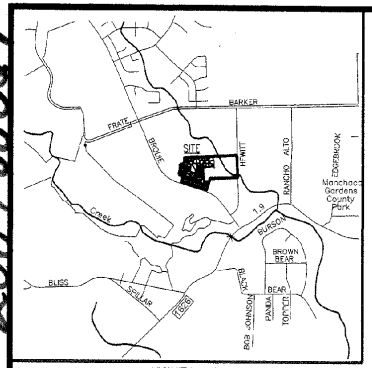
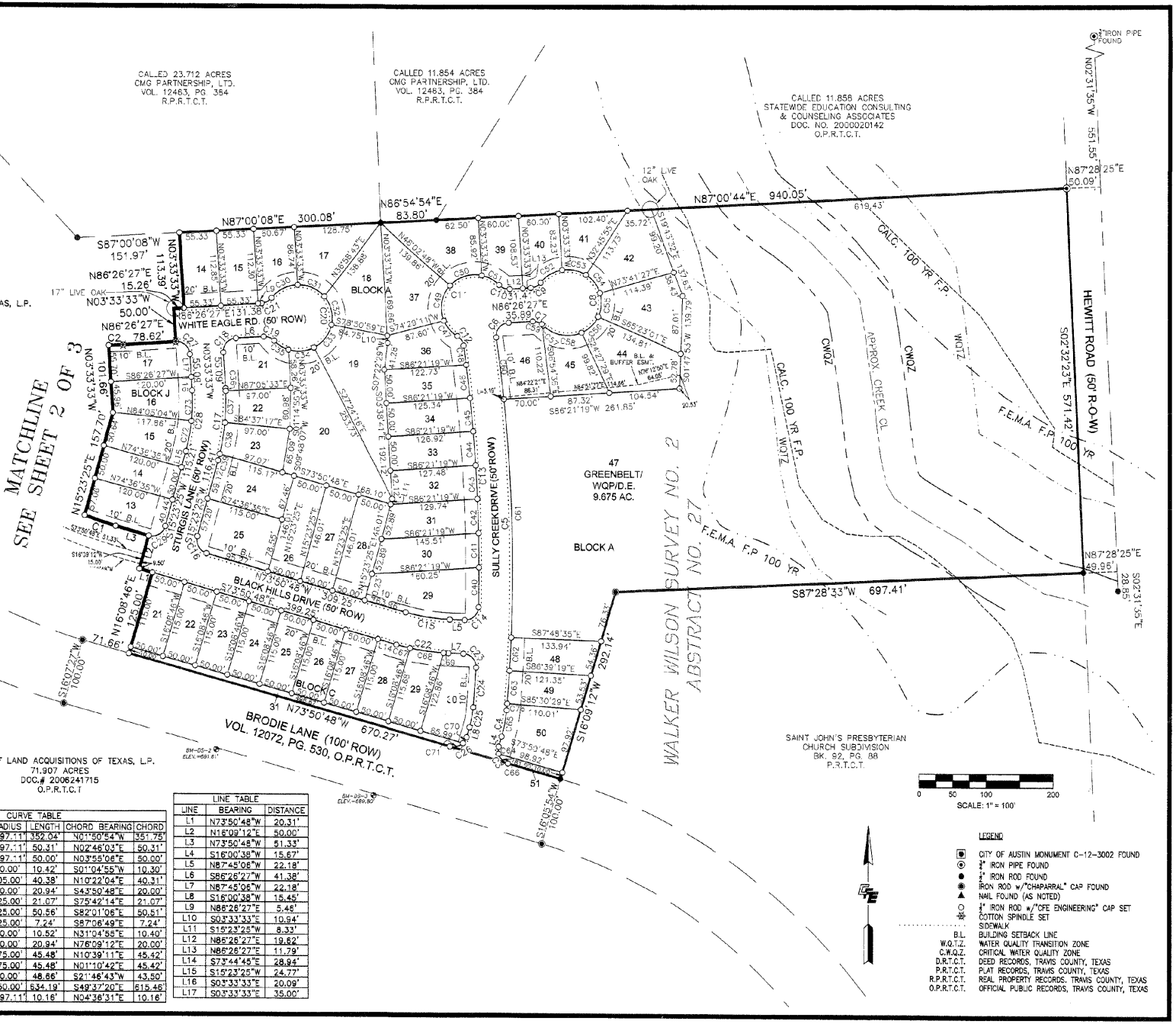


VICINITY MAP
(NO SCALE)



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	4°49'56"	575.00'	48.49'	S71°25'50"E	48.48'
C2	3°46'17"	325.00'	21.39'	N88°19'36"E	21.39'
C3	89°51'25"	20.00'	31.37'	S28°55'05"E	28.25'
C4	11°17'07"	205.00'	40.38'	N10°22'04"E	40.31'
C5	12°45'53"	2497.11'	556.32'	N01°39'26"W	555.17'
C6	94°28'50"	20.00'	32.98'	S39°12'03"W	29.37'
C7	49°59'41"	20.00'	17.45'	N88°33'42"W	16.90'
C8	279°59'23"	50.00'	244.34'	N03°33'33"W	64.29'
C9	49°59'41"	20.00'	17.45'	N61°26'37"E	16.90'
C10	49°59'41"	20.00'	17.45'	S88°33'42"E	16.90'
C11	194°58'29"	50.00'	170.15'	S38°56'54"W	99.15'
C12	50°37'29"	20.00'	17.67'	N33°13'36"W	17.10'
C13	9°06'01"	2447.11'	388.67'	N03°21'51"W	388.26'
C14	91°03'44"	20.00'	31.79'	N46°43'02"E	28.55'
C15	13°54'18"	275.00'	66.74'	S80°47'57"E	66.58'
C16	89°14'13"	20.00'	31.15'	S29°13'41"E	28.10'
C17	18°56'58"	325.00'	107.49'	N05°54'56"E	107.00'
C18	90°00'00"	20.00'	31.42'	S41°26'27"W	28.28'
C19	49°59'40"	20.00'	17.45'	N68°33'43"W	16.90'
C20	279°59'23"	50.00'	244.34'	N03°33'32"W	64.29'
C21	49°59'41"	20.00'	17.45'	N61°26'37"E	16.90'
C22	13°54'18"	325.00'	78.87'	S80°47'57"E	78.68'
C23	91°03'44"	20.00'	31.79'	N42°13'14"W	28.55'
C24	1°24'52"	2447.11'	60.41'	N04°01'05"E	60.41'
C25	11°17'07"	155.00'	30.53'	N10°22'04"E	30.48'
C26	90°08'35"	20.00'	31.47'	N61°04'55"E	28.32'
C27	90°00'00"	20.00'	31.42'	N48°33'33"W	28.28'
C28	18°56'58"	275.00'	90.95'	N05°54'56"E	90.54'
C29	90°45'47"	20.00'	31.68'	N60°46'19"E	28.47'
C30	51°48'50"	50.00'	45.22'	S62°21'11"W	43.69'
C31	51°26'43"	50.00'	44.89'	N66°01'03"W	43.40'
C32	51°26'43"	50.00'	44.89'	N14°34'20"W	43.40'
C33	51°26'43"	50.00'	44.89'	N36°52'23"E	43.40'
C34	44°58'45"	50.00'	39.25'	N85°05'06"E	38.25'
C35	28°51'40"	50.00'	25.19'	S57°59'41"E	24.92'
C36	0°39'06"	325.00'	3.70'	N03°14'00"W	3.70'
C37	8°17'09"	325.00'	47.00'	N01°14'08"E	46.96'
C38	8°16'15"	325.00'	46.91'	N09°30'50"E	46.87'
C39	1°44'28"	325.00'	9.88'	N14°31'11"E	9.88'
C40	1°22'29"	2447.11'	58.72'	N00°29'55"E	58.71'
C41	1°10'20"	2447.11'	50.06'	N00°46'29"W	50.06'
C42	1°10'16"	2447.11'	50.02'	N01°56'48"W	50.02'
C43	1°10'15"	2447.11'	50.00'	N03°07'03"W	50.00'
C44	1°10'15"	2447.11'	50.00'	N04°17'18"W	50.00'
C45	1°10'17"	2447.11'	50.03'	N05°27'34"W	50.03'
C46	1°10'20"	2447.11'	50.07'	N06°37'52"W	50.07'
C47	36°13'58"	50.00'	31.62'	S40°25'21"E	31.09'
C48	0°41'49"	2447.11'	29.76'	N07°33'57"W	29.76'
C49	64°15'35"	50.00'	56.08'	S09°49'25"W	53.18'
C50	59°50'38"	50.00'	52.22'	S71°52'31"W	49.88'
C51	34°38'19"	50.00'	30.23'	N60°53'01"W	29.77'
C52	43°47'05"	50.00'	38.21'	S58°20'18"W	37.29'
C53	42°32'05"	50.00'	37.12'	N78°30'07"W	36.27'
C54	40°55'32"	50.00'	35.71'	N36°46'19"W	34.96'
C55	40°55'32"	50.00'	35.71'	N04°09'13"E	34.96'
C56	40°55'32"	50.00'	35.71'	N45°04'45"E	34.96'
C57	8°18'14"	20.00'	2.90'	N47°42'58"W	2.90'
C58	70°53'37"	50.00'	61.87'	S79°00'40"E	57.99'
C59	41°41'28"	20.00'	14.55'	N72°42'49"W	14.23'
C60	2°09'09"	2497.11'	93.81'	N06°57'48"W	93.80'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C61	8°04'39"	2497.11'	352.04'	N01°50'54"W	351.75'
C62	1°09'16"	2497.11'	50.31'	N02°46'03"E	50.31'
C63	1°08'50"	2497.11'	50.00'	N03°55'06"E	50.00'
C64	29°51'25"	20.00'	10.42'	S01°04'55"W	10.30'
C65	11°17'07"	205.00'	40.38'	N10°22'04"E	40.31'
C66	60°00'00"	20.00'	20.94'	S43°50'48"E	20.00'
C67	3°42'53"	325.00'	21.07'	S75°42'14"E	21.07'
C68	8°54'50"	325.00'	50.56'	S82°01'06"E	50.51'
C69	1°16'35"	325.00'	7.24'	S87°06'49"E	7.24'
C70	30°08'35"	20.00'	10.52'	N31°04'55"E	10.40'
C71	60°00'00"	20.00'	20.94'	N76°09'12"E	20.00'
C72	9°28'29"	275.00'	45.48'	N10°39'11"E	45.42'
C73	9°28'29"	275.00'	45.48'	N01°10'42"E	45.42'
C74	92°55'48"	30.00'	48.66'	S21°46'43"W	43.50'
C75	48°26'55"	750.00'	634.19'	S49°37'20"E	615.46'
C76	00°13'59"	2497.11'	10.16'	N04°36'31"E	10.16'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N73°50'48"W	20.31'
L2	N16°08'12"E	50.00'
L3	N73°50'48"W	51.33'
L4	S16°00'38"W	15.67'
L5	N87°45'06"W	22.18'
L6	S86°26'27"W	41.38'
L7	N87°45'06"W	22.18'
L8	S16°00'38"W	15.45'
L9	N86°26'27"E	5.46'
L10	S03°33'33"E	10.94'
L11	S15°23'25"W	8.33'
L12	N86°26'27"E	19.82'
L13	N86°26'27"E	11.79'
L14	S73°44'45"E	28.94'
L15	S15°23'25"W	24.77'
L16	S03°33'33"E	20.09'
L17	S03°33'33"E	35.00'

LEGEND

- CITY OF AUSTIN MONUMENT C-12-3002 FOUND
- ½" IRON PIPE FOUND
- ½" IRON ROD FOUND
- IRON ROD w/"CHAPARRAL" CAP FOUND
- NAIL FOUND (AS NOTED)
- ½" IRON ROD w/"CFE ENGINEERING" CAP SET
- COTTON SPINDLE SET
- SIDEWALK
- B.L. BUILDING SETBACK LINE
- W.Q.T.Z. WATER QUALITY TRANSITION ZONE
- C.W.Q.Z. CRITICAL WATER QUALITY ZONE
- D.R.T.C.T. DEED RECORDS, TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

200700045
3/8/07 $92.00

PHOTOGRAPHIC MYLAR

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Austin, Texas 78767-1528
www.cfaulknerengineering.com

TRAVIS COUNTY, TEXAS

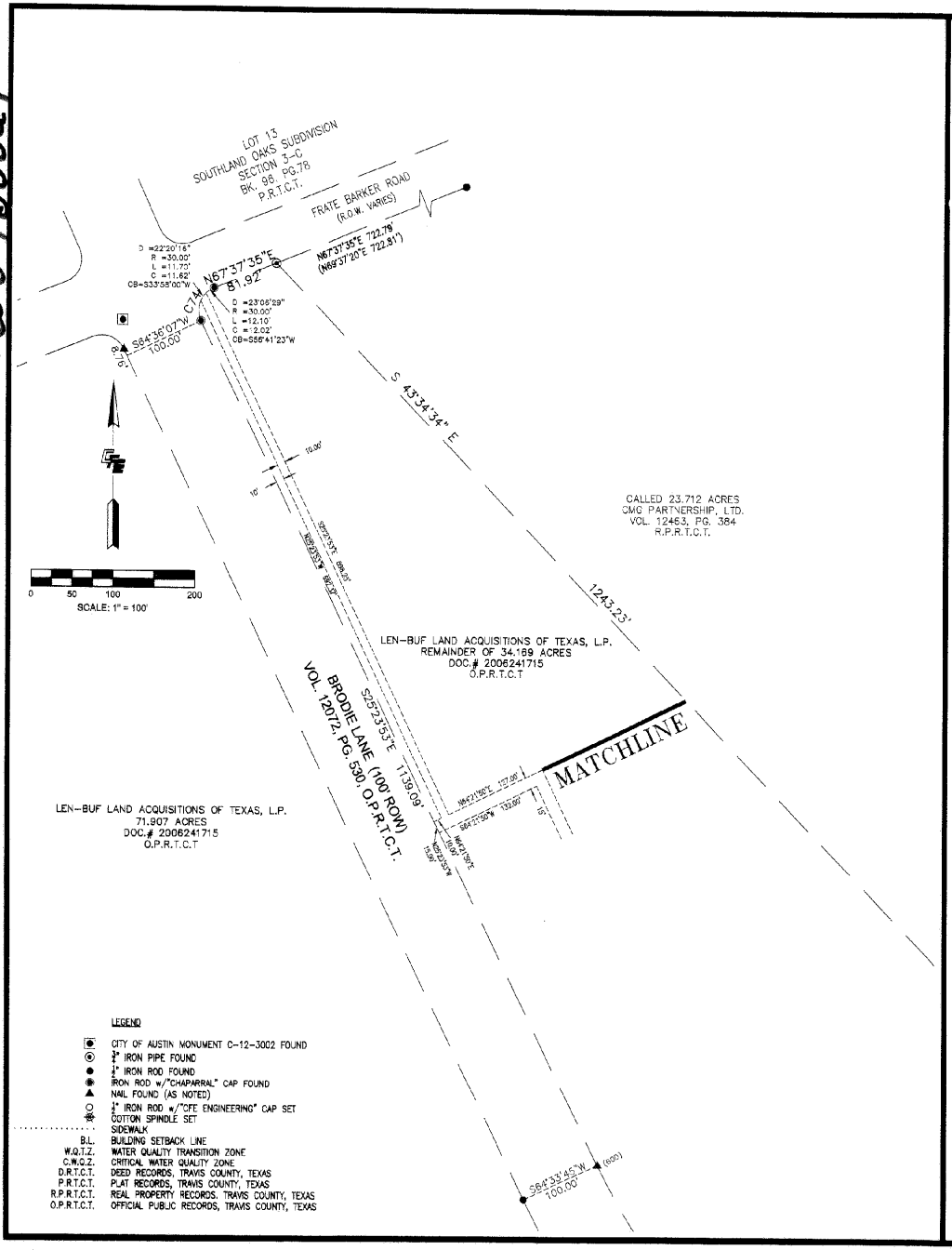
DATE:	JUNE, 2006
SURVEYOR:	BRYAN D. NEWSOME, RPLS 5657
TECHNICIAN:	B.D. NEWSOME
FIELDBOOK:	66, 75
JOB NUMBER:	2012.002
DESCRIPTION:	BRIDGES AT BEAR CREEK
DRAWING:	J:\LENNAR\DAKOTA SPRINGS\SURVEY\CADD \FINAL PLAT\BBCp1s1FP.DWG

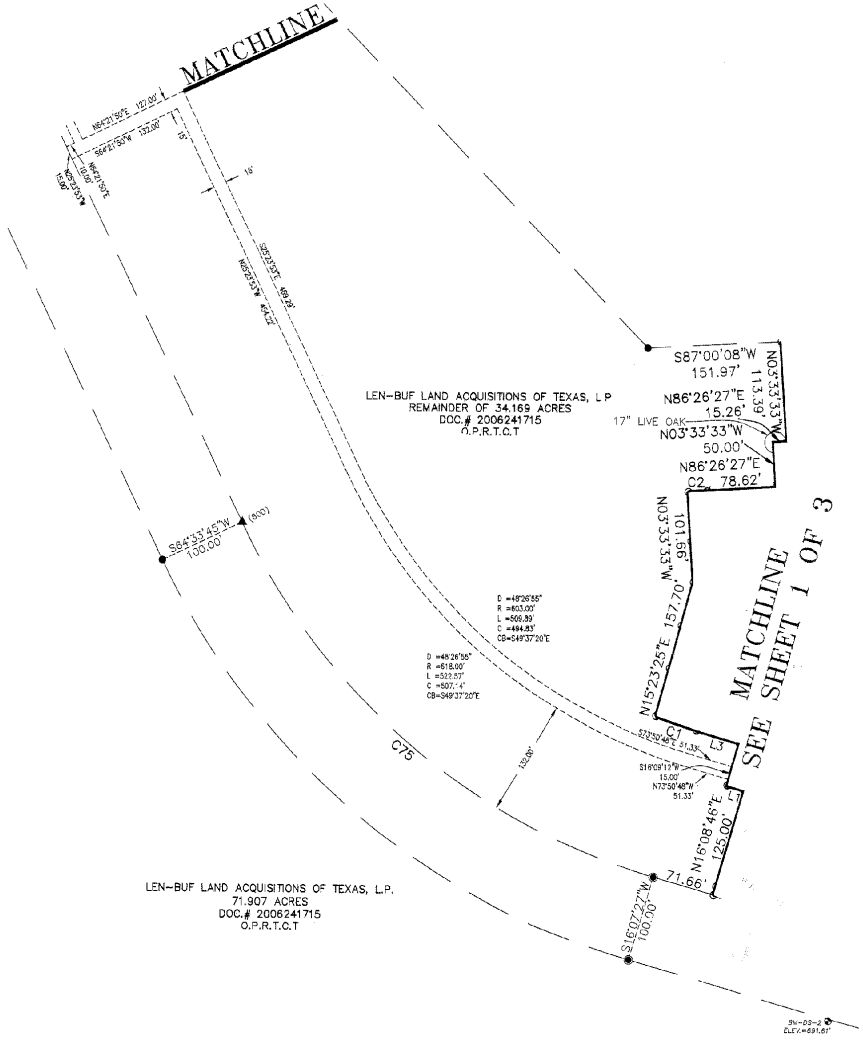
BRIDGES AT BEAR CREEK
PHASE 1, SECTION 1

CFE PLAT NO.
BBCp1s1FP

1
OF 3

200700049





LEGEND

- CITY OF AUSTIN MONUMENT C-12-3002 FOUND
- ½" IRON PIPE FOUND
- ½" IRON ROD FOUND
- IRON ROD w/"CHAPARRAL" CAP FOUND
- NAIL FOUND (AS NOTED)
- ½" IRON ROD w/"CFE ENGINEERING" CAP SET
- COTTON SPINDLE SET
- SIDEWALK
- B.L. BUILDING SETBACK LINE
- W.Q.T.Z. WATER QUALITY TRANSITION ZONE
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- D.R.T.C.T. DEED RECORDS, TRAVIS COUNTY, TEXAS
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TRAVIS COUNTY, TEXAS	
DATE:	JUNE, 2006
SURVEYOR:	BRYAN D. NEWSOME, RPLS 5657
TECHNICIAN:	B.D. NEWSOME
FIELDBOOK:	65, 75
JOB NUMBER:	2012.002
DESCRIPTION:	BRIDGES AT BEAR CREEK
DRAWING:	J:\LENNAR\DAKOTA SPRINGS\SURVEY\CADD
	\FINAL PLAT\BBCp1s1FP.DWG

BRIDGES AT BEAR CREEK
PHASE 1, SECTION 1

CFE PLAT NO.
BBCp1s1FP

2
OF 3

PHOTOGRAPHIC MYLAR

200700049

NOTES:

1. LAND USE SUMMARY

LAND USE	LOTS	ACREAGE
SINGLE FAMILY LOTS	51	8.726
GREENBELT/WQP/DRAINAGE	1	9.675
HOMEOWNERS ASSOC.	2	0.137
STREET RIGHT-OF-WAY		2.426 AC
TOTAL:	54	20.964

2. THIS TRACT IS LOCATED WITHIN THE BEAR CREEK WATERSHED. THE SITE IS CLASSIFIED AS SUBURBAN WATERSHED. IN THE SUBURBAN WATERSHED, WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LOT PURSUANT TO LAND DEVELOPMENT CODE 25-8-211.

3. THE SUBDIVISION CONTAINS 20.964 ACRES.

4. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL, GREENBELT/DRAINAGE/WATER QUALITY POND, AND LANDSCAPE.

5. 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; BLACK HILLS DRIVE, STURGIS LANE, WHITE EAGLE ROAD, AND SULLY CREEK 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.

6. THE PROPOSED 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP #4845300260 F, FOR TRAVIS COUNTY, TEXAS, DATED JANUARY 19, 2000. NO PORTION OF RESIDENTIAL LOTS IS WITHIN THE DESIGNATED FLOOD HAZARD.

7. DIRECT ACCESS TO BRODIE LANE SHALL BE PROHIBITED FOR ALL SINGLE FAMILY LOTS.

8. ALL STREET, DRAINAGE, AND SIDEWALKS ARE REQUIRED TO BE INSTALLED TO CITY OF AUSTIN STANDARDS.

9. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.

10. HEALTH DEPARTMENT RESTRICTION: NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS.

11. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT(S) AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

12. NO BUILDINGS, FENCES, LANDSCAPING, OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS, EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.

13. ALL RIGHT-OF-WAY RETURNS WILL HAVE A RADIUS OF 20 FEET UNLESS NOTED OTHERWISE.

14. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.

15. 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 _____, 20__. 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 UNDER DOC. NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

16. AS PROJECT ENTERS CONSTRUCTION PLAN PHASE, TREES TO BE REMOVED WILL BE PROVIDED FROM AN ON-THE-GROUND TREE SURVEY.

17. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC SECTION 30-5-181, AND THE ENVIRONMENTAL CRITERIA MANUAL.

18. WATER QUALITY CONTROLS ARE REQUIRED FOR DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LOT IN SUBURBAN WATERSHEDS, PURSUANT TO LDC SECTION 30-5-211.

19. 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. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

20. PRIOR TO CONSTRUCTION, EXCEPT SINGLE FAMILY AND/OR DUPLEX ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.

21. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDERDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOT(S) 54 BLOCK(S) 3 REQUIRES APPROVAL OF A CONSTRUCTION PERMIT.

NO FILL SHALL BE ALLOWED IN THE FLOODPLAIN ON THESE LOTS EXCEPT BY SEPARATE PERMIT.

22. ALL NON-RESIDENTIAL LOTS TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION:

LOT	BLOCK
47	"A"
51	"A"
31	"C"

23. WATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.

24. WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.

25. TRAVIS COUNTY IS THE PARK PROVIDER.

26. ALL REQUIRED PARKING WILL BE PROVIDED WITHIN THE LOT.

27. LANDSCAPE LOT 51, BLOCK A AND LANDSCAPE LOT 31, BLOCK C ARE HEREBY RESTRICTED FROM DEVELOPMENT AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

28. HOMEOWNER'S ASSOCIATION BYLAWS, COVENANTS AND RESTRICTIONS ARE RECORDED UNDER DOCUMENT NO. 2007044442 OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS.

29. NO PORTION OF THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

BENCH MARK LIST:

BM-DS-2 ELEV. = 691.61 FT (NAVD 88)
COTTON GIN SPINDLE SET IN UTILITY POLE IN SOUTH ROW OF BRODIE LANE, 70.6' WEST OF AND 100' SOUTH OF THE SOUTHWEST CORNER OF LOT 23, BLOCK C.

BM-DS-3 ELEV. = 689.80 FT (NAVD 88)
COTTON GIN SPINDLE SET IN UTILITY POLE IN SOUTH ROW OF BRODIE LANE, 100' SOUTH OF THE SOUTHEAST CORNER OF LOT 52, BLOCK A, DAKOTA SPRINGS, PHASE 1, SECTION 1

STREET NAME	R.O.W.	FOC-FOC	LENGTH	SIDEWALK
SULLY CREEK DRIVE	50'	30'	809.12'	BOTH SIDES
BLACK HILLS DRIVE	50'	30'	539.66'	BOTH SIDES
STURGIS LANE	50'	30'	360.21'	BOTH SIDES
WHITE EAGLE ROAD	50'	30'	185.00'	BOTH SIDES
TOTAL:			1893.99'	

THE STATE OF TEXAS:
COUNTY OF TRAVIS:

I, BRYAN D. NEWSOME, A REGISTERED PROFESSIONAL LAND SURVEYOR, AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTION OF TITLE 25 OF THE AUSTIN CITY CODE, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

CERTIFIED TO THIS THE 13th DAY OF December, 2006 A.D.

BRYAN D. NEWSOME
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5657 - STATE OF TEXAS
C FAULKNER ENGINEERING, L.P.
P.O. BOX 1528
AUSTIN, TEXAS 78767-1528
PHONE: (512)495-9470
FAX: (512)495-9473

STATE OF TEXAS · REGISTERED · BRYAN D. NEWSOME · 5657 · PROFESSIONAL · LAND SURVEYOR

FLOODPLAIN NOTE:

THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 4845300260-F, DATED JANUARY 19, 2000 FOR TRAVIS COUNTY, TEXAS AS DEFINED BY CITY REGULATIONS.

CASEY GILES, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 91797 - STATE OF TEXAS
C FAULKNER ENGINEERING, L.P.
P.O. BOX 1528
AUSTIN, TEXAS 78767-1528
PHONE: (512)495-9470
FAX: (512)495-9473

11-21-06
DATE

STATE OF TEXAS · CASEY GILES · 91797 · LICENSED · PROFESSIONAL ENGINEER

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 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. 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 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 DEVELOPERS CONSTRUCTION.

THE STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF COUNTY COURT OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT ON THE 20th DAY OF January, 2007, 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 OF SAID COUNTY, THE 1st DAY OF March, 2007, A.D.

DEPUTY
G. Porter

3-1-07
DATE

THE STATE OF TEXAS:
COUNTY OF TRAVIS:

:KNOW ALL MEN BY THESE PRESENTS

THAT LEN-BUF LAND ACQUISITIONS OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, OWNER OF 34.169 ACRES OF LAND OUT OF THE WALKER WILSON SURVEY NO. 2, ABSTRACT NO. 27 IN TRAVIS COUNTY, TEXAS, ACTING BY AND THROUGH LEN-BUF DEVELOPMENT, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, IT'S GENERAL PARTNER, BY LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION, MANAGER, AND BUFFINGTON JV FUND III MANAGEMENT, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, MANAGER, BY VIRTUE OF DEED OF RECORD IN DOCUMENT NO. 2006241715, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 20.964 ACRES OF LAND, PURSUANT TO TITLE 25 OF THE AUSTIN CITY CODE AND CHAPTERS 212 AND 232, OF THE TEXAS LOCAL GOVERNMENT CODE AND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

"BRIDGES AT BEAR CREEK, PHASE 1, SECTION 1"

SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON, UNLESS OTHERWISE INDICATED, SUBJECT TO ANY RESTRICTIONS AND EASEMENTS HERETOFORE GRANTED AND NOT RELEASED.

IN WITNESS WHEREOF, LEN-BUF LAND ACQUISITIONS OF TEXAS, L.P. HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 8th DAY OF FEBRUARY, 2007, A.D.

LEN-BUF LAND ACQUISITIONS OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP

BY: LEN-BUF DEVELOPMENT, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER

BY: LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION, MANAGER

BY: _____
JAMES DORNEY, VICE PRESIDENT

BY: BUFFINGTON JV FUND II MANAGEMENT, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, MANAGER

BY: _____
Thomas B. Buffington PRESIDENT

THE STATE OF TEXAS :
COUNTY OF TRAVIS :

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JAMES DORNEY, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES HEREIN EXPRESSED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS 8th DAY OF FEBRUARY, 2007, A.D.

NOTARY PUBLIC IN AND
FOR TRAVIS COUNTY, TEXAS

CINDAL M. GRAY · Notary Public, State of Texas · My Commission Expires 07-12-10

THE STATE OF TEXAS :
COUNTY OF TRAVIS :

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED Thomas B. Buffington, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES HEREIN EXPRESSED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS 9th DAY OF February, 2007, A.D.

NOTARY PUBLIC IN AND
FOR TRAVIS COUNTY, TEXAS

KENDRA L BARTSCH · My Commission Expires September 21, 2010

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE 2 MILE ETJ OF THE CITY OF AUSTIN.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS THIS THE 21st DAY OF November, 2006.

VICTORIA HSU, P.E., DIRECTOR
WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF AUSTIN ON THE 21st DAY OF November 2006, A.D.

CHAIRPERSON _____ SECRETARY _____

THE 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 21st DAY OF February, 2007, AT 12:00 O'CLOCK P.M., AND DULY RECORDED ON THE _____ DAY OF _____, 2007, AT _____ O'CLOCK _____ M., IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 200700049 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 8 DAY OF March, 2007, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS
1000 GUADALUPE STREET, #222
AUSTIN, TEXAS 78701

DEPUTY _____ DATE 3/8/07
V. BENAVIDES

PHOTOGRAPHIC MYLAR

C FAULKNER ENGINEERING
400 Bowie Street, Suite 250
Austin, Texas 78703
P: 512.495.9470
F: 512.495.9473
P.O. Box 1528
Austin, Texas 78767-1528
www.cfaulknerengineering.com

TRAVIS COUNTY, TEXAS	
DATE:	JUNE, 2006
SURVEYOR:	BRYAN D. NEWSOME, RPLS 5657
TECHNICIAN:	B.D. NEWSOME
FIELDBOOK:	66, 75
JOB NUMBER:	2012.002
DESCRIPTION:	DAKOTA SPRINGS PH 1, SEC 2
DRAWING:	J:\LENNAR\DAKOTA SPRINGS\SURVEY\CADD\FINAL PLAT\BBCp1s1FP.DWG

BRIDGES AT BEAR CREEK PHASE 1, SECTION 1

CFE PLAT NO. BBCp1s1FP

3 OF 3

PLATS 200700069
3 PGS

PLAT DOCUMENT # _____

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: BRIDGES AT BEAR CREEK PHASE 1
SECTION 1

OWNERS NAME: LEN BUF LAND ACQUISITIONS
LEN- BUF DEVELOPMENT LLC LENNAR TEXAS HOLDING COMPANY
BUFFINGTON JV FUND III MANAGEMENT L.L.C

RESUBDIVISION? YES ☐ NO ☒

ADDITIONAL RESTRICTIONS / COMMENTS:

2007041437 2007041438

RETURN:

CITY OF AUSTIN
505 BARTON SPRINGS
AUSTIN TX 78767

PLAT FILE STAMP
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2007 Mar 08 10:25 AM 200700069
BENAVIDESV $92.00
DANA DEBEAUVOIR COUNTY CLERK
TRAVIS COUNTY TEXAS