

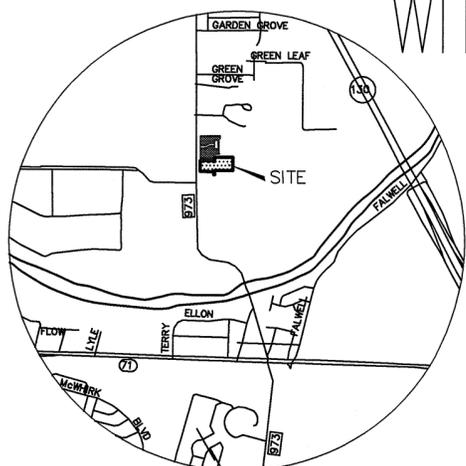
SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2013-0236.01.1A**Z.A.P. DATE:** 3/6/18**SUBDIVISION NAME:** Prado Ranch Phase 2 A Small Lot Subdivision**AREA:** 25.71 acres**LOT(S):** 125**OWNER/APPLICANT:** RSI Prado LLC (Ryan Mattox)**AGENT:** Carlson, Brigrance & Doering, Inc. (Brett Pasquarella)**ADDRESS OF SUBDIVISION:** 2005 S FM973**GRIDS:** 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, Open Space, Drainage/Water Quality**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 2 A Small Lot Subdivision Final Plat consisting of 125 lots on 25.71 acres. Water and wastewater will be provided by the City of Austin.**STAFF RECOMMENDATION:** The staff recommends approval of this subdivision. This plan meets all applicable County, State and City of Austin LDC requirements.**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Sarah Sumner**PHONE:** 512-854-7687Email address: sarah.sumner@traviscountytexas.gov

PRADO RANCH SUBDIVISION PHASE 2

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.



LOCATION MAP
NOT TO SCALE

SHEET NO. 1 OF 5

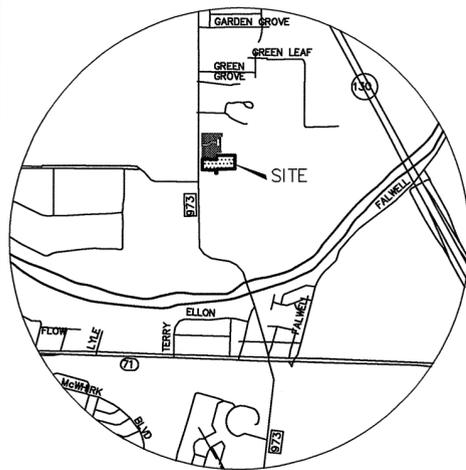
	Carlson, Brigrance & Doering, Inc.	
	FIRM ID #F3791	REG. # 10024900
Civil Engineering	Surveying	
5501 West William Cannon	Austin, Texas 78749	
Phone No. (512) 280-5160	Fax No. (512) 280-5165	

C8J-2013-0236.01.1A

PATH-J:\4899\SURVEY\PLAT-PRADO PHS. 2

PRADO RANCH SUBDIVISION PHASE 2

A SMALL LOT SUBDIVISION



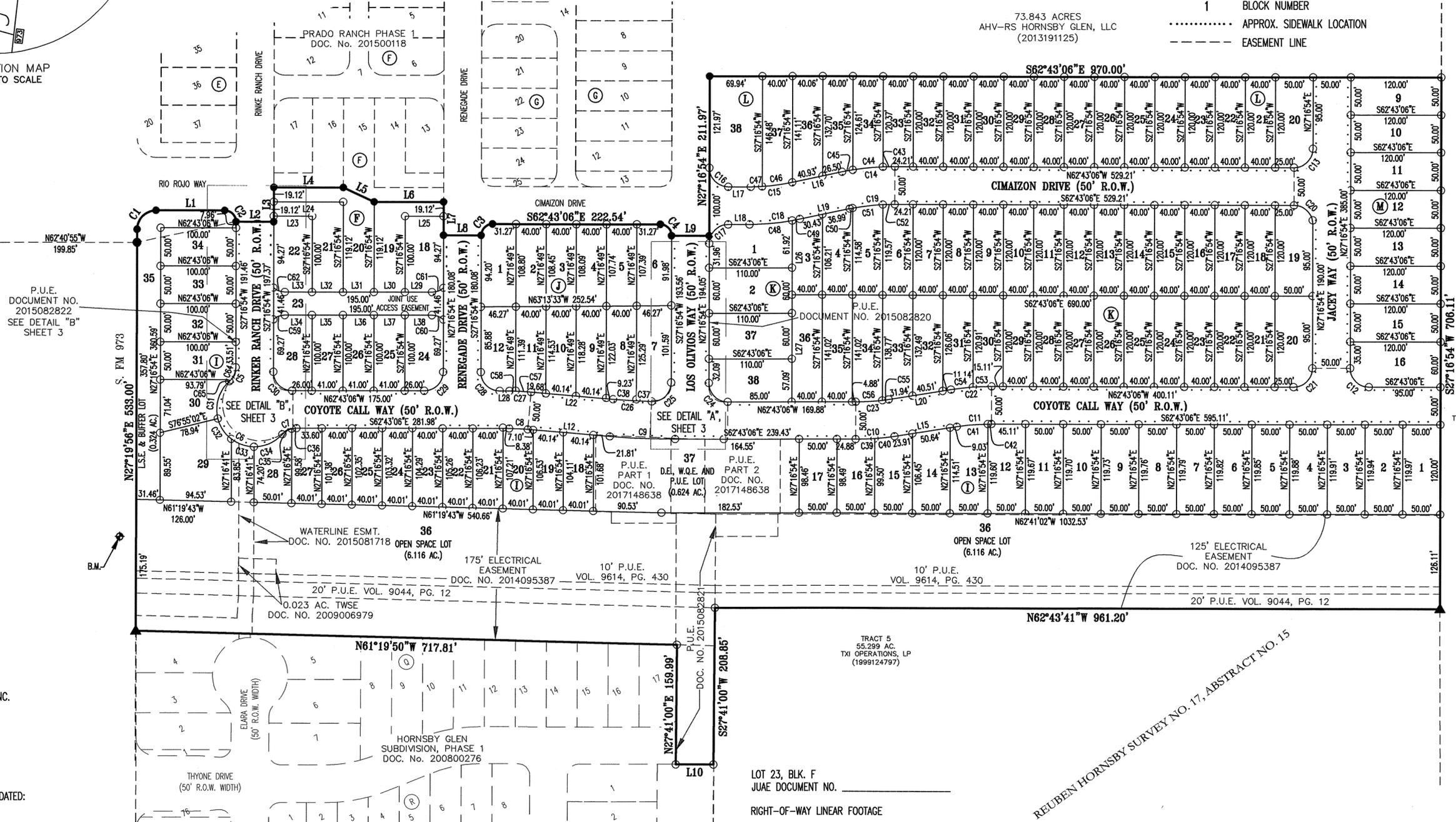
LOCATION MAP
NOT TO SCALE



SCALE: 1" = 100'

- 1/2" CAPPED IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" CAPPED IRON ROD SET (UNLESS OTHERWISE NOTED)
- TxDOT TYPE II DISK FOUND
- ▲ 60D NAIL FOUND
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- W.Q.E. WATER QUALITY EASEMENT
- J.U.A.E. JOINT USE ACCESS EASEMENT
- (D) BLOCK NUMBER
- 1 BLOCK NUMBER
- APPROX. SIDEWALK LOCATION
- - - - - EASEMENT LINE

73.843 ACRES
AHV-RS HORNSBY GLEN, LLC
(2013191125)



DATED: DECEMBER 08, 2017

OWNER/DEVELOPER:
RSI PRADO, LLC
11612 FM 2222, BLDG. 1,
SUITE 140
AUSTIN, TX 78738
PHONE: (512) 402-1790

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DR.
AUSTIN, TX 78749
PHONE: (512) 280-5160
FAX: (512) 280-5165

FEMA MAP NUMBER 48453C0610K DATED:
JANUARY 6, 2016

BENCH MARKS:
1/2" CAPPED IRON ROD FOUND STAMPED RANDOM,
+/- 332' NORTH OF THE INTERSECTION OF F.M. 973
AND THYONE DRIVE AND +/- 20' EAST OF THE
CENTERLINE OF F.M. 973.,
N- 10053987.48, E- 3148435.12, ELEV.= 432.05'

BEARING BASIS: TEXAS COORDINATE SYSTEM,
CENTRAL ZONE (4203),

TOTAL ACREAGE:	25.712 ACRES
SURVEY:	REUBEN HORNSBY SURVEY NO. 17, ABSTRACT NO. 15
TOTAL OF LOTS:	125
NO. OF SINGLE FAMILY LOTS:	121
NO. OF L.S.E. & BUFFER LOTS:	1
NO. OF OPEN SPACE (PARKLAND) LOT:	1
NO. OF D.E., W.Q.E. & P.U.E.:	1
NO. OF J.U.A.E. (ALLEY) LOTS:	1
NO. OF BLOCKS:	6

LOT 23, BLK. F
JUA E DOCUMENT NO. _____
RIGHT-OF-WAY LINEAR FOOTAGE

RINKER RANCH DRIVE	50' ROW	247'
COYOTE CALL WAY	50' ROW	1574'
RENEGADE DRIVE	50' ROW	230'
LOS OLIVOS WAY	50' ROW	244'
JACEY WAY	50' ROW	435'
CIMAIZON DRIVE	50' ROW	827'

TOTAL 4.054 AC 3556' LF

C8J-2013-0236.01.1A

SHEET NO. 2 OF 5 (RH)

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 REG. # 10024900

Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

PATH-J:\4899\SURVEY\PLAT-PRADO PHS. 2

PRADO RANCH SUBDIVISION PHASE 2

A SMALL LOT SUBDIVISION

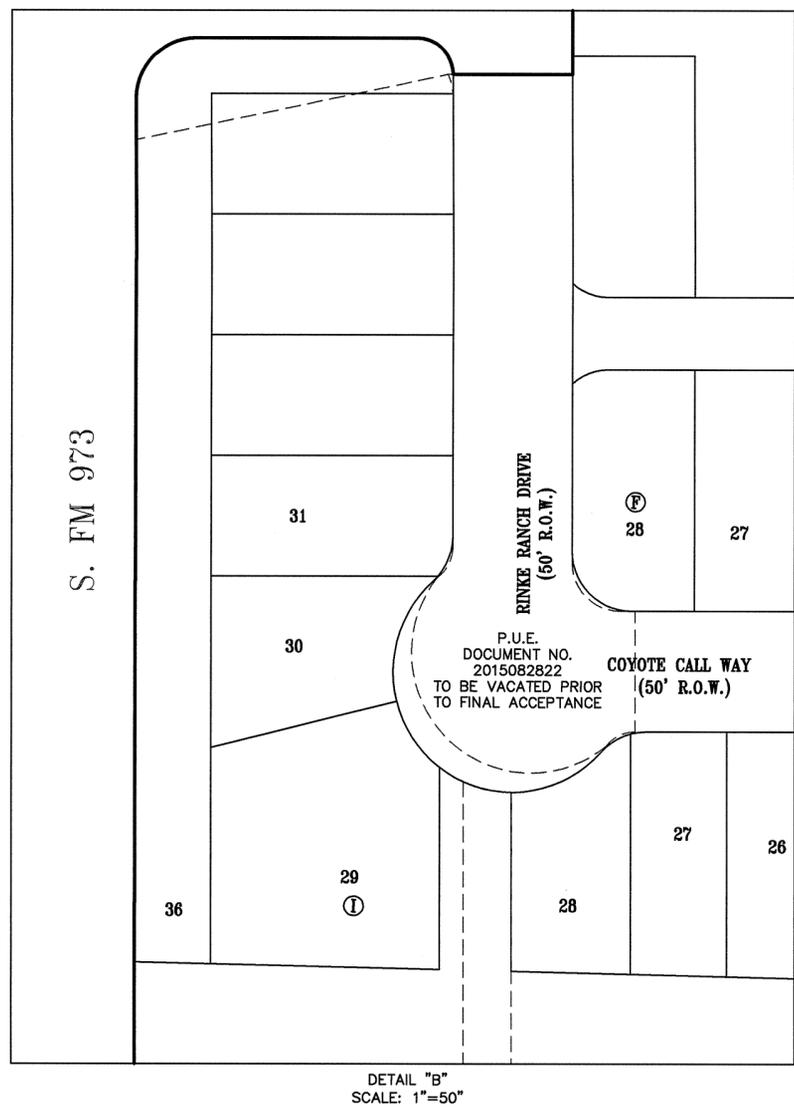
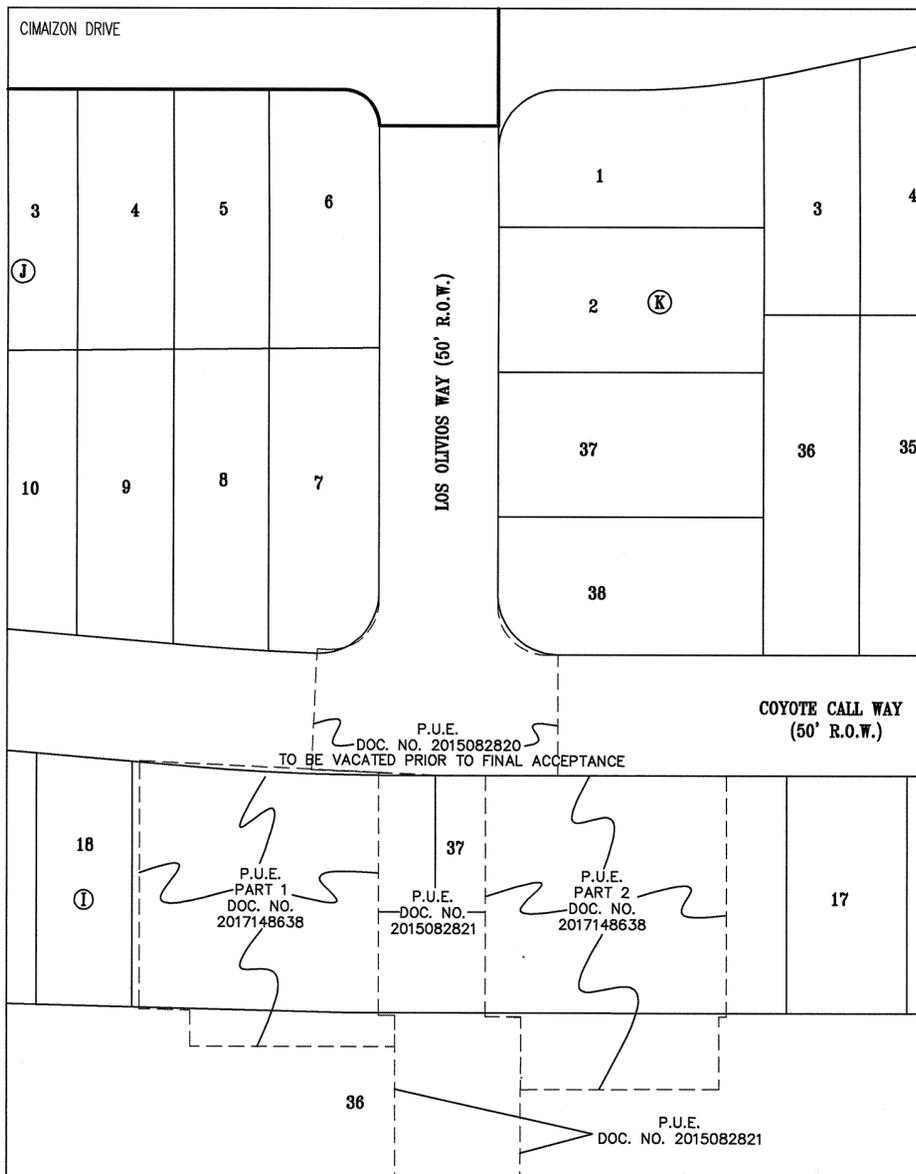
Line #	Length	Direction
L1	91.14	S62°43'06"E
L2	50.00	S62°43'06"E
L3	45.88	N27°16'54"E
L4	92.00	S62°43'06"E
L5	45.24	S37°43'03"E
L6	92.00	S62°43'06"E
L7	44.04	S27°16'54"W
L8	50.00	S62°43'06"E
L9	50.00	S62°43'06"E
L10	50.00	N62°38'13"W
L12	109.20	S57°51'49"E
L15	83.59	S71°50'20"E
L16	67.43	N74°34'28"W
L17	28.44	S62°43'06"E
L18	28.44	N62°43'06"W
L19	67.43	N74°34'28"W
L20	83.59	N71°50'20"W
L22	109.20	S57°51'49"E
L23	51.00	N62°43'06"W

Line #	Length	Direction
L24	92.00	N62°43'06"W
L25	51.00	N62°43'06"W
L26	97.95	N27°16'54"E
L27	141.02	S27°16'54"W
L28	12.88	N62°43'06"W
L29	36.00	S62°43'06"E
L30	41.00	S62°43'06"E
L31	41.00	S62°43'06"E
L32	41.00	S62°43'06"E
L33	36.00	S62°43'06"E
L34	36.00	N62°43'06"W
L35	41.00	N62°43'06"W
L36	41.00	N62°43'06"W
L37	41.00	N62°43'06"W
L38	36.00	N62°43'06"W

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	39.25	25.00	N72°18'25"E	35.34	24.98	89°56'58"
C2	23.56	15.00	S17°43'06"E	21.21	15.00	90°00'00"
C3	23.57	15.00	N72°14'28"E	21.22	15.00	90°00'58"
C4	23.56	15.00	S17°43'06"E	21.21	15.00	90°00'01"
C5	21.03	25.00	N51°22'35"E	20.41	11.18	48°11'23"
C6	162.65	50.00	S17°43'06"E	99.85	897.21	186°22'46"
C7	21.03	25.00	N86°48'48"W	20.41	11.18	48°11'23"
C8	24.57	290.00	N60°17'28"W	24.57	12.29	4°51'18"
C9	86.85	1025.00	S60°17'28"E	86.83	43.45	4°51'18"
C10	51.73	325.00	S67°16'43"E	51.68	25.92	9°07'14"
C11	46.16	290.00	N67°16'43"W	46.11	23.13	9°07'14"
C12	39.27	25.00	S17°43'06"E	35.36	25.00	90°00'00"
C13	39.27	25.00	N72°16'54"E	35.36	25.00	90°00'00"
C14	70.35	340.00	N68°38'47"W	70.23	35.30	11°51'21"
C15	56.90	275.00	S68°38'47"E	56.80	28.55	11°51'21"
C16	39.27	25.00	S17°43'06"E	35.36	25.00	90°00'00"
C17	39.27	25.00	S72°16'54"W	35.36	25.00	90°00'00"
C18	67.25	325.00	S68°38'47"E	67.13	33.75	11°51'21"
C19	60.01	290.00	N68°38'47"W	59.90	30.11	11°51'21"
C20	39.27	25.00	N17°43'06"W	35.36	25.00	90°00'00"
C21	39.27	25.00	N72°16'54"E	35.36	25.00	90°00'00"
C22	54.12	340.00	N67°16'43"W	54.06	27.12	9°07'14"
C23	43.78	275.00	S67°16'43"E	43.73	21.93	9°07'14"
C24	39.27	25.00	S17°43'06"E	35.36	25.00	90°00'00"
C25	40.07	25.00	N73°12'00"E	35.92	25.81	91°50'12"
C26	51.36	975.00	S59°22'22"E	51.35	25.69	3°01'05"
C27	28.81	340.00	N60°17'28"W	28.80	14.41	4°51'18"
C28	39.27	25.00	S17°43'06"E	35.36	25.00	90°00'00"
C29	39.27	25.00	N72°16'54"E	35.36	25.00	90°00'00"
C30	39.27	25.00	S17°43'06"E	35.36	25.00	90°00'00"
C31	54.44	50.00	S44°16'37"W	51.79	30.27	62°23'18"
C32	33.35	50.00	S06°01'21"E	32.73	17.32	38°12'39"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C33	32.30	50.00	S43°38'12"E	31.74	16.74	37°01'03"
C34	42.55	50.00	S86°31'37"E	41.28	22.66	48°45'46"
C35	14.55	25.00	S85°46'06"W	14.35	7.49	33°21'10"
C36	6.47	25.00	N70°08'13"W	6.46	3.26	14°50'13"
C37	20.48	975.01	S60°16'48"E	20.48	10.24	1°12'13"
C38	30.88	975.00	S58°46'15"E	30.88	15.44	1°48'52"
C39	25.15	325.00	S64°56'07"E	25.14	12.58	4°26'01"
C40	26.58	325.00	S69°29'44"E	26.58	13.30	4°41'12"
C41	41.27	290.00	N67°45'42"W	41.24	20.67	8°09'16"
C42	4.89	290.00	N63°12'05"W	4.89	2.44	0°57'57"
C43	15.79	340.00	N64°02'56"W	15.79	7.90	2°39'40"
C44	40.25	340.00	N68°46'15"W	40.22	20.15	6°46'57"
C45	14.32	340.00	N73°22'06"W	14.31	7.16	2°24'45"
C46	40.40	275.00	S70°21'59"E	40.36	20.23	8°24'59"
C47	16.51	275.00	S64°26'18"E	16.51	8.26	3°26'23"
C48	56.85	325.00	S67°43'46"E	56.77	28.50	10°01'19"
C49	10.40	325.00	S73°39'26"E	10.40	5.20	1°50'03"
C50	3.87	290.00	N74°11'31"W	3.87	1.94	0°45'54"
C51	40.34	290.00	N69°49'27"W	40.31	20.20	7°58'14"
C52	15.79	290.00	N64°16'43"W	15.79	7.90	3°07'13"
C53	24.91	340.00	N64°49'03"W	24.91	12.46	4°11'52"
C54	29.21	340.00	N69°22'40"W	29.20	14.61	4°55'21"
C55	8.55	275.00	S70°56'52"E	8.55	4.28	1°46'56"
C56	35.22	275.00	S66°23'15"E	35.20	17.63	7°20'17"
C57	20.42	340.00	N59°35'04"W	20.42	10.21	3°26'30"
C58	8.39	340.00	N62°00'43"W	8.39	4.19	1°24'48"
C59	16.42	22.50	N63°37'26"W	16.06	8.59	4°14'35"
C60	16.42	22.50	N41°48'48"W	16.06	8.59	4°14'37"
C61	16.42	22.50	S83°37'25"E	16.06	8.59	4°14'04"
C62	16.42	22.50	N41°48'47"W	16.06	8.59	4°14'36"
C64	18.01	25.00	N47°55'02"E	17.62	9.41	4°11'17"
C65	3.02	25.00	N72°00'44"E	3.02	1.51	6°55'06"

NOTE: P.U.E. DOCUMENT NO. 2015082820 AND DOCUMENT NO. 2015082822 TO BE VACATED PRIOR TO FINAL ACCEPTANCE BY TRAVIS COUNTY OF PHASE 2 STREET CONSTRUCTION.



SHEET NO. 3 OF 5

Carlson, Brigance & Doering, Inc.
 FIRM ID #F3791 REG. # 10024900
 Civil Engineering Surveying
 5501 West William Cannon Austin, Texas 78749
 Phone No. (512) 280-5160 Fax No. (512) 280-5165

PRADO RANCH SUBDIVISION PHASE 2

A SMALL LOT SUBDIVISION

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. 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.
4. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THEIR EASEMENTS CLEAR. PEC WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 30-5, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
5. 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.
6. 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.
7. 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 CENTERLINE OF ANY PROPOSED OVERHEAD ELECTRIC FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
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 REPLATTING 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. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN, EXCEPT THAT RUN-OFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM SHALL BE DETAINED 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 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 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. 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 (IPM) FOR POLLUTION PREVENTION AND SOURCE CONTROL OF PESTICIDES AND HERBICIDES AND A PUBLIC EDUCATION PROGRAM DESCRIBING METHODS TO REDUCE NON-POINT SOURCE POLLUTION.
19. 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.
20. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
21. 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).
22. THE STREETS IN THIS SUBDIVISION SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CITY OF AUSTIN ALTERNATE GEOMETRIC STANDARDS.
23. CONSTRUCTION OF BUILDINGS AND DRIVEWAYS ON SLOPES EXCEEDING 25% IS PROHIBITED.
24. A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL R.O.W.
25. 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.
26. TWO OFF-STREET PARKING SPACES ARE REQUIRED FOR EACH DWELLING UNIT.
27. ALL LOTS IN THIS SUBDIVISION MUST COMPLY WITH SECTION 30-2-232 OF THE AUSTIN CITY CODE FOR SMALL LOTS.
28. THERE ARE NO STUBS THAT EXTEND BEYOND 150'.
29. THE CITY'S ENVIRONMENTAL CRITERIA MANUAL (ECM) SECTIONS 2.4.1.D AND 2.4.2.C STATE "IN AREAS WHERE UTILITY LINES ARE PRESENT OR PROPOSED ONLY TREES FROM THE UTILITY COMPATIBLE SHADE TREES LIST (SEE APPENDIX F) SHALL BE PLANTED WITHIN...b)30 TO 40 LATERAL FEET FROM ANY OVERHEAD TRANSMISSION CONDUCTOR, UNLESS A MORE RESTRICTIVE DEDICATED RIGHT-OF-WAY HAS BEEN ESTABLISHED... VARIATIONS TO THESE PLANTING DISTANCES AND SPECIES MAY BE MADE ONLY WITH THE EXPLICIT WRITTEN APPROVAL OF AUSTIN ENERGY OR THE AFFECTED UTILITY OWNER"
30. NO TREES SHALL BE PLANTED WITH A MATURE HEIGHT OF GREATER THAN 15 FEET WITHIN THE EASEMENT. NO TREES SHALL BE PLANTED WITHIN 25 FEET OF THE BASE OF THE TRANSMISSION STRUCTURE, VEHICULAR ACCESS FOR AUSTIN ENERGY TRUCKS AND EQUIPMENT IS TO BE MAINTAINED AT ALL TIMES WITHIN THE EASEMENT. AUSTIN ENERGY WILL NOT BE RESPONSIBLE FOR DAMAGE AND/OR REMOVAL OF VEGETATION WITHIN THE EASEMENT.
31. SHRUBBERY SHALL NOT OBSTRUCT ACCESS TO THE BASE OF THE TRANSMISSION STRUCTURES, CLIMBING VEGETATION ON ELECTRIC FACILITIES IS PROHIBITED.
32. COMPOST AND MULCH ARE PROHIBITED ABOVE THE CONCRETE FOUNDATION OF THE TRANSMISSION STRUCTURES.
33. SPRINKLERS ARE PROHIBITED WITHIN 15 FEET OF TRANSMISSION POLES.
34. 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 AFFECT AT THE TIME THE STRUCTURE IS ERECTED, NOR
 - ANY STRUCTURES, INCLUDING BUT NOT LIMITED TO, FENCES, STORAGE SHEDS, DRAINAGE, FILTRATION OR DETENTION PONDS WHICH WOULD IMPAIR AUSTIN ENERGY'S ACCESS TO THE TRANSMISSION EASEMENTS OR IT'S LINES, POLES, STRUCTURES, TOWERS OR APPURTENANT FACILITIES IN THE EASEMENTS
35. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT THE LANDOWNER'S/DEVELOPER'S EXPENSE.
36. PARKLAND DEDICATION HAS BEEN SATISFIED VIA PAYMENT IN-LIEU OF LAND TO TRAVIS COUNTY FOR 121 DWELLINGS.

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, BRETT R. PASQUARELLA, P.E., AM AUTHORIZED TO PRACTICE THE PROFESSION OF CIVIL ENGINEERING IN THE STATE OF TEXAS, AND HEREBY CERTIFY THAT THE ENGINEERING PORTIONS OF THIS PLAT COMPLY WITH CHAPTER 30 OF THE AUSTIN CITY CODE, OF 2002, AS AMENDED. NO PORTION OF THIS TRACT LIES WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL INSURANCE RATE MAP PANEL NO. 48453C0610K, DATED JANUARY 6, 2016, FOR TRAVIS COUNTY, TEXAS.

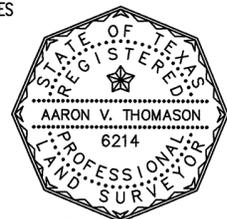
ENGINEERING BY: BRETT R. PASQUARELLA, P.E. NO. 84769 DATE _____
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



STATE OF TEXAS §
COUNTY OF TRAVIS §

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 30 OF THE AUSTIN CITY CODE, OF 2002 AS AMENDED, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SURVEYED BY: AARON V. THOMASON, R.P.L.S. NO. 6214 DATE: _____
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
aaron@cbdeng.com



SHEET NO. 4 OF 5

Carlson, Brigance & Doering, Inc.
 FIRM ID #F3791 REG. # 10024900

Civil Engineering Surveying
 5501 West William Cannon Austin, Texas 78749
 Phone No. (512) 280-5160 Fax No. (512) 280-5165

C8J-2013-0236.01.1A

PATH-J:\4899\SURVEY\PLAT-PRADO PHS. 2

PRADO RANCH SUBDIVISION PHASE 2

A SMALL LOT SUBDIVISION

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS: THAT RSI PRADO, LLC BEING THE OWNER OF 25.712 ACRES OF LAND OUT OF THE REUBEN HORNSBY SURVEY NO. 17, ABSTRACT NO. 15, SITUATED IN TRAVIS COUNTY, TEXAS, BEING CONVEYED TO RSI PRADO, LLC., IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 25.712 ACRES OF LAND IN ACCORDANCE WITH CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE AND WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

"PRADO RANCH PHASE 2, A SMALL LOT SUBDIVISION"

AND DOES 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.

RYAN MATTOX, DIRECTOR OF LAND
RSI PRADO, LLC
620 NEWPORT CENTER DR. 12th FLOOR
NEWPORT BEACH, CA. 92660

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RYAN MATTOX, DIRECTOR OF LAND, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
SUBSCRIBED AND SWORN TO BEFORE ME ON THIS ____ DAY OF _____, 20____, TO CERTIFY WHICH WITNESS MY HAND AND OFFICIAL SEAL.

_____, NOTARY PUBLIC

STATE OF TEXAS §
COUNTY OF TRAVIS §

IN APPROVING THIS PLAT, 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 BUILDING 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 SUBDIVISIONS 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 THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL TO SECURE SUCH CONSTRUCTION IS CONTINUING OBLIGATION BINDING ON 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.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE 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____, A.D.

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

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

STEPHEN OLIVER, CHAIRPERSON

JAMES SHIEH, SECRETARY

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 COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT 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

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., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE ____ DAY OF _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

SHEET NO. 5 OF 5

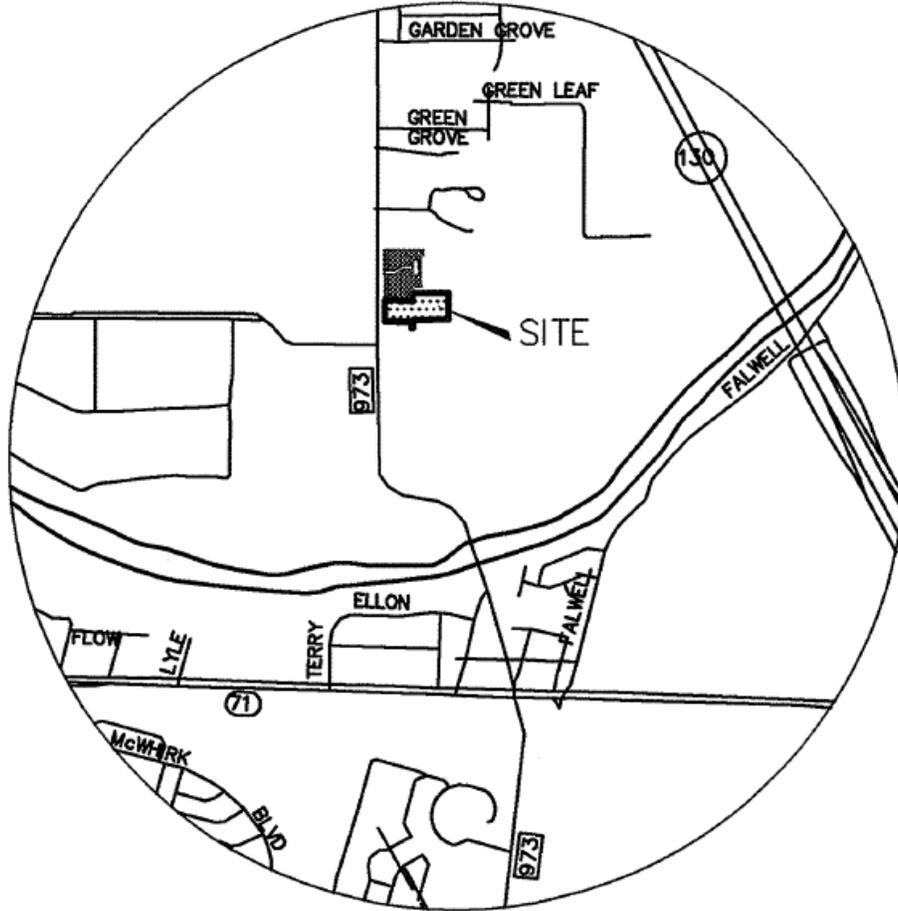


Carlson, Brigrance & Doering, Inc.
FIRM ID #F3791 ♦ REG. # 10024900
Civil Engineering ♦ Surveying
5501 West William Cannon ♦ Austin, Texas 78749
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

C8J-2013-0236.01.1A

PATH-J:\4899\SURVEY\PLAT-PRADO PHS. 2

Prado Ranch Phase 2 Location Map



LOCATION MAP
NOT TO SCALE