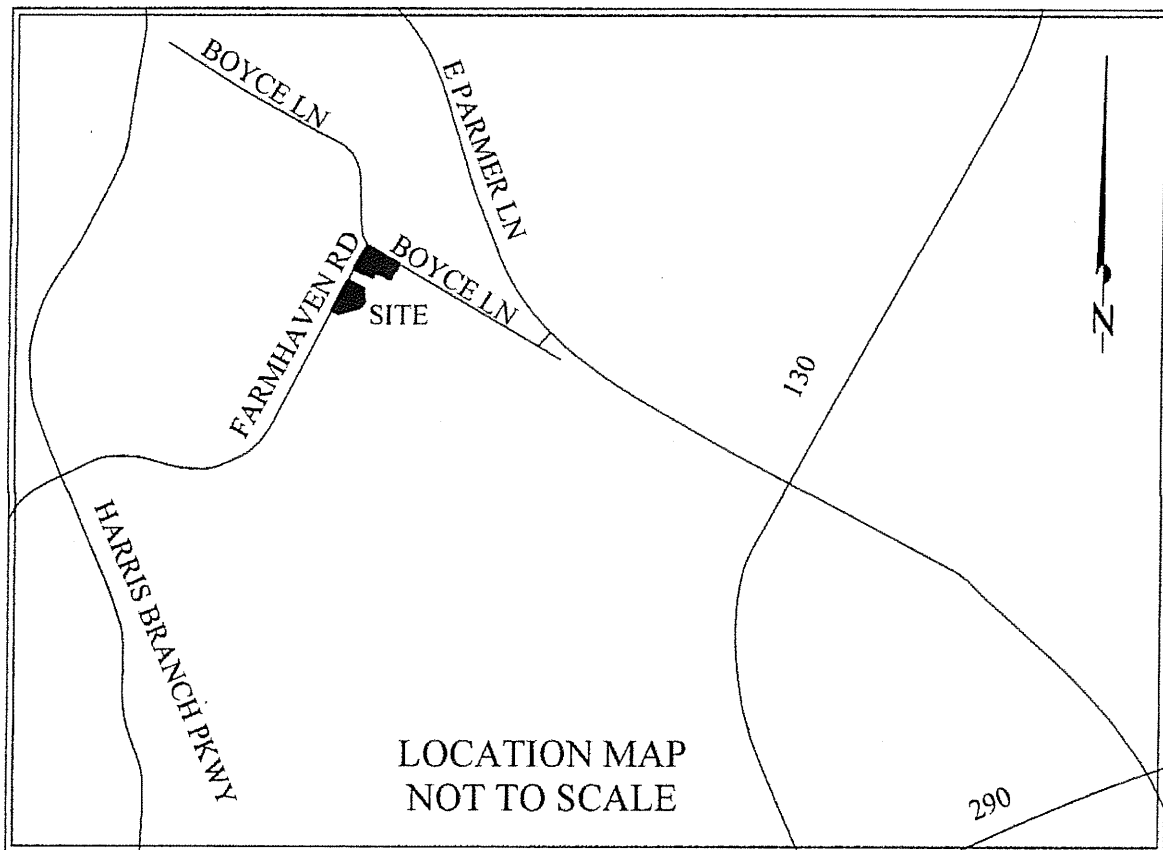


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-06-0232.01.2A**ZAP DATE:** April 19, 2016**SUBDIVISION NAME:** Bellingham Meadows, Section Two**AREA:** 11.76 acres**LOTS:** 51**APPLICANT:** CADG Bellingham
(Brian Saathoff)**AGENT:** Lakeside Engineers
(Christopher Ruiz, P.E.)**ADDRESS OF SUBDIVISION:** 6805 Boyce Lane**GRIDS:** R30**COUNTY:** Travis**WATERSHED:** Gilleland creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** I-SF-4**DISTRICT:** 1**LAND USE:** residential**NEIGHBORHOOD PLAN:** none**VARIANCES:** none**SIDEWALKS:** Sidewalks will be constructed along all internal streets and the frontage of Farmhaven Rd. and Boyce Lane.**DEPARTMENT COMMENTS:** The request is for the approval of the Bellingham Meadows, Section 2. The plat is comprised of 51 lots on 11.76 acres. The proposed lots comply with the preliminary plan, the zoning requirements for use, lot width and lot size.**STAFF RECOMMENDATION:** The staff recommends approval of the plat. The subdivision meets all applicable State and City of Austin Land Development Code requirements.**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** steve.hopkins@austintexas.gov



COA GRID #:Q30 & R30, MAPSCO pg. 528

BELLINGHAM MEADOWS SECTION 2
■ SINGLE FAMILY LOTS
AREA = 11.76 ACRES

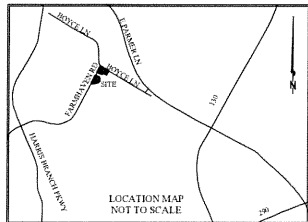
LUCAS MUNOS SURVEY NO. 55
TRAVIS COUNTY, TEXAS
NOVEMBER 2015

0' 100' 200' 300'

GRAPHIC SCALE
1" = 100'

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	20.00'	28.91'	26.40'	S 44°36'52" E	82°49'09"
C2	60.00'	275.22'	90.00'	N 45°25'08" W	262°49'09"
C3	60.00'	42.30'	50.60'	N 28°10'43" E	49°56'51"
C4	60.00'	50.59'	49.11'	N 77°18'29" E	48°18'41"
C5	60.00'	40.00'	39.36'	S 59°26'14" E	38°11'52"
C6	60.00'	74.98'	70.19'	S 04°32'23" E	71°35'51"
C7	60.00'	37.33'	55.19'	S 58°38'50" W	54°45'54"
C8	275.00'	118.67'	137.30'	S 10°28'11" W	28°53'20"
C9	20.00'	17.45'	16.90'	S 28°58'34" E	49°59'41"
C10	50.00'	165.80'	99.62'	S 41°01'27" W	189°59'23"
C11	20.00'	17.45'	16.90'	N 68°58'43" W	49°59'41"
C12	20.00'	31.42'	28.28'	N 41°01'27" E	90°00'00"
C13	325.00'	163.60'	161.94'	N 10°27'03" E	28°51'12"
C14	325.00'	49.79'	49.73'	S 21°57'51" W	8°46'43"
C15	325.00'	50.09'	50.04'	S 13°09'56" W	8°49'47"
C16	325.00'	50.11'	50.06'	S 04°19'42" W	8°50'00"
C17	325.00'	22.05'	22.05'	S 02°01'56" E	3°33'13"
C18	275.00'	76.50'	76.25'	S 10°56'46" W	15°50'10"
C19	275.00'	62.17'	62.04'	S 02°50'25" E	12°57'10"
C20	50.00'	11.13'	11.10'	S 50°21'20" E	12°44'55"
C21	50.00'	55.61'	52.79'	S 88°35'10" E	63°43'26"
C22	50.00'	34.24'	33.58'	N 39°55'36" E	39°14'20"
C23	50.00'	38.17'	37.25'	N 01°33'52" E	45°44'56"
C24	50.00'	26.65'	26.33'	N 18°42'12" W	30°32'05"
C25	20.00'	28.10'	25.85'	S 78°32'19" W	80°30'47"
C26	275.00'	49.01'	48.94'	S 33°10'36" W	10°12'38"
C27	325.00'	57.92'	57.84'	N 33°10'36" E	10°12'38"
C28	20.00'	17.45'	16.90'	N 13°17'04" E	49°59'41"
C29	50.00'	157.52'	100.90'	N 78°32'19" E	180°30'00"
C30	20.00'	17.45'	16.90'	S 38°12'27" E	49°59'41"
C31	20.00'	31.60'	28.40'	N 73°25'42" E	90°42'50"
C32	275.00'	6.50'	6.50'	S 37°55'55" W	1°21'59"
C33	275.00'	42.45'	42.41'	S 32°29'37" W	8°50'38"
C34	325.00'	6.80'	6.80'	S 57°49'58" W	1°11'53"
C35	325.00'	50.05'	50.00'	S 32°40'18" W	8°49'24"
C36	325.00'	1.07'	1.07'	S 28°09'57" W	0°11'18"
C37	50.00'	39.13'	38.14'	S 10°42'33" W	44°50'17"
C38	50.00'	37.40'	36.53'	S 54°33'06" W	42°11'09"
C39	50.00'	41.94'	40.72'	N 79°59'56" W	48°03'28"
C40	50.00'	39.06'	38.07'	N 35°51'14" W	44°45'15"

LINE	BEARING	DISTANCE
L1	S 61°45'21" E	9.91'
L2	N 75°04'56" E	23.30'
L3	N 78°18'02" E	32.42'
L4	N 78°18'02" E	6.89'
L5	S 18°22'43" W	5.33'
L6	S 60°06'49" E	42.36'
L7	S 63°47'18" E	10.01'
L8	S 03°38'33" E	9.23'
L9	N 86°01'27" E	31.64'
L10	N 86°01'27" E	8.19'
L11	N 03°58'33" W	13.04'
L12	N 28°04'17" E	50.00'
L13	N 61°55'55" W	10.24'
L14	N 28°47'42" E	10.14'
L15	N 28°04'27" E	10.25'
L16	S 61°13'05" E	55.00'
L17	S 61°13'05" E	50.00'
L18	S 61°13'05" E	50.00'
L19	S 61°13'05" E	50.00'
L20	S 61°13'05" E	50.00'
L21	S 61°13'05" E	50.00'
L22	S 61°13'05" E	50.00'
L23	S 61°13'05" E	50.00'
L24	S 61°13'05" E	50.00'
L25	S 61°13'05" E	50.00'
L26	S 61°13'05" E	55.00'
L27	S 61°13'05" E	50.00'
L28	N 13°55'27" E	16.88'
L29	N 28°47'07" E	10.00'
L30	N 28°47'07" E	10.00'
L31	N 61°12'18" E	5.95'
L32	N 61°13'45" W	1.25'
L33	N 02°16'54" W	47.58'
L34	N 37°39'10" E	5.74'
L35	N 81°16'55" E	10.87'
L36	N 77°35'58" W	25.85'
L37	N 09°51'53" W	30.75'



26.46 ACRES
CHENAUILL TRUST
DOC. # 2013265496
O.P.R.T.C.T.X.

BELHAVEN SECTION TWO
DOCUMENT # 200400124
O.P.R.T.C.T.X.

BELHAVEN SECTION ONE
DOCUMENT # 200200044
O.P.R.T.C.T.X.

SURVEY CONTROL DATA AND BEARING BASES
TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 CORRS
PROJECT CONTROL POINTS WERE ESTABLISHED USING THE SMARTNET RTK NETWORK.

SURVEY CONTROL MONUMENT
C/O A MONUMENT E144
GRID COORDINATES
N=10055821.99
E=3093670.81
C.S.F. = 0.99997207
ELEVATION = 678.33' NAVD 88

BENCHMARK LIST:

BM #1: 'SQUARE' CUT ON CONCRETE WALL AT THE SOUTH CORNER OF A DETENTION POND, LOCATED ON LOT 13, BLOCK C OF BELHAVEN SECTION ONE. BENCHMARK IS APPROXIMATELY 506' SOUTHWEST OF THE CENTERLINE OF LANDSDOWNE ROAD.
ELEV = 602.25

BM #2: 'SQUARE' CUT IN BACK OF CURB AT THE SOUTHEAST INTERSECTION OF REEDSPORT TRAIL AND ARMAGH DRIVE.
ELEV = 596.07

BM #1: 'SQUARE' CUT ON CONCRETE WALL
ELEV = 602.25

REMAINDER OF 183.118 ACRES
CADD BELLINGHAM MEADOWS, LLC.
DOC. # 2014071668
O.P.R.T.C.T.X.

LEGEND

- 1/2 INCH IRON ROD FOUND
- 1 INCH IRON ROD WITH "CBP" CAP FOUND
- MAG NAIL FOUND
- 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP SET
- MAGNAIL WITH "DELTA SURVEY" SHINER SET
- BLOCK NUMBER
- O.P.R.T.C.T.X.
- P.U.E.
- SW.E.
- AE
- LE
- DE
- W.Q.E.
- BSL
- SIDEWALK
- OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- PUBLIC UTILITY EASEMENT (INCLUDES GAS, ELECTRIC & CATV)
- SIDEWALK EASEMENT
- ACCESS EASEMENT
- LANDSCAPE EASEMENT
- DRAINAGE EASEMENT
- WATER QUALITY EASEMENT
- BUILDING SETBACK LINE

Delta Survey Group Inc.

8213 Brodie Lane Ste. 102 Austin, TX. 78745
office: (512) 282-5200 fax: (512) 282-5230

BELLINGHAM MEADOWS
SECTION 2

SHEET
1
OF
3

CASE # (C8-06-0232.01.2A)

NOTES:

1. ALL STREETS SHALL BE CONSTRUCTED TO THE CITY OF AUSTIN STANDARDS.
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 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.
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. TYPE I DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS OF WAY THAN 60 PERCENT OF THE PARCEL FRONTAGE OR 50 FEET (50') WHICHEVER IS LESS. ALL OTHER DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS OF WAY THAN 60 PERCENT OF PARCEL FRONTAGE OR 100 FEET, WHICH EVER IS LESS. ALSO, DRIVEWAY 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 CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: FARMHAVEN ROAD, BOYCE LANE, LONGFORD TRAIL, REEDSPORT TRAIL AND BANFF COVE. 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.
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 OWNERS OR ASSIGNS.
10. THE MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN CHAPTER 30-5.
11. THE OWNER/DEVELOPER IS ADVISED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS. OTHER SPECIAL OR NON-STANDARD TREATMENTS OF THE ROW MAY ALSO REQUIRE A LICENSE AGREEMENT.
12. A 10 FOOT (10') P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL STREETS.
13. THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS:
WATER AND WASTEWATER - CITY OF AUSTIN
ELECTRIC - BLUEBONNET ELECTRIC
GAS - TEXAS GAS
14. 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 30-4-61.
15. FOR A MINIMUM TRAVEL DISTANCE OF 25' FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.
16. 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.
17. 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.
18. WITHIN A SIGHT DISTANCE EASEMENT ANY OBSTRUCTION OF SIGHT 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.
19. 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 _____. THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE 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, TRAVIS COUNTY, TEXAS.
20. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS, IN COMPLIANCE WITH CHAPTER 30-2-232 AS RECORDED IN DOCUMENT NUMBER 2014033052, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
21. 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-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
22. 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.
23. ACCESS TO FARMHAVEN ROAD AND BOYCE LANE IS PROHIBITED FROM ANY SINGLE FAMILY LOT.
24. FLOOD INSURANCE IS MANDATORY FOR BUILDING IN FEMA-IDENTIFIED HIGH-RISK FLOOD AREAS, WHICH A DESIGNATED FLOOD HAZARD AREAS(FHA)s. THIS REQUIREMENT APPLIES TO BUILDINGS LOCATED IN FHAs ON FEMA'S FLOOD MAP 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 A FHA, THE LENDER MUST REQUIRE FLOOD INSURANCE.
25. NO CONSTRUCTION OR PLACEMENT OF STRUCTURES INCLUDING BUILDINGS, SHEDS, POOLS, LANDSCAPING OR GARDENS IS ALLOWED WITHIN A CRITICAL ENVIRONMENTAL FEATURE BUFFER ZONE PER THE CITY OF AUSTIN LAND DEVELOPMENT CODE. WASTEWATER DISPOSAL IS PROHIBITED WITHIN THE CEF BUFFER ZONE AND VEGETATIVE COVER MUST BE MAINTAINED TO THE MAXIMUM EXTENT PRACTICABLE.
26. LOT 1 AND LOT 55, BLOCK E AND LOT 1, BLOCK G WILL BE MAINTAINED BY THE OWNER OR HIS HER ASSIGNS. NO RESIDENTIAL DEVELOPMENT SHALL BE ALLOWED ON THESE LOTS.
27. ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURE SETBACKS OF LOT 32, BLOCK G, MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE. CONSTRUCTION IS PROHIBITED, AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
28. FISCAL SURETY HAS BEEN POSTED TO SATISFY THE PARK FEE/PARKLAND DEDICATION FOR 47 DWELLING UNITS. THE PARKLAND OR FEES SHALL BE OUTLINED IN A SEPARATE AGREEMENT WITH THE PARKS AND RECREATION DEPARTMENT FOR DEDICATION OF PARKLAND AND OR CONSTRUCTION OF TRAIL IMPROVEMENTS.

LAND USE:
RESIDENTIAL USE = 8.36 ACRES
NON-RESIDENTIAL USE = 1.38 ACRES
R.O.W = 2.02 ACRES
TOTAL ACREAGE = 11.76 ACRES

SINGLE FAMILY LOTS = 47
GREENBELT, W.Q.E., D.E., P.U.E., L.E., S.W.E. & A.E. LOTS = 3
PARK = 1
TOTAL NUMBER OF LOTS = 51

<u>STREET NAME</u>	<u>RIGHT-OF-WAY</u>	<u>LINEAR FOOTAGE</u>
LONGFORD TRAIL -	50'	492'
REEDSPORT TRAIL -	50'	587'
BANFF COVE -	50'	263'
TOTAL		1440'



8213 Brodie Lane Ste. 102 Austin, TX. 78745
office: (512) 282-5200 fax: (512) 282-5230

BELLINGHAM MEADOWS SECTION 2

CASE # (C8-06-0232.01.2A)

SHEET
2
OF
3

STATE OF TEXAS
COUNTY OF TRAVIS

THAT CADG BELLINGHAM MEADOWS, LLC, , ACTING HEREIN BY AND THROUGH MEHRDAD MOAYEDI, REGISTERED AGENT, BEING OWNER OF THAT CERTAIN 183.118 ACRE TRACT OF LAND OUT OF THE LUCAS MUNOS SURVEY NUMBER 55 SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED RECORDED IN DOCUMENT NUMBER 2014071668 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 11.76 ACRES 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:

BELLINGHAM MEADOWS SECTION 2

AND DO 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.

CADG BELLINGHAM MEADOWS LLC
ITS REGISTERED AGENT

BY: _____
MEHRDAD MOAYEDI, REGISTERED AGENT
1221 N. INTERSTATE 35E
SUITE 200
CARROLLTON, TX 75006

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MEHRDAD MOAYEDI, REGISTERED AGENT, 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 CONSIDERATION 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 _____

STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS

I, JOHN E. BRAUTIGAM, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF CHAPTER 30, OF THE AUSTIN CITY CODE, AS AMENDED, AND TO THE BEST OF MY KNOWLEDGE IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

JOHN E. BRAUTIGAM
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 5057 STATE OF TEXAS
DELTA SURVEY GROUP, INC.
8213 BRODIE LANE, STE 102
AUSTIN, TEXAS 78745
FIRM NO. 10604700

DATE _____

THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. NO PORTION OF ANY FUTURE BUILDING IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP NO. 48453C4814.

I, CHRISTOPHER M. RUIZ, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CHAPTER 30 OF THE AUSTIN CITY CODE AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

CHRISTOPHER M. RUIZ
REGISTERED PROFESSIONAL ENGINEER NO. 80894
LAKESIDE ENGINEERS
1713 PALMA PLAZA
AUSTIN, TEXAS 78703

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE ____ DAY OF _____, 20__, A.D.

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

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE ____ DAY OF _____, 20__.

CHAIRPERSON _____

SECRETARY _____

STATE OF TEXAS
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 _____, 20__, A.D., AT ____ O'CLOCK ____ M. AND DULY RECORDED ON THE ____ DAY OF _____, 20__, A.D., AT ____ O'CLOCK ____ M. PLAT RECORDS 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 DEBEAUVOIR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS.

DEPUTY _____