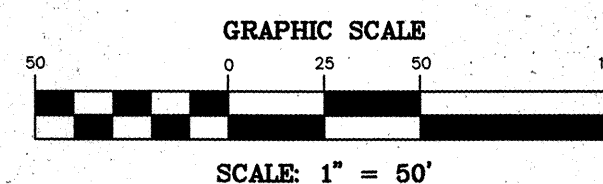
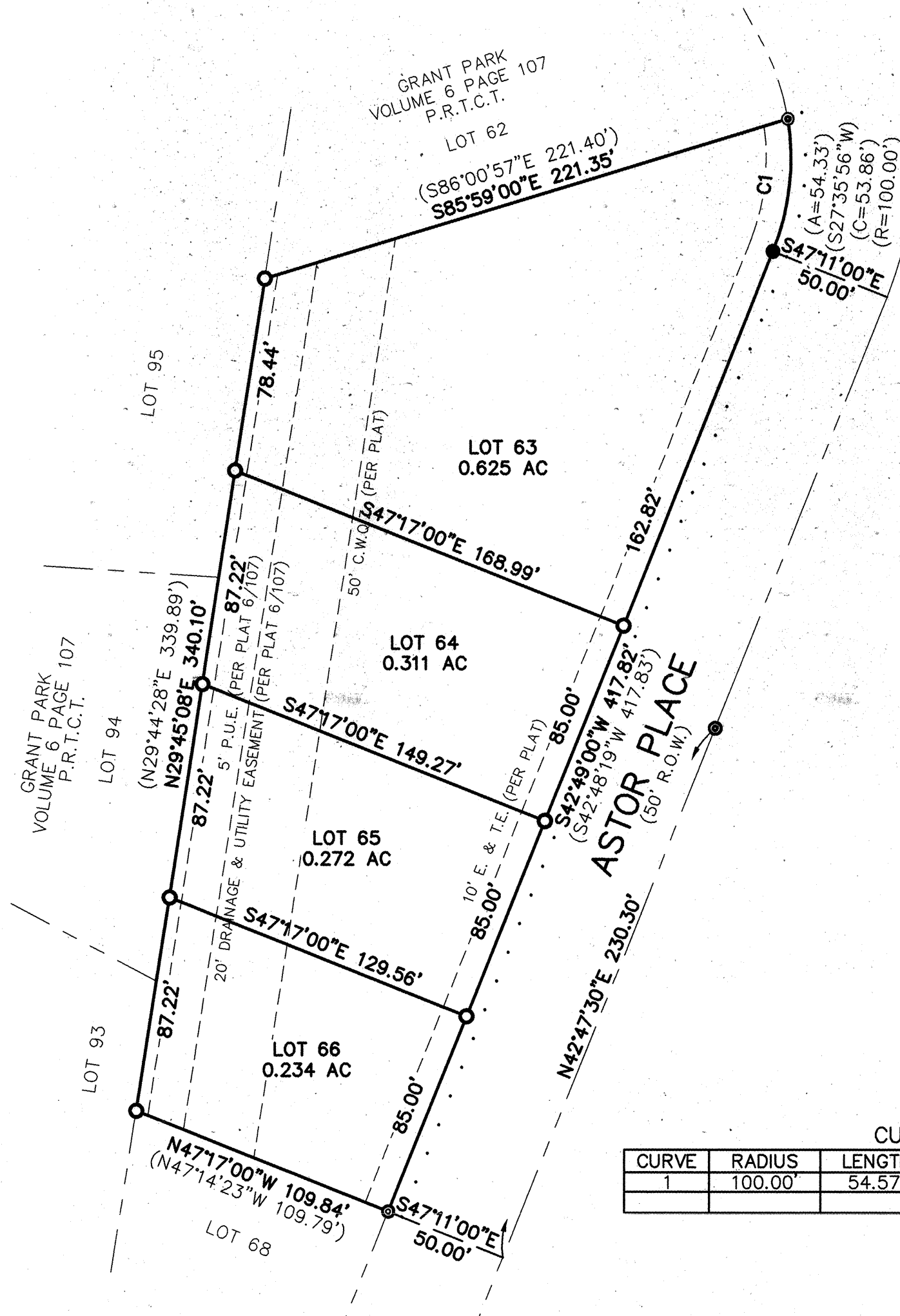


SUBJECT LOTS

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Google Earth

AMENDED PLAT OF LOT 63A, 63B, 64A, 65A, 65B, 66A, 66B, 67A, RESUBDIVISION OF LOTS 63, 64, 65, 66, 67, GRANT PARK



LEGEND

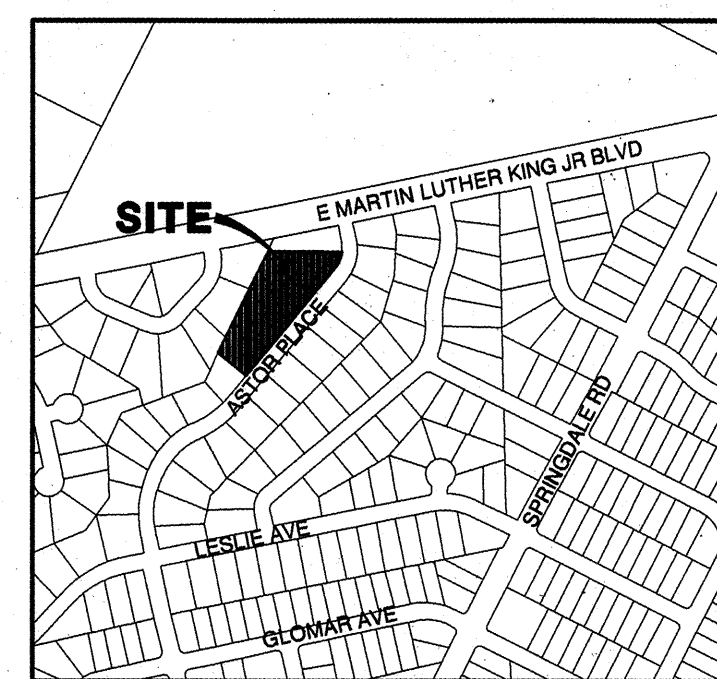
- 1/2" SQUARE BOLT FOUND
- IRON ROD SET WITH CAP
- IRON ROD FOUND
- ⊙ COTTON SPINDLE FOUND IN CONCRETE
- ⊙ 1" IRON PIPE FOUND
- ⊙ 1/2" IRON PIPE FOUND
- BOUNDARY LINES
- BUILDING SETBACK LINE
- ... EXISTING SIDEWALK
- PRCT PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- () FOUND BEARINGS AND DISTANCES

LOT SUMMARY

LOTS	AC.	S.F.	USE
63	0.625	27,555.00	SF
64	0.311	13,547.16	SF
65	0.272	11,848.32	SF
66	0.234	10,193.04	SF
TOTAL	1.442	62,813.47	SF

CURVE DATA

CURVE	RADIUS	LENGTH	DELTA	BERING	CHORD
1	100.00'	54.57'	31°16'09"	S27°31'25"W	53.90'



LOCATION MAP

SCALE: NTS

STATE OF TEXAS

}}

OWNER'S ACKNOWLEDGMENT

COUNTY OF TRAVIS

}}

KNOW ALL MEN BY THESE PRESENTS: THAT AUSTIN HOUSING FINANCE CORP., BEING THE OWNERS OF LOT 63A, 63B, 64A, 65A, 65B, 66A, 66B, 67A, RESUBDIVISION OF LOTS 63, 64, 65, 66, 67, GRANT PARK, A SUBDIVISION IN TRAVIS COUNTY, CONVEYED BY DEED OF RECORD IN DOCUMENT #2003279261 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOL. 6, PAGE 107, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY AMEND SAID LOT 63A, 63B, 64A, 65A, 65B, 66A, 66B, 67A, RESUBDIVISION OF LOTS 63, 64, 65, 66, 67, GRANT PARK PURSUANT TO TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212.016, AND IN ACCORDANCE WITH THE MAP OR PLAT SHOWN HEREON TO BE KNOWN AS AMENDED PLAT OF THE RESUBDIVISION OF LOTS 63, 64, 65, GRANT PARK, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS 24 DAY OF July, 2012

REGINA M. COPIC, REAL ESTATE & DEVELOPMENT MANAGER OF AUSTIN HOUSING FINANCE CORP

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED REGINA M. COPIC, REAL ESTATE & DEVELOPMENT MANAGER OF AUSTIN HOUSING FINANCE CORP., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS OWNER OF THE PROPERTY DESCRIBED HEREON.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Cindy Lott
PRINTED NAME OF NOTARY AND NOTARY STAMP

DATE NOTARY COMMISSION EXPIRES: 5-18-2016

I, PAUL UTTERBACK, 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, 1999 OF THE AUSTIN LAND DEVELOPMENT CODE; IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE; AND WAS PREPARED FROM AN ACTUAL SURVEY, MADE UNDER MY SUPERVISION PERFORMED ON THE GROUND, OF THE PROPERTY.

PAUL UTTERBACK
R.P.L.S. NO. 5738

SURVEYED BY:
ATS ENGINEERS, INSPECTORS & SURVEYORS
912 S. CAPITAL OF TEXAS HWY., SUITE 450
AUSTIN, TX 78746
(512) 328-6995



NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS.
2. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
3. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
4. NO BUILDINGS, FENCES, LANDSCAPING, OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
5. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS.
6. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
7. 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.
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. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
10. 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.
11. 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.

PLAT PREPARATION DATE	PLAT SUBMITTAL DATE
3/12/2012	3/23/2012



C8-2012-0041.0A.SH

PROJECT NO.
PLOT DATE
SHEET
1 of 2

AMENDED PLAT OF LOT 63A, 63B, 64A, 65A, 65B, 66A, 66B,
67A, RESUBDIVISION OF LOTS 63, 64, 65, 66, 67, GRANT PARK

NOTES:

12. 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.
13. ALL SIGNS SHALL COMPLY WITH THE AUSTIN SIGN ORDINANCE.
14. A DRAINAGE WAIVER HAS BEEN APPROVED FOR EACH LOT IN THIS RESUBDIVISION FOR UP TO 25% IMPERVIOUS COVER OVER THE ENTIRE SUBDIVISION.
- LOT 63 IS LIMITED TO 6,782.00 SQ. FT. OF IMPERVIOUS COVER
LOT 64 IS LIMITED TO 3,386.79 SQ. FT. OF IMPERVIOUS COVER
LOT 65 IS LIMITED TO 2,962.08 SQ. FT. OF IMPERVIOUS COVER
LOT 66 IS LIMITED TO 2,548.26 SQ. FT. OF IMPERVIOUS COVER
15. 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.
16. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION PURSUANT THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
17. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG ASTOR PLACE AND AS SHOWN BY DOTTED LINES ON THE FACE OF THE PLAT. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOTS 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.
18. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, "GRANT PARK, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6 PAGE 107 OF THE TRAVIS COUNTY PLAT RECORDS, SHALL APPLY TO THIS RESUBDIVISION OF LOTS 63, 64, 65, 66 AND 67, GRANT PARK, DOCUMENT NUMBER 200300273.
19. MAINTENANCE OF REQUIRED WATER QUALITY CONTROLS SHALL BE ACCORDING TO CITY OF AUSTIN STANDARDS.
20. FOR A MINIMUM TRAVEL DISTANCE OF 25 FT. FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.
21. IN AN URBAN WATERSHED, WATER QUALITY CONTROLS ARE REQUIRED IN ACCORDANCE WITH THE ENVIRONMENTAL CONTROL MANUAL; AND NEW DEVELOPMENT MUST PROVIDE FOR REMOVAL OF FLOATING DEBRIS FROM STORMWATER RUN-OFF AS PER LDC 25-8-211.
22. LOTS IN THIS SUBDIVISION ARE LIMITED TO SINGLE-FAMILY DETACHED RESIDENCES (NO DUPLEXES).
23. THE DRIVEWAY FOR LOT 63-A SHALL BE LOCATED WITHIN 5 FT. OF THE PROPERTY LINE OF LOT 63-B.
24. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL SITE DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LOT PURSUANT TO LDC .

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE Full Purpose Jurisdiction OF THE CITY OF AUSTIN ON THIS THE 2nd DAY OF August 2012.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 2nd DAY OF August, 2012, AD.

Greg Guernsey
GREG GUERNSEY, DIRECTOR
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

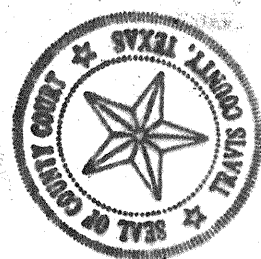
STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 13 DAY OF August, 2012, A.D., THE ~~COMMISSIONERS' COURT~~ OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS ~~PLAT~~ AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT. Official Public Record

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY ~~COURT~~ OF SAID COUNTY, THE 13 DAY OF August, 2012, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

JM V Benavides
DEPUTY



PLAT PREPERATION DATE	PLAT SUBMITTAL DATE
3/12/2012	3/15/2012



C8-2012-0041.0A.SH

PROJECT NO:
PLOT DATE: 3/22/12
SHEET: 2 OF 2