

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2022-0273.1A

PC DATE: 07/25/2023

SUBDIVISION NAME: Lagos Austin Section Two Phase One

AREA: 30.665 acres

LOT(S): 113

OWNER/APPLICANT: GG Lagos, LP (Thomas Griffiths)

AGENT: Kimley-Horn and Associates, Inc. (Jacob Kondo)

ADDRESS OF SUBDIVISION: 11215 N FM 973

GRIDS: MT27

COUNTY: Travis

WATERSHED: Gilleland Creek

JURISDICTION: 2-Mile
ETJ

EXISTING ZONING: N/A

MUD: N/A

PROPOSED LAND USE: Single Family, Amenity, Landscape

ADMINISTRATIVE WAIVERS: N/A

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on all internal streets.

DEPARTMENT COMMENTS: This request is for approval with conditions of Lagos Austin Section Two Phase One Subdivision consisting of 113 lots on 30.665 acres. Water provided by Manville Water Supply Corporation and wastewater will be provided by the City of Austin. Staff recommends approval of the plat subject to the conditions listed in the attached comment report. Provided the conditions are met by September 24, 2023, the plat will comply with City of Austin Land Development Code, Chapter 30-2-84(B). The conditions include plat graphic revision and an update to reports. 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: The staff recommends approval with conditions of this subdivision. This plan meets all applicable County, State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Sarah Sumner

Email address: sarah.sumner@traviscountytx.gov

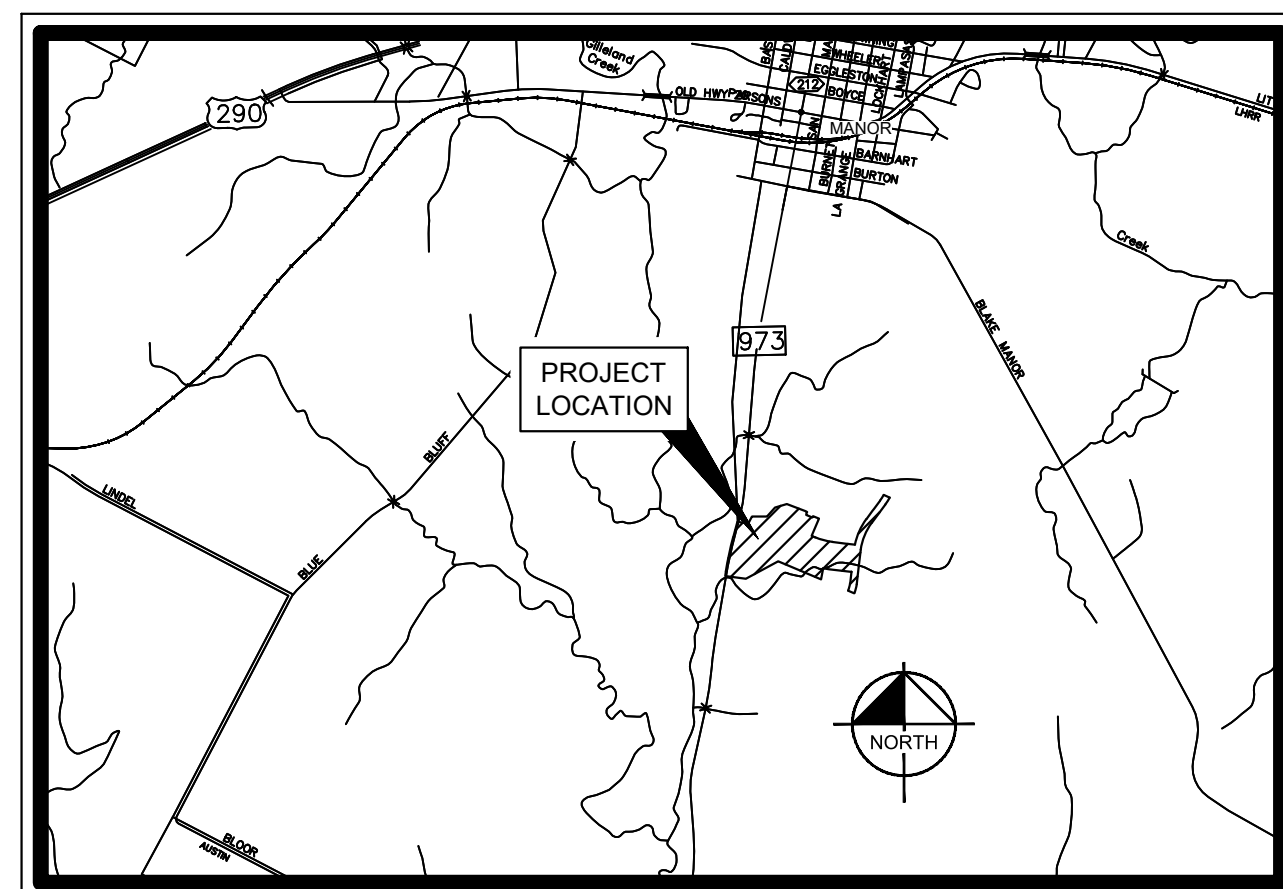
PHONE: 512-854-7687

TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS
IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT
IS 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.



VICINITY MAP

NOT TO SCALE

Copyright © 2023
Kimley-Horn and Associates, Inc.
All rights reserved

**FINAL PLAT ESTABLISHING
LAGOS AUSTIN
SECTION 2 PHASE 1 SUBDIVISION**

BEING 30.665 ACRES (1,335,782 SQUARE FEET)

OUT OF THE JAMES H. MANNING SURVEY NO. 37, ABSTRACT NO. 520, AND BEING
PORTION OF THAT CERTAIN 214.367 ACRE TRACT DESCRIBED IN INSTRUMENT TO GG
LAGOS LIMITED PARTNERSHIP, IN DOCUMENT NO. 2022137375 AND A PORTION OF THAT
CERTAIN 675.6978 ACRE TRACT CONVEYED TO 706 INVESTMENT PARTNERSHIP, LTD., AS
RECORDED IN DOCUMENT NO. 2005114143 BOTH OF THE OFFICIAL PUBLIC RECORDS OF
TRAVIS COUNTY CITY OF AUSTIN ETJ, TRAVIS COUNTY, TEXAS

Kimley»Horn

10101 Reunion Place, Suite 400 Tel. No. (210) 541-9166
San Antonio, Texas 78216 FIRM # 10193973 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MAV	JGM	6/12/2023	069241731	1 OF 5

DWG NAME: K:\S\A SURVEY\LAGOS DEVELOPMENT\069241731-008-LAGOS AUSTIN PH1 - 2DWG\PLATS\KIMLEY-HORN\PLAT\LAGOS AUSTIN SECTION 2 PHASE 1.DWG PLOTTED BY GONZALEZ, DAVID 6/12/2023 3:43 PM LAST SAVED 6/12/2023 3:38 PM

ELEV.=481.800'

(A) BLOCK IDENTIFIERS

----- EXISTING FEMA FLOODPLAIN

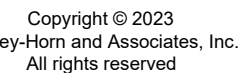
----- ATLAS 14 100-YR COA FULLY
DEVELOPED FLOODPLAIN

----- ATLAS 14 25-YR COA FULLY
DEVELOPED FLOODPLAIN

----- WETLAND CEF

NEW STREETS: 6
DATE: MARCH 2023

OWNER/DEVELOPER:
GG LAGOS LIMITED PARTNERSHIP
351 KLING ST. EAST 12TH FL M5A 0L6
TORONTO ON CANADA
PH: 512-450-4916
CONTACT: FRANK H. DEL CASTILLO, JR.



OUT OF THE JAMES H. MANNING SURVEY NO. 37, ABSTRACT NO. 520, AND BEING
PORTION OF THAT CERTAIN 214.367 ACRE TRACT DESCRIBED IN INSTRUMENT TO GG
LAGOS LIMITED PARTNERSHIP, IN DOCUMENT NO. 2022137375 AND A PORTION OF THAT
CERTAIN 675.6978 ACRE TRACT CONVEYED TO 706 INVESTMENT PARTNERSHIP, LTD.,
AS RECORDED IN DOCUMENT NO. 2005114143 BOTH OF THE OFFICIAL PUBLIC RECORDS
OF TRAVIS COUNTY CITY OF AUSTIN ETJ, TRAVIS COUNTY, TEXAS

CALLED 214.367 ACRES
 GG LAGOS LIMITED
 PARTNERSHIP
 DOC.#2022137375 OPRTC

FLOODPLAIN LINES FROM
FLOODPLAIN STUDY:
GILLELAND CREEK TRIBUTARY 1
AND 2 DATED APRIL 19, 2022 BY
KIMLEY-HORN AND APPROVED
BY THE CITY OF AUSTIN ON
AUGUST 5, 2022

CALLED 214.367 ACRES
 GG LAGOS LIMITED
 PARTNERSHIP
 DOC.#2022137375 OPRTO

CALLED 214.367 ACRES
 GG LAGOS LIMITED
 PARTNERSHIP
 DOC.#2022137375 OPRTO

REMAINING PORTION
675.6978 ACRES
INVESTMENT PARTNERSHIP LTD
DOC.#2005114143 OPRTC

ACCORDING TO COMMUNITY PANEL NO. 48453CO4851 DATED AUGUST 18, 2014 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), A PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "A" WHICH IS DEFINED BY FEMA AS "1% ANNUAL FLOOD CHANCE AREA WITH NO BASE FLOOD ELEVATIONS DETERMINED". THE REMAINDER OF THE PROPERTY IS WITHIN ZONE "X" (UN-SHADED) DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN," ALL ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE. THE SUBJECT TRACT IS NOT LOCATED WITHIN A FLOOD ZONE. THE SUBJECT TRACT IS TOTALLY FREE OF POTENTIAL FLOOD HAZARD. LOCALIZED FLOODING CAN OCCUR DUE TO NATURAL AND/OR MAN-MADE INFLUENCES. THIS FLOOD STATEMENT SHALL CREATE NO LIABILITY ON THE PART OF KIMLEY-HORN OR THE UNDERSIGNED.

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
1" = 100'	MAV	JGM	6/12/2023	069241731	2 OF 5

DWG NAME: K:\SWA SURVEY\LAGOS DEVELOPMENT\069201008- LAGOS AUSTIN PH1 - 2\DWG\PLATSKIN\EX-HORN PLAT\LAGOS AUSTIN SECTION 2 PHASE 1.DWG PLOTTED BY GONZALEZ DAVID 6/12/2023 3:43 PM LAST SAVED 6/12/2023 3:38 PM

FINAL PLAT ESTABLISHING
LAGOS AUSTIN
SECTION 2 PHASE 1 SUBDIVISION

BEING 30.665 ACRES (1,335,782 SQUARE FEET)

OUT OF THE JAMES H. MANNING SURVEY NO. 37, ABSTRACT NO. 520, AND BEING
PORTION OF THAT CERTAIN 214.367 ACRE TRACT DESCRIBED IN INSTRUMENT TO GG
LAGOS LIMITED PARTNERSHIP, IN DOCUMENT NO. 2022137375 AND A PORTION OF THAT
CERTAIN 675.6978 ACRE TRACT CONVEYED TO 706 INVESTMENT PARTNERSHIP, LTD., AS
RECORDED IN DOCUMENT NO. 2005114143 BOTH OF THE OFFICIAL PUBLIC RECORDS OF
TRAVIS COUNTY CITY OF AUSTIN ETJ, TRAVIS COUNTY, TEXAS

REMAINING PORTION
675.6978 ACRES
706 INVESTMENT PARTNERSHIP LTD
DOC.#2005114143 OPRTC

CALLLED 214.367 ACRES
GG LAGOS LIMITED
PARTNERSHIP
DOC.#2022137375 OPRTC

CALLLED 214.367 ACRES
GG LAGOS LIMITED
PARTNERSHIP
DOC.#2022137375 OPRTC

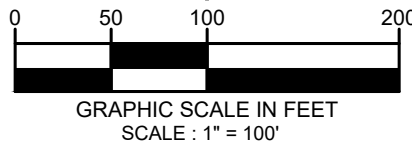
CALLLED 214.367 ACRES
GG LAGOS LIMITED
PARTNERSHIP
DOC.#2022137375 OPRTC

CALLLED 214.367 ACRES
GG LAGOS LIMITED
PARTNERSHIP
DOC.#2022137375 OPRTC

CALLLED 214.367 ACRES
GG LAGOS LIMITED
PARTNERSHIP
DOC.#2022137375 OPRTC

CALLLED 214.367 ACRES
GG LAGOS LIMITED
PARTNERSHIP
DOC.#2022137375 OPRTC

REMAINING PORTION
675.6978 ACRES
706 INVESTMENT PARTNERSHIP LTD
DOC.#2005114143 OPRTC



BENCH MARK LIST

NOTE: POINTS SHOWN BELOW ARE -0.72'(AVERAGE) BELOW
NAVD88-GEOID 12A

BM #111 MAG NAIL SET ±101 FEET ACROSS THE STREET
FROM THE SOUTHWEST CORNER OF THE SUBJECT TRACT
ON THE RIGHT OF WAY

ELEV.=484.390'

BM #112 MAG NAIL WITH WASHER SET ON THE CORNER
OF A CONCRETE DRAINAGE INLET NEAR THE NORTHWEST
CORNER OF THE SURVEYED TRACT

ELEV.=481.800'

LEGEND

- OPRTC OFFICIAL PUBLIC RECORDS OF
TRAVIS COUNTY, TEXAS
- DRTC DEED RECORDS, TRAVIS COUNTY
- R.O.W. RIGHT OF WAY
- IRSC 1/2" IRON ROD W/ "KHA" CAP SET
- IRFC IRON ROD FOUND WITH CAP
- IRF IRON ROD FOUND
- ○ 1/2" IRON ROD W/ "KHA" CAP SET
UNLESS OTHERWISE NOTED
- PUE PUBLIC UTILITY EASEMENT
- ⊕ BENCHMARKS
- SIDEWALK
- Ⓐ BLOCK IDENTIFIERS
- EXISTING FEMA FLOODPLAIN
- ATLAS 14 100-YR COA FULLY
DEVELOPED FLOODPLAIN
- ATLAS 14 25-YR COA FULLY
DEVELOPED FLOODPLAIN

SUBDIVISION INFORMATION

OWNER: GG LAGOS LIMITED
PARTNERSHIP

ACREAGE: 30.665

SURVEY: JAMES H. MANNING SURVEY
NO. 37, ABSTRACT NO. 520

NO. OF BLOCKS: 9

NO. OF LOTS: 113

NO. OF SF LOTS: 105

NEW STREETS: 6

DATE: MARCH 2023

SURVEYOR'S NOTES

- THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS
STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS
DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS).
- ALL DISTANCES AND COORDINATES SHOWN HEREON ARE ON THE GRID. THE UNIT OF
LINEAR MEASUREMENT IS U.S. SURVEY FEET.
- ALL PROPERTY CORNERS OF THE LOTS IN THIS SUBDIVISION WILL BE MONUMENTED
PRIOR TO LOTS SALES AND AFTER ROAD CONSTRUCTION WITH A 1/2-INCH IRON ROD
WITH RED PLASTIC CAP STAMPED "KHA", UNLESS OTHERWISE NOTED.
- ACCORDING TO COMMUNITY PANEL NO. 48453C0485J DATED AUGUST 18, 2014 OF THE
FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP
(FIRM), THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UN-SHADED) WHICH IS
DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
CHANCE FLOODPLAIN," COMMONLY KNOWN AS THE 500-YEAR FLOODPLAIN. ZONE "X"
(UN-SHADED) IS OUTSIDE OF ANY FEMA ESTABLISHED FLOOD HAZARD ZONE. ALL
ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE. THIS FLOOD STATEMENT
DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE
FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS
CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR
NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE ANY LIABILITY ON
THE PART OF KIMLEY-HORN OR THE UNDERSIGNED.

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200
AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: JACOB KONDO, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
TBPLS FIRM REGISTRATION NO. 10193973
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: JOHN G. MOSIER, R.P.L.S.

OWNER/DEVELOPER:
GG LAGOS LIMITED PARTNERSHIP
351 KLING ST. EAST 12TH FL M5A OL6
TORONTO ON CANADA
PH: 512-450-4916
CONTACT: FRANK H. DEL CASTILLO, JR.

CASE NO. C8J-2022-0273.1A

Kimley»Horn

10101 Reunion Place, Suite 400 Tel. No. (210) 541-9166
San Antonio, Texas 78216 FIRM # 10193973 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MAV	JGM	6/12/2023	069241731	3 OF 5

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	0°42'22"	5679.58'	70.00'	S12°35'00"W	70.00'
C2	40°57'44"	265.00'	189.46'	N82°04'23"E	185.45'
C3	28°34'29"	335.00'	167.07'	S75°52'45"W	165.35'
C4	1°44'27"	825.00'	25.07'	S27°00'34"W	25.07'
C5	16°02'26"	1065.00'	298.16'	S75°12'00"E	297.19'
C6	24°34'27"	1105.00'	473.94'	S24°03'29"W	470.31'
C7	6°50'19"	945.00'	112.79'	N32°55'33"E	112.73'
C8	7°23'59"	1055.00'	136.25'	N32°38'43"E	136.16'
C9	29°33'55"	995.00'	513.43'	S21°33'45"W	507.76'
C10	16°56'41"	531.36'	157.14'	N15°16'48"E	156.57'
C11	15°09'29"	335.00'	88.63'	S85°01'29"E	88.37'
C12	40°57'44"	325.00'	232.35'	N82°04'23"E	227.43'
C13	51°13'42"	325.00'	290.58'	S87°12'22"W	281.00'
C14	51°13'42"	275.00'	245.88'	S87°12'22"W	237.77'
C15	90°00'00"	25.00'	39.27'	N67°49'13"E	35.36'
C16	90°00'00"	25.00'	39.27'	S22°10'47"E	35.36'
C17	16°02'26"	1475.00'	412.94'	S75°12'00"E	411.60'
C18	16°02'26"	1525.00'	426.94'	S75°12'00"E	425.55'
C19	90°04'35"	25.00'	39.30'	N51°49'05"E	35.38'
C20	89°55'25"	25.00'	39.24'	S38°10'55"E	35.33'
C21	78°27'47"	25.00'	34.24'	N32°27'07"W	31.62'
C22	17°08'04"	441.36'	131.99'	N15°22'30"E	131.50'
C23	16°58'52"	511.36'	151.55'	N15°17'54"E	151.00'
C24	78°27'46"	25.00'	34.24'	S46°00'43"W	31.62'
C25	78°27'46"	25.00'	34.24'	S32°27'09"E	31.62'
C26	90°04'35"	25.00'	39.30'	N51°49'05"E	35.38'
C27	29°33'55"	1015.00'	523.75'	S21°33'45"W	517.96'
C28	29°33'55"	1085.00'	559.87'	S21°33'45"W	553.68'
C29	78°27'46"	25.00'	34.24'	S75°34'38"W	31.62'
C30	78°27'46"	25.00'	34.24'	N02°53'14"W	31.62'
C31	78°27'46"	25.00'	34.24'	N75°34'38"E	31.62'
C32	78°27'46"	25.00'	34.24'	S02°53'14"E	31.62'
C33	6°57'01"	965.00'	117.06'	N32°52'11"E	116.99'
C34	7°18'24"	1035.00'	131.99'	N32°41'29"E	131.90'
C35	90°00'00"	25.00'	39.27'	N51°46'47"E	35.36'
C36	90°00'00"	25.00'	39.27'	N38°13'13"W	35.36'
C37	16°02'26"	1235.00'	345.75'	S75°12'00"E	344.63'
C38	16°02'26"	1185.00'	331.76'	S75°12'00"E	330.67'
C39	90°00'00"	25.00'	39.27'	S22°10'47"E	35.36'
C40	90°00'00"	25.00'	39.27'	N67°49'13"E	35.36'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N61°35'31"E	51.34'
L2	S07°27'55"W	29.32'
L3	S67°10'47"E	111.38'
L4	S67°10'47"E	108.38'
L5	N67°10'47"W	67.10'
L6	N65°51'43"W	110.43'
L7	N61°35'31"E	51.34'
L9	S61°35'31"W	51.34'
L10	S67°10'47"E	35.61'
L11	N67°10'47"W	35.86'
L12	N22°49'13"E	47.25'
L13	S22°49'13"W	47.25'
L14	S61°35'31"W	51.34'
L15	N61°35'31"E	51.34'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C41	90°00'00"	25.00'	39.27'	N22°10'47"W	35.36'
C42	90°00'00"	25.00'	39.27'	S67°49'13"W	35.36'
C43	48°11'23"	25.00'	21.03'	S88°43'32"W	20.41'
C44	186°22'46"	50.00'	162.65'	S22°10'47"E	99.85'
C45	48°11'23"	25.00'	21.03'	N46°54'55"E	20.41'
C46	90°00'00"	15.00'	23.56'	S22°10'47"E	21.21'
C47	90°00'00"	15.00'	23.56'	S67°49'13"W	21.21'
C48	48°11'23"	25.00'	21.03'	N01°16'28"W	20.41'
C49	186°22'46"	50.00'	162.65'	S67°49'13"W	99.85'
C50	48°11'23"	25.00'	21.03'	S43°05'05"E	20.41'
C51	90°00'00"	25.00'	39.27'	N67°49'13"E	35.36'
C52	90°00'00"	25.00'	39.27'	N22°10'47"W	35.36'
C53	90°00'00"	25.00'	39.27'	S67°49'13"W	35.36'
C54	90°00'00"	25.00'	39.27'	S22°10'47"E	35.36'
C55	5°23'11"	775.00'	72.86'	S25°30'50"W	72.83'
C56	5°03'33"	825.00'	72.85'	S25°21'02"W	72.82'
C57	17°39'29"	439.73'	135.52'	N81°00'36"W	134.98'
C58	25°48'15"	445.00'	200.41'	N74°29'38"E	198.72'
C59	51°13'42"	155.00'	138.59'	S87°12'22"W	134.02'
C60	12°14'16"	1645.00'	351.35'	S73°17'55"E	350.68'
C61	5°00'25"	445.00'	38.89'	N69°40'59"W	38.87'
C62	16°02'26"	1355.00'	379.35'	S75°12'00"E	378.11'
C63	4°59'28"	1105.00'	96.26'	S09°16'31"W	96.23'
C64	16°02'26"	1500.00'	419.94'	S75°12'00"E	418.57'
C65	51°13'42"	300.00'	268.23'	N87°12'22"E	259.39'
C66	40°57'44"	300.00'	214.48'	N82°04'23"E	209.94'
C67	16°02'26"	1210.00'	338.75'	N75°12'00"W	337.65'
C68	5°13'03"	800.00'	72.85'	N25°25'47"E	72.83'
C69	90°00'00"	30.00'	47.12'	N22°10'47"W	42.43'
C70	90°00'00"	30.00'	47.12'	N67°49'13"E	42.43'
C71	29°33'55"	1050.00'	541.81'	S21°33'45"W	535.82'
C72	7°08'05"	1000.00'	124.53'	S32°46'39"W	124.44'
C73	40°57'44"	275.00'	196.61'	N82°04'23"E	192.44'

STREET NAME	LINEAR FT.	ACRES	WIDTH	CLASSIFICATION
ANGEL JOSEFINA AVENUE	2,235	2.468	50'	LOCAL
ELVER DRIVE	750	0.838	50'	LOCAL
FANY CIRCLE	990	1.234	50'	LOCAL
CONROE DRIVE	724	0.786	50'	LOCAL
LAGO LEON STREET	435	0.477	50'	LOCAL
MURCHISON STREET	1,753	2.905	70'	RESIDENTIAL COLLECTOR
TOTAL RIGHT-OF-WAY	6,887	8.71		

FINAL PLAT ESTABLISHING

LAGOS AUSTIN

SECTION 2 PHASE 1 SUBDIVISION

BEING 30.665 ACRES (1,335,782 SQUARE FEET)

OUT OF THE JAMES H. MANNING SURVEY NO. 37, ABSTRACT NO. 520, AND BEING PORTION OF THAT CERTAIN 214.367 ACRE TRACT DESCRIBED IN INSTRUMENT TO GG LAGOS LIMITED PARTNERSHIP, IN DOCUMENT NO. 2022137375 AND A PORTION OF THAT CERTAIN 675.6978 ACRE TRACT CONVEYED TO 706 INVESTMENT PARTNERSHIP, LTD., AS RECORDED IN DOCUMENT NO. 2005114143 BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY CITY OF AUSTIN ETJ, TRAVIS COUNTY, TEXAS

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK A, LOT 72	0.172	7,498
BLOCK A, LOT 33	0.127	5,550
BLOCK A, LOT 63	0.163	7,088
BLOCK A, LOT 64	0.138	6,000
BLOCK A, LOT 65	0.167	7,277
BLOCK A, LOT 66	0.168	7,312
BLOCK A, LOT 67	0.182	7,936
BLOCK A, LOT 68	0.216	9,423
BLOCK A, LOT 69	0.260	11,337
BLOCK A, LOT 70	0.188	8,194
BLOCK A, LOT 71	0.165	7,182
BLOCK A, LOT 73	0.172	7,498
BLOCK A, LOT 74	0.172	7,498
BLOCK A, LOT 75	0.165	7,182
BLOCK A, LOT 76	0.221	9,610
BLOCK A, LOT 77	0.225	9,795
BLOCK A, LOT 78	0.205	8,924
BLOCK A, LOT 79	0.160	6,953
BLOCK A, LOT 80	0.138	6,009
BLOCK A, LOT 81	0.138	6,000
BLOCK A, LOT 82	0.138	6,000
BLOCK A, LOT 83	0.162	7,066
BLOCK A, LOT 84	0.162	7,066
BLOCK A, LOT 85	0.138	6,000
BLOCK A, LOT 86	0.138	6,000
BLOCK A, LOT 87	0.152	6,632
BLOCK A, LOT 88	0.156	6,774
BLOCK A, LOT 89	0.156	6,774
BLOCK M, LOT 37	0.136	5,934
BLOCK N, LOT 25	0.453	19,727
BLOCK S, LOT 26	0.158	6,885
BLOCK T, LOT 19	0.199	8,661
BLOCK T, LOT 35	0.140	6,119
BLOCK T, LOT 36	0.138	6,015
BLOCK T, LOT 37	0.138	6,000
BLOCK T, LOT 38	0.138	6,000
BLOCK T, LOT 39	0.138	6,000
BLOCK T, LOT 40	0.138	6,000
BLOCK T, LOT 41	0.138	6,000
BLOCK T, LOT 42	0.163	7,116

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK T, LOT 43	0.474	20,643
BLOCK W, LOT 1	0.164	7,152
BLOCK W, LOT 2	0.138	6,000
BLOCK W, LOT 3	0.138	6,000
BLOCK W, LOT 4	0.138	6,000
BLOCK W, LOT 5	0.162	7,066
BLOCK W, LOT 6	0.162	7,066
BLOCK W, LOT 7	0.138	6,000
BLOCK W, LOT 8	0.138	6,000
BLOCK W, LOT 9	0.138	6,000
BLOCK W, LOT 10	0.164	7,152
BLOCK X, LOT 1	0.163	7,102
BLOCK X, LOT 12	0.162	7,066
BLOCK X, LOT 13	0.138	6,000
BLOCK X, LOT 14	0.138	6,000
BLOCK X, LOT 15	0.138	6,000
BLOCK X, LOT 16	0.141	6,124
BLOCK X, LOT 17	0.146	6,339
BLOCK X, LOT 18	0.146	6,339
BLOCK X, LOT 19	0.146	6,339
BLOCK X, LOT 20	0.146	6,339
BLOCK X, LOT 21	0.145	6,326
BLOCK X, LOT 22	0.180	7,828
BLOCK X, LOT 23	0.162	7,066
BLOCK Y, LOT 1	0.162	7,066
BLOCK Y, LOT 2	0.173	7,539
BLOCK Y, LOT 3	0.144	6,267
BLOCK Y, LOT 4	0.144	6,292
BLOCK Y, LOT 5	0.144	6,292
BLOCK Y, LOT 6	0.144	6,292
BLOCK Y, LOT 7	0.144	6,292
BLOCK Y, LOT 8	0.144	6,292
BLOCK Y, LOT 9	0.145	6,318
BLOCK Y, LOT 10	0.138	6,000
BLOCK Y, LOT 11	0.138	6,000
BLOCK Y, LOT 12	0.138	6,000
BLOCK Y, LOT 13	0.157	6,826
BLOCK Y, LOT 14	0.157	6,839
BLOCK Y, LOT 15	0.138	6,008
BLOCK Y, LOT 16	0.138	6,005

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK Y, LOT 17	0.138	6,002
BLOCK Y, LOT 18	0.158	6,901
BLOCK Y, LOT 19	0.158	6,875
BLOCK Y, LOT 20	0.158	6,875
BLOCK Y, LOT 21	0.158	6,875
BLOCK Y, LOT 22	0.158	6,875
BLOCK Y, LOT 23	0.158	6,875
BLOCK Y, LOT 24	0.156	6,800
BLOCK Y, LOT 25	0.173	7,539
BLOCK Y, LOT 26	0.162	7,066
BLOCK Z, LOT 1	0.147	6,384
BLOCK Z, LOT 2	2.845	123,916
BLOCK Z, LOT 3	0.143	6,236
BLOCK Z, LOT 4	0.143	6,236
BLOCK Z, LOT 5	0.143	6,236
BLOCK Z, LOT 6	0.143	6,236
BLOCK Z, LOT 7	0.143	6,236
BLOCK Z, LOT 8	0.146	6,357
BLOCK Z, LOT 9	0.138	6,000
BLOCK Z, LOT 10	0.138	6,000
BLOCK Z, LOT 11	0.138	6,000
BLOCK Z, LOT 12	0.991	43,183
BLOCK Z, LOT 13	0.138	6,000
BLOCK Z, LOT 14	0.138	6,000
BLOCK Z, LOT 15	0.138	6,000
BLOCK Z, LOT 16	0.138	6,000
BLOCK Z, LOT 17	0.176	7,677
BLOCK Z, LOT 18	0.192	8,359
BLOCK Z, LOT 19	0.192	8,359
BLOCK Z, LOT 20	0.140	6,113
BLOCK Z, LOT 21	0.161	7,031
BLOCK Z, LOT 22	0.163	7,115
BLOCK Z, LOT 23	0.163	7,115

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS;

WHEREAS, GG LAGOS LIMITED PARTNERSHIP, BY ITS GENERAL PARTNER GG LGOS GP INC., AND 706 INVESTMENT PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP, THE OWNERS OF 30.665 ACRE TRACT OF LAND OUT OF THE JAMES H. MANNING SURVEY NO. 37, ABSTRACT NO. 520 SITUATED IN TRAVIS COUNTY, TEXAS, AND BEING PORTION OF THAT CERTAIN 214.367 ACRE TRACT DESCRIBED IN INSTRUMENT TO GG LAGOS LIMITED PARTNERSHIP, IN DOCUMENT NO. 2022137375 AND A PORTION PORTION OF THAT CERTAIN 675.6978 ACRE TRACT CONVEYED TO 706 INVESTMENT PARTNERSHIP, LTD., AS RECORDED IN DOCUMENT NO. 2005114143 BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS, DOES HEREBY SUBDIVIDE 30.665 ACRE TRACT OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

LAGOS AUSTIN SECTION 2 PHASE 1 SUBDIVISION

AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS DAY OF _____, 20__

BY: _____
THOMAS GRIFFITHS
VICE PRESIDENT
GG LAGOS LIMITED PARTNERSHIP
351 KLING ST. EAST 12TH FL M5A OL6
TORONTO ON CANADA

MICHAEL KIRCHMAIR
VICE PRESIDENT
GG LAGOS LIMITED PARTNERSHIP
351 KLING ST. EAST 12TH FL M5A OL6
TORONTO ON CANADA

BY: _____
706 INVESTMENT PARTNERSHIP, LTD.
9900 US HIGHWAY 290 E
MANOR, TX 78653-9720

PROVINCE OF ONTARIO §
CITY OF TORONTO §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20__, BY _____, AS _____ OF _____, ON BEHALF OF SAID CORPORATION.

NOTARY PUBLIC
NOTARY REGISTRATION NUMBER _____
MY COMMISSION EXPIRES: _____
PROVINCE OF ONTARIO
CITY OF TORONTO

PROVINCE OF ONTARIO §
CITY OF TORONTO §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20__, BY _____, AS _____ OF _____, ON BEHALF OF SAID CORPORATION.

NOTARY PUBLIC
NOTARY REGISTRATION NUMBER _____
MY COMMISSION EXPIRES: _____
PROVINCE OF ONTARIO
CITY OF TORONTO

STATE OF TEXAS §
COUNTY OF TRAVIS §

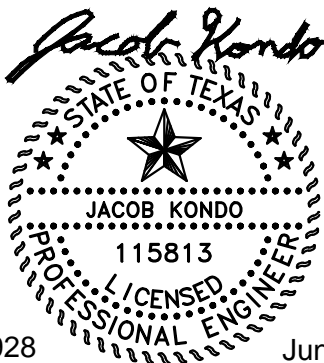
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20__, BY _____, AS _____ OF _____, ON BEHALF OF SAID CORPORATION.

NOTARY PUBLIC
NOTARY REGISTRATION NUMBER _____
MY COMMISSION EXPIRES: _____
COUNTY OF TRAVIS
THE STATE OF TEXAS

I, JACOB KONDO, 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 STAND POINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE CITY OF AUSTIN CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE 100-YR & 500-YR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. A PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "A", THE REMAINDER OF THE PROPERTY IS WITHIN ZONE "X" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0485J, TRAVIS COUNTY, TEXAS DATED AUGUST 18, 2014.

JACOB KONDO, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 115813
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
AVALLON IV, SUITE 200
AUSTIN, TEXAS 78759



F-928

June 12, 2023

GENERAL NOTES:

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF AUSTIN'S 2-MILE EXTRA TERRITORIAL JURISDICTION (ETJ).
- WASTEWATER SERVICE FOR THE LAGOS AUSTIN DEVELOPMENT WILL BE PROVIDED BY THE CITY OF AUSTIN.
- WATER SERVICE FOR THE LAGOS AUSTIN DEVELOPMENT WILL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION.
- THE WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY AUSTIN WATER. ALL WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- PRIOR TO CONSTRUCTION, DRAINAGE PLANS WILL BE SUBMITTED TO TRAVIS COUNTY AND THE CITY OF AUSTIN'S DEVELOPMENT SERVICES DEPARTMENT.
- ALL STREETS, DRIVEWAYS, SIDEWALKS, WASTEWATER, AND STORM SEWER LINES SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE CITY OF AUSTIN STANDARDS.
- ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC COOPERATIVE.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
- THE PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION) FOR THE PLACEMENT, INSPECTION, OR MAINTENANCE OF SAID EASEMENTS.
- PUBLIC SIDEWALK BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG ALL STREETS. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALK(S) MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. VERIFICATION LETTER THAT SIDEWALKS MEET ADA REQUIREMENTS WILL BE REQUIRED.
- PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THESE CONSTRUCTION PLANS, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH SEC 30-1-132 OF THE LAND DEVELOPMENT CODE FOR THE FOLLOWING IMPROVEMENTS:
 - STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION FOR THE FOLLOWING STREET: ALL PROPOSED SINGLE-FAMILY STREETS.
 - ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (e.g., EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING STREETS: ALL PROPOSED SINGLE-FAMILY STREETS.
- 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 REPLATING MAY BE REQUIRED, AT THE OWNER'S EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- STANDARD STREET SIGNS WILL BE INSTALLED AT ALL STREET INTERSECTIONS.
- A 10' PUBLIC UTILITY EASEMENT IS HEREBY RESERVED ADJACENT TO ALL STREET RIGHT-OF-WAY AS SHOWN.
- PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS SHALL BE SUBMITTED TO THE CITY OF AUSTIN AND/OR TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION) FOR REVIEW PRIOR TO SITE DEVELOPMENT. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES THE APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
- EROSION / SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION OF EACH LOT, INCLUDING SINGLE-FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
- WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE MANVILLE WATER SUPPLY CORPORATION WATER UTILITY SYSTEM AND THE CITY OF AUSTIN WASTEWATER UTILITY SYSTEM.
- WITHIN A SIGHT DISTANCE EASEMENT, ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS, OR ANY OTHER OBJECT, WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AND/OR THE CITY OF AUSTIN AT THE OWNERS EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITH THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
- ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL.
- SLOPE EASEMENT DEDICATION WILL BE REQUIRED FOR FILL/CUT SLOPES SUPPORTING ROADWAYS WHICH EXTEND BEYOND THE RIGHT-OF-WAY.
- A SETBACK SHALL BE PROVIDED FOR ALL DETENTION, RETENTION, AND WATER QUALITY FACILITIES FOR SINGLE-FAMILY OR DUPLEX RESIDENTIAL DEVELOPMENT. NO SUCH FACILITY SHALL BE LOCATED WITHIN 15-FT OF A RESIDENTIAL STRUCTURE.
- THE ATLAS 14 1% ANNUAL CHANCE AND FEMA 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS ARE 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) #48453C0485J, AND #48453C0480J, TRAVIS COUNTY, TEXAS DATED AUGUST 18, 2014. MINIMUM FINISHED FLOOR ELEVATION FOR ALL AFFECTED STRUCTURES SHALL BE TWO (2) FOOT ABOVE THE ELEVATION OF THE FEMA 1% AND 0.2% FLOODPLAINS AS SHOWN HEREON. THE MINIMUM FLOODPLAIN ELEVATION TO BASE THE FINISHED FLOOR ON IS 478' M.S.L.
- ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURE AND ASSOCIATED SETBACK MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
- ALL PROPOSED CONSTRUCTION REQUIRES THE APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
- ACCESS TO ADJACENT ARTERIAL ROADWAYS FROM RESIDENTIAL LOTS THAT ARE DIRECTLY FRONTING ADJACENT TO ARTERIAL ROADWAYS IS PROHIBITED.
- RESERVED RIGHT OF WAY SHALL BE RETAINED BY DEVELOPER UNTIL FUTURE COUNTY ACQUISITION, AND PAYMENT OF ADEQUATE COMPENSATION THEREFOR AND/OR IN EXCHANGE FOR TRAFFIC MITIGATION REDUCTION TIED TO THE TRAVIS COUNTY APPROVED LAGOS TRAFFIC IMPACT ANALYSIS USING CURRENT MARKET RATE LAND VALUES AT TIME OF DEDICATION.
- THE AMENDED AND RESTATED PHASING AGREEMENT FOR THE SUBJECT TRACT IS RECORDED AS DOCUMENT NO. 2021148505 O.P.R.T.C.
- NO SINGLE-FAMILY RESIDENCES ARE PERMITTED ON NON-RESIDENTIAL LOTS.
- ALL STREETS IN THIS SUBDIVISION ARE PUBLIC.
- THIS PLAT COMPLIES WITH THE APPROVED PRELIMINARY PLANS.
- A DRIVEWAY PERMIT FROM TRAVIS COUNTY IS REQUIRED PRIOR TO THE CONSTRUCTION OF ANY DRIVEWAY WITH THE EXCEPTION OF FM. 973 WHICH WILL REQUIRE A PERMIT FROM TXDOT.
- AS APPLICABLE, OBTAIN AND IMPLEMENT A STORMWATER POLLUTION PREVENTION PLAN (SWP3). THE SWP3 REQUIRES THE IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORMWATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
- THE SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED _____, 20__, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOC# _____, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- ALL EASEMENTS SHOWN ON THE FACE OF THIS PLAT ARE HEREBY DEDICATED UNLESS A PREVIOUSLY RECORDED DOCUMENT NUMBER IS SHOWN.
- HOA BYLAWS FOR THIS SUBDIVISION HAVE BEEN RECORDED AS DOCUMENT NUMBER _____.
- TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
- BY APPROVING THIS PLAT, THE CITY OF AUSTIN AND/OR TRAVIS COUNTY ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. THE INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNER OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO THE CITY AND/OR TRAVIS COUNTY STANDARDS MAY BE JUST THE CAUSE FOR THE CITY AND/OR THE COUNTY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
- PARKLAND DEDICATION HAS BEEN SATISFIED VIA PAYMENT OF A FEE IN-LIEU OF LAND TO TRAVIS COUNTY, RESIDENTIAL LOTS FOR THIS SUBDIVISION = 105
- EACH LOT WITHIN THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS AND THEIR RESPECTIVE PRIVATE WATER AND SEWER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.
- A DRIVEWAY PERMIT IS REQUIRED PRIOR TO CONSTRUCTION OF ANY DRIVEWAY CONNECTING TO TRAVIS COUNTY RIGHT-OF-WAY.
- THE FOLLOWING LOTS WILL BE OWNED AND MAINTAINED BY THE HOA:
LOT 12Z (WATER QUALITY, DRAINAGE, OPEN SPACE, PRIVATE RECREATIONAL AMENITIES & TRAIL LOT)
LOTS 25N, 43T, 33A, 37M, 26S, 1Z (LANDSCAPE AND PUBLIC PEDESTRIAN LOTS)
LOTS 22 (AMENITY CENTER LOT).

I, JOHN G. MOSIER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF CHAPTER 30 OF THE AUSTIN CITY CODE OF 1988 AS AMENDED, IS ACCURATE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON JUNE 14, 2021.

WITNESS MY HAND THIS THE _____ DAY OF _____, 20__.

JOHN G. MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166
greg.mosier@kimley-horn.com

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 THE 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 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 THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20__, A.D., THE COMMISSIONER'S 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 _____, 20__, A.D.

DYANA LIMON-MERCADO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DYANA LIMON-MERCADO, CLERK OF THE COUNTY COURT, 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 _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT, OF SAID COUNTY, THE _____ DAY OF _____, 20__, A.D.

DYANA LIMON-MERCADO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE CITY OF AUSTIN 2 MILE ETJ ON THIS THE _____ DAY OF _____, 20__ A.D.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS IS THE _____ DAY OF _____, 20__ A.D.

JOSE G. ROIG, INTERIM DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

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

CHAIR

SECRETARY

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200
AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: JACOB KONDO, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
TBPLS FIRM REGISTRATION NO. 10193973
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: JOHN G. MOSIER, R.P.L.S.

OWNER/DEVELOPER:
GG LAGOS LIMITED PARTNERSHIP
351 KLING ST. EAST 12TH FL M5A OL6
TORONTO ON CANADA
PH: 512-450-4916
CONTACT: FRANK H. DEL CASTILLO, JR.

FINAL PLAT ESTABLISHING LAGOS AUSTIN SECTION 2 PHASE 1 SUBDIVISION

BEING 30.665 ACRES (1,335,782 SQUARE FEET)

OUT OF THE JAMES H. MANNING SURVEY NO. 37, ABSTRACT NO. 520, AND BEING PORTION OF THAT CERTAIN 214.367 ACRE TRACT DESCRIBED IN INSTRUMENT TO GG LAGOS LIMITED PARTNERSHIP, IN DOCUMENT NO. 2022137375 AND A PORTION OF THAT CERTAIN 675.6978 ACRE TRACT CONVEYED TO 706 INVESTMENT PARTNERSHIP, LTD., AS RECORDED IN DOCUMENT NO. 2005114143 BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY CITY OF AUSTIN ETJ, TRAVIS COUNTY, TEXAS

CASE NO. C8J-2022-0273.1A

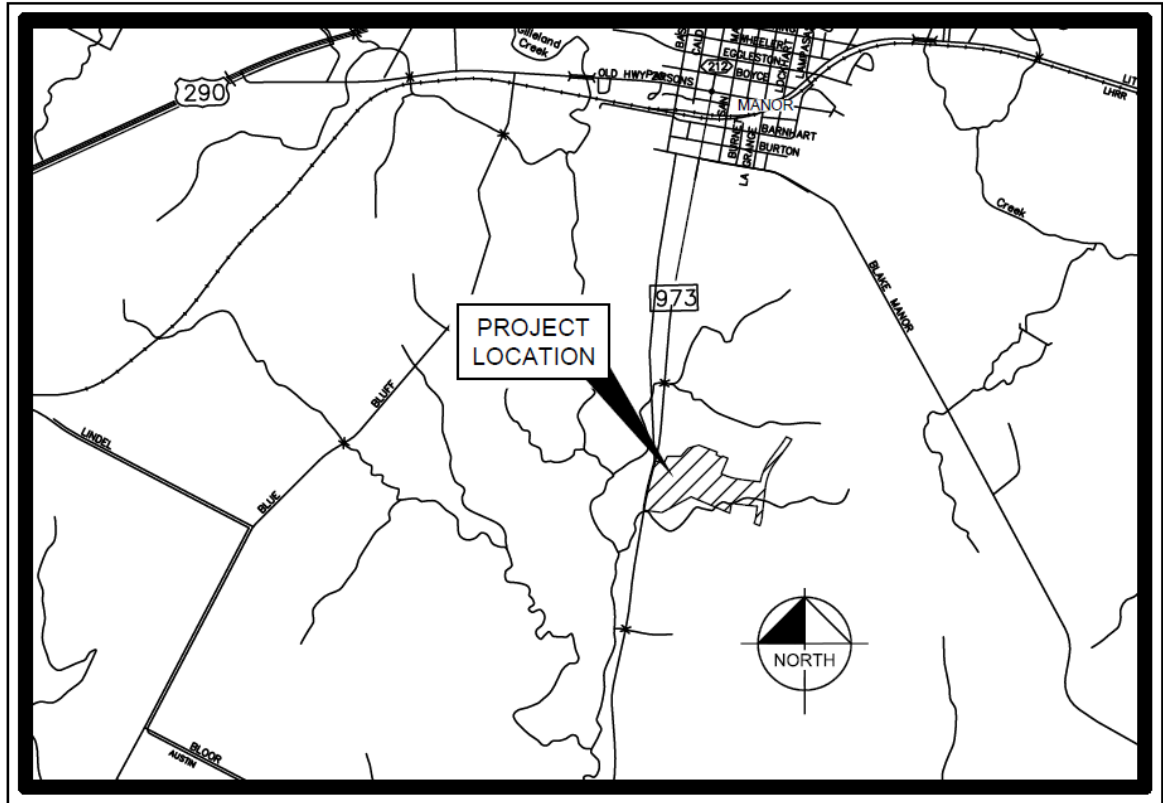
Kimley»Horn					
10101 Reunion Place, Suite 400 San Antonio, Texas 78216			Tel. No. (210) 541-9166 FIRM # 10193973 www.kimley-horn.com		
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MAV	JGM	6/12/2023	069241731	5 OF 5

Copyright © 2023
Kimley-Horn and Associates, Inc.
All rights reserved

DWG NAME: KISNA_SURVEY LAGOS DEVELOPMENT 069241008 LAGOS AUSTIN PH1 - 2 DWG PLATS KIMLEY-HORN PLAT LAGOS AUSTIN SECTION 2 PHASE 1 DWG PLOTTED BY GONZALEZ, DAVID 6/12/2023 3:46 PM LAST SAVED 6/12/2023 3:38 PM

Lagos Austin Sec 2 Ph 1

Location Map



VICINITY MAP

NOT TO SCALE

Copyright © 2023
Kimley-Horn and Associates, Inc.
All rights reserved