

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-04-0160.10A**Z.A.P. DATE:** 08/06/2019**SUBDIVISION NAME:** Gilbert Lane Phase Three-A**AREA:** 2.0037 acres**LOT(S):** 12 total lots**OWNER/APPLICANT:** Dieciesteis LLC (Reagan Horton)**AGENT:** Chris Rawls, Brown & Gay Engineering (512) 879-0426**ADDRESS OF SUBDIVISION:** Brahmin Drive**GRIDS:** R21**COUNTY:** Travis**WATERSHED:** Gilleland Creek**JURISDICTION:** 2-Mile ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** Proposed plat consists of 11 single family lots and 1 open space/public utility easement lot on 2.0037 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 Phase Three-A Final Plat. The final plat is composed of 12 total lots on 2.0037 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

GILBERT LANE, PHASE THREE-A

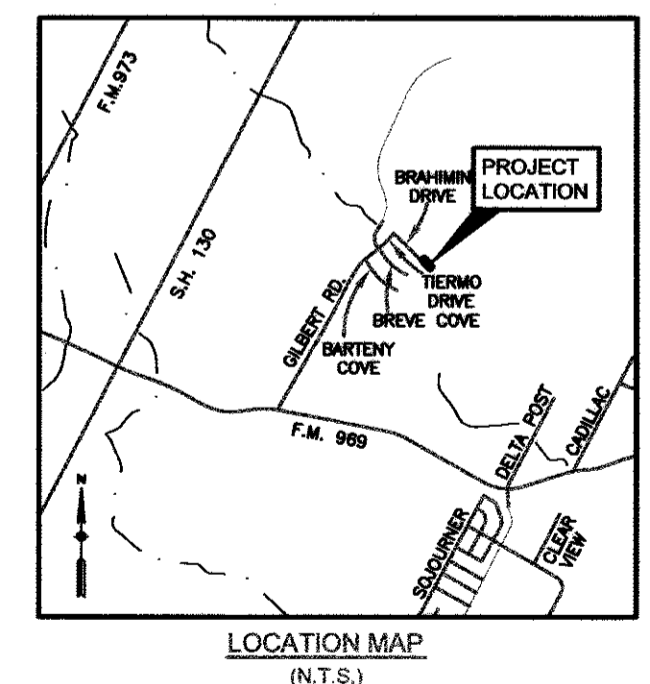
CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

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.



GILBERT LANE
PHASE THREE-A

CSCI		CAPITAL SURVEYING COMPANY	
1101 Capital of Texas Highway South Austin, Texas 78748		Incorporated Building C, Suite 100 (512) 327-4008	
DRAWN BY:	WAL	SCALE:	1" = 100
JOB NO.:	14514.23	DATE:	OCTOBER 30, 2018
DRAWING NO.:	14514P3	CRD #:	14514
			F.B.
			SHEET NO.:
			1 OF 3

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

KNOW ALL MEN BY THESE PRESENTS:

THAT DIECIESEIS, LLC., A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH REAGAN HORTON, MANAGER, BEING THE OWNER OF THE REMAINDER OF THAT 78.837 ACRE TRACT OF LAND OUT OF THE JOSEPH DUTY SURVEY No. 16, ABSTRACT No. 9, SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED RECORDED IN DOCUMENT No. 2018144087 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 2.7517 ACRES OF LAND OUT OF SAID TRACT IN ACCORDANCE WITH SECTIONS 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH THE PLAT AS SHOWN HEREON, TO BE KNOWN AS "GILBERT LANE, PHASE THREE-A", AND WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS THE HAND OF REAGAN HORTON, MANAGER, THIS THE 15 DAY OF JULY, 2019, A.D.

BY: DIECIESEIS, LLC.
A TEXAS LIMITED LIABILITY COMPANY

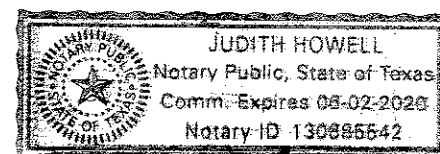
BY: Reagan Horton
REAGAN HORTON, MANAGER
1501 ALTA DRIVE
FORT WORTH, TEXAS 76107

THE STATE OF TEXAS)
COUNTY OF ~~TRAVIS~~ Tarrant)

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED REAGAN HORTON, MANAGER OF DIECIESEIS, LLC., 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 AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 15 DAY OF July, 2019, A.D.

Judith Howell
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS



I, CHRISTOPHER R. RAWLS, 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 PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE, IS TRUE AND CORRECT TO THE BEST OF KNOWLEDGE.

Chris Rawls
CHRISTOPHER R. RAWLS
REGISTERED PROFESSIONAL ENGINEER NO. 124994
BGE, INC.
1701 DIRECTORS BLVD.
SUITE 1000
AUSTIN, TEXAS 78744

7/3/2019
DATE

THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0490J, TRAVIS COUNTY, TEXAS, DATED AUGUST 18, 2014, COMMUNITY #481026.

Chris Rawls
CHRISTOPHER R. RAWLS
REGISTERED PROFESSIONAL ENGINEER NO. 124994
BGE, INC.
1701 DIRECTORS BLVD.
SUITE 1000
AUSTIN, TEXAS 78744

7/3/2019
DATE

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

Gregory A. Way
GREGORY A. WAY
REGISTERED PROFESSIONAL LAND
SURVEYOR NO. 4567
CAPITAL SURVEYING COMPANY
925 CAPITAL OF TEXAS HIGHWAY SOUTH
BUILDING B, SUITE 115
AUSTIN, TEXAS 78746

10-30-18
DATE



GILBERT LANE PHASE THREE-A

GENERAL NOTES:

- 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 THE CITY OF AUSTIN.
- PROPERTY OWNER OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL ENTITIES FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS.
- ALL STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGE AND WATER QUALITY FACILITIES, WATER AND WASTEWATER SYSTEMS WILL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS AND SPECIFICATIONS.
- WATER SERVICE TO BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION.
- WASTEWATER SERVICE TO BE PROVIDED BY HORNSBY BEND UTILITY.
- ELECTRIC SERVICE TO BE PROVIDED BY AUSTIN ENERGY.
- TELEPHONE SERVICE TO BE PROVIDED BY ATT.
- GAS SERVICE TO BE PROVIDED BY TEXAS GAS SERVICE.
- THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND 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 MANVILLE WATER SUPPLY CORPORATION AND HORNSBY BEND UTILITY.
- NO STRUCTURE SHALL BE OCCUPIED UNTIL CONNECTED TO THE HORNSBY BEND UTILITY WASTEWATER SYSTEM.
- THIS SUBDIVISION IS SUBJECT TO A PHASING AGREEMENT WITH THE AUSTIN/TRAVIS COUNTY SUBDIVISION SINGLE OFFICE.
- THIS SUBDIVISION IS SUBJECT TO THE PROVISIONS OF TITLE 30 AUSTIN/TRAVIS COUNTY SUBDIVISION REGULATIONS.
- 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 CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS THAT COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATIONS AND REPLATTING MAY BE REQUIRED AT THE OWNER'S EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BRAHMIN DRIVE AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. 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.
- 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 ENVIRONMENTAL CRITERIA MANUAL.
- DRAINAGE EASEMENTS 15 FEET IN WIDTH ARE FOR ENCLOSED STORM SEWER PIPES. EASEMENTS FOR OPEN CHANNELS SHALL BE A MINIMUM OF 25 FEET WIDE.
- PRIOR TO CONSTRUCTION ON THESE 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.
- 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, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 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. 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 CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR THE 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 CENTERLINE OF THE PROPOSED OVERHEAD ELECTRIC 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.

GENERAL NOTES CONTINUED ON SHEET 3 OF 3

THIS SUBDIVISION IS LOCATED WITHIN THE 2-MILE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF AUSTIN, THIS THE ____ DAY OF _____, 2019.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____ DAY OF _____, 2019.

DENISE LUCAS, ACTING DIRECTOR,
DEVELOPMENT SERVICES DEPARTMENT

ZONING AND PLATTING COMMISSION

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE ____ DAY OF _____, 2019, A.D.

CHAIRPERSON

SECRETARY

COMMISSIONERS' COURT RESOLUTION

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 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 THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREETS 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 ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE 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 DEVELOPERS' CONSTRUCTION.

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT ON THE ____ DAY OF _____, 2019, 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 COURT OF SAID COUNTY, THE ____ DAY OF _____, 2019, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

THE 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 _____, 2019, A.D. AT ____ O'CLOCK ____ M., AND DULY RECORDED ON THE ____ DAY OF _____, 2019, A.D. AT ____ O'CLOCK ____ M., IN DOCUMENT No. _____, OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ____ DAY OF _____, 2019, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

**GILBERT LANE
PHASE THREE-A**

BY: _____
DEPUTY

ESCI			CAPITAL SURVEYING COMPANY INCORPORATED
1101 Capital of Texas Highway South Austin, Texas 78746			Building C, Suite 100 (512) 327-4000
DRAWN BY:	WAL	SCALE: 1" = 100'	F.B.
JOB NO.:	14514.23	DATE: APRIL 22, 2019	SHEET NO.:
DRAWING NO.:	14514P3	CRD #:	14514
			2 OF 3

BENCHMARKS:
TBM 25 - COTTON GIN SPINDLE ON
THE WEST SIDE OF POWER POLE
#243634 APPROXIMATELY 580 FEET
NORTHEAST OF THE NORTHEAST
CORNER OF LOT 61 BLOCK A
GILBERT LANE, PHASE ONE
ELEV. = 450.317' F.B. 1783/49

TBM 26 - COTTON GIN SPINDLE ON
THE NORTHWEST SIDE OF POWER POLE
3 FEET SOUTH OF THE SOUTHEAST
FENCE CORNER OF THE WATER
TREATMENT PLANT.
ELEV. = 485.152' F.B. 1783/50

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CH. BEARING
C1	04°26'08"	1380.00'	106.83'	106.81'	S40°27'46"E
C2	91°30'01"	15.00'	23.96'	21.49'	S83°59'42"E
C3	85°12'31"	15.00'	22.31'	20.31'	S07°39'02"W
C4	04°58'07"	1380.00'	119.67'	119.63'	S32°28'10"E
C5	21°54'07"	275.00'	105.12'	104.48'	S40°56'10"E
C6	92°22'58"	25.00'	40.31'	36.08'	N81°55'17"E
C7	52°01'13"	15.00'	13.62'	13.16'	S09°43'12"W
C8	28°58'28"	50.00'	25.29'	25.02'	S01°48'10"E
C9	194°02'32"	50.00'	169.33'	99.25'	S80°43'52"W
C10	51°50'13"	15.00'	13.57'	13.11'	N28°09'59"W
C11	19°00'17"	325.00'	107.80'	107.31'	N44°34'56"W
C12	07°21'27"	1320.00'	169.51'	169.39'	N38°45'31"W
C13	02°16'53"	1320.00'	52.56'	52.56'	S41°17'48"E
C14	02°16'53"	1320.00'	52.56'	52.56'	S39°00'55"E
C15	02°47'41"	1320.00'	64.38'	64.38'	S36°28'38"E
C16	02°52'51"	325.00'	16.34'	16.34'	S36°31'14"E
C17	08°21'57"	325.00'	47.45'	47.41'	S42°08'37"E
C18	07°45'30"	325.00'	44.01'	43.97'	S50°12'20"E
C19	11°53'27"	15.00'	3.11'	3.11'	S48°08'19"E
C20	39°56'45"	15.00'	10.46'	10.25'	S22°13'16"E
C21	60°08'40"	50.00'	52.49'	50.11'	S32°19'13"E
C22	40°39'01"	50.00'	35.47'	34.74'	S82°43'02"E
C23	47°00'08"	50.00'	41.02'	39.88'	N36°11'08"E
C24	17°16'15"	50.00'	15.07'	15.02'	N68°19'18"E

GENERAL NOTES (CON'T):

24. 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 ARE TO BE CHARGED TO THE OWNER.
25. FLOOR QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LOT, PURSUANT TO SECTION 30-5-211 OF THE LAND DEVELOPMENT CODE.
26. STANDARD STREET SIGNS WILL BE INSTALLED AT ALL STREET INTERSECTIONS.
27. A WAIVER TO SECTION 30-2-153 TO ALLOW BLOCK LENGTHS TO EXCEED 1200 FEET WAS GRANTED ON JULY 5, 2005.
28. NO LOT SHALL BE OCCUPIED UNTIL CONNECTED TO MANVILLE WATER SUPPLY CORPORATION.
29. PARKLAND FEES HAVE BEEN PAID TO TRAVIS COUNTY FOR 11 UNITS.
30. FOR LOTS ADJACENT TO WATERWAYS: ALL FINISHED FLOOR ELEVATIONS IN THIS SUBDIVISION SHALL BE 1.0 FOOT MINIMUM ABOVE THE 100 YEAR FREQUENCY FLOOD LEVEL. MINIMUM FINISHED FLOOR ELEVATIONS FOR THE AFFECTED LOTS ARE SHOWN ON THIS DOCUMENT. NO FILL SHALL BE ALLOWED IN THE FLOODPLAIN ON THESE LOTS EXCEPT BY SEPARATE PERMIT.
31. A TEN FOOT ELECTRIC/TELECOMMUNICATIONS/CABLE TV EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL ROAD RIGHT-OF-WAY.
32. NO RESIDENTIAL DEVELOPMENT OF ANY TYPE SHALL OCCUR ON NON-RESIDENTIAL LOTS.
33. PROPOSED STREETS ARE HEREBY DEDICATED AS PUBLIC ROADWAYS.
34. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
35. HOMEOWNERS ASSOCIATION DOCUMENTS ARE RECORDED IN DOCUMENT NO(S). 2015032251, 2015032311 AND 2017044575 OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
36. 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 THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
37. A MINIMUM OF TWO OFF STREET PARKING SPACES IS REQUIRED FOR EACH UNIT. THE DRIVEWAY MAY BE COUNTED AS ONE OF THE TWO SPACES REQUIRED FOR EACH UNIT. FOR ANY LOT WITH 6 OR MORE BEDROOMS, THE MINIMUM PARKING REQUIREMENT IS ONE SPACE PER BEDROOM. LDC 30-2-233.
38. LOT 109, BLOCK "A" TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS. NO RESIDENTIAL USES ARE ALLOWED ON THIS LOT.

Block A — 12 Lots	
Lot	Acres
82	0.1384
83	0.1384
84	0.1812
85	0.1377
86	0.1377
87	0.1439
88	0.1533
89	0.1530
90	0.1999
91	0.2523
92	0.1635
109*	0.2044
TOTAL	2.0037

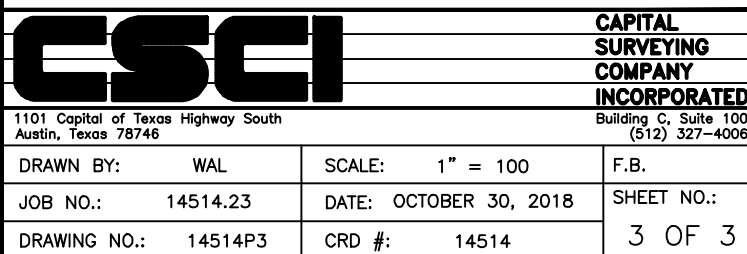
* DENOTES NON SINGLE
FAMILY LOTS

Street Name	Linear Ft.	Acres
BRAHMIN DRIVE (R.O.W. VARIES)	550	0.7480 Ac.
Total Right of Way	550	0.7480 Ac.

TOTAL RIGHT-OF-WAY		0.7480 Ac.
BLOCK "A"	11 Single Family Lots	1.7993 Ac.
BLOCK "A"	1 Open Space/Public Utility Lot	0.2044 Ac.
Total Acreage of Subdivision		2.7517 Ac.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S34°43'11"E	50.19'
L2	S55°26'13"E	50.01'
L3	S24°12'00"E	112.18'
L4	S35°43'58"W	83.22'
L5	N24°12'00"W	119.71'
L6	S35°43'58"W	99.86'
L7	S54°16'12"E	45.00'
L8	N46°41'35"W	30.00'

*GILBERT LANE
PHASE THREE-A*



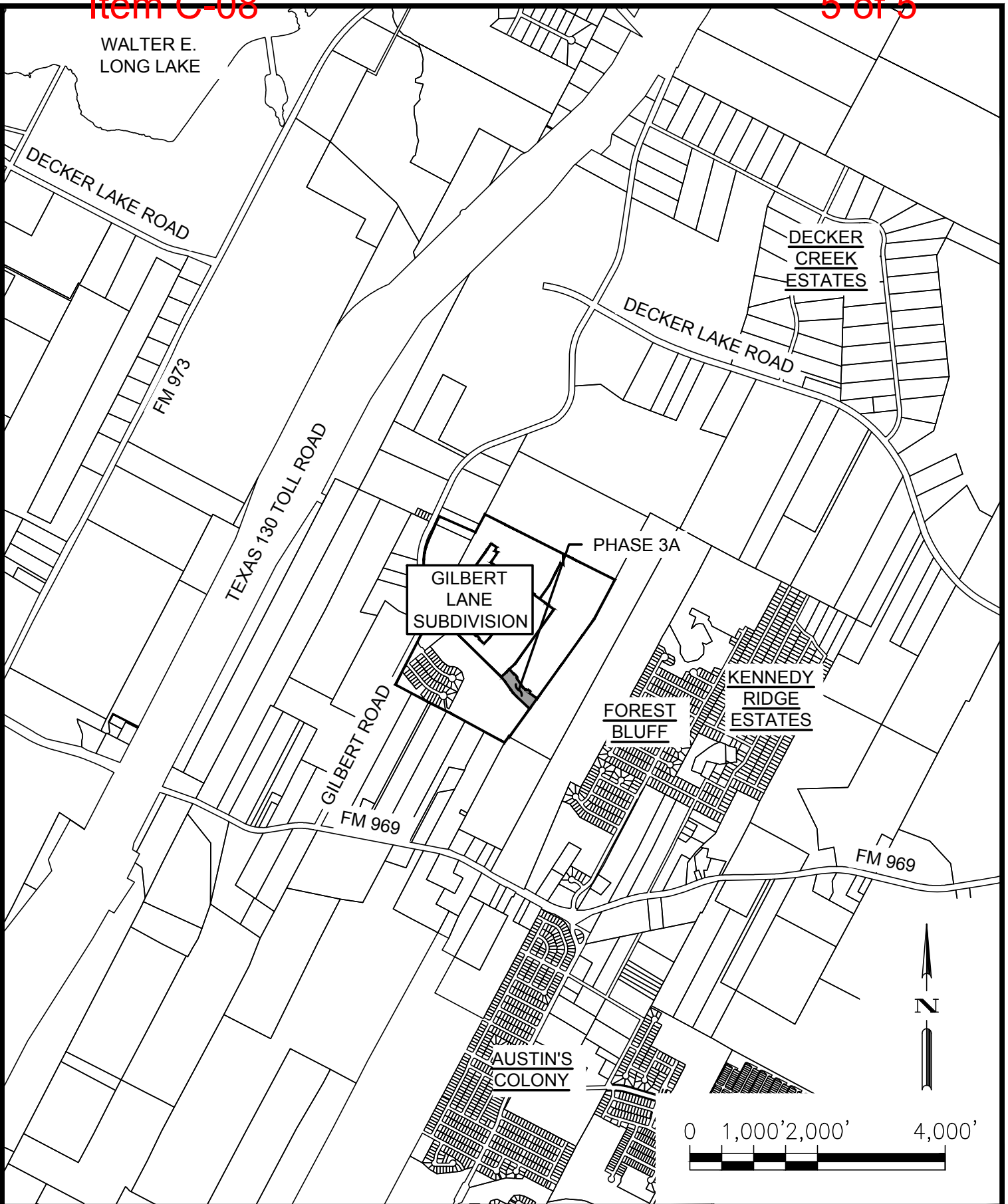
LEGEND

- | | |
|------------|---|
| O.P.R.T.C. | OFFICIAL PUBLIC RECORDS TRAVIS COUNTY |
| T.C.D.R. | DEED RECORDS TRAVIS COUNTY |
| C.W.Q.Z. | CRITICAL WATER QUALITY ZONE |
| W.Q.T.Z. | WATER QUALITY TRANSITION ZONE |
| F.F.E. | FINISHED FLOOR ELEVATION |
| R.O.W. | RIGHT OF WAY |
| S.S.E. | STORM SEWER EASEMENT |
| W.W.E. | WASTEWATER EASEMENT |
| E.E. | ELECTRIC EASEMENT HEREBY DEDICATED |
| B.L. | BUILDING LINE |
| () | RECORD INFORMATION |
| ○ | 1/2" IRON ROD SET WITH PLASTIC CAP
MARKED "CAPITAL SURVEYING CO. INC." |
| ⊗ | 1/2" IRON ROD FOUND WITH PLASTIC CAP
MARKED "CAPITAL SURVEYING CO. INC." |
| ⓪ | 1/2" IRON ROD SET IN CONCRETE |
| ▲ | CALCULATED POINT |
| ● ● ● | SIDEWALK |
| ◡ | BENCHMARK |
| — — | BREAK IN SCALE |

BLOCK A

LOT 61
27.6239 AC.
GREENBELT, W.Q.E.,
D.E., & S.S.E.

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GILBERT LANE SUBDIVISION - PHASE THREE-A
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.browningay.com

