

**SUBDIVISION REVIEW SHEET**

C5  
/1

**CASE NO.:** C8J-2013-0236.1A

**Z.A.P. DATE:** 3/17/15

**SUBDIVISION NAME:** Prado Ranch Phase 1 A Small Lot Subdivision

**AREA:** 28.541 acres

**LOT(S):** 148

**OWNER/APPLICANT:** AHV-RS Hornsby Glen, LLC (Mark Wolf)

**AGENT:** Gray Engineering, Inc. (David Peek)

**ADDRESS OF SUBDIVISION:** FM973 near Thyone Dr.

**GRIDS:** P-17, P-18

**COUNTY:** Travis

**WATERSHED:** Colorado River

**JURISDICTION:** 2-Mile  
ETJ

**EXISTING ZONING:** N/A

**MUD:** N/A

**PROPOSED LAND USE:** Single Family, Joint Use Access Easement, Landscape,  
Amenity

**ADMINISTRATIVE WAIVERS:** N/A

**VARIANCES:** None

**SIDEWALKS:** Sidewalks will be provided on all internal streets.

**DEPARTMENT COMMENTS:** The request is for approval of the Prado Ranch Phase 1  
A Small Lot Subdivision Final Plat consisting of 148 lots on 28.541 acres. Water and  
wastewater will be provided by the City of Austin.

**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:**

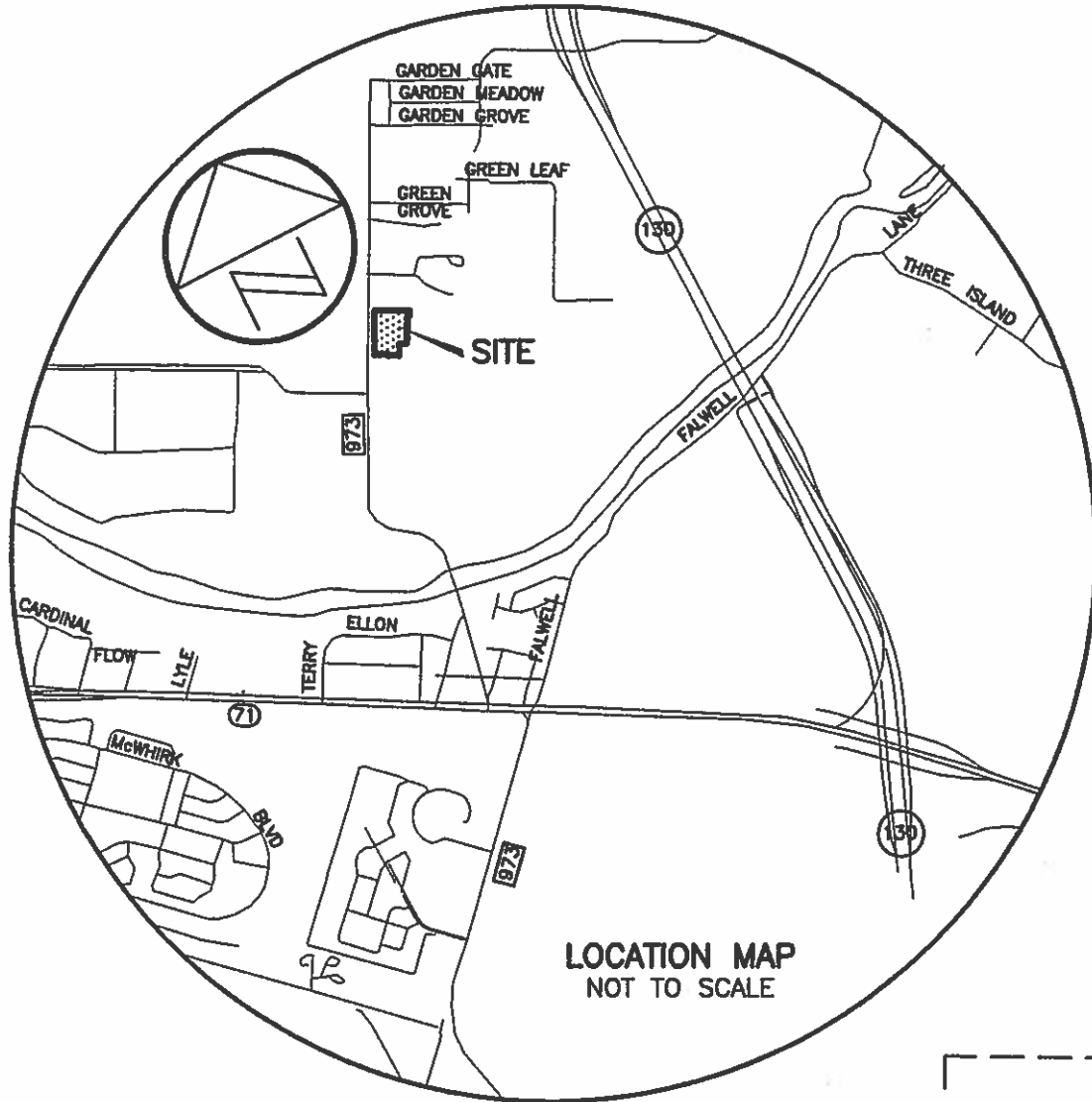
**CASE MANAGER:** Sarah Sumner  
Email address: [sarah.sumner@traviscountytx.gov](mailto:sarah.sumner@traviscountytx.gov)

**PHONE:** 512-854-7687

CS/2

# Prado Ranch Phase 1

## Location Map



TRAVIS COUNTY CONSUMER PROTECTION  
NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. 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.

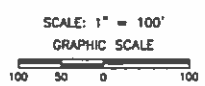
BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD. THIS CAN AFFECT THE VALUE OF YOUR PROPERTY.

TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES.

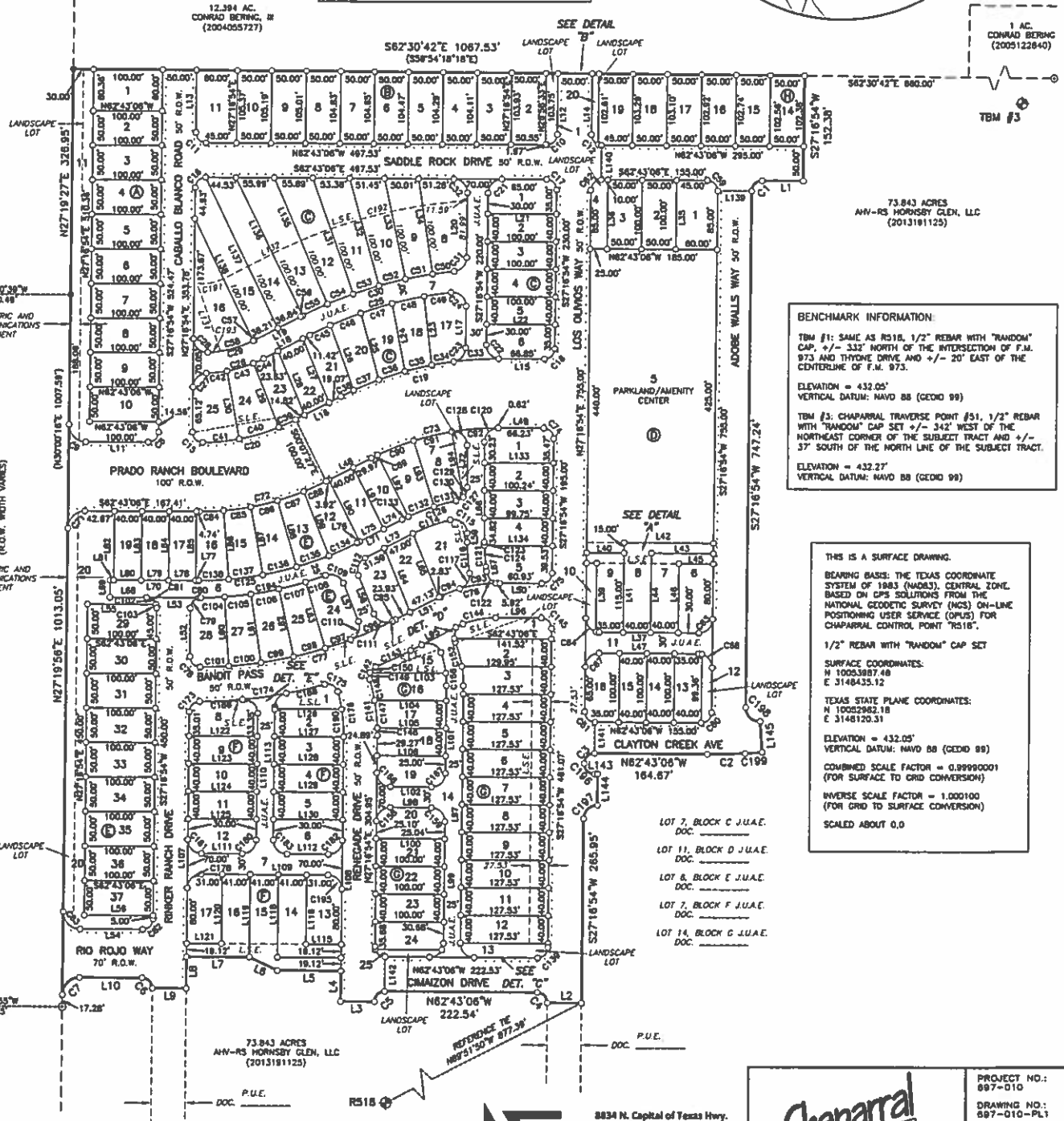
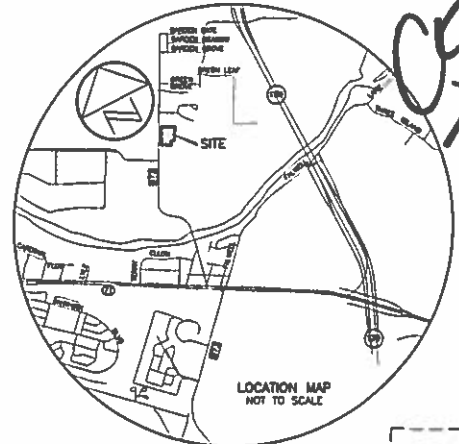
RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE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

# PRADO RANCH PHASE 1 A SMALL LOT SUBDIVISION

05/14



- LEGEND**
- 1/2" REBAR FOUND (OR AS NOTED)
  - 1/2" REBAR WITH "CHAPARRAL" CAP SET
  - ⊙ 3" IRON PIPE FOUND
  - ⊕ T-001 TYPE II DISK FOUND
  - ⊕ CONTROL POINT/BENCHMARK LOCATION
  - ⓐ BLOCK DESIGNATION
  - L.S.E. LANDSCAPE EASEMENT
  - J.U.A.E. JOINT USE ACCESS EASEMENT
  - S.L.E. SIGHT LINE EASEMENT
  - L.S.L. LANDSCAPE LOT
  - P.U.E. PUBLIC UTILITY EASEMENT
  - ( ) RECORD INFORMATION



**BENCHMARK INFORMATION:**

TBM #1: SAME AS RS18, 1/2" REBAR WITH "RANDOM" CAP +/- 332' NORTH OF THE INTERSECTION OF F.M. 973 AND THYONE DRIVE AND +/- 20' EAST OF THE CENTERLINE OF F.M. 973.  
ELEVATION = 432.05'  
VERTICAL DATUM: NAVD 88 (GEOID 98)

TBM #3: CHAPARRAL TRAVERSE POINT #51, 1/2" REBAR WITH "RANDOM" CAP SET +/- 342' WEST OF THE NORTHEAST CORNER OF THE SUBJECT TRACT AND +/- 37' SOUTH OF THE NORTH LINE OF THE SUBJECT TRACT.  
ELEVATION = 432.27'  
VERTICAL DATUM: NAVD 88 (GEOID 98)

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "RS18".

1/2" REBAR WITH "RANDOM" CAP SET

SURFACE COORDINATES:  
N 10053897.48  
E 3148435.12

TEXAS STATE PLANE COORDINATES:  
N 10052962.18  
E 3148120.31

ELEVATION = 432.05'  
VERTICAL DATUM: NAVD 88 (GEOID 98)

COMBINED SCALE FACTOR = 0.99990001  
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000100  
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0

- LOT 7, BLOCK C J.U.A.E. DOC.
- LOT 11, BLOCK D J.U.A.E. DOC.
- LOT 8, BLOCK E J.U.A.E. DOC.
- LOT 7, BLOCK F J.U.A.E. DOC.
- LOT 14, BLOCK G J.U.A.E. DOC.



8834 N. Capital of Texas Hwy.  
Austin, Texas 78739  
Suite 140  
(512)452-0371  
FAX (512)454-9933  
TBP# FIRM #2946

**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping  
3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
Firm No. 10124500

PROJECT NO.:	897-010
DRAWING NO.:	897-010-PL1
PLOT DATE:	03/02/2015
PLOT SCALE:	1"=100'
DRAWN BY:	JDB/RGW
SHEET	02 OF 08

# PRADO RANCH PHASE 1 A SMALL LOT SUBDIVISION

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THE PRESENTS:

THAT AMY-RS HORNSBY GLEN, LLC., BEING OWNER OF 73.843 ACRES IN THE REUBEN HORNSBY SURVEY 17, IN TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2013181125 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 28.567 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, THAT, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE CHAPTER 212, TO BE KNOWN AS

PRADO RANCH PHASE 1, A SMALL LOT SUBDIVISION

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 THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

AMY-RS HORNSBY GLEN, LLC

BY: AMERICAN HOUSING VENTURES, LLC

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
MARK WOLF, MEMBER  
820 NEWPORT CENTER DRIVE  
NEWPORT BEACH, CA. 92660

STATE OF CALIFORNIA  
COUNTY OF ORANGE

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARK WOLF, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT 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 SEALED IN MY OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

SURVEYOR'S CERTIFICATION

I, ROBERT C. WATTS, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLES WITH THE SURVEYING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE OF 1989 AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND IN AUGUST, 2013.

*Mark C. Watts, Jr. 3.2.15*  
ROBERT C. WATTS, JR., R.P.S. 4895  
SURVEYING BY:  
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
3500 MCCALL, LAGO VISTA, TEXAS 78744  
(512) 443-1724  
TPLS FIRM NO. 10124500



ENGINEER'S CERTIFICATION:

I, DAVID PECK, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND 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 1989, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 4845300810 N, DATED SEPTEMBER 28, 2006, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

DAVID PECK, P.E., NO. \_\_\_\_\_

ENGINEERING BY:  
DAVID PECK, PE  
GRAY ENGINEERING, INC.  
8834 N. CAPITAL OF TEXAS HIGHWAY  
SUITE 140  
AUSTIN, TX 78759  
(512) 452-0371  
CONSULTING ENGINEERS TYPE FIRM 2948

CITY OF AUSTIN:

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2013, A.D.

CHAIRPERSON \_\_\_\_\_

SECRETARY \_\_\_\_\_

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE TWO (2) MILE ETJ OF THE CITY OF AUSTIN ON THIS THE

\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

TRAVIS COUNTY COMMISSIONERS COURT RESOLUTION:

IN APPROVING THIS PLAT BY 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 BUILDINGS 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 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 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 ERCT 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 DEBEAUNOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2015, A.D., THE COMMISSIONER'S 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 WRITES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE \_\_\_\_ DAY OF \_\_\_\_\_, 2015, A.D.

DANA DEBEAUNOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS.

DEPUTY \_\_\_\_\_

GENERAL NOTES

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL 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 CONNECTION FEE.
3. 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, 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.
4. 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.
5. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THEIR EASEMENTS CLEAR. PECC WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 30-5, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
6. 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
7. THE OWNER SHALL BE 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.
8. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE-FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
9. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR THE 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 REPLACING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
10. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RUN-OFF SHALL BE HELD TO THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM SHALL BE OBTAINED BY THE USE OF PONDING OR OTHER APPROVED METHODS.
11. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
12. PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS, STORMSEWER EASEMENTS, AND WATER QUALITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES HAVING JURISDICTION.
13. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER(S) OR HIS/HER ASSIGNS.
14. TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
15. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN DATED \_\_\_\_\_, 2014, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THIS 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 NO. \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
16. STANDARD STREET NAME SIGNS WILL BE INSTALLED AT ALL STREET INTERSECTIONS.
17. FOR PROPERTY OWNERS COVENANTS, CONDITIONS AND RESTRICTIONS PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN DOC. NO. \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
18. NOT USED
19. SINGLE FAMILY - 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 WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT. THIS PACKET SHALL INCLUDE AN INTEGRATED PEST MANAGEMENT PLAN (IPMP) FOR POLLUTION PREVENTION AND SOURCE CONTROL OF PESTICIDES AND HERBICIDES AND A PUBLIC EDUCATION PROGRAM DESCRIBING METHODS TO REDUCE NON-POINT SOURCE POLLUTION.
20. NOT USED
21. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 150 FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTING ARTERIAL STREET. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50 FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTING LOCAL OR COLLECTOR STREET.
22. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
23. DRAINAGE EASEMENTS OR STORM SEWER EASEMENTS THAT ARE 15 FEET IN WIDTH CAN ONLY BE USED FOR ENCLOSED CONDUIT STORM SEWER SYSTEM (I.E., PIPES).
24. THE STREETS IN THIS SUBDIVISION SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CITY OF AUSTIN ALTERNATE GEOMETRIC STANDARDS.
25. CONSTRUCTION OF BUILDINGS AND DRIVEWAYS ON SLOPES EXCEEDING 25% IS PROHIBITED.
26. A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL R.O.W.
27. PUBLIC SIDEWALKS BUILT TO CITY OF AUSTIN STANDARDS ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS SHOWN ON THE PLAT. SIDEWALKS SHALL BE CONSTRUCTED PRIOR TO OCCUPANCY OF THE LOTS. FAILURE TO CONSTRUCT SUCH SIDEWALKS MAY RESULT IN THE WITHHOLDING OF A CERTIFICATE OF OCCUPANCY, BUILDING PERMIT, OR UTILITY CONNECTION BY THE GOVERNING BODY OR UTILITY.
28. TWO OFF-STREET PARKING SPACES ARE REQUIRED FOR EACH DWELLING UNIT.
29. ALL LOTS IN THIS SUBDIVISION MUST COMPLY WITH SECTION 30-2-232 OF THE AUSTIN CITY CODE FOR SMALL LOTS.
30. NOT USED
31. 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 AT OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
32. THERE ARE NO STUBS THAT EXTEND BEYOND 150'.

THE STATE OF TEXAS  
COUNTY OF TRAVIS

I, DANA DEBEAUNOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE

ON THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2015, AT \_\_\_\_ O'CLOCK \_\_\_\_ M., AND DULY

RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2015, AT \_\_\_\_ O'CLOCK \_\_\_\_ M., IN SAID COUNTY AND STATE, IN DOCUMENT NUMBER \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE \_\_\_\_ DAY OF \_\_\_\_\_, 2015, A.D.

DANA DEBEAUNOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

# PRADO RANCH PHASE 1

## A SMALL LOT SUBDIVISION

05/10

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	15.00'	90°00'00"	23.56'	S72°16'54"W	21.21'
C2	1095.00'	7°53'46"	55.35'	N64°10'00"W	55.34'
C3	15.00'	90°00'00"	23.56'	S72°16'54"W	21.21'
C4	15.00'	90°00'01"	23.56'	N17°43'06"W	21.21'
C5	15.00'	90°02'54"	23.57'	S72°15'26"W	21.22'
C6	15.00'	90°00'00"	23.56'	N17°43'06"W	21.21'
C7	25.00'	89°56'54"	39.25'	S72°16'29"W	35.34'
C8	15.00'	90°00'00"	23.56'	S72°16'54"W	21.21'
C9	25.00'	90°02'57"	39.29'	N17°41'38"W	35.37'
C10	15.00'	90°00'00"	23.56'	S72°16'54"W	21.21'
C11	15.00'	90°00'00"	23.56'	N17°43'06"W	21.21'
C12	15.00'	90°00'00"	23.56'	N17°43'06"W	21.21'
C13	15.00'	19°28'16"	5.10'	N52°56'58"W	5.07'
C14	15.00'	70°31'44"	16.46'	N07°56'58"W	17.32'
C15	15.00'	90°37'58"	23.73'	N18°02'06"W	21.33'
C16	15.00'	90°00'00"	23.56'	N72°16'54"E	21.21'
C17	15.00'	90°00'00"	23.56'	S17°43'06"E	21.21'
C18	15.00'	90°00'00"	23.56'	S72°16'54"W	21.21'
C19	800.00'	27°24'20"	239.18'	N76°25'17"W	236.89'
C20	300.00'	28°48'22"	140.18'	N78°44'16"W	136.91'
C21	20.00'	90°00'00"	31.42'	S72°16'54"W	28.28'
C22	20.15'	84°09'33"	29.80'	S14°58'26"E	27.01'
C23	20.00'	82°28'10"	28.79'	N68°30'58"E	26.37'
C24	20.00'	96°44'32"	33.77'	N21°05'32"W	29.90'
C25	800.00'	20°39'28"	216.33'	N78°47'42"W	215.16'
C26	195.00'	25°34'24"	87.04'	N77°20'15"W	86.32'
C27	20.00'	88°10'03"	30.78'	S71°21'55"W	27.83'
C28	20.00'	92°43'03"	32.36'	S19°04'38"E	28.95'
C29	185.00'	24°41'17"	71.10'	S77°48'48"E	70.55'
C30	830.00'	21°23'15"	235.17'	S78°25'49"E	233.80'
C31	20.00'	83°58'54"	29.32'	N69°16'21"E	26.76'
C32	20.00'	90°00'00"	31.42'	N17°43'06"W	28.28'
C33	500.00'	7°31'50"	85.72'	N66°29'02"W	65.67'
C34	500.00'	5°43'30"	32.51'	N72°08'42"W	32.50'
C35	500.00'	4°35'01"	40.00'	N76°15'58"W	39.99'
C36	500.00'	4°35'01"	40.00'	N60°50'59"W	39.99'
C37	500.00'	4°35'01"	40.00'	N65°28'01"W	39.99'
C38	500.00'	2°23'55"	20.93'	N68°55'29"W	20.93'
C39	300.00'	5°01'08"	26.28'	N67°36'53"W	26.27'
C40	300.00'	11°27'36"	60.00'	N78°22'30"W	59.90'
C41	300.00'	10°17'37"	53.80'	N68°29'53"W	53.83'
C42	195.00'	9°00'14"	30.84'	S69°03'10"E	30.61'
C43	195.00'	11°45'33"	40.02'	S79°24'03"E	39.95'
C44	195.00'	4°48'37"	16.37'	S67°43'06"E	16.37'
C45	800.00'	3°07'43"	32.76'	S68°33'35"E	32.76'
C46	800.00'	4°35'02"	48.00'	S64°42'12"E	47.99'
C47	800.00'	4°35'02"	48.00'	S60°07'10"E	47.99'
C48	800.00'	4°35'02"	48.00'	S75°32'08"E	47.99'
C49	800.00'	3°46'39"	39.56'	S71°21'18"E	39.55'
C50	630.00'	2°54'45"	32.03'	N70°11'35"W	32.02'
C51	630.00'	3°38'15"	40.00'	N73°28'05"W	39.99'
C52	630.00'	3°38'15"	40.00'	N77°08'20"W	39.99'
C53	630.00'	3°38'15"	40.00'	N60°44'35"W	39.99'
C54	630.00'	3°38'15"	40.00'	N64°22'50"W	39.99'
C55	630.00'	3°38'15"	40.00'	N68°01'05"W	39.99'
C56	630.00'	0°17'14"	3.16'	N89°56'50"W	3.16'
C57	185.00'	0°37'23"	1.79'	N89°48'45"W	1.79'
C58	185.00'	24°03'54"	69.30'	N77°28'08"W	68.79'
C59	15.00'	90°00'00"	23.56'	S17°43'06"E	21.21'
C60	15.00'	90°00'00"	23.56'	S72°16'54"W	21.21'
C61	15.00'	90°00'00"	23.56'	N17°43'06"W	21.21'
C62	15.00'	90°00'00"	23.56'	N72°16'54"E	21.21'
C63	20.00'	89°59'58"	31.42'	S72°16'54"W	28.28'
C64	20.00'	89°59'37"	31.41'	N17°43'16"W	28.28'
C65	20.00'	14°28'39"	5.05'	N55°28'47"W	5.04'
C66	20.00'	75°30'58"	26.36'	N10°28'58"W	24.49'
C67	20.00'	89°59'36"	31.41'	N72°17'06"E	28.28'
C68	20.00'	90°00'00"	31.42'	S17°43'06"E	28.28'
C69	20.00'	14°28'39"	5.05'	S55°28'47"E	5.04'
C70	20.00'	75°31'21"	26.36'	S10°28'47"E	24.49'
C71	25.00'	89°57'03"	39.25'	N72°18'22"E	35.34'
C72	400.00'	27°24'20"	191.33'	S76°25'17"E	189.51'
C73	400.00'	27°24'20"	191.33'	S76°25'17"E	189.51'
C74	15.00'	90°00'00"	23.56'	S17°43'06"E	21.21'
C75	15.00'	90°00'00"	23.56'	S72°16'54"W	21.21'
C76	175.00'	27°24'20"	83.71'	N76°25'17"W	82.91'
C77	825.00'	27°06'36"	295.72'	N76°34'09"W	292.97'
C78	15.00'	90°17'44"	23.84'	N17°51'59"W	21.27'
C79	15.00'	89°39'58"	23.47'	N72°08'52"E	21.15'
C80	525.00'	0°20'02"	3.08'	N62°53'08"W	3.06'
C81	15.00'	90°00'00"	23.56'	S17°43'06"E	21.21'
C82	15.00'	90°00'00"	23.56'	S72°16'54"W	21.21'
C83	25.00'	90°02'56"	39.29'	N17°41'38"W	35.37'
C84	400.00'	5°03'03"	35.28'	S85°14'38"E	35.25'
C85	400.00'	5°43'45"	40.00'	S70°38'02"E	39.98'
C86	400.00'	5°43'45"	40.00'	S76°21'47"E	39.98'
C87	400.00'	5°43'45"	40.00'	S82°05'31"E	39.98'
C88	400.00'	5°10'03"	36.08'	S87°32'25"E	36.06'
C89	400.00'	1°28'12"	10.03'	S89°24'21"E	10.03'
C90	400.00'	5°08'20"	58.82'	S84°37'04"E	56.77'
C91	398.58'	8°12'52"	57.14'	S76°28'55"E	57.10'
C92	399.08'	9°40'00"	67.33'	S67°32'48"E	67.25'
C93	175.00'	17°25'25"	53.22'	N71°25'49"W	53.01'
C94	175.00'	9°58'55"	30.49'	N85°07'59"W	30.45'
C95	625.00'	0°29'30"	5.36'	N69°52'41"W	5.36'
C96	625.00'	6°05'07"	66.38'	N86°35'23"W	66.35'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C97	625.00'	3°33'52"	36.88'	N81°45'53"W	36.86'
C98	625.00'	4°21'59"	47.63'	N77°47'58"W	47.62'
C99	625.00'	4°24'58"	48.17'	N73°24'29"W	48.16'
C100	625.00'	4°18'00"	47.09'	N69°02'30"W	47.08'
C101	625.00'	3°52'09"	42.21'	N64°56'55"W	42.20'
C102	15.00'	70°31'44"	16.46'	S27°27'15"E	17.32'
C103	15.00'	19°28'16"	5.10'	S17°32'45"W	5.07'
C104	525.00'	3°50'03"	35.13'	S64°56'10"E	35.13'
C105	525.00'	4°12'29"	36.58'	S68°59'26"E	36.55'
C106	525.00'	4°31'22"	41.44'	S73°21'21"E	41.43'
C107	525.00'	4°21'55"	40.00'	S77°48'00"E	39.99'
C108	525.00'	3°21'21"	30.75'	S81°39'38"E	30.74'
C109	20.00'	87°53'49"	30.68'	S39°23'24"E	27.78'
C110	20.00'	81°53'40"	32.08'	S50°30'21"W	28.75'
C111	20.00'	81°58'00"	32.09'	N41°24'29"W	28.76'
C112	20.00'	85°19'02"	29.78'	N47°13'02"E	27.11'
C113	275.00'	12°05'59"	58.07'	S82°59'14"E	57.97'
C114	20.00'	103°31'34"	36.14'	S29°10'27"E	31.42'
C115	312.50'	8°18'39"	45.42'	S22°29'30"W	45.36'
C116	20.00'	81°35'49"	28.48'	S59°03'35"W	28.14'
C117	20.00'	90°17'34"	31.52'	S71°44'07"W	28.36'
C118	287.50'	7°09'27"	35.91'	S23°00'58"W	35.89'
C119	20.00'	82°08'59"	28.88'	S21°38'37"E	28.28'
C120	287.50'	6°07'31"	30.74'	S22°29'38"W	30.72'
C121	500.00'	27°24'20"	239.18'	S76°25'17"E	236.89'
C122	300.00'	15°58'17"	83.83'	S82°08'18"E	83.35'
C123	20.00'	79°15'30"	27.67'	N66°13'05"E	25.51'
C124	20.00'	97°28'01"	34.02'	N22°08'41"W	30.07'
C125	20.00'	46°01'59"	18.07'	S49°36'20"W	15.84'
C126	20.00'	33°13'31"	11.80'	S89°14'05"W	11.44'
C127	300.00'	6°23'44"	33.49'	N77°21'02"W	33.47'
C128	300.00'	7°38'22"	40.00'	N84°22'05"W	39.97'
C129	300.00'	1°58'11"	10.14'	N89°09'21"W	10.14'
C130	500.00'	5°09'49"	45.06'	N87°32'32"E	45.05'
C131	500.00'	5°43'47"	50.00'	N82°05'44"W	49.98'
C132	500.00'	5°43'47"	50.00'	N76°21'58"W	49.98'
C133	500.00'	5°43'47"	50.00'	N70°38'11"W	49.98'
C134	500.00'	5°03'11"	44.10'	N65°14'42"E	44.06'
C135	15.00'	90°00'00"	23.56'	S72°16'54"W	21.21'
C136	15.00'	90°00'00"	23.56'	N17°43'06"W	21.21'
C137	275.00'	17°07'10"	62.17'	N16°43'18"E	61.86'
C138	15.00'	84°30'27"	22.12'	N52°24'57"E	20.17'
C139	675.00'	4°47'37"	56.47'	S67°43'38"E	56.46'
C140	125.00'	27°24'20"	59.79'	S76°25'17"E	59.22'
C141	15.00'	90°00'00"	23.56'	S17°43'06"E	21.21'
C142	275.00'	2°14'15"	10.74'	N26°09'46"E	10.74'
C143	275.00'	8°23'38"	40.28'	N20°50'51"E	40.25'
C144	275.00'	6°29'20"	31.14'	N13°24'23"E	31.13'
C145	15.00'	37°53'16"	9.92'	N29°06'21"E	9.74'
C146	15.00'	46°37'11"	12.20'	N17°21'35"E	11.87'
C147	20.00'	89°59'58"	31.42'	N17°43'05"W	28.28'
C148	162.50'	22°42'48"	64.42'	N15°55'29"E	64.00'
C149	20.00'	90°25'16"	31.56'	N49°46'43"E	28.30'
C150	162.50'	9°33'47"	28.07'	N22°20'00"E	28.03'
C151	162.50'	12°49'01"	36.35'	N10°58'36"E	36.28'
C152	20.00'	15°25'15"	5.38'	N12°18'42"E	5.37'
C153	20.00'	75°00'01"	28.18'	N57°29'20"E	24.35'
C154	20.00'	90°03'40"	31.44'	N72°16'43"E	28.30'
C155	20.00'	89°58'20"	31.39'	S17°41'17"E	28.27'
C156	20.00'	90°00'00"	31.42'	S72°16'54"W	28.28'
C157	20.00'	27°48'20"	9.69'	S41°10'03"W	9.60'
C158	20.00'	62°13'40"	21.72'	S68°10'03"W	20.67'
C159	15.00'	73°15'55"	19.18'	N26°05'09"W	17.90'
C160	15.00'	16°44'05"	4.38'	N18°54'51"E	4.37'
C161	20.00'	97°05'38"	33.89'	S41°34'37"E	29.98'
C162	137.50'	20°18'42"	48.74'	S17°07'33"W	48.49'
C163	20.00'	90°03'49"	31.44'	S72°20'43"W	28.30'
C164	20.00'	89°54'15"	31.38'	N17°40'16"W	28.28'
C165	137.50'	12°50'21"	30.81'	S13°23'22"W	30.75'
C166	137.50'	7°28'21"	17.93'	S23°32'43"W	17.92'
C167	125.00'	5°08'47"	11.16'	S67°34'03"E	11.15'
C168	15.00'	89°44'19"	23.49'	N72°09'03"E	21.16'
C169	675.00'	15°41'51"	184.93'	S76°49'43"E	184.35'
C170	15.00'	89°39'54"	23.47'	S33°50'41"E	21.15'
C171	228.01'	16°53'57"	68.66'	S19°27'42"W	66.42'
C172	20.00'	90°00'00"	31.42'	N17°43'06"W	28.28'
C173	20.00'	90°00'00"	31.42'	S72°16'54"W	

# PRADO RANCH PHASE 1

## A SMALL LOT SUBDIVISION

CSA

**LOT USE SUMMARY:**

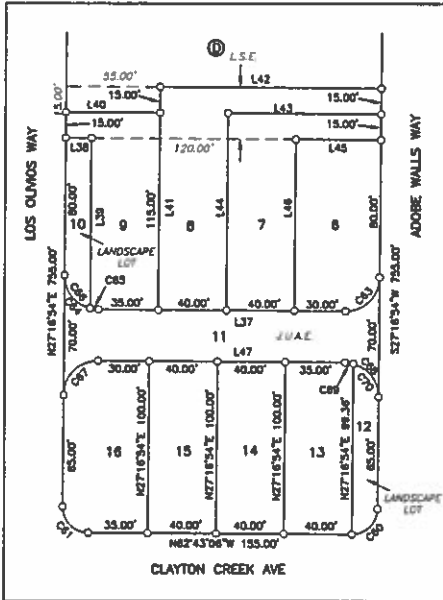
TOTAL NO. OF LOTS: 149  
 SINGLE FAMILY LOTS: 131  
 JOINT USE ACCESS EASEMENT LOTS: 5  
 OPEN SPACE, DRAINAGE, LANDSCAPE LOTS,  
 WATER QUALITY & P.U.E., PARKLAND AMENITY CENTER  
 LOTS: 13

**STREET SUMMARY:**

STREET NAME	LINEAR FEET
SADDLE ROCK DRIVE	913 LF
PRADO RANCH BOULEVARD	758 LF
BIANCHI PASS	600 LF
RIO ROJO WAY	158 LF
CANAIZON DRIVE	303 LF
CABALLO BLANCO ROAD	389 LF
RINKER RANCH DRIVE	377 LF
RENEGADE DRIVE	487 LF
LOS OLIVOS WAY	1,345 LF
ADOBE WALLS WAY	833 LF
CLAYTON CREEK AVENUE	235 LF

TOTALS: 6,804 LF      8,382 AC.

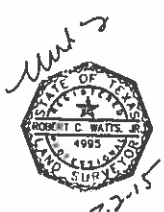
\*NOTE: ALL STREETS TO BE PUBLIC



DETAIL "A"  
NOT TO SCALE

LINE	BEARING	DISTANCE
L1	N62°43'06"W	80.00'
L2	N62°43'06"W	50.00'
L3	N62°43'06"W	49.89'
L4	N27°16'54"E	44.04'
L5	N62°43'06"W	92.00'
L6	N37°43'03"W	45.24'
L7	N62°43'06"W	92.00'
L8	S27°16'54"W	45.68'
L9	N62°43'06"W	30.00'
L10	N62°43'06"W	91.14'
L11	N62°43'06"W	90.43'
L12	S27°16'54"W	86.68'
L13	N27°16'54"E	90.88'
L14	N27°16'54"E	86.50'
L15	N62°43'06"W	86.85'
L16	S89°52'33"W	73.89'
L17	N27°16'54"E	60.47'
L18	S89°52'33"W	75.05'
L19	N89°52'33"E	75.05'
L20	N27°16'54"E	83.58'
L21	N62°43'06"W	100.00'
L22	N62°43'06"W	100.00'
L23	N20°24'09"E	100.24'
L24	N15°49'03"E	100.24'
L25	N11°13'58"E	100.24'
L26	N06°36'52"E	100.24'
L27	N04°15'07"E	100.29'
L28	N04°15'07"E	100.29'
L29	S04°53'28"W	99.82'
L30	S16°21'18"W	99.88'
L31	S07°26'17"W	177.97'
L32	S11°04'33"W	181.45'
L33	S14°42'48"W	148.66'
L34	S16°21'03"W	139.33'
L35	N27°16'54"E	100.00'
L36	N27°16'54"E	100.00'
L37	N62°43'06"W	145.00'
L38	S62°43'06"E	15.00'
L39	S27°16'54"W	99.38'
L40	S62°43'06"E	55.00'
L41	S27°16'54"W	115.00'
L42	S62°43'06"E	130.00'
L43	S62°43'06"E	90.00'
L44	S27°16'54"W	115.00'
L45	S62°43'06"E	50.00'
L46	S27°16'54"W	100.00'
L47	S62°43'06"E	145.00'
L48	N89°52'33"E	73.89'
L49	S62°43'06"E	66.85'
L50	N62°43'06"W	66.85'
L51	S89°52'33"W	73.89'
L52	N27°16'54"E	70.00'
L53	N62°43'06"W	76.85'
L54	N62°43'06"W	91.04'
L55	S62°43'06"E	99.14'
L56	N62°43'06"W	100.00'
L57	S04°33'31"W	60.04'
L58	N04°33'31"E	60.20'
L59	S26°35'20"W	13.03'
L60	N23°08'02"E	100.00'
L61	N16°14'48"E	100.01'
L62	N14°23'22"E	100.00'
L63	N10°01'03"E	100.00'
L64	N04°32'58"E	100.31'
L65	N04°28'45"E	100.27'
L66	S26°35'20"W	145.06'
L67	S19°25'53"W	8.71'
L68	N62°43'06"W	52.89'
L69	N27°16'54"E	25.00'
L70	S62°43'06"E	129.74'
L71	N89°52'33"E	73.89'
L72	N26°35'20"E	60.90'
L73	N89°54'43"E	78.80'
L74	S89°52'33"W	29.86'

LINE	BEARING	DISTANCE
L75	S89°52'33"W	40.00'
L76	S89°52'33"W	4.63'
L77	N62°43'06"W	4.74'
L78	N62°43'06"W	40.00'
L79	N62°43'06"W	40.00'
L80	N62°43'06"W	40.00'
L81	N62°43'06"W	5.00'
L82	N27°16'54"E	100.00'
L83	N27°16'54"E	100.00'
L84	N27°16'54"E	100.00'
L85	N27°16'54"E	100.00'
L86	N22°13'11"E	100.00'
L87	N16°29'16"E	100.00'
L88	N10°45'21"E	100.00'
L89	N05°01'26"E	100.00'
L90	N00°11'08"W	100.00'
L91	N00°11'08"W	100.00'
L92	N00°11'08"W	100.00'
L93	N09°27'06"E	100.00'
L94	N16°45'27"E	96.54'
L95	N89°52'33"E	73.89'
L96	S62°43'06"E	88.85'
L97	N27°16'54"E	372.75'
L98	S62°39'27"E	60.00'
L99	S27°16'54"W	175.72'
L100	S62°43'06"E	100.00'
L101	S27°16'48"W	127.07'
L102	N62°37'23"W	59.93'
L103	S62°43'06"E	110.71'
L104	N62°43'06"W	104.71'
L105	N62°42'57"W	100.16'
L106	N62°43'06"W	99.94'
L107	N27°16'54"E	354.13'
L108	S27°16'54"W	336.24'
L109	N62°43'06"W	185.00'
L110	S27°16'54"W	183.35'
L111	N62°43'06"W	60.00'
L112	N62°43'06"W	60.00'
L113	N27°16'54"E	188.77'
L114	N27°16'54"E	2.68'
L115	N62°43'06"W	51.00'
L116	N27°16'54"E	100.00'
L117	N62°43'06"W	92.00'
L118	N27°16'54"E	119.12'
L119	S27°16'54"W	119.12'
L120	S27°16'54"W	100.00'
L121	N62°43'06"W	51.00'
L122	N62°43'06"W	100.00'
L123	N62°43'06"W	100.00'
L124	N62°43'06"W	100.00'
L125	N62°43'06"W	100.00'
L126	N62°43'06"W	96.85'
L127	N62°43'06"W	100.00'
L128	N62°43'06"W	100.00'
L129	N62°43'06"W	100.00'
L130	N62°43'06"W	100.00'
L131	N07°11'53"E	104.55'
L132	N89°52'33"E	73.89'
L133	N62°43'06"W	100.72'
L134	N62°43'06"W	99.22'
L135	S03°48'02"W	198.62'
L136	S00°52'06"W	224.48'
L137	S00°53'37"W	242.98'
L138	S80°52'16"W	198.66'
L139	S62°43'06"E	50.00'
L140	N27°16'54"E	50.00'
L141	N24°16'54"E	45.00'
L142	S27°17'28"W	50.00'
L143	S62°43'06"E	5.00'
L144	S27°16'54"W	45.00'
L145	S23°05'15"W	45.00'



**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping

3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
Firm No. 10124500

PROJECT NO.: 697-010  
 DRAWING NO.: 697-010-PL1  
 PLOT DATE: 03/02/2015  
 PLOT SCALE: 1"=100'  
 DRAWN BY: JDB/RCW  
 SHEET 05 OF 06







CSA

EXHIBIT 3

EDUCATIONAL IMPACT STATEMENT (EIS) DETERMINATION

PART A

If your project is located in one or more of the following school districts, and requires Land Use Commission review; and meets one of the requirements listed below, an Educational Impact Statement is required.

<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	100 or more single family units are proposed
<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	200 or more multifamily units are proposed
<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	100 or more multifamily units are proposed and a tax credit is requested
<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	project will demolish more than 50 residential existing units in a structure more than 20 years old

Please check the appropriate school district(s).

- Austin Independent School District
- Leander Independent School District
- Pflugerville Independent School District
- Hays County Independent School District
- Del Valle Independent School District
- Round Rock Independent School District
- Manor Independent School District



If an Educational Impact Statement (EIS) is required, please complete the Educational Impact Analysis (EIA) Part B.



CS/10

**EDUCATIONAL IMPACT ANALYSIS FORM  
Part B**

**OFFICE USE ONLY**

CASE MANAGER: Sarah Sumner

APPLICANT/AGENT: Gray Engineering - David Peek

CASE NUMBER: C8J-2013-0236.1A

PROJECT NAME: Prado Ranch. Ph.1 a small lot subdivision

PROJECT ADDRESS: FM 973 near Thyme Dr.

PROPOSED USE: Single family

**EXISTING RESIDENTIAL UNITS**

Existing Number of Residential Units: 0

Number of existing residential units to be demolished: 0

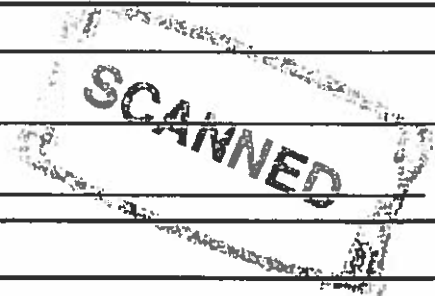
Age of units to be demolished: N/A

**PROPOSED DEVELOPMENT**

Gross Project Acreage: 28.516

Number of lots: 149

Lots per acre: 5



**PROPOSED RESIDENTIAL UNITS**

Proposed number of Residential Units: 131

Size of proposed units in square feet (specify range): Unkown at this time

Number of bedrooms per unit: Unkown at this time



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**ESTIMATED SELLING / RENTAL PRICE (EXISTING AND PROPOSED)**

Estimated selling price of units (specify range): TBD

Estimated rental rates (if applicable): TBD

Range of monthly rental rates to be demolished: N/A to \_\_\_\_\_

Estimated increase in rental rates (specify percentage of increase): N/A

If project is multifamily, will a tax credit be applied for as part of the Smart Housing™ Program? No

Number of Certified Affordable Dwelling Units (Proposed or Existing) N/A

**OFF-SITE FAMILY AMENITIES EXISTING WITHIN ONE MILE OF PROJECT  
(Open to the public – attach location plan)**

Parks/Greenbelts: Colorado River

Recreation Centers: \_\_\_\_\_

Public Schools: None

**PARKLAND DEDICATION**

Parkland dedication required?  YES  NO

If yes, please indicate if applicant plans to request fee in lieu or provide parkland.

Fee:  YES  NO

Land:  YES  NO

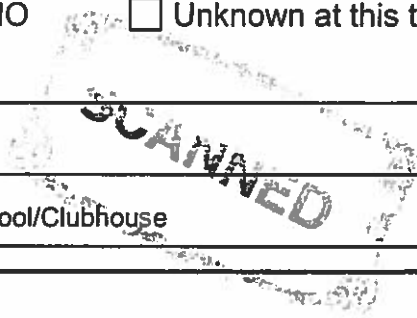
**ON-SITE FAMILY AMENITIES PROPOSED**

Will space be provided for childcare services?  YES  NO  Unknown at this time

Amount of open space required in acres: \_\_\_\_\_

Amount of open space provided in acres: \_\_\_\_\_

Other proposed amenities: (pools, clubhouse, recreation area): Pool/Clubhouse



**TRANSPORTATION LINKAGES**

Closest Public Transit Location: Line 271 - Del Valle Flex

Pedestrian/Bike Routes: N/A