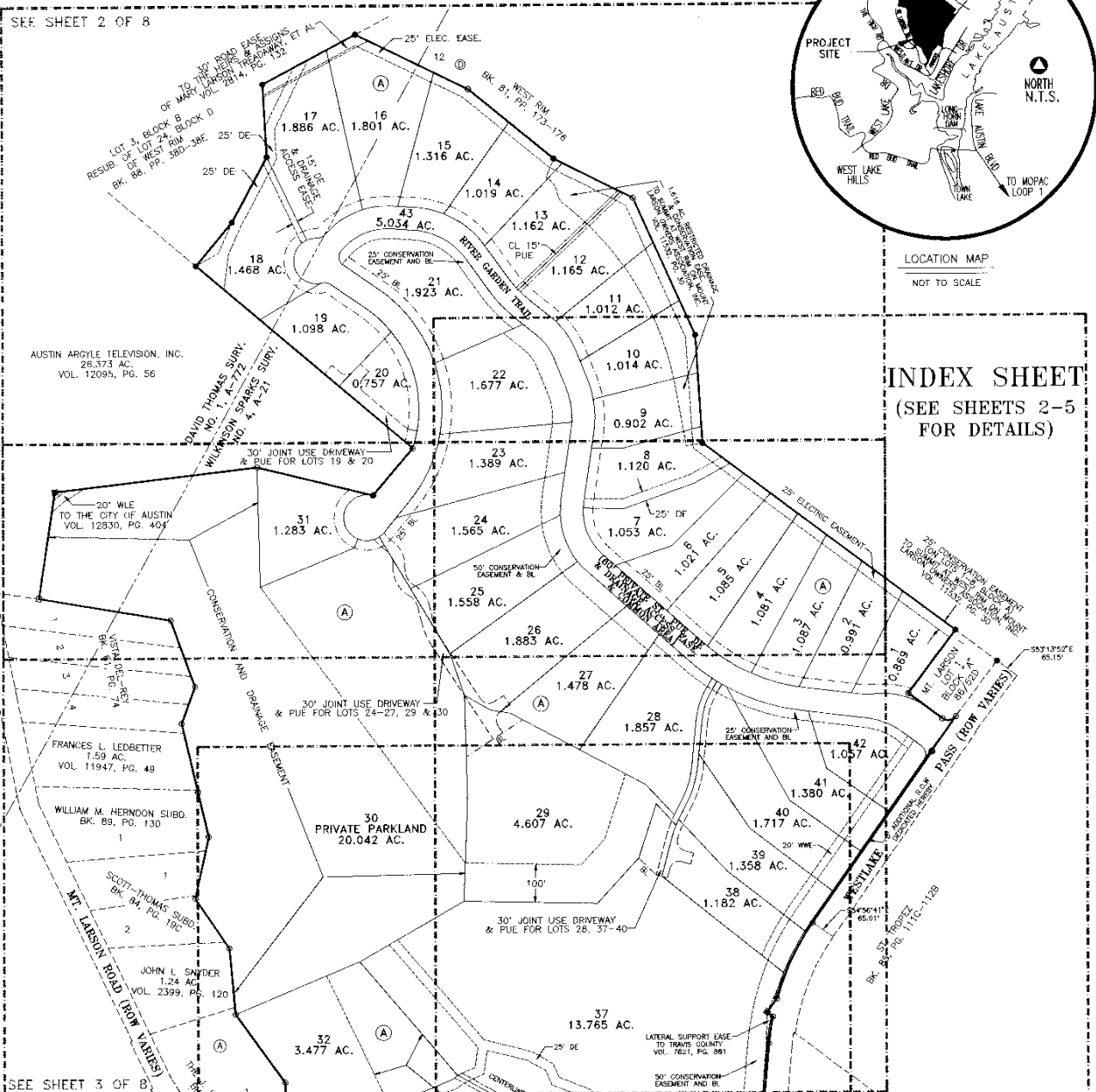
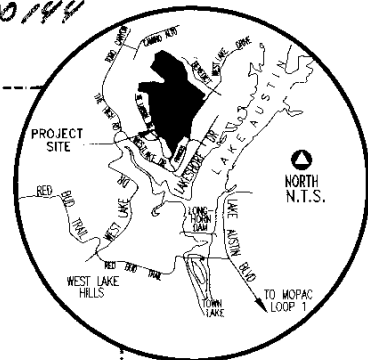
Plat

No.

199900144 8 PGS

\$206⁰⁰ 5/3/99

THE SUMMIT AT WEST RIM 19900144 ON MOUNT LARSON BLOCK A



INDEX SHEET
(SEE SHEETS 2-5
FOR DETAILS)

- LEGEND**
- IRON PIN FOUND
 - IRON PIN SET
 - IRON PIPE FOUND
 - CONCRETE MONUMENT SET
 - BL BUILDING SETBACK LINE
 - PUE PUBLIC UTILITY EASEMENT
 - WWE WASTEWATER EASEMENT
 - WLE WATER LINE EASEMENT
 - DE DRAINAGE EASEMENT
 - (A) BLOCK NUMBER

LINEAR FEET OF NEW STREET

RIVER GARDEN TRAIL (PRIVATE STREET): 3365 L.F.
FRANCES DRIVE: 416 L.F.
TOTAL: 3781 L.F.

THE SUMMIT AT WEST RIM ON MOUNT LARSON BLOCK A

OWNER: PENTA DEVELOPMENT CORPORATION
1011 WESTLAKE DRIVE
AUSTIN, TEXAS 78746

ACREAGE: 101.781 ACRES

SURVEY: DAVID THOMAS SURVEY NO. 1, A-772
& WILKINSON SPARKS SURVEY NO. 4, A-21

NUMBER OF BLOCKS: 1 BLOCKS
NUMBER OF LOTS: 43 LOTS
LINEAR FEET OF NEW STREET: 3781 L.F.
DATE: JULY, 1997
SURVEYOR: AUSTIN SURVEYORS
P. O. BOX 180243
AUSTIN, TEXAS 78757

ENGINEER: GRAY • JANSING & ASSOCIATES, INC.
8217 SHOAL CREEK BLVD., SUITE 200
AUSTIN, TEXAS 78757-7592

BENCH MARK: 60D NAIL SET IN 12' LIVE OAK TREE 20' EAST
OF THE NORTHEAST CORNER OF LOT 8, BLOCK AA
ON SOUTH ROW OF OLD MORMON TRAIL.
ELEV. = 628.97

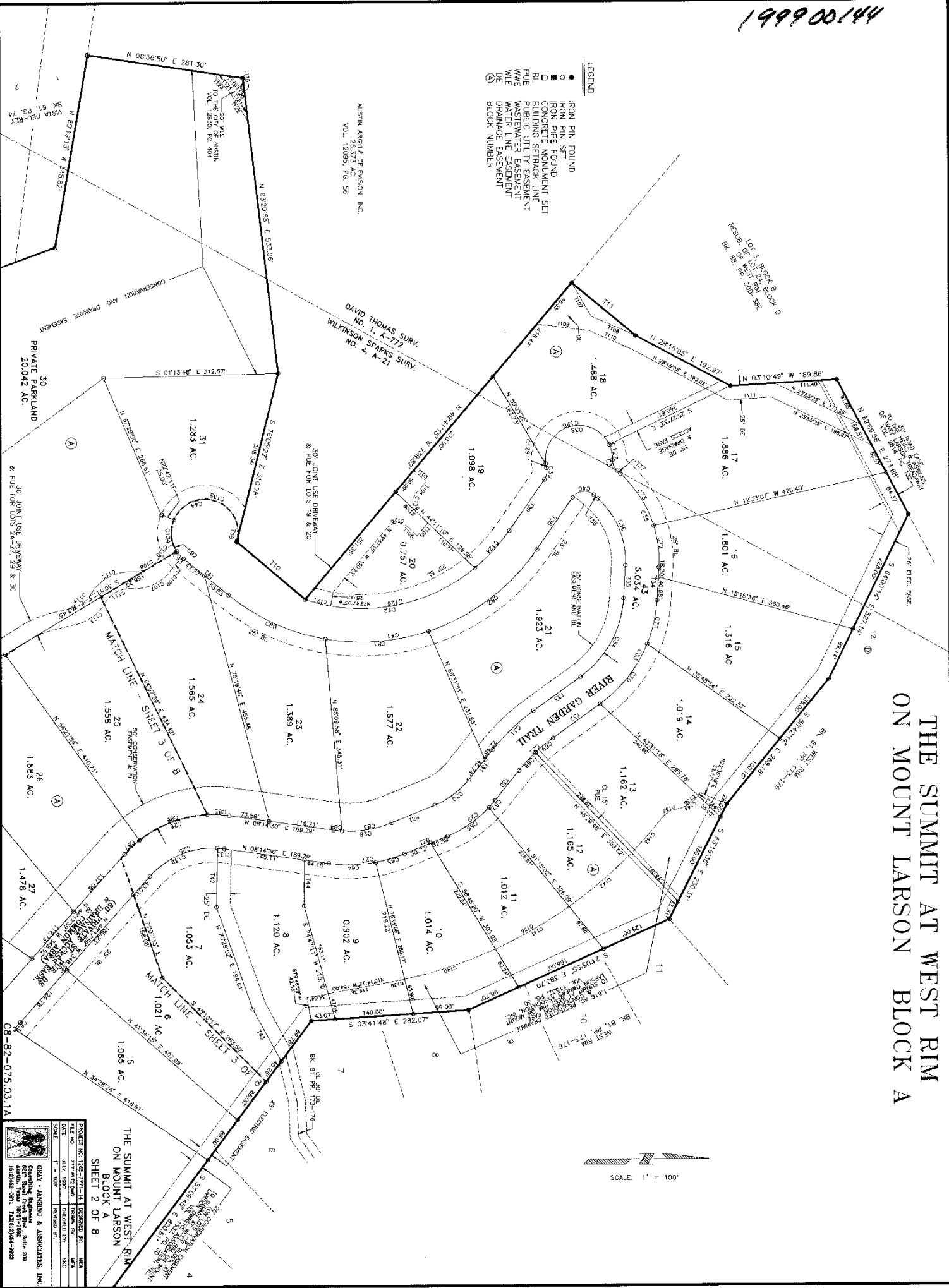
SEE SHEET 4 OF 8

THE SUMMIT AT WEST RIM
ON MOUNT LARSON
BLOCK A
SHEET 1 OF 8

PROJECT NO. 1266-7771-14	DESIGNED BY: MEW
FILE NO. 7771PL7LDM2	DRAWN BY: MEW
DATE: JULY, 1997	CHECKED BY: SKC
SCALE: 1" = 200'	REVISED BY:
GRAY • JANSING & ASSOCIATES, INC. Consulting Engineers 8217 Shoal Creek Blvd., Suite 200 Austin, Texas 78757-7592 (512)468-0371 FAX(512)454-9933	

C8-82-075.03.1A

199900144



THE SUMMIT AT WEST RIM
ON MOUNT LARSON BLOCK A

- LEGEND
- IRON PIN FOUND
 - IRON PIPE SET
 - CONCRETE MONUMENT SET
 - BUILDING SETBACK LINE
 - PUBLIC UTILITY LINE
 - WASTE WATER EASEMENT
 - WATER LINE EASEMENT
 - DRAINAGE EASEMENT
 - BLOCK NUMBER

PROJECT NO. 1999-00144

DATE: JULY 1997

SCALE: 1" = 100'

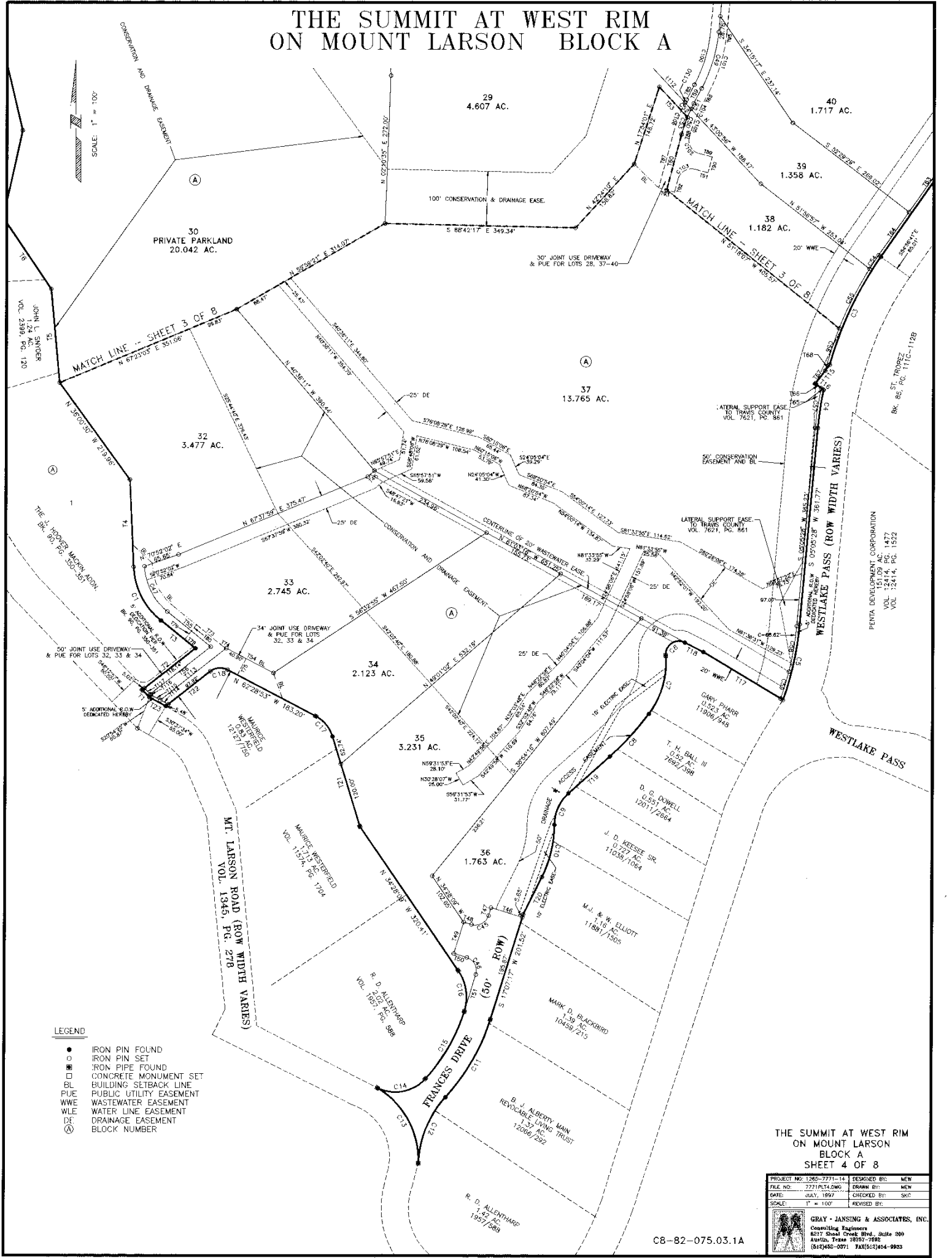
THE SUMMIT AT WEST RIM
BLOCK A
ON MOUNT LARSON
SHEET 2 OF 8

FILE NO.	7771717-DWG	DRAWN BY:	MS
DATE	1997	CHECKED BY:	MS
SCALE	1" = 100'	DESIGNED BY:	MS

GRAY, JANSING & ASSOCIATES, INC.
1515 W. 17th Street, Suite 200
Midland, Texas 79701-7106
(512) 835-2871 FAX (512) 834-9823

SCALE: 1" = 100'

THE SUMMIT AT WEST RIM ON MOUNT LARSON BLOCK A



- LEGEND**
- IRON PIN FOLND
 - IRON PIN SET
 - IRON PIPE FOUND
 - CONCRETE MONUMENT SET
 - BL BUILDING SETBACK LINE
 - PUE PUBLIC UTILITY EASEMENT
 - WWE WASTEWATER EASEMENT
 - WLE WATER LINE EASEMENT
 - DE DRAINAGE EASEMENT
 - Ⓐ BLOCK NUMBER

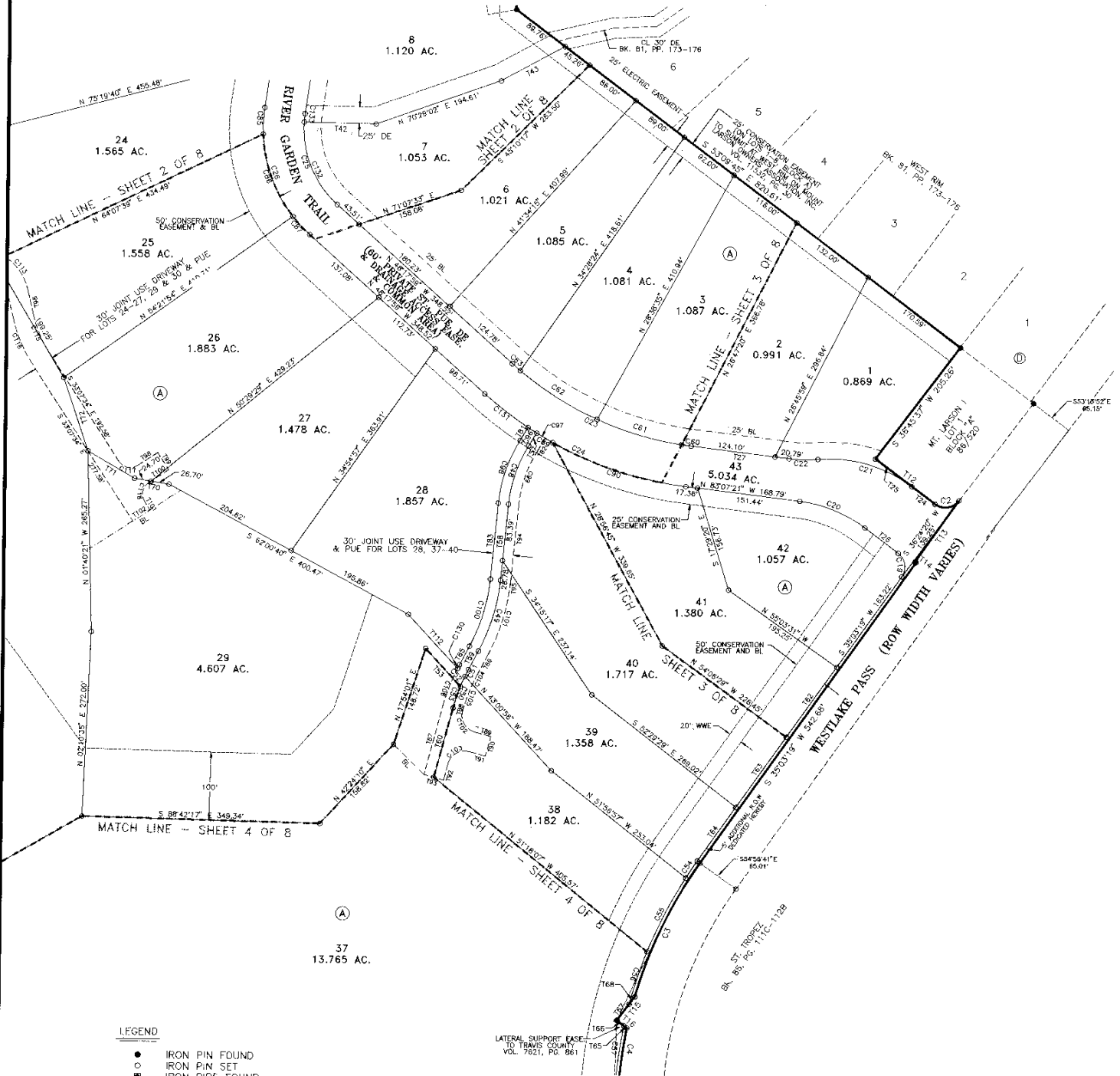
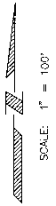
THE SUMMIT AT WEST RIM
ON MOUNT LARSON
BLOCK A
SHEET 4 OF 8

PROJECT NO. 1265-7771-14	DESIGNED BY: MEW
FILE NO. 7771PLT.DWG	DRAWN BY: MEW
DATE: JULY, 1997	CHECKED BY: SKC
SCALE: 1" = 100'	REVISED BY:

GRAY • JANISNG & ASSOCIATES, INC.
Consulting Engineers
8217 Shoal Creek Blvd., Suite 300
Austin, Texas 78757-5695
(512)452-0971 FAX:(512)454-9933

THE SUMMIT AT WEST RIM ON MOUNT LARSON BLOCK A

199900144



- LEGEND**
- IRON PIN FOUND
 - IRON PIN SET
 - IRON PIPE FOUND
 - CONCRETE MONUMENT SET
 - BL BUILDING SETBACK LINE
 - PUE PUBLIC UTILITY EASEMENT
 - WWE WASTEWATER EASEMENT
 - WLE WATER LINE EASEMENT
 - DE DRAINAGE EASEMENT
 - Ⓐ BLOCK NUMBER

LATERAL SUPPORT EASEMENT TO TRANS COUNTY VOL. 7621, PG. 861

THE SUMMIT AT WEST RIM
ON MOUNT LARSON
BLOCK A
SHEET 5 OF 8

PROJECT NO. 1255-7771-14	DESIGNED BY: MEW
FILE NO. 7771PULSING	DRAWN BY: MEW
DATE: JULY, 1997	CHECKED BY: SKC
SCALE: 1" = 100'	REVISED BY:



GRAY - JANSING & ASSOCIATES, INC.
Consulting Engineers
2017 Royal Creek Blvd., Suite 200
Austin, Texas 78707-7092
(512)452-0871 FAX(512)454-9953

THE SUMMIT AT WEST RIM ON MOUNT LARSON BLOCK A

CURVE TABLE

TANGENT TABLE

NO.	DELTA	CHORD BRG	RADIUS	LENGTH	TANGENT	CHORD	NUMBER	TANGENT DISTANCE	BEARING
C01	47°56'00"	N 26°34'29" W	134.71	112.70	59.88	109.44	T1	18.91	N 43°51'16" W
C02	90°00'00"	N 81°46'14" E	25.00	39.27	25.00	35.36	T2	123.17	N 51°49'37" E
C03	19°20'47"	S 25°18'56" W	646.10	219.66	110.90	218.61	T3	85.13	N 51°04'44" W
C04	6°16'23"	S 08°13'39" W	646.10	70.74	35.41	70.70	T4	159.89	N 05°34'27" W
C05	15°00'10"	S 12°13'38" W	542.37	142.17	71.50	141.77	T5	172.89	N 05°18'14" W
C06	122°54'04"	S 55°51'23" W	24.08	51.65	44.26	42.30	T6	157.54	N 34°04'18" W
C07	41°51'20"	S 15°58'17" W	155.62	113.68	59.51	111.17	T7	164.32	N 12°22'24" E
C08	10°57'01"	S 42°18'17" W	554.87	106.05	53.18	105.88	T8	120.16	N 13°19'55" W
C09	47°57'04"	S 23°46'10" W	77.30	64.69	34.78	62.82	T9	102.39	N 19°56'14" E
C10	26°12'14"	S 13°15'42" W	217.99	39.70	50.74	98.83	T10	160.80	N 40°18'47" E
C11	25°09'51"	S 13°05'01" W	378.24	166.12	84.42	164.99	T11	147.84	N 39°47'33" E
C12	40°10'13"	S 22°14'43" W	189.52	132.87	69.30	130.17	T12	109.88	S 53°13'46" E
C13	61°38'23"	N 28°50'09" W	153.12	164.73	91.35	156.90	T13	110.06	S 35°10'28" W
C14	73°53'49"	N 79°10'28" E	74.61	96.23	56.12	89.70	T14	1.99	S 52°11'07" W
C15	25°07'21"	N 29°44'25" E	328.22	143.92	73.13	142.77	T15	42.56	S 52°04'39" E
C16	51°39'50"	N 08°40'43" W	87.18	78.61	42.35	76.37	T16	18.80	S 59°00'07" W
C17	45°02'11"	N 63°51'11" W	63.81	42.54	21.35	42.46	T17	170.46	N 62°46'14" W
C18	65°35'26"	S 84°49'35" W	29.30	33.54	18.88	31.74	T18	38.09	S 48°04'28" W
C19	88°17'05"	N 09°05'14" W	25.00	38.52	24.26	34.82	T19	101.63	S 26°21'50" W
C20	29°53'35"	N 68°10'34" W	200.00	104.35	53.39	103.17	T20	76.74	N 1°10'39" W
C21	42°04'45"	N 74°16'09" W	200.00	146.88	76.93	143.60	T21	103.36	S 51°52'16" W
C22	12°11'10"	S 89°12'56" E	200.00	42.54	21.35	42.46	T22	103.36	N 61°30'39" W
C23	34°49'22"	S 65°42'40" E	484.00	294.16	151.78	289.66	T23	34.4	S 53°13'46" E
C24	34°49'22"	S 65°42'40" E	544.00	330.63	170.60	325.56	T24	42.53	S 53°13'46" E
C25	56°32'29"	S 20°01'44" E	50.00	148.03	80.67	142.09	T25	67.35	S 53°13'46" E
C26	56°32'29"	S 20°01'44" E	110.00	207.24	112.94	198.93	T26	61.52	S 51°19'46" E
C27	30°11'24"	N 06°51'12" W	362.00	138.05	70.67	136.46	T27	144.89	N 02°07'51" W
C28	30°11'24"	N 06°51'12" W	270.00	106.44	54.68	105.24	T28	83.31	N 21°56'54" W
C29	59°21'55"	N 36°37'51" W	210.00	107.63	55.02	106.45	T29	83.31	N 21°56'54" W
C30	15°36'03"	S 43°30'47" E	370.00	100.75	50.69	100.44	T30	68.22	N 51°18'48" W
C31	15°36'03"	S 43°30'47" E	310.00	84.41	42.47	84.15	T31	68.22	N 51°18'48" W
C32	51°00'09"	N 61°12'50" W	246.00	218.98	117.34	211.82	T32	103.87	N 35°42'45" W
C33	51°00'09"	N 61°12'50" W	186.00	185.57	85.72	180.87	T33	160.80	N 35°42'45" W
C34	51°00'09"	S 67°48'21" W	210.00	186.77	100.07	180.68	T34	59.18	N 86°42'54" W
C35	50°57'28"	S 67°48'21" W	150.00	133.41	71.48	129.05	T35	59.18	N 86°42'54" W
C36	49°40'47"	N 67°10'01" E	25.00	21.68	11.57	21.00	T36	10.09	S 42°19'37" W
C37	197°00'11"	S 06°29'41" E	60.00	206.30	111.88	206.30	T37	8.16	S 42°19'37" W
C38	49°40'47"	N 80°09'23" W	25.00	21.68	11.57	21.00	T38	113.34	N 43°00'56" W
C39	45°38'07"	S 06°29'41" E	25.00	42.61	22.88	37.63	T39	11.41	N 55°18'59" W
C40	94°30'15"	N 09°03'52" W	380.00	626.77	411.11	558.10	T40	21.40	S 39°11'15" W
C41	94°30'15"	N 09°03'52" W	320.00	527.81	346.20	469.98	T41	103.60	S 39°11'15" W
C42	94°30'15"	N 09°03'52" W	25.00	28.24	15.84	26.76	T42	105.81	S 08°55'48" E
C43	64°43'23"	S 18°27'03" E	60.00	256.27	101.36	256.27	T43	106.47	S 61°21'34" E
C44	244°43'23"	S 18°27'03" E	25.00	39.27	25.00	35.36	T44	82.60	S 48°47'21" W
C45	90°00'00"	N 62°07'57" E	25.00	39.27	25.00	35.36	T45	60.00	S 72°52'43" E
C46	90°00'00"	N 62°07'57" E	25.00	39.27	25.00	35.36	T46	15.00	S 72°52'43" E
C47	47°56'00"	S 26°34'29" E	114.71	95.97	50.99	93.19	T47	15.00	S 17°07'17" W
C48	26°11'50"	S 18°30'00" W	200.00	91.45	48.54	90.65	T48	15.00	S 17°07'17" W
C49	22°24'44"	N 16°36'26" E	280.00	109.53	55.47	108.83	T49	60.00	S 17°07'17" W
C50	10°35'28"	S 20°07'53" W	270.00	49.91	28.03	49.84	T50	60.00	S 70°52'49" E
C51	2°23'11"	S 20°07'53" W	270.00	11.25	5.62	11.25	T51	70.87	S 17°07'17" W
C52	3°27'58"	N 32°41'38" W	270.00	16.33	8.17	16.33	T52	119.94	N 43°00'56" W
C53	7°07'30"	S 18°23'55" W	270.00	33.58	16.81	33.55	T53	75.71	N 43°00'56" W
C54	2°37'54"	S 33°44'22" W	651.10	29.91	14.96	29.90	T54	97.86	N 62°28'53" W
C55	10°45'41"	S 27°02'34" W	651.10	122.29	61.33	122.11	T55	102.91	N 61°00'44" W
C56	7°11'32"	S 18°03'58" W	651.10	81.73	40.92	81.68	T56	140.59	N 31°35'55" E
C57	6°29'00"	S 08°39'58" W	651.10	73.68	36.88	73.64	T57	22.02	S 05°24'04" W
C58	9°02'15"	N 09°36'36" E	537.96	84.86	42.52	84.77	T58	112.17	S 27°48'48" W
C59	5°29'36"	N 16°52'32" E	537.96	51.58	25.81	51.56	T59	30.87	S 14°50'09" W
C60	1°40'49"	S 82°16'57" E	484.00	14.19	7.10	14.19	T60	105.69	S 14°50'09" W
C61	15°24'01"	S 73°44'32" E	484.00	130.09	65.44	129.70	T61	123.85	N 43°00'56" W
C62	15°53'24"	S 58°05'49" E	484.00	134.23	67.55	133.80	T62	126.60	S 35°03'19" W
C63	7°51'08"	N 00°13'33" E	484.00	42.05	21.65	42.05	T63	126.79	S 35°03'19" W
C64	18°28'37"	N 00°59'48" W	262.00	84.49	42.62	84.13	T64	96.98	S 53°04'39" E
C65	11°42'47"	N 16°05'30" W	262.00	53.56	26.87	53.47	T65	5.54	S 53°04'39" E
C66	24°44'47"	N 34°19'17" W	210.00	90.70	46.07	90.00	T66	13.26	S 53°04'39" E
C67	4°37'08"	N 49°00'14" W	210.00	16.93	8.47	16.92	T67	30.08	S 36°47'47" W
C68	8°03'02"	S 47°17'18" E	310.00	43.56	21.81	43.56	T68	13.48	N 76°05'22" W
C69	7°03'02"	S 39°29'16" E	210.00	40.85	20.86	40.82	T69	2.44	N 76°05'22" W
C70	32°06'03"	N 51°45'47" W	246.00	137.83	70.77	136.03	T70	51.40	S 80°44'37" E
C71	18°54'06"	N 77°15'32" W	246.00	81.15	40.95	80.79	T71	79.45	S 60°01'49" E
C72	20°24'07"	S 83°05'02" W	210.00	74.78	37.79	74.38	T72	113.92	S 18°50'17" E
C73	30°33'22"	S 57°36'18" W	210.00	111.99	57.36	110.67	T73	63.38	N 51°00'44" W
C74	139°31'56"	S 22°14'26" W	60.00	146.12	162.78	112.59	T74	6.60	N 62°28'53" W
C75	57°28'15"	S 27°15'39" E	30.00	60.18	30.18	57.69	T75	34.00	S 27°31'07" W
C76	7°21'46"	N 51°38'06" W	320.00	41.12	20.59	41.09	T76	30.56	N 62°28'53" W
C77	87°08'29"	N 04°22'59" W	320.00	486.69	304.42	441.12	T77	115.67	N 51°49'37" E
C78	66°38'27"	N 14°38'00" W	320.00	372.19	210.36	351.57	T78	25.76	N 51°00'44" W
C79	29°30'01"	N 28°56'15" E	320.00	114.50	57.87	113.89	T79	20.00	S 38°59'16" W
C80	29°07'11"	N 24°37'09" E	380.00	193.13	98.70	184.62	T80	14.62	S 38°59'16" W
C81	28°15'21"	N 04°32'36" W	380.00	187.40	95.65	185.51	T81	22.22	N 31°35'55" E
C82	37°07'43"	N 36°45'08" W	380.00	246.25	127.62	241.96	T82	22.22	N 31°35'55" E
C83	25°51'35"	N 09°01'06" W	202.00	91.17	46.38	90.40	T83	112.17	S 05°24'04" W
C84	4°19'49"	N 06°04'36" E	202.00	15.27	7.64	15.26	T84	112.17	S 05°24'04" W
C85	10°41'16"	S 02°53'52" W	210.00	39.17	19.64	39.12	T85	30.87	S 27°48'48" W
C86	35°54'04"	S 20°23'04" E	210.00	131.58	129.84	129.84	T86	105.69	S 14°50'09" W
C87	9°57'09"	S 43°19'24" E	210.00	36.88	18.29	36.43	T87	105.69	S 14°50'09" W
C88	10°06'07"	S 53°21'02" E	544.00	95.91	48.08	95.79	T88	0.69	S 14°50'09" W
C89	2°53'25"	S 59°50'48" E	544.00	27.44	13.72	27.44	T89	25.00	S 75°09'51" E
C90	21°49'51"	S 72°12'26" E	544.00	207.27	104.91	206.02	T90	30.00	S 75°09'51" E
C91	212°42'07"	S 05°28'25" E	60.00	222.74	115.15	222.74	T91	25.00	S 14°50'09" W
C92	14°25'02"	N 48°01'30" E	60.00	15.05	7.52	15.01	T92	30.00	S 75°09'51" E
C93	17°39'14"	S 84°40'22" W	25.00	28.66	16.14	27.12	T93	30.00	S 05°24'04" W
C94	65°41'30"	N 00°24'27" E	25.00	44.87	31.34	39.09	T94	101.48	S 05°24'04" W
C95	1°34'48"	S 57°36'41" E	544.00	15.00	7.50	15.00	T95	10.69	S 05°24'04" W
C96	1°34'48"	S 57°36'41" E	544.00	15.00	7.50	15.00	T96	37.50	S 13°07'34" E
C97	25°11'50"	S 18°30'00" W	215.00	95.30	50.03	97.45	T97	30.00	S 13°07'34" E
C98	25°11'50"	S 18°30'00" W	185.00	84.59	43.05	83.85	T98	30.00	S 56°52'26" W
C99	22°24'44"	N 16°36'26" E	265.00	103.66	52.50	103.00	T99	30.00	S 33°07'34" E
C100	22°24'44"	N 16°36'26" E	295.00	115.39	58.44	114.66	T100	30.00	S 56°52'26" W
C101	90°00'00"	S 59°50'09" W	25.00	39.27	25.00	35.36	T101	15.00	S 33°07'34" E
C102	90°00'00"	S 59°50'09" W	25.00	39.27	25.00	35.36	T102	30.00	S 56°52'26" W
C103	90°00'00"	S 59°50'09" W	25.00	16.57	8.29	16.57	T103	30.04	N 40°15'23" E
C104	3°43'27"	S 19°27'45" W	255.00	41.18	20.64	41.14	T104	28.79	

THE SUMMIT AT WEST RIM ON MOUNT LARSON BLOCK A

199900144

GENERAL NOTES:

- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF AUSTIN WATER SYSTEM.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF AUSTIN WASTEWATER SYSTEM.
- WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN AND STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF AUSTIN, WATER AND WASTEWATER DEPARTMENT, FOR REVIEW AND APPROVAL.
- A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- ALL SIGNS SHALL COMPLY WITH THE AUSTIN SIGN ORDINANCE.
- 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 10/25/97, 1997, 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 SEPARATE INSTRUMENT RECORDED IN DOCUMENT NUMBER 1999019724 IN THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
- ALL BUILDING FOUNDATIONS ON SLOPES OF FIFTEEN (15) PERCENT AND OVER AND ON FILL PLACED UPON SLOPES FIFTEEN (15) PERCENT AND OVER MUST UTILIZE DESIGN AND CONSTRUCTION PRACTICES CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER QUALIFIED TO PRACTICE IN THIS FIELD.
- EVERY LOT SHALL BE REASONABLY ACCESSIBLE BY A VEHICLE FROM THE ROADWAY TO THE PROBABLE BUILDING SITE FOR A MINIMUM TRAVEL DISTANCE OF TWENTY-FIVE (25) FEET FROM THE ROADWAY EDGE. DRIVEWAY GRADES MAY EXCEED FOURTEEN (14) PERCENT ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.
- NO FILL ON ANY LOT SHALL EXCEED A MAXIMUM OF FOUR FEET OF DEPTH, EXCEPT FOR STRUCTURAL EXCAVATION; NO CUT ON ANY LOT SHALL BE GREATER THAN FOUR FEET.
- AN EROSION/SEDIMENTATION CONTROL PLAN PURSUANT TO LDC SECTION 13-7-14 IS REQUIRED FOR ALL CONSTRUCTION IN THIS SUBDIVISION.
- THIS TRACT IS LOCATED WITHIN THE LAKE AUSTIN WATERSHED AND IS SUBJECT TO THE 1980 LAKE AUSTIN WATERSHED ORDINANCE.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS 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 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.
- 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.
- ALL STREETS SHOWN HEREON SHALL BE CONSTRUCTED TO CITY OF AUSTIN ALTERNATE STREET STANDARDS.
- IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN FOOT PUBLIC UTILITY EASEMENT ADJACENT TO ALL STREET R.O.W. ON ALL LOTS SHOWN HEREON IS HEREBY DEDICATED.
- STORMWATER DETENTION IS NOT REQUIRED PER SECTION 2.C. OF THE COMPROMISE SETTLEMENT AGREEMENT ON FILE WITH THE TRAVIS COUNTY CLERK IN CAUSE NO. 59806-A IN PROBATE COURT NUMBER ONE OF TRAVIS COUNTY, TEXAS.
- STORM DRAINAGE FACILITIES SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL.
- THIS SUBDIVISION IS EXEMPT FROM PROVISIONS OF LDC SECTION 13-2, ARTICLE V AND CHAPTER 13-7.
- LOT 30, BLOCK A IS RESERVED AS PRIVATE PARKLAND AND WILL BE MAINTAINED BY THE OWNER AND HIS OR HER SUCCESSORS AND ASSIGNS. NO RESIDENTIAL DEVELOPMENT SHALL BE ALLOWED ON THIS LOT. RECREATION FACILITIES AND REST AREAS MAY BE CONSTRUCTED.
- IN THE DRAINAGE EASEMENTS AND CONSERVATION EASEMENTS SHOWN HEREON, THERE WILL BE NO CONSTRUCTION OTHER THAN UTILITIES, DRAINAGE FACILITIES AND/OR PARKLAND IMPROVEMENTS.
- TRIMMING, CUTTING, MOWING OR TREE REMOVAL, AND BUILDING FENCES, DECKS OR ANY DEVELOPMENT OF ANY TYPE ARE PROHIBITED IN CONSERVATION EASEMENTS.
- VEHICULAR/DRIVEWAY ACCESS IS PROHIBITED ONTO WESTLAKE DRIVE FROM ALL LOTS IN THIS SUBDIVISION.
- NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 150 FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTING ARTERIAL STREET. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50 FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTING LOCAL OR COLLECTOR STREET.
- THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 13-7, ARTICLE II OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE CITY OF AUSTIN ELECTRIC UTILITY DEPARTMENT WITH ANY EASEMENTS AND/OR ACCESS REQUIRED. IN ADDITION TO THOSE INDICATED HEREON, 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 13-7, ARTICLE II OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- ANY ELECTRIC UTILITY ACTIVITY INSIDE THIS SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT.
- 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.
- A HOMEOWNERS ASSOCIATION HAS BEEN ESTABLISHED TO PROVIDE FOR THE OWNERSHIP, MAINTENANCE, AND TAXATION OF ALL PROPOSED COMMON AREAS, PRIVATE PARKS, LANDSCAPE LOTS AND PRIVATE STREETS FOR THIS SUBDIVISION. SEE INSTRUMENT OF RECORD IN DOCUMENT NUMBER 1999019724 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
- STANDARD STREET NAME SIGNS WILL BE INSTALLED, AT OWNER'S EXPENSE, AT ALL PRIVATE STREET INTERSECTIONS. AN ADDITIONAL "PRIVATE STREET" SIGN WILL BE POSTED, AT OWNER'S EXPENSE, AT ALL INTERSECTIONS OF PRIVATE STREETS WITH PUBLIC STREETS.
- ANY ENTRANCE FEATURES FOR THE PRIVATE STREET WILL BE CONTAINED WHOLLY WITHIN THE PRIVATE STREET RIGHT-OF-WAY AND/OR EASEMENTS, AND WILL BE CONSTRUCTED IN ACCORDANCE WITH CITY AND COUNTY REGULATIONS.
- ALL PRIVATE STREETS SHOWN HEREON (RIVER GARDEN TRAIL) AND ANY SECURITY GATES OR DEVICES CONTROLLING ACCESS TO SUCH STREETS WILL BE OWNED AND MAINTAINED BY THE ESTABLISHED HOMEOWNERS ASSOCIATION OF THE SUBDIVISION.
- THIS SUBDIVISION PLAT IS SUBMITTED IN ACCORDANCE WITH THE COMPROMISE SETTLEMENT AGREEMENT DATED OCTOBER 8, 1995 BETWEEN PENTA DEVELOPMENT CORPORATION AND THE CITY OF AUSTIN ON FILE WITH THE TRAVIS COUNTY DISTRICT CLERK'S OFFICE IN CAUSE NO. 59,806-A IN PROBATE COURT NUMBER ONE OF TRAVIS COUNTY, TEXAS.
- SIDEWALKS ARE NOT REQUIRED ALONG WESTLAKE PASS, RIVER GARDEN TRAIL AND FRANCES DRIVE.
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION, INCLUDING PERPETUAL MAINTENANCE AGREEMENTS, ARE RECORDED IN DOCUMENT NUMBER 1999019724 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
- ALL DRIVEWAY/VEHICULAR ACCESS TO RIVER GARDEN TRAIL FOR LOTS 21-24, BLOCK A, SHALL ONLY BE FROM THE SOUTH AND/OR WEST SIDE OF THESE LOTS.
- ALL 15" DRAINAGE EASEMENTS WILL CONVEY STORMWATER IN ENCLOSED CONDUITS.
- ACCESS FOR LOTS 19, 20, 24 THROUGH 30, AND 37 THROUGH 40 TO RIVER GARDEN TRAIL, AND ACCESS FOR LOTS 32 THROUGH 34 TO MOUNT LARSON ROAD, IS RESTRICTED TO THE JOINT USE ACCESS EASEMENTS AS SHOWN HEREON. SEE INSTRUMENT OF RECORD IN DOCUMENT NUMBER 1999019724 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
- A VARIANCE TO THE REQUIREMENT FOR SIDEWALKS ALONG WESTLAKE PASS, RIVER GARDEN TRAIL AND FRANCES DRIVE WAS GRANTED BY THE PLANNING COMMISSION ON 10-23-97.
- A VARIANCE MAKING RIVER GARDEN TRAIL A PRIVATE STREET WAS GRANTED BY THE PLANNING COMMISSION ON 10-23-97.

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

THAT PENTA DEVELOPMENT CORPORATION, A TEXAS CORPORATION, HAVING ITS HOME OFFICE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACTING HEREIN BY AND THROUGH ITS PRESIDENT, LESLIE L. CANTER, BEING THE OWNER OF 101.781 ACRES OF LAND, BEING 6.430 ACRES IN THE DAVID THOMAS SURVEY NO. 1, ABSTRACT NO. 772 AND 95.351 ACRES IN THE WILKINSON SPARKS SURVEY NO. 1, ABSTRACT NO. 21, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A 101.543 ACRE PORTION OF THAT CERTAIN 151.09 ACRE TRACT OF LAND CONVEYED BY SPECIAL WARRANTY DEEDS RECORDED IN VOLUME 12414, PAGE 1477 AND VOLUME 12414, PAGE 1522 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; ALL OF THE SUMMIT AT WEST RIM ON MOUNT LARSON SECTION "A", A SUBDIVISION OF RECORD IN PLAT BOOK 90, PAGES 35-36 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING THAT PROPERTY VACATED BY SEPARATE INSTRUMENT RECORDED IN DOCUMENT NUMBER 1999019724 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING THAT PROPERTY VACATED BY SEPARATE INSTRUMENT RECORDED IN DOCUMENT NUMBER 1999019724 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, PURSUANT TO CHAPTER 212.013 OF THE TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; THAT CERTAIN RIGHT-OF-WAY OF OLD MORMON TRAIL, PLATTED AS OLD MORMON TRAIL ON THE PLAT OF MT. LARSON I LOT 1, BLOCK "A", A SUBDIVISION OF RECORD IN PLAT BOOK 86, PAGE 520 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING THAT PROPERTY VACATED BY SEPARATE INSTRUMENT RECORDED IN DOCUMENT NUMBER 1999019724 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, PURSUANT TO CHAPTER 212.013 OF THE TEXAS LOCAL GOVERNMENT CODE, AS AMENDED, DOES HEREBY SUBDIVIDE SAID 101.781 ACRES OF LAND PURSUANT TO TITLE 13 OF THE AUSTIN CITY CODE AND CHAPTER 212, TEXAS LOCAL GOVERNMENT CODE, AND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS

THE SUMMIT AT WEST RIM ON MOUNT LARSON BLOCK A

SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE PUBLIC THE ADDITIONAL RIGHT-OF-WAY FOR WESTLAKE PASS AND FRANCES DRIVE, AND ALL EASEMENTS, UNLESS OTHERWISE INDICATED, SHOWN HEREON, AND THE PORTION OF LAND INDICATED AS RIGHT-OF-WAY FOR FRANCES DRIVE, SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, THE MAINTENANCE AND PAYMENT OF REAL PROPERTY TAXES ON RIVER GARDEN TRAIL, A PRIVATE STREET, ARE THE RESPONSIBILITY OF THE OWNER(S) OF THE SUBDIVISION OR THE SUMMIT AT WEST RIM ON MOUNT LARSON OWNERS ASSOCIATION, INC., THE DULY CONSTITUTED HOMEOWNERS ASSOCIATION FOR THE SUMMIT AT WEST RIM ON MOUNT LARSON, BLOCK A, UNDER THAT CERTAIN INSTRUMENT OF RECORD IN DOCUMENT NUMBER 1999019724 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. AN EXPRESS EASEMENT IS HEREBY GRANTED ACROSS SAID PRIVATE STREET AND ANY COMMON AREAS FOR THE USE OF THE SURFACE FOR ALL GOVERNMENTAL FUNCTIONS, VEHICULAR AND NON-VEHICULAR, INCLUDING FIRE AND POLICE PROTECTION, SOLID AND OTHER WASTE MATERIAL PICKUP, AND ANY OTHER PURPOSE ANY GOVERNMENTAL AUTHORITY DEEMS NECESSARY, AND DOES FURTHER AGREE THAT ALL GOVERNMENTAL ENTITIES, THEIR AGENTS OR EMPLOYEES, SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGE OCCURRING TO THE SURFACE OF SAID PRIVATE STREET AND ANY COMMON AREA AS A RESULT OF GOVERNMENTAL VEHICLES TRAVERSING OVER SAME.

WITNESS MY HAND THIS THE 0 DAY OF October, 1997 A.D.

PENTA DEVELOPMENT CORPORATION
 A TEXAS CORPORATION
 1011 WESTLAKE DRIVE
 AUSTIN, TEXAS 78746

BY: Leslie L. Canter
 LESLIE L. CANTER, PRESIDENT

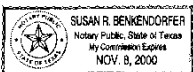
THE STATE OF TEXAS
 THE COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LESLIE L. CANTER, PRESIDENT OF PENTA DEVELOPMENT CORPORATION, A TEXAS CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL THIS 10th DAY OF October, 1997 A.D.

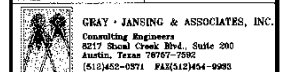
Susan R. Benkendorfer
 NOTARY PUBLIC IN AND FOR
 THE STATE OF TEXAS

Susan R. Benkendorfer MY COMMISSION EXPIRES ON Nov. 8, 2000
 PRINTED NAME OF NOTARY



40. THE SECURITY GATES SHALL BE LOCATED ON RIVER GARDEN TRAIL; THE SECURITY GATES SHALL BE SHOWN ON THE CONSTRUCTION PLANS; A MINIMUM STORAGE SPACE OF 40 FEET SHALL BE PROVIDED BETWEEN THE SECURITY GATES AND THE NEAREST STREET RIGHT-OF-WAY; AND THE DESIGN OF THE SECURITY GATES SHALL BE APPROVED BY THE CITY OF AUSTIN, THE SUMMIT AT WEST RIM ON MOUNT LARSON BLOCK A SHEET 7 OF 8

PROJECT NO: 1285-7771-14	DESIGNED BY: MFW
FILE NO: 7771PL7.DWG	DRAWN BY: MFW
DATE: JULY, 1997	CHECKED BY: SKO
SCALE:	REVISED BY:



THE SUMMIT AT WEST RIM ON MOUNT LARSON BLOCK A

199900144

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 78757

10-10-97 *Claude F. Hinkle, Jr.*
CLAUDE F. HINKLE, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4629

I, STEPHEN K. COLLINS, A REGISTERED PROFESSIONAL ENGINEER, DO HEREBY ATTEST:

FLOOD PLAIN AND DRAINAGE EASEMENT NOTES:

1. THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP COMMUNITY PANEL NO. 48453C 0205 E OF TRAVIS COUNTY, TEXAS, DATED JUNE 16, 1993.
2. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY.
3. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS.
4. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS; THAT I PREPARED THE PLAT SUBMITTED HERewith; THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF; AND THAT SAID PLAT COMPLIES WITH TITLE 13 OF THE AUSTIN CITY CODE OF 1981, AS AMENDED, AND ALL OTHER APPLICABLE CODES AND ORDINANCES.

WITNESS MY HAND THIS 10th DAY OF October, 1997, A.D.

GRAY • JANSING & ASSOCIATES, INC.
8217 SHOAL CREEK BLVD., SUITE 200
AUSTIN TEXAS 78757



Stephen K. Collins
STEPHEN K. COLLINS
REGISTERED PROFESSIONAL ENGINEER NO. 55969
10-10-97
DATE

APPROVED FOR ACCEPTANCE

4-26-99
DATE *Alice Glasgow*
ALICE GLASGOW, DIRECTOR
DEVELOPMENT REVIEW AND INSPECTION DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN ON THE 21 DAY OF October, 1997, A.D.

Dusty McCormick
DUSTY MCCORMICK, CHAIRPERSON
Betty Baker
BETTY BAKER, SECRETARY

TRAVIS COUNTY COMMISSIONERS' COURT APPROVAL AND RESOLUTION

IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES OR ANY BRIDGES OR CULVERTS NECESSARY TO BE PLACED ON SUCH ROADS, STREETS AND OTHER PUBLIC THOROUGHFARES SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR THE 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, AND SAID COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

THE ACCEPTANCE FOR MAINTAINING BY TRAVIS COUNTY, TEXAS, OF THE ROADS OR STREETS IN REAL ESTATE SUBDIVISIONS DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET MARKING SIGNS, AS THIS IS CONSIDERED TO BE A PART OF THE DEVELOPERS' CONSTRUCTION; BUT THAT ERECTING SIGNS FOR TRAFFIC CONTROL, SUCH AS FOR SPEED LIMITS AND STOP AND YIELD SIGNS, SHALL REMAIN THE RESPONSIBILITY OF THE COUNTY.

THE STATE OF TEXAS

THE COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 21 DAY OF April, 1999, 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 DOCUMENT NUMBER pg. 4 page 17.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE 29 DAY OF April, 1999, A.D.

DANA DEBEAUVOIR, CLERK, COUNTY COURT
TRAVIS COUNTY, TEXAS



BY: *M. P. ...*
DEPUTY

THE STATE OF TEXAS

THE 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 21st DAY OF May, 1999, A.D., AT 4:00 O'CLOCK P. M., AND DULY RECORDED ON THE 30th DAY OF May, 1999, A.D., AT 4:00 O'CLOCK P. M. IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 199900144.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 30th DAY OF May, 1999, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS



BY: *D. ...*
DEPUTY

FILED FOR RECORD AT 4:00 O'CLOCK P. M., THIS THE 30th DAY OF May, 1999, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS



BY: *D. ...*
DEPUTY

THE SUMMIT AT WEST RIM
ON MOUNT LARSON
BLOCK A
SHEET 8 OF 8

PROJECT NO. 1285-7711-14	DESIGNED BY: NEW
FILE NO. 7711R18.0WG	DRAWN BY: NEW
DATE: JULY, 1997	CHECKED BY: SKC
SCALE:	REVISED BY:

GRAY • JANSING & ASSOCIATES, INC.
Consulting Engineers
8217 Shoal Creek Blvd., Suite 200
Austin, Texas 78757-7682
(512)452-0071 FAX (512)454-8823