

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2018-0217.1A

**ZAP DATE:** February 4, 2020

**SUBDIVISION NAME:** Colton Bluff Phase 1

**AREA:** 44.700 acres

**LOT(S):** 181

**OWNER/APPLICANT:** KB Home Lone Star  
(John Zinsmeyer)

**AGENT:** Carlson, Brigance &  
Doering (Brett Pasquarella)

**ADDRESS OF SUBDIVISION:** 7231 Colton Bluff Springs Rd.

**GRIDS:** K - 12/13

**COUNTY:** Travis

**WATERSHED:** Cotton Mouth & Marble Creek

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** SF-4A; SF-4A-CO

**DISTRICT:** 2

**PROPOSED LAND USE:** Small Lot Single Family Residential; Park (neighborhood) and ROW.

**SIDEWALKS:** Sidewalks will be provided along subdivision side of Colton Bluff Springs Rd. and McKinney Falls Parkway along with both sides of all interior streets prior to the lots being occupied.

**DEPARTMENT COMMENTS:** The request is for approval of the final plat out of the approved preliminary namely, Colton Bluff Phase 1. The proposed final plat is composed of 181 lots on 44.700 acres.

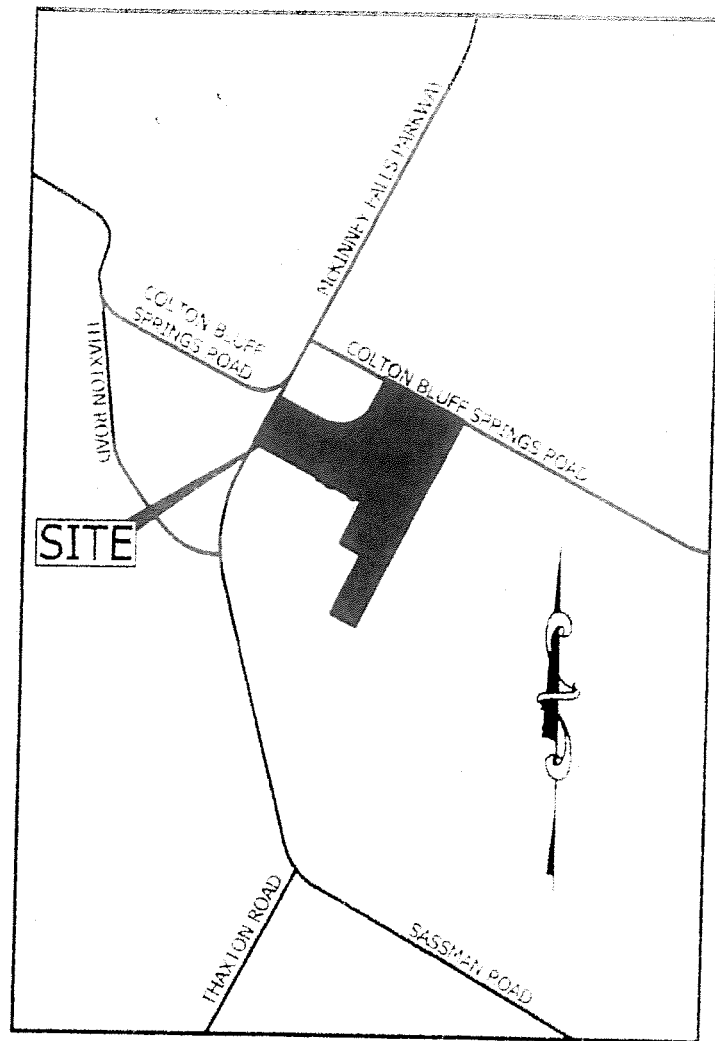
**STAFF RECOMMENDATION:** The staff recommends approval the plat. This plat meets all applicable City of Austin and State Local Government code requirements.

**ZONING AND PLATTING ACTION:**

**CASE MANAGER:** Sylvia Limon

**PHONE:** 512-974-2767

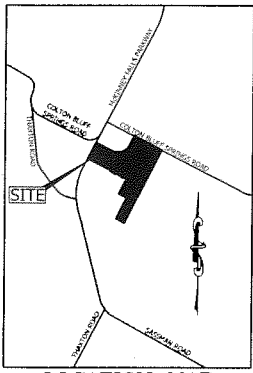
**E-mail:** [Sylvia.limon@austintexas.gov](mailto:Sylvia.limon@austintexas.gov)



LOCATION MAP  
NOT TO SCALE

# COLTON BLUFF, PHASE 1

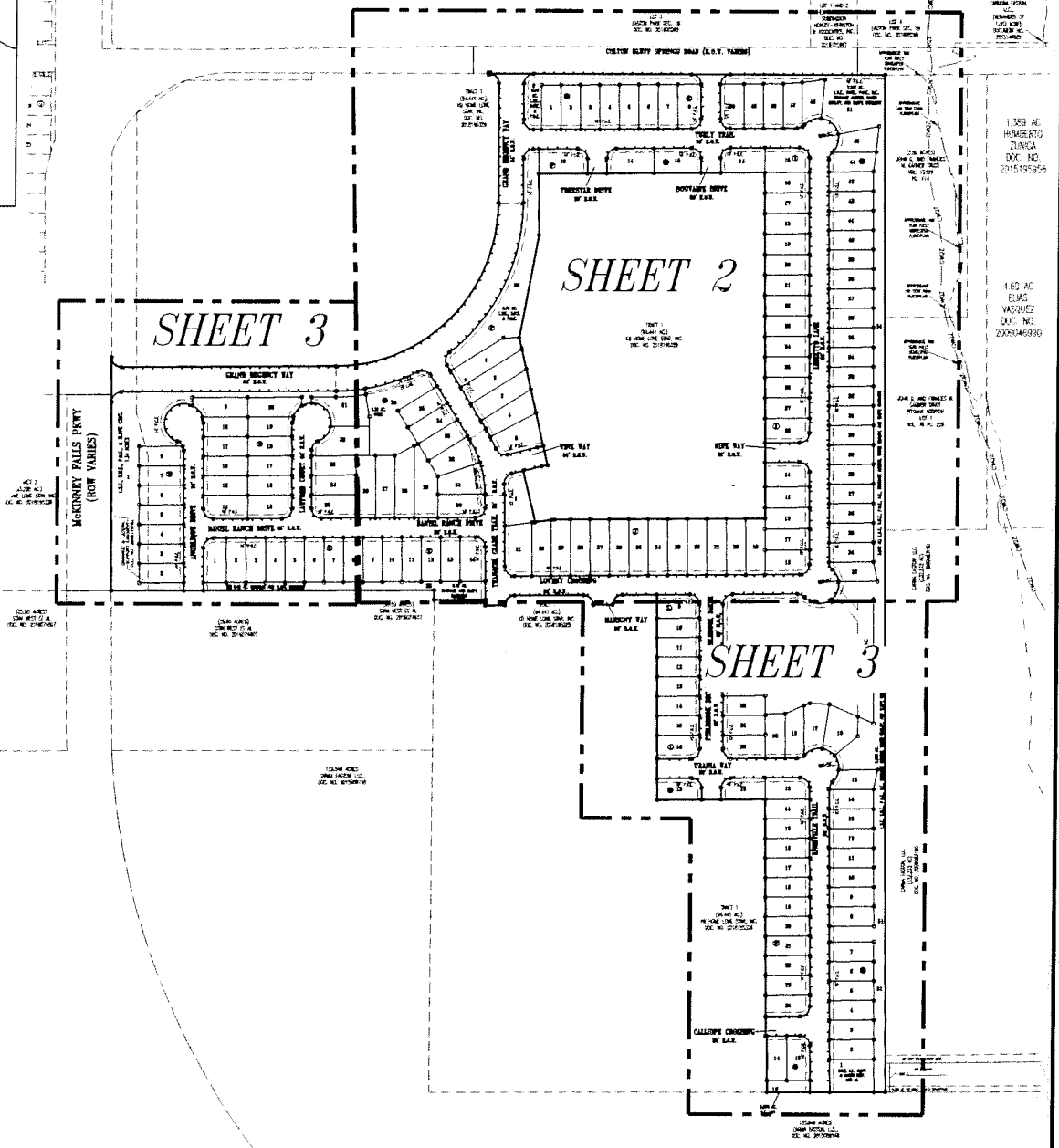
A SMALL LOT SUBDIVISION



LOCATION MAP  
NOT TO SCALE



SCALE: 1" = 200'



1.359 AC  
HANSBERT  
ZUNIGA  
DCC, INC.  
2015185956

4.60 AC  
ELIAS  
VARGUEZ  
DCC, INC.  
2008046390

SHEET NO. 1 OF 5

**Carlson, Brigrance & Doering, Inc.**  
 FIRM ID #E3791    REG. # 10024900

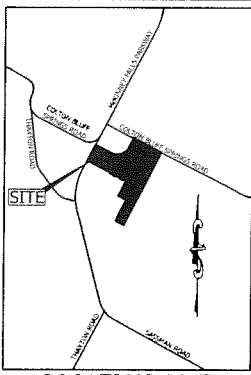
Civil Engineering    Surveying  
 5501 West Williams Canyon    Austin, Texas 78749  
 Phone No. (512) 260-5160    Fax No. (512) 260-5165

C8-2018-0217.1A

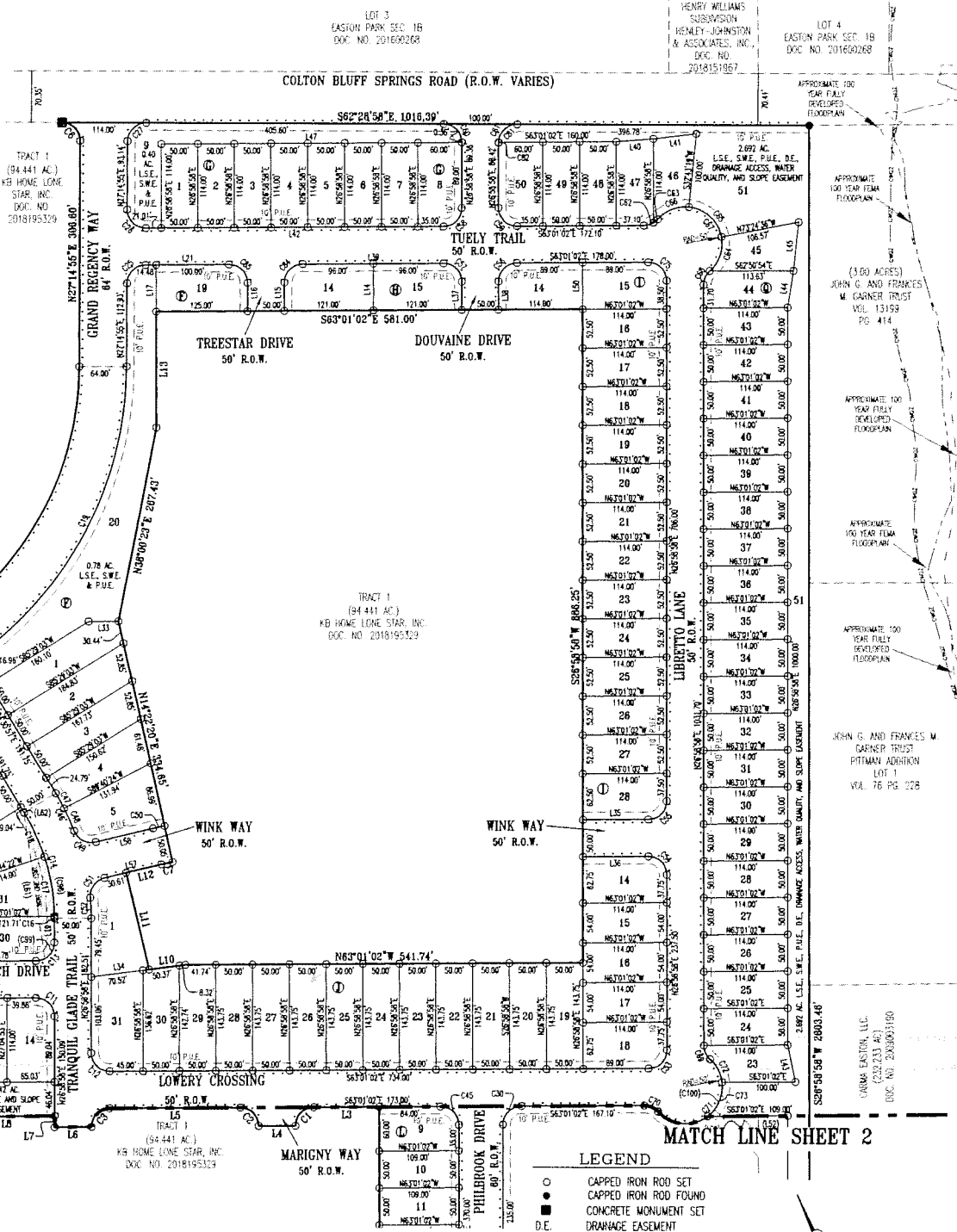
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# COLTON BLUFF, PHASE 1

## A SMALL LOT SUBDIVISION



LOCATION MAP  
NOT TO SCALE



MATCH LINE SHEET 2

MATCH LINE SHEET 2

**LEGEND**

- CAPPED IRON ROD SET
- CAPPED IRON ROD FOUND
- CONCRETE MONUMENT SET
- ▬ DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- S.W.E. SIDEWALK EASEMENT
- C.W.Q.Z. CRITICAL WATER QUALITY ZONE
- L.S.E. LANDSCAPE EASEMENT
- 12 LOT NUMBER
- Ⓐ BLOCK DESIGNATION
- CRITICAL WATER QUALITY ZONE
- - - 100 YEAR FEMA FLOODPLAIN
- - - 100 YEAR FULLY DEVELOPED FLOOD PLAN
- ..... PROPOSED SIDEWALK

SCALE: 1" = 100'

**SHEET NO. 2 OF 5**

**Carlson, Brigrace & Doering, Inc.**

FORM ID #F3791    REG. # 10024900

Civil Engineering    Surveying  
 5801 West William Cannon    Austin, Texas 78749  
 Phone No. (512) 280-5160    Fax No. (512) 280-5165

APPLICATION SUBMITTAL DATE: FEB. 12, 2019  
 PLAT PREPARATION DATE: JANUARY 23, 2020

OWNER:  
 KB HOME LONE STAR, INC.  
 10800 PECAN PARK BLVD., STE. 200  
 AUSTIN, TEXAS 78750  
 PHONE: (512) 280-5160  
 FAX: (512) 280-5165

ENGINEER AND SURVEYOR:  
 CARLSON, BRIGRACE & DOERING, INC.  
 5501 WEST WILLIAM CANNON DRIVE  
 AUSTIN, TEXAS 78749  
 PHONE: 512-280-5160  
 FAX: 512-280-5165

TOTAL ACRES: 44.700 ACRES  
 SURVEY: SANTIAGO DEL VALLE SURVEY,  
 ABSTRACT NO. 24  
 F.E.M.A. MAP NO. 484530615J  
 TRAVIS COUNTY, TEXAS  
 DATED: JANUARY 6, 2016

RIGHT-OF-WAY LINEAR FOOTAGE

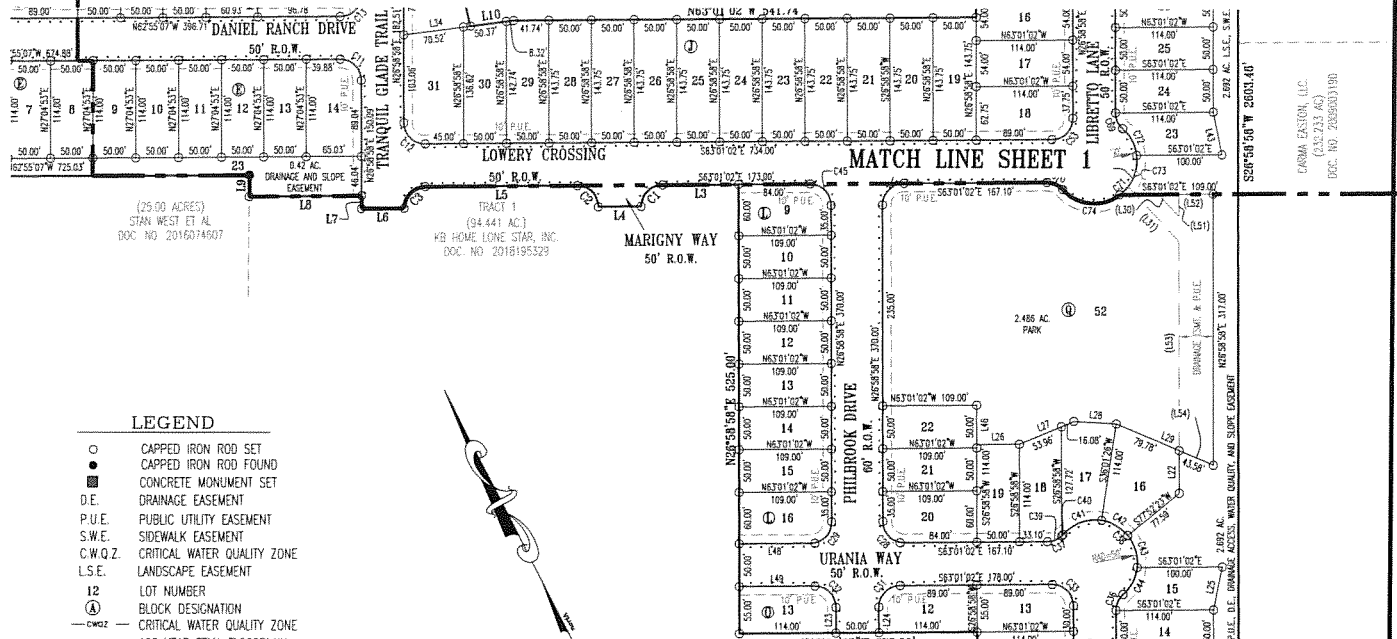
ANGELIQUE DRIVE	50' R.O.W.	454'
CALLIOPE CROSSING	50' R.O.W.	139'
DANIEL RANCH DRIVE	50' R.O.W.	775'
DOUVAINE DRIVE	50' R.O.W.	252'
GRAND REGENCY WAY	64' R.O.W.	1,546'
KNOXVILLE TRAIL	50' R.O.W.	829'
LAWFORD COURT	50' R.O.W.	295'
LIBRETTO LANE	50' R.O.W.	1,144'
LOWERY CROSSING	50' R.O.W.	834'
MARIGNY WAY	50' R.O.W.	50'
PHILBROOKE DRIVE	50' R.O.W.	550'
TRANQUIL GLADE TRAIL	50' R.O.W.	694'
TREESTAR DRIVE	50' R.O.W.	89'
TUELY TRAIL	50' R.O.W.	791'
URANNA WAY	50' R.O.W.	417'
WINK WAY	50' R.O.W.	265'
<b>TOTAL</b>		<b>11,152 ACRES 9,224'</b>

<b>TOTAL OF LOTS:</b>	<b>181</b>
NO. OF SINGLE FAMILY LOTS:	171
NO. D.E. LOTS:	1
NO. L.S.E., S.W.E., P.U.E., DRAINAGE, DRAINAGE ACCESS, WATER QUALITY, AND SLOPE ESMT. LOTS:	1
NO. SLOPE & DRAINAGE ESMT. LOTS:	1
NO. L.S.E. & S.W.E. & P.U.E. LOTS:	2
& SLOPE ESMT. LOTS:	1
NO. PARK LOTS:	2
W.W.E. D.E., SLOPE & ACCESS ESMT.	2
NO. OF BLOCKS:	12

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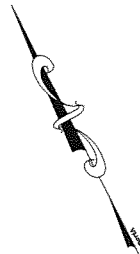
# COLTON BLUFF, PHASE 1

## A SMALL LOT SUBDIVISION

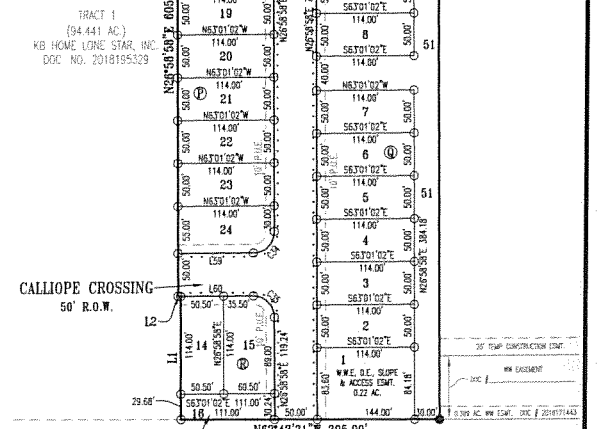
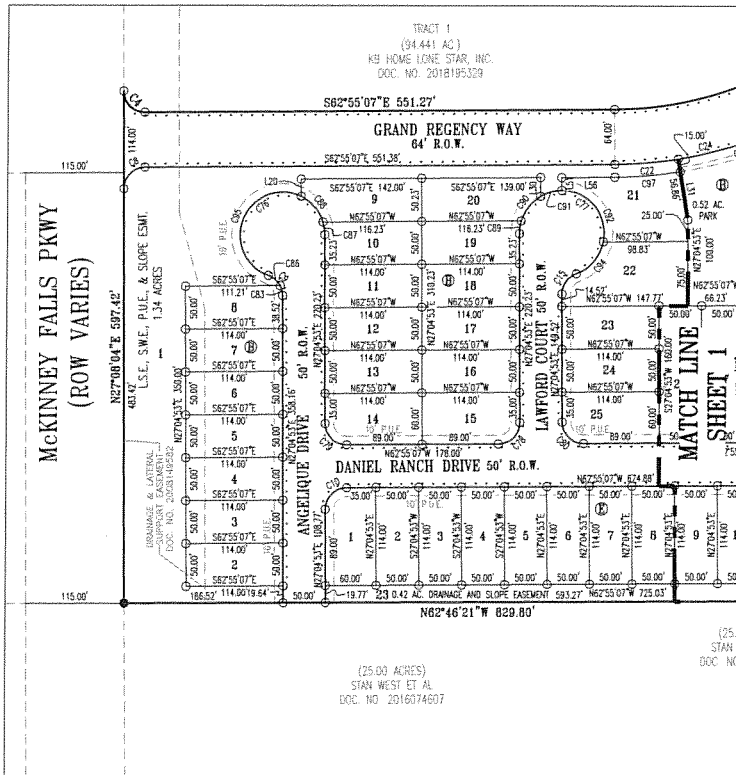


### LEGEND

- CAPPED IRON ROD SET
- CAPPED IRON ROD FOUND
- CONCRETE MONUMENT SET
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- S.W.E. SIDEWALK EASEMENT
- C.W.Q.Z. CRITICAL WATER QUALITY ZONE
- L.S.E. LANDSCAPE EASEMENT
- 12 LOT NUMBER
- ⓐ BLOCK DESIGNATION
- - - - - CRITICAL WATER QUALITY ZONE
- - - - - 100 YEAR FEMA FLOODPLAIN
- - - - - 100 YEAR FULLY DEVELOPED FLOOD PLAN
- - - - - PROPOSED SIDEWALK



SCALE: 1" = 100'



SHEET NO. 3 OF 5

**Carlson, Brigrance & Doering, Inc.**  
 FIRM ID #93791 REG. # 10024900  
 Civil Engineering Surveying  
 5801 West William Cannon Austin, Texas 78749  
 Phone No. (512) 280-5160 Fax No. (512) 280-5165

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COLTON BLUFF, PHASE 1
A SMALL LOT SUBDIVISION

Curve Table with columns: Curve #, Length, Radius, Chord Direction, Chord Length, Tangent, DELTA. Contains 26 rows of curve data.

Curve Table with columns: Curve #, Length, Radius, Chord Direction, Chord Length, Tangent, DELTA. Contains 36 rows of curve data.

Curve Table with columns: Curve #, Length, Radius, Chord Direction, Chord Length, Tangent, DELTA. Contains 36 rows of curve data.

Curve Table with columns: Curve #, Length, Radius, Chord Direction, Chord Length, Tangent, DELTA. Contains 23 rows of curve data.

Line Table with columns: Line #, Length, Direction. Contains 19 rows of line data.

Line Table with columns: Line #, Length, Direction. Contains 19 rows of line data.

Line Table with columns: Line #, Length, Direction. Contains 19 rows of line data.

Easement Line Table with columns: Line #, Length, Direction. Contains 6 rows of easement data.

Main subdivision table with columns: BLOCK, LOT, SQ. FT., BLOCK, LOT, SQ. FT. Lists lots 1-31 and 1-24 with their respective areas and block assignments.

SHEET NO. 4 OF 5

Carlson, Brignace & Doering, Inc. logo and contact information including address, phone, and email.

# COLTON BLUFF, PHASE 1

## A SMALL LOT SUBDIVISION

STATE OF TEXAS:  
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS: THAT KB HOME LONE STAR, INC. A TEXAS LIMITED LIABILITY COMPANY, BEING OWNER OF THAT CERTAIN 94.441 ACRES TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NUMBER 24, SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED AS RECORDED IN DOCUMENT NUMBER 2018195329 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 44.70 ACRES OF LAND TO BE KNOWN AS:

### "COLTON BLUFF, PHASE 1"

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

STEVE STILL, SENIOR VICE PRESIDENT  
KB HOME LONE STAR, INC.  
10800 PECAN PARK BLVD., SUITE 200  
AUSTIN, TEXAS 78750

STATE OF TEXAS:  
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

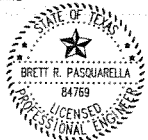
STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, BRETT R. PASQUARELLA, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAN IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

FLOOD PLAIN NOTES: NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 484530615J, FOR TRAVIS COUNTY, TEXAS, DATED JANUARY 6, 2016.

ENGINEERING BY:

BRETT R. PASQUARELLA, P.E. NO. 84769 DATE  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749



CARLSON, BRIGANCE & DOERING, INC.  
09 13781

STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, AARON V. THOMASON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAN COMPLIES WITH CHAPTER 25 OF THE AUSTIN CITY CODE, OF 1981 AS AMENDED, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SURVEYED BY:

AARON V. THOMASON, R.P.L.S. NO. 6214 DATE  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749  
aaron@cbdong.com



GENERAL NOTES:

- THIS SUBDIVISION WAS APPROVED AND RECORDED PRIOR TO THE CONSTRUCTION AND ACCEPTANCE OF ALL 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 SEPARATE INSTRUMENT RECORDED IN DOCUMENT NUMBER \_\_\_\_\_ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- THIS SUBDIVISION IS A SMALL LOT SUBDIVISION (LDC 25-4-232 AND AS AMENDED). THE LOTS ARE SUBJECT TO THE COVENANTS AND RESTRICTIONS IN DOCUMENT NO. \_\_\_\_\_.
- OWNER/DEVELOPER IS ADVISED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS. OTHER SPECIAL OR NON-STANDARD TREATMENTS OF THE ROW MAY ALSO REQUIRE A LICENSE AGREEMENT.
- 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.
- THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITIES FOR PLANS FOR 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.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL.
- PROPERTY OWNER SHALL PROVIDE ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES SHALL BE ALLOWED IN A DRAINAGE EASEMENT OR WATER QUALITY EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- 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.
- ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES ARE TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- IN ADDITION TO THE EASEMENTS SHOWN HEREON, THE FOLLOWING PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED: TEN FOOT (10') ALONG AND ADJACENT TO ALL STREET RIGHT-OF-WAYS.
- 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: ANGELIQUE DRIVE, CALLIOPE CROSSING, DANIEL RANCH DRIVE, DOLANINE DRIVE, GRAND REGENCY WAY, KNOXVILLE TRAIL, LAWFORD COURT, LIBERETTO LANE, LOWERY CROSSING, MARGNY WAY, PHILBROOK DRIVE, TRANQUIL GLADE TRAIL, TREESTAR DRIVE, TUELEY TRAIL, URAHNA WAY AND WINK WAY, 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 BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENT.
- ON-SITE CONTROL FOR THE TWO-YEAR STORM IS REQUIRED FOR ALL DEVELOPMENT AS REQUIRED BY THE LAND DEVELOPMENT CODE.
- COMMON AREAS SUCH AS PEDESTRIAN ACCESS WAYS ON SEPARATE LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR THIS SUBDIVISION.
- LOT 1 & 36, BLOCK "B", LOT 23, BLOCK "E", LOT 20, BLOCK "F", LOT 9, BLOCK "G", AND LOT 1, LOT 51 & LOT 52, BLOCK "Q", LOT 16, BLOCK "R" ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION OR ITS ASSIGNS AND ARE RESTRICTED TO NON RESIDENTIAL USES.
- DRAINAGE EASEMENTS TO THE LIMITS SHOWN ON THIS PLAN ARE HEREBY DEDICATED TO THE PUBLIC FOR THE CONSTRUCTION, MAINTENANCE, AND THE RIGHT TO PLACE EARTHEN FILL FOR DRAINAGE FOR PUBLIC ROADWAYS ON THIS PLAN. PROPERTY OWNERS MAY USE THEIR PROPERTY WITHIN THESE EASEMENTS ONLY IN THOSE WAYS THAT ARE CONSISTENT WITH THE CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF THE DRAINAGE EASEMENTS DEDICATED HEREIN. PROPERTY OWNERS MAY DO NOTHING THAT WOULD IMPAIR, DAMAGE, OR DESTROY THE DRAINAGE EASEMENTS. TRAVIS COUNTY AND ITS SUCCESSORS AND ASSIGNS HAVE THE RIGHT TO USE SO MUCH OF THE SURFACE OF THE PROPERTY WITHIN THE EASEMENTS AS MAY BE REASONABLY NECESSARY TO CONSTRUCT, INSTALL AND MAINTAIN DRAINAGE FACILITIES WITHIN THE EASEMENTS.
- DRIVEWAYS MAY NOT CROSS A SLOPE GREATER THAN 15%.
- PARKLAND DEDICATION IS SATISFIED WITH THE DEDICATION OF 3.15 ACRES OF PARKLAND INCLUDED IN LOT 36, BLOCK B, AND LOT 52, BLOCK Q.

THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ OF THE CITY OF AUSTIN ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

SYLVIA LIMON, FOR:  
DENISE LUCAS, ACTING DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

JOLENE KIOLBASSA CHAIRPERSON ANA AGUIRRE, SECRETARY

THE STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, DANA DEBEAUVOR, 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., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT # \_\_\_\_\_, WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

SHEET NO. 5 OF 5

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 10624900

Civil Engineering Surveying  
5501 West William Cannon Austin, Texas 78749  
Phone No. (512) 280-5160 Fax No. (512) 280-5165