

Artek Investments, LLC
(164.60 Acres) remainder
General Warranty Deed
Document No. 2017174191

see Page 2

MATCH LINE

290 RANCH, LLC
(361.939 ACRES)
DOCUMENT NO. 2016072127

ipf
N18°29'07"E
72.44'
N22°15'33"E
106.21'
ipf
N19°10'32"E
129.50'
ipf
N26°35'58"E
34.59'
ipf
N18°57'03"E
274.09'

5/8" irf
smooth
N63°41'20"W
72.74'
1/4" ipf
at base of
16" Cedar

Elevation Benchmark
5/8" iron rod with
aluminum cap stamped
"Holt Carson, Inc."
N=10047338.04
E=3052092.07
Elevation = 1063.25'

Water Line Easement
per Document No. 2019106146
N48°02'W
121.08'

WHISPERING SPRINGS COVE
S77°08'22"W
97.35'
N77°08'22"E
97.36'

LOT 4
1.00 Acre

LOT 5
1.00 Acre

LOT 6
1.11 Acre

LOT 7
1.33 Acre

LOT 3
1.14 Acre

LOT 2
1.10 Acre

LOT 1
1.02 Acre

LOT 2
1.01 Acre

LOT 3
1.02 Acre

LOT 4
1.03 Acre

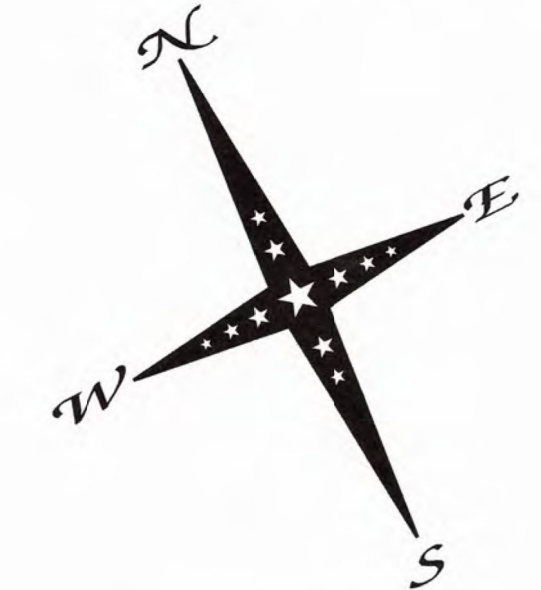
LOT 1
10.85 Acres

Block E
CEF, Open Space and Drainage Lot
Critical Environmental
Feature
Concrete Monument

MATCH LINE

see Page 2

SCALE: 1" = 100'



Legend

- ⊙ 1/2" Iron Rod Found (unless noted)
- ipf ⊙ 1/2" Iron Pipe Found (unless noted)
- ⊕ 1/2" Iron Rod Found with plastic cap
- ⬮ 60D Nail Found
- ⊙ 1/2" Iron Rod Found with plastic cap imprinted with "Holt Carson, Inc."
- 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- Concrete Monument Set
- Elevation Benchmark
- Sidewalk

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

That, Live Oak Springs, LLC, owner of all of that certain 50.99 acres of land out of the William S. Holton Survey No. 67 Abstract No. 350 and the William S. Holton Survey No. 57 Abstract No. 378 in Travis County, Texas, as conveyed to is by General Warranty Deed recorded in Document No. 2020081625 of the Official Public Records of Travis County, Texas, do hereby subdivide said 50.99 acres of land in accordance with Chapter 212 of the Local Government Code and in accordance with the attached map or plat to be known as

LIVE OAK SPRINGS

subject to any easements and/or restrictions heretofore granted, and not released, and hereby dedicates to the Public the use of all streets and easements shown hereon, unless otherwise indicated.

WITNESS MY HAND this the ____ day of _____, A.D. 20 ____.

David J. Knapp Manager of
Live Oak Springs, LLC
3801 N. Capital of Texas Highway
Suite E2
Austin, Texas 78746

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the ____ day of _____, A.D., 20 ____, did personally appear David J. Knapp, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____

Printed Name _____

Commission Expires _____

THE STATE OF TEXAS *
THE COUNTY OF TRAVIS *

I, Gregory Andrulis, 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 and complies with Chapter 30 of the Austin City Code as currently amended, is true and correct to the best of my knowledge.

A portion of this subdivision is within the boundaries of the 100-year flood plain according to the Federal Flood Administration FIRM panel 48453C 0550 H, dated September 26, 2008.

Gregory Andrulis P.E. No. 116390
CIVIL INSITE, LLC
10200 Hwy 290 W, Suite 4
Austin, Texas 78736
Firm Registration No. F-19483

Date

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Holt Carson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with Title 30 of the Austin City Code, and is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground

Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
(512)-442-0990

5-15-2021
Date

LIVE OAK SPRINGS

LIVE OAK SPRINGS

CURVE DATA

① Δ= 85°32'19" R= 15.00' T= 13.88' C= 20.37' A= 22.39' CB=S22°57'56"W	② Δ= 40°17'20" R= 280.00' T= 102.71' C= 192.86' A= 196.89' CB=S0°20'28"E	③ Δ= 21°15'30" R= 220.00' T= 41.29' C= 81.16' A= 81.63' CB=N9°51'22"W	④ Δ= 38°12'26" R= 420.00' T= 145.47' C= 274.91' A= 280.07' CB=S1°22'54"E	⑤ Δ= 26°12'31" R= 480.00' T= 111.74' C= 217.66' A= 219.56' CB=N4°37'03"E	⑥ Δ= 9°55'12" R= 480.00' T= 41.66' C= 83.00' A= 83.11' CB=N12°45'43"E	⑦ Δ= 16°17'19" R= 480.00' T= 68.69' C= 136.00' A= 136.46' CB=N0°20'33"W
⑧ Δ= 1°34'00" R= 480.00' T= 6.56' C= 13.13' A= 13.13' CB=N19°42'07"W	⑨ Δ= 84°47'05" R= 15.00' T= 13.69' C= 20.23' A= 22.20' CB=N33°54'20"E	⑩ Δ= 84°47'01" R= 15.00' T= 13.69' C= 20.23' A= 22.20' CB=N61°18'38"W	⑪ Δ= 52°35'08" R= 25.00' T= 12.35' C= 22.15' A= 22.94' CB=S77°24'34"E	⑫ Δ= 46°38'35" R= 25.00' T= 10.78' C= 19.79' A= 20.35' CB=S52°58'35"W	⑬ Δ= 279°13'43" R= 60.00' T= N/A C= 77.75' A= 292.41' CB=N10°43'51"W	⑭ Δ= 95°48'06" R= 60.00' T= 66.41' C= 89.04' A= 100.32' CB=N80°58'57"E
⑮ Δ= 90°02'40" R= 60.00' T= 60.05' C= 84.89' A= 94.29' CB=N11°56'26"W	⑯ Δ= 93°22'57" R= 60.00' T= 63.65' C= 87.32' A= 97.79' CB=S76°20'46"W	⑰ Δ= 24°02'46" R= 380.00' T= 80.93' C= 158.31' A= 159.48' CB=S5°41'56"W	⑱ Δ= 41°57'54" R= 320.00' T= 122.72' C= 229.17' A= 234.38' CB=N3°15'38"W	⑲ Δ= 25°19'21" R= 320.00' T= 71.89' C= 140.28' A= 141.43' CB=N11°34'55"W	⑳ Δ= 16°38'33" R= 320.00' T= 46.80' C= 92.62' A= 92.95' CB=N9°24'02"E	㉑ Δ= 83°27'49" R= 15.00' T= 13.38' C= N/A A= 21.85' CB=N35°24'27"E
㉒ Δ= 83°27'12" R= 15.00' T= 13.38' C= 19.97' A= 21.85' CB=S61°08'02"E	㉓ Δ= 39°16'54" R= 230.00' T= 82.08' C= 89.21' A= 157.69' CB=S57°29'55"W	㉔ Δ= 39°16'54" R= 170.00' T= 60.67' C= 114.28' A= 116.55' CB=N57°29'55"E	㉕ Δ= 34°59'32" R= 170.00' T= 53.59' C= 102.22' A= 103.82' CB=N55°21'14"E	㉖ Δ= 4°17'22" R= 170.00' T= 6.37' C= 12.72' A= 12.73' CB=N74°59'41"E	㉗ Δ= 72°53'43" R= 25.00' T= 18.46' C= 29.70' A= 31.81' CB=N1°24'36"E	㉘ Δ= 252°53'44" R= 60.00' T= N/A C= 96.53' A= 264.83' CB=S88°35'24"E
㉙ Δ= 57°47'07" R= 60.00' T= 33.11' C= 57.98' A= 60.51' CB=S8°57'55"W	㉚ Δ= 96°03'10" R= 60.00' T= 66.70' C= 89.21' A= 100.58' CB=S67°57'14"E	㉛ Δ= 99°03'27" R= 60.00' T= 70.32' C= 91.29' A= 103.74' CB=N14°29'28"E	㉜ Δ= 21°28'23" R= 320.00' T= 60.68' C= 119.23' A= 119.93' CB=S13°30'24"E	㉝ Δ= 12°50'00" R= 320.00' T= 35.99' C= 71.52' A= 71.67' CB=S17°49'35"E	㉞ Δ= 8°38'23" R= 320.00' T= 24.17' C= 48.21' A= 48.25' CB=S7°05'24"E	㉟ Δ= 7°41'01" R= 380.00' T= 25.52' C= 50.92' A= 50.96' CB=N20°24'05"W
㊱ Δ= 0°39'45" R= 380.00' T= 2.20' C= 4.39' A= 4.39' CB=N3°06'05"W	㊲ Δ= 88°05'59" R= 15.00' T= 14.51' C= 20.86' A= 23.06' CB=N40°37'02"E	㊳ Δ= 78°46'25" R= 15.00' T= 12.32' C= 19.04' A= 20.62' CB=N55°56'46"W	㊴ Δ= 47°23'44" R= 220.00' T= 96.56' C= 176.84' A= 181.99' CB=S26°28'04"E	㊵ Δ= 45°46'57" R= 160.00' T= 67.56' C= 124.47' A= 127.85' CB=N25°39'41"W	㊶ Δ= 65°59'16" R= 170.00' T= 110.37' C= 185.15' A= 195.79' CB=S51°40'23"W	㊷ Δ= 65°59'16" R= 230.00' T= 149.33' C= 250.49' A= 264.89' CB=N51°40'23"E
㊸ Δ= 9°32'03" R= 230.00' T= 19.18' C= 38.23' A= 38.27' CB=N79°53'59"E	㊹ Δ= 28°46'00" R= 230.00' T= 58.98' C= 114.27' A= 115.48' CB=N60°44'58"E	㊺ Δ= 27°41'12" R= 230.00' T= 56.68' C= 110.06' A= 111.14' CB=N32°31'21"E	㊻ Δ= 19°04'06" R= 310.00' T= 52.07' C= 102.69' A= 103.17' CB=S28°12'48"W	㊼ Δ= 4°36'25" R= 310.00' T= 12.47' C= 24.92' A= 24.93' CB=S35°26'38"W	㊽ Δ= 14°27'41" R= 310.00' T= 39.33' C= 78.04' A= 78.24' CB=S25°54'35"W	㊾ Δ= 19°04'06" R= 250.00' T= 41.99' C= 82.82' A= 83.20' CB=N28°12'48"E
㊿ Δ= 8°45'34" R= 250.00' T= 19.15' C= 38.18' A= 38.22' CB=N23°03'32"E	① Δ= 10°18'32" R= 250.00' T= 22.55' C= 44.92' A= 44.98' CB=N32°35'34"E	② Δ= 29°34'44" R= 370.00' T= 97.69' C= 188.90' A= 191.01' CB=S22°57'28"W	③ Δ= 29°34'44" R= 430.00' T= 113.53' C= 219.53' A= 221.99' CB=N22°57'28"E	④ Δ= 19°15'47" R= 430.00' T= 72.97' C= 143.89' A= 144.57' CB=N28°06'57"E	⑤ Δ= 10°18'57" R= 430.00' T= 38.81' C= 77.32' A= 77.42' CB=N13°19'35"E	⑥ Δ= 33°51'06" R= 240.00' T= 73.04' C= 139.74' A= 141.80' CB=S25°05'40"W
⑦ Δ= 23°48'50" R= 240.00' T= 50.61' C= 99.03' A= 99.75' CB=S30°06'48"W	⑧ Δ= 10°02'17" R= 240.00' T= 21.08' C= 41.99' A= 42.05' CB=S13°11'15"W	⑨ Δ= 33°51'06" R= 180.00' T= 54.78' C= 104.81' A= 106.35' CB=N25°05'39"E	⑩ Δ= 24°52'00" R= 180.00' T= 39.69' C= 77.51' A= 78.12' CB=N20°36'06"E	⑪ Δ= 8°59'06" R= 180.00' T= 14.14' C= 28.20' A= 28.23' CB=N37°31'40"E	⑫ Δ= 89°59'54" R= 15.00' T= 15.00' C= 21.21' A= 23.56' CB=N87°01'10"E	⑬ Δ= 90°00'06" R= 15.00' T= 15.00' C= 21.21' A= 23.56' CB=N2°58'51"W
⑭ Δ= 49°40'47" R= 25.00' T= 11.57' C= 21.00' A= 21.68' CB=S23°08'30"E	⑮ Δ= 49°40'47" R= 25.00' T= 11.57' C= 21.00' A= 21.68' CB=N72°49'17"W	⑯ Δ= 109°40'46" R= 60.00' T= 85.18' C= 98.11' A= 114.86' CB=S53°08'30"E	⑰ Δ= 109°40'48" R= 60.00' T= 85.18' C= 98.11' A= 114.86' CB=N42°49'17"W	⑱ Δ= 18°34'26" R= 220.00' T= 35.98' C= 71.01' A= 71.32' CB=N51°18'23"E	⑲ Δ= 4°50'09" R= 380.00' T= 16.05' C= 32.06' A= 32.07' CB=S21°49'30"E	

LOT SUMMARY

NUMBER OF LOTS = 32
SINGLE FAMILY LOTS = 30
OPEN SPACE/CEF MITIGATION/DRAINAGE LOT = 1
DRAINAGE LOT = 1
TOTAL AREA = 50.99 ACRES

STREET SUMMARY

NAME	LENGTH
MORNINGHILL DRIVE	1,798'
FLATROCK SPRINGS DRIVE	1,952'
BLAZYK DRIVE	273'
WHISPERING SPRINGS COVE	393'
MORNINGHILL COVE	188'
TOTAL LINEAR FOOTAGE = 4,604'	