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SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2009-0045.0A

Z.A.P. DATE: May 18, 2010

SUBDIVISION NAME: Resubdivision of Lot 9, Block A, Angelwylde Section 3

AREA: 40.333 acres

LOTS: 9

OWNER/APPLICANT: Anglewylde Joint Venture
(Keith Schoenfelt)

AGENT: Vincent Gerard & Assoc.
(Vince Huebinger)

ADDRESS OF SUBDIVISION: 9701 Angelwylde Drive

GRIDS: B/C-25/26

COUNTY: Travis

WATERSHED: Barton Creek

JURISDICTION: 2 Mile ETJ

EXISTING ZONING: None

PROPOSED LAND USE: Single Family

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS: Sidewalks are not being required at this time for private roadway.

DEPARTMENT COMMENTS: The request is for approval of the resubdivision, namely Resubdivision of Lot 9, Block A, Angelwylde Section 3. The proposed resubdivision is composed of 9 lots on 40.333 acres (8 are to be residential use and the remaining lot is for the extension of the private roadway).

This land was Lot 9, Block A, in the previously recorded plat of Angelwylde Section Three (Doc. # 200000303). There is a related preliminary plan application under case number, C8J-2009-0102.

STAFF RECOMMENDATION: Staff recommends approval of the resubdivision. With approval of the related preliminary, C8J-2009-0102, this plat will meet all City of Austin Land Development and State Local Government requirements.

ZONING AND PLATTING COMMISSION ACTION:

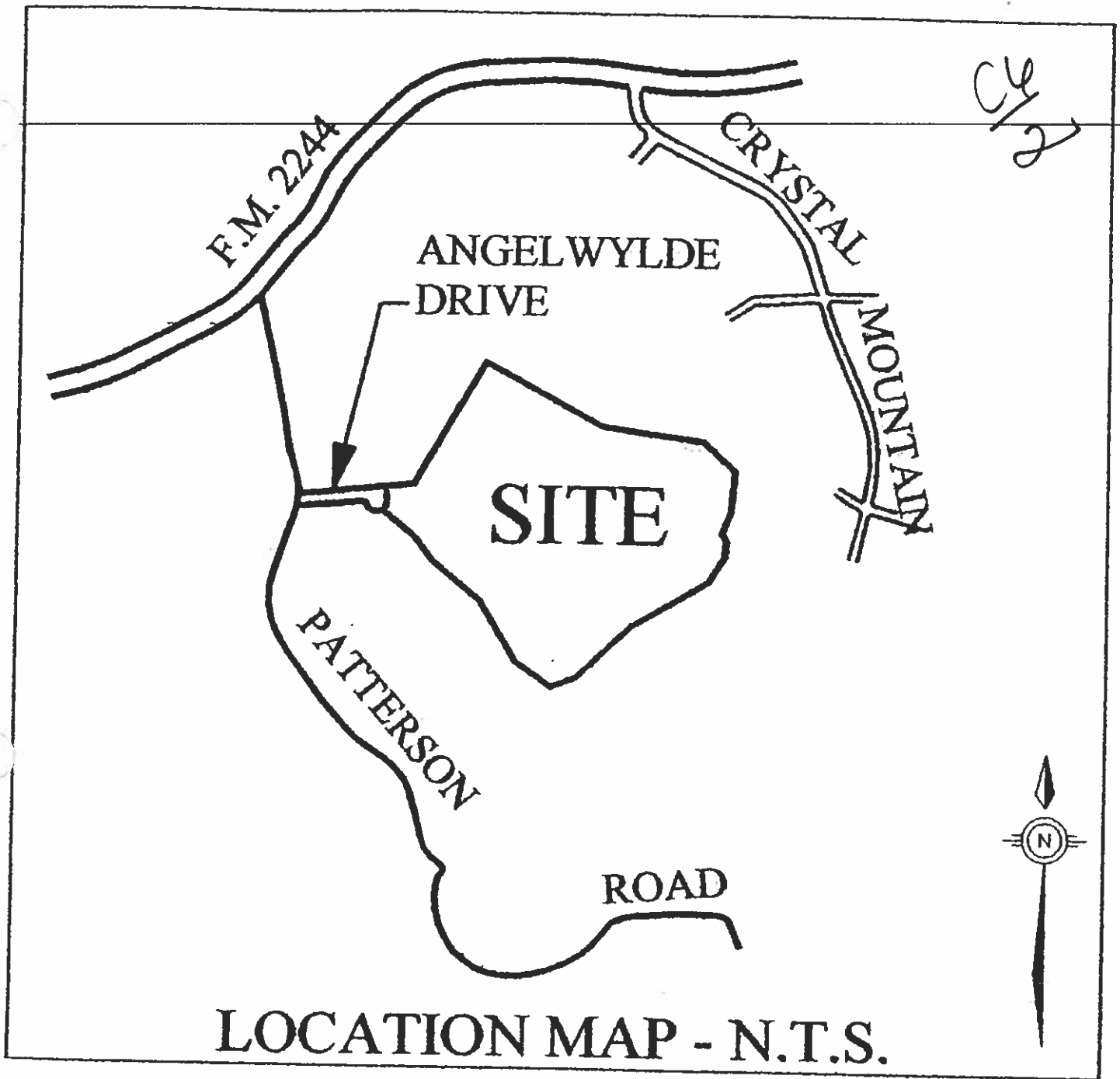
CASE MANAGER: Sylvia Limon
Email address: sylvia.limon@ci.austin.tx.us

PHONE: 974-2767

Travis County TNR: Sarah Sumner
Email address: sarah.sumner@co.travis.tx.us

PHONE: 874-7687

C4
2



LOCATION MAP - N.T.S.

ANGELWYLDE SECTION THREE

200000 303

THE STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT ANGELWYLDE, LTD., A TEXAS LIMITED PARTNERSHIP OWNER OF 135.95 ACRES OF LAND SITUATED IN THE WILLIAM SERGEANT SURVEY NO. 409, IN TRAVIS COUNTY, TEXAS, AS CONVEYED TO IT BY DEED RECORDED IN VOLUME 12461, PAGE 1412 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, ACTING HEREIN BY AND THROUGH ITS GENERAL PARTNER, CHARLES E. BALL, A RESIDENT OF TRAVIS COUNTY, TEXAS, IN HIS CAPACITY AS THE PRESIDENT OF MCL PARTNERS, INC., A TEXAS CORPORATION, ACTING HEREIN IN ITS CAPACITY AS THE GENERAL PARTNER OF ANGELWYLDE, LTD., A TEXAS LIMITED PARTNERSHIP, SAID LAND HAVING BEEN APPROVED FOR SUBDIVISION PURSUANT TO CHAPTER 212.004 OF THE LOCAL GOVERNMENT CODE, DO HEREBY SUBDIVIDE SAID 77.061 ACRES OF LAND IN ACCORDANCE WITH THE PLAN AS SHOWN HEREON, TO BE KNOWN AS "ANGELWYLDE SECTION THREE" SUBDIVISION, SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL EASEMENTS SHOWN HEREON, EXCEPT AS OTHERWISE INDICATED, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED. FURTHER THAT THE RESPONSIBILITY FOR MAINTENANCE AND TAXATION OF ANGELWYLDE DRIVE, A PRIVATE STREET, SHALL BE VESTED IN THE HOME OWNERS ASSOCIATION OF ANGELWYLDE HOA, INC., AS RECORDED AT DOCUMENT NO. 2000154414 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS CO., TX, AND AN EXPRESS EASEMENT IS, HEREBY GRANTED ACROSS SAID PRIVATE STREETS 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 PICK UP, AND ANY OTHER PURPOSE ANY GOVERNMENTAL AUTHORITY DEEMS NECESSARY, AND WE DO FURTHER AGREE THAT ALL GOVERNMENTAL ENTITIES, THEIR AGENTS OR EMPLOYEES, SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGE OCCURRING TO THE SAID PRIVATE STREET AND ANY COMMON AREA AS A RESULT OF GOVERNMENTAL VEHICLES TRAVERSING OVER SAME.

WITNESS MY HAND, THIS THE 9th DAY OF MAY, 2000 A.D.

ANGELWYLDE, LTD., A TEXAS LIMITED PARTNERSHIP

BY: MCL PARTNERS, INC., GENERAL PARTNER

BY: Charles E. Ball
CHARLES E. BALL, PRESIDENT
18219 FLINTCROCK ROAD
AUSTIN, TEXAS 78738

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHARLES E. BALL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 9th DAY OF MAY, 2000 A.D.

Cecelia J. Scribner
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

Cecelia J. Scribner
(TYPE OR PRINT NAME)

MY COMMISSION EXPIRES: 02-02-00

FLOODPLAIN NOTES

THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD ADMINISTRATION RATE MAPS #4845300245 E, #4845300250 E, #4845300290 E, AND #4845300295 E DATED JUNE 18, 1993 FOR THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

Brice S. Aupperle
BRUCE S. AUPPERLE, P.E.
10088 Circleview Drive
AUSTIN, TEXAS 78733

(512) 422-7838 FAX (512) 263-3763
TEXAS REGISTERED PROFESSIONAL ENGINEER NO. 52027

I, BRUCE S. AUPPERLE, A REGISTERED PROFESSIONAL ENGINEER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAN IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 13 OF THE AUSTIN CITY CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Brice S. Aupperle
BRUCE S. AUPPERLE, P.E.
10088 Circleview Drive
AUSTIN, TEXAS 78733

(512) 422-7838 FAX (512) 263-3763
TEXAS REGISTERED PROFESSIONAL ENGINEER NO. 52027

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF AUSTIN ET AL.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEPARTMENT OF DEVELOPMENT, REVIEW & INSPECTION, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 27th DAY OF JUNE, 2000 A.D.

Alce Glasco
ALICE GLASCO, DIRECTOR

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT ON THE 5 DAY OF September, 2000 A.D., THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD THIS PLAN AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT, IN BOOK PL 5 PAGES 36

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY, THE 27 DAY OF September, 2000 A.D.

DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, 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 27th DAY OF September, 2000 A.D., AT 11:36 O'CLOCK A.M. AND DULY RECORDED ON THE 27th DAY OF September, 2000 A.D., AT 11:36 O'CLOCK A.M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 200000303 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 27th DAY OF September, 2000 A.D.

DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

IN APPROVING THIS PLAN BY THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR ANY BRIDGES OR CULVERTS NECESSARY TO BE PLACED ON SUCH ROADS, STREETS OR OTHER PUBLIC THOROUGHFARES SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAN AND IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S 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, OR ERRECTING SIGNS FOR TRAFFIC CONTROL SUCH AS FOR SPEED LIMITS AND STOP AND YIELD SIGNS, AS THIS IS CONSIDERED TO BE PART OF THE DEVELOPER'S CONSTRUCTION

AS SURVEYED BY:

ROY D. SMITH SURVEYORS, P.C.
1214 WEST 5TH STREET - SUITE A
AUSTIN, TEXAS 78703
(512) 478-9821 FAX (512) 478-9823

I, ROY D. SMITH, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAN COMPLIES WITH TITLE 13 OF THE AUSTIN CITY CODE OF 1981 AS AMENDED, IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND.

Roy D. Smith
ROY D. SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4084

NOTES

- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS.
- NO OBJECTS, INCLUDING, BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN, AND TRAVIS COUNTY.
- DULY AUTHORIZED AGENTS OF THE CITY OF AUSTIN/TRAVIS COUNTY SHALL HAVE THE RIGHT OF ENTRY ON THE LAND OR PREMISES, WHERE DRAINAGE FACILITIES ARE LOCATED ON PRIVATE PROPERTY, AT REASONABLE TIMES FOR THE PURPOSE OF INSPECTION AND, IF REQUIRED, MAINTENANCE. IN THE EVENT THE PROPERTY OWNER FAILS TO MAINTAIN SUCH AREAS, THE CITY SHALL REQUEST IN WRITING THAT THE PROPERTY OWNER COMPLY.
- THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS 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 PLAN VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THE SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE ENVIRONMENTAL CRITERIA MANUAL.
- DEVELOPMENT OF ALL LOTS SHALL BE LIMITED TO SINGLE-FAMILY DWELLINGS.
- TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- ANY ELECTRIC UTILITY ACTIVITY RELATED TO SERVING THIS SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT.
- IMPROVEMENTS SUBJECT TO THE RESTRICTIONS REFERENCED IN DOC. NO. 2000154414 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- ACCESS TO F.M. 2244 IS PROHIBITED FROM ALL LOTS IN THIS SUBDIVISION. ACCESS TO PATTERSON ROAD IS PROHIBITED FROM ALL LOTS IN THIS SUBDIVISION EXCEPT FROM ANGELWYLDE DRIVE. DRIVEWAY ACCESS TO ANGELWYLDE DRIVE FOR LOT 10 IS RESTRICTED TO THE 27th DAY OF September, 2000 A.D. IF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. DRIVEWAY ACCESS FOR LOT 2 IS RESTRICTED TO THE 90 FOOT WIDE JOINT ACCESS EASEMENT, SHOWN BY SECTION THIS LOTS 6 AND 7 AS RECORDED IN DOCUMENT NO. 2000154416 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS TO ANGELWYLDE DRIVE.

AUPPERLE COMPANY

Engineering, Planning & Development Services

10088 Circleview Drive Austin, Texas 78733 512 422-7838

ANGELWYLDE SECTION THREE

200000303

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F.M. 2244 ROAD
(R.O.W. VARIES)

ANGELWYLDE, LTD.
VOL. 12461
PG. 1412-1421

ANGELWYLDE
SECTION ONE
VOL. 96, PG. 175-176
BLOCK A

ANGELWYLDE
SECTION TWO
DOC. NO. 200000302

LOT 9
40.333 AC.
SEE NOTE 11

LOT 10
22.207 AC.
SEE NOTE 11

LEGEND

- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- IRON PIN FOUND
- SQUARE IRON ROD FOUND
- IRON PIN SET
- Ⓐ BLOCK LETTER
- CWOZ
- WOTZ
- CENTER-LINE OF CREEK
- LIMITS OF 100-YR FLOOD PLAIN
- DRAINAGE EASEMENT



1" = 100'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C-4	60.00'	28°57'23"	30.32'	30.00'	S40°21'08"W
C-5	60.00'	33°23'13"	35.00'	34.50'	S09°42'03"W
C-6	745.00'	3°52'28"	50.37'	50.36'	N78°24'42"E
C-9	720.00'	07°27'27"	93.71'	93.65'	N77°37'11"E

AUPPERLE COMPANY

Engineering, Planning & Development Services

10088 Circleview Drive Austin, Texas 78733 512 422-7838

C8-99-0019.2A Sheet 2 of 5

ANGELWYLDE SECTION THREE

200000303

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5

ANGELWYLDE
SECTION TWO
DOC. NO. 200000302

LOT 10
22.207 AC.
SEE NOTE 11

(A)

LEGEND

- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- IRON PIN FOUND
- SQUARE IRON ROD FOUND
- IRON PIN SET
- (A) BLOCK LETTER
- CWOZ
- WOTZ
- CENTER-LINE OF CREEK
- LIMITS OF 100-YR FLOOD PLAIN
- DRAINAGE EASEMENT

LOT 9
40.333 AC.
SEE NOTE 11

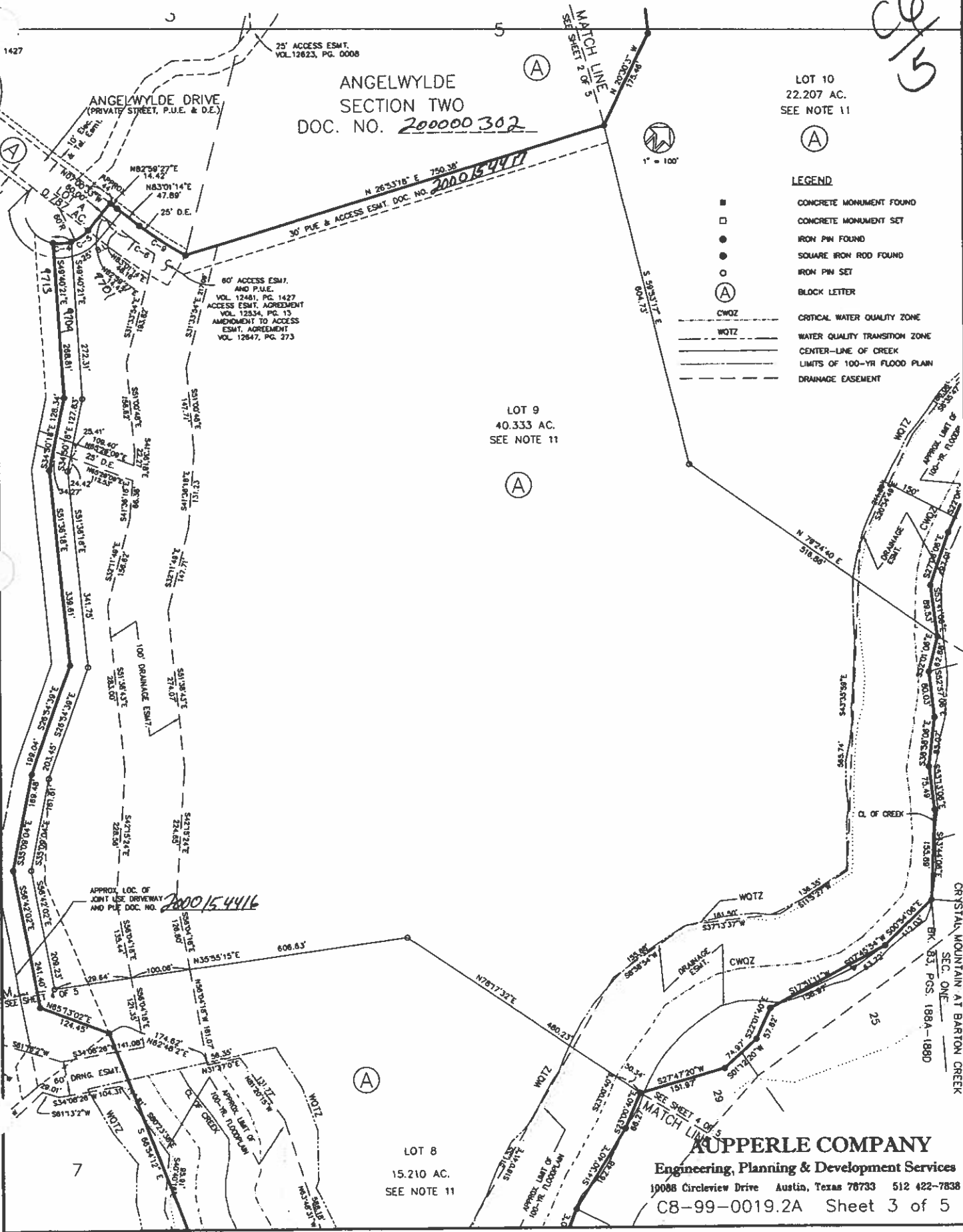
(A)

APPROX. LOC. OF
JOINT USE DRIVEWAY
AND PUE DOC. NO. 2000154416

LOT 8
15.210 AC.
SEE NOTE 11

KUPPERLE COMPANY
Engineering, Planning & Development Services
19088 Circleview Drive Austin, Texas 78733 512 422-7838
C8-99-0019.2A Sheet 3 of 5

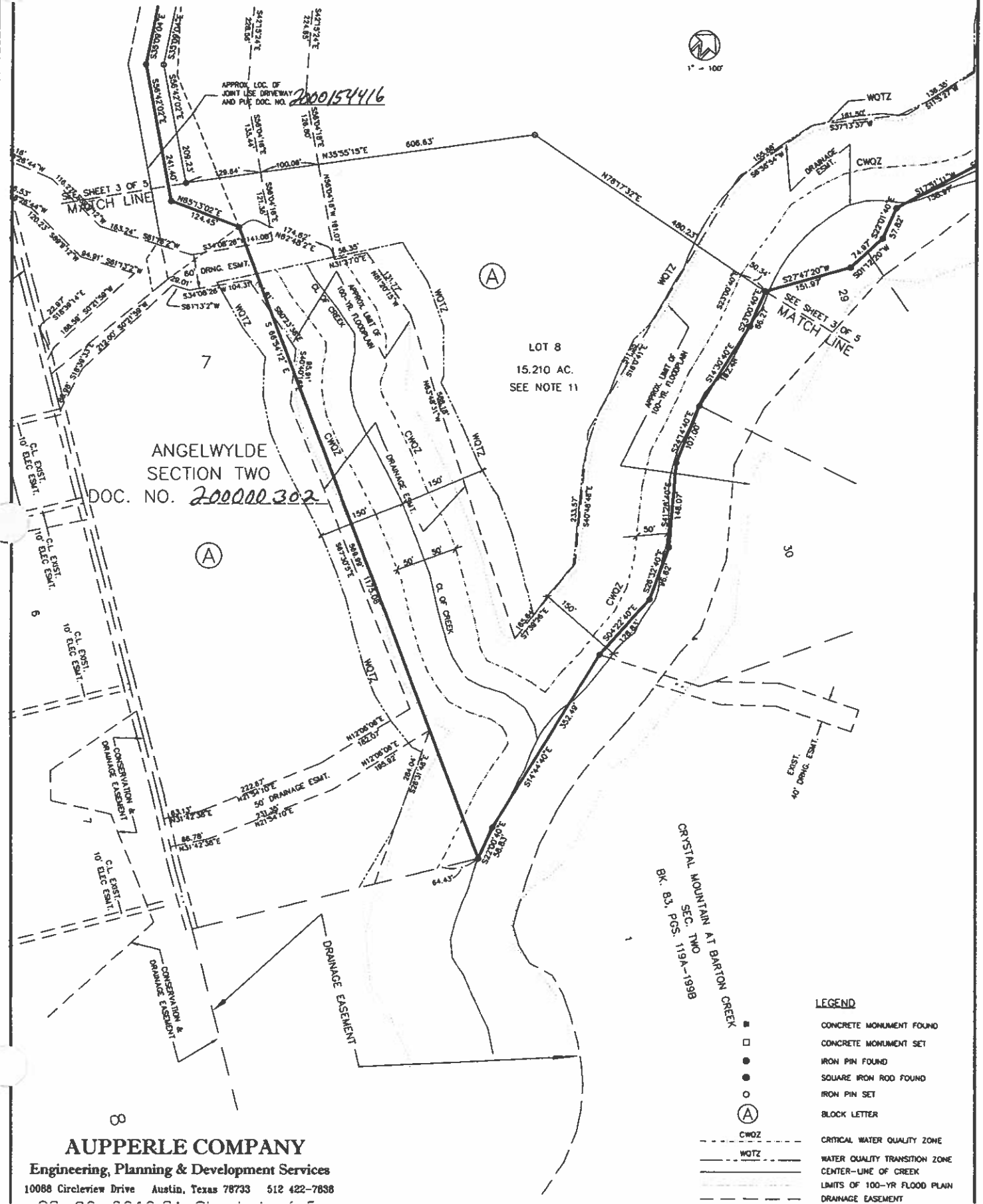
CRYSTAL MOUNTAIN AT BARTON CREEK
SEC. ONE



C6/2

20000 303

ANGELWYLDE SECTION THREE



AUPPERLE COMPANY

Engineering, Planning & Development Services

10088 Circleview Drive Austin, Texas 78733 512 422-7838

200000303

ANGELWYLDE SECTION THREE

C6
1/A

11. MINIMUM FINISHED FLOOR ELEVATION SHALL BE ONE FOOT ABOVE THE ELEVATION OF THE DRAINAGE EASEMENT CLOSEST TO THE STRUCTURE.

12. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.

13. A WAIVER FROM STORMWATER DETENTION REQUIREMENTS WAS GRANTED FOR THIS SUBDIVISION ON MAY 18, 1987 BY THE CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION, STORMWATER MANAGEMENT DIVISION.

14. THIS SUBDIVISION WAS APPROVED 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 11/10/80, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL IMPROVEMENTS NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT.

15. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPERATE INSTRUMENT RECORDED IN DOC. NUMBER PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

16. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT BY GOVERNMENTAL AUTHORITIES.

17. A VARIANCE TO SECTION 13-2-424 (A) OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE WAS GRANTED BY THE PLANNING COMMISSION ON NOVEMBER, 1988.

18. THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND REMOVE OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 13-7, ARTICLE 8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

19. THE OWNER/DEVELOPER OF THIS SUBDIVISION LOT SHALL PROVIDE THE CITY OF AUSTIN ELECTRIC UTILITY DEPARTMENT WITH ANY EASEMENT AND/OR ACCESS REQUIRED 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 8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

20. 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 CENTER LINE OF THE OVERHEAD ELECTRIC FACILITIES DESIGNED TO PROVIDE SERVICE TO THIS PROJECT. AUSTIN ENERGY WORK SHALL BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

21. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC SECTION 13-7-14, AND THE ENVIRONMENTAL CRITERIA MANUAL, IF APPLICABLE. 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 13-7-19, IF APPLICABLE.

22. WATERSHED STATUS - THIS SUBDIVISION IS LOCATED IN THE BARTON CREEK WATERSHED, IS CLASSIFIED AS BARTON SPRINGS ZONE.

23. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION A DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.

24. IMPERVIOUS COVER ON EACH LOT SHALL BE LIMITED TO THE FOLLOWING MAXIMUM AMOUNTS:

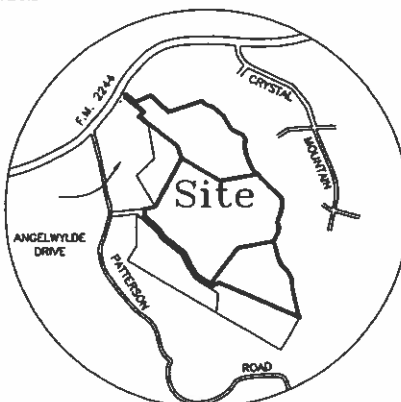
LOT 8 - 37,265 S.F.
LOT 9 - 100,000 S.F.
LOT 10 - 70,000 S.F.

25. DEVELOPMENT WITHIN THE CRITICAL WATER QUALITY ZONE AND THE WATER QUALITY TRANSITION ZONE IS LIMITED TO THAT PERMITTED BY THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

26. LOTS 8 AND 10 BLOCK A MAY NOT BE REBARRICADDED INTO MORE THAN SIX TOTAL LOTS WITHOUT EXTENDING ANGELWYLDE DRIVE.

27. PROPERTY OWNER SHALL MAINTAIN SHEET FLOW TO THE MAXIMUM EXTENT FEASIBLE.

28. A RESTRICTIVE COVENANT FOR THE MAINTENANCE AND OPERATION OF ANGELWYLDE DRIVE HAS BEEN RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NO. 1990-154414. THE PROPERTY OWNERS ASSOCIATION ESTABLISHED UNDER SUCH DOCUMENT HAS PRIMARY RESPONSIBILITY FOR SUCH MAINTENANCE AND OPERATION. IF SUCH PROPERTY OWNERS ASSOCIATION FAILS TO PERFORM, THE MAINTENANCE AND OPERATION RESPONSIBILITY WILL BECOME THE JOINT AND SEVERAL RESPONSIBILITY OF ALL OWNERS IN THIS SUBDIVISION.



LOCATION MAP
N.T.S.

CITY OF AUSTIN / TRAVIS COUNTY ON-SITE SEWAGE FACILITY PROGRAM PLAT NOTES

1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM WHICH HAS BEEN APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY ON-SITE SEWAGE FACILITY PROGRAM.

2. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED PUBLIC WATER SYSTEM OR AN INDIVIDUAL PRIVATE WATER WELL WITH AN ADEQUATE QUANTITY FOR FAMILY USE AND OPERATION OF AN APPROVED PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM.

3. NO WATER WELL MAY BE INSTALLED WITHIN 100 FEET OF AN ON-SITE SEWAGE DISPOSAL SYSTEM NOR MAY AN ON-SITE WASTEWATER DISPOSAL SYSTEM BE INSTALLED WITHIN 100 FEET OF A WATER WELL.

4. NO CONSTRUCTION MAY BEGIN ON ANY LOT IN THIS SUBDIVISION UNTIL PLANS FOR THE PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM ARE SUBMITTED TO AND APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY ON-SITE SEWAGE FACILITY PROGRAM.

5. ALL DEVELOPMENT ON ALL LOTS IN THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF CHAPTER 48 OF THE TRAVIS COUNTY POLICY, PROCEDURE AND REGULATIONS MANUAL OR CHAPTER 12-4 OF THE CODE OF THE CITY OF AUSTIN.

6. THE ON-SITE SEWAGE FACILITIES SERVING THE LOTS IN THIS SUBDIVISION MUST BE PROFESSIONALLY DESIGNED.

7. THESE RESTRICTIONS ARE ENFORCEABLE BY THE CITY OF AUSTIN OR TRAVIS COUNTY ON-SITE SEWAGE FACILITY PROGRAM AND/OR THE LOT OWNERS.

David B. Lopez, R.S. 6/6/00
DATE



LAND USE SUMMARY

SINGLE FAMILY LOTS	3	77,061 AC.
TOTAL	3	77,061 AC.

OWNER: ANGELWYLDE, LTD., A TEXAS LIMITED PARTNERSHIP
BY: MCLS PARTNERS, INC. ITS GENERAL PARTNER
CHARLES E. BALL, PRESIDENT

ENGINEER: AUPPERLE COMPANY
BRUCE AUPPERLE, P.E.
10088 CIRCLEVIEW DRIVE
AUSTIN, TEXAS 78733
PHONE: 512 422-7838
FAX: 512 263-3763

AUPPERLE COMPANY

Engineering, Planning & Development Services

10088 Circleview Drive Austin, Texas 78733 512 422-7838

RESUBDIVISION OF LOT 9, BLOCK A, ANGELWYLDE SECTION THREE

STATE OF TEXAS: KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS: ANGELWYLDE EIGHT JOINT VENTURE, OWNERS OF LOT 9, BLOCK A, ANGELWYLDE SECTION THREE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN INSTRUMENT NO. 200600303, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AS CONVEYED TO IT 200600303, 2007181728, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION HEARING PROVISION OF CHAPTER 212.014, OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID 40.2816 ACRES OF LAND IN ACCORDANCE WITH THE PLAT AS SHOWN HEREON, TO BE KNOWN AS RESUBDIVISION OF LOT 9, BLOCK A, ANGELWYLDE SECTION THREE, SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL EASEMENTS SHOWN HEREON, EXCEPT AS OTHERWISE INDICATED, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED. WE FURTHER STATE THAT THE RESPONSIBILITY FOR MAINTENANCE AND TAXATION OF ANGELWYLDE DRIVE, A PRIVATE STREET SHALL BE VESTED IN THE HOMEOWNERS ASSOCIATION, OF ANGELWYLDE HOA, INC., AS RECORDED IN DOCUMENT NO. 2000154414, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. AN EXPRESS EASEMENT IS HEREBY GRANTED ACROSS SAID PRIVATE STREETS AND ANY COMMON AREAS FOR THE USE OF THE SURFACE FOR ALL GOVERNMENTAL FUNCTIONS, VEHICULAR AND NON-VEHICULAR, INCLUDING POLICE AND FIRE PROTECTION, SOLID AND OTHER OTHER WASTE MATERIAL PICK-UP AND ANY OTHER PURPOSE ANY GOVERNMENTAL AUTHORITY DEEMS NECESSARY, AND WE DO FURTHER AGREE THAT ALL GOVERNMENTAL ENTITIES, THEIR AGENTS OR EMPLOYEES SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGE OCCURRING TO THE SURFACE OF THE SAID PRIVATE STREET AND ANY COMMON AREA AS A RESULT OF GOVERNMENTAL VEHICLES TRAVERSING OVER SAME.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 2010 A.D.

ANGELWYLDE JOINT VENTURE

BY: _____

BY: _____

STATE OF TEXAS: COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, _____ KNOWN TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____,

20____ A.D., NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

NOTARY: _____
PRINT OR STAMP NAME HERE MY COMMISSION EXPIRES

STATE OF TEXAS: COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, _____ KNOWN TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____,

20____ A.D., NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

NOTARY: _____
PRINT OR STAMP NAME HERE MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATION:

I, THOMAS P. DIXON, AM AUTHORIZED UNDER THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH OF THE AUSTIN CITY CODE OF 2002 AS AMENDED, IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY MY DIRECT SUPERVISION ON THE GROUND ON JULY, 7, 2009.

THOMAS P. DIXON R.P.L.S. #4324
WATERLOO SURVEYORS, INC.
P.O. BOX 160176
AUSTIN, TEXAS 78716
PHONE: 512-481-9603
FAX: 512-330-1621
thomas@waterloosurveyors.com

4/23/10
DATE



FLOODPLAIN NOTES

THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS #4845300420H AND #4845300440H, DATED SEPTEMBER 28, 2006 FOR TRAVIS COUNTY, TEXAS.

Kenny Watkins
KENNY WATKINS, TEXAS P.E. NO 64738
BLEYL AND ASSOCIATES
1715 CAPITAL OF TEXAS HIGHWAY, SOUTH
AUSTIN, TEXAS 78748
PHONE: 512-328-7878

4-23-10
DATE



ENGINEER'S CERTIFICATION:

I, KENNY WATKINS, A REGISTERED PROFESSIONAL ENGINEER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING-RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE OF 2002 AS AMENDED AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Kenny Watkins
KENNY WATKINS, TEXAS P.E. NO 64738
BLEYL AND ASSOCIATES
1715 CAPITAL OF TEXAS HIGHWAY, SOUTH
AUSTIN, TEXAS 78748
PHONE: 512-328-7878

4-23-10
DATE



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

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE IMPROVEMENTS) TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST A FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE MAINTENANCE OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS: COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____ A.D. THE COMMISSIONERS COURT OF TRAVIS COUNTY PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____, 20____ A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS.

DEPUTY

JURISDICTION:

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE 2 MILE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____, 20____ A.D.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND DEVELOPEMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE _____ DAY OF _____, 20____ AD.

GREG GUERNSEY, ANCP, DIRECTOR
PLANNING AND DEVELOPEMENT REVIEW DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS THIS THE _____ DAY OF _____, 20____ AD.

BETTY BAKER, CHAIRPERSON

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 _____, 20____ A.D. AT _____ O'CLOCK _____ M., AND DULY RECORDED ON THE _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK _____ M.

OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE _____ DAY OF _____, 20____ A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY



WATERLOO SURVEYORS INC.
PO BOX 160176
AUSTIN, TEXAS 78716-0716
Phone: 512-481-9602
www.waterloosurveyors.com
J12336P

C8J-2009-0045.0A

SHEET 1 OF 4

RESUBDIVISION OF LOT 9, BLOCK A, ANGELWYLDE SECTION THREE

C4/a

DRAINAGE NOTES:

1. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND/OR TRAVIS COUNTY.
2. PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY, AND SHALL PROVIDE ACCESS BY GOVERNMENTAL AUTHORITIES.

DRAINAGE AND WATER QUALITY EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE CITY OWNERS, OR HIS/HER ASSIGNS.

4. DULY AUTHORIZED AGENTS OF THE CITY OF AUSTIN/TRAVIS COUNTY SHALL HAVE THE RIGHT ON ENTRY ON THE LAND OR PREMISES WHERE DRAINAGE FACILITIES ARE LOCATED ON PRIVATE PROPERTY, AT REASONABLE TIMES FOR THE PURPOSE OF INSPECTION AND, IF REQUIRED MAINTENANCE. IN THE EVENT THE PROPERTY OWNER FAILS TO MAINTAIN SUCH AREAS, THE CITY SHALL REQUEST IN WRITING THAT THE PROPERTY OWNER COMPLY.

TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM NOTES:

1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE WASTEWATER DISPOSAL (SEPTIC) SYSTEM, WHICH HAS BEEN APPROVED AND LICENSED TO OPERATE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
2. NO LOT SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED PUBLIC WATER SYSTEM, WITH ADEQUATE QUANTITY FOR FAMILY USE AND OPERATION OF AN APPROVED PRIVATE ON-SITE WASTEWATER DISPOSAL SYSTEM.
3. NO ON-SITE SEWAGE DISPOSAL SYSTEM MAY BE INSTALLED WITHIN 100 FEET OF A PRIVATE WATER WELL, NOR MAY AN ON-SITE WASTEWATER DISPOSAL SYSTEM BE INSTALLED WITHIN 150 FEET OF A PUBLIC WATER WELL.
4. NO CONSTRUCTION MAY BEGIN ON ANY LOT IN THIS SUBDIVISION UNTIL PLANS FOR THE PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM ARE SUBMITTED TO AND APPROVED BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
5. ALL DEVELOPMENT ON ALL LOTS IN THIS SUBDIVISION MUST BE IN COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF TEXAS ADMINISTRATIVE CODE CHAPTER 285 AND TRAVIS COUNTY CODE CHAPTER 48 THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION.
6. EACH RESIDENTIAL LOT IN THIS SUBDIVISION IS LIMITED TO ONE SINGLE FAMILY RESIDENCE AND APPURTENANT STRUCTURES PER LOT.
7. THESE RESTRICTIONS ARE ENFORCEABLE BY THE CITY OF AUSTIN OR TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

STACET SCHEFFEL, O.R., MANAGER
ON-SITE WASTEWATER PROGRAM
TRAVIS COUNTY TNR

DATE

GENERAL NOTES:

1. NO WATER WELL MAY BE INSTALLED WITHIN 100 FEET OF AN ON-SITE SEWAGE DISPOSAL SYSTEM NOR MAY AN ON-SITE WASTEWATER DISPOSAL SYSTEM BE INSTALLED WITHIN 100 FEET OF A WATER WELL.
2. THE ON-SITE SEWAGE FACILITIES SERVING THE LOTS IN THIS SUBDIVISION MUST BE PROFESSIONALLY DESIGNED.
3. THESE RESTRICTIONS ARE ENFORCEABLE BY THE CITY OF AUSTIN OR TRAVIS COUNTY ON-SITE SEWAGE UTILITY PROGRAM AND/OR THE LOT OWNERS.
WATERSHED STATUS: THIS SUBDIVISION IS LOCATED WITHIN THE BARTON CREEK WATERSHED WHICH IS SITED AS BARTON SPRINGS ZONE AND IS LOCATED WITHIN THE BARTON SPRINGS CONTRIBUTING ZONE.
RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, ANGELWYLDE SECTION THREE SHALL APPLY TO THIS PLAN. THESE RESTRICTIONS INCLUDE THOSE INSTRUMENTS RECORDED IN DOCUMENT NO. 2000030303, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
6. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LAND DEVELOPMENT CODE SECTION 13-7-14, AND THE ENVIRONMENTAL CRITERIA MANUAL IF APPLICABLE.
7. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
8. 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.
9. DEVELOPMENT WITHIN THE CRITICAL WATER QUALITY ZONE AND THE WATER QUALITY TRANSITION ZONE IS LIMITED TO THAT PERMITTED BY THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
10. 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 PLAN VACATION OR REPLACING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
11. LOTS 9A THROUGH 9H CONTAIN SLOPES WITH GRADIENTS IN EXCESS OF 15% DEVELOPMENT ON SLOPES WITH GRADIENTS IN EXCESS OF 15% SHALL BE IN ACCORDANCE WITH LAND DEVELOPMENT CODE SECTION 30-5-301 AND SECTION 30-5-302. 10,000 SQUARE FEET OF IMPERVIOUS IS ASSUMED IN ACCORDANCE WITH LAND DEVELOPMENT CODE 30-5-64(8)(1).
12. MINIMUM FINISHED FLOOR ELEVATION SHALL BE ONE FOOT ABOVE THE ELEVATION OF THE DRAINAGE EASEMENT CLOSEST TO THE STRUCTURE.
13. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.
14. A WAIVER FROM STORMWATER DETENTION REQUIREMENTS WAS GRANTED FOR THIS SUBDIVISION ON MAY 15, 1997 BY THE CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION, STORMWATER MANAGEMENT DIVISION.
15. THIS SUBDIVISION WAS APPROVED 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 _____
20____. THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT.
16. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. _____ OFFICIAL PUBLIC RECORDS, OF TRAVIS COUNTY TEXAS.

GENERAL NOTES (CONT'D):

17. A VARIANCE TO SECTION 30-2-159 (PREVIOUSLY 13-2-424A) OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE WAS GRANTED BY THE ZONING AND PLATTING COMMISSION ON NOVEMBER 1996.
18. ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH SECTION 25-8-281(C)(2). THIS SECTION STATES THAT THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE. CONSTRUCTION IS PROHIBITED, AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
19. WATER PROVIDED BY LOWER COLORADO RIVER AUTHORITY.
20. WASTEWATER PROVIDER: ON-SITE.
21. IMPROVEMENTS SUBJECT TO THE RESTRICTIONS REFERENCED IN DOCUMENT NO. 2000154414, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
22. ACCESS TO F.M. 2244 IS PROHIBITED FROM ALL LOTS WITHIN THIS SUBDIVISION. ACCESS TO PATTERSON ROAD IS PROHIBITED FROM ALL LOTS IN THIS SUBDIVISION EXCEPT FROM ANGELWYLDE DRIVE. DRIVEWAY ACCESS TO ANGELWYLDE DRIVE FROM LOT 10 IS RESTRICTED TO THE 30 FOOT WIDE JOINT USE EASEMENT AS RECORDED IN DOCUMENT NO. 2000154417 OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. DRIVEWAY ACCESS TO LOT 8 IS RESTRICTED TO THE 50 FOOT WIDE JOINT ACCESS EASEMENT SHARED BY SECTION TWO, BLOCK A, AS RECORDED IN DOCUMENT NO. 2000154416, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, TO ANGELWYLDE DRIVE.
23. TOTAL IMPERVIOUS COVER ON EACH LOT SHALL BE LIMITED TO THE FOLLOWING MAXIMUM AMOUNT: LOT 9, 100,000 SQUARE FEET.
24. LOTS 9 AND 10 BLOCK A, MAY NOT BE RESUBDIVIDED INTO MORE THAN SIX TOTAL LOTS WITHOUT EXTENDING ANGELWYLDE DRIVE. LOT 9 IS AN EXTENSION OF ANGELWYLDE DRIVE AND IT IS CONSISTENT TO ALLOW A RESUBDIVISION OF LOT 9 BLOCK A, ANGELWYLDE SECTION THREE RESTRICTIONS FOR RESUBDIVISION OF LOTS FOR THIS SUBDIVISION.
25. PROPERTY OWNER SHALL MAINTAIN SHEET FLOW TO THE MAXIMUM EXTENT FEASIBLE.
26. A RESTRICTIVE COVENANT FOR THE MAINTENANCE AND OPERATION OF ANGELWYLDE DRIVE HAS BEEN RECORDED UNDER DOCUMENT NO. 200015414, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. THE PROPERTY OWNERS ASSOCIATION ESTABLISHED UNDER SUCH DOCUMENT HAS PRIMARY RESPONSIBILITY FOR SUCH MAINTENANCE AND OPERATION. IF SUCH PROPERTY OWNER'S ASSOCIATION FAILS TO PERFORM, THE MAINTENANCE AND OPERATION RESPONSIBILITIES WILL BECOME THE JOINT AND SEVERAL RESPONSIBILITY OF ALL OWNERS IN THIS SUBDIVISION.
27. A VARIANCE TO SECTION 30-2-159 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE WAS GRANTED BY THE ZONING AND PLATTING COMMISSION ON _____, 201____.
28. THE RESTRICTIVE COVENANT FOR IMPLEMENTATION OF INTEGRATED PEST MANAGEMENT (IPM) PLAN IS RECORDED IN DOCUMENT NO. _____, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
29. THE RESTRICTIVE COVENANT FOR JOINT USE ACCESS EASEMENT IS RECORDED IN: DOCUMENT NO. _____, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
30. ALL PRIVATE STREETS SHOWN ON THIS PLAN, ANGELWYLDE DRIVE, AND ANY SECURITY GATES OR DEVICES CONTROLLING ACCESS TO THE STREETS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF THIS SUBDIVISION.

ELECTRIC UTILITY NOTES:

1. 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 ELECTRIC UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH TITLE 30, OF THE CITY OF AUSTIN LOC.
2. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE ELECTRIC UTILITY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRICAL 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 TITLE 30 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 INITIAL TREE 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 THE ELECTRIC UTILITY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
4. ANY ELECTRIC UTILITY RELATED TO SERVING THIS SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT.

WATER QUALITY AND ENVIRONMENTAL NOTES:

1. THE SELLER IS REQUIRED TO PROVIDE THE OCCUPANT OF EACH LOT, AT THE TIME OF OCCUPANCY, A HOMEOWNER ENVIRONMENTAL EDUCATION PACKET THAT HAS BEEN APPROVED BY THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT. THIS PACKET SHALL INCLUDE AN INTEGRATED PEST MANAGEMENT (IPM) FOR POLLUTION PREVENTION AND SOURCE CONTROL OF PESTICIDES AND HERBICIDES, AND A PUBLIC EDUCATION PROGRAM DESCRIBING METHODS TO REDUCE NON-POINT SOURCE POLLUTION.
2. PRIOR TO CONSTRUCTION OF IMPERVIOUS COVER ON LOTS IN THIS SUBDIVISION, WATER QUALITY PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. WATER QUALITY TREATMENT SHALL MEET ALL APPLICABLE WATERSHED REQUIREMENTS.
3. THIS PROJECT IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE BUT IS LOCATED IN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
4. THE MAXIMUM PORTION OF ANY COMMERCIAL, MULTI-FAMILY, OR SINGLE FAMILY/DUPLEX LOT THAT MAY BE ESTABLISHED AS TURF OR LANDSCAPED IS 15% HOWEVER, NO LOT SHALL BE RESTRICTED TO LESS THAN 2000 SQUARE FEET OF TURF OR LANDSCAPED AREA. UNDISTURBED NATURAL AREAS OR AREAS RESTORED TO NATURAL CONDITIONS SHALL NOT BE CONSIDERED LANDSCAPING OR TURF.
5. THE WATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
6. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE LORA WATER UTILITY SYSTEM AND AN ON-SITE SEWAGE FACILITY APPROVED BY TRAVIS COUNTY.
7. THE WATER QUALITY EASEMENTS SHOWN HEREON ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE PURSUANT TO CHAPTER 25-8 OF THE LAND DEVELOPMENT CODE. THE USE AND MAINTENANCE OF THESE EASEMENTS IS RESTRICTED BY SECTIONS 25-8-211 AND 25-8-213 THEREOF.

BENCHMARK:

LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF ANGELWYLDE DRIVE AND PATTERSON LANE-2 604 NAILS IN POWER POLE-ELEVATION 881.05'



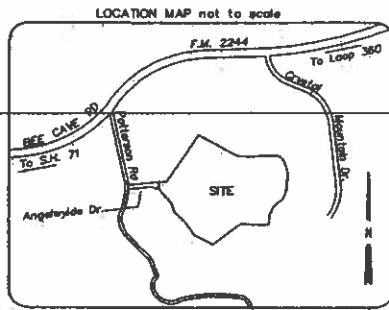
WATERLOO SURVEYORS INC.
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AUSTIN, TEXAS 78716-0716
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www.waterloosurveyors.com
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SHEET 2 OF 4

RESUBDIVISION OF LOT 9, BLOCK A, ANGELWYLDE SECTION THREE

6/10



BALCONES CANYON CONSERVATION PLAN (BCCP) NOTE:

PRIOR TO ANY CONSTRUCTION ACTIVITY AND/OR VEGETATION CLEARING, COORDINATION WITH U.S. FISH AND WILDLIFE OR PARTICIPATION IN THE BCCP IS REQUIRED TO ADDRESS THREATENED AND ENDANGERED SPECIES MITIGATION. CLEARING CAN NOT BE CONDUCTED MARCH 1 THROUGH AUGUST 31ST. PLEASE CONTACT TRAVIS COUNTY'S ENVIRONMENTAL SPECIALIST AT 512.219.6190, EXTENSION 5.

ROOFTOP DRAINAGE:

ROOF DOWNSPOUTS FOR RESIDENTIAL STRUCTURES ON LOTS 9A-9H ARE TO BE CONNECTED TO RAINWATER COLLECTION SYSTEMS THAT WILL BE CONNECTED TO THE COMMUNITY STORM WATER QUALITY TREATMENT SYSTEM. TO THE EXTENT POSSIBLE ON LOTS, IMPERVIOUS COVER ON LOTS 9A-9H IS TO DRAIN TO THE RAINWATER COLLECTION SYSTEM. ALL LOTS ARE RESPONSIBLE FOR IMPERVIOUS COVER ACCESS.

FIRE SPRINKLER SYSTEM NOTE:

AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM COMPLIANT WITH NFPA-13D (STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS IN ONE AND TWO FAMILY DWELLINGS AND MANUFACTURED HOMES) SHALL BE INSTALLED THROUGHOUT ALL RESIDENCES, GROUP R-3 (ONE- AND TWO FAMILY DWELLINGS AND TOWNHOUSES). THE AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED BY A FIRM REGISTERED BY THE STATE FIRE MARSHAL'S OFFICE, AND A RESPONSIBLE MANAGING EMPLOYEE (RME) LICENSED BY THE STATE FIRE MARSHAL'S OFFICE IN COMPLIANCE WITH TEXAS INSURANCE CODE CHAPTER 6003 (FIRE PROTECTION SPRINKLER SYSTEM SERVICE AND INSTALLATION & TAC 34.700 THE FIRE SPRINKLER RULES).

PROJECT DATA



WATERLOO SURVEYORS INC.
PO BOX 160176
AUSTIN, TEXAS 78716-0716
Phone: 512-481-9602
www.waterloosurveyors.com
J12336P

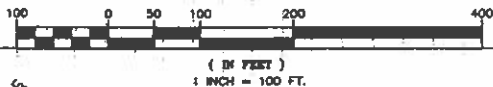
OWNERS:
ANGELWYLDE 8 JOINT VENTURE
1715 CAPITAL OF TEXAS HIGHWAY SOUTH #208
AUSTIN, TEXAS 78746
PROJECT ENGINEER:
BLEYL AND ASSOCIATES
1715 CAPITAL OF TEXAS HIGHWAY SOUTH #109
AUSTIN, TEXAS 78746
512.328.7878
LAND USE SUMMARY:
SINGLE FAMILY LOTS 6 LOTS- 39.758 ACRES
PRIVATE STREET LOT 9A 1 LOT- 0.524 ACRE
TOTAL 9 LOTS- 40.282 ACRES

C8J-2009-0045.OA

SHEET 3 OF 4

RESUBDIVISION OF LOT 9, BLOCK A, ANGELWYLDE SECTION THREE

GRAPHIC SCALE



C6
11

- LEGEND**
- FOUND IRON ROD 1/2" FRC
 - FOUND IRON ROD 1/2" W/CAP FRC
 - FOUND P.J. NAIL FRC
 - FOUND ROD NAIL FRC
 - FOUND HEX BOLT FRC
 - SET SPWOLE SPP
 - SET P.J. NAIL SPP
 - SET IRON ROD 1/2" W/CAP SPP
 - LABELLED "WATERLOO RPLS 4334" (RECORD CALL) SRC
 - WATER QUALITY TRANSITION ZONE WQTZ
 - CRITICAL WATER QUALITY ZONE CWQZ
 - DRAINAGE EASEMENT D.E.

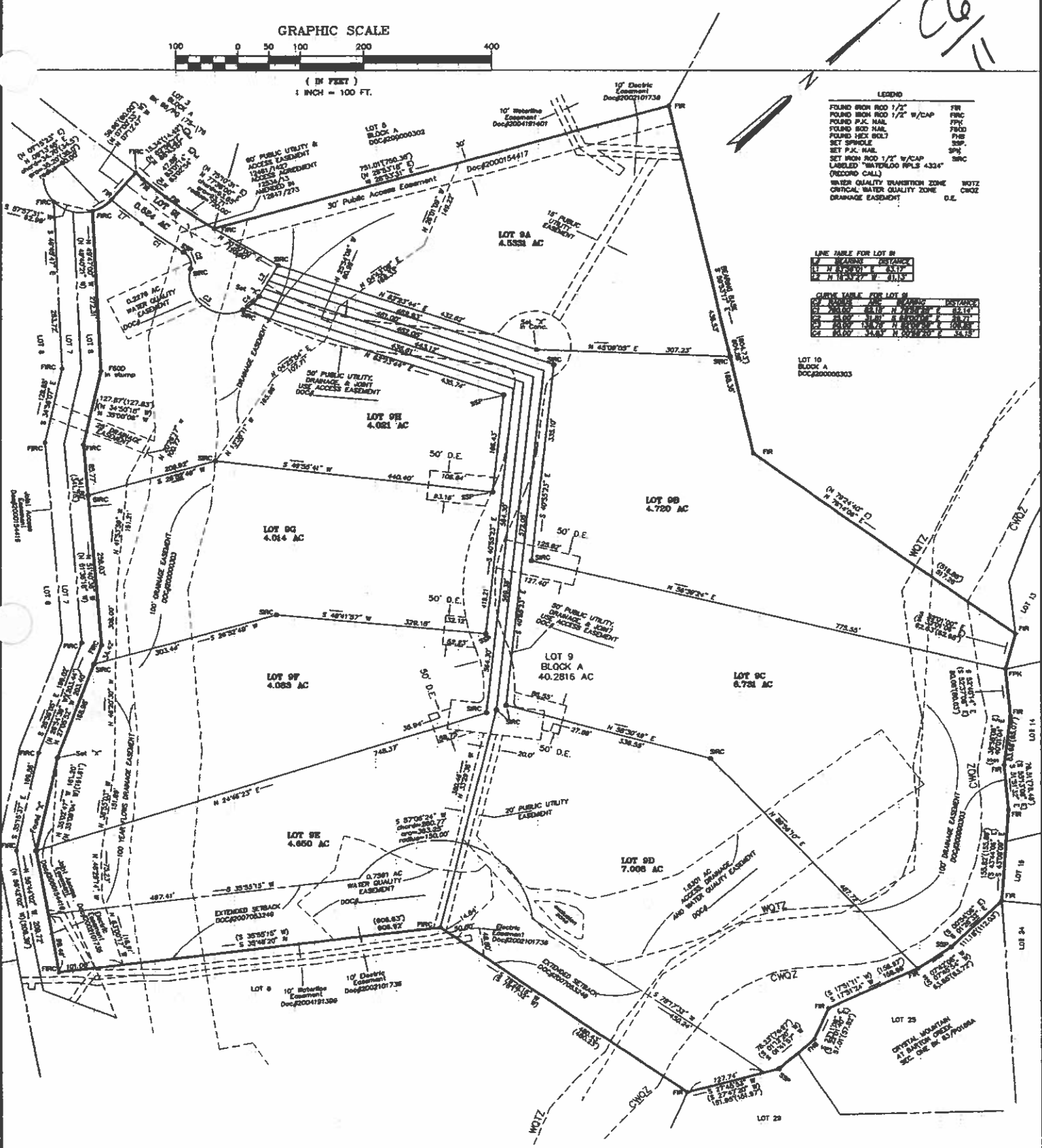
LINE TABLE FOR LOT 9

STATION	BEARING	DISTANCE
1	N 89°54'15" E	43.82'
2	N 89°54'15" E	43.82'

CHORD TABLE FOR LOT 9

STATION	CHORD BEARING	CHORD DISTANCE
1	N 89°54'15" E	43.82'
2	N 89°54'15" E	43.82'

LOT 10
BLOCK A
DOC#200000303



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