



PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: BELLINGHAM MEADOWS SECTION 3

OWNERS NAME: CADG BELLINGHAM MEADOWS LLC

RESUBDIVISION? YES NO

ADDITIONAL RESTRICTIONS / COMMENTS:

CERTIFICATE: 2016201384
AGREEMENT: 2016201385

RETURN:

CITY OF AUSTIN
STEVE HOPKINS

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

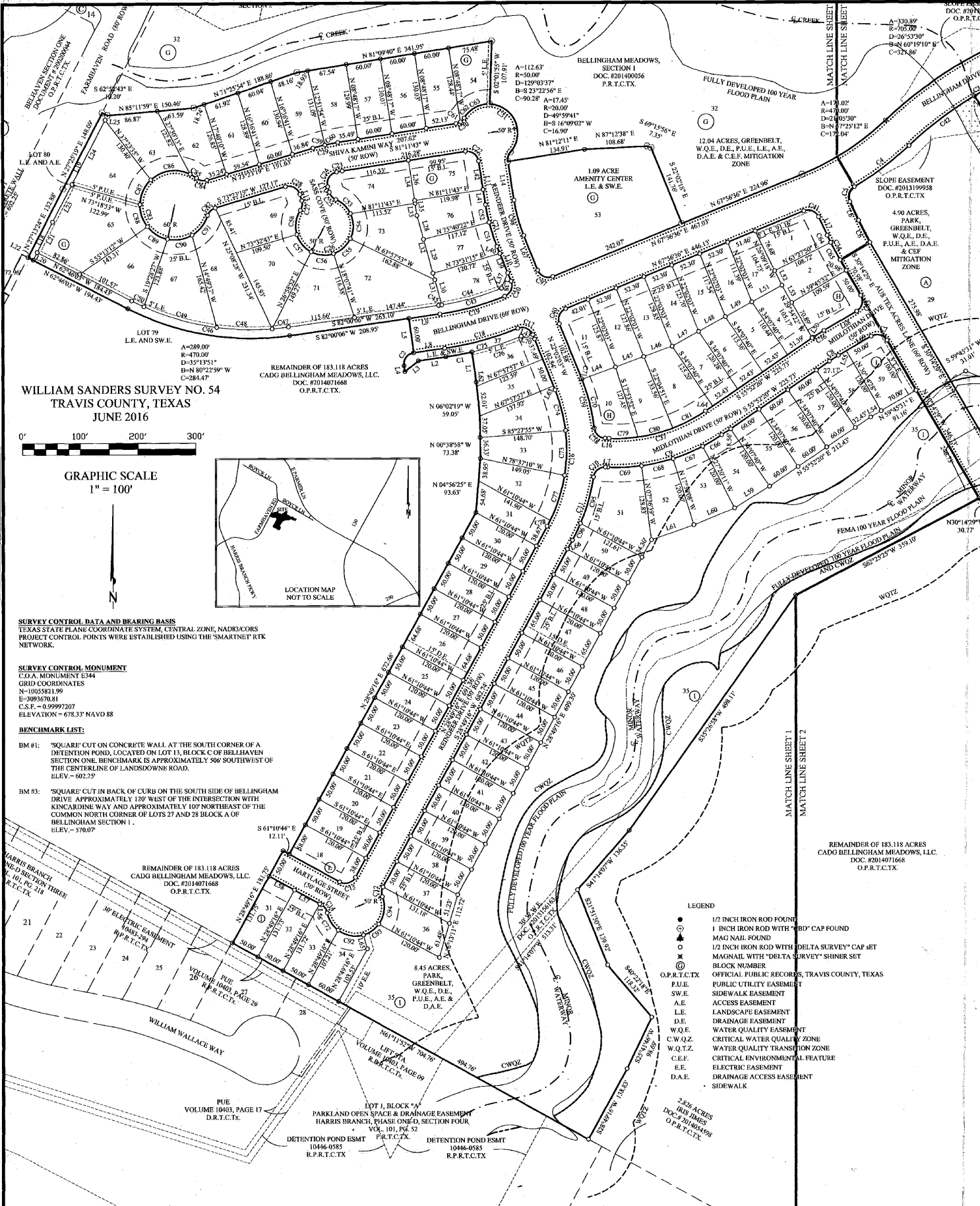
Dec 05, 2016 03:36 PM

201600304

WILLIAMSJ: \$129.00

Dana DeBeauvoir, County Clerk

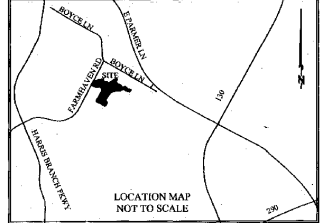
Travis County TEXAS



WILLIAM SANDERS SURVEY NO. 54
 TRAVIS COUNTY, TEXAS
 JUNE 2016



GRAPHIC SCALE
 1" = 100'



SURVEY CONTROL DATA AND BEARING BASIS
 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83/CORS
 PROJECT CONTROL POINTS WERE ESTABLISHED USING THE 'SMARTNET' RTK NETWORK.

SURVEY CONTROL MONUMENT
 C.O.A. MONUMENT E344
 GRID COORDINATES
 N=1055821.99
 E=3093670.81
 C.S.F. = 0.99997207
 ELEVATION = 678.33' NAVD 88

BENCHMARK LIST:

- BM #1: "SQUARE" CUT ON CONCRETE WALL AT THE SOUTH CORNER OF A DETENTION POND, LOCATED ON LOT 13, BLOCK C OF BELLINGHAM SECTION ONE. BENCHMARK IS APPROXIMATELY 500' SOUTHWEST OF THE CENTERLINE OF LANDSDOWNE ROAD. ELEV = 602.25'
- BM #3: "SQUARE" CUT IN BACK OF CURB ON THE SOUTH SIDE OF BELLINGHAM DRIVE APPROXIMATELY 120' WEST OF THE INTERSECTION WITH KINCARDINE WAY AND APPROXIMATELY 107' NORTHEAST OF THE COMMON NORTH CORNER OF LOTS 27 AND 28 BLOCK A OF BELLINGHAM SECTION 1. ELEV = 570.00'

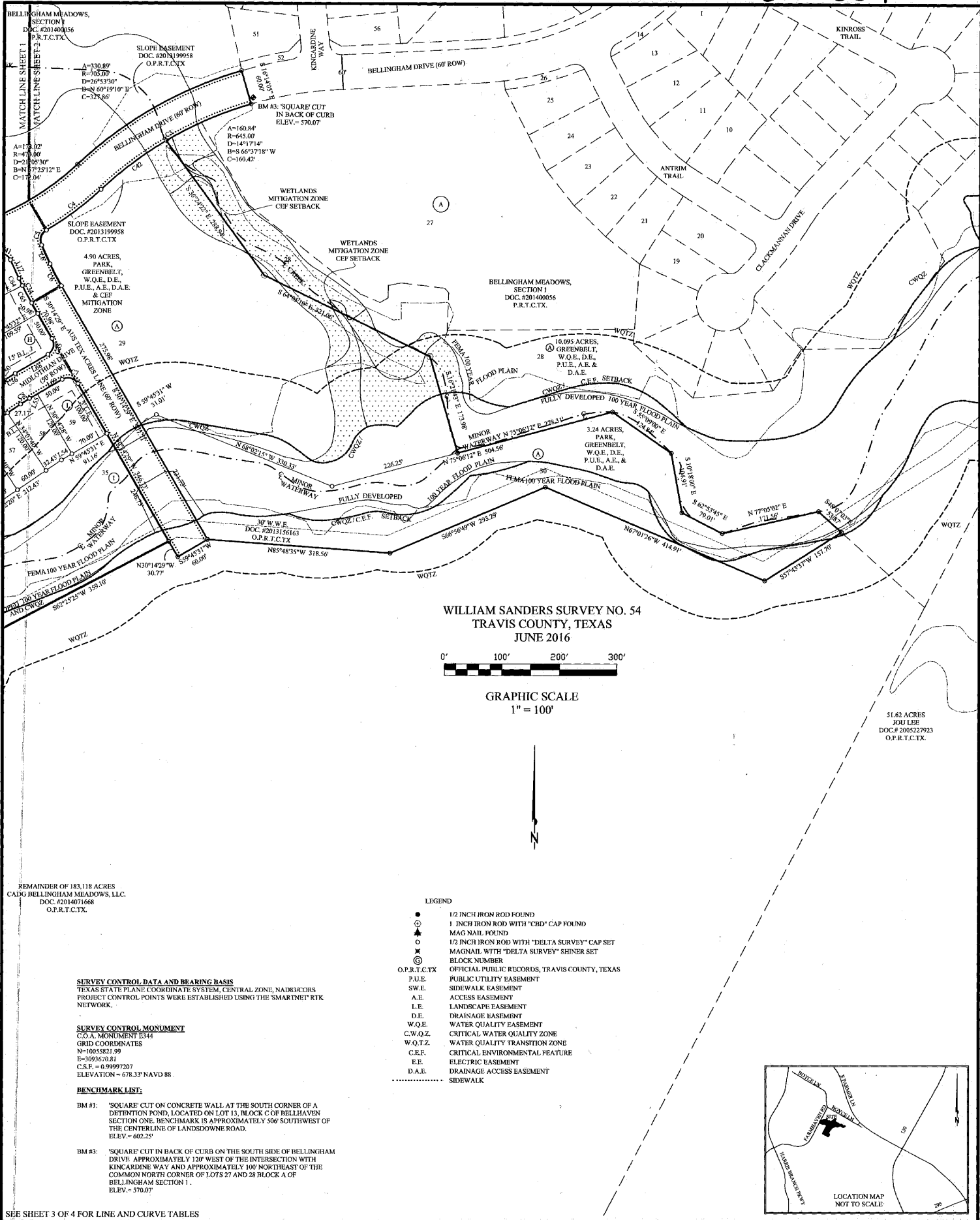
LEGEND

- 1/2 INCH IRON ROD FOUND
- 1 INCH IRON ROD WITH "80D" CAP FOUND
- MAG NAIL FOUND
- 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP SET
- MAGNAIL WITH "DELTA SURVEY" SHINER SET
- Ⓢ BLOCK NUMBER
- OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- P.U.E. PUBLIC UTILITY EASEMENT
- S.W.E. SIDEWALK EASEMENT
- A.E. ACCESS EASEMENT
- L.E. LANDSCAPE EASEMENT
- D.E. DRAINAGE EASEMENT
- W.Q.E. WATER QUALITY EASEMENT
- C.W.Q.Z. CRITICAL WATER QUALITY ZONE
- W.Q.T.Z. WATER QUALITY TRANSITION FEATURE
- C.E.F. CRITICAL ENVIRONMENTAL FEATURE
- E.E. ELECTRIC EASEMENT
- D.A.E. DRAINAGE ACCESS EASEMENT
- SIDEWALK

SEE SHEET 3 OF 4 FOR LINE AND CURVE TABLES

Delta Survey Group Inc.
 8213 Brodie Lane Ste. 102 Austin, TX, 78745
 office: (512) 282-5200 fax: (512) 282-5230
 TBPLS FIRM NO. 10004700

BELLINGHAM MEADOWS
 SECTION 3



WILLIAM SANDERS SURVEY NO. 54
TRAVIS COUNTY, TEXAS
JUNE 2016



GRAPHIC SCALE
 1" = 100'



- LEGEND**
- 1/2 INCH IRON ROD FOUND
 - ⊙ 1 INCH IRON ROD WITH "CBD" CAP FOUND
 - ▲ MAG NAIL FOUND
 - ⊗ 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP SET
 - ⊙ MAGNAIL WITH "DELTA SURVEY" SHINER SET
 - Ⓢ BLOCK NUMBER
 - Ⓞ O.P.R.T.C.T.X
 - Ⓟ P.U.E. PUBLIC UTILITY EASEMENT
 - Ⓠ S.W.E. SIDEWALK EASEMENT
 - Ⓡ A.E. ACCESS EASEMENT
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 - Ⓧ C.E.F. CRITICAL ENVIRONMENTAL FEATURE
 - Ⓨ E.E. ELECTRIC EASEMENT
 - Ⓩ D.A.E. DRAINAGE ACCESS EASEMENT
 - ⋯⋯⋯ SIDEWALK

REMAINDER OF 183,118 ACRES
 CADG BELLINGHAM MEADOWS, LLC.
 DOC. #2014071668
 O.P.R.T.C.T.X.

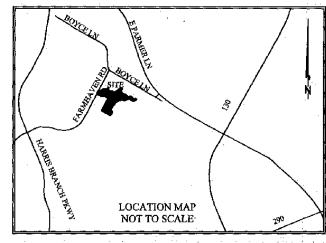
SURVEY CONTROL DATA AND BEARING BASIS
 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83/CORS
 PROTECT CONTROL POINTS WERE ESTABLISHED USING THE "SMARTNET" RTK
 NETWORK.

SURVEY CONTROL MONUMENT
 C.O.A. MONUMENT E344
 GRID COORDINATES
 N=16055821.99
 E=10935670.81
 C.S.F. = 0.99997207
 ELEVATION = 678.33' NAVD 88.

BENCHMARK LIST:

- BM #1: "SQUARE" CUT ON CONCRETE WALL AT THE SOUTH CORNER OF A DETENTION POND, LOCATED ON LOT 13, BLOCK C OF BELLHAVEN SECTION ONE. BENCHMARK IS APPROXIMATELY 506' SOUTHWEST OF THE CENTERLINE OF LANDSDOWNE ROAD. ELEV. = 602.25'
- BM #3: "SQUARE" CUT IN BACK OF CURB ON THE SOUTH SIDE OF BELLINGHAM DRIVE APPROXIMATELY 120' WEST OF THE INTERSECTION WITH KINCARDINE WAY AND APPROXIMATELY 100' NORTHEAST OF THE COMMON NORTH CORNER OF LOTS 27 AND 28 BLOCK A OF BELLINGHAM SECTION 1. ELEV. = 570.07'

51.63 ACRES
 JOU LEE
 DOC. # 2005227923
 O.P.R.T.C.T.X.



SEE SHEET 3 OF 4 FOR LINE AND CURVE TABLES

NOTES:

- ALL STREETS SHALL BE CONSTRUCTED TO THE CITY OF AUSTIN STANDARDS.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
- THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT OF PRE-DEVELOPED CONDITIONS.
- NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 150 FEET (150') TO THE EDGE OF PAVEMENT OF AN INTERSECTING ARTERIAL STREET. TYPE I DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS OF WAY THAN 60 PERCENT OF THE PARCEL FRONTAGE OR 50 FEET (50') WHICHEVER IS LESS. ALL OTHER DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS OF WAY THAN 60 PERCENT OF PARCEL FRONTAGE OR 100 FEET, WHICHEVER IS LESS. ALSO, DRIVEWAY SHALL NOT BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET INTERSECTION.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED ON EACH LOT PURSUANT TO THE LAND DEVELOPMENT CODE.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: BELLINGHAM DRIVE, SASS COVE, SHIVA KAMINI WAY, REINDEER DRIVE, MIDLOTHIAN DRIVE, AUS TEX ACRES LANE, HARTLAGE STREET AND THE SUBDIVISION SIDE OF FARMHAVEN ROAD. 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. SIDEWALKS ALONG EASEMENTS AND COMMON AREAS SHALL BE BUILT AS PART OF THE SUBDIVISION CONSTRUCTION PLANS.
- NO OBJECTS, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED 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 PROPERTY OWNERS OR ASSIGNS.
- THE MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER IS ADVISED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS. OTHER SPECIAL OR NON-STANDARD TREATMENTS OF THE R.O.W. MAY ALSO REQUIRE A LICENSE AGREEMENT.
- A 10 FOOT (10') P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL STREETS.
- THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS:
WATER AND WASTEWATER - CITY OF AUSTIN
ELECTRIC - BLUEBONNET ELECTRIC
GAS - TEXAS GAS
- TWO-YEAR PEAK FLOW CONTROL, AS DETERMINED UNDER THE DRAINAGE CRITERIA MANUAL AND THE ENVIRONMENTAL CRITERIA MANUAL, IS REQUIRED PURSUANT TO THE LAND DEVELOPMENT CODE.
- FOR A MINIMUM TRAVEL DISTANCE OF 25' FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.
- 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.
- NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND DETENTION FACILITY HAVE BEEN CONSTRUCTED, INSPECTED AND APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
- WITHIN A SIGHT DISTANCE EASEMENT ANY OBSTRUCTION OF SIGHT 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 COMMISSIONERS COURT OR THE CITY OF AUSTIN AT OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
- THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS, IN COMPLIANCE WITH THE LAND DEVELOPMENT CODE AS RECORDED IN DOCUMENT NUMBER 2014033052, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
- 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 AND TRAVIS COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- ACCESS TO FARMHAVEN ROAD IS PROHIBITED FROM ANY SINGLE FAMILY LOT.
- FLOOD INSURANCE IS MANDATORY FOR BUILDING IN FEMA-IDENTIFIED HIGH-RISK FLOOD AREAS, WHICH A DESIGNATED FLOOD HAZARD AREA(S)/FHA(S). THIS REQUIREMENT APPLIES TO BUILDINGS LOCATED IN FHAS ON FEMA'S FLOOD MAP INCLUDING LOANS FOR MANUFACTURED (MOBILE) HOMES AND COMMERCIAL BUILDINGS, WHENEVER FEDERALLY BACKED LENDERS MAKE, INCREASE, EXTEND, OR RENEW A MORTGAGE, HOME EQUITY, HOME IMPROVEMENT, COMMERCIAL OR FARM CREDIT LOAN IN A FHA, THE LENDER MUST REQUIRE FLOOD INSURANCE.
- NO CONSTRUCTION OR PLACEMENT OF STRUCTURES INCLUDING BUILDINGS, SHEDS, POOLS, LANDSCAPING OR GARDENS IS ALLOWED WITHIN A CRITICAL ENVIRONMENTAL FEATURE BUFFER ZONE PER THE CITY OF AUSTIN LAND DEVELOPMENT CODE. WASTEWATER DISPOSAL IS PROHIBITED WITHIN THE CEF BUFFER ZONE AND VEGETATIVE COVER MUST BE MAINTAINED TO THE MAXIMUM EXTENT PRACTICABLE.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- LOT 37, BLOCK L, AND LOTS 53, 79 AND 89, BLOCK G WILL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS. NO RESIDENTIAL DEVELOPMENT SHALL BE ALLOWED ON THESE LOTS.
- ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURE BUFFER ZONES OF LOT 29, BLOCK A AND LOT 35, BLOCK I, 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.
- AN ADMINISTRATIVE VARIANCE WAS GRANTED FOR CUT AND FILL GREATER THAN 4 FEET, BUT LESS THAN 8 FEET OUTSIDE THE R.O.W. AND ROADWAY CLEARING WIDTH. THE VARIANCE WAS GRANTED WITH THE BELLINGHAM MEADOWS PRELIMINARY PLAN, C8J-06-0232.01.
- AN ADMINISTRATIVE VARIANCE WAS GRANTED TO ALLOW GRADING FOR POND CONSTRUCTION IN EXCESS OF 4 FEET PER LDC 25-8-42(B)(6).
- THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE AUSTIN WATER UTILITY.
- PARKLAND DEDICATION HAS BEEN PROVIDED FOR 489 UNITS (SECTIONS 2-6 OF C8J-06-0232) BY THE DEDICATION OF MORE THAN 6.846 CREDITED ACRES IN ACCORDANCE WITH 20070621-027. THE DEDICATION INCLUDES SECTION 1, BLOCK A, LOT 28; SECTION 3, BLOCK I, LOT 35; AND A PORTION OF SECTION 3, BLOCK A, LOTS 29 & 30. FISCAL SURETY WAS POSTED WITH THE CITY OF AUSTIN UNTIL SUCH TIME AS THE LAND IS DEDICATED TO THE CITY OF AUSTIN TO MEET THE PARKLAND 6.846 CREDITED PARKLAND ACRES.
- ANY CONTRACTOR OR PERSON THAT DAMAGES THE PARKLAND IN A PUE, SHALL BE RESPONSIBLE FOR RESTORING THE LAND TO ITS PREVIOUS CONDITION.
- 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, DATED NOV 14, 2016. 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 DOCK 2016-201385, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
L1	N 07°59'54" W	52.53'	C1	545.00'	45.91'	48.89'	S 79°35'19" W	4°49'34"
L2	S 82°00'06" W	48.13'	C2	325.00'	31.42'	25.28'	N 37°00'06" E	90°00'00"
L3	S 1°14'24" W	30.13'	C3	645.00'	302.73'	299.90'	S 69°19'10" W	26°53'30"
L4	N 07°59'54" W	10.20'	C4	530.00'	118.78'	116.53'	S 53°14'24" W	17°50'27"
L5	N 07°59'54" W	60.00'	C5	20.00'	28.58'	26.90'	S 17°02'22" W	84°45'34"
L6	S 25°02'10" E	35.69'	C6	470.00'	42.70'	42.68'	S 27°38'19" E	5°12'19"
L7	N 87°16'06" E	4.18'	C7	20.00'	31.42'	28.28'	N 75°14'29" W	89°59'59"
L8	S 82°00'06" W	54.15'	C8	275.00'	18.65'	18.65'	S 57°48'56" W	5°31'12"
L9	N 07°59'54" W	54.15'	C9	325.00'	209.08'	205.49'	S 74°18'07" W	36°51'34"
L10	N 22°02'03" W	64.75'	C10	20.00'	29.41'	29.67'	S 1°15'47" W	94°44'56"
L11	N 08°50'49" E	76.55'	C11	325.00'	115.47'	114.86'	S 15°38'35" W	20°21'24"
L12	S 16°36'41" E	10.00'	C12	26.00'	17.45'	16.90'	S 03°49'26" E	49°59'41"
L13	N 16°36'41" W	11.28'	C13	24.00'	17.45'	16.90'	N 36°10'53" W	49°59'41"
L14	S 08°50'49" E	67.90'	C14	20.00'	31.42'	28.28'	N 73°49'16" E	90°00'00"
L15	N 87°16'06" E	6.95'	C16	275.00'	244.09'	236.15'	N 01°23'37" E	50°51'19"
L17	S 15°02'10" E	35.23'	C17	20.00'	31.42'	28.28'	N 67°07'19" W	90°10'32"
L18	N 27°13'24" E	73.81'	C18	530.00'	111.46'	111.12'	S 74°53'36" W	14°52'00"
L19	N 27°13'24" E	207.18'	C19	470.00'	116.90'	116.59'	N 24°52'35" E	14°51'01"
L20	N 27°13'24" E	15.00'	C20	20.00'	31.34'	28.23'	N 22°51'13" E	89°47'08"
L21	N 27°13'24" E	58.81'	C21	325.00'	74.80'	74.64'	N 15°26'26" W	13°11'13"
L22	S 67°46'03" E	10.00'	C22	20.00'	31.40'	28.27'	N 53°49'33" E	89°57'28"
L23	N 22°02'03" W	73.35'	C23	275.00'	9.88'	9.88'	S 80°09'59" W	2°03'28"
L24	N 22°02'03" W	124.99'	C24	20.00'	33.40'	29.67'	S 1°15'47" W	94°44'56"
L25	N 27°25'19" E	8.83'	C25	26.00'	17.45'	16.90'	S 41°36'32" E	49°59'41"
L26	N 15°25'10" W	42.83'	C26	50.00'	244.34'	64.29'	S 73°23'19" W	27°59'23"
L29	N 15°25'10" W	60.99'	C27	20.00'	17.45'	16.90'	N 08°23'10" E	49°59'41"
L30	N 15°25'10" W	56.56'	C28	20.00'	31.42'	28.28'	N 61°36'41" W	90°00'00"
L31	N 15°25'10" W	44.58'	C29	325.00'	44.28'	44.25'	N 77°17'31" E	74°48'24"
L32	N 15°25'10" W	115.39'	C30	20.00'	17.45'	16.90'	N 56°11'52" E	49°59'41"
L33	N 08°48'17" W	21.30'	C31	50.00'	165.70'	99.62'	S 53°49'33" E	18°56'51"
L34	N 08°48'17" W	75.00'	C34	530.00'	48.13'	48.13'	S 27°38'19" E	5°12'19"
L35	N 08°48'17" W	26.30'	C35	20.00'	31.42'	28.28'	S 14°45'31" W	90°00'01"
L36	N 08°48'17" W	70.00'	C36	325.00'	72.05'	72.04'	S 57°48'56" W	3°31'12"
L37	S 22°02'03" W	28.67'	C37	275.00'	176.91'	173.88'	S 74°18'07" W	36°51'34"
L38	S 22°02'03" W	15.38'	C38	20.00'	28.18'	25.91'	N 46°54'01" W	80°44'11"
L39	S 22°02'03" W	36.39'	C39	325.00'	87.93'	87.66'	N 14°16'59" W	15°20'07"
L40	S 22°02'03" W	12.98'	C40	20.00'	31.41'	28.28'	N 22°51'13" E	89°58'39"
L41	N 08°50'49" W	26.54'	C41	20.00'	36.38'	27.54'	S 68°37'47" E	87°01'14"
L42	N 08°50'49" W	50.01'	C42	645.00'	141.89'	141.61'	S 53°10'33" W	12°36'16"
L43	S 22°02'03" W	8.21'	C43	455.00'	112.99'	112.70'	S 74°33'16" W	14°13'39"
L44	N 70°07'24" W	62.04'	C44	455.00'	107.60'	107.31'	S 74°33'16" W	13°31'54"
L45	N 70°07'24" W	52.34'	C45	455.00'	5.53'	5.53'	N 81°39'13" E	4°54'15"
L46	N 70°07'24" W	52.34'	C46	455.00'	279.78'	275.39'	S 80°22'59" W	35°13'51"
L47	N 61°14'04" W	52.66'	C47	455.00'	28.37'	28.37'	N 83°47'17" E	3°42'33"
L48	N 61°14'04" W	52.66'	C48	455.00'	96.42'	96.24'	S 88°21'11" E	12°08'29"
L49	N 61°14'04" W	52.66'	C49	455.00'	131.64'	131.18'	S 73°59'44" E	16°34'36"
L50	N 55°52'20" E	2.49'	C50	455.00'	23.34'	23.34'	S 64°18'45" E	2°56'23"
L51	N 61°14'04" W	59.40'	C51	325.00'	43.72'	43.68'	S 18°10'50" E	74°22'55"
L52	S 26°09'18" E	28.05'	C52	325.00'	31.08'	31.07'	N 11°35'13" E	5°28'48"
L53	S 29°54'22" E	34.28'	C53	50.00'	35.93'	35.01'	N 46°01'10" W	41°10'13"
L54	N 59°45'32" E	21.16'	C54	50.00'	44.91'	43.42'	N 00°18'08" E	51°27'58"
L55	N 59°45'32" E	15.90'	C55	50.00'	40.00'	38.94'	N 48°57'15" E	45°50'12"
L56	N 61°10'44" W	50.00'	C56	50.00'	40.00'	38.94'	S 85°12'35" E	45°50'12"
L57	N 61°10'44" W	50.00'	C57	50.00'	40.00'	38.94'	S 89°22'31" E	45°50'12"
L58	N 61°10'44" W	50.00'	C58	50.00'	43.49'	43.12'	S 80°22'59" W	49°50'18"
L59	N 58°23'02" E	71.25'	C59	325.00'	21.49'	21.49'	S 75°16'59" W	3°47'21"
L60	N 67°34'50" W	76.29'	C60	325.00'	22.79'	22.78'	S 79°11'11" W	4°01'03"
L61	N 70°57'59" E	77.99'	C61	20.00'	8.09'	8.08'	N 69°36'27" E	23°10'32"
L62	S 90°02'19" E	7.04'	C62	20.00'	9.36'	9.28'	N 44°36'36" E	26°49'09"
L63	S 22°02'03" W	7.14'	C63	50.00'	53.13'	50.67'	S 61°38'38" E	69°53'14"
L64	N 55°52'20" E	14.96'	C64	530.00'	13.88'	13.88'	S 25°47'10" E	1°50'01"
L65	N 16°01'42" W	25.00'	C65	530.00'	34.27'	34.27'	S 28°23'19" E	3°42'18"
L66	N 28°49'16" E	17.74'	C66	325.00'	38.52'	38.50'	N 59°16'04" E	6°47'29"
L67	S 22°02'03" E	64.71'	C67	325.00'	55.78'	55.71'	N 67°34'50" W	9°50'03"
L68	S59°45'32" W	65.90'	C68	325.00'	56.11'	56.04'	N 77°36'37" E	9°53'29"
L69	S59°45'32" W	65.90'	C69	325.00'	58.67'	58.59'	N 87°33'38" E	10°20'33"
L70	S78°14'18" E	23.76'	C70	325.00'	87.29'	87.03'	N 41°13'36" E	15°37'22"
			C71	325.00'	0.64'	0.64'	N 21°58'40" W	0°06'45"
			C72	50.00'	36.50'	35.69'	S 32°05'45" E	41°49'25"
			C73	275.00'	77.77'	77.51'	N 01°15'37" E	16°12'12"
			C74	275.00'	72.92'	72.71'	N 14°26'16" W	15°11'24"
			C75	545.00'	135.45'	135.15'	S 74°53'36" W	74°42'47"
			C76	545.00'	89.54'	89.44'	N 72°28'07" E	9°24'50"
			C77	20.00'	82.07'	81.76'	N 17°54'41" E	17°05'55"
			C78	275.00'	11.33'	11.33'	N 27°38'28" E	2°21'37"
			C79	275.00'	50.38'	50.31'	N 87°28'59" E	10°29'50"
			C80	275.00'	62.31'	62.17'	N 75°44'37" E	12°58'54"
			C81	275.00'	64.22'	64.08'	N 68°33'45" E	13°22'50"
			C82	20.00'	19.47'	18.71'	S 49°39'11" W	55°46'16"
			C83	60.00'	305.30'	67.50'	N 16°36'41" W	29°13'23"
			C84	20.00'	19.47'	18.71'	S 78°49'33" E	35°46'16"
			C85	60.00'	12.88'	12.85'	N 56°59'21" W	12°17'52"
			C86	60.00'	73.34'	68.86'	S 81°50'44" W	70°11'58"
			C87	60.00'	47.94'	46.67'	S 23°36'25" W	45°46'49"
			C88	60.00'	41.18'	40.38'	S 18°56'44" E	39°19'55"
			C89	60.00'	41.90'	41.05'	S 58°16'51" E	40°09'59"
			C90	60.00'	44.01'	43.03'	N 80°41'56" E	42°01'47"
			C91	60.00'	44.05'	43.07'	N 38°39'03" E	42°03'59"
			C92	50.00'	46.27'	44.64'	S 79°31'04" E	33°01'14"
			C93	50.00'	33.00'	32.41'	S 55°04'45" E	37°49'07"
			C94	50.00'	50.03'	47.97'	N 07°39'23" E	57°19'37"
			C95	325.00'	83.15'	82.83'	N 15°47'40" E	14°59'55"
			C96	325.00'	32.31'	32.30'	S 25°58'22" E	5°41'49"
			C97	20.00'	31.42'	28.29'	S 67°02'43" E	90°01'21"
			C98	275.00'	63.29'	63.15'	S 15°26'26" E	13°11'13"

LAND USE:
RESIDENTIAL USE - 15.53 ACRES
NON-RESIDENTIAL USE - 18.13 ACRES
R.O.W. - 6.17 ACRES
TOTAL ACREAGE - 39.84 ACRES

SINGLE FAMILY LOTS - 89
PARK, GREENBELT, W.P.U.E., D.E., P.U.E., L.E., S.W.E. & A.E. LOTS - 7
TOTAL NUMBER OF LOTS - 96

STATE OF TEXAS
COUNTY OF TRAVIS

THAT CADG BELLINGHAM MEADOWS, LLC., ACTING HEREIN BY AND THROUGH MEHRDAD MOAYEDI, REGISTERED AGENT, BEING OWNER OF THAT CERTAIN 183.118 ACRE TRACT OF LAND OUT OF THE WILLIAM SANDERS SURVEY NUMBER 54 SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED RECORDED IN DOCUMENT NUMBER 2014071668 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 39.84 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

BELLINGHAM MEADOWS SECTION 3

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.

WITNESS MY HAND THIS THE 4 DAY OF Nov, 2016 A.D.

CADG BELLINGHAM MEADOWS LLC
ITS: REGISTERED AGENT

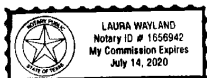
BY: [Signature]
MEHRDAD MOAYEDI, REGISTERED AGENT
1221 N. INTERSTATE 35E
SUITE 200
CARROLLTON, TX 75006

STATE OF TEXAS
COUNTY OF Dallas

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MEHRDAD MOAYEDI, REGISTERED AGENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE 4 DAY OF Nov, 2016 A.D.

[Signature]
NOTARY PUBLIC, STATE OF TEXAS



PRINTED NAME

MY COMMISSION EXPIRES

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

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 CHAPTER 30, OF THE AUSTIN CITY CODE, 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.

[Signature]
JOHN E BRAUTIGAM
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 5057 STATE OF TEXAS
DELTA SURVEY GROUP, INC.
8213 BRODIE LANE, STE 102
AUSTIN, TEXAS 78745
FIRM NO. 10004700



11-3-16
DATE

THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. NO PORTION OF ANY FUTURE BUILDING IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP NO. 48453C4813

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 CHAPTER 30 OF THE AUSTIN CITY CODE AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

[Signature]
CHRISTOPHER M. RUIZ
REGISTERED PROFESSIONAL ENGINEER NO. 80894
LAKESIDE ENGINEERS
1713 PALMA PLAZA
AUSTIN, TEXAS 78703



THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE 5 DAY OF DEC, 2016 A.D.

APPROVED, ACCEPTED, AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 5 DAY OF DEC, 2016 A.D.

[Signature] For:
J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE 15 DAY OF NOV, 2016.

[Signature]
CHAIRPERSON

[Signature]
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 5th DAY OF December, 2016, A.D., AT 10:00 O'CLOCK P. M. AND DULY RECORDED ON THE 8th DAY OF December, 2016, A.D., AT 10:00 O'CLOCK P. M. PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 201600304, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 5th DAY OF December, 2016, A.D.

DANA DEBEAUVOIR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS.

[Signature]
J. S. WILLIAMS
DEPUTY

