

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-04-0160.12A**Z.A.P. DATE:** 08/06/2019**SUBDIVISION NAME:** Gilbert Lane Subdivision Phase 5**AREA:** 34.58 acres**LOT(S):** 165 total lots**OWNER/APPLICANT:** Diecieseis LLC (Reagan Horton)**AGENT:** Chris Rawls, Brown & Gay Engineering (512) 879-0426**ADDRESS OF SUBDIVISION:** Brahmin Drive & Montrelia Drive**GRIDS:** R21, R22 & S22**COUNTY:** Travis**WATERSHED:** Gilleland Creek**JURISDICTION:** 2-Mile ETJ**EXISTING ZONING:** N/A**MUD:** N/A

PROPOSED LAND USE: Proposed plat consists of 160 single family lots; 1 water utility easement, 1 water quality easement/public utility easement lot; and 3 open space/drainage easement lots on 34.58 acres.

ADMINISTRATIVE WAIVERS: N/A**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets.

DEPARTMENT COMMENTS: The request is for approval of Gilbert Lane Subdivision Phase 5 Final Plat. The final plat is composed of 165 total lots on 34.58 acres. Water will be provided by Manville Water and wastewater will be provided by the Hornsby Bend Utility.

STAFF RECOMMENDATION: Staff recommends approval of the final plat. This final plat meets all applicable state, county, and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Sue Welch, Travis Co. TNR
Don Perryman, City of Austin - DSD
Email address: sue.welch@traviscountytx.gov
Don.Perryman@austintexas.gov

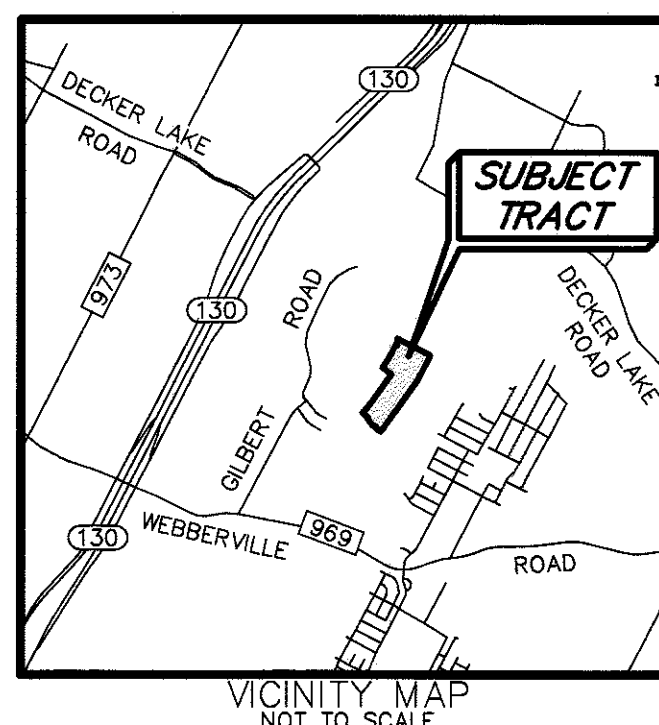
PHONE: 512-854-7637
512-974-2786

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 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. TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY THE SUBDIVIDER, OR THEIR REPRESENTATIVES.

FINAL PLAT
**GILBERT LANE
SUBDIVISION PHASE 5**

A SUBDIVISION OF 34.580 ACRES OF LAND
LOCATED IN THE
JOSEPH DUTY SURVEY NO. 16,
TRAVIS COUNTY, TEXAS

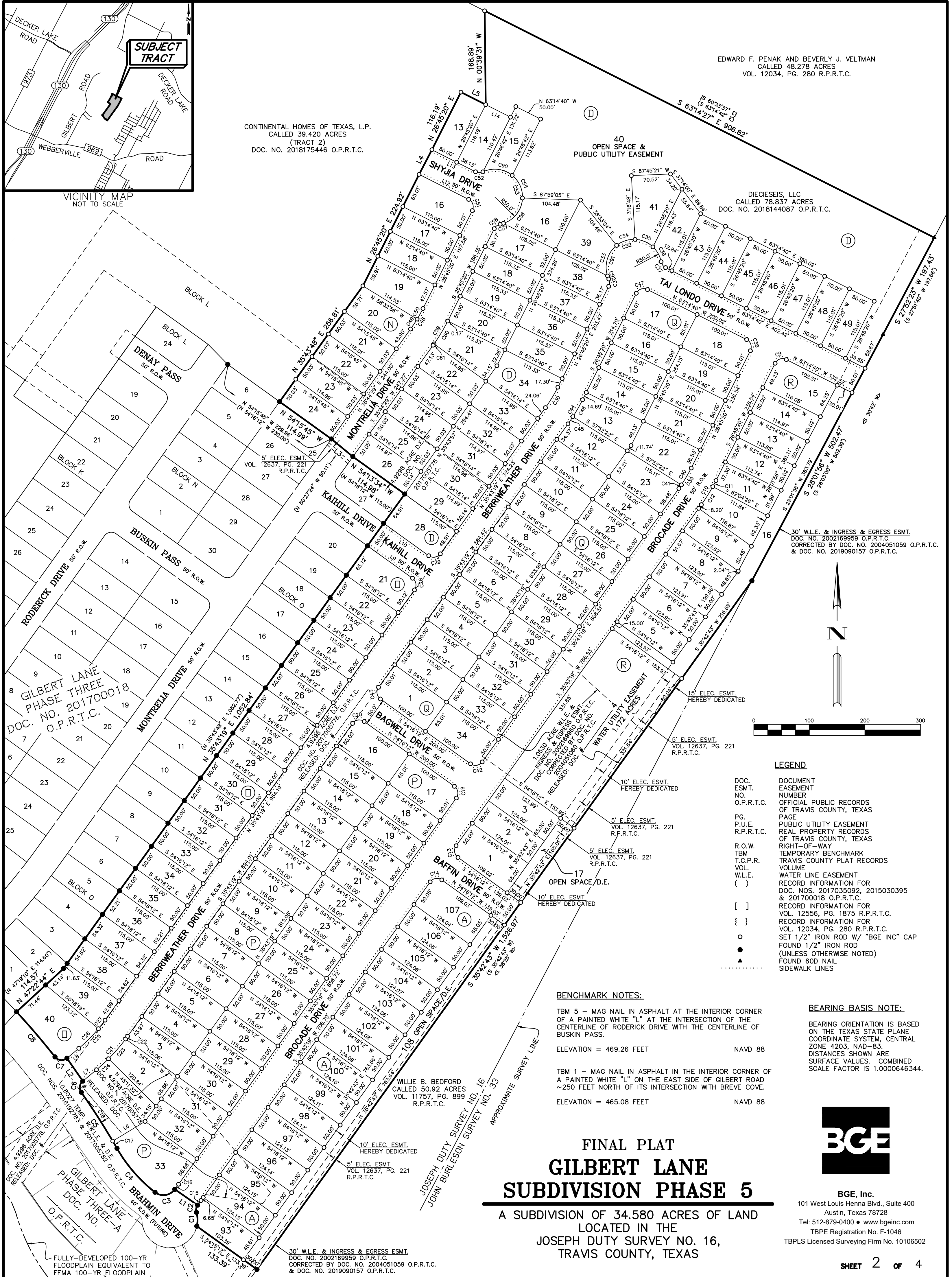


VICINITY MAP
NOT TO SCALE



BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 10106502

SHEET 1 OF 4



LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
93	A	5,732
94	A	6,208
95	A	6,207
96	A	6,207
97	A	6,206
98	A	6,206
99	A	6,205
100	A	6,205
101	A	6,204
102	A	6,204
103	A	6,204
104	A	6,203
105	A	6,203
106	A	6,202
107	A	8,020

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	R	8,013
2	R	6,200
3	R	6,200
4	R	51,061
5	R	6,197
6	R	6,196
7	R	6,196
8	R	6,402
9	R	6,012
10	R	6,183
11	R	5,703
12	R	5,665
13	R	5,721
14	R	5,777
15	R	7,454
16	R	19,803

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
13	D	5,810
14	D	5,786
16	D	7,351
17	D	5,944
18	D	5,766
19	D	5,766
20	D	5,766
21	D	6,623
22	D	5,751
23	D	5,751
24	D	5,751
25	D	5,752
26	D	5,760
28	D	7,416
29	D	5,766
30	D	5,753
31	D	5,752
32	D	5,752
33	D	5,751
34	D	8,674
35	D	5,766
36	D	5,766
37	D	5,766
38	D	5,944
39	D	7,355
40	D	153,353
42	D	5,927
43	D	5,751
44	D	5,751
45	D	5,751
46	D	5,751
47	D	5,751
48	D	5,751
49	D	5,751

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
21	O	7,440
22	O	5,750
23	O	5,750
24	O	5,750
25	O	5,750
26	O	5,750
27	O	5,750
28	O	5,750
29	O	5,750
30	O	5,750
31	O	5,750
32	O	5,750
33	O	5,750
34	O	5,750
35	O	5,750
36	O	6,004
37	O	6,247
38	O	6,281
39	O	6,906
40	O	10,030

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
16	N	7,427
17	N	5,750
18	N	5,750
19	N	7,426
20	N	7,014
21	N	5,754
22	N	5,753
23	N	5,753
24	N	5,752

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	P	10,724
2	P	6,594
3	P	5,750
4	P	5,750
5	P	5,750
6	P	5,750
7	P	5,750
8	P	5,750
9	P	5,750
10	P	5,750
11	P	5,750
12	P	5,750
13	P	5,750
14	P	5,750
15	P	5,750
16	P	7,427
17	P	7,427
18	P	5,750
19	P	5,750
20	P	5,750
21	P	5,750
22	P	5,750
23	P	5,750
24	P	5,750
25	P	5,750
26	P	5,750
27	P	5,750
28	P	5,750
29	P	5,750
30	P	5,750
31	P	5,750
32	P	5,750
33	P	10,949

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	Q	7,427
2	Q	5,750
3	Q	5,750
4	Q	5,750
5	Q	5,750
6	Q	5,750
7	Q	5,750
8	Q	5,750
9	Q	5,750
10	Q	5,750
11	Q	5,750
12	Q	6,164
13	Q	6,394
14	Q	5,751
15	Q	5,751
16	Q	5,751
17	Q	7,428
18	Q	7,428
19	Q	5,751
20	Q	5,751
21	Q	5,751
22	Q	7,610
23	Q	6,995
24	Q	5,750
25	Q	5,750
26	Q	5,750
27	Q	5,750
28	Q	5,750
29	Q	5,750
30	Q	5,750
31	Q	5,750
32	Q	5,750
33	Q	5,750
34	Q	7,427

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	25.25'	50.00'	28°55'45"	N 01°28'06" W	24.98'
C2	13.50'	15.00'	51°34'40"	N 09°07'09" E	13.05'
C3	40.16'	25.00'	92°02'23"	S 81°24'43" W	35.98'
C4	105.26'	275.00'	21°55'52"	N 40°54'02" W	104.62'
C5	119.82'	1,380.00'	4°58'30"	N 32°28'32" W	119.79'
C6	22.18'	15.00'	84°42'55"	N 07°46'25" E	20.21'
C7	24.14'	15.00'	92°11'56"	N 83°42'55" W	21.62'
C8	106.70'	1,380.00'	4°25'48"	N 40°28'19" W	106.67'
C9	23.56'	15.00'	90°00'00"	S 71°45'20" W	21.21'
C10	50.86'	325.00'	8°57'59"	S 31°14'19" W	50.81'
C11	12.39'	325.00'	2°11'05"	S 27°50'52" W	12.39'
C12	38.47'	325.00'	6°46'54"	S 32°19'52" W	38.45'
C13	23.56'	15.00'	89°59'31"	S 09°16'27" E	21.21'
C14	23.56'	15.00'	90°00'29"	S 80°43'33" W	21.21'
C15	10.46'	325.00'	1°50'37"	S 36°38'37" W	10.46'
C16	11.29'	275.00'	2°21'11"	N 36°53'55" E	11.29'
C17	15.17'	1,380.00'	0°37'47"	S 30°18'10" E	15.17'
C18	104.66'	1,380.00'	4°20'43"	S 32°47'25" E	104.63'
C19	23.56'	15.00'	89°59'31"	N 09°16'27" W	21.21'
C20	23.56'	15.00'	90°00'29"	S 80°43'33" W	21.21'
C21	82.44'	325.00'	14°31'59"	S 42°59'18" W	82.21'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C22	6.04'	325.00'	1°03'51"	S 36°15'15" W	6.04'
C23	47.03'	325.00'	8°17'26"	S 40°55'53" W	46.99'
C24	29.37'	325.00'	5°10'41"	S 47°39'57" W	29.36'
C25	69.75'	275.00'	14°31'59"	N 42°59'18" E	69.57'
C26	50.22'	275.00'	10°27'50"	N 45°01'23" E	50.15'
C27	19.53'	275.00'	4°04'09"	N 37°45'24" E	19.53'
C28	23.56'	15.00'	89°59'33"	N 09°16'28" W	21.21'
C29	23.56'	15.00'	90°00'27"	N 80°43'32" E	21.21'
C30	43.04'	275.00'	8°57'59"	N 31°14'19" E	42.99'
C31	13.62'	15.00'	52°01'12"	N 00°44'44" E	13.16'
C32	169.33'	50.00'	194°02'25"	N 71°45'20" E	99.25'
C33	60.95'	50.00'	69°50'55"	N 16°35'49" E	57.25'
C34	35.60'	50.00'	40°47'29"	N 71°55'01" E	34.85'
C35	35.60'	50.00'	40°47'29"	S 67°17'30" E	34.85'
C36	31.13'	50.00'	35°40'18"	S 29°03'37" E	30.63'
C37	13.62'	15.00'	52°01'12"	S 37°14'04" E	13.16'
C38	23.56'	15.00'	90°00'00"	N 18°14'40" W	21.21'
C39	43.04'	275.00'	8°57'59"	N 31°14'19" E	42.99'
C40	35.07'	275.00'	7°18'25"	N 30°24'33" E	35.05'
C41	7.96'	275.00'	1°39'34"	N 34°53'32" E	7.96'
C42	23.56'	15.00'	90°00'29"	N 80°43'33" E	21.21'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C43	23.56'	15.00'	89°59'31"	S 09°16'27" E	21.21'
C44	50.86'	325.00'	8°57'59"	S 31°14'19" W	50.81'
C45	15.57'	325.00'	2°44'44"	S 34°20'57" W	15.57'
C46	35.29'	325.00'	6°13'15"	S 29°51'57" W	35.27'
C47	23.56'	15.00'	90°00'00"	S 71°45'20" W	21.21'
C48	43.13'	275.00'	8°59'09"	N 31°14'55" E	43.08'
C49	21.39'	275.00'	4°27'24"	N 33°30'47" E	21.39'
C50	21.74'	275.00'	4°31'45"	N 29°01'12" E	21.73'
C51	23.56'	15.00'	90°00'00"	N 18°14'40" W	21.21'
C52	13.62'	15.00'	52°01'12"	S 89°15'16" E	13.16'
C53	169.33'	50.00'	194°02'25"	S 18°14'40" E	99.25'
C55	46.34'	50.00'	53°05'53"	S 24°27'39" E	44.70'
C56	60.87'	50.00'	69°45'01"	S 36°57'48" W	57.18'
C57	6.05'	50.00'	6°56'14"	S 75°18'26" W	6.05'
C58	13.62'	15.00'	52°01'12"	S 52°45'56" W	13.16'
C59	50.97'	325.00'	8°59'09"	S 31°14'55" W	50.92'
C60	48.07'	325.00'	8°28'26"	S 30°59'33" W	48.02'
C61	2.90'	325.00'	0°30'43"	S 35°29'07" W	2.90'
C90	56.07'	50.00'	64°15'17"	N 83°08'14" W	53.18'
C91	60.95'	50.00'	69°50'55"	S 16°35'49" W	57.25'
C92	6.05'	50.00'	6°56'14"	S 21°47'46" E	6.05'

STREET NAMES		
STREET	R.O.W. WIDTH	CENTERLINE LENGTH
BROCADE DRIVE	50 FEET	1,878 FEET
BERRIWEATHER DRIVE	50 FEET	1,766 FEET
MONTRELIA DRIVE	50 FEET	530 FEET
TAI LONDO DRIVE	50 FEET	453 FEET
BAGWELL DRIVE	50 FEET	280 FEET
BAFFIN DRIVE	50 FEET	179 FEET
KAIHILL DRIVE	50 FEET	140 FEET
SHYJIA DRIVE	50 FEET	140 FEET
TOTAL LINEAR FEET OF NEW STREETS		5,613 FEET

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 55°14'06" W	50.07'
L2	N 34°40'16" W	50.20'
L3	N 50°31'36" W	50.11'
L4	N 27°28'35" E	50.00'
L5	S 63°14'40" E	50.00'
L6	N 58°42'44" E	68.15'
L7	S 50°15'18" W	32.08'
L8	N 50°15'18" E	27.64'
L9	N 54°16'14" W	100.00'
L10	S 54°16'14" E	100.00'
L12	N 63°14'40" W	100.00'
L13	S 63°14'40" E	88.14'
L14	S 63°14'40" E	50.00'

LAND USE SCHEDULE		
DESCRIPTION	NUMBER	ACREAGE
RESIDENTIAL	160	22.631 ACRES
WATER UTILITY EASEMENT	1	1.225 ACRES
P.U.E. & W.Q.E.	1	3.521 ACRES
OPEN SPACE/D.E.	3	1.041 ACRES
RIGHT-OF-WAY	—	6.162 ACRES
TOTAL	165	34.580 ACRES

FINAL PLAT
GILBERT LANE
SUBDIVISION PHASE 5

A SUBDIVISION OF 34.580 ACRES OF LAND
LOCATED IN THE
JOSEPH DUTY SURVEY NO. 16,
TRAVIS COUNTY, TEXAS



BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 10106502

G:\TxC\Projects\Survey Projects\4673-00 Gilbert Lane Tract\04-Finals\Drawings\Phase 5 Plat\Gilbert Phase 5.dwg, 7/8/2019 11:00 AM, Dfisher

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT DIECIESEIS, LLC, REAGAN HORTON, MANAGER BEING THE OWNER OF A 78.837 ACRE TRACT OF LAND OUT OF THE JOSEPH DUTY SURVEY NO. 16 SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED AS RECORDED IN DOCUMENT NUMBER 2018144087 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 34.580 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

GILBERT LANE SUBDIVISION PHASE 5

AND DOES 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 MY HAND, THIS THE 15 DAY OF JULY, 2019, A.D.



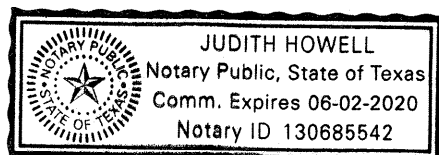
REAGAN HORTON, MANAGER
1501 ALTA DRIVE
FORT WORTH, TEXAS 76107

STATE OF TEXAS §
COUNTY OF ~~TRAVIS~~ §
Tarrant

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED REAGAN HORTON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.



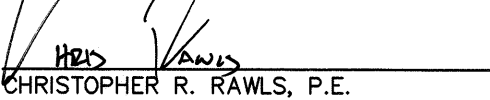
NOTARY PUBLIC, STATE OF TEXAS



PRINT NOTARY'S NAME
MY COMMISSION EXPIRES 6-2-20

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. MAP NUMBER 48453C0490J, REVISED AUGUST 18, 2014.

I, CHRISTOPHER R. RAWLS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE OF 2003 AS AMENDED AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



CHRISTOPHER R. RAWLS, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 124994
BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728

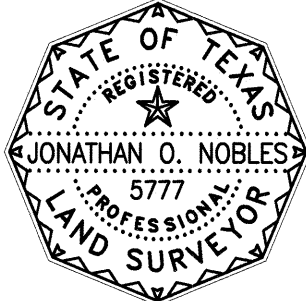
7/8/2019
DATE

I, JONATHAN O. NOBLES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE OF 2003, AS AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY UNDER MY SUPERVISION.



JONATHAN O. NOBLES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5777
BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728

7/8/2019
DATE



THIS SUBDIVISION PLAT IS LOCATED WITHIN THE CITY OF AUSTIN'S 2-MILE EXTRA TERRITORIAL JURISDICTION ON THIS THE _____ DAY OF _____, 20____, A.D.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE _____ DAY OF _____, 20____, A.D.

DENISE LUCAS, ACTING DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

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

_____, CHAIR _____, SECRETARY

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, OR 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 COMMISSIONER'S 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 ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO THE 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 ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR 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 PART OF THE DEVELOPERS CONSTRUCTION.

GENERAL NOTES:

- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE MANVILLE WATER SUPPLY CORPORATION OR A STATE APPROVED WATER SYSTEM.
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE HORNSBY BEND UTILITY WASTEWATER SYSTEM.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING, ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF AUSTIN.
- PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITY.

- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- 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 TCESD #12. 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.
- 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 ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES 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.
- 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 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 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.
- 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.
- 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 THE AUSTIN WATER UTILITY. 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.
- 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: BROCADE DRIVE, BERRIWEATHER DRIVE, MONTRELIA DRIVE, TAI LONDO DRIVE, BAGWELL DRIVE, BAFFIN DRIVE, KAIHILL DRIVE, SHYJIA DRIVE. 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.
- ALL STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGE, EROSION CONTROLS, WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- DRAINAGE EASEMENTS GREATER THAN 25 FEET WIDE CAN BE USED FOR OPEN CHANNEL OR ENCLOSED CONDUIT SYSTEMS. DRAINAGE EASEMENTS 15 FEET WIDE ARE FOR ENCLOSED CONDUIT DRAINAGE SYSTEMS ONLY.
- PRIOR TO CONSTRUCTION ON ANY LOT 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.
- ☒ LOT 106, BLOCK A, LOTS 4, 16, AND 17 OF BLOCK R, AND LOT 40, BLOCK D LOT 15, BLOCK D AND LOT 4, BLOCK R TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION OR ITS ASSIGNS. NO RESIDENTIAL USES ARE ALLOWED ON THESE LOTS.
- MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO ACCORDING TO CITY OF AUSTIN STANDARDS.
- A 10 FOOT WIDE PUBLIC UTILITY EASEMENT PARALLEL AND ADJOINING ALL DEDICATED RIGHT-OF-WAY LINES SHOWN HEREON IS HEREBY DEDICATED.
- PROPOSED STREETS SHOWN HEREON ARE HEREBY DEDICATED AS PUBLIC RIGHT-OF-WAYS.
- MINIMUM FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF ONE FOOT (1.0') ABOVE THE FINISHED 100-YEAR WATER SURFACE ELEVATION, DEPENDING ON THE INDIVIDUAL BUILDING LOCATIONS.
- A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- AUSTIN ENERGY WILL FURNISH ELECTRIC SERVICE TO THIS SUBDIVISION.
- WATER SERVICE TO BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION.
- WASTEWATER SERVICE TO BE PROVIDED BY HORNSBY BEND UTILITY.
- TELEPHONE SERVICE TO BE PROVIDED BY AT&T.
- GAS SERVICE TO BE PROVIDED BY TEXAS GAS SERVICE.
- THIS SUBDIVISION IS SUBJECT TO A PHASING AGREEMENT WITH THE AUSTIN/TRAVIS COUNTY SUBDIVISION SINGLE OFFICE.
- NO LOT SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY FOR THIS PROPOSED DEVELOPMENT.
- 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 THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. _____, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- PARKLAND FEES HAVE BEEN PAID TO TRAVIS COUNTY FOR 160 UNITS.
- THIS PLAT IS SUBJECT TO THE CCR RECORDED IN DOC. NO. 2008115811, O.P.R.T.C.

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT ON THIS 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 OFFICE OF THE COUNTY CLERK OF SAID COUNTY THE _____ DAY OF _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

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., AND DULY RECORDED ON THE _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK ____M., OF SAID COUNTY AND STATE IN DOCUMENT NO. _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY THE _____ DAY OF _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY



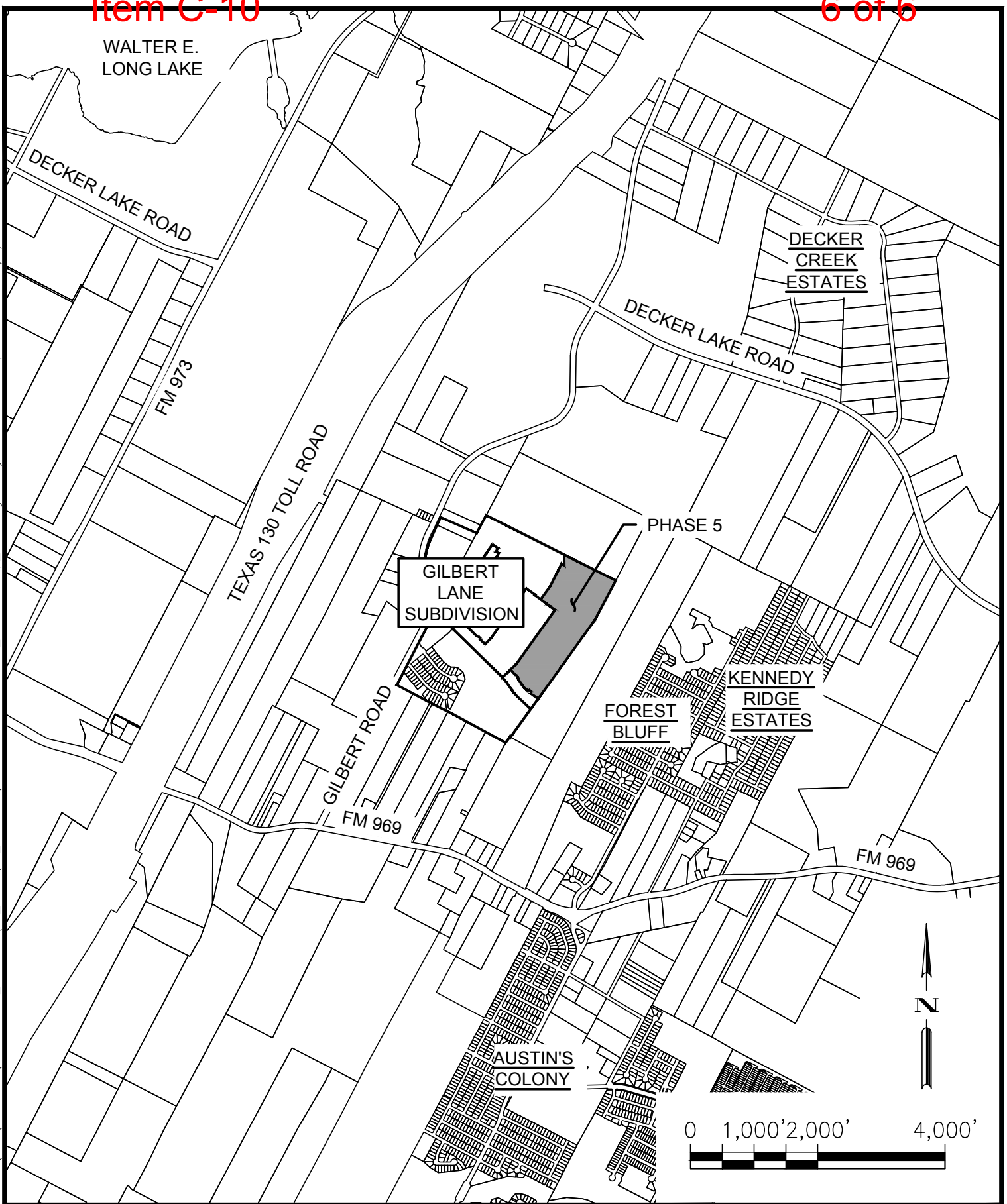
BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 10106502

PLAT PREPARED ON: 11/29/2017

APPLICATION SUBMITTED ON: 12/5/2017

SHEET 4 OF 4

C:\Users\asletten\OneDrive\BCE\DRHorton\Gilbert Tract_Phase 5\03_CADD\05_EXHIBITS\Gilbert Lane Subdivision_Location Map_Ph.5.dwg Plotted: 10/4/2017 2:14:04 PM Layout: Location Map



GILBERT LANE SUBDIVISION - PHASE 5
AUSTIN, TX

LOCATION MAP

BROWN & GAY ENGINEERS, INC.
7000 NORTH MCPAC, SUITE 330 AUSTIN, TX 78731
TX 78731 TBPE Registration No. F-1046
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