

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2015-0252.0A

ZAP DATE: January 3, 2017

SUBDIVISION NAME: Parmer Crossing West, Resubdivision of Lot 3A, PAR 620, Section One

AREA: 29.805 acres

LOTS: 2

APPLICANT: Liberty Bankers Life Insurance
(Bradford Phillips)

AGENT: LJA Engineering, Inc
(Brian Faltese)

ADDRESS OF SUBDIVISION: NW corner of Tom Kemp Lane and SH 45

GRIDS: MH40

COUNTY: Williamson

WATERSHED: Lake Creek

JURISDICTION: Full Purpose

EXISTING ZONING: GR-MU-CO

DISTRICT: 6

LAND USE: Commercial

NEIGHBORHOOD PLAN: none

SIDEWALKS: Sidewalks will be constructed along Tom Kemp Lane and the Highway 45 frontage road.

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of Lot 3A of PAR 620, Section One. The plat is comprised of 2 lots on 29.805 acres. The applicant proposes to resubdivide an existing lot into two lots for commercial use. The proposed lots comply with zoning requirements for lot width and lot size.

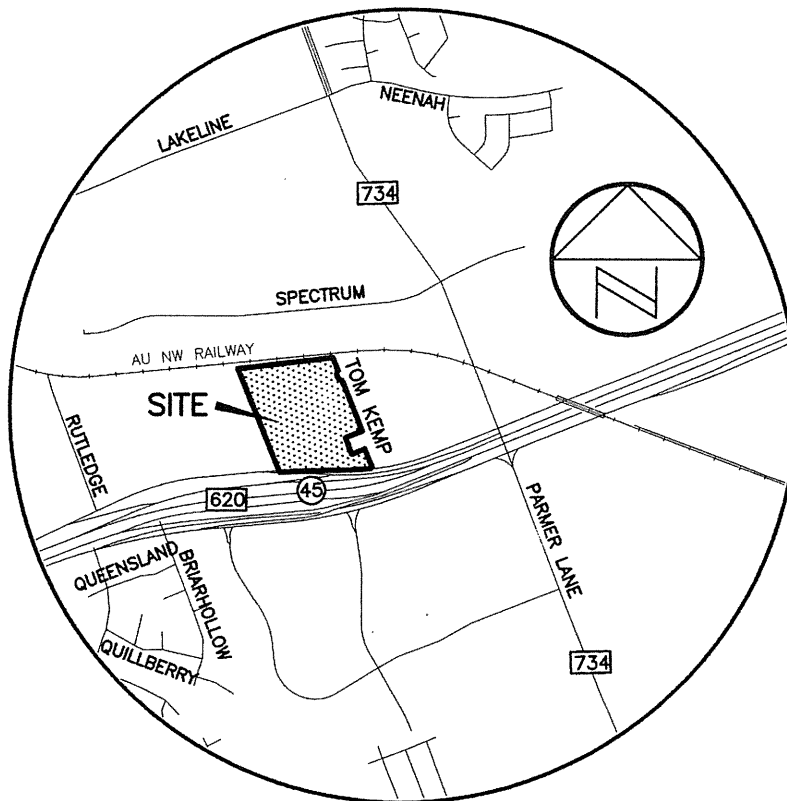
STAFF RECOMMENDATION: The staff recommends approval of the plat. The resubdivision meets all applicable State and City of Austin Land Development Code requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Steve Hopkins

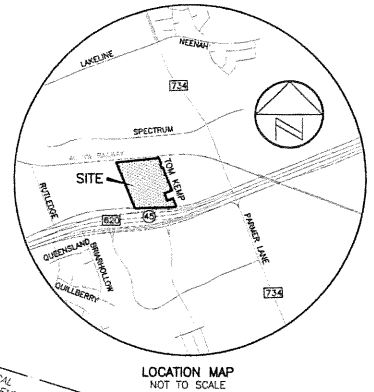
PHONE: 512-974-3175

E-mail: steve.hopkins@austintexas.gov



LOCATION MAP
NOT TO SCALE

PARMER CROSSING WEST RESUBDIVISION OF LOT 3A, RESUBDIVISION OF LOT 3, BLOCK A, PAR 620, SECTION TWO



LOCATION MAP
NOT TO SCALE

SCALE: 1" = 100'
GRAPHIC SCALE

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 "P464".

4" ALUMINUM DISK SET IN CONCRETE

SURFACE COORDINATES:
N 10147255.75
E 3104470.54

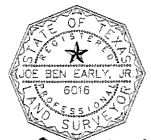
TEXAS STATE PLANE COORDINATES:
N 10146038.23
E 3104098.05

ELEVATION = 904.30'
VERTICAL DATUM: NAVD 88 (GEOID 09)

COMBINED SCALE FACTOR = 0.999880014398
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000120
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0
THETA ANGLE: 1°19'14"



10/17/16

PORTION OF LOT 2, BLOCK A, PAR 620, SECTION TWO (V/127)
BOWMAN'S WALK, LLC
17.471 ACRES
(2014100773)

30' A.E. (2008007771)
SEE PLAT NOTE #29 IN (00/121)
TO BE VACATED
15' E.E. & T.E. (1726/502)
15' W.W. & A.E.L. ESM.T. (2001054553)
15' W.L. & W.W.E. (2005102639)
25' D.E. (2001054554)

AUSTIN AND NORTHWESTERN RAILROAD
(100' RIGHT-OF-WAY WIDTH)
(33/565)

N84°43'47"E 1119.53'
(N86°59'44"E 1119.54')

15' E.E. & T.E. (1726/502)

CRITICAL ENVIRONMENTAL FEATURE (V/127) (00/121)

15' E.E. (V/127) (00/121)

15' W.L. & W.W.E. (2005102639)

30' A.E. (2008007771)
SEE PLAT NOTE #26 IN (00/121)
TO BE VACATED

15' W.W. & A.E.L. ESM.T. (2001054553)
15' W.L. & W.W.E. (2005102639)

30' A.E. (2008007771)
SEE PLAT NOTE #26 IN (00/121)
TO BE VACATED

25' D.E. (2001054554)

LOT 3C
24.948 ACRES

LOT 3D
4.857 ACRES

DAVID BRUCE SMITH
1.00 ACRES
(1996050386)

S69°58'06"W 209.78'
(S72°15'32"W 209.84')

S20°50'29"E 624.06'
(S18°34'55"E 624.21')

S20°45'07"E 204.98'
(S18°33'E 203.90')

S18°00'14"E 162.28'
(N71°13'10"E 162.40')

S69°58'06"W 209.78'
(S72°15'32"W 209.84')

S20°50'29"E 624.06'
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S20°50'29"E 624.06'
(S18°34'55"E 624.21')

- LEGEND
- 1/2" REBAR FOUND (OR AS NOTED)
 - 1/2" REBAR WITH "PATE" CAP FOUND
 - 1/2" REBAR WITH ILLEGIBLE CAP FOUND
 - 1/2" REBAR WITH "CUNNINGHAM ALLEN" CAP FOUND
 - ⊙ TxDOT TYPE II DISK FOUND
 - ⊙ 1/2" REBAR WITH "CHAPARRAL" CAP SET
 - ⊙ 2" STEEL FENCE POST FOUND
 - Δ CALCULATED POINT
 - ⊕ CONTROL POINT/BENCHMARK LOCATION
 - BUILDING SETBACK LINE
 - E.E. ELECTRIC EASEMENT
 - A.E. ACCESS EASEMENT
 - W.W.E. WASTEWATER EASEMENT
 - W.L.E. WATERLINE EASEMENT
 - C.E.F. CRITICAL ENVIRONMENTAL FEATURE
 - A.E.E. AERIAL ELECTRIC EASEMENT
 - D.E. DRAINAGE EASEMENT
 - A.E.L. AERIAL ELECTRIC LINE EASEMENT
 - T.E. TELEPHONE EASEMENT
 - () RECORD INFORMATION
 - ... SIDEWALK LOCATION

| LINE | BEARING | DISTANCE | (RECORD) |
|------|-------------|----------|-----------------------|
| L1 | S20°51'30"E | 161.61' | (S18°36'05"E 161.42') |
| L2 | N69°09'32"E | 70.00' | |
| L3 | N85°16'06"E | 55.27' | |
| L4 | S19°33'12"E | 45.19' | (S17°16'08"E 45.18') |
| L5 | S32°02'20"W | 32.16' | (S34°19'54"W 32.15') |
| L6 | S19°33'12"E | 162.52' | (S17°16'06"E 162.50') |
| L7 | S00°39'02"W | 190.22' | (S02°54'18"W 190.16') |
| L8 | N89°20'21"W | 209.56' | (N87°05'28"W 209.58') |
| L9 | S89°20'21"E | 192.93' | (S87°05'28"E 192.95') |

| CURVE | RADIUS | DELTA | ARC | BEARING | CHORD | (RECORD CHORD) |
|-------|----------|------------|---------|-------------|---------|-----------------------|
| C1 | 71.00' | 111°33'40" | 138.24' | S16°17'08"E | 117.42' | (S14°00'17"E 117.54') |
| C2 | 25.00' | 51°17'36" | 22.38' | S46°39'59"E | 21.64' | (S44°13'46"E 21.62') |
| C3 | 2844.79' | 5°08'19" | 255.13' | S88°07'28"W | 255.05' | (N89°34'52"W 254.87') |
| C4 | 5749.58' | 4°03'18" | 406.93' | S88°38'20"W | 406.84' | (N89°06'44"W 407.03') |


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

PROJECT NO.: 562-031
DRAWING NO.: 562-031-PL-WEST
PLOT DATE: 10/17/16
PLOT SCALE: 1" = 100'
DRAWN BY: JBE & BBP
SHEET 1 OF 3

PARMER CROSSING WEST
RESUBDIVISION OF LOT 3A, RESUBDIVISION OF LOT 3,
BLOCK A, PAR 620, SECTION TWO

NOTES:

- 1) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEMS.
- 2) WATER AND WASTEWATER UTILITY SYSTEMS SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLANS MUST BE APPROVED BY THE AUSTIN WATER UTILITY. THE WATER AND WASTEWATER UTILITY CONSTRUCTION MUST BE INSPECTED BY THE CITY. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE WATER AND WASTEWATER UTILITY CONSTRUCTION.
- 3) BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- 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 REPLATING 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, EXCEPT DETACHED SINGLE FAMILY OR DUPLEX ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- 6) 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 OBSTRUCTION. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 30-5, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 7) 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 CHAPTER 30-5 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 8) THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- 9) 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 THE CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
- 10) FOR A MINIMUM TRAVEL DISTANCE OF 25FT. FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.
- 11) PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG N STATE HIGHWAY 45 W & TOM KEMP LANE, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE SIDEWALKS ALONG N STATE HIGHWAY 45 W ARE SUBJECT TO THE APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION AT THE SITE PLAN PHASE. THE REQUIRED 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.
- 12) ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION: RESUBDIVISION OF LOT 3, BLOCK A, PAR 620, SECTION TWO, A SUBDIVISION OF RECORD IN CABINET DD, SLIDE 121 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, STILL APPLY TO THIS RESUBDIVISION PLAT.
- 13) MAINTENANCE OF THE WATER QUALITY CONTROL, REQUIRED ABOVE, SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARDS.
- 14) ALL WATER QUALITY DESIGNS AND THEIR APPURTENANCES REQUIRED FOR COMMERCIAL OR MULTI-FAMILY DEVELOPMENT SHALL BE MAINTAINED BY THE OWNER AND HIS/HER ASSIGNS PER THE STANDARDS OF THE ENVIRONMENTAL CRITERIA MANUAL AND OTHER ORDINANCES AND REGULATIONS OF THE CITY.
- 15) PRIOR TO CONSTRUCTION ON LOTS IN THE SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT THE UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOTS 3C AND 3D, BLOCK A REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
- 16) NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
- 17) ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- 18) PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- 19) A RESTRICTIVE COVENANT HAS BEEN RECORDED IN DOCUMENT NO. 2001080037 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, WHICH REQUIRES ALL PARKLAND FEES TO BE PAID PRIOR TO DEVELOPMENT OF THE SITE.
- 20) THIS PROJECT IS SUBJECT TO THE VOID AND WATER FLOW MITIGATION RULE (COA ECM 1.12.0 AND COA ITEM NO 6585 OF THE SSM) PROVISION THAT ALL TRENCHING GREATER THAN 5 FEET DEEP MUST BE INSPECTED BY A GEOLOGIST (TEXAS P.G.) OR A GEOLOGIST'S REPRESENTATIVE.
- 21) ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURE SETBACK MUST COMPLY WITH CITY OF AUSTIN REGULATIONS. THE SETBACK (AKA BUFFER) MUST BE MAINTAINED IN ACCORDANCE WITH CITY OF AUSTIN CODE AND CRITERIA. EXISTING DRAINAGE AND NATIVE VEGETATION SHALL REMAIN UNDISTURBED TO ALLOW THE WATER QUALITY FUNCTION OF THE BUFFER. INSPECTION AND MAINTENANCE MUST OCCUR SEMI-ANNUALLY AND RECORDS MUST BE KEPT FOR 3 YEARS.
- 22) ALL STREETS SHALL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS.
- 23) 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 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.
- 24) OWNER MAY NOT PLACE, ERECT, CONSTRUCT OR MAINTAIN WITHIN THE ELECTRIC TRANSMISSION EASEMENT:
 - ANY PERMANENT STRUCTURES, INCLUDING, BUT NOT LIMITED TO HABITABLE STRUCTURES SUCH AS HOMES, MOBILE HOMES, GARAGES, OR OFFICES.
 - ANY STRUCTURE OF ANY KIND IN SUCH PROXIMITY TO THE ELECTRIC TRANSMISSION OR DISTRIBUTION LINES, POLES, STRUCTURES, TOWERS, OR APPURTENANT FACILITIES AS WOULD CONSTITUTE A VIOLATION OF THE NATIONAL ELECTRIC SAFETY CODE IN EFFECT AT THE TIME THE STRUCTURE IS ERECTED, NOR
 - ANY STRUCTURES, INCLUDING BUT NOT LIMITED TO, FENCES, DRAINAGE, FILTRATION OR DETENTION PONDS WHICH WOULD MATERIALLY IMPAIR AUSTIN ENERGY'S ACCESS TO THE TRANSMISSION EASEMENTS OR ITS LINES, POLES, STRUCTURES, TOWERS OR APPURTENANT FACILITIES IN THE EASEMENTS
- 25) BLOCK A SHALL BE TRANSECTED BY A FIFTEEN (15) FOOT PUBLIC ACCESS EASEMENT FOR A PEDESTRIAN/BICYCLE PATH CONNECTING TOM KEMP LANE, LOT 3C, LOT 3D, AND N STATE HIGHWAY 45. THE PEDESTRIAN/BICYCLE PATH SHALL COMPLY WITH CITY OF AUSTIN STANDARDS. ALIGNMENT AND DESIGN OF THE PEDESTRIAN/BICYCLE PATH SHALL BE REVIEWED AND CONSTRUCTED AT THE TIME OF SITE PLAN APPLICATION.

| | |
|---|---------------------------------|
|  Chaparral Professional Land Surveying, Inc. Surveying and Mapping 3500 McCall Lane Austin, Texas 78744 512-443-1724 Firm No. 10124500 | PROJECT NO.: 562-031 |
| | DRAWING NO.: 562-031-PL-WEST |
| | PLOT DATE: 11/30/16 |
| | PLOT SCALE: 1" = 100' |
| DRAWN BY: JBE & BBP | SHEET 3 OF 3 |

PARMER CROSSING WEST
RESUBDIVISION OF LOT 3A, RESUBDIVISION OF LOT 3,
BLOCK A, PAR 620, SECTION TWO

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THE PRESENTS:

THAT LIBERTY BANKERS LIFE INSURANCE COMPANY, BEING OWNER OF A 4.857 ACRE PORTION OF LOT 3A, RESUBDIVISION OF LOT 3, BLOCK A, PAR 620, SECTION TWO, A SUBDIVISION OF RECORD IN CABINET DD, SLIDE 121 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2009046508 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THAT PULTE HOMES OF TEXAS, L.P., BEING OWNER OF A 24.948 ACRE PORTION OF LOT 3A, RESUBDIVISION OF LOT 3, BLOCK A, PAR 620, SECTION TWO, A SUBDIVISION OF RECORD IN CABINET DD, SLIDE 121 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2016074877 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

SAID LOT 3A HAVING BEEN APPROVED FOR RE-SUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.014, OF THE LOCAL GOVERNMENT CODE, DO HEREBY SUBDIVIDE LOT 3A IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

PARMER CROSSING WEST
RESUBDIVISION OF LOT 3A, RESUBDIVISION OF LOT 3, BLOCK A, PAR 620, SECTION TWO

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 19th DAY OF October, 2016 A.D.

BY: [Signature]

BRADFORD A. PHILLIPS, CEO
LIBERTY BANKERS LIFE INSURANCE COMPANY
1605 LYNDON B. JOHNSON FREEWAY, STE 710
DALLAS, TEXAS 75234

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRADFORD A. PHILLIPS, 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 19th DAY OF October, 2016 A.D.

[Signature]
NOTARY PUBLIC, STATE OF TEXAS
[Signature] 10/5/19
PRINTED NAME MY COMMISSION EXPIRES

WITNESS MY HAND THIS THE 24th DAY OF October, 2016 A.D.

PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP

BY: PULTE NEVADA I, LLC
A DELAWARE LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: [Signature]
STEPHEN ASHLOCK, DIRECTOR OF LAND DEVELOPMENT
9401 AMBERGLEN BLVD., BLDG. I, SUITE 150
AUSTIN, TEXAS 78729

STATE OF TEXAS
COUNTY OF Williamson

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 24th DAY OF October, 2016 A.D.

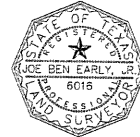
NOTARY PUBLIC, STATE OF TEXAS
[Signature] 7-1-2017
PRINTED NAME MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATION

I, JOE BEN EARLY, 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 25 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 NOVEMBER 11, 2015.

[Signature] 10/17/16
JOE BEN EARLY, JR., R.P.L.S. 6016

SURVEYING BY:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
(512) 443-1724
FIRM NO. 10124500



ENGINEER'S CERTIFICATION:

I, BRIAN FALTESEK, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING; THAT I PREPARED THE PLAT SUBMITTED HERewith; THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF.

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. 4849100810E, DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.

[Signature] 10-17-2016
BRIAN FALTESEK, P.E.

ENGINEERING BY:
LJA ENGINEERING, INC.
5316 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512-439-6700
TEXAS REGISTERED ENGINEERING FIRM FRN-F1386



ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS,

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

CHAIRPERSON

ATTEST:

SECRETARY

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE LIMITS 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____

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF WILLIAMSON COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR

RECORD IN MY OFFICE, ON THIS THE _____ DAY OF _____, 20____ A.D., AT

_____ O'CLOCK _____ M., AND DULY RECORDED THIS THE _____ DAY OF _____, 20____ A.D., AT

_____ O'CLOCK _____ M., IN THE PLAT RECORDS, OF SAID COURT IN DOCUMENT NO. _____

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE SHOWN ABOVE WRITTEN. NANCY RISTER, CLERK, COUNTY COURT, WILLIAMSON COUNTY, TEXAS

BY: DEPUTY

| | |
|--|---------------------------------|
| Professional Land Surveying, Inc. Surveying and Mapping 3500 McCall Lane Austin, Texas 78744 512-443-1724 Firm No. 10124500 | PROJECT NO.: 562-031 |
| | DRAWING NO.: 562-031-PL-WEST |
| | PLOT DATE: 10/17/16 |
| | PLOT SCALE: 1" = 100' |
| | DRAWN BY: JBE & BDP |
| SHEET 2 OF 3 | |

CB-2015.0252.0A