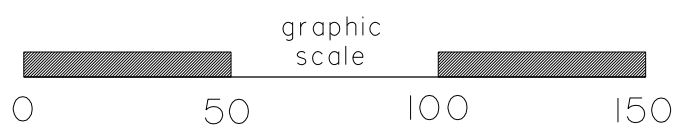


RESUBDIVISION OF BOULDIN COURT

SCALE: 1" = 50'

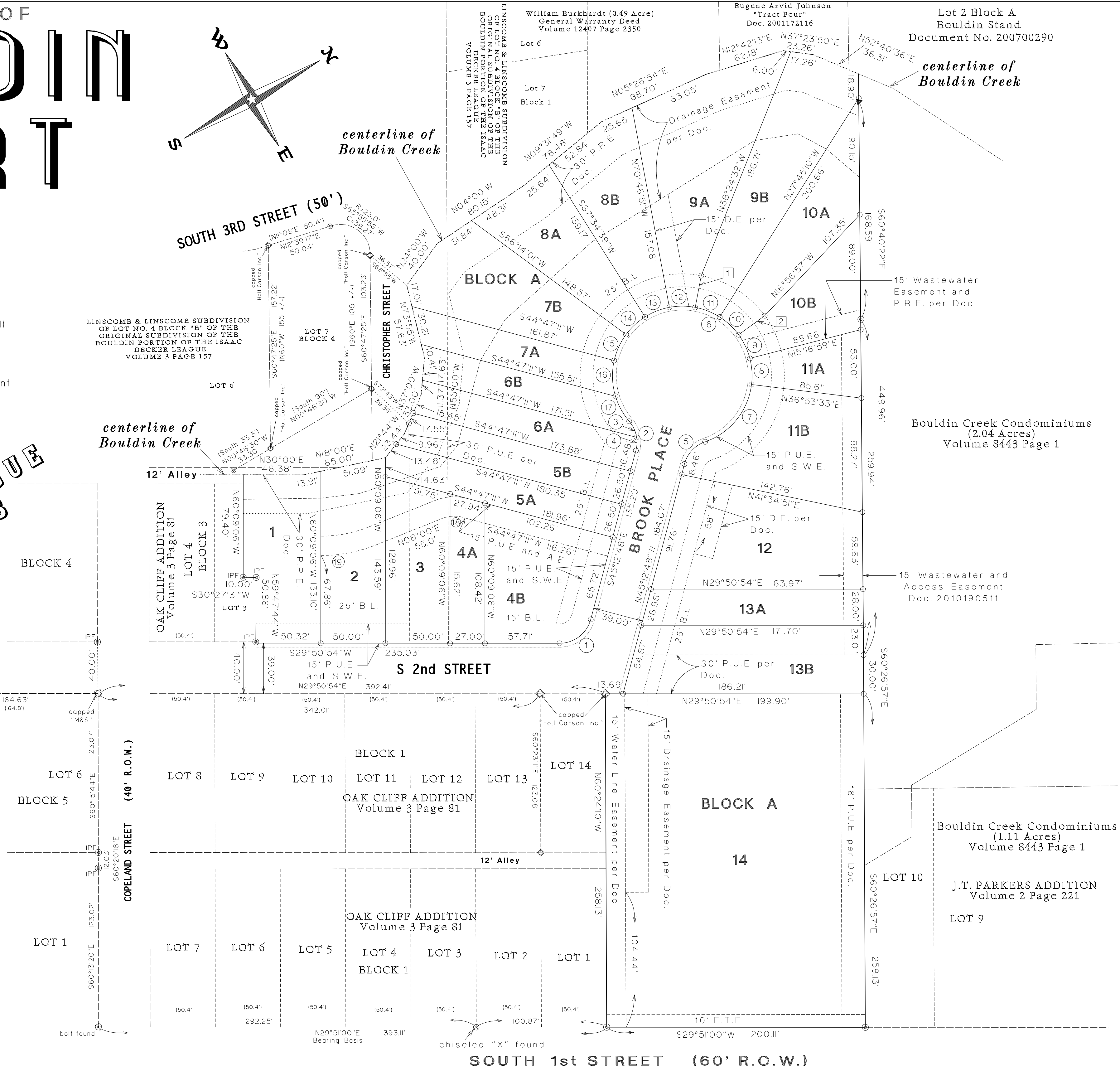
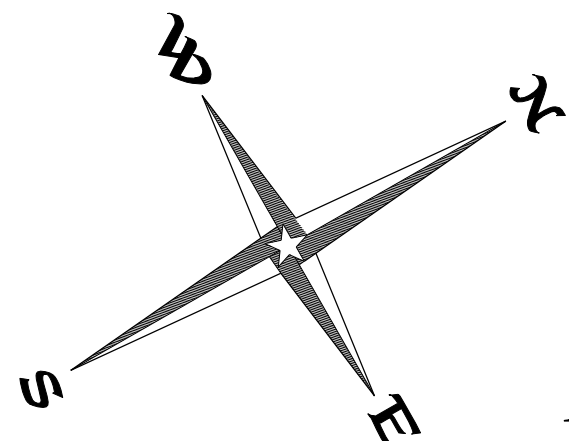
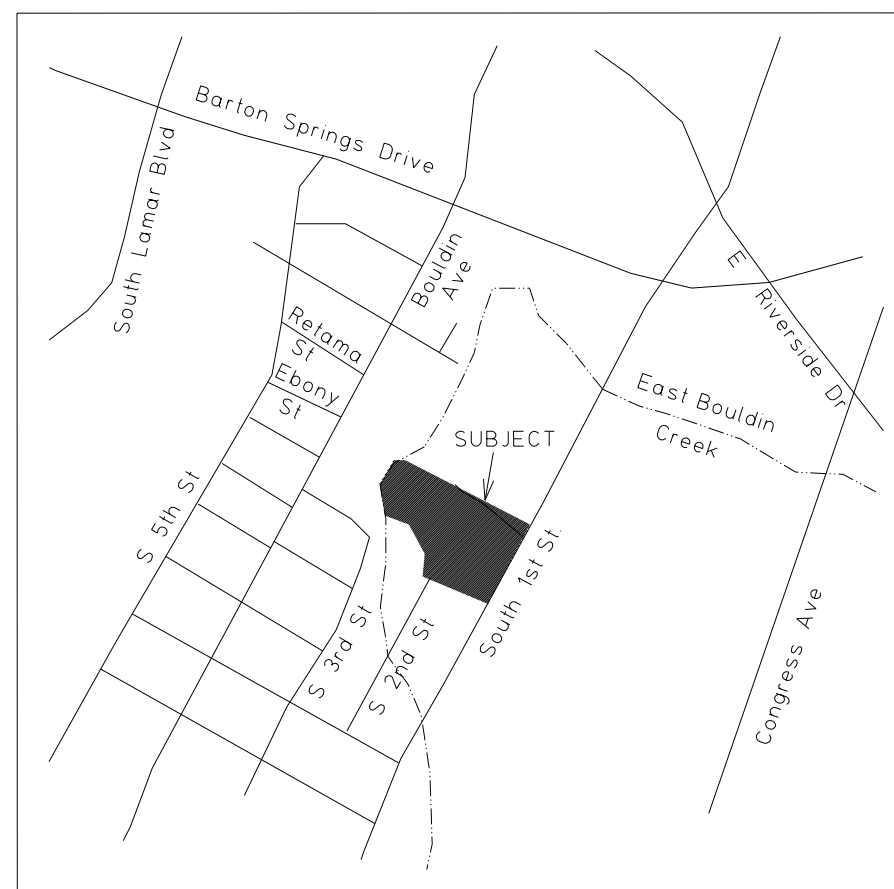


Legend

- ⊙ 1/2" Iron Rod Found
 - IPF ⊙ 1/2" Iron Pipe Found
 - ⊕ Capped Iron Rod Found (as noted)
 - ▼ 60D Nail Found
 - 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- E.T.E. = Electric and Telecommunications Easement
 B.L. = Building Setback Line
 P.U.E. = Public Utility Easement
 A.E. = Access Easement
 D.E. = Drainage Easement
 S.W.E. = Sidewalk Easement
 P.R.E. = Public Recreation Easement
 — proposed Concrete Sidewalk (Record Dimension)

**ISAAC DECKER LEAGUE
ABSTRACT No. 8**

VICINITY MAP: not to scale



915008

RESUBDIVISION OF BOULDIN COURT

NOTES

1. No lot shall be occupied until the structure is connected to the City of Austin water and wastewater utility system.
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.
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. These lots will meet the requirements of Chapter 25-13 of the City of Austin Land Development Code.
14. 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 of deny applications for certain development permits including building permits, site plan approvals and/or certificates of occupancy.
15. Public sidewalks, built to City of Austin standards, are required along the following streets and as shown by a dotted line on the face of the plat: S 2nd Street and E. Bouldin Court. These sidewalks shall be in place prior to the lot being occupied. Failure to construct the required sidewalks may result in the withholding of Certificates of Occupancy, building permits, or utility connections by the governing body or utility company.
16. The landowner is responsible for providing the subdivision infrastructure, including the water and wastewater utility improvements.
17. A portion of this subdivision is within the boundaries of the 100-year flood plain of any waterway that is within the limits of study of the Federal Flood Administration FIRM panel 48453C 0445 H, dated September 26, 2008.
18. Erosion/Sedimentation controls are required for all construction on each lot, including single family and duplex construction, pursuant to the City of Austin Land Development Code and the Environmental Criteria Manual (ECM).
19. 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 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.

LOT AREAS	
LOT 1	7,334 Square Feet
LOT 2	6,917 Square Feet
LOT 3	6,114 Square Feet
LOT 4A	3,024 Square Feet
LOT 4B	8,440 Square Feet
LOT 5A	4,861 Square Feet
LOT 5B	4,671 Square Feet
LOT 6A	4,569 Square Feet
LOT 6B	4,307 Square Feet
LOT 7A	4,171 Square Feet
LOT 7B	8,489 Square Feet
LOT 8A	6,519 Square Feet
LOT 8B	7,142 Square Feet
LOT 9A	12,056 Square Feet
LOT 9B	9,551 Square Feet
LOT 10A	6,475 Square Feet
LOT 10B	4,826 Square Feet
LOT 11A	3,117 Square Feet
LOT 11B	9,232 Square Feet
LOT 12	11,427 Square Feet
LOT 13A	4,699 Square Feet
LOT 13B	9,487 Square Feet
LOT 14	51,626 Square Feet

NUMBERED LINE TABLE	
1	N49°26'12"W 25.00'
2	N06°19'06"W 25.00'

CURVE DATA

① Δ= 75°03'43" R= 25.00' T= 19.20' C= 30.46' A= 32.75' CB= S7°40'57"E	② Δ= 55°31'24" R= 25.00' T= 13.16' C= 23.29' A= 24.23' CB= S72°58'31"E	③ Δ= 31°53'18" R= 25.00' T= 7.14' C= 13.73' A= 13.91' CB= S84°47'34"E	④ Δ= 23°38'07" R= 25.00' T= 5.23' C= 10.24' A= 10.31' CB= S57°01'52"E	⑤ Δ= 55°54'31" R= 25.00' T= 13.27' C= 23.44' A= 24.39' CB= N17°15'33"W	⑥ Δ= 291°25'55" R= 54.00' T= N/A C= 60.84' A= 274.67' CB= S44°58'45"W	⑦ Δ= 63°48'10" R= 54.00' T= 33.61' C= 57.07' A= 60.13' CB= N21°12'22"W
⑧ Δ= 21°36'33" R= 54.00' T= 10.31' C= 20.25' A= 20.37' CB= N63°54'44"W	⑨ Δ= 21°36'06" R= 54.00' T= 10.30' C= 20.24' A= 20.36' CB= N85°31'04"W	⑩ Δ= 21°26'04" R= 54.00' T= 10.22' C= 20.08' A= 20.20' CB= S72°57'52"W	⑪ Δ= 21°41'02" R= 54.00' T= 10.34' C= 20.31' A= 20.44' CB= S51°24'19"W	⑫ Δ= 21°20'38" R= 54.00' T= 10.18' C= 20.00' A= 20.12' CB= S29°53'29"W	⑬ Δ= 21°38'31" R= 54.00' T= 10.32' C= 20.28' A= 20.40' CB= S8°23'54"W	⑭ Δ= 21°20'38" R= 54.00' T= 10.18' C= 20.00' A= 20.12' CB= S13°05'40"E
⑮ Δ= 23°40'38" R= 54.00' T= 11.32' C= 22.16' A= 22.32' CB= S35°36'18"E	⑯ Δ= 29°45'07" R= 54.00' T= 14.34' C= 27.73' A= 28.04' CB= S62°19'11"E	⑰ Δ= 23°32'28" R= 54.00' T= 11.25' C= 22.03' A= 22.19' CB= S88°57'59"E	⑱ Δ= 36°47'12" R= 25.00' T= 8.31' C= 15.78' A= 16.05' CB= S26°23'35"W	⑲ Δ= 21°51'48" R= 115.00' T= 22.21' C= 43.62' A= 43.88' CB= S18°55'54"W		

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS.

That, 1st Street Highlands, LP, a Texas limited partnership, owner of all of those certain tracts of land listed under "Tract 1" and "Tract 2" and as conveyed to it by Special Warranty Deed recorded in Document No. 2012127029 of the Official Public Records of Travis County, Texas, said tracts of land having been approved for resubdivision pursuant to the public notification and hearing provision of Chapter 212.014, of the Local Government Code,
do hereby resubdivide said tracts of land in accordance with the attached map or plat shown hereon pursuant to Chapter 212 of the Texas Local Government Code, to be known as

**RESUBDIVISION OF
BOULDIN
COURT**

subject to any easements and/or restrictions heretofore granted, and not released

WITNESS MY HAND this the ____ day of _____, A.D. 2013.

Ryan Diepenbrock Managing Member of
1st Street Highlands, LP, a Texas limited partnership
2003 S 1st Street
Austin, Texas 78704

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the _____ day of _____, A.D., 2013, did personally appear Ryan Diepenbrock, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____

Printed Name _____

Commission Expires _____

This subdivision is located within the Full Purpose Jurisdiction of the City of Austin on this the _____ day of _____, 2013.

ACCEPTED AND AUTHORIZED for record by the Director, Planning and Development Review Department, City of Austin, County of Travis, this the _____ day of _____, 2013, A.D.

Greg Guernsey, Director, Planning and Development Review Department

ACCEPTED AND AUTHORIZED for record by the Planning Commission of the City of Austin, Texas, this the _____ day of _____, 2013, A.D.

Dave Anderson Chairperson _____
Jean Stevens Secretary

THE STATE OF TEXAS
THE 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 _____, 2013, A.D., at _____ o'clock _____ M. and duly recorded on the _____ day of _____, A.D., at _____ o'clock _____ M. in the Official Public Records of said County and State in Document No. _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the _____ day of _____, 2013, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: _____
Deputy

NOTE:
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.

RESUBDIVISION OF
**BOULDIN
COURT**

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Holt Carson, 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 of the Austin City Code, and is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
(512)-442-0990

Date

THE STATE OF TEXAS x
THE COUNTY OF TRAVIS x

I do hereby certify that the engineering work being submitted herein complies with all provisions of the Texas Engineering Practice Act, including Section 131.152(e). I hereby acknowledge that any misrepresentation regarding this certification constitutes a violation of the Act, and may result in criminal, civil and/or administrative penalties against me as authorized by the Act.

A portion of this subdivision is within the boundaries of the 100-year flood plain of any waterway that is within the limits of study of the Federal Flood Administration FIRM panel 48453C 0445 H, dated September 26, 2008.

Jarred C. Corbell P.E. No. 109795
PSW Homes, LLC
TBPE Firm No. 15189
2003 S 1st Street
Austin, Texas 78704

Date