



TRV 201100123
2 PGS

PLAT DOCUMENT # _____

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: FINAL PLAT OF SAVOY SUBDIVISION
5.94 ACRES OUT OF THE JAMES P. WALLACE SURVEY, NO. 18, ABS. NO. 792,
TRAVIS COUNTY, TEXAS

OWNERS NAME: SAVOY 26, LLC

RESUBDIVISION? YES NO

ADDITIONAL RESTRICTIONS / COMMENTS:

2011108866, 2011108867, 2011108868

RETURN:

DAVID WAHLGREN 4TH FLOOR PO BOX 1088 AUSTIN TX78767

PLAT FILE STAMP

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Jul 28. 2011 11:28 AM

201100123

GONZALESM: \$65 00

Dana DeBeauvoir - County Clerk
Travis County TEXAS

\$ 65.00

July 28, 2011

201100123

FINAL PLAT OF SAVOY SUBDIVISION

5.94 ACRES OUT OF THE JAMES P. WALLACE SURVEY, NO. 18, ABS. NO. 792, TRAVIS COUNTY, TEXAS

OWNER: SAVOY 26, L.L.C.
8140 N. MOPAC EXPRESSWAY
BUILDING 4, SUITE 270
AUSTIN, TX 78759

SURVEY: JAMES P. WALLACE SURVEY
NO. 18, ABS. NO. 792

BEARINGS CITED HEREON BASED ON GRID
NORTH TEXAS STATE PLANE COORDINATE
SYSTEM CENTRAL ZONE (NAD83)

LAND USE:
TOTAL ACRES: 5.94 ACRES
R.O.W. DEDICATION: 0.75 ACRE TO ETIENNE COVE
TOTAL NO. OF BLOCKS: 1
TOTAL LOTS: 28
TOTAL RESIDENTIAL LOTS: 26

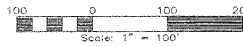
LINEAR FEET OF NEW STREETS: 615.38'

TOTAL RIGHT OF WAY ACRES: 0.75 ACRE

DATE: JUNE 30, 2010

SURVEYOR: CASTLEBERRY SURVEYING, LTD.
3613 WILLIAMS DRIVE, STE. 903
GEORGETOWN, TEXAS 78628
(512) 930-1600 / (512) 930-9389 fax

ENGINEER: HANNAHAN PRITCHARD ENGINEERING INC.
8333 CROSS PARK DRIVE
AUSTIN, TEXAS 78754
(512) 458-4734 / (512) 459-4752 fax



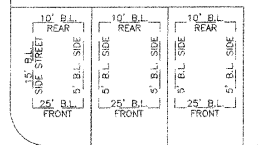
*114' TO INTERSECTION OF CIMA SERENA DRIVE AND CIMA DANA DRIVE

CURVE TABLE					
NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	90°00'19"	774.67'	121.78'	121.66'	N 81°58'28" W
C2	89°58'45"	15.00'	23.56'	21.21'	S 45°32'12" W
C3	92°4'40"	205.00'	33.67'	33.63'	S 05°14'39" W
C4	12°24'27"	205.00'	44.39'	44.31'	S 16°09'13" W
C5	51°4'47"	205.00'	18.77'	18.76'	S 24°58'50" W
C6	90°00'00"	25.00'	39.27'	35.36'	N 72°33'47" W
C7	90°00'00"	25.00'	39.27'	35.36'	S 72°36'13" W
C8	27°03'55"	155.00'	73.22'	72.54'	S 14°04'16" W
C9	90°00'14"	15.00'	23.56'	21.21'	S 44°20'47" E
C10	49°09'04"	72.50'	62.19'	60.30'	S 73°03'05" W
C11	8°04'50"	784.87'	110.89'	110.80'	N 82°27'22" W
C12	1°08'56"	774.87'	15.34'	15.54'	N 78°02'47" W
C13	7°51'23"	774.87'	106.25'	106.17'	N 82°32'56" W
C14	9°48'12"	25.00'	4.28'	4.27'	S 32°30'19" W
C15	56°27'17"	25.00'	24.63'	23.65'	S 89°22'35" W

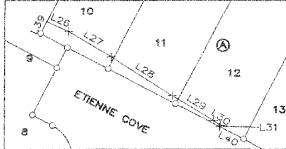
LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 27°36'13" W	20.24'
L2	S 82°23'47" E	15.00'
L3	S 27°36'13" W	35.00'
L4	N 27°36'13" E	15.00'
L5	S 62°23'47" E	20.09'
L6	N 62°23'42" W	15.01'
L7	N 27°36'13" E	25.00'
L8	S 62°23'47" E	8.41'
L9	S 27°36'13" W	25.00'
L11	S 26°10'16" W	27.10'
L12	N 24°09'42" E	35.66'
L13	S 00°32'19" W	52.33'
L14	S 00°32'19" W	64.87'
L15	N 75°46'13" W	25.84'
L16	S 27°04'20" W	17.62'
L17	S 24°09'42" W	11.90'
L18	N 22°11'08" E	13.33'
L19	N 44°54'48" E	16.82'
L20	N 00°32'19" E	36.57'
L21	S 75°46'13" E	22.48'
L22	N 75°46'13" W	15.59'
L23	N 89°27'56" W	7.88'
L24	N 00°32'19" E	10.60'
L25	N 27°04'20" E	10.38'
L26	S 65°36'17" E	16.00'
L27	S 59°08'14" E	32.38'
L28	S 57°26'22" E	47.80'

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L29	S 58°40'32" E	31.47'
L30	S 54°32'35" E	5.48'
L31	S 27°36'13" W	1.00'
L32	S 68°14'39" E	3.06'
L33	N 31°19'56" E	24.31'
L34	N 38°48'10" E	10.03'
L35	N 70°52'29" E	7.95'
L36	N 26°00'44" E	25.83'
L37	N 18°57'28" E	39.36'
L38	N 12°18'31" E	21.69'
L39	N 27°37'36" E	8.85'
L40	S 62°23'47" E	17.46'
L41	S 53°44'43" E	9.58'
L42	N 74°12'14" E	5.30'
L43	S 82°41'09" E	5.69'
L44	S 76°24'39" E	7.20'
L45	S 62°52'13" E	18.29'
L46	S 59°48'20" E	41.53'
L47	S 65°51'07" E	22.07'
L48	S 64°37'01" E	34.53'
L49	N 27°36'13" E	2.40'
L50	S 27°36'13" W	18.03'
L51	N 27°36'13" E	32.47'
L52	S 00°32'19" W	5.00'

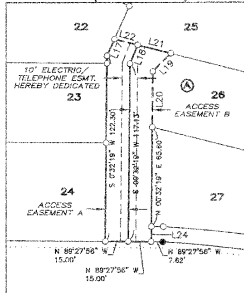
TYPICAL LOT BUILDING SETBACK (UNLESS OTHERWISE NOTED)



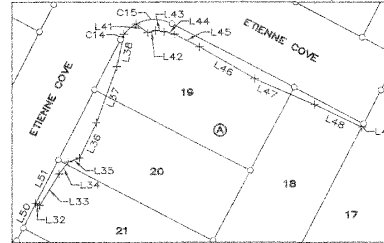
SLOPE EASEMENT INSET 1 (NOT TO SCALE)



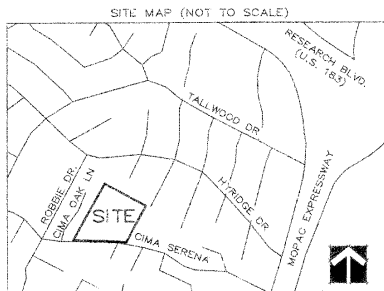
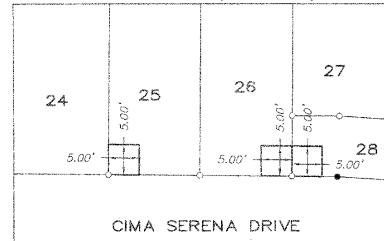
ACCESS EASEMENT AND 10' ELECTRIC/TELEPHONE EASEMENT INSET (NOT TO SCALE)



SLOPE EASEMENT INSET 2 (NOT TO SCALE)



WATER AND WASTEWATER EASEMENTS HEREBY DEDICATED (NOT TO SCALE)



LEGEND	
●	1/2" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON PIN SET
○	W/YELLOW PLASTIC CAP "CS, LTD"
⊙	BLOCK DESIGNATION
+	CALCULATED POINT
—	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
EWMT.	EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
P.R.T.C.	PLAT RECORDS TRAVIS CO.
D.R.T.C.	DEED RECORDS TRAVIS CO.
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS TRAVIS CO.

Castleberry Surveying, Ltd.
3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
(512) 930-1600 / (512) 930-9389 fax
www.castleberysurveying.com

FINAL PLAT OF SAVOY SUBDIVISION

5.94 ACRES OUT OF THE JAMES P. WALLACE SURVEY, NO. 18, ABS. NO. 792, TRAVIS COUNTY, TEXAS

NOTES:

- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT TO ADJACENT PROPERTIES.
- PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
- WATER AND WASTEWATER SERVICE TO THIS TRACT WILL BE PROVIDED BY THE CITY OF AUSTIN.
- THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY DESIGN CRITERIA AND SPECIFICATIONS. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. THE WATER AND WASTEWATER UTILITY CONSTRUCTION MUST BE INSPECTED BY THE CITY.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE SUBDIVISION SIDE OF THE FOLLOWING STREETS, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: ETIENNE COVE & CIMA SERENA DRIVE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE 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.
- 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 LAND DEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THE PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES. THE OWNER WILL NOT BE RESPONSIBLE FOR MAINTAINING CLEARANCES UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- THE OWNER OF THE 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 AGREES THAT ANY VACATION OR REPLACING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE PER CITY OF AUSTIN MAPS.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY AND DUPLEX CONSTRUCTION IN ACCORDANCE WITH SECTION 25-8-191 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
- WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO SECTION 25-8-211 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THIS 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 RECORDED IN DOC. NO. 201108868. THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. 201108868 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
- PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN. [SECTION 25-5-1 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE]
- FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.
- WATERSHED STATUS: THIS PROJECT IS LOCATED IN THE SHOAL CREEK (URBAN) WATERSHED.
- MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED SHALL BE TO THE CITY OF AUSTIN STANDARDS.
- THIS SUBDIVISION SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH THE TERMS AND CONDITIONS OF CHAPTER 25-2, AND CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT.
- CUT AND FILL FOR STREET CONSTRUCTION SHALL BE CONTAINED WITHIN THE STREETS RIGHT-OF-WAY OR SLOPE EASEMENTS.
- ALL STREETS IN THIS SUBDIVISION SHALL BE CONSTRUCTED TO THE CITY OF AUSTIN URBAN STREET STANDARDS.
- BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN ZONING ORDINANCES.
- PARKLAND FOR 26 UNITS WAS PAID PRIOR TO PLAT APPROVAL.
- ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS. NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND DETENTION FACILITY HAVE BEEN CONSTRUCTED, INSPECTED AND ACCEPTED BY THE CITY OF AUSTIN.
- THE LANDOWNER IS RESPONSIBLE FOR PROVIDING ANY REQUIRED SUBDIVISION INFRASTRUCTURE, WATER AND WASTEWATER UTILITY IMPROVEMENTS AND SYSTEM UPGRADES.
- ACCESS TO LOTS 25, 26 & 27 SHALL BE VIA A COMMON DRIVEWAY CONSTRUCTED WITHIN ACCESS EASEMENTS A AND B ONLY. ACCESS EASEMENTS A AND B ARE LOCATED ON THE "FLAG" PORTION OF LOTS 25 AND 26, RESPECTIVELY, AS SHOWN ON THE FACE OF THE PLAT.
- LOT 28 SHALL BE FOR OPEN SPACE, LANDSCAPING AND DRAINAGE ONLY, AND SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- AN INCREASE IN EMERGENCY VEHICLE ACCESS DISTANCE HAS BEEN APPROVED FOR LOTS 25 AND 26, AS REQUESTED BY THE OWNER, PER EXCEPTION 3 TO SECTION 802.1.1 OF THE CITY OF AUSTIN FIRE CODE IN EFFECT ON THE DATE OF APPROVAL OF THE PRELIMINARY PLAN. THIS EXCEPTION IS LIMITED TO CONSTRUCTION OF NO MORE THAN TWO SINGLE FAMILY RESIDENCES IMPACTED BY THE INCREASED EMERGENCY VEHICLE ACCESS DISTANCE.
- THIS SITE IS SUBJECT TO THE VOID AND WATER FLOW MITIGATION RULE (ECM 1.12.0 AND CITY OF AUSTIN STANDARD SPECIFICATION ITEM NO. 5855). ALL TRENCHING GREATER THAN FIVE (5) FEET DEEP MUST BE INSPECTED BY A LICENSED GEOLOGIST OR THEIR DESIGNATED REPRESENTATIVE.
- THIS SUBDIVISION IS LOCATED WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF AUSTIN.
- EACH SINGLE FAMILY RESIDENTIAL LOT MUST CONTAIN AT LEAST THREE TREES OF AT LEAST TWO DIFFERENT SPECIES LISTED IN ECM APPENDIX F. EACH TREE MUST HAVE A MINIMUM DIAMETER OF 2 INCHES AND MUST BE MAINTAINED IN ACCORDANCE WITH THE ECM. EXISTING TREES CAN BE USED TO ADDRESS THIS REQUIREMENT. THIS REQUIREMENT IS IN ADDITION TO ANY REQUIRED TREE MITIGATION.

OWNERS CERTIFICATION

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT SAVOY 26, LLC, A TEXAS LIMITED LIABILITY COMPANY, BEING THE OWNER OF THAT 5.94 ACRES SHOWN HEREON, OUT OF THE JAMES P. WALLACE SURVEY, NO. 18, ABSTRACT NO. 792, AND DESCRIBED IN DOC. NO. 201107770 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE LIEN HOLDERS OF THE CERTAIN TRACT OF LAND AND DO HEREBY SUBDIVIDE SAID PARCELS IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212, AND CHAPTER 25 OF THE CITY OF AUSTIN CODE, AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE TRUSTEE OF THE PUBLIC AS MAY DEEM APPROPRIATE THE STREETS, ALLEYS, RIGHT-OF-WAY, EASEMENTS NOT LABELED AS PRIVATE, AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE TRUSTEE OF THE PUBLIC MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS "SAVOY SUBDIVISION".

SAVOY 26, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY:

Adam B. Boenig
 ADAM B. BOENIG, MANAGER
 8140 N. MOPAC EXPRESSWAY
 BUILDING 4, SUITE 270
 AUSTIN, TX 78759

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 1st DAY OF April 2011

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED ADAM B. BOENIG SWORN TO AND SUBSCRIBED BEFORE ME THIS 1st DAY OF April 2011

Debra
 NOTARY PUBLIC, STATE OF TEXAS



ENGINEER'S CERTIFICATION

I, LAWRENCE M. HANRAHAN, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE IN AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0285H & 48453C0455H DATED SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS.

Lawrence M. Hanrahan, P.E.
 LAWRENCE M. HANRAHAN, P.E. 58474 DATE 2/17/2011



ENGINEERING BY:

HANRAHAN PRITCHARD ENGINEERING, INC.
 8333 CROSS PARK DR. AUSTIN, TEXAS
 78754-512.459.4734 512.459.4752 (FAX)

SURVEYOR'S CERTIFICATION

I, CLYDE C. CASTLEBERRY, JR., DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND SHOWN HEREON, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH CHAPTER 25 OF THE CITY OF AUSTIN, TEXAS LAND DEVELOPMENT CODE AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

DATE OF SURVEY: FEBRUER 18, 2008.
 BEARING BASIS: GRID NORTH TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE (NAD83)

Clyde C. Castleberry, Jr.
 CLYDE C. CASTLEBERRY, JR.
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4835
 STATE OF TEXAS
 CASTLEBERRY SURVEYING, LTD.
 3613 WILLIAMS DRIVE, STE. 903
 GEORGETOWN, TEXAS 78628
 (512) 930-1600



CITY OF AUSTIN

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING & DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS 22 DAY OF July 2011, A.D.

Greg Guernsey
 Greg Guernsey, Director
 Planning & Development Review Department

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS 22 DAY OF April 2011.

Betty Baker
 CHAIRPERSON, BETTY BAKER
Cynthia R. Bales
 ASST. SECRETARY, CYNTHIA R. BALES

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 22 DAY OF July 2011, A.D. AT 1:48 O'CLOCK P.M. DULY RECORDED ON THE 22 DAY OF July 2011, A.D. AT 1:48 O'CLOCK P.M. OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 201100123 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK THIS 22 DAY OF July 2011, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

Michael P. Gonzalez
 DEPUTY
Michael N. Jon

CASTLEBERRY SURVEYING, LTD.
 3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
 (512) 930-1600 / (512) 930-9389 fax
 www.castleberysurveying.com

SHEET
 2 OF 2