

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2008.0212.01.1A**ZAP DATE:** 8/16/2022**SUBDIVISION NAME:** Mirador Phase 1 Section 1 A Small Lot Subdivision**AREA:** 41.148 acres**LOT(S):** 138**OWNER/APPLICANT:** HTSC Pearce Ln Owner, LP (Robert Witte)**AGENT:** Carlson, Brigrance & Doering, Inc. (Brian Kelling)**ADDRESS OF SUBDIVISION:** 16070 Pearce Lane**GRIDS:** S-12**COUNTY:** Travis**WATERSHED:** Dry Creek East**JURISDICTION:** Limited Purpose**EXISTING ZONING:** N/A**MUD:** Sun Chase**PROPOSED LAND USE:** Single Family, Commercial, Water Quality and Drainage, Landscape, Greenbelt**ADMINISTRATIVE WAIVERS:** N/A**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on all internal streets.**DEPARTMENT COMMENTS:** The request is for approval with conditions of Mirador Phase 1 Section 1 A Small Lot Subdivision consisting of 138 lots on 41.148 acres out of the approved Sun Chase Phase 1 Preliminary Plan. Water and wastewater will be provided by the City of Austin.**STAFF RECOMMENDATION:** Staff recommends approval of the plat, subject to the conditions listed in the attached comment report. After the conditions are met, the plat will comply with City of Austin Land Development Code, Chapter 30-2-84(B). The conditions include minor plat comments and reports for the file. These are administrative actions that require no discretionary review. An application that has been approved with conditions may be updated to address those conditions until the application expires and the plat does not need to be heard before the Commission again. *The plat has also been scheduled to be approved with conditions by the Travis County Commissioners Court at the August 16, 2022 meeting.***ZONING AND PLATTING COMMISSION ACTION:**

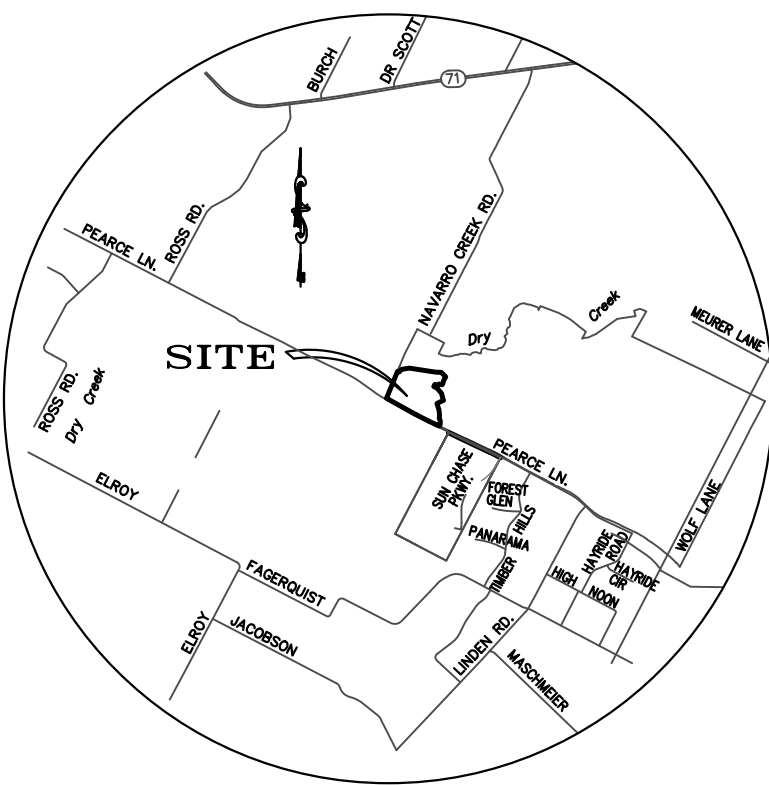
CASE MANAGER: Sarah Sumner

Email address: sarah.sumner@traviscountytx.gov

PHONE: 512-854-7687

MIRADOR PHASE 1 SECTION 1

A SMALL LOT SUBDIVISION



LOCATION MAP
NOT TO SCALE

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.

SHEET NO. 1 OF 7

C8J-2008-0212.01.1A

		Carlson, Brigrance & Doering, Inc.	
<small>FIRM ID #F3791</small>		<small>REG. # 10024900</small>	
<small>Civil Engineering 5501 West William Cannon Phone No. (512) 280-5160</small>		<small>Surveying Austin, Texas 78749 Fax No. (512) 280-5165</small>	

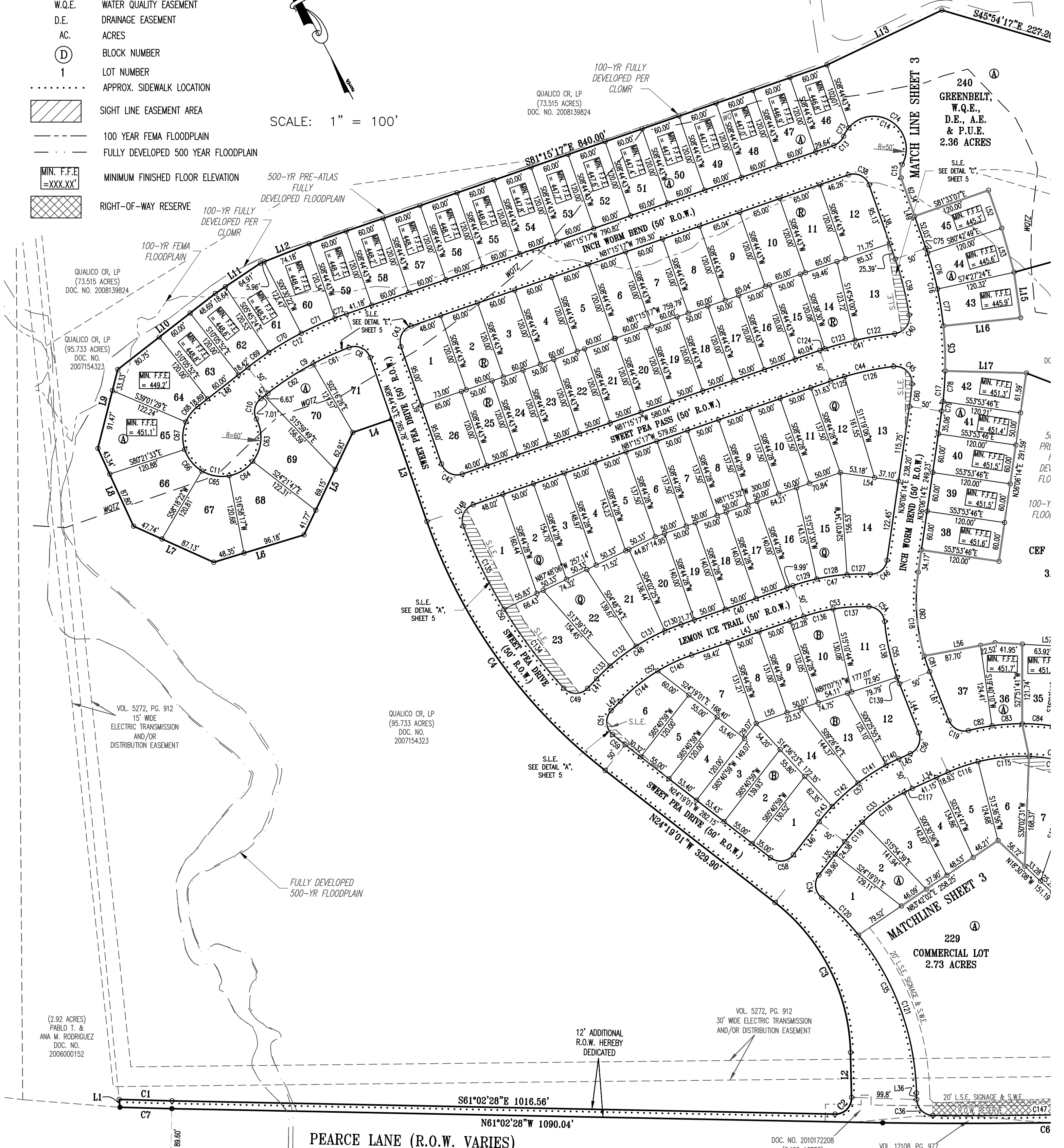
LEGEND

- CAPPED IRON ROD SET
- CAPPED IRON ROD FOUND
- L.S.E. LANDSCAPE EASEMENT
- S.L.E. SIGHT LINE EASEMENT
- S.W.E. SIDEWALK EASEMENT
- R.O.W. RIGHT OF WAY
- C.W.Q.Z. CRITICAL WATER QUALITY ZONE
- W.Q.E. WATER QUALITY EASEMENT
- D.E. DRAINAGE EASEMENT
- AC. ACRES
- (D) BLOCK NUMBER
- 1 LOT NUMBER
- APPROX. SIDEWALK LOCATION
-  SIGHT LINE EASEMENT AREA
- 100 YEAR FEMA FLOODPLAIN
- FULLY DEVELOPED 500 YEAR FLOODPLAIN
- MIN. F.F.E. = XXX.XX' MINIMUM FINISHED FLOOR ELEVATION
-  RIGHT-OF-WAY RESERVE

MIRADOR PHASE 1 SECTION 1

A SMALL LOT SUBDIVISION

SCALE: 1" = 100'



DATED: MAY 11, 2022
 OWNER:
 HTSC PEARCE LN OWNER LP
 ATTN: ROBERT W. WITTE
 SENIOR MANAGING DIRECTOR
 2700 COMMERCE STREET
 SUITE 1600
 DALLAS, TEXAS 75226
 PHONE:

FEMA MAP NUMBER 48453C0640K
 DATED: JANUARY 22, 2020
 CLOMR CASE NO. 09-06-0452R
 ENGINEER & SURVEYOR:
 CARLSON, BRIGANCE & DOERING, INC.
 5501 WEST WILLIAM CANNON DR.
 AUSTIN, TX 78749
 PHONE: (512) 280-5160
 FAX: (512) 280-5165

BENCHMARKS:
 *LCRA CONTROL MONUMENT- CS42, 3" ALUMINUM DISK,
 N. 10034904.0, E. 3154863.9, ELEV. = 459.38'
 *SQUARE CUT ON CENTER OF CONCRETE HEAD WALL,
 N. 10030526.2, E. 3163052.5, ELEV. = 455.12'
 BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL
 ZONE (4203), ELEV. DATUM: NAVD88, COMBINED SCALE
 FACTOR: 1.00003285

TOTAL ACREAGE: 41.148 ACRES
 SURVEY: JOSE ANTONIO NAVARRO SURVEY,
 ABSTRACT NUMBER 18

TOTAL OF LOTS: 138
 NUMBER OF SINGLE FAMILY LOTS: 134
 COMMERCIAL LOTS: 1
 CEF SETBACK AND D.E. LOT: 1
 GREENBELT, W.Q.E., D.E., A.E., P.U.E. LOTS: 1
 L.S.E. & S.W.E. LOTS: 1

C8J-2008-0212.01.1A

J:\Autocad 2004 Land Projects\4424\survey\PLAT - MIRADOR PHASE 1 SECTION 1

SHEET NO. 2 OF 7

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

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



MIRADOR PHASE 1 SECTION 1

A SMALL LOT SUBDIVISION

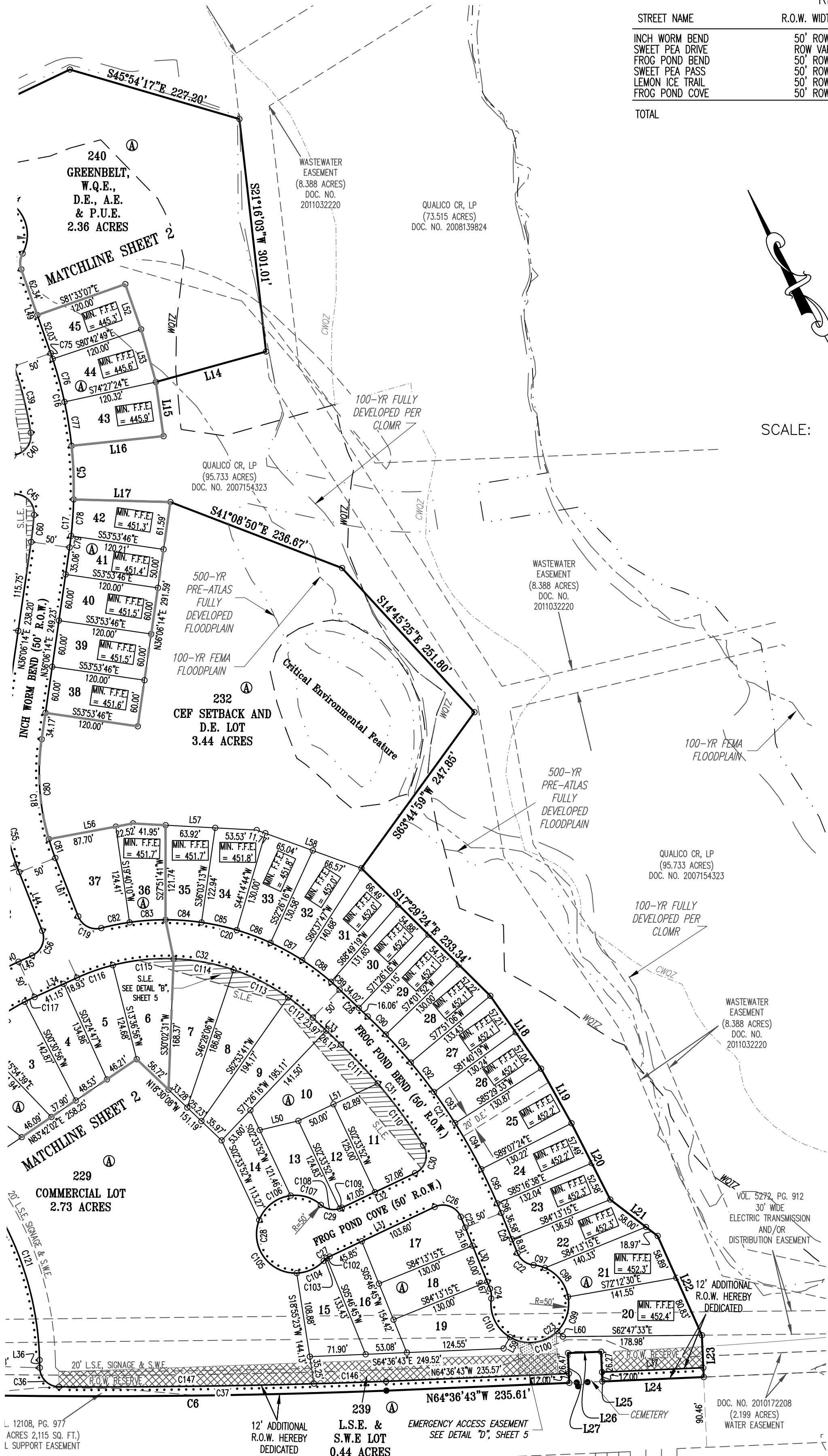
RIGHT-OF-WAY LINEAR FOOTAGE

STREET NAME	R.O.W. WIDTH	STREET WIDTH	LINEAR FOOTAGE	PARKING ALLOWED
INCH WORM BEND	50' ROW	STREET WIDTH 30'	2101'	YES
SWEET PEA DRIVE	ROW VARIES	STREET WIDTH 30'/VARIES	1515'	YES
FROG POND BEND	50' ROW	STREET WIDTH 30'	1160'	YES
SWEET PEA PASS	50' ROW	STREET WIDTH 30'	791'	YES
LEMON ICE TRAIL	50' ROW	STREET WIDTH 30'	554'	YES
FROG POND COVE	50' ROW	STREET WIDTH 30'	246'	YES
TOTAL			6,367'	

LEGEND

- CAPPED IRON ROD SET
- CAPPED IRON ROD FOUND
- L.S.E. LANDSCAPE EASEMENT
- S.L.E. SIGHT LINE EASEMENT
- S.W.E. SIDEWALK EASEMENT
- R.O.W. RIGHT OF WAY
- C.W.Q.Z. CRITICAL WATER QUALITY ZONE
- W.Q.E. WATER QUALITY EASEMENT
- D.E. DRAINAGE EASEMENT
- AC. ACRES
- (D) BLOCK NUMBER
- 1 LOT NUMBER
- APPROX. SIDEWALK LOCATION
- [Hatched Box] SIGHT LINE EASEMENT AREA
- - - - 100 YEAR FEMA FLOODPLAIN
- . - . - FULLY DEVELOPED 500 YEAR FLOODPLAIN
- [Box with XXX.XX'] MIN. F.F.E. = XXX.XX'
- [Cross-hatched Box] RIGHT-OF-WAY RESERVE

SCALE: 1" = 100'



Line Table		
Line #	Length	Direction
L1	12.10	N22°16'28"E
L2	68.90	N26°28'50"E
L3	165.95	N08°44'43"E
L4	62.66	N81°15'17"W
L5	173.85	S53°19'56"W
L6	144.53	N79°05'07"W
L7	134.87	N37°59'28"W
L8	131.14	N03°12'00"E
L9	124.80	N41°57'39"E
L10	189.44	N79°54'08"E
L11	83.55	N83°58'20"E
L12	80.14	S83°44'52"E
L13	195.16	S87°39'32"E
L14	147.08	N77°38'00"W
L15	70.34	S19°47'39"W
L16	118.93	N68°12'11"W
L17	124.52	S60°39'46"E
L18	114.25	S07°02'51"E
L19	80.37	S01°21'15"E
L20	110.07	S00°52'27"W
L21	76.96	S24°39'51"E
L22	139.72	S03°47'35"W

Line Table		
Line #	Length	Direction
L23	53.91	S25°19'16"W
L24	130.52	N64°40'44"W
L25	38.27	N25°19'16"E
L26	42.63	N64°22'45"W
L27	38.47	S25°19'16"W
L28	50.08	N18°33'44"W
L29	55.49	N05°46'45"E
L30	84.83	N05°46'45"E
L31	149.45	N87°26'08"W
L32	104.13	N87°26'08"W
L33	50.08	N18°33'44"W
L34	60.08	N86°35'13"W
L35	64.62	N65°40'59"E
L36	10.00	N26°28'50"E
L37	130.52	N64°40'44"W
L38	120.53	N08°26'53"E
L39	190.00	N08°44'43"E
L40	181.70	N81°15'32"W
L41	20.17	N71°20'09"E
L42	20.17	N71°20'09"E
L43	181.70	N81°15'32"W
L44	80.87	N06°23'11"E

Line Table		
Line #	Length	Direction
L45	19.22	N86°35'13"W
L46	64.24	N65°40'59"E
L47	13.64	N79°54'08"E
L48	97.31	N79°54'08"E
L49	114.37	N08°26'53"E
L50	51.07	S75°39'40"E
L51	112.89	S87°26'08"E
L52	61.46	N08°30'45"E
L53	70.42	N12°09'30"E
L54	90.28	N53°53'46"W
L55	50.00	N81°30'18"W
L56	110.22	N72°42'32"W
L57	159.40	N59°06'45"W
L58	143.38	N42°10'09"W
L59	16.71	S57°28'11"W
L60	10.06	S17°17'57"E
L61	80.70	N06°23'11"E

SHEET NO. 3 OF 7

Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering 5501 West William Cannon Phone No. (512) 280-5160

Surveying Austin, Texas 78749 Fax No. (512) 280-5165

C8J-2008-0212.01.1A

MIRADOR PHASE 1 SECTION 1

A SMALL LOT SUBDIVISION

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	81.00	5294.30	S60°38'43"E	81.00	40.50	0°52'36"
C2	40.35	25.00	N72°43'11"E	36.11	26.11	92°28'42"
C3	265.98	300.00	N01°04'56"E	257.35	142.44	50°47'51"
C4	476.06	825.00	N07°47'09"W	469.48	244.86	3°03'44"
C5	69.09	525.00	S25°34'01"W	69.04	34.60	7°32'26"
C6	498.25	9757.39	N62°54'51"W	498.19	249.18	2°55'33"
C7	79.60	5306.30	N60°39'14"W	79.60	39.80	0°51'34"
C8	39.95	25.00	N37°02'20"W	35.84	25.69	91°34'07"
C9	143.21	475.00	S88°32'22"W	142.67	72.15	17°16'28"
C10	34.83	25.00	S39°59'04"W	32.08	20.92	79°50'09"
C11	272.10	60.00	S50°00'56"E	92.04	71.71	259°50'09"
C12	172.66	525.00	S89°19'26"W	171.88	87.12	18°50'35"
C13	21.03	25.00	N74°39'02"E	20.41	11.18	48°11'23"
C14	162.39	50.00	N36°24'12"W	99.86	941.15	186°04'56"
C15	21.03	25.00	S32°32'34"W	20.41	11.18	48°11'23"
C16	122.31	525.00	N15°07'21"E	122.04	61.44	13°20'55"
C17	62.00	525.00	N32°43'14"E	61.97	31.04	6°46'00"
C18	155.60	300.00	S21°14'43"W	153.86	79.59	29°43'04"
C19	36.33	25.00	S35°14'48"E	33.22	22.22	83°15'57"
C20	330.79	325.00	N47°43'15"W	316.70	181.33	58°19'02"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C21	308.01	725.00	N06°23'29"W	305.70	156.36	24°20'29"
C22	27.20	25.00	S25°23'32"E	25.88	15.12	62°20'35"
C23	237.35	50.00	N79°25'39"E	69.48	48.30	271°58'56"
C24	12.93	25.00	N20°35'56"E	12.79	6.61	29°38'22"
C25	15.00	675.00	N05°08'33"E	15.00	7.50	1°16'24"
C26	40.12	25.00	N41°27'54"W	35.95	25.86	91°56'29"
C27	9.43	25.00	S81°45'34"W	9.37	4.77	21°36'35"
C28	233.70	50.00	S24°51'26"W	72.05	51.95	267°48'18"
C29	28.88	25.00	S54°20'17"E	27.30	16.30	66°11'43"
C30	42.28	25.00	N44°07'09"E	37.42	28.20	96°53'25"
C31	167.72	675.00	N11°26'38"W	167.29	84.29	14°14'11"
C32	326.49	275.00	N62°34'28"W	307.65	185.58	68°01'29"
C33	133.09	275.00	S79°32'53"W	131.80	67.88	27°43'48"
C34	38.58	25.00	S21°28'24"W	34.86	24.32	88°25'10"
C35	343.60	400.00	N01°52'20"E	333.13	183.21	49°13'01"
C36	38.56	25.00	S17°42'39"E	34.85	24.30	88°22'59"
C37	420.87	9745.39	S63°08'23"E	420.83	210.47	2°28'28"
C38	39.14	25.00	N36°24'12"W	35.26	24.87	89°42'10"
C39	88.40	475.00	N13°46'46"E	88.27	44.33	10°39'46"
C40	40.36	25.00	N65°21'55"E	36.12	26.12	92°30'31"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C41	117.97	525.00	N74°49'03"W	117.72	59.23	12°52'27"
C42	39.27	25.00	S36°15'17"E	35.36	25.00	90°00'00"
C43	39.27	25.00	S53°44'43"W	35.36	25.00	90°00'00"
C44	99.55	475.00	N75°15'02"W	99.37	49.96	12°00'30"
C45	44.14	25.00	N18°40'13"W	38.62	30.41	101°09'08"
C46	36.60	25.00	N78°02'21"E	33.41	22.46	83°52'13"
C47	120.44	325.00	N70°38'32"W	119.75	60.92	21°13'59"
C48	155.45	325.00	S85°02'19"W	153.97	79.24	27°24'20"
C49	40.94	25.00	S61°45'11"E	36.51	26.73	93°49'21"
C50	294.19	775.00	S03°58'01"E	292.43	148.89	21°44'59"
C51	40.94	25.00	S24°25'28"W	36.51	26.73	93°49'21"
C52	131.54	275.00	S85°02'19"W	130.29	67.05	27°24'20"
C53	101.79	275.00	N70°39'17"W	101.21	51.49	21°12'30"
C54	36.01	25.00	N18°47'29"W	32.97	21.93	82°31'05"
C55	98.23	350.00	S14°25'37"W	97.91	49.44	16°04'52"
C56	37.97	25.00	N49°53'59"E	34.43	23.74	87°01'36"
C57	157.29	325.00	S79°32'53"W	155.76	80.22	27°43'48"
C58	39.27	25.00	S69°19'01"E	35.36	25.00	90°00'00"
C59	24.75	775.00	S23°24'07"E	24.75	12.38	1°49'48"
C60	34.81	475.00	N34°00'18"E	34.80	17.41	4°11'54"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C61	60.50	475.00	N86°28'20"W	60.46	30.29	7°17'52"
C62	82.71	475.00	S84°53'26"W	82.60	41.46	9°58'36"
C63	68.67	60.00	N32°51'06"E	64.98	38.65	6°53'13"
C64	43.29	60.00	N86°18'15"E	42.35	22.63	41°20'05"
C65	43.29	60.00	S52°21'40"E	42.35	22.63	41°20'05"
C66	43.29	60.00	S11°01'36"E	42.35	22.63	41°20'05"
C67	43.29	60.00	S30°18'29"W	42.35	22.63	41°20'05"
C68	30.29	60.00	S65°26'20"W	29.97	15.48	28°55'37"
C69	39.78	525.00	S82°04'22"W	39.77	19.90	4°20'28"
C70	57.39	525.00	S87°22'29"W	57.36	28.72	6°15'46"
C71	56.67	525.00	N86°24'05"W	56.65	28.36	6°11'06"
C72	18.82	525.00	N82°16'54"W	18.82	9.41	2°03'15"
C73	15.25	50.00	S59°17'37"W	15.19	7.69	17°28'34"
C74	147.14	50.00	N27°39'55"W	99.51	501.20	168°36'22"
C75	7.68	525.00	N08°52'02"E	7.68	3.84	0°50'18"
C76	57.33	525.00	N12°24'53"E	57.30	28.69	6°15'25"
C77	57.30	525.00	N18°40'12"E	57.27	28.68	6°15'13"
C78	47.06	525.00	N31°54'20"E	47.05	23.55	5°08'11"
C79	14.94	525.00	N35°17'20"E	14.94	7.47	1°37'49"
C80	129.87	300.00	S23°42'07"W	128.86	65.97	24°48'14"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C81	25.73	300.00	S08°50'36"W	25.72	12.87	4°54'49"
C82	37.15	325.00	N73°36'18"W	37.13	18.59	6°32'56"
C83	46.47	325.00	N66°14'05"W	46.43	23.27	8°11'32"
C84	46.47	325.00	N58°02'33"W	46.43	23.27	8°11'32"
C85	46.47	325.00	N49°51'02"W	46.43	23.27	8°11'32"
C86	46.47	325.00	N41°39'30"W	46.43	23.27	8°11'32"
C87	46.47	325.00	N33°27'58"W	46.43	23.27	8°11'32"
C88	46.47	325.00	N25°16'27"W	46.43	23.27	8°11'32"
C89	14.84	325.00	N19°52'12"W	14.84	7.42	2°36'57"
C90	32.81	725.00	N17°15'56"W	32.81	16.41	2°35'36"
C91	48.34	725.00	N14°03'31"W	48.33	24.18	3°49'14"
C92	48.34	725.00	N10°14'18"W	48.33	24.18	3°49'14"
C93	48.34	725.00	N06°25'04"W	48.33	24.18	3°49'14"
C94	68.13	725.00	N01°48'55"W	68.11	34.09	5°23'04"
C95	48.67	725.00	N02°47'59"E	48.66	24.34	3°50'46"
C96	13.37	725.00	N05°15'04"E	13.37	6.68	1°03'23"
C97	15.15	50.00	N47°52'53"W	15.10	7.64	17°21'53"
C98	49.73	50.00	N10°42'13"W	47.71	27.14	56°59'27"
C99	47.92	50.00	N45°14'46"E	46.10	25.98	54°54'33"
C100	65.94	50.00	S69°31'07"E	61.26	38.76	75°33'40"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C101	58.61	50.00	S01°50'25"W	55.31	33.19	67°09'24"
C102	4.27	25.00	S87°40'14"W	4.27	2.14	9°47'14"
C103	5.16	25.00	S76°51'57"W	5.15	2.59	11°49'21"
C104	39.12	50.00	S86°37'54"E	38.13	20.62	44°49'39"
C105	98.98	50.00	S07°30'32"E	83.59	76.14	113°25'04"
C106	53.78	50.00	S80°00'48"W	51.22	29.82	61°37'35"
C107	41.83	50.00	N45°12'25"W	40.62	22.23	47°56'00"
C108	25.92	25.00	S50°56'53"E	24.78	14.26	59°24'56"
C109	2.96	25.00	S84°02'45"E	2.96	1.48	6°46'47"
C110	98.93	675.00	N08°31'29"W	98.85	49.56	8°23'52"
C111	68.78	675.00	N15°38'35"W	68.75	34.42	5°50'18"
C112	41.00	275.00	N22°50'01"W	40.97	20.54	8°32'35"
C113	78.84	275.00	N35°19'06"W	78.57	39.69	16°25'35"
C114	78.84	275.00	N51°44'42"W	78.57	39.69	16°25'35"
C115	78.84	275.00	N68°10'17"W	78.57	39.69	16°25'35"
C116	48.97	275.00	N81°29'08"W	48.90	24.55	10°12'08"
C117	13.91	275.00	N88°02'08"W	13.91	6.96	2°53'51"
C118	78.84	275.00	S82°18'08"W	78.57	39.69	16°25'35"
C119	40.35	275.00	S69°53'10"W	40.31	20.21	8°24'22"
C120	80.37	400.00	N16°53'17"W	80.23	40.32	11°30'42"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C121	262.59	400.00	N07°40'27"E	257.90	136.22	37°36'46"
C122	61.70	525.00	N71°44'51"W	61.67	30.89	6°44'02"
C123	48.18	525.00	N77°44'37"W	48.16	24.11	5°15'29"
C124	8.08	525.00	N80°48'49"W	8.08	4.04	0°52'56"
C125	22.87	475.00	N79°52'30"W	22.87	11.44	2°45'33"
C126	76.68	475.00	N73°52'16"W	76.59	38.42	9°14'56"
C127	35.69	325.00	N63°10'17"W	35.67	17.86	6°17'29"
C128	47.03	325.00	N70°27'46"W	46.99	23.56	8°17'28"
C129	37.72	325.00	N77°56'01"W	37.70	18.88	6°39'02"
C130	26.66	325.00	N83°36'33"W	26.66	13.34	4°42'03"
C131	50.20	325.00	S89°36'56"W	50.15	25.15	8°50'59"
C132	50.20	325.00	S80°45'56"W	50.15	25.15	8°50'59"
C133	28.39	325.00	S73°50'18"W	28.38	14.20	5°00'18"
C134	151.91	775.00	S09°13'35"E	151.66	76.20	11°13'50"
C135	142.29	775.00	S01°38'54"W	142.09	71.34	10°31'09"
C136	46.62	275.00	N76°24'06"W	46.57	23.37	9°42'51"
C137	55.17	275.00	N65°47'51"W	55.08	27.68	11°29'39"
C138	87.68	350.00	S15°17'28"W	87.45	44.07	14°21'10"
C139	10.56	350.00	S07°15'02"W	10.56	5.28	1°43'42"
C140	21.81	325.00	N88°30'34"W	21.81	10.91	3°50'43"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C141	51.12	325.00	S85°03'42"W	51.07	25.61	9'00"46"
C142	53.55	325.00	S75°50'04"W	53.49	26.84	9'26"28"
C143	30.81	325.00	S68°23'55"W	30.79	15.41	5'25"51"
C144	74.32	275.00	S79°04'41"W	74.10	37.39	15'29"05"
C145	57.22	275.00	N87°13'09"W	57.11	28.71	11'55"15"
C146	92.67	9745.39	S64°06'16"E	92.67	46.34	0'32"41"
C147	328.22	9745.39	S62°52'02"E	328.20	164.12	1'55"47"
C148	40.07	25.00	S52°49'36"W	35.92	25.81	91'50"14"

[illegible]

VOL. 5272, PG. 912

18

30' WIDE ELECTRIC TRANSMISSION AND/OR DISTRIBUTION EASEMENT

21

20

19

(C190)

239

(L83)

(L81)

P.O.W. RESERV.

(L82)

DOC. NO. 2010172208
(2.199 ACRES)
WATER EASEMENT

50' EMERGENCY ACCESS ESMT.
(PART OF LOT 239)

CEMETERY

R.O.W.)

1

(L84)

2

(A)

229

COMMERCIAL LOT
2.73 ACRES

20' L.S.E. SOURCE & S.W.E. (C193)

(L85)
(L86); (C192) AGE & S.W.E.

ROW RESERVE

(L87)

14

13

12

FROG POND COVER

15

16

VOL. 5272, PG. 912
30' WIDE ELECTRIC TRANSMISSION
AND/OR DISTRIBUTION EASEMENT

DOC. NO. 2010172208
(2.199 ACRES)
WATER EASEMENT

VOL. 12108, PG. 977
(0.049 ACRES 2,115 SQ. FT.)
LATERAL SUPPORT EASEMENT

12' ADDITIONAL
R.O.W. HEREBY
DEDICATED

239

L.S.E. &
S.W.E. LOT
0.44 ACRES

J:\Autocad 2004 Land Projects\4424\survey\PLAT - MIRADOR PHASE 1 SECTION 1

MIRADOR PHASE 1 SECTION 1

A SMALL LOT SUBDIVISION

GENERAL NOTES:

- ALL STREETS IN THE SUBDIVISION WILL BE CONSTRUCTED USING CITY OF AUSTIN URBAN STANDARDS AND WILL BE DEDICATED AS PUBLIC R.O.W. AT FINAL PLATTING.
- WATERSHED STATUS – THIS PROJECT IS LOCATED IN THE DRY CREEK EAST WATERSHED WHICH IS CLASSIFIED AS SUBURBAN. THE SITE IS NOT OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL 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 DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. THE UTILITY CONSTRUCTION MUST BE INSPECTED BY THE CITY.
- 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 OF EXISTING CONDITIONS.
- NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 150 FEET (150') TO THE EDGE OF PAVEMENT OF AN INTERSECTING ARTERIAL STREET. TYPE I DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS OF WAY THAN 60 PERCENT OF THE PARCEL FRONTAGE OR 50 FEET, WHICHEVER IS LESS. ALL OTHER DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS OF WAY THAN 60 PERCENT OF PARCEL FRONTAGE OR 100 FEET; WHICHEVER IS LESS. ALSO, DRIVEWAYS SHALL NOT BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET INTERSECTION.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO SEC. 30-5-181 LDC.
- PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS INCLUDING: SWEET PEA DRIVE, SWEET PEA PASS, INCH WORM BEND, FROG POND BEND, FROG POND COVE, AND LEMON ICE COVE; AND ALONG THE NORTH SIDE OF PEARCE LANE AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS ARE REQUIRED TO BE IN PLACE PRIOR TO THE LOTS BEING OCCUPIED, AND SIDEWALKS ABUTTING COMMON AREAS WILL BE CONSTRUCTED WITH THE SUBDIVISION.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- THIS SUBDIVISION IS IN THE LIMITED PURPOSE CITY LIMITS OF THE CITY OF AUSTIN.
- TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO SITE DEVELOPMENT.
- THE MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN CHAPTER 30-5, THE ENVIRONMENTAL CRITERIA MANUAL AND OTHER ORDINANCES AND REGULATIONS OF THE CITY OF AUSTIN AND TRAVIS COUNTY.
- THE OWNER/DEVELOPER IS ADVISED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS. OTHER SPECIAL OR NONSTANDARD TREATMENTS OF THE R.O.W. MAY ALSO REQUIRE A LICENSE AGREEMENT.
- A 10 FOOT (10') P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL STREETS.
- THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS:
WATER & WASTEWATER – CITY OF AUSTIN
ELECTRIC – BLUEBONNET ELECTRIC
- TWO-YEAR PEAK FLOW CONTROL AS DETERMINED UNDER THE DRAINAGE CRITERIA MANUAL AND THE ENVIRONMENTAL CRITERIA MANUAL IS REQUIRED PURSUANT TO THE LAND DEVELOPMENT CODE SECTION 30-4-61.
- FOR A MINIMUM TRAVEL DISTANCE OF 25' FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.
- PRIOR TO CONSTRUCTION, EXCEPT SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN. PRIOR TO ANY CONSTRUCTION ON ANY LOT A PERMIT IS REQUIRED FROM TRAVIS COUNTY.
- NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND DETENTION FACILITY HAVE BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN.
- WITHIN A SIGHT DISTANCE EASEMENT ANY OBSTRUCTION OF SIGHT DISTANCE BY VEGETATION, FENCING, EARTHWORK, BUILDING, SIGN, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY TRAVIS COUNTY OR THE CITY OF AUSTIN AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN BOUNDS OF SUCH EASEMENT AT ALL TIMES.
- 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 SUBJECT TO THE DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS, IN COMPLIANCE WITH CHAPTER 30-2-232 AS RECORDED IN DOCUMENT NO. _____, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
- THERE SHALL BE NO RESIDENTIAL USE FOR ANY LOTS NOT INTENDED FOR RESIDENTIAL USE.
- A MINIMUM OF TWO (2) OFF STREET PARKING SPOTS IS REQUIRED FOR EACH SINGLE FAMILY LOT IN THIS SUBDIVISION.
- 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 RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY AND THE CITY OF AUSTIN FOR GOVERNING AUTHORITY INSPECTION OR MAINTENANCE.
- ALL FINISHED FLOOR ELEVATIONS IN THE SUBDIVISION SHALL BE 2.0 FEET MINIMUM ABOVE THE FULLY DEVELOPED 500 YEAR FLOODPLAIN. THE FOLLOWING MINIMUM FINISHED FLOOR ELEVATIONS ARE HEREBY SET FOR THE AFFECTED LOTS;

LOT	BLOCK	MIN. F.F.E.	LOT	BLOCK	MIN. F.F.E.	LOT	BLOCK	MIN. F.F.E.
20	A	452.4	36	A	451.7	52	A	447.6
21	A	452.3	38	A	451.6	53	A	447.7
22	A	452.3	39	A	451.5	54	A	447.8
23	A	452.3	40	A	451.5	55	A	448.0
24	A	452.2	41	A	451.4	56	A	448.1
25	A	452.2	42	A	451.3	57	A	448.1
26	A	452.1	43	A	445.9	58	A	448.2
27	A	452.1	44	A	445.6	59	A	448.3
28	A	452.1	45	A	445.3	60	A	448.4
29	A	452.1	46	A	446.8	61	A	448.5
30	A	452.1	47	A	446.9	62	A	448.6
31	A	452.0	48	A	447.0	63	A	448.8
32	A	452.0	49	A	447.1	64	A	449.2
33	A	451.8	50	A	447.3	65	A	451.1
34	A	451.8	51	A	447.4			
35	A	451.7						

NO FILL SHALL BE ALLOWED IN THE FLOODPLAIN ON THESE LOTS EXCEPT BY SEPARATE PERMIT.

- THIS PLAT IS PART OF THE APPROVED SUN CHASE PHASING AGREEMENT AS RECORDED IN DOCUMENT NUMBER 2010040073, AMENDED IN DOCUMENT NUMBER 2016069600 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- THE INSTALLATION OF SECURITY GATES ACROSS A FIRE APPARATUS ACCESS ROAD SHALL BE APPROVED BY THE FIRE CHIEF. WHERE SECURITY GATES ARE INSTALLED, THEY SHALL HAVE AN APPROVED MEANS OF EMERGENCY OPERATION. THE SECURITY GATES AND THE EMERGENCY OPERATION SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES. THIS APPLIES TO THE SECONDARY ACCESS ON THE SOUTHERN PORTION OF THE PRELIMINARY PLAN WHERE PEARCE LANE AND FROG POND BEND ARE CONNECTED BY EMERGENCY ACCESS.
- AN ADMINISTRATIVE VARIANCE HAS BEEN APPROVED FOR THIS PROJECT PER SECTION 30-5-42(B)(6) OF THE LDC, FOR CUT IN UPLANDS AT DEPTHS FROM 4' TO 8', AND FILL IN UPLANDS AT DEPTHS FROM 4' TO 8'. AND AN ADMINISTRATIVE VARIANCE HAS BEEN APPROVED PER SECTION 30-5-42(B) (5) OF THE LDC FOR CUT AT DEPTHS FROM 4' TO 12', AND FILL AT DEPTHS FROM 4' TO 12' ASSOCIATED WITH THE WATER QUALITY AND/OR DETENTION FACILITIES. THESE ADMINISTRATIVE VARIANCES WERE GRANTED WITH THE SUN CHASE PHASE ONE PRELIMINARY PLAN.
- ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH SECTION 30-5-281(C)(2). THIS SECTION STATES THAT THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
- DETENTION HAS BEEN PROVIDED BY EXISTING FACILITIES FOR ALL SINGLE FAMILY LOTS AND LOT 229, BLOCK "A".
- NO ACCESS TO PEARCE LANE IS ALLOWED FROM ANY SINGLE FAMILY LOT IN THIS SUBDIVISION.
- LOT 229 BLOCK "A" IS RESTRICTED TO USES OTHER THAN RESIDENTIAL.
- DRIVEWAY PERMITS FROM TRAVIS COUNTY ARE REQUIRED PRIOR TO CONSTRUCTION OF DRIVEWAYS ON TRAVIS COUNTY RIGHT OF WAY.
- SITE DEVELOPMENT ON LOT 229, BLOCK 'A', MUST PROVIDE ON-SITE WATER QUALITY TREATMENT, PER LDC 25-8-211.

SHEET NO. 6 OF 7

C8J-2008-0212.01.1A

J:\Autocad 2004 Land Projects\4424\survey\PLAT - MIRADOR PHASE 1 SECTION 1



Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 ♦ REG. # 10024900

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

MIRADOR PHASE 1 SECTION 1
A SMALL LOT SUBDIVISION

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS: THAT HTSC PEARCE LN OWNER, LP, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, AND HAVING ITS HOME OFFICE IN DALLAS, TEXAS, BEING OWNERS OF THAT CERTAIN TRACT OF LAND OUT OF THE JOSE ANTONIO NAVARRO SURVEY, ABSTRACT NO. 18, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 95.733 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2007154323, AND BEING ALSO A PORTION OF THAT CERTAIN 73.515 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2008139824 BOTH BEING OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 41.148 ACRES OF LAND IN ACCORDANCE WITH CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE AND WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

"MIRADOR PHASE ONE, SECTION 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.

HTSC PEARCE LN OWNER LP,
A DELAWARE LIMITED PARTNERSHIP
BY: HTSC PEARCE LN LLC
A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER
BY: HTSC PEARCE LN LP
A DELAWARE LIMITED PARTNERSHIP, ITS SOLE MEMBER
BY: HINES PEARCE LN ASSOCIATES LP
A DELAWARE LIMITED PARTNERSHIP, ITS GENERAL PARTNER
BY: HINES PEARCE LN GP LLC
A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER
BY: HINES INTERESTS LIMITED PARTNERSHIP
A DELAWARE LIMITED PARTNERSHIP, ITS SOLE MEMBER

BY: _____
ROBERT W. WITTE, SENIOR MANAGING DIRECTOR
2700 COMMERCE STREET
SUITE 1600
DALLAS, TEXAS 75226

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VERA MASSARO, ASSISTANT SECRETARY, 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

ACCEPTED AND AUTHORIZED FOR RECORD BY THE LAND USE COMMISSION OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, THIS THE _____ DAY OF _____, 20____, A.D.

CHAIRPERSON

SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE _____ DAY OF _____, 20____, AD.

DENISE LUCAS, DIRECTOR
DEVELOPMENT REVIEW DEPARTMENT

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE _____ OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____, 20____.

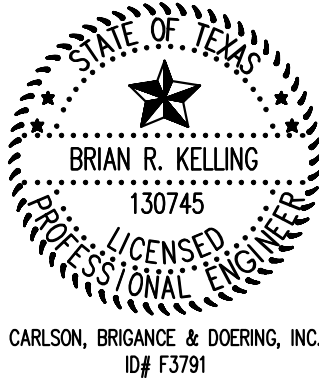
DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, BRIAN R. KELLING, P.E., AM AUTHORIZED TO PRACTICE THE PROFESSION OF CIVIL ENGINEERING IN THE STATE OF TEXAS, AND HEREBY CERTIFY THAT THE ENGINEERING PORTIONS OF THIS PLAT COMPLY WITH CHAPTER 30 OF THE AUSTIN CITY CODE, OF 2002, AS AMENDED.

FLOOD PLAIN NOTES: THE 100 YEAR AND 500 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. A 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) NUMBER 48453C0640K, TRAVIS COUNTY, TEXAS, DATED JANUARY, 22 2020 AND CLOMR CASE NO. 09-06-0452R.

ENGINEERING BY: _____ DATE _____
BRIAN R. KELLING, ~ P.E. NO. 130745
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON
AUSTIN, TEXAS 78749



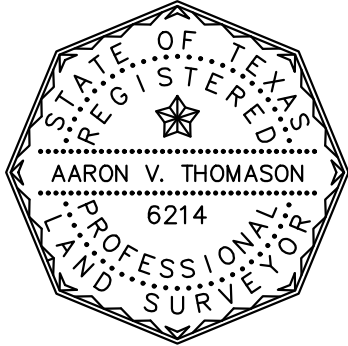
THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

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

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 PLAT COMPLIES WITH CHAPTER 30 OF THE AUSTIN CITY CODE, OF 2002, AS AMENDED, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SURVEYED BY: _____ DATE _____
AARON V. THOMASON ~ R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON
AUSTIN, TEXAS 78749
aaron@cbdeng.com



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 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 COMMISSIONERS 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 AMOUNT OF THE ESTIMATED COST OF THE 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 DEVELOPER'S CONSTRUCTION.

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 _____, 2021, 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 _____, 2021, 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., DULY RECORDED ON THE _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK____M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____, 20____, A.D.

DEPUTY, COUNTY CLERK
TRAVIS COUNTY, TEXAS

SHEET NO. 7 OF 7

C8J-2008-0212.01.1A

J:\Autocad 2004 Land Projects\4424\survey\PLAT - MIRADOR PHASE 1 SECTION 1

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 ♦ REG. # 10024900

Civil Engineering

5501 West William Cannon

Phone No. (512) 280-5160

Surveying

Austin, Texas 78749

Fax No. (512) 280-5165