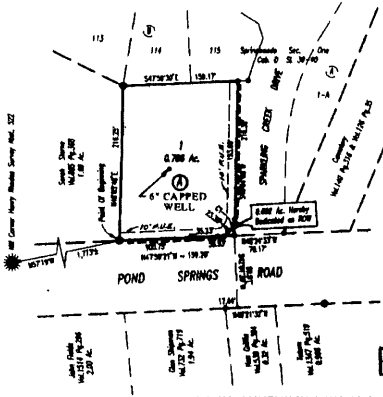
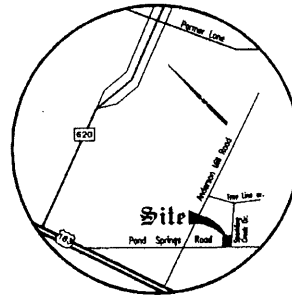


# Austin Payfones Subdivision

## Legend

- IRON PIN FOUND
- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- 1 LOT NUMBER
- Ⓜ BLOCK LETTER
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- APPROXIMATE SIDEWALK LOCATION
- NO. OF LOTS: 1
- NO. OF BLOCKS: 1
- ACRES: 0.788 ACRES
- OWNER: AUSTIN PAYFONES L.L.P.
- 13357 POND SPRINGS ROAD
- AUSTIN, TEXAS 78729
- (512)335-6446 FAX(512)335-4181
- SURVEY: HENRY RHODES SURVEY ABST. NO.522
- F.E.M.A. MAP NO. 48491C-0325C
- WILLIAMSON CO., TX DATED: SEPT. 27, 1991
- DATE: MARCH 23, 1998

LOCATION MAP - N.T.S.



Scale 1" = 100'

Benchmark:  
 "Δ" Found @ North side of circular conc. base for water meter Manhole, on East ROW of Pond Springs Road at SE corner of intersection of Spaulding Creek Dr. with Pond Springs Road (COA Public Works Div) Elev. = 941.49'

CURVE	ROADS	LENGTH	TANGENT	CHORD	BLANG	DELTA
C1	23.07'	33.31'	23.37'	34.00'	389.034'	65.97° 0'

PRIOR TO ALL CONSTRUCTION THE WELL ON SITE WILL BE CLOSED AS PER TEXAS NATURAL RESOURCE COMMISSION STANDARDS

BASED UPON THE ABOVE REPRESENTATION OF THE ENGINEER WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE BLUE LINE AS REPRESENTED BY THE SAID ENGINEER, I FIND THAT THIS BLUE LINE COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY FLOOD PLAIN REGULATIONS AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATION OF THE FACTS ALLEGED. THIS WILLIAMSON COUNTY & CITIES HEALTH DISTRICT AND WILLIAMSON COUNTY DISCLAIMS REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS BLUE LINE AND THE DOCUMENTS ASSOCIATED WITH IT.

Doc# 9874064  
 # Pages: 3  
 Date: 12-15-1998  
 Time: 1:08:12 P.M.  
 Filed & Recorded in  
 Official Records  
 of Williamson County, TX.  
 HANLEY E. HESTER  
 COUNTY CLERK  
 Rec. # 111.00

Paulo Pinto  
 PAULO PINTO  
 DIRECTOR OF ENVIRONMENTAL SERVICES

DATE

STATE OF TEXAS

COUNTY OF WILLIAMSON:

KNOW ALL MEN BY THESE PRESENTS: AUSTIN PAYFONES, L.L.P., ACTING HEREIN BY AND THROUGH JEAN BAZAR AND MIA B. IRBY, PARTNERS, BEING THE OWNERS OF 0.788 ACRES OF LAND, AS CONVEYED BY DEED OF TRUST IN DOCUMENT NO. 9707880, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 0.788 ACRES OF LAND, OUT OF AND A PART OF THE HENRY RHODES SURVEY ABSTRACT NO. 522, SITUATED IN WILLIAMSON COUNTY, TEXAS IN ACCORDANCE WITH THE ATTACHED MAP OR PLAN, TO BE KNOWN AS "AUSTIN PAYFONES SUBDIVISION" 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 THE 17 DAY OF June, 1998, A.D.

Jean Bazar  
 JEAN BAZAR, PARTNER  
 AUSTIN PAYFONES, L.L.P.  
 13357 POND SPRINGS ROAD  
 AUSTIN, TEXAS 78729

STATE OF TEXAS

COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEAN BAZAR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND SHE ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 17 DAY OF June, 1998, A.D.

Janet M. McWhorter  
 JANET M. MCWHORTER  
 NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

WITNESS MY HAND, THIS THE 17 DAY OF June, 1998, A.D.

Mia B. Irby  
 MIA B. IRBY, PARTNER  
 AUSTIN PAYFONES, L.L.P.  
 13357 POND SPRINGS ROAD  
 AUSTIN, TEXAS 78729

STATE OF TEXAS

COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MIA B. IRBY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND SHE ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 17 DAY OF June, 1998, A.D.

Janet M. McWhorter  
 JANET M. MCWHORTER  
 NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT REVIEW AND INSPECTION DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, TEXAS, THIS THE 17<sup>th</sup> DAY OF NOVEMBER, 1998, A.D.

Alice Glasco  
 ALICE GLASCO  
 DEVELOPMENT REVIEW AND INSPECTION DEPARTMENT

DATE 11-17-98

RECORDERS MEMORANDUM  
 All or parts of the text on this page was not clearly legible for satisfactory recordation.

**CEA**  
 CARLSON ENGINEERING & ASSOCIATES  
 3401 BLANCHARD LANE WEST  
 AUSTIN, TEXAS 78746  
 (512) 280-0180 FAX (512) 280-0180

Job No. 3577  
Sheet 1 of 3

CB-97-0247.0A

# Austin Payfones Subdivision

## FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE HENRY RHODES SURVEY ABSTRACT NO. 522, SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING ALL OF THAT CERTAIN 0.788 ACRE TRACT OF LAND CONVEYED TO AUSTIN PAYFONES, L.L.P. IN DOCUMENT NO. 9707880, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID TRACT OF LAND BEING 0.788 OF AN ACRE OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron pipe found in the northeasterly right-of-way line of Pond Springs Road (Old U. S. Highway No. 183), an existing 100' public right-of-way at the northeasterly corner of said Austin Payfones, L.L.P. tract, same point being the southwesterly corner of that certain 1.80 acre tract of land conveyed to Sarah Sterne in Volume 265, Page 358 of said Official Records, for the northeasterly corner and the POINT OF BEGINNING of the herein described tract, from which point, the northwest corner of said Henry Rhodes Survey bears approximately N57°18'11", 1773 feet,

THENCE, leaving said right-of-way line, following the northerly line of said Austin Payfones tract, same being the southerly line of said Sterne tract, N48°05'48"E, 218.25 feet to an iron pipe found at the southeast corner of said Sterne tract, same point being the northeast corner of said Austin Payfones tract and the northeasterly corner of Lot 114, Block B, Springwoods Sec. One, a subdivision of record in Cabinet D, Sides 39-40, Williamson County, Texas Plat Records, for the northeasterly corner of the herein described tract,

THENCE, following the easterly line of said Austin Payfones tract, same being the westerly line of said subdivision, S47°59'30"E, 159.17 feet to an iron pin found at an corner in the northerly right-of-way line of Sparkling Creek Drive, an existing public right-of-way of varied width dedicated within said Springwoods Sec. One, for the southeast corner of the herein described tract,

THENCE, following said right-of-way line, S48°04'00"W, 218.30 feet to an iron pin found in the northeasterly right-of-way line of said Pond Springs Road, at the intersection of said Sparkling Creek Drive, for the southwesterly corner of the herein described tract,

THENCE, following the northeasterly right-of-way line of said Pond Springs Road, N47°58'21"W, 56.53 feet to a concrete monument found, continuing past said point for a total distance of 159.28 feet to the POINT OF BEGINNING containing 0.788 of an Acre of Land.

I THOMAS J. DODD DO HEREBY CERTIFY THAT THE ABOVE FIELD NOTES DO CLOSE.

  
THOMAS J. DODD, P.L.S. NO. 1882



5-23-98  
DATE

## GENERAL NOTES:

1. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THE SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
2. OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.
3. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO SECTION 13-7-14, LAND DEVELOPMENT CODE.
4. ALL SIGNS SHALL COMPLY WITH THE AUSTIN SIGN ORDINANCE, CHAPTER 13-2, ARTICLE VI.
5. 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 OWNERS SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
6. THIS SUBDIVISION WAS APPROVED AND RECORDED PRIOR TO THE CONSTRUCTION AND ACCEPTANCE OF ALL STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED \_\_\_\_\_, 19\_\_\_\_, 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 IMPROVEMENTS AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ IN THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.
7. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES ARE TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN URBAN STANDARDS.
8. THIS SUBDIVISION IS LOCATED IN THE NORTH EDWARDS AQUIFER RELATED PORTION OF THE LAKE CREEK WATERSHED, IS CLASSIFIED AS SUBURBAN 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 LAND DEVELOPMENT CODE. LAND IN THIS SUBDIVISION IS RESTRICTED TO THE IMPERVIOUS COVER LIMITS OF SECTION 13-2-424, LAND DEVELOPMENT CODE.
9. THE MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN CHAPTER 13, AUSTIN CITY CODE OF 1991, AS AMENDED AND OTHER ORDINANCES AND REGULATIONS OF THE CITY.
10. WATER 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.
11. NO CUT OR FILL SHALL EXCEED A DEPTH OF FOUR FEET EXCEPT FOR STRUCTURAL EXCAVATION PURSUANT TO SECTION 13-7-16, LAND DEVELOPMENT CODE.
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 AND DEVELOPMENT REVIEW AND INSPECTION DEPARTMENTS.
13. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS.
14. ALL SLOPES ON THIS SITE ARE LESS THAN FIFTEEN PERCENT (15%).
15. 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 EXISTING AT PREDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOT 1, BLOCK A REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
16. 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.
17. PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG SPARKLING CREEK DRIVE AND POND SPRINGS ROAD, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE REQUIRED SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO BUILD THESE SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS OR UTILITY CONNECTIONS.
18. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, FENCES OR LANDSCAPING SHALL BE ALLOWED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
19. PROPERTY OWNER, OR HIS/her ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT(S) AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF AUSTIN FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
20. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS.
21. DEVELOPMENT OF THESE LOTS IS HEREBY RESTRICTED TO USES OTHER THAN RESIDENTIAL USES.
22. 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.
23. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT THE OWNERS EXPENSE.
24. 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, 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 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
25. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS NATURAL RESOURCES CONSERVATION COMMISSION HAS APPROVED IN WRITING THE POLLUTION ABATEMENT PLAN.
26. NO STRUCTURE OR LAND ON THIS SURVEY SHALL BE EASPER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE APPLICATION FORM TO THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.

Cabinet 2M

C8-97-0247.0A

## RECORDERS MEMORANDUM

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# Austin Payfones Subdivision

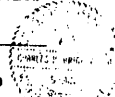
**GENERAL NOTES CONTINUED:**

- 27. 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. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN.
- 28. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LOT PURSUANT TO LDC SECTION 13-7-10.
- 29. WATER AND SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY SPRINGWOOD MUD THROUGH AN AGREEMENT WITH THE CITY OF AUSTIN.

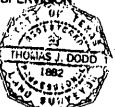
FLOOD PLAIN NOTE: NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 45491C-0325C FOR WILLIAMSON COUNTY, TEXAS, DATED SEPTEMBER 27, 1991. THIS SUBDIVISION IS LOCATED IN THE NORTH EDWARDS AQUIFER.

STATE OF TEXAS: NO CONSTRUCTION MAY BEGIN UNTIL TEXAS NATURAL RESOURCES CONSERVATION COMMISSION HAS APPROVED IN WRITING THE WATER AMATEMENT PLAN  
 COUNTY OF TRAVIS:

I, CHARLES R. BRIGANCE, JR., P.E., DO HEREBY CERTIFY THAT NO LOT IN THIS SUBDIVISION IS ENCRoACHED BY ANY AREA WHICH IS SUBJECT TO A 1% CHANCE OF FLOODING DURING ANY GIVEN YEAR.

ENGINEERING BY: Charles R. Brigance  3/23/98  
 CHARLES R. BRIGANCE, JR., P.E., NO. 84898  
 CARLSON ENGINEERING & ASSOCIATES, INC.  
 3401 SLAUGHTER LANE WEST, AUSTIN, TEXAS 78743 DATE

STATE OF TEXAS:  
 COUNTY OF TRAVIS:  
 I, THOMAS J. DODD, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ON-THE-GROUND SURVEY OF THE PROPERTY AND THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED UNDER MY SUPERVISION.

SURVEYED BY: Thomas J. Dodd  3-23-98  
 THOMAS J. DODD, R.P.L.S., NO. 1842  
 CARLSON ENGINEERING & ASSOCIATES, INC.  
 3401 SLAUGHTER LANE WEST, AUSTIN, TEXAS 78748 DATE

COMMISSIONER'S COURT APPROVAL (WILLIAMSON COUNTY):  
 IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD OR MAINTAIN ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. IT IS FURTHER UNDERSTOOD THAT UPON COMPLETION OF THE AFORESAID OBLIGATIONS OF THE DEVELOPER AND EITHER 80% OCCUPANCY OF THE LOTS ALONG THE ROADWAYS AND STREETS IN THE SUBDIVISION HAS BEEN ACHIEVED, OR TWO YEARS FROM THE DATE OF COMPLETION OF THE STREETS HAS ELAPSED, ON WRITTEN PERMISSION FROM THE COMMISSIONERS' COURT, THE COUNTY WILL ASSUME FULL RESPONSIBILITY FOR MAINTENANCE OF SAID STREETS AND ROADS. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT.


IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

STATE OF TEXAS:  
 COUNTY OF WILLIAMSON:  
 KNOW ALL MEN BY THESE PRESENTS: I, JOHN C. DOERFLER, COUNTY JUDGE OF WILLIAMSON, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, THAT "AUSTIN PAYFONES SUBDIVISION" HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, AND BY SAID COURT DULY CONSIDERED, WAS ON THIS DAY APPROVED, AND SAID PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

John C. Doerfler signed 12-14-98  
 JOHN C. DOERFLER  
 COUNTY JUDGE, WILLIAMSON COUNTY, TEXAS  
 approved 11-23-98  
 DATE

STATE OF TEXAS:  
 COUNTY OF WILLIAMSON:  
 HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THIS 7 DAY OF December 1998, A.D., AT 3:10 O'CLOCK P.M., AND DULY RECORDED THIS THE 13 DAY OF December 1998, A.D., AT 11 O'CLOCK A.M., IN THE PLAT RECORDS, OF SAID COURT IN CABINET Q, SLIDES 231, 232, & 233

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE SHOWN ABOVE WRITTEN.

BY DEPUTY  Darcy E. Riter  
 CLERK, COUNTY COURT, WILLIAMSON COUNTY, TEXAS

Cabinet Q Slides 231-233

C8-97-0247.0A

RECORDERS MEMORANDUM  
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