



TRV

201900005

7 PGS

# PLAT

## PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: TIMMERMANN, PHASE 1

OWNERS NAME: KB HOME LONE STAR, INC.

RESUBDIVISION? YES  NO

## ADDITIONAL RESTRICTIONS / COMMENTS:

CERTIFICATE 2019004243

## RETURN:

CITY OF AUSTIN  
DEVELOPMENT SERVICES  
505 BARTON SPRINGS RD  
4<sup>TH</sup> FLOOR  
AUSTIN TX 78704

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

Jan 10, 2019 04:31 PM

201900005

TOMSR: \$210.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS



# TIMMERMANN, PHASE 1

### LEGEND

- BENCHMARK
- 1/2" CAPPED IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" CAPPED IRON ROD SET (UNLESS OTHERWISE NOTED)
- ▲ MAG NAIL FOUND IN CONCRETE
- △ CALCULATED POINT
- APPROXIMATE SURVEY LINE
- - - APPROXIMATE EDWARDS AQUIFER TRANSITION LINE
- · - · - APPROXIMATE COUNTY LINE
- · - · - PROPOSED SIDEWALK
- · - · - CWOZ (CRITICAL WATER QUALITY ZONE)
- R.O.W. RIGHT OF WAY
- · - · - P.U.E. PUBLIC UTILITY EASEMENT
- · - · - B.L. BUILDING SETBACK LINE
- ▨ WETLANDS CEF AREA

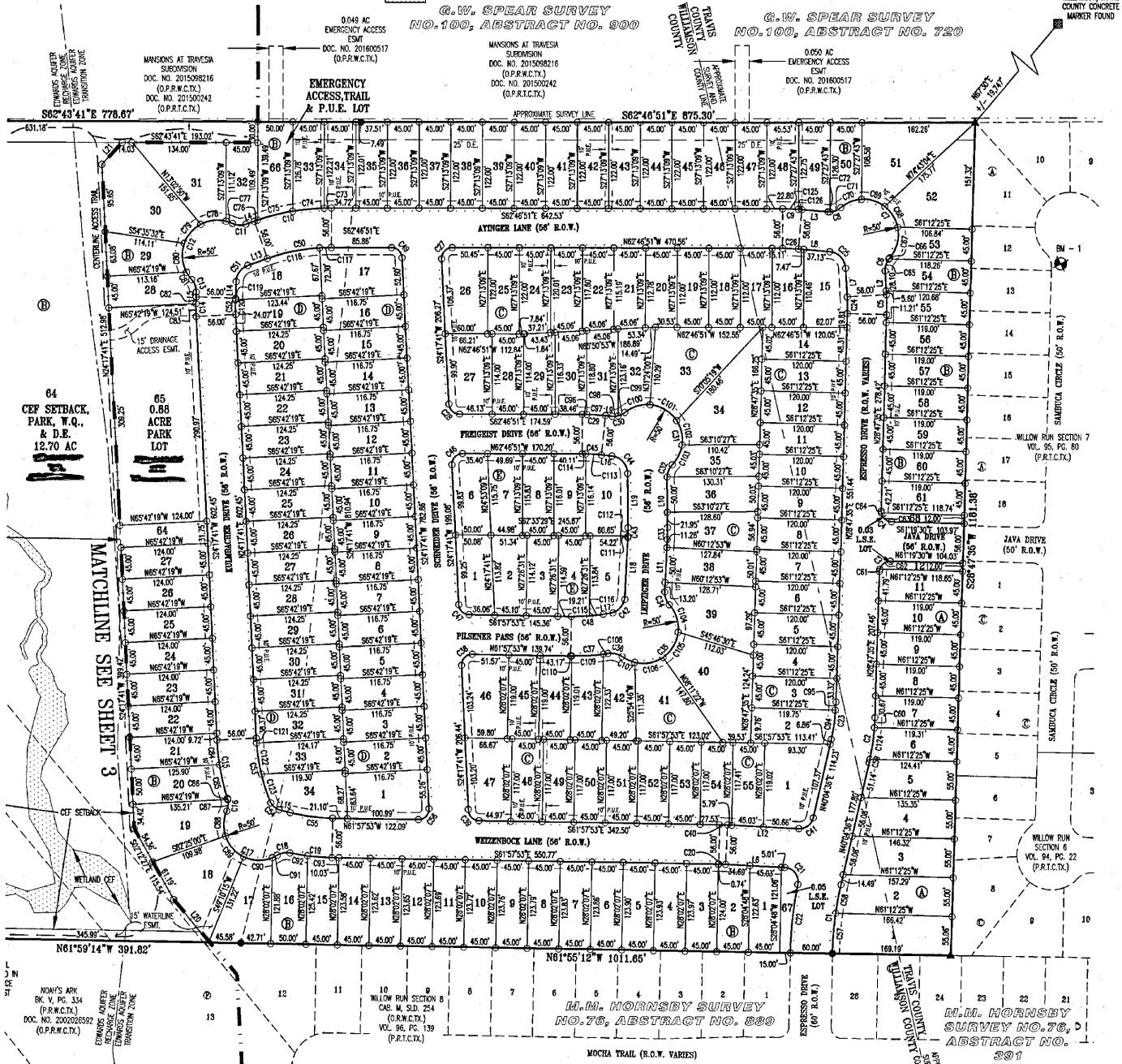
DATE: NOVEMBER 1, 2018  
 OWNER:  
 KB HOME LONE STAR, INC.  
 10800 PECAN PARK BLVD., STE. 200  
 AUSTIN, TEXAS 78750  
 (512) 651-8100 phone  
 (512) 795-6181 fax

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

TOTAL ACREAGE: 44.633 ACRES  
 SURVEY: M.M. HORNSBY SURVEY NUMBER 76,  
 ABSTRACT NUMBER 889  
 M.M. HORNSBY SURVEY NUMBER 76,  
 ABSTRACT NUMBER 391

APPLICATION SUBMITTAL DATE: OCTOBER 17, 2017

SCALE: 1" = 100'



BENCHMARK:  
 BM # 1 - MAG NAIL W/ WASHER  
 ELEVATION = 889.02'

F.E.M.A. MAP NO. 48453C0255J AND 48453C0260J  
 TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.  
 DATED: AUGUST 18, 2014

F.E.M.A. MAP NO. 48491C0630E AND 48491C0635E  
 WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.  
 DATED: SEPTEMBER 26, 2008

SHEET NO. 2 OF 7



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

C8J-2016-0248.1A

PATH-J:\4901\SURVEY\PLAT - TIMMERMANN.dwg

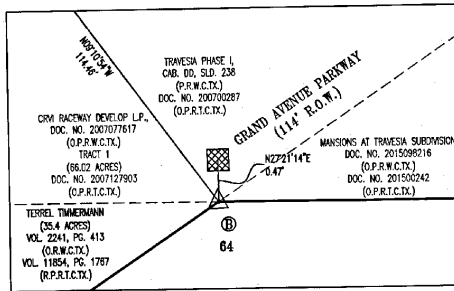
Doc# 2019000851

# TIMMERMANN, PHASE 1

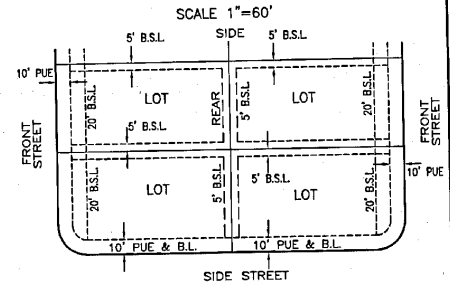
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- ▲ MAG NAIL FOUND IN CONCRETE
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- B.L. BUILDING SETBACK LINE
- WETLANDS CEF AREA

SCALE: 1" = 100'



TYPICAL LOT, BUILDING SETBACK LINE AND EASEMENT LOCATION DETAIL



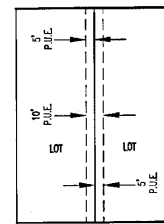
## TRAVIS COUNTY AREA TABLE

TOTAL AREA WITHIN SUBDIVISION	44.634 ACRES (1,944,239 sq. ft.)
AREA OF SUBDIVISION WITHIN TRAVIS COUNTY	6,068 ACRES (264,315 sq. ft.)
TOTAL AREA OF SINGLE FAMILY LOTS	23,383 ACRES (1,018,563 sq. ft.)
SINGLE FAMILY LOTS WITHIN TRAVIS COUNTY	4,613 ACRES (136,299 sq. ft.)
LANDSCAPE LOTS	0.063 ACRES (2,760 sq. ft.)
AREA WITHIN STREETS	1,368 ACRES (59,585 sq. ft.)

LOT NO.	ACREAGE	SQ. FT.
1	0.104 ACRES	4,533 SQ. FT.
2	0.121 ACRES	5,285 SQ. FT.
3	0.139 ACRES	6,047 SQ. FT.
4	0.156 ACRES	6,808 SQ. FT.
5	0.183 ACRES	7,920 SQ. FT.
6	0.165 ACRES	7,236 SQ. FT.
7	0.123 ACRES	5,355 SQ. FT.
8	0.123 ACRES	5,355 SQ. FT.
9	0.123 ACRES	5,355 SQ. FT.
10	0.123 ACRES	5,355 SQ. FT.
11	0.123 ACRES	5,355 SQ. FT.
12	0.031 ACRES	1,366 SQ. FT.

LOT NO.	ACREAGE	SQ. FT.
1	0.005 ACRES	202 SQ. FT.
2	0.010 ACRES	419 SQ. FT.
3	0.028 ACRES	1,231 SQ. FT.
4	0.040 ACRES	1,745 SQ. FT.
5	0.052 ACRES	2,264 SQ. FT.
6	0.064 ACRES	2,781 SQ. FT.
7	0.076 ACRES	3,298 SQ. FT.
8	0.088 ACRES	3,814 SQ. FT.
9	0.099 ACRES	4,330 SQ. FT.
10	0.111 ACRES	4,847 SQ. FT.
11	0.127 ACRES	5,515 SQ. FT.
12	0.121 ACRES	5,254 SQ. FT.
13	0.121 ACRES	5,254 SQ. FT.
14	0.121 ACRES	5,254 SQ. FT.
15	0.121 ACRES	5,254 SQ. FT.
16	0.121 ACRES	5,254 SQ. FT.
17	0.079 ACRES	3,420 SQ. FT.

LOT NO.	ACREAGE	SQ. FT.
18	0.047 ACRES	2,097 SQ. FT.
19	0.126 ACRES	5,490 SQ. FT.
20	0.127 ACRES	5,528 SQ. FT.
21	0.127 ACRES	5,528 SQ. FT.
22	0.127 ACRES	5,528 SQ. FT.
23	0.127 ACRES	5,528 SQ. FT.
24	0.127 ACRES	5,528 SQ. FT.
25	0.127 ACRES	5,528 SQ. FT.
26	0.127 ACRES	5,528 SQ. FT.
27	0.127 ACRES	5,528 SQ. FT.
28	0.127 ACRES	5,528 SQ. FT.
29	0.127 ACRES	5,528 SQ. FT.
30	0.127 ACRES	5,528 SQ. FT.
31	0.127 ACRES	5,528 SQ. FT.
32	0.127 ACRES	5,528 SQ. FT.
33	0.127 ACRES	5,528 SQ. FT.
34	0.127 ACRES	5,528 SQ. FT.
35	0.127 ACRES	5,528 SQ. FT.
36	0.127 ACRES	5,528 SQ. FT.
37	0.127 ACRES	5,528 SQ. FT.
38	0.127 ACRES	5,528 SQ. FT.
39	0.127 ACRES	5,528 SQ. FT.
40	0.127 ACRES	5,528 SQ. FT.
41	0.127 ACRES	5,528 SQ. FT.
42	0.127 ACRES	5,528 SQ. FT.
43	0.127 ACRES	5,528 SQ. FT.
44	0.127 ACRES	5,528 SQ. FT.
45	0.127 ACRES	5,528 SQ. FT.
46	0.127 ACRES	5,528 SQ. FT.
47	0.127 ACRES	5,528 SQ. FT.
48	0.127 ACRES	5,528 SQ. FT.
49	0.127 ACRES	5,528 SQ. FT.
50	0.127 ACRES	5,528 SQ. FT.
51	0.127 ACRES	5,528 SQ. FT.
52	0.127 ACRES	5,528 SQ. FT.
53	0.127 ACRES	5,528 SQ. FT.
54	0.127 ACRES	5,528 SQ. FT.
55	0.127 ACRES	5,528 SQ. FT.
56	0.127 ACRES	5,528 SQ. FT.
57	0.127 ACRES	5,528 SQ. FT.
58	0.127 ACRES	5,528 SQ. FT.
59	0.127 ACRES	5,528 SQ. FT.
60	0.127 ACRES	5,528 SQ. FT.
61	0.127 ACRES	5,528 SQ. FT.
62	0.127 ACRES	5,528 SQ. FT.
63	0.127 ACRES	5,528 SQ. FT.
64	0.127 ACRES	5,528 SQ. FT.
65	0.127 ACRES	5,528 SQ. FT.
66	0.127 ACRES	5,528 SQ. FT.
67	0.127 ACRES	5,528 SQ. FT.
68	0.127 ACRES	5,528 SQ. FT.



TRAVIS COUNTY LOT TABLE	
FULL SINGLE FAMILY LOTS	23
PARTIAL SINGLE FAMILY LOTS	20
LANDSCAPE LOTS	2

WILLIAMSON COUNTY LOT TABLE	
FULL SINGLE FAMILY LOTS	128
PARTIAL SINGLE FAMILY LOTS	20
LANDSCAPE LOTS	1
PARK LOTS	1
CEF SETBACK, PARK, W.Q., & D.E. LOT	1
EMERGENCY ACCESS, TRAIL & P.U.E. LOT	1

SHEET NO. 3 OF 7

Carlson, Brigance & Doering, Inc.

FIRM ID #13791 REG. #10024900

Civil Engineering Surveying  
5501 West William Cannon Austin, Texas 78749  
Phone No. (512) 280-5160 Fax No. (512) 280-5165



### WILLIAMSON COUNTY RIGHT-OF-WAY LINEAR FOOTAGE

ROAD	ROW	FOOTAGE
ESPRESSO DRIVE	ROW VARIES	574'
AYINGER LANE	56' ROW	873'
SCHNEIDER DRIVE	56' ROW	870'
KULMBACHER DRIVE	56' ROW	815'
WEIZENBOCK LANE	56' ROW	812'
FREIGEIST DRIVE	56' ROW	309'
PILSENER PASS	56' ROW	289'
LEIPZIGER DRIVE	56' ROW	268'
TOTAL		4,810'

### TRAVIS COUNTY RIGHT-OF-WAY LINEAR FOOTAGE

ROAD	ROW	FOOTAGE
ESPRESSO DRIVE	ROW VARIES	452'
AYINGER LANE	56' ROW	54'
JAVA DRIVE	56' ROW	147'
TOTAL		653'

Doc # 20190000851

# TIMMERMANN, PHASE 1

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	98.55	470.00	S34°04'10"W	98.37	49.46	12°00'51"
C2	64.59	328.00	N34°26'06"E	64.49	32.40	11°17'01"
C3	23.53	15.00	S73°44'03"W	21.19	14.97	89°52'55"
C4	23.59	15.00	S16°15'57"E	21.24	15.03	90°07'05"
C5	28.25	331.00	N26°20'54"E	28.24	14.13	4°53'22"
C6	19.85	25.00	S46°25'18"W	19.15	10.36	45°02'08"
C7	150.12	50.00	N17°04'19"W	89.76	717.05	172°01'21"
C8	19.85	25.00	N89°33'55"W	19.15	10.36	45°02'08"
C9	27.10	328.00	N62°24'51"W	27.09	13.56	4°44'00"
C10	112.24	328.00	N72°35'01"W	111.89	56.87	19°38'20"
C11	19.85	25.00	S59°52'07"E	19.15	10.36	45°02'08"
C12	138.37	50.00	S53°22'19"W	88.25	284.06	138°33'17"
C13	19.85	25.00	N06°36'44"E	19.15	10.36	45°02'08"
C14	27.86	328.00	S26°42'45"W	27.87	13.85	4°50'07"
C15	84.52	328.00	S18°54'45"W	84.29	42.30	14°45'33"
C16	18.00	25.00	N30°09'24"E	17.81	9.41	41°15'13"
C17	128.73	50.00	S21°49'31"E	85.43	158.84	145°13'03"
C18	18.77	25.00	N72°55'37"W	18.33	9.85	43°00'51"
C19	60.37	328.00	S59°41'32"E	60.28	30.27	10°32'41"
C20	9.89	272.00	N62°56'38"W	9.89	4.85	2°02'29"
C21	34.40	20.00	N10°38'39"W	30.32	23.24	98°33'32"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C22	97.79	530.00	S33°21'00"W	97.85	49.03	10°54'17"
C23	53.57	272.00	N34°26'06"E	53.48	26.87	11°17'01"
C24	23.47	275.00	N26°20'54"E	23.46	11.74	4°53'22"
C25	35.76	25.00	N17°04'19"W	32.79	21.71	81°57'04"
C26	22.47	272.00	N62°24'51"W	22.46	11.24	4°44'00"
C27	24.33	15.00	S70°45'25"W	21.75	15.79	92°55'26"
C28	22.80	15.00	S18°14'35"E	20.66	14.25	87°04'32"
C29	33.32	331.00	N59°53'48"W	33.31	16.68	5°46'05"
C30	19.85	25.00	S79°31'50"E	19.15	10.36	45°02'08"
C31	151.76	50.00	N15°05'33"W	99.86	939.90	173°54'35"
C32	19.02	25.00	S57°03'40"W	18.57	10.00	43°36'02"
C33	17.10	331.00	N28°18'20"E	17.10	8.55	2°57'34"
C34	19.85	25.00	S07°16'03"W	19.15	10.36	45°02'08"
C35	145.86	50.00	N68°22'41"E	99.38	447.77	167°15'25"
C36	22.84	30.00	N49°36'49"W	22.11	11.89	43°14'25"
C37	53.55	331.00	S66°35'57"E	53.49	28.83	9°18'08"
C38	24.54	15.00	S71°09'54"W	21.89	16.01	83°44'28"
C39	22.58	15.00	S18°50'06"E	20.51	14.05	86°15'34"
C40	11.69	328.00	N59°56'38"W	11.69	5.84	2°02'29"
C41	27.93	20.00	N67°04'33"E	25.71	16.78	80°00'00"
C42	34.33	25.00	N69°07'40"E	31.70	20.48	78°41'07"

Line Table		
Line #	Length	Direction
L1	9.87	N61°59'35"W
L2	33.70	N23°54'13"E
L3	37.56	S58°02'51"E
L4	12.60	S82°23'11"E
L5	7.00	N28°07'48"E
L6	84.72	N69°55'24"W
L7	40.73	N23°54'13"E
L8	44.80	N68°02'51"W
L9	9.87	S57°00'46"E
L10	71.95	S26°49'55"W
L11	74.48	S29°47'07"W

Line Table		
Line #	Length	Direction
L12	101.47	S59°55'24"E
L13	29.59	S82°23'11"E
L14	23.99	N29°07'48"E
L15	16.47	N49°04'55"W
L16	15.15	N57°00'46"W
L17	9.79	S71°31'16"E
L18	84.10	N28°07'48"E
L19	78.80	N26°48'33"E
L20	78.80	S122°11'0"E
L21	42.62	S70°19'44"W

LOT SIZE	NO.
< 1 ACRE	177
1-2 ACRE	0
2-5 ACRE	0
5-10 ACRE	0
> 10 ACRE	1
MINIMUM LOT SIZE: 0.031 AC (1,366 sq. ft.)	
AVERAGE LOT SIZE: 0.209 AC (9,114 sq. ft.)	

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C43	14.20	275.00	N28°18'20"E	14.20	7.10	2°57'34"
C44	36.58	25.00	N15°05'33"W	33.40	22.45	83°50'19"
C45	27.86	275.00	N59°53'48"W	27.87	13.85	5°46'05"
C46	24.33	15.00	S70°45'25"W	21.75	15.79	92°55'26"
C47	22.56	15.00	S18°50'06"E	20.51	14.05	86°15'34"
C48	45.91	275.00	S69°44'50"E	45.86	23.01	9°33'54"
C49	22.80	15.00	N19°14'35"W	20.66	14.25	87°04'32"
C50	93.07	272.00	N72°35'01"W	92.82	47.00	19°38'20"
C51	29.88	25.00	S83°22'19"W	28.13	17.02	68°25'01"
C52	22.95	272.00	S26°42'45"W	22.95	11.48	4°50'07"
C53	94.39	272.00	S14°21'11"W	83.92	47.68	19°53'00"
C54	15.55	25.00	S22°20'12"E	15.30	8.04	35°38'26"
C55	61.16	272.00	S53°31'24"E	61.03	30.71	12°52'56"
C56	24.54	15.00	N71°09'54"W	21.89	16.01	83°44'28"
C57	57.27	470.00	S31°33'11"W	57.23	28.67	6°58'53"
C58	41.29	470.00	S37°33'37"W	41.27	20.66	9°01'59"
C59	4.94	328.00	N39°38'43"E	4.94	2.47	0°51'45"
C60	14.33	328.00	N30°02'42"E	14.33	7.17	2°30'13"
C61	3.24	15.00	S34°56'47"W	3.23	1.63	12°22'23"
C62	20.29	15.00	S75°55'15"W	18.76	12.04	73°30'32"
C63	20.78	15.00	S21°37'02"E	19.17	12.46	79°24'56"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C64	2.80	15.00	S33°23'31"W	2.80	1.41	10°42'09"
C65	18.05	25.00	S44°35'51"W	17.87	9.44	41°23'15"
C66	1.59	25.00	S57°06'55"W	1.59	0.80	3°30'34"
C67	46.85	50.00	N42°12'33"E	44.98	25.18	53°27'37"
C68	35.71	50.00	N04°38'53"W	34.96	18.65	40°55'15"
C69	35.40	50.00	N45°43'18"W	34.86	18.48	40°33'35"
C70	32.36	50.00	N64°32'32"W	31.80	16.77	37°04'54"
C71	16.96	25.00	S83°39'02"E	16.83	8.82	38°51'55"
C72	2.89	25.00	S81°07'56"E	2.89	1.35	61°01'44"
C73	10.28	328.00	N63°40'42"W	10.28	5.14	1°47'43"
C74	45.26	328.00	N88°31'46"W	45.23	22.67	7°54'24"
C75	51.63	328.00	N76°59'32"W	51.38	25.87	9°01'09"
C76	5.06	328.00	N81°56'39"W	5.06	2.53	0°53'04"
C77	9.82	50.00	N42°56'44"W	8.81	4.83	11°15'23"
C78	37.10	50.00	N69°51'47"W	36.25	19.45	42°30'43"
C79	36.63	50.00	S67°53'30"W	35.82	18.18	41°58'33"
C80	42.36	50.00	S27°36'44"W	41.10	22.54	48°32'27"
C81	12.45	50.00	S08°48'15"E	12.42	6.26	14°16'11"
C82	9.40	328.00	S28°18'33"W	9.40	4.70	1°38'30"
C83	18.28	328.00	S25°53'30"W	18.28	9.14	3°11'37"
C84	35.35	328.00	S21°12'26"W	35.33	17.69	61°07'29"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C85	48.17	328.00	S13°48'30"W	48.13	24.63	8°35'24"
C86	1.73	25.00	N11°30'56"E	1.73	0.87	3°58'16"
C87	18.27	25.00	N32°08'32"E	15.98	8.43	37°18'57"
C88	36.59	50.00	S29°49'13"W	35.78	19.16	41°55'37"
C89	40.05	50.00	S14°05'18"E	38.98	21.17	45°53'24"
C90	42.22	50.00	S61°13'23"E	40.98	22.46	48°22'45"
C91	7.87	50.00	S89°55'24"E	7.86	3.94	9°01'17"
C92	25.33	328.00	S53°37'56"E	25.32	12.67	4°25'29"
C93	35.03	328.00	S58°54'17"E	35.02	17.53	6°07'12"
C94	41.88	272.00	N36°39'57"E	41.84	20.98	8°49'18"
C95	11.69	272.00	N30°01'27"E	11.69	5.84	2°27'43"
C96	8.54	331.00	N62°12'52"W	8.54	3.27	1°07'57"
C97	26.78	331.00	N67°19'50"W	26.77	13.40	4°38'08"
C98	8.72	25.00	S67°00'20"E	8.68	4.40	19°59'08"
C99	10.93	25.00	S89°31'24"E	10.84	5.35	25°03'01"
C100	38.16	50.00	N89°11'03"W	37.24	20.08	45°43'43"
C101	45.44	50.00	N32°17'13"W	43.89	24.42	52°03'56"
C102	36.34	50.00	N14°33'52"E	35.54	18.01	41°36'14"
C103	31.83	50.00	N53°37'20"E	31.30	16.48	36°28'42"
C104	42.37	50.00	N09°01'35"E	41.11	22.55	48°33'14"
C105	43.18	50.00	N58°02'42"E	41.85	23.04	49°28'59"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C106	41.80	50.00	S73°16'00"E	40.59	22.21	47°53'38"
C107	18.61	50.00	S38°39'16"E	18.50	9.41	21°19'34"
C108	6.56	331.00	S07°36'57"E	6.56	3.28	1°08'08"
C109	45.16	331.00	S69°11'22"E	45.12	22.61	7°49'00"
C110	1.83	331.00	S62°07'23"E	1.83	0.91	0°19'00"
C111	2.20	275.00	N09°33'21"E	2.20	1.10	0°27'32"
C112	12.00	275.00	N08°04'34"E	12.00	6.00	2°30'02"
C113	22.79	275.00	N59°23'15"W	22.78	11.40	4°44'53"
C114	4.89	275.00	N62°16'15"W	4.89	2.45	1°01'11"
C115	25.82	275.00	S64°39'16"E	25.81	12.92	5°22'46"
C116	20.09	275.00	S69°25'13"E	20.08	10.05	4°11'08"
C117	16.78	272.00	N64°32'53"W	16.78	8.39	3°32'04"
C118	76.29	272.00	N07°21'03"W	76.05	38.40	16°04'16"
C119	2.01	272.00	S28°55'07"W	2.01	1.00	0°25'22"
C120	20.85	272.00	S26°30'04"W	20.84	10.48	4°24'45"
C121	8.63	272.00	S23°35'46"W	8.63	3.31	1°23'48"
C122	45.31	272.00	S18°07'34"W	45.26	22.71	9°32'43"
C123	42.45	272.00	S08°52'56"W	42.41	21.27	8°56'51"
C124	45.32	328.00	N35°15'20"E	45.29	22.70	7°55'02"
C125	22.22	328.00	N60°50'57"W	22.22	11.12	3°52'56"
C126	4.87	328.00	N68°28'23"W	4.87	2.44	0°51'04"

WILLIAMSON COUNTY AREA TABLE			
TOTAL AREA WITHIN SUBDIVISION	44,634 ACRES (1,944,239 sq. ft.)		
AREA OF SUBDIVISION WITHIN WILLIAMSON COUNTY	38,566 ACRES (1,679,922 sq. ft.)		
TOTAL AREA OF SINGLE FAMILY LOTS	23,383 ACRES (1,018,563 sq. ft.)		
SINGLE FAMILY LOTS WITHIN WILLIAMSON COUNTY	18,798 ACRES (858,263 sq. ft.)		
PARK LOT	0.880 ACRES (38,349 sq. ft.)		
CEP SETBACK, PARK,			

# TIMMERMANN, PHASE 1

## GENERAL NOTES:

- 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: ESPRESSO DRIVE, AYINGER LANE, SCHNEIDER DRIVE, KILMBACHER DRIVE, WEIZENBOCK LANE, FREIGEST DRIVE, LEIPZIGER DRIVE, PILSENER PASS AND JAVA 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. LDC 25-6-351, 30-3-191
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LAND DEVELOPMENT CODE.
- NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER COLLECTION 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.
- THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITIES 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 PLAT VACATION OR REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- THIS SUBDIVISION WAS APPROVED AND RECORDED PRIOR TO THE CONSTRUCTION AND ACCEPTANCE OF ALL STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND TRAVIS COUNTY, DATED JANUARY 2, 2019, 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 NUMBER 2019000330, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES ARE TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN URBAN STANDARDS.
- IN ADDITION TO THE EASEMENTS SHOWN HEREON, THE FOLLOWING PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED: TEN FOOT (10') ALONG AND ADJACENT TO ALL STREET RIGHT-OF-WAYS.
- ONCOR ELECTRIC HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. ONCOR ELECTRIC WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE ONCOR ELECTRIC 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 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 THIS PROJECT. THE DEVELOPER SHALL INCLUDE ALL ONCOR ELECTRIC WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- 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.
- IN ACCORDANCE WITH THE PRELIMINARY PLAN, THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS, AS RECORDED IN DOCUMENT NO. 2019000329, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND DOCUMENT NO. 2019000753, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
- 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 AT EXISTING CONDITIONS.
- NO OBJECTS NOT LIMITED TO BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT OR WATER QUALITY EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
- 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 ROW MAY ALSO REQUIRE A LICENSE AGREEMENT.
- THIS SUBDIVISION SHALL BE DEVELOPED AND CONSTRUCTED AS A SMALL LOT SUBDIVISION IN COMPLIANCE WITH TITLE 30-2-232.
- THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURE, INCLUDING THE WATER AND WASTEWATER UTILITY IMPROVEMENTS, OFFSITE MAIN EXTENSION, AND SYSTEM UPGRADES TO SERVE EACH LOT.
- ALL CORNER LOTS SHALL BE A MINIMUM OF 4,500 SQUARE FEET.
- LANDSCAPE, MAINTENANCE, GREENBELT, DRAINAGE EASEMENTS, AND PRIVATE DRAINAGE EASEMENTS SHALL BE OWNED AND MAINTAINED BY WILLOW TRACE HOMEOWNER'S ASSOCIATION.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- ALL ACTIVITIES WITHIN THE CEF BUFFER 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.
- WATER AND WASTEWATER SHALL BE PROVIDED BY CITY OF AUSTIN.
- ALL NON-RESIDENTIAL LOTS SHALL BE OWNED AND MAINTAINED BY THE WILLOW TRACE HOMEOWNER'S ASSOCIATION. THESE LOTS ARE: LOT 12, BLOCK A, AND LOTS 64, 65, 66, 67, & 68 BLOCK B.
- ALL STREETS WITHIN THIS SUBDIVISION SHALL BE PUBLIC ROADWAYS.
- TYPE I DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTION RIGHT-OF-WAY, THAN 60 PERCENT PARCEL FRONTAGE OR 50', WHICHEVER IS LESS.
- ACCESS TO LOT 64, BLOCK B, SHALL BE TAKEN THROUGH LOT 66, BLOCK B.
- A TRAVIS COUNTY PERMIT IS REQUIRED PRIOR TO ANY DEVELOPMENT WITHIN TRAVIS COUNTY.
- PARKLAND DEDICATION HAS BEEN PROVIDED PER TITLE 25 AND TITLE 30 OF THE CITY CODE FOR 171 SINGLE FAMILY LOTS AND 172 MULTIFAMILY UNITS. THE AREA TO BE DEDICATED IS SHOWN AS LOTS 64 AND 65 BLOCK B, THESE LOTS SHALL BE DEDICATED TO THE CITY OF AUSTIN UPON ANNEXATION FOR ALL PURPOSES. PRIOR TO DEDICATION, THESE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND OPEN TO THE PUBLIC BY A PARK EASEMENT. RECREATIONAL AMENITIES WILL BE CONSTRUCTED ON THE PARK EASEMENT TO SATISFY THE PARK DEVELOPMENT REQUIREMENT. FISCAL SURVEY WAS POSTED WITH THE CITY UNTIL SUCH TIME AS THE AMENITIES ARE CONSTRUCTED AND APPROVED BY THE PARKS AND RECREATION DEPARTMENT.
- NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN AS INDICATED ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 48453C0260J & 4853C0255A, TRAVIS COUNTY, TEXAS, AND INCORPORATED AREAS, DATED AUGUST 18, 2014 AND FIRM PANEL NO. 48491C035E, WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS, DATED SEPTEMBER 26, 2008.
- A PORTION OF THIS PLAT IS LOCATED IN THE EDWARDS-MOUIFER RECHARGE ZONE AND IS SUBJECT TO TCEQ REGULATIONS.
- LOT 27 BLOCK B REQUIRES A 15' BUILDING SETBACK AT THE REAR OF THE LOT FOR DRAINAGE SETBACK REQUIREMENTS.

## LEGAL DESCRIPTION:

44.634 ACRES OF LAND OUT OF THE M.M. HORNSBY SURVEY NO. 76, ABSTRACT NO. 889, AND OUT OF THE M.M. HORNSBY SURVEY NO. 76, ABSTRACT NO. 391, BOTH IN TRAVIS COUNTY AND WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 60.301 ACRE TRACT OF LAND CONVEYED TO KB HOME LONE STAR, INC., IN DOCUMENT NO. 2018048619, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALSO RECORDED IN DOCUMENT NO. 2018027221, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

BEING ALL OF THAT CERTAIN 44.634 ACRE TRACT OR PARCEL OF LAND BEING OUT OF AND A PART OF THE M.M. HORNSBY SURVEY NUMBER 76, ABSTRACT NUMBER 889, WILLIAMSON COUNTY, TEXAS AND THE M.M. HORNSBY SURVEY NUMBER 76, ABSTRACT NUMBER 391, TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF A CALLED 35.4 ACRE TRACT OF LAND AND ALL OF A CALLED 24.9 ACRE TRACT OF LAND CONVEYED TO TERRELL TIMMERMANN IN VOLUME 2241, PAGE 415 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.TX.), AND BEING ALSO RECORDED IN VOLUME 11854, PAGE 1767 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.TX.), SAID 44.634 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A MAG NAIL FOUND IN CONCRETE, BEING THE EASTERNMOST CORNER OF SAID 24.9 ACRE TRACT, SAME BEING THE COMMON NORTHERNMOST CORNER OF LOT 10 AND LOT 11, BLOCK A, WILLOW RUN, SECTION 7, A SUBDIVISION RECORDED IN VOLUME 95, PAGE 80 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.TX.), AND ALSO BEING AT A CORNER IN THE SOUTHWEST LINE OF LOT 1, BLOCK C, MANSIONS AT TRAVESIA, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2015098216, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), AND BEING ALSO RECORDED IN DOCUMENT NUMBER 201500242, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.), FOR THE EAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S28°47'35"W, WITH THE SOUTHEAST LINE OF SAID 24.9 ACRE TRACT, AND THE COMMON NORTHWEST LINE OF SAID WILLOW RUN, SECTION 7, AND WILLOW RUN, SECTION 6, A SUBDIVISION RECORDED IN VOLUME 94, PAGE 22 (P.R.T.C.TX.), A DISTANCE OF 1,181.38 FEET TO A MAG NAIL FOUND IN CONCRETE, AT THE SOUTH CORNER OF SAID 24.9 ACRE TRACT, SAME BEING THE WESTERNMOST CORNER OF LOT 8, BLOCK C OF SAID WILLOW RUN, SECTION 6, AND ALSO BEING IN THE NORTHEAST LINE OF LOT 24, WILLOW RUN, SECTION 8, A SUBDIVISION RECORDED IN CABINET M, SLIDE 254, (O.P.R.W.C.TX.), AND ALSO BEING RECORDED IN VOLUME 96, PAGE 139 (P.R.T.C.TX.), FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N61°55'12"W, WITH THE SOUTHWEST LINE OF SAID 24.9 ACRE TRACT AND THE COMMON NORTHEAST LINE OF SAID WILLOW RUN, SECTION 8, A DISTANCE OF 1,011.65 FEET TO A 1/2" IRON ROD FOUND AT THE WESTERNMOST CORNER OF SAID 24.9 ACRE TRACT, SAME BEING THE SOUTHERNMOST CORNER OF SAID 35.4 ACRE TRACT, ALSO BEING AT A CORNER IN THE NORTHEAST LINE OF LOT 12 OF SAID WILLOW RUN, SECTION 8, FOR A POINT IN THE SOUTHWEST LINE OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, WITH THE SOUTHWEST LINE OF SAID 35.4 ACRE TRACT, THE NORTHEAST LINE OF SAID WILLOW RUN, SECTION 8, AND THE NORTHEAST LINE OF LOT 1, BLOCK A, NOAH'S ARK SUBDIVISION, RECORDED IN DOCUMENT NUMBER 2002026592, (O.P.R.W.C.TX.), THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

- N61°59'14"W, A DISTANCE OF 391.82 FEET TO A 60D NAIL FOUND IN A WOOD FENCE CORNER POST, IN THE SOUTHWEST LINE OF THE HEREIN DESCRIBED TRACT OF LAND, SAME BEING IN THE NORTHEAST LINE OF SAID LOT 1, BLOCK A, AND
- N61°59'35"W, A DISTANCE OF 9.87 FEET TO A CAPPED 1/2" IRON ROD SET, FOR A SOUTHERLY WEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING IN THE NORTHEAST LINE OF SAID LOT 1, BLOCK A, AND ALSO BEING IN THE SOUTHWEST LINE OF SAID 35.4 ACRE TRACT OF LAND,


THENCE, OVER AND ACROSS SAID 35.4 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3,

- N28°00'25"E, A DISTANCE OF 262.06 FEET TO A CAPPED 1/2" IRON ROD SET,
- N12°35'56"W, A DISTANCE OF 869.32 FEET TO A CAPPED 1/2" IRON ROD SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, AND
- N83°22'33"E, A DISTANCE OF 415.05 FEET TO A CAPPED 1/2" IRON ROD SET, FOR THE NORTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAME BEING AT THE SOUTHERNMOST CORNER OF A CALLED 66.02 ACRE TRACT OF LAND CONVEYED TO CRM RAVENWAY DEVELOPMENT, LP. IN DOCUMENT NUMBER 2007077617, (O.P.R.W.C.TX.), AND RECORDED IN DOCUMENT NUMBER 2007127903, (O.P.R.T.C.TX.), ALSO BEING AT THE WESTERNMOST CORNER OF SAID LOT 1, BLOCK C, MANSIONS AT TRAVESIA,

THENCE, S62°43'41"E, WITH THE NORTHEAST LINE OF SAID 35.4 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID LOT 1, BLOCK C, MANSIONS AT TRAVESIA SUBDIVISION, A DISTANCE OF 778.67 FEET TO A 1/2" IRON ROD FOUND, AT THE EASTERNMOST CORNER OF THE SAID 35.4 ACRE TRACT, SAME BEING THE NORTHERNMOST CORNER OF SAID 24.9 ACRE TRACT, AND ALSO BEING AT A POINT IN THE SOUTHWEST LINE OF SAID LOT 1, BLOCK C, MANSIONS AT TRAVESIA SUBDIVISION, FOR A POINT IN THE NORTHEAST LINE OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S62°46'51"E, WITH THE NORTHEAST LINE OF SAID 24.9 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID LOT 1, BLOCK C, MANSION AT TRAVESIA SUBDIVISION, A DISTANCE OF 875.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 44.634 ACRES OF LAND.

SHEET NO. 5 OF 7

		<b>Carlson, Brigrance &amp; Doering, Inc.</b>	
FIRM ID #E3791		REG. # 10024900	
Civil Engineering		Surveying	
5501 West William Cannon		Austin, Texas 78749	
Phone No. (512) 280-5160		Fax No. (512) 280-5165	

# TIMMERMANN, PHASE 1

STATE OF TEXAS,  
COUNTY OF TRAVIS:

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 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 OWNER(S) 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 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 THE 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.

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY DO HEREBY CERTIFY THAT ON THE 13 DAY OF November, 2018, A.D., THE COMMISSIONERS 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, THIS THE 14 DAY OF November, 2018, A.D.

DEPUTY COUNTY CLERK  
TRAVIS COUNTY, TEXAS  
Gail Peter  
GAIL M. PORTER



ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATING COMMISSION OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, THIS THE 16 DAY OF November, 2018, A.D.

James B. Williams  
CHAIRPERSON, JOLENE KIOLBASSA

ANA ACURRE  
SECRETARY, ANA ACURRE

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 13 DAY OF December, 2018, A.D.

Cesar Zavala Fox  
CESAR ZAVALA FOR  
J. RODNEY GONZALES, DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS,  
COUNTY OF TRAVIS:

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 10th DAY OF January, 2019, A.D.,

AT 4:31 O'CLOCK P.M., AND DULY RECORDED ON THE 10th DAY OF January, 2019, A.D., AT 4:31 O'CLOCK P.M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE 10th DAY OF January, 2019, A.D. DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: [Signature] RICK TOWNE  
DEPUTY

STATE OF TEXAS,  
COUNTY OF WILLIAMSON:

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 4th DAY OF JANUARY, 2019, A.D., AT 8:50 O'CLOCK A.M., AND

DULY RECORDED ON THE 4th DAY OF JANUARY, 2019, A.D., AT 9:06 O'CLOCK A.M., IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NUMBER 201900957

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT  
WILLIAMSON COUNTY, TEXAS  
BY: Brenda McKeazie  
DEPUTY Brenda McKeazie



THIS SUBDIVISION IS LOCATED WITHIN THE 2-MILE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF AUSTIN,  
ON THIS THE 12th DAY OF December, 2018, A.D.

SHEET NO. 6 OF 7

**Carlson, Brigrance & Doering, Inc.**  
 FIRM ID #E3791 ♦ REG. # 10024900  
 Civil Engineering ♦ Surveying  
 5501 West Williams Canton ♦ Austin, Texas 78749  
 Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

Doc# 2019000851

# TIMMERMANN, PHASE 1

STATE OF TEXAS §  
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS: THAT JOHN ZINSMEYER, ACTING HEREIN BY AND THROUGH KB HOME LONE STAR, INC., AUTHORIZED AGENT, BEING THE OWNER OF THAT CERTAIN 44.634 ACRE TRACT OF LAND OUT OF THE M.M. HORNSBY SURVEY No. 76, ABSTRACT No. 889, AND OUT OF THE M.M. HORNSBY SURVEY No. 76, ABSTRACT No. 391, SITUATED IN TRAVIS COUNTY TEXAS, AND WILLIAMSON COUNTY, TEXAS, AS CONVEYED BY DEED AS RECORDED IN DOCUMENT NUMBER 2018048619, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 44.634 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:  
**"TIMMERMANN, PHASE 1"**

AND DOES 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 6 DAY OF 11, 2018 A.D.

[Signature]  
JOHN ZINSMEYER, VICE PRESIDENT  
KB HOME LONE STAR, INC.  
10800 PECAN PARK BLVD, SUITE 200  
AUSTIN, TEXAS 78750

STATE OF TEXAS:  
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN ZINSMEYER, VICE PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 6 DAY OF 11, 2018 A.D.

[Signature]  
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS  
TARA BAKER



STATE OF TEXAS §  
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THE NOTES, INFORMATION AND PROVISIONS CONTAINED ON THIS PLAT COMPLY WITH THE DEVELOPMENT ORDINANCES ADOPTED BY THE CITY OF AUSTIN AND WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

SURVEYED BY: [Signature] 12/14/2018 DATE:  
ARON V. THOMASON, RPLS # 6214  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749  
ARON@CBDENG.COM



### ENGINEER'S FLOOD PLAIN CERTIFICATION

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAN AS INDICATED ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 48453C0280J & 4853C02255I, TRAVIS COUNTY, TEXAS, AND INCORPORATED AREAS, DATED AUGUST 18, 2014 AND FIRM PANEL NO. 48491C0635E, WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS, DATED SEPTEMBER 26, 2008.

ENGINEERING BY: [Signature] 11-12-18 DATE:  
LEE A. WHITED, P.E. NO. 102471  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749  
lee@cbdeing.com



SHEET NO. 7 OF 7

**Carlson, Brigance & Doering, Inc.**  
 FIRM ID #F3791    REG. # 1024900  
 Civil Engineering    Surveying  
 5501 West William Cannon    Austin, Texas 78749  
 Phone No. (512) 280-5160    Fax No. (512) 280-5165

Doc # 20190000851



# PLAT MAP RECORDING SHEET

DEDICATOR(s):

KB HOME LONE STAR INC

SUBDIVISION NAME: TIMMERMANN PHASE 1

PROPERTY IS DESCRIBED AS: SEE INSTRUMENT

SUBMITTED BY: CITY OF AUSTIN

DIGITALLY RECORDED

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS 2019000851

PLAT Fee: \$616.00  
01/04/2019 09:06 AM BMCKENZIE



*Nancy E. Rister*  
Nancy E. Rister, County Clerk  
Williamson County, Texas



# TIMMERMANN, PHASE 1

### LEGEND

- BENCHMARK
- 1/2" CAPPED IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" CAPPED IRON ROD SET (UNLESS OTHERWISE NOTED)
- ▲ MAG NAIL FOUND IN CONCRETE
- △ CALCULATED POINT
- APPROXIMATE SURVEY LINE
- - - APPROXIMATE EDWARDS AQUIFER TRANSITION LINE
- - - APPROXIMATE COUNTY LINE
- - - PROPOSED SIDEWALK
- CRUZ (CRITICAL WATER QUALITY ZONE)
- R.O.M. RIGHT OF WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- B.L. BUILDING SETBACK LINE
- WETLANDS CEF AREA

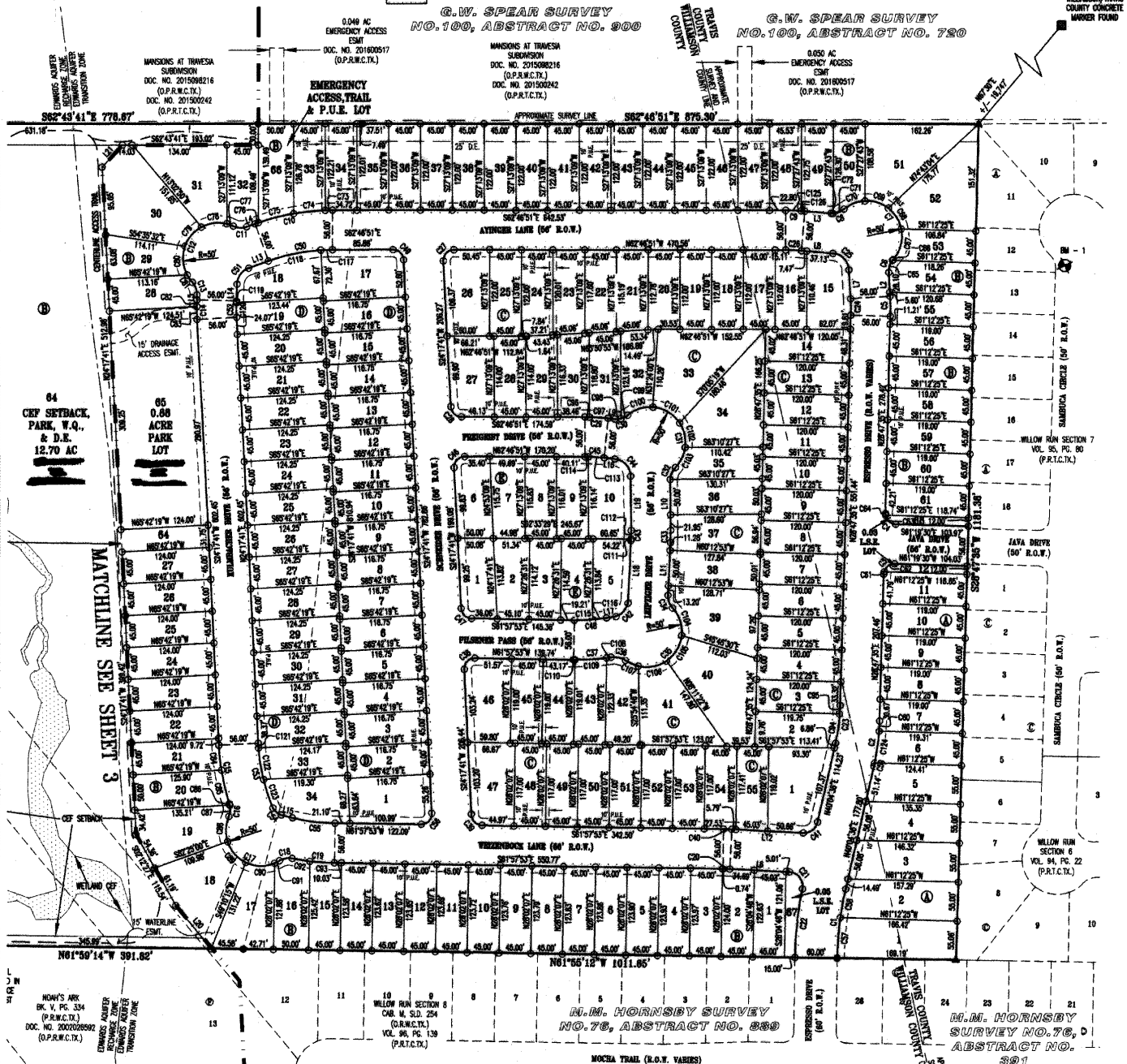
DATE: NOVEMBER 1, 2018  
 OWNER:  
 KB HOME LONE STAR, INC.  
 10800 PECAN PARK BLVD., STE. 200  
 AUSTIN, TEXAS 78750  
 (512) 651-8100 phone  
 (512) 795-6181 fax

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

TOTAL ACREAGE: 44.633 ACRES  
 SURVEY: M.M. HORNSBY SURVEY NUMBER 76,  
 ABSTRACT NUMBER 889  
 M.M. HORNSBY SURVEY NUMBER 76,  
 ABSTRACT NUMBER 391

APPLICATION SUBMITTAL DATE: OCTOBER 17, 2017

SCALE: 1" = 100'



SHEET NO. 2 OF 7

Carlson, Brigance & Doering, Inc.

FIRM ID #93791 REG. # 10024900

Civil Engineering Surveying  
 5501 West William Cannon Austin, Texas 78749  
 Phone No. (512) 280-5160 Fax No. (512) 280-5165



F.E.M.A. MAP NO. 4845300255J AND 4845300260J  
 TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.  
 DATED: AUGUST 18, 2014

F.E.M.A. MAP NO. 48491C0630E AND 48491C0635E  
 WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.  
 DATED: SEPTEMBER 26, 2008

BENCHMARK:  
 BM # 1 - MAG NAIL W/ WASHER  
 ELEVATION = 889.02'

C8J-2016-0248.1A

PATH-J:\4901\SURVEY\PLAT - TIMMERMANN.dwg

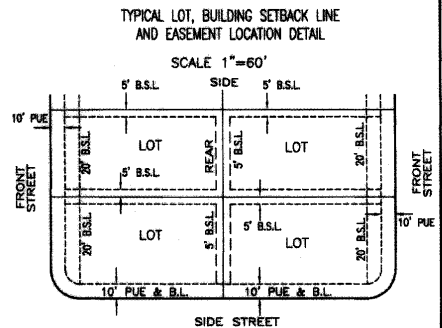
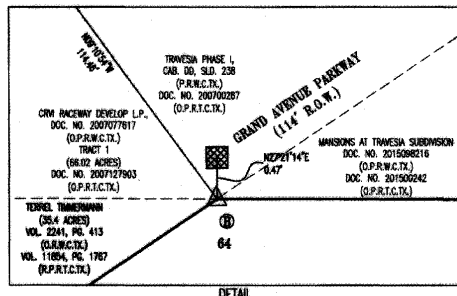
Doc# 2019000851

# TIMMERMANN, PHASE 1

## LEGEND

- 1/2" CAPPED IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" CAPPED IRON ROD SET (UNLESS OTHERWISE NOTED)
- ▲ MAG NAIL FOUND IN CONCRETE
- △ CALCULATED POINT
- - - APPROXIMATE SURVEY LINE
- - - APPROXIMATE EDWARDS ACQUETA TRANSITION LINE
- - - APPROXIMATE COUNTY LINE
- - - PROPOSED SIDEWALK
- - - CWRQZ (CRITICAL WATER QUALITY ZONE)
- - - R.O.W. RIGHT OF WAY
- - - P.U.E. PUBLIC UTILITY EASEMENT
- - - B.L. BUILDING SETBACK LINE
- ▨ WETLANDS CEF AREA

SCALE: 1" = 100'



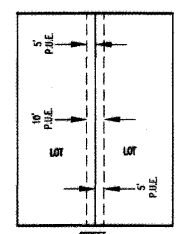
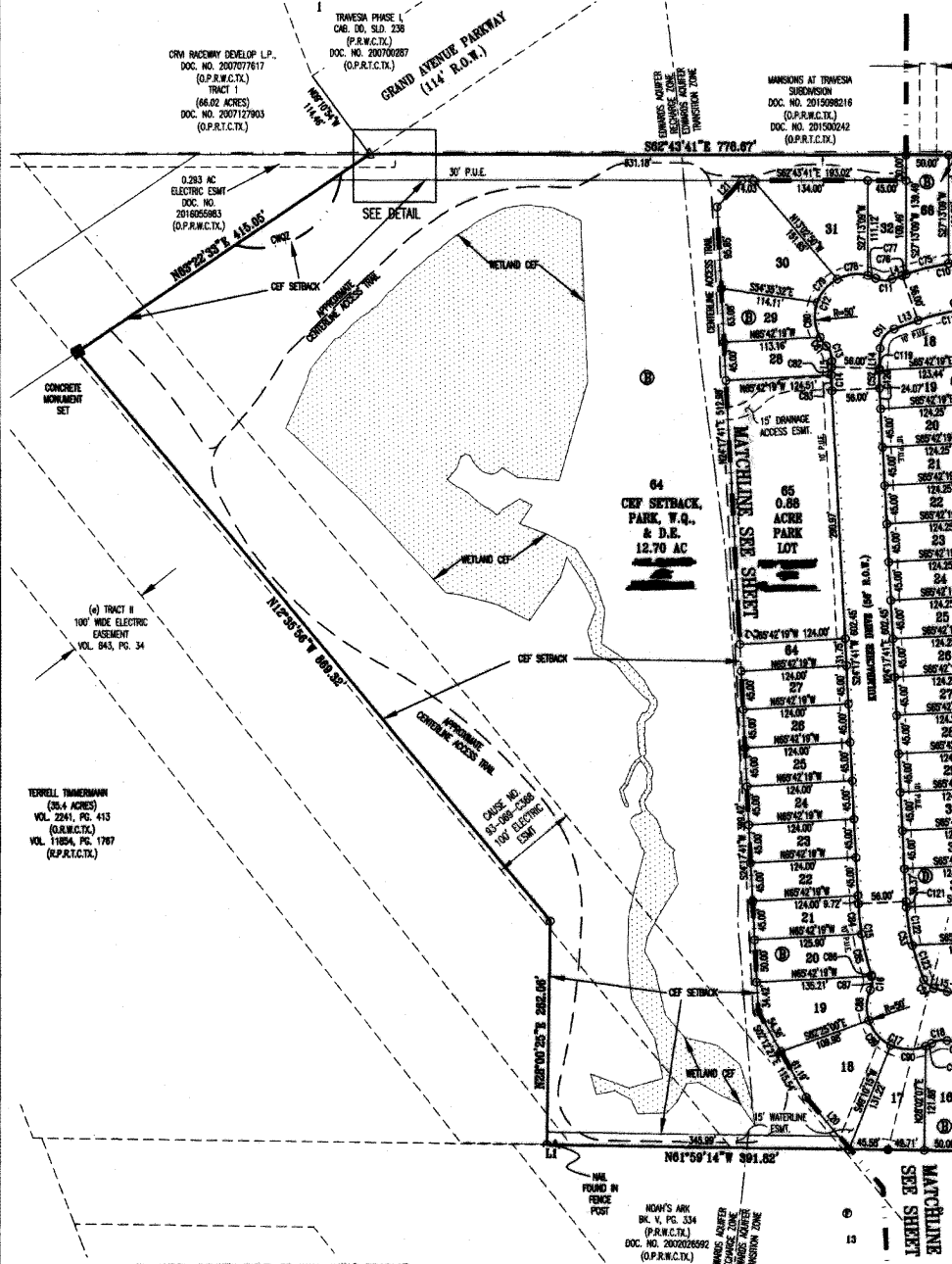
### TRAVIS COUNTY AREA TABLE

TOTAL AREA WITHIN SUBDIVISION	44.634 ACRES (1,944,2396 sq. ft.)
AREA OF SUBDIVISION WITHIN TRAVIS COUNTY	6.068 ACRES (264,315 sq. ft.)
TOTAL AREA OF SINGLE FAMILY LOTS	23.383 ACRES (1,018,563 sq. ft.)
SINGLE FAMILY LOTS WITHIN TRAVIS COUNTY	4.813 ACRES (136,299 sq. ft.)
LANDSCAPE LOTS	0.063 ACRES (2,760 sq. ft.)
AREA WITHIN STREETS	1.388 ACRES (59,585 sq. ft.)

LOT NO.	ACRES	SQ. FT.	IN TRAVIS COUNTY
1	0.104	4,533	4,533
2	0.178	7,788	7,788
3	0.178	7,788	7,788
4	0.178	7,788	7,788
5	0.178	7,788	7,788
6	0.178	7,788	7,788
7	0.178	7,788	7,788
8	0.178	7,788	7,788
9	0.178	7,788	7,788
10	0.178	7,788	7,788
11	0.178	7,788	7,788
12	0.081	3,500	3,500

LOT NO.	ACRES	SQ. FT.	IN TRAVIS COUNTY
13	0.081	3,500	3,500
14	0.081	3,500	3,500
15	0.081	3,500	3,500
16	0.081	3,500	3,500
17	0.081	3,500	3,500
18	0.081	3,500	3,500
19	0.081	3,500	3,500
20	0.081	3,500	3,500
21	0.081	3,500	3,500
22	0.081	3,500	3,500
23	0.081	3,500	3,500
24	0.081	3,500	3,500
25	0.081	3,500	3,500
26	0.081	3,500	3,500
27	0.081	3,500	3,500
28	0.081	3,500	3,500
29	0.081	3,500	3,500
30	0.081	3,500	3,500
31	0.081	3,500	3,500
32	0.081	3,500	3,500
33	0.081	3,500	3,500
34	0.081	3,500	3,500
35	0.081	3,500	3,500
36	0.081	3,500	3,500
37	0.081	3,500	3,500
38	0.081	3,500	3,500
39	0.081	3,500	3,500
40	0.081	3,500	3,500
41	0.081	3,500	3,500
42	0.081	3,500	3,500
43	0.081	3,500	3,500
44	0.081	3,500	3,500
45	0.081	3,500	3,500
46	0.081	3,500	3,500
47	0.081	3,500	3,500
48	0.081	3,500	3,500
49	0.081	3,500	3,500
50	0.081	3,500	3,500
51	0.081	3,500	3,500
52	0.081	3,500	3,500
53	0.081	3,500	3,500
54	0.081	3,500	3,500
55	0.081	3,500	3,500
56	0.081	3,500	3,500
57	0.081	3,500	3,500
58	0.081	3,500	3,500
59	0.081	3,500	3,500
60	0.081	3,500	3,500
61	0.081	3,500	3,500
62	0.081	3,500	3,500
63	0.081	3,500	3,500
64	0.081	3,500	3,500
65	0.081	3,500	3,500
66	0.081	3,500	3,500
67	0.081	3,500	3,500
68	0.081	3,500	3,500
69	0.081	3,500	3,500
70	0.081	3,500	3,500
71	0.081	3,500	3,500
72	0.081	3,500	3,500
73	0.081	3,500	3,500
74	0.081	3,500	3,500
75	0.081	3,500	3,500
76	0.081	3,500	3,500
77	0.081	3,500	3,500
78	0.081	3,500	3,500
79	0.081	3,500	3,500
80	0.081	3,500	3,500
81	0.081	3,500	3,500
82	0.081	3,500	3,500
83	0.081	3,500	3,500
84	0.081	3,500	3,500
85	0.081	3,500	3,500
86	0.081	3,500	3,500
87	0.081	3,500	3,500
88	0.081	3,500	3,500
89	0.081	3,500	3,500
90	0.081	3,500	3,500
91	0.081	3,500	3,500
92	0.081	3,500	3,500
93	0.081	3,500	3,500
94	0.081	3,500	3,500
95	0.081	3,500	3,500
96	0.081	3,500	3,500
97	0.081	3,500	3,500
98	0.081	3,500	3,500
99	0.081	3,500	3,500
100	0.081	3,500	3,500



### TRAVIS COUNTY LOT TABLE

FULL SINGLE FAMILY LOTS	23
PARTIAL SINGLE FAMILY LOTS	20
LANDSCAPE LOTS	2

### WILLIAMSON COUNTY LOT TABLE

FULL SINGLE FAMILY LOTS	128
PARTIAL SINGLE FAMILY LOTS	20
LANDSCAPE LOTS	1
PARK LOTS	1
CEF SETBACK, PARK, W.Q., & D.E. LOT	1
EMERGENCY ACCESS, TRAIL & P.U.E. LOT	1

### WILLIAMSON COUNTY RIGHT-OF-WAY LINEAR FOOTAGE

ESPRESSO DRIVE	ROW VARIES	574'
AYINGER LANE	56' ROW	873'
SCHNEIDER DRIVE	56' ROW	870'
KULMBACHER DRIVE	56' ROW	815'
WEIZENBOCK LANE	56' ROW	812'
FREIGEIST DRIVE	56' ROW	309'
PILSNER PASS	56' ROW	289'
LEPZIGER DRIVE	56' ROW	268'
TOTAL		4,810'

### TRAVIS COUNTY RIGHT-OF-WAY LINEAR FOOTAGE

ESPRESSO DRIVE	ROW VARIES	452'
AYINGER LANE	56' ROW	54'
JAVA DRIVE	56' ROW	147'
TOTAL		653'

SHEET NO. 3 OF 7

**Carlson, Brigrance & Doering, Inc.**  
 FIRM ID #F3791 • REG. # 10224900  
 Civil Engineering • Surveying  
 5501 West William Cannon • Austin, Texas 78749  
 Phone No. (512) 280-5160 • Fax No. (512) 280-5165

C8J-2016-0248.1A

PATH-J:\4901\SURVEY\PLAT - TIMMERMANN.dwg

Doc# 2019000851

# TIMMERMANN, PHASE 1

Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent DELTA
C1	96.55	470.00	S34°04'10"W	98.37	49.46 12°00'51"
C2	94.59	328.00	N34°28'06"E	64.49	32.40 11°17'01"
C3	23.53	15.00	S23°47'51"E	21.19	14.97 89°52'50"
C4	23.59	15.00	S16°15'57"E	21.24	15.03 90°07'05"
C5	28.25	331.00	N28°20'54"E	28.24	14.13 43°32'22"
C6	19.65	25.00	S48°25'18"W	19.15	10.36 49°02'08"
C7	150.12	90.00	N17°04'19"W	96.76	717.05 172°01'21"
C8	19.65	25.00	N89°23'55"W	19.15	10.36 49°02'08"
C9	27.10	328.00	N89°24'51"W	27.08	13.56 44°00'00"
C10	112.24	328.00	N72°35'01"W	111.89	36.67 19°36'20"
C11	19.65	25.00	S59°52'07"E	19.15	10.36 49°02'08"
C12	138.37	50.00	S63°22'19"W	98.25	284.05 158°33'17"
C13	19.65	25.00	N68°36'44"E	19.15	10.36 49°02'08"
C14	27.88	328.00	S28°42'45"W	27.87	13.85 43°00'07"
C15	94.52	328.00	S16°54'45"W	84.29	42.50 14°46'53"
C16	18.00	25.00	N30°09'24"E	17.81	9.41 41°15'13"
C17	128.73	50.00	S21°49'31"E	95.43	198.84 143°13'03"
C18	18.77	25.00	N72°55'37"W	18.33	9.85 43°00'51"
C19	60.37	328.00	S58°41'32"E	60.28	30.27 10°32'41"
C20	9.88	272.00	N80°56'38"W	9.88	4.85 2°02'28"
C21	34.40	20.00	N10°38'38"W	30.32	23.24 88°33'32"

Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent DELTA
C22	97.79	530.00	S33°21'00"W	97.85	49.03 10°34'17"
C23	53.57	272.00	N34°28'06"E	53.48	26.87 11°17'01"
C24	23.47	275.00	N28°20'54"E	23.46	11.74 43°32'22"
C25	35.76	25.00	N17°04'19"W	32.79	21.71 81°57'04"
C26	22.47	272.00	N89°24'51"W	22.46	11.24 44°00'00"
C27	24.33	15.00	S70°45'25"W	21.75	15.79 82°55'28"
C28	22.80	15.00	S19°14'35"E	20.86	14.25 87°04'32"
C29	33.32	331.00	N59°53'46"W	33.31	16.88 5°46'05"
C30	19.65	25.00	S79°31'50"E	19.15	10.36 49°02'08"
C31	151.76	50.00	N19°03'57"W	99.86	939.90 173°54'35"
C32	18.02	25.00	S50°03'40"W	18.57	10.00 43°36'02"
C33	17.10	331.00	N88°18'20"E	17.10	8.55 2°57'34"
C34	19.65	25.00	S07°16'03"W	19.15	10.36 49°02'08"
C35	145.96	50.00	N68°22'41"E	99.38	447.77 187°15'25"
C36	22.64	30.00	N49°38'49"W	22.11	11.89 43°14'25"
C37	53.55	331.00	S88°35'57"E	53.49	28.83 8°16'08"
C38	24.54	15.00	S71°09'54"W	21.80	18.01 83°44'26"
C39	22.58	15.00	S18°50'00"E	20.51	14.05 86°15'34"
C40	11.49	328.00	N80°56'38"W	11.49	5.84 2°02'28"
C41	27.85	200.00	N80°04'38"E	25.71	16.78 80°00'00"
C42	34.33	25.00	N88°07'40"E	31.70	20.46 78°41'07"

Line Table		
Line #	Length	Direction
L1	9.87	N61°58'35"W
L2	33.70	N23°54'13"E
L3	37.56	S88°02'51"E
L4	12.40	S82°23'11"E
L5	7.00	N28°07'48"E
L6	84.72	N59°55'24"W
L7	10.73	N23°54'13"E
L8	44.80	N88°02'51"W
L9	9.87	S57°00'46"E
L10	71.35	S28°48'35"W
L11	74.48	S28°47'07"W

Line Table		
Line #	Length	Direction
L12	101.47	S89°58'24"E
L13	29.59	S82°23'11"E
L14	23.98	N28°07'48"E
L15	16.47	N49°04'35"W
L16	15.15	N67°00'46"W
L17	9.79	S71°31'48"E
L18	84.10	N28°47'07"E
L19	78.80	N28°48'33"E
L20	78.80	S122°11'10"E
L21	42.82	S70°18'44"W

LOT SIZE	NO.
< 1 ACRE	177
1-2 ACRE	0
2-5 ACRE	0
5-10 ACRE	0
> 10 ACRE	1
MINIMUM LOT SIZE: 0.031 AC (1,366 sq. ft.)	
AVERAGE LOT SIZE: 0.209 AC (9,114 sq. ft.)	

Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent DELTA
C43	14.20	275.00	N28°18'20"E	14.20	7.10 2°57'34"
C44	36.58	25.00	N15°05'37"W	33.40	22.45 83°50'19"
C45	27.88	275.00	N69°53'46"W	27.87	13.85 5°46'05"
C46	24.33	15.00	S70°45'25"W	21.75	15.79 82°55'28"
C47	22.58	15.00	S18°50'00"E	20.51	14.05 86°15'34"
C48	45.91	275.00	S88°44'50"E	45.88	23.01 9°33'54"
C49	22.80	15.00	N19°14'38"W	20.86	14.25 87°04'32"
C50	83.07	272.00	N72°35'01"W	82.82	47.00 19°36'20"
C51	29.88	25.00	S63°22'19"W	28.13	17.02 88°29'01"
C52	22.95	272.00	S28°42'45"W	22.95	11.48 43°00'07"
C53	94.39	272.00	S14°21'11"W	93.92	47.88 19°53'00"
C54	15.55	25.00	S22°20'07"E	15.50	8.04 35°38'28"
C55	81.18	272.00	S55°31'24"E	81.03	30.71 12°52'58"
C56	24.54	15.00	N17°09'54"W	21.80	18.01 83°44'26"
C57	57.27	470.00	S31°31'11"W	57.23	28.67 6°58'53"
C58	41.29	470.00	S37°33'37"W	41.27	20.66 5°01'36"
C59	4.94	328.00	N38°38'43"E	4.94	2.47 0°51'45"
C60	14.33	200.00	N30°02'27"E	14.33	7.17 2°30'13"
C61	3.24	15.00	S34°58'47"W	3.23	1.63 12°22'25"
C62	20.29	15.00	S79°55'10"W	18.78	12.04 77°30'32"
C63	20.79	15.00	S21°37'02"E	19.17	12.46 79°24'58"

Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent DELTA
C64	2.80	15.00	S23°26'31"W	2.80	1.41 10°42'08"
C65	18.08	25.00	S44°35'51"W	17.87	9.44 41°23'15"
C66	1.59	25.00	S87°06'55"W	1.59	0.80 3°38'54"
C67	48.65	50.00	N42°12'33"E	44.98	26.18 52°27'37"
C68	36.71	50.00	N04°58'53"W	34.86	18.85 40°50'15"
C69	35.40	50.00	N49°43'18"W	34.86	18.48 40°33'38"
C70	32.38	50.00	N89°32'32"W	31.80	16.77 37°04'54"
C71	18.96	25.00	S83°30'02"E	18.63	8.82 38°51'58"
C72	2.89	25.00	S81°07'58"E	2.89	1.36 6°10'14"
C73	10.28	328.00	N63°40'42"W	10.28	5.14 1°47'45"
C74	45.26	328.00	N88°51'46"W	45.23	22.67 7°54'24"
C75	51.83	328.00	N78°58'32"W	51.58	25.87 9°01'08"
C76	5.08	328.00	N81°58'38"W	5.08	2.53 0°53'04"
C77	8.82	50.00	N42°58'44"W	8.81	4.83 11°15'23"
C78	37.10	50.00	N89°51'47"W	36.25	18.45 42°30'43"
C79	36.63	50.00	S87°33'35"W	35.82	18.18 41°56'33"
C80	42.36	50.00	S23°38'04"W	41.10	22.54 48°32'27"
C81	12.45	50.00	S28°44'15"E	12.42	6.28 14°16'11"
C82	8.40	328.00	S28°18'33"W	8.40	4.70 1°38'30"
C83	18.28	328.00	S25°53'30"W	18.28	9.14 3°11'37"
C84	35.35	328.00	S21°12'28"W	35.33	17.88 6°10'28"

Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent DELTA
C85	48.17	328.00	S13°48'30"W	48.13	24.83 8°35'24"
C86	1.73	25.00	N11°30'58"E	1.73	0.87 3°58'16"
C87	18.27	25.00	N32°08'32"E	18.88	8.43 37°16'57"
C88	36.58	50.00	S29°49'13"W	35.78	19.16 41°55'57"
C89	40.05	50.00	S14°05'18"E	38.98	21.17 45°53'24"
C90	42.22	50.00	S81°13'23"E	40.98	22.46 48°22'45"
C91	7.87	50.00	S89°55'24"E	7.86	3.94 9°01'17"
C92	25.33	328.00	S53°37'56"E	25.32	12.67 4°25'28"
C93	35.03	328.00	S88°54'17"E	35.02	17.53 6°07'12"
C94	41.80	272.00	N35°39'57"E	41.84	20.88 8°48'18"
C95	11.89	272.00	N30°01'27"E	11.89	5.84 2°27'45"
C96	8.54	331.00	N82°12'52"W	8.54	3.27 1°07'57"
C97	26.78	331.00	N69°18'50"W	26.77	13.40 4°38'06"
C98	8.72	25.00	S67°00'20"E	8.88	4.40 19°58'08"
C99	10.83	25.00	S89°31'24"E	10.84	5.55 29°03'01"
C100	38.16	50.00	N80°11'03"W	37.24	20.06 43°43'43"
C101	45.44	50.00	N32°17'13"W	43.88	24.42 52°03'56"
C102	35.34	50.00	N14°33'52"E	35.64	18.01 41°36'14"
C103	41.83	50.00	N63°37'20"E	41.30	16.46 38°28'42"
C104	32.57	50.00	N89°01'38"E	41.11	22.55 48°33'14"
C105	43.18	50.00	N88°02'42"E	41.85	23.04 49°28'58"

Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent DELTA
C106	41.80	50.00	S73°16'00"E	40.59	22.21 47°53'38"
C107	18.61	50.00	S38°38'23"E	18.50	9.41 21°19'34"
C108	6.58	331.00	S70°38'57"E	6.56	3.28 1°08'08"
C109	45.16	331.00	S88°11'22"E	45.12	22.81 7°49'00"
C110	1.83	331.00	S82°07'23"E	1.83	0.91 0°19'00"
C111	2.20	275.00	N29°33'21"E	2.20	1.10 0°27'30"
C112	12.00	275.00	N88°04'34"E	12.00	6.00 2°30'02"
C113	22.70	275.00	N68°23'13"W	22.78	11.40 4°44'53"
C114	4.88	275.00	N82°16'15"W	4.88	2.45 1°01'11"
C115	25.82	275.00	S64°38'16"E	25.81	12.82 5°22'48"
C116	20.06	275.00	S89°28'13"E	20.08	10.06 4°11'08"
C117	18.78	272.00	N64°32'53"W	18.78	8.38 3°32'04"
C118	78.29	272.00	N24°21'03"W	78.05	38.40 16°04'16"
C119	2.91	272.00	S28°50'07"E	2.91	1.00 0°29'22"
C120	20.95	272.00	S28°30'04"W	20.94	10.48 4°24'45"
C121	6.83	272.00	S23°35'48"W	6.83	3.31 1°23'46"
C122	45.31	272.00	S18°07'54"W	45.28	22.77 3°32'45"
C123	42.45	272.00	S88°52'58"W	42.41	21.27 8°58'31"
C124	45.32	328.00	N39°15'20"E	45.29	22.70 7°50'02"
C125	22.22	328.00	N80°50'23"E	22.22	11.12 3°52'56"
C126	4.87	328.00	N88°28'23"W	4.87	2.44 0°51'04"

WILLIAMSON COUNTY AREA TABLE	
TOTAL AREA WITHIN SUBDIVISION	44,634 ACRES (1,944,239 sq. ft.)
AREA OF SUBDIVISION WITHIN WILLIAMSON COUNTY	38,566 ACRES (1,679,922 sq. ft.)
TOTAL AREA OF SINGLE FAMILY LOTS	23,383 ACRES (1,018,563 sq. ft.)
SINGLE FAMILY LOTS WITHIN WILLIAMSON COUNTY	18,798 ACRES (858,263 sq. ft.)
PARK LOT	0.880 ACRES (38,349 sq. ft.)
CEF SETBACK, PARK, W.Q., & D.E. LOT	12.703 ACRES (553,355 sq. ft.)
EMERGENCY ACCESS, TRAIL & P.U.E. LOT	0.152 ACRES (6,622 sq. ft.)
AREA WITHIN STREETS	5.735 ACRES (250,597 sq. ft.)

BLOCK 'X'			BLOCK 'Y'			BLOCK 'Z'		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
1	0.113	4,914	1	0.128	5,537	1	0.128	5,537
2	0.084	3,682	2	0.123	5,346	2	0.123	5,346
3	0.083	3,672	3	0.125	5,455	3	0.125	5,455
4	0.092	4,057	4					

# TIMMERMANN, PHASE 1

GENERAL NOTES:

- 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: ESPRESSO DRIVE, AYINGER LANE, SCHNEIDER DRIVE, KULMBACHER DRIVE, WEIZENBOCK LANE, FREIGEST DRIVE, LEFZIGER DRIVE, PILSENER PASS AND JWA 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. LOC 25-6-351, 30-3-191
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LAND DEVELOPMENT CODE.
- NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER COLLECTION 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.
- THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITIES 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 PLAT VARIATION 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 SUBDIVISION WAS APPROVED AND RECORDED PRIOR TO THE CONSTRUCTION AND ACCEPTANCE OF ALL STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND TRAVIS COUNTY, DATED JANUARY 2, 2019 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 NUMBER 2019000330, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES ARE TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN URBAN STANDARDS.
- IN ADDITION TO THE EASEMENTS SHOWN HEREON, THE FOLLOWING PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED: TEN FOOT (10') ALONG AND ADJACENT TO ALL STREET RIGHT-OF-WAYS.
- ONCOR ELECTRIC HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. ONCOR ELECTRIC WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE ONCOR ELECTRIC 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 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 THIS PROJECT. THE DEVELOPER SHALL INCLUDE ALL ONCOR ELECTRIC WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- 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.
- IN ACCORDANCE WITH THE PRELIMINARY PLAN, THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS, AS RECORDED IN DOCUMENT NO. 2019000529 OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND DOCUMENT NO. 2019000193 OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
- 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 AT EXISTING CONDITIONS.
- NO OBJECTS NOT LIMITED TO BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT OR WATER QUALITY EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
- 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 NOW MAY ALSO REQUIRE A LICENSE AGREEMENT.
- THIS SUBDIVISION SHALL BE DEVELOPED AND CONSTRUCTED AS A SMALL LOT SUBDIVISION IN COMPLIANCE WITH TITLE 30-2-232.
- THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURE, INCLUDING THE WATER AND WASTEWATER UTILITY IMPROVEMENTS, OFFSITE MAIN EXTENSION, AND SYSTEM UPGRADES TO SERVE EACH LOT.
- ALL CORNER LOTS SHALL BE A MINIMUM OF 4,500 SQUARE FEET.
- LANDSCAPE, MAINTENANCE, GREENBELT, DRAINAGE EASEMENTS, AND PRIVATE DRAINAGE EASEMENTS SHALL BE OWNED AND MAINTAINED BY WILLOW TRACE HOMEOWNER'S ASSOCIATION.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- ALL ACTIVITIES WITHIN THE CEF BUFFER 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.
- WATER AND WASTEWATER SHALL BE PROVIDED BY CITY OF AUSTIN.
- ALL NON-RESIDENTIAL LOTS SHALL BE OWNED AND MAINTAINED BY THE WILLOW TRACE HOMEOWNER'S ASSOCIATION. THESE LOTS ARE: LOT 12, BLOCK A, AND LOTS 64, 65, 66, 67, & 68 BLOCK B.
- ALL STREETS WITHIN THIS SUBDIVISION SHALL BE PUBLIC ROADWAYS.
- TYPE 1 DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTION RIGHT-OF-WAY, THAN 60 PERCENT PARCEL FRONTAGE OR 50', WHICHEVER IS LESS.
- ACCESS TO LOT 64, BLOCK B, SHALL BE TAKEN THROUGH LOT 66, BLOCK B.
- A TRAVIS COUNTY PERMIT IS REQUIRED PRIOR TO ANY DEVELOPMENT WITHIN TRAVIS COUNTY.
- PARKLAND DEDICATION HAS BEEN PROVIDED PER TITLE 25 AND TITLE 30 OF THE CITY CODE FOR 171 SINGLE FAMILY LOTS AND 172 MULTIFAMILY UNITS. THE AREA TO BE DEDICATED IS SHOWN AS LOTS 64 AND 65 BLOCK B, THESE LOTS SHALL BE DEDICATED TO THE CITY OF AUSTIN UPON ANNEXATION FOR ALL PURPOSES. PRIOR TO DEDICATION, THESE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND OPEN TO THE PUBLIC BY A PARK EASEMENT. RECREATIONAL AMENITIES WILL BE CONSTRUCTED ON THE PARK EASEMENT TO SATISFY THE PARK DEVELOPMENT REQUIREMENT. FISCAL SURETY WAS POSTED WITH THE CITY UNTIL SUCH TIME AS THE AMENITIES ARE CONSTRUCTED AND APPROVED BY THE PARKS AND RECREATION DEPARTMENT.
- NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN AS INDICATED ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 4845300260J & 4853002254, TRAVIS COUNTY, TEXAS, AND INCORPORATED AREAS, DATED AUGUST 18, 2014 AND FIRM PANEL NO. 484910035E, WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS, DATED SEPTEMBER 26, 2008.
- A PORTION OF THIS PLAT IS LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS SUBJECT TO TCEC REGULATIONS.
- LOT 27 BLOCK B REQUIRES A 15' BUILDING SETBACK AT THE REAR OF THE LOT FOR DRAINAGE SETBACK REQUIREMENTS.

LEGAL DESCRIPTION:

44.634 ACRES OF LAND OUT OF THE M.M. HORNSBY SURVEY NO. 76, ABSTRACT NO. 889, AND OUT OF THE M.M. HORNSBY SURVEY NO. 76, ABSTRACT NO. 564, BOTH IN TRAVIS COUNTY AND WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 60.301 ACRE TRACT OF LAND CONVEYED TO KB HOME LONE STAR, INC., IN DOCUMENT NO. 2018048619, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALSO RECORDED IN DOCUMENT NO. 2018027221, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

BEING ALL OF THAT CERTAIN 44.634 ACRE TRACT OR PARCEL OF LAND BEING OUT OF AND A PART OF THE M.M. HORNSBY SURVEY NUMBER 76, ABSTRACT NUMBER 889, WILLIAMSON COUNTY, TEXAS AND THE M.M. HORNSBY SURVEY NUMBER 76, ABSTRACT NUMBER 391, TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF A CALLED 35.4 ACRE TRACT OF LAND AND ALL OF A CALLED 24.9 ACRE TRACT OF LAND CONVEYED TO TERRELL TIMMERMANN IN VOLUME 2241, PAGE 415 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.X.), AND BEING ALSO RECORDED IN VOLUME 11854, PAGE 1767 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.X.), SAID 44.634 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A MAG NAIL FOUND IN CONCRETE, BEING THE EASTERNMOST CORNER OF SAID 24.9 ACRE TRACT, SAME BEING THE COMMON NORTHERNMOST CORNER OF LOT 10 AND LOT 11, BLOCK A, WILLOW RUN, SECTION 7, A SUBDIVISION RECORDED IN VOLUME 99, PAGE 80 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.X.), AND ALSO BEING AT A CORNER IN THE SOUTHWEST LINE OF LOT 1, BLOCK C, MANSIONS AT TRAVESIA, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2015098216, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.X.), AND BEING ALSO RECORDED IN DOCUMENT NUMBER 201500242, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.X.), FOR THE EAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S28°47'35"W, WITH THE SOUTHEAST LINE OF SAID 24.9 ACRE TRACT, AND THE COMMON NORTHWEST LINE OF SAID WILLOW RUN, SECTION 7, AND WILLOW RUN, SECTION 6, A SUBDIVISION RECORDED IN VOLUME 94, PAGE 22 (P.R.T.C.T.X.), A DISTANCE OF 1,181.38 FEET TO A MAG NAIL FOUND IN CONCRETE, AT THE SOUTH CORNER OF SAID 24.9 ACRE TRACT, SAME BEING THE WESTERNMOST CORNER OF LOT 6, BLOCK C OF SAID WILLOW RUN, SECTION 6, AND ALSO BEING IN THE NORTHEAST LINE OF LOT 24, WILLOW RUN, SECTION 6, A SUBDIVISION RECORDED IN CABINET M, SLIDE 254, (O.P.R.W.C.T.X.), AND ALSO BEING RECORDED IN VOLUME 96, PAGE 139 (P.R.T.C.T.X.), FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N61°55'12"W, WITH THE SOUTHWEST LINE OF SAID 24.9 ACRE TRACT AND THE COMMON NORTHEAST LINE OF SAID WILLOW RUN, SECTION 8, A DISTANCE OF 1,011.65 FEET TO A 1/2" IRON ROD FOUND AT THE WESTERNMOST CORNER OF SAID 24.9 ACRE TRACT, SAME BEING THE SOUTHERNMOST CORNER OF SAID 35.4 ACRE TRACT, ALSO BEING AT A CORNER IN THE NORTHEAST LINE OF LOT 12 OF SAID WILLOW RUN, SECTION 8, FOR A POINT IN THE SOUTHWEST LINE OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, WITH THE SOUTHWEST LINE OF SAID 35.4 ACRE TRACT, THE NORTHEAST LINE OF SAID WILLOW RUN, SECTION 8, AND THE NORTHEAST LINE OF LOT 1, BLOCK A, NOAH'S ARK SUBDIVISION, RECORDED IN DOCUMENT NUMBER 2002026592, (O.P.R.W.C.T.X.), THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

- N61°59'14"W, A DISTANCE OF 391.82 FEET TO A 60D NAIL FOUND IN A WOOD FENCE CORNER POST, IN THE SOUTHWEST LINE OF THE HEREIN DESCRIBED TRACT OF LAND, SAME BEING IN THE NORTHEAST LINE OF SAID LOT 1, BLOCK A, AND
- N61°59'35"W, A DISTANCE OF 9.87 FEET TO A CAPPED 1/2" IRON ROD SET, FOR A SOUTHERLY WEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING IN THE NORTHEAST LINE OF SAID LOT 1, BLOCK A, AND ALSO BEING IN THE SOUTHWEST LINE OF SAID 35.4 ACRE TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 35.4 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3,

- N28°00'25"E, A DISTANCE OF 262.06 FEET TO A CAPPED 1/2" IRON ROD SET,
- N12°35'59"W, A DISTANCE OF 869.32 FEET TO A CAPPED 1/2" IRON ROD SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, AND
- N83°22'33"E, A DISTANCE OF 415.05 FEET TO A CAPPED 1/2" IRON ROD SET, FOR THE NORTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAME BEING AT THE SOUTHERNMOST CORNER OF A CALLED 66.02 ACRE TRACT OF LAND CONVEYED TO GRV RACEWAY DEVELOPMENT, LP, IN DOCUMENT NUMBER 2007077617, (O.P.R.W.C.T.X.), AND RECORDED IN DOCUMENT NUMBER 2007127903, (O.P.R.T.C.T.X.), ALSO BEING AT THE WESTERNMOST CORNER OF SAID LOT 1, BLOCK C, MANSIONS AT TRAVESIA,

THENCE, S82°43'41"E, WITH THE NORTHEAST LINE OF SAID 35.4 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID LOT 1, BLOCK C, MANSIONS AT TRAVESIA SUBDIVISION, A DISTANCE OF 778.67 FEET TO A 1/2" IRON ROD FOUND, AT THE EASTERNMOST CORNER OF THE SAID 35.4 ACRE TRACT, SAME BEING THE NORTHERNMOST CORNER OF SAID 24.9 ACRE TRACT, AND ALSO BEING AT A POINT IN THE SOUTHWEST LINE OF SAID LOT 1, BLOCK C, MANSIONS AT TRAVESIA SUBDIVISION, FOR A POINT IN THE NORTHEAST LINE OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S82°46'51"E, WITH THE NORTHEAST LINE OF SAID 24.9 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID LOT 1, BLOCK C, MANSION AT TRAVESIA SUBDIVISION, A DISTANCE OF 875.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 44.634 ACRES OF LAND.

SHEET NO. 5 OF 7

Carlson, Brigrance & Doering, Inc.  
 FIRM ID #F3791 REG. # 10024900  
 Civil Engineering Surveying  
 5901 West William Cannon Austin, Texas 78749  
 Phone No. (512) 280-5160 Fax No. (512) 280-5165

Doc # 2019000851

# TIMMERMANN, PHASE 1

STATE OF TEXAS:  
COUNTY OF TRAVIS:

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 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 OWNER(S) 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 THE 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.

I, DANA DEBEALVOIR, CLERK OF TRAVIS COUNTY DO HEREBY CERTIFY THAT ON THE 13 DAY OF November, 2018, A.D., THE COMMISSIONERS 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, THIS THE 14 DAY OF November, 2018, A.D.

Gillian Porter  
DEPUTY, COUNTY CLERK  
TRAVIS COUNTY, TEXAS  
SILLIAN PORTER



ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, THIS THE 16 DAY OF November, 2018, A.D.

Janet B. Adams  
CHAIRPERSON, JOLENE KOLBASSA

ANA AGUIRRE  
SECRETARY, ANA AGUIRRE

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 13 DAY OF December, 2018, A.D.

Cesar Zavala For  
CESAR ZAVALA FOR  
J. RODNEY GONZALES, DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, DANA DEBEALVOIR, CLERK OF TRAVIS COUNTY DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.,

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER \_\_\_\_\_

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. DANA DEBEALVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: DEPUTY

STATE OF TEXAS:  
COUNTY OF WILLIAMSON:

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE 4th DAY OF JANUARY, 2019, A.D., AT 8:57 O'CLOCK A. M., AND

DULY RECORDED ON THE 4th DAY OF JANUARY, 2019, A.D., AT 9:06 O'CLOCK A. M., IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NUMBER 201900851

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT  
WILLIAMSON COUNTY, TEXAS

BY: Brenda McKenzie  
DEPUTY Brenda McKenzie



THIS SUBDIVISION IS LOCATED WITHIN THE 2-MILE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF AUSTIN,

ON THIS THE 12th DAY OF December, 2018, A.D.

SHEET NO. 6 OF 7

Carlson, Brigrance & 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

Doc# 2019000851

# TIMMERMANN, PHASE 1

STATE OF TEXAS §  
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS: THAT JOHN ZINSMEYER, ACTING HEREIN BY AND THROUGH KB HOME LONE STAR, INC., AUTHORIZED AGENT, BEING THE OWNER OF THAT CERTAIN 44.634 ACRE TRACT OF LAND OUT OF THE M.M. HORNSBY SURVEY No. 76, ABSTRACT No. 889, AND OUT OF THE M.M. HORNSBY SURVEY No. 76, ABSTRACT No. 391, SITUATED IN TRAVIS COUNTY TEXAS, AND WILLAMSON COUNTY, TEXAS, AS CONVEYED BY DEED AS RECORDED IN DOCUMENT NUMBER 2018048619, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 44.634 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:  
**"TIMMERMANN, PHASE 1"**

AND DOES 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 16, DAY OF 11, 2018 A.D.

[Signature]  
JOHN ZINSMEYER, VICE PRESIDENT  
KB HOME LONE STAR, INC.  
10800 PECAN PARK BLVD, SUITE 200  
AUSTIN, TEXAS 78750

STATE OF TEXAS:  
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN ZINSMEYER, VICE PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 16 DAY OF 11, 2018 A.D.

[Signature]  
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS  
TARA BARKER



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

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THE NOTES, INFORMATION AND PROVISIONS CONTAINED ON THIS PLAT COMPLY WITH THE DEVELOPMENT ORDINANCES ADOPTED BY THE CITY OF AUSTIN AND WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

SURVEYED BY: [Signature] DATE: 12/16/2018  
AARON V. THOMASON, RPLS # 6214  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749  
AARON@CBDEING.COM



ENGINEER'S FLOOD PLAN CERTIFICATION

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN AS INDICATED ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 48453C022601 & 4853002554, TRAVIS COUNTY, TEXAS, AND INCORPORATED AREAS, DATED AUGUST 18, 2014 AND FIRM PANEL NO. 48491C0455E, WILLAMSON COUNTY, TEXAS AND INCORPORATED AREAS, DATED SEPTEMBER 26, 2008.

ENGINEERING BY: [Signature] DATE: 11-12-18  
LEE A. WHITED, P.E. NO. 102471  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749  
lee@cbdeing.com



SHEET NO. 7 OF 7

**Carlson, Brigrance & Doering, Inc.**  
 FIRM ID #F3751 • REG. # 10024900  
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