



TRV 201500067
2 PGS

PLAT DOCUMENT # _____

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: AMENDED PLAT OF LOT 2 , BRIGHTON GARDENS SUBDIVISION

OWNERS NAME: BLUEBONNET LAND INVESTMENT PARTNERSHIP LTD. HOME GROUND CORPORATION

RESUBDIVISION? YES NO

ADDITIONAL RESTRICTIONS / COMMENTS:

TAX CERTIFICATE 2015045222

RETURN:

STEVE HOPKINS
CITY OF AUSTIN
505 BARTON SPRINGS RD 4TH FL
AUSTIN TX 78704

PLAT FILE STAMP
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

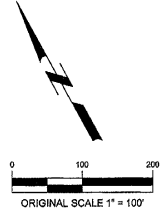
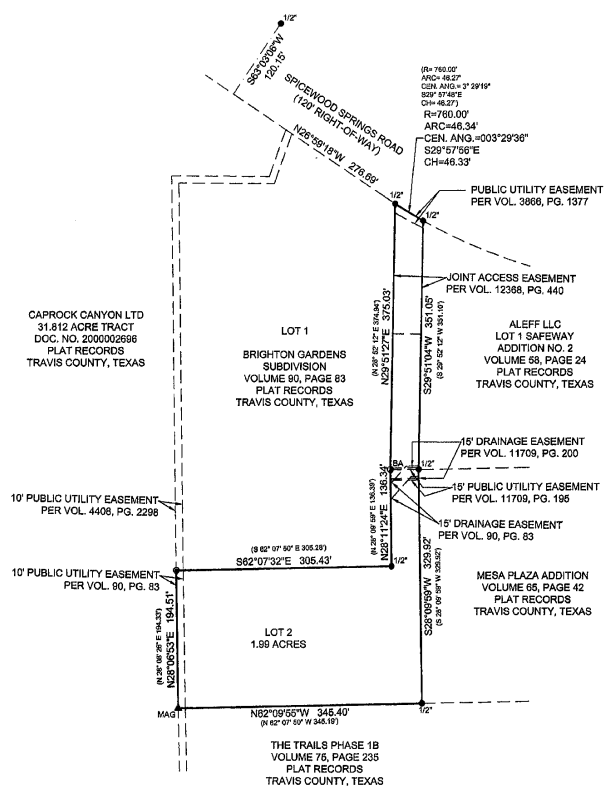
Mar 27, 2015 10:15 AM 201500067
BENAVIDESV: \$75.00
Dana DeBeauvoir, County Clerk
Travis County TEXAS

3.27.15

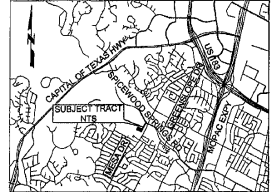
\$75

201500067

AMENDED PLAT OF LOT 2, BRIGHTON GARDENS SUBDIVISION



LOCATOR MAP



LEGEND	
●	1/2" IRON ROD FOUND
○	IRON ROD WITH CAP FOUND
▲	NAIL FOUND
●	COTTON GIN SPINDLE FOUND

OWNERS: BLUEBONNET LAND INVESTMENT PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP
 ADDRESS: P.O. BOX 2619
 ROCKPORT, TEXAS 78381

TOTAL ACREAGE: 1.99 ACRE
 TOTAL NUMBER OF LOTS: 1
 DATE PREPARED: SEPTEMBER, 2014
 SURVEYOR: BAKER - AICKLEN & ASSOC., INC.
 607 W. LIBERTY AVE.
 ROUND ROCK, TEXAS 78664

ENGINEER: TEXAS ENGINEERING SOLUTIONS, LLC
 5000 BEE CAVES ROAD
 SUITE 205
 AUSTIN, TEXAS 78748

NOTES:

ALL NOTES AND RESTRICTIONS FROM THE PREVIOUSLY RECORDED PLAT OF BRIGHTON GARDENS, RECORDED IN BK. 90, PG. 83, OF THE TRAVIS COUNTY PLAT RECORDS OFFICE, ARE IN FULL FORCE AND EFFECT WITH THE EXCEPTION OF NOTE NO. 9. NOTE NO. 9, IS HEREBY AMENDED, PURSUANT TO ORDINANCE NO. 20140807-189, PART 2, SUBSECTION (C), ADOPTED BY AUSTIN CITY COUNCIL ON AUGUST 7, 2014, AND READS AS FOLLOWS:

9. ANY SUBSEQUENT RESIDENTIAL DEVELOPMENT WITHIN THE SUBDIVISION IS REQUIRED TO DEDICATE PARKLAND OR MAKE PAYMENT IN-LIEU OF DEDICATION AS REQUIRED BY CHAPTER 25-1, ARTICLE 14 (PARKLAND DEDICATION) OR OTHER APPLICABLE ORDINANCE.

BAKER-AICKLEN & ASSOCIATES, INC.
 507 WEST LIBERTY AVE.
 ROUND ROCK, TEXAS 78664
 (512) 244-9620
 ENGINEERING FIRM # F-49
 SURVEY FIRM # L23231-C
 TRM# 17177
 ROUND ROCK

201500067

AMENDED PLAT OF LOT 2, BRIGHTON GARDENS SUBDIVISION

STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT BLUEBONNET LAND INVESTMENT PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP, AS THE OWNER OF LOT 2, BRIGHTON GARDENS SUBDIVISION OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NUMBER 2011007967 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS DO HEREBY AMEND SAID SUBDIVISION PURSUANT TO CHAPTER 212.016, OF THE LOCAL GOVERNMENT CODE, SAID SUBDIVISION TO BE KNOWN AS AMENDED PLAT OF LOT 2, BRIGHTON GARDENS SUBDIVISION AND DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

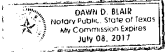
BLUEBONNET LAND INVESTMENT PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP
BY: HOME GROUND CORPORATION, A TEXAS CORPORATION, GENERAL PARTNER

RUE KE
BY: RANDALL E. KEMPER, PRESIDENT

THE STATE OF TEXAS §
COUNTY OF ~~TRAVIS~~ **ARANSAS**

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 17th DAY OF MARCH, 2015, BY: RANDALL E. KEMPER, AS PRESIDENT OF HOME GROUND CORPORATION, A TEXAS CORPORATION, GENERAL PARTNER OF BLUEBONNET LAND INVESTMENT PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP.

NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: DAWN D. BLAIR
MY COMMISSION EXPIRES: 07/08/17



I, MARGARET A. NOLEN, 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 TITLE 26 OF THE AUSTIN CITY CODES AND WAS PREPARED FROM A SURVEY COMPLETED ON THE GROUND UNDER MY SUPERVISION DURING JANUARY, 2015.

[Signature]
MARGARET A. NOLEN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5689
BAKER-AICKLEN AND ASSOCIATES, INC.
507 W. LIBERTY AVE.
ROUND ROCK, TEXAS 78664



THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I REVIEWED THE PLAT SUBMITTED HERewith AND THAT ALL THE INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTION THEREOF AND SAID PLAT COMPLIES WITH TITLE 26 OF THE AUSTIN CITY CODES, AS AMENDED, AND ALL OTHER APPLICABLE CODES AND ORDINANCES.

THE FEDERAL INSURANCE ADMINISTRATION MAPS INDICATE THAT THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY SAID MAPS, FIRM PANEL # 484530435H DATED SEPTEMBER 26, 2008.

WITNESS MY HAND THIS THE 13 DAY OF MARCH, 2015, A.D.

ENGINEERING BY: TEXAS ENGINEERING SOLUTIONS, LLC
5000 BEE CAVES RD, STE 208
AUSTIN, TX 78746



[Signature]
JAMES T. HAGEN
REGISTERED PROFESSIONAL ENGINEER NO. 82859
5000 BEE CAVES RD, STE 208
AUSTIN, TX 78746

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF AUSTIN ON THIS THE 27 DAY OF MARCH, 2015.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 27 DAY OF MARCH, 2015.

[Signature] FOR:
GREG GUERNSEY, DIRECTOR
PLANNING & DEVELOPMENT REVIEW DEPARTMENT

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENTS OF WRITING AND ITS CERTIFICATE AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 18 DAY OF MARCH, 2015, A.D. AT 11:50 O'CLOCK AM, AND DULY RECORDED ON THE 22 DAY OF MARCH, 2015, A.D. IN BOOK 113 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT # 2121000067. WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE DAY OF MARCH, 2015, A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS
[Signature] DEPUTY *[Signature]*

BAKER-AICKLEN & ASSOCIATES, INC.
507 WEST LIBERTY AVE.
ROUND ROCK, TEXAS 78664
ENGINEERING FIRM # P45
SURVEY FIRM # 100231-C
ROUND ROCK TEXAS # 1787