

201700125

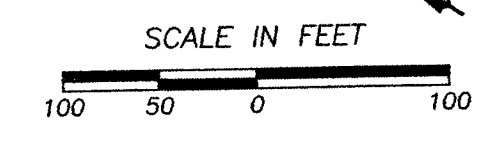
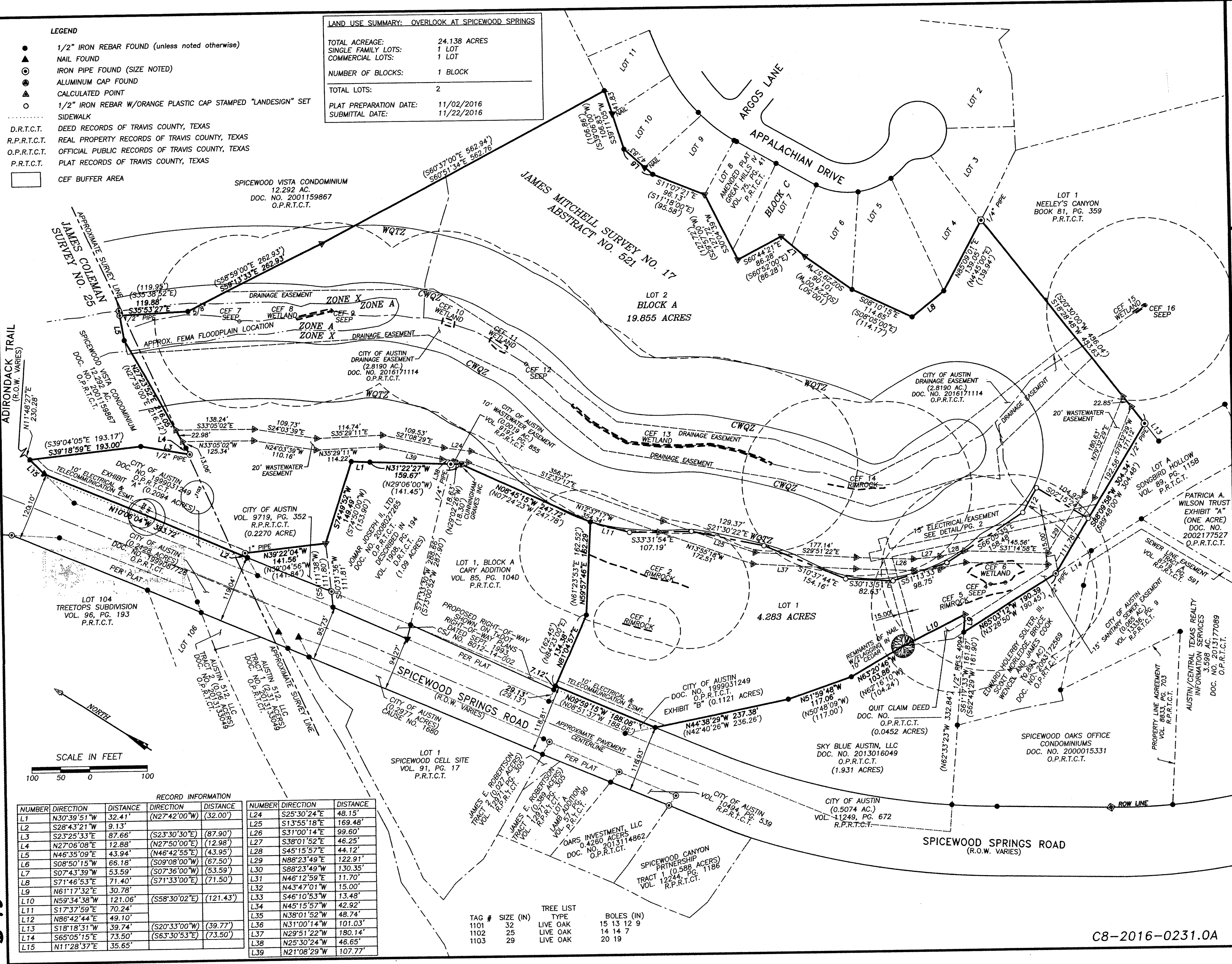
5/25/2017

7502

- LEGEND**
- 1/2" IRON REBAR FOUND (unless noted otherwise)
 - ▲ NAIL FOUND
 - IRON PIPE FOUND (SIZE NOTED)
 - ⊙ ALUMINUM CAP FOUND
 - △ CALCULATED POINT
 - 1/2" IRON REBAR W/ORANGE PLASTIC CAP STAMPED "LANDESIGN" SET
 - SIDEWALK
 - D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
 - R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 - P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
 - CEF BUFFER AREA

LAND USE SUMMARY: OVERLOOK AT SPICEWOOD SPRINGS

TOTAL ACREAGE:	24.138 ACRES
SINGLE FAMILY LOTS:	1 LOT
COMMERCIAL LOTS:	1 LOT
NUMBER OF BLOCKS:	1 BLOCK
TOTAL LOTS:	2
PLAT PREPARATION DATE:	11/02/2016
SUBMITTAL DATE:	11/22/2016



RECORD INFORMATION

NUMBER	DIRECTION	DISTANCE	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	N30°39'51"W	32.41'	(N27°42'00"W)	(32.00')	L24	S25°30'24"E	48.15'
L2	S28°43'21"W	9.13'			L25	S13°55'18"E	169.48'
L3	S23°25'33"E	87.66'	(S23°30'30"E)	(87.90')	L26	S31°00'14"E	99.60'
L4	N27°06'08"E	12.88'	(N27°50'00"E)	(12.98')	L27	S38°01'52"E	46.25'
L5	N46°35'09"E	43.94'	(N46°42'55"E)	(43.95')	L28	S45°15'57"E	44.12'
L6	S08°50'15"W	66.18'	(S09°08'00"W)	(67.50')	L29	N88°23'49"E	122.91'
L7	S07°43'39"W	53.59'	(S07°36'00"W)	(53.59')	L30	S88°23'49"W	130.35'
L8	S71°46'53"E	71.40'	(S71°33'00"E)	(71.50')	L31	N46°12'59"E	11.70'
L9	N61°17'32"E	30.78'			L32	N43°47'01"W	15.00'
L10	N59°34'38"W	121.06'	(S58°30'02"E)	(121.43')	L33	S46°10'53"W	13.48'
L11	S17°37'59"E	70.24'			L34	N45°15'57"W	42.92'
L12	N86°42'44"E	49.10'			L35	N38°01'52"W	48.74'
L13	S18°18'31"W	39.74'	(S20°33'00"W)	(39.77')	L36	N31°00'14"W	101.03'
L14	S65°05'15"E	73.50'	(S63°30'53"E)	(73.50')	L37	N29°51'22"W	180.14'
L15	N11°28'37"E	35.65'			L38	N25°30'24"W	46.65'
					L39	N21°08'29"W	107.77'

TREE LIST

TAG #	SIZE (IN)	TYPE	BOLES (IN)
1101	32	LIVE OAK	15 13 12 9
1102	25	LIVE OAK	14 14 7
1103	29	LIVE OAK	20 19

LANDESIGN SERVICES, INC.
 512-288-7901
 1220 MCNEIL ROAD
 SUITE 200
 ROUND ROCK, TEXAS 78681
 FIRM REGISTRATION NO. 10001800

LANDESIGN SERVICES, INC.
 LAND SURVEYORS
 EST. 2005

OVERLOOK AT SPICEWOOD SPRINGS

PROJECT NAME: OVERLOOK AT SPICEWOOD
 JOB NUMBER: 330-13-1
 DATE: 04/28/2017
 SCALE: 1" = 100'
 DRAWING FILE PATH: L:\Overlook at Spicewood\DWG
 FIELDNOTE FILE PATH:
 CHECKED BY: J.B. LEE/BOOKS

DRAWING NAME
OVERLOOK PL

SHEET
1 of 2

C8-2016-0231.OA

THE STATE OF TEXAS }
THE COUNTY OF TRAVIS }

WHEREAS, JOSEPH BINFORD AND RICHARD HABERMANN TRUST, ACTING BY AND THROUGH ITS TRUSTEE, DANNY HABERMAN, THE OWNER OF OF A 24.138 ACRES OUT OF THE JAMES MITCHELL SURVEY NO. 17 ABSTRACT NO. 521 AND THE JAMES COLEMAN SURVEY NO. 25 IN TRAVIS COUNTY, TEXAS, CONVEYED BY WARRANTY DEED OF RECORD IN VOLUME 3795, PAGE 2171 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, DO HEREBY SUBDIVIDE SAID 24.138 ACRES OF LAND TO BE KNOWN AS

OVERLOOK AT SPICEWOOD SPRINGS

AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, PUBLIC EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WITNESS MY HAND THIS THE 16th DAY OF MAY, 2017 A.D.

[Signature]
TRUSTEE
DANNY HABERMAN
P.O. BOX 9528
AUSTIN, TEXAS 78766-9528

THE STATE OF TEXAS }
THE COUNTY OF TRAVIS }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Danny Haberman, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL THIS THE 16th DAY OF MAY, 2017 A.D.

NOTARY PUBLIC FOR THE STATE OF TEXAS
Randi Lynn Shapiro
Notary Public
State of Texas
MY COMMISSION EXPIRES 06-17-2017

ENGINEER'S STATEMENT

I, LAWRENCE M. HANRAHAN, P.E., AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS; THAT I HAVE REVIEWED THE PLAN SUBMITTED HERewith; THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF; AND THAT SAID PLAN COMPLIES WITH THE TITLE 25 OF THE AUSTIN/TRAVIS COUNTY SUBDIVISION REGULATIONS, AS AMENDED, AND ALL OTHER APPLICABLE CODES AND ORDINANCES. THIS PROPERTY IS WITHIN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO MAP NO. 48453C0245H, EFFECTIVE SEPTEMBER 26, 2008 ISSUED BY FEMA FOR TRAVIS COUNTY, TEXAS.

WITNESS MY HAND THIS 15th DAY OF MAY, 2017

[Signature]
LAWRENCE M. HANRAHAN, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 58474
CIVILE, LLC
8240 N. MOPAC EXPRESSWAY, SUITE 125
AUSTIN, TX 78759
(512)-402-6878 X101
TX FIRM REG. NO. 15581

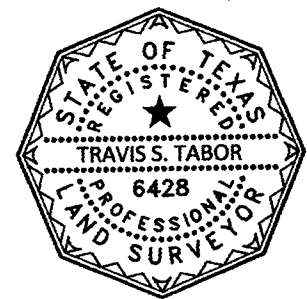


LAND SURVEYOR'S STATEMENT

I, TRAVIS S. TABOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 2003, 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.

[Signature]
TRAVIS S. TABOR, P.L.S. NO. 6428
LANDESIGN SERVICES, INC.
1220 MCNEIL ROAD, SUITE 200
ROUND ROCK, TEXAS 78681
FIRM REG. NO. 10001800
(512) 238-7901

05/15/2017
DATE



APPROVED FOR ACCEPTANCE

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE Full Purpose OF THE CITY OF AUSTIN ON
THIS THE 19th DAY OF May, 2017

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS,

THIS THE 19 DAY OF MAY, 2017 A.D.

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

THE STATE OF TEXAS }
THE COUNTY OF TRAVIS }

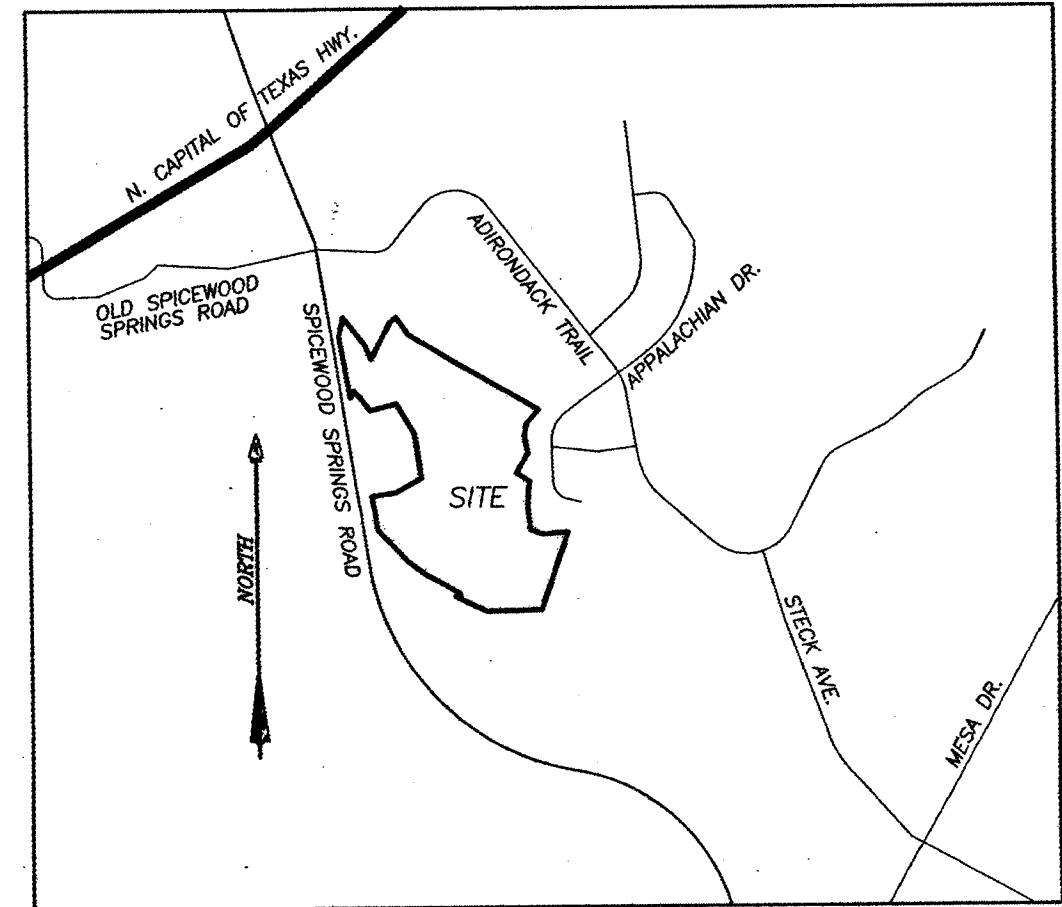
I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 26 DAY OF May, 2017 A.D., AT 2:57 O'CLOCK P.M., AND DULY RECORDED ON THE 26 DAY OF May, 2017 A.D., AT 12:12 O'CLOCK P.M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT No. 2017 08125

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 26 DAY OF May, 2017 A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS
[Signature]
DEPUTY

NOTES:

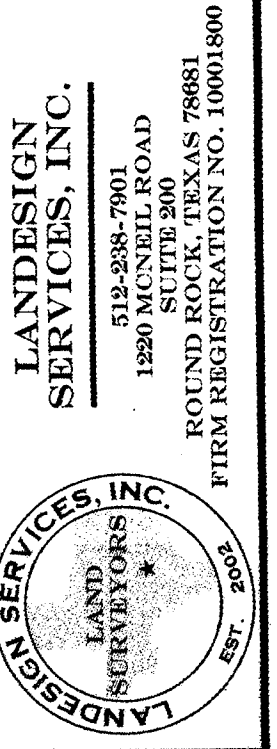
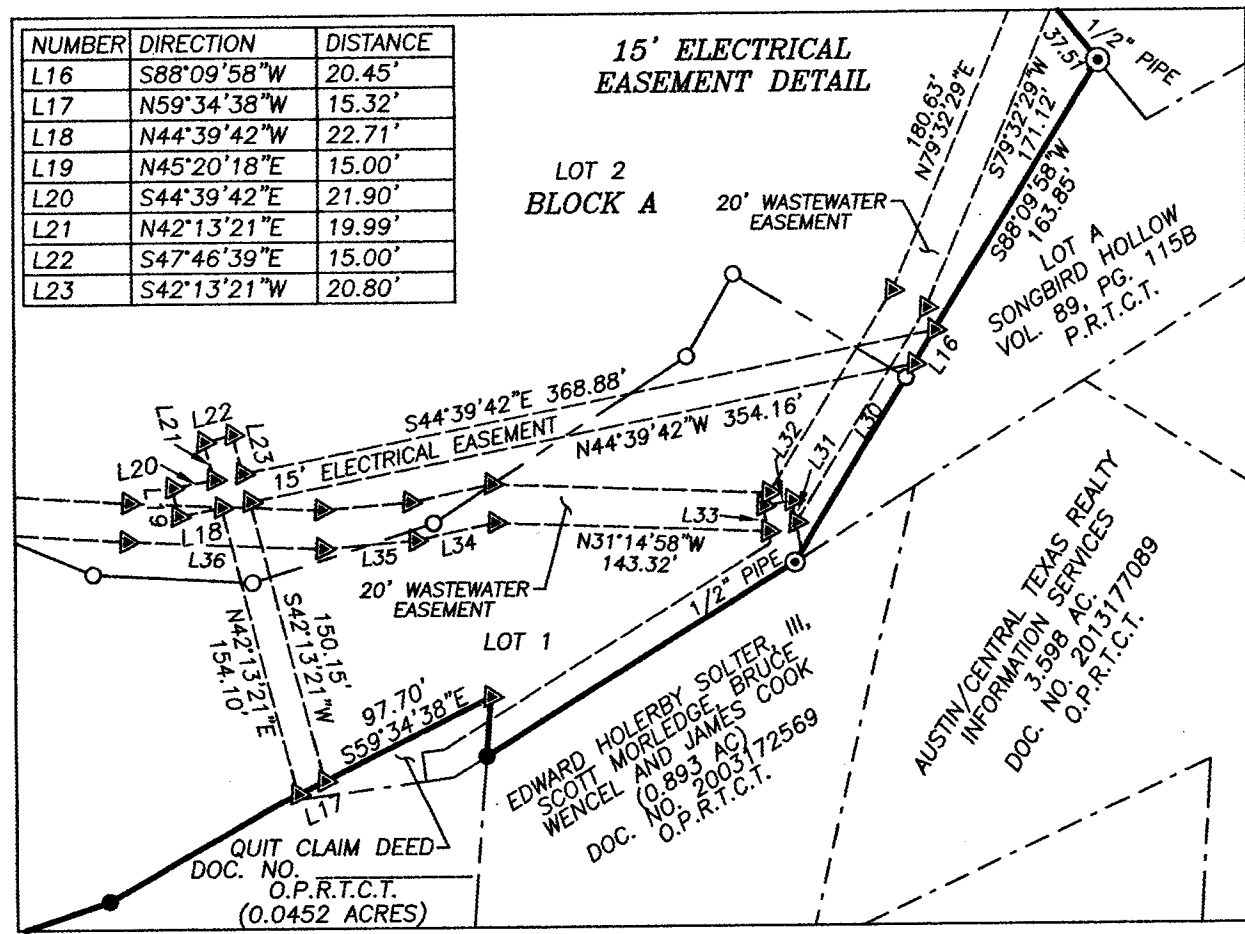
- ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROL AND WATER AND WASTEWATER LINE(S) ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- PROPERTY OWNER OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF AUSTIN FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN ANY DRAINAGE EASEMENTS, EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
- 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 REPLATING MY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 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.
- 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: SPICEWOOD SPRINGS ROAD. 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.
- 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 UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION OF EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 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.
- THE OWNER / DEVELOPER OF THIS SUBDIVISION / LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENTS AND / OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRICAL 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.
- ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT, INCLUDING STREET LIGHTS.
- 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 CENTERLINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE CITY OF AUSTIN'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.



VICINITY MAP
(NOT TO SCALE)

NOTES CONTINUED:

- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- BENCHMARK; TRIANGLE CUT ON CONCRETE BASE OF ANTIQUE LIGHT IN CENTER OF ROCK MEDIAN AT ENTRANCE TO STILLHOUSE CANYON CONDOMINIUM.
ELEV.: 868.76'
- BUILDING SET BACK LINES SHALL BE IN CONFORMITY TO THE CITY OF AUSTIN ZONING ORDINANCE EFFECTIVE FOR EACH LOT.
- BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
- THIS TRACT IS SUBJECT TO UTILITY EASEMENT RECORDED IN VOL. 1956 PG. 332 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (BLANKET, VARIABLE WIDTH, UNPLOTTABLE).
- ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURE AND 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.
- THIS SITE IS SUBJECT TO THE VOID AND WATER FLOW MITIGATION RULE.
- SLOPES IN EXCESS OF 15% EXIST ON LOT 2. CONSTRUCTION ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE.
- THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY AUSTIN WATER.
- 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.



OVERLOOK AT SPICEWOOD SPRINGS

PROJECT NAME: OVERLOOK @ SPICEWOOD	JOB NUMBER: 330-13-1
DATE: 04/29/2017	SCALE: 1"=100'
DRAWING FILE PATH: L:\Overlook at Spicewood\DWGS	PARTY/CHIEF:
FIELDNOTE FILE PATH:	RPLS: JB
	TECH: HAS
	CHECKED BY: JB
	FIELDBOOKS:

DRAWING NAME
OVERLOOK PL

SHEET
2 of 2

C8-2016-0231.0A