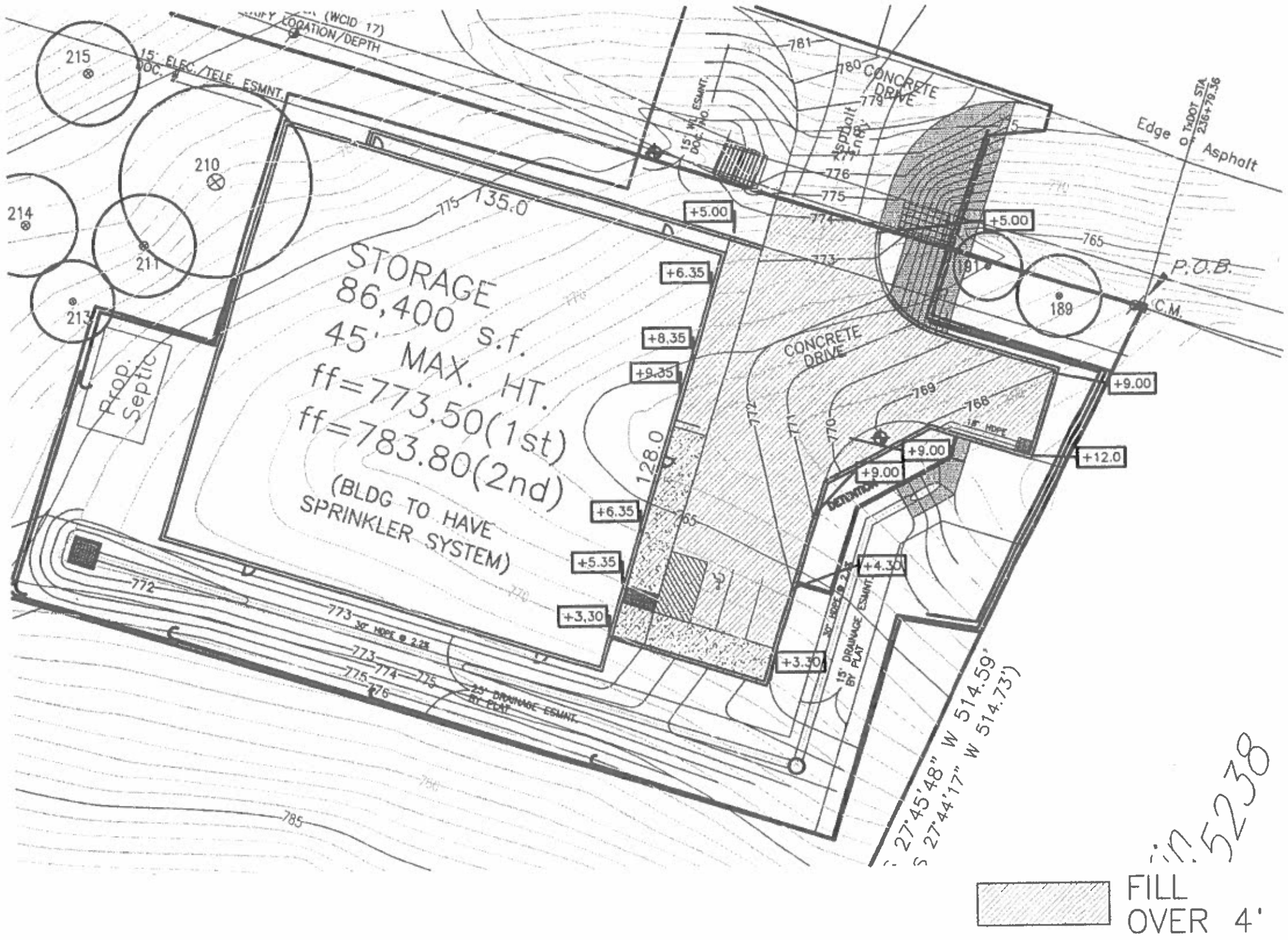


EXHIBIT A – CUT/FILL

C8

in 5238

BULLDOG STORAGE

4221 F.M. 620 NORTH, AUSTIN TEXAS 78734

SITE DEVELOPMENT CONSTRUCTION PLANS

ALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE
. IMPROVEMENTS WILL REQUIRE A SITE PLAN
OVAL FROM THE WATERSHED PROTECTION AND DEVELOPMENT
MINOR CORRECTIONS MAY BE APPROVED BY THE BUILDING PLAN
E TIME OF BUILDING PERMIT.

: PLAN DOES NOT INCLUDE BUILDING CODE AND FIRE
BUILDING PERMIT APPROVAL.

.Y WITH THE REQUIREMENTS OF THE SIGN AND LAND

SIBLE FOR ALL COST OF RELOCATION, OR DAMAGE TO

SEMENTS MAY BE REQUIRED AT A LATER DATE.

MUST BE ISSUED PRIOR TO AN APPLICATION FOR
NON-CONSOLIDATED OR PLANNING COMMISSION

S

PLICATION DOES NOT CONSTITUTE A VERIFICATION
IATION AND CALCULATIONS SUPPLIED BY THE
NEER OF RECORD IS SOLELY RESPONSIBLE FOR
ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL.
E APPLICATION IS REVIEWED FOR CODE COMPLIANCE

. THE ONE CALL CENTER (800-344-8377) FOR UTILITY
AY WORK IN CITY EASEMENTS OR STREET R.O.W.

FY TRAVIS COUNTY THRC AT LEAST 24 HOURS PRIOR
ANY DRAINAGE FACILITY WITHIN A DRAINAGE EASEMENT OR
THOD OF PLACEMENT AND COMPACTION OF BACKFILL IN
BE APPROVED PRIOR TO THE START OF BACKFILL

ES GREATER THAN FIVE FEET IN DEPTH, A NOTE MUST BE
CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED
PLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL
ADMINISTRATION." (OSHA STANDARDS MAY BE
GOVERNMENT PRINTING OFFICE; INFORMATION AND
TERIALS MAY BE PURCHASED FROM OSHA, 611 EAST 6TH

SO COMPLY WITH ENVIRONMENTAL REQUIREMENTS.

E PROPOSED SITE IMPROVEMENTS AND PRIOR TO:
CATION OF OCCUPANCY OR FINAL INSPECTION
AUSTIN, THE DESIGN ENGINEER SHALL CERTIFY
OSED DRAINAGE AND DETENTION FACILITIES
CONFORMANCE WITH THE APPROVED PLANS
NS.

II INVESTMENTS, LTD.
ID DAILEY
AVES ROAD, SUITE 222
S 78746
944

E RESPONSIBLE FOR PLAN ALTERATIONS

, Inc., Kurt M. Prossner, P.E. (512) 918-3343

NSIBLE FOR EROSION/SEDIMENTATION CONTROL

LEY 512-529-3844

NSIBLE FOR TREE/NATURAL AREA PROTECTION

LEY 512-529-3844

T:

WED THIS PLAN FOR COMPLIANCE WITH CITY
Y. THE APPLICANT, PROPERTY OWNER, AND
E RESPONSIBLE FOR DETERMINING WHETHER THE PLAN
S, REGULATIONS, AND RESTRICTIONS WHICH MAY BE
AND ITS USE.

R QUALITY BASINS, AND APPURTANENCES WHICH
ROM COMMERCIAL OR MULTIFAMILY DEVELOPMENT SHALL
OWNER IN ACCORDANCE WITH THE MAINTENANCE
D ENVIRONMENTAL CONTROL MANUALS.

ROVIDED BY WCID NO.17 AND WASTEWATER SERVICE IS ON SITE SEPTIC.

ION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR
E TO UTILITIES.

THE RIGHT-OF-WAY, A CONCRETE PERMIT IS REQUIRED.

VELOPED IN ONE PHASE.

GE TANKS EXIST TO THE BEST OF OUR KNOWLEDGE.

S REQUESTED A WAIVER FROM DETENTION WHICH WAS APPROVED BY THE
CH 10, 2008 UNDER PROJECT LKA-2007-119W.

Y FACILITIES ARE PROPOSED ON THIS PROJECT AS THE IMPERVIOUS
UN 20% OF THE NET SITE AREA.

-12-131 OF THE AUSTIN CITY CODE, THE CONTRACTOR MAY NOT BLOCK,
VE PEDESTRIAN AND VEHICULAR TRAFFIC, NOR PLACE A BARRICADE OR OTHER
IN A RIGHT-OF-WAY WITHOUT FIRST OBTAINING A TEMPORARY USE OF
ROM THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION.

LOCATED IN THE LAKE AUSTIN (WATER SUPPLY RURAL)
PROVIDE ON SITE DETENTION.

OT LOCATED IN THE EDWARD'S AQUIFER RECHARGE ZONE.

	REVISE (R) ADD (A) SHT.NO.	TOTAL SHEETS	NET CHANGE IMP.COVER	SITE IMP.COVER	% SITE IMP.COVER	APPROVED/DATE

	REVISE (R) ADD (A) SHT.NO.	TOTAL SHEETS	NET CHANGE IMP.COVER	SITE IMP.COVER	% SITE IMP.COVER	APPROVED/DATE

WATERSHED STATUS:

THIS PROJECT IS LOCATED IN THE LAKE AUSTIN WATERSHED, IS CLASSIFIED AS WATER SUPPLY RURAL AND SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH EXISTING RULES AND REGULATIONS.

ELECTRIC NOTES:

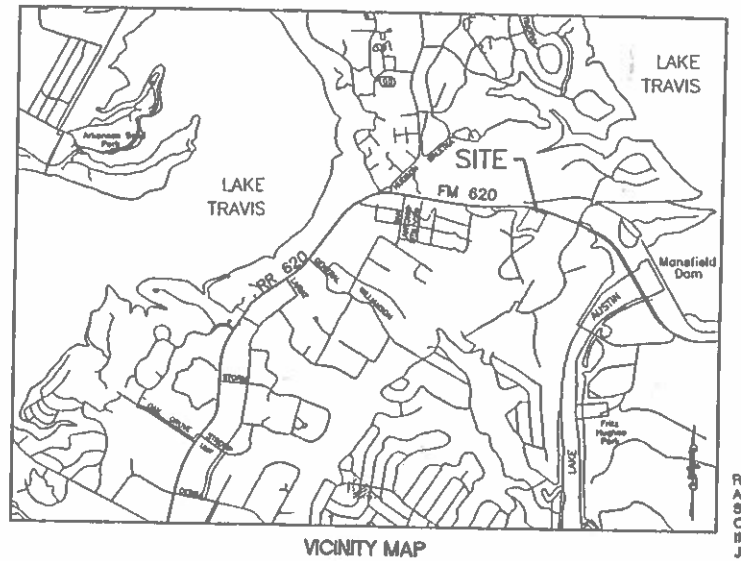
1. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
2. THE OWNER/DEVELOPER 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 BUILDING, 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 INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE 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.
4. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT THE OWNERS EXPENSE.
5. 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 REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD 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.

TRAVIS COUNTY EMERGENCY SERVICE DISTRICT NO. 6
FIRE DEPARTMENT — SITE PLAN NOTES

1. An all-weather driving surface must be installed in locations shown on the Site Plan to be fire lanes, prior to any building construction beyond the foundation.
2. Hydrants must be installed with the center of the four and one-half inch steamer opening at least 18" above finished grade. The four and one-half inch steamer opening must face the driveway or street with three to six-foot setbacks from the curb line(s). No obstruction is allowed within three feet of any hydrant, and the four and one-half inch opening must be totally unobstructed from the street/driveway. Hydrant locations shall be identified by the installation of blue reflective markers.
3. All pervious/decorative paving shall be engineered and installed for 80,000 lb. five-vehicle loads. Any pervious/decorative paving within 100 feet of any building must be approved by the Fire Department.
4. Commercial dumpsters and containers around with an individual capacity of 1.5 cubic yards or greater shall not be stored or placed within ten feet of openings, combustible walls, or combustible eave lines.
5. Vertical clearance required for fire apparatus is 13 feet, 8 inches for full 25' width of access drives and routes for internal circulation. Dead-end fire apparatus access roads in excess of 150' in length shall be provided with approved provisions for the turning around of fire apparatus.
6. Fire lanes shall be stenciled "FIRE LANE/TOW AWAY ZONE" in 3" white letters at 35' intervals. Curbs along fire lanes shall be painted red in areas as indicated on the site plan. In addition, the owner shall install signs at intervals of 50' or less along and at both ends of all fire lanes. The signs shall be red background with 3" white lettering for "FIRE ZONE/TOW AWAY ZONE".
7. The owner shall furnish the fire department an 8 1/2"x11" copy of the building floor plans and site plan prior to acceptance of the project for occupancy.
8. A "Master Key Box" (KNOX BOX) shall be installed at the location shown on the building plans and approved by the Fire Department. Contact the Fire Department for ordering of the box. The building will not be accepted for occupancy until the box is installed.
9. The F.D.C./Siamese connection shall be installed where shown on the site plan.
10. The maximum allowable driveway, drive aisle or fire lane grade is 15%.
11. Contractor shall install blue hydrant markers in the pavement per Fire Department specifications. The project will not be accepted for occupancy until the markers are installed.
12. As plans (site, building, alarm, sprinkler) will be submitted for review. A review letter will be submitted to the architect. Reviews will not be released until the fees are paid.
13. A certified or witnessed pressure test is required for all water models, required hydrant flow tests or sprinkler system designs.
14. A certificate of occupancy must be obtained before occupying the structure.
15. Hydrants shall be painted silver and the bonnet and caps shall be painted the designated color per the gallons per minute (GPM) as follows:

Class AA	Light Blue	1500 or higher GPM
Class A	Green	1000 - 1499 GPM
Class B	Orange	500 - 999 GPM
Class C	Red	Less than 500 GPM
Class D	Black	Out of Service

16. Designs for site improvements shall meet the current Design Criteria as required by T.C.E.S.D. No. 6.
17. Fire hydrants shall have National Pipe Threads.



VICINITY MAP
(NOT TO SCALE)

SHEET INDEX

1. COVER
2. GENERAL NOTES
3. EXISTING CONDITIONS/EROSION CONTROL PLAN
4. SITE PLAN
5. GRADING PLAN
6. DRAINAGE PLAN
7. UTILITY PLAN
8. POND DETAILS
9. WCID No. 17 DETAILS
10. FINAL PLAT
11. TxDOT TRAFFIC CONTROL DETAILS
12. TxDOT TRAFFIC CONTROL DETAILS

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN DOES NOT REMOVE THESE RESPONSIBILITIES.

REVIEWED BY THE AUSTIN WATER UTILITY APPLIES ONLY TO FACILITIES WITHIN PUBLIC STREETS OR PUBLIC UTILITY EASEMENTS. ALL OTHER WATER AND WASTEWATER FACILITIES INSIDE PRIVATE PROPERTY ARE UNDER THE JURISDICTION OF BUILDING INSPECTION.

AUSTIN WATER UTILITY
EXPIRATION DATE
JUN 13 2015

NOTE: RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

THIS PLAN IS COMPLETE, ACCURATE AND IN COMPLIANCE WITH CHAPTER 25-8 SUBCHAPTER A, OF THE LAND DEVELOPMENT CODE.

REVIEWED BY:

STATE OF TEXAS — KURT M. PROSSNER — 50181 — PROFESSIONAL ENGINEER

Kurt M. Prossner, P.E. — DATE 3/7/12

PLANNING AND DEVELOPMENT REVIEW DEPARTMENT — DATE

SP-2012-0 D — DEVELOPMENT PERMIT NO. — 0 / 0/2012 SUBMITTAL DATE

- 11-1901 — TRAVIS COUNTY DEVELOPMENT PERMIT NO. — DATE

TRAVIS COUNTY TRANSPORTATION AND NATURAL RESOURCES — DATE 6-26-12

TRAVIS COUNTY ESD NO. 6 - LAKE TRAVIS FIRE RESCUE — DATE 05-14-2012

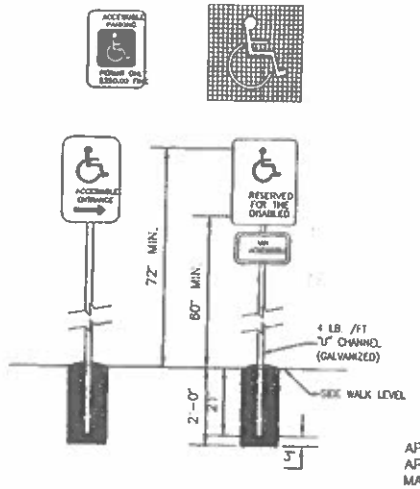
WCID NO.17 — DATE 4/9/2012

TEXAS DEPARTMENT OF TRANSPORTATION — DATE 5/22/12

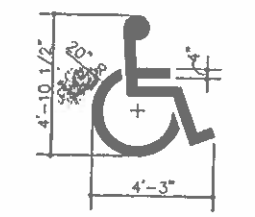
AUSTIN WATER UTILITY — NO(FO/om) — DATE 06/13/2012

TxDOT NOTES:

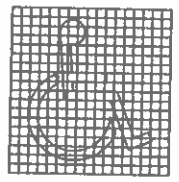
1. LANE CLOSURES ARE NOT ALLOWED IF PAVEMENT IS WET OR ICY. LANE CLOSURES ARE ONLY ALLOWED FROM 8 pm UNTIL 6 am MONDAY THROUGH FRIDAY.
2. CONSTRUCTION WORK WITHIN THE STATE'S RIGHT OF WAY MUST BE SCHEDULED FOR MONDAY THROUGH FRIDAY.
3. CONTRACTOR SHALL CONTACT TxDOT AT 832-7112 AT LEAST 48-HOURS PRIOR TO WORKING IN THE RIGHT OF WAY.
4. THE PRIMARY CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STATE RIGHT OF WAY FREE OF MUD, ROCKS, AND OTHER DEBRIS. IF THE HIGHWAY BECOMES UNSAFE FOR TRAFFIC BECAUSE OF DEBRIS FROM THE CONSTRCUTION SITE. THE CONTRACTOR MUST CLEAN THE ROADWAY IMMEDIATELY AND SUSPEND WORK IF NECESSARY.
5. THE GENERAL CONTRACTOR MUST PROVIDE ON SITE PARKING DURING ALL PHASES OF CONSTRUCTION. PARKING WILL NOT BE ALLOWED WITHIN THE RIGHT OF WAY OF STATE MAINTAINED ROADWAYS.



HANDICAP PARKING SIGNAGE
NTS



ACCESSIBILITY SYMBOL PAINTED ON PAVEMENT



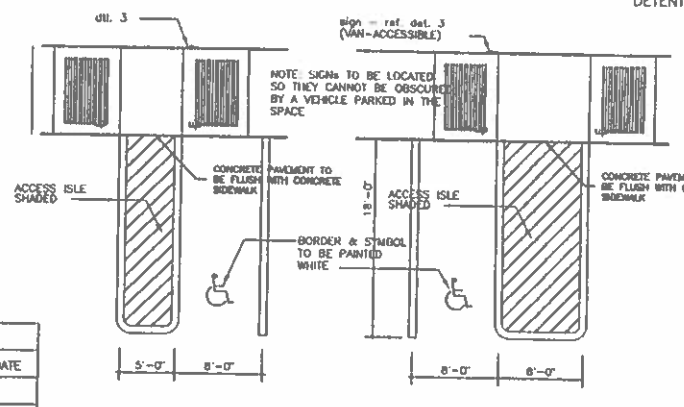
PROPORTIONING GUIDE

APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.

THIS PROJECT IS LOCATED IN THE LAKE AUSTIN WATERSHED, WHICH IS CLASSIFIED AS WATER SUPPLY RURAL WATERSHED AS PER THE DATE OF THIS PERMIT.

AN ADMINISTRATIVE VARIANCE WAS GRANTED PER LDC 25-8-42(B)(5) OF THE LDC FOR CUT/FILL UP TO _____ FEET ASSOCIATED WITH THE WATER QUALITY AND OR DETENTION FACILITIES.

NOTE: DETAILS ARE FOR TYPICAL INSTALLATION. ADAPT FOR SPECIFIC SITE REQUIREMENTS.

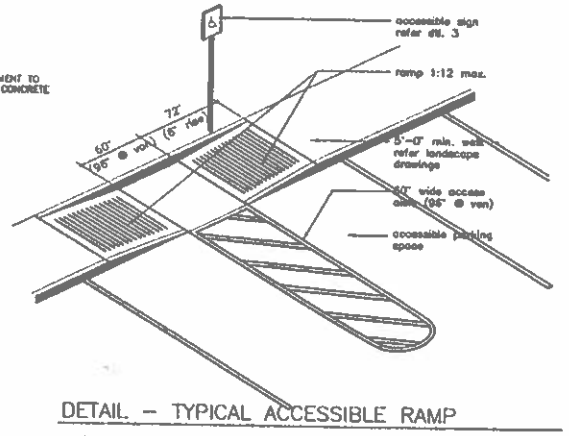


TYPICAL ACCESSIBLE PARKING SPACES — VAN-ACCESSIBLE PARKING

NOTE: PARKING SPACE & ACCESS ISLE SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 2% IN ALL DIRECTIONS

DETAIL - ACCESSIBLE PARKING
1/8" = 1'-0"

NOTE: RAMPS SHALL HAVE TEXUTRED SURFACE AND PAINTED WITH A CONTRASTING COLOR WITH A LIGHT REFLECTIVE VALUE IN COMPLIANCE WITH TEXAS ACCESSIBILITY STANDARDS 4.7.4. (1) AND 4.7.4. (2).



DETAIL - TYPICAL ACCESSIBLE RAMP
n.t.s.

NOTE: SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES. ACCESSIBLE ROUTES MUST HAVE A CROSS SLOPE NO GREATER THAN 1:50. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM AND SLIP

LEGAL DESCRIPTION
5.759 ACRES OUT OF
THE LEONARD ECK SURVEY
NO. 154 TRAVIS COUNTY
LOT 1 MANSFIELD LEDGE SUBDIVISION (PENDING)

ZONED - 2 MILE ETJ

FLOOD PLAIN NOTE:

No portion of this tract lies within the 100 year flood plain according to the National Flood Insurance Program Flood Insurance Rate Map Community Panel 48453C0220G Dated September 28, 2008.

RELATED CASE NO.'S

LAND STATUS - C8i-2007-0455

TAX PARCEL NUMBERS

01525506180000

GRID NUMBER
WZ-33/A-33

MAPSCO PAGE
491

ENGINEER

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Consulting Engineers
13377 Pond Springs Rd. Suite 104
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Phone:(512) 918-3343
Fax:(512) 918-2431