

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2013-0092.01.3A**ZAP DATE:** August 16, 2016**SUBDIVISION NAME:** Springfield Section 5**AREA:** 14.055 acres**LOT(S):** 75**OWNER/APPLICANT:** KB Home Lonestar, Inc.
(John Zinsmeyer)**AGENT:** Pape-Dawson Engineers
(Dustin Goss)**ADDRESS OF SUBDIVISION:** McKinney Falls Pkwy at Colton Bluff Springs Rd**GRIDS:** MJ-13**COUNTY:** Travis**WATERSHED:** Marble Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-4A**DISTRICT:** 2**PROPOSED LAND USE:** Residential, Open Space, Public ROW

SIDEWALKS: Sidewalks will be provided along the subdivision side of Colton Bluff Springs Road and McKinney Falls Parkway along with both sides of Nutria Run, Peccary Drive, Nunsland Drive and Groundhog Way prior to the lots being occupied.

DEPARTMENT COMMENTS: The request is for approval of the final plat out of an approved preliminary, namely, Springfield Section 5. The proposed plat is composed of 75 lots on 14.055 acres.

STAFF RECOMMENDATION: The staff recommends approval of the final plat. This final plat meets all applicable City of Austin and State Local Government code requirements.

ZONING AND PLATTING ACTION:**CASE MANAGER:** Sylvia Limon**PHONE:** 512-974-2767**E-mail:** Sylvia.limon@austintexas.gov



Order Apr 13, 2016, 11:00am User ID: paymaster
This is [grossrate]\2017\03\00\275 Prod Prod\Labella\Springfield Section 3 - Holiday Man.dwg

JPM 50762-05
 DATE 04/15/2016
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**SPRINGFIELD SECTION 5
SUBDIVISION
VICINITY MAP**



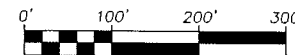
7800 SHOAL CREEK BLVD ■ AUSTIN, TEXAS 78757 ■ PHONE: 512.434.8711
SUITE 220 WEST ■ FAX: 512.438.0867

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

THE INFORMATION HAS BEEN OBTAINED FROM A SOURCE THAT HAS BEEN EVALUATED AS RELIABLE. THE SOURCE HAS BEEN ADVISED THAT THE INFORMATION IS BEING USED FOR OFFICIAL PURPOSES AND THAT IT IS BEING HANDLED AS A CONFIDENTIAL MATTER. THE SOURCE HAS BEEN ADVISED THAT THE INFORMATION IS BEING HANDLED AS A CONFIDENTIAL MATTER AND THAT IT IS BEING HANDLED AS A CONFIDENTIAL MATTER.



A 14.055 ACRE, OR 612,221 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF 89.725 ACRE TRACT DESCRIBED IN CONVEYANCE TO KB HOME LONE STAR, INC. IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2013217029 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.



SCALE: 1"= 100'

LEGEND

- | | |
|--------|---|
| ● | FOUND 1/2" IRON ROD WITH CAP MARKED "PAPE DAWSON" |
| ○ | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| □ | SET 1/2" IRON ROD W/CAP MARKED "PAPE DAWSON" |
| "X" | BLOCK LETTER |
| FD, IR | FOUR IRON ROD |
| O.P.R. | OFFICAL PUBLIC RECORDS |
| PUE | PUBLIC UTILITY EASEMENT |
| ROW | RIGHT-OF-WAY |
| ----- | SIDEWALK LOCATION |

BEARINGS BASED ON N.A.D. 1983 (CORS 1996)

TEXAS STATE PLANE COORDINATE SYSTEM
ESTABLISHED
FOR THE CENTRAL ZONE

COMBINED SCALE FACTOR:
0.9999600016

BENCHMARK ELEVATION BASED ON NAVD 88,
GEOID 03

MAPSCO MAP GRID 675 X & Y
COA GRID J13 & K13
?CAD PARCEL B14254

LOT SUMMARY

TOTAL LOT ACREAGE: 11.275

TOTAL SUBDIVISION ACREAGE: 14.055

TOTAL NUMBER OF RESIDENTIAL LOTS: 74

TOTAL NUMBER OF OPEN SPACE LOTS: 1

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENG
C1	500.00'	070°31'31"	53°31'16"	60.57	89.83
C2	15.00'	019°28'08"	51°39'16"	5.07	5.07
C3	15.00'	019°28'25"	03°37'32"	5.07	5.10
C4	15.18'	018°31'11"	51°39'16"	5.07	5.10
C5	15.00'	019°28'25"	03°37'32"	5.07	5.10
C6	15.00'	019°28'16"	51°39'20'30"	5.07	5.10
C7	15.00'	019°28'16"	03°37'37"	5.07	5.10
C8	400.00'	007°31'21"	56°22'21"	52.48	52.52
C9	15.00'	019°39'50"	00°00'00"	21.52	24.00
C10	350.00'	009°11'12"	52°47'44"	58.06	58.10
C11	300.00'	009°11'12"	52°47'44"	48.05	48.12
C12	15.00'	080°00'50"	52°47'52"	21.21	21.56
C13	450.00'	009°11'12"	08°17'16"	72.07	72.10
C14	15.00'	080°00'50"	57°23'20"	21.21	21.56
C15	15.00'	080°00'50"	01°38'40"	21.21	21.56
C16	25.00'	088°58'38"	57°23'24"	35.30	35.31
C17	33.00'	048°11'23"	50°31'47"	20.41	21.03
C18	50.00'	086°22'39"	57°23'24"	99.85	102.81
C19	25.00'	048°11'23"	03°30'50"	20.41	21.03
C20	450.00'	009°11'12"	08°17'16"	72.07	72.10
C21	400.00'	009°11'12"	56°27'16"	64.07	64.13

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N27°23'20"E	175.0
L2	S62°36'40"E	5.00
L3	S62°36'32"E	24.9
L4	S62°36'20"E	26.0
L5	S62°36'28"E	13.0
L6	S27°23'28"W	13.2
L7	S62°36'32"E	10.2
L8	N27°23'28"E	132.5
L9	S62°36'32"E	8.25
L10	S42°22'15"W	59.2
L11	S62°36'40"E	63.8
L12	N18°12'06"E	28.7
L13	S18°12'06"E	28.7
L14	N71°47'52"W	83.8
L15	N62°36'40"W	34.8
L16	S62°36'40"E	61.6



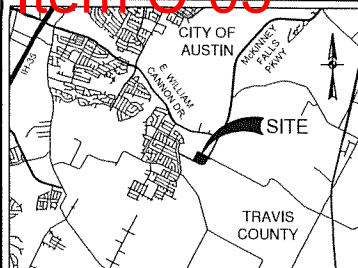
**PAPE-DAWSON
ENGINEERS**

7000 SHOAL CREEK BLVD | AUSTIN TEXAS 78757 | PHONE: 512.454.9711
SUITE 200 WEST | FAX: 512.459.8067

DATE OF FLAT PREPARATION: APRIL 11, 2016
DATE OF APPLICATION SUBMITTAL: APRIL 18, 2016

SHEET 1 OF 3

C8-2013-0092.01.3A

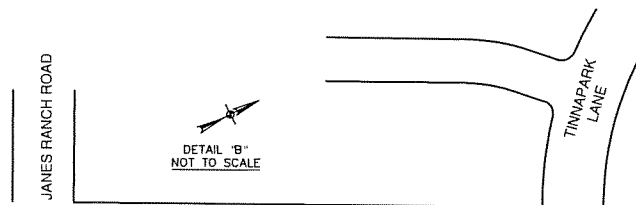


LOCATION MAP

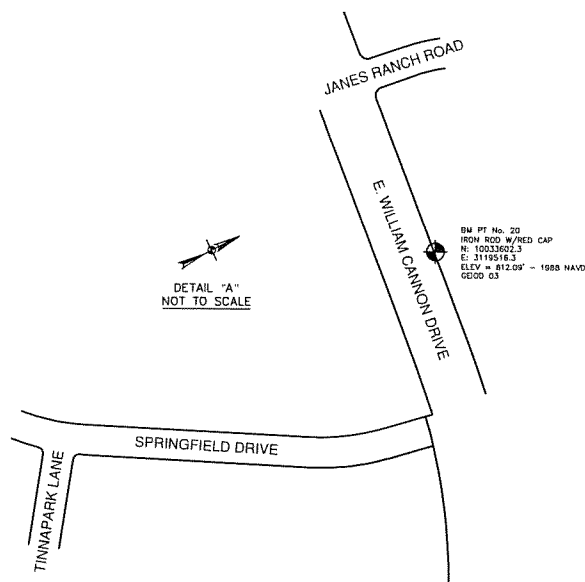
NOT TO SCALE

FINAL PLAT OF SPRINGFIELD, SECTION 5

A 14.055 ACRE, OR 612,221 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF 89.725 ACRE TRACT DESCRIBED IN CONVEYANCE TO KB HOME LONE STAR, INC. IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2013217029 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.



BM PT No. 21
CHISELED SQUARE IN BULLNOSE OF MEDIAN
N: 10031648.3
E: 3119082.1
ELEV = 619.56' - 1988 NAVD
GEOID 03



BM PT No. 20
IRON ROD W/RED CAP
N: 10033606.3
E: 3119518.3
ELEV = 612.09' - 1988 NAVD
GEOID 03

PLAT NOTES:

1. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY THE CITY OF AUSTIN
2. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY 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. 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.
5. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING BY PONDING OR OTHER APPROVED METHODS.
6. 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 TREE 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.
7. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: GROUNDHOG WAY, NUNSLAND DRIVE, PECCARY DRIVE, NUTRIA RUN, JAMES RANCH ROAD AND COLTON BLUFF SPRINGS ROAD. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED, EXCEPT FOR THE PORTION ALONG COLTON BLUFF SPRINGS ROAD, WHICH WILL BE CONSTRUCTED AFTER THE ADJUTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. 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. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF 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 NO. _____ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
9. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS.
10. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY, AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
11. 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.
12. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
13. 10 FOOT WIDE PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED ON ALL LOTS ADJACENT TO ALL STREET RIGHT OF WAYS.
14. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC AND THE ENVIRONMENTAL CRITERIA MANUAL.
15. RESIDENTIAL DEVELOPMENT IS PROHIBITED ON LOT 16, BLOCK U. THIS LOT SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF THE LOTS IN THIS SUBDIVISION AND/OR A HOMEOWNERS' ASSOCIATION HEREINAFTER ESTABLISHED FOR THE OWNERS OF LOTS IN THIS SUBDIVISION. SEE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. _____ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
16. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
17. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
18. ALL DRAINAGE FACILITIES ARE TO BE LOCATED WITHIN DRAINAGE EASEMENTS AND MUST COMPLY WITH APPLICABLE RULES AND REGULATIONS.
19. TWO OFF-STREET PARKING SPACES ARE REQUIRED FOR EACH DWELLING UNIT.
20. NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND DETENTION FACILITY HAVE BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN.
21. PARKLAND DEDICATION FOR THESE 74 UNITS WAS SATISFIED IN 2011 VIA THE DEEDING OF PARKLAND TO THE CITY OF AUSTIN FOR 503 UNITS SHOWN ON THE PRELIMINARY PLAN, CB-2013-0092.
22. STREET SUMMARY:

NAME	ROAD WIDTH	LENGTH
PECCARY DRIVE	50'	540'
NUNSLAND DRIVE	50'	562'
GROUNDHOG WAY	50'	569'
NUTRIA RUN	50'	708'
23. RESIDENTIAL DRIVEWAY ACCESS IS PROHIBITED FROM LOTS 16-26, BLOCK U TO MCKINNEY FALLS PARKWAY AND FROM LOTS 3-16, BLOCK U TO COLTON BLUFF SPRINGS ROAD.

PAPE-DAWSON ENGINEERS

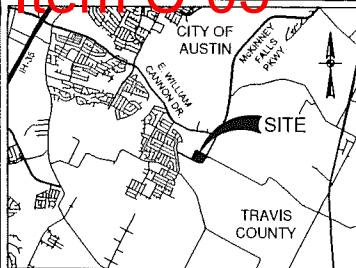
7800 SHAL CREEK BLVD. SUITE 200 WEST AUSTIN TEXAS 78757 PHONE: 512.404.8711 FAX: 512.452.8867

IS A LICENSED PROFESSIONAL ENGINEER, PROFESSIONAL LAND SURVEYOR, PROFESSIONAL ARCHITECT, AND PROFESSIONAL INTERIOR DESIGNER. LICENSE NO. 10033606.3

DATE OF PLAT PREPARATION: APRIL 11, 2016
DATE OF APPLICATION SUBMITTAL: APRIL 18, 2016

SHEET 2 OF 3

C8-2013-0092.01.3A



LOCATION MAP
NOT TO SCALE

FINAL PLAT OF SPRINGFIELD, SECTION 5

A 14.055 ACRE, OR 612,221 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF 89.725 ACRE TRACT DESCRIBED IN CONVEYANCE TO KB HOME LONE STAR, INC. IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2013217029 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT KB HOME LONE STAR, INC., A TEXAS CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, HAVING ITS HOME OFFICE IN AUSTIN, TEXAS, ACTING HEREIN BY AND THROUGH JOHN ZINSMEYER, VICE PRESIDENT, BEING OWNER OF 80.725 ACRES IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, IN TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2013217029 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,

DO HEREBY SUBDIVIDE 14.055 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

SPRINGFIELD, SECTION 5

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 _____ DAY OF _____, 20____, A.D.

BY: _____
JOHN ZINSMEYER, VICE PRESIDENT
KB HOME LONE STAR, INC.
10800 PECAN PARK BOULEVARD, SUITE 200
AUSTIN, TEXAS 78750

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN ZINSMEYER, 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 _____

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON

THIS THE _____ DAY OF _____, 20____, A.D.

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 AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE _____ DAY OF _____, 20____, A.D.

THOMAS WEBBER, CHAIRPERSON _____ JOLENE KIOUBASSA, SECRETARY _____

SURVEYOR'S CERTIFICATION

I, VALERIE ZURCHER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF CHAPTER 25 OF THE AUSTIN CITY CODE OF 1998 AS AMENDED, IS ACCURATE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON MARCH 12, 2013.

VALERIE ZURCHER R.P.L.S. 0222

SURVEYING BY:
PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD.
SUITE 220-WEST
AUSTIN, TEXAS 78757
(512) 454-8711

ENGINEER'S CERTIFICATION

I, JAMES A. HUFFCUT, JR., P.E., 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 25 OF THE AUSTIN CITY CODE OF 1998, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF THE TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FROM PANEL 48453C0015H, DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

JAMES A. HUFFCUT, JR., P.E. 55253

ENGINEERING BY:
PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD.
SUITE 220-WEST
AUSTIN, TEXAS 78757
(512) 454-8711

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOR, 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. 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 DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY _____

**PAPE-DAWSON
ENGINEERS**

7800 SHOAL CREEK BLVD. SUITE 220 WEST AUSTIN, TEXAS 78757 PHONE: 512.454.8711 FAX: 512.454.8807

TELEPHONE RECORD OF PROFESSIONAL ENGINEERING (P.E.) REGISTRATION IN TEXAS
TELEPHONE RECORD OF PROFESSIONAL LAND SURVEYOR (P.L.S.) REGISTRATION IN TEXAS

DATE OF PLAT PREPARATION: APRIL 11, 2016
DATE OF APPLICATION SUBMITTAL: APRIL 18, 2016

SHEET 3 OF 3

C8-2013-0092.01.3A