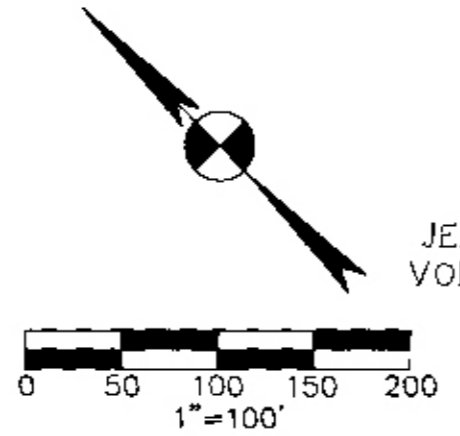
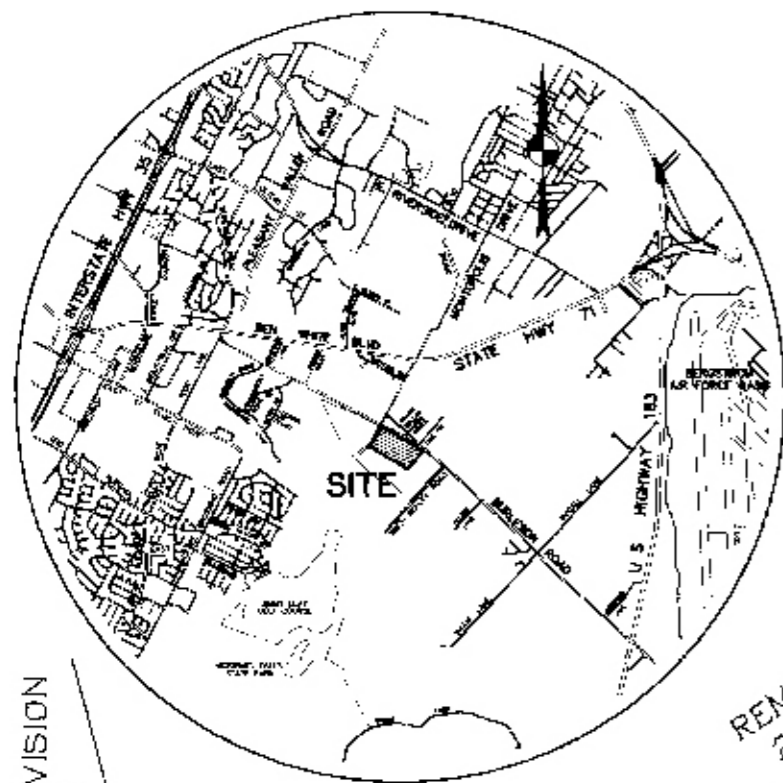


EXPO CENTER SECTION ONE



2.642 ACRES
JERRY W. PEARSON
VOL. 5610, PG. 630

0.65 ACRES
JERRY W. PEARSON
7110/1110

BURLESON BUSINESS PARK
BK. 77, PG. 15

LOT 1
LOCKHEED ADDITION
BK. 83, PG. 20

RED THOMAS SUBDIVISION
BK. 89, PG. 52
LOT 2

REMAINDER OF
2.84 ACRES
WANDA L. DAILY LIVING TRUST
VOL. 12504, PG. 587

PORTION OF
309.157 ACRES
STATE OF TEXAS
VOL. 7113, PG. 236

LOT 1
P.M. BRYANT INDUSTRIAL
PARK SECTION ONE
BK. 77, PG. 15

LOT 1

DIME
CIR.

LOT 14

VICINITY MAP
N.T.S.

R.O.W. DEDICATION
G.L.O. FILE NO. 154404

BURLESON ROAD
(90' R.O.W.)

PORTION OF
309.157 ACRES

LOT 6
2.673 ACRES

LOT 4
7.896 ACRES

LOT 3
7.434 ACRES

LOT 5
2.539 ACRES
DRAINAGE EASEMENT

LOT 7
1.613 ACRES

LOT 2
7.807 ACRES

LOT 1
5.423 ACRES

STAGSNEY LANE
(100' R.O.W.)

PORTION OF
309.157 ACRES
STATE OF TEXAS
VOL. 7113, PG. 236

R.O.W. DEDICATION
VOL. 10336, PG. 140

File No. State Real Property Sketch S-26A
TRAVIS County
EXPO CENTER SECTION ONE
SUBD. OF SMITH SCHOOL ROAD TRACT, E-22
Date Filed: Nov. 15, 2001
by David Davidson, Consultant

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- SIDEWALK LOCATION

STATE REAL PROPERTY
SKETCH NO. S-26A

CURVE TABLE

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	03°39'48"	11412.34	729.67	729.55	S58°33'51"E
C2	01°49'10"	2745.50	87.19	87.18	S55°49'22"E
C3	15°23'33"	1800.00	483.57	482.12	N37°22'44"E
C4	89°49'53"	85.00	133.27	120.03	N74°38'22"E
C5	01°04'28"	11412.34	214.02	214.02	S59°51'31"E
C6	01°47'35"	11412.34	357.17	357.16	S58°25'29"E
C7	00°47'44"	11412.34	158.48	158.48	S67°07'49"E
C8	08°25'10"	2745.50	403.44	403.08	S50°42'12"E
C9	10°37'00"	1800.00	333.53	333.05	S60°23'01"W
C10	00°19'03"	2745.50	15.21	15.21	S55°04'18"E
C11	01°30'07"	2745.50	71.98	71.97	S55°58'53"E

EXPO CENTER SECTION ONE
DATE: DECEMBER, 1995
PREPARED BY:

Bury+Pittman, Inc.
Consulting Engineers and Surveyors
Austin, Texas Tel 512/328-0011 Fax 512/328-0325
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SHEET
1
OF 2

EXPO CENTER SECTION ONE

STATE OF TEXAS)
COUNTY OF TRAVIS)

KNOW ALL MEN BY THESE PRESENTS)

THAT THE STATE OF TEXAS, ACTING HEREIN BY AND THROUGH ITS AGENT, BOB HEWGLEY, DIRECTOR OF REAL ESTATE FOR THE STATE OF TEXAS GENERAL LAND OFFICE, OWNER OF THAT CERTAIN 35.386 ACRE TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, SITUATED IN TRAVIS COUNTY, TEXAS, SAID 35.386 ACRES BEING A PORTION OF THAT CERTAIN 309.157 ACRE TRACT CONVEYED TO THE STATE OF TEXAS BY DEED OF RECORD IN VOLUME 7113, PAGE 236 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 35.386 ACRES IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS "EXPO CENTER SECTION ONE", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS HERETOFORE GRANTED BUT NOT RELEASED, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE AND TITLE 13 OF THE AUSTIN CITY CODE.

BOB HEWGLEY _____ DATE _____
DIRECTOR OF REAL ESTATE
STATE OF TEXAS, GENERAL LAND OFFICE
STEPHEN F. AUSTIN BUILDING #720
1700 N. CONGRESS AVENUE
AUSTIN, TEXAS 78701

STATE OF TEXAS)
COUNTY OF TRAVIS)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____ 1996, BY BOB HEWGLEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 1996 A.D.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____
IN AND FOR THE STATE OF TEXAS.

FLOOD PLAIN NOTE:

THIS SITE LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON COMMUNITY PANEL NO. 4845300170 E, DATED JUNE 16, 1993, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

ENGINEERS CERTIFICATION:

I, GREGORY S. STRMISKA, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 13 OF THE AUSTIN CODE OF 1981, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

GREGORY S. STRMISKA, P.E. _____ DATE _____
TEXAS REGISTRATION NO. 64412
BURY & PITTMAN, INC.
3345 BEE CAVES ROAD, SUITE 200
AUSTIN, TEXAS 78746

File No. State Real Property Sketch S-26B
TRAVIS County
EXPO CENTER SECTION ONE
SUBD. OF SMITH SCHOOL ROAD TRACT E-22
Date Filed: Nov. 15, 2001
by David Dowling, Commissioner
Douglas Howard

GENERAL NOTES:

- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
- WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARDS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF AUSTIN WATER AND WASTEWATER DEPARTMENT FOR REVIEW.
- FACILITIES FOR OFF-STREET LOADING AND UNLOADING SHALL BE PROVIDED FOR ALL NON-RESIDENTIAL SITES.
- ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- PRIOR TO CONSTRUCTION ON THE LOT 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 BY ONSITE PONDING OR OTHER APPROVED METHODS.
- NO BUILDING, FENCES, LANDSCAPING OR OTHER SUCH STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY CITY OF AUSTIN/TRAVIS COUNTY.
- PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITY.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- SEDIMENTATION AND/OR FILTRATION BASINS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LOT.
- TEMPORARY EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- 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 THE SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- ALL SIGNS SHALL COMPLY WITH THE CITY OF AUSTIN SIGN ORDINANCE.
- DEVELOPMENT OF THIS SUBDIVISION IS RESTRICTED TO USES OTHER THAN RESIDENTIAL.
- MAINTENANCE OF REQUIRED WATER QUALITY CONTROLS SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
- THERE ARE NO SLOPES IN EXCESS OF FIFTEEN PERCENT ON THIS SITE.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BURLESON ROAD AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. 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 OR UTILITY COMPANY.
- SIDEWALKS ALONG STASSNEY LANE ARE REQUIRED TO BE CONSTRUCTED BY THE CITY FOLLOWING OR WITH THE ROADWAY IMPROVEMENT. THE LACK OF THESE REQUIRED SIDEWALKS SHALL NOT LIMIT THE OWNER'S ABILITY TO OBTAIN BUILDING PERMITS, UTILITY CONNECTIONS, OR CERTIFICATES OF OCCUPANCY.
- DIRECT DRIVEWAY ACCESS TO STASSNEY LANE IS PROHIBITED FROM LOT 1 UNTIL THIS ROADWAY IS CONSTRUCTED AND OPEN TO TRAFFIC.
- JOINT ACCESS WILL BE PROVIDED TO STASSNEY LANE FROM LOTS 4 AND 7.

SURVEYORS CERTIFICATION:

I, JOHN T. BILNOSKI, 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 13 OF THE AUSTIN CITY CODE OF 1981, AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.

John T. Bilnoski 11/5/96
JOHN T. BILNOSKI, R.P.L.S.
TEXAS REGISTRATION NO. 4998
BURY & PITTMAN, INC.
3345 BEE CAVES ROAD, SUITE 200
AUSTIN, TEXAS 78746



APPROVED FOR ACCEPTANCE:

ALICE GLASCO, DIRECTOR _____ DATE _____
DEVELOPMENT SERVICES DEPARTMENT
CITY OF AUSTIN

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN ON THE _____ DAY OF _____ 1996 A.D.

MIKE RIVERA
CHAIRPERSON

CATHY VASQUEZ REVILLA
SECRETARY

STATE OF TEXAS)
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 _____, 19_____, A.D. AT _____ O'CLOCK _____ M., AND DULY RECORDED ON THE _____ DAY OF _____, 19_____, A.D. AT _____ O'CLOCK _____ M., PLAT _____ RECORDS OF SAID COUNTY AND STATE IN PLAT BOOK _____, PAGE(S) _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____, 19_____, A.D.
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

FILED FOR RECORD AT _____ O'CLOCK _____ M. THIS
THE _____ DAY OF _____, 19_____, A.D.
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY