

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2018-0044.0A**PC DATE:** May 14, 2019**SUBDIVISION NAME:** Resubdivision of Lot 14, Block 4, Broadacres Subdivision**AREA:** 0.34 acre (14,798 sf)**LOTS:** 2**APPLICANT:** Starling Development**AGENT:** Prossner and Assoc. (Kurt Prossner)**ADDRESS OF SUBDIVISION:** 5509 Clay Avenue**GRIDS:** MJ27**COUNTY:** Travis**WATERSHED:** Shoal Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3-NP**DISTRICT:** 7**LAND USE:** residential**NEIGHBORHOOD PLAN:** Brentwood**VARIANCES:** flag lot variance**SIDEWALKS:** Sidewalks will be constructed along Clay Avenue.

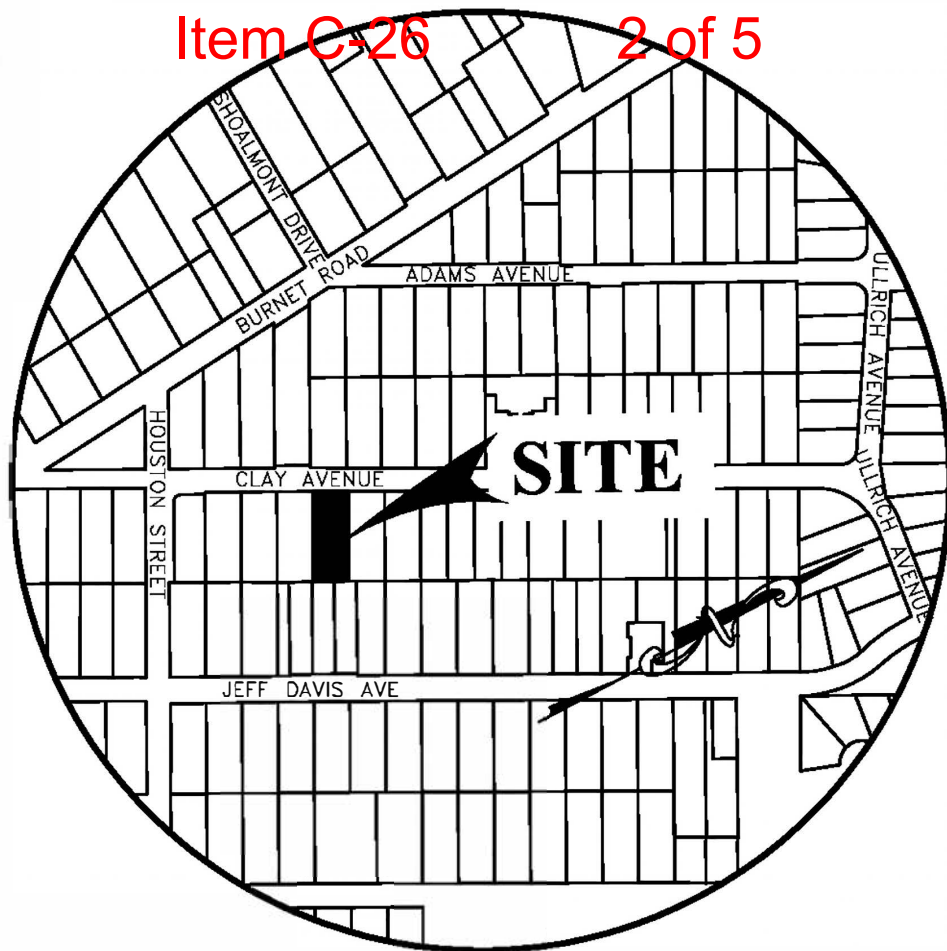
DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of Lot 14, Block 4, Broadacres Subdivision, including a variance for a flag lot. The plat is comprised of 2 lots on 0.34 acre (14,798 sf). The applicant proposes to resubdivide an existing lot into two lots for residential use. The proposed lots comply with zoning requirements for use, lot width and lot size.

STAFF RECOMMENDATION: The staff recommends approval of the plat. The resubdivision meets all applicable State and City of Austin Land Development Code requirements.

PLANNING COMMISSION ACTION:**CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** steve.hopkins@austintexas.gov

Item C-26

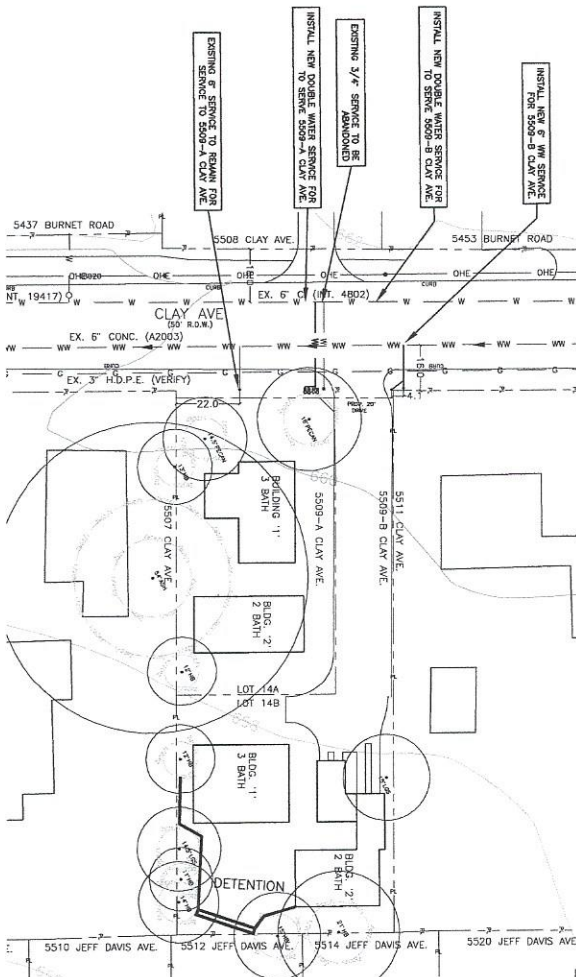
2 of 5



LOCATION MAP
(NOT TO SCALE)

REMOVED BY:
Kurt W. Prosser,
P.E.

DATE



NOTE: CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY EXCAVATION ACTIVITIES.

SCALE
1"=20

BRADLEY FAMILY REVOCABLE TRUST
c/o LEE EDWARD and CAROL ANN BRADLEY

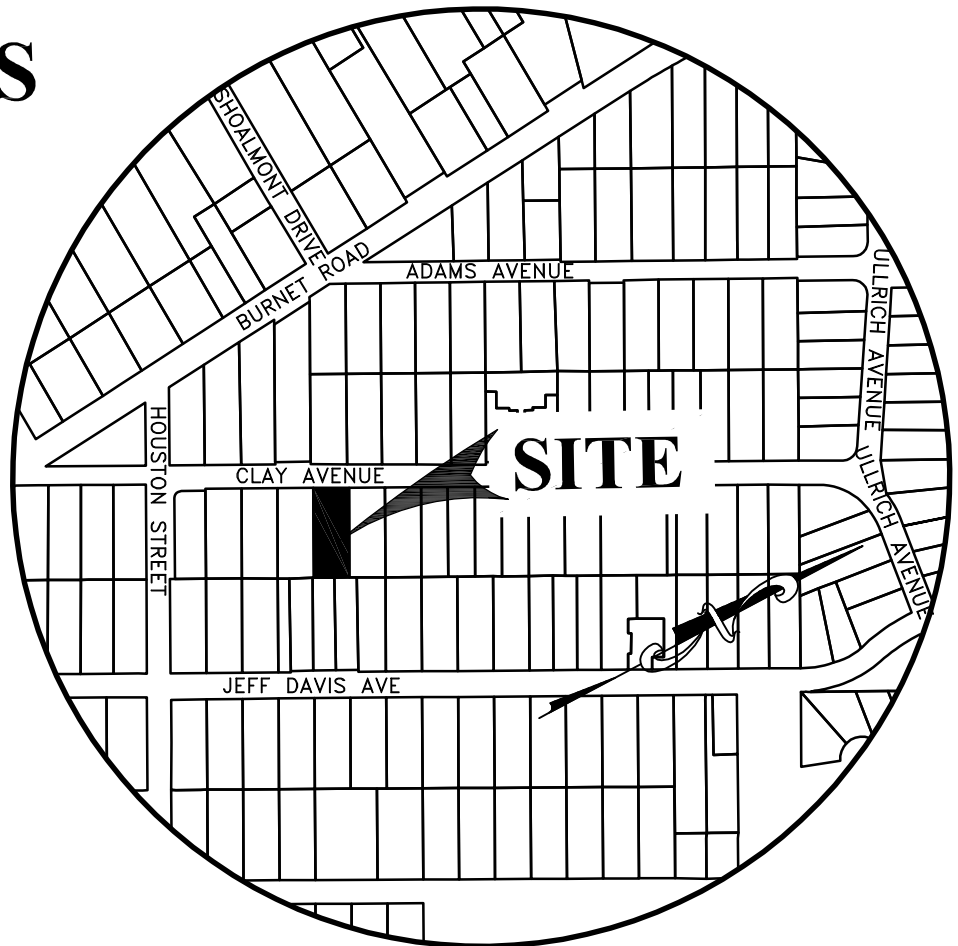
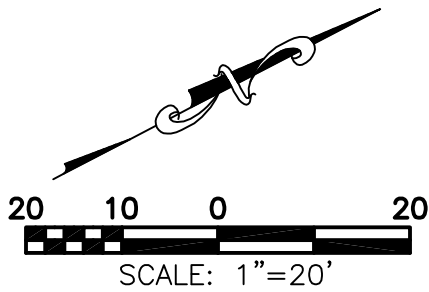
REVISIONS/CORRECTIONS:							
NO.	DESCRIPTION	REVISE (R) ADD (A) SHT.NO.	TOTAL SHEETS	NET CHANGE IMP. COVER	SITE IMP. COVER	% SITE IMP. COVER	APPROVED/DATE

5509 CLAY AVENUE
DRIVE AND UTILITY PLAN

RESUBDIVISION OF LOT 14 BLOCK 4,
BROADACRES SUBDIVISION
AUSTIN, TRAVIS COUNTY, TEXAS
SHEET 1 OF 2

LEGEND

- ▲ MAG NAIL FOUND
- ⊙ ONSITE BENCHMARK
- 1/2● 1/2" IRON ROD FOUND WITH NO CAP (UNLESS OTHERWISE NOTED)
- 1/2⊙ 1/2" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- ⊙ COTTON SPINDLE FOUND
- LS○ 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LANDMARK SURVEYING"
- () BOOK 3, PAGE 135 (P.R.T.C.T.)
- [] BOOK 102, PAGE 136 (P.R.T.C.T.)
- R.O.W. RIGHT-OF-WAY
- DOC. NO. DOCUMENT NUMBER
- P.R.T.C.T. PLAT RECORDS TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS TRAVIS COUNTY, TEXAS
- PROPOSED SIDEWALK
- SQ. FT. SQUARE FEET
- VOL./PG. VOLUME/PAGE
- E.E. ELECTRIC DISTRIBUTION, ELECTRIC TELECOMMUNICATIONS AND ELECTRIC FIBER EASEMENT



LOCATION MAP
(NOT TO SCALE)

HORIZONTAL DATUM

TEXAS COORDINATE SYSTEM OF 1983
(CENTRAL ZONE-4203)
NAD 83, (CORS) U.S. SURVEY FEET
GEOID MODEL 12A
COMBINED SCALE FACTOR 0.999922416
SURFACE ADJUSTMENT FACTOR 1.00007759
PROJECT CONTROL POINTS WERE
ESTABLISHED USING THE LEICA SMARTNET
NETWORK. THE DISTANCES SHOWN HEREON
ARE SURFACE.

BASIS OF VERTICAL CONTROL

GPS MONUMENT NO. J-28-2001 (CB 54)
3" BRASS DISC FOUND ON CONCRETE SIDEWALK OF
BRIDGE CULVERT ON NORTH SIDE OF BRENTWOOD
DRIVE BETWEEN ARROYO SECA SOUTHBOUND LANE
AND ARROYO SECA NORTHBOUND LANE.
ELEVATION = 691.62' NAD 83
C.O.A. GRID COORDINATES:
NORTH=10,096,556.25 EAST=3,117,332.28 (OFF SITE)

ONSITE BENCHMARK

BM "A": SQUARE CUT ON TOP OF CURB LOCATED ON THE EAST
SIDE OF CLAY AVENUE IN FRONT OF HOUSE WITH ADDRESS:
5509 CLAY, APPROXIMATELY 9' NORTH OF THE NORTHWEST
CORNER OF LOT 14, BLOCK 4, BROADACRES SUBDIVISION
ELEVATION=660.01'

FLOOD PLAIN NOTE

THIS SUBDIVISION OCCUPIES AN AREA WITHIN ZONE X,
AS SHOWN ON THE NATIONAL FLOOD INSURANCE
PROGRAM FIRM MAP NUMBER 48453C0455J, DATED
JANUARY 6, 2016, AS PUBLISHED BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY, THE PURPOSE OF
WHICH IS FOR FLOOD INSURANCE ONLY. NO PORTION
OF THESE LOTS ARE WITHIN THE DESIGNATED FLOOD
HAZARD AREA AS SHOWN ON SAID FIRM MAP
NUMBER, FOR TRAVIS COUNTY, TEXAS.

TOTAL ACREAGE:

LOT SQUARE FOOTAGE =
14,798 SQ. FT. (0.34 ACRES)

LOT 14A

5,813 SQ. FT. (0.134 ACRES)

LOT 14B

8,609 SQ. FT. (0.198 ACRES)
FLAG PORTION: 2,115 SQ. FT. (0.049 ACRES)
LOT PORTION: 6,494 SQ. FT. (0.149 ACRES)

ADDITIONAL RIGHT-OF-WAY

376 SQ. FT. (0.008 ACRES)

43,355 SQ. FT.
A PORTION OF LOT A
REED-WALLING SUBD.
VOL. 76 PG. 284 &
A PORTION OF LOTS 15
AND 31 BLOCK 2 OF
BROADACRES
PROTESTANT EPISCOPAL
CHURCH
DOC. NO. 2006188061
O.P.R.T.C.T.
10' DEDICATED FOR
STREET PURPOSES VOL.
76 PG. 284 P.R.T.C.T.
R.O.W.

LOT 29

CASA LAMINA, LLC
DOC. NO. 2018033569
O.P.R.T.C.T.

BROADACRES
BOOK 3, PAGE 135 P.R.T.C.T.
BLOCK 2

LOTS 11-14, 26-28
LESS 0.0147 ACRES
US REIF BURNET FLATS
APTS TEXAS, LLC
DOC. NO. 2015133566
O.P.R.T.C.T.

CLAY AVENUE
(40' R.O.W.)

5.0' RIGHT OF WAY
DEDICATED BY THIS PLAT

ONSITE BENCHMARK "A"

(N30°E 75.2')

N27°24'04"E 75.27'

N27°24'04"E 75.29'
(75.2')

NORTH=10,093,143.01'
EAST=3,115,124.19'
GRID

LOT 14A

LINE	BEARING	DISTANCE
L1	S72°14'50"W	9.93'

BROADACRES
BOOK 3, PAGE
135 P.R.T.C.T.

BLOCK 4

LOT 15

PHILIP MICHAEL GEIL
VOLUME 10007,
PAGE 603
R.P.R.T.C.T.

S27°24'04"W 56.37'

LOT 14B

BROADACRES
BOOK 3, PAGE
135 P.R.T.C.T.

BLOCK 4

LOT 13

GREEN RIDGE, LLC
DOC. NO. 2018033565
O.P.R.T.C.T.

LOT 12

FOR MAINTENANCE OF THE WATER QUALITY AND/OR DETENTION FACILITY,
SEE AGREEMENT FILED IN DOCUMENT NO. _____
OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

A VARIANCE TO SECTION 25-4-175(A)(2) OF THE LAND DEVELOPMENT
CODE WAS GRANTED BY THE PLANNING COMMISSION ON _____

S22°20'40"W 1.63'
[S29°15'03"W 1.90']

(S30°W 75.2')

45.38'[45.30']

S28°15'32"W 77.22'
[S30°28'55"W 77.03']

31.84'[31.73']

N. 60.09 FEET
OF LOT 31 BLOCK 4
BROADACRES
BOOK 3, PAGE 135 P.R.T.C.T.

LOT 1
BLOCK 4
LOT LINE

LOT 33

ROGER ISERN &
JENNIFER L. LOWRY
DOC. NO.
2010074811
O.P.R.T.C.T.

LOT 2
AYLAIAN & ADEUIN
FAMILY TRUST
DOC. NO.
2010129837
O.P.R.T.C.T.

JEFF DAVIS
BOOK 102, PAGE 136
P.R.T.C.T.

LOT 3
MARTHA MERRIELL
CHANG & MICHAEL
CHENG-PING CHANG
DOC. NO. 2008124043
O.P.R.T.C.T.

GUILLAUME KOTZE
& ALAINE KOTZE
DOC. NO. 2016217051
O.P.R.T.C.T.

Landmark
SURVEYING, LP
2205 EAST 5TH STREET
AUSTIN, TEXAS 78702
PH: (512)328-7411 FAX: (512)328-7413
TEXAS FIRM REGISTRATION NO. 100727-00

RESUBDIVISION OF LOT 14 BLOCK 4,
BROADACRES SUBDIVISION
AUSTIN, TRAVIS COUNTY, TEXAS
SHEET 2 OF 2

GENERAL NOTES

- (1) 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.
- (2) NO BUILDINGS, FENCES, LANDSCAPING OR OTHER SUCH STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS, EXCEPT AS APPROVED BY THE CITY OF AUSTIN, AND TRAVIS COUNTY.
- (3) PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- (4) ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- (5) THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITIES FOR PLANS AND 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. (LDC 25-4-83)
- (6) ALL STRUCTURES, ANY PORTION OF WHICH IS BEYOND 150 FEET FROM CLAY AVENUE, MUST HAVE A CODE COMPLIANT 13D FIRE SPRINKLER SYSTEM INSTALLED.
- (7) ALL NOTES AND RESTRICTIONS FOR BROADACRES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 135, PLAT RECORDS, TRAVIS COUNTY, TEXAS, APPLY TO THIS PLAT.
- (8) NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- (9) EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO LDC SECTION 25-8-181, AND THE ENVIRONMENTAL CRITERIA MANUAL.
- (10) 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 THE OWNERS OF THE LOTS. 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.
- (11) WATER METERS AND CLEANOUTS SHALL NOT BE LOCATED IN DRIVEWAYS OR SIDEWALKS.
- (12) EACH LOT SHALL HAVE INDEPENDENT WATER METERS AND CLEANOUTS AND PRIVATE PLUMBING SHALL NOT CROSS LOT LINES. PRIVATE LINES MAY CROSS PERPENDICULARLY BUT OTHERWISE SHALL NOT BE LOCATED WITHIN A PUBLIC UTILITY EASEMENT.
- (13) 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.
- (14) NO LOT IN THIS SUBDIVISION HAS SLOPES GREATER THAN 15%
- (15) ACCESS TO AND FROM LOTS 14A AND 14B FROM CLAY AVENUE SHALL BE THROUGH JOINT-USE ACCESS EASEMENT ONLY AS SHOWN ON PLAT.
- (16) PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: CLAY AVENUE. THESE 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.
- (17) ALL ADDRESSES FOR RESIDENTIAL LOTS UTILIZING A FLAG LOT DESIGN MUST BE DISPLAYED AT THEIR CLOSEST POINT OF ACCESS TO A PUBLIC STREET.
- (18) A FEE-IN-LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 3 RESIDENCES. NO FEE WAS CHARGED FOR THE EXISTING RESIDENCE.

ELECTRIC NOTES

- (1) AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUB-CHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- (2) 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 ON-GOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICES TO THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- (3) 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 10 FEET OF THE CENTERLINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRICAL SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- (4) 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.
- (5) ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS THAT I, LYNN CURRIE, MANAGING MEMBER, STARLING HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF LOT 14, BLOCK 4, BROADACRES, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 135, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AS CONVEYED TO ME IN DOCUMENT NUMBER 2016197684 AND 2017008146, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, DO HEREBY SUBDIVIDE SAID 0.34 ACRE TRACT IN ACCORDANCE WITH THE ATTACHED PLAT, TO BE KNOWN AS:

RESUBDIVISION OF LOT 14, BLOCK 4, BROADACRES SUBDIVISION

SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE _____ DAY OF _____, 2019 A.D.

LYNN CURRIE
MANAGING MEMBER
STARLING HOLDINGS, LLC
1107 S. 8TH STREET
AUSTIN, TX 78704

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2019, BY LYNN CURRIE

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY: CERTIFY THAT THE FORGOING 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. OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE AS DOCUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND THIS THE _____ DAY OF _____ 2019 A.D.

DANA DEBEAUVOR, COUNTY CLERK TRAVIS COUNTY, TEXAS

DEPUTY

DANA DEBEAUVOR, COUNTY CLERK TRAVIS COUNTY, TEXAS

DEPUTY

PLANNING COMMISSION APPROVAL

THIS SUBDIVISION 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, ON THIS, THE _____ DAY OF _____, 2019 AD.

STEVE HOPKINS, for:
DENISE LUCAS, ACTING DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS, THE _____ DAY OF _____, 2019

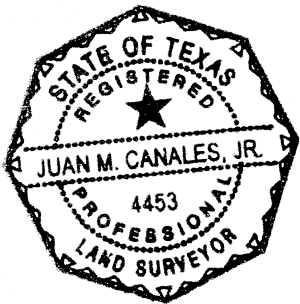
JAMES SHIEH, CHAIR PATRICIA SEEGER, SECRETARY

ENGINEER'S CERTIFICATION:
I, KURT M. PROSSNER, 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 PORTION OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

KURT M. PROSSNER, P.E. # 58191
PROSSNER AND ASSOCIATES, INC.
13377 POND SPRINGS ROAD, SUITE 104
AUSTIN, TX 78729
PH: (512) 918-3343 F: (512) 918-2431

DATE

SURVEYOR'S CERTIFICATION:
I, JUAN M. CANALES, JR., A TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN AND FOR THE STATE OF TEXAS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THAT THIS PLAT COMPLIES WITH TITLE 25 OF THE AUSTIN CITY CODE OF 1999, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND, AND ALL NECESSARY MONUMENTS ARE IN PLACE.



Juan M. Canales, Jr. 3.28.2019
JUAN M. CANALES, JR., R.P.L.S. NO. 4453
VICE PRESIDENT OF THE GENERAL PARTNER
LANDMARK SURVEYING, LP
(512) 328-7411, EXT. 111
TEXAS FIRM REGISTRATION NO. 100727-00

