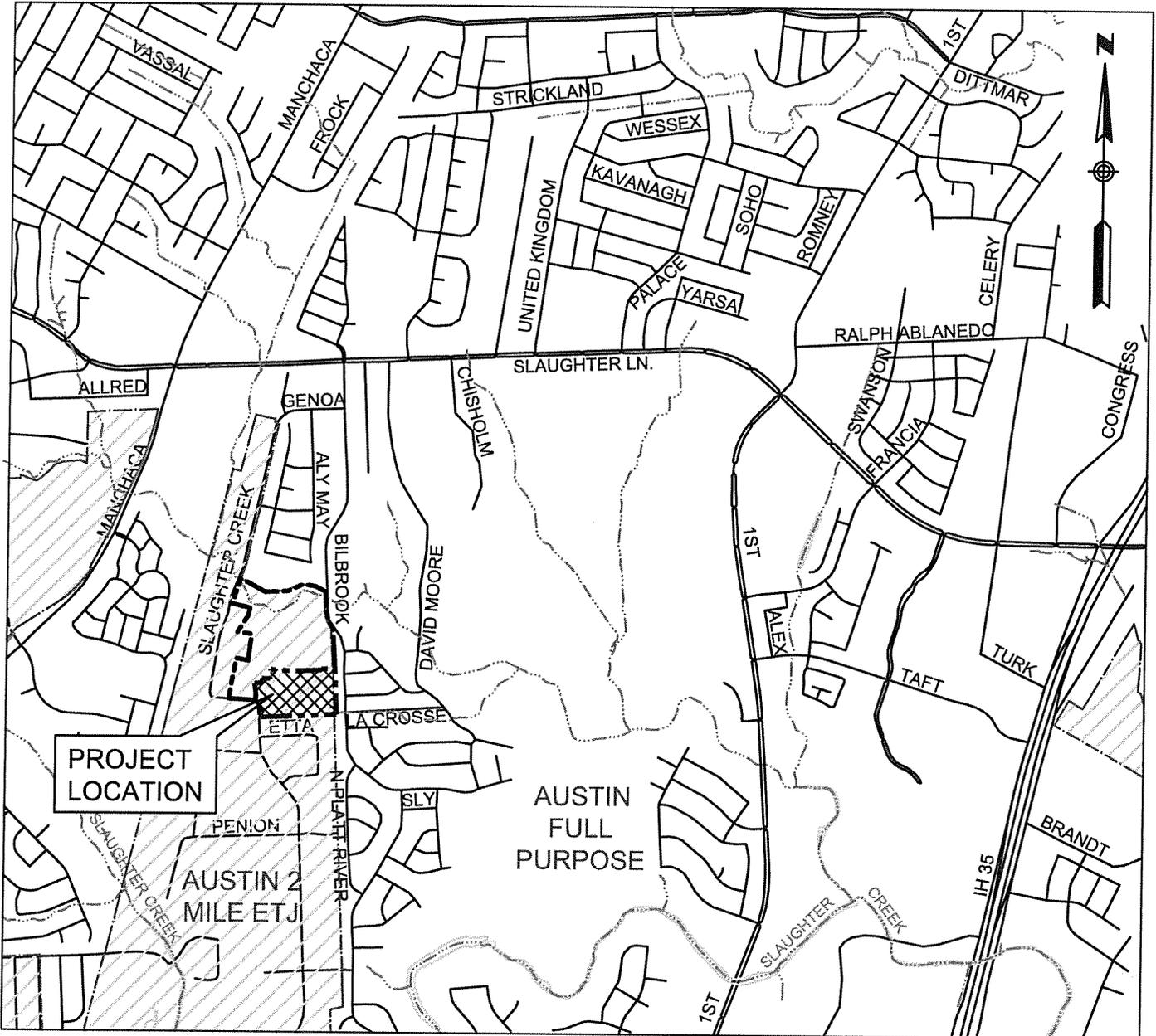


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2015-0271.2A**Z.A.P. DATE:** January 29, 2019**SUBDIVISION NAME:** Malone Subdivision, Section Two**AREA:** 12.0724 acres**LOTS:** 77**APPLICANT:** The CalAtlantic Homes of Texas
(Kevin Forader)**AGENT:** LJA Engineering, Inc
(Brian Falteseck, P.E.)**ADDRESS OF SUBDIVISION:** 10109 Slaughter Creek Drive**WATERSHED:** Slaughter Creek**COUNTY:** Travis**EXISTING ZONING:** I-RR**JURISDICTION:** Full Purpose**PROPOSED LAND USE:** Single Family**VARIANCE:** none**STAFF RECOMMENDATION:** Staff recommends approval of the final plat, the plat meets all applicable State and City of Austin Land Development Code requirements.**DEPARTMENT COMMENTS:** The request is for the approval of the Malone Subdivision, Section Two composed of 77 lots on 12.0724 acres. The applicant proposes to subdivide the property for residential uses, ponds, open space, and roads. The developer will be responsible for all cost associated with required improvements. This final plat matches the approved preliminary plan (city project number C8J-2015-0271).**CASE MANAGER:** Nathan Jones**PHONE:** 512-974-6303**E-mail:** nathan.jones@austintexas.gov



LOCATION MAP

SCALE: 1" = 2,000'

CITY OF AUSTIN GRID NO. E-13

MAPSCO: 673

MALONE SUBDIVISION, SECTION TWO A SMALL LOT SUBDIVISION

THE STATE OF TEXAS)
COUNTY OF TRAVIS) KNOW ALL MEN BY THESE PRESENTS:

THAT CALATLANTIC HOMES OF TEXAS, INC., ACTING HEREIN BY AND THROUGH SHERRY SLATTERY, SAN ANTONIO/AUSTIN DIVISION LAND CONTROLLER, BEING THE OWNER OF THAT 40.483 ACRE TRACT OF LAND OUT OF THE STEPHEN F. SLAUGHTER No. 1, ABSTRACT No. 20, SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED RECORDED IN DOCUMENT No. 2016128840 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 12.0724 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS "MALONE SUBDIVISION, SECTION TWO, AND DO 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.

WITNESS THE HAND OF SHERRY SLATTERY, SAN ANTONIO/AUSTIN DIVISION LAND CONTROLLER, THIS THE ____ DAY OF _____, 20____, A.D.

SHERRY SLATTERY, SAN ANTONIO/AUSTIN DIVISION LAND CONTROLLER,
CALATLANTIC HOMES OF TEXAS, INC.
13620 N. FM 620
BLDG. D, STE. 150
AUSTIN, TEXAS 78717

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED SHERRY SLATTERY, SAN ANTONIO/AUSTIN DIVISION LAND CONTROLLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, BRIAN W. FALTESEK, 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 CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Brian Faltesek
BRIAN W. FALTESEK
LICENSED PROFESSIONAL ENGINEER NO. 105982
LJA ENGINEERING
5316 W. HIGHWAY 290
SUITE 150
AUSTIN, TEXAS 78735

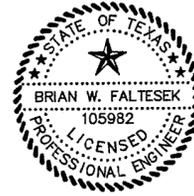
1-9-2019
DATE



THE 100-YEAR FLOODPLAIN, AS DEFINED BY CITY REGULATIONS, IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL #48453CO590 H DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY AND INCORPORATED AREAS.

Brian Faltesek
BRIAN W. FALTESEK
LICENSED PROFESSIONAL ENGINEER NO. 105982
LJA ENGINEERING
5316 W. HIGHWAY 290
SUITE 150
AUSTIN, TEXAS 78735

1-9-2019
DATE



I, GREGORY A. WAY, 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 SURVEY RELATED PORTIONS OF TITLE 30 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION.

Gregory A. Way
GREGORY A. WAY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4567
CAPITAL SURVEYING COMPANY
1101 CAPITAL OF TEXAS HIGHWAY SOUTH
BUILDING C, SUITE 100 AUSTIN, TEXAS 78746

12-27-17
DATE



GENERAL NOTES:

1. ALL STREETS ARE PUBLIC.
2. ALL DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES IN THE SUBDIVISION ARE TO BE CONSTRUCTED AND INSTALLED TO THE CITY OF AUSTIN STANDARDS.
3. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
4. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS.
5. THE OWNER OF THIS SUBDIVISION AND THE OWNER'S SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS THAT COMPLY WITH CITY OF AUSTIN AND TRAVIS COUNTY REGULATIONS. THE OWNER UNDERSTANDS THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNERS EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH THE REGULATIONS.
6. FOR A MINIMUM TRAVEL DISTANCE OF 25' FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.
7. 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. 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 SUBDIVISION CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN DOCUMENT No. _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ON THE ____ DAY OF _____, 2019.
8. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
9. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.

GENERAL NOTES CONTINUED:

10. PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
11. MAINTENANCE OF WATER QUALITY CONTROLS SHALL BE ACCORDING TO THE CITY OF AUSTIN STANDARDS.
12. BUILDING SETBACK LINES SHALL BE IN COMPLIANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE.
13. ELECTRIC SERVICE IS BEING PROVIDED BY AUSTIN ENERGY.
14. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP ANY EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN'S LAND DEVELOPMENT CODE.
15. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE THE 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.
16. 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 ELECTRIC FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE DEVELOPER SHALL INCLUDE ALL AUSTIN ENERGY WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
17. PUBLIC SIDEWALKS BUILT TO CITY OF AUSTIN STANDARDS ARE REQUIRED ALONG THE FOLLOWING PUBLIC STREETS, AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: DUMPLING DRIVE, BUSTER DRIVE, WINIFRED DRIVE AND WINNIE DRIVE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN WITHHOLDING OF CERTIFICATE OF OCCUPANCY, BUILDING PERMITS OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
18. THE WATER QUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
19. PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS.
20. A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL RIGHT-OF-WAY FOR THE ROADWAYS INCLUDED WITHIN THE BOUNDARY OF THIS PLAT.
21. ALL DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF AUSTIN.
22. NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND DETENTION FACILITY HAVE BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN.
23. THE OWNER/DEVELOPER IS ADVISED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS. OTHER SPECIAL OR NONSTANDARD TREATMENTS OF THE ROW MAY ALSO REQUIRE A LICENSE AGREEMENT.
24. LOT 17, BLOCK A IS AN OPEN SPACE/LANDSCAPE/MAIL KIOSK LOT AND SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
25. ACCESS IS DENIED TO SLAUGHTER CREEK DRIVE FROM LOT 1, BLOCK A. ACCESS IS DENIED TO DUMPLING DRIVE FROM LOTS 18 AND 19, BLOCK B AND LOTS 8 AND 9, BLOCK E.
26. 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 AUSTIN WATER. 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.
27. ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATION COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
28. THIS PLAT WAS APPROVED AS A SMALL LOT SUBDIVISION IN ACCORDANCE TO LDC §30-2-232. THE ATTACHED LOTS ARE SUBJECT TO THE COVENANTS AND RESTRICTIONS IN DOCUMENT No. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
29. PARKLAND DEDICATION FOR 76 UNITS WAS SATISFIED VIA THE DEDICATION OF BLOCK C, LOTS 1 AND 2.
30. THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE ____ DAY OF _____, 2019.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____ DAY OF _____, 2019.

NATHAN JONES-MEYER, FOR
DENISE LUCAS, ACTING DIRECTOR,
DEVELOPMENT SERVICES DEPARTMENT

ZONING AND PLATTING COMMISSION

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE ____ DAY OF _____, 2019, A.D.

JOLENE KIOLBASSA, CHAIR

ANA AGUIRRE, SECRETARY

THE 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 _____, 2019, A.D. AT ____ O'CLOCK __.M., AND DULY RECORDED ON THE ____ DAY OF _____, 2019 A.D. AT ____ O'CLOCK __.M., IN DOCUMENT No. _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ____ DAY OF _____, 2019, A.D.

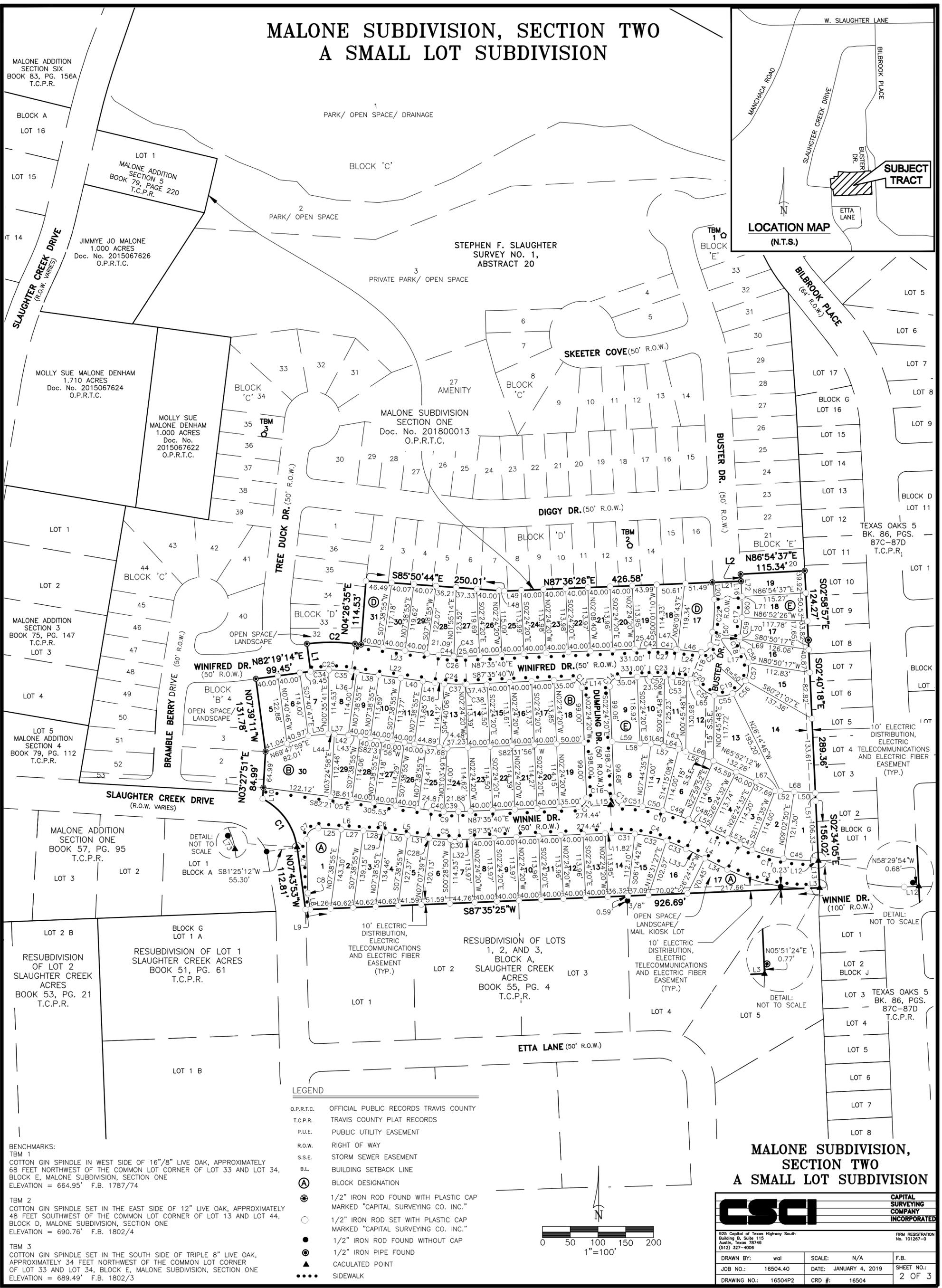
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

MALONE SUBDIVISION, SECTION TWO A SMALL LOT SUBDIVISION

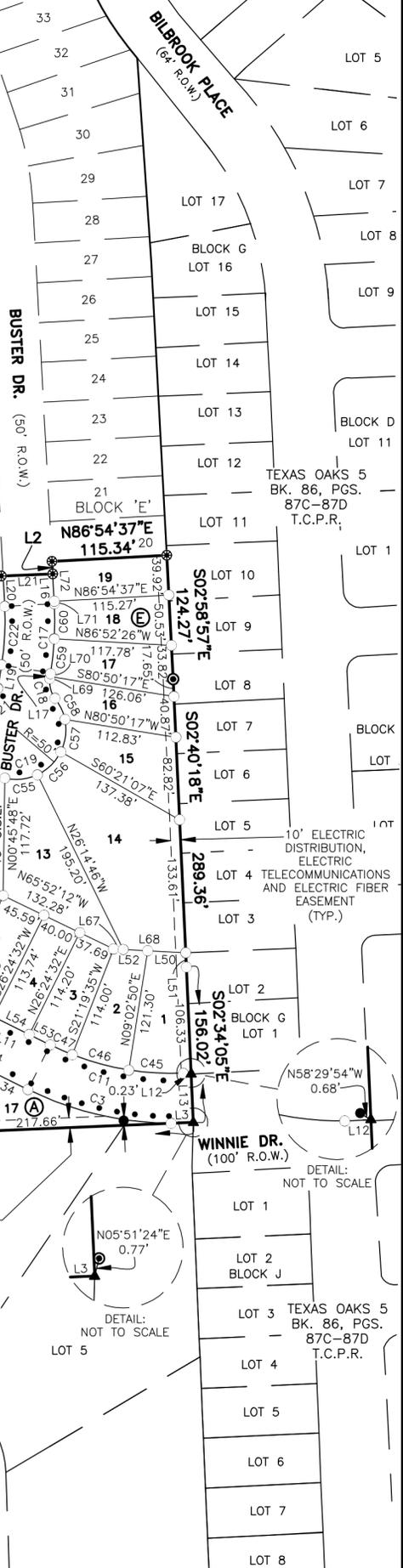
BY: _____
DEPUTY

CSCI		CAPITAL SURVEYING COMPANY INCORPORATED
925 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-6008		FIRM REGISTRATION No. 101267-0
DRAWN BY: wal	SCALE: N/A	F.B.
JOB NO.: 16504.40	DATE: JANUARY 4, 2019	SHEET NO.: 1 OF 3
DRAWING NO.: 16504P2	CRD #: 16504	

MALONE SUBDIVISION, SECTION TWO A SMALL LOT SUBDIVISION



LOCATION MAP
(N.T.S.)

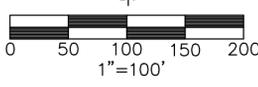


- LEGEND**
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
 - T.C.P.R. TRAVIS COUNTY PLAT RECORDS
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R.O.W. RIGHT OF WAY
 - S.S.E. STORM SEWER EASEMENT
 - B.L. BUILDING SETBACK LINE
 - ⊙ BLOCK DESIGNATION
 - ⊙ 1/2" IRON ROD FOUND WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
 - 1/2" IRON ROD SET WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
 - 1/2" IRON ROD FOUND WITHOUT CAP
 - ⊙ 1/2" IRON PIPE FOUND
 - ▲ CALCULATED POINT
 - SIDEWALK

BENCHMARKS:
 TBM 1
 COTTON GIN SPINDLE IN WEST SIDE OF 16"/8" LIVE OAK, APPROXIMATELY 68 FEET NORTHWEST OF THE COMMON LOT CORNER OF LOT 33 AND LOT 34, BLOCK E, MALONE SUBDIVISION, SECTION ONE
 ELEVATION = 664.95' F.B. 1787/74

TBM 2
 COTTON GIN SPINDLE SET IN THE EAST SIDE OF 12" LIVE OAK, APPROXIMATELY 48 FEET SOUTHWEST OF THE COMMON LOT CORNER OF LOT 13 AND LOT 44, BLOCK D, MALONE SUBDIVISION, SECTION ONE
 ELEVATION = 690.76' F.B. 1802/4

TBM 3
 COTTON GIN SPINDLE SET IN THE SOUTH SIDE OF TRIPLE 8" LIVE OAK, APPROXIMATELY 34 FEET NORTHWEST OF THE COMMON LOT CORNER OF LOT 33 AND LOT 34, BLOCK E, MALONE SUBDIVISION, SECTION ONE
 ELEVATION = 689.49' F.B. 1802/3



**MALONE SUBDIVISION, SECTION TWO
A SMALL LOT SUBDIVISION**

CSCI CAPITAL SURVEYING COMPANY INCORPORATED

925 Capital of Texas Highway South
 Building B, Suite 115
 Austin, Texas 78748
 (512) 327-4008

FIRM REGISTRATION No. 101267-0

DRAWN BY: wal	SCALE: N/A	F.B.
JOB NO.: 16504.40	DATE: JANUARY 4, 2019	SHEET NO.: 2 OF 3
DRAWING NO.: 16504P2	CRD #: 16504	

MALONE SUBDIVISION, SECTION TWO A SMALL LOT SUBDIVISION

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CH. BEARING
C1	55°25'08"	114.61'	110.86'	106.58'	N35°26'27"W
C2	15°19'41"	325.00'	86.95'	86.69'	N89°59'04"E
C3	26°17'33"	325.00'	149.14'	147.83'	N76°44'14"W
C4	28°48'52"	275.00'	138.30'	136.85'	N77°59'54"W
C5	10°03'15"	325.00'	57.03'	56.96'	N87°22'42"W
C6	4°12'45"	100.00'	7.35'	7.35'	N84°27'27"W
C7	94°54'10"	20.00'	33.13'	29.47'	S45°59'05"W
C8	7°14'38"	20.02'	2.53'	2.53'	S05°05'20"E
C9	10°03'15"	275.00'	48.26'	48.19'	S87°22'42"E
C10	28°48'52"	325.00'	163.44'	161.73'	S77°59'54"E
C11	28°48'52"	275.00'	138.30'	136.85'	S77°59'54"E
C12	90°00'00"	15.00'	23.56'	21.21'	N42°35'40"E
C13	90°00'00"	15.00'	23.56'	21.21'	N47°24'20"W
C14	89°51'28"	15.00'	23.52'	21.19'	S42°31'24"W
C15	86°12'59"	15.00'	22.57'	20.50'	S45°30'48"E
C16	3°47'02"	325.00'	21.46'	21.46'	S89°29'11"W
C17	12°15'06"	325.00'	69.50'	69.36'	S03°02'10"W
C18	48°11'23"	25.00'	21.03'	20.41'	S14°55'59"E
C19	187°12'35"	50.00'	163.37'	99.80'	S54°34'38"W
C20	52°01'12"	15.00'	13.62'	13.16'	N57°49'41"W
C21	87°00'00"	15.00'	22.78'	20.65'	N52°39'43"E
C22	12°15'06"	275.00'	58.80'	58.69'	N03°02'10"E
C23	8°34'03"	275.00'	41.12'	41.08'	N88°07'18"W
C24	10°03'15"	325.00'	57.03'	56.96'	N87°22'42"W
C25	15°19'41"	275.00'	73.57'	73.35'	S89°59'04"W
C26	10°03'15"	275.00'	48.26'	48.19'	S87°22'42"E
C27	8°34'03"	325.00'	48.60'	48.55'	S88°07'18"E
C28	0°31'16"	325.00'	2.96'	2.96'	S82°36'43"E
C29	6°38'48"	325.00'	37.70'	37.68'	S86°11'46"E
C30	2°53'10"	325.00'	16.37'	16.37'	N89°02'16"E
C31	8°39'01"	275.00'	41.52'	41.48'	S88°04'50"E
C32	12°16'45"	275.00'	58.94'	58.82'	S77°36'56"E
C33	7°53'05"	275.00'	37.84'	37.81'	S67°32'00"E
C34	6°51'35"	275.00'	32.92'	32.90'	N85°45'00"E
C35	8°28'07"	275.00'	40.65'	40.61'	S86°35'08"E
C36	2°58'48"	325.00'	16.90'	16.90'	S83°50'29"E
C37	6°37'14"	325.00'	37.55'	37.53'	S88°38'30"E
C38	0°27'13"	325.00'	2.57'	2.57'	N87°49'17"E
C39	5°28'09"	275.00'	26.25'	26.24'	N89°40'15"W
C40	4°35'06"	275.00'	22.01'	22.00'	N84°38'38"W
C41	6°08'33"	325.00'	34.84'	34.83'	N86°54'33"W
C42	2°25'3"	325.00'	13.76'	13.75'	S88°48'23"W
C43	4°20'20"	275.00'	20.82'	20.82'	S89°45'50"W
C44	5°42'55"	275.00'	27.43'	27.42'	N85°12'33"W
C45	11°27'10"	275.00'	54.97'	54.88'	N86°40'45"W
C46	12°16'45"	275.00'	58.94'	58.82'	N74°48'47"W
C47	5°04'57"	275.00'	24.39'	24.39'	N66°07'57"W
C48	3°24'40"	325.00'	19.35'	19.35'	N65°17'47"W
C49	8°36'30"	325.00'	48.83'	48.78'	N71°18'22"W
C50	6°38'48"	325.00'	37.70'	37.68'	N78°56'01"W
C51	6°21'53"	325.00'	36.10'	36.08'	N85°26'22"W
C52	5°22'36"	275.00'	25.81'	25.80'	S89°43'02"E
C53	3°11'26"	275.00'	15.31'	15.31'	S85°25'59"E
C54	44°37'28"	50.00'	38.94'	37.97'	S54°07'48"E
C55	38°32'09"	50.00'	33.63'	33.00'	N84°17'24"E
C56	38°32'24"	50.00'	33.63'	33.00'	N45°45'06"E
C57	38°32'05"	50.00'	33.63'	33.00'	N07°13'31"E
C58	26°58'28"	50.00'	23.54'	23.32'	N25°32'26"W
C59	6°02'09"	325.00'	34.24'	34.22'	N06°08'38"E
C60	6°12'57"	325.00'	35.26'	35.24'	N00°01'05"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N07°40'47"W	50.00'
L2	N03°05'23"W	12.42'
L3	S87°35'25"W	22.41'
L4	N63°35'28"W	82.90'
L5	N82°21'05"W	80.58'
L6	N86°33'50"W	110.44'
L7	S01°28'01"E	96.25'
L8	S08°42'38"E	27.15'
L9	S87°35'25"W	8.59'
L10	N03°27'51"E	19.99'
L11	S63°35'28"E	82.90'
L12	N87°35'39"E	7.94'
L13	S02°36'20"E	49.68'
L14	N87°35'40"E	79.96'
L15	S87°35'40"W	57.56'
L16	S03°05'23"E	30.09'
L17	S09°09'42"W	5.97'
L18	N21°01'56"E	51.73'
L19	N09°09'44"E	23.91'
L20	N03°05'23"W	30.70'
L21	N87°36'26"E	50.00'
L22	N82°21'05"W	151.99'
L23	S82°21'05"E	151.99'
L24	S83°50'17"E	45.86'
L25	S86°33'50"E	41.32'
L26	S87°34'58"W	36.59'
L27	S86°33'50"E	40.11'
L28	S86°33'50"E	29.02'
L29	S82°21'05"E	3.72'
L30	S82°21'05"E	40.00'
L31	S82°21'05"E	36.86'
L32	N87°35'39"E	22.63'
L33	S63°35'28"E	37.69'
L34	S63°35'28"E	45.21'
L35	S84°24'14"W	35.84'
L36	S82°21'05"E	9.93'
L37	N86°31'56"W	36.46'
L38	S82°21'05"E	40.00'
L39	S82°21'05"E	40.00'
L40	S82°21'05"E	40.00'
L41	S82°21'05"E	22.06'
L42	S86°31'56"E	25.27'
L43	S82°30'57"E	21.71'
L44	S86°31'56"E	11.20'
L45	S03°05'23"E	30.70'
L46	N83°50'17"W	42.82'
L47	N83°50'17"W	3.04'
L48	S85°50'44"E	9.57'
L49	N87°36'26"E	30.50'
L50	S86°58'47"E	38.29'
L51	S02°40'18"E	14.41'
L52	S86°58'47"E	34.43'
L53	N63°35'28"W	23.43'
L54	N63°35'28"W	40.00'
L55	N63°35'28"W	19.47'
L56	S71°19'27"E	66.17'
L57	S78°57'04"E	50.63'
L58	S86°50'45"E	70.24'
L59	N86°50'45"W	50.24'
L60	N78°57'04"W	23.14'
L61	N86°50'45"W	20.01'
L62	S83°50'17"E	24.83'
L63	N71°19'27"W	13.62'
L64	N78°57'04"W	27.48'
L65	S83°50'17"E	7.75'
L66	N71°19'27"W	52.55'
L67	N86°58'47"W	9.70'
L68	N86°58'47"W	63.02'
L69	N09°09'42"E	2.19'
L70	N09°09'42"E	3.78'
L71	N03°05'23"W	2.59'
L72	N03°05'23"W	39.92'
L73	N14°23'28"W	0.55'

Block A - 17 Lots		
Lot	Acres	Square Feet
1	0.1680	7,318
2	0.1297	5,650
3	0.1258	5,480
4	0.1202	5,236
5	0.1147	4,996
6	0.1193	5,197
7	0.1096	4,774
8	0.1047	4,561
9	0.1047	4,561
10	0.1047	4,561
11	0.1046	4,556
12	0.1046	4,556
13	0.1046	4,556
14	0.1167	5,083
15	0.1175	5,118
16	0.1395	6,077
17*	0.1162	5,062
TOTAL	2.0051	87,342

* DENOTES OPEN SPACE/
LANDSCAPE/MAIL KIOSK LOT.

Block B - 26 Lots		
Lot	Acres	Square Feet
5	0.1170	5,097
6	0.1088	4,739
7	0.1160	5,053
8	0.1147	4,996
9	0.1046	4,556
10	0.1045	4,552
11	0.1044	4,548
12	0.1094	4,766
13	0.1169	5,092
14	0.1042	4,539
15	0.1043	4,543
16	0.1044	4,548
17	0.1045	4,552
18	0.1298	5,645
19	0.1298	5,654
20	0.1049	4,569
21	0.1050	4,574
22	0.1051	4,578
23	0.1052	4,583
24	0.1122	4,887
25	0.1109	4,831
26	0.1050	4,574
27	0.1049	4,569
28	0.1048	4,565
29	0.1116	4,861
30	0.2614	11,387
TOTAL	3.0041	130,858

Block D - 15 Lots		
Lot	Acres	Square Feet
17	0.1612	7,022
18	0.1178	5,131
19	0.1088	4,739
20	0.1046	4,556
21	0.1046	4,556
22	0.1047	4,561
23	0.1047	4,561
24	0.1047	4,561
25	0.1048	4,565
26	0.1078	4,696
27	0.1169	5,092
28	0.1197	5,214
29	0.1110	4,835
30	0.1087	4,735
31	0.1149	5,005
TOTAL	1.6949	73,829

Block E - 19 Lots		
Lot	Acres	Square Feet
1	0.1414	6,159
2	0.1256	5,471
3	0.1122	4,887
4	0.1047	4,561
5	0.1101	4,796
6	0.1493	6,504
7	0.1151	5,014
8	0.1551	6,756
9	0.1326	5,776
10	0.1285	5,597
11	0.1172	5,105
12	0.1434	6,247
13	0.2372	10,332
14	0.3877	16,888
15	0.1516	6,604
16	0.1114	4,853
17	0.1238	5,393
18	0.1176	5,123
19	0.1057	4,604
TOTAL	2.7702	120,670

Street Name	Pavement Width	Linear Ft.	Acres
DUMPLING DRIVE	28'	235	0.2660 Ac.
BUSTER DRIVE	28'	250	0.3115 Ac.
WINIFRED DRIVE	28'	700	0.8035 Ac.
WINNIE DRIVE	28'	1050	1.2310 Ac.
Total Right of Way		2235	2.6120 Ac.

BLOCK "A"	16 Single Family Lots	1.8889 Ac.
BLOCK "A"	1 Open Space/Landscape/ Mail Kiosk	0.1162 Ac.
BLOCK "B"	26 Single Family Lots	3.0041 Ac.
BLOCK "D"	15 Single Family Lots	1.6949 Ac.
BLOCK "E"	19 Single Family Lots	2.7702 Ac.
Total Lots 77		9.4743 Ac.
Total Right of Way		2.6120 Ac.
Total Acreage of Subdivision		12.0724 Ac.

MALONE SUBDIVISION, SECTION TWO A SMALL LOT SUBDIVISION

CSCI	CAPITAL SURVEYING COMPANY INCORPORATED		
	<small>925 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4006</small>		
DRAWN BY: wal	SCALE: N/A	F.B.	
JOB NO.: 16504.40	DATE: JANUARY 4, 2019	SHEET NO.:	
DRAWING NO.: 16504P2	CRD #: 16504		3 OF 3