

**APPLICATION FOR STREET OR ALLEY VACATION**

File No. \_\_\_\_\_

DATE: \_\_\_\_\_

Department Use Only

Department Use Only

**TYPE OF VACATION**

Type of Vacation: Street: \_\_\_\_\_; Alley: \_\_\_\_\_; ROW \_\_\_\_\_ Hundred Block: \_\_\_\_\_  
 Name of Street/Alley/ROW: \_\_\_\_\_ Is it constructed: Yes **No**  
 Property address: \_\_\_\_\_  
 Purpose of vacation: \_\_\_\_\_

**PROPERTY DESCRIPTION ADJACENT TO AREA TO BE VACATED**

Parcel #: \_\_\_\_\_  
 Survey & Abstract No.: \_\_\_\_\_  
 Lot(s): \_\_\_\_\_ Block: \_\_\_\_\_ Outlot: \_\_\_\_\_  
 Subdivision Name: \_\_\_\_\_  
 Plat Book \_\_\_\_\_ Page Number \_\_\_\_\_ Document Number \_\_\_\_\_

Neighborhood Association Name: \_\_\_\_\_  
 Address including zip code: \_\_\_\_\_

**RELATED CASES****FILE NUMBERS****Existing Site Plan (circle one): YES / **NO****Subdivision: Case (circle one): **YES** / NOZoning Case (circle one): **YES** / NO**PROJECT NAME, if applicable:**

Name of Development Project: \_\_\_\_\_  
 Is this a S.M.A.R.T. Housing Project (circle one): YES / **NO**  
 Is this within the Downtown Austin Plan Boundaries (circle one): YES / **NO**

**OWNER INFORMATION**

Name: \_\_\_\_\_ (as shown on Deed)  
 Address: \_\_\_\_\_ Phone: (\_\_\_\_) \_\_\_\_\_ Fax No.: (\_\_\_\_) \_\_\_\_\_  
 City: \_\_\_\_\_ County: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Contact Person/Title: \_\_\_\_\_ Cell Phone: (\_\_\_\_) \_\_\_\_\_  
 Email Address: \_\_\_\_\_  
**(If multiple owners are joining in this request, complete names and addresses for each must be attached.)**

**APPLICANT INFORMATION**

Name: \_\_\_\_\_  
 Firm Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Office No.: (\_\_\_\_) \_\_\_\_\_ Cell No.: (\_\_\_\_) \_\_\_\_\_ Fax No.: (\_\_\_\_) \_\_\_\_\_  
 EMAIL ADDRESS: \_\_\_\_\_

The undersigned Landowner/Applicant understands: **1)** This application will be handled in accordance with standard City policies and procedures. **2)** No action will be taken without (a) payment of the nonrefundable application fee, or (b) necessary documentation. **3)** The application and fee in no way obligate the City to vacate the subject area. **4) All documents** related to this transaction and a **certified check** for the appraised value must be delivered to the City of Austin prior to placing the item on the Council Agenda for final approval.

Signed By:  \_\_\_\_\_  
 Landowner/Applicant



Pam Madere  
(512) 236-2048 (Direct Dial)  
(512) 236-2002 (Direct Fax)  
pmadere@jw.com

July 9, 2024

City of Austin  
Land Development Engineering  
Transportation and Public Works Department  
6310 Wilhelmina Delco Drive  
Austin, Texas 78752

Attn: Land Management Division

Re: Lexington Parke Section One Partial Right of Way ("R.O.W.") Vacation of 1.581 acres consisting of a portion of St. Thomas Drive, Willow Bay Road dedicated in the Lexington Parke Section One Subdivision recorded under Document No. 200400121, Official Public Records, Travis County.

Dear Land Management Staff:

The purpose of the requested partial R.O.W. vacation comprising portions of St. Thomas Drive and Willow Bay Road located in Phase 4 of the Lexington Parke Section One subdivision, Case No. C8j-03-0111.1A &B, is in order to replat this section of the subdivision to remove lots that are in the 100-year floodplain.

A replat of Phase 4 of the subdivision will be filed upon approval of the partial vacation in order to provide new dedicated R.O.W. and a new lot layout in Phase 4 of the subdivision. A partial plat vacation is not possible due to the fact that it will be impossible to obtain signatures of all the owners of the lots in the remainder of the subdivision.

We have obtained approval of the partial vacation of R.O.W. option versus a partial plat vacation from meetings with the Development Services Subdivision Manager, Chris Yanez and Danielle Morin, Transportation Development Services South District Program manager.

Response to Application Questions:

1. Is this a residential or commercial project? *Single-family residential*
2. How was the area to be vacated dedicated? *The R.O.W. was dedicated with the Lexington Parke Section One subdivision Doc. No. 200400121.*
3. Did the City purchase the area to be vacated? (i.e., by Street Deed) *No.*
4. Are both the area to be vacated and your property in the same "subdivision"? *Yes, see response under #2*
5. Is the area to be vacated functional right-of-way, or is it only dedicated on paper? *It is only on paper.*
6. Are there any utility lines within the area to be vacated? If yes, what are your plans for the utilities? Applicants should be advised that easements will be retained to protect existing utilities, even if utility relocation is proposed. Also be advised that no structures may be built on, over or under the easements without a license agreement, insurance, and annual fee. *A new easement will likely be dedicated with*

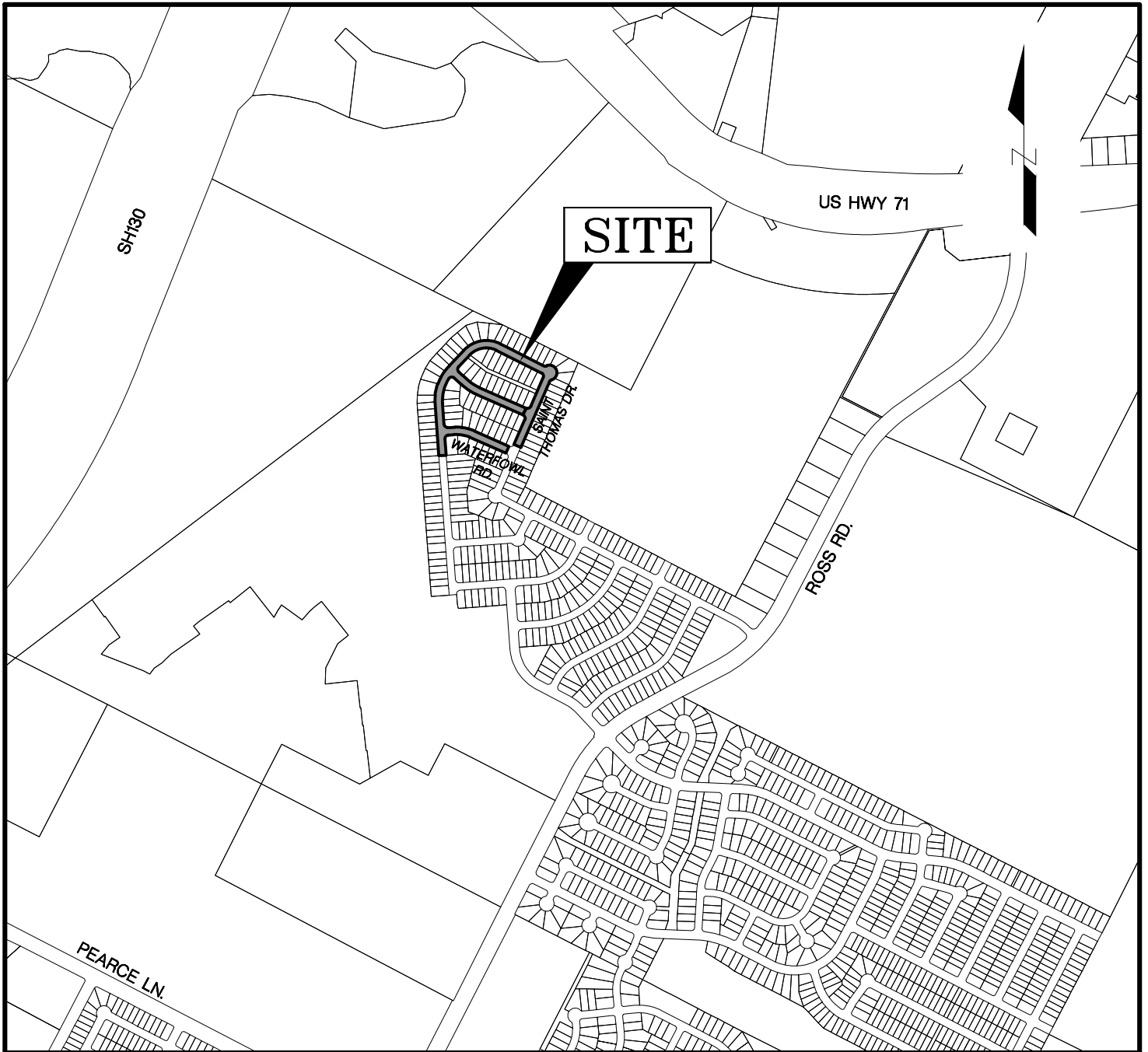
*the replat for the existing wastewater line in the R.O.W.*

7. How do you plan to develop the area to be vacated? *It will become part of the replat of Phase 4.*
8. Has a site plan been submitted on your project? *No.*
9. Is your project a Unified Development? *No.*
10. Is your project a S.M.A.R.T. Housing Project? *No.*
11. When do you anticipate starting construction of the development? *As soon as practical once the replat is approved.*
12. What is the current zoning on the adjacent properties? *SF4-A.*
13. What is the current status of the adjacent properties? *Undeveloped lots.*
14. What type of parking facilities currently exist? *None.*
15. Will your parking requirements increase with the expansion? *No.*
16. How will the increase be handled? *Not applicable.*
17. Have any agreements or easements been executed with adjacent landowner(s) or in draft form? *Not applicable.*
18. Does the area to be vacated lie within the Austin Downtown Plan (DAP)? *No.*
19. Does the area to be vacated lie within UT boundaries: East of Lamar Boulevard, west of IH-35, north of Martin Luther King Boulevard, and south of 45th Street? *No.*
20. Does the proposed vacation support the Priority Programs and policy directives set forth in the Imagine Austin Comprehensive Plan? If so, how? *Yes, by encouraging a compact, connected City.*

Sincerely,



Pamela Madere

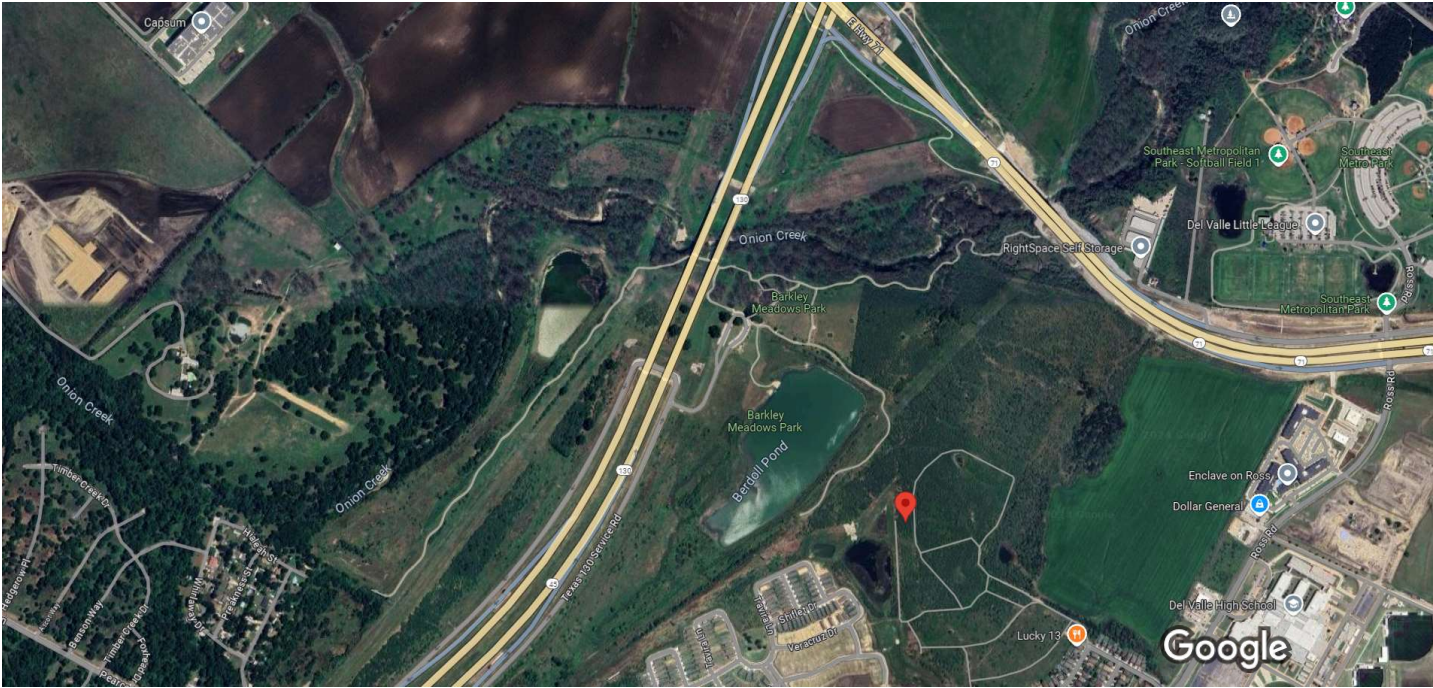


LOCATION MAP  
N.T.S.

MAPSCO PAGE: 678J & 678E  
MAPSCO GRID: Q14 & Q15



Google Maps 11632 St Thomas Dr



Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, Map data ©2024 500 ft



11632 St Thomas Dr

- Directions
- Save
- Nearby
- Send to phone
- Share

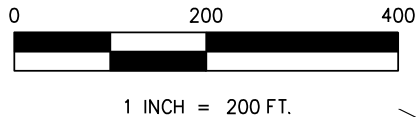
11632 St Thomas Dr, Del Valle, TX 78617

59JH+W5 Del Valle, Texas

x:\2024\24-1025\Survey\DWG\24-1025 ROW Release 2 Revised 2-11-2025.dwg

**OWNERSHIP SCHEDULE:**

PER DEED TO MERITAGE HOMES OF TEXAS, LLC RECORDED IN DOCUMENT NUMBER 2020248886, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS IS THE OWNER OF LOTS 22-41 BLOCK C, LOTS 1-27, BLOCK D LOTS 1-33 BLOCK E, LOTS 103-184 BLOCK G, LOTS 1-36, BLOCK H, LOTS 1-24, BLOCK I, LOTS 1-22 BLOCK J, LOTS 9-15 BLOCK K AND LOTS 1-11 BLOCK Z OF LEXINGTON PARKE SECTION ONE, A SUBDIVISION OF RECORD IN 200400121, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS ARE INCLUSIVELY OWNED BY MERITAGE HOMES OF TEXAS, LLC

**GRAPHIC SCALE**

CALLD 43.909 ACRES  
BARKLEY MEADOWS, LLC  
DOC. NO. 2021274880  
O.P.R.T.C.T.

**SAINT THOMAS DRIVE**  
(50' R.O.W.)  
DOC. NO. 200400121  
O.P.R.W.C.T.

**SAINT THOMAS DRIVE**  
(50' R.O.W.)  
DOC. NO. 200400121  
O.P.R.W.C.T.

LOT 1  
OAK RANCH  
SECTION 2  
DOC. NO. 201800178  
O.P.R.T.C.T.

**SAINT THOMAS DRIVE**  
(50' R.O.W.)  
DOC. NO. 200400121  
O.P.R.W.C.T.

**RIGHT-OF-WAY VACATION**  
**0.298 ACRES**  
**12,994**  
**SQUARE FEET**

REMAINDER OF A  
CALLED 48.433 ACRES  
TRACT 2  
LICORICE PEAKS 2010, LTD  
DOC. NO. 2010014703  
O.P.R.T.C.T.

CALLD 10.100 ACRES  
HAYRICK INVESTMENT  
PARTNERS, LLC  
DOC. NO. 2017195266  
O.P.R.T.C.T.

**WATERFOWL ROAD**  
(50' R.O.W.)  
DOC. NO. 200400121  
O.P.R.W.C.T.

LOT 1  
OAK RANCH  
SECTION 2  
DOC. NO. 201800178  
O.P.R.T.C.T.

**LEGEND / ABBREVIATIONS**

---	ADJOINER LINE
---	EASEMENT LINE
---	BOUNDARY LINE
●	IRON ROD FOUND
▲	NAIL FOUND
○	CAPPED IRON ROD STAMPED
	"LANDPOINT" SET
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

**RIGHT-OF-WAY VACATION**  
**PART OF WILLOW BAY ROAD,**  
**LEXINGTON PARKE, SECTION ONE**  
**DOC. NO. 200400121, O.P.R.T.C.T.**  
**JOSE ANTONIO NAVARRO SURVEY,**  
**ABSTRACT NUMBER 18**  
**TRAVIS COUNTY, TEXAS**

**LANDPOINT!**

4100 INTERNATIONAL PLAZA  
STE. 240  
FORT WORTH, TX 76109  
(817)554-1805  
www.landpoint.net  
TBPELS REG. NO. 10194220

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N06°26'27"E	470.01'
L2	S66°24'47"E	227.98'
L3	S23°35'13"W	100.00'
L4	N66°24'47"W	230.00'
L5	N23°35'13"E	15.78'
L6	N29°03'06"E	8.07'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	39.27'	25.00'	90°00'00"	N68°35'13"E	35.36'
C2	39.27'	25.00'	90°00'00"	N21°24'47"W	35.36'
C3	26.23'	275.00'	5°27'52"	N26°19'10"E	26.22'

RIGHT-OF-WAY VACATION  
 PART OF WILLOW BAY ROAD  
 LEXINGTON PARKE, SECTION ONE  
 DOC. NO. 200400121, O.P.R.T.C.T.  
 JOSE ANTONIO NAVARRO SURVEY,  
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LEGAL DESCRIPTION

BEING a 0.298 acre tract of land situated in the Jose Antonio Navarro Survey, Abstract Number 18, Travis County Texas and being a portion of Willow Bay Road dedicated by the plat of Lexington Parke Section One recorded in Document Number 200400121, Official Public Records, Travis County, Texas (O.P.R.T.C.T.) and being more particularly described as follows:

BEGINNING at a a 5/8-inch capped iron rod stamped "LANDPOINT" set (hereinafter refereed to as CIRS) in the South line of Lot 16, Block J of said Lexington Parke Section One, in the North right-of-way line of Willow Bay Drive (50' right-of-way), from which a capped iron rod stamped "DELTA SURVEYING" found at the Northwest corner of said Lot 144 and the East corner of Lot 1, Oak Ranch Section 2 recoded in Document Number 201800178, O.P.R.T.C.T. bears N 06°26'27" E, a distance of 470.01 feet;

THENCE with the North right-of-way line of Willow Bay Road the following courses and distances:

S 66°24'47" E, a distance of 227.98 feet to a CIRS;

With a curve to the left having an arc length of 39.27 feet, a radius of 25.00 feet, a delta angle of 90°00'00", and a chord bearing of N 68°35'13" E, with a chord length of 35.36 feet to a CIRS;

THENCE S 23°35'13" W, over and across Willow Bay Road, a distance of 100.00 feet to a CIRS in the South right-of-way line of Willow Bay Road;

THENCE with the South right-of-way line of Willow Bay Road the following courses and distances:

With a curve to the left having an arc length of 39.27 feet, a radius of 25.00 feet, a delta angle of 90°00'00", and a chord bearing of N 21°24'47" W, with a chord length of 35.36 feet to a CIRS;

N 66°24'47" W, a distance of 230.00 feet to a CIRS;

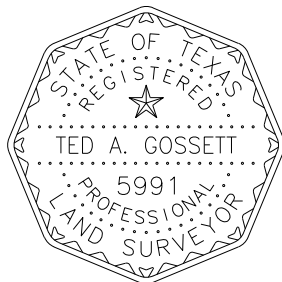
THENCE over and across Willow Bay Road the following courses and distances:

N 23°35'13" E, a distance of 15.78 feet to a CIRS;

With a curve to the right having an arc length of 26.23 feet, a radius of 275.00 feet, a delta angle of 05°27'52", and a chord bearing of N 26°19'10" E, with a chord length of 26.22 feet to a CIRS;

N 29°03'06" E, a distance of 8.07 feet to the POINT OF BEGINNING and containing 0.298 acres or 12,994 square feet of land, more or less.

I, Ted G. Gossett, certify that this plat was prepared under my direct supervision from a survey made on the ground on June 24, 2024, that this plat correctly represents the facts found at the time of said survey.



2-11-2025

*Ted A. Gossett*

Ted A. Gossett  
Texas R.P.L.S. No. 5991

FIELD NOTES REVIEWED  
BY: *[Signature]* DATE: 02/26/25  
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT

RIGHT-OF-WAY VACATION  
PART OF WILLOW BAY ROAD  
LEXINGTON PARKE, SECTION ONE  
DOC. NO. 200400121, O.P.R.T.C.T.  
JOSE ANTONIO NAVARRO SURVEY,  
ABSTRACT NUMBER 18  
TRAVIS COUNTY, TEXAS

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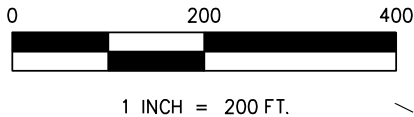
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**SAINT THOMAS DRIVE**  
(50' R.O.W.)  
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	"LANDPOINT" SET
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

**RIGHT-OF-WAY VACATION**  
PART OF SAINT THOMAS DRIVE,  
AND WILLOW BAY ROAD  
LEXINGTON PARKE, SECTION ONE  
DOC. NO. 200400121, O.P.R.T.C.T.  
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LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N07°18'22"E	129.47'
L2	S63°17'12"E	63.50'
L3	N63°17'12"W	63.50'
L4	N42°55'26"E	104.52'
L5	S47°04'34"E	74.34'
L6	S66°24'47"E	62.59'
L7	S23°35'13"W	15.78'
L8	N66°24'47"W	60.80'
L9	N47°04'34"W	69.78'
L10	S04°17'19"E	139.02'
L11	N04°17'37"W	187.75'
L12	N42°55'26"E	156.96'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	52.36'	50.00'	60°00'00"	S26°42'48"W	50.00'
C2	199.62'	155.00'	73°47'22"	S79°49'07"W	186.11'
C3	39.27'	25.00'	90°00'00"	S02°04'34"E	35.36'
C4	97.87'	290.00'	19°20'13"	S56°44'40"E	97.41'
C5	34.28'	331.27'	5°55'46"	S26°34'53"W	34.27'
C6	114.75'	340.00'	19°20'13"	N56°44'40"W	114.20'
C7	44.05'	25.00'	100°57'56"	S82°26'28"W	38.57'
C8	173.97'	275.00'	36°14'50"	S13°50'06"W	171.09'
C9	77.27'	50.00'	88°32'22"	S41°26'30"W	69.80'
C10	267.80'	325.00'	47°12'45"	N19°19'04"E	260.29'
C11	264.01'	205.00'	73°47'22"	N79°49'07"E	246.14'

RIGHT-OF-WAY VACATION  
 PART OF SAINT THOMAS DRIVE,  
 AND WILLOW BAY ROAD  
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LEGAL DESCRIPTION

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BEGINNING at a 5/8-inch capped iron rod stamped "LANDPOINT" set (hereinafter refereed to as CIRS) at the end of a curve in the North right-of-way line of Saint Thomas Drive (50' right-of-way) in the South line of Lot 144, Block G of said Lexington Parke Section One, from which a capped iron rod stamped "DELTA SURVEYING" found at the Northwest corner of said Lot 144 and the East corner of Lot 1, Oak Ranch Section 2 recoded in Document Number 201800178, O.P.R.T.C.T. bears N 07°18'22" E, a distance of 129.47 feet;

THENCE S 63°17'12" E, with North right-of-way line of said Saint Thomas Drive, a distance of 63.50 feet to a CIRS;

THENCE over and across Saint Thomas Drive with a curve to the left having an arc length of 52.36 feet, a radius of 50.00 feet, a delta angle of 60°00'00", and a chord bearing of S 26°42'48" W, with a chord length of 50.00 feet to a CIRS in the South right-of-way line of said Saint Thomas Drive;

THENCE with the North and East right-of-way line of said Saint Thomas Drive the following courses and distances:

N 63°17'12" W a distance of 63.50 feet to a CIRS;

With a curve to the left having an arc length of 199.62 feet, a radius of 155.00 feet, a delta angle of 73°47'22", and a chord bearing of S 79°49'07" W, with a chord length of 186.11 feet to a CIRS;

S 42°55'26" W, a distance of 104.52 feet to the North right-of-way line of Willow Bay Road to a CIRS;

THENCE with the North right-of-way line of Willow Bay Road the following courses and distances:

With a curve to the left having an arc length of 39.27 feet, a radius of 25.00 feet, a delta angle of 90°00'00", and a chord bearing of S 02°04'34" E, with a chord length of 35.36 feet to a CIRS;

S 47°04'34" E, a distance of 74.34 feet to a CIRS;

With a curve to the left having an arc length of 97.87 feet, a radius of 290.00 feet, a delta angle of 19°20'13", and a chord bearing of S 56°44'40" E, with a chord length of 97.41 feet to a CIRS;

S 66°24'47" E, a distance of 62.59 feet to a CIRS, from which a Nail found at an angle point in the North line of said Lexington Parke Section One and the Southwest corner of a called 10.100 acre tract of land described in the deed to Hayrick Investment Partners, LLC recorded in County Clerk's File Number 2017195266, O.P.R.T.C.T. bears S 21°19'22" E, a distance of 685.90 feet;

LEGAL DESCRIPTION Continued on Sheet 4

RIGHT-OF-WAY VACATION  
PART OF SAINT THOMAS DRIVE,  
AND WILLOW BAY ROAD  
LEXINGTON PARKE, SECTION ONE  
DOC. NO. 200400121, O.P.R.T.C.T.  
JOSE ANTONIO NAVARRO SURVEY,  
ABSTRACT 18  
TRAVIS COUNTY, TEXAS

**LANDPOINT**

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LEGAL DESCRIPTION Continued from Sheet 3

THENCE with the over and across Willow Bay Road the following courses and distances:

With a curve to the left having an arc length of 34.28 feet, a radius of 331.27 feet, a delta angle of 05°55'46", and a chord bearing of S 26°34'53" W, with a chord length of 34.27 feet to a CIRS;

S 23°35'13" W, a distance of 15.78 feet to a CIRS in the South right-of-way line of Willow Bay Road;

THENCE with the South right-of-way line of Willow Bay Road the following courses and distances:

N 66°24'47" W, a distance of 60.80 feet to a CIRS;

With a curve to the right having an arc length of 114.75 feet, a radius of 340.00 feet, a delta angle of 19°20'13", and a chord bearing of N 56°44'40" W, with a chord length of 114.20 feet to a CIRS;

N 47°04'34" W, a distance of 69.78 feet to a CIRS;

With a curve to the left having an arc length of 44.05 feet, a radius of 25.00 feet, a delta angle of 100°57'56", and a chord bearing of S 82°26'28" W, with a chord length of 38.57 feet to the East right-of-way line of said Saint Thomas Drive to a CIRS;

THENCE with the East right-of-way line of Saint Thomas Drive the following courses and distances:

With a curve to the left having an arc length of 173.97 feet, a radius of 275.00 feet, a delta angle of 36°14'50", and a chord bearing of S 13°50'06" W, with a chord length of 171.09 feet to a CIRS;

S 04°17'19" E, a distance of 139.02 feet to a CIRS;

THENCE over and across said Saint Thomas Drive with a curve to the left having an arc length of 77.27 feet, a radius of 50.00 feet, a delta angle of 88°32'22", and a chord bearing of S 41°26'30" W, with a chord length of 69.80 feet to a CIRS in the West right-of-way line of said Saint Thomas Drive;

THENCE with the West and North right-of-way line of said Saint Thomas Drive the following courses and distances:

N 04°17'37" W a distance of 187.75 feet to a CIRS;

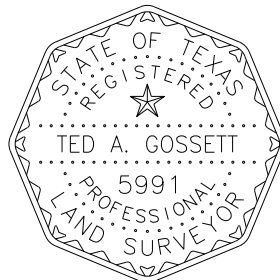
With a curve to the right having an arc length of 267.80 feet, a radius of 325.00 feet, a delta angle of 47°12'45", and a chord bearing of N 19°19'04" E, with a chord length of 260.29 feet to a CIRS;

N 42°55'26" E a distance of 156.96 feet to a CIRS;

With a curve to the right having an arc length of 264.01 feet, a radius of 205.00 feet, a delta angle of 73°47'22", and a chord bearing of N 79°49'07" E, with a chord length of 246.14 feet to the POINT OF BEGINNING and containing 1.283 acres or 55,895 Square Feet of land, more or less.

FIELD NOTES REVIEWED  
BY: *[Signature]* DATE: 02/26/25  
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT

I, Ted G. Gossett, certify that this plat was prepared under my direct supervision from a survey made on the ground on June 24, 2024, that this plat correctly represents the facts found at the time of said survey.



RIGHT-OF-WAY VACATION  
PART OF SAINT THOMAS DRIVE,  
AND WILLOW BAY ROAD  
LEXINGTON PARKE, SECTION ONE  
DOC. NO. 200400121, O.P.R.T.C.T.  
JOSE ANTONIO NAVARRO SURVEY,  
ABSTRACT NUMBER 18  
TRAVIS COUNTY, TEXAS

*[Signature of Ted A. Gossett]*  
Ted A. Gossett  
Texas R.P.L.S. No. 5991

2-11-2025

**LANDPOINT**

4100 INTERNATIONAL PLAZA  
STE. 240  
FORT WORTH, TX 76109  
(817)554-1805  
www.landpoint.net  
TBPELS REG. NO. 10194220

X:\2024\24-1025\Survey\DWG\24-1025 ROW Release 1 Revised 2-11-2025.dwg



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS
*Dana DeBeauvoir*
Dana DeBeauvoir, County Clerk  
Travis County, Texas

Dec 22, 2020 01:13 PM Fee: \$50.00

2020248886

\*Electronically Recorded\*

15/ITC/2071105 -COM/DPP

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

WARRANTY DEED

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

§

COUNTY OF TRAVIS

§

THAT, PEARCE LEXINGTON, LLC (hereinafter referred to as "Grantor"), for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned in hand paid by **MERITAGE HOMES OF TEXAS, LLC, an Arizona limited liability company** (hereinafter referred to as "Grantee"), whose address is 8920 Business Park Drive, Ste. 350, Austin, Texas 78759, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD and CONVEYED and by these presents does GRANT, SELL and CONVEY to Grantee that certain real property (the "Real Property") situated in Travis County, Texas, and described on Exhibit A attached hereto and incorporated herein by reference, together with (i) any and all improvements, rights and appurtenances belonging or pertaining thereto, (ii) all rights, title and interests of Grantor in and to any minerals, easements, leases, rights-of-way, rights of ingress or egress or other interests in, on or to any land, highway, street, road or avenue, open or proposed, in, on, in front of, abutting, adjoining or benefiting the Real Property, and (iii) all rights, title and interests of Grantor in and to all utilities, sewage treatment capacity and water rights and capacity, if any, to serve or which will serve said Real Property (the Real Property and all of the foregoing set forth in the above subclauses (i)-(iii) are hereinafter collectively referred to as the "Property").

This conveyance is made and accepted subject only to those certain title exceptions more particularly described on Exhibit B attached hereto and made a part hereof for all purposes, but only to the extent that such exceptions are valid, subsisting and, in fact, affect the Property.

TO HAVE AND TO HOLD, the Property unto Grantee and Grantee's heirs, executors, administrators, legal representatives, successors and assigns forever, and Grantor does hereby bind Grantor and Grantor's heirs, executors, administrators, legal representatives, successors and assigns to WARRANT AND FOREVER DEFEND, all and singular, the Property unto Grantee and Grantee's heirs, executors, administrators, legal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the Property or any part thereof, by, through or under Grantor, but not otherwise.

Ad valorem taxes relating to the Property have been prorated between Grantor and Grantee as of the date hereof.

THE PROPERTY IS BEING CONVEYED ON AN AS-IS, WITH ALL FAULTS BASIS. GRANTOR AND GRANTEE HAVE ACKNOWLEDGED AND AGREED AS FOLLOWS: (A) GRANTEE IS A SOPHISTICATED PURCHASER OF REAL PROPERTY WHO IS FAMILIAR

WITH THIS TYPE OF PROPERTY; (B) EXCEPT AS MAY BE SPECIFICALLY SET FORTH IN THIS DEED, THE PURCHASE AND SALE AGREEMENT BETWEEN SELLER AND BUYER, AND/OR ANY OTHER DOCUMENT OR INSTRUMENT DELIVERED BY GRANTOR AT CLOSING (THE “**EXPRESS REPRESENTATIONS**”), NEITHER GRANTOR NOR ANY OF ITS AGENTS, REPRESENTATIVES, BROKERS, OFFICERS, DIRECTORS, SHAREHOLDERS, MEMBERS, OR EMPLOYEES HAS MADE ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND WHATSOEVER, WHETHER ORAL OR WRITTEN, EXPRESS OR IMPLIED, WITH RESPECT TO THE PROPERTY; AND (C) THE PROPERTY IS BEING SOLD TO GRANTEE IN ITS PRESENT “AS IS” CONDITION SUBJECT TO THE EXPRESS REPRESENTATIONS. GRANTEE HAS BEEN AFFORDED THE OPPORTUNITY TO MAKE ANY AND ALL INSPECTIONS OF THE PROPERTY AND SUCH RELATED MATTERS AS GRANTEE MAY REASONABLY DESIRE AND, ACCORDINGLY, SUBJECT TO THE EXPRESS REPRESENTATIONS, GRANTEE IS RELYING SOLELY ON ITS OWN DUE DILIGENCE AND INVESTIGATIONS IN PURCHASING THE PROPERTY.

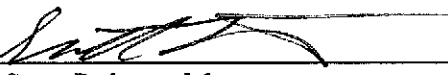
When the context requires, singular nouns and pronouns include the plural.

EXECUTED AND DELIVERED on this the 17 day of December, 2020.

**GRANTOR:**

PEARCE LEXINGTON, LLC, a Texas limited liability company

By: SAA-MHC Holdings, LLC, a Texas limited liability company, as Managing Member

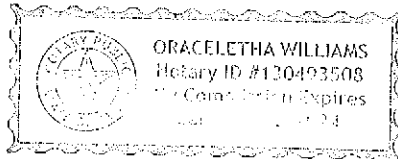
By:   
Scott Roberts, Manager

STATE OF Texas §  
§  
COUNTY OF Harris §

BEFORE ME, the undersigned authority, on this day personally appeared Scott Roberts, Manager of SAA-MHC Holdings, LLC, the Managing Member of Pearce Lexington, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, as the act and deed of and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 17<sup>th</sup> day of December,  
2020.

[SEAL]



My Commission Expires:

01.12.2024

O. Williams

NOTARY PUBLIC IN AND FOR  
THE STATE OF Texas

Oraceletha Williams  
Printed Name of Notary

**EXHIBIT "A" TO WARRANTY DEED****Legal Description**

Lots 22-41 (inclusive), Block C; Lots 1-27 (inclusive), Block D; Lots 1-33 (inclusive), Block E; Lots 103-184 (inclusive), Block G; Lots 1-36 (inclusive), Block H; Lots 1-24 (inclusive), Block I; Lots 1-22 (inclusive), Block J; Lots 9-15 (inclusive), Block K; Lots 1-11 (inclusive), Block Z, LEXINGTON PARKE SECTION ONE, according to the map or plat thereof, recorded in Document No. 200400121, Official Public Records, Travis County, Texas.

**EXHIBIT "B" TO WARRANTY DEED****Permitted Exceptions**

1. The following restrictive covenants of record itemized below:

Document No. 2001062688, Official Public Records, Travis County, Texas; Document No. 2003288730, Official Public Records, Travis County, Texas; Document No. 2009100533, Official Public Records, Travis County, Texas; Document Nos. 2005231574, 2004035448, 2005025861, 2005231573, 2005025763, and 2007024509, all as partially released by partial Release of Restrictions dated December 10, 2015 executed by 281 Lexington, LP. as recorded in Document No. 2016007289 Official Public Records, Travis County, Texas, together with the following Amendments and/or Releases:

- a. As to Document No. 2005025861, Amendment recorded in Document No. 2016007291 Official Public Records, Travis County, Texas;
- b. As to Document No. 2005231573, Amendment recorded in Document No. 2016007292 Official Public Records, Travis County, Texas;
- c. As to Document No. 2005231574, Amendment recorded in Document No. 2016007293 Official Public Records, Travis County, Texas;
- d. As to Document No. 2005025763, Release recorded in Document No. 2016007288, Official Public Records, Travis County, Texas;
- e. As to Document No. 2007024509, Release recorded in Document No. 2016007290, Official Public Records, Travis County, Texas; and
- f. Volume 8729 Page 737, Real Property Records, Travis County, Texas, as amended in Document No. 2016007294, Official Public Records, Travis County, Texas.

Plat in Document No. 200400121, Official Public Records, Travis County, Texas; Document No. 2008068507, as amended in Document No. 2010104091 and as amended by Second Amendment recorded in Document No. 2016004879, Official Public Records, Travis County, Texas, together with Document Nos. 2011041505, 2012057858, 2013200036 and 2014150587, Official Public Records, Travis County, Texas; and Document No. 2016000943 Official Public Records, Travis County, Texas; and Assignment o Declarants Rights in Document Numbers 2016007489 (as corrected in Document Number 2016019187), 2016019226, and 2016019187, Official Public Records of Travis County, Texas; and Document No. 2020228169, Official Public Records, Travis County, Texas.

2. Provisions of the following that are not otherwise shown as a Restrictive Covenant Exception in Schedule B, Item 1 hereof:

Declaration of Covenants, Conditions and Restrictions as recorded in Document No. 2008068507, as amended in Document No. 2010104091, together with Document Nos. 2011041505, 2012057858, 2013200036, 2014150587, 2010101144, 2012003921, and 2013219890 Official Public Records, Travis County, Texas, together with Restrictive Covenant recorded in Document.

3. All easements, building lines, conditions, covenants, obligations and other matters set forth or referenced on plat recorded in Document Nos. 200400121, Official Public Records, Travis County, Texas, as said easements are amended by Partial Release of Easement recorded in Document No. 2008186140, Official Public Records, Travis County, Texas.
4. Easement:  
Recorded: Volume 763, Page 469 and Volume 768, Page 90, Deed Records, Travis County, Texas.  
Purpose: Related to water well and easement rights
5. Easement:  
Recorded: Volume 3941, page 1156, Deed Records, Travis County, Texas.  
To: Garfield Water Supply Corporation  
Purpose: Water supply lines
6. Easement:  
Recorded: Volume 5000, Page 2158, Deed Records, Travis County, Texas.  
To: City of Austin  
Purpose: Electric
7. Easement:  
Recorded: Volume 7314, Page 306, Deed Records, Travis County, Texas.  
To: City of Austin  
Purpose: Electric and/or telephone
8. Easement:  
Recorded: Volume 9404, Page 692, Real Property Records, Travis County, Texas.  
To: City of Austin  
Purpose: Electric and/or telephone
9. Easement:  
Recorded: Volume 11127, Page 543 and Volume 11127, Page 551, Real Property Records, Travis County, Texas.  
To: Aqua Water Supply Corporation  
Purpose: Waterline
10. Easement:  
Recorded: Document No. 2004045854, Official Public Records, Travis County, Texas.  
To: City of Austin  
Purpose: Wastewater line
11. Subdivision Construction Agreement:  
Recorded: Document No. 2004070285, Official Public Records, Travis County, Texas.

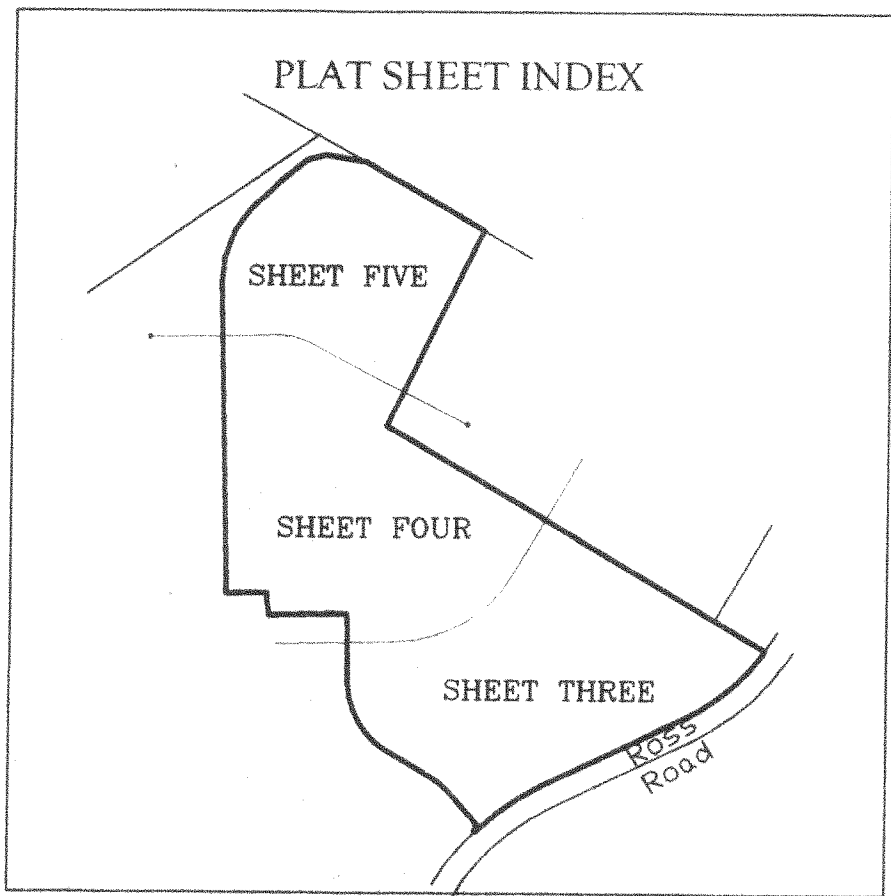
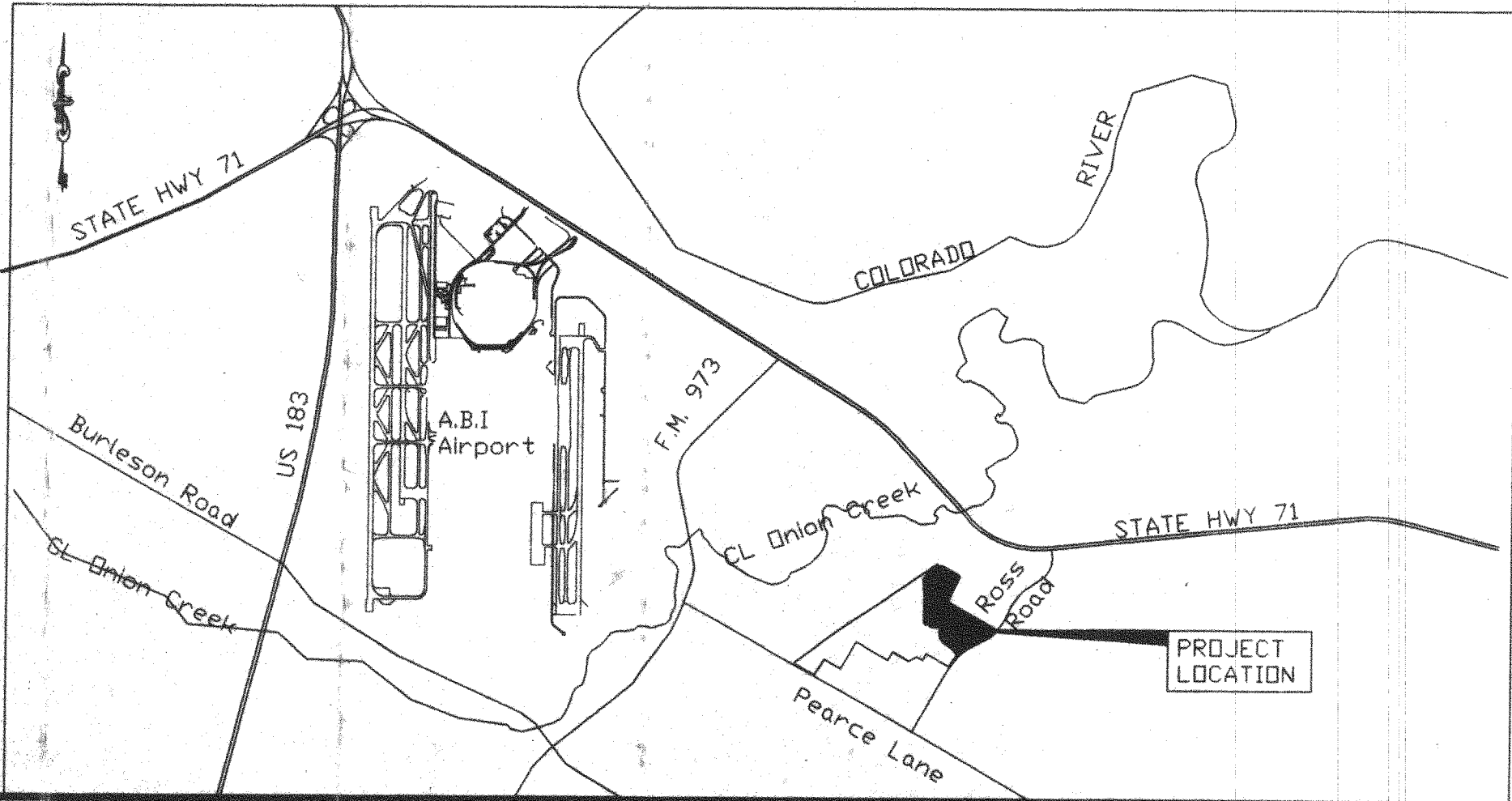
12. Storm Water/Drainage Restrictive Covenant and Easement Agreement:

Recorded: Document No. 2020228169, Official Public Records, Travis County, Texas.



FINAL PLAT NOTES:

- 1) THIS FINAL PLAT IS LOCATED WITHIN PORTIONS OF THE UNION CREEK AND DRY CREEK WATERSHEDS, WHICH ARE CLASSIFIED AS SUBURBAN WATERSHEDS. NO PORTION OF THIS SITE IS LOCATED OVER THE EDWARD'S AQUIFER RECHARGE ZONE. THIS FINAL PLAT IS LOCATED WITHIN THE LIMITS OF THE CITY OF AUSTIN.
- 2) THE WATER QUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE PURSUANT TO CHAPTER 25-8 OF THE CITY LAND DEVELOPMENT CODE. THE USE AND MAINTENANCE OF THESE EASEMENTS IS RESTRICTED BY SECTIONS 25-8-211 AND 25-8-213 THEREOF.
- 3) MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO ACCORDING TO CITY OF AUSTIN STANDARDS.
- 4) EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC SECTION 25-8-181, AND THE ENVIRONMENTAL CRITERIA MANUAL.
- 5) WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LOT PURSUANT TO LDC SECTION 25-8-211.
- 6) THE 100-YEAR FLOODPLAIN WILL BE CONTAINED WITHIN DRAINAGE EASEMENTS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM) 48453C PANELS 0095, 0100, 0130 & 0135, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS. EFFECTIVE DATE JANUARY 19, 2000.
- 7) ALL STREETS IN THE SUBDIVISION WILL BE CONSTRUCTED USING CITY OF AUSTIN DESIGN STANDARDS. ALL STREETS WILL BE PAVED WITH ASPHALTIC CONCRETE PAVEMENT WITH CONCRETE CURB AND GUTTER. ALL LOCAL STREETS ARE TO HAVE A 50 FOOT R.O.W. AND A PAVING WIDTH OF 30 FEET FOC-FOC. RESIDENTIAL COLLECTORS SHALL HAVE A 60 FOOT R.O.W. WIDTH AND A PAVING WIDTH OF 40 FEET FOC-FOC. NEIGHBORHOOD COLLECTORS SHALL HAVE A 64 FOOT R.O.W. WIDTH AND A PAVING WIDTH OF 44 FEET FOC-FOC.
- 8) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN'S WATER AND WASTEWATER SYSTEM.
- 9) PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AND/OR STORMSEWER EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- 10) NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS AND OR STORMSEWER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY.
- 11) THE WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION, SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN AND THE STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF AUSTIN WATER AND WASTEWATER DEPARTMENT FOR REVIEW.
- 12) AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 13) THE OWNER/DEVELOPER OF THIS SUBDIVISION 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 CHAPTER 25-8 OF THE CITY OF AUSTIN L.D.C.
- 14) THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE OVERHEAD ELECTRIC FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- 15) PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: ROSS ROAD, FORT LEXINGTON DRIVE, EASTON LANE, HAZELNUT LANE, IRVINE LANE, LEXINGTON MEADOW LANE, SAINT THOMAS DRIVE, STOCKTON LANE, WATERFOWL ROAD, AND WILLOW BAY ROAD. THESE SIDEWALKS ARE REQUIRED TO BE IN PLACE PRIOR TO THE LOTS 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. LDC 25-6-351
- 16) ALL FINISHED FLOOR ELEVATIONS IN THIS SUBDIVISION SHALL BE IN ACCORDANCE TRAVIS COUNTY/CITY OF AUSTIN REGULATIONS AS CURRENTLY AMENDED.
- 17) PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT ESTABLISHED BY THE REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN, EXCEPT THAT RUNOFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM SHALL BE DETAINED BY THE USE OF ONSITE DETENTION OR OTHER APPROVED METHODS.
- 18) ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- 19) APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY'S LAND DEVELOPMENT REGULATIONS IN THE CONSTRUCTION PLAN OR SITE PLAN STAGE, UNLESS SUCH DEVIATIONS HAVE BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY. SUCH APPROVALS DO NOT RELIEVE THE ENGINEER OF THE OBLIGATION TO MODIFY THE DESIGN OF THE PROJECT IF IT DOES NOT MEET ALL OTHER CITY LAND DEVELOPMENT REGULATIONS OR IF IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE OR PROPERTY.
- 20) A FIFTEEN FOOT ELECTRIC EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHTS-OF-WAY.
- 21) PRIOR TO RECORDING THE FINAL PLAT, FISCAL SECURITY SHALL BE PROVIDED FOR THE FOLLOWING IMPROVEMENTS:
- a) STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION FOR THE FOLLOWING STREETS: RESIDENTIAL COLLECTORS: FORT LEXINGTON DRIVE BOUNDARY STREETS: ROSS ROAD
- b) 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: EASTON LANE, FORT LEXINGTON DRIVE, HAZELNUT LANE, IRVINE LANE, LEXINGTON MEADOW LANE, SAINT THOMAS DRIVE, STOCKTON LANE, WATERFOWL ROAD, AND WILLOW BAY ROAD.
- c) SIDEWALKS IN COMMON AREAS.
- 22) A MINIMUM OF TWO OFF STREET PARKING SPACES, ARE REQUIRED FOR EACH DWELLING UNIT. FOR ANY LOT WITH 6 OR MORE BEDROOMS, THE MINIMUM PARKING REQUIREMENT IS ONE SPACE PER BEDROOM.
- 23) NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 150 FEET (150') TO THE EDGE OF PAVEMENT OF ANY INTERSECTING ARTERIAL STREET. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50 FEET (50') OR 60% OF THE LOT FRONTAGE, WHICHEVER IS LESS, TO THE EDGE OF PAVEMENT OF AN INTERSECTING LOCAL OR COLLECTOR STREET.
- 24) BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- 25) PARKLAND REQUIREMENTS WILL BE COMPLIED WITH BY PAYMENT IN LIEU OF DEDICATED PARKLAND, IN ACCORDANCE WITH 25-2-212 OF L.D.C.
- 26) THE "HOMEOWNERS DOCUMENT/DECLARATION OF COVENANTS AND RESTRICTIONS FOR SMALL SUBDIVISIONS" HAS BEEN RECORDED AS DOC. NO. X IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- 27) 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 THE LOCATION OF ANY IMPROVEMENTS MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE. IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- THE SUBDIVISION CONSTRUCTION AGREEMENT HAS BEEN RECORDED AS DOC. NO. 2004070296 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.**
- 28) PRIOR TO CONSTRUCTION, EXCEPT SINGLE FAMILY AND/OR DUPLEX ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN. *Signed 3/4/04*
- 29) DRIVEWAY ACCESS FROM ALL LOTS IS PROHIBITED TO ROSS ROAD.
- 30) AN ADMINISTRATIVE WAIVER HAS BEEN GRANTED FROM SECTION 25-4-33 OF LAND DEVELOPMENT CODE.
- 31) ALL RESIDENTIAL DWELLINGS MUST BE A MINIMUM OF 50' SETBACK AWAY FROM A POND STRUCTURE, AS MEASURED FROM THE TOP OF BANK OF THE POND. THE FOLLOWING LOTS ARE AFFECTED: BLOCK G, LOTS 103-137 AND BLOCK A, LOTS 13-22.
- 32) ALL FINISHED FLOOR ELEVATIONS IN THIS SUBDIVISION SHALL BE 1.0 FOOT MINIMUM ABOVE THE 100 YEAR FREQUENCY FLOOD LEVEL. THE FOLLOWING MINIMUM FINISHED FLOOR ELEVATIONS ARE HEREBY SET FOR THE AFFECTED LOTS:
- | LOT     | BLOCK | F.F. ELEVATION (TO NEAREST TENTH) |
|---------|-------|-----------------------------------|
| 133-156 | A     | 449.5                             |
| 13-22   | A     | 487.2                             |
| 18-20   | B     | 487.2                             |
| 2-8     | F     | 487.2                             |
- NO FILL SHALL BE ALLOWED IN THE FLOODPLAIN ON THESE LOTS EXCEPT BY SEPARATE PERMIT.
- 33) FOR A MINIMUM TRAVEL DISTANCE OF 25' FROM ANY ROADWAY EDGE DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.
- 34) THE SUBDIVISION SHALL BE DEVELOPED AND CONSTRUCTED AS A SMALL LOT SUBDIVISION IN COMPLIANCE WITH CHAPTER 25-4-232 OF THE LDC.
- 35) TEM-01: COTTON SPINDLE SET IN 30' MESQUITE TREE LOCATED ALONG THE REAR LOT LINE OF LOT 11, BLOCK "Z". ELEVATION: 503.19'
- TEM-02: SQUARE CUT IN THE TOP OF A CONCRETE CURB ON THE SOUTH SIDE OF GILLWELL LANE, BEING APPROXIMATELY 82 FEET FROM THE CENTERLINE OF ROSS ROAD. ELEVATION: 489.64'



DECEMBER 12, 2003

**Delta Survey Group Inc.**  
8213 Brodie Lane Ste. 102 Austin, TX. 78745  
office: (512) 282-5200 fax: (512) 282-5230

LEXINGTON PARKE  
SECTION ONE

DRNG. LOTS	2	SHEET	
OPENSACE LOTS	1		2
SF LOTS	354	OF	
BLOCKS	12		6

CASE NO C87-03-0111 1A SH

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

KNOW ALL MEN BY THESE PRESENTS THAT G.P. UNION CREEK PARTNERS, L.L.C., HAVING ITS HOME OFFICE LOCATED IN DALLAS, DALLAS COUNTY, TEXAS, ACTING HEREIN BY AND THROUGH JAMES FEAGIN, PRESIDENT OF G.P. UNION CREEK PARTNERS, L.L.C., OWNERS OF 67.080 ACRES IN THE JOSE ANTONIO NAVARRO GRANT, ALL IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 67.295 ACRE TRACT CONVEYED TO G.P. UNION CREEK PARTNERS, L.L.C. AND DESCRIBED IN DOCUMENT NUMBER 20044035448 OF THE OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 67.080 ACRES IN ACCORDANCE WITH THE PLAT AS SHOWN HEREON TO BE KNOWN AS:

LEXINGTON PARKE SECTION ONE

AND DO HEREBY DEDICATE TO THE PUBLIC, THE STREETS, AND EASEMENTS HEREON, SUBJECT TO ANY EASEMENTS AND OR RESTRICTIONS GRANTED AND NOT RELEASED.  
WITNESS MY HAND THIS 9th DAY OF MARCH, 2004.

*J. Feagin*  
JAMES FEAGIN, PRESIDENT G.P. UNION CREEK PARTNERS, L.L.C.  
16660 NORTH DALLAS PARKWAY  
SUITE 2900  
DALLAS, TEXAS 75248

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED JAMES FEAGIN, PRESIDENT OF G.P. UNION CREEK PARTNERS, L.L.C., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

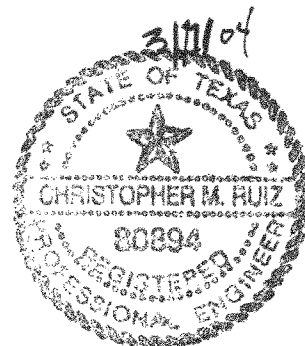
*B. Brown*  
NOTARY BENUE D. BROWN  
MY COMMISSION EXPIRES:  
OCTOBER 24 20005 A.D.



ACCORDING TO THE F.E.M.A. MAP No. 48453C0100 E, DATED JANUARY 19, 2000, THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN ZONE X (AREAS OF 500-YEAR FLOOD) AND WITHIN ZONE AE (AREAS SUBJECT TO 100 YEAR FLOOD WITH BASE FLOOD ELEVATIONS). THIS STATEMENT IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THE PROPERTY WILL OR WILL NOT FLOOD.

I, CHRISTOPHER M. RUIZ, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

*Christopher M. Ruiz*  
CHRISTOPHER M. RUIZ  
REGISTERED PROFESSIONAL ENGINEER NO. 80894  
LAKESIDE ENGINEERS  
213 W. FOURTH STREET, SUITE 204  
AUSTIN, TEXAS 78701

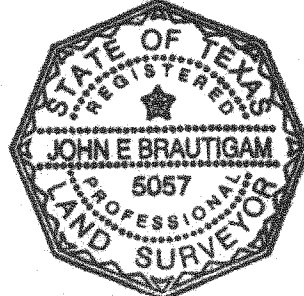


STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

I, JOHN E. BRAUTIGAM, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF TITLE 25, OF THE AUSTIN CITY CODE OF 1981, AS AMENDED, AND TO THE BEST OF MY KNOWLEDGE IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

3/4/04  
DATE



*J. Brautigam*  
JOHN E. BRAUTIGAM  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5057 STATE OF TEXAS  
DELTA SURVEY GROUP, INC.  
8213 BRODIE LANE, STE 102  
AUSTIN, TEXAS 78745

APPROVED  
910  
MAY 05 2004  
CITY OF AUSTIN  
STATION  
DEVELOPMENT SERVICES

# 200400121

THIS SUBDIVISION IS LOCATED IN THE FULL PURPOSE CITY LIMITS OF THE CITY OF AUSTIN ON THIS 16th DAY OF DECEMBER, 2004 A.D.

APPROVED FOR ACCEPTANCE:

*Joe Panaligan*  
JOE PANALIGAN, P.E., ACTING DIRECTOR  
WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN ON THE 16th DAY OF DECEMBER, 2004 A.D.  
*R. Baker* CHAIRPERSON *A. Hammond* SECRETARY

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 15 DAY OF April, 2004 A.D. AT 12:52 O'CLOCK P. M. AND DULY RECORDED ON THE 15 DAY OF April, 2004 A.D. AT 12:52 O'CLOCK P. M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 200400121  
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 15 DAY OF April, 2004 A.D.

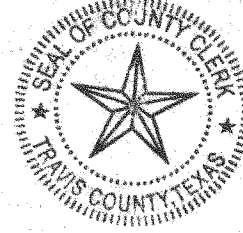
DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS.

*Dorlene C. Jolley* DEPUTY

FILED FOR RECORD AT 12:52 O'CLOCK P. M., THIS THE 15 DAY OF April, 2004 A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS.

*Dorlene C. Jolley* DEPUTY

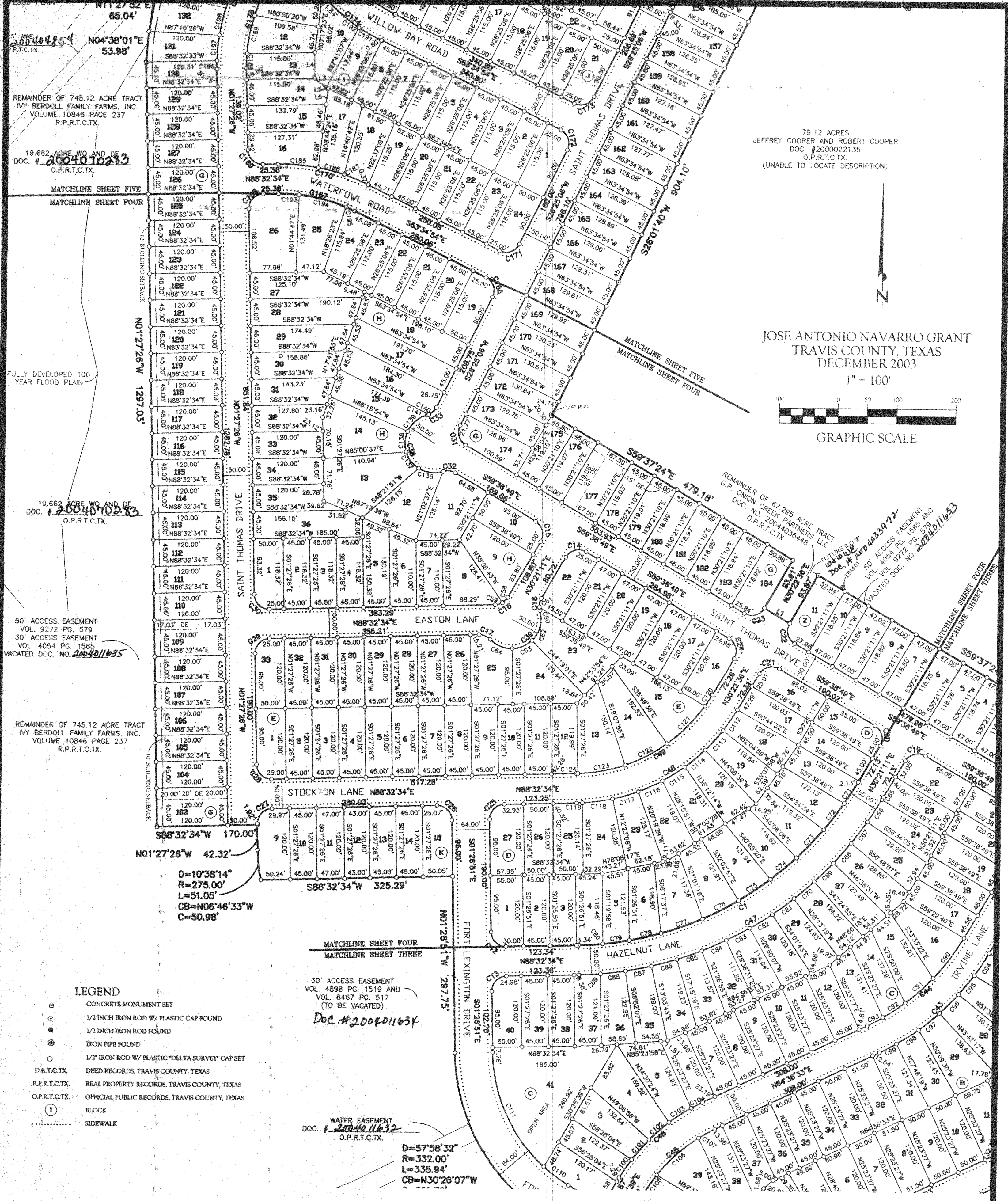


LEXINGTON PARKE  
SECTION ONE

DRNG. LOTS	2	SHEET	
OPENSACE LOTS	1		2
SF LOTS	354	OF	
BLOCKS	12		6

CASE NO C87-03-0111 1A SH





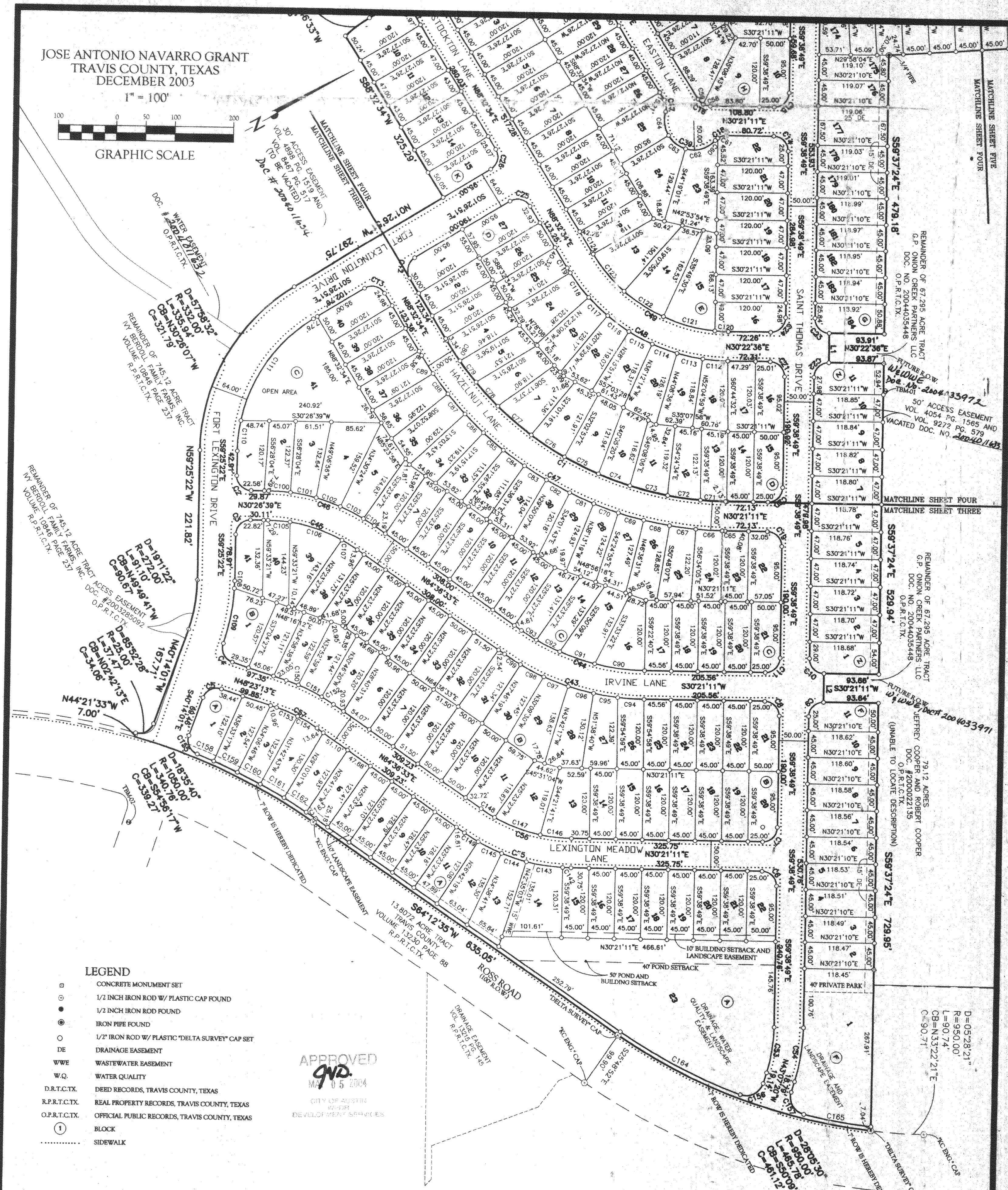
SEE SHEET 6 FOR CURVE TABLES

**Delta Survey Group Inc.**  
8213 Brodie Lane Ste. 102 Austin, TX. 78745  
office: (512) 282-5200 fax: (512) 282-5230

LEXINGTON PARKE  
SECTION ONE

DRNG. LOTS	2	SHEET
OPENSOURCE LOTS	1	4
SF LOTS	354	OF
BLOCKS	12	6

DECEMBER 12, 2003



SEE SHEET 6 FOR CURVE TABLES

**Delta Survey Group Inc.**  
8213 Brodie Lane Ste. 102 Austin, TX. 78745  
office: (512) 282-5200 fax: (512) 282-5230

LEXINGTON PARKE  
SECTION ONE

DRNG. LOTS	2	SHEET
OPENSOURCE LOTS	1	5
SF LOTS	354	OF
BLOCKS	12	6

DECEMBER 12, 2003

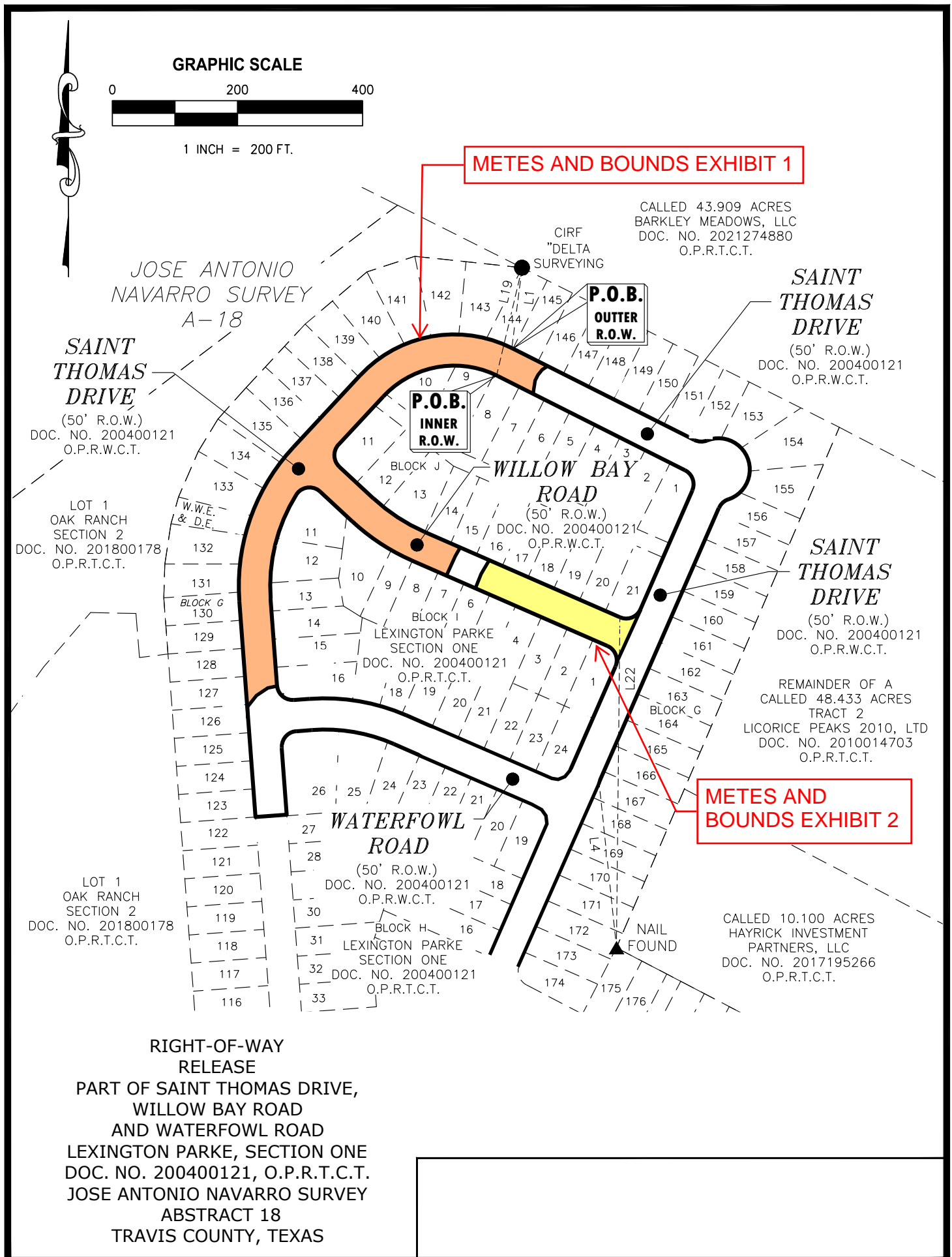


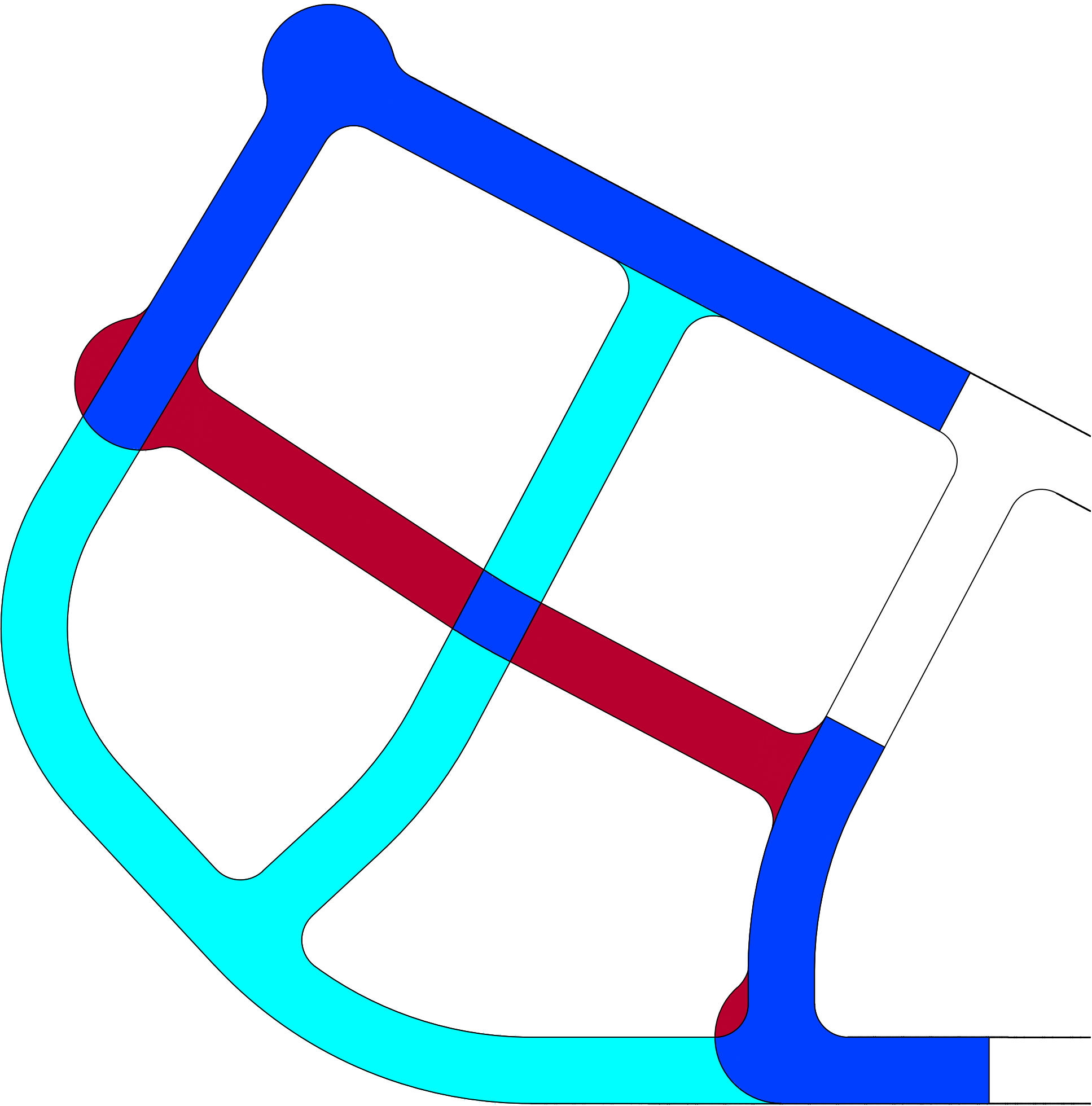
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	58°11'23"	565.00	573.81	S59°26'52"W	549.47
C2	90°07'58"	25.00	39.33	S75°30'38"W	35.40
C3	89°52'02"	25.00	39.21	N14°29'22"E	35.31
C4	90°44'52"	25.00	39.60	N86°14'21"W	35.59
C5	88°37'13"	25.00	36.67	N04°04'36"E	34.93
C6	90°00'00"	25.00	39.27	N75°21'11"E	35.36
C7	90°00'00"	25.00	39.27	S14°38'49"E	35.36
C8	90°00'00"	25.00	39.27	N75°21'11"E	35.36
C9	90°00'00"	25.00	39.27	N14°38'49"W	35.36
C10	90°00'00"	25.00	39.27	S75°21'11"W	35.36
C11	90°00'00"	25.00	39.27	S14°38'49"E	35.36
C12	90°00'36"	25.00	39.27	N43°32'51"E	35.35
C13	89°59'24"	25.00	39.27	N75°21'11"E	35.36
C14	90°00'00"	25.00	39.27	S14°38'49"E	35.36
C15	90°00'00"	25.00	39.27	S59°26'52"W	24.31
C16	58°11'23"	25.00	25.39	S67°21'45"E	20.41
C17	48°11'23"	25.00	21.03	N06°15'30"E	20.41
C18	48°11'23"	25.00	21.03	N75°21'11"E	35.36
C19	90°00'00"	25.00	39.27	S14°38'49"E	35.36
C20	90°00'00"	25.00	39.27	S14°38'49"E	35.36
C21	89°58'35"	25.00	39.26	N75°21'53"E	35.35
C22	90°01'25"	25.00	39.28	N14°38'07"W	35.36
C23	89°58'35"	25.00	39.26	N52°15'53"W	35.35
C24	90°01'25"	25.00	39.28	S14°38'07"E	35.36
C25	89°59'24"	25.00	39.27	N43°32'51"E	35.35
C26	90°00'36"	25.00	39.27	S46°27'09"E	35.36
C27	90°00'00"	25.00	39.27	N43°32'34"E	35.36
C28	90°00'00"	25.00	39.27	N46°27'26"W	35.36
C29	90°00'00"	25.00	39.27	N43°32'34"E	35.36
C30	90°00'00"	25.00	39.27	N46°27'26"W	35.36
C31	86°03'55"	25.00	37.55	N16°36'51"W	34.12
C32	48°11'23"	25.00	21.03	S83°44'30"E	20.41
C33	48°11'23"	25.00	21.03	S50°30'48"E	20.41
C34	86°52'25"	25.00	37.91	S17°01'06"E	34.38
C35	48°11'23"	25.00	21.03	N50°30'48"E	20.41
C36	48°11'23"	25.00	21.03	N84°33'01"W	20.41
C37	183°15'11"	50.00	159.92	S17°01'06"E	99.96
C38	182°26'41"	50.00	159.21	N16°36'51"W	99.98
C39	154°34'08"	50.00	134.89	S59°26'52"W	97.55
C40	19°20'13"	325.00	109.68	N53°54'47"W	109.17
C41	19°20'13"	325.00	109.68	N53°54'47"W	109.17
C42	27°52'33"	325.00	133.79	S77°31'10"E	132.48
C43	34°09'53"	325.00	193.79	N47°31'36"E	190.94
C44	58°11'23"	615.00	624.59	S59°26'52"W	598.09
C45	58°09'58"	325.00	329.94	S59°26'52"W	315.95
C46	58°09'58"	325.00	329.94	S59°26'52"W	315.95
C47	39°43'50"	275.00	190.69	N18°24'28"E	186.89
C48	47°12'45"	325.00	267.80	N22°08'56"E	260.29
C49	73°47'22"	155.00	199.62	N82°38'00"E	186.11
C50	16°31'29"	275.00	79.31	S51°23'04"E	93.41
C51	16°31'29"	275.00	79.31	S51°23'04"E	93.41
C52	34°15'22"	325.00	194.31	S47°28'52"W	191.43
C53	34°15'22"	325.00	194.31	S47°28'52"W	191.43
C54	16°13'20"	275.00	77.86	N56°28'53"E	77.60
C55	16°13'20"	275.00	77.86	N56°28'53"E	77.60
C56	57°56'32"	268.00	271.18	N30°28'07"W	259.76
C57	17°48'35"	336.00	104.44	S50°31'05"E	104.02
C58	29°05'41"	25.00	12.69	S44°54'02"W	12.56
C59	29°05'41"	25.00	12.69	S44°54'02"W	12.56
C60	13°21'22"	25.00	5.83	N11°08'31"E	5.81
C61	34°50'01"	25.00	15.20	N12°56'10"E	14.97
C62	63°31'10"	50.00	55.43	S13°55'23"W	52.64
C63	42°51'35"	50.00	37.40	S67°06'46"W	36.54
C64	48°11'23"	50.00	42.05	N67°21'45"W	40.82
C65	02°27'50"	615.00	4.92	S30°34'56"W	4.92
C66	04°11'36"	615.00	45.01	S32°54'29"W	45.00
C67	04°11'36"	615.00	45.01	S37°06'05"W	45.00
C68	04°11'36"	615.00	45.01	S41°17'41"W	45.00
C69	04°11'36"	615.00	45.01	S45°29'17"W	45.00
C70	04°11'36"	615.00	45.01	S49°40'53"W	45.00
C71	04°21'05"	565.00	42.91	S32°31'44"W	42.90
C72	05°42'56"	565.00	56.36	S37°33'44"W	56.34
C73	06°43'07"	565.00	66.25	S43°46'46"W	66.22
C74	05°49'10"	565.00	57.39	S50°02'55"W	57.36
C75	06°38'30"	565.00	65.17	S56°15'45"W	65.13
C76	06°54'12"	565.00	68.07	S63°01'06"W	68.03
C77	07°37'31"	565.00	75.19	S70°16'57"W	75.14
C78	05°37'30"	565.00	55.47	S76°54'27"W	55.45
C79	04°35'40"	565.00	45.31	S82°01'02"W	45.29
C80	04°13'41"	565.00	41.69	S86°25'43"W	41.68
C81	04°11'36"	615.00	45.01	S53°52'29"W	45.00
C82	04°11'36"	615.00	45.01	S58°04'05"W	45.00
C83	04°11'36"	615.00	45.01	S62°15'41"W	45.00
C84	04°11'36"	615.00	45.01	S66°27'17"W	45.00
C85	04°11'36"	615.00	45.01	S70°38'53"W	45.00
C86	04°11'36"	615.00	45.01	S74°50'29"W	45.00
C87	04°11'36"	615.00	45.01	S79°02'05"W	45.00
C88	03°59'50"	615.00	42.91	S83°07'48"W	42.90
C89	03°24'51"	615.00	36.65	S86°50'08"W	36.64
C90	13°07'08"	375.00	63.29	S48°18'24"W	63.21
C91	08°40'11"	375.00	63.29	S36°33'58"W	63.21
C92	06°50'57"	375.00	50.00	S27°12'40"W	50.00
C93	04°37'06"	375.00	30.23	S62°18'00"W	30.22
C94	06°04'47"	425.00	45.10	S33°23'34"W	45.08
C95	05°37'59"	425.00	41.78	S39°14'57"W	41.77
C96	06°04'41"	425.00	45.08	S45°06'17"W	45.06
C97	06°02'40"	425.00	44.84	S51°08'38"W	44.82
C98	06°02'43"	425.00	44.84	S57°12'40"W	44.82
C99	04°22'31"	425.00	32.45	S62°25'17"W	32.45
C100	06°39'14"	325.00	37.74	N33°46'16"E	37.72
C101	07°54'33"	325.00	44.86	N41°03'10"E	44.83

LINE	BEARING	DISTANCE
L1	N59°40'13"W	50.00'
L2	S69°38'49"E	50.00'
L3	S51°44'06"E	25.15'
L4	S00°02'20"W	45.02'
L5	S63°34'54"E	3.80'
L6	S06°44'24"W	27.43'

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C102	07°50'02"	325.00	44.44	N48°55'27"E	44.40
C103	07°55'14"	325.00	44.93	N56°48'05"E	44.89
C104	03°50'50"	325.00	21.82	N62°41'08"E	21.82
C105	07°52'54"	275.00	37.83	N34°23'06"E	37.80
C106	19°48'08"	275.00	95.04	N48°13'37"E	94.57
C107	06°28'52"	275.00	31.11	N61°22'07"E	31.09
C108	02°12'53"	336.00	12.99	S58°18'56"E	12.99
C109	16°20'34"	336.00	95.84	S49°02'13"E	95.51
C110	11°11'54"	268.00	52.38	N53°49'25"W	52.30
C111	46°46'38"	268.00	218.80	N24°50'10"W	212.77
C112	07°32'02"	325.00	42.73	S34°08'36"W	42.70
C113	07°56'19"	325.00	45.03	S41°52'47"W	44.99
C114	07°56'19"	325.00	45.03	S49°49'06"W	44.99
C115	07°56'20"	325.00	45.03	S57°45'26"W	45.00
C116	07°56'21"	325.00	45.03	S65°41'46"W	45.00
C117	07°56'21"	325.00	45.03	S73°38'07"W	45.00
C118	09°13'49"	325.00	52.36	S82°13'12"W	52.30
C119	01°42'27"	325.00	9.69	S87°41'20"W	9.68
C120	04°44'25"	275.00	32.75	S32°44'48"W	22.75
C121	19°02'52"	275.00	91.42	S44°38'27"W	91.00
C122	16°41'30"	275.00	80.11	S62°30'38"W	79.83
C123	17°07'12"	275.00	82.17	S79°24'59"W	81.87
C124	00°33'58"	275.00	2.72	S88°15'34"W	2.72
C125	11°38'29"	205.00	41.65	N51°34'33"E	41.58
C126	12°36'08"	205.00	45.09	N63°41'52"E	45.00
C127	12°25'37"	205.00	44.46	N76°12'45"E	44.38
C128	12°28'17"	205.00	44.62	N88°39'42"E	44.53
C129	12°31'32"	205.00	44.82	S78°50'24"E	44.73
C130	12°07'18"	205.00	42.74	N84°22'56"E	42.54
C131	26°03'16"	50.00	22.74	N84°22'56"E	22.54
C132	41°43'38"	50.00	36.41	S61°43'37"E	35.61
C133	46°17'49"	50.00	40.40	S17°42'53"E	39.31
C134	44°31'35"	50.00	38.86	S27°41'49"W	37.89
C135	24°38'52"	50.00	21.51	S62°17'03"W	21.34
C136	49°37'21"	50.00	43.30	N83°01'31"W	41.96
C137	40°58'29"	50.00	35.76	N37°43'37"W	35.00
C138	40°58'29"	50.00	35.76	N03°14'52"E	35.00
C139	50°52'23"	50.00	44.40	N49°10'18"E	42.95
C140	40°32'32"	25.00	17.69	S46°41'22"W	17.32
C141	07°38'51"	325.00	14.25	S31°36'34"W	14.25
C142	02°30'45"	325.00	14.25	S31°36'34"W	14.25
C143	11°03'17"	325.00	62.71	S38°23'35"W	62.61
C144	07°49'25"	325.00	44.38	S47°49'56"W	44.34
C145	07°53'34"	325.00	44.77	S55°41'25"W	44.74
C146	11°09'26"	275.00	53.55	S35°55'54"W	53.47
C147	17°27'30"	275.00	83.79	S50°14'22"W	83.47
C148	05°38'26"	275.00	27.07	S61°47'20"W	27.06
C149	04°58'20"	325.00	28.20	S62°07'23"W	28.20
C150	03°06'25"	325.00	22.35	N50°21'25"E	22.35
C151	08°00'06"	325.00	45.39	N56°19'41"E	45.35
C152	04°16'49"	325.00	24.28	N62°28'08"E	24.27
C153	08°05'41"	325.00	38.85	N52°28'04"E	38.82
C154	08°07'39"	275.00	39.01	N60°32'43"E	38.98
C155	86°06'06"	25.00	38.43	N84°16'34"W	34.76
C156	93°18'09"	30.00	48.84	S03°30'45"W	43.62
C157	93°38'17"	30.00	49.03	N89°58'28"W	43.75
C158	01°40'23"	1057.00	30.86	N52°31'05"E	30.82
C159	02°25'49"	1057.00	44.83	N54°34'11"E	44.83
C160	02°23'23"	1057.00	44.08	N56°58'46"E	44.08
C161	02°31'59"	1057.00	46.73	N59°26'27"E	46.73
C162	02°27'54"	1057.00	45.47	N61°56'23"E	45.47
C163	01°03'46"	1057.00	19.61	N63°42'13"E	19.61
C164	14°04'19"	943.00	231.60	S23°10'59"W	231.02
C165	07°05'17"	943.00	116.66	S39°41'44"W	116.59
C166	90°00'00"	25.00	39.27	S18°34'54"E	35.36
C167	27°52'33"	325.00	133.79	S77°31'10"E	132.48
C168	90°00'00"	25.00	39.27	S18°34'54"E	35.36
C169	90°00'00"	25.00	39.27	S18°34'54"E	35.36
C170	27°52'33"	325.00	133.79	S77°31'10"E	132.48
C171	90°00'00"	25.00	39.27	S18°34'54"E	35.36
C172	90°00'00"	25.00	39.27	S18°34'54"E	35.36
C173	90°00'00"	25.00	39.27	S18°34'54"E	35.36
C174	19°20'13"	340.00	114.75	N53°54'47"W	114.20
C175	19°20'13"	340.00	97.87	N53°54'47"W	97.41
C176	38°15'56"	275.00	173.97	N16°39'58"E	171.09
C177	100°57'50"	275.00	44.05	N85°16'21"E	38.57
C178	100°57'50"	275.00	39.27	N00°00'00"E	35.36
C179	14°14'26"	290.00	72.08	N56°27'41"E	66.94
C180	05°05'47"	290.00	25.79	N46°47'35"E	25.79
C181	02°11'07"	155.00	5.91	N46°50'53"E	5.91
C182	50°10'29"	155.00	141.15	N74°01'41"E	136.32
C183	77°00'14"	155.00	46.00	S73°22'58"E	45.83
C184	02°25'32"	155.00	6.36	S61°05'05"E	6.36
C185	12°05'10"	325.00	68.56	S85°24'51"E	68.43
C186	07°57'54"	325.00	45.18	S75°39'19"E	45.14
C187	07°49'28"	325.00	44.36	S67°29'38"E	44.36
C188	07°49'28"	275.00	25.48	N01°11'33"E	25.43
C189	13°58'58"	275.00	67.10	N12°17'06"E	66.94
C190	16°58°01"	275.00	81.44	N26°18'23"E	81.31
C191	07°30'21"	340.00	44.54	N59°49'35"W	44.51
C192	11°49'52"	340.00	70.21	N59°09'37"W	70.08
C193	07°18°03"	275.00	35.04	S87°48'25"E	35.02
C194	07°18°03"	275.00	35.04	S78°53'36"E	35.02
C195	03°22'05"	325.00	16.17	N85°15'56"E	16.17
C196	02°30'44"	325.00	14.25	N01°12'05"E	14.25
C197	07°56'23"	325.00	45.04	N05°01'29"E	45.00
C198	08°16°09"	325.00	46.00	N30°07'44"E	45.86
C199	02°25'32"	325.00	32.55	N12°03'42"E	32.54
C200	08°25'07"	325.00	47.10	N27°12'73"E	47.07
C201	08°42'26"	325.00	49.39	N35°46'30"E	49.34
C202	05°37'36"	325.00	31.92	N42°56'31"E	31.90







 Area to be vacated = 68,891 sq ft = 1.582 acres

 Area to be dedicated = 27,784 sq ft = 0.638 acres

 Existing Phase 4 ROW to remain



NEW AREA OF ROW TO BE  
DEDICATED WITH RE-PLAT

