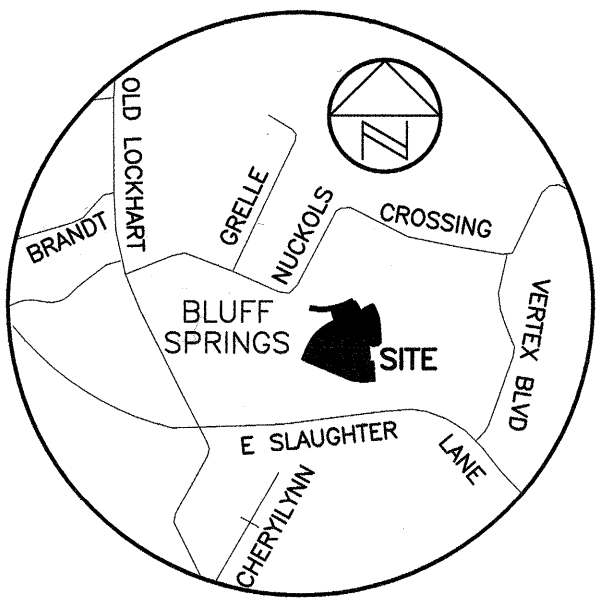


GOODNIGHT RANCH  
PHASE ONE-A SECTION SEVEN



LOCATION MAP  
NOT TO SCALE

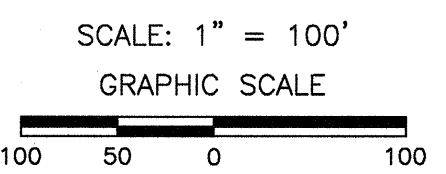


TABLE OF LAND USES	
LOTS 11-15, BLOCK F	YARD HOUSE (DUPLEX)
LOTS 27-29, BLOCK F	YARD HOUSE (DUPLEX)
LOTS 1-6, BLOCK G	YARD HOUSE (DUPLEX)
ALL OTHER LOTS	SINGLE FAMILY

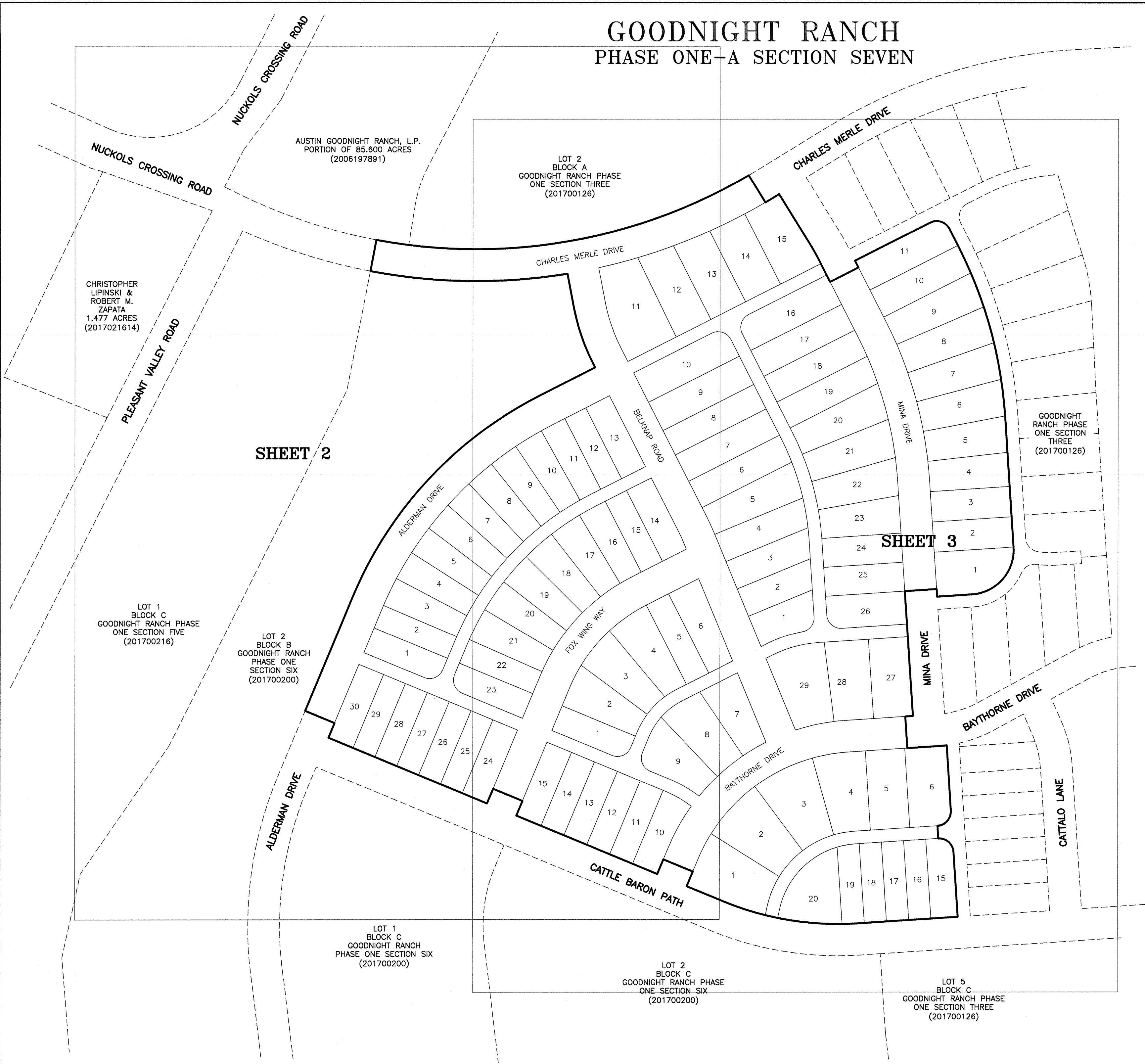
LOT SUMMARY	
RIGHT-OF-WAY	5.353 ACRES
S.F. LOTS (83)	11.479 ACRES
S.F. LOTS-DUPLEX (14)	2.848 ACRES
TOTAL	19.680 ACRES

STREET SUMMARY	
BAYTHORNE DRIVE	468 L.F.
BELKNAP ROAD	847 L.F.
FOX WING WAY	531 L.F.
ALDERMAN DRIVE	761 L.F.
MINA DRIVE	518 L.F.
CHARLES MERLE DRIVE	625 L.F.
ALLEYS TOTAL	2883 L.F.

PREPARED ON: 10/13/2017  
APPLICATION SUBMITTAL DATE: 01/25/2018

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

PROJECT NO.:  
471-001  
DRAWING NO.:  
471-001-PL-P1S7  
PLOT DATE:  
07/16/18  
PLOT SCALE:  
1" = 100'  
DRAWN BY:  
BBP  
SHEET  
01 OF 05



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).

# GOODNIGHT RANCH PHASE ONE-A SECTION SEVEN

SEE  
SHEET 3

ULTIMATE 100 YR  
FLOODPLAIN  
(C8-06-0133.02.3B.SH)

LOT 2  
BLOCK A  
GOODNIGHT RANCH PHASE  
ONE SECTION THREE  
(201700126)

10' NATURAL GAS  
FACILITIES ESMT.  
(2007117266)

10' NATURAL GAS  
FACILITIES ESMT.  
(2007117266)

AUSTIN GOODNIGHT RANCH, L.P.  
PORTION OF 85.600 ACRES  
(2006197891)

CHARLES MERLE DRIVE  
(50' R.O.W. WIDTH)  
(201700216)

CHARLES MERLE DRIVE  
(50' R.O.W. WIDTH)

CHRISTOPHER LIPINSKI &  
ROBERT M. ZAPATA  
1.477 ACRES  
(2017021614)

PLEASANT VALLEY ROAD  
(50' R.O.W. WIDTH)  
(201700216)

LOT 1  
BLOCK C  
GOODNIGHT RANCH PHASE  
ONE SECTION FIVE  
(201700216)

LOT 2  
BLOCK B  
GOODNIGHT RANCH  
PHASE ONE SECTION SIX  
(201700200)

LOT 2  
BLOCK B  
GOODNIGHT RANCH  
PHASE ONE SECTION SIX  
(201700200)

ULTIMATE 100 YR  
FLOODPLAIN  
(C8-06-0133.02.3B.SH)

ALDERMAN DRIVE  
(50' R.O.W. WIDTH)  
(201700200)

MRA (PUD)  
NMA (PUD)

LOT 1, BLOCK C  
GOODNIGHT RANCH  
PHASE ONE SECTION SIX  
(201700200)

LOT 2, BLOCK C  
GOODNIGHT RANCH PHASE  
ONE SECTION SIX  
(201700200)

SCALE: 1" = 60'  
GRAPHIC SCALE  
60 30 0 60

## LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- ⊙ 3/4" IRON PIPE FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP TO BE SET
- ( ) RECORD INFORMATION
- A.E. ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- ... SIDEWALK LOCATION

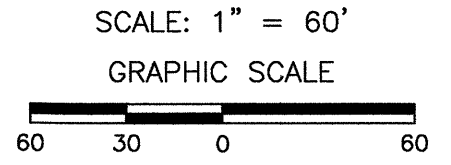
**Chaparral**

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3500 McCall Lane  
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1" = 60'  
DRAWN BY:  
JBE & BBP

PREPARED ON: 10/13/2017  
APPLICATION SUBMITTAL DATE: 01/25/2018



**GOODNIGHT RANCH  
PHASE ONE-A SECTION SEVEN**



# GOODNIGHT RANCH

## PHASE ONE--A SECTION SEVEN

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT AUSTIN GOODNIGHT RANCH, L.P., BEING OWNER OF 85.600 ACRES, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2006197891 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

THAT AUSTIN GOODNIGHT RANCH, L.P., BEING OWNER OF 81.219 ACRES, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2016201491 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 19.680 ACRES IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT 24, TRAVIS COUNTY, TEXAS IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

GOODNIGHT RANCH PHASE ONE--A SECTION SEVEN

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: \_\_\_\_\_  
MYRA GOEPP, VICE PRESIDENT  
AUSTIN GOODNIGHT RANCH, L.P.  
610 W. 5TH, SUITE 601  
AUSTIN, TEXAS 78701

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MYRA GOEPP, 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

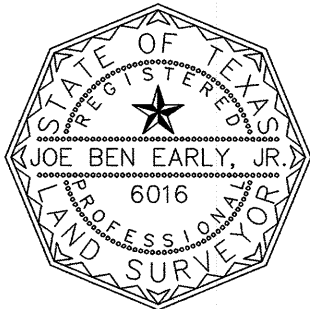
PRINTED NAME \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

### SURVEYOR'S CERTIFICATION

I, 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 APPLICABLE SURVEYING RELATED PORTIONS OF CHAPTER 25 OF THE LAND DEVELOPMENT CODE, 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 MARCH 4, 2016.

JOE BEN EARLY, JR., R.P.L.S. 6016

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

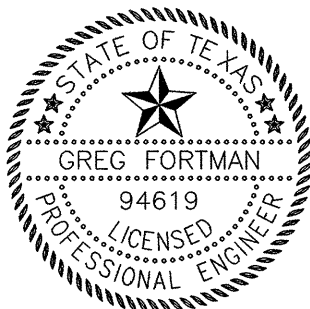


### ENGINEER'S CERTIFICATION:

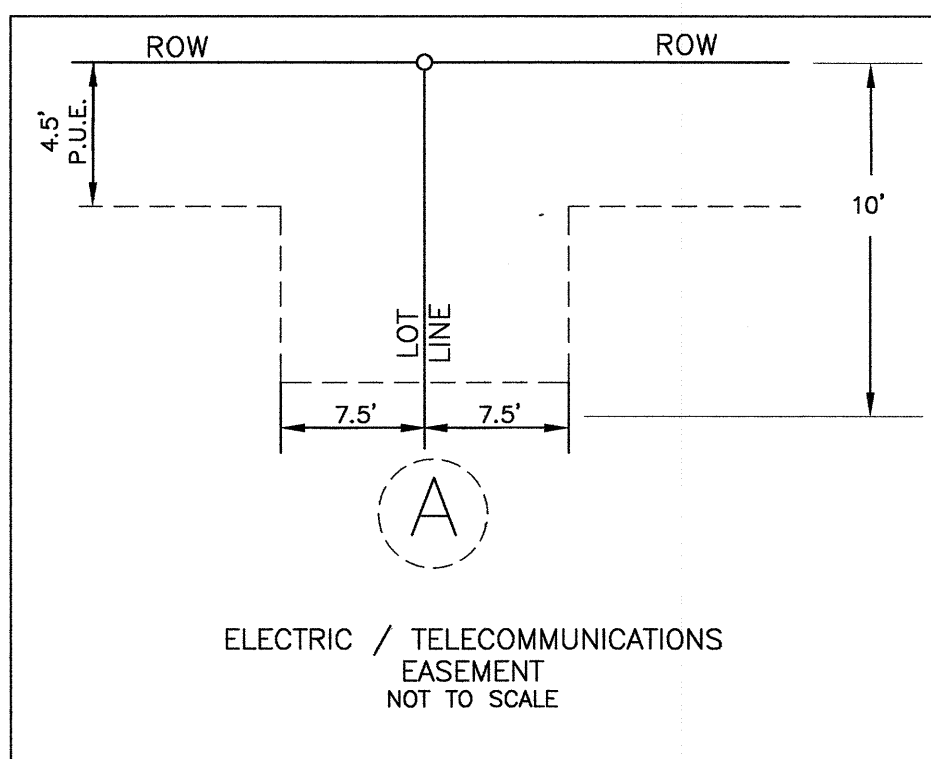
I, GREG FORTMAN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE APPLICABLE ENGINEERING RELATED PORTIONS OF CHAPTER 25 OF THE LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL NO. 48453C0595J, DATED JANUARY 5, 2016, FOR AUSTIN, TRAVIS COUNTY, TEXAS.

GREG FORTMAN, P.E. 94619  
ENGINEERING BY:  
CIVIL E, LLC  
TEXAS PE FIRM REG. NO. F-15581  
8200 N. MOPAC EXPRESSWAY, SUITE 250  
AUSTIN, TX 78759  
(512) 402-6878



AN EASEMENT CONFORMING TO THE EXAMPLE BELOW SHALL  
BE LOCATED AT THE LOT CORNERS DESIGNATED (A)



1. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS 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 LAND OWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
3. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED \_\_\_\_\_, 20\_\_\_\_, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOC. NO. \_\_\_\_\_, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
4. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
5. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY THE OFF-SITE POND SERVING THIS SUBDIVISION AS APPROVED BY THE CITY OF AUSTIN AND CONSTRUCTED WITH GOODNIGHT RANCH PHASE ONE SECTION THREE (C8-06-0133.02.3B.SH).
6. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS AS NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK.
7. 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.
8. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
9. ALL BUILDING SETBACK LINES SHALL CONFORM TO THE APPLICABLE ZONING ORDINANCE REQUIREMENTS OF THE APPROVED PUD (ORDINANCE NO. 20061116-053), AND AS AMENDED.
10. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS, AND ARE SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: BAYTHORNE DRIVE, CATTLE BARON PATH, BELKNAP ROAD, FOX WING WAY, ALDERMAN DRIVE, MINA DRIVE, AND CHARLES MERLE DRIVE. 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.
11. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL.
12. ALL STREETS WILL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS. STREET SECTIONS WILL BE PER THE GOODNIGHT P.U.D. ORDINANCE (20061116-053).
13. 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.
14. WATER QUALITY CONTROLS ARE PROVIDED BY THE OFFSITE POND SERVING THIS SUBDIVISION AS APPROVED BY THE CITY OF AUSTIN (C8-06-0133.02.3B.SH)
15. FOR DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS PERTAINING TO THIS SUBDIVISION, SEE PRIVATE INSTRUMENT RECORDED IN DOCUMENT NO. 2016030040 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
16. ALL DRAINAGE, SIDEWALKS, EROSION CONTROLS, WATER AND WASTEWATER LINES SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
17. 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.
18. PER AUSTIN CITY CODE SECTION 6-3-62, A PERSON MAY NOT PLANT A TREE ON PUBLIC PROPERTY WITHIN (1) TEN LATERAL FEET OF AN OVERHEAD UTILITY LINE IF THE TREE MAY REACH A HEIGHT OF 20 FEET; OR (2) FIVE LATERAL FEET OF AN UNDERGROUND UTILITY LINE.
19. PARKLAND DEDICATION FEES HAVE BEEN PAID FOR 3,533 UNITS AS EVIDENCED BY SECTION 5.03(D) OF THE CONSENT AGREEMENT BY AND AMONG THE CITY OF AUSTIN, TEXAS UNION CREEK METRO PARK DISTRICT AND AUSTIN GOODNIGHT RANCH, LLP DATE JUNE 26, 2014. THIS FINAL PLAT REPRESENTS 97 UNITS OF THE 3,533 UNITS PAID. THE CUMULATIVE TOTAL OF UNITS APPROVED IN SUBDIVISIONS AND SITE PLANS WITHIN THE BOUNDARY OF PUD ORDINANCE 20061116-053 IS 873.
20. COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR ITS ASSIGNS FOR THIS SUBDIVISION.
21. 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 AND PLANNING.
22. DRIVEWAY ACCESS FOR ALL SINGLE FAMILY AND DUPLEX LOTS SHALL BE ONLY FROM THE ALLEYS.
23. ALL SINGLE FAMILY AND DUPLEX LOTS SHALL PROVIDE A MINIMUM OF TWO PARKING SPACES FOR EACH DWELLING UNIT PER EXHIBIT I OF THE GOODNIGHT RANCH PUD ORDINANCE 20061116-053.

**Chaparral**  
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PROJECT NO.:  
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1" = 60'  
DRAWN BY:  
BBP & JBE  
SHEET  
4 OF 5

C8-2018-0012.1A.SH

GOODNIGHT RANCH  
PHASE ONE-A SECTION SEVEN

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	325.00'	16°07'43"	91.49'	N18°52'10"W	91.18'
C2	895.00'	19°55'26"	311.23'	N89°14'26"W	309.66'
C3	845.00'	41°08'21"	606.72'	N80°08'58"E	593.77'
C4	895.00'	1°10'27"	18.34'	N58°55'25"E	18.34'
C5	275.00'	4°43'47"	22.70'	S29°17'55"E	22.69'
C6	22.50'	90°00'00"	35.34'	S71°56'02"E	31.82'
C7	690.00'	23°10'55"	279.18'	S15°20'34"E	277.28'
C8	70.00'	90°00'00"	109.96'	S41°14'54"W	98.99'
C9	205.00'	3°09'34"	11.30'	N84°40'07"E	11.30'
C10	22.50'	90°00'00"	35.34'	S41°14'54"W	31.82'
C11	22.50'	90°00'00"	35.34'	S48°45'06"E	31.82'
C12	475.00'	26°18'06"	218.05'	N80°36'03"W	216.14'
C13	625.00'	40°30'58"	441.96'	N42°48'29"E	432.81'
C14	275.00'	16°07'43"	77.41'	N18°52'10"W	77.16'
C15	895.00'	18°05'01"	282.48'	N68°33'09"E	281.31'
C16	895.00'	4°02'59"	63.26'	N75°34'10"E	63.25'
C17	895.00'	3°46'59"	59.10'	N71°39'11"E	59.08'
C18	895.00'	3°56'39"	61.61'	N67°47'22"E	61.60'
C19	895.00'	3°55'52"	61.41'	N63°51'06"E	61.40'
C20	895.00'	2°22'31"	37.10'	N60°41'54"E	37.10'
C21	325.00'	4°28'52"	25.42'	N24°41'36"W	25.41'
C22	22.50'	90°00'00"	35.34'	S71°56'02"E	31.82'
C23	410.00'	23°10'55"	165.89'	S15°20'34"E	164.76'
C24	22.50'	83°19'43"	32.72'	S37°54'45"W	29.91'
C25	210.00'	18°53'45"	69.26'	S70°07'44"W	68.94'
C26	410.00'	5°33'26"	39.77'	S24°09'19"E	39.75'
C27	410.00'	8°15'03"	59.04'	S17°15'04"E	58.99'
C28	410.00'	6°39'37"	47.66'	S09°47'43"E	47.63'
C29	410.00'	2°42'49"	19.42'	S05°06'31"E	19.42'
C30	22.50'	90°00'00"	35.34'	N48°45'06"W	31.82'
C31	430.00'	23°10'55"	173.98'	N15°20'34"W	172.80'
C32	22.50'	90°00'00"	35.34'	N18°03'58"E	31.82'
C33	595.00'	23°10'55"	240.74'	S15°20'34"E	239.10'
C34	430.00'	0°08'52"	1.11'	N03°49'32"W	1.11'
C35	430.00'	6°04'25"	45.58'	N06°56'11"W	45.56'
C36	430.00'	6°04'25"	45.58'	N13°00'35"W	45.56'
C37	430.00'	6°04'25"	45.58'	N19°05'00"W	45.56'
C38	430.00'	4°48'49"	36.13'	N24°31'37"W	36.12'
C39	595.00'	3°21'46"	34.92'	S25°15'09"E	34.92'
C40	595.00'	4°24'40"	45.81'	S21°21'56"E	45.80'
C41	595.00'	5°39'43"	58.80'	S16°19'45"E	58.77'
C42	595.00'	5°53'44"	61.22'	S10°33'01"E	61.20'
C43	595.00'	3°51'02"	39.99'	S05°40'38"E	39.98'
C44	645.00'	23°10'55"	260.97'	N15°20'34"W	259.19'
C45	645.00'	2°42'56"	30.57'	N05°06'35"W	30.57'
C46	645.00'	4°14'39"	47.78'	N08°35'22"W	47.77'
C47	645.00'	4°14'39"	47.78'	N12°50'01"W	47.77'
C48	645.00'	4°14'39"	47.78'	N17°04'39"W	47.77'
C49	645.00'	4°14'39"	47.78'	N21°19'18"W	47.77'
C50	645.00'	3°29'25"	39.29'	N25°11'19"W	39.29'
C51	690.00'	3°45'10"	45.19'	S25°03'27"E	45.19'
C52	690.00'	4°44'47"	57.16'	S20°48'28"E	57.14'
C53	690.00'	4°53'16"	58.86'	S15°59'27"E	58.84'
C54	690.00'	4°51'26"	58.50'	S11°07'06"E	58.48'
C55	690.00'	4°49'25"	58.09'	S06°16'40"E	58.07'
C56	690.00'	0°06'51"	1.38'	S03°48'32"E	1.38'
C57	325.00'	14°17'21"	81.05'	S79°06'13"W	80.84'
C58	190.00'	23°10'55"	76.87'	N74°39'26"E	76.35'
C59	325.00'	3°20'33"	18.96'	S84°34'37"W	18.96'
C60	325.00'	10°56'49"	62.09'	S77°25'57"W	62.00'
C61	575.00'	40°30'58"	406.61'	N42°48'29"E	398.19'
C62	450.00'	40°30'58"	318.21'	S42°48'29"W	311.62'
C63	22.50'	90°00'00"	35.34'	S67°33'00"W	31.82'
C64	575.00'	0°43'37"	7.30'	N22°54'48"E	7.30'
C65	575.00'	4°41'20"	47.06'	N25°37'17"E	47.04'
C66	575.00'	4°41'20"	47.06'	N30°18'37"E	47.04'
C67	575.00'	4°41'20"	47.06'	N34°59'58"E	47.04'
C68	575.00'	4°41'20"	47.06'	N39°41'18"E	47.04'
C69	575.00'	4°41'20"	47.06'	N44°22'38"E	47.04'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N10°48'19"W	54.73'
L2	N10°43'09"E	50.00'
L3	S31°39'49"E	50.01'
L4	N58°20'11"E	6.66'
L5	S26°56'02"E	39.02'
L6	N63°03'58"E	50.00'
L7	N26°56'02"W	12.00'
L8	S26°56'02"E	32.12'
L9	S86°14'54"W	55.00'
L10	N03°45'06"W	12.00'
L11	S86°14'54"W	50.00'
L12	S86°14'54"W	12.00'
L13	S03°45'06"E	50.00'
L14	N86°14'54"E	50.70'
L15	S03°45'06"E	20.00'
L16	S86°14'54"W	32.27'
L17	N22°33'00"E	25.00'
L18	N67°27'00"W	50.00'
L19	S22°33'00"W	25.00'
L20	N22°33'00"E	25.00'
L21	N67°27'00"W	50.00'
L22	S22°33'00"W	25.00'
L23	N22°33'00"E	25.00'
L24	N67°27'00"W	50.00'
L25	N26°56'02"W	8.43'
L26	N26°56'02"W	23.43'
L27	N10°48'19"W	54.75'
L28	N63°03'58"E	10.29'
L29	S22°33'00"W	50.62'
L30	N22°33'00"E	50.62'
L31	S22°27'10"E	8.86'
L32	S22°33'00"W	27.53'
L33	N22°33'00"E	27.53'
L34	N67°27'00"W	35.73'
L35	S22°33'00"W	20.47'
L36	N22°33'00"E	20.47'
L37	N12°44'25"E	15.75'
L38	N12°44'25"E	15.75'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C70	575.00'	4°41'20"	47.06'	N49°03'58"E	47.04'
C71	575.00'	4°41'20"	47.06'	N53°45'19"E	47.04'
C72	575.00'	4°41'20"	47.06'	N58°26'39"E	47.04'
C73	575.00'	2°16'39"	22.86'	N61°55'39"E	22.86'
C74	450.00'	2°16'39"	17.89'	S61°55'39"W	17.89'
C75	450.00'	4°41'20"	36.83'	S58°26'39"W	36.82'
C76	450.00'	4°41'20"	36.83'	S53°45'19"W	36.82'
C77	450.00'	4°41'20"	36.83'	S49°03'58"W	36.82'
C78	450.00'	4°41'20"	36.83'	S44°22'38"W	36.82'
C79	450.00'	4°41'20"	36.83'	S39°41'18"W	36.82'
C80	450.00'	4°41'20"	36.83'	S34°59'58"W	36.82'
C81	450.00'	4°41'20"	36.83'	S30°18'37"W	36.82'
C82	450.00'	4°41'20"	36.83'	S25°37'17"W	36.82'
C83	450.00'	0°43'37"	5.71'	S22°54'48"W	5.71'
C84	22.50'	90°00'00"	35.34'	N22°27'00"W	31.82'
C85	430.00'	40°30'58"	304.07'	N42°48'29"E	297.77'
C86	275.00'	4°28'52"	21.51'	S24°41'36"E	21.50'
C87	305.00'	40°30'58"	215.68'	S42°48'29"W	211.21'
C88	430.00'	1°13'23"	9.18'	N23°09'42"E	9.18'
C89	430.00'	7°04'07"	53.05'	N27°18'27"E	53.02'
C90	430.00'	7°04'07"	53.05'	N34°22'34"E	53.02'
C91	430.00'	7°04'07"	53.05'	N41°26'42"E	53.02'
C92	430.00'	7°04'07"	53.05'	N48°30'49"E	53.02'
C93	430.00'	7°04'07"	53.05'	N55°34'56"E	53.02'
C94	430.00'	3°56'58"	29.64'	N61°05'29"E	29.64'
C95	305.00'	3°56'58"	21.02'	S61°05'29"W	21.02'
C96	305.00'	7°04'07"	37.63'	S55°34'56"W	37.60'
C97	305.00'	7°04'07"	37.63'	S48°30'49"W	37.60'
C98	305.00'	7°04'07"	37.63'	S41°26'42"W	37.60'
C99	305.00'	7°04'07"	37.63'	S34°22'34"W	37.60'
C100	305.00'	7°04'07"	37.63'	S27°18'27"W	37.60'
C101	305.00'	1°13'23"	6.51'	S23°09'42"W	6.51'
C102	255.00'	40°30'58"	180.32'	N42°48'29"E	176.59'
C103	130.00'	40°30'58"	91.93'	S42°48'29"W	90.02'
C104	22.50'	90°00'00"	35.34'	S67°33'00"W	31.82'
C105	255.00'	8°51'14"	39.41'	N26°58'37"E	39.37'
C106	255.00'	15°50'44"	70.52'	N39°19'36"E	70.30'
C107	255.00'	15°49'00"	70.39'	N55°09'28"E	70.17'
C108	130.00'	9°29'22"	21.53'	S58°19'17"W	21.51'
C109	130.00'	17°16'57"	39.21'	S44°56'08"W	39.06'
C110	130.00'	13°44'39"	31.18'	S29°25'19"W	31.11'
C111	22.50'	90°00'00"	35.34'	N22°27'00"W	31.82'
C112	110.00'	40°30'58"	77.79'	N42°48'29"E	76.17'
C113	325.00'	24°00'07"	136.15'	S51°08'04"W	135.15'
C114	190.00'	15°20'47"	50.89'	N59°47'09"W	50.74'
C115	325.00'	7°24'16"	42.00'	S59°26'00"W	41.97'
C116	325.00'	9°11'35"	52.15'	S51°08'04"W	52.09'
C117	325.00'	7°24'16"	42.00'	S42°50'09"W	41.97'
C118	110.00'	18°27'12"	35.43'	N31°46'36"E	35.28'
C119	110.00'	22°03'46"	42.36'	N52°02'05"E	42.10'
C120	170.00'	15°24'30"	45.72'	S59°45'26"E	45.58'
C121	325.00'	13°03'26"	74.06'	S29°04'43"W	73.90'
C122	275.00'	63°41'54"	305.73'	S54°23'57"W	290.23'
C123	150.00'	73°30'28"	192.44'	N49°29'39"E	179.51'
C124	130.00'	73°30'28"	166.78'	N49°29'39"E	155.58'
C125	475.00'	3°00'01"	24.87'	S87°44'54"W	24.87'
C126	475.00'	12°17'08"	101.85'	N84°36'32"W	101.66'
C127	475.00'	2°24'45"	20.00'	N77°15'35"W	20.00'
C128	130.00'	60°43'40"	137.79'	N43°06'15"E	131.43'
C129	130.00'	12°46'48"	29.00'	N79°51'29"E	28.94'
C130	150.00'	18°48'47"	49.25'	S22°08'49"W	49.03'
C131	150.00'	21°00'30"	55.00'	S42°03'27"W	54.69'
C132	150.00'	21°00'30"	55.00'	S63°03'58"W	54.69'
C133	150.00'	12°40'41"	33.19'	S79°54'33"W	33.12'
C134	275.00'	9°28'49"	45.50'	N27°17'24"E	45.45'
C135	275.00'	21°12'56"	101.83'	N42°38'17"E	101.25'
C136	275.00'	21°07'21"	101.38'	N63°48'25"E	100.81'
C137	275.00'	11°52'48"	57.02'	N80°18'30"E	56.92'
C138	475.00'	8°36'12"	71.32'	N71°45'06"W	71.26'

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

MICHAEL P. GONZALES, DEPUTY

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE \_\_\_\_\_ OF THE CITY OF AUSTIN ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

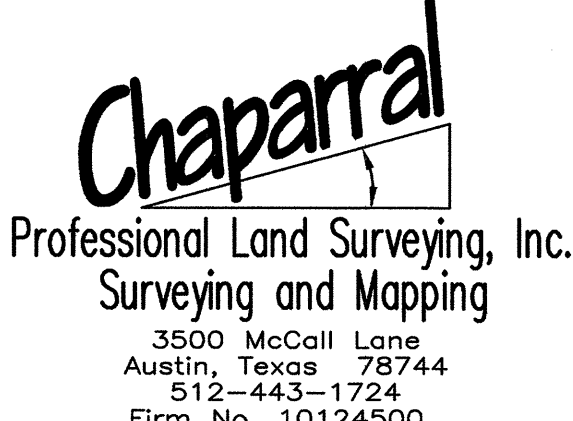
ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, AD.

J. RODNEY GONZALES, DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

JOLENE KIOLBASSA, CHAIR

ANN AGUIRRE, SECRETARY



Professional Land Surveying, Inc.  
Surveying and Mapping

3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
Firm No. 10124500

PROJECT NO.:  
471-001

DRAWING NO.:  
471-001-PL-P1S7

PLOT DATE:  
07/16/18

PLOT SCALE:  
1" = 60'

DRAWN BY:  
BBP & JBE

SHEET  
5 OF 5