

## PRESTON PARK SECTION 3 A SMALL LOT SUBDIVISION

## CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS.

THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

34.3A SHEET 01 OF 03

CSF CIVIL GROUP, LLC 3636 EXECUTIVE CENTER DRIVE, SUITE AUSTIN, TEXAS 78731 TEXAS REGISTERED ENGINEERING FIRM

## SUBDIVISIO SECTION

STATE OF TEXAS COUNTY OF TRAVIS

KNOW ALL MEN BY THE

DO HEREBY SUBDIVIDE 3.992 ACRES IN ACCORDANCE GOVERNMENT CODE CHAPTER 212, TO BE KNOWN AS THAT PULTE HOMES OF TEXAS, LP., A TEXAS LIMITED PARTNERSHIP, BY AND THROUGH STEPHEN ASHLOCK, AS ACRES IN THE WILLIAM BRATTON SURVEY 103, IN TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN 2017184306 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; WITH THE MAP OR PLAT ATTACHED HERETO, THAT, PURSUANT TO TEXAS 4.034

WITNESS MY HAND THIS THE DAY OF

STEPHEN ASHLOCK, DIRECTOR DEVELOPMENT, CENTRAL TEXAS 9401 AMBERGLEN BLVD. SUITE AUSTIN, TEXAS 78729 PULTE HOMES OF TEXAS, LP OF LAND

STATE OF TEXAS COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEPHEN ASHLOCK, 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. MY OFFICE, THIS THE

PRINTED NAME NOTARY PUBLIC, STATE OF TEXAS WITNESS MY HAND AND SEALED IN

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOF HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM), 48453CO260 J, DATED AUGUST 18, 2014, COMMUNITY #481026. I, JAMES M. COOK, AM AUTHORIZED HEREBY CERTIFY THAT THIS PLAT IS PORTIONS OF TITLE 30, AUSTIN/TRANMY KNOWLEDGE. UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED IN SCOUNTY SUBDIVISION REGULATIONS, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST

N APPROVING THIS PLAT BY 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 BUILDINGS 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 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 THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR OBLIGATION BY THE PRIVATE IMPROVEMENTS HAVE BEEN ACCEPTED FOR AMAINTENANCE BY THE COUNTY, OR THE PRIVATE 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 A PART OF THE DEVELOPER'S CONSTRUCTION.

OF OFFICE THE COUNTY COURT OF SAID COUNTY,

\_\_\_\_, 20\_\_\_, A.D., THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS PASSED AN ORDER THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

DANA DEBEAUVOIR, COUNTY TRAVIS COUNTY, TEXAS.

RECORDED ON THE DAY OF DAY OF A.D. 20\_ ., A.D. 20\_ ₹ . ≱ O'CLOCK M., AND DULY IN SAID

WITNESS MY HAND IN DOCUMENT NUMBER AND SEAL OF 유 품 COUNTY CLERK,

COUNTY CLERK, TRAVIS

THIS THE AND RECORD В AND AND STATE,

CITY OF AUSTIN ACCEPTED

TEXAS,

JOLENE KIOLBASSA CHAIRPERSON

SUBDIVISION PLAT IS TWO (2) MILE ETJ OF THE CITY OF SECRETARY STATE OF TEXAS: COUNTY OF TRAVIS:

WITNESS MY HAND AND SEAL DAY OF \_\_\_\_ DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS DO HEREBY THAT ON

THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,

LOCATED

DANA DEBEAUVOIR,

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE STATE OF TEXAS COUNTY OF TRAVIS

S

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED. PRESTON PARK SECTION 3

3. THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY TEXAS. 2. THE WATER AND WASTEWATER UTILITY IS CITY OF AUSTIN UTILITY DESIGN CRITERIA. APPROVED BY AUSTIN WATER. ALL WATER AUSTIN. THE LANDOWNER MUST PAY THE 1. NO LOT IN THIS SUBDIVISION SHALL WASTEWATER UTILITY SYSTEM.

4. 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. A FEE-IN-LIEU OF PARKLAND DEDICATION WAS PAID TO THE CITY OF AUSTIN FOR 18 DWELLING UNITS.

7. STREETS WILL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS.

11. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION). 10. PRIOR TO CONSTRUCTION DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY USE OF PONDING OR OTHER APPROVED METHODS.

14. TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.

19. DRAINAGE EASEMENTS OR STORM SEWER EASEMENTS THAT ARE 15 FEET IN WIDTH CAN ONLY BE USED FOR ENCLOSED CONDUIT STORM SEWER SYSTEM (I.E., PIPES). RED FOR ALL DEVELOPMENT PURSUANT TO THE CITY OF

ARE REQUIRED FOR EACH DWELLING UNIT.

24. ALL LOTS IN THIS SUBDIVISION MUST LOTS.

27. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH TITLE 30-2-232. THERE ARE NO STUBS THAT EXTEND BEYOND 150'.

32. OFF—STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL LOTS. PHASING AGREEMENT FOR GRAND AVENUE PARKWAY AND PEARSON AND INDUSTRIAL

WATER SERVICE SHALL BE PROVIDED BY THE CITY OF AUSTIN.

37. TELEPHONE SERVICE WILL BE PROVIDED BY AT&T. ELECTRIC SERVICE WILL BE WASTEWATER SERVICE SHALL BE PROV IDED BY THE CITY OF BY ONCOR ELECTRIC DELIVERY. AUSTIN.

39. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE ELECTRIC UTILITY 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 CODE 30—58 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE. 40. THE ELECTRIC UTILITY HAS THE RIGHT OBSTRUCTIONS TO THE EXTENT NECESSARY WORK IN ACCORDANCE WITH THE CITY OF , 38. ALL STREETS WITHIN THIS SUBDIVISIO AND GUTTER SECTION AND SIDEWALKS. N WILL BE CONSTRUCTED TO URBAN STREET STANDARDS WITH A CURB TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER TO KEEP THE EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL TREE AUSTIN LAND DEVELOPMENT CODE.

44. LOTS 1 AND 20, BLOCK I ARE DEDICATED AS DRAINAGE EASEMENT LOTS. LOTS 1 AND 20, BLOCK I ARE RESTRICTED TO NON—RESIDENTIAL USES AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND/OR HIS/HER ASSIGNS. TO BE A MINIMUM OF 4,500 SQUARE FEET WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE AUSTIN STANDARDS.

TO LOT 18 AND I SHALL BE FROM CELOSIA COVE

ACCEPTED AND AUTHORIZED FOR AUSTIN, COUNTY OF TRAVIS, THIS BY THE DIRECTOR,

DAY OF \_\_\_\_ 

SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION. OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND 유

6. ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH CODE. THIS SECTION STATES THAT THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT POSSIBLE. CONSTRUCTION IS PROHIBITED (OTHER THAN UTILITIES SHOWN), AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.

8. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE—FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTA CRITERIA MANUAL.

9. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR THE 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.

12. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.

13. ALL DRAINAGE EASEMENTS ON PRIVATE ASSIGNS. PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER

15. 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 THIS SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. \_\_\_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. BE INSTALLED AT ALL STREET INTERSECTIONS

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N62\*01'53"W

485.63

L20 L19

**1** 5 L18

ລ<sup>4.77</sup>້

W"00'65'502

LOT 27
BLOCK A
BRATTON HILL SECTION III
(200000072)

TRAVIS COUNTY
CL OF LANE
CL OF LANE
NOTED IN (190/30)
(1264/523)(1956/209)
(NO RECORD WIDTH)

TBM

9.460 AC. COMMUNITIES-TEXAS (2016142903)

(Ter\\EerEr) ZAWAYAA JUNAVA OWARD

(Ter\\EerEr) ZAW-70-THOMAD

(Ter\\EerEr) ZAMONTON OWARD

18. WATER QUALITY CONTROLS DEVELOPMENT CODE. 17. FOR PROPERTY OWNERS COVENANTS, SEPARATE INSTRUMENT RECORDED IN DOCTEXAS. CONDITIONS AND RESTRICTIONS PERTAINING TO THIS SUBDIVISION, SEE ... NO. 2017184307 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,

21. A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL R.O.W. CONSTRUCTION OF BUILDINGS AND DRIVEWAYS ON SLOPES EXCEEDING 25% IS PROHIBITED.

22. PUBLIC SIDEWALKS BUILT TO CITY OF AUSTIN STANDARDS ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS AS SHOWN BY A DOTTED LINE ON THE FACE THE PLAT ALONG THE FOLLOWING STREETS: GRAND AVENUE PARKWAY, CELOSIA ST. AND CELOSIA COVE. SIDEWALKS SHALL BE CONSTRUCTED PRIOR TO OCCUPANCY OF THE LOTS. FAILURE TO CONSTRUCT SUCH SIDEWALKS MAY RESULT IN THE WITHHOLDING OF A CERTIFICATE OF OCCUPANCY, BUILDING PERMIT, OR UTILITY CONNECTION BY THE GOVERNING BODY OR UTILITY.

25. WITHIN A SIGHT DISTANCE EASEMENT ANY OBSTRUCTION OF SIGHT DISTANCE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF COMMISSIONERS' COURT AT OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES. COMPLY WITH SECTION 30-2-232 OF THE AUSTIN CITY CODE FOR SMALL

28. MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED FOR THIS PROJECT SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN SECTION 30-5 OF THE ENVIRONMENTAL CRITERIA MANUAL, AND OTHER ORDINANCES AND REGULATIONS OF THE CITY OF AUSTIN STANDARDS. 31. THIS DEVELOPMENT IS SUBJECT TO A BOULEVARD. 30. PER LAND DEVELOPMENT CODE TITLE 30-5-231, WATER QUALITY PONDS SERVING RESIDENTIAL SHALL BE MAINTAINED BY THE WATERSHED PROTECTION DEPARTMENT. 29. THIS PROJECT IS LOCATED IN THE CITY OF AUSTIN 2 MILE ETJ AND TRAVIS COUNTY. DEVELOPMENT

33. 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.

42. NO CONSTRUCTION OR PLACEMENT OF STRUCTURES INCLUDING BUILDINGS, SHEDS, POOLS, LANDSCAPING OR GARDENS IS ALLOWED WITHIN A CRITICAL ENVIRONMENTAL FEATURE BUFFER ZONE PER THE CITY OF AUSTIN LAND DEVELOPMENT CODE. 43. ALL CORNER LOTS. ARE REQUIRED 41. ALL STREETS, DRAINAGE, SIDEWALKS, CONSTRUCTED AND INSTALLED TO CITY OF

## 유 Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. (Per "The Board of Professional Land Surveying" Texas Administrative Code, Title 22 — Part 29, General Rules of Procedures and Practices, Standards of Responsibility and Rules of Conduct, Rule 663.18) PAUL J. FLUGEL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO RACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 30, AUSTIN/TRAVIS COUNTY UBDIVISION REGULATIONS, AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED ROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY UPERVISION, MADE ON THE GROUND IN JANUARY, 2018. TBM #1: A SQUARE CUT ON TOP OF CURB, WEST SIDE OF GRAND AVENUE PARKWAY, +/- 91' SOUTH OF THE TERMINUS OF PAVEMENT, WEST CORNER OF SUBJECT TRACT. ELEV.=867.67' SURFACE COORDINATES: N 10142301.80 E 3134116.97 SINGLE FAMILY LOTS: DRAINAGE LOTS: TOTAL NO. OF LOTS: TOTALS: CELOSIA COVE CELOSIA STREET STREET NAME (FOR GRID TO SURFACE CONVERSION) ELEVATION = 866.89' VERTICAL DATUM: NAVD 88 (GEOID 99) \*NOTE: ALL STREETS TO BE SITE BENCHMARK COMBINED SCALE FACTOR = 0.999900010 (FOR SURFACE TO GRID CONVERSION) TEXAS STATE PLANE COORDINATES: N 10141287.67 E 3133803.59 SCALED ABOUT 0,0 BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON 1983/93 HARN VALUES FROM LCRA CONTROL NETWORK. FOR CHAPARRAL CONTROL POINT "JOH1". 4" ALUMINUM DISK SET IN CONCRETE THIS IS A SURFACE DRAWING CERTIFICATION 434 L.F. SUMMARY: LINEAR FEET 0.806 AC. PUBLIC 359 L.F. 75 L.F. GRAND AVENUE PARKWAY (114' PUBLIC RIGHT-OF-WAY) ス 円 い

N27'47'20"E 565.66

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**4**(C)
(C)

DRAINAGE LOT 0.219 AC. 9537 S.F.

SEE SIGHT \
LINE EASEMENT
DETAIL"B"

BLOCK LETTER

RECORD DRAINAGE CONTROL POINT/BENCHMARK LOCATION

EASEMENT

58.14' 46.80' 43.82' 43.82'

S

/31

LAWARD STORY TOWNS

1/2"

REBAR WITH "CHAPARRAL" CAP

FOUND

MONUMENT SET

REBAR FOUND (OR AS NOTED)

Consolvanos Consolvanos

GRAPHIC

= 100<sup>3</sup> SCALE

PRESTON PARK SECTION ONE (201600299)

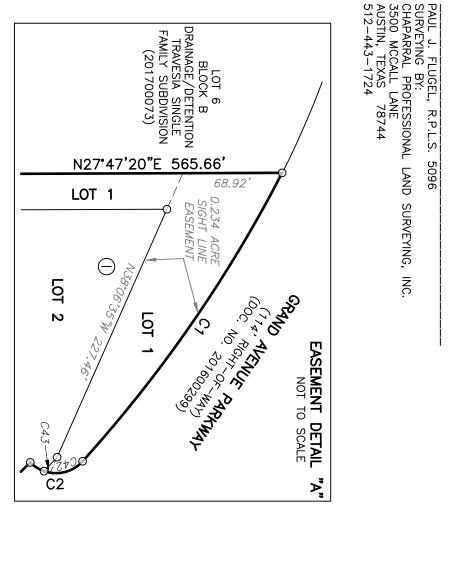
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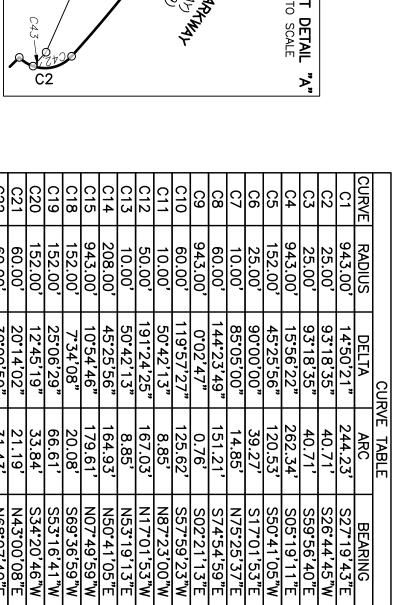
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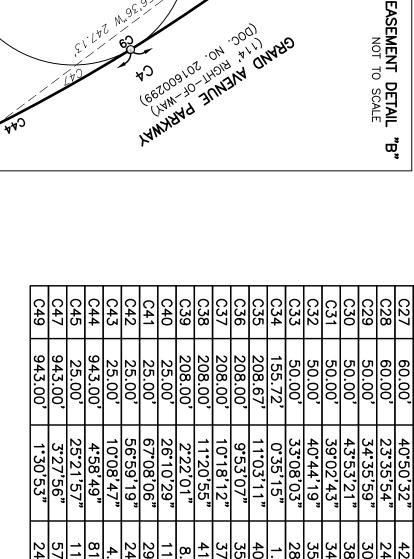
64.62' 63.74' 41.78' 61.34' 61

<del>2</del>8

CELOSIA COVE





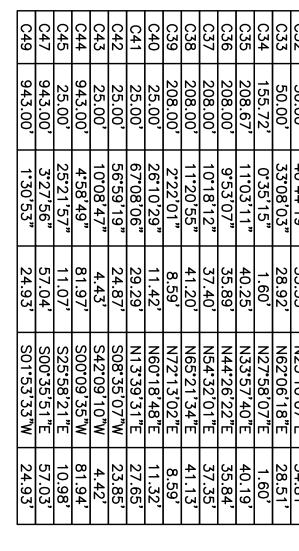


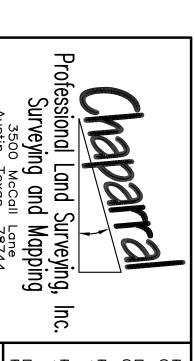
DRAINAGE LOT

CELOSIA COVE (56' R.O.W.)

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LOT 20  $\bigcirc$ 





DRAWING NO.: 035-015-PL4 DRAWN BY: RCW/JDB PLOT DATE: 12/28/2018 PLOT SCALE: 1"=100' PROJECT NO.: 035-015