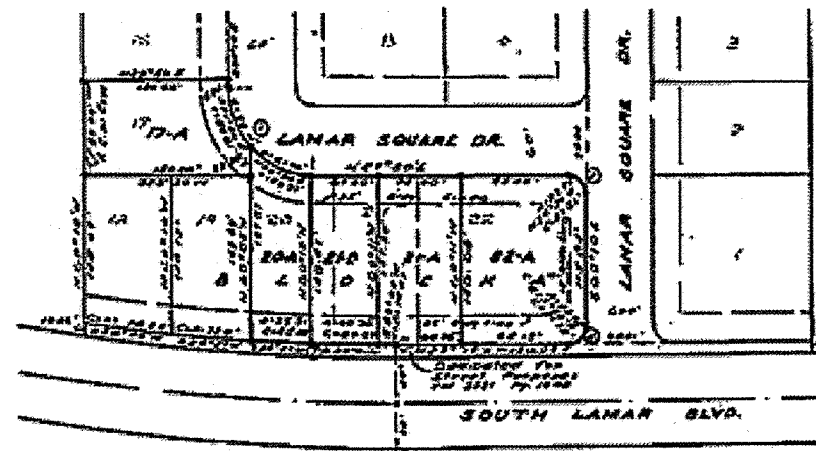


C88-68-49 P. 1499 & U.S.D.



RESUBDIVISION OF LOTS 17, 20, 21 & 22 BLOCK "A" SOUTH LAMAR SQUARE

LEGEND

Table with 4 columns: CURVE DATA, RADIUS, CHORD BEARING, CHORD DISTANCE.

STATE OF TEXAS COUNTY OF TRAVIS KNOW ALL MEN BY THESE PRESENTS: THAT THE BARRON CORPORATION, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS...

Witness our hands this the 16 day of March, 1968. Nelson Frett, Jr. President, Barron Corporation; Jack O'Connell; C. L. Turner.

STATE OF TEXAS COUNTY OF TRAVIS KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED NELSON FRET, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS PRESIDENT OF BARRON CORPORATION...

STATE OF TEXAS COUNTY OF TRAVIS KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED CLOVIS BALLARD, 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 IN SUCH CAPACITY...

STATE OF TEXAS COUNTY OF TRAVIS KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JACK O'CONNELL, 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 IN SUCH CAPACITY...

STATE OF TEXAS COUNTY OF TRAVIS KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED C. L. TURNER, 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 IN SUCH CAPACITY...

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY PLANNING COMMISSION, CITY OF AUSTIN, TEXAS, March 29, 1968, A.D. Director of Planning - Hoyte H. Osborne.

FILED FOR RECORD AT 1:00 P.M. THE 4 DAY OF April, 1968, A.D. Clerk of County Court - H. B. ...

THIS IS TO CERTIFY THAT AUSTIN CITY CODE CHAPTER 23.27 OF 1956, HAS BEEN COMPLIED WITH.

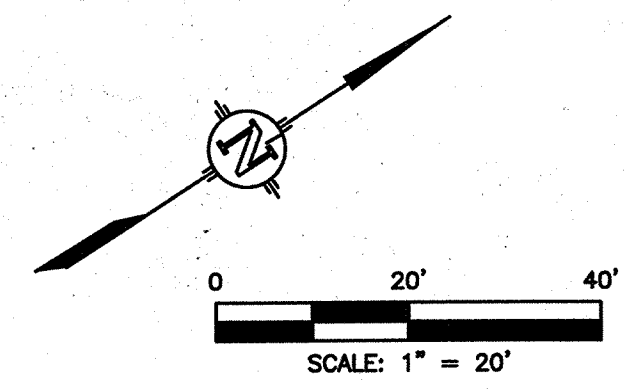
AS SURVEYOR H. B. ... REGISTERED PROFESSIONAL SURVEYOR NO. 720 AUSTIN TEXAS MARCH 15, 1968

SUBDIVISION PLAT: C8S-68-49 NOT TO SCALE

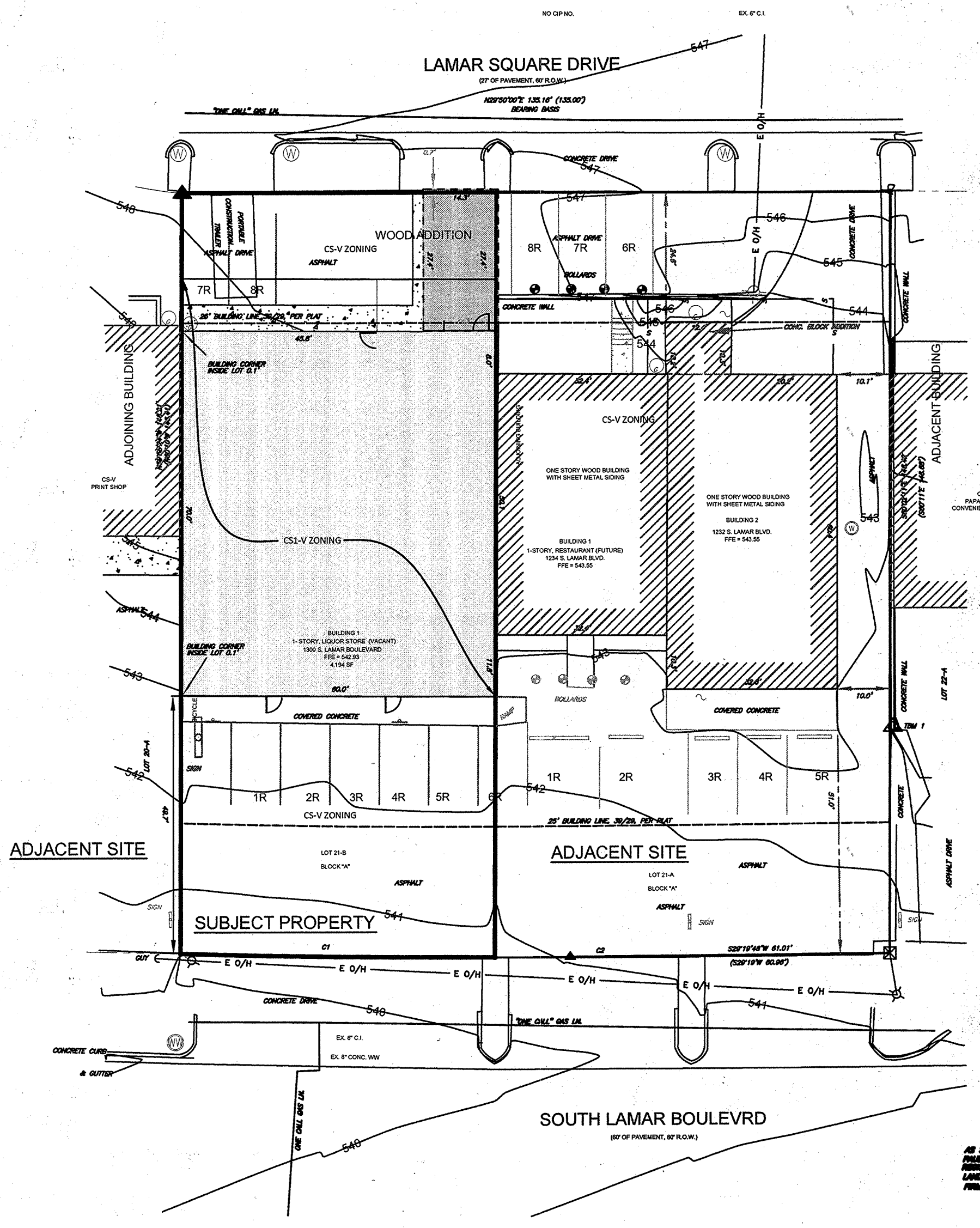
LEGAL DESCRIPTION: LOT 21-B, RESUBDIVISION OF LOTS 17, 20, 21 & 22 BLOCK "A" SOUTH LAMAR SQUARE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS...

BM 1 - SQUARE CUT ON TOP OF THE EAST END OF CONCRETE RETAINING WALL ON THE NORTH PROPERTY LINE OF LOT 21-A, BEING APPROXIMATELY 13' EAST OF THE NORTHEAST CORNER OF THE EXISTING BUILDING ON LOT 21-A, AND 43' NORTHWEST OF THE NORTHEAST CORNER OF LOT 21-A. ELEVATION: 545.35

ELEVATIONS ARE C.O.A. BENCHMARK H-20-1003, 3" BRASS DISK ON NORTH SIDE OF W. MARY STREET ON EAST SIDE OF SIDEWALK OF BOX CULVERT BRIDGE OVER BOULDIN CREEK. NAVD '88 ELEV. = 521.51'



- Legend for symbols: X" IN CONC. FOUND, 1/2" IRON ROD FOUND, SURVEY CONTROL POINT /BM, PK NAIL FOUND, POWER POLE, GUY ANCHOR, OVERHEAD ELECTRIC, WATER MANHOLE, WASTEWATER MANHOLE, CONCRETE IMPROVEMENTS, WATER METER, GAS METER, CHAIN LINK FENCE, BUILDING LINE, T.C.P.R., SITE BUILDING TO REMAIN, ADJACENT BUILDING, SITE BUILDING TO BE DEMOLISHED.



EXISTING SITE SURVEY, BLOCK 21B

1" = 20'

GENERAL CONSTRUCTION NOTES:

- 1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. CONTRACTOR SHALL CALL THE ONE CALL CENTER 1 (800) 245-4545 FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.
3. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION OF THE CITY'S ONE STOP SHOP (OSS) AT 974-6360 OR 974-7034 AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF ANY DRAINAGE FACILITY WITHIN A DRAINAGE EASEMENT OR STREET R.O.W.
4. FOR SLOPES OR TRENCHES GREATER THAN FIVE FEET IN DEPTH, A NOTE MUST BE ADDED STATING: "ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION."
5. ALL SITE WORK MUST ALSO COMPLY WITH ENVIRONMENTAL REQUIREMENTS.
6. UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS AND PRIOR TO THE FOLLOWING, THE ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DRAINAGE, FILTRATION AND DETENTION FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS.
7. RELEASE OF THE CERTIFICATE OF OCCUPANCY BY THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT (INSIDE THE CITY LIMITS), OR
8. INSTALLATION OF AN ELECTRIC OR WATER METER (IN THE FIVE-MILE ETJ).

DEVELOPER INFORMATION: OWNER: THE LANTZCH FAMILY TRUST ADDRESS: 2625 MIDDLEFIELD ROAD #820 PHONE #: 512-985-1369. OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS: UTE CONSULTANTS, INC. PHONE#: 512-789-5018.

AMERICANS WITH DISABILITIES ACT: THE CITY OF AUSTIN HAS REVIEWED THIS PLAN FOR COMPLIANCE WITH CITY DEVELOPMENT REGULATIONS ONLY. THE APPLICANT, PROPERTY OWNER, AND OCCUPANT OF THE PREMISES ARE RESPONSIBLE FOR DETERMINING WHETHER THE PLAN COMPLIES WITH ALL OTHER LAWS, REGULATIONS, AND RESTRICTIONS WHICH MAY BE APPLICABLE TO THE PROPERTY AND ITS USE.

AUSTIN ENERGY NOTES:

- 1. 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.
2. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE 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 BUILDINGS 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.
3. 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 TEN FEET OF THE CENTERLINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
4. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATION AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVER HEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

FIRE DEPARTMENT NOTES:

- 1. THE AUSTIN FIRE DEPARTMENT REQUIRES ASPHALT OR CONCRETE PAVEMENT ON REQUIRED ACCESS ROADS PRIOR TO THE START OF COMBUSTIBLE CONSTRUCTION AS AN "ALL-WEATHER DRIVING SURFACE".
2. HYDRANTS MUST BE INSTALLED WITH THE CENTER OF THE FOUR (4) INCH OPENING AT LEAST 18 INCHES ABOVE FINISHED GRADE. THE FOUR-INCH OPENING MUST FACE THE DRIVEWAY OR STREET WITH THREE- TO SIX-FOOT SETBACKS FROM THE CURBLINE(S). NO OBSTRUCTION IS ALLOWED WITHIN THREE FEET OF ANY HYDRANT AND THE FOUR-INCH OPENING MUST BE TOTALLY UNOBSTRUCTED FROM THE STREET.
3. TIMING OF INSTALLATIONS: WHEN FIRE PROTECTION FACILITIES ARE INSTALLED BY THE DEVELOPER, SUCH FACILITIES SHALL INCLUDE ALL SURFACE ACCESS ROADS WHICH SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. WHERE ALTERNATIVE METHODS OF PROTECTION, AS APPROVED BY THE FIRE CHIEF, ARE PROVIDED, THE ABOVE MAY BE MODIFIED OR WAIVED.
4. ALL PERVIOUS/DECORATIVE PAVING, SHALL BE ENGINEERED AND INSTALLED FOR 80,000 LB LIVE- VEHICLE LOADS. ANY PERVIOUS/DECORATIVE PAVING WITHIN 100 FEET OF ANY BUILDING MUST BE APPROVED BY THE FIRE DEPARTMENT.
5. COMMERCIAL DUMPSTERS AND CONTAINER WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN 10 FEET OF OPENINGS, COMBUSTIBLE WALLS, OR COMBUSTIBLE EAVE LINES.
6. FIRE LINES DESIGNATED ON SITE PLANS SHALL BE REGISTERED WITH THE CITY OF AUSTIN FIRE MARSHALL OFFICE AND INSPECTED FOR FINAL APPROVAL.
7. THE MINIMUM VERTICAL CLEARANCE REQUIRED FOR EMERGENCY VEHICLE ACCESS ROADS OR DRIVES IS 13 FEET, 6" FOR THE FULL WIDTH OF THE ROADWAY OR DRIVEWAY.

Site Plan Approval form with fields for File Number, Application Date, Approved By, Under Section, Chapter, Expiration Date, Case Manager, Project Expiration Date, and Director/Planning and Development Review Department signature.

u.t.e consultants, inc. 2007 S 1st Street Austin, Texas 78704

TBPE Registered Firm No. F-953

Professional Engineer Seal for Joan Diane Ternis, State of Texas, License No. 24777, Exp. 12/31/2014.

Date: 20-MAR-2014 Drawn: JT Checked: JT

Table with columns for REVISIONS (NO, DATE, DESCRIPTION).

1300 LAMAR PLAZA II 1300 SOUTH LAMAR BOULEVARD AUSTIN, TEXAS

SITE DEVELOPMENT

SUBDIVISION PLAT & SITE SURVEY

SHEET: 2

2 OF 4