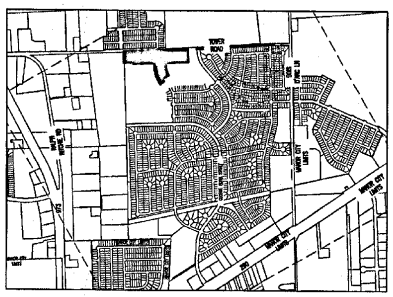
7/9/2021 $102.00 202100156

PRESIDENTIAL MEADOWS SECTION SEVENTEEN

TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS. IF YOU ARE BUYING A LOT OR HOME IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS. BECAUSE OF THIS, LOCAL GOVERNMENTS MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD. THIS CAN AFFECT THE VALUE OF YOUR PROPERTY. TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES.



SHEET NO. 1 OF 3

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

PATH–J:\AC3D\5219\SURVEY\PLAT – PRESIDENTIAL MEADOWS SEC 17.DWG

MMD # . 5-21-63

202100156

PRESIDENTIAL MEADOWS SECTION SEVENTEEN

Line Table		
Line #	Length	Direction
L1	133.08	S27°21'19"W
L2	4.55	S62°12'04"E
L3	160.00	S27°48'43"W
L4	130.31	S26°13'59"W
L5	114.51	S14°09'43"W
L6	54.52	S04°15'46"W
L7	160.00	N88°55'35"W

Line Table		
Line #	Length	Direction
L8	94.25	S84°49'20"W
L9	110.22	N03°39'30"W
L10	50.00	N01°42'11"E
L11	103.12	N14°21'58"W
L12	48.70	N10°56'36"W
L13	48.73	N05°20'47"W
L14	48.74	N00°13'32"E

Line Table		
Line #	Length	Direction
L15	48.75	N05°49'17"E
L16	49.05	N11°18'58"E
L17	82.77	N15°21'14"E
L18	9.50	N27°47'56"E
L19	170.00	N62°12'01"W
L20	12.75	N28°03'25"E
L21	50.20	N62°12'04"W

Line Table		
Line #	Length	Direction
L22	111.66	N82°35'57"W
L23	64.15	S09°38'38"W
L24	52.66	S27°47'56"W
L25	29.87	N27°47'56"E
L26	120.52	N14°02'09"W
L27	47.24	N05°10'40"W
L28	94.93	S05°10'40"E

Line Table		
Line #	Length	Direction
L29	24.53	N76°26'37"E
L30	26.46	S76°26'37"W
L31	87.77	S14°02'09"E
L32	29.87	S27°47'56"W
L33	75.50	N27°47'56"E
L34	114.73	S62°12'04"E

DATE: MARCH 30, 2021

OWNER & DEVELOPER:
KB HOME LONE STAR, INC.
10800 PECAN PARK BLVD., STE. 200
AUSTIN, TEXAS 78750
(512) 651-8100 phone
(512) 795-6181 fax

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
(512) 280-5160 phone
(512) 280-5165 fax

TOTAL ACREAGE: 13.755 ACRES
SURVEY: GREENBERRY GATES
SURVEY NO. 63,
ABSTRACT NO. 315

F.E.M.A. MAP NO. 48453C0485J
TRAVIS COUNTY, TEXAS AND
INCORPORATED AREAS.
DATED: AUGUST 18, 2014

TOTAL OF LOTS:	85
NO. OF SINGLE FAMILY LOTS:	83
NO. L.S.E. LOT:	1
NO. DE LOT:	1

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	70.92	650.00	S02°03'08"E	70.89	35.50	6°15'08"
C2	30.41	325.00	S89°01'21"W	30.40	15.22	5°21'42"
C3	39.42	25.00	S17°22'33"E	35.46	25.15	90°20'58"
C4	39.09	25.00	S72°35'34"W	35.23	24.82	89°35'16"
C5	39.27	25.00	S17°12'04"E	35.36	25.00	90°00'00"
C6	31.42	20.00	S72°47'56"W	28.28	20.00	90°00'00"
C7	255.55	350.00	S06°52'54"W	249.91	133.77	41°50'05"
C8	50.24	324.99	N09°36'24"W	50.19	25.17	8°51'28"
C9	33.64	20.00	N53°22'02"W	29.81	22.36	96°22'43"
C10	44.80	325.00	N82°23'33"E	44.76	22.44	7°53'53"
C11	63.84	275.00	N85°04'24"E	63.50	31.96	13°15'35"
C12	32.28	20.00	N32°12'14"E	28.89	20.88	92°28'46"
C13	292.06	400.00	S06°52'54"W	285.62	152.88	41°50'05"
C14	31.42	20.00	N17°12'04"W	28.28	20.00	90°00'00"
C15	39.27	25.00	S72°47'56"W	35.36	25.00	90°00'00"
C16	60.43	350.00	S22°51'08"W	60.36	30.29	9°53'35"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C17	103.81	350.00	S09°24'30"W	103.43	52.29	16°59'41"
C18	68.74	350.00	S04°42'55"E	68.63	34.48	11°15'10"
C19	22.57	350.00	S12°11'19"E	22.56	11.29	3°41'38"
C20	21.18	324.99	N12°10'07"W	21.18	10.59	3°44'04"
C21	29.06	324.99	N07°44'22"W	29.05	14.54	5°07'25"
C22	4.99	325.00	N78°53'01"E	4.99	2.50	0°52'47"
C23	39.81	325.00	N82°49'57"E	39.78	19.93	7°01'05"
C24	5.14	400.00	S13°40'04"E	5.14	2.57	0°44'10"
C25	38.15	400.00	S10°34'01"E	38.14	19.09	5°27'54"
C26	38.15	400.00	S05°06'07"E	38.14	19.09	5°27'54"
C27	38.15	400.00	S00°21'47"W	38.14	19.09	5°27'54"
C28	38.15	400.00	S05°49'41"W	38.14	19.09	5°27'54"
C29	38.09	400.00	S11°17'20"W	38.08	19.06	5°27'24"
C30	35.85	400.00	S16°35'05"W	35.84	17.94	5°08'08"
C31	60.36	400.00	S23°28'33"W	60.31	30.24	8°38'47"

LINEAR FEET OF NEW STREET

BETTY FORD STREET	50' R.O.W.	149 L.F.
JAMES BUCHANAN STREET	50' R.O.W.	560 L.F.
NANCY REAGAN STREET	50' R.O.W.	1,290 L.F.
SUSAN B. ANTHONY STREET	50' R.O.W.	269 L.F.

TOTAL: 2,267 L.F.

SHEET NO. 2 OF 3

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

PATH-J:\AC3D\5219\SURVEY\PLAT - PRESIDENTIAL MEADOWS SEC 17.DWG

MPN # 5-21463

202100156

PRESIDENTIAL MEADOWS SECTION SEVENTEEN

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

THE COUNTY OF TRAVIS

THAT KB HOME LONE STAR, INC., BEING THE OWNER OF 12.940 ACRES OF LAND AND 14.005 ACRES OF LAND, SITUATED IN THE GREENBERRY GATES SURVEY NO. 63, ABSTRACT NO. 315, TRAVIS COUNTY, TEXAS, BOTH RECORDED IN DOCUMENT NO. 2020246301, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DO HEREBY SUBDIVIDE 13.775 ACRES OF LAND PURSUANT TO CHAPTER 212 AND 232, TEXAS LOCAL GOVERNMENT CODE, AND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

"PRESIDENTIAL MEADOWS SECTION SEVENTEEN"

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

BY: _____
JOHN ZINSMEYER, VICE PRESIDENT
KB HOME LONE STAR INC.
A TEXAS CORPORATION
10800 PECAN PARK BLVD., SUITE 200
AUSTIN, TEXAS 78750

THE STATE OF TEXAS §
THE COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Zinsmeyer Vice President FOR PRESIDENTIAL MEADOWS, LP, 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.

WITNESS MY HAND AND SEAL THIS THE 11th DAY OF June, 2021, A.D.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TARA BARKER
NOTARY PUBLIC
ID# 131616033
State of Texas
Comm. Exp. 04-03-2022

Tara Barker
PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES ON 4/3/22

GENERAL NOTES:

1. A TEN (10) FEET WIDE EASEMENT FOR PUBLIC UTILITIES IS HEREBY ASSIGNED ALONG ALL RIGHTS-OF-WAYS DEDICATED BY THIS PLAT.
2. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING, SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF MANOR.
3. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
4. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO ALL DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY AND THE CITY OF MANOR FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
5. NO PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE EDWARD'S AQUIFER RECHARGE ZONE.
6. WATER AND WASTEWATER SERVICE TO THIS TRACT WILL BE PROVIDED BY COTTONWOOD CREEK MUNICIPAL UTILITY DISTRICT NO. 1. (METRO H20).
7. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION HAS BEEN MADE TO THE COTTONWOOD CREEK MUNICIPAL UTILITY DISTRICT NO. 1 (METRO H20) WATER AND WASTEWATER SYSTEM.
8. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY FOR THE PROPOSED DEVELOPMENT.
9. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
10. PUBLIC SIDEWALKS BUILT TO TRAVIS COUNTY STANDARDS ARE REQUIRED ALONG ALL NEW STREETS AS SHOWN ON THIS PLAT. SUCH SIDEWALKS SHALL BE CONSTRUCTED PRIOR TO OCCUPANCY, WITH CONSTRUCTION OF HOME.
11. THE DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS FOR THIS SUBDIVISION IS RECORDED IN DOCUMENT NO. 2002197595 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
12. BEFORE BEGINNING CONSTRUCTION ON A SUBDIVISION LOT, THE OWNER MUST OBTAIN A TRAVIS COUNTY DEVELOPMENT PERMIT AND, WHEN APPLICABLE, IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWP3). THE SWP3 REQUIRES IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORM WATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
13. THE FOLLOWING LOTS ARE ONLY PERMITTED ACCESS AS FOLLOWS:

BLOCK	LOT	ACCESS STREET
AC	20 AND 29	NANCY REAGAN STREET
AD	52	NANCY REAGAN STREET
AB	60	NANCY REAGAN STREET
AC	12	JAMES BUCHANAN STREET
X	37	BETTY FORD STREET

14. THIS SUBDIVISION IS LOCATED IN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF MANOR.
15. THE ELECTRIC UTILITY PROVIDER WILL BE BLUEBONNET ELECTRIC COOPERATIVE.
16. NON-RESIDENTIAL LOTS 38 AND 39, BLOCK U WILL BE OWNED AND MAINTAINED BY THE HOA OR ASSIGNS.
17. PARKLAND DEDICATION FEES HAVE BEEN PAID FOR 83 DWELLINGS.
18. PER CHAPTER 482.202(a)(4) OF TRAVIS COUNT DEVELOPMENT REGULATIONS, $51,712.50 HAS BEEN PAID TO TRAVIS COUNTY IN LIEU OF SIDEWALK INSTALLATION ALONG TOWER ROAD.
19. NO CUT OR FILL ON ANY LOT MAY EXCEED EIGHT FEET, EXCLUDING DRIVEWAYS, A BUILDING STRUCTURE'S FOOTPRINT, OR A PARKING AREA FOOTPRINT, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
20. THE OWNERS/SUBDIVIDERS, AS LISTED ON THIS PLAT, SHALL BE RESPONSIBLE FOR POSTING FISCAL SURETY FOR THE CONSTRUCTION OF ALL CONCRETE SIDEWALKS AS SHOWN OR LISTED ON THE PLAT. WHETHER INSTALLED BY THE OWNERS/DEVELOPERS OR INDIVIDUAL HOMEBUILDERS, IT IS THE RESPONSIBILITY OF THE OWNERS/SUBDIVIDERS TO ENSURE ALL SIDEWALKS ARE A.D.A. COMPLIANT AND BUILT IN SUBSTANTIAL COMPLIANCE WITH THE PROVISIONS OF THE TEXAS ARCHITECTURAL BARRIERS ACT, ARTICLE 9102, TEXAS CIVIL STATUTES, AS ADMINISTERED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION OR TO REQUEST PRE-CONSTRUCTION VARIANCES FOR ANY PROPOSED SIDEWALKS NOT MEETING A.D.A. REQUIREMENTS. APPLICATION FOR THE VARIANCES SHALL BE REQUIRED BEFORE ISSUANCE OF THE DEVELOPMENT PERMIT.
21. A TRAVIS COUNTY ESD NO. 12 SITE PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
22. THE TEMPORARY DRAINAGE EASEMENT RECORDED IN DOCUMENT NUMBER 2019190324, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS ASSOCIATED WITH THE PRESIDENTIAL MEADOWS SECTION 15 FINAL PLAT RECORDED IN DOCUMENT NO. 201900248, PLAT RECORDS OF TRAVIS COUNTY, TEXAS IS HEREBY VACATED WITH THE RECORDING OF THE FINAL PLAT FOR PRESIDENTIAL MEADOWS SECTION 17.

I, AARON V. THOMASON, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT IS COMPLETE, TRUE, AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION, AND THAT ALL NECESSARY MONUMENTS ARE IN PLACE, AND THAT IT COMPLIES WITH THE LAND SURVEYING PORTION OF TRAVIS COUNTY CHAPTER 482 DEVELOPMENT REGULATIONS.

_____
AARON V. THOMASON, R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749

10 JUNE 2021
DATE

STATE OF TEXAS
REGISTERED
AARON V. THOMASON
6214
PROFESSIONAL LAND SURVEYOR

I, LEE A. WHITED, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY ATTEST:

FLOOD PLAIN AND DRAINAGE EASEMENT NOTES:

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA FOR THE 100 AND 500 YEAR FLOODPLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) # 48453C 0485J, TRAVIS COUNTY, TEXAS, DATED AUGUST 18, 2014, COMMUNITY #481026.

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS; THAT I PREPARED THE PLAT SUBMITTED HEREWITH; THAT ALL INFORMATION SHOWN THEREON IS COMPLETE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF; AND THAT SAID PLAT COMPLIES WITH THE TRAVIS COUNTY CHAPTER 482 DEVELOPMENT REGULATIONS.

WITNESS MY HAND THIS 10th DAY OF June, 2021, A.D.

_____ 6-10-21
LEE A. WHITED, P.E. NO. 102471 DATE
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749

STATE OF TEXAS
LEE A. WHITED
102471
LICENSED
PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

I, LARRY WALLACE, JR., MAYOR OF THE CITY OF MANOR, TEXAS, DO HEREBY CERTIFY THIS PLAT IS LOCATED WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF MANOR, TEXAS. THE CITY OF MANOR, TEXAS DOES NOT HAVE JURISDICTIONAL REVIEW AND APPROVAL AUTHORITY FOR THIS PLAT DUE TO HOUSE BILL 1704.

_____ 6/16/21
LARRY WALLACE, JR., MAYOR, CITY OF MANOR, TEXAS DATE

TRAVIS COUNTY COMMISSIONERS COURT RESOLUTION:

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR THE DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNERS OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 18 DAY OF May, 2021 A.D., THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE 8 DAY OF July, 2021 A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY
GILLIAN PATTON

THE STATE OF TEXAS
THE 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 9th DAY OF JULY, 2021 A.D., AT 12:45 O'CLOCK P M., AND DULY RECORDED ON THE 9th DAY OF JULY, 2021 A.D., AT 12:45 O'CLOCK P M., PLAT RECORDS OF TRAVIS COUNTY, TEXAS IN DOCUMENT NUMBER 202100156 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 9th DAY OF JULY, 2021 A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY
SAMANTHA LOPEZ

SHEET NO. 3 OF 3

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

PATH-J:\AC3D\5219\SURVEY\PLAT - PRESIDENTIAL MEADOWS SEC 17.DWG

MAP #5-21-63