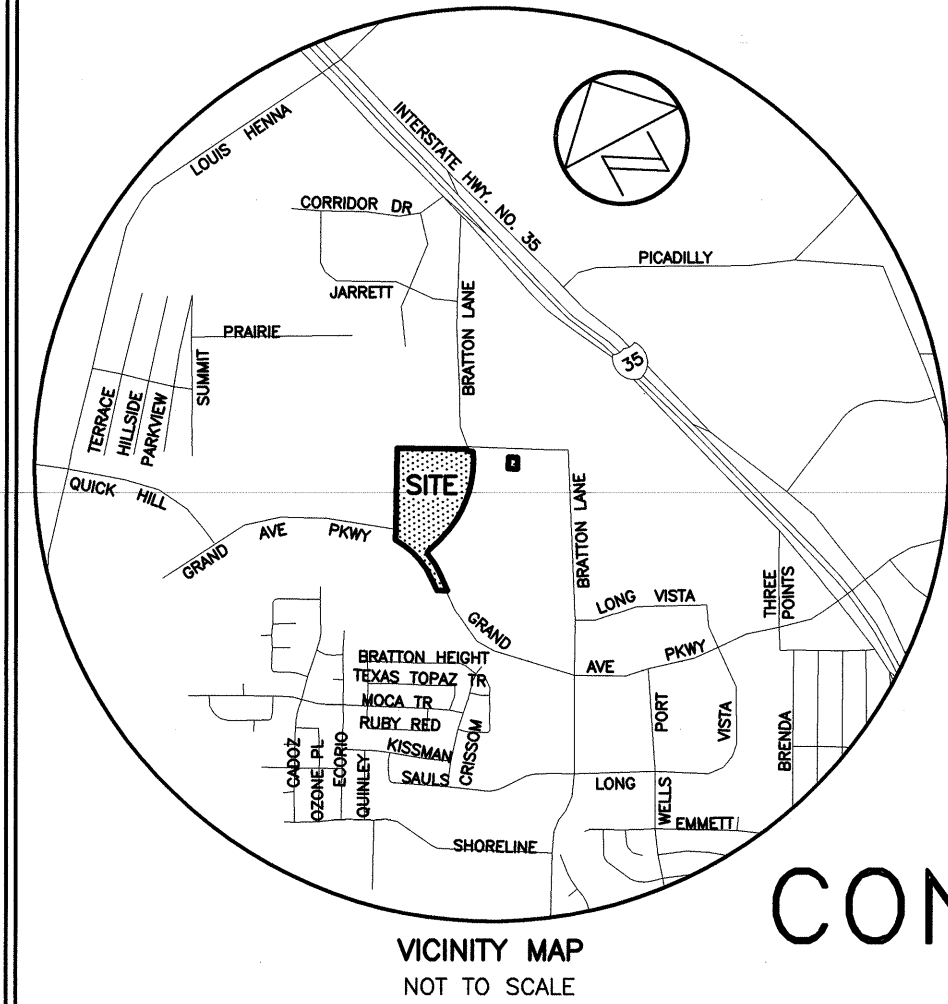


**SUBDIVISION REVIEW SHEET****CASE NO.:** C8J-2015-0134.1A**Z.A.P. DATE:** 11/15/ 2016**SUBDIVISION NAME:** Preston Park Section One (A Small Lot Subdivision)**AREA:** 21.669 acres**LOT(S):** 100 total lots**OWNER/APPLICANT:** Pulte Homes of Texas, LP**AGENT:** Thrower Design (R. Thrower)**ADDRESS OF SUBDIVISION:** Grand Avenue Parkway**GRIDS:** M39**COUNTY:** Travis**WATERSHED:** Gilleland Creek**JURISDICTION:** 2-mile ETJ**EXISTING ZONING:** County**MUD:** N/A**PROPOSED LAND USE:** 95 Single Family Residential lots, three landscape lots, one drainage/water quality lot and open space lot, and one lift station lot**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets and the subdivision side of Bratton Lane.**DEPARTMENT COMMENTS:** The request is for approval of the Preston Park Section One (A Small Lot Subdivision) Final Plat. The final plat is composed of 100 total lots on 21.669 acres. Water and wastewater will be provided by the City of Austin.**STAFF RECOMMENDATION:** Staff recommends approval of the final plat. This final plat meets all applicable state, county, and City of Austin LDC requirements.**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Jennifer Bennett-Reumuth  
Email address: jennifer.bennettreumuth@traviscountytx.gov**PHONE:** (512) 854-1434





PRESTON PARK  
SECTION ONE  
A SMALL LOT SUBDIVISION

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.

PRESTON PARK  
SECTION ONE  
A SMALL LOT SUBDIVISION

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THE PRESENTS:

THAT PULTE HOMES OF TEXAS, LP., A TEXAS LIMITED PARTNERSHIP, BY AND THROUGH STEPHEN ASHLOCK, AS THE OWNERS OF 22.073 ACRES IN THE WILLIAM BRATTON SURVEY 103, IN TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2016120233 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 22.073 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, THAT, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE CHAPTER 212, TO BE KNOWN AS

PRESTON PARK SECTION ONE

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.

BY: PULTE HOMES OF TEXAS, LP.

BY: STEPHEN ASHLOCK, DIRECTOR OF LAND DEVELOPMENT, CENTRAL TEXAS  
9401 AMBERGLEN BLVD. SUITE 150  
AUSTIN, TEXAS 78729

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEPHEN ASHLOCK, 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\_\_\_\_, AD.

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 COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE OF 1999 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 OCTOBER 17, 2014.

ROBERT C. WATTS, JR., R.P.L.S. 4995

SURVEYING BY: CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
3500 MCCALL LANE  
AUSTIN, TEXAS 78744  
(512) 443-1724

ENGINEER'S CERTIFICATION:

I, CHRIS MCCOMB, 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 1999, 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. 48453260 J, DATED SEPTEMBER 18, 2014, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

CHRIS MCCOMB, P.E., 80442 DATE \_\_\_\_\_

AMC DESIGN GROUP, INC.  
ENGINEERING AND CONSTRUCTION CONSULTANTS  
REGISTERED ENGINEERING FIRM F-1708  
P.O. BOX 341555  
AUSTIN, TEXAS 78734  
512-385-2911  
TEXAS REGISTERED ENGINEERING FIRM \_\_\_\_\_

CITY OF AUSTIN:

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 WEBER - CHAIRPERSON JOLENE KIOLBASSA - SECRETARY

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE TWO (2) MILE ETJ OF THE CITY OF AUSTIN ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AD.

J. RODNEY GONZALES, DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

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 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, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, 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 MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

DANA DEBEAUVOIR, 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 CONSTRUCTION.

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. A FEE-IN-LIEU OF PARKLAND DEDICATION WAS PAID TO THE CITY OF AUSTIN FOR 95 DWELLING UNITS.

6. MITIGATION FOR WETLAND CEF'S WITHIN 150FT OF SECTION ONE WILL BE INCLUDED WITH SITE DEVELOPMENT PLANS.

7. THIS NOTE NOT USED

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 DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY 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 PROPERTY OWNER OR ASSIGNS EXCEPT FOR THE WATER QUALITY DRAINAGE EASEMENT WHICH WILL BE MAINTAINED BY THE CITY OF AUSTIN.

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 SUBDIVISION 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. 2016120233 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

18. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

19. 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).

20. CONSTRUCTION OF BUILDINGS AND DRIVEWAYS ON SLOPES EXCEEDING 25% IS PROHIBITED.

21. A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL R.O.W.

22. 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.

23. TWO OFF-STREET PARKING SPACES ARE REQUIRED FOR EACH DWELLING UNIT.

24. ALL LOTS IN THIS SUBDIVISION MUST COMPLY WITH SECTION 30-2-232 OF THE AUSTIN CITY CODE FOR SMALL LOTS.

25. 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.

26. THERE ARE NO STUBS THAT EXTEND BEYOND 150'.

27. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH TITLE 30-2-232.

28. MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED FOR THIS PROJECT SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN SECTION 30-5 OF THE ENVIRONMENTAL CRITERIA MANUAL, AND OTHER ORDINANCES AND REGULATIONS OF THE CITY OF AUSTIN STANDARDS.

29. LOT 1 BLOCK A, LOT 52 BLOCK A, LOT 1 BLOCK B AND LOT 2 BLOCK B ARE RESTRICTED TO NON-RESIDENTIAL USES AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND/OR HIS/HER ASSIGNS.

30. THIS PROJECT IS LOCATED IN THE CITY OF AUSTIN 2 MILE ETJ AND TRAVIS COUNTY.

31. PEARSON BLVD. IS PLANNED TO BE PHASED WITH A SINGLE LANE IN EACH DIRECTION WITH THE FULL BUILD-OUT OF THE PRESTON PARK SUBDIVISION. THE ROADWAY SECTION WILL BE REPRESENTATIVE OF THE WESTERN 1/2 OF THE FUTURE ROADWAY CONSTRUCTION AND WILL BE CONSTRUCTED WITH THE SECTION ONE SUBDIVISION IMPROVEMENTS.

32. PER LAND DEVELOPMENT CODE TITLE 30-5-231, WATER QUALITY PONDS SERVING RESIDENTIAL DEVELOPMENT SHALL BE MAINTAINED BY THE WATERSHED PROTECTION DEPARTMENT.

33. AN ADMINISTRATIVE VARIANCE WAS GRANTED PER LDC 25-8-42(B) (6) OF THE LDC FOR CUT/FILL UP TO 8 FEET ASSOCIATED WITH THE WATER QUALITY AND/OR DETENTION FACILITIES.

34. AN ADMINISTRATIVE VARIANCE WAS GRANTED PER SECTION 25-8-42(B) (7) OF THE LDC FOR CUT/FILL UP TO 8 FEET.

35. AN ADMINISTRATIVE VARIANCE WAS GRANTED PER SECTIONS 30-5-341 AND 30-5-342 OF THE LDC FOR CUT/FILL UP TO 8 FEET.

36. THIS DEVELOPMENT IS SUBJECT TO A PHASING AGREEMENT FOR GRAND AVENUE PARKWAY AND PEARSON BOULEVARD.

THE STATE OF TEXAS  
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, 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. 20\_\_\_\_, AT \_\_\_\_ O'CLOCK \_\_\_\_ M., AND DULY

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

20\_\_\_\_, A.D.

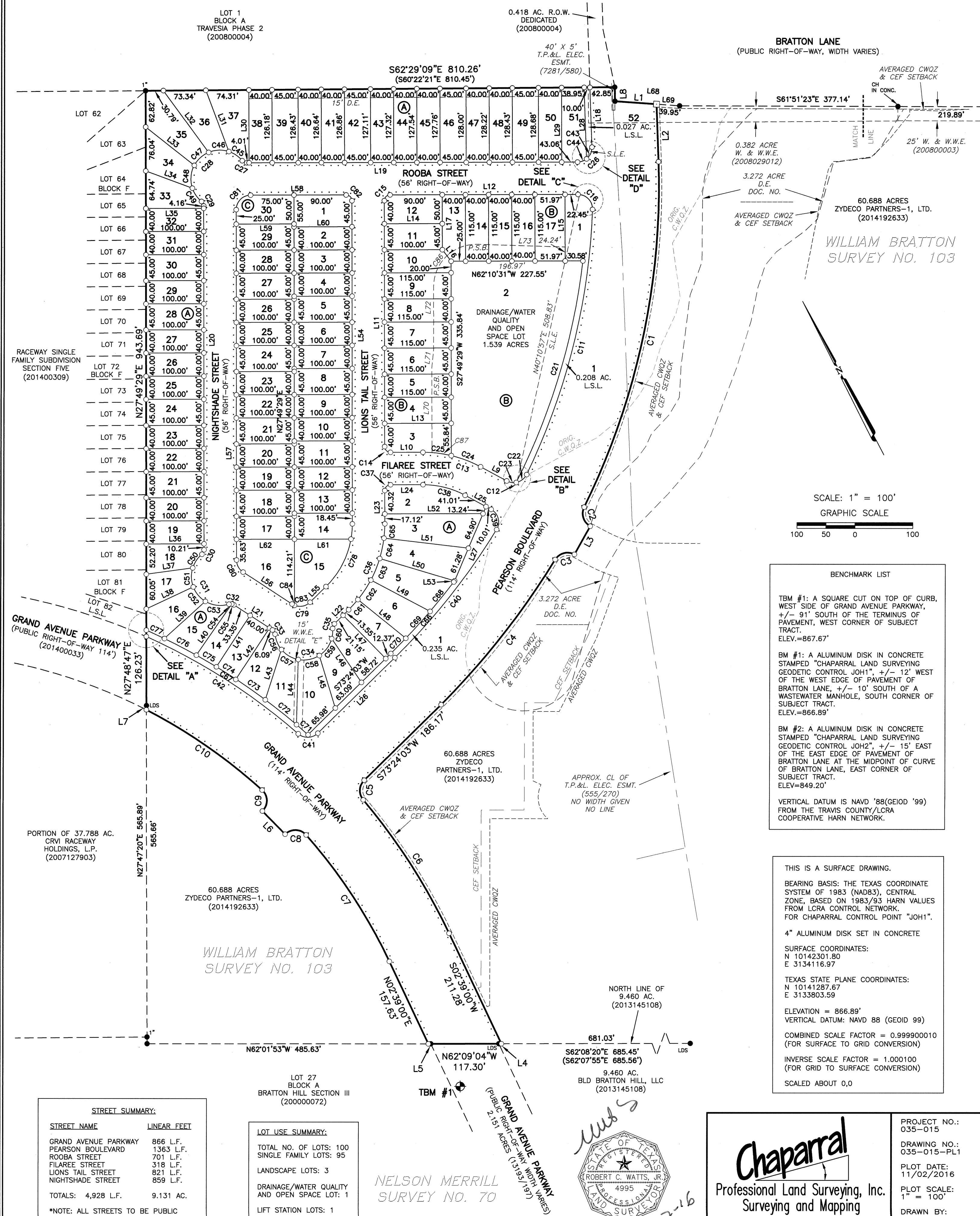
DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY \_\_\_\_\_

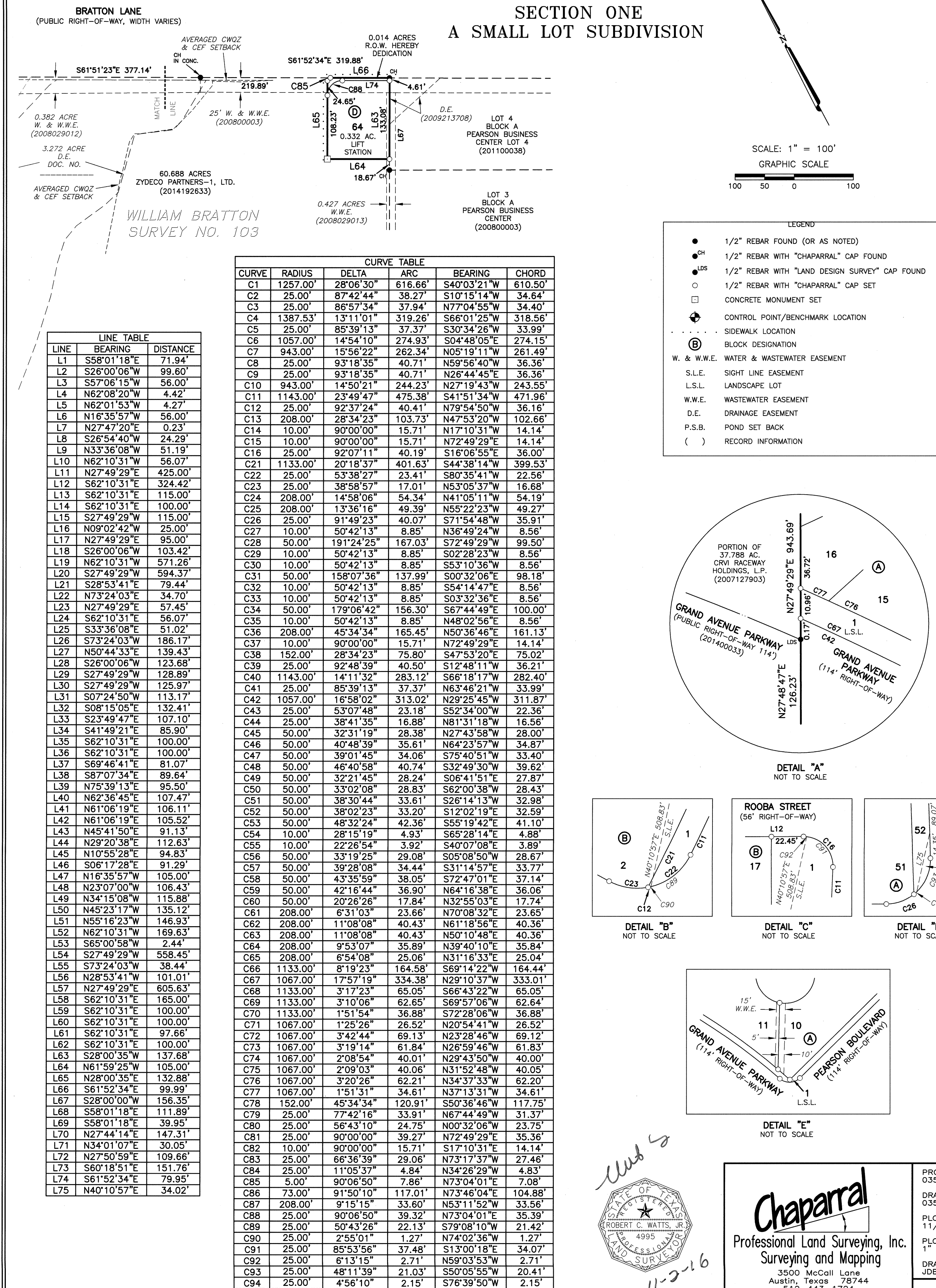
DEPUTY \_\_\_\_\_



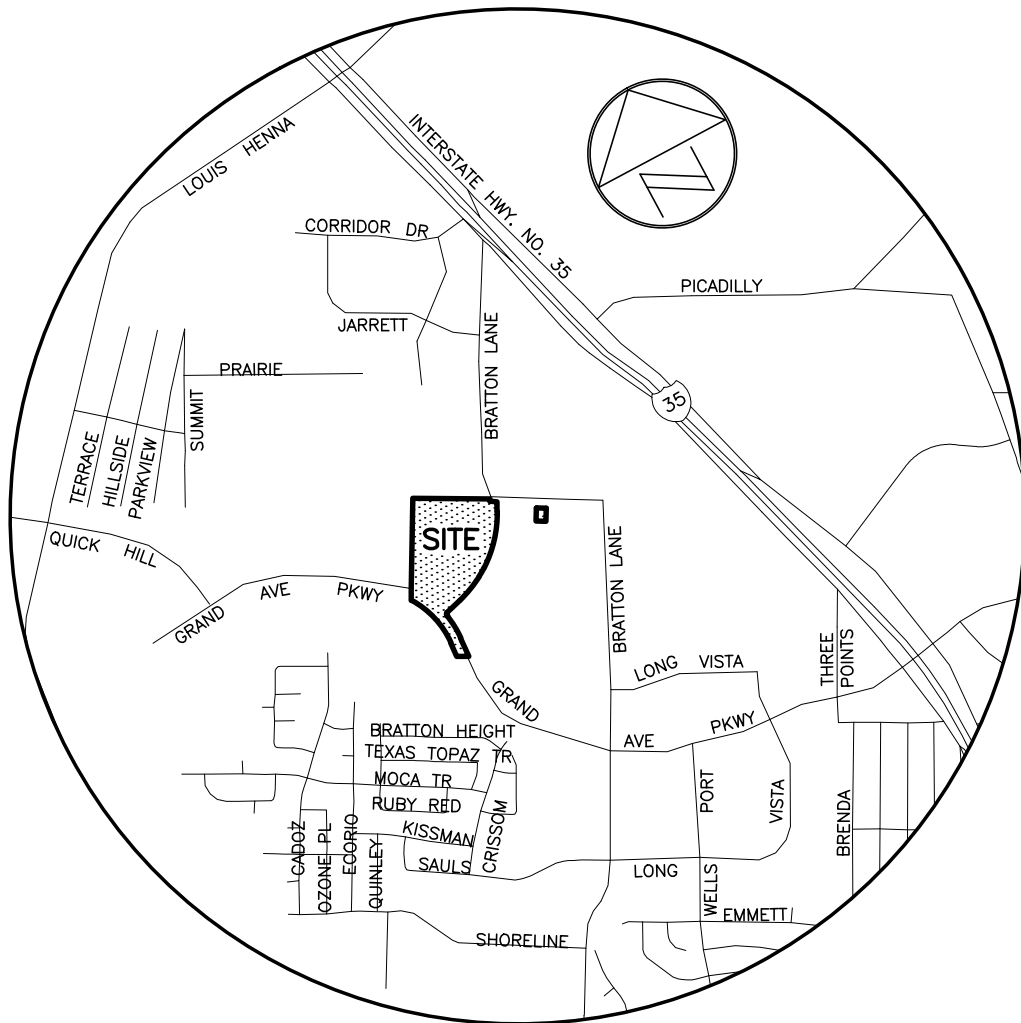
# PRESTON PARK SECTION ONE A SMALL LOT SUBDIVISION



# PRESTON PARK SECTION ONE A SMALL LOT SUBDIVISION







**VICINITY MAP**  
NOT TO SCALE