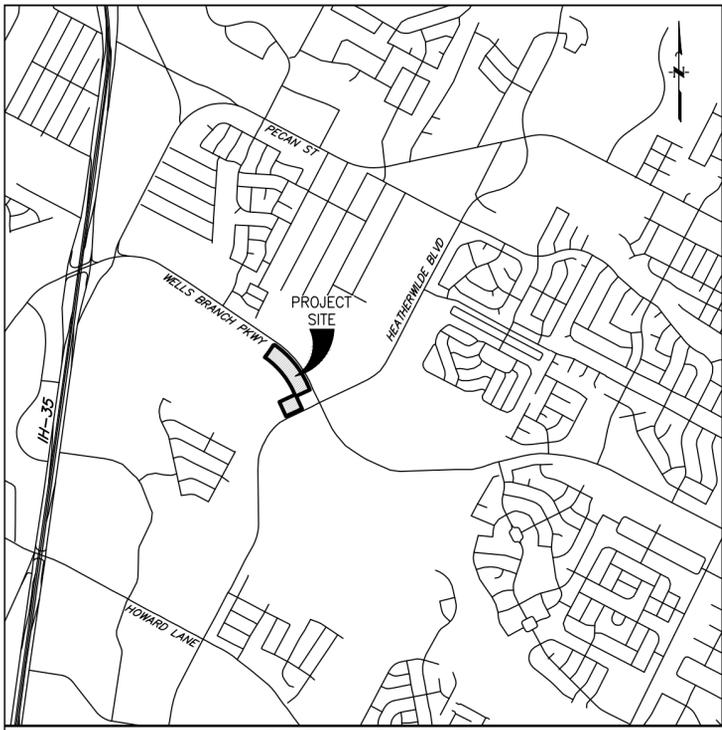
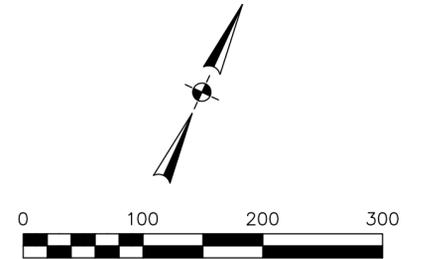


WELLS BRANCH COMMERCIAL LOTS,
SECTION ONE
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



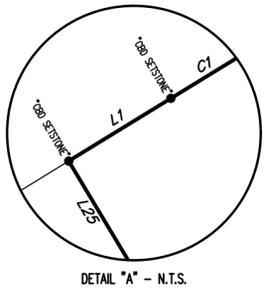
VICINITY MAP - N.T.S.

SEALY HEATHERWILDE, L.P.
SPECIAL WARRANTY DEED
REMAINDER OF
43.906 ACRES
DOC. NO. 2014177606 O.P.R.T.C.T.

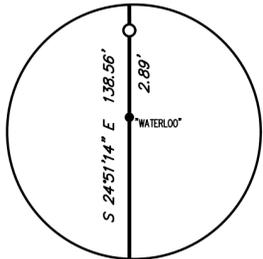


LEGEND

- 1/2" IRON ROD FOUND
- NAIL FOUND
- 5/8" IRON ROD SET W/CAP STAMPED "JONES/CARTER"
- △ CALCULATED POINT
- SIDEWALK
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS



DETAIL "A" - N.T.S.



DETAIL "B" - N.T.S.

LINE	BEARING	DISTANCE
L1	N 33°40'28" E	1.00'
L2	N 39°23'06" E	20.47'
L3	N 42°59'50" W	39.73'
L4	N 24°50'55" W	98.39'
L5	N 25°32'48" W	29.12'
L6	N 25°32'48" W	11.07'
L7	N 25°32'48" W	40.19'
L8	N 27°07'33" W	52.13'
L9	N 28°04'50" W	3.71'
L10	N 30°14'14" W	48.85'
L11	N 31°02'02" W	52.59'
L12	N 32°46'38" W	52.59'
L13	N 34°03'32" W	14.53'
L14	N 34°03'32" W	10.19'
L15	N 34°03'32" W	24.72'
L16	N 34°55'50" W	27.87'
L17	N 36°15'51" W	52.59'
L18	N 38°00'27" W	52.58'
L19	N 39°23'44" W	31.14'
L20	N 40°16'02" W	21.45'
L21	N 41°29'40" W	52.59'
L22	N 43°14'16" W	52.59'
L23	N 44°43'55" W	37.55'
L24	N 45°36'13" W	15.04'
L25	N 46°43'29" W	9.28'
L26	N 46°43'29" W	43.31'
L27	N 48°28'05" W	52.59'
L28	N 50°04'09" W	43.99'
L29	N 50°26'27" W	8.60'
L30	N 51°57'19" W	52.59'
L31	N 53°17'10" W	8.07'
L32	N 53°17'10" W	44.52'
L33	N 55°51'27" W	26.30'
L34	N 44°35'48" E	259.22'
L35	S 44°35'47" W	259.60'
L36	N 45°24'12" W	30.00'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	5°42'37"	500.00'	49.83'	N 36°31'47" E	49.81'
C2	5°42'37"	500.00'	49.83'	N 36°31'47" E	49.81'
C3	91°30'43"	31.22'	49.86'	N 79°25'49" E	44.73'
C4	29°57'36"	1999.93'	1045.76'	S 39°50'02" E	1033.89'
C5	8°41'21"	1999.93'	303.30'	S 50°28'09" E	303.01'
C6	12°13'17"	1999.93'	426.59'	S 40°00'50" E	425.78'
C7	8°07'00"	1999.93'	283.32'	S 29°50'42" E	283.08'
C8	0°55'58"	1999.93'	32.56'	S 25°19'13" E	32.56'
C9	1°54'29"	1048.55'	34.92'	S 64°13'31" W	34.92'
C10	0°25'47"	1999.93'	15.00'	S 46°20'22" E	15.00'
C11	0°25'47"	1999.93'	15.00'	S 45°54'35" E	15.00'

AMENDED PLAT OF THE COOTTAGES AT THE BEAVER CREEK AT DOC. NO. 201600034 O.P.R.T.C.T.

BEDSTRAW DRIVE (50' R.O.W.)
DOC. NO. 201600034 O.P.R.T.C.T.
DOC. NO. 201600176 O.P.R.T.C.T.

SOLITUDE DRIVE (R.O.W. VARIES)
DOC. NO. 201600034 O.P.R.T.C.T.
DOC. NO. 201600176 O.P.R.T.C.T.

THE COTTAGES AT BEAVER CREEK AT DOC. NO. 201600176 O.P.R.T.C.T.

AMENDED PLAT OF THE COOTTAGES AT THE BEAVER CREEK AT DOC. NO. 201600034 O.P.R.T.C.T.

THE COTTAGES AT BEAVER CREEK AT DOC. NO. 201600176 O.P.R.T.C.T.

WASTEWATER LINES EASEMENT DOC. NO. 2020120678 O.P.R.T.C.T.

CITY OF AUSTIN, TEXAS DRAINAGE EASEMENT DOC. NO. 2015106197 O.P.R.T.C.T.

DRAINAGE EASEMENT DOC. NO. 2020130683 O.P.R.T.C.T.

26' ACCESS ESMT DOC. NO. 2020090406 O.P.R.T.C.T.

TRAVIS COUNTY, TEXAS DRAINAGE EASEMENT DOC. NO. 2008034696 O.P.R.T.C.T.

WASTEWATER LINES EASEMENT DOC. NO. 2020120679 O.P.R.T.C.T.

CITY OF AUSTIN, TEXAS DRAINAGE EASEMENT DOC. NO. 2015106197 O.P.R.T.C.T.

ONCOR EASEMENT DOC. NO. 202017911 O.P.R.T.C.T.

10' ELEC & TEL COM EASEMENT DOC. NO. 201900082 O.P.R.T.C.T.

WATER LINE EASEMENT DOC. NO. 2014143740 O.P.R.T.C.T.

10' P.U.E. DOC. NO. 201900082 O.P.R.T.C.T.

7' RIGHT-OF-WAY DEDICATION (0.059 AC.)

HEATHERWILDE BLVD (R.O.W. VARIES)
VOL. 11236, PG. 790 R.P.R.T.C.T.
DOC. NO. 2008094354 O.P.R.T.C.T.

LOT 1 2.290 ACRES

LOT 2 2.970 ACRES

LOT 3 1.943 ACRES

LOT 4 1.250 ACRES

LOT 5 2.734 ACRES

LOT 1, BLOCK A WELLS BRANCH CORNER MARKET DOC. NO. 201900082 O.P.R.T.C.T.

BEARING BASIS NOTE:

HORIZONTAL DATUM BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE. COORDINATES AND DISTANCES ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.0001030405 SCALED FROM N: 10,131,127.02, E: 3,141,053.37, Z: 790.40'

SHEET 1 OF 2

FILE: K:\20100\20100-0001-00 HEATHERWILDE-WELLS BRANCH PLAT\1 SURVEYING PHASE\CAD FILES\WORKING DWG\20100-0001-00 PLAT.DWG
JOB NO: 20100-0003-00 SCALE: 1"=100'
PREPARATION DATE: MARCH 18, 2019
SUBMITTAL DATE: APRIL 9, 2019
DRAWN BY: ASH
CHECKED BY: RLH
REVISED: JANUARY 7, 2021

WELLS BRANCH COMMERCIAL LOTS,
SECTION ONE

J/C JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 10046101
3100 Alvin Devane Boulevard, Suite 150 • Austin, Texas 78741 • 512.441.9493

**WELLS BRANCH COMMERCIAL LOTS,
SECTION ONE
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

STATE OF TEXAS §
 KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That Sealy Heatherwilde, L.P. being the owner of that certain 43.906 acre tract of land out of the L.C. Cunningham Survey, Abstract Number 163 situated in Travis County, Texas, as conveyed by deed as recorded in Document No. 2000101898 of the Official Public Records of Travis County, Texas, does hereby subdivide 11.187 acres of land in accordance with the attached map or plat shown hereon, pursuant to Chapter 212 of the Texas Local Government Code, to be known as:

WELLS BRANCH COMMERCIAL LOTS, SECTION ONE

And do 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 _____, 2021, A.D.

By: Sealy Heatherwilde, L.P.
 Sealy G.P. Heatherwilde, L.P.
 Heatherwilde Investors, L.L.C.

Mark P. Sealy, Manager
333 Texas Street, Suite 1050
Shreveport, Caddo Parish, LA 71101

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, and he acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Notary Public, State of Texas

Print Notary's Name
My Commission Expires: _____

I, Rex L. Hackett, 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 surveying related portions of Title 25 of the City of Austin Land Development Code, and is true and correct to the best of my knowledge, and was prepared from an actual on the ground survey of the property made under my direction and supervision.

Rex L. Hackett
Registered Professional Land Surveyor No. 5573

Date _____
JONES | CARTER, INC.
3100 Alvin Devane Blvd. Suite 150
Austin, Texas 78741

FLOOD PLAIN NOTE:

No portion of this tract is within the boundaries of the 100 year flood plain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM Map #48453C0270J, dated August 18, 2014 for Travis County, Texas, Community No. 480624.

I, Gemsong Ryan, 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 25 of the City of Austin Land Development Code, and is true and correct to the best of my knowledge.

Gemsong Ryan
Registered Professional Engineer No. 99300

Date _____
JONES | CARTER, INC.
3100 Alvin Devane Blvd. Suite 150
Austin, Texas 78741

This subdivision is located in the Full Purpose City Limits of the City of Austin on this the _____ day of _____, 2021, A.D.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD by the Director, Development Services Department, City of Austin, County of Travis, Texas, this the ____ day of _____, 2021, A.D.

Denise Lucas, Director
Development Services Department

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 _____, 2021, A.D., at _____ o'clock _____ M., and duly recorded on the _____ day of _____, 2021, A.D., at _____ o'clock _____ M., in the Official Public Records of said County and State in Document No. _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK of said County the _____ day of _____, 2021, A.D.

Dana DeBeauvoir, County Clerk, Travis County, Texas

Deputy

Accepted and authorized for record by the Zoning & Platting Commission of the City of Austin, Texas, this, the _____ day of _____, 2021.

Jolene Kiobassa, Chair

Ana Aguirre, Secretary

NOTES:

1. No lot shall be occupied until the structure is connected to the City of Austin water and wastewater system.
2. The water and wastewater utility system serving this subdivision must be in accordance with the City of Austin Utility design criteria. The water and wastewater utility plan must be reviewed and approved by Austin Water. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the city inspection fee with the utility construction.
3. The water and/or wastewater easements indicated on this plat are for the purpose of construction, operation, maintenance, repair, replacement, upgrade, decommissioning and removal of water and/or 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 Austin Water.
4. All drainage easements on private property shall be maintained by the property owner and his/her assigns.
5. Building setback lines shall be in conformance with City of Austin zoning ordinance requirements.
6. No buildings, fences, landscaping or other structures are permitted in drainage easements except as approved by the City of Austin.
7. Property owners shall provided access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
8. Prior to construction on this subdivision, a site development permit must be obtained from the City of Austin.
9. Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Austin for review. Rainfall run-off shall be held to the amount existing at undeveloped status by ponding or other approved methods.
10. Any relocation of electric facilities shall be at owners expense.
11. All electric easements must be shown on all plan sheets, left clear for electric use and maintenance on a 24/7 basis in perpetuity and maintain necessary clearances from any proposed structures, vegetation, etc at all times. Necessary clearance information (AE, OSHA, NESC, & NEC) may be found in Austin Energy's Design Criteria Manual - section 1.5.3.9. The manual is available on Austin Energy's website under contractors / electric service design & planning.
12. Austin Energy has the right to prune and/or remove trees, shrubbery and other obstructions to the extent necessary to keep the easements clear. The Utility will perform all tree work in compliance with the City of Austin Land Development Code.
13. 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 the City of Austin Land Development Code.
14. 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.
15. The owner shall be responsible for installation of temporary erosion control, revegetation and tree protection for electric utility work required to provide electric service to this project.
16. 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. 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.
17. 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: Bald Eagle Drive, Wells Branch Pkwy, Heatherwilde Blvd and Solitude Dr. The required 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.
18. By approving this plat, the City of Austin assumes no obligation to construct any infrastructure in connection with this subdivision. Any subdivision infrastructure required for the development of the lots in this subdivision is the responsibility of the developer and/or the owners of the lots. Failure to construct any required infrastructure to City standards may be just cause for the City to deny applications for certain development permits including building permits, site plan approvals, and/or certificates of occupancy.
19. Joint access to Wells branch Parkway from Lots 3 and 4. Direct access to Lot 4 is restricted to Access Easement found in Document No. 2020090406.

SHEET 2 OF 2

K:\20100\20100-0001-00 HEATHERWILDE-WELLS BRANCH PLAT\1		
FILE: SURVEYING PHASE\CAD FILES\WORKING DWG\20100-0001-00 PLAT.DWG		
JOB NO: 20100-0003-00	SCALE: 1"=100'	DRAWN BY: ASH
PREPARATION DATE: MARCH 18, 2019		CHECKED BY: RLH
SUBMITTAL DATE: APRIL 9, 2019		REVISED: JANUARY 7, 2021

**WELLS BRANCH COMMERCIAL LOTS,
SECTION ONE**



CASE# C8-2019-0053.OA

**WELLS BRANCH COMMERCIAL LOTS,
SECTION ONE
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

STATE OF LOUISIANA §
PARISH OF CADDO §

KNOW ALL MEN BY THESE PRESENTS:

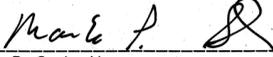
That Sealy Heatherwilde, L.P. being the owner of that certain 43.906 acre tract of land out of the L.C. Cunningham Survey, Abstract Number 163 situated in Travis County, Texas, as conveyed by deed as recorded in Document No. 2000101898 of the Official Public Records of Travis County, Texas, does hereby subdivide 11.187 acres of land in accordance with the attached map or plat shown hereon, pursuant to Chapter 212 of the Texas Local Government Code, to be known as:

WELLS BRANCH COMMERCIAL LOTS, SECTION ONE

And do 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 4TH day of MARCH, 2021, A.D.

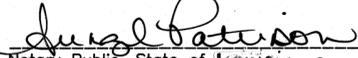
By: Sealy Heatherwilde, L.P.
Sealy G.P. Heatherwilde, L.P.
Heatherwilde Investors, L.L.C.



Mark P. Sealy, Manager
333 Texas Street, Suite 1050
Shreveport, Caddo Parish, LA 71101

STATE OF LOUISIANA §
PARISH OF CADDO §

Before me, the undersigned authority on this day personally appeared Mark P. Sealy known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.



Notary Public, State of Louisiana
Jewel Pattison 063733
Print Notary's Name
My Commission Expires: upon my death

I, Rex L. Hackett, 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 surveying related portions of Title 25 of the City of Austin Land Development Code, and is true and correct to the best of my knowledge, and was prepared from an actual on the ground survey of the property made under my direction and supervision.



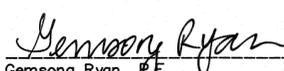
Rex L. Hackett, RPLS
Registered Professional Land Surveyor No. 5573
Date 02-25-2021
JONES | CARTER, INC.
3100 Alvin Devane Blvd. Suite 150
Austin, Texas 78741



FLOOD PLAIN NOTE:

No portion of this tract is within the boundaries of the 100 year flood plain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM Map #48453C0270J, dated August 18, 2014 for Travis County, Texas, Community No. 480624.

I, Gemsong Ryan, 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 25 of the City of Austin Land Development Code, and is true and correct to the best of my knowledge.



Gemsong Ryan, P.E.
Registered Professional Engineer No. 99300
Date 02-25-2021
JONES | CARTER, INC.
3100 Alvin Devane Blvd. Suite 150
Austin, Texas 78741



This subdivision is located in the Full Purpose City Limits of the City of Austin on this the _____ day of _____, 2021, A.D.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD by the Director, Development Services Department, City of Austin, County of Travis, Texas, this the ____ day of _____, 2021, A.D.

Denise Lucas, Director
Development Services Department

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 _____, 2021, A.D., at _____ o'clock _____ M., and duly recorded on the _____ day of _____, 2021, A.D., at _____ o'clock _____ M., in the Official Public Records of said County and State in Document No. _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK of said County the _____ day of _____, 2021, A.D.

Dana DeBeauvoir, County Clerk, Travis County, Texas

Deputy

Accepted and authorized for record by the Zoning & Platting Commission of the City of Austin, Texas, this, the _____ day of _____, 2021.

Jolene Kiobassa, Chair

Ana Aguirre, Secretary

NOTES:

- No lot shall be occupied until the structure is connected to the City of Austin water and wastewater 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 Austin Water. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the city inspection fee with the utility construction.
- The water and/or wastewater easements indicated on this plat are for the purpose of construction, operation, maintenance, repair, replacement, upgrade, decommissioning and removal of water and/or 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 Austin Water.
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- Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Austin for review. Rainfall run-off shall be held to the amount existing at undeveloped status by ponding or other approved methods.
- Any relocation of electric facilities shall be at owners expense.
- All electric easements must be shown on all plan sheets, left clear for electric use and maintenance on a 24/7 basis in perpetuity and maintain necessary clearances from any proposed structures, vegetation, etc at all times. Necessary clearance information (AE, OSHA, NESC, & NEC) may be found in Austin Energy's Design Criteria Manual -section 1.5.3.9. The manual is available on Austin Energy's website under contractors / electric service design & planning.
- Austin Energy has the right to prune and/or remove trees, shrubbery and other obstructions to the extent necessary to keep the easements clear. The Utility will perform all tree work in compliance with 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 the City of Austin Land Development Code.
- 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 owner shall be responsible for installation of temporary erosion control, revegetation and tree protection for electric utility work required to provide electric service to this project.
- 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. 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.
- 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: Bald Eagle Drive, Wells Branch Pkwy, Heatherwilde Blvd and Solitude Dr. The required 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.
- By approving this plat, the City of Austin assumes no obligation to construct any infrastructure in connection with this subdivision. Any subdivision infrastructure required for the development of the lots in this subdivision is the responsibility of the developer and/or the owners of the lots. Failure to construct any required infrastructure to City standards may be just cause for the City to deny applications for certain development permits including building permits, site plan approvals, and/or certificates of occupancy.
- Vehicular access to Lots 3 and 4 from Wells Branch Parkway shall only be through the Access Easement recorded in Document No. 2020090406.

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 Doc# _____, in the Official Public Records of _____ County, Texas.

FILE: K:\20100\20100-0001-00 HEATHERWILDE-WELLS BRANCH PLAT\1 SURVEYING PHASE\CAD FILES\WORKING DWG\20100-0001-00 PLAT.DWG		
JOB NO: 20100-0003-00	SCALE: 1"=100'	DRAWN BY: ASH
PREPARATION DATE: MARCH 18, 2019	CHECKED BY: RLH	
SUBMITTAL DATE: APRIL 9, 2019	REVISED: FEBRUARY 25, 2021	

**WELLS BRANCH COMMERCIAL LOTS,
SECTION ONE**

