

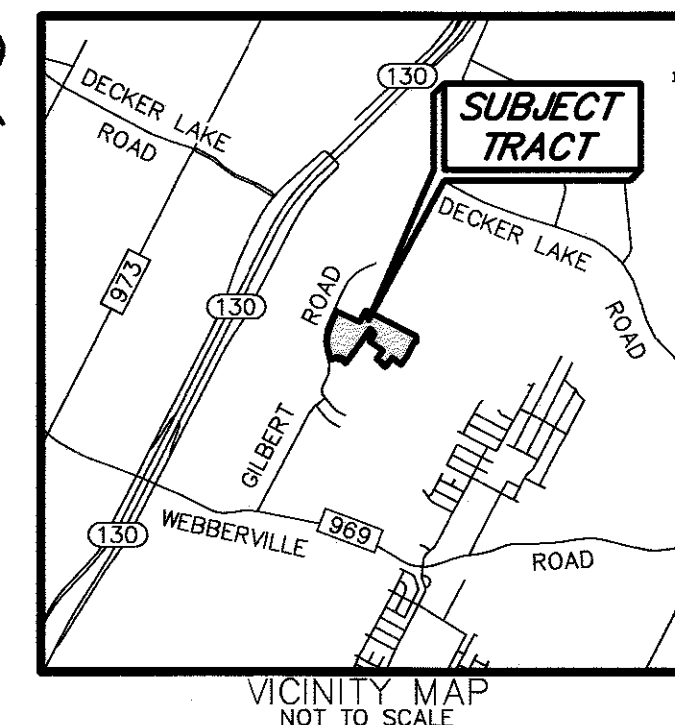
**SUBDIVISION REVIEW SHEET****CASE NO.:** C8J-04-0160.13A**Z.A.P. DATE:** 08/06/2019**SUBDIVISION NAME:** Gilbert Lane Subdivision Phase 4**AREA:** 39.42 acres**LOT(S):** 197 total lots**OWNER/APPLICANT:** Continental Homes of Texas, LP (Ian Cude)**AGENT:** Chris Rawls, Brown & Gay Engineering (512) 879-0426**ADDRESS OF SUBDIVISION:** Brahmin 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 196 single family lots and 1 open space/amenity lot on 39.42 acres.**ADMINISTRATIVE WAIVERS:** N/A**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets, and Gilbert Road.**DEPARTMENT COMMENTS:** The request is for approval of Gilbert Lane Subdivision Phase Four Final Plat. The final plat is composed of 197 total lots on 39.42 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](mailto:sue.welch@traviscountytx.gov)  
[Don.Perryman@austintexas.gov](mailto: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 4**

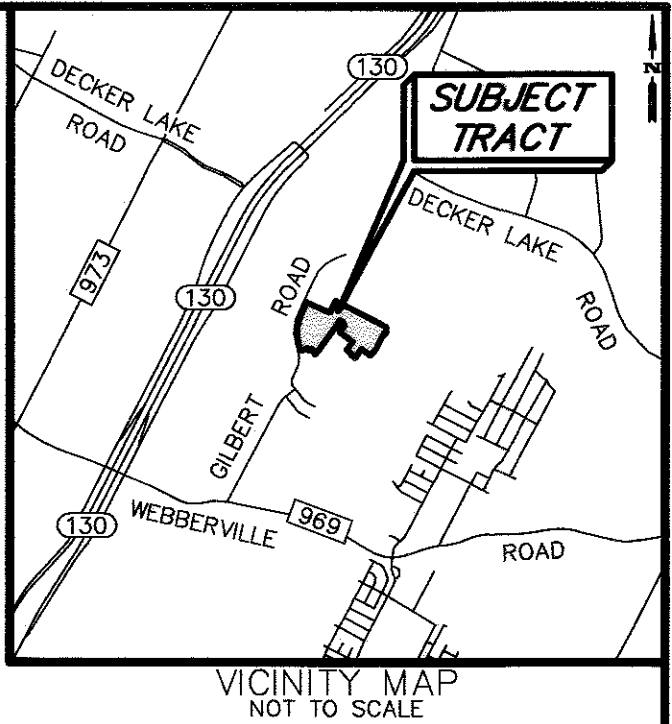
A SUBDIVISION OF 39.420 ACRES OF LAND  
LOCATED IN THE  
JOSEPH DUTY SURVEY NO. 16,  
TRAVIS COUNTY, TEXAS



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TBPE Registration No. F-1046  
TBPLS Licensed Surveying Firm No. 10106502

SHEET 1 OF 5







LOT AREA TABLE		
LOT	BLOCK	SQ FT
1	C	8,625
2	C	5,922
3	C	5,923
4	C	6,172
5	C	6,431
6	C	6,457
7	C	6,488
8	C	6,457
9	C	6,551
10	C	6,600
11	C	6,653
12	C	6,710
13	C	6,770
14	C	6,789
15	C	6,314
16	C	6,327
17	C	6,340
18	C	6,357
19	C	6,278
20	C	8,045
21	C	9,895
22	C	6,180
23	C	6,267
24	C	5,829
25	C	5,829
26	C	5,828
27	C	5,828
28	C	5,827
29	C	5,827
30	C	5,826
31	C	5,827
33	C	5,751
36	C	6,327
37	C	5,751
38	C	6,013
39	C	6,296
40	C	7,297
41	C	8,663
42	C	6,044
43	C	5,802
44	C	5,873
45	C	5,873
46	C	5,873
47	C	5,873
48	C	5,873
49	C	8,082

LOT AREA TABLE		
LOT	BLOCK	SQ FT
1	D	8,082
2	D	5,807
3	D	5,807
4	D	5,807
5	D	5,806
6	D	5,806
7	D	5,833
8	D	5,928
9	D	7,925
10	D	8,524
11	D	7,018
12	D	5,810

LOT AREA TABLE		
LOT	BLOCK	SQ FT
1	E	7,697
2	E	6,999
3	E	5,797
4	E	5,825
5	E	5,825
6	E	5,825
7	E	5,825
8	E	5,825
9	E	5,825
10	E	5,825
11	E	5,825
12	E	5,825
13	E	5,825
14	E	5,825
15	E	5,825
16	E	7,299
17	E	6,824
18	E	5,751
19	E	5,751
20	E	5,751
21	E	5,751
22	E	5,751
23	E	5,751
24	E	6,901
25	E	7,410
26	E	6,172
27	E	6,172
28	E	5,526
29	E	6,613
30	E	12,190
31	E	8,383
32	E	8,220
33	E	10,042
34	E	5,303
35	E	5,954
36	E	6,158
37	E	9,340
38	E	9,363
39	E	7,381
40	E	9,468
41	E	11,897
42	E	6,782
43	E	7,031
44	E	9,694

LOT AREA TABLE		
LOT	BLOCK	SQ FT
2	F	8,062
3	F	6,913
4	F	6,288
5	F	5,756
6	F	5,755
7	F	5,755
8	F	5,755
9	F	5,754
10	F	5,754
11	F	5,753
12	F	5,753
13	F	5,753
14	F	5,752
15	F	5,752
16	F	5,752
17	F	8,130

LOT AREA TABLE		
LOT	BLOCK	SQ FT
2	H	5,750
3	H	5,750
4	H	5,751
5	H	6,662
6	H	5,750
7	H	5,750
8	H	5,750
9	H	5,751
10	H	7,425
11	H	7,425
12	H	5,751
13	H	5,750
14	H	5,750
15	H	5,750
16	H	8,711
17	H	5,750
18	H	5,750
19	H	5,750

LOT AREA TABLE		
LOT	BLOCK	SQ FT
7	J	5,751
8	J	5,750
9	J	5,751
10	J	6,222
11	J	5,900
12	J	5,750
13	J	5,750
14	J	5,750
15	J	5,750
16	J	7,487
17	J	7,487
18	J	5,750
19	J	5,750
20	J	5,750
21	J	5,750
22	J	6,425
23	J	7,743
24	J	5,751
25	J	5,751
26	J	5,751
27	J	5,752
28	J	5,751
29	J	5,751
30	J	5,751
31	J	5,751

LOT AREA TABLE		
LOT	BLOCK	SQ FT
1	K	7,415
2	K	5,751
3	K	5,751

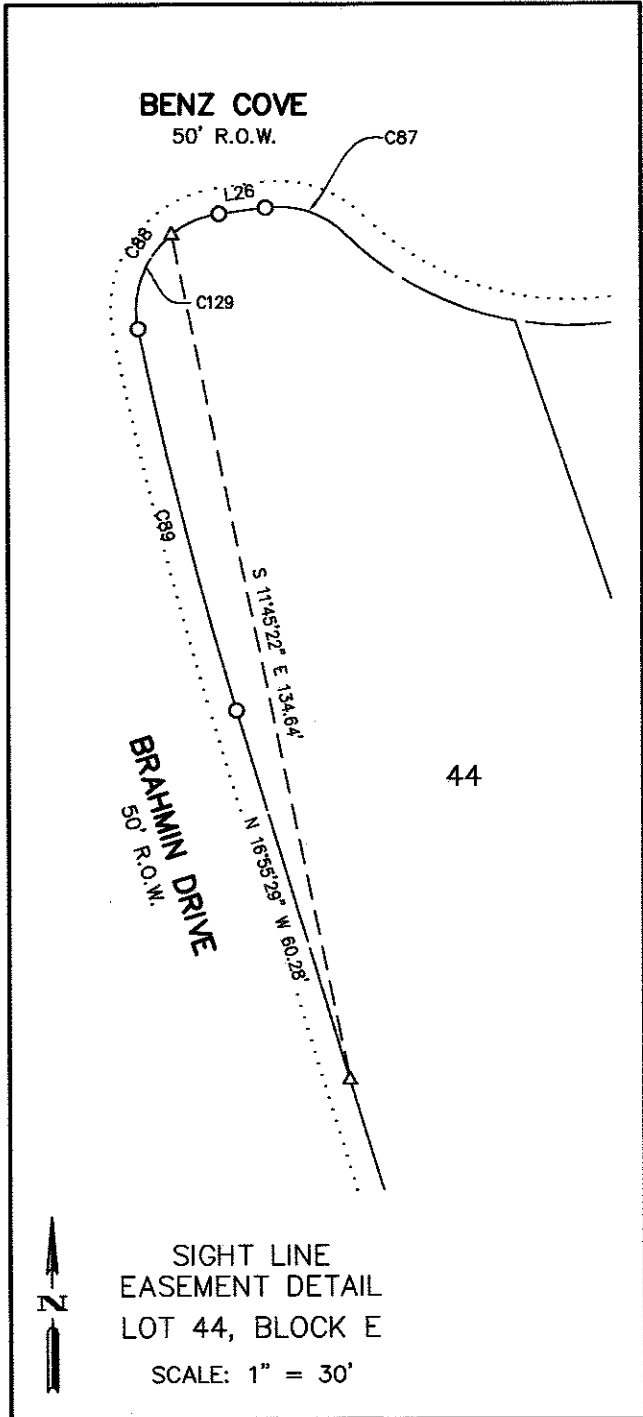
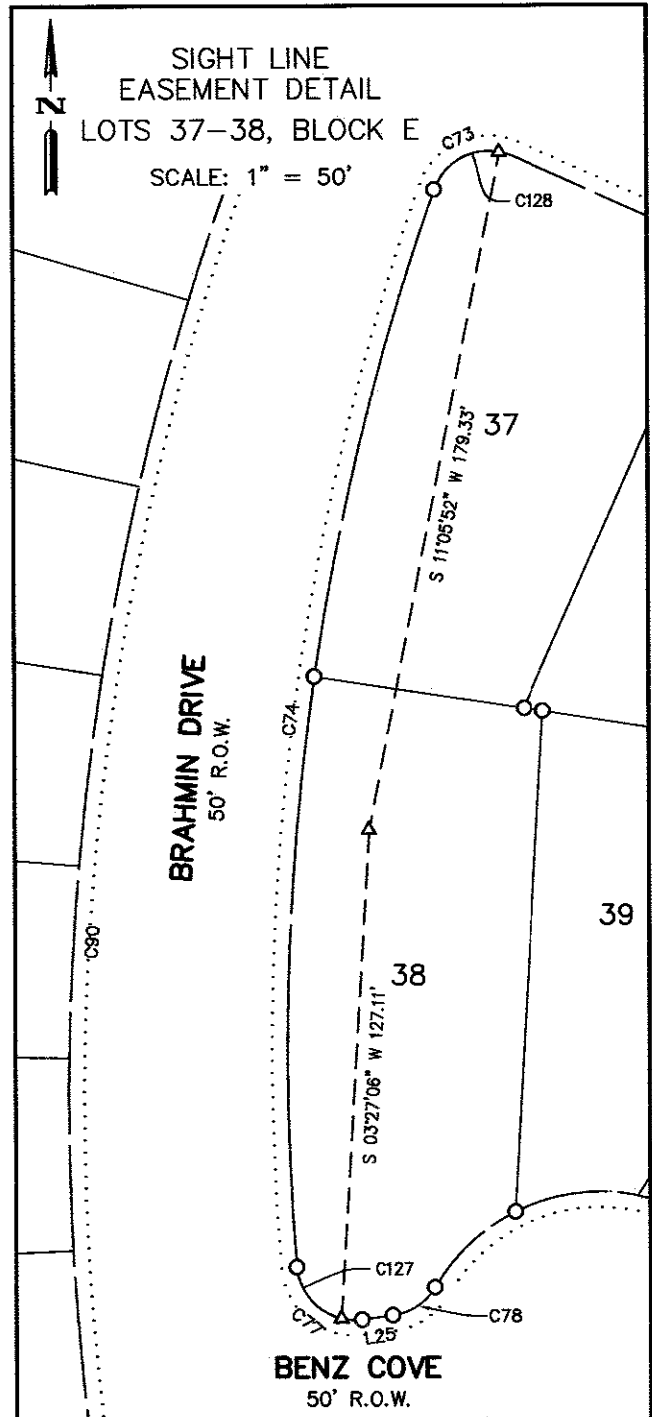
LOT AREA TABLE		
LOT	BLOCK	SQ FT
1	L	7,431
2	L	5,750
3	L	5,751
4	L	5,752
5	L	5,753
6	L	6,401
7	L	5,752
8	L	5,752
9	L	5,752
10	L	5,752
11	L	5,752
12	L	7,357
13	L	7,357
14	L	5,752
15	L	5,752
16	L	5,752
17	L	5,752
18	L	5,752
19	L	8,455
20	L	5,756
21	L	5,757
22	L	5,758
23	L	5,760

LOT AREA TABLE		
LOT	BLOCK	SQ FT
7	N	5,750
8	N	5,750
9	N	5,750
10	N	5,750
11	N	6,004
12	N	6,383
13	N	5,750
14	N	5,750
15	N	7,427

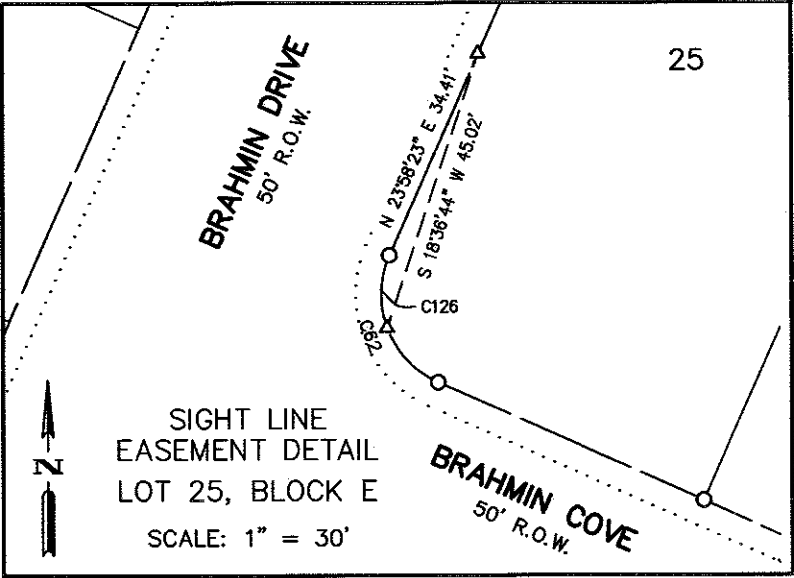
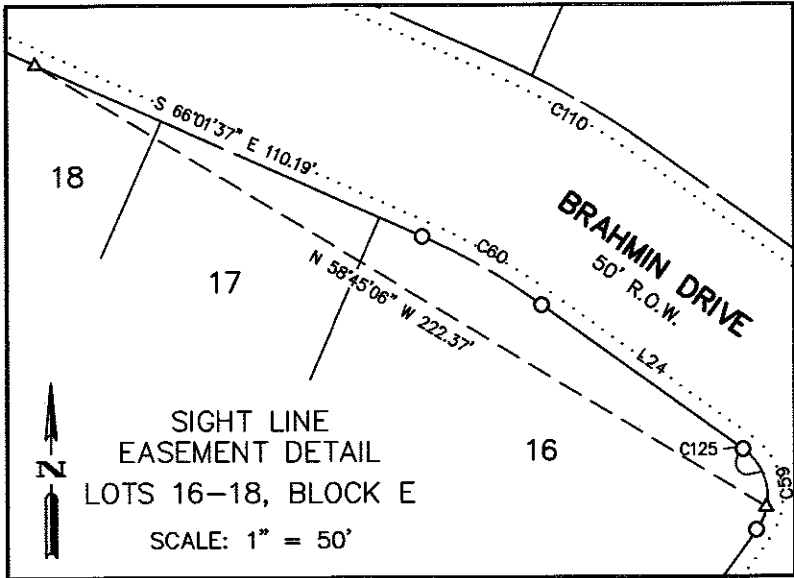
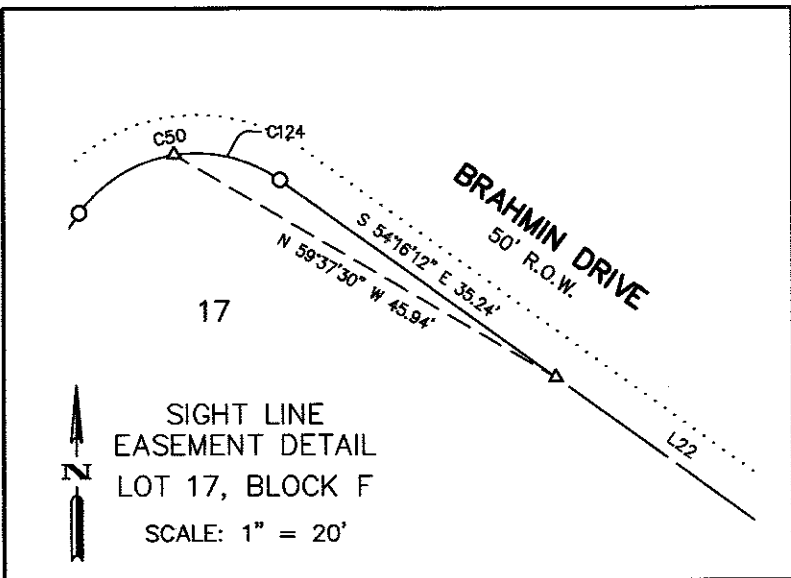
LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 63°14'40" W	50.00'
L2	S 27°28'35" W	50.00'
L3	N 44°25'04" W	50.75'
L4	N 35°44'07" E	35.23'
L5	N 49°41'23" W	50.16'
L6	N 63°14'21" W	50.00'
L7	N 26°45'39" E	63.37'
L8	N 54°15'53" W	101.81'
L9	S 35°39'49" W	50.00'
L10	S 44°29'17" W	6.68'
L11	S 72°57'59" W	6.16'
L12	N 17°02'01" W	50.00'
L13	S 77°56'18" W	60.22'
L14	S 26°45'20" W	101.14'
L15	S 26°45'20" W	58.77'
L16	S 63°14'40" E	100.63'
L17	N 63°14'40" W	100.00'
L18	S 54°15'53" E	99.95'
L19	N 54°15'53" W	99.96'
L20	S 35°44'07" W	114.73'
L21	N 26°45'20" E	101.14'
L22	N 54°16'12" W	100.02'
L23	N 72°57'59" E	6.16'
L24	N 54°16'12" W	64.51'
L25	N 82°26'02" E	8.13'
L26	S 82°26'02" W	7.28'
L27	S 54°15'53" E	50.00'
L28	S 23°24'57" W	56.41'

STREET NAMES		
STREET	R.O.W. WIDTH	CENTERLINE LENGTH
BRAHMIN DRIVE	VARIES	1,719 FEET
XENE DRIVE	50 FEET	910 FEET
BRANWELL DRIVE	50 FEET	840 FEET
SHANJIA DRIVE	50 FEET	827 FEET
RODERICK DRIVE	50 FEET	630 FEET
BRAMPTON LANE	50 FEET	531 FEET
RONEE LEAH DRIVE	50 FEET	300 FEET
BRAHMIN COVE	50 FEET	241 FEET
SYLVESTER DRIVE	50 FEET	141 FEET
DENAY PASS	50 FEET	140 FEET
SHYJIA DRIVE	50 FEET	140 FEET
BENZ COVE	50 FEET	104 FEET
TOTAL LINEAR FEET OF NEW STREETS		6,523 FEET

LAND USE SCHEDULE		
DESCRIPTION	NUMBER	ACREAGE
RESIDENTIAL	196	28.770 ACRES
OPEN SPACE & AMENITY AREA	1	2.816 ACRES
RIGHT-OF-WAY	-	7.834 ACRES
TOTAL	197	39.420 ACRES



SIGHT LINE EASEMENT DETAILS



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CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	50.91'	325.00'	8°58'28"	N 31°14'53" E	50.85'
C2	81.17'	325.00'	14°18'37"	S 65°48'40" W	80.96'
C3	23.63'	15.00'	90°16'34"	N 61°35'38" W	21.26'
C4	23.48'	15.00'	89°40'15"	S 28°03'35" W	21.15'
C5	601.05'	848.74'	40°34'29"	N 03°21'16" E	588.57'
C6	23.56'	15.00'	90°00'00"	S 18°14'40" E	21.21'
C7	13.62'	15.00'	52°01'12"	S 89°15'16" E	13.16'
C8	169.33'	50.00'	194°02'25"	S 18°14'40" E	99.25'
C9	19.95'	50.00'	22°51'33"	N 76°09'54" E	19.82'
C10	44.36'	50.00'	50°50'15"	S 66°59'12" E	42.92'
C11	32.55'	50.00'	37°17'53"	S 22°55'08" E	31.98'
C12	35.94'	50.00'	41°11'06"	S 16°19'22" W	35.17'
C13	36.53'	50.00'	41°51'38"	S 57°50'44" W	35.72'
C14	13.62'	15.00'	52°01'12"	S 52°45'56" W	13.16'
C15	23.56'	15.00'	90°00'00"	S 18°14'40" E	21.21'
C16	23.56'	15.00'	90°00'00"	S 71°45'20" W	21.21'
C17	50.91'	325.00'	8°58'28"	S 31°14'34" W	50.85'
C18	25.18'	325.00'	4°26'20"	S 28°58'30" W	25.17'
C19	25.73'	325.00'	4°32'08"	S 33°27'44" W	25.72'
C20	43.07'	275.00'	8°58'28"	N 31°14'34" E	43.03'
C21	23.56'	15.00'	90°00'00"	N 18°14'40" W	21.21'
C22	23.56'	15.00'	90°00'00"	S 71°45'20" W	21.21'
C23	50.94'	325.00'	8°58'47"	S 31°14'43" W	50.88'
C24	41.80'	325.00'	7°22'06"	S 30°26'23" W	41.77'
C25	9.14'	325.00'	1°36'41"	S 34°55'47" W	9.14'
C26	23.56'	15.00'	90°00'00"	S 09°15'53" E	21.21'
C27	23.56'	15.00'	90°00'00"	S 80°44'07" W	21.21'
C28	43.10'	275.00'	8°58'47"	N 31°14'43" E	43.06'
C29	38.34'	275.00'	7°59'13"	N 31°44'30" E	38.30'
C30	4.76'	275.00'	0°59'33"	N 27°15'07" E	4.76'
C31	23.56'	15.00'	90°00'00"	N 18°14'40" W	21.21'
C32	23.56'	15.00'	90°00'00"	S 71°45'20" W	21.21'
C33	50.90'	325.00'	8°58'24"	S 31°14'32" W	50.85'
C34	17.80'	325.00'	3°08'16"	S 28°19'28" W	17.80'
C35	33.10'	325.00'	5°50'08"	S 32°48'40" W	33.09'
C36	43.07'	275.00'	8°58'24"	N 31°14'32" E	43.03'
C37	23.56'	15.00'	90°00'00"	N 18°14'40" W	21.21'
C38	23.56'	15.00'	89°59'41"	S 71°45'29" W	21.21'
C39	38.89'	325.00'	6°51'21"	S 30°11'19" W	38.86'
C40	12.02'	325.00'	2°07'07"	S 34°40'33" W	12.02'
C41	13.62'	15.00'	52°01'12"	N 00°45'03" E	13.16'
C42	169.33'	50.00'	194°02'06"	N 71°45'29" E	99.25'
C43	22.28'	50.00'	25°31'31"	N 12°29'48" W	22.09'
C44	43.90'	50.00'	50°18'08"	N 25°25'02" E	42.50'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C45	35.94'	50.00'	41°10'54"	N 71°09'32" E	35.17'
C46	45.53'	50.00'	52°10'20"	S 62°09'51" E	43.97'
C47	21.69'	50.00'	24°51'13"	S 23°39'04" E	21.52'
C48	13.62'	15.00'	52°01'12"	S 37°14'04" E	13.16'
C49	23.56'	15.00'	90°00'00"	N 71°45'20" E	21.21'
C50	23.56'	15.00'	89°59'41"	S 80°43'57" W	21.21'
C51	211.19'	325.00'	37°13'52"	S 54°21'03" W	207.49'
C52	35.45'	325.00'	6°14'58"	S 38°51'36" W	35.43'
C53	47.29'	325.00'	8°20'14"	S 46°09'12" W	47.25'
C54	47.27'	325.00'	8°20'02"	S 54°29'20" W	47.23'
C55	178.70'	275.00'	37°13'52"	N 54°21'03" E	175.57'
C56	43.43'	275.00'	9°02'57"	N 68°26'30" E	43.39'
C57	99.28'	275.00'	20°41'04"	N 53°34'30" E	98.74'
C58	35.99'	275.00'	7°29'51"	N 39°29'02" E	35.96'
C59	23.56'	15.00'	90°00'19"	N 09°16'03" W	21.21'
C60	35.91'	175.00'	11°45'25"	N 60°08'55" W	35.85'
C61	23.56'	15.00'	90°00'00"	S 68°58'23" W	21.21'
C62	23.56'	15.00'	90°00'00"	S 21°01'37" E	21.21'
C63	13.62'	15.00'	52°01'12"	N 87°57'47" E	13.16'
C64	247.87'	50.00'	284°02'25"	S 23°58'23" W	61.54'
C65	39.28'	50.00'	45°00'56"	N 84°27'38" E	38.28'
C66	30.28'	50.00'	34°41'37"	S 55°41'05" E	29.82'
C67	30.35'	50.00'	34°46'57"	S 20°56'48" E	29.89'
C68	30.35'	50.00'	34°46'57"	S 13°50'09" W	29.89'
C69	30.35'	50.00'	34°46'57"	S 48°37'06" W	29.89'
C70	30.35'	50.00'	34°46'57"	S 83°24'04" W	29.89'
C71	56.90'	50.00'	65°12'03"	N 46°36'26" W	53.88'
C72	13.62'	15.00'	52°01'12"	N 40°01'01" W	13.16'
C73	24.70'	15.00'	94°20'03"	S 66°48'21" W	22.00'
C74	284.31'	670.00'	24°18'48"	S 07°28'56" W	282.19'
C75	130.51'	670.00'	11°09'37"	S 14°03'31" W	130.30'
C76	153.81'	670.00'	13°09'11"	S 01°54'07" W	153.47'
C77	24.32'	15.00'	92°53'30"	S 51°07'13" E	21.74'
C78	13.62'	15.00'	52°01'12"	N 56°25'26" E	13.16'
C79	247.87'	50.00'	284°02'25"	S 07°33'58" E	61.54'
C80	29.10'	50.00'	33°20'28"	N 47°05'04" E	28.69'
C81	32.92'	50.00'	37°43'33"	N 82°37'04" E	32.33'
C82	44.38'	50.00'	50°51'19"	S 53°05'30" E	42.94'
C83	43.22'	50.00'	49°31'51"	S 02°53'55" E	41.89'
C84	30.63'	50.00'	35°05'56"	S 39°24'58" W	30.15'
C85	37.35'	50.00'	42°47'39"	S 78°21'46" W	36.48'
C86	30.28'	50.00'	34°41'39"	N 62°53'35" W	29.82'
C87	13.62'	15.00'	52°01'12"	N 71°33'22" W	13.16'
C88	24.64'	15.00'	94°06'40"	S 35°22'42" W	21.96'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C89	61.36'	670.00'	5°14'51"	S 14°18'04" E	61.34'
C90	506.80'	710.00'	40°53'52"	N 03°31'27" E	496.11'
C91	22.97'	710.00'	1°51'13"	N 15°59'53" W	22.97'
C92	49.98'	710.00'	4°01'59"	N 13°03'17" W	49.97'
C93	49.99'	710.00'	4°02'02"	N 09°01'16" W	49.98'
C94	50.00'	710.00'	4°02'04"	N 04°59'13" W	49.99'
C95	49.99'	710.00'	4°02'02"	N 00°57'09" W	49.98'
C96	49.98'	710.00'	4°01'59"	N 03°04'52" E	49.97'
C97	50.00'	710.00'	4°02'05"	N 07°06'54" E	49.99'
C98	50.01'	710.00'	4°02'10"	N 11°09'01" E	50.00'
C99	50.02'	710.00'	4°02'12"	N 15°11'12" E	50.01'
C100	50.02'	710.00'	4°02'12"	N 19°13'24" E	50.01'
C101	33.85'	710.00'	2°43'53"	N 22°36'27" E	33.84'
C102	13.62'	15.00'	52°01'12"	N 02°02'13" W	13.16'
C103	10.98'	50.00'	12°34'36"	N 21°45'31" W	10.95'
C104	169.33'	50.00'	194°02'25"	N 68°58'23" E	99.25'
C105	57.75'	50.00'	66°10'42"	N 17°37'08" E	54.59'
C106	31.33'	50.00'	35°53'53"	N 68°39'25" E	30.82'
C107	39.91'	50.00'	45°43'57"	S 70°31'39" E	38.86'
C108	29.37'	50.00'	33°39'16"	S 30°50'03" E	28.95'
C109	13.62'	15.00'	52°01'12"	S 40°01'01" E	13.16'
C110	46.17'	225.00'	11°45'25"	S 60°08'55" E	46.09'
C111	9.28'	225.00'	2°21'45"	S 64°50'44" E	9.28'
C112	36.89'	225.00'	9°23'40"	S 58°58'02" E	36.85'
C113	23.16'	848.74'	1°33'48"	S 16°09'05" E	23.16'
C114	58.30'	848.74'	3°56'08"	S 13°24'07" E	58.29'
C115	58.34'	848.74'	3°56'18"	S 09°27'54" E	58.33'
C116	58.38'	848.74'	3°56'29"	S 05°31'31" E	58.37'
C117	57.33'	848.74'	3°52'13"	S 01°37'10" E	57.32'
C118	58.28'	848.74'	3°56'04"	S 02°16'58" W	58.27'
C119	58.36'	848.74'	3°56'24"	S 06°13'12" W	58.35'
C120	58.44'	848.74'	3°56'43"	S 10°09'46" W	58.43'
C121	58.53'	848.74'	3°57'03"	S 14°06'39" W	58.51'
C122	58.60'	848.74'	3°57'22"	S 18°03'52" W	58.59'
C123	53.32'	848.74'	3°35'58"	S 21°50'32" W	53.31'
C124	11.63'	15.00'	44°25'22"	S 76°28'53" E	11.34'
C125	17.11'	15.00'	65°22'21"	N 21°35'02" W	16.20'
C126	11.51'	15.00'	43°58'41"	N 01°59'03" E	11.23'
C127	18.89'	15.00'	72°09'54"	N 40°45'25" W	17.67'
C128	21.27'	15.00'	81°15'00"	N 60°15'50" E	19.53'
C129	16.43'	15.00'	62°46'01"	N 19°42'22" E	15.62'
C130	39.15'	25.00'	89°43'27"	S 62°09'28" E	35.27'

FINAL PLAT  
GILBERT LANE  
SUBDIVISION PHASE 4  
A SUBDIVISION OF 39.420 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:\TWC\Projects\Survey Projects\4673-00 Gilbert Lane Tract\04\_Final Drawings\Phase 4 Plots\Gilbert Phase 4.dwg, 7/09/2019 11:02 AM, dfeiner, 1:1



STATE OF TEXAS §  
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT CONTINENTAL HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP, BY: CHTEX OF TEXAS INC., A DELAWARE CORPORATION, IT'S GENERAL PARTNER: BEING THE OWNER OF A 39.420 ACRE TRACT OF OF LAND OUT OF THE JOSEPH DUTY SURVEY NO. 16 SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED AS RECORDED IN DOCUMENT NUMBER 2018175446 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 39.420 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 4

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 10 DAY OF JULY, 2019, A.D.

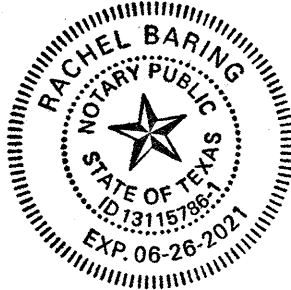
IAN CUDE, ASSISTANT SECRETARY  
10700 PECAN PARK BOULEVARD, SUITE 400  
AUSTIN, TEXAS 78750

STATE OF TEXAS §  
COUNTY OF TRAVIS §

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.

RACHEL BARING  
NOTARY PUBLIC, STATE OF TEXAS

RACHEL BARING  
PRINT NOTARY'S NAME  
MY COMMISSION EXPIRES 10-26-2021



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.

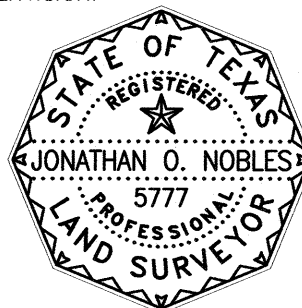
CHRISTOPHER R. RAWLS, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 124994  
BGE, INC.  
101 WEST LOUIS HENNA BLVD., SUITE 400  
AUSTIN, TEXAS 78728

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.

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

GENERAL NOTES:

- NO LOT SHALL BE OCCUPIED UNTIL CONNECTED TO THE MANVILLE WATER SUPPLY CORPORATION WATER SYSTEM AND THE HORNSBY BEND UTILITY COMPANY 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: GILBERT ROAD, XENE DRIVE, BRAHMIN DRIVE, BRANWELL DRIVE, SHANJIA DRIVE, RODERICK DRIVE, BRAMPTON LANE, RONEE LEAH DRIVE, BRAHMIN COVE, SYLVESTER DRIVE, DENAY PASS, SHYJIA DRIVE, AND BENZ COVE. 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.
- EROSION/SEDIMENTATION CONTROLS AREA REQUIRED FOR ALL CONSTRUCTION IN THIS SUBDIVISION.
- 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 32, BLOCK C TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION OR ITS ASSIGNS. NO RESIDENTIAL USES ARE ALLOWED ON THIS LOT.
- 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.
- THIS SUBDIVISION IS LOCATED IN THE DECKER CREEK WATERSHED AND IS CLASSIFIED AS SUBURBAN. NO PORTION OF THE SUBDIVISION IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- 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.
- 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 COMMISSIONER'S COURT AT OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
- PARKLAND FEES HAVE BEEN PAID TO TRAVIS COUNTY FOR 196 UNITS.
- THIS PLAT IS SUBJECT TO THE CCR RECORDED IN DOC. NO. 2008115811, O.P.R.T.C.
- SLOPES IN EXCESS OF 15% EXIST ON LOTS 13-21, BLOCK C. CONSTRUCTION ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE.
- THE SIDEWALKS ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ABUTTING ROADWAY, GILBERT LANE, IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- UPON RECORDATION OF THE PLAT THE FOLLOWING TEMPORARY WATERLINE EASEMENTS SHALL BE TERMINATED AS IN ACCORDANCE WITH THE EASEMENT LANGUAGE DESCRIBED THEREIN.

0.0620 ACRE TEMP. WATERLINE EASEMENT; DOC. NO. 2016196812, O.P.R.T.C.  
0.0666 ACRE TEMP. WATERLINE EASEMENT; DOC. NO. 2016196813, O.P.R.T.C.  
0.0230 ACRE TEMP. WATERLINE EASEMENT; DOC. NO. 2016192782, O.P.R.T.C.



BGE, Inc.

101 West Louis Henna Blvd., Suite 400  
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TBPE Registration No. F-1046  
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PLAT PREPARED ON: 10/23/2017

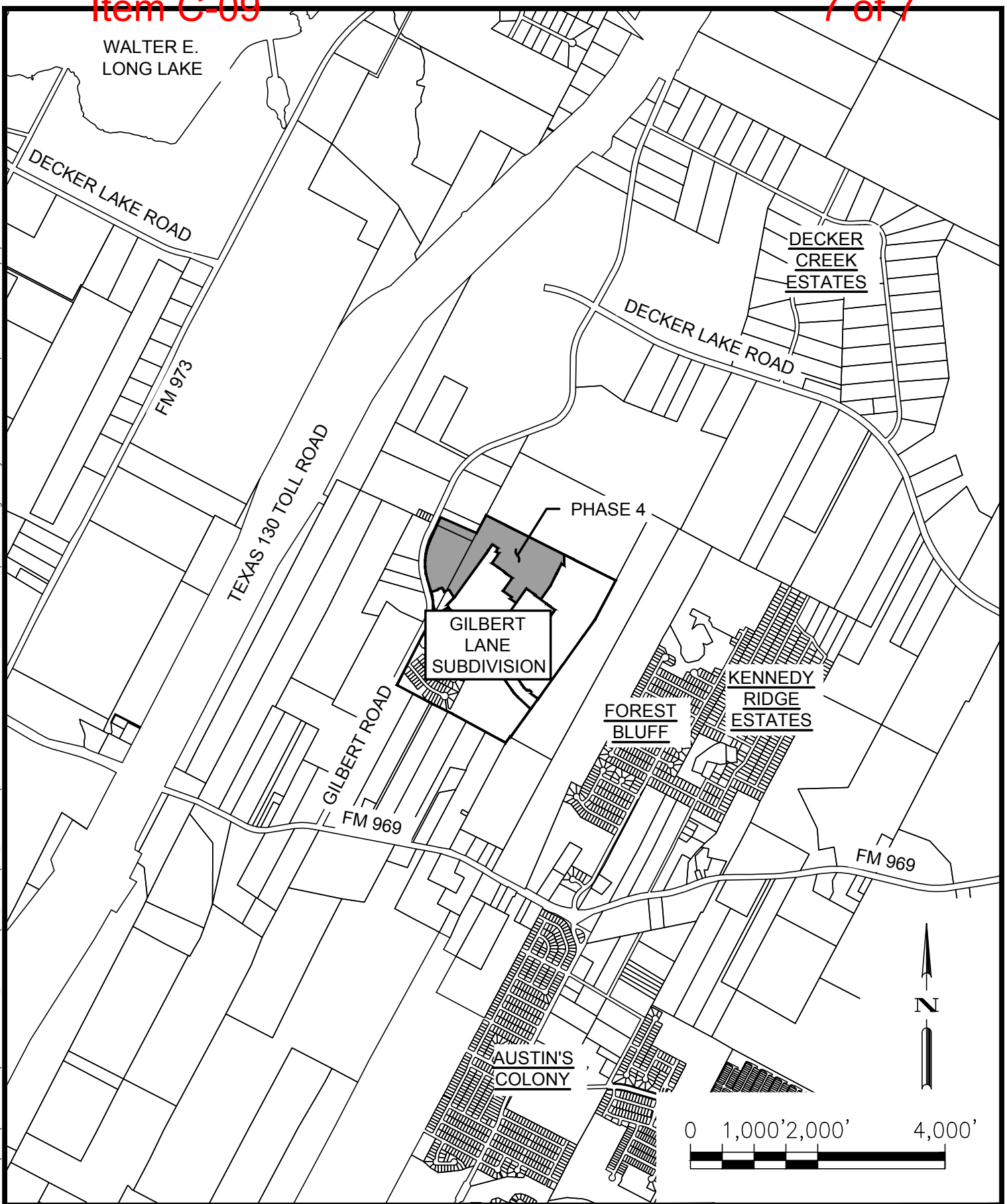
APPLICATION SUBMITTED ON: 12/21/2017

SHEET 5 OF 5

C.O.A. CASE NO. C8J-04-0160.13A



C:\Users\asletten\OneDrive\BCE\DRHorton\Gilbert Tract\_Phase 4\03\_CADD\05\_EXHIBITS\Gilbert Lane Subdivision\_Location Map\_Ph 4.dwg Plotted: 10/4/2017 2:14:50 PM Layout: Location Map



GILBERT LANE SUBDIVISION - PHASE 4  
AUSTIN, TX

LOCATION MAP

**BROWN & GAY ENGINEERS, INC.**  
7000 NORTH MCPAC, SUITE 330 AUSTIN,  
TX 78731 TBPE Registration No. F-1046  
TEL: 512-879-0400 www.browngay.com

