TRV 201800311
7 PGS

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: Ross Road Subdivision a Small Lot Subdivision

OWNERS NAME: KB Home Lone Star, INC

RESUBDIVISION? YES ☐ NO ☒

ADDITIONAL RESTRICTIONS / COMMENTS:

Tax Certificate - 2018179855
Agreement - 2018179856
Declaration - 2018179857

RETURN:

TNR Pick UP

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Nov 19, 2018 10:05 AM 201800311
ALONZOM: $210.00
Dana DeBeauvoir, County Clerk
Travis County TEXAS

$210.00 11·19·2018 201800311

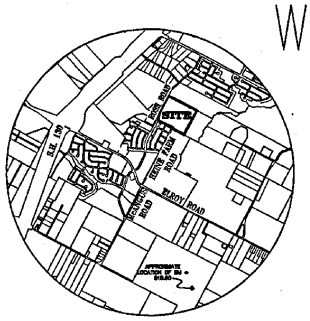
ROSS ROAD SUBDIVISION

A SMALL LOT SUBDIVISION

CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS. THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.



VICINITY MAP
NOT TO SCALE

SHEET NO. 1 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-2017-0072.1A

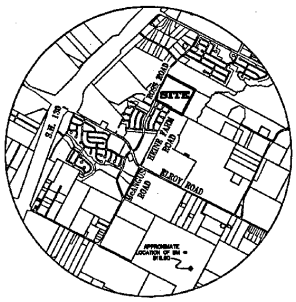
SUBMITTAL DATE: OCTOBER 20, 2017

PATH-J:\4882\SURVEY\PLAT-ROSS ROAD

201800311

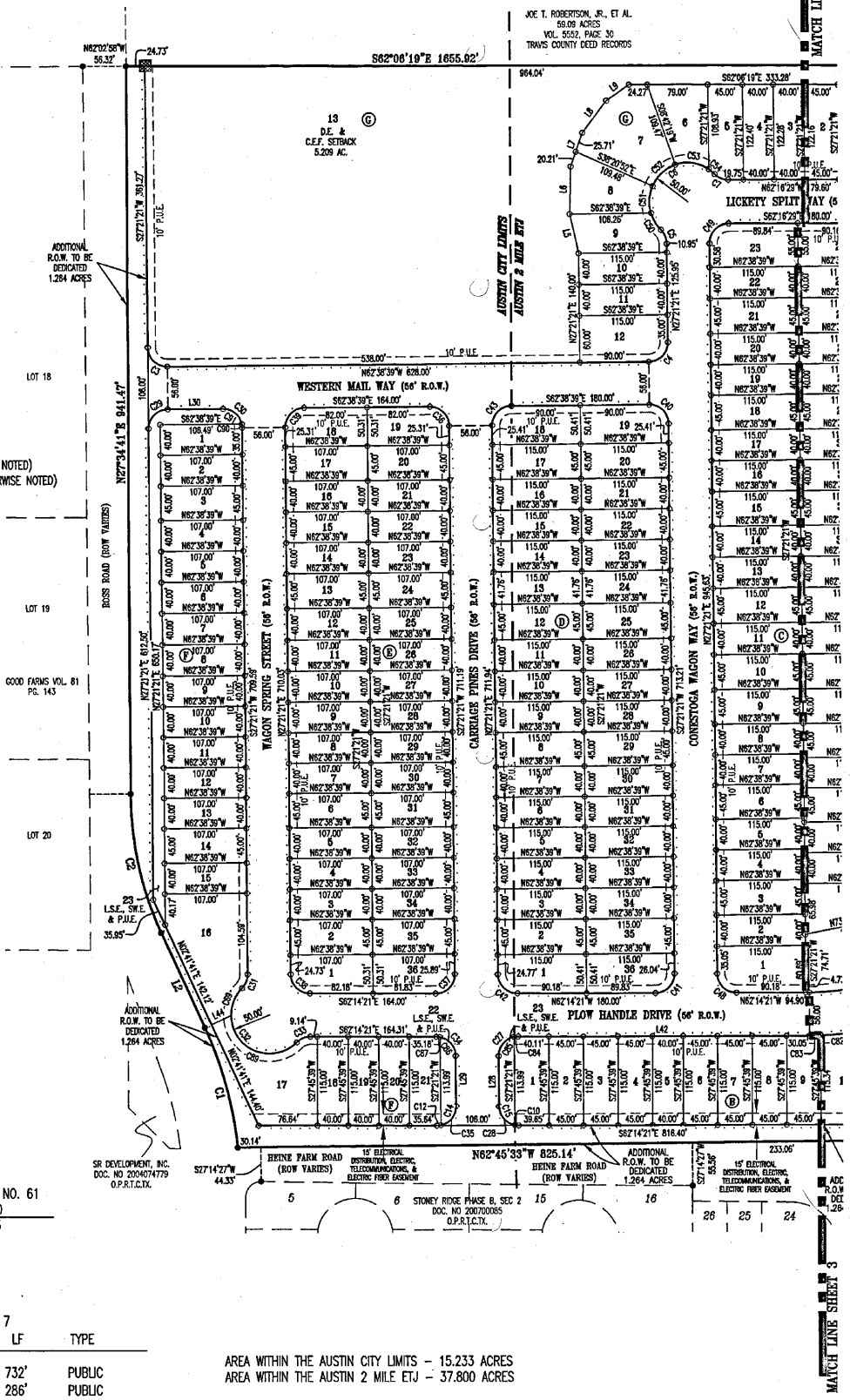
ROSS ROAD SUBDIVISION

A SMALL LOT SUBDIVISION



VICINITY MAP
NOT TO SCALE

SCALE: 1" = 100'



LEGEND

▩	CONCRETE MONUMENT FOUND
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
○	1/2" CAPPED IRON ROD SET (UNLESS OTHERWISE NOTED)
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
E.U.E.	ELECTRIC UTILITY EASEMENT
L.S.E.	LANDSCAPE EASEMENT
W.W.E.	WASTEWATER EASEMENT
C.E.F.	CRITICAL ENVIRONMENTAL FEATURE
R.O.W.	RIGHT OF WAY
AC.	ACRES
S.W.E.	SIDEWALK EASEMENT
Ⓓ	BLOCK NUMBER
1	LOT NUMBER
.....	APPROX. SIDEWALK LOCATION
471.00	FINISHED FLOOR ELEVATION

DATED: SEPTEMBER 10, 2018

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

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DR.
AUSTIN, TX 78749
PHONE:(512) 280-5160
FAX: (512) 280-5165

FEMA MAP NUMBER 48453C0620J
DATED: JANUARY 6, 2016

TOTAL ACREAGE: 53.033 ACRES
SURVEY: NOEL M. BAIN SURVEY NO.1, ABSTRACT NO. 61

TOTAL OF LOTS :	200
NO. OF SINGLE FAMILY LOTS:	193
NO. OF L.S.E., S.W.E. & P.U.E. LOTS:	3
NO. OF D.E. & C.E.F. SETBACK LOTS:	2
NO. OF OPENSPACE, P.U.E. & A.E. LOTS:	1
NO. OF PARK LOTS	1

NO. OF BLOCKS: 7

NAME	ROW	LF	TYPE
WESTERN MAIL WAY	56' ROW	732'	PUBLIC
LICKETY SPLIT WAY	56' ROW	286'	PUBLIC
PLOW HANDLE DRIVE	56' ROW	885'	PUBLIC
HAYSEED COURT	56' ROW	193'	PUBLIC
ACE IN THE HOLE LANE	56' ROW	483'	PUBLIC
WAGON SPRING STREET	56' ROW	816'	PUBLIC
CARRIAGE PINES DRIVE	56' ROW	986'	PUBLIC
CONESTOGA WAGON WAY	56' ROW	1,052'	PUBLIC
ALBANY SLEIGH DRIVE	56' ROW	1,446'	PUBLIC
TOTAL	8.931 AC	6879' LF	

AREA WITHIN THE AUSTIN CITY LIMITS = 15.233 ACRES
AREA WITHIN THE AUSTIN 2 MILE ETJ = 37.800 ACRES

SHEET NO. 2 OF 7

C8J-2017-0072.1A
SUBMITTAL DATE: OCTOBER 20, 2017

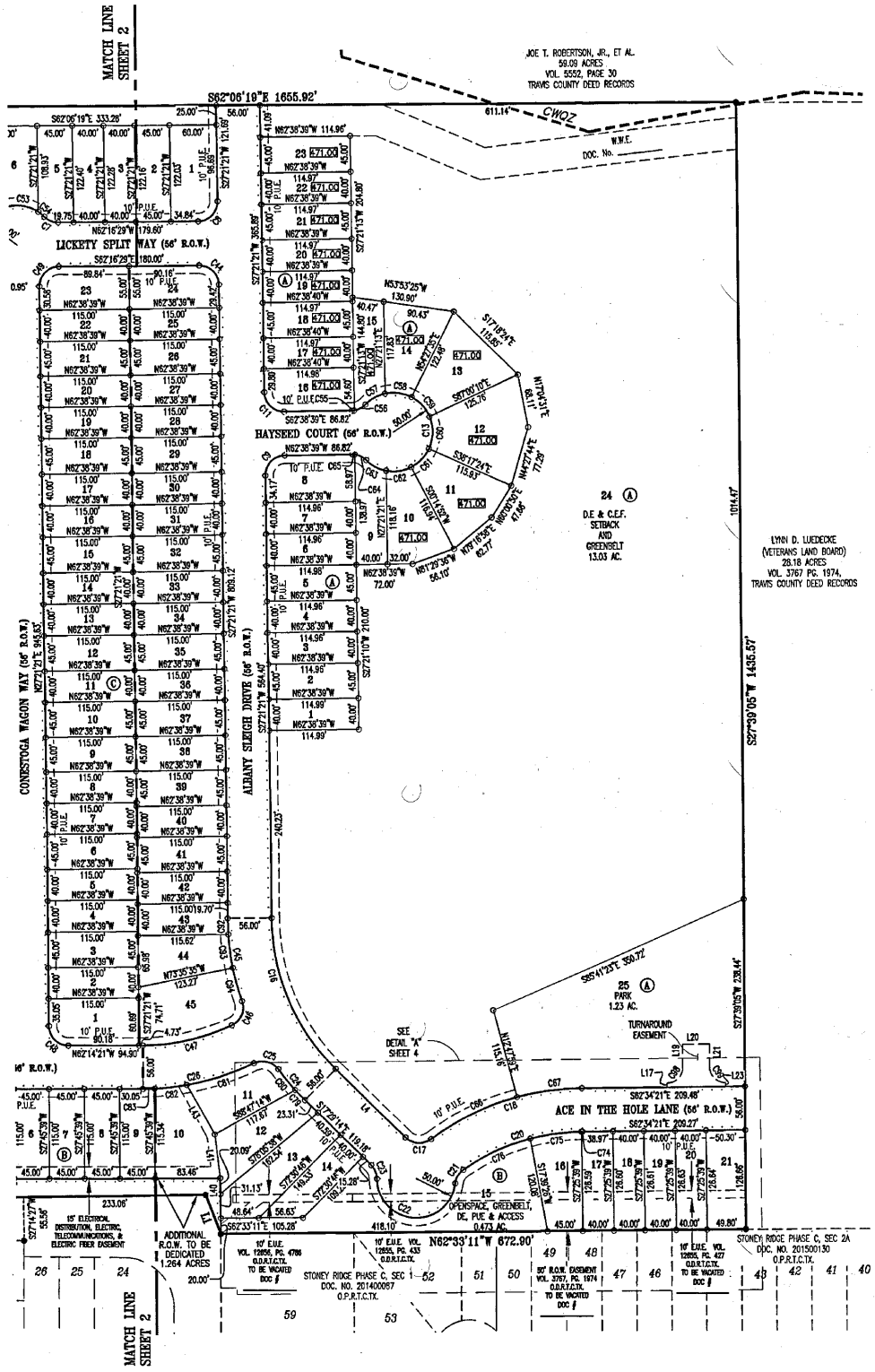
Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

PATH-J:\4882\SURVEY\PLAT-ROSS ROAD

20180031 1

ROSS ROAD SUBDIVISION

A SMALL LOT SUBDIVISION



SCALE: 1" = 100'

LEGEND

▩	CONCRETE MONUMENT FOUND
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
○	1/2" CAPPED IRON ROD SET (UNLESS OTHERWISE NOTED)
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
E.U.E.	ELECTRIC UTILITY EASEMENT
L.S.E.	LANDSCAPE EASEMENT
W.W.E.	WASTEWATER EASEMENT
C.E.F.	CRITICAL ENVIRONMENTAL FEATURE
R.O.W.	RIGHT OF WAY
AC.	ACRES
S.W.E.	SIDEWALK EASEMENT
Ⓓ	BLOCK NUMBER
1	LOT NUMBER
.....	APPROX. SIDEWALK LOCATION
471.00	FINISHED FLOOR ELEVATION

SHEET NO. 3 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-2017-0072.1A

SUBMITTAL DATE: OCTOBER 20, 2017

PATH-J:\4882\SURVEY\PLAT-ROSS ROAD

Sept. 28

201800311

ROSS ROAD SUBDIVISION

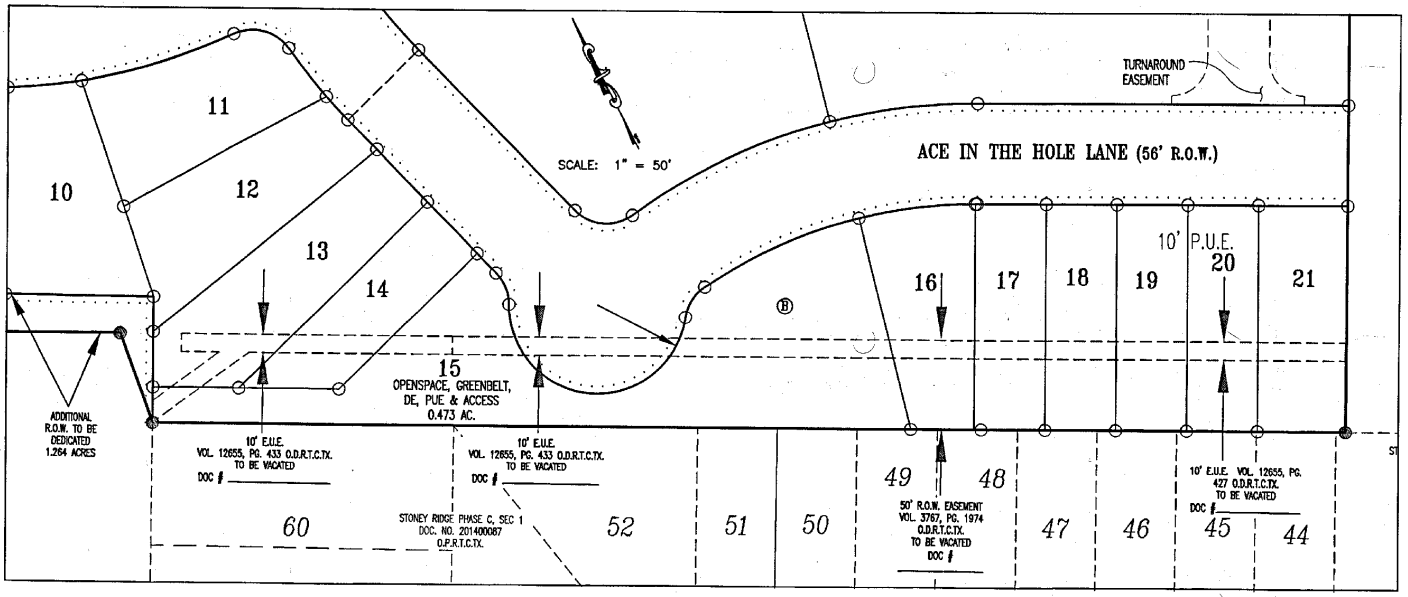
A SMALL LOT SUBDIVISION

BLOCK	LOT	SQ. FT.
A	1	4,600
A	2	5,173
A	3	4,598
A	4	4,598
A	5	5,174
A	6	4,598
A	7	4,598
A	8	6,669
A	9	5,125
A	10	7,024
A	11	8,183
A	12	11,098
A	13	8,705
A	14	7,166
A	15	5,234
A	16	6,167
A	17	4,599
A	18	5,174
A	19	4,599
A	20	4,599
A	21	5,174
A	22	4,599
A	23	5,173
A	24	562,709
A	25	53,574
B	1	5,159
B	2	5,175
B	3	5,175
B	4	5,175
B	5	4,600
B	6	5,175
B	7	5,175
B	8	5,175
B	9	5,177
B	10	8,149
B	11	6,734
B	12	7,392
B	13	8,250
B	14	5,171
B	15	21,944
B	16	6,889
B	17	5,064
B	18	5,064
B	19	5,065
B	20	5,066
B	21	6,339
B	23	2,033
C	1	6,800
C	2	4,600
C	3	5,175
C	4	4,600
C	5	4,600
C	6	5,175
C	7	4,600
C	8	4,600
C	9	5,175
C	10	5,175
C	11	4,600
C	12	5,175
C	13	4,600
C	14	4,600
C	15	5,175
C	16	4,600
C	17	4,600
C	18	5,175
C	19	4,600
C	20	4,600
C	21	5,175
C	22	4,600
C	23	6,231
C	24	6,150
C	25	4,600
C	26	5,175
C	27	4,600
C	28	4,600
C	29	5,175
C	30	4,600
C	31	4,600
C	32	5,175
C	33	4,600
C	34	4,600
C	35	5,175
C	36	4,600
C	37	5,175
C	38	5,175
C	39	5,175
C	40	4,600
C	41	5,175
C	42	4,600
C	43	4,604
C	44	6,434
C	45	10,038
D	1	5,619
D	2	5,175
D	3	4,600
D	4	4,600
D	5	4,600
D	6	4,600
D	7	4,600
D	8	5,175
D	9	4,600
D	10	4,600
D	11	4,600
D	12	5,175
D	13	4,802
D	14	4,600
D	15	4,600
D	16	4,600
D	17	5,175
D	18	5,663
D	19	5,664
D	20	5,175
D	21	4,600
D	22	4,600
D	23	4,600
D	24	4,802
D	25	5,175
D	26	4,600
D	27	4,600
D	28	4,600
D	29	5,175
D	30	4,600
D	31	4,600
D	32	4,600
D	33	4,600
D	34	4,600
D	35	5,175
D	36	5,707
E	1	5,211
E	2	4,815
E	3	4,280
E	4	4,280
E	5	4,280
E	6	4,815
E	7	4,280
E	8	4,280
E	9	4,280
E	10	4,280
E	11	4,280
E	12	4,280
E	13	4,815
E	14	4,280
E	15	4,280
E	16	4,280
E	17	4,815
E	18	5,249
E	19	5,249
E	20	4,815
E	21	4,280
E	22	4,280
E	23	4,280
E	24	4,815
E	25	4,280
E	26	4,280
E	27	4,280
E	28	4,280
E	29	4,280
E	30	4,280
E	31	4,815
E	32	4,280
E	33	4,280
E	34	4,280
E	35	4,815
E	36	5,288
F	1	4,280
F	2	4,280
F	3	4,815
F	4	4,280
F	5	4,280
F	6	4,280
F	7	4,280
F	8	4,280
F	9	4,280
F	10	4,280
F	11	4,280
F	12	4,280
F	13	4,280
F	14	4,815
F	15	4,280
F	16	13,222
F	17	11,185
F	18	4,600
F	19	4,600
F	20	4,600
F	21	4,645
F	22	2,033
F	23	11,684
G	1	7,180
G	2	5,494
G	3	4,889
G	4	4,893
G	5	5,389
G	6	6,324
G	7	10,096
G	8	6,132
G	9	5,673
G	10	4,600
G	11	4,600
G	12	6,766
G	13	226,916

LEGEND

▩	CONCRETE MONUMENT FOUND
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
○	1/2" CAPPED IRON ROD SET (UNLESS OTHERWISE NOTED)
D.E.	DRAINAGE EASEMENT
W.Q.E.	WATER QUALITY EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
E.U.E.	ELECTRIC UTILITY EASEMENT
L.S.E.	LANDSCAPE EASEMENT
W.W.E.	WASTEWATER EASEMENT
C.E.F.	CRITICAL ENVIRONMENTAL FEATURE
R.O.W.	RIGHT OF WAY
AC.	ACRES
S.W.E.	SIDEWALK EASEMENT
(D)	BLOCK NUMBER
1	LOT NUMBER
.....	APPROX. SIDEWALK LOCATION
471.00	FINISHED FLOOR ELEVATION

DETAIL "A"



SHEET NO. 4 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-2017-0072.1A

SUBMITTAL DATE: OCTOBER 20, 2017

PATH-J:\4882\SURVEY\PLAT-ROSS ROAD

201800311

ROSS ROAD SUBDIVISION

A SMALL LOT SUBDIVISION

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	161.89	500.00	N12°32'00"E	161.18	81.65	18°33'03"
C2	186.77	440.00	N15°25'05"E	185.37	94.81	24°19'14"
C3	39.27	25.00	S17°38'39"E	35.36	25.00	90°00'00"
C4	39.27	25.00	N72°21'21"E	35.36	25.00	90°00'00"
C5	19.65	25.00	N04°50'17"E	19.15	10.36	45°02'08"
C6	157.46	50.00	N72°32'26"E	100.00	12999.10	180°26'27"
C7	19.65	25.00	S39°45'25"E	19.15	10.36	45°02'08"
C8	39.43	25.00	N72°32'26"E	35.47	25.16	90°22'10"
C9	39.27	25.00	N72°21'21"E	35.36	25.00	90°00'00"
C10	4.86	25.00	S56°40'24"E	4.85	2.44	11°07'55"
C11	39.27	25.00	N17°38'39"W	35.36	25.00	90°00'00"
C12	5.21	25.00	N68°12'37"W	5.20	2.61	11°56'31"
C13	235.68	50.00	N27°21'21"E	70.67	49.94	270°04'17"
C14	34.24	25.00	N66°35'14"E	31.62	20.41	78°27'47"
C15	34.24	25.00	S11°52'33"E	31.62	20.41	78°27'47"
C16	215.23	275.00	N04°56'04"E	209.78	113.47	44°50'34"
C17	35.50	25.00	N58°10'14"W	32.59	21.49	81°22'01"
C18	207.70	328.00	N80°42'48"W	204.25	107.47	36°16'53"
C20	182.66	272.00	S76°42'16"E	180.25	83.84	34°15'50"
C21	21.01	25.00	N59°05'08"E	20.40	11.17	48°09'21"
C22	150.57	50.00	S56°43'19"E	99.79	767.06	172°32'28"
C23	19.65	25.00	S05°01'51"W	19.15	10.36	45°02'08"
C24	52.21	331.00	S12°58'06"E	52.16	26.16	9°02'15"
C25	34.67	25.00	S46°10'36"E	31.96	20.76	79°27'16"
C26	146.92	328.00	S75°04'18"E	145.70	74.71	25°39'53"
C27	39.45	25.00	N72°33'30"E	35.48	25.18	90°24'18"
C28	39.09	25.00	N17°26'30"W	35.23	24.82	89°35'42"
C29	39.27	25.00	N72°21'21"E	35.36	25.00	90°00'00"
C30	39.27	25.00	S17°38'39"E	35.36	25.00	90°00'00"
C31	19.65	25.00	S48°52'25"W	19.15	10.36	45°02'08"
C32	156.79	50.00	S17°26'30"E	100.00	17167.98	179°39'59"
C33	19.65	25.00	S84°45'25"E	19.15	10.36	45°02'08"
C34	39.09	25.00	S17°26'30"E	35.23	24.82	89°35'42"
C35	39.45	25.00	S72°33'30"W	35.48	25.18	90°24'18"
C36	39.27	25.00	N17°38'39"W	35.36	25.00	90°00'00"
C37	39.45	25.00	N72°33'30"E	35.48	25.18	90°24'18"
C38	39.09	25.00	S17°26'30"E	35.23	24.82	89°35'42"
C39	39.27	25.00	S72°21'21"W	35.36	25.00	90°00'00"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C40	39.27	25.00	S17°38'39"E	35.36	25.00	90°00'00"
C41	39.45	25.00	S72°33'30"W	35.48	25.18	90°24'18"
C42	39.09	25.00	N17°26'30"W	35.23	24.82	89°35'42"
C43	39.27	25.00	N72°21'21"E	35.36	25.00	90°00'00"
C44	39.11	25.00	S17°27'34"E	35.24	24.84	89°37'50"
C45	107.84	331.00	S18°01'20"W	107.36	54.40	18°40'01"
C46	36.76	25.00	S50°49'01"W	33.54	22.61	84°15'22"
C47	117.81	272.00	N74°38'50"W	116.89	59.84	24°48'57"
C48	39.09	25.00	N17°26'30"W	35.23	24.82	89°35'42"
C49	39.43	25.00	N72°32'26"E	35.47	25.16	90°22'10"
C50	25.10	50.00	N03°18'00"W	24.84	12.82	28°45'36"
C51	35.41	50.00	N31°21'58"E	34.67	18.48	40°34'20"
C52	41.06	50.00	N75°10'44"E	39.92	21.77	47°03'12"
C53	45.99	50.00	S54°56'29"E	44.39	24.77	52°42'22"
C54	9.90	50.00	S22°54'50"E	9.89	4.97	11°20'58"
C55	3.16	25.00	N66°16'10"W	3.16	1.58	7°15'01"
C56	16.49	25.00	N88°47'14"W	16.19	8.56	37°47'08"
C57	29.32	50.00	S89°07'16"W	28.90	15.10	33°35'07"
C58	34.62	50.00	N54°14'34"W	33.93	18.04	39°40'14"
C59	34.62	50.00	N14°34'21"W	33.93	18.04	39°40'13"
C60	42.51	50.00	N29°37'09"E	41.24	22.64	48°42'47"
C61	32.64	50.00	N72°40'41"E	32.07	16.93	37°24'16"
C62	32.64	50.00	S69°55'02"E	32.07	16.93	37°24'16"
C63	29.33	50.00	S34°24'42"E	28.91	15.10	33°36'22"
C64	16.46	25.00	S36°29'53"E	16.19	8.55	37°46'43"
C65	3.17	25.00	S59°00'57"E	3.16	1.59	7°15'25"
C66	123.72	328.00	N88°02'53"W	122.99	62.60	21°36'43"
C67	83.98	328.00	N69°54'26"W	83.75	42.22	14°40'10"
C69	39.17	50.00	N49°57'04"E	38.17	20.65	44°52'50"
C74	1.03	272.00	N62°40'52"W	1.03	0.52	0°13'02"
C75	66.06	272.00	N69°44'49"W	65.89	33.19	13°54'52"
C76	95.57	272.00	N86°46'13"W	95.08	48.28	20°07'57"
C79	18.04	331.00	S15°56'33"E	18.04	9.02	3°07'22"
C80	34.17	331.00	S11°24'25"E	34.15	17.10	5°54'53"
C81	90.27	328.00	S80°01'11"E	89.98	45.42	15°46'05"
C82	41.70	328.00	S68°29'38"E	41.67	20.88	7°17'02"
C83	14.96	328.00	S63°32'44"E	14.96	7.48	2°36'46"
C84	5.21	25.00	N68°12'37"W	5.20	2.61	11°56'31"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C85	34.24	25.00	S66°35'14"W	31.62	20.41	78°27'47"
C86	34.24	25.00	N11°52'33"W	31.62	20.41	78°27'47"
C87	4.86	25.00	N56°40'24"W	4.85	2.44	11°07'55"
C89	117.62	50.00	S39°52'55"E	92.32	120.08	134°47'09"
C90	5.03	25.00	N21°35'14"E	5.03	2.53	11°32'13"
C91	34.24	25.00	N23°24'46"W	31.62	20.41	78°27'47"
C92	20.31	331.00	S25°35'53"W	20.31	10.16	3°30'55"
C93	42.94	331.00	S20°07'25"W	42.91	21.50	7°26'00"
C94	44.59	331.00	S12°32'52"W	44.56	22.33	7°43'06"
C98	31.34	20.00	N72°32'22"E	28.23	19.92	89°46'34"
C99	31.49	20.00	S17°27'37"E	28.34	20.08	90°13'26"

Line Table		
Line #	Length	Direction
L1	53.51	N06°52'39"E
L2	135.00	N02°57'29"E
L4	125.48	N17°29'14"W
L5	51.25	N14°39'57"E
L6	80.69	N29°11'45"E
L7	45.92	N47°29'42"E
L8	52.27	N64°36'28"E
L9	35.70	N83°21'26"E
L17	5.00	N27°25'29"E
L19	30.08	N27°39'05"E
L20	35.00	S62°34'21"E
L21	29.92	S27°39'05"W
L23	5.00	S27°25'31"W
L28	65.00	N27°21'21"E
L29	65.00	S27°21'21"W

Line Table		
Line #	Length	Direction
L30	72.00	S62°38'39"E
L40	71.23	N27°26'49"E
L41	56.51	N20°55'23"E
L42	380.16	S62°14'21"E
L43	72.89	N01°12'46"W
L44	28.28	S87°18'19"E

SHEET NO. 5 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-2017-0072.1A

SUBMITTAL DATE: OCTOBER 20, 2017

PATH-J:\4882\SURVEY\PLAT-ROSS ROAD

201800311

ROSS ROAD SUBDIVISION

A SMALL LOT SUBDIVISION

GENERAL NOTES:

1. ALL STREETS IN THE SUBDIVISION WILL BE CONSTRUCTED USING CITY OF AUSTIN URBAN STANDARDS AND WILL BE DEDICATED AS PUBLIC R.O.W. AT FINAL PLATTING.

2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.

3. 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.

4. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT OF EXISTING CONDITIONS BY PONDING OR OTHER APPROVED METHODS.

5. DRIVEWAY LOCATIONS SHALL CONFORM TO CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL.

6. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO CITY OF AUSTIN LAND DEVELOPMENT CODE.

7. PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS INCLUDING: ACE IN THE HOLE LANE, ALBANY SLEIGH DRIVE, CARRIAGE PINES DRIVE, CONESTOGA WAGON WAY, HAYSEED COURT, LICKETY SPLIT WAY, PLOW HANDLE DRIVE, WAGON SPRING STREET, WESTERN MAIL WAY AND THE SUBDIVISION SIDE OF ROSS ROAD AND HEINE FARM ROAD; AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS ARE REQUIRED TO BE IN PLACE PRIOR TO THE LOTS 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.

8. THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

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

10. PARKLAND DEDICATION HAS BEEN PROVIDED PER CITY CODE 25-1-604(B) FOR 58 LOTS BY DEDICATION OF 1.23 ACRES OF LAND AND A CREDIT FOR AMENITIES TO BE CONSTRUCTED. THE AREA TO BE DEDICATED IS SHOWN AS LOT 25, BLOCK A. THIS LOT SHALL BE DEDICATED TO THE CITY OF AUSTIN UPON ANNEXATION FOR ALL PURPOSES. PRIOR TO DEDICATION, THIS LOT SHALL BE OWNED AND MAINTAINED BY HOMEOWNERS' ASSOCIATION AND OPEN TO THE PUBLIC BY A PARK EASEMENT. PRIVATE PARK AND RECREATIONAL FACILITIES AND FEE IN LIEU OF ADDITIONAL LAND HAVE BEEN PROVIDED FOR 135 LOTS PER CITY CODE 30-2-216(A). THE PRIVATE PARKS ARE LOT 15, BLOCK B AND LOT 24, BLOCK A. FISCAL SURETY WAS POSTED WITH THE CITY UNTIL SUCH TIME AS THE AMENITIES ARE CONSTRUCTED AND APPROVED BY THE PARKS AND RECREATION DEPARTMENT.

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

12. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE 30-5-211.

13. THIS SUBDIVISION IS PARTIALLY IN THE CITY LIMITS OF THE CITY OF AUSTIN AND THE AUSTIN 2 MILE ETJ. LOTS WITHIN THE CITY LIMITS OF AUSTIN SHALL CONFORM TO SF-4A ZONING.

14. TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO SITE DEVELOPMENT FOR THIS PROJECT.

15. THE MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE ENVIRONMENTAL CRITERIA MANUAL AND OTHER ORDINANCES AND REGULATIONS OF THE CITY OF AUSTIN.

16. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

17. THE OWNER/DEVELOPER IS ADVISED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS. OTHER SPECIAL OR NONSTANDARD TREATMENTS OF THE R.O.W. MAY ALSO REQUIRE A LICENSE AGREEMENT.

18. A 10 FOOT (10') P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL STREETS.

19. THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS:

WATER & WASTEWATER – CITY OF AUSTIN
ELECTRIC – AUSTIN ENERGY
GAS – TEXAS GAS

20. LOT 13 BLOCK "G"; LOT 24 BLOCK "A"; LOT 22 & 23 BLOCK "F" AND LOTS 15 & 23 BLOCK "B" ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION OR HIS ASSIGNS AND ARE RESTRICTED TO NON-RESIDENTIAL USES.

21. TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.

22. 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 RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

23. RESIDENTIAL USES OF ANY TYPE ARE PROHIBITED ON ALL NON-RESIDENTIAL LOTS.

24. A MINIMUM OF THREE (3) OFF STREET PARKING SPOTS ARE REQUIRED FOR EACH SINGLE FAMILY LOT IN THIS SUBDIVISION.

25. SINGLE FAMILY LOTS LOCATED WITHIN THIS SMALL LOT SUBDIVISION SHALL BE ZONED SF-4A FOR THOSE LOTS INSIDE THE CITY LIMITS OF AUSTIN AND SUBJECT TO COMPLIANCE TO SMALL LOT SUBDIVISIONS IN CHAPTER 30-2-232 OF THE LAND DEVELOPMENT CODE.

26. THIS SUBDIVISION IS CLASSIFIED AS A SMALL LOT SUBDIVISION PURSUANT TO TITLE 30-232.

27. 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

28. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE AUSTIN ENERGY 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.

29. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

30. THE CITY'S ENVIRONMENTAL CRITERIA MANUAL (ECM) SECTIONS 2.4.1.D AND 2.4.2.C STATE, IN AREAS WHERE UTILITY LINES ARE PRESENT OR PROPOSED ONLY TREES FROM THE UTILITY COMPATIBLE SHADE TREES LIST (SEE APPENDIX F) SHALL BE PLANTED WITHIN: 30 TO 40 LATERAL FEET FROM ANY OVERHEAD TRANSMISSION CONDUCTOR, UNLESS A MORE RESTRICTIVE DEDICATED RIGHT-OF-WAY HAS BEEN ESTABLISHED. ALL TREES ARE PROHIBITED TO BE PLANTED WITHIN 25 FEET OF THE BASE OF TRANSMISSION STRUCTURES.

31. ANY PLANNED TEMPORARY OR PERMANENT FENCING MUST NOT PREVENT ACCESS TO THE EASEMENT. AUSTIN ENERGY WILL INSTALL A LOCK ON THE GATE TO PROVIDE ACCESS. IDENTIFY LOCATION AND PROVIDE SPECIFICATIONS FOR PROPOSED FENCING. ACCESS MUST BE GIVEN 24 HOURS A DAY.

32. PROPERTY OWNER IS RESPONSIBLE FOR ALL DAMAGES TO CURBING, LANDSCAPE AND WALLS PLACED AROUND THE ELECTRIC TRANSMISSION STRUCTURES/POLES/LINES CAUSED BY AUSTIN ENERGY DURING MAINTENANCE AND REPAIRS.

33. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.

34. FOLLOWING COMPLETION OF THE CONSTRUCTION/DISTURBANCE AUTHORIZED IN THE SUBDIVISION CONSTRUCTION PLANS TO MODIFY THE WETLAND CEF BERMS TO PROVIDE REQUIRED DETENTION , EXISTING DRAINAGE AND NATIVE VEGETATION SHALL REMAIN UNDISTURBED TO ALLOW THE WATER QUALITY FUNCTION OF THE CEF BUFFER. 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 "

35. BUILDING LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING REQUIREMENTS.

36. ALL LOTS WITH DOUBLE FRONTAGE TO STREETS SHALL ONLY HAVE ACCESS TO THE SUBDIVISION STREET FRONTAGE. THERE SHALL BE NO ACCESS TO ROSS ROAD OR HEINE FARM ROAD FROM SINGLE FAMILY LOTS WHICH INCLUDES LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 & 15 BLOCK "B" AND LOTS 16, 17, 18, 19, 20 & 21 BLOCK "F".

37. 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.

38. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREET AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED Sept 26, 2018, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NUMBER 2018179856, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS\WILLIAMSON COUNTY, TEXAS.

39. 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.

40. 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.

41. 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.

42. THE COVENANTS, CONDITIONS, AND RESTRICTIONS AND HOMEOWNERS ASSOCIATION BYLAWS FOR THE ROSS ROAD SUBDIVISION ARE RECORDED IN THE HOME OWNER'S ASSOCIATION DECLARATION DOCUMENT NUMBER 2018179957 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

43. THE FOLLOWING EASEMENTS WILL BE VACATED PRIOR TO FINAL ACCEPTANCE BY TRAVIS COUNTY OF STREET CONSTRUCTION: 50 FOOT R.O.W. EASEMENT VOLUME 3767, PAGE 1974 AND 10 FOOT PUBLIC UTILITY EASEMENT VOLUME 12655, PAGE 43.

SHEET NO. 6 OF 7

C8J-2017-0072.1A

SUBMITTAL DATE: OCTOBER 20, 2017

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

PATH-J:\4882\SURVEY\PLAT-ROSS ROAD

201800311

ROSS ROAD SUBDIVISION

A SMALL LOT SUBDIVISION

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS: KB HOME LONE STAR, INC., BEING THE OWNER OF 53.033 ACRES OF LAND OUT OF JOSE ANTONIO NAVARRO SURVEY, ABSTRACT NUMBER 18, SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CALLED 5.500 ACRE TRACT OF LAND CONVEYED TO KB HOME LONE STAR, INC IN DOCUMENT NUMBER 2018124572, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, ALL OF THOSE CALLED 5.501 ACRE TRACT (TRACT I), 11.00 ACRE TRACT (TRACT II) AND 5.612 ACRE TRACT (TRACT III) CONVEYED TO KB HOME LONE STAR, INC. IN DOCUMENT NUMBER 2018124571, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL OF THAT CALLED 25.98 ACRE TRACT OF LAND CONVEYED TO KB HOME LONE STAR, INC IN DOCUMENT NUMBER 2018124209, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,O, DOES HEREBY SUBDIVIDE 53.033 ACRES OF LAND IN ACCORDANCE WITH CHAPTERS 212 OF THE TEXAS LOCAL GOVERNMENT CODE AND WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

"ROSS ROAD SUBDIVISION A SMALL LOT SUBDIVISION"

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.

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

STATE OF TEXAS §
COUNTY OF TRAVIS §

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 10 DAY OF September, 2018, TO CERTIFY WHICH WITNESS MY HAND AND OFFICIAL SEAL.

Tara Barker, NOTARY PUBLIC

NOTARY PUBLIC
ID# 131519733
State of Texas
Comm. Exp. 04-03-2022

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE AND THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF AUSTIN ON THIS THE 20 DAY OF September 2018.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 20 DAY OF September, 2018, A.D.

Cesar Zavala for
RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS, THE 18 DAY OF September, 2018, A.D.

JOLENE KIOLBASSA, CHAIRPERSON

ANA AGUIRRE, SECRETARY

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEARBY CERTIFY THAT ON THE 16 DAY OF October, 2018 A.D., THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT 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 14 DAY OF November 2018 A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

Gillian Parker
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA DEBEAUVOIR, 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 19th DAY OF November 2018 A.D., AT 10:05 O'CLOCK A.M., AND DULY RECORDED ON THE 19th DAY OF November 2018 A.D., AT 10:05 O'CLOCK A.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 201800311

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE 19th DAY OF November, 2018 A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

Mark Olson
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, BRETT R. PASQUARELLA, P.E., AM AUTHORIZED TO PRACTICE THE PROFESSION OF CIVIL ENGINEERING IN THE STATE OF TEXAS, AND HEREBY CERTIFY THAT THE ENGINEERING PORTIONS OF THIS PLAT COMPLY WITH CHAPTER 25 & CHAPTER 30 OF THE AUSTIN CITY CODE, OF 2002, AS AMENDED. A PORTION OF THE TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF THE STUDY OF TEH FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL NUMBER 48453C0620J, DATED JANUARY 6, 2016, FOR TRAVIS COUNTY, TEXAS. THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON.

ENGINEERING BY: Brett R. Pasquarella 9/7/18
BRETT R. PASQUARELLA, P.E. NO. 84769 DATE
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749

STATE OF TEXAS
BRETT R. PASQUARELLA
84769
LICENSED PROFESSIONAL ENGINEER

THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

STATE OF TEXAS §
COUNTY OF TRAVIS §

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

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 THIS PLAT COMPLIES WITH CHAPTER 25 & CHAPTER 30 OF THE AUSTIN CITY CODE, OF 2002 AS AMENDED, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SURVEYED BY: 07Sep2018 DATE:
AARON V. THOMASON, R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749

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

SHEET NO. 7 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-2017-0072.1A
SUBMITTAL DATE: OCTOBER 20, 2017

PATH-J:\4882\SURVEY\PLAT-ROSS ROAD