

C13
/1

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-06-0232.01.1A

Z.A.P. DATE: 12-17-13

SUBDIVISION NAME: Bellingham Meadows Section 1

AREA: 61.532 acres

LOT(S): 146

OWNER/APPLICANT: First Continental Investment Co. (Joe DiQuinzio)

AGENT: Carlson, Brigrance & Doering, Inc. (Brett Pasquarella)

ADDRESS OF SUBDIVISION: Farmhaven Road at Parmer Lane

GRIDS: Q29/ Q30/ R29/ R30

COUNTY: Travis

WATERSHED: Gilleland Creek and Harris Branch

JURISDICTION: 2-Mile
ETJ

EXISTING ZONING: N/A

MUD: N/A

PROPOSED LAND USE: Single Family Residential, Greenbelt, Drainage, ROW

ADMINISTRATIVE WAIVERS: N/A

VARIANCES:

SIDEWALKS: Sidewalks will be provided on all internal streets.

DEPARTMENT COMMENTS: Approval of the Bellingham Meadows Section 1 Final Plat consisting of 146 lots on 61.532 acres. Water and wastewater will be provided by Austin Water Utility.

STAFF RECOMMENDATION: The staff recommends approval of this resubdivision. This plan meets all applicable County, State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Sarah Sumner

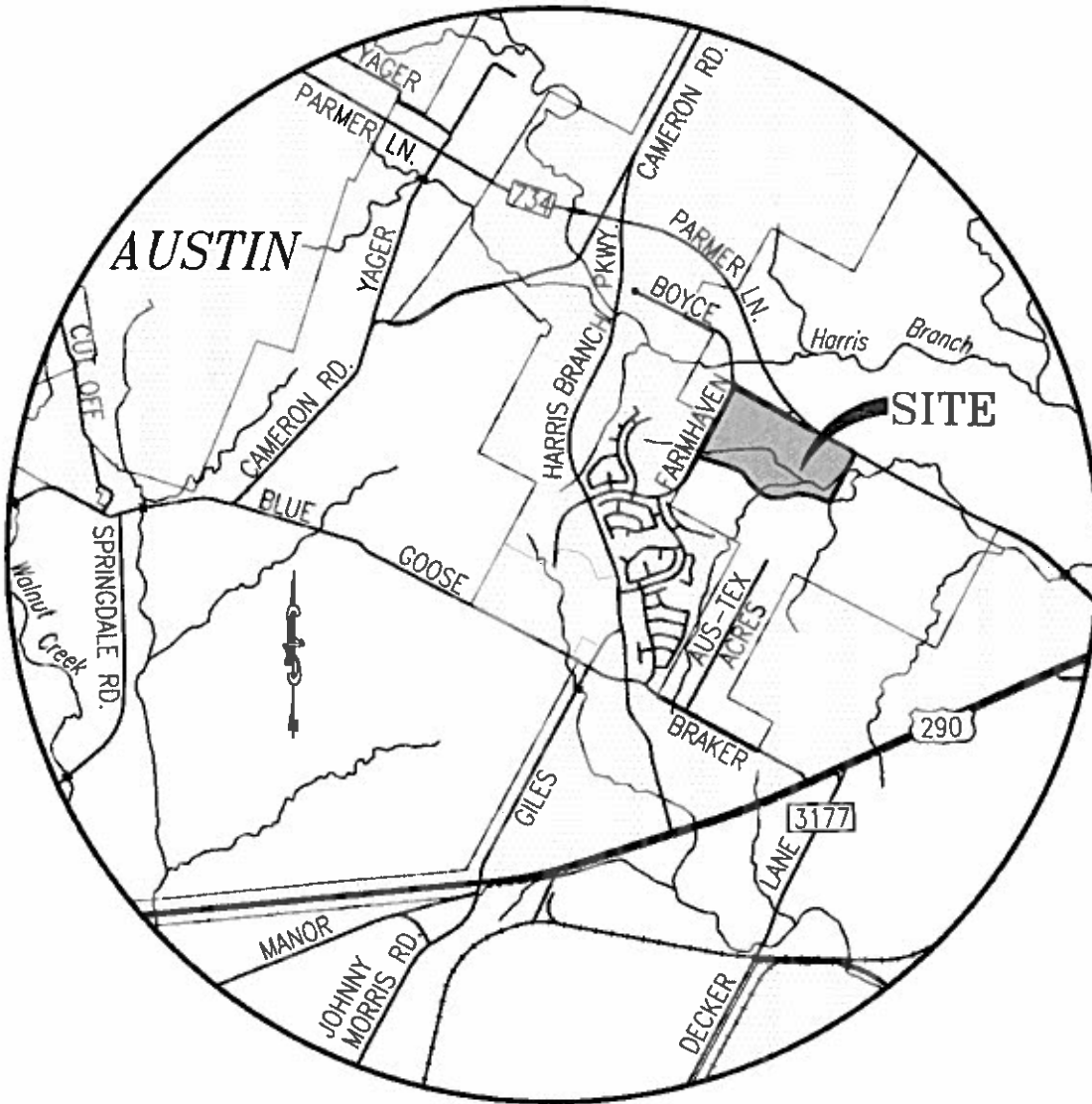
PHONE: (512) 854-7687

Email address: sarah.sumner@co.travis.tx.us

Bellingham Meadows Section 1

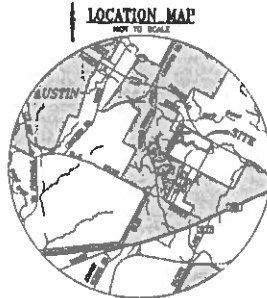
CB
2/2

Location Map



BELLINGHAM MEADOWS SECTION 1

C13/3



CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS.

THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

COVER SHEET



CL3
H

LOCATION MAP
NOT TO SCALE



BELLINGHAM MEADOWS SECTION 1

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
(512) 280-5160 phone
(512) 280-5165 fax

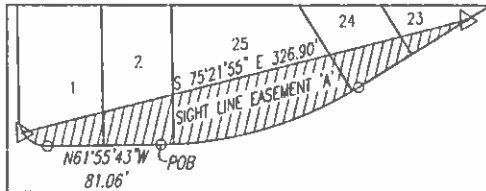
OWNER:
JOHN M. BOHNER, PRESIDENT
FIRST CONTINENTAL INVESTMENT CO. LTD.
5718 WESTMEIER RD SUITE 1450
HOUSTON, TEXAS 77057
(713) 789-5099 phone
(713) 789-5098 fax

DATE: MARCH 11, 2013
UPDATED: OCTOBER 29, 2013
TOTAL ACRES: 61.532 ACRES
SURVEY: WILLIAM H. SANDERS
SURVEY #54, ABS #690
TRAVIS COUNTY, TEXAS
FEMA MAP NUMBER: 48453C 0480H
DATED: SEPTEMBER 26, 2008
TRAVIS COUNTY, TEXAS

LEGEND

- ▲ 600 FOUND
- CONCRETE MONUMENT FOUND
- IRON ROD SET
- IRON ROD FOUND
- RIGHT OF WAY
- - - D.E. DRAINAGE EASEMENT
- - - P.U.E. PUBLIC UTILITY EASEMENT
- - - L.E. LANDSCAPE EASEMENT
- - - S.W.E. SIDEWALK EASEMENT
- ① LOT NUMBER
- Ⓐ BLOCK NUMBER
- - - SIDEWALKS
- - - ACCESS EASEMENT
- - - CENTERLINE OF MINOR WATERWAY
- - - CWOZ/CEP SETBACK
- - - WOTZ
- - - FEMA 100 YR FLOODPLAIN
- - - FULLY DEVELOPED 100 YR FLOODPLAIN

SCALE: 1" = 100'



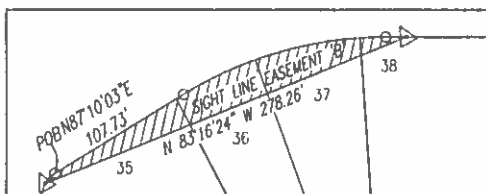
SIGHT LINE EASEMENT 'A' DETAIL
1"=60'

KARMALEGOS INVESTMENTS LLC
CALLED 49.801 ACRES
DOCUMENT #2009083613, O.P.R.T.C.TX.

FND
1"=1.P.

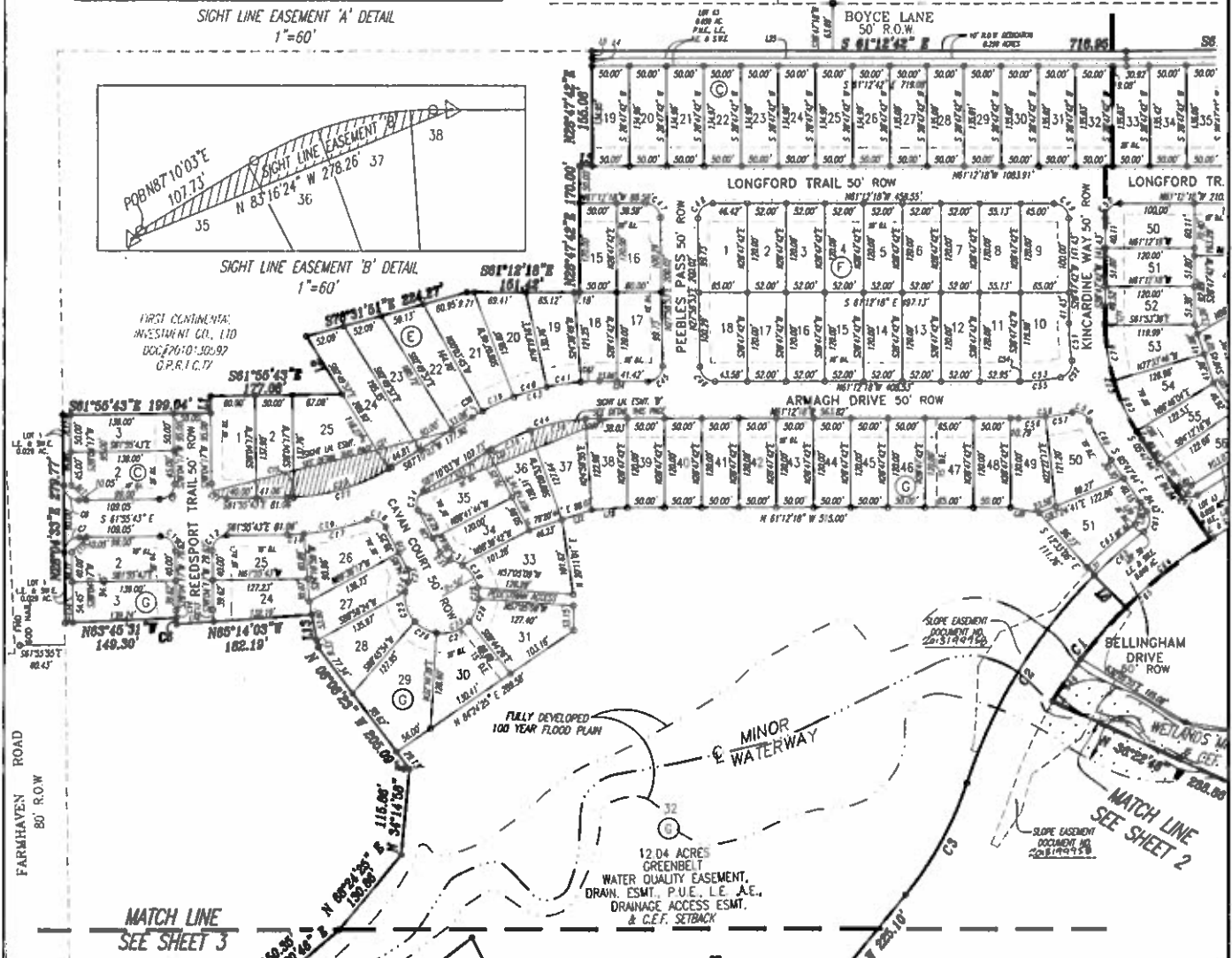
FRED C MORSE ESTATE
92.308 ACRES
DOC. # 2004113210, O.P.R.T.C.TX.

MATCH LINE
SEE SHEET 2



SIGHT LINE EASEMENT 'B' DETAIL
1"=60'

FIRST CONTINENTAL
INVESTMENT CO., LTD
DOC. # 20101030287
O.P.R.T.C.TX.



MATCH LINE
SEE SHEET 3

MATCH LINE
SEE SHEET 2

| | |
|---|-----|
| TOTAL NUMBER OF BLOCKS | 1 |
| TOTAL NUMBER OF LOTS: | 146 |
| SINGLE FAMILY LOTS | 135 |
| L.E. & S.W.E. LOTS | 6 |
| P.U.E., L.E., S.W.E. & A.E. LOT | 1 |
| GREENBELT, WATER QUALITY ESMT, D.E., P.U.E., L.E., A.E. & DRAINAGE ACCESS ESMT LOT | 2 |
| GREENBELT, WATER QUALITY ESMT, D.E., P.U.E., L.E., A.E., DRAINAGE ACCESS ESMT LOT, & C.E.F. SETBACK | 1 |
| GREENBELT, WATER QUALITY ESMT, D.E., P.U.E., L.E., A.E., DRAINAGE ACCESS ESMT LOT, & C.E.F. MITIGATION ZONE | 1 |

| STREET NAMES | RIGHT-OF-WAY | LINEAR FOOTAGE |
|--------------------|--------------|----------------|
| ANTRIM TRAIL | 50' ROW | 501 |
| ARMAGH DRIVE | 50' ROW | 1426 |
| BELLINGHAM DRIVE | 60' ROW | 998 |
| CAVAN COURT | 50' ROW | 160 |
| CLACKMANHAWK DRIVE | 50' ROW | 528 |
| KINCARDINE WAY | 50' ROW | 500 |
| KINGROSS TRAIL | 50' ROW | 454 |
| LONGFORD TRAIL | 50' ROW | 1169 |
| MANAROLA COVE | 50' ROW | 115 |
| PEEBLES PASS | 50' ROW | 290 |
| REEDSPORT TRAIL | 50' ROW | 284 |
| TOTAL | | 6425 |

BENCHMARK #1
SQUARE CUT SET IN W/LET
± 20' SOUTHWEST OF CONCRETE DRIVE ON WILLIAM WALLACE WAY
ELEVATION=577.10'
N. 10101717
E. 3156263

BENCHMARK #2
BRASS DISK
ON S.W. ROW OF PARKER LANE
ELEVATION=567.17'
N. 10103496.51
E. 3159120.23

SHEET NO. 1 OF 7

CB&D Carlson, Brigance & Doering, Inc.
Civil Engineering & Surveying
5501 West William Cannon Drive • Austin, Texas 78749
Phone No. (512) 280-5160 • Fax No. (512) 280-5165

C13/5

BELLINGHAM MEADOWS SECTION 1

LEGEND

- ▲ 600 FOUND
- CONCRETE MONUMENT FOUND
- IRON ROD SET
- IRON ROD FOUND
- RIGHT OF WAY
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- L.E. LANDSCAPE EASEMENT
- S.W.E. SIDEWALK EASEMENT
- LOT NUMBER
- BLOCK NUMBER
- SIDEWALKS
- A.E. ACCESS EASEMENT
- CENTERLINE OF MINOR WATERWAY
- CWOZ/CEF SETBACK
- WOTZ
- FEMA 100 YR FLOODPLAIN
- FULLY DEVELOPED 100 YR FLOODPLAIN

SCALE: 1" = 100'



MATCH LINE
SEE SHEET 1

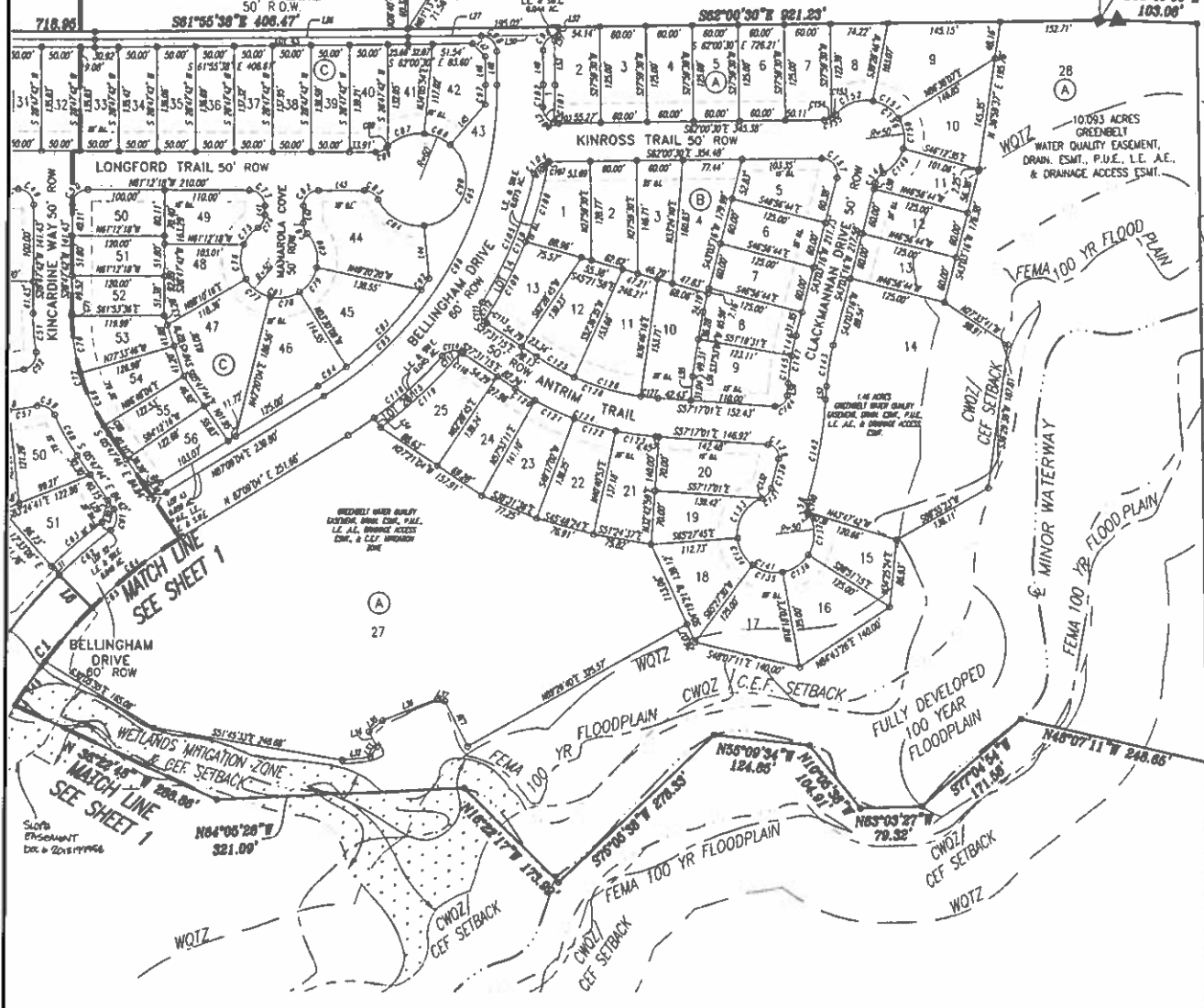
FRED C MORSE ESTATE
92.308 ACRES
DOC # 2004113210, O.P.R.C.T.X.

FM 734
(AKA PARMER LANE)
(R.O.W. VARIES)

BOYCE LANE
50' R.O.W.

BENCHMARK 12
ELEVATION=547.17'

S55°49'00"E
103.00'



SHEET NO. 2 OF 7

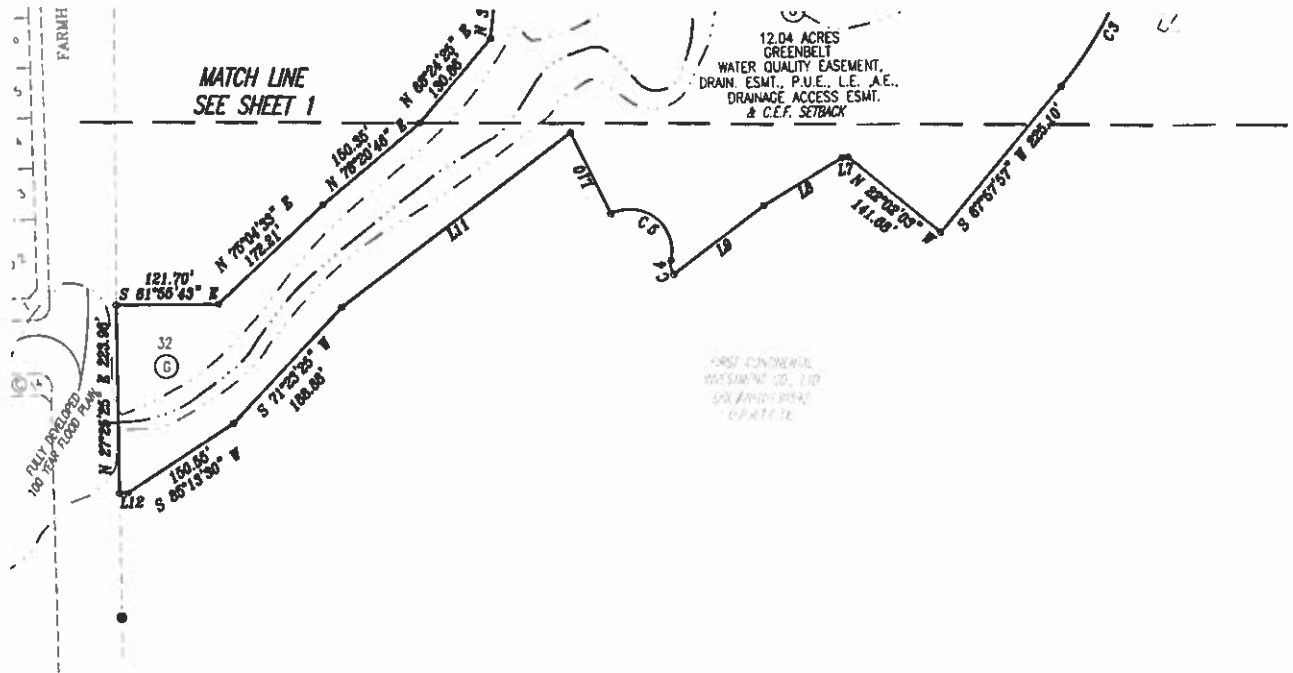
CB&D Carlson, Brigrance & Doering, Inc.
 Civil Engineering & Surveying
 1501 West Wilshire Canyon Drive • North, Texas 75749
 Phone No. 512.358.5544 • Fax No. 512.358.5145

BELLINGHAM MEADOWS SECTION 1

C13
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LEGEND

- ▲ 600 FOUND
- CONCRETE MONUMENT FOUND
- IRON ROD SET
- IRON ROD FOUND
- RCW RIGHT OF WAY
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- L.E. LANDSCAPE EASEMENT
- SW.E. SIDEWALK EASEMENT
- ⓐ LOT NUMBER
- ⓑ BLOCK NUMBER
- SIDEWALKS
- A.E. ACCESS EASEMENT
- CENTERLINE OF MINOR WATERWAY
- CMOZ/DEF SETBACK
- MOTZ
- FEMA 100 YR FLOODPLAIN
- FULLY DEVELOPED 100 YR FLOODPLAIN



SHEET NO. 3 OF 7

C B D

Carlson, Brigrance & Doering, Inc.

Civil Engineers & Surveyors
5501 West Wilshire Canyon Drive • Austin, Texas 78749
Phone No. (512) 280-5160 • Fax No. (512) 280-5166

BELLINGHAM MEADOWS SECTION 1

C13
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| BLOCK | LOT | SQ. FT. |
|-------|-----|---------|
| A | 1 | 1,560 |
| A | 2 | 7,378 |
| A | 3 | 7,500 |
| A | 4 | 7,500 |
| A | 5 | 7,500 |
| A | 6 | 7,500 |
| A | 7 | 7,491 |
| A | 8 | 6,729 |
| A | 9 | 13,467 |
| A | 10 | 9,872 |
| A | 11 | 6,712 |
| A | 12 | 7,500 |
| A | 13 | 7,500 |
| A | 14 | 63,420 |
| A | 15 | 7,735 |
| A | 16 | 10,198 |
| A | 17 | 10,198 |
| A | 18 | 9,537 |
| A | 19 | 7,242 |
| A | 20 | 10,644 |
| A | 21 | 9,106 |
| A | 22 | 9,103 |
| A | 23 | 9,253 |
| A | 24 | 8,885 |
| A | 25 | 9,694 |
| A | 26 | 2,039 |
| A | 27 | 4,825 |
| A | 28 | 439,663 |

| BLOCK | LOT | SQ. FT. |
|-------|-----|---------|
| B | 1 | 8,116 |
| B | 2 | 8,264 |
| B | 3 | 8,092 |
| B | 4 | 10,502 |
| B | 5 | 8,551 |
| B | 6 | 7,500 |
| B | 7 | 7,500 |
| B | 8 | 7,817 |
| B | 9 | 9,126 |
| B | 10 | 9,508 |
| B | 11 | 10,594 |
| B | 12 | 9,817 |
| B | 13 | 8,212 |
| B | 14 | 3,174 |


| BLOCK | LOT | SQ. FT. |
|-------|-----|---------|
| C | 1 | 1,356 |
| C | 2 | 8,749 |
| C | 3 | 6,950 |
| C | 19 | 6,748 |
| C | 20 | 6,748 |
| C | 21 | 6,748 |
| C | 22 | 6,749 |
| C | 23 | 6,749 |
| C | 24 | 6,749 |
| C | 25 | 6,750 |
| C | 26 | 6,750 |
| C | 27 | 6,750 |
| C | 28 | 6,750 |
| C | 29 | 6,751 |
| C | 30 | 6,751 |
| C | 31 | 6,751 |
| C | 32 | 6,751 |
| C | 33 | 6,757 |
| C | 34 | 6,787 |
| C | 35 | 6,818 |
| C | 36 | 6,850 |
| C | 37 | 6,881 |
| C | 38 | 6,913 |
| C | 39 | 6,944 |
| C | 40 | 6,937 |
| C | 41 | 6,275 |
| C | 42 | 8,110 |
| C | 43 | 28,663 |
| C | 44 | 14,963 |
| C | 45 | 10,627 |
| C | 46 | 13,115 |
| C | 47 | 15,294 |
| C | 48 | 7,843 |
| C | 49 | 8,592 |
| C | 50 | 7,128 |
| C | 51 | 6,216 |
| C | 52 | 6,252 |
| C | 53 | 7,242 |
| C | 54 | 7,294 |
| C | 55 | 6,092 |
| C | 56 | 6,240 |

| BLOCK | LOT | SQ. FT. |
|-------|-----|---------|
| E | 1 | 8,188 |
| E | 2 | 6,895 |
| E | 15 | 6,000 |
| E | 16 | 7,015 |
| E | 17 | 7,214 |
| E | 18 | 6,330 |
| E | 19 | 6,939 |
| E | 20 | 7,892 |
| E | 21 | 9,120 |
| E | 22 | 9,135 |
| E | 23 | 9,401 |
| E | 24 | 10,132 |
| E | 25 | 12,932 |

| BLOCK | LOT | SQ. FT. |
|-------|-----|---------|
| F | 1 | 7,814 |
| F | 2 | 6,240 |
| F | 3 | 6,240 |
| F | 4 | 6,240 |
| F | 5 | 6,240 |
| F | 6 | 6,240 |
| F | 7 | 6,240 |
| F | 8 | 6,616 |
| F | 9 | 7,714 |
| F | 10 | 7,711 |
| F | 11 | 6,616 |
| F | 12 | 6,240 |
| F | 13 | 6,240 |
| F | 14 | 6,240 |
| F | 15 | 6,240 |
| F | 16 | 6,240 |
| F | 17 | 6,240 |
| F | 18 | 7,615 |

| BLOCK | LOT | SQ. FT. |
|-------|-----|---------|
| G | 1 | 1,353 |
| G | 2 | 8,054 |
| G | 3 | 7,261 |
| G | 24 | 6,688 |
| G | 25 | 7,431 |
| G | 26 | 8,238 |
| G | 27 | 7,167 |
| G | 28 | 8,139 |
| G | 29 | 1,702 |
| G | 30 | 8,425 |
| G | 31 | 8,876 |
| G | 32 | 524,257 |
| G | 33 | 9,312 |
| G | 34 | 5,778 |
| G | 35 | 7,837 |
| G | 36 | 6,797 |
| G | 37 | 7,457 |
| G | 38 | 6,359 |
| G | 39 | 6,000 |
| G | 40 | 6,000 |
| G | 41 | 6,000 |
| G | 42 | 6,000 |
| G | 43 | 6,000 |
| G | 44 | 6,000 |
| G | 45 | 6,000 |
| G | 46 | 6,000 |
| G | 47 | 7,200 |
| G | 48 | 6,000 |
| G | 49 | 6,726 |
| G | 50 | 8,146 |
| G | 51 | 8,424 |
| G | 52 | 1,753 |

SHEET NO. 4 OF 7



Carlson, Brignace & Doering, Inc.
 Civil Engineering & Surveying
 3501 West William Cannon Drive • Austin, Texas 78719
 Phone No. (512) 280-1604 • Fax No. (512) 280-1165

PATH-J: ACAD2004LP\4535\SURVEY\PLAT SEC 1

BELLINGHAM MEADOWS SECTION 1

C13
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GENERAL NOTES:


1. ALL STREETS IN THE SUBDIVISION WILL BE CONSTRUCTED USING CITY OF AUSTIN URBAN STANDARDS AND WILL BE DEDICATED AS PUBLIC R.O.W. AT FINAL PLATING.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
3. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. THE UTILITY CONSTRUCTION MUST BE INSPECTED BY THE CITY.
4. PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT OF PRE-DEVELOPED CONDITIONS.
5. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 150 FEET (150') TO THE EDGE OF PAVEMENT OF AN INTERSECTING ARTERIAL STREET. TYPE I DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS OF WAY THAN 80 PERCENT OF THE PARCEL FRONTAGE OR 50 FEET, WHICHEVER IS LESS. ALL OTHER DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS OF WAY THAN 80 PERCENT OF PARCEL FRONTAGE OR 100 FEET, WHICHEVER IS LESS. ALSO, DRIVEWAYS SHALL NOT BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET INTERSECTION.
6. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED ON EACH LOT PURSUANT TO SEC. 30-5-181 LDC.
7. PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS INCLUDING: BELLINGHAM DRIVE, REEDSPORT TRAIL, KROSS TRAIL, CLACKAMANN DRIVE, ANTHONY TRAIL, KIRCHARDINE WAY, LONGFORD TRAIL, MANAROLA COVE, AIRMIND DRIVE, DAMM COVE, AND PEBBLES PASS; AND THE SUBDIVISION SIDE OF FARMWEN ROAD, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS ARE REQUIRED TO BE IN PLACE PRIOR TO THE LOTS BEING OCCUPIED, AND SIDEWALKS ABUTTING COMMON AREAS WILL BE CONSTRUCTED WITH THE SUBDIVISION.
8. NO OBJECTS, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
9. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
10. 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 CHAPTER 30-5-211.
11. THIS SUBDIVISION IS IN THE 2 MILE ETJ OF THE CITY OF AUSTIN.
12. THE MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN CHAPTER 30-5.
13. THE OWNER/DEVELOPER IS ADVISED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS. OTHER SPECIAL OR NONSTANDARD TREATMENTS OF THE R.O.W. MAY ALSO REQUIRE A LICENSE AGREEMENT.
14. A 10 FOOT (10') P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL STREETS.
15. THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS:
 WATER & WASTEWATER - CITY OF AUSTIN
 ELECTRIC - BLUEBONNET ELECTRIC
 GAS - TEXAS GAS
16. TWO-YEAR PEAK FLOW CONTROL AS DETERMINED UNDER THE DRAINAGE CRITERIA MANUAL AND THE ENVIRONMENTAL CRITERIA MANUAL IS REQUIRED PURSUANT TO THE LAND DEVELOPMENT CODE SECTION 30-4-B1.
17. FOR A MINIMUM TRAVEL DISTANCE OF 25' FROM THE ROADWAY EDGE, DRIVEWAY GRADIENTS MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.
18. 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.
19. NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND DETENTION FACILITY HAVE BEEN CONSTRUCTED, INSPECTED, AND APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
20. WITHIN A SIGHT DISTANCE EASEMENT ANY OBSTRUCTION OF SIGHT DISTANCE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF COMMISSIONERS' COURT OR THE CITY OF AUSTIN AT OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
21. THIS SUBDIVISION WAS APPROVED AND RECORDED PRIOR TO THE CONSTRUCTION AND ACCEPTANCE OF ALL 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 AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NUMBER _____ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
22. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS, IN COMPLIANCE WITH CHAPTER 30-2-232 AS RECORDED IN DOCUMENT NO. _____ OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
23. 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 AND TRAVIS COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
24. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
25. FINISHED FLOOR ELEVATIONS ON THE FOLLOWING LOTS SHALL BE ONE (1) FOOT ABOVE THE HIGHEST ADJACENT FULLY DEVELOPED FLOOD PLAN BASE FLOOD ELEVATIONS COMPUTED BY CARLSON, BRIGANCE & DOERING, INC. IN JANUARY 2013 SHOWN HEREON:

| LOT | BLOCK | MIN. F.F. ELEVATION | LOT | BLOCK | MIN. F.F. ELEVATION | LOT | BLOCK | MIN. F.F. ELEVATION |
|-----|-------|---------------------|-----|-------|---------------------|-----|-------|---------------------|
| 9 | A | 551.00 | 29 | G | 575.00 | 43 | G | 568.20 |
| 10 | A | 551.50 | 30 | G | 573.00 | 44 | G | 567.80 |
| 11 | A | 552.00 | 31 | G | 571.00 | 45 | G | 567.00 |
| 12 | A | 553.00 | 33 | G | 571.00 | 46 | G | 567.20 |
| 13 | A | 553.00 | 37 | G | 570.80 | 47 | G | 567.00 |
| 15 | A | 554.50 | 38 | G | 570.40 | 48 | G | 566.80 |
| 16 | A | 555.00 | 39 | G | 570.20 | 49 | G | 566.80 |
| 17 | A | 556.00 | 40 | G | 568.60 | 51 | G | 566.50 |
| 18 | A | 556.00 | 41 | G | 569.10 | | | |
| | | | 42 | G | 568.75 | | | |

NO FILL SHALL BE ALLOWED IN THE FLOODPLAIN ON THESE LOTS EXCEPT BY SEPARATE PERMIT.

26. ACCESS TO FARMWEN ROAD AND BOYCE LANE IS PROHIBITED FROM ANY SINGLE FAMILY LOT.
27. THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY, TEXAS.
28. A TRAVIS COUNTY SITE DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
29. FLOOD INSURANCE IS MANDATORY FOR BUILDINGS IN FEMA-IDENTIFIED HIGH-RISK FLOOD AREAS, WHICH ARE DESIGNATED FLOOD HAZARD AREAS (FHA). THIS REQUIREMENT APPLIES TO BUILDINGS LOCATED IN FHAs ON FEMA'S FLOOD MAPS INCLUDING LOANS FOR MANUFACTURED (MOBILE) HOMES AND COMMERCIAL BUILDINGS. WHENEVER FEDERALLY BACKED LENDERS MAKE, INCREASE, EXTEND, OR RENEW A MORTGAGE, HOME EQUITY, HOME IMPROVEMENT, COMMERCIAL, OR FARM CREDIT LOAN IN AN FHA, THE LENDER MUST REQUIRE FLOOD INSURANCE.

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BELLINGHAM MEADOWS SECTION 1

C13/10

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS: THAT FIRST CONTINENTAL INVESTMENT CO. LTD, BEING OWNER OF THAT CERTAIN 183.119 ACRES TRACT OF LAND OUT OF THE WILLIAM H. SANDERS SURVEY NO. 54, ABSTRACT NO. 690, SITUATED IN TRAVIS COUNTY, TEXAS, AS COMMEYED BY DEED AS RECORDED IN DOCUMENT NUMBER 2010130282 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 61.532 ACRES OF LAND IN ACCORDANCE WITH CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE AND WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

BELLINGHAM MEADOWS SECTION 1

AND DOES HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20____, A.D.

JOHN BONNER, PRESIDENT
5718 WESTMEYER RD STE 1450
HOUSTON, TEXAS 77057

STATE OF TEXAS
COUNTY OF TRAVIS

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

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

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, THIS THE _____ DAY OF _____, 20____, A.D.

OREG CLERMONT, DIRECTOR
PLANNING AND DEVELOPMENT REVIEW

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

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUMOUR, 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, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

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

DANA DEBEAUMOUR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DANA DEBEAUMOUR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUMOUR, 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., DULY RECORDED ON THE _____ DAY OF _____, 20____, A.D. AT _____ O'CLOCK _____ M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY

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

DANA DEBEAUMOUR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND 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 TO 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 THE 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 AUTHORIZATION 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, BRETT R. PASQUARELLA, P.E., AM AUTHORIZED TO PRACTICE THE PROFESSION OF CIVIL ENGINEERING IN THE STATE OF TEXAS, AND HEREBY CERTIFY THAT THE ENGINEERING PORTIONS OF THIS PLAT COMPLY WITH TITLE 30 OF THE AUSTIN CITY CODE OF 2002 AS AMENDED.

FLOOD PLAIN NOTE: THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0-4804, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

ENGINEERING BY: BRETT R. PASQUARELLA, ~ P.E. NO. 84769 DATE
CARLSON, BRIGANCE & DOERING, INC.
3501 WEST WILLIAM CANNON
AUSTIN, TEXAS 78749



STATE OF TEXAS
COUNTY OF TRAVIS

I, AARON V. THOMASON, 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 30 OF THE AUSTIN CITY CODE OF 2002 AS AMENDED, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SURVEYED BY: AARON V. THOMASON ~ R.P.L.S. NO. 6214 DATE
CARLSON, BRIGANCE & DOERING, INC.
3501 WEST WILLIAM CANNON
AUSTIN, TEXAS 78749
aaron@cbdlng.com



SHEET 7 OF 7



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