

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8J-2022-0310.0A**ZAP DATE:** February 7, 2023**SUBDIVISION NAME:** Austin Hills Industrial Park**AREA:** 134.13 acres**LOT(S):** 6**OWNER/APPLICANT:** Austin Hills Commerce  
Center LLC (Nicholas Sansone)**AGENT:** Kimley-Horn  
(CJ Ponton)**ADDRESS OF SUBDIVISION:** 11801 Decker Lake Road**GRIDS:** R22**COUNTY:** Travis**WATERSHED:** Decker Creek**JURISDICTION:** Limited Purpose**EXISTING ZONING:** Planned Unit Development (PUD)**PROPOSED LAND USE:** Industrial (limited warehousing)**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided along all the boundary streets.

**DEPARTMENT COMMENTS:** The request is for the approval of the Austin Hills Industrial Park Final Plat. The plat is comprised of 6 lots on 134.13 acres, proposing 6 industrial use lots. There is approximately .8071 acres of right-of-way dedication for FM 973 and Decker Lake Road. Sidewalks are proposed on all streets. The proposed lots comply with the PUD zoning requirements for use and lot size. Water and wastewater will be provided by the City of Austin.

Staff recommends approval of the final plat, subject to the conditions listed in the attached comment report. After the conditions are met, the plan will comply with LDC 30-2-84. The conditions include remove or update notes, update engineer's report and drainage information, etc. 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.

**STAFF RECOMMENDATION:** Staff recommends approval of the preliminary plan, subject to the conditions listed in the comment report dated February 2, 2023 and attached as Exhibit C.

**CASE MANAGER:** Sue Welch, Travis County Single Office  
Email address: [Sue.Welch@traviscountytx.gov](mailto:Sue.Welch@traviscountytx.gov)

**PHONE:** 512-854-7637

Exhibit A: Austin Hills Industrial Park Final Plat

Exhibit B: Austin Hills Industrial Park Location Map

Exhibit C: Austin Hills Industrial Park Comment Report

F.M. 973  
(R.O.W. VARIES)

LOT 1

LOT 2

LOT 3

SHEET 2

SHEET 3

SHEET 2

SHEET 4

SHEET 3

SHEET 5

LOT 6

LOT 4

LOT 5

SHEET 4

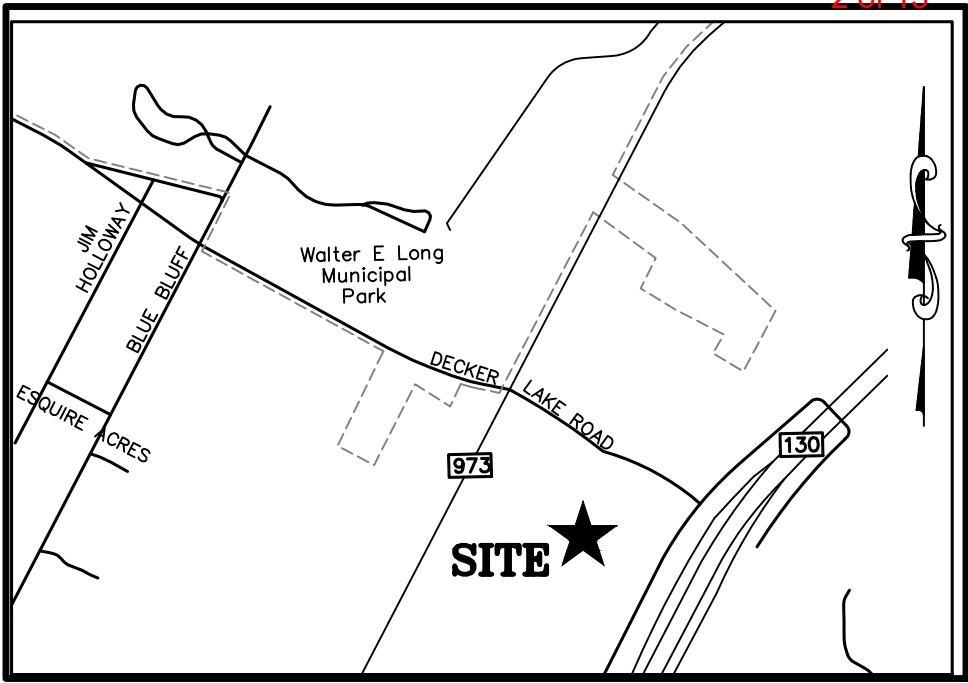
SHEET 5

QUINN LUKE TRAIL  
(R.O.W. VARIES)

DECKER LAKE ROAD  
(R.O.W. VARIES)

DOC. NO. 2012131075  
O.P.R.T.C.T.

STATE HIGHWAY 130  
(R.O.W. VARIES)



VICINITY MAP

N.T.S.

LEGEND

- PROPERTY LINE
- EXISTING PROPERTY LINES
- EXISTING EASEMENTS
- 100 YEAR FLOODPLAIN PER CITY OF AUSTIN
- 25 YEAR FLOODPLAIN PER CITY OF AUSTIN
- PROPOSED SIDEWALK
- 1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- IRON ROD WITH "BURY" CAP FOUND (UNLESS NOTED)
- TXDOT TYPE I CONCRETE MONUMENT FOUND
- TXDOT TYPE III 5/8" IRON ROD ALUMINUM CAP FOUND
- MAG WITH "4WARD BOUNDARY" WASHER SET
- NAIL FOUND (AS NOTED)
- CALCULATED POINT
- SURVEY CONTROL POINT
- DOC. NO. DOCUMENT NUMBER
- VOL./PG. VOLUME, PAGE
- R.O.W. RIGHT-OF-WAY
- D.R.T.C.T. DEED RECORDS, TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- (.....) RECORD INFORMATION PER DEED DOC NO. 2005232159
- {.....} RECORD INFORMATION PER DEED DOC NO. 2020047327
- [.....] RECORD INFORMATION PER PLAT DOC NO. 201800300
- <.....> RECORD INFORMATION PER DEED DOC NO. 2019123400
- {{.....}} RECORD INFORMATION PER DEED DOC NO. 2012131075
- ((.....)) RECORD INFORMATION PER TXDOT ROW MAP
- [[.....]] RECORD INFORMATION PER DEED DOC NO. 2019136061

BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000062546029.

SURVEY CONTROL:

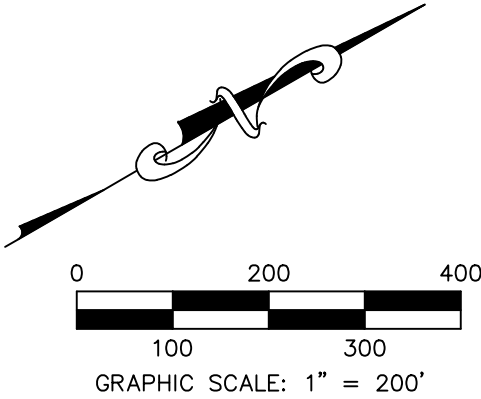
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS SHOWN HEREON WERE DERIVED FROM THE TEXAS COOPERATIVE NETWORK ON JANUARY 6, 2015. 4WARD CONTROL POINT WAS CHECKED TO MONUMENT P-26-4001, HAVING A PUBLISHED GRID COORDINATE & NAVD 88 ELEVATION N 10,087,203.914, E 3,146,513.699, ELEV. 644.72'.

FLOODPLAIN NOTE:

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) #48453C-0490K, TRAVIS COUNTY, TEXAS, DATED JANUARY 22, 2020.

LOT TABLE

LOT 1 - 35.7587 ACRES	1,557,650 SQUARE FEET
LOT 2 - 18.2288 ACRES	794,047 SQUARE FEET
LOT 3 - 16.9672 ACRES	739,093 SQUARE FEET
LOT 4 - 25.3395 ACRES	1,103,789 SQUARE FEET
LOT 5 - 29.3873 ACRES	1,280,109 SQUARE FEET
LOT 6 - 7.6408 ACRES	332,833 SQUARE FEET
R.O.W. - 0.8071 ACRE(S)	35,159 SQUARE FEET
OVERALL - 134.1295 ACRES	5,842,682 SQUARE FEET



SUBMITTED: X/XX/XX  
CBJ-20XX-00XX.0A

Kimley»Horn

AUSTIN HILLS  
INDUSTRIAL PARK  
City of Austin,  
Travis County, Texas

4WARD  
Land Surveying  
A Limited Liability Company

PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

Date:	1/25/2023
Project:	00385
Scale:	1" = 200'
Reviewer:	SD
Tech:	HT
Field Crew:	JO/MW
Survey Date:	APR. 2021
Sheet:	1 OF 6

SANDRA L. BROADWAY  
CALLED 3.75 ACRES  
PER T.C.A.D.

EVERETT J. AND  
SANDRA BROADWAY  
CALLED 3.00 ACRES  
VOL. 11376, PG. 1010,  
R.P.R.T.C.T.

F.M. 973  
(R.O.W. VARIES)

TXDOT STA:  
325+96.75  
50.00' LEFT  
DISTURBED  
(C5)  
C5  
(N27°16'27"E 250.66')  
(C17)  
C17  
"CARSON-  
BUSH"  
R=5,672.19'  
L=344.26' D=3°28'39"  
N26°26'37"E 344.21'

S62°27'42"E 99.74'  
(N30°57'40"E)  
(151.34')  
151.43'  
(N30°58'12"E)  
(151.39')  
151.36'  
(N30°57'09"E)  
(151.32')  
151.29'  
(S30°12'13"W)  
(441.64')  
441.68'  
N27°34'29"E 895.76'  
N27°34'29"E 895.81'

R=11,526.48'  
L=590.26' D=2°56'03"  
N26°07'30"E 590.19'  
N24°38'42"E 23.26'

10' R.O.W. DEDICATION  
(0.8071 ACRES TOTAL)

15' AERIAL ELECTRIC  
DISTRIBUTION, ELECTRIC  
TELECOMMUNICATIONS, AND  
ELECTRIC FIBER EASEMENT

CHANNEL EASEMENT  
VOL. 1998, PG. 341  
D.R.T.C.T.

LOT 1

LOT 2

CALLED 57.27 ACRES  
TEXAS DEPARTMENT  
OF TRANSPORTATION  
DOC. NO. 2020047327  
O.P.R.T.C.T.

1,039.60'

30' WATER &  
WASTEWATER EASEMENT

{N58°45'00"W 2,066.59'}  
(N58°47'03"W 2,066.90')  
N62°08'40"W 2,066.52'

N27°38'02"E 1,188.69'

LOT 4

SHEET 2  
SHEET 4

C10  
C11  
C12  
N27°38'02"E 425.00'  
S62°21'58"E 141.74'  
S62°21'58"E 926.22'  
N10°11'26"W 81.85'  
N32°41'17"W 97.19'  
S08°09'13"E 346.02'

AUSTIN HILLS  
INDUSTRIAL PARK  
City of Austin,  
Travis County, Texas

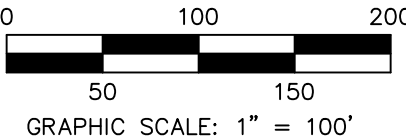
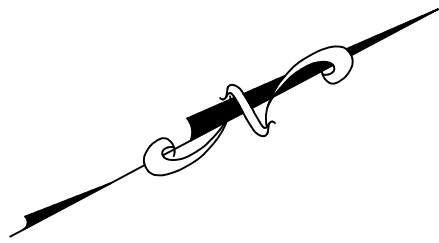
Kimley»Horn

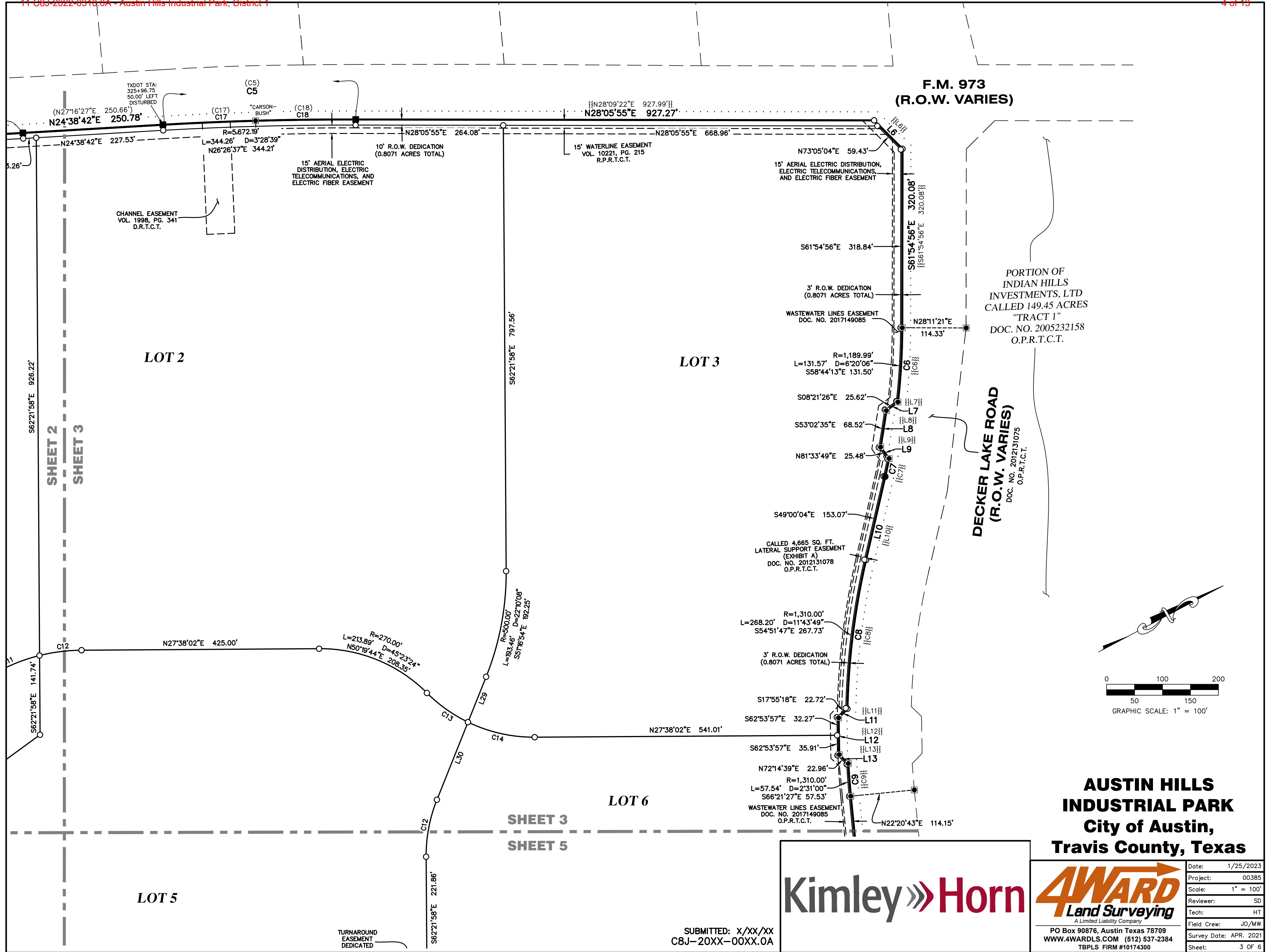
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TBPLS FIRM #10174300

Date:	1/25/2023
Project:	00385
Scale:	1" = 100'
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Survey Date:	APR. 2021
Sheet:	2 OF 6

SUBMITTED: X/XX/XX  
C8J-20XX-00XX.0A





**AUSTIN HILLS  
INDUSTRIAL PARK**  
City of Austin,  
Travis County, Texas

**Kimley»Horn**

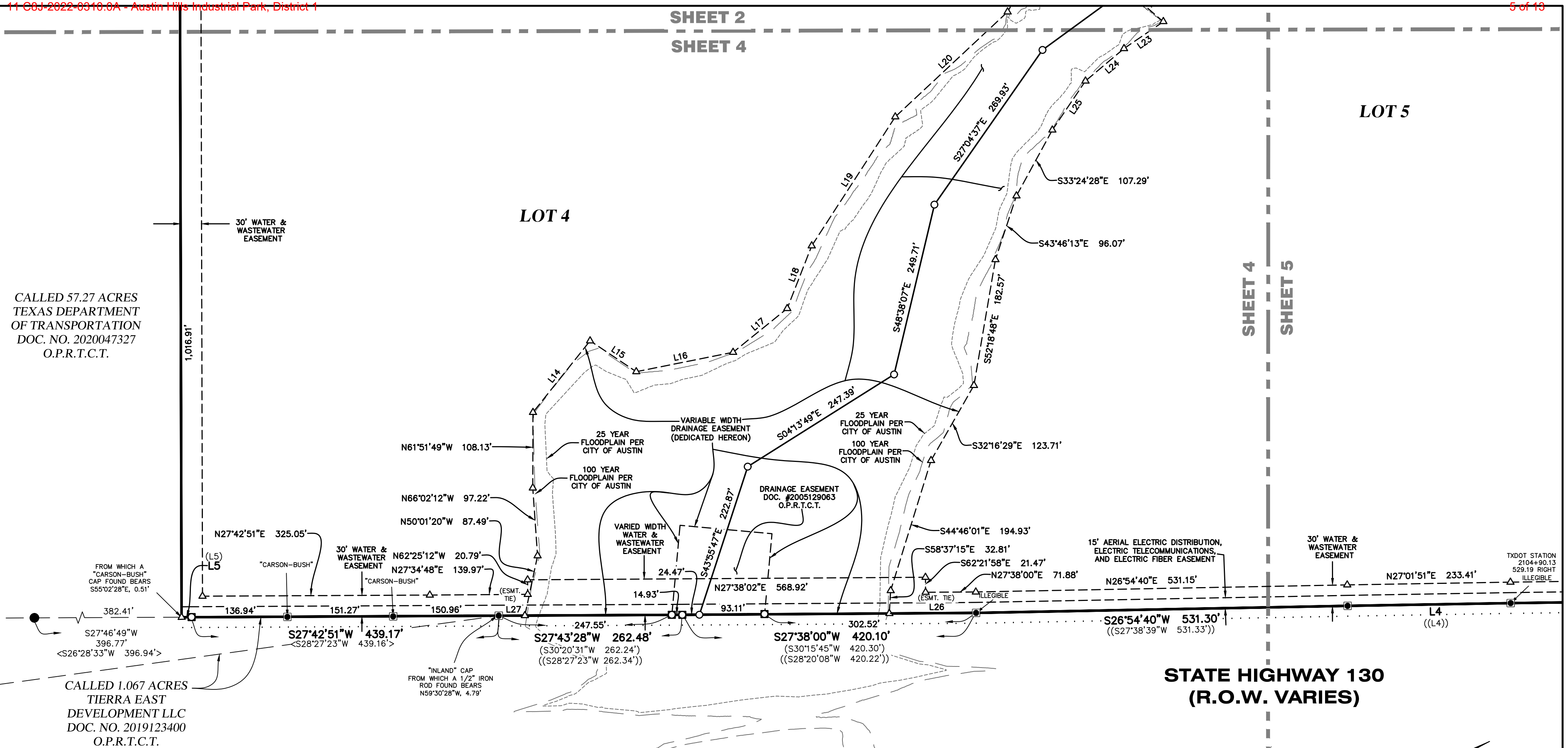
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SUBMITTED: X/XX/XX  
CBJ-20XX-00XX.0A

PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

SHEET 2  
SHEET 4



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S22°58'21"W	23.76'
L2	S62°03'25"W	65.31'
L3	S62°06'44"E	1,000.15'
L4	S27°01'51"W	233.33'
L5	S27°46'49"W	14.36'
L6	N73°05'04"E	71.81'
L7	S08°21'26"E	25.70'
L8	S53°02'35"E	66.03'
L9	N81°33'49"E	25.56'
L10	S49°00'04"E	153.08'
L11	S17°55'18"E	22.65'
L12	S62°33'57"E	65.70'
L13	N72°14'39"E	22.89'
L14	N23°24'33"W	131.00'
L15	N61°46'08"E	79.40'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L16	N16°39'59"E	141.21'
L17	N10°59'36"W	99.61'
L18	N40°39'56"W	96.28'
L19	N29°04'46"W	219.85'
L20	N15°04'26"W	219.85'
L21	S83°58'22"E	89.14'
L22	N68°46'42"E	102.22'
L23	S06°20'04"E	68.09'
L24	S12°05'38"E	72.01'
L25	S27°58'21"E	84.63'
L26	N27°38'00"E	124.09'
L27	S27°43'28"W	37.35'
L28	N27°38'02"E	49.40'
L29	S40°11'51"E	87.46'
L30	S40°11'51"E	149.46'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
[L1]	S22°58'21"W	23.76'
[L2]	S62°03'25"W	65.31'
((L4))	S27°46'32"W	233.36'
((L5))	S27°46'49"W	14.36'
{{L6}}	N73°05'04"E	71.81'
{{L7}}	S08°03'20"E	25.76'
{{L8}}	S53°03'20"E	66.00'
{{L9}}	N81°56'40"E	25.76'
{{L10}}	S49°00'30"E	153.00'
{{L11}}	S17°55'44"E	22.64'
{{L12}}	S62°55'44"E	65.76'
{{L13}}	N72°04'16"E	22.64'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	15.82'	10.00'	90°36'54"	S22°20'06"E	14.22'
C2	173.95'	255.00'	39°05'04"	S42°30'53"W	170.60'
C3	213.16'	345.00'	35°24'03"	S44°42'00"W	209.79'
C4	589.75'	11,516.54'	2°56'03"	N26°07'30"E	589.68'
C5	344.86'	5,682.19'	3°28'39"	N26°26'36"E	344.81'
C6	133.22'	1,193.00'	6°23'52"	S58°42'20"E	133.15'
C7	33.11'	1,193.00'	1°35'25"	S49°55'54"E	33.11'
C8	268.76'	1,307.00'	11°46'54"	S54°53'20"E	268.29'
C9	58.58'	1,307.00'	2°34'05"	S66°19'55"E	58.57'
C10	215.72'	320.00'	38°37'29"	N08°19'17"E	211.66'
C11	139.86'	320.00'	25°02'33"	S01°31'49"W	138.75'
C12	104.47'	270.00'	22°10'08"	S51°16'54"E	103.82'
C13	90.53'	270.00'	19°12'37"	N63°25'07"E	90.10'
C14	123.37'	270.00'	26°10'47"	N40°43'25"E	122.30'
C15	7.95'	10.00'	45°34'23"	N44°51'22"W	7.75'
C16	7.81'	10.00'	44°46'26"	N00°19'14"E	7.62'
C17	165.90'	5,682.19'	1°40'22"	N25°32'28"E	165.90'
C18	178.96'	5,682.19'	1°48'16"	N27°16'48"E	178.95'
C19	20.41'	25.00'	46°46'11"	N03°42'24"E	19.85'
C20	229.16'	48.00'	27°32'22"	S62°54'31"E	65.75'
C21	20.38'	25.00'	46°42'02"	S50°30'40"W	19.82'

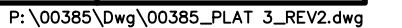
RECORD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
[C1]	15.82'	10.00'	90°36'54"	S22°20'06"E	14.22'
[C2]	173.95'	255.00'	39°05'04"	S42°30'53"W	170.60'
[C3]	213.16'	345.00'	35°24'03"	S44°42'00"W	209.79'
(C4)	589.79'	11,516.54'	--	N28°44'37"E	589.73'
(C5)	179.03'	5682.19'	--	N29°55'15"E	179.02'
{{C6}}	133.25'	1,193.00'	6°23'58"	S58°42'57"E	133.18'
{{C7}}	33.04'	1,193.00'	1°35'13"	S49°48'06"E	33.04'
{{C8}}	268.62'	1,307.00'	11°46'33"	S54°53'46"E	268.15'
{{C9}}	58.82'	1,307.00'	2°34'43"	S66°21'39"E	58.82'
(C17)	166.00'	5682.19'	--	N28°10'53"E	165.99'
(C18)	179.03'	5682.19'	--	N29°55'15"E	179.02'

SUBMITTED: X/XX/XX  
CBJ-20XX-00XX.0A



**AUSTIN HILLS  
INDUSTRIAL PARK**  
City of Austin,  
Travis County, Texas

Date:	1/25/2023
Project:	00385
Scale:	1" = 100'
Reviewer:	SD
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Sheet:	4 OF 6



STATE OF TEXAS §  
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS THAT AUSTIN HILLS COMMERCE CENTER, LLC, BEING THE OWNER OF A 134.1295 ACRES OF LAND OUT OF THE REUBEN HORNSBY SURVEY NO. 17, ABSTRACT NO. 15, SITUATED IN TRAVIS COUNTY, TEXAS, SAID 134.1295 ACRES HAVING BEEN CONVEYED TO AUSTIN HILLS COMMERCE CENTER, LLC BY DEEDS OF RECORD IN DOCUMENT NO. 2022122581 AND 2022122582 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 134.1295 ACRES, PURSUANT TO CHAPTER 212 OF THE LOCAL GOVERNMENT CODE, AND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

AUSTIN HILLS INDUSTRIAL PARK

SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON, UNLESS OTHERWISE INDICATED, SUBJECT TO ANY RESTRICTIONS AND EASEMENTS HERETOFORE GRANTED AND NOT RELEASED. IN WITNESS WHEREOF, OWNERS OF PLAT, REPRESENTED BY NICHOLAS G. SANSONE, MANAGER FOR SANSONE AUSTIN HILLS, LLC, HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS

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

AUSTIN HILLS COMMERCE CENTER, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

BY: SANSONE AUSTIN HILLS, LLC,  
A MISSOURI LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER

BY: \_\_\_\_\_  
NICHOLAS G. SANSONE, MANAGER

BY: USPP AUSTIN HILLS MEMBER, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY, ITS MEMBER

BY: PRINCIPAL REAL ESTATE INVESTORS, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED SIGNATORY

BY: \_\_\_\_\_  
NAME:  
TITLE:

BY: \_\_\_\_\_  
NAME:  
TITLE:

STATE OF TEXAS §  
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NICHOLAS G. SANSONE, MANAGER FOR SANSONE AUSTIN HILLS, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND SHE ACKNOWLEDGED TO ME THAT SHE 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 FOR TRAVIS, COUNTY, TEXAS

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

STATE OF TEXAS §  
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, MANAGER OF PRINCIPAL REAL ESTATE INVESTORS, LLC, 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 FOR TRAVIS, COUNTY, TEXAS

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

ENGINEER’S CERTIFICATION:

I, C.J. PONTON, P.E., 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 CODE, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

C.J. PONTON, P.E. \_\_\_\_\_ DATE  
LICENSED PROFESSIONAL ENGINEER NO. 127280  
T.B.P.E. FIRM #928  
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100  
AUSTIN, TEXAS 78735

SURVEYOR’S CERTIFICATION:

I, STEVEN M. DUARTE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTION OF TITLE 30 OF THE AUSTIN CODE, 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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. FOR REVIEW PURPOSES ONLY.

STEVEN M. DUARTE, R.P.L.S. \_\_\_\_\_ DATE  
TEXAS REGISTRATION NO. 5940

GENERAL NOTES:

1) EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION IN THE SUBDIVISION, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.

2) NO OBJECTS INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN DRAINAGE EASEMENTS EXCEPT AS SPECIFICALLY APPROVED BY THE TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION).

3) PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.

4) ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.

5) ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.

6) 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.

7) THE ELECTRIC UTILITY 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.

8) THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE ELECTRIC UTILITY PROVIDER 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.

9) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS.

10) 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.

11) 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 LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. 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.

12) BUILDING SETBACKS ARE TO BE IN ACCORDANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

13) 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.

14) THE OWNER SHALL BE RESPONSIBLE FOR 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 THE FENCE OF THE CENTERLINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRICAL SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY’S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

15) 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 AND TRAVIS COUNTY EMERGENCY SERVICE DISTRICT NO. 12.

16) 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. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.

17) 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.

18) 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.

19) WATER AND WASTEWATER WILL BE PROVIDED BY AUSTIN WATER UTILITY.

20) THE TIA SUBMITTED TO TRAVIS COUNTY TNR FOR THIS FINAL PLAT DID NOT INCLUDE ANY RESIDENTIAL USES, AND NO PARKLAND FEE HAS BEEN PROVIDED WITH THE SUBMITTAL OF THIS FINAL PLAT. UNTIL AN UPDATED TIA AND TRAFFIC MITIGATION AGREEMENT IS SUBMITTED TO AND APPROVED BY TRAVIS COUNTY, AND THE APPROPRIATE PARKLAND FEE IS PAID TO THE SINGLE OFFICE PARK PROVIDER WITH THE APPROVAL OF THE SINGLE OFFICE, THIS SUBDIVISION IS RESTRICTED TO USES OTHER THAN RESIDENTIAL.

21) OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.

22) A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT. TRAVIS COUNTY EMERGENCY SERVICE DISTRICT NO. 12 (TCESD12) IS THE AUTHORITY HAVING JURISDICTION FOR ALL FIRE AND SAFETY ISSUES. TCESD12 IS NOT TO BE CONFUSED WITH THE TRAVIS COUNTY FIRE MARSHAL FOR SUBMITTALS AND/OR INSPECTIONS.

23) THIS SUBDIVISION IS SUBJECT TO A CITY OF AUSTIN SUBDIVISION CONSTRUCTION AGREEMENT.

24) IMPERVIOUS COVER ALLOCATIONS FOR LOTS IN THIS SUBDIVISION MUST BE IN ACCORDANCE WITH CURRENT POND DESIGN, AND CURRENTLY HAVE AN 80% MAXIMUM. THIS NOTE DOES NOT COVER SET LIMITS FOR LOT IMPERVIOUS COVER LEVELS, BUT ONLY STATES WHAT IS PERMITTED BY CURRENT POND DESIGN.

25) 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: QUINN LUKE TRAIL, DECKER LAKE ROAD AND F.M. 973. THE SIDEWALKS ALONG STATE HIGHWAY 130 ARE SUBJECT TO THE APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION AT THE SITE PLAN PHASE. 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.

26) ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT OWNERS EXPENSE.

27) WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.

28) TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.

ZONING APPROVAL BLOCK

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

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

BY: \_\_\_\_\_  
CHAIRPERSON

BY: \_\_\_\_\_  
SECRETARY

APPROVAL BLOCK

APPROVED, 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.

\_\_\_\_\_  
CESAR ZAVALA, FOR:  
DENISE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

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 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, DYANA LIMON–MERCADO, 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., OF SAID COUNTY AND STATE IN DOCUMENT NO. \_\_\_\_\_ OF THE

OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK,

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

\_\_\_\_\_  
DEPUTY, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

**AUSTIN HILLS  
INDUSTRIAL PARK**  
**City of Austin,**  
**Travis County, Texas**



Date:	1/25/2023
Project:	00385
Scale:	1" = 100'
Reviewer:	SD
Tech:	HT
Field Crew:	JO/MW
Survey Date:	APR. 2021
Sheet:	6 OF 6

PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

**Kimley»Horn**

SUBMITTED: X/XX/XX  
C8J–20XX–00XX.0A

THIS PROPERTY IS LOCATED IN THE CITY OF AUSTIN EXTRATERRITORIAL JURISDICTION ON  
THE \_\_\_\_\_ OF \_\_\_\_\_, 20\_\_\_\_.



**Kimley»Horn**

Date:	12/23/2022
Project:	00385
Scale:	1" = 200'
Reviewer:	SD
Tech:	HT
Field Crew:	JO/MW
Survey Date:	APR. 2021
Sheet:	1 OF 6

**AUSTIN HILLS  
SUBDIVISION  
City of Austin,  
Travis County, Texas**

**BEARING BASIS:**  
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000062546029.

**SURVEY CONTROL:**  
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS SHOWN HEREON WERE DERIVED FROM THE TEXAS COOPERATIVE NETWORK ON JANUARY 6, 2015. 4WARD CONTROL POINT WAS CHECKED TO MONUMENT P-26-4001, HAVING A PUBLISHED GRID COORDINATE & NAVD 88 ELEVATION N 10,087,203.914, E 3,146,513.699, ELEV. 644.72'.

**FLOODPLAIN NOTE:**  
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) #48453C-0490K, TRAVIS COUNTY, TEXAS, DATED JANUARY 22, 2020.

SANDRA L. BROADWAY  
CALLED 3.75 ACRES  
PER T.C.A.D.

EVERETT J. AND  
SANDRA BROADWAY  
CALLED 3.00 ACRES  
VOL. 11376, PG. 1010,  
R.P.R.T.C.T.

F.M. 973  
(R.O.W. VARIES)

TXDOT STA:  
325+96.75  
50.00' LEFT  
DISTURBED  
(C5)  
C5  
(N27°16'27"E 250.66')  
(C17)  
C17  
"CARSON-  
BUSH"  
R=5,672.19'  
L=344.26' D=3°28'39"  
N26°26'37"E 344.21'

N27°32'18"E 55.08'

FENCE POST  
W/60D NAIL

10.00'

S62°27'42"E 99.74'  
(N30°57'40"E)  
(151.34')  
151.43'

(N30°58'12"E)  
(151.39')  
151.36'

(N30°57'09"E)  
(151.32')  
151.29'

N27°34'29"E 895.76'

N27°34'29"E 895.81'

(S30°12'13"W)  
(441.64')  
441.68'

15' AERIAL ELECTRIC  
DISTRIBUTION, ELECTRIC  
TELECOMMUNICATIONS, AND  
ELECTRIC FIBER EASEMENT

10' R.O.W. DEDICATION  
(0.8071 ACRES TOTAL)

R=11,526.48'  
L=590.26' D=2°56'03"  
N26°07'30"E 590.19'

N24°38'42"E 23.26'

N24°38'42"E 227.53'

CHANNEL EASEMENT  
VOL. 1998, PG. 341  
D.R.T.C.T.

CALLED 57.27 ACRES  
TEXAS DEPARTMENT  
OF TRANSPORTATION  
DOC. NO. 2020047327  
O.P.R.T.C.T.

1,039.60'

30' WATER &  
WASTEWATER EASEMENT

{N58°45'00"W 2,066.59'}  
(N58°47'03"W 2,066.90')  
N62°08'40"W 2,066.52'

N27°38'02"E 1,188.69'

LOT 4

SHEET 2  
SHEET 4

N10°11'26"W 81.85'

N32°41'17"W 97.19'

L21  
S08°09'13"E 346.02'  
L22  
L23

S62°21'58"E 926.22'

SHEET 2  
SHEET 3

N27°38'02"E 425.00'

AUSTIN HILLS  
SUBDIVISION  
City of Austin,  
Travis County, Texas

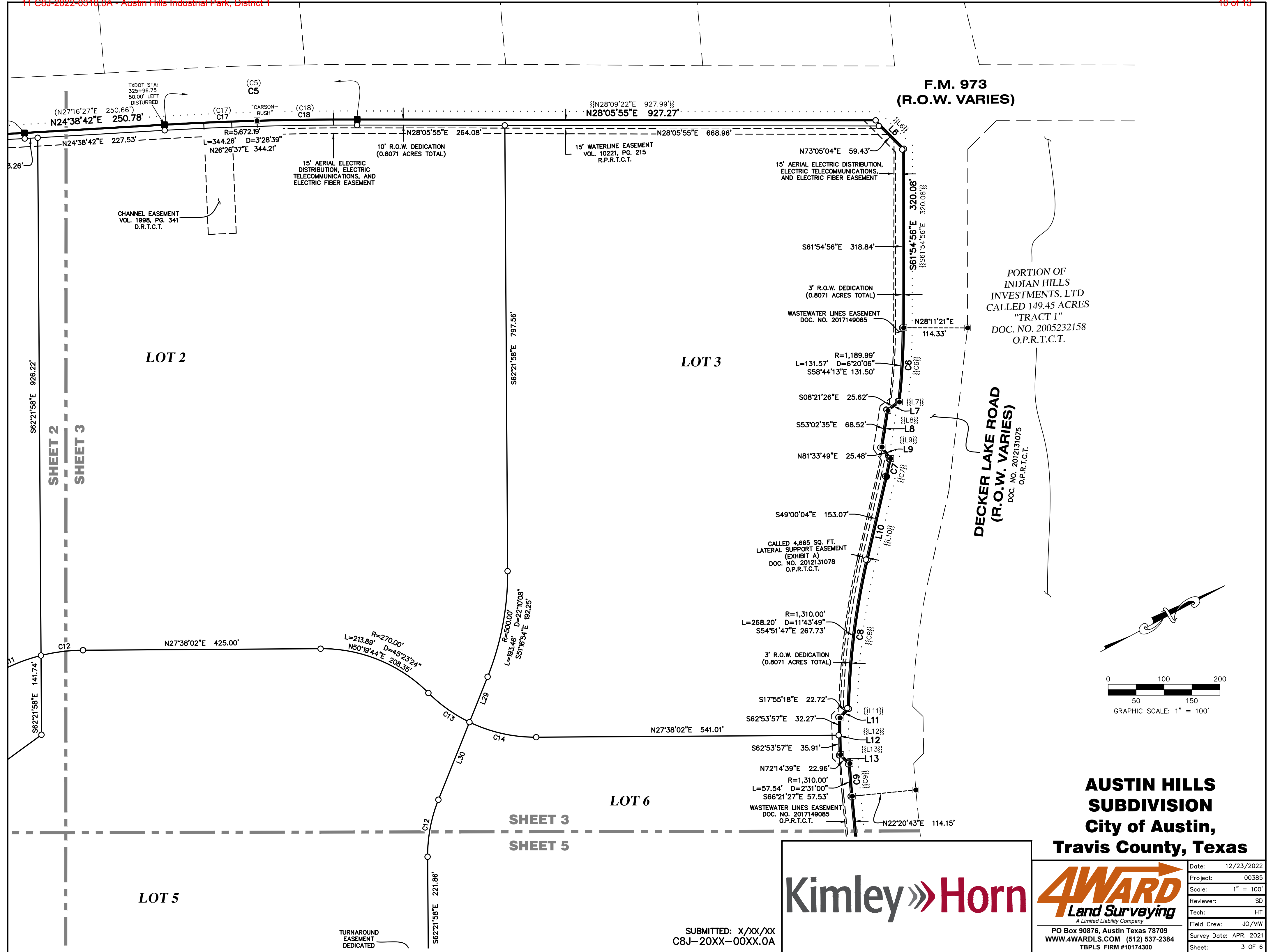
Kimley»Horn

4WARD  
Land Surveying  
A Limited Liability Company

PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

Date:	12/23/2022
Project:	00385
Scale:	1" = 100'
Reviewer:	SD
Tech:	HT
Field Crew:	JO/MW
Survey Date:	APR. 2021
Sheet:	2 OF 6

SUBMITTED: X/XX/XX  
C8J-20XX-00XX.0A



**AUSTIN HILLS  
SUBDIVISION**  
City of Austin,  
Travis County, Texas

**Kimley»Horn**

**4WARD**  
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SUBMITTED: X/XX/XX  
CBJ-20XX-00XX.0A

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SHEET 2  
SHEET 4

LOT 5

LOT 4

SHEET 4

SHEET 5

CALLED 57.27 ACRES  
TEXAS DEPARTMENT  
OF TRANSPORTATION  
DOC. NO. 2020047327  
O.P.R.T.C.T.

30' WATER &  
WASTEWATER  
EASEMENT

1,016.91'

FROM WHICH A  
"CARSON-BUSH"  
CAP FOUND BEARS  
S55°02'28"E, 0.51'

"CARSON-BUSH"

30' WATER &  
WASTEWATER  
EASEMENT

"CARSON-BUSH"

"INLAND" CAP  
FROM WHICH A 1/2" IRON  
ROD FOUND BEARS  
N59°30'28"W, 4.79'

CALLLED 1.067 ACRES  
TIERRA EAST  
DEVELOPMENT LLC  
DOC. NO. 2019123400  
O.P.R.T.C.T.

STATE HIGHWAY 130  
(R.O.W. VARIES)

TXDOT STATION  
2104+90.13  
529.19 RIGHT  
ILLEGIBLE

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S22°58'21"W	23.76'
L2	S62°03'25"W	65.31'
L3	S62°06'44"E	1,000.15'
L4	S27°01'51"W	233.33'
L5	S27°46'49"W	14.36'
L6	N73°05'04"E	71.81'
L7	S08°21'26"E	25.70'
L8	S53°02'35"E	66.03'
L9	N81°33'49"E	25.56'
L10	S49°00'04"E	153.08'
L11	S17°55'18"E	22.65'
L12	S62°33'57"E	65.70'
L13	N72°14'39"E	22.89'
L14	N23°24'33"W	131.00'
L15	N61°46'08"E	79.40'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L16	N16°39'59"E	141.21'
L17	N10°59'36"W	99.61'
L18	N40°39'56"W	96.28'
L19	N29°04'46"W	219.85'
L20	N15°04'26"W	219.85'
L21	S83°58'22"E	89.14'
L22	N68°46'42"E	102.22'
L23	S06°20'04"E	68.09'
L24	S12°05'38"E	72.01'
L25	S27°58'21"E	84.63'
L26	N27°38'00"E	124.09'
L27	S27°43'28"W	37.35'
L28	N27°38'02"E	49.40'
L29	S40°11'51"E	87.46'
L30	S40°11'51"E	149.46'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
[L1]	S22°58'21"W	23.76'
[L2]	S62°03'25"W	65.31'
((L4))	S27°46'32"W	233.36'
((L5))	S27°46'49"W	14.36'
{{L6}}	N73°05'04"E	71.81'
{{L7}}	S08°03'20"E	25.76'
{{L8}}	S53°03'20"E	66.00'
{{L9}}	N81°56'40"E	25.76'
{{L10}}	S49°00'30"E	153.00'
{{L11}}	S17°55'44"E	22.64'
{{L12}}	S62°55'44"E	65.76'
{{L13}}	N72°04'16"E	22.64'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	15.82'	10.00'	90°36'54"	S22°20'06"E	14.22'
C2	173.95'	255.00'	39°05'04"	S42°30'53"W	170.60'
C3	213.16'	345.00'	35°24'03"	S44°42'00"W	209.79'
C4	589.75'	11,516.54'	2°56'03"	N26°07'30"E	589.68'
C5	344.86'	5,682.19'	3°28'39"	N26°26'36"E	344.81'
C6	133.22'	1,193.00'	6°23'52"	S58°42'20"E	133.15'
C7	33.11'	1,193.00'	1°35'25"	S49°55'54"E	33.11'
C8	268.76'	1,307.00'	11°46'54"	S54°53'20"E	268.29'
C9	58.58'	1,307.00'	2°34'05"	S66°19'55"E	58.57'
C10	215.72'	320.00'	38°37'29"	N08°19'17"E	211.66'
C11	139.86'	320.00'	25°02'33"	S01°31'49"W	138.75'
C12	104.47'	270.00'	22°10'08"	S51°16'54"E	103.82'
C13	90.53'	270.00'	19°12'37"	N63°25'07"E	90.10'
C14	123.37'	270.00'	26°10'47"	N40°43'25"E	122.30'
C15	7.95'	10.00'	45°34'23"	N44°51'22"W	7.75'
C16	7.81'	10.00'	44°46'26"	N00°19'14"E	7.62'
C17	165.90'	5,682.19'	1°40'22"	N25°32'28"E	165.90'
C18	178.96'	5,682.19'	1°48'16"	N27°16'48"E	178.95'
C19	20.41'	25.00'	46°46'11"	N03°42'24"E	19.85'
C20	229.16'	48.00'	27°32'22"	S62°54'31"E	65.75'
C21	20.38'	25.00'	46°42'02"	S50°30'40"W	19.82'

RECORD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
[C1]	15.82'	10.00'	90°36'54"	S22°20'06"E	14.22'
[C2]	173.95'	255.00'	39°05'04"	S42°30'53"W	170.60'
[C3]	213.16'	345.00'	35°24'03"	S44°42'00"W	209.79'
(C4)	589.79'	11,516.54'	--	N28°44'37"E	589.73'
(C5)	179.03'	5682.19'	--	N29°55'15"E	179.02'
{{C6}}	133.25'	1,193.00'	6°23'58"	S58°42'57"E	133.18'
{{C7}}	33.04'	1,193.00'	1°35'13"	S49°48'06"E	33.04'
{{C8}}	268.62'	1,307.00'	11°46'33"	S54°53'46"E	268.15'
{{C9}}	58.82'	1,307.00'	2°34'43"	S66°21'39"E	58.82'
(C17)	166.00'	5682.19'	--	N28°10'53"E	165.99'
(C18)	179.03'	5682.19'	--	N29°55'15"E	179.02'

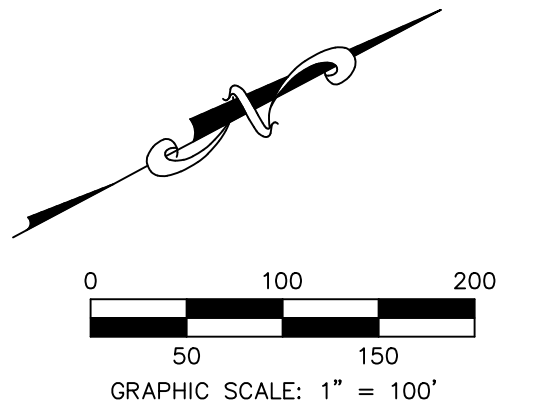
SUBMITTED: X/XX/XX  
CBJ-20XX-00XX.0A

Kimley»Horn

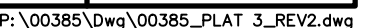
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Date: 12/23/2022  
Project: 00385  
Scale: 1" = 100'  
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Survey Date: APR. 2021  
Sheet: 4 OF 6



**AUSTIN HILLS  
SUBDIVISION**  
City of Austin,  
Travis County, Texas



STATE OF TEXAS §  
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS THAT AUSTIN HILLS COMMERCE CENTER, LLC, BEING THE OWNER OF A 134.1295 ACRES OF LAND OUT OF THE REUBEN HORNSBY SURVEY NO. 17, ABSTRACT NO. 15, SITUATED IN TRAVIS COUNTY, TEXAS, SAID 134.1295 ACRES HAVING BEEN CONVEYED TO AUSTIN HILLS COMMERCE CENTER, LLC BY DEEDS OF RECORD IN DOCUMENT NO. 2022122581 AND 2022122582 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 134.1295 ACRES, PURSUANT TO CHAPTER 212 OF THE LOCAL GOVERNMENT CODE, AND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

AUSTIN HILLS SUBDIVISION

SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON, UNLESS OTHERWISE INDICATED, SUBJECT TO ANY RESTRICTIONS AND EASEMENTS HERETOFORE GRANTED AND NOT RELEASED. IN WITNESS WHEREOF, OWNERS OF PLAT, REPRESENTED BY NICHOLAS G. SANSONE, MANAGER FOR SANSONE AUSTIN HILLS, LLC, HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS

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

AUSTIN HILLS COMMERCE CENTER, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

BY: SANSONE AUSTIN HILLS, LLC,  
A MISSOURI LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER

BY: \_\_\_\_\_  
NICHOLAS G. SANSONE, MANAGER

BY: USPP AUSTIN HILLS MEMBER, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY, ITS MEMBER

BY: PRINCIPAL REAL ESTATE INVESTORS, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED SIGNATORY

BY: \_\_\_\_\_  
NAME:  
TITLE:

BY: \_\_\_\_\_  
NAME:  
TITLE:

STATE OF TEXAS §  
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NICHOLAS G. SANSONE, MANAGER FOR SANSONE AUSTIN HILLS, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND SHE ACKNOWLEDGED TO ME THAT SHE 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 FOR TRAVIS, COUNTY, TEXAS

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

STATE OF TEXAS §  
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, MANAGER OF PRINCIPAL REAL ESTATE INVESTORS, LLC, 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 FOR TRAVIS, COUNTY, TEXAS

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

ENGINEER’S CERTIFICATION:

I, C.J. PONTON, P.E., 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 CODE, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

C.J. PONTON, P.E. \_\_\_\_\_ DATE  
LICENSED PROFESSIONAL ENGINEER NO. 127280  
T.B.P.E. FIRM #928  
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100  
AUSTIN, TEXAS 78735

SURVEYOR’S CERTIFICATION:

I, STEVEN M. DUARTE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTION OF TITLE 30 OF THE AUSTIN CODE, 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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. FOR REVIEW PURPOSES ONLY.

STEVEN M. DUARTE, R.P.L.S. \_\_\_\_\_ DATE  
TEXAS REGISTRATION NO. 5940

GENERAL NOTES:

1) EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION IN THE SUBDIVISION, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.

2) NO OBJECTS INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN DRAINAGE EASEMENTS EXCEPT AS SPECIFICALLY APPROVED BY THE TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION).

3) PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.

4) ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.

5) ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.

6) 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.

7) THE ELECTRIC UTILITY 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.

8) THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE ELECTRIC UTILITY PROVIDER 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.

9) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS.

10) 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.

11) 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 LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. 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.

12) BUILDING SETBACKS ARE TO BE IN ACCORDANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

13) 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.

14) THE OWNER SHALL BE RESPONSIBLE FOR 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 THE FENCE OF THE CENTERLINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRICAL SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY’S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

15) 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 AND TRAVIS COUNTY EMERGENCY SERVICE DISTRICT NO. 12.

16) 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. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.

17) 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.

18) 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.

19) WATER AND WASTEWATER WILL BE PROVIDED BY AUSTIN WATER UTILITY.

20) THE TIA SUBMITTED TO TRAVIS COUNTY TNR FOR THIS FINAL PLAT DID NOT INCLUDE ANY RESIDENTIAL USES, AND NO PARKLAND FEE HAS BEEN PROVIDED WITH THE SUBMITTAL OF THIS FINAL PLAT. UNTIL AN UPDATED TIA AND TRAFFIC MITIGATION AGREEMENT IS SUBMITTED TO AND APPROVED BY TRAVIS COUNTY, AND THE APPROPRIATE PARKLAND FEE IS PAID TO THE SINGLE OFFICE PARK PROVIDER WITH THE APPROVAL OF THE SINGLE OFFICE, THIS SUBDIVISION IS RESTRICTED TO USES OTHER THAN RESIDENTIAL.

21) OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.

22) A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT. TRAVIS COUNTY EMERGENCY SERVICE DISTRICT NO. 12 (TCESD12) IS THE AUTHORITY HAVING JURISDICTION FOR ALL FIRE AND SAFETY ISSUES. TCESD12 IS NOT TO BE CONFUSED WITH THE TRAVIS COUNTY FIRE MARSHAL FOR SUBMITTALS AND/OR INSPECTIONS.

23) THIS SUBDIVISION IS SUBJECT TO A CITY OF AUSTIN SUBDIVISION CONSTRUCTION AGREEMENT.

24) IMPERVIOUS COVER ALLOCATIONS FOR LOTS IN THIS SUBDIVISION MUST BE IN ACCORDANCE WITH CURRENT POND DESIGN, AND CURRENTLY HAVE AN 80% MAXIMUM. THIS NOTE DOES NOT COVER SET LIMITS FOR LOT IMPERVIOUS COVER LEVELS, BUT ONLY STATES WHAT IS PERMITTED BY CURRENT POND DESIGN.

25) 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: QUINN LUKE TRAIL, DECKER LAKE ROAD AND F.M. 973. THE SIDEWALKS ALONG STATE HIGHWAY 130 ARE SUBJECT TO THE APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION AT THE SITE PLAN PHASE. 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.

26) ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT OWNERS EXPENSE.

27) WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.

28) TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.

ZONING APPROVAL BLOCK

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

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

BY: \_\_\_\_\_  
CHAIRPERSON

BY: \_\_\_\_\_  
SECRETARY

APPROVAL BLOCK

APPROVED, 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.

\_\_\_\_\_  
CESAR ZAVALA, FOR:  
DENISE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

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 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, DYANA LIMON–MERCADO, 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., OF SAID COUNTY AND STATE IN DOCUMENT NO. \_\_\_\_\_ OF THE

OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK,

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

\_\_\_\_\_  
DEPUTY, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

**AUSTIN HILLS  
SUBDIVISION**  
**City of Austin,**  
**Travis County, Texas**



Date:	12/23/2022
Project:	00385
Scale:	1" = 100'
Reviewer:	SD
Tech:	HT
Field Crew:	JO/MW
Survey Date:	APR. 2021
Sheet:	6 OF 6

PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

**Kimley»Horn**

SUBMITTED: X/XX/XX  
C8J–20XX–00XX.0A

THIS PROPERTY IS LOCATED IN THE CITY OF AUSTIN EXTRATERRITORIAL JURISDICTION ON  
THE \_\_\_\_\_ OF \_\_\_\_\_, 20\_\_\_\_.