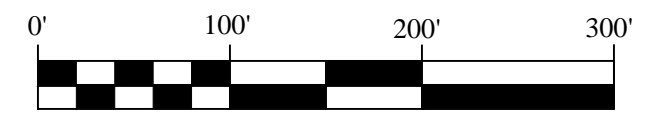


**SANTIAGO DEL VALLE GRANT  
TRAVIS COUNTY, TEXAS**

**SEPTEMBER 2017**



**GRAPHIC SCALE**

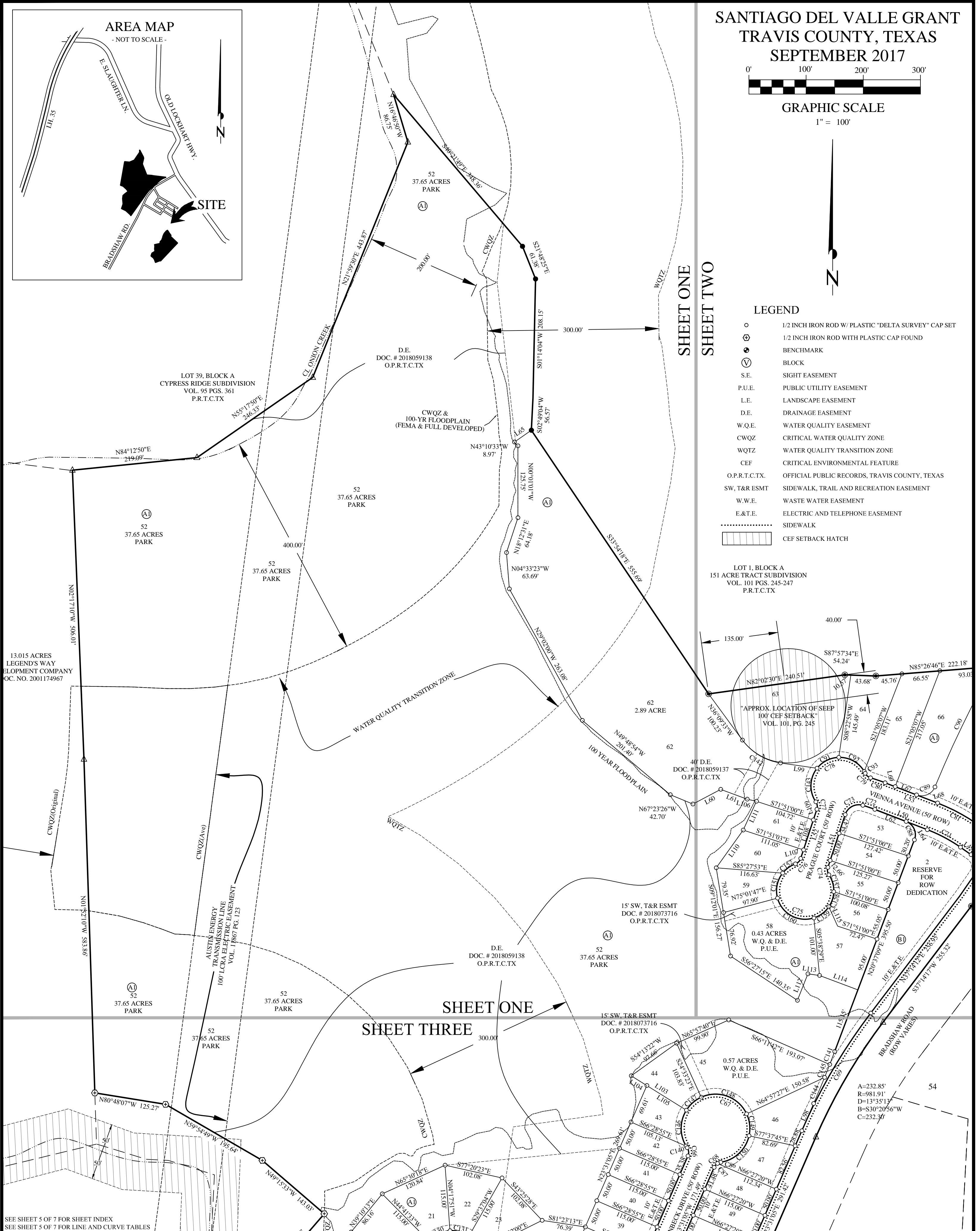
1" = 100'



**LEGEND**

- 1/2 INCH IRON ROD W/ PLASTIC "DELTA SURVEY" CAP SET
- ⊕ 1/2 INCH IRON ROD WITH PLASTIC CAP FOUND
- BENCHMARK
- Ⓥ BLOCK
- S.E. SIGHT EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- L.E. LANDSCAPE EASEMENT
- D.E. DRAINAGE EASEMENT
- W.Q.E. WATER QUALITY EASEMENT
- CWQZ CRITICAL WATER QUALITY ZONE
- WQTZ WATER QUALITY TRANSITION ZONE
- CEF CRITICAL ENVIRONMENTAL FEATURE
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- SW, T&R ESMT SIDEWALK, TRAIL AND RECREATION EASEMENT
- W.W.E. WASTE WATER EASEMENT
- E.&T.E. ELECTRIC AND TELEPHONE EASEMENT
- SIDEWALK
- [Hatched Box] CEF SETBACK HATCH

LOT 1, BLOCK A  
151 ACRE TRACT SUBDIVISION  
VOL. 101 PGS. 245-247  
P.R.T.C.TX



SEE SHEET 5 OF 7 FOR SHEET INDEX  
SEE SHEET 5 OF 7 FOR LINE AND CURVE TABLES

**Delta Survey Group Inc.**

8213 Brodie Lane Ste. 102 Austin, TX. 78745  
office: (512) 282-5200 fax: (512) 282-5230  
TBPLS FIRM NO. 10004700

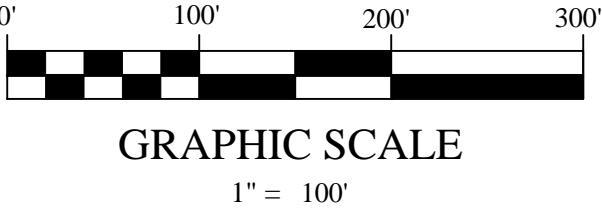
**BRADSHAW CROSSING SUBDIVISION  
SECTION THIRTEEN**

**SHEET**

**1  
OF  
7**

CASE NO.C8-2015-0093.2A.SH

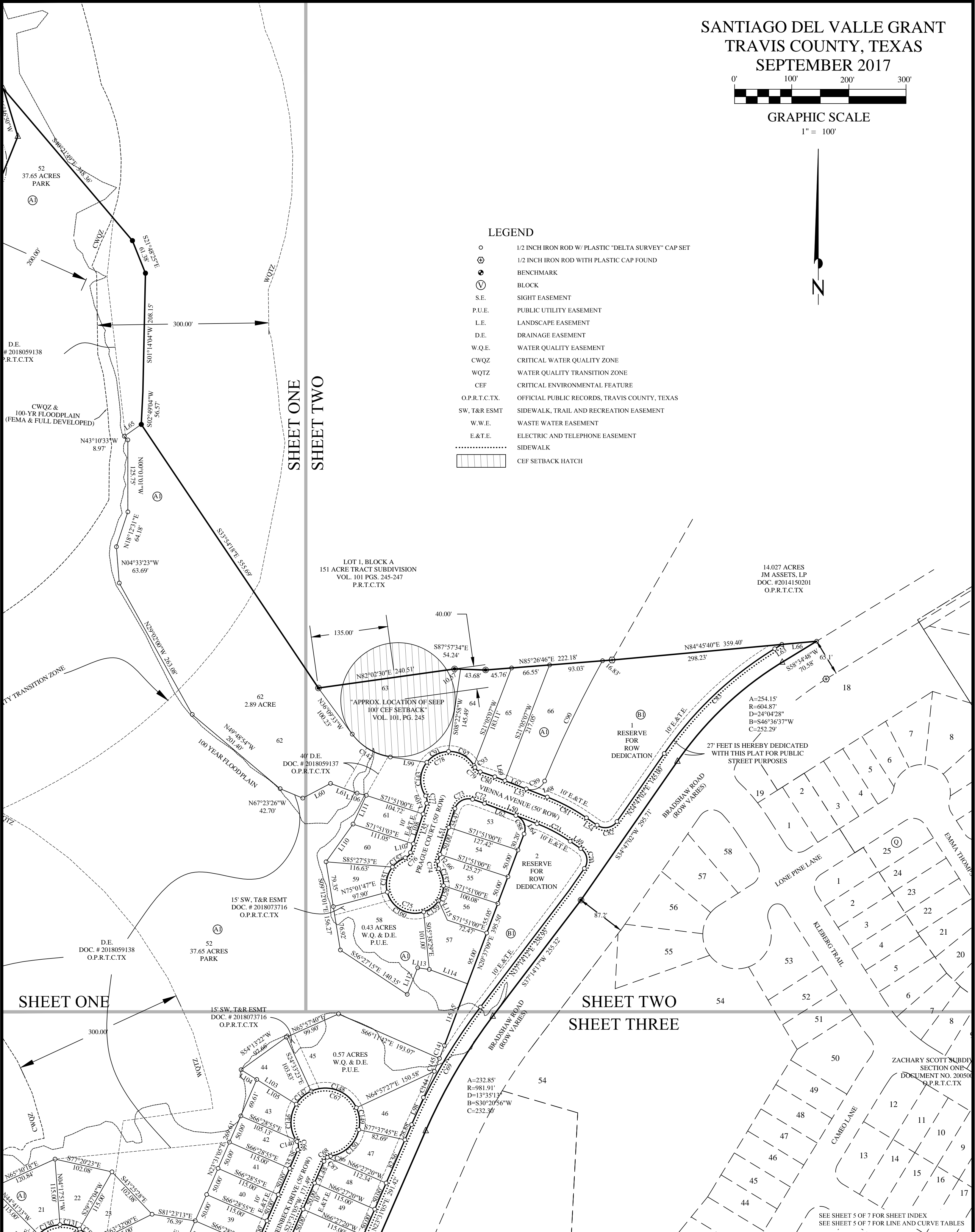
SANTIAGO DEL VALLE GRANT  
TRAVIS COUNTY, TEXAS  
SEPTEMBER 2017



LEGEND

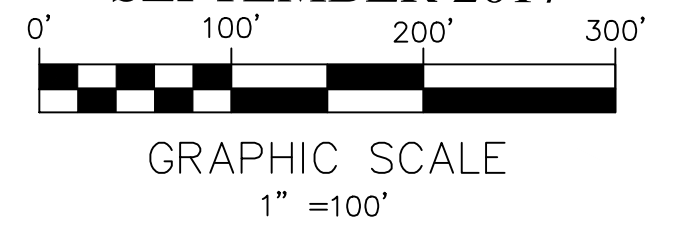
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- [Hatched Box] CEF SETBACK HATCH

SHEET ONE  
SHEET TWO





SANTIAGO DEL VALLE GRANT  
TRAVIS COUNTY, TEXAS  
SEPTEMBER 2017



SHEET INDEX



LINE AND CURVE TABLES

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N05°52'44"E	45.00'	L60	S62°11'33"W	55.05'
L2	S84°07'16"E	16.98'	L61	S69°44'12"E	49.34'
L3	N57°28'36"W	113.36'	L62	N68°54'53"W	58.64'
L4	S08°48'15"E	114.66'	L63	N58°35'38"E	14.60'
L5	S57°28'36"E	118.35'	L64	S68°54'53"E	39.75'
L6	N22°00'00"E	9.10'	L65	N55°03'17"E	36.28'
L7	N05°52'44"E	36.00'	L66	N84°45'40"E	61.17'
L8	S84°07'16"E	17.40'	L67	N68°54'53"W	40.01'
L9	N58°44'50"W	14.07'	L68	S68°54'53"E	39.49'
L10	N58°44'50"W	3.78'	L69	N68°54'53"W	18.89'
L11	N31°29'49"E	6.55'	L70	S58°44'50"E	74.30'
L12	N32°37'26"E	31.62'	L71	S58°44'50"E	50.00'
L13	N57°28'36"W	25.71'	L72	S58°44'50"E	61.07'
L14	N31°10'19"E	4.16'	L73	S46°19'15"E	20.71'
L15	N31°29'49"E	41.84'	L74	N31°15'10"E	80.30'
L16	S57°28'36"E	37.19'	L75	N31°15'10"E	122.27'
L17	S08°48'15"E	32.36'	L76	N46°19'15"W	83.64'
L18	S08°48'15"E	45.00'	L77	N74°07'31"W	99.54'
L19	S08°48'15"E	37.30'	L78	S74°07'31"E	51.78'
L20	S57°28'36"E	56.00'	L79	S74°07'31"E	47.76'
L21	S57°28'36"E	48.55'	L80	N58°30'11"W	46.00'
L22	S57°28'36"E	43.95'	L81	N58°30'11"W	46.00'
L23	N47°51'47"W	26.15'	L82	N58°30'11"W	46.00'
L24	N47°51'47"W	12.78'	L83	N58°30'11"W	54.59'
L25	N27°53'41"W	77.53'	L84	N58°30'11"W	74.04'
L26	N08°08'06"W	7.83'	L85	N58°30'11"W	17.96'
L27	N08°08'06"W	45.78'	L86	S58°30'11"E	38.57'
L28	N31°15'10"E	63.78'	L87	N58°30'11"W	69.04'
L29	N27°53'41"W	38.63'	L88	N58°30'11"W	29.59'
L30	N27°53'41"W	38.90'	L89	N58°30'11"W	8.97'
L31	S47°51'47"E	38.94'	L90	N58°30'11"W	38.05'
L32	N08°08'06"W	44.55'	L91	N58°30'11"W	30.99'
L33	N08°08'06"W	9.06'	L92	N34°52'22"E	62.08'
L34	N31°15'10"E	46.96'	L93	N23°31'05"E	55.56'
L35	N31°15'10"E	58.79'	L94	N23°31'05"E	55.56'
L36	S23°32'40"E	14.40'	L95	N23°31'05"E	55.56'
L37	N05°52'44"E	1.12'	L96	N23°31'05"E	55.56'
L38	N05°52'44"E	34.87'	L97	N02°20'12"W	8.13'
L39	N05°52'44"E	50.12'	L98	S23°31'05"W	51.84'
L40	N09°34'57"E	58.07'	L99	N81°51'00"W	64.60'
L41	N16°59'03"E	58.63'	L100	S57°28'36"E	47.65'
L42	N16°59'03"E	46.75'	L101	S10°27'16"W	109.01'
L43	N16°59'03"E	11.88'	L102	S57°28'36"E	7.00'
L44	S58°44'50"E	40.78'	L103	N58°02'11"W	113.64'
L45	S58°44'50"E	45.00'	L104	S58°02'11"E	32.11'
L46	S58°44'50"E	45.00'	L105	S58°02'11"E	81.53'
L47	S58°44'50"E	54.60'	L106	S76°58'31"E	16.63'
L48	S34°52'22"W	39.41'	L107	N18°09'00"E	15.89'
L49	N55°12'58"W	22.64'	L108	N18°09'00"E	55.01'
L50	N68°54'53"W	98.39'	L109	N18°09'00"E	19.57'
L51	S18°09'00"W	97.13'	L110	S35°33'22"W	81.17'
L52	N18°09'00"E	90.47'	L111	S24°42'35"W	55.37'
L53	S68°54'53"E	98.39'	L112	N21°36'51"E	49.93'
L54	S55°12'58"E	22.64'	L113	S82°00'49"E	20.58'
L55	S23°31'05"W	8.89'	L114	S69°22'49"E	71.66'
L56	S34°52'22"W	27.67'	L115	S24°28'13"E	37.20'
L57	S34°52'22"W	11.74'	L116	N31°29'49"E	21.84'
L58	S23°31'05"W	50.00'	L117	N36°06'13"E	23.24'
L59	S23°31'05"W	50.00'	L118	N36°06'13"E	88.07'
			L119	N21°36'51"E	81.62'
			L120	S56°27'15"E	10.22'
			L121	S21°36'51"W	135.43'
			L122	N66°11'42"W	30.02'
			L123	N23°31'05"E	12.80'

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	375.00'	207.83'	205.18'	S24°34'51"W	31°45'12"
C2	25.00'	40.50'	36.22'	S37°42'31"E	92°49'31"
C3	325.00'	143.93'	142.76'	S71°26'03"E	25°22'26"
C4	25.00'	21.03'	20.41'	S82°50'31"E	48°11'23"
C5	50.00'	162.86'	99.83'	S13°37'30"E	186°37'25"
C6	25.00'	21.03'	20.41'	S55°35'31"W	48°11'23"
C7	25.00'	21.03'	20.41'	S07°24'08"W	48°11'23"
C8	50.00'	163.54'	99.79'	S77°00'37"W	187°24'21"
C9	25.00'	21.03'	20.41'	N33°22'54"W	48°11'23"
C10	325.00'	276.09'	267.86'	N33°08'25"W	48°40'20"
C11	325.00'	93.47'	93.15'	S17°02'37"E	16°28'44"
C12	275.00'	233.61'	226.65'	S33°08'25"E	48°40'20"
C13	25.00'	39.72'	35.67'	N77°00'37"E	91°01'35"
C14	25.00'	21.03'	20.41'	N46°05'41"E	48°11'23"
C15	275.00'	77.38'	77.12'	N13°56'22"E	16°07'17"
C16	425.00'	257.56'	253.64'	N23°14'24"E	34°34'21"
C17	325.00'	91.45'	91.14'	N13°56'22"E	16°07'17"
C18	25.00'	39.72'	35.36'	N50°52'44"E	90°00'00"
C19	275.00'	121.79'	120.79'	S71°26'03"E	25°22'26"
C20	25.00'	39.38'	35.43'	S13°37'30"E	90°14'39"
C21	375.00'	59.27'	59.21'	S37°09'07"W	9°03'22"
C22	375.00'	59.27'	59.21'	S28°05'45"W	9°03'22"
C23	375.00'	59.27'	59.21'	S19°02'23"W	9°03'22"
C24	375.00'	38.01'	37.99'	S11°36'28"W	5°48'27"
C25	325.00'	71.96'	71.82'	N77°46'40"W	12°41'13"
C26	325.00'	42.81'	42.77'	N67°39'40"W	7°32'47"
C27	325.00'	29.16'	29.15'	N61°19'03"W	5°08'26"
C28	50.00'	27.15'	26.82'	S88°37'10"W	31°06'46"
C29	50.00'	36.23'	35.45'	N55°03'52"W	41°31'10"
C30	50.00'	34.99'	34.28'	N14°15'33"W	40°05'27"
C31	50.00'	40.26'	39.18'	N28°51'16"E	46°08'13"
C32	50.00'	24.23'	23.99'	N65°48'18"E	27°45'49"
C33	325.00'	18.18'	18.18'	S55°52'27"E	3°12'18"
C34	325.00'	41.71'	41.68'	S50°35'42"E	7°21'12"
C35	325.00'	45.06'	45.02'	S42°56'47"E	7°56'37"
C36	325.00'	45.71'	45.67'	S34°56'45"E	8°03'27"
C37	325.00'	15.55'	15.54'	S29°32'48"E	2°44'26"
C38	275.00'	11.61'	11.61'	S56°16'01"E	2°25'09"
C39	275.00'	67.06'	66.89'	S48°04'18"E	13°58'17"
C40	275.00'	67.06'	66.89'	S34°06'01"E	13°58'17"
C41	275.00'	67.06'	66.89'	S20°07'44"E	13°58'17"
C42	275.00'	20.83'	20.82'	S10°58'25"E	4°20'20"
C43	325.00'	7.70'	7.70'	N09°28'57"W	1°21'25"
C44	325.00'	42.73'	42.70'	N13°55'39"W	7°31'59"
C45	325.00'	43.05'	43.01'	N21°29'19"W	7°35'20"
C46	50.00'	32.72'	32.14'	S14°26'22"E	37°29'55"
C47	50.00'	40.15'	39.08'	S27°18'57"W	46°00'44"
C48	50.00'	17.34'	17.25'	S60°15'21"W	19°52'03"
C49	275.00'	3.72'	3.72'	N21°36'44"E	0°46'32"
C50	275.00'	68.87'	68.69'	N14°03'01"E	14°20'55"
C51	275.00'	4.79'	4.79'	N06°22'39"E	0°59'50"
C52	425.00'	43.00'	42.98'	S39°26'17"W	5°47'47"
C53	425.00'	43.00'	42.98'	S33°38'29"W	5°47'47"
C54	425.00'	43.00'	42.98'	S27°50'42"W	5°47'47"
C55	425.00'	43.00'	42.98'	S22°02'55"W	5°47'47"
C56	425.00'	43.00'	42.98'	S16°15'08"W	5°47'47"

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C57	425.00'	42.41'	42.39'	S10°29'43"W	5°43'03"
C58	425.00'	13.04'	13.04'	S06°45'28"W	1°45'28"
C59	325.00'	8.13'	8.13'	N21°17'00"E	1°26'01"
C60	325.00'	41.95'	41.92'	N16°52'07"E	7°23'44"
C61	325.00'	41.36'	41.34'	N09°31'30"E	7°17'32"
C62	275.00'	48.32'	48.26'	N63°46'51"W	10°04'03"
C63	275.00'	73.47'	73.25'	N76°28'05"W	15°18'23"
C64	325.00'	64.41'	64.30'	S29°11'44"W	11°21'17"
C65	275.00'	54.50'	54.41'	N29°11'44"E	11°21'17"
C66	15.00'	15.12'	14.49'	N05°21'59"W	57°46'09"
C67	60.00'	309.49'	64.00'	S66°28'55"E	295°32'17"
C68	15.00'	15.12'	14.49'	S52°24'10"W	57°46'09"
C69	998.19'	239.00'	238.43'	N30°22'39"E	13°43'07"
C70	25.00'	39.27'	35.36'	N10°12'58"W	90°00'00"
C71	275.00'	65.75'	65.59'	N62°03'56"W	13°41'56"
C72	275.00'	22.21'	22.21'	N71°13'43"W	4°37'40"
C73	25.00'	38.53'	34.83'	S62°18'13"W	88°18'27"
C74	15.00'	13.62'	13.16'	S07°51'36"E	52°01'12"
C75	50.00'	247.87'	61.54'	N71°51'00"W	284°02'25"
C76	15.00'	13.62'	13.16'	N44°09'36"E	52°01'12"
C77	15.00'	13.62'	13.16'	N07°51'36"W	52°01'12"
C78	50.00'	163.85'	99.77'	N60°00'31"E	187°45'27"
C79	15.00'	12.45'	12.10'	S49°53'40"E	47°33'48"
C80	325.00'	27.01'	27.00'	S71°17'44"E	4°45'41"
C81	325.00'	77.70'	77.52'	S62°03'56"E	13°41'56"
C82	25.00'	39.27'	35.36'	N79°47'02"E	90°00'00"
C83	637.24'	268.44'	266.46'	N46°31'25"E	24°08'10"
C84	60.00'	29.49'	29.20'	N08°48'50"W	28°09'52"
C85	325.00'	23.19'	23.18'	N32°49'45"E	4°05'16"
C86	15.00'	6.06'	6.02'	S69°42'43"W	23°09'03"
C87	15.00'	9.06'	8.93'	S40°49'38"W	34°37'06"
C88	25.00'	39.07'	35.21'	N24°08'52"W	89°32'02"
C89	25.00'	38.67'	34.93'	S66°46'24"W	88°37'26"
C90	2057.00'	233.80'	233.67'	S25°43'03"W	6°30'44"
C91	50.00'	43.81'	42.42'	S63°18'59"W	50°12'17"
C92	50.00'	53.58'	51.05'	N60°53'06"W	61°23'34"
C93	50.00'	3.56'	3.56'	N28°09'02"W	4°04'33"
C94	25.00'	39.27'	35.36'	S76°29'49"W	90°00'00"
C95	25.00'	35.13'	32.31'	N18°15'05"W	80°30'11"
C96	50.00'	154.36'	99.96'	N18°15'05"W	176°52'56"
C97	50.00'	36.75'	35.93'	S54°14'50"E	42°06'59"
C98	50.00'	27.39'	27.05'	N89°00'04"E	31°23'14"
C99	25.00'	21.03'	20.41'	N82°35'52"W	48°11'23"
C100	25.00'	39.27'	35.36'	N13°30'11"W	90°00'00"
C101	25.00'	39.27'	35.36'	N76°29'49"E	90°00'00"
C102	25.00'	39.27'	35.36'	N13°30'11"W	90°00'00"
C103	50.00'	237.05'	69.69'	N48°26'45"E	271°38'11"
C104	25.00'	12.60'	12.46'	N72°56'16"W	28°52'10"
C105	25.00'	27.39'	26.04'	S27°07'10"E	62°46'01"
C106	50.00'	23.03'	22.82'	N08°55'43"W	26°23'07"
C107	50.00'	42.87'	41.57'	N46°40'54"W	49°07'14"
C108	50.00'	34.22'	33.56'	S89°09'04"W	39°12'50"
C109	50.00'	33.02'	32.42'	S50°37'30"W	37°50'17"
C110	50.00'	33.08'	32.48'	S12°45'13"W	37°54'18"
C111	50.00'	31.30'	30.79'	S24°07'52"E	35°51'54"
C112	50.00'	39.54'	38.52'	S64°43'05"E	45°18'31"

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C113	25.00'	1.77'	1.76'	N85°20'59"W	4°02'44"
C114	25.00'	10.83'	10.75'	N70°54'54"W	24°49'26"
C115	15.00'	15.12'	14.49'	S05°59'19"W	57°46'10"
C116	60.00'	218.10'	116.38'	S81°12'55"W	208°13'22"
C117	15.00'	13.83'	13.34'	N21°04'55"W	52°49'02"
C118	325.00'	256.13'	249.55'	N24°54'49"W	45°09'14"
C119	60.00'	278.74'	87.64'	S49°14'52"E	266°10'39"
C120	15.00'	22.56'	20.49'	S40°45'08"W	86°10'40"
C121	275.00'	232.27'	225.43'	S26°31'59"E	48°23'35"
C122	15.00'	24.71'	22.01'	N82°04'18"E	94°23'51"
C123	60.00'	38.77'	38.10'	S21°46'53"E	37°01'35"
C124	60.00'	35.52'	35.00'	S59°15'09"E	33°54'56"
C125	325.00'	198.55'	195.47'	S29°59'22"E	35°00'09"
C126	325.00'	50.30'	50.25'	S08°03'15"E	85°52'04"
C127	325.00'	7.28'	7.28'	S02°58'43"E	1°17'02"
C128	60.00'	10.86'	10.84'	S02°50'54"W	10°22'12"
C129	60.00'	49.03'	38.35'	S26°40'13"W	37°16'27"
C130	60.00'	32.30'	41.43'	S65°30'18"W	40°23'42"
C131	60.00'	35.52'	35.00'	N77°20'23"W	33°54'56"
C132	60.00'	35.52'	35.00'	N43°25'28"W	33°54'56"
C133	60.00'	35.52'	35.00'	N09°30'32"W	33°54'56"
C134	60.00'	80.00'	74.20'	N45°38'42"E	76°23'31"
C135	275.00'	1.04'	1.04'	S02°20'12"E	0°13'00"
C136	275.00'	144.26'	142.61'	S17°34'55"E	30°03'21"
C137	275.00'	86.97'	86.61'	S41°40'09"E	18°07'15"
C138	275.00'	12.08'	12.08'	N33°36'53"E	2°30'59"
C139	275.00'	42.42'	42.38'	N27°56'14"E	8°50'18"
C140	60.00'	3.46'	3.46'	S32°36'02"E	3°18'02"
C141	1943.00'	24.37'	24.37'	N20°58'42"E	0°43'07"
C142	100.00'	79.74'	77.65'	N59°00'17"W	45°41'25"
C143	50.00'	62.91'	58.84'	S02°10'19"W	72°05'02"
C144	1943.00'	49.57'	49.57'	N22°47'14"E	1°27'42"
C145	1943.00'	24.37'	24.37'	N21°41'50"E	0°43'07"
C146	60.00'	65.88'	62.62'	S00°30'24"W	62°54'50"
C147	60.00'	35.06'	34.56'	S48°42'13"W	33°28'48"
C148	60.00'	93.74'	84.49'	N69°47'59"E	89°30'51"
C149	60.00'	39.18'	38.49'	N06°20'08"W	37°24'48"
C150	60.00'	72.17'	67.90'	N46°49'45"E	68°54'58"
C151	50.00'	46.38'	44.73'	S11°36'06"W	53°08'38"
C152	50.00'	27.92'	27.56'	S54°12'09"W	31°59'47"
C153	25.00'	39.26'	35.51'	S21°28'07"E	89°58'25"
C154	25.00'	39.28'	35.36'	N68°31'53"E	90°01'35"
C155	25.00'	39.26'	35.35'	N21°28'07"W	89°58'25"
C156	25.00'	39.28'	35.36'	S68°31'53"W	90°01'35"
C157	50.00'	31.32'	30.81'	N15°55'37"E	35°53'10"
C158	50.00'	27.99'	27.63'	N18°03'15"E	32°04'34"
C159	50.00'	33.31'	32.70'	N53°10'36"E	38°10'09"
C160	50.00'	80.96'	72.40'	S61°22'16"E	92°46'06"
C161	25.01'	20.21'	19.66'	S06°27'06"W	46°17'19"
C162	25.00'	0.83'	0.83'	S30°32'47"W	1°54'04"
C163	50.00'	31.91'	31.37'	N01°35'30"E	36°34'07"
C164	50.02'	38.44'	37.50'	N41°53'34"E	44°02'02"
C165	50.00'	31.89'	31.35'	N82°10'56"E	36°32'41"
C166	50.00'	37.57'	36.69'	S58°01'17"E	43°02'55"
C167	50.00'	23.75'	23.52'	S22°53'31"E	27°12'37"
C168	60.00'	36.05'	35.51'	S86°34'38"E	34°25'31"
C169	60.00'	78.22'	72.79'	S32°01'08"E	74°41'28"
C170	325.00'	41.17'	41.24'	N27°09'23"E	7°15'27"

- NOTES:
- 1) 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.
  - 2) PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT ESTABLISHED BY REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN, EXCEPT THAT RUNOFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM SHALL BE DETAINED BY THE USE OF ONSITE PONDING OR OTHER APPROVED METHOD.
  - 3) NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
  - 4) ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY, SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS. AREAS OWNED BY HOMEOWNERS ASSOCIATION WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  - 5) THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR CONSTRUCTION PLANS OF THE 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 OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
  - 6) PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
  - 7) NO DEVELOPMENT WILL BE PERMITTED WITHIN THE CONSERVATION, DRAINAGE, AND PUBLIC UTILITY EASEMENTS, EXCEPT FOR DRAINAGE FACILITIES, AND UTILITIES, PROVIDED THAT EVEN THESE CANNOT BE CONSTRUCTED WITHIN CRITICAL ENVIRONMENTAL FEATURE SETBACKS.
  - 8) FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE MATERIALS AND GEOMETRIC DESIGN APPROVED BY THE CITY OF AUSTIN.
  - 9) 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: BRADSHAW ROAD, VIENNA AVENUE, PRAGUE COURT, ZACHARY SCOTT STREET, STEINBECK DRIVE, SUNDAY DRIVE, RINCON STREET, JAGGER AVENUE, HAMMOND STREET, LOFGREN COVE, AND EDEN DRIVE. 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.
  - 10) PRIOR TO CONSTRUCTION, EXCEPT FOR DETACHED SINGLE FAMILY RESIDENTIAL ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPEMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
  - 11) DRIVEWAY ACCESS FROM ALL SINGLE FAMILY LOTS IS PROHIBITED TO BRADSHAW ROAD.
  - 12) NO LOT ON THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTE WATER SYSTEMS.
  - 13) AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY, AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
  - 14) 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.
  - 15) THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION, IN ADDITION THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRICAL SERVICE TO THIS PROJECT. THIS AUSTIN ENERGY WORK SHALL BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
  - 16) A TEN FOOT ELECTRIC AND TELECOMMUNICATIONS EASEMENT IS HEREBY DEDICATED ADJACENT ALL ROADWAYS.
  - 17) BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
  - 18) ALL STREETS WILL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS.
  - 19) WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20%, AS PER THE CITY OF AUSTIN'S RULES AND REGULATIONS IN PLACE AS OF NOVEMBER 2003. THIS PROJECT HAS BEEN APPROVED AS A "PROJECT IN PROGRESS" UNDER CHAPTER 245 (HB 1704).
  - 20) ALL DRAINAGE FACILITIES ARE LOCATED WITHIN DRAINAGE EASEMENTS AND COMPLY WITH THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL.
  - 21) THE HOMEOWNERS DOCUMENT/DECLARATION OF COVENANTS AND RESTRICTIONS FOR TOWNHOUSES/SMALL LOT SUBDIVISIONS IS REFERENCED FROM THE CITY'S LAND DEVELOPMENT CODE AND IS RECORDED IN DOCUMENT No. 2005177346, AND AS AMENDED IN DOCUMENT NO. 2010109351, BOTH IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
  - 22) THE SUBDIVISION SHALL BE DEVELOPED AND CONSTRUCTED AS A SMALL LOT SUBDIVISION IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
  - 23) PARKLAND DEDICATION PER ORDINANCE 20070621-027 WILL BE SATISFIED FOR 152 UNITS BY THE DEDICATION TO THE CITY OF BLOCK A1, LOT 52, 37.54 ACRES.
  - 24) THE WATER QUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE PURSUANT THE CITY'S LAND DEVELOPMENT CODE. THE USE AND MAINTENANCE OF THESE EASEMENTS ARE RESTRICTED BY SAID LAND DEVELOPMENT CODE.
  - 25) MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE ACCORDING TO CITY OF AUSTIN STANDARDS.
  - 26) PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM IS BY SPECIAL AGREEMENT RIN-2003-140-R AND ONI-2003-141-R.
  - 27) 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 FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THE RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOCUMENT No. \_\_\_\_\_, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
  - 28) COMMON AREAS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. REFER TO RESTRICTIVE COVENANT FILED IN DOCUMENT NO. 2005177346, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
  - 29) PER THE CITY'S LAND DEVELOPMENT CODE, FOR ALL SINGLE FAMILY RESIDENCE LOTS, EACH SINGLE FAMILY LOT IN A RESIDENTIAL SUBDIVISION MUST CONTAIN AT LEAST THREE TREES OF AT LEAST TWO DIFFERENT SPECIES LISTED IN ECM APPENDIX F. FOR LOTS ZONED SF 4A, EACH LOT MUST CONTAIN AT LEAST TWO TREES OF AT LEAST TWO DIFFERENT SPECIES LISTED IN ECM APPENDIX F. EACH TREE MUST HAVE A MINIMUM DIAMETER OF 2 INCHES AND EACH TREE MUST BE MAINTAINED IN ACCORDANCE WITH THE ECM .
  - 30) NO CONSTRUCTION IS ALLOWED ON SLOPES EXCEEDING 25% UNLESS A FORMAL VARIANCE IS REQUESTED AND APPROVED BY THE PLANNING COMMISSION.
  - 31) THIS SUBDIVISION IS SUBJECT TO THE COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT NO. 2005177346, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
  - 32) 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 AUSTIN WATER UTILITY
  - 33) LOTS 1 AND 2, BLOCK B1; LOTS 13, 14, 45, 46, 52, AND 58, BLOCK A1; AND LOT 47, BLOCK C1; WILL NOT BE FOR RESIDENTIAL USE.
  - 34) 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.
  - 35) ALL ELECTRIC EASEMENTS MUST BE SHOWN ON ALL PLAN SHEETS, LEFT CLEAR FOR ELECTRIC USE AND MAINTENANCE ON A 24/7 BASIS IN PERPETUITY AND MAINTAIN NECESSARY CLEARANCES FROM ANY PROPOSED STRUCTURES, VEGETATION, ETC AT ALL TIMES. NECESSARY CLEARANCE INFORMATION (AE, OSHA, NESC, & NEC) MAY BE FOUND IN AUSTIN ENERGY'S DESIGN CRITERIA MANUAL - SECTION 1.5.3.9. THE MANUAL IS AVAILABLE ON AUSTIN ENERGY'S WEBSITE UNDER CONTRACTORS / ELECTRIC SERVICE DESIGN & PLANNING.
  - 36) 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, STORAGE SHEDS, DRAINAGE, FILTRATION OR DETENTION PONDS WHICH WOULD IMPAIR AUSTIN ENERGY'S ACCESS TO THE TRANSMISSION EASEMENTS OR ITS LINES, POLES, STRUCTURES, TOWERS OR APPURTENANT FACILITIES IN THE EASEMENTS
  - 37) 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 AUSTIN WATER.
  - 38) ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURES AND ASSOCIATED SETBACKS 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.

PLAT PREPARATION DATE: 09-11-2017  
APPLICATION SUBMITTAL DATE: 07-07-2017

LAND USE SCHEDULE		
USE	AREA (AC) # OF LOTS	
<u>RESIDENTIAL</u>		
LOTS	22.50	151
ROW	7.99	
ROW RESERVE	2.01	
<u>NON-RESIDENTIAL USES</u>		
DE, WQ, CEF, GREENBELT, PUE		
TOTAL	44.56	7
TOTAL OVERALL	77.06	158
ALL USES ARE ZONED SF4-A		
ROW LINEAR FOOTAGE: 4813'		

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS THAT LENNAR BUFFINGTON ZACHARY SCOTT, L.P., HAVING ITS HOME OFFICE LOCATED IN AUSTIN, TEXAS, ACTING THROUGH ITS AUTHORIZED AGENTS, LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION ACTING HEREIN BY AND THROUGH DAVID GROVE, VICE PRESIDENT, BEING OWNERS OF A REMAINDER OF 211.810 ACRES (TRACT 1) AND A CALLED 59.141 ACRES (TRACT 2) OF LAND OUT OF THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24 IN TRAVIS COUNTY, TEXAS, CONVEYED BY DEED RECORDED IN DOCUMENT NO. 2004186026, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 79.39 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS:

"BRADSHAW CROSSING SUBDIVISION, SECTION THIRTEEN"

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS AS SHOWN THEREON, SUBJECT TO ANY EASEMENTS AND OR RESTRICTIONS GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

LENNAR BUFFINGTON ZACHARY SCOTT, L.P.,  
A TEXAS LIMITED PARTNERSHIP

BY:   LENNAR TEXAS HOLDING COMPANY,  
A TEXAS CORPORATION, GENERAL PARTNER

BY: \_\_\_\_\_  
DAVID GROVE, VICE PRESIDENT

THE STATE OF TEXAS   )  
                                  )  
COUNTY OF TRAVIS    )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY DAVID GROVE, IN THE CAPACITY OF VICE PRESIDENT OF LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION, GENERAL PARTNER FOR LENNAR BUFFINGTON ZACHARY SCOTT, L.P.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

\_\_\_\_\_  
PRINTED/TYPED NAME OF NOTARY

MY COMMISSION EXPIRES: \_\_\_\_\_

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE \_\_\_\_\_ 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, TEXAS, THIS, THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
JOLENE KIOLBASSA, CHAIR

\_\_\_\_\_  
ANA AGUIRRE, 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, THE \_\_ DAY OF \_\_\_\_\_, 20\_\_, A.D.

DANA DEBEAUVOIR, COUNTY CLERK,  
TRAVIS COUNTY, TEXAS.

\_\_\_\_\_  
DEPUTY

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 25, OF THE AUSTIN CITY CODE, AS AMENDED, AND TO THE BEST OF MY KNOWLEDGE IS TRUE AND CORRECT AND WAS PREPARED FROM AN AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

## PRELIMINARY - NOT FOR RECORDATION

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. 10004700

\_\_\_\_\_  
DATE

THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. NO PORTION OF ANY RESIDENTIAL LOT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP NO. 48453C0595 H, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

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 25, 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



8213 Brodie Lane Ste. 102 Austin, TX. 78745  
office: (512) 282-5200 fax: (512) 282-5230  
TBPLS FIRM NO. 10004700

## BRADSHAW CROSSING SUBDIVISION SECTION THIRTEEN

CASE NO.C8-2015-0093.2A.SH

SHEET  
7  
OF  
7