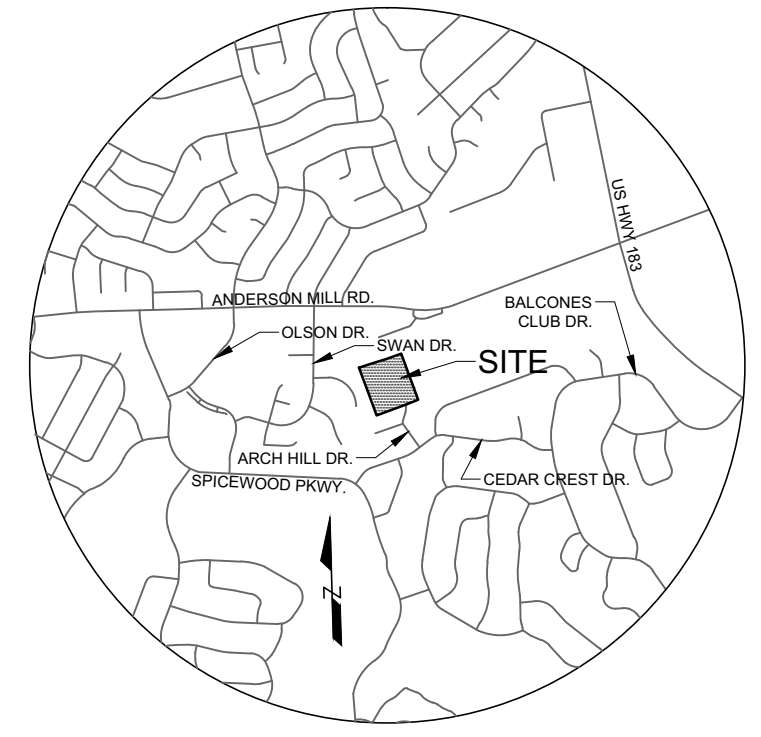
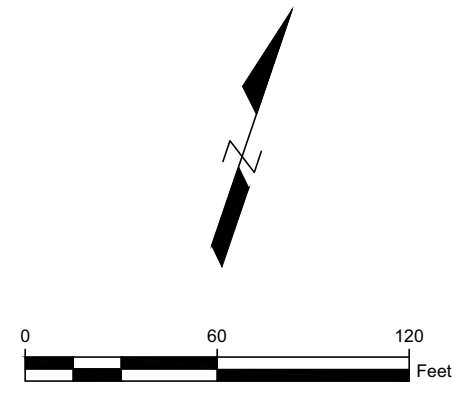


THE ENCLAVE AT ARCH HILL SUBDIVISION, FINAL PLAT



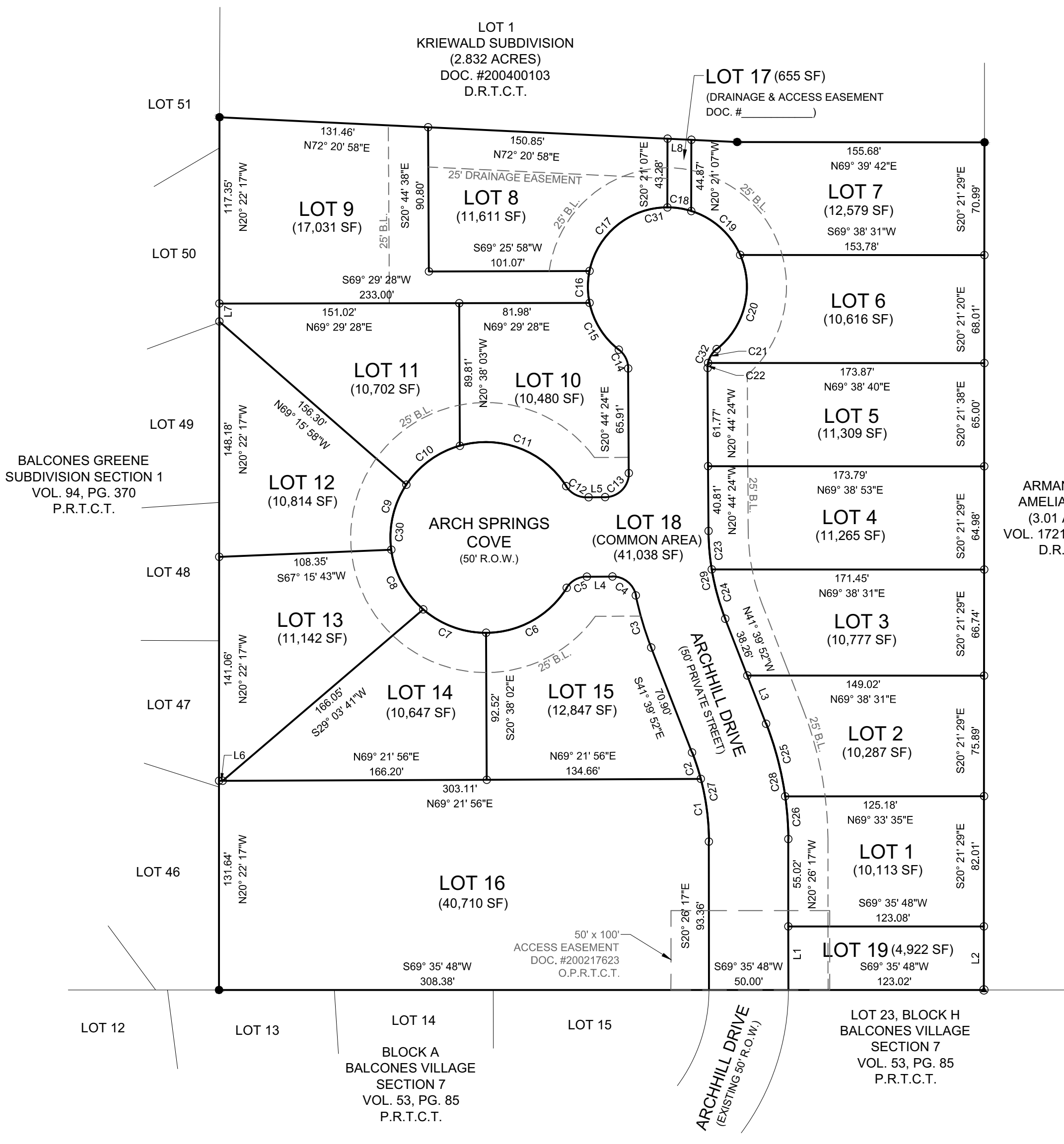
VICINITY MAP
(NOT TO SCALE)



LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 60D NAIL FOUND
- 1/2" IRON ROD SET
- R.O.W. RIGHT-OF-WAY
- B.L. BUILDING LINE
- P.R.T.C.T. PLAT RECORDS, TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS, TRAVIS COUNTY, TEXAS

HORIZONTAL DATUM:
TEXAS STATE PLANE COORDINATES
NAD '83 (CENTRAL ZONE 4203)



STREET INFORMATION

STREET	ROW WIDTH	PAVEMENT WIDTH	SIDEWALK WIDTH (ON EACH SIDE)	CUL DE SAC RADIUS	CURB	GUTTER
ARCHHILL DRIVE	50'	30'	4'	50'	YES	YES
ARCH SPRINGS COVE	50'	30'	4'	60'	YES	YES

LOT TABLE

LOT	SQUARE FEET	ACRES
1	10,113	0.232
2	10,287	0.236
3	10,777	0.247
4	11,265	0.259
5	11,309	0.260
6	10,616	0.244
7	12,579	0.289
8	11,611	0.267
9	17,031	0.391
10	10,480	0.241
11	10,702	0.246
12	10,814	0.248
13	11,142	0.256
14	10,647	0.244
15	12,847	0.295
16	40,710	0.935
17	655	0.015
18	41,045	0.942
19	4,922	0.113
TOTAL	259,552	5.958

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD
C1	39.95'	155.00'	S27° 49' 19"E 39.84'
C2	17.47'	155.00'	S38° 26' 07"E 17.46'
C3	34.23'	205.00'	S36° 52' 53"E 34.19'
C4	20.59'	15.00'	S71° 25' 09"E 19.01'
C5	15.12'	15.00'	N40° 23' 05"E 14.49'
C6	60.59'	60.00'	N40° 26' 14"E 58.05'
C7	43.20'	60.00'	N89° 59' 34"E 42.27'
C8	43.55'	60.00'	S48° 35' 18"E 42.60'
C9	42.95'	60.00'	S7° 17' 16"E 42.04'
C10	42.54'	60.00'	S33° 31' 58"W 41.66'
C11	76.66'	60.00'	N89° 33' 15"W 71.55'
C12	16.58'	15.13'	N84° 21' 54"W 15.77'
C13	23.56'	15.00'	S24° 15' 36"W 21.21'
C14	13.62'	15.00'	S46° 45' 00"E 13.16'
C15	35.53'	50.00'	S52° 24' 11"E 34.79'
C16	20.24'	50.00'	S20° 26' 56"E 20.10'
C17	68.50'	50.00'	S30° 23' 53"W 63.27'

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD
C18	15.23'	50.00'	S78° 22' 37"W 15.18'
C19	42.56'	50.00'	N68° 30' 43"W 41.28'
C20	65.81'	50.00'	N6° 25' 29"W 61.16'
C21	10.37'	15.00'	N11° 28' 07"E 10.17'
C22	3.25'	15.00'	N14° 32' 29"W 3.24'
C23	24.30'	155.00'	N25° 13' 55"W 24.28'
C24	32.30'	155.00'	N35° 41' 39"W 32.24'
C25	47.31'	205.00'	N35° 03' 28"W 47.21'
C26	27.00'	205.00'	N24° 40' 24"W 26.98'
C27	57.42'	155.00'	S31° 03' 05"E 57.10'
C28	74.31'	205.00'	N31° 17' 06"W 73.90'
C29	56.61'	155.00'	N31° 12' 08"W 56.29'
C30	309.49'	60.00'	S20° 43' 18"E 64.00'
C31	247.87'	50.00'	N69° 15' 36"E 61.54'
C32	13.62'	15.00'	S5° 16' 12"W 13.16'

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N20° 26' 17"W	40.00'
L2	S20° 21' 29"E	40.00'
L3	N41° 39' 52"W	32.64'
L4	N69° 15' 36"E	16.10'
L5	S69° 15' 36"W	10.34'
L6	N69° 21' 56"E	303.11'
L7	N20° 22' 17"W	11.23'
L8	N72° 20' 58"E	15.02'

FLUGEL LAND
SURVEYING
FIRM NO. 10193837

WUEST GROUP

ENGINEERING & DESIGN

FIRM # F-15324
2007 S 1ST STREET, SUITE 103
AUSTIN, TEXAS 78704
(512)394-1900

SHEET
1 OF **2**

THE ENCLAVE AT ARCH HILL SUBDIVISION, FINAL PLAT

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

That, Haven Blue Development, Inc., owner of those certain three tracts of land, being comprised of Lot 1, Block A, Spoons Subdivision, recorded in Document No. 200400065, Official Public Records, Travis County, Texas, having been conveyed by Warranty Deed recorded in Document No. 2014091633, Deed Records, Travis County, Texas; Lot 1, Block A, Tucker Subdivision, recorded in Document No. 200400196, Official Public Records, Travis County, Texas, having been conveyed by Warranty Deed recorded in Document No. 2013196830, Deed Records, Travis County, Texas; and Lot 1, Block A, Savage Subdivision, recorded in Document No. 200500277, Official Public Records, Travis County, Texas, having been conveyed by Warranty Deed recorded in Document No. 2013197275, Deed Records, Travis County, Texas, do hereby subdivide said tracts of land in accordance with the attached map or plat to be known as ARCH HILL subject to any easements and/or restrictions heretofore granted, and not released.

WITNESS MY HAND this the _____ day of _____, A.D. 20____.

Owner's Agent
Haven Blue Development, Inc.

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the _____ day of _____, A.D., 20____, did personally appear _____, know to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____

Printed name _____

Commission Expires _____

This subdivision is located within the Full Purpose Jurisdiction of the City of the City of Austin on this the _____ day of _____, 20____.

ACCEPTED AND AUTHORIZED for record by the Director, Planning and Development Review Department, City of Austin, County of Travis, this the _____ day of _____, 20____, A.D.

Greg Guernsey, Director, Planning and Development Review Department

ACCEPTED AND AUTHORIZED for record by the Planning Commission of the City of Austin, Texas, this the _____ day of _____, 20____, A.D.

Dannette Chimeni (Chairperson) _____
Jean Stevens (Secretary)

NOTES:

1. No lot shall be occupied until the habitable structure is connected to the City of Austin water and wastewater utility system.
2. All off-site water and wastewater improvements must be in accordance with City of Austin water and wastewater design criteria and specifications. All plans must be presented to the City of Austin Water and Wastewater Utility Department for review and approval. All construction must be inspected by the City of Austin.
3. Building Setback Lines shall be in conformance with the City of Austin Zoning ordinance requirements.
4. 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.
5. 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.
6. Austin Energy has the right to cut and trim trees and shrubbery and remove obstructions to the extent necessary to keep the easements clear of obstructions. Austin Energy will perform all tree work in compliance with the City of Austin Land Development Code.
7. The owner/developer of this subdivision/lot may provide Austin Energy with any easement and/or access required for the installation and ongoing maintenance of overhead and underground electric facilities within or along the perimeter of this subdivision/lot. These easements/access are required to provide electric service to the buildings and will not be located as to cause the site to be out of compliance with the City of Austin Land Development Code.
8. The owner shall be responsible for installation of temporary erosion control, revegetation and tree protection. In addition, the owner shall be responsible for any initial pruning and tree removal that is within ten feet of the center line of the proposed 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.
9. By approving this plat, the City of Austin assumes no obligation to construct any infrastructure in connection with this subdivision. Any subdivision infrastructure required for the development of the lots in this subdivision is the responsibility of the developer and/or the owners of the lots. Failure to construct any required infrastructure to City standards may be just cause for the City to deny applications for certain development permits including building permits, site plan approvals and/or certificates of occupancy.
10. Erosion/Sedimentation controls are required for all construction on each lot, including single family and duplex construction, pursuant to the City of Austin Land Development Code and Environmental Criteria Manual (ECM).

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the _____ day of _____, A.D., 20____, did personally appear _____, know to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____

Printed name _____

Commission Expires _____

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 _____ day of _____, 20____, A.D., at _____ o'clock _____ M., and duly recorded on the _____ day of _____, 20____, A.D., at _____ o'clock _____ M., Plat Records of said County and State in Document No. _____, Official Public Records of Travis County, Texas.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the _____ day of _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: _____
Deputy

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Paul J. Flugel, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with Title 25 of the Austin City Code, and is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

Paul J. Flugel - RPLS #5096 _____
Date
Flugel Land Surveying
Firm No. 10193837
(512)633-3996

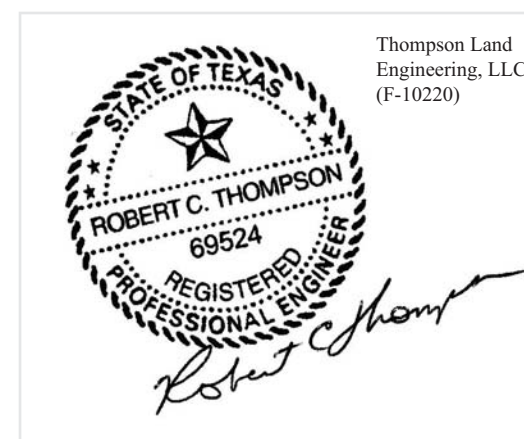
THE STATE OF TEXAS
THE COUNTY OF TRAVIS

This is to certify that I am authorized to practice the profession of engineering in the State of Texas, that I participated in the preparation of the plan submitted herewith, and that all information shown thereon is accurate and correct to the best of my knowledge as related to the engineering portions thereof, and that to the best of my knowledge said plat complies with Chapter 25 of the Austin City Code of 1999, as amended, and all other applicable codes and ordinances.

No Portion of this subdivision is within the boundaries of the 100-year flood plain of any waterway that is within the limits of study of the Federal Flood Administration FIRM panel 0610E, dated 9/26/2008.

Robert C. Thompson - P.E. #69524
THOMPSON LAND ENGINEERING
(512)328-0002

11/11/2015
Date



11/11/2015

FLUGEL LAND
SURVEYING
FIRM NO. 10193837



ENGINEERING & DESIGN

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SHEET
2 OF 2