

**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8J-2018-0004.0A

**Z.A.P. DATE:** 10/2/18

**SUBDIVISION NAME:** Fifth Generation Resubdivision Plat

**AREA:** 75.95 acres

**LOT(S):** 1

**OWNER/APPLICANT:** Fifth Generation, Inc. (Bert B. Beveridge II)

**AGENT:** Stantec (Nicholas Brown)

**ADDRESS OF SUBDIVISION:** 12101 Moore Road

**GRIDS:** N-9

**COUNTY:** Travis

**WATERSHED:** Dry Creek East

**JURISDICTION:** 2-Mile  
ETJ

**EXISTING ZONING:** N/A

**MUD:** N/A

**PROPOSED LAND USE:** Commercial

**ADMINISTRATIVE WAIVERS:** N/A

**VARIANCES:** None

**SIDEWALKS:** Sidewalks will be provided when adjacent streets improved to curb and gutter.

**DEPARTMENT COMMENTS:** The request is for approval of the Fifth Generation Resubdivision Final Plat consisting of 1 commercial lot on 75.95 acres. Water provided by Austin Water utility and wastewater will be provided by on site septic system.

**STAFF RECOMMENDATION:** The staff recommends approval of this resubdivision. This plan meets all applicable County, State and City of Austin LDC requirements.

**ZONING AND PLATTING COMMISSION ACTION:**

**CASE MANAGER:** Sarah Sumner

**PHONE:** 512-854-7687

Email address: [sarah.sumner@traviscountytexas.gov](mailto:sarah.sumner@traviscountytexas.gov)



# FIFTH GENERATION RESUBDIVISION PLAT

2.293 ACRES  
VERDUGO TRUSTEE  
SERVICES CORPORATION  
DOC. NO. 2012104348

3.07 ACRES  
FIFTH GENERATION, INC.  
DOC. NO. 2014050542

10 ACRES  
ROBERTO  
LAYTON CHAVIRA  
VOL. 6697  
PG. 1413

REMAINDER OF  
TRACT ONE 75.81 ACRES  
VERLIN CALLAHAN AND MURRAY CALLAHAN  
CO-TRUSTEES OF THE CALLAHAN GENERAL  
STORE OF AUSTIN, INC.  
VOLUME 10058, PAGE 838

20.22 ACRES  
FIFTH GENERATION, INC.  
DOC. NO. 2014050542

19.76 ACRES  
FIFTH GENERATION, INC.  
DOC. NO. 2014050542

42.14 ACRES  
FIFTH  
GENERATION, INC.  
DOC. NO. 2013210676

WILLIAM LEWIS SURVEY NO. 2,  
ABSTRACT NO. 479

2.21 ACRES  
DAGAT, LTD.  
DOCUMENT NO.  
1999047963

REM. OF 328.490 ACRES  
DAGAT, LTD.  
DOC. NO. 1999047963

BASE FLOOD ELEVATIONS  
SHOWN HEREON AS PER FEMA FLOOD  
INSURANCE RATE  
MAP (FIRM) NO. 48453C0-0710J

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S27°02'00"W	49.36'
L2	S62°32'51"E	159.39'
L3	N62°53'09"W	10.15'
L5	N62°09'59"W	40.00'
L6	N62°43'56"W	10.06'
L7	N26°47'05"E	56.21'

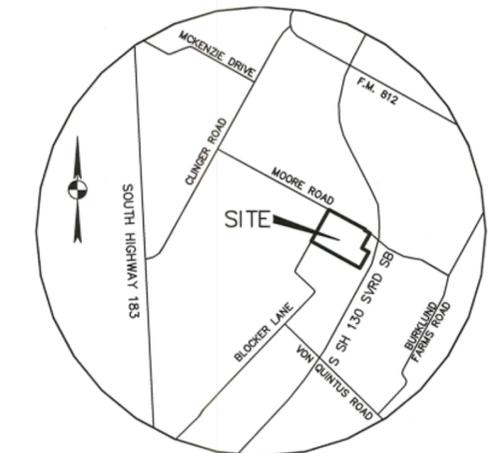
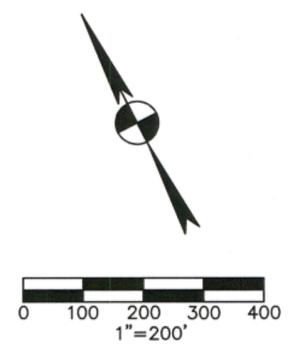
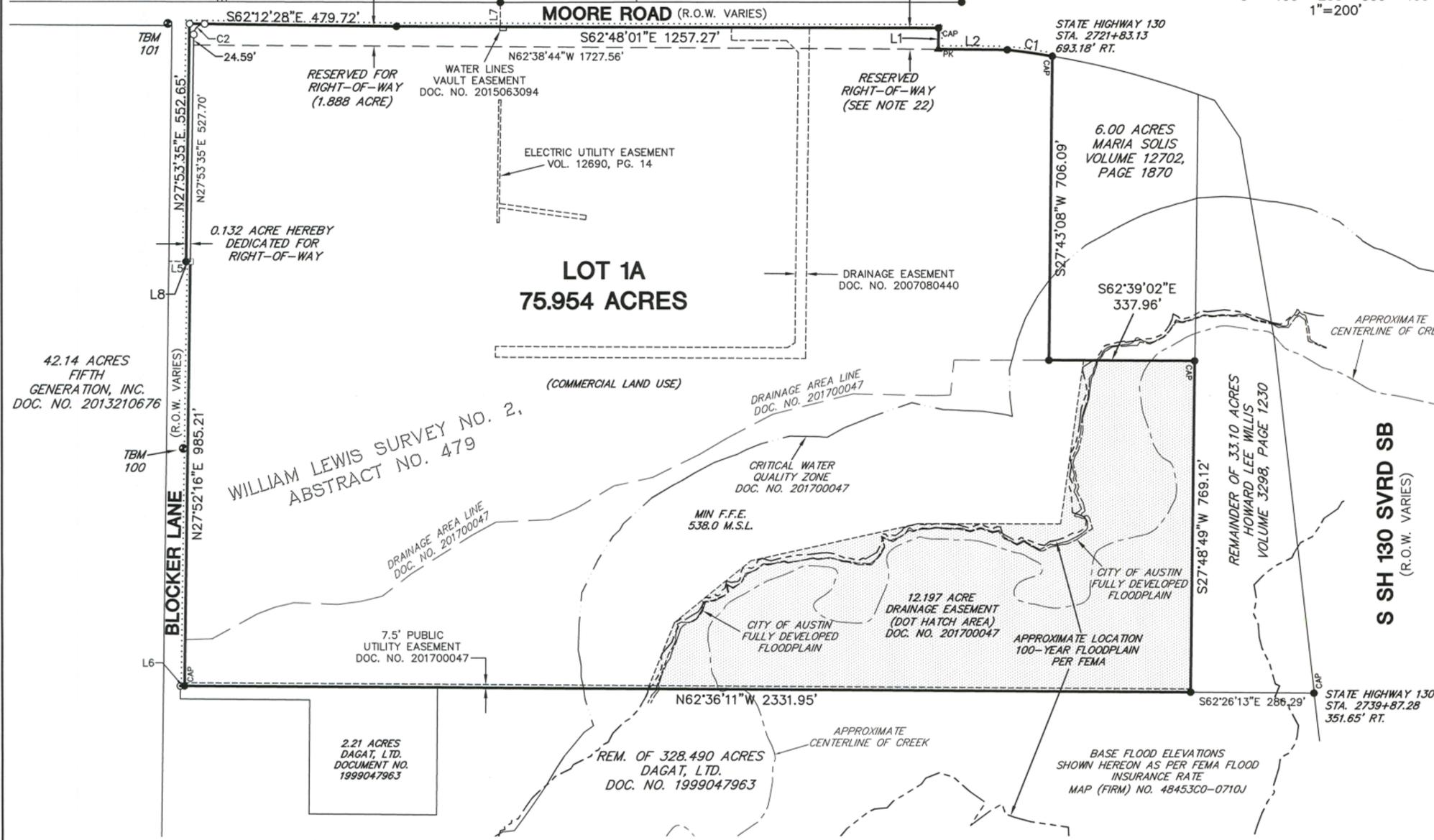
CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	105.09'	2004.85'	3°00'12"	S54°45'17"E	105.08'
C2	39.24'	25.00'	89°55'15"	N72°49'54"E	35.33'

**BENCHMARK INFORMATION:**

ELEVATIONS HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK AT THE TIME OF THIS SURVEY.

TBM 100: PK NAIL SET IN SOUTHEASTERLY CORNER OF CONCRETE CULVERT AT DRIVE WAY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF BLOCKER ROAD; ±55' NORTHWESTERLY OF TREE TAGGED NO. 916; ±67' SOUTHERLY OF TREE TAGGED NO. 919. ELEVATION=560.02'

TBM 101: IRON ROD WITH BLUE CAP SET ON EDGE OF PAVEMENT AT THE SOUTHWESTERLY INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF BLOCKER ROAD AND SOUTHERLY RIGHT-OF-WAY LINE OF MOORE ROAD. ELEVATION=535.01'



- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS NOTED)
  - IRON ROD WITH "STANTEC" CAP SET
  - CONCRETE MONUMENT SET
  - ⊙ IRON PIPE FOUND
  - ▲ NAIL FOUND
  - M.S.L. MEAN SEA LEVEL
  - F.F.E. FINISHED FLOOR ELEVATION
  - ⊕ BENCHMARK
  - SIDEWALK

**BEARING BASIS NOTE:**  
THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

**FIFTH GENERATION  
RESUBDIVISION PLAT**  
A 1 LOT SUBDIVISION  
CONSISTING OF 76.086 ACRES  
DATE: DECEMBER 2017  
PREPARED BY:

**Stantec**  
1905 Aldrich Street, Suite 300  
Austin, Texas 78723  
Tel. (512) 328-0011 Fax (512) 328-0325  
TBPE # F-6324 TBPLS # 10194230  
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SHEET  
**2**  
OF 2

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TRV 201700047  
2 PGS

# PLAT

## PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: FIFTH GENERATION FINAL PLAT

OWNERS NAME: FIFTH GENERATION, INC.

RESUBDIVISION? YES  NO

## ADDITIONAL RESTRICTIONS / COMMENTS:

DOC# 2017026173--VACATION OF PLAT  
DOC# 2017026174--TAX CERTIFICATE

## RETURN:

TRAVIS COUNTY, TNR  
SARAH SUMNER,  
PICK-UP

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

Feb 15, 2017 01:23 PM 201700047

MITCHELLM: \$75.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS

201700047

2-15-17

#7500

# FIFTH GENERATION FINAL PLAT

STATE OF TEXAS )  
COUNTY OF TRAVIS )

KNOW ALL MEN BY THESE PRESENTS )

THAT FIFTH GENERATION, INC., ACTING BY AND THROUGH BERT B. BEVERIDGE, II, ITS PRESIDENT, BEING THE OWNER OF THAT CERTAIN 70.077 ACRE TRACT OF LAND OUT OF THE WILLIAM LEWIS SURVEY NO. 2, ABSTRACT NO. 479, SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO FIFTH GENERATION, INC. BY DEEDS OF RECORD IN VOLUME 12442, PAGE 1125 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND DOCUMENT NOS. 2003272464, 2015135941, 2015019629, 2015154627 AND 2015135941 ALL OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND INCLUDING THE REMAINING PORTION OF THAT CERTAIN TRACT OF LAND OF RECORD IN DOCUMENT NO. 2006095286 OF SAID OFFICIAL PUBLIC RECORDS; A PORTION OF SAID 70.077 ACRES OF LAND INCLUDES TRACT-1 AND TRACT-2 TRIPLETT HIDEAWAY, A SUBDIVISION OF RECORD IN VOLUME 79, PAGE 386 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID TRACT-1 AND TRACT-2 TRIPLETT HIDEAWAY HAS BEEN VACATED BY DOCUMENT NO. 2017026173 OF SAID OFFICIAL PUBLIC RECORDS; DO HEREBY SUBDIVIDE SAID 70.077 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS "FIFTH GENERATION FINAL PLAT", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS HEREON, SUBJECT TO ANY EASEMENTS PREVIOUSLY GRANTED BUT NOT RELEASED, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE AND TITLE 30 OF THE AUSTIN CITY CODE.

Bert B. Beveridge II  
BERT B. BEVERIDGE, II DATE  
PRESIDENT 1/30/17  
FIFTH GENERATION, INC.  
12101 MOORE ROAD  
AUSTIN, TEXAS 78719

STATE OF TEXAS §  
COUNTY OF TRAVIS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 30th DAY OF January, 2017, BY Bert B. Beveridge II KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 30th DAY OF January, 2017 A.D.

Stuzman RB  
NOTARY PUBLIC  
IN AND FOR THE STATE OF TEXAS.

November 1, 2020  
MY COMMISSION EXPIRES

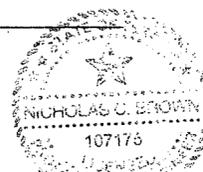
### FLOOD PLAIN NOTE:

THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48453C0-0710J, TRAVIS COUNTY, TEXAS, DATED JANUARY 6, 2016.

### ENGINEER'S CERTIFICATION:

I, NICHOLAS C. BROWN AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CODE OF 2002, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

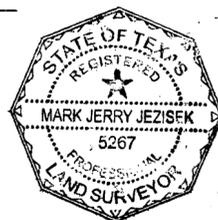
Nicholas C. Brown 1/12/17  
NICHOLAS C. BROWN, P.E.  
TEXAS REGISTRATION NO. 107175  
STANTEC CONSULTING SERVICES, INC.  
211 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701



### SURVEYOR'S CERTIFICATION:

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

Mark J. Jezisek 1/12/17  
MARK J. JEZISEK, R.P.L.S.  
TEXAS REGISTRATION NO. 5267  
STANTEC CONSULTING SERVICES, INC.  
211 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701



### GENERAL NOTES:

1. THE WATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
2. OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.
3. DRAINAGE PLANS SHALL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW PRIOR TO SITE DEVELOPMENT. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
4. NO BUILDING, FENCES, LANDSCAPING OR OTHER SUCH STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY CITY OF AUSTIN/TRAVIS COUNTY.
5. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITY.
6. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
7. 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.
8. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.
9. ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT.
10. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT OWNERS EXPENSE.
11. 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.
12. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
13. 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 LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO 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.
14. 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, FENCES, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY, TEXAS.
15. 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. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
16. NO STRUCTURE OR LAND ON THIS PLAT WITHIN THE EXISTING 100 YEAR FLOODPLAIN SHALL HEREAFTER BE CONSTRUCTED OR CONSTRUCTED UPON WITHOUT FIRST SUBMITTING A "CERTIFICATE OF COMPLIANCE" APPLICATION FORM TO THE TRAVIS COUNTY FLOODPLAIN ADMINISTRATOR.
17. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER UTILITY SYSTEM AND AN ONSITE SEWAGE FACILITY APPROVED BY TRAVIS COUNTY.
18. A TRAVIS COUNTY SITE DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
19. LOTS IN THIS SUBDIVISION ARE RESTRICTED TO NON-RESIDENTIAL USE.
20. SIDEWALKS ALONG BLOCKER LANE AND MOORE ROAD ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ABUTTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. 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.
21. AUSTIN WATER UTILITY WILL BE PROVIDING WATER SERVICE TO THIS SITE.
22. ON-SITE WASTEWATER IS PROVIDED ON THIS SITE.
23. MINIMUM FINISHED FLOOR ELEVATION FOR ALL AFFECTED STRUCTURES SHALL BE ONE (1) FOOT ABOVE THE ELEVATION OF THE 100-YEAR FLOOD PLAIN AS SHOWN HEREON: 538' M.S.L. ON THE SOUTH SIDE OF THE SITE DELINEATED BY THE SHOWN DRAINAGE LINE.
24. ANY NEW STRUCTURES TO BE CONSTRUCTED ON THIS LOT WILL NEED TO BE SETBACK A MINIMUM OF 75 FEET FROM THE CENTERLINE OF MOORE ROAD. NEW STRUCTURES DO NOT INCLUDE STRUCTURES CURRENTLY BUILT OR UNDER CONSTRUCTION AT THE TIME OF THIS PLAT RECORDATION.
25. THE PRESENCE OF A CRITICAL ENVIRONMENTAL FEATURE ON OR NEAR A PROPERTY MAY AFFECT DEVELOPMENT. ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.

### TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM PLAT NOTES

1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE WASTEWATER (SEPTIC) SYSTEM THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
2. THIS SUBDIVISION IS SUBJECT TO ALL THE TERMS AND CONDITIONS OF CHAPTER 48, TRAVIS COUNTY CODE, RULES OF TRAVIS COUNTY, TEXAS FOR ON-SITE SEWAGE FACILITIES. THESE RULES REQUIRE, AMONG OTHER THINGS, THAT A CONSTRUCTION PERMIT BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE CONSTRUCTED, ALTERED, MODIFIED, OR REPAIRED IN THE SUBDIVISION AND THAT A LICENSE TO OPERATE BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE OPERATED IN THE SUBDIVISION.
3. THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

Stacey Scheffel DR#05024417 2/2/17  
STACEY SCHEFFEL D.R. #050011143  
PROGRAM MANAGER  
ON-SITE WASTEWATER, TRAVIS COUNTY TNR

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, TEXAS.  
THIS THE 6th DAY OF February, 2017 A.D.

Rodney Gonzales  
RODNEY GONZALES, DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE 2-MILE EXTRATERRITORIAL JURISDICTION OF THE CITY OF AUSTIN ON THIS THE 6th DAY OF February, 2017.

### TRAVIS COUNTY ADMINISTRATIVE APPROVAL:

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD, UNDER SECTION 30-2-84(B)(2), AUSTIN/TRAVIS COUNTY SUBDIVISION REGULATIONS, BY THE COUNTY EXECUTIVE OF TRANSPORTATION AND NATURAL RESOURCES, TRAVIS COUNTY, THIS THE 2nd DAY OF February, 2017 A.D.

Steven M. Manilla 2/2/17  
STEVEN M. MANILLA, P.E., COUNTY EXECUTIVE DATE  
TRANSPORTATION AND NATURAL RESOURCES

STATE OF TEXAS §  
COUNTY OF TRAVIS §

I, DANA DEBEAUVOR, 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 15th DAY OF FEBRUARY, 2017, A.D. AT 1:23 O'CLOCK P.M., AND DULY RECORDED ON THE 15th DAY OF FEBRUARY, 2017, A.D. AT 1:23 O'CLOCK P.M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 201700047

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 15th DAY OF FEBRUARY, 2017, A.D.

Dana Debeauvoir  
DANA DEBEAUVOR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS  
BY: Michelle  
DEPUTY



### FIFTH GENERATION FINAL PLAT

A 1 LOT SUBDIVISION  
CONSISTING OF 70.077 ACRES  
DATE: DECEMBER 2015  
PREPARED BY:

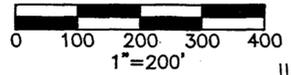
**Stantec**  
221 West Sixth Street, Suite 600  
Austin, Texas 78701  
Tel. (512) 328-0011 Fax (512) 328-0325  
TBPE # F-6324 TBPLS # F-10194230  
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OF 2

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201700047

# FIFTH GENERATION FINAL PLAT



2.293 ACRES VERDUGO TRUSTEE SERVICES CORPORATION DOCUMENT NO. 2012104348

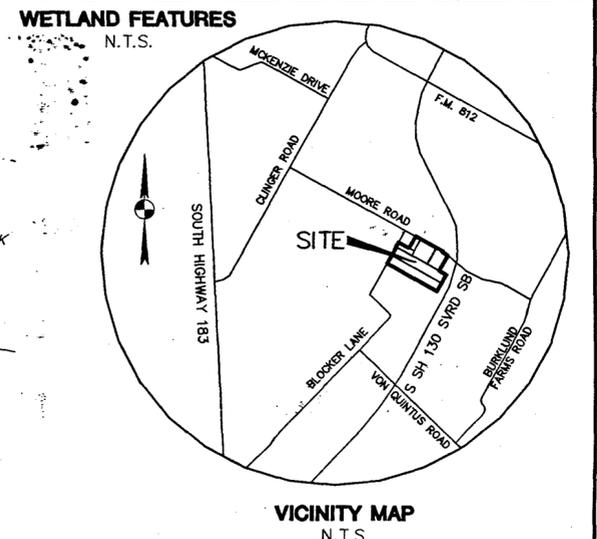
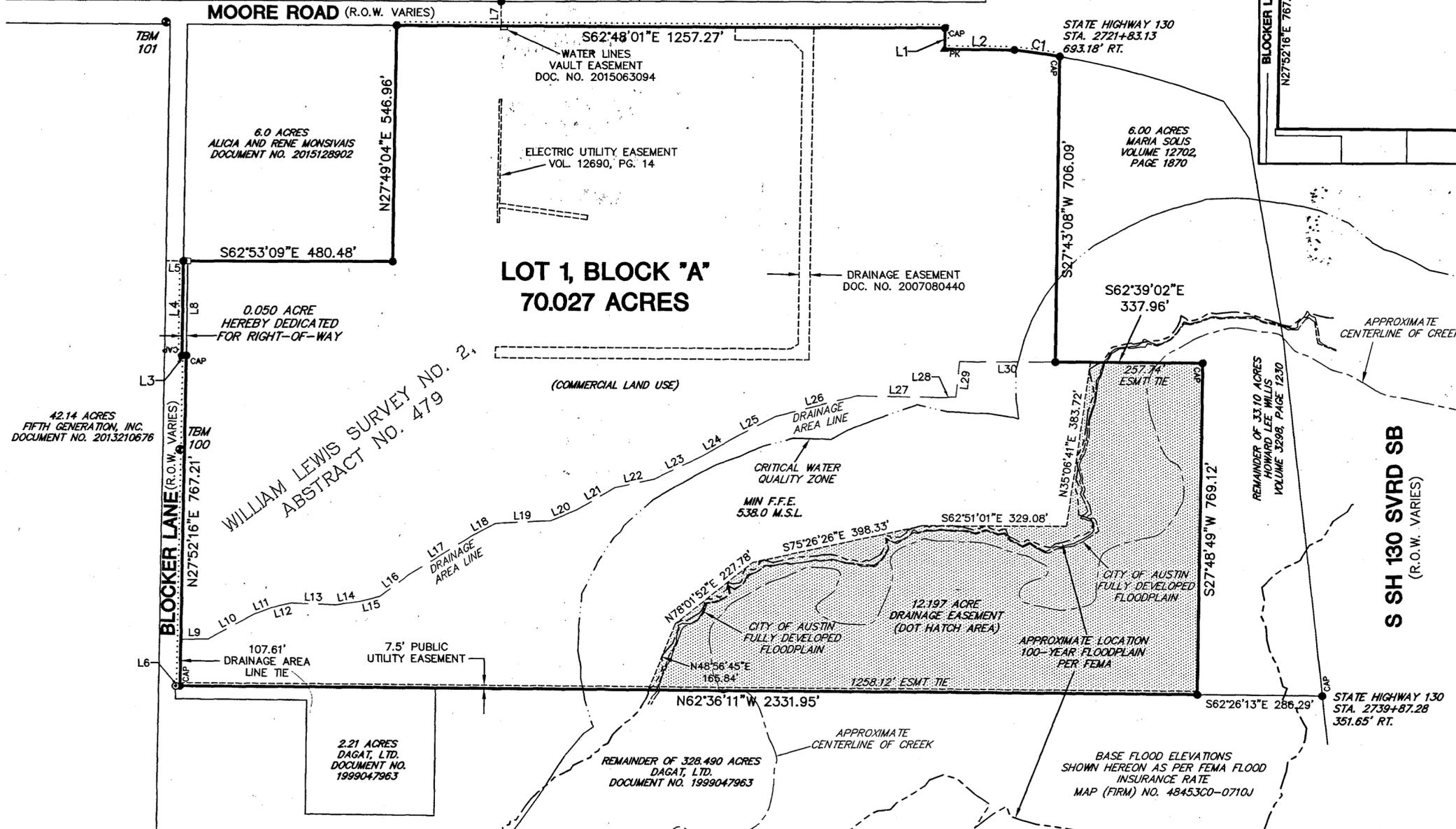
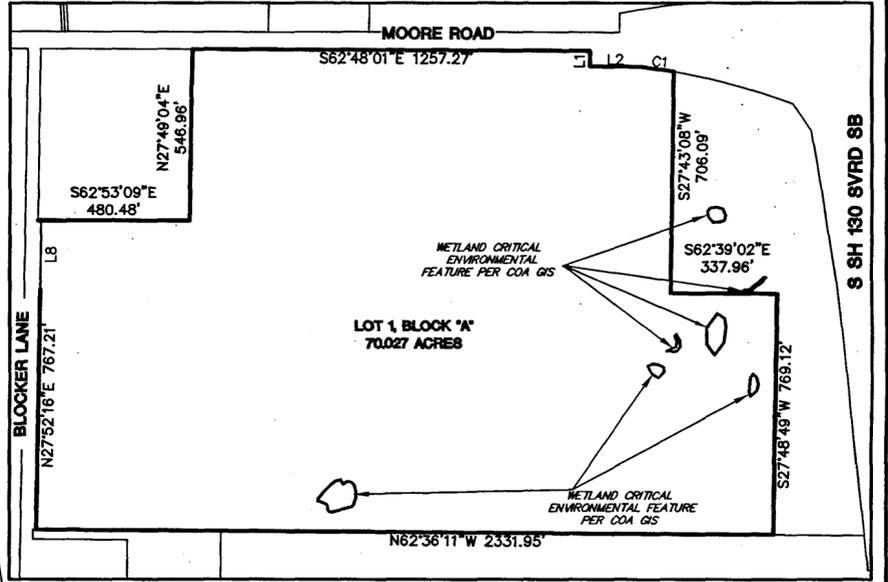
3.07 ACRES FIFTH GENERATION, INC. DOCUMENT NO. 2014050542

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19.76 ACRES FIFTH GENERATION, INC. DOCUMENT NO. 2014050542

10 ACRES ROBERTO CASTON CHAVIRA VOLUME 6697, PAGE 1473

REMAINDER OF TRACT ONE 75.81 ACRES VERLIN CALLAHAN AND MURRAY CALLAHAN CO-TRUSTEES OF THE CALLAHAN GENERAL STORE OF AUSTIN, INC. VOLUME 10058, PAGE 838



- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS NOTED)
  - CONCRETE MONUMENT SET
  - IRON PIPE FOUND
  - ▲ NAIL FOUND
  - BFE FEMA BASE FLOOD ELEVATION
  - M.S.L. MEAN SEA LEVEL
  - F.F.E. FINISHED FLOOR ELEVATION
  - BENCHMARK
  - SIDEWALK
  - ▨ DRAINAGE EASEMENT AREA
  - ▬ DRAINAGE EASEMENT BOUNDARY
  - CITY OF AUSTIN
  - GIS GEOGRAPHIC INFORMATION SYSTEMS

**BEARING BASIS NOTE:**  
 THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

**FIFTH GENERATION FINAL PLAT**  
 A 1 LOT SUBDIVISION  
 CONSISTING OF 70.077 ACRES  
 DATE: DECEMBER 2015  
 PREPARED BY:

221 West Sixth Street, Suite 600  
 Austin, Texas 78701  
 Tel. (512) 328-0011 Fax (512) 328-0325  
 TBPE # F-6324 TBPLS # F-10194230  
 Copyright © 2017

**LINE TABLE**

NO.	BEARING	DISTANCE
L1	S27°02'00"W	49.36'
L2	S62°32'51"E	159.39'
L3	N62°39'02"W	10.00'
L4	N27°50'01"E	217.96'
L5	N62°09'59"W	40.00'
L6	N62°43'56"W	10.06'
L7	N26°47'05"E	56.21'
L8	N27°52'16"E	218.00'
L9	S64°21'34"E	61.75'
L10	N88°25'15"E	121.02'

**LINE TABLE**

NO.	BEARING	DISTANCE
L11	S84°02'02"E	43.15'
L12	S76°12'08"E	45.25'
L13	S60°44'56"E	102.27'
L14	S70°40'32"E	54.75'
L15	S76°50'46"E	49.25'
L16	N79°19'11"E	84.83'
L17	N84°28'29"E	166.38'
L18	N88°26'27"E	63.70'
L19	S65°49'31"E	126.37'
L20	S86°02'06"E	65.91'

**LINE TABLE**

NO.	BEARING	DISTANCE
L21	N86°14'52"E	101.74'
L22	S75°22'33"E	92.09'
L23	S89°10'25"E	121.18'
L24	N86°33'04"E	74.39'
L25	N89°11'16"E	118.53'
L26	S77°09'11"E	192.16'
L27	S61°44'47"E	192.04'
L28	S65°19'57"E	35.07'
L29	N32°47'00"E	81.60'
L30	S62°55'26"E	219.70'

**CURVE TABLE**

NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	105.09'	2004.85'	3°00'12"	S54°45'17"E	105.08'

**BENCHMARK INFORMATION:**  
 ELEVATIONS HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK AT THE TIME OF THIS SURVEY.

TBM 100: PK NAIL SET IN SOUTHEASTERLY CORNER OF CONCRETE CULVERT AT DRIVE WAY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF BLOCKER ROAD; ±55' NORTHWESTERLY OF TREE TAGGED NO. 916; ±67' SOUTHERLY OF TREE TAGGED NO. 919. ELEVATION=560.02'

TBM 101: IRON ROD WITH BLUE CAP SET ON EDGE OF PAVEMENT AT THE SOUTHWESTERLY INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF BLOCKER ROAD AND SOUTHERLY RIGHT-OF-WAY LINE OF MOORE ROAD. ELEVATION=535.01'

SHEET  
**2**  
 OF 2

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