

2010000029

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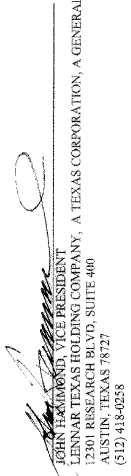
STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS THAT LENNAR BUFFINGTON ZACHARY SCOTT, L.P., HAVING ITS HOME OFFICE LOCATED IN AUSTIN, TEXAS, ACTING THROUGH ITS AUTHORIZED AGENTS, LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION ACTING HEREIN BY AND THROUGH JOHN HAMMOND, VICE PRESIDENT, BEING OWNERS OF 211.810 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24 IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED RECORDED IN DOCUMENT NO. 2004186026, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 4.965 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS:

"BRADSHAW CROSSING SUBDIVISION, SECTION THREE"

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS AS SHOWN THEREON, SUBJECT TO ANY EASEMENTS AND OR RESTRICTIONS GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS 27 DAY OF January 2010


JOHN HAMMOND, VICE PRESIDENT
LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION, A GENERAL PARTNER
12801 RESEARCH BLVD, SUITE 400
AUSTIN, TEXAS 78727
(512) 415-0255

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED JOHN HAMMOND, LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY
MY COMMISSION EXPIRES: 2-28-2012 2010 A.D.




STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

I, JOHN E BRATTIGAM, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND DO HEREBY CERTIFY THAT THIS PLAT COMES INTO COMPLIANCE WITH THE REQUIREMENTS OF TITLE 25, OF THE AUSTIN CITY CODE OF 1981 AS AMENDED, AND TO THE BEST OF MY KNOWLEDGE IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

1-25-10
DATE




JOHN E. BRATTIGAM
REGISTERED PROFESSIONAL LAND SURVEYOR
P.O. BOX 5087
DELTA SURVEY GROUP, INC.
SILVER LAKE, STE 102
AUSTIN, TEXAS 78745

THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. NO PORTION OF ANY RESIDENTIAL LOT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP NO. 48453C0395 H, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

I, CHRISTOPHER M. RUIZ, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.





CHRISTOPHER M. RUIZ
REGISTERED PROFESSIONAL ENGINEER NO. 88884
LAKESIDE ENGINEERS
1713 PALMA PLAZA
AUSTIN, TEXAS 78703

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE Full Response OF THE CITY OF AUSTIN ON THIS THE 7 DAY OF March, 2010 A.D.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 7 DAY OF March, 2010 A.D.


MICHELLE R. GURNESEY, AICP, DIRECTOR
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE 10 DAY OF March, 2010 A.D.


TERESA RABAGO, SECRETARY


GREGORY BOURGEOIS
BETTY BAKER, CHAIRPERSON

STATE OF TEXAS
COUNTY OF TRAVIS:

I, DANA DEBEAUVOUR, 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 24 DAY OF March, 2010 A.D., AT 10:00 A.M. AND DULY RECORDED ON THE 24 DAY OF March, 2010 A.D., AT 10:00 A.M. PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 20090333, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 24 DAY OF March, 2010 A.D.



DANA DEBEAUVOUR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY: C. HAMMOND


Delta Survey Group Inc.
8213 Brodie Lane Ste. 102 Austin, TX. 78745
office: (512) 282-5200 fax: (512) 282-5230

BRADSHAW CROSSING SUBDIVISION
SECTION THREE

201000029

NOTES:

- 1) 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.
- 2) PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. PLANS WILL BE FILED TO THE AMOUNT ESTABLISHED BY REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN. EXCEPT THAT RUNOFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM SHALL BE DETAINED BY THE USE OF ON-SITE PONDING OR OTHER APPROVED METHOD.
- 3) NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
- 4) ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY, SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS. AREAS OWNED BY HOMEOWNERS ASSOCIATION WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 5) THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR CONSTRUCTION PLANS OF THE SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERTAKES AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 6) PROPERTY OWNER SHALL PROVIDE ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY, AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
- 7) NO DEVELOPMENT WILL BE PERMITTED WITHIN THE CONSERVATION, DRAINAGE, AND PUBLIC UTILITY EASEMENTS, EXCEPT FOR DRAINAGE FACILITIES, AND UTILITIES, PROVIDED THAT EVEN THESE CANNOT BE CONSTRUCTED WITHIN CRITICAL ENVIRONMENTAL FEATURE SETBACKS.
- 8) FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE SATURATION AND GEOMETRIC DESIGN APPROVED BY THE CITY OF AUSTIN.
- 9) 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 SUBDIVISION PLAT. SIDEWALKS SHALL BE CONSTRUCTED PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHELDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- 10) PRIOR TO CONSTRUCTION, EXCEPT FOR DETACHED SINGLE FAMILY RESIDENTIAL ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- 11) ALL LOTS SHALL PROVIDE A MINIMUM OF 4 PARKING SPACES PER LOT. THIS INCLUDES 2 IN THE DRIVEWAY AND 2 IN THE GARAGE.
- 12) EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, IN ACCORDANCE WITH THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.
- 13) NO LOT ON THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTE WATER SYSTEMS.
- 14) AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY, AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B, OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 15) THE OWNER PRIOR TO THIS SUBDIVISION LOT SHALL PROVIDE AUSTIN ENERGY WITH AN ADEQUATE ACCESS ROADWAY, 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 50 AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 16) THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION AND TREE PROTECTION. IN ADDITION THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRICAL SERVICE TO THIS PROJECT. THIS AUSTIN ENERGY WORK SHALL BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- 17) A TEN FOOT ELECTRIC AND TELECOMMUNICATIONS EASEMENT IS HEREBY DEDICATED ADJACENT ALL ROADWAYS.
- 18) BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- 19) ALL STREETS WILL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS.
- 20) WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPROVED COVER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LOT PURSUANT TO LAND DEVELOPMENT CODE 25-8-211. TWO-YEAR PEAK FLOW CONTROL AS DETERMINED UNDER THE DRAINAGE CRITERIA MANUAL, AND THE ENVIRONMENTAL CRITERIA ARE REQUIRED PURSUANT TO LAND DEVELOPMENT CODE 25-7-41. DETENTION, RETENTION, AND WATER QUALITY FACILITIES, SHALL NOT BE LOCATED WITHIN 50 FEET OF A RESIDENTIAL STRUCTURE.
- 21) ALL DRAINAGE FACILITIES ARE LOCATED WITHIN DRAINAGE EASEMENTS AND COMPLY WITH SECTION 12.4.E OF THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL.
- 22) THE HOMEOWNERS DOCUMENT DEEDS WITHIN OF COVENANTS AND RESTRICTIONS FOR TOWNHOUSES SMALL LOT SUBDIVISIONS IS REFERENCED FROM CHAPTER 25-4-322 OF THE LAND DEVELOPMENT CODE AND IS RECORDED IN DOCUMENT NO. 2005177346, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- 23) THE SUBDIVISION SHALL BE DEVELOPED AND CONSTRUCTED AS A SMALL LOT SUBDIVISION IN COMPLIANCE WITH CHAPTER 35-4-233 OF THE LAND DEVELOPMENT CODE.
- 24) PARCLAND REQUIREMENTS SHALL BE SATISFIED IN ACCORDANCE WITH SECTION 25-1, ARTICLE 14 OF THE LAND DEVELOPMENT CODE.
- 25) ALL FINISHED FLOOR ELEVATIONS IN THIS SUBDIVISION SHALL BE 1.0 MINIMUM ABOVE THE 100 YEAR FREQUENCY FLOOD LEVEL. THE FOLLOWING MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE MAINTAINED ON THESE LOTS EXCEPT BY SEPARATE PERMIT:
NO FLS SHALL BE ALLOWED ON THE FLOODPLAIN ON THESE LOTS EXCEPT BY SEPARATE PERMIT.
- 26) THE WATER QUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE PURSUANT TO CHAPTER 25-8 OF THE CITY LAND DEVELOPMENT CODE. THE USE AND MAINTENANCE OF THESE EASEMENTS IS RESTRICTED BY SECTIONS 25-8-211 AND 25-8-213 THEREOF.
- 27) MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE ACCORDING TO CITY OF AUSTIN STANDARDS.
- 28) EROSION SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LAND DEVELOPMENT CODE 25-4-181 AND THE ENVIRONMENTAL CRITERIA MANUAL.
- 29) PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM IS BY SPECIAL AGREEMENT RIN-001-146-R AND ONL-2001-141-R.
- 30) 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 ~~February 11, 2010~~. THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THE RESPONSIBILITY MAY BE ASSIGNED TO THE SUBDIVIDER OR TO THE HOMEOWNERS ASSOCIATION BY SPECIAL AGREEMENT WITH THE CITY OF AUSTIN. SEE THE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. 2005177346, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- 31) COMMON AREAS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. REFER TO RESTRICTIVE COVENANT FILED IN DOCUMENT NO. 2005177346, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
- 32) RESIDENTIAL DEVELOPMENT IS PROHIBITED ON LOT 20, BLOCK 'M'.
- 33) THIS SITE IS LOCATED IN THE BIRD CREEK WATERSHED, SUBURBAN, CITY OF AUSTIN - FULL PURPOSE.
- 34) THIS PROJECT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- 35) THIS SUBDIVISION IS SUBJECT TO THE COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT NO. 2005177346, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
- 36) BENCHMARK LIST (NAD 83):
CORNER OF SHIRLEY GREEN DRIVE @ THE CORNER OF LISA DR LOT 14 & 16, BLOCK 04, 1619-79,
TBM 02: SQUARE CUT IN NORTHWEST CORNER OF STORM SEWER INLET ON NORTH SIDE OF ZACHARY SCOTT ST. @ 270' EAST OF BRADSHAW DR. (586-76)

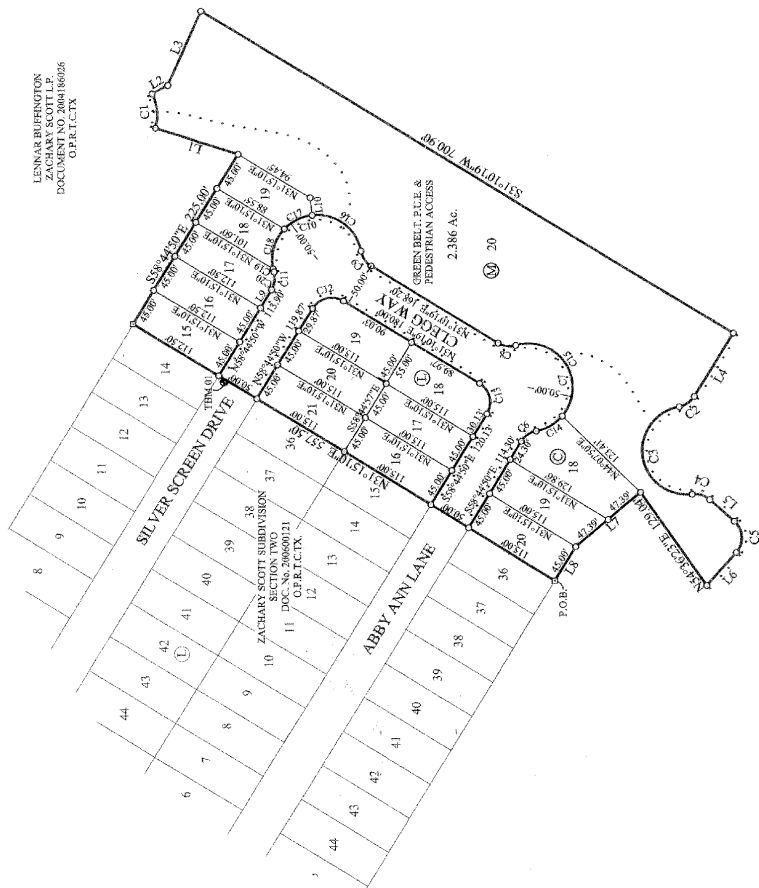
USE	LAND USE SCHEDULE	AREA (SF)	AREA (AC)	# OF LOTS
RESIDENTIAL		75,252	1.727	14
ROW		37,099	0.852	
TOTAL		112,351	2.579	14
NON-RESIDENTIAL USES				
GREEN BELT		103,934	2.386	1
TOTAL		103,934	2.386	1
TOTAL OVERALL		216,285	4.965	15

ALL USES ARE ZONED SF4-A

BRADSHAW CROSSING SUBDIVISION
SECTION THREE

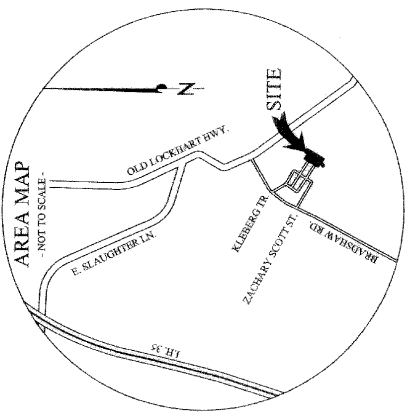
201000024

SANTIAGO DEL VALLE GRANT
 TRAVIS COUNTY, TEXAS
 OCTOBER 2009



LENNAR BUFFINGTON
 ZACHARY SCOTT L.P.
 DOCUMENT NO. 2004186026
 O.P.R.C.T.X.

LENNAR BUFFINGTON
 ZACHARY SCOTT L.P.
 DOCUMENT NO. 2004186026
 O.P.R.C.T.X.



LINE	BEARING	DISTANCE
L1	N17°42'53"E	98.72'
L2	S83°37'44"E	20.00'
L3	S65°20'44"E	91.54'
L4	S85°56'44"W	37.10'
L5	S43°10'39"W	37.10'
L6	N48°59'41"W	40.69'
L7	N49°28'40"W	94.78'
L8	N35°44'50"W	45.00'
L9	S55°44'50"E	25.90'
L10	N83°18'04"E	20.00'

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	50.00'	38.79'	38.79'	N88°11'07"E	45°39'51"
C2	50.00'	39.23'	39.23'	N87°50'11"E	45°39'51"
C3	50.00'	153.92'	99.95'	S81°10'19"W	176°22'46"
C4	25.00'	21.03'	20.41'	S17°50'58"W	48°11'23"
C5	25.00'	21.03'	35.56'	S86°10'19"W	90°30'00"
C6	25.00'	21.03'	20.41'	S54°39'09"E	48°11'23"
C7	50.00'	163.72'	99.95'	N76°12'49"E	185°27'36"
C8	50.00'	163.72'	99.95'	N76°12'49"E	185°27'36"
C9	25.00'	21.03'	20.41'	N45°16'53"E	48°11'23"
C10	50.00'	163.58'	99.85'	N13°47'15"W	186°17'55"
C11	25.00'	21.03'	20.41'	N82°30'21"W	48°11'23"
C12	25.00'	39.23'	35.53'	N1°54'11"E	89°55'00"
C13	25.00'	39.23'	35.53'	N°57'24"E	90°04'41"
C14	50.00'	34.35'	35.66'	S09°13'38"E	59°20'22"
C15	50.00'	34.35'	35.66'	S09°13'38"E	59°20'22"
C16	50.00'	75.10'	63.24'	N36°10'43"E	60°03'58"
C17	50.00'	35.15'	34.43'	N26°50'21"W	40°16'51"
C18	50.00'	48.76'	46.55'	N74°55'08"W	55°52'45"
C19	50.00'	3.50'	3.50'	S75°50'08"W	04°04'41"
C20	25.00'	21.03'	20.41'	N82°50'21"W	48°11'23"

- LEGEND**
- 1/2 INCH IRON ROD W/ PLASTIC "DELTA SURVEY" CAP SET
 - 1/2 INCH IRON ROD WITH PLASTIC "QUATRO" CAP FOUND
 - ◆ BENCHMARK
 - ⊙ BLOCK
 - POINT OF BEGINNING
 - ⊕ PUBLIC UTILITY EASIMENT
 - ⊖ OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
 - ⊗ REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
 - ⋯ SIDEWALK

SF LOTS: 14
 DRAINAGE LOTS: 0
 OTHER LOTS: 1
 BLOCKS: 3

**BRADSHAW CROSSING SUBDIVISION
 SECTION THREE**

SHEET
 3
 OF
 3

Delta Survey Group Inc.
 8213 Brodie Lane Ste. 102 Austin, TX. 78745
 officer: (512) 282-5200 fax: (512) 282-5230

CASE NO. C8-2009-0118.1A.SH

201000029

NOTES:

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- 24) PARCLAND REQUIREMENTS SHALL BE SATISFIED IN ACCORDANCE WITH SECTION 25-1, ARTICLE 14 OF THE LAND DEVELOPMENT CODE.
- 25) ALL FINISHED FLOOR ELEVATIONS IN THIS SUBDIVISION SHALL BE 1.0 MINIMUM ABOVE THE 100 YEAR FREQUENCY FLOOD LEVEL. THE FOLLOWING MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE MAINTAINED ON THESE LOTS EXCEPT BY SEPARATE PERMIT:
NO FLS SHALL BE ALLOWED ON THE FLOODPLAIN ON THESE LOTS EXCEPT BY SEPARATE PERMIT.
- 26) THE WATER QUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE PURSUANT TO CHAPTER 25-8 OF THE CITY LAND DEVELOPMENT CODE. THE USE AND MAINTENANCE OF THESE EASEMENTS IS RESTRICTED BY SECTIONS 25-8-211 AND 25-8-213 THEREOF.
- 27) MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE ACCORDING TO CITY OF AUSTIN STANDARDS.
- 28) EROSION SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LAND DEVELOPMENT CODE 25-4-181, AND THE ENVIRONMENTAL CRITERIA MANUAL.
- 29) PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM IS BY SPECIAL AGREEMENT RIN-2001-146-R AND ONL-2001-141-R.
- 30) 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 ~~February 11, 2010~~. THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THE RESPONSIBILITY MAY BE ASSIGNED TO THE SUBDIVIDER OR HIS ASSIGNS BY SPECIAL AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN. SEE THE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. 205177346, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- 31) COMMON AREAS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. REFER TO RESTRICTIVE COVENANT FILED IN DOCUMENT NO. 205177346, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
- 32) RESIDENTIAL DEVELOPMENT IS PROHIBITED ON LOT 20, BLOCK 'M'.
- 33) THIS SITE IS LOCATED IN THE BIRD CREEK WATERSHED, SUBURBAN, CITY OF AUSTIN - FULL PURPOSE.
- 34) THIS PROJECT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- 35) THIS SUBDIVISION IS SUBJECT TO THE COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT NO. 205177346, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
- 36) BENCHMARK LIST (NAD 83):
CORNER OF SHIRLEY GREEN DRIVE @ THE CORNER OF LISA DR LOT 14 & 16, BLOCK 04, 1619-79,
TBM 02: SQUARE CUT IN NORTHWEST CORNER OF STORM SEWER INLET ON NORTH SIDE OF ZACHARY SCOTT ST. @ 270' EAST OF BRADSHAW DR. (586-76)

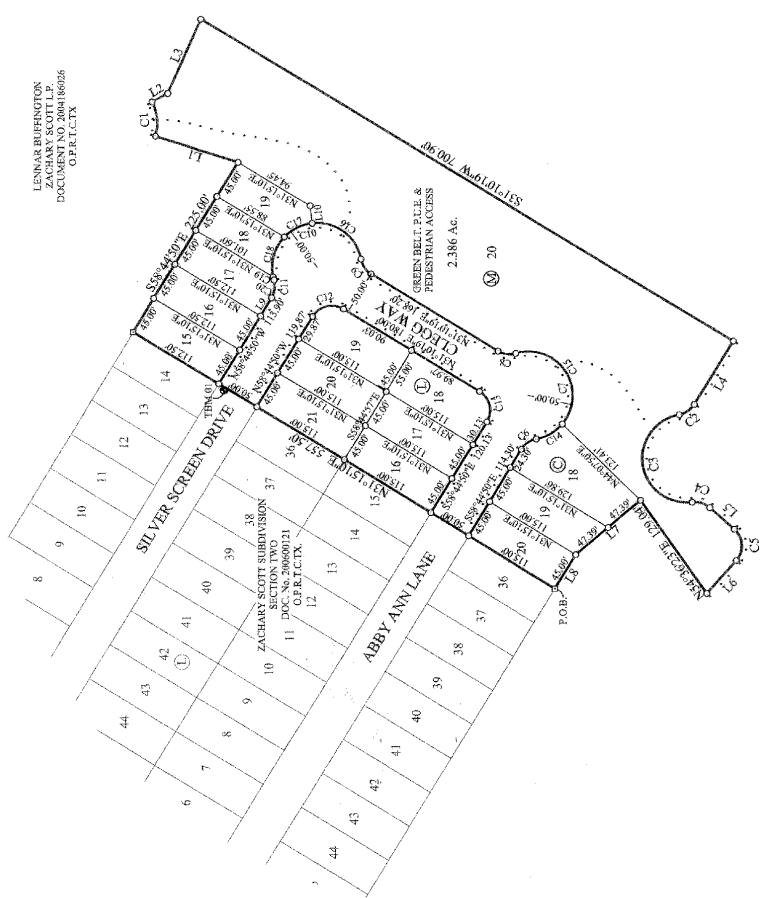
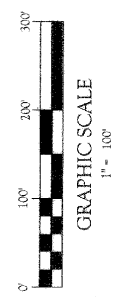
USE	LAND USE SCHEDULE	AREA (SF)	AREA (AC)	# OF LOTS
RESIDENTIAL		75,252	1.727	14
ROW		37,099	0.852	
TOTAL		112,351	2.579	14
NON-RESIDENTIAL USES				
GREEN BELT		103,934	2.386	1
TOTAL		103,934	2.386	1
TOTAL OVERALL		216,285	4.965	15

ALL USES ARE ZONED SF4-A

BRADSHAW CROSSING SUBDIVISION
SECTION THREE

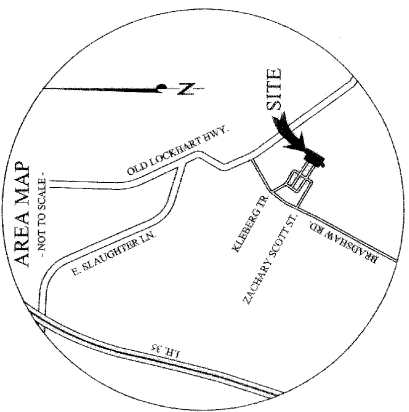
201000024

SANTIAGO DEL VALLE GRANT
 TRAVIS COUNTY, TEXAS
 OCTOBER 2009



LENNAR BUENINGTON
 ZACHARY SCOTT L.P.
 DOCUMENT NO. 2004186026
 O.P.R.C.T.X.

LENNAR BUENINGTON
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 O.P.R.C.T.X.



LINE	BEARING	DISTANCE
L1	N17°42'53"E	98.72'
L2	S83°37'44"E	20.00'
L3	S65°20'44"E	91.54'
L4	S85°56'41"W	37.10'
L5	S43°10'39"W	37.10'
L6	N48°59'41"W	40.69'
L7	N49°28'40"W	94.78'
L8	N35°44'50"W	45.00'
L9	S55°44'50"E	25.90'
L10	N83°18'04"E	20.00'

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	50.00'	38.79'	38.79'	N88°11'07"E	45°39'51"
C2	50.00'	39.23'	39.23'	N87°52'45"E	45°39'51"
C3	50.00'	153.92'	99.95'	S81°10'19"W	176°22'46"
C4	25.00'	21.03'	20.41'	S17°50'58"W	48°11'23"
C5	25.00'	21.03'	35.56'	S86°10'19"W	90°30'00"
C6	25.00'	21.03'	20.41'	S54°39'09"E	48°11'23"
C7	50.00'	163.72'	99.95'	N76°12'54"E	185°27'36"
C8	50.00'	163.72'	99.95'	N76°12'54"E	185°27'36"
C9	25.00'	21.03'	20.41'	N45°16'53"E	48°11'23"
C10	50.00'	163.58'	99.85'	N15°47'15"W	186°17'55"
C11	25.00'	21.03'	20.41'	N82°30'21"W	48°11'23"
C12	25.00'	39.23'	35.53'	N1°54'11"E	89°55'00"
C13	25.00'	39.23'	35.53'	N°57'24"E	90°04'51"
C14	50.00'	34.35'	35.66'	S09°13'38"E	59°20'22"
C15	50.00'	34.35'	35.66'	S09°13'38"E	59°20'22"
C16	50.00'	75.10'	63.24'	N36°10'43"E	60°03'58"
C17	50.00'	35.15'	34.43'	N26°50'21"W	40°16'51"
C18	50.00'	48.76'	46.55'	N74°55'08"W	55°52'45"
C19	50.00'	3.50'	3.50'	S75°50'08"W	04°04'41"
C20	25.00'	21.03'	20.41'	N82°50'21"W	48°11'23"

- LEGEND**
- 1/2 INCH IRON ROD W/ PLASTIC "DELTA SURVEY" CAP SET
 - 1/2 INCH IRON ROD WITH PLASTIC "QUATRO" CAP FOUND
 - ◆ BENCHMARK
 - ⊙ BLOCK
 - ⊙ POINT OF BEGINNING
 - ⊙ PUBLIC UTILITY EASMENT
 - O.P.R.C.T.X. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
 - ⋯ R.E.P.T.C.T.X. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
 - ⋯ SIDEWALK

SF LOTS: 14
 DRAINAGE LOTS: 0
 OTHER LOTS: 1
 BLOCKS: 3

BRADSHAW CROSSING SUBDIVISION
 SECTION THREE

SHEET
 3
 OF
 3

Delta Survey Group Inc.
 8213 Brodie Lane Ste. 102 Austin, TX. 78745
 officer: (512) 282-5200 fax: (512) 282-5230

CASE NO. C8-2009-0118.1A.SH