

## Travis County Commissioners Court Agenda Request

**Meeting Date:** May 8, 2012

**Prepared By:** Paul Scoggins **Phone #:** 854-7619

**Division Director/Manager:** Anna Bowlin, Division Director of Development Services

*Carol B. Jorgensen*  
**Department Head:** Steven M. Manilla, P.E., County Executive-TNR  
**Sponsoring Court Member:** Commissioner Huber, Precinct Three

**AGENDA LANGUAGE:** Consider and take appropriate action on a request to enter into a alternative fiscal agreement for Greyrock Ridge, Phase 1 - Precinct Three.

### **BACKGROUND/SUMMARY OF REQUEST:**

The developer of the subject subdivision requests to enter into a alternative fiscal agreement with Travis County. Under the alternative fiscal agreement the plat will be held in abeyance while the street and drainage facilities are constructed.

Greyrock Ridge, Phase 1 covers 38.603 acres, contains 76 total lots, and has 3,135 linear feet of public streets.

### **STAFF RECOMMENDATIONS:**

The request has been reviewed by Transportation and Natural Resources staff and the staff finds the use of the subject agreement meets all Travis County standards. As such, TNR staff recommends the approval of the proposed motion.

### **ISSUES AND OPPORTUNITIES:**

Under Alternative Fiscal the County Executive of TNR holds the respective plat in abeyance and, upon completion of the items listed below, the Division Director of Planning and Engineering Services authorizes the issuance of a Basic Development Permit for construction of streets and drainage facilities.

#### Plat Status

Staff has reviewed the plat and all comments have been addressed. The plat meets current standards and has everything in place such that it could be recommended for approval and recordation at this time.

#### Restoration/Erosion Control Fiscal

The fiscal for the subdivision's restoration and improvements have been posted with the City of Austin in the form of a letter of credit. The posted amount is \$118,746.00.

Boundary Street Fiscal/Access to Publicly Maintained Road  
Greyrock Ridge, Phase 1 takes access from a recently platted section of Archeleta Boulevard, a section not maintained by Travis County.

**Waste Water Service**

Wastewater service for this subdivision will be provided by the City of Austin.

**Construction Plans and Engineer's Estimate of Construction Cost Approved**

All comments by Travis County staff have been addressed and the reviewer is prepared to sign the cover sheets of the plans and issue permit #12-0117. The estimated cost of the improvements is \$1,586,992.00. This amount includes all costs related to the construction of all streets and drainage facilities (including temporary erosion controls, all structures contributing to the total detention (if required), etc.).

The developer has signed the attached statement acknowledging that this action does not imply or guarantee plat approval by the Commissioners Court and that he/she understands the constraints related to the use of alternate fiscal. Extension of Sixty-Day Period for Completed Plat Application Final Action documents are also included.

**FISCAL IMPACT AND SOURCE OF FUNDING:**

N/A.

**ATTACHMENTS/EXHIBITS:**

Alternate Fiscal Acknowledgment

Exhibit "A" – Description

Extension of Sixty-Day Period

Proposed Plat

Map

**REQUIRED AUTHORIZATIONS:**

Cynthia McDonald	Financial Manager	TNR	854-4239
Steve Manilla	County Executive	TNR	854-9429
Anna Bowlin	Division Director	Development Services	854-7561

**CC:**

Stacey Scheffel	Program Manager	TNR Permits	854-7565

**SM:AB:ps**

**1101 - Development Services - Greyrock Ridge, Phase 1**

§ EXHIBIT 82.401 (D)

ALTERNATIVE FISCAL POLICY REQUEST AND ACKNOWLEDGMENT

STATE OF TEXAS           §

COUNTY OF TRAVIS       §

TO THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS:

The undersigned Owner proposes to subdivide that certain tract of land more particularly described in **Exhibit "A"**, which is attached hereto and made a part hereof. The Owner requests that Travis County's Transportation and Natural Resources Department ("TNR") hold the proposed plat of land in abeyance until all of the proposed subdivision Improvements have been constructed to Travis County Standards for the Construction of Streets and Drainage in Subdivisions (the "Standards") to the satisfaction of the County Executive of TNR. In order to qualify for this Alternative Fiscal Policy, the proposed subdivision must meet the access criteria set forth in the Standards.

Under this Policy, the Owner is not required to post fiscal Security to secure the construction of the Improvements, but is required to obtain a Travis County Basic Development Permit. The owner will be required to post fiscal for boundary streets improvements if they are not to be completed during the construction of the Improvements. Additionally, the Owner shall file Security with the submitted Final Plat to secure restoration of disturbed areas should construction not be completed.

Upon satisfactory completion of the Improvements, the submitted plat shall be forwarded by TNR to the Commissioners Court for approval and recording.

If the Owner elects to proceed under this option, the Owner acknowledges and agrees that, until the plat is filed, the Owner may not use the proposed subdivision's description in a contract to convey real property, unless the conveyance is expressly contingent on the recording and approval of the final plat and the purchaser is not given the use or the occupancy of the real property before the recording of the final plat, under penalty of prosecution under Section 12.002 of the Texas Property Code. In addition, the approval of Alternative Fiscal in no way constitutes approval of the proposed plat.

If the plat is to be approved and filed, the Owner must post Security in the amount of 10% of the cost of the completed Improvements and 100% of the cost of the incomplete Improvements to secure the performance of the construction of the Improvements for one year, or more, from the date of the approval of the plat and acceptance of the dedication by the County.

Alternative Fiscal

**RECEIVED**  
**APR 05 2012**  
**TRAVIS COUNTY - TNR**  
**PERMITS DEPARTMENT**

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

OWNER: HM Greyrode Ridge Development, Inc Address: 1011 N. Lamar

By: [Signature] Austin, TX 78705

Name: Blake Magee Phone: 512-481-0303

Title: President Fax: 512-481-0333  
Authorized Representative

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 4<sup>th</sup> day of April, 2012, by Blake Magee in the capacity stated herein.

[Signature]  
Notary Public in and for the State of Texas

Amy Frederick  
Printed or typed name of notary

My Commission Expires: 4/19/14



TRAVIS COUNTY, TEXAS:

By: \_\_\_\_\_  
County Judge

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me by County Judge Samuel T. Biscoe, on the \_\_\_\_\_ day of \_\_\_\_\_, 20, in the capacity stated herein.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Printed or typed name of notary

*SAMPLE EXHIBIT "A" OR FIELD NOTES*

**EXHIBIT "A"**

That certain tract of land described as \* See Attached \*  
subdivision is \_\_\_\_\_ acres, being a portion of that same tract of land described in  
Volume \_\_\_\_\_, Page \_\_\_\_\_ of the Real Property Records of Travis County, Texas, or  
Doc# \_\_\_\_\_ of the Official Public Records, as delineated on a plat under the same  
name which will be held in abeyance until approval is granted by the Travis County  
Commissioners' Court.

## FIELD NOTES

**BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE JOHN G. MCGEHEE SURVEY NUMBER 6, ABSTRACT NUMBER 17, SITUATED IN TRAVIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THAT CERTAIN 177.853 ACRE TRACT OF LAND CONVEYED TO HM GREY ROCK RIDGE DEVELOPMENT IN DOCUMENT NUMBER 2011187355 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 38.603 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING**, at a 1/2" iron rod found at the southeast corner of a 36.356 acre tract of land, conveyed to Slaughter 100, LTD., in Document Number 2011129734 of the Official Public Records of Travis County, Texas (O.P.R.T.C.TX.), also being the southwest corner of a 13.845 acre tract of land, conveyed to Mopac South Transportation Corporation, in Volume 10179, Page 920 of the Real Property Records of Travis County, Texas (R.P.R.T.C.TX.), also being the northwest corner of a 28.563 acre tract of land, conveyed to State of Texas (SH 45), in Document Number 2000015281 of the O.P.R.T.C.TX., also being the northeast corner of said 177.853 acre tract of land, for a point of curvature to the right and the **POINT OF BEGINNING** of the herein described tract,

**THENCE**, with the common boundary line of said 28.563 acre tract and said 177.853 acre tract, the following three (3) courses and distances, numbered 1 through 3,

1. with said curve to the right having a radius of 7439.30 feet, an arc length of 712.08 feet and whose chord bears S31°55'04"E, a distance of 711.81 feet to a concrete monument,
2. S30°49'12"E, a distance of 59.38 feet to a concrete monument, and
3. S28°42'47"E, a distance of 2460.03 feet to a 1/2" capped (CBD 5780) iron rod found on the western boundary line of said 28.563 acre tract, also being the southeast corner of said 177.853 acre tract, also being the northeast corner of a 77.007 acre tract of land, conveyed to City of Austin, in Document Number 200200348 of the O.P.R.T.C.TX., for the southeast corner of the herein described tract,

**THENCE**, leaving the western boundary line of said 28.563 acre tract, and with the common boundary line of said 77.007 acre tract, and said 177.853 acre tract, S88°12'00"W, a distance of 112.18 feet to a 1/2" capped (CBD 5780) iron rod set ,

**THENCE**, leaving said common boundary line and crossing said 177.853 acre tract, the following fifty-four (54) courses and distances, numbered 1 through 54,

1. N28°44'51"W, a distance of 716.13 feet to a 1/2" capped (CBD 5780) iron rod set,
2. S63°38'25"W, a distance of 412.70 feet to a 1/2" capped (CBD 5780) iron rod set,
3. N00°25'32"E, a distance of 25.66 feet to a 1/2" capped (CBD 5780) iron rod set,
4. N14°56'38"W, a distance of 53.93 feet to a 1/2" capped (CBD 5780) iron rod set,
5. N00°25'32"E, a distance of 468.51 feet to a 1/2" capped (CBD 5780) iron rod set,
6. N00°12'34"W, a distance of 55.46 feet to a 1/2" capped (CBD 5780) iron rod set,
7. N06°38'55"W, a distance of 65.00 feet to a 1/2" capped (CBD 5780) iron rod set,
8. N15°31'46"W, a distance of 75.91 feet to a 1/2" capped (CBD 5780) iron rod set,
9. N25°51'08"W, a distance of 87.82 feet to a 1/2" capped (CBD 5780) iron rod set,
10. N35°39'01"W, a distance of 67.60 feet to a 1/2" capped (CBD 5780) iron rod set,



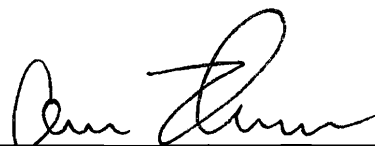
11. N43°40'21"W, a distance of 63.17 feet to a 1/2" capped (CBD 5780) iron rod set,
12. N46°00'29"W, a distance of 156.00 feet to a 1/2" capped (CBD 5780) iron rod set,
13. N48°05'11"W, a distance of 62.48 feet to a 1/2" capped (CBD 5780) iron rod set,
14. N58°45'20"W, a distance of 111.33 feet to a 1/2" capped (CBD 5780) iron rod set,
15. N70°29'02"W, a distance of 74.58 feet to a 1/2" capped (CBD 5780) iron rod set,
16. N77°07'52"W, a distance of 26.34 feet to a 1/2" capped (CBD 5780) iron rod set,
17. N61°56'40"E, a distance of 114.03 feet to a 1/2" capped (CBD 5780) iron rod set,
18. N43°44'18"E, a distance of 61.06 feet to a 1/2" capped (CBD 5780) iron rod set,
19. N24°16'01"E, a distance of 60.70 feet to a 1/2" capped (CBD 5780) iron rod set,
20. N04°26'19"E, a distance of 63.27 feet to a 1/2" capped (CBD 5780) iron rod set,
21. N15°01'58"W, a distance of 58.48 feet to a 1/2" capped (CBD 5780) iron rod set,
22. N34°17'26"W, a distance of 61.95 feet to a 1/2" capped (CBD 5780) iron rod set,
23. N53°45'43"W, a distance of 59.81 feet to a 1/2" capped (CBD 5780) iron rod set,
24. N85°37'47"W, a distance of 119.27 feet to a 1/2" capped (CBD 5780) iron rod set,
25. S87°36'40"W, a distance of 52.00 feet to a 1/2" capped (CBD 5780) iron rod set,
26. S02°23'20"E, a distance of 51.37 feet to a 1/2" capped (CBD 5780) iron rod set,
27. S87°36'40"W, a distance of 247.00 feet to a 1/2" capped (CBD 5780) iron rod set,
28. N02°23'20"W, a distance of 232.87 feet to a 1/2" capped (CBD 5780) iron rod set,
29. N45°28'28"W, a distance of 54.92 feet to a 1/2" capped (CBD 5780) iron rod set,
30. N02°23'20"W, a distance of 40.27 feet to a 1/2" capped (CBD 5780) iron rod set,
31. N40°41'47"E, a distance of 58.16 feet to a 1/2" capped (CBD 5780) iron rod set,
32. N02°50'34"W, a distance of 168.08 feet to a 1/2" capped (CBD 5780) iron rod set,
33. N52°04'18"W, a distance of 66.26 feet to a 1/2" capped (CBD 5780) iron rod set,
34. N54°23'23"W, a distance of 63.48 feet to a 1/2" capped (CBD 5780) iron rod set,
35. S87°54'44"W, a distance of 134.93 feet to a 1/2" capped (CBD 5780) iron rod set,
36. S02°23'20"E, a distance of 136.45 feet to a 1/2" capped (CBD 5780) iron rod set,
37. S87°36'40"W, a distance of 82.00 feet to a 1/2" capped (CBD 5780) iron rod set,
38. N02°23'20"W, a distance of 122.00 feet to a 1/2" capped (CBD 5780) iron rod set,
39. S87°36'40"W, a distance of 180.00 feet to a 1/2" capped (CBD 5780) iron rod set,
40. N02°23'20"W, a distance of 3.00 feet to a 1/2" capped (CBD 5780) iron rod set,
41. S87°36'40"W, a distance of 559.37 feet to a 1/2" capped (CBD 5780) iron rod set,
42. S00°28'24"W, a distance of 33.91 feet to a 1/2" capped (CBD 5780) iron rod set for a point of curvature to the left,
43. with said curve to the left having a radius of 285.00 feet, an arc length of 14.24 feet and whose chord bears S00°57'28"E, a distance of 14.24 feet to a 1/2" capped (CBD 5780) iron rod set,
44. S02°23'20"E, a distance of 126.17 feet to a 1/2" capped (CBD 5780) iron rod set for a point of curvature to the left,
45. with said curve to the left having a radius of 435.00 feet, an arc length of 69.17 feet and whose chord bears S06°56'40"E, a distance of 69.10 feet to a 1/2" capped (CBD 5780) iron rod set,
46. S11°30'00"E, a distance of 29.56 feet to a 1/2" capped (CBD 5780) iron rod set,
47. S78°30'00"W, a distance of 70.00 feet to a 1/2" capped (CBD 5780) iron rod set,
48. S86°31'36"W, a distance of 83.48 feet to a 1/2" capped (CBD 5780) iron rod set,
49. S87°36'40"W, a distance of 279.00 feet to a 1/2" capped (CBD 5780) iron rod set,
50. S78°21'30"W, a distance of 102.17 feet to a 1/2" capped (CBD 5780) iron rod set,
51. S71°44'22"W, a distance of 20.94 feet to a 1/2" capped (CBD 5780) iron rod set,

52. S87°37'06"W, a distance of 130.00 feet to a 1/2" capped (CBD 5780) iron rod set,
53. N02°22'54"W, a distance of 17.79 feet to a 1/2" capped (CBD 5780) iron rod set,
54. S87°37'06"W, a distance of 175.00 feet to a 1/2" capped (CBD 5780) iron rod set on the western boundary line of said 177.853 acre tract, also being on the eastern boundary line of a 179.539 acre tract of land, conveyed to Geoffrey D. and Diane Weisbart in Volume 12610, Page 730 of the Real Plat Records of Travis County Texas (R.P.R.T.C.TX.), for the southwest corner of the herein described tract,

**THENCE**, with the common boundary line of said 177.853 acre tract, said 179.539 acre tract, and a 12.985 acre tract of land, conveyed to Geoffrey D. and Diane Weisbart in Document Number 1999034518 of the O.P.R.T.C.TX., N02°22'54"W, a distance of 394.39 feet to a calculated point at the northeast corner of said 12.985 acre tract, also being the southeast corner of a 390.543 acre tract of land, conveyed to Ira Jon Yates in Volume 11042, Page 933 of the R.P.R.T.C.TX.,

**THENCE**, with the common boundary line of said 390.543 acre tract, and said 177.853 acre tract, N01°47'14"W, a distance of 204.94 feet to a 1/2" iron rod found at the northwest corner of said 177.853 acre tract, also being the southwest corner of said 36.356 acre tract,

**THENCE**, leaving said common boundary line, and with the common boundary line of said 177.853 acre tract, and said 36.356 acre tract, N87°36'40"E, a distance of 2029.38 feet to the **POINT OF BEGINNING** and containing 38.603 acres of land.

Surveyed by:  22 MAR 2012  
AARON V. THOMASON, R.P.L.S. NO. 6214  
**SETSTONE SURVEYING**  
5501 West William Cannon  
Austin, TX 78749  
Ph: 512-282-0170 Fax: 512-280-5165  
aaron@setstone.net



BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD 83

**EXHIBIT 82.201(C)  
EXTENSION OF SIXTY-DAY PERIOD FOR  
COMPLETED PLAT APPLICATION FINAL ACTION**

Date: April 5, 2012

Owner's Name and Address: HM Grey Rock Ridge Development, Inc.  
1011 North Lamar Blvd  
Austin, Texas 78703  
\_\_\_\_\_  
\_\_\_\_\_

Proposed Subdivision Name and Legal Description (the "Property"):

Greyrock Ridge Phase 1, 38.603 acres

The undersigned Owner and the County Executive of Travis County Transportation and Natural Resources Department hereby agree that the sixty (60) day period for final action to be taken on a Completed Plat Application for the Property is hereby extended by mutual agreement and without compulsion until the date that all subdivision requirements have been met to Travis County standards to the satisfaction of the County Executive of TNR.

Executed and affective as of the date set forth below.

Owner: HM Grey Rock Ridge Development, Inc.

By:   
\_\_\_\_\_

Name: Blake Magee

Title: President

Authorized Representative

Travis County

By:   
County Executive

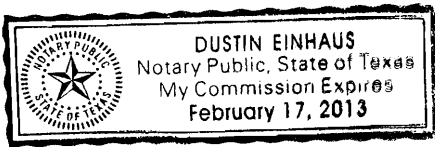
Travis County Transportation and Natural Resources Department

ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on the 5 day of  
April, 2012, by Blake Magee of Travis County,  
Texas known to me personally or on the basis of an approved form of identification, in  
the capacity stated.



A handwritten signature in black ink, appearing to read 'Dustin Einhaus', written over a horizontal line.

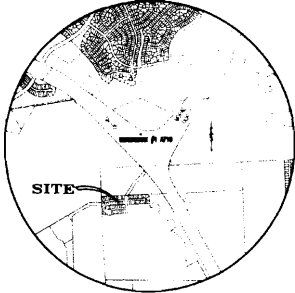
Notary Public, State of Texas  
My Commission Expires: 2/17/13

Dustin Einhaus  
(Printed Name of Notary)

After Completing Return To:

Travis County, Texas  
Transportation and Natural Resources Department  
P.O. Box 1748  
Austin, Texas 78767-1748

# GREY ROCK RIDGE, PHASE 1

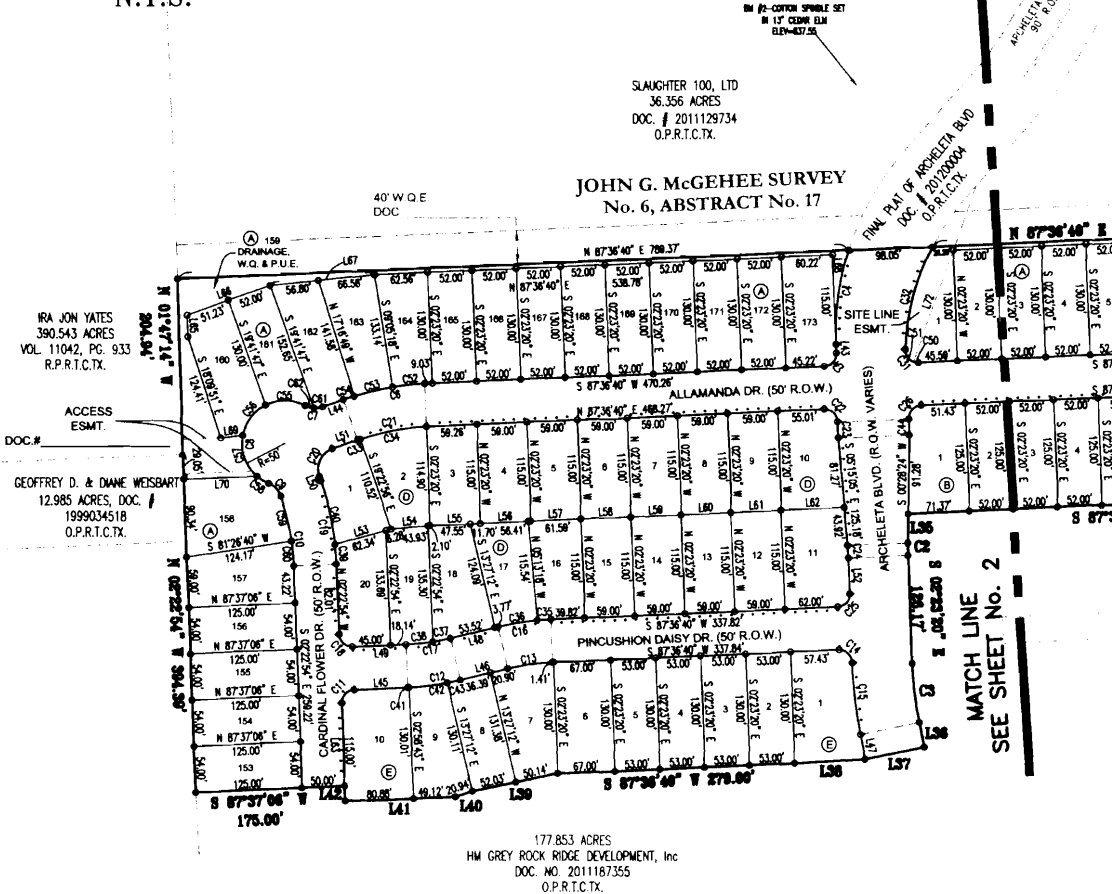


VICINITY MAP  
N.T.S.

SCALE: 1" = 100'

## LEGEND

- ▲ CALCULATED POINT
- ▲ HAIL FOUND
- IRON ROD SET
- IRON ROD FOUND
- CONCRETE MONUMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- W.W.E. WASTEWATER EASEMENT
- POB POINT OF BEGINNING
- W.Q.E. WATER QUALITY EASEMENT
- C.L. CENTERLINE
- C.W.Q.Z. CRITICAL WATER QUALITY ZONE
- W.Q.T.Z. WATER QUALITY TRANSITION ZONE
- O.P.R.T.C.T.X. OFFICIAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T.X. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- 1 LOT NUMBER
- ⓐ BLOCK
- BOUNDARY LINE
- - - EASEMENT LINE
- ⋯ APPROXIMATE SIDEWALK LOCATION



DATE: MARCH 26, 2012

TOTAL ACREAGE: 38.603 ACRES

OWNER/DEVELOPER:  
HM GREY ROCK RIDGE DEVELOPMENT, INC.  
BLAKE MAGEE, PRESIDENT  
1011 N. LAMAR BLVD.  
AUSTIN, TX 78703  
(512) 481-0303

SURVEY: JOHN G. MCGEHEE SURVEY NO. 6, A-17

ENGINEER:  
LJA ENGINEERING, INC.  
5316 HIGHWAY 290 WEST STE. 150  
AUSTIN, TEXAS 78735  
Phone: (512) 439-4700  
Fax: (512) 439-4916

TOTAL OF LOTS:  
NO. OF SINGLE FAMILY LOTS: 74  
NO. OF W.O., DRAINAGE, AND P.U.E. LOTS: 2  
NO. OF BLOCKS: 4

SURVEYOR:  
SETSTONE SURVEYING  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749  
Phone: (512) 282-0170  
Fax: (512) 280-5165

LOT	BLK	ACRES	SQ. FT.
159	A	0.34	14,674
1	A	21.91	954,601

BENCHMARK #1: 3" LORA ALUMINUM DISC  
IN CONCRETE STAMPED A718  
TEXAS COORDINATE SYSTEM, CENTRAL ZONE  
(4203) GRID COORDINATES:  
NORTHING: 10035883.14  
EASTING: 3068866.44  
ELEVATION: 816.13

BENCHMARK #2: COTTON SPINDLE SET IN  
1.3" CEDAR ELM  
TEXAS COORDINATE SYSTEM, CENTRAL ZONE  
(4203), GROUND COORDINATES  
NORTHING: 10034247  
EASTING: 3068331  
ELEVATION: 837.55

SHEET NO. 1 OF 7

### LINEAR FOOTAGE AND AREA OF STREETS:

NAME	LINEAR FOOTAGE	AREA	ROW
ARCHELETA BLVD.	593.0'	1.104 Acre	VARIES/70'
PINCUSHION DAISY DRIVE	664.2'	0.659 Acre	50'
CARDINAL FLOWER DRIVE	405.4'	0.608 Acre	50'
ALLAMANDA DRIVE	1471.9'	1.575 Acre	50'

**LJA Engineering Inc.**

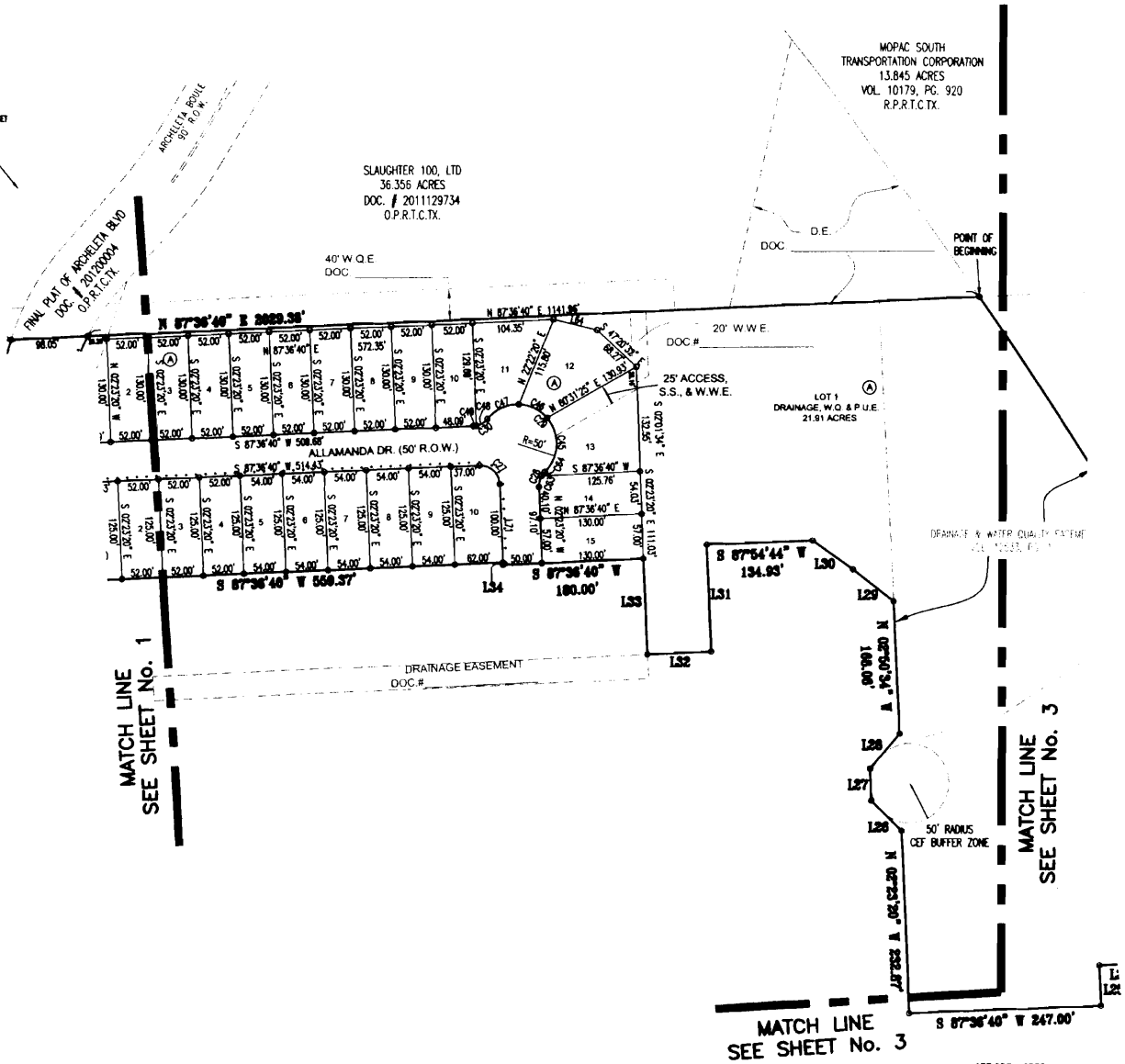
5316 Highway 290 West Suite 150 Austin, Texas 78735 FRN-F-1386

5501 West William Cannon Drive Austin, Texas 78749 Phone No. (512) 282-0170 Fax No. (512) 280-5165

**SETSTONE SURVEYING**

# GREYROCK RIDGE, PHASE 1

IN 12-CENTIMETER SPAN SET  
IN 1" CENTER ELEM  
ELEM-437.35




MOPAC SOUTH  
TRANSPORTATION CORPORATION  
13.845 ACRES  
VOL. 10179, PG. 920  
R.P.R.T.C.T.X.

SLAUGHTER 100, LTD  
36.356 ACRES  
DOC. # 2011129734  
O.P.R.T.C.T.X.

DRAINAGE & WATER QUALITY FEATURE  
SEE SHEET No. 3


177.853 ACRES  
HM GREY ROCK RIDGE DEVELOPMENT, Inc  
DOC. NO. 2011187355  
O.P.R.T.C.T.X.

SHEET NO. 2 OF 7

**LJA Engineering Inc.** 

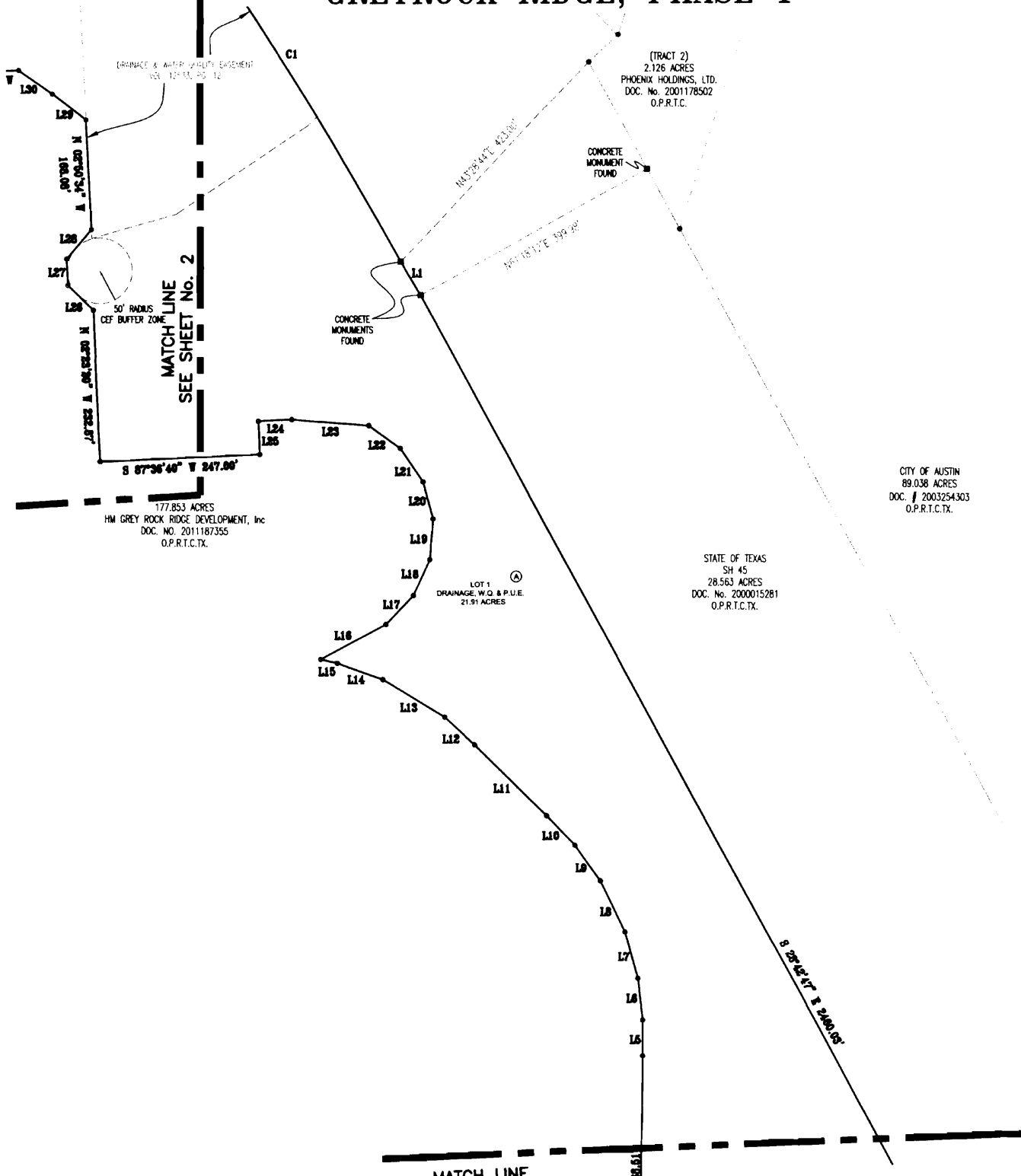
5316 Highway 290 West Suite 150 Austin, Texas 78735 FRN-F-1386

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 5501 West William Cannon Drive Austin, Texas 78749  
Phone No. (512) 282-0170 Fax No. (512) 280-5165

**SETSTONE SURVEYING**

# GREYROCK RIDGE, PHASE 1



EROSION & WATER QUALITY ENHANCEMENT  
 SEE 12-13, PG. 12

50' RADIUS  
 CEF BUFFER ZONE

MATCH LINE  
 SEE SHEET No. 2

177.853 ACRES  
 HM GREY ROCK RIDGE DEVELOPMENT, Inc  
 DOC. NO. 2011187355  
 O.P.R.T.C.TX.

LOT 1  
 DRAINAGE, W.Q. & P.U.E.  
 21.91 ACRES

(TRACT 2)  
 2.126 ACRES  
 PHOENIX HOLDINGS, LTD.  
 DOC. No. 2001178502  
 O.P.R.T.C.

CONCRETE  
 MONUMENTS  
 FOUND

CONCRETE  
 MONUMENT  
 FOUND

CITY OF AUSTIN  
 89.038 ACRES  
 DOC. # 2003254303  
 O.P.R.T.C.TX.

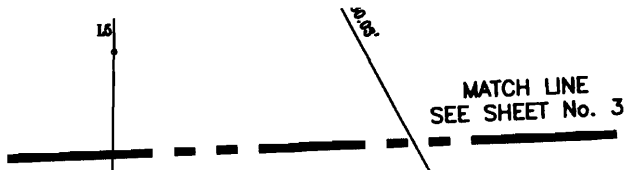
STATE OF TEXAS  
 SH 45  
 28.563 ACRES  
 DOC. No. 2000015281  
 O.P.R.T.C.TX.

MATCH LINE  
 SEE SHEET No. 4

SHEET NO. 3 OF 7

<b>LJA Engineering Inc.</b>		
5316 Highway 290 West Suite 150 Austin, Texas 78735		FRN-F-1386
		5501 West William Cannon Drive Austin, Texas 78749 Phone No. (512) 282-0170 Fax No. (512) 280-5165
<b>SETSTONE SURVEYING</b>		

# GREYROCK RIDGE, PHASE 1



LOT 1  
DRAINAGE, W.O. & P.U.E.  
21.91 ACRES

S 65°30'35" W 412.76'

CEP  
BUFFER ZONE

N 82°46'01" W 714.15'


177.853 ACRES  
HM GREY ROCK RIDGE DEVELOPMENT, Inc  
DOC. NO. 2011187355  
O.P.R.T.C.TX.

CITY OF AUSTIN  
89.038 ACRES  
DOC. # 2003254303  
O.P.R.T.C.TX.

STATE OF TEXAS  
SH 45  
28.563 ACRES  
DOC. No. 2000015281  
O.P.R.T.C.TX.

CITY OF AUSTIN  
77.007 ACRES  
DOC. # 200200348  
O.P.R.T.C.TX.

SHEET NO. 4 OF 7

<b>LJA Engineering Inc.</b>	
5316 Highway 290 West Suite 150 Austin, Texas 78735	FRN-F-1306
	
5501 West William Cannon Drive Austin, Texas 78749 Phone No. (512) 282-0170 Fax No. (512) 280-5165	
<b>SETSTONE SURVEYING</b>	



# GREYROCK RIDGE, PHASE 1

LINE TABLE		
LINE	LENGTH	BEARING
L1	59.38	S30°49'12"E
L2	112.18	S88°12'00"W
L3	25.66	N00°25'32"E
L4	53.93	N14°56'38"W
L5	55.46	N00°12'34"W
L6	65.00	N06°38'55"W
L7	75.91	N15°31'46"W
L8	87.82	N25°51'08"W
L9	67.60	N35°39'01"W
L10	63.17	N43°40'21"W
L11	156.00	N46°00'29"W
L12	62.48	N48°05'11"W
L13	111.33	N58°45'20"W
L14	74.56	N70°29'02"W
L15	26.34	N77°07'52"W
L16	114.03	N61°56'40"E
L17	61.06	N43°44'18"E
L18	80.70	N24°16'01"E
L19	63.27	N04°26'19"E
L20	58.48	N15°01'58"W
L21	61.95	N34°17'26"W
L22	59.81	N53°45'43"W
L23	119.27	N85°37'47"W
L24	52.00	S87°36'40"W
L25	51.37	S02°23'20"E
L26	54.92	N45°28'28"W
L27	40.27	N02°23'20"W
L28	58.16	N40°41'47"E
L29	66.26	N52°04'18"W
L30	63.48	N54°23'23"W
L31	136.45	S02°23'20"E
L32	82.00	S87°36'40"W
L33	122.00	N02°23'20"W
L34	3.00	N02°23'20"W
L35	33.91	S00°28'24"W
L36	29.56	S11°30'00"E
L37	70.00	S78°30'00"W
L38	83.48	S86°31'36"W
L39	102.17	S78°21'30"W
L40	20.94	S71°44'22"W
L41	130.00	S87°37'06"W
L42	17.79	N02°22'54"W
L43	10.00	S02°23'20"E
L44	25.90	S70°20'11"W
L45	63.14	S87°37'06"W
L46	57.29	S76°32'48"W
L47	29.56	N11°30'00"W
L48	57.29	S76°32'48"W
L49	63.14	S87°37'06"W
L50	15.50	N19°41'47"W
L51	41.78	N70°20'11"E
L52	41.91	S02°23'20"E
L53	68.62	S74°53'30"W
L54	46.02	S84°54'51"W
L55	59.26	S87°42'11"W
L56	59.00	N87°36'40"E
L57	59.00	N87°36'40"E
L58	59.00	N87°36'40"E
L59	59.00	N87°36'40"E
L60	59.00	N87°36'40"E
L61	59.00	N87°36'40"E
L62	74.45	N87°36'40"E
L63	97.21	S02°22'54"E
L64	57.54	S76°07'34"E
L65	25.03	N02°00'22"W
L66	103.23	N70°18'13"E
L67	123.38	S84°04'32"W
L68	105.00	N02°23'20"W
L69	25.79	N83°32'46"E
L70	85.96	S87°59'38"W
L71	103.00	S02°23'20"E
L72	144.08	N19°28'35"E
L73	80.25	S87°59'38"W
L74	22.84	N02°22'54"W
L75	17.16	N01°47'14"W
L76	45.34	S87°59'38"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	TANGENT
C1	7439.30'	712.08'	711.81'	N31°55'04"W	356.31
C2	285.00'	14.24'	14.24'	S00°57'28"E	7.12
C3	435.00'	69.17'	69.10'	S06°56'40"E	34.66
C4	325.00'	112.22'	111.66'	S07°30'09"W	56.67
C5	15.00'	23.56'	21.21'	N42°36'40"E	15.00
C6	325.00'	97.99'	97.62'	S78°58'25"W	49.37
C7	25.00'	21.03'	20.41'	S85°34'08"E	11.18
C8	50.00'	162.65'	99.84'	S25°19'13"W	892.66
C9	25.00'	21.06'	20.45'	N43°44'53"W	11.20
C10	275.00'	82.69'	82.38'	N10°59'46"W	41.66
C11	15.00'	23.56'	21.21'	S42°37'06"W	15.00
C12	325.00'	62.80'	62.70'	N82°04'57"E	31.50
C13	275.00'	53.11'	53.02'	S82°04'44"W	26.64
C14	15.00'	23.68'	21.30'	N47°09'15"W	15.12
C15	505.00'	84.44'	84.35'	S06°42'35"E	42.32
C16	325.00'	62.76'	62.66'	S82°04'44"W	31.48
C17	275.00'	53.14'	53.06'	N82°04'57"E	26.65
C18	15.00'	23.56'	21.21'	S47°22'54"E	15.00
C19	325.00'	98.21'	97.84'	N11°02'21"W	49.48
C20	25.00'	39.28'	36.37'	S25°19'12"W	25.01
C21	275.00'	82.91'	82.60'	S78°58'25"W	41.77
C22	15.00'	23.70'	21.31'	N47°07'10"W	15.14
C23	315.00'	18.70'	18.70'	S03°33'02"E	9.35
C24	285.00'	14.24'	14.24'	N03°49'13"W	7.12
C25	15.00'	23.56'	21.21'	N42°36'40"E	15.00
C26	15.00'	23.70'	21.31'	S42°30'30"W	15.14
C27	25.00'	39.27'	35.36'	N47°23'20"W	25.00
C28	25.00'	21.03'	20.41'	S21°42'21"W	11.18
C29	50.00'	162.65'	99.85'	N47°23'20"W	897.21
C30	25.00'	21.03'	20.41'	N63°30'58"E	11.18
C31	15.00'	24.74'	22.03'	S45°08'09"E	16.23
C32	287.00'	125.25'	124.26'	S14°37'09"W	63.64
C33	275.00'	3.54'	3.54'	S70°42'19"W	1.77
C34	275.00'	79.37'	79.10'	S79°20'33"W	39.96
C35	325.00'	16.07'	16.07'	S86°11'41"W	8.04
C36	325.00'	46.69'	46.65'	S80°39'45"W	23.39
C37	275.00'	21.21'	21.20'	N78°45'21"E	10.61
C38	275.00'	31.93'	31.92'	N84°17'30"E	15.98
C39	325.00'	22.97'	22.96'	N04°24'23"W	11.49
C40	325.00'	75.25'	75.06'	N13°03'49"W	37.79
C41	325.00'	1.39'	1.39'	N87°29'46"E	0.69
C42	325.00'	45.80'	45.76'	N83°20'13"E	22.94
C43	325.00'	15.62'	15.62'	N77°55'24"E	7.81
C44	315.00'	18.70'	18.70'	N01°13'38"W	9.35
C45	50.00'	75.43'	68.48'	N02°35'01"E	46.98
C46	50.00'	41.30'	40.13'	N64°17'39"W	21.91
C47	50.00'	45.92'	44.33'	S65°43'59"W	24.72
C48	25.00'	17.10'	16.77'	N59°00'47"E	8.90
C49	25.00'	3.93'	3.93'	N83°06'29"E	1.97
C50	15.00'	6.24'	6.20'	S80°27'57"E	3.17
C51	15.00'	18.50'	17.35'	S33°12'46"E	10.63
C52	325.00'	38.08'	38.06'	S84°15'16"W	19.06
C53	325.00'	46.47'	46.43'	S76°48'07"W	23.27
C54	325.00'	13.44'	13.44'	S71°31'16"W	6.72
C55	50.00'	48.03'	46.21'	N88°59'40"W	26.05
C56	50.00'	45.80'	44.21'	S37°14'40"W	24.65
C57	50.00'	52.94'	50.50'	S19°19'48"E	29.26
C58	50.00'	15.90'	15.83'	S58°46'29"E	8.02
C59	275.00'	53.50'	53.41'	N14°02'14"W	26.83
C60	275.00'	29.19'	29.18'	N05°25'23"W	14.61
C61	25.00'	10.13'	10.06'	N81°56'33"E	5.13
C62	25.00'	10.90'	10.81'	S73°57'45"E	5.54
C63	25.00'	14.77'	14.56'	S14°32'28"W	7.61
C64	25.00'	6.25'	6.24'	S38°38'09"W	3.14
C65	50.00'	44.46'	43.01'	S14°28'21"E	23.82
C66	50.00'	8.48'	8.47'	S44°48'23"E	4.25

SHEET NO. 5 OF 7

**LJA Engineering Inc.**

5316 Highway 290 West      FRN-F-1386  
Suite 150  
Austin, Texas 78735

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5501 West William Cannon Drive  
Austin, Texas 78749  
Phone No. (512) 282-0170  
Fax No. (512) 280-5165

SETSTONE SURVEYING

# GREYROCK RIDGE, PHASE 1


**GENERAL NOTES:**

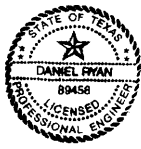
1. WATER AND WASTEWATER SERVICES WILL BE PROVIDED BY THE CITY OF AUSTIN. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. THE WATER AND WASTEWATER UTILITY CONSTRUCTION MUST BE INSPECTED BY THE CITY.
2. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES IN THE SUBDIVISION ARE TO BE CONSTRUCTED AND INSTALLED TO THE CITY OF AUSTIN ALTERNATE URBAN STANDARDS.
3. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
4. 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 THE PLAT VACATION OR REPLATING MAY BE REQUIRED AT THE OWNERS' SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
5. THIS PROJECT IS PART OF THE BRADLEY PARTIES SETTLEMENT AGREEMENT, RECORDED AS DOCUMENT NUMBER 2000062856 IN TRAVIS COUNTY, OFFICIAL PUBLIC RECORDS.
6. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS FENCES OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY AND/OR CITY OF AUSTIN.
7. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
8. PROPERTY OWNER AND/OR HIS/HER ASSIGNS, SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY AND ANY OTHER GOVERNMENTAL AUTHORITIES FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
9. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE BRADLEY SETTLEMENT AGREEMENT AND THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
10. MAINTENANCE OF WATER QUALITY CONTROLS SHALL BE ACCORDING TO THE CITY OF AUSTIN STANDARDS.
11. BUILDING SETBACK LINES AND USE SHALL BE IN COMPLIANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE.
12. ELECTRIC SERVICE IS BEING PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
13. THE PEDERNALES ELECTRIC COOPERATIVE, INC. (PEC) HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP ANY EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
14. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE THE PEDERNALES ELECTRIC COOPERATIVE, INC. 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.
15. 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 CENTERLINE OF THE OVERHEAD ELECTRIC FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE DEVELOPER SHALL INCLUDE ALL P.E.C. WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
16. 34.28 ACRES OF IMPERVIOUS COVER IS CURRENTLY ALLOCATED TO TRACTS 15, 16A-1, AND 16B (17.91 AC OF IC TO TRACT 15, 3.144 AC TO TRACT 16A-1, 13.228 AC TO TRACT 16B). MAXIMUM IMPERVIOUS COVER FOR THIS TRACT IS LIMITED TO ALLOCATED IMPERVIOUS COVER, PER THE BRADLEY PARTIES SETTLEMENT AGREEMENT. IMPERVIOUS COVER MAY BE TRANSFERRED BETWEEN TRACTS 15, 16A-1, AND 16B AS LONG AS TOTAL IMPERVIOUS COVER ON TRACT 15, 16A-1, AND 16B DOES NOT EXCEED 34.28 AC.
17. AN ADMINISTRATIVE VARIANCE WAS GRANTED, PER 30-5-42(B)(5) OF THE LDC, FOR CUT/FILL GREATER THAN 4 FEET, ASSOCIATED WITH THE WATER QUALITY AND/OR DETENTION FACILITIES WITH PRELIMINARY PLAN APPROVAL CBJ-2010-0139.
18. THE WATER QUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE BRADLEY PARTIES SETTLEMENT AGREEMENT. THE USE AND MAINTENANCE OF THESE EASEMENTS IS RESTRICTED BY THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
19. PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY CIRCLE C NORTH DAM AT THE INTERSECTION OF SLAUGHTER CREEK AND ESCARPMENT BOULEVARD AND THE CIRCLE C SOUTH DAM, LOCATED 1/4 MILE DOWNSTREAM FROM THE INTERSECTION OF DANZ CREEK AND WOPAC.
20. THE USE OF PESTICIDES WILL BE IN ACCORDANCE WITH SPECIFICATIONS OF THE INTEGRATED PEST MANAGEMENT (IPM) PLAN AS REQUIRED BY THE BRADLEY PARTIES SETTLEMENT AGREEMENT.
21. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY THE DOTTED LINE ON THE FACE OF THE PLAT: ARCHELETA BOULEVARD, PENSTEMON DRIVE, PINKUSHION DUSTY DRIVE, AND CARDINAL FLOWER 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.
22. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
23. DRIVEWAY ACCESS TO ARCHELETA BOULEVARD BY SINGLE FAMILY LOTS SHALL BE PROHIBITED.
24. CORNER LOTS SHALL BE PERMITTED TO HAVE A SINGLE DRIVEWAY ACCESS.
25. PERMITTED USES IN GREENBELT LOTS ARE AS FOLLOWS:
  1. PEDESTRIAN, BICYCLE PATHS
  2. WATER QUALITY/DETENTION FACILITIES
  3. PUBLIC UTILITY LINES AND EASEMENTS
  4. LANDSCAPING
  5. PERIMETER SIGNAGE/FENCING
  6. NEIGHBORHOOD AMENITY CENTER USES
  7. NATURE TRAILS
  8. OTHER RECREATIONAL USES
26. ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH THE AUSTIN LAND DEVELOPMENT CODE. THIS SECTION STATES THAT THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PREDICTABLE; CONSTRUCTION IS PROHIBITED, AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
27. WITHIN A SIGHT LINE EASEMENT, ANY OBSTRUCTION OF SIGHT DISTANCE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS, PARKED CARS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY THE CITY OF AUSTIN AND/OR TRAVIS COUNTY AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITH THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
28. TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO SITE DEVELOPMENT.
29. 10' PUBLIC UTILITY EASEMENT IS DEDICATED ADJACENT TO ALL RIGHT-OF-WAY.

STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, DANIEL RYAN, 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 TITLE 30 OF THE AUSTIN CITY CODE, OF 1981, AS AMENDED.


FLOOD PLAIN NOTE: NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48453C-0 570H, FOR TRAVIS COUNTY, TEXAS. DATED SEPTEMBER 26, 2008.

ENGINEERING BY:  4/16/2012  
 DANIEL RYAN, P.E. NO. 89458 DATE  
 LJA ENGINEERING, INC., FIRM #F-1386  
 5316 HIGHWAY 290 WEST  
 AUSTIN, TEXAS 78735





STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, AARON V. THOMASON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 30 OF THE AUSTIN CITY CODE, OF 1981 AS AMENDED, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SURVEYED BY:  05 Apr 2012  
 AARON V. THOMASON - R.P.L.S. NO. 6214 DATE  
 SETSTONE SURVEYING  
 5501 WEST WILLIAM CANNON  
 AUSTIN, TEXAS 78749  
 aaron@setstone.net



SHEET NO. 6 OF 7

<b>LJA Engineering Inc.</b> 	
5316 Highway 290 West Suite 150 Austin, Texas 78735	FRN-F-1386
	
5501 West William Cannon Drive Austin, Texas 78749 Phone No. (512) 282-0170 Fax No. (512) 280-5165 <b>SETSTONE SURVEYING</b>	

# GREYROCK RIDGE, PHASE 1

STATE OF TEXAS,  
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS: Hill Grey Rock Ridge Development, Inc., BEING THE OWNER OF 177.853 ACRES OF LAND OUT OF THE JOHN G. MOGHEE SURVEY SURVEY NO. 6, A-17, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2011187355 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 38.603 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:

## "GREYROCK RIDGE, 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.

T. J. Magee  
Hill GREY ROCK RIDGE DEVELOPMENT, Inc.  
BLAINE MAGEE, PRESIDENT  
10111 N. LAMAR BLVD.  
AUSTIN, TX 78703  
(512) 481-0303

STATE OF TEXAS §  
COUNTY OF Travis §

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 5 DAY OF April  
2012, TO CERTIFY WHICH WITNESS MY HAND AND OFFICIAL SEAL.

Dustin Einhaus  
Dustin Einhaus NOTARY PUBLIC



ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING & DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

\_\_\_\_\_  
GREG GUERNSEY, DIRECTOR  
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

\_\_\_\_\_  
CHAIRPERSON SECRETARY

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE LIMITED PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

"IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR ANY BRIDGES OR CULVERTS NECESSARY TO BE PLACED ON SUCH ROADS, STREETS OR OTHER PUBLIC THOROUGHFARES SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT AND IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, AND SAID COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE ACCEPTANCE FOR MAINTAINING BY TRAVIS COUNTY, TEXAS, OF THE ROADS OR STREETS IN REAL ESTATE SUBDIVISIONS DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET MARKING SIGNS, AS THIS IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION; BUT THAT ERECTING SIGNS FOR TRAFFIC CONTROL SUCH AS FOR SPEED LIMITS AND STOP AND YIELD SIGNS SHALL REMAIN THE RESPONSIBILITY OF THE COUNTY."

STATE OF TEXAS,  
COUNTY OF TRAVIS:

I, DANA DEBEALVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, 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 \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

DANA DEBEALVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

\_\_\_\_\_  
DANA DEBEALVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

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., IN THE 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

\_\_\_\_\_  
DANA DEBEALVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS


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 THE SEPARATE INSTRUMENT RECORDED IN DOC# \_\_\_\_\_ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

SHEET NO. 7 OF 7

**LJA Engineering Inc.** 

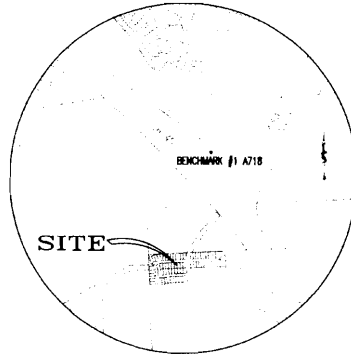
5316 Highway 290 West FRN-F-1386  
Suite 150  
Austin, Texas 78735

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 5501 West William Cannon Drive  
Austin, Texas 78749  
Phone No. (512) 282-0170  
Fax No. (512) 280-5165

**SETSTONE SURVEYING**

# GREYROCK RIDGE, PHASE 1



VICINITY MAP  
N.T.S.

## 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.

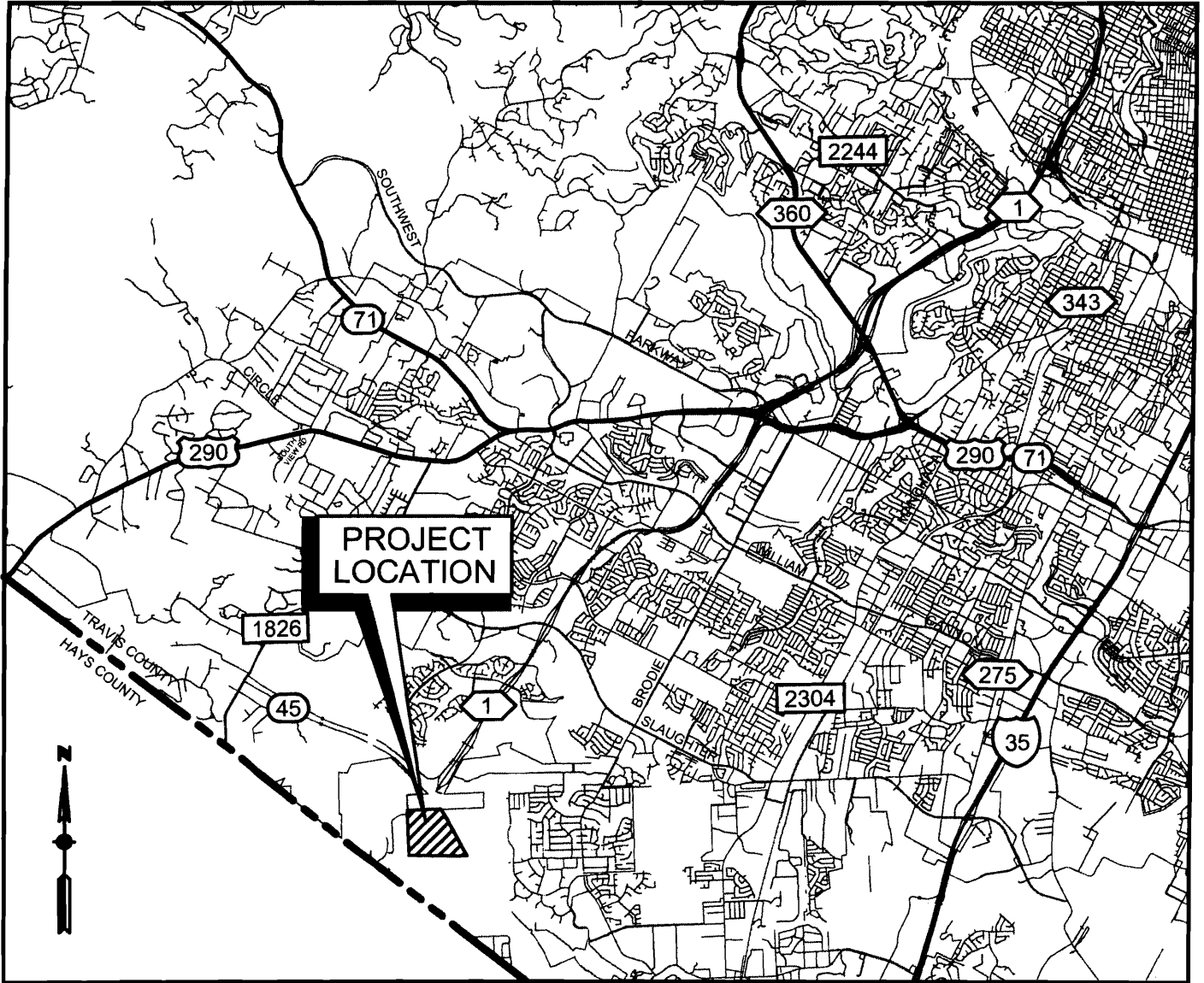
THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

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.

### COVER SHEET

<b>LJA Engineering Inc.</b> 	
5316 Highway 290 West Suite 150 Austin, Texas 78735	FRN-F-1386
	5501 West William Cannon Drive Austin, Texas 78749 Phone No. (512) 282-0170 Fax No. (512) 280-5165
<b>SETSTONE SURVEYING</b>	

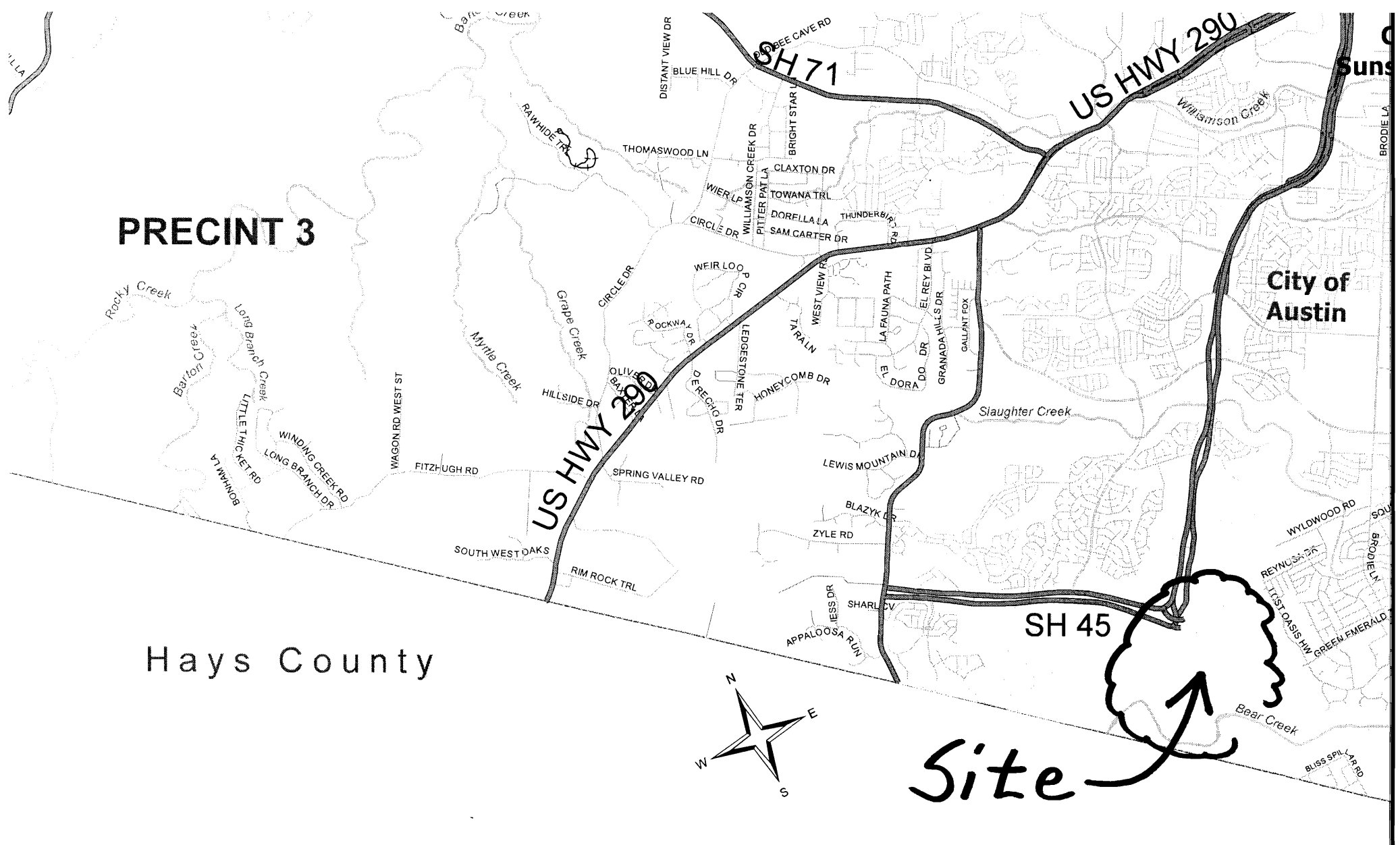


LOCATION MAP

(N.T.S.)

GRID NO. B-14, B-13  
MAPSCO PAGE 671Q, U, V

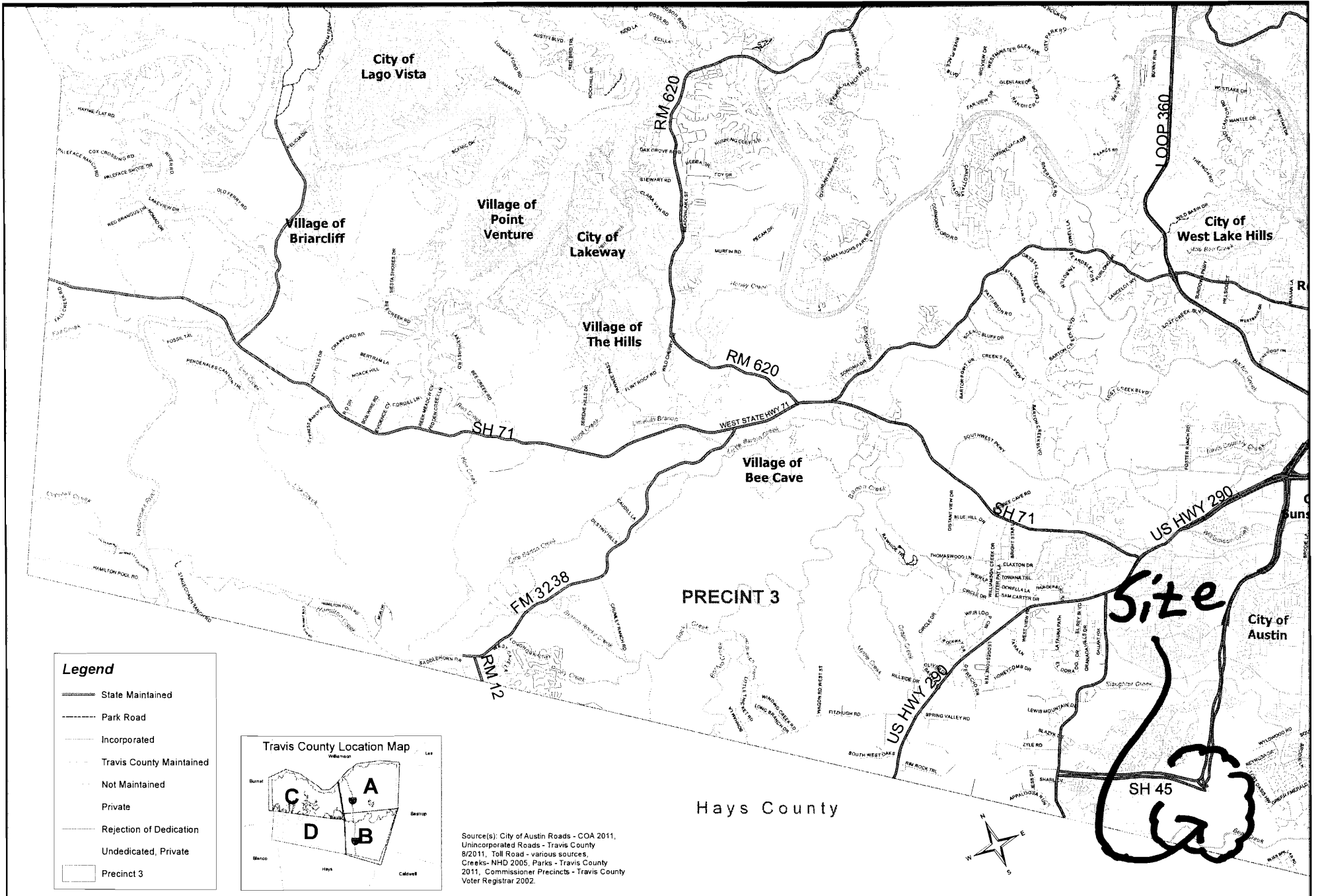
# PRECINCT 3



Hays County

City of Austin

Site



Map Disclaimer: The data is provided "as is" with no warranties of any kind.

# Travis County Roadways, Map D

0 1  
Miles



Map Prepared by: Travis County, Dept. of Transportation & Natural Resources. Date: 8/9/2011

Source(s): City of Austin Roads - COA 2011, Unincorporated Roads - Travis County 8/2011, Toll Road - various sources, Creeks - NHD 2005, Parks - Travis County 2011, Commissioner Precincts - Travis County Voter Registrar 2002.