

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8J-2017-0224.0A**Z.A.P. DATE:** January 29, 2019**SUBDIVISION NAME:** Nguyen Subdivision, Resubdivision of a Portion of Lot 2, Block A, Kruger Subdivision – Final Plat**AREA:** 4.80 Acres**LOT(S):** 3 Total Lots**OWNER/APPLICANT:** RR Company of America, LLC  
(Rodney Savoy)**AGENT:** Catalyst Engineering  
Group (Tim Moltz)**ADDRESS OF SUBDIVISION:** Parmer Lane**GRIDS:** L-11**COUNTY:** Travis**WATERSHED:** Harris Branch**JURISDICTION:** 2-Mile ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** Non-residential**ADMINISTRATIVE WAIVERS:** None**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on boundary street.**DEPARTMENT COMMENTS:** The request is for approval of a final plat located in the county and in the City of Austin's 2 Mile ETJ. The proposed resubdivision is composed of 3 lots on 4.80 acres. The intended use of the lot is for non-residential uses. The applicant has secured a service extension from the City of Austin to provide water. Wastewater will be provided to the proposed development by the installation of a private on-site sewage facility.**ISSUES:**

Staff has not received any phone calls or e-mails from adjacent property owners and from neighborhood associations who are in opposition to this application.

**STAFF RECOMMENDATION:** The final plat meets all applicable state, county, and City of Austin Title 30 – Land Development Code requirements; staff recommends approval.**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Jose Luis Arriaga  
Email address: joe.arriaga@traviscountytexas.gov**PHONE:** 854-7562

**FINAL PLAT  
NGUYEN SUBDIVISION  
RESUBDIVISION OF A PORTION OF LOT 2, BLOCK A,  
KRUGER SUBDIVISION**



LOCATION MAP  
(NOT TO SCALE)

**TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS. IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS. BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD. THIS CAN AFFECT THE VALUE OF YOUR PROPERTY. TRAVIS COUNTY REQUIRES THIS NOTICE BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES.**



ORDER A SURVEY EMAIL US AT:  
INFO@DODDSURVEYING.COM  
OFFICE (512) 953-5705

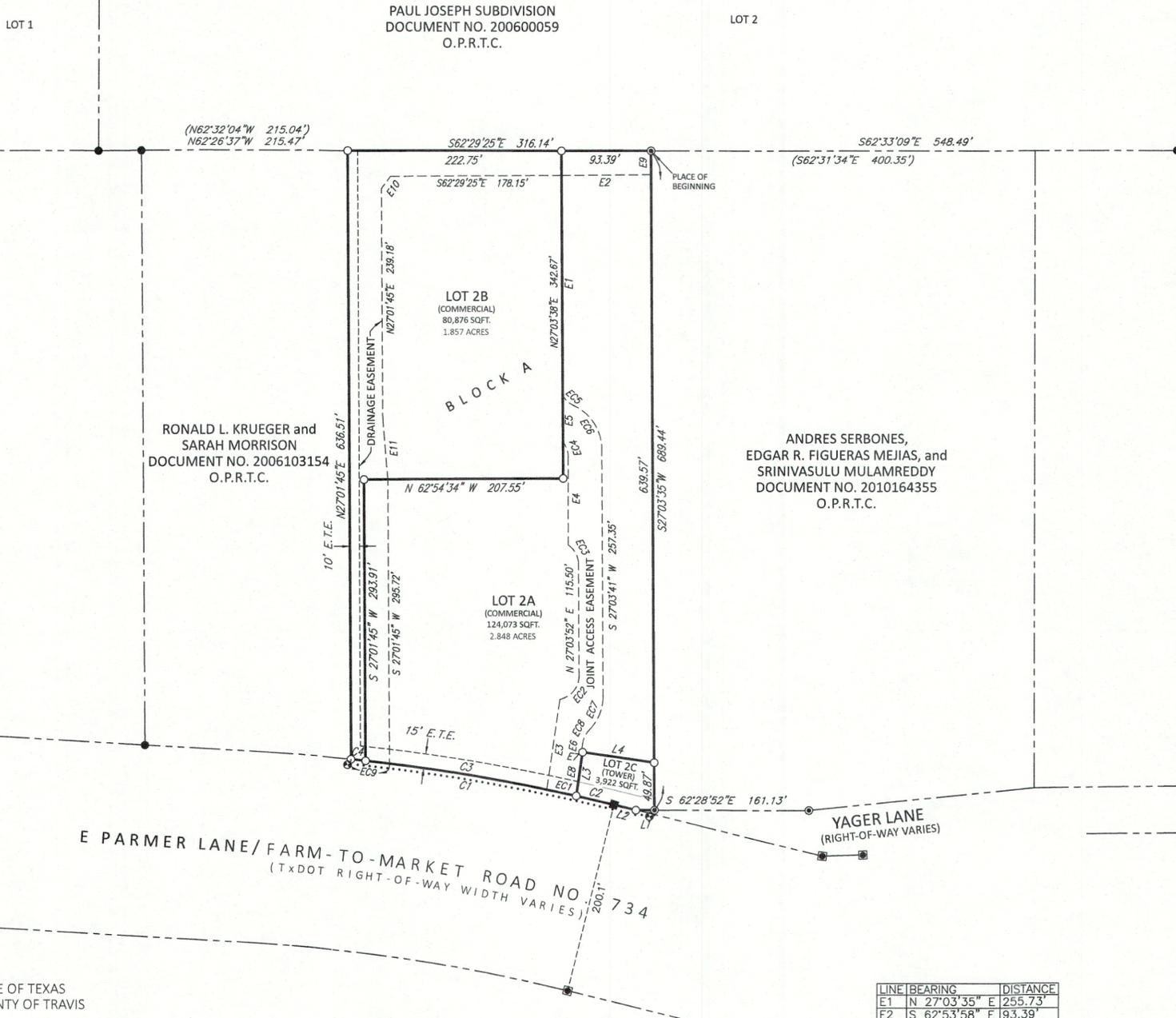
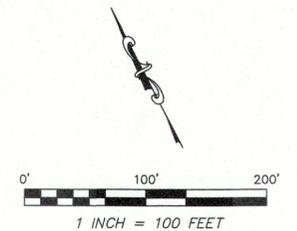
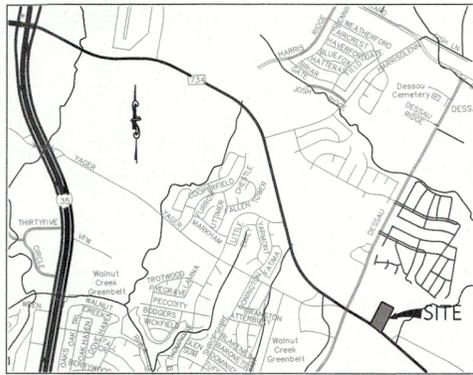
SHEET 1 OF 3 SHEETS

WWW.DODDSURVEYING.COM

C8J-2017-0224.0A

8019 W. GRAND PKWY.  
SUITE 1060 #464  
RICHMOND, TX 77407

# FINAL PLAT NGUYEN SUBDIVISION RESUBDIVISION OF A PORTION OF LOT 2, BLOCK A, KRUGER SUBDIVISION



**LEGAL DESCRIPTION:**

OF A 4.795 ACRE TRACT SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF LOT 2, KRUGER SUBDIVISION, AS SHOWN UPON THE MAP OR PLAT, RECORDED IN VOLUME 9, PAGE 102 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID 4.795 ACRE TRACT BEING CONVEYED TO RR COMPANY OF AMERICA, LLC. BY DEED RECORDED IN DOCUMENT NO. 2018005981 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 4.795 ACRE TRACT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1 INCH IRON PIPE FOUND IN THE SOUTH LINE OF LOT 2, PAUL JOSEPH SUBDIVISION AS SHOWN UPON THE PLAT RECORDED IN DOCUMENT NO. 200600059 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS FOR THE NORTHWEST CORNER OF THE TRACT DESCRIBED IN THE DEED TO ANDRES SERBONES, EDGAR R. FIGUERAS, AND SRINIVASULU MULAMREDDY, RECORDED IN DOCUMENT NO. 2010164355 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, THE NORTHEAST CORNER OF SAID RR COMPANY OF AMERICA, LLC. REMAINDER TRACT, AND NORTHEAST CORNER HEREOF;

THENCE, S27°03'35"W, WITH THE COMMON LINE OF SAID SERBONES AND RR COMPANY OF AMERICA, LLC. TRACTS, A DISTANCE OF 689.44 FEET TO A 1 INCH PIPE FOUND IN THE NORTH RIGHT-OF-WAY OF YAGER LANE (RIGHT-OF-WAY VARIES) FOR THE SOUTHWEST CORNER OF SAID SERBONES TRACT, THE SOUTHEAST CORNER OF SAID RR COMPANY OF AMERICA, LLC. TRACT, AND SOUTHEAST CORNER HEREOF;

THENCE, N62°35'53"W, ALONG THE NORTH RIGHT-OF-WAY OF SAID YAGER LANE, A DISTANCE OF 19.45 FEET TO A 1/2 INCH IRON ROD SET FOR THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF SAID YAGER LANE AND THE NORTH RIGHT-OF-WAY OF PARMER LANE (RIGHT-OF-WAY VARIES);

THENCE, N48°43'30"W, ALONG THE NORTH RIGHT-OF-WAY OF SAID PARMER LANE, A DISTANCE OF 23.88 FEET TO A TXDOT TYPE I CONCRETE MONUMENT FOR THE POINT OF CURVATURE OF A CURVE TO THE LEFT;

THENCE, CONTINUING ALONG THE NORTH RIGHT-OF-WAY OF SAID PARMER LANE, AND WITH SAID CURVE TO THE LEFT, WHOSE RADIUS IS 2009.86 FEET AND CHORD BEARS, N52°41'07"W, 277.63 FEET, FOR AN ARC DISTANCE OF 277.85 FEET TO A 1/2 INCH IRON ROD SET THE WEST LINE OF SAID RR COMPANY OF AMERICA, LLC. 5.00 ACRE TRACT, FOR SOUTHWEST CORNER HEREOF;

THENCE, N27°01'45"E, ALONG THE WEST LINE OF SAID RR COMPANY OF AMERICA, LLC. TRACT, A DISTANCE OF 636.51 FEET TO A 1/2 INCH IRON ROD SET IN THE SOUTH LINE OF SAID LOT 2, FOR THE NORTHWEST CORNER HEREOF;

THENCE, S62°29'25"E, WITH THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 316.14 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 4.795 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS  
COUNTY OF TRAVIS

I, FRED L. DODD, 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 TITLE 30 OF THE AUSTIN CITY CODE, AND IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND.

*Fred L. Dodd, Jr.*  
FRED L. DODD, JR.  
R.P.L.S. NO. 6392  
FRED L. DODD, JR. SURVEYOR, INC.  
8019 W. GRAND PKWY S., STE 1060 #464  
RICHMOND, TEXAS 77407  
(512) 953-5705



- LEGEND**
- 1/2" IRON ROD FOUND
  - ⊙ 1 INCH IRON PIPE FOUND
  - TXDOT TYPE I CONCRETE MONUMENT FOUND
  - ▣ TXDOT TYPE II MONUMENT FOUND
  - 1/2" IRON ROD SET W/ CAP "DODD SURVEYING"
  - B.L. BUILDING SETBACK LINE
  - E.T.E. ELECTRIC & TELECOMMUNICATIONS EASEMENT
  - P.U.E. PUBLIC UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - J.A.E. JOINT ACCESS EASEMENT
  - D.R.T.C. DEED RECORDS TRAVIS COUNTY
  - O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
  - P.R.T.C. PLAT RECORDS TRAVIS COUNTY
  - POB PLACE OF BEGINNING
  - ..... 6' SIDEWALK TO BE BUILT
  - ⊕ TEMPORARY BECHMARK

**SITE ADDRESS:**  
1800 E. PARMER LANE  
AUSTIN, TEXAS 78754

**OWNERS:**  
RR COMPANY OF AMERICA, LLC.  
1100 CAMELLIA BLVD., SUITE 201  
LAFAYETTE, LOUISIANA 70508

**SURVEYOR:**  
FRED L. DODD, JR.  
FRED L. DODD, JR. SURVEYOR, INC.  
8019 W. GRAND PKWY S., STE 1060 #464  
RICHMOND, TEXAS 77407  
(512) 953-5705 PH

**ENGINEER:**  
DANIEL J. ARREDONDO  
CATALYST ENGINEERING GROUP  
100 S. 2ND STREET  
PFLUGERVILLE, TEXAS 78660  
(512) 944-6077 PH

**LOT SUMMARY TABLE**

LOT #	BLOCK	AREA (AC)	AREA (SF)	LAND USE
LOT 2A	A	2.848	124,073	COMM
LOT 2B	A	1.857	80,876	COMM
LOT 2C	A	0.090	3,922	TOWER
TOTAL		4.795	208,871	

**TEMPORARY BENCH MARKS:**  
TBM#1- ELEVATION 698.75'  
COTTON SPINDLE SET IN POWER POLE  
NEAR THE SOUTHEAST PROPERTY CORNER

TBM#2- ELEVATION 711.92'  
COTTON SPINDLE SET IN POWER POLE  
NEAR THE SOUTHWEST PROPERTY CORNER

DATE OF PLAT: 09/21/2017

REVISION	DATE	CORRECTED	CHECKED

STATE OF TEXAS  
COUNTY OF TRAVIS

I, DANIEL J. ARREDONDO, DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL PROVISIONS OF THE TEXAS ENGINEERING PRACTICE ACT, INCLUDING SECTION 131.152(e) AND THAT THIS PLAT COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE. I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT AND MAY RESULT IN CRIMINAL, CIVIL AND/OR ADMINISTRATIVE PENALTIES AGAINST ME AS AUTHORIZED BY THE ACT.

NO PORTION OF THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD ADMINISTRATION FIRM PANEL 4845300270J, DATED AUGUST 18, 2014.

*Daniel J. Arredondo*  
DANIEL J. ARREDONDO, P.E. NO. 119989  
CATALYST ENGINEERING GROUP  
100 S. 2ND STREET  
PFLUGERVILLE, TEXAS 78660  
(512) 944-6077



LINE	BEARING	DISTANCE
E1	N 27°03'35" E	255.73'
E2	S 62°53'58" E	93.39'
E3	N 35°43'10" E	95.75'
E4	N 27°16'32" E	92.46'
E5	N 27°05'25" E	49.07'
E6	S 35°41'33" W	9.54'
E7	S 54°20'35" E	1.30'
E8	S 35°41'41" W	46.22'
E9	S 27°03'35" W	25.00'
E10	S 63°36'08" W	16.08'
E11	S 22°42'33" W	166.38'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
EC1	31.37'	2009.86'	0°53'40"	S 50°19'07" E	31.37'
EC2	35.10'	25.12'	80°03'31"	S 65°02'15" W	32.31'
EC3	23.13'	25.02'	52°56'54"	N 00°35'58" W	22.31'
EC4	16.37'	25.00'	37°31'23"	N 07°33'11" E	16.08'
EC5	15.77'	25.83'	34°58'47"	S 19°53'52" E	15.53'
EC6	57.36'	51.00'	64°26'29"	S 05°09'40" E	54.38'
EC7	39.69'	51.00'	44°35'04"	N 49°21'28" E	38.69'
EC8	15.69'	25.00'	35°57'28"	N 53°40'17" E	15.43'
EC9	40.29'	2009.86'	1°08'55"	S 56°04'17" E	40.29'

LINE	BEARING	DISTANCE
L1	N 62°35'53" W	19.45'
L2	N 48°43'30" W	23.88'
L3	N 35°41'33" E	46.22'
L4	S 54°20'35" E	75.59'

CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	2009.86'	277.85'	N52°41'07"W	277.63'
C2	2009.86'	40.22'	N49°17'54"W	40.22'
C3	2009.86'	223.94'	N53°03'48"W	223.82'
C4	2009.86'	15.11'	N56°25'49"W	15.11'

**FRED L. DODD JR.**  
**SURVEYOR, INC.**  
PROFESSIONAL LAND SURVEYING

ORDER A SURVEY EMAIL US AT:  
INFO@DODDSURVEYING.COM  
OFFICE (512) 953-5705



FINAL PLAT
NGUYEN SUBDIVISION
RESUBDIVISION OF A PORTION OF LOT 2, BLOCK A,
KRUGER SUBDIVISION

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL BY THESE PRESENTS:

THAT I, RODNEY SAVOY, MANAGER OF RR COMPANY OF AMERICA, LLC., BEING THE OWNER/REPRESENTATIVE OF 5.00 ACRE TRACT, MORE OR LESS, BEING A PORTION OF LOT 2, KRUGER SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 9, PAGE 102 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS THE SAME 5.00 ACRE TRACT CONVEYED TO RR COMPANY OF AMERICA, LLC. BY DEED RECORDED IN DOCUMENT NO. 2018005981 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THE 0.208 OF AN ACRE TRACT, AS CONVEYED IN THE DEED TO THE STATE OF TEXAS, RECORDED IN VOLUME 12730, PAGE 2488 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 4.795 ACRES IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE 212.014, IN WHICH THE PLAT IS APPROVED AFTER A PUBLIC HEARING IS HELD, TO BE KNOWN AS:

NGUYEN SUBDIVISION
RESUBDIVISION OF A PORTION OF
LOT 2, BLOCK A
KRUGER SUBDIVISION

WITNESS MY HAND, THIS THE 28th DAY OF September, 2018, A.D.

[Signature of Rodney Savoy]
RODNEY SAVOY, MANAGER
RR COMPANY OF AMERICA, LLC.
1100 CAMELLIA BLVD., SUITE 201
LAFAYETTE, LOUISIANA 70508

STATE OF LOUISIANA
PARISH OF LAFAYETTE

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RODNEY SAVOY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28th DAY OF September, 2018.

[Signature of Karla Vest]
NOTARY PUBLIC, STATE OF LOUISIANA

SEAL
KARLA VEST
NOTARY PUBLIC
Parish of Lafayette, State of LA.
NOTARY NO. 54792

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL BY THESE PRESENTS:

THAT, BYRON BREAU, MANAGER OF WHITNEY BANK, THE LIENHOLDER OF THAT CERTAIN 5.00 ACRE TRACT, MORE OR LESS, BEING A PORTION OF LOT 2, KRUGER SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 9, PAGE 102 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS THE SAME 5.00 ACRE TRACT CONVEYED TO RR COMPANY OF AMERICA, LLC. BY DEED RECORDED IN DOCUMENT NO. 2018005981 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THE 0.208 OF AN ACRE TRACT, AS CONVEYED IN THE DEED TO THE STATE OF TEXAS, RECORDED IN VOLUME 12730, PAGE 2488 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE ANY STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS:

NGUYEN SUBDIVISION
RESUBDIVISION OF A PORTION OF
LOT 2, BLOCK A
KRUGER SUBDIVISION

WITNESS MY HAND, THIS THE 27th DAY OF Sept, 2018, A.D.

[Signature of Byron Breau]
BYRON BREAU, MANAGER
WHITNEY BANK
1301 CAMELLIA BLVD., SUITE 100
LAFAYETTE, LOUISIANA 70508

STATE OF LOUISIANA
PARISH OF LAFAYETTE

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BYRON BREAU, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 27th DAY OF Sept, 2018.

[Signature of Tina M. Thornton]
NOTARY PUBLIC, STATE OF LOUISIANA

SEAL
Tina M. Thornton
Notary #79825
Commission expires at Death

TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM

- 1. NO STRUCTURE ON 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.

[Signature of Stacey Scheffel]
STACEY SCHEFFEL, D.R. #050011143
PROGRAM MANAGER,
ON-SITE WASTEWATER, TRAVIS COUNTY TNR

FRED L. DODD JR.
SURVEYOR, INC.
PROFESSIONAL LAND SURVEYING

ORDER A SURVEY EMAIL US AT:
INFO@DODDSURVEYING.COM
OFFICE (512) 953-5705

NOTES:

- 1. 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.
2. 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.
3. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
5. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS.
6. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
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 AND TRAVIS COUNTY. 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.
8. 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 AND TRAVIS COUNTY.
9. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
10. AUSTIN ENERGY HAS THE RIGHT TO CUT AND TRIM TREES AND SHRUBBERY AND REMOVE OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR OF OBSTRUCTIONS. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
11. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT MAY PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUNDS ELECTRIC FACILITIES WITHIN OR ALONG THE PERIMETER OF THIS SUBDIVISION/LOT. THESE EASEMENTS/ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDINGS AND WILL NOT BE LOCATED AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
12. 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 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.
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 THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY KIND OF 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 LANDOWNER IS RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURE, INCLUDING WATER AND WASTEWATER IMPROVEMENTS.
15. 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 (ECM).
16. 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 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.
17. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
18. 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.
19. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO USES OTHER THAN ANY TYPE OF RESIDENTIAL USES. LOT 2C IS RESTRICTED TO A CELL TOWER ONLY AND WILL PROHIBIT ANY TYPE OF RESIDENTIAL USES.
20. ALL NOTES AND RESTRICTIONS FROM ORIGINAL RECORDED KRUGER SUBDIVISION, VOLUME 9, PAGE 102 SHALL APPLY TO THIS RESUBDIVISION.
21. WATER WILL BE PROVIDED BY CITY OF AUSTIN AND WASTEWATER WILL BE PROVIDED BY AN ON-SITE SEWAGE FACILITY.
22. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
23. SIDEWALKS WILL BE CONSTRUCTED WHEN SITE DEVELOPMENT OCCURS ON THIS PROPERTY.
24. A SETBACK SHALL BE PROVIDED FOR ALL DETENTION, RETENTION, AND WATER QUALITY FACILITIES SO THAT NO SUCH FACILITY SHALL BE LOCATED WITHIN 50 FEET OF A RESIDENTIAL STRUCTURE. THE SETBACK REQUIREMENT SHALL BE MEASURED FROM THE EDGE OF ANY PORTION OF THE FACILITY SUCH AS THE TOP OF FACILITY EMBANKMENT, END OF CONCRETE APRON/ROCK RIP RAP OR TOP OF STRUCTURAL WALL AND SHALL BE DEDICATED AS A SETBACK EASEMENT.
25. LOTS 2A, 2B, AND 2C SHALL HAVE FULL USE OF THE JOINT ACCESS EASEMENT.
26. THE WATER QUALITY POND SHALL BE USED BY LOTS 2A AND 2B.
27. A DRIVEWAY PERMIT WILL BE REQUIRED FROM TxDOT AT TIME OF DEVELOPMENT.

THIS SUBDIVISION IS LOCATED WITHIN THE 2-MILE ETJ OF THE CITY OF AUSTIN ON THIS \_\_\_ DAY OF \_\_\_, 20\_\_.

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

[Signature of Jolene Kiobassa] JOLENE KIOLBASSA, CHAIRPERSON
[Signature of Ana Aguirre] ANA AGUIRRE, SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE \_\_\_ DAY OF \_\_\_, 20\_\_, A.D.

[Signature of Rodney Gonzales] RODNEY GONZALES, DIRECTOR

STATE OF TEXAS
COUNTY OF TRAVIS

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE PART OF THE DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE \_\_\_ DAY OF \_\_\_, 20\_\_ A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY COURT, THIS THE \_\_\_ DAY OF \_\_\_, 20\_\_ A.D.

[Signature of Dana Debeauvoir]
DEPUTY, COUNTY CLERK
TRAVIS COUNTY, TEXAS

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., DULY RECORDED ON THE \_\_\_ DAY OF \_\_\_, 20\_\_ A.D. AT \_\_\_ O'CLOCK \_\_\_ M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER \_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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

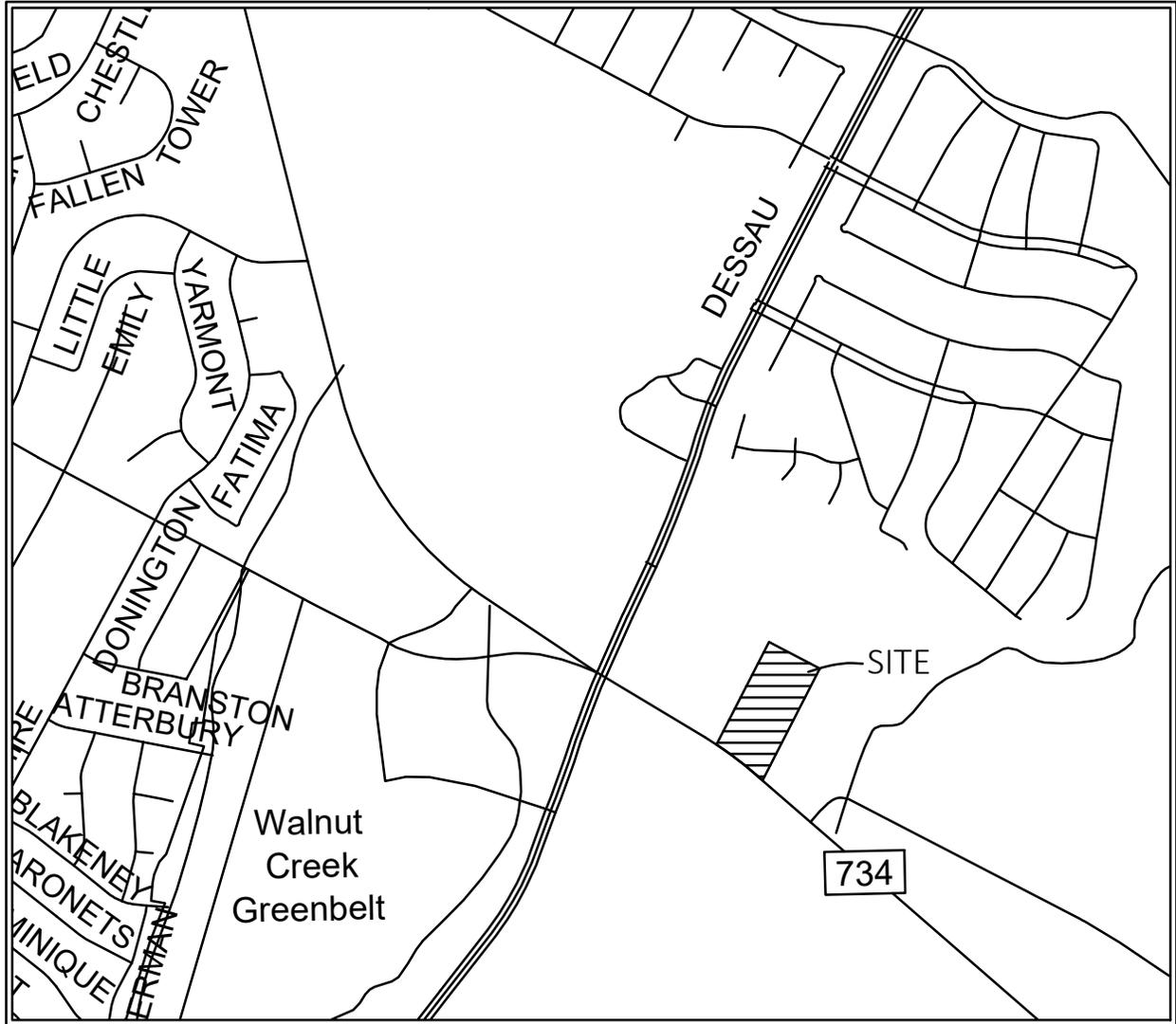
[Signature of Dana Debeauvoir]
DEPUTY, COUNTY CLERK
TRAVIS COUNTY, TEXAS

Catalyst Engineering Group
100 South 2nd Street Office: (512) 944-6077
Pflugerville, Texas 78660 Mobile: (512) 944-6077

TBPE FIRM NO. F-13275

NGUYEN SUBDIVISION

LOCATION MAP



LOCATION MAP  
1" = 1000'



Catalyst Engineering Group

100 South 2<sup>nd</sup> Street Office: (512) 944-6077  
Pflugerville, Texas 78660 Mobile: (512) 944-6077