



Travis County Commissioners Court Agenda Request

Meeting Date: August 13, 2013

Prepared By: Paul Scoggins **Phone #:** (512) 854-7619

Division Director/Manager: Stacey Scheffel, Permit Program Manager

Department Head: Steven M. Manilla, P.E., County Executive-TNR

Sponsoring Court Member: Commissioner Daugherty, Precinct Three

AGENDA LANGUAGE: Receive update regarding the satisfactory completion of construction of the joint use access easement in the re-subdivision of Lot 9, Block A, Angelwylde, Section Three - a subdivision in Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

This subdivision was recorded on October 25, 2011. All items required for Approval of Construction have been received, including the documents showing that this subdivision is added to the Declaration of Covenants, Conditions, and Restrictions (DCCRs), as recorded at Document 2011157595 in the Official Public Records of Travis County, Texas. These DCCRs show that there is a body in place to take over maintenance of the joint use access easement.

STAFF RECOMMENDATIONS:

According to Standards for Construction of Streets and Drainage in Subdivisions [§82.401(c)(2)] adopted by Travis County Commissioners Court August 28, 1997, the Executive Manager will notify the Commissioners Court of the satisfactory construction of private improvements. Upon approval of the private improvements (aka, joint use access easement), the Executive Manager will release the security for the private improvements. TNR recommends approval of this item.

ISSUES AND OPPORTUNITIES:

After this is approved, the developer can request the release of the balance of the fiscal which he posted.

FISCAL IMPACT AND SOURCE OF FUNDING:

None

ATTACHMENTS/EXHIBITS:

Construction acceptance
Requirements
Joint Use Access and

Public Utility Easement Document
Certificate of Incorporation
Maps

REQUIRED AUTHORIZATIONS:

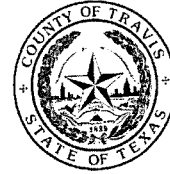
| | | | |
|-------------------|-------------------|----------------------|----------------|
| Cynthia McDonald | Financial Manager | TNR | (512) 854-4239 |
| Steven M. Manilla | County Executive | TNR | (512) 854-9429 |
| Anna Bowlin | Division Director | Development Services | (512) 854-7561 |
| | | | |
| | | | |
| | | | |

CC:

| | | | |
|---------------|-----------|-----|----------------|
| Johnny Anglin | Inspector | TNR | (512) 266-3314 |
| | | | |
| | | | |
| | | | |

SM:SS:ps

**1101 - Development Services Long Range Planning - Re-subdivision of Lot 9, Block A,
Angelwylde, Section Three**



TRANSPORTATION AND NATURAL RESOURCES

STEVEN M. MANILLA, P.E., COUNTY EXECUTIVE

700 Lavaca Street
Travis County Administration Building
P.O. Box 1748
Austin, Texas 78767
tel 512-854-9383
fax 512-854-4649

APPROVAL OF CONSTRUCTION AND RECOMMENDATION FOR FISCAL RELEASE – JOINT USE DRIVEWAY

DATE: July 25, 2013

| | | |
|------------|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| TO: | <u>Developer</u> | <u>Engineer</u> |
| | Angelwylde Eight Joint Venture 11701 Bee Caves Rd, Ste 230 Austin, TX 78738 | LOC Consultants, LLP 1000 E Cesar Chavez St. Austin, TX 78702-4208 |


SUBJECT: Angelwylde Section 3, Re-subdivision of Lot 9, Block A

Effective this date, streets and/or drainage construction within this subdivision, appear to be in conformance with the Permitted Construction Documents. The streets of this subdivision will not be accepted for maintenance by Travis County but will be released to the homeowners association for maintenance.

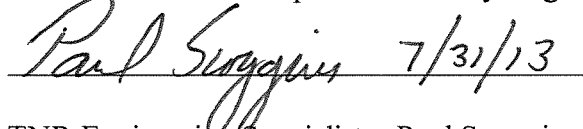
The County Executive of Transportation and Natural Resources Department will notify the Commissioners Court of the satisfactory completion of the private streets. Upon approval of the private improvements, the County Executive will fully release the security for the private improvements.

OTHER REMARKS:

See attached "Requirements for Approval of Construction" - Received

BY:  7-25-13

TNR Construction Inspector – Johnny Anglin

 7/31/13

TNR Engineering Specialist – Paul Scoggins

1102 Fiscal File
1105 Subdivision File



TRANSPORTATION AND NATURAL RESOURCES

STEVEN M. MANILLA, P.E., COUNTY EXECUTIVE

700 Lavaca Street
Travis County Administration Building
PO Box 1748
Austin, Texas 78767
(512) 854-9383

RE-SUBDIVISION OF LOT 9, BLOCK A, ANGELWYLDE SECTION THREE REQUIREMENTS FOR APPROVAL OF CONSTRUCTION JOINT USE DRIVEWAY SUBDIVISIONS PER STANDARDS FOR CONSTRUCTION OF STREETS AND DRAINAGE IN SUBDIVISIONS - AUGUST 28, 1997

- 2/22/12 1. Professional Engineer's certification of quantities of work completed (Engineer's Concurrence Letter) § 82.401(c)(1)(A) § 82.604(c)(2).
- NA 2. **If applicable**, Construction Summary Report § 82.604(c)(1).
- 2/22/12 3. Contractor's invoice or receipt of payment for work completed § 82.401(c)(1)(B).
- Rev'd 4. Reproducible Plans, certified as "**Record Drawings**", by the Owner's Consulting Engineer § 82.604(c)(3).
- NA 5. **If applicable**, a copy of the Conditional Letter of Map Amendment or Revision from FEMA and the completed application for a Letter of Map Amendment or Revision § 82.604(c)(5).
- 7/29/13 6. A TNR inspection report, indicating the completion of that portion of the work represented by the reduction of fiscal (streets and drainage, including detention ponds and common area sidewalks and traffic control devices shown on the approved traffic control plan) § 82.401(c)(1)(C).
- NA 7. Approval of other agencies - cities, **if in their ETJ**; Municipal or other Utility Districts.
- 3/2/12 *8. The Certificate of Incorporation of the Homeowners Association filed with the Texas Secretary of State, **if any**.
- 3/2/12 *9. A recorded copy of the Declaration of Covenants, Conditions, and Restrictions (AND/OR Declaration of Joint Use Access, Public Utility, and Drainage Easement), showing the responsibility of the property owners to maintain the streets and drainage.

* These two items are in lieu of warranty bond , sidewalk fiscal posting and ADA statement.



a
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AMENDMENT OF DECLARATION OF JOINT USE ACCESS AND PUBLIC UTILITY EASEMENT

The Declaration of Joint Use Access and Public Utility Easement as recorded in Document Number 2011156094 of the Official Public Records of Travis County, Texas is hereby amended. The Exhibit A to the original Declaration of Joint Use Access and Public Utility Easement dated October 16, 2011 is hereby deleted in its entirety and is being replaced by the attached Exhibit A dated December 20, 2011. All other terms and conditions of the Declaration Of Joint Use Access And Public Utility Easement are to remain the same.

Executed this the 30 day of December, 2011.

Angelwylde Eight Joint Venture

By: Keith Schoenfelt
Keith Schoenfelt

By: Michael Craig
Michael Craig

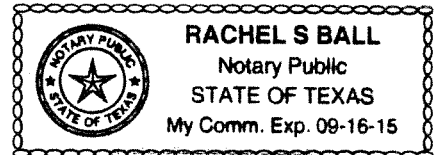
THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared Keith Schoenfelt, known to me to be the person whose name is subscribed to in the foregoing instrument of writing, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in capacity therein stated.

Given under my hand and seal of office, this 30 day of December, 2011.

Rachel S Ball
Notary Public in and for the State of Texas

My Commission Expires: 09/16/2015



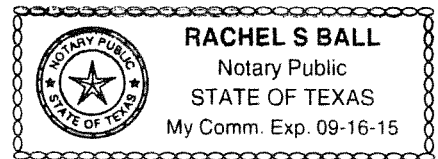
THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared Michael Craig, known to me to be the person whose name is subscribed to in the foregoing instrument of writing, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in capacity therein stated.

Given under my hand and seal of office, this the 30 day of December, 2011.

Rachel S Ball
Notary Public in and for the State of Texas

My Commission Expires: 09/16/2015



APPROVED:

[Signature]
County Executive of the Travis County
Transportation and Natural Resources Department

~~After Recording, Return to:~~

~~Dennis Wilson
Inter Office Mail
8th Floor EOB~~

Waterloo Surveyors Inc.

Office: 512-481-9602
Fax: 512-330-1621
Page 1 of 6

Thomas P. Dixon
R.P.L.S 4324
J12336PE

EXHIBIT "A"
December 20, 2011

**PUBLIC UTILITY AND JOINT ACCESS EASEMENT
OUT OF RESUBDIVISION OF LOT 9, BLOCK A
ANGELWYLDE SECTION THREE**

FIELD NOTES

1.9731 ACRE OF LAND MORE OR LESS, PUBLIC UTILITY AND JOINT ACCESS EASEMENT OUT OF AND PART OF RESUBDIVISION OF LOT 9, BLOCK A, ANGELWYLDE SECTION THREE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NUMBER 201100170, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS TOGETHER WITH A SKETCH ATTACHED HERETO AND MADE A PART HEREOF:

BEGINNING at an iron rod found with cap at the common most easterly, N.E. corner of Lot A, a private street, public utility easement and drainage easement called Angelwilde Drive, same being at the most westerly, N.W. corner of RESUBDIVISION OF LOT 9, BLOCK A, ANGELWYLDE SECTION THREE, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document Number 201100170 of the Official Public Records of Travis County, Texas, for the most westerly, N.W. corner of this 1.9731 acre Public Utility and Joint Access Easement;

THENCE the following two (2) courses and distances along the common northerly line of RESUBDIVISION OF LOT 9, BLOCK A, ANGELWYLDE SECTION THREE:

1. N88°43'57"E for a distance of 15.34 feet to a 1/2" iron rod found;
2. N83°02'54"E for a distance of 47.90 feet to a 1/2" iron rod found;

THENCE the following forty-six (46) courses and distances crossing Lot 9 along the exterior perimeter of this PUBLIC UTILITY AND JOINT ACCESS EASEMENT:

1. N85°02'40"E for a distance of 125.89 feet to the point of curvature of a curve curving to the left with a radius of 12.50 feet;
2. 17.57 feet along the arc of said curve curving to the left with a chord which bears N44°47'01"E for a distance of 16.16 feet to the point of tangency of said curve;
3. N04°31'23"E for a distance of 28.36 feet to an angle point;
4. S85°28'37"E for a distance of 50.00 feet to an angle point;
5. S04°31'23"W for a distance of 16.32 feet to the point of a curve curving to the left with a radius of 12.50 feet;
6. 23.32 feet along the arc of said curve curving to the left with a chord which bears S48°55'34"E for a distance of 20.08 feet to a compound curve curving to the left with a radius of 274.99 feet;
7. 124.27 feet along the arc of said curve curving to the left with a chord which bears N65°10'04"E for a distance of 123.22 feet to the point of tangency of said curve;

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Austin, Texas 78716-0176

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Page 2 of 6

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December 20, 2011

**PUBLIC UTILITY AND JOINT ACCESS EASEMENT
OUT OF RESUBDIVISION OF LOT 9, BLOCK A
ANGELWYLDE SECTION THREE**

FIELD NOTES

8. N52°13'19"E for a distance of 93.59 feet to the point of curvature of a curve curving to the left with a radius of 975.00 feet;
9. 146.66 feet along the arc of said curve curving to the left with a chord which bears N47°54'46"E for a distance of 146.52 feet to the point of a compound curve curving to the left with a radius of 25.00 feet;
10. 24.32 feet along the arc of said curve curving to the left with a chord which bears N15°43'50"E for a distance of 23.38 feet to the point of a reverse curve curving to the right with a radius of 60.00 feet;
11. 217.79 feet along the arc of said curve curving to the right with a chord which bears S88°09'13"E for a distance of 116.44 feet to the point of a reverse curve curving to the left with a radius of 25.00 feet;
12. 23.78 feet along the arc of said curve curving to the left with a chord which bears S11°25'07"E for a distance of 22.90 feet to the point of tangency of said curve;
12. S38°40'22"E for a distance of 5.81 feet to the point of curvature of a curve curving to the right with a radius of 183.58 feet;
13. 59.81 feet along the arc of said curve curving to the right with a chord which bears S28°03'16"E for a distance of 59.54 feet to the point of tangency of said curve;
14. S18°28'41"E for a distance of 26.85 feet to the point of a curve curving to the left with a radius of 175.00 feet;
15. 73.29 feet along the arc of said curve curving to the left with a chord which bears S30°28'36"E for a distance of 72.76 feet to the point of a reverse curve curving to the right with a radius of 747.14 feet;
16. 142.98 feet along said curve with a chord which bears S38°54'32"E for a distance of 142.76 feet to the point of a reverse curve curving to the left with a radius of 119.74 feet;
17. 66.90 feet along the arc of said curve curving to the left with a chord which bears S48°08'41"E for a distance of 66.03 feet to the point of tangency of said curve;
18. S62°36'03"E for a distance of 36.83 feet to the point of curvature of a curve curving to the left with a radius of 225.19;
19. 51.87 feet along the arc of said curve having a chord which bears S63°31'08"E for a distance of 51.76 feet to the point of a reverse curve curving to the right with a radius of 225.20 feet;
20. 104.80 feet along the arc of said curve having a chord which bears S54°23'57"W for a distance of 103.86 feet to the point of a reverse curve curving to the left with a radius of 10.00 feet;
21. 15.48 feet along the arc of said curve having a chord which bears S85°24'01"E for a distance of 13.98 feet to the point of tangency of said curve;
22. N50°15'16"E for a distance of 40.06 feet to an angle point;
23. S39°44'44"E for a distance of 50.00 feet to an angle point;
24. S50°15'16"W for a distance of 150.00 feet to an angle point;
25. N39°44'44"W for a distance of 50.00 feet to an angle point;

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Waterloo Surveyors Inc.

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Page 3 of 6

Thomas P. Dixon
R.P.L.S 4324
J12336PE

EXHIBIT "A"
December 20, 2011

**PUBLIC UTILITY AND JOINT ACCESS EASEMENT
OUT OF RESUBDIVISION OF LOT 9, BLOCK A
ANGELWYLDE SECTION THREE**

FIELD NOTES

26. N50°15'16"E for a distance of 39.91 feet to the point of curvature of a curve curving to the left with a radius of 10.00 feet;
27. 16.03 feet along the arc of said curve curving to the left with a chord which bears N04°19'19"E for a distance of 14.37 feet to the point of a compound curve curving to the left with a radius of 175.00 feet;
28. 79.82 feet along the arc of said curve having a chord which bears N54°40'38"W for a distance of 79.13 feet to the point of tangency of said curve;
29. N67°44'37"E for a distance of 10.38 feet to the point of curvature of a curve curving to the right with a radius of 274.95 feet;
30. 48.21 feet along the arc of said curve having a chord which bears N62°43'14"W for a distance of 48.15 feet to the point of tangency of said curve;
31. N62°36'03"W for a distance of 33.96 feet to the point of curvature of a curve curving to the right with a radius of 169.74 feet;
32. 93.48 feet along the arc of said curve curving to the right with a chord which bears N48°07'32"W for a distance of 92.30 feet to the point of a reverse curve curving to the left with a radius of 697.14 feet;
33. 133.68 feet along the arc of said curve curving to the left with a chord which bears N38°57'40"W for a distance of 133.47 feet to the point of a reverse curve curving to the right with a radius of 225.00 feet;
34. 95.14 feet along the arc of said curve curving to the right with a chord which bears N30°35'30"W for a distance of 94.43 feet to the point of tangency of said curve;
35. N18°28'41"W for a distance of 26.73 feet to the point of curvature of a curve curving to the left with a radius of 133.58 feet;
36. 49.05 feet along the arc of said curve curving to the left with a chord which bears N29°18'29"W for a distance of 48.78 feet to the point of a compound curve curving to the left with a radius of 25.00 feet;
37. 23.31 feet along the arc of said curve having a chord which bears N65°23'05"W for a distance of 22.48 feet to the point of a reverse curve curving to the right and having a radius of 60.00 feet;
38. 8.22 feet along the arc of said curve having a chord which bears N88°10'13"W for a distance of 8.22 feet to the point of a reverse curve having a radius of 25.00 feet;
39. 22.83 feet along the arc of said curve having a chord which bears N69°35'40"E for a distance of 22.05 feet to the point of a reverse curve having a radius of 1079.22 feet;
40. 157.22 feet along the arc of said curve having a chord which bears N47°49'38"E for a distance of 157.08 feet to the point of tangency of said curve;
41. N52°13'19"E for a distance of 93.59 feet to the point of curvature of a curve curving to the right with a radius of 325.00 feet;
42. 147.38 feet along the arc of said curve having a chord which bears N65°12'45"E for a distance of 146.12 feet to the point of tangency of said curve;

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Page 4 of 6

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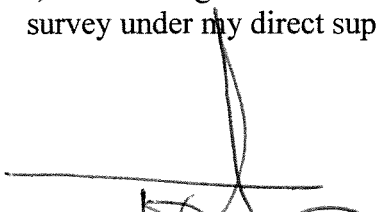
EXHIBIT "A"
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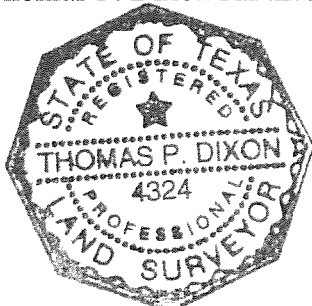
**PUBLIC UTILITY AND JOINT ACCESS EASEMENT
OUT OF RESUBDIVISION OF LOT 9, BLOCK A
ANGELWYLDE SECTION THREE**

FIELD NOTES

43. N86°50'22"E for a distance of 19.11 feet to the point of curvature of a curve curving to the left with a radius of 12.50 feet;
44. 17.96 feet along the arc of said curve having a chord which bears S45°40'52"W for a distance of 16.45 feet to the point of tangency of said curve;
45. N04°31'23"E for a distance of 46.19 feet to an angle point;
46. N85°28'37"W for a distance of 50.00 feet to an angle point;
47. N04°31'23"E for a distance of 33.12 feet to the point of curvature of a curve curving to the left with a radius of 12.50 feet;
48. 21.70 feet along the arc of said curve having a chord which bears N45°12'59"W for a distance of 19.08 feet to the point of tangency of said curve;
49. N85°02'40"E for a distance of 112.49 feet to an angle point;
50. N83°02'54"E for a distance of 49.51 feet to an angle point;
51. N88°43'57"E for a distance of 12.62 feet to a point on the most westerly line of Lot A, PRIVATE STREET P.U.E. and Drainage easement called Angelwilde Drive;
52. N07°12'47"W along the most westerly line of Angelwilde Drive for a distance of 50.27 feet to the **POINT OF BEGINNING** containing 1.9731 acres of land, more or less.

I, the undersigned do hereby certify that the field notes hereon were prepared from an actual on-the-ground survey under my direct supervision and that they are true and correct to the best of my knowledge.


Thomas P. Dixon R.P.L.S. 4324



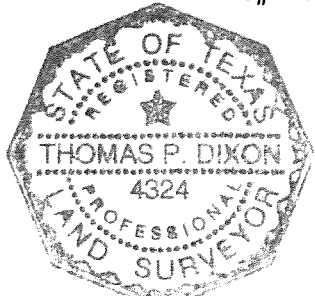
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LEGEND

FOUND IRON ROD 1/2" FIR
 FOUND IRON ROD 1/2" W/CAP FIRC
 FOUND P.K. NAIL FPK
 FOUND 60D NAIL F60D
 FOUND HEX BOLT FHB
 SET SPINDLE SSP
 SET P.K. NAIL SPK
 DRAINAGE EASEMENT D.E.
 PUBLIC UTILITY EASEMENT P.U.E.
 BEGINNING FOR REFERENCE BFR
 POINT OF BEGINNING POB

SCALE

1" = 200'



BEARING BASE:

ANGELWYLDE SECTION THREE
 DOC# 200000303

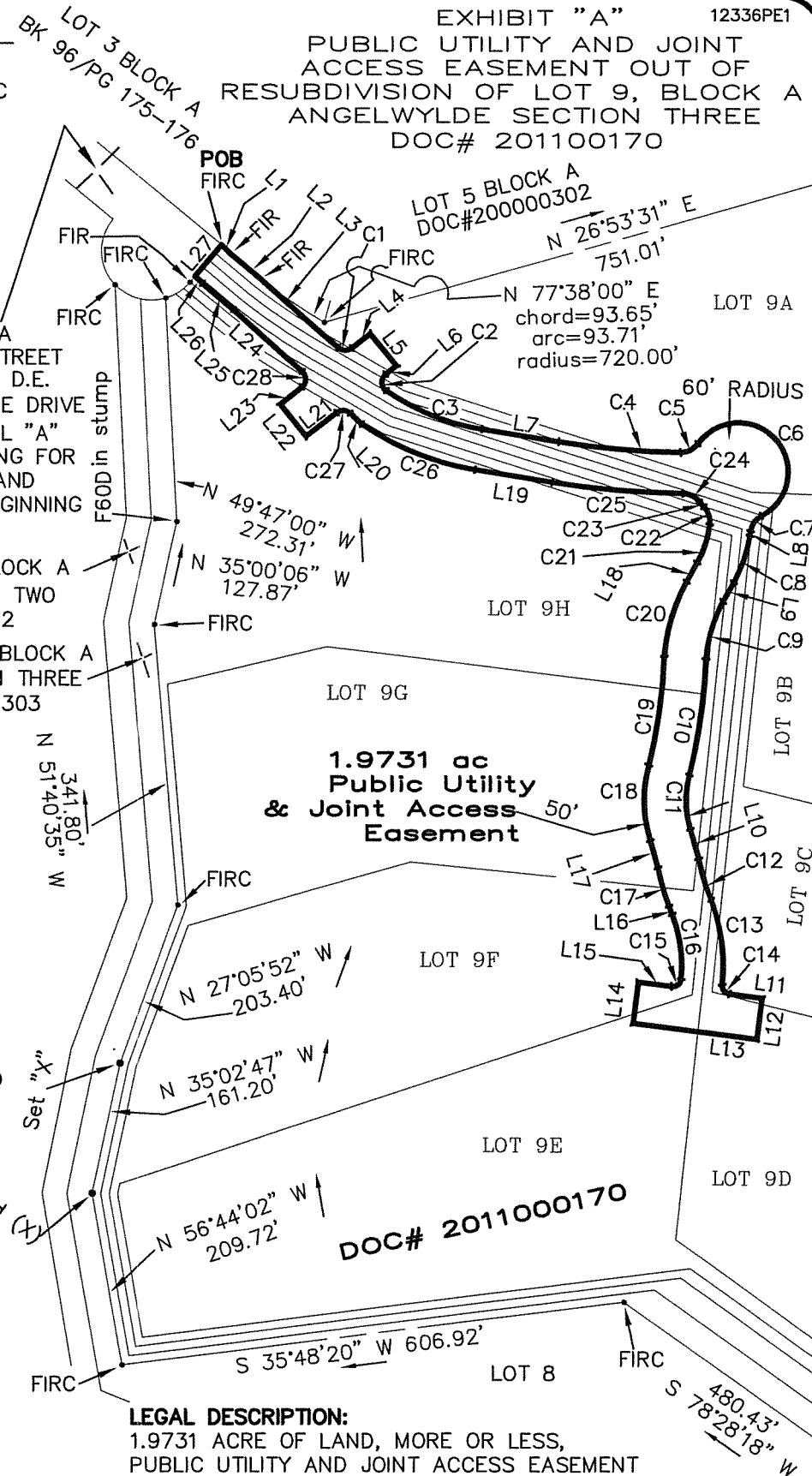
NOTE: SEE PAGE 6 FOR COURSE AND
 DISTANCE CALLS & CURVE TABLE.

THE UNDERSIGNED DOES HEREBY
 CERTIFY THAT THIS SKETCH
 HEREON AND FIELD NOTES
 ATTACHED WERE PREPARED
 FROM AN ACTUAL ON-THE-
 GROUND SURVEY AND THAT
 THEY ARE TRUE AND CORRECT
 TO THE BEST OF MY KNOWLEDGE
 ON THIS THE 20TH DAY OF
 DECEMBER 2011.

THOMAS DIXON RPLS 4324
 WATERLOO SURVEYORS INC.
 PO BOX 160176
 AUSTIN, TEXAS 78716-0716
 Phone: 512-481-9602
 www.waterloosurveyors.com

EXHIBIT "A" 12336PE1

PUBLIC UTILITY AND JOINT
 ACCESS EASEMENT OUT OF
 RESUBDIVISION OF LOT 9, BLOCK A
 ANGELWYLDE SECTION THREE
 DOC# 201100170



LEGAL DESCRIPTION:

1.9731 ACRE OF LAND, MORE OR LESS,
 PUBLIC UTILITY AND JOINT ACCESS EASEMENT
 OUT OF AND PART OF RESUBDIVISION OF LOT 9,
 BLOCK A, ANGELWYLDE SECTION THREE, A SUBDIVISION
 IN TRAVIS COUNTY, TEXAS, ACCORDING TO
 THE MAP OR PLAT THEREOF RECORDED IN
 DOCUMENT NUMBER 201100170, OFFICIAL
 PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. PAGE 5 OF 6

EXHIBIT "A"
 PUBLIC UTILITY AND JOINT
 ACCESS EASEMENT OUT OF
 RESUBDIVISION LOT 9, BLOCK A
 ANGELWYLDE SECTION THREE
 DOC# 201100170

PUBLIC UTILITY AND JOINT
 ACCESS EASEMENT LINE
 COURSE AND DISTANCE
 CALLS

| LINE | DIRECTION | DISTANCE |
|------|---------------|----------|
| L1 | N 88°43'57" E | 15.34' |
| L2 | N 83°02'54" E | 47.90' |
| L3 | N 85°02'40" E | 125.89' |
| L4 | N 04°31'23" E | 28.36' |
| L5 | S 85°28'37" E | 50.00' |
| L6 | S 04°31'23" W | 16.32' |
| L7 | N 52°13'19" E | 93.59' |
| L8 | S 38°40'22" E | 5.81' |
| L9 | S 18°28'41" E | 26.85' |
| L10 | S 62°36'03" E | 36.83' |
| L11 | N 50°15'16" E | 40.06' |
| L12 | S 39°44'44" E | 50.00' |
| L13 | S 50°15'16" W | 150.00' |
| L14 | N 39°44'44" W | 50.00' |
| L15 | N 50°15'16" E | 39.91' |
| L16 | N 67°44'37" W | 10.38' |
| L17 | N 62°36'03" W | 33.96' |
| L18 | N 18°28'41" W | 26.73' |
| L19 | N 52°13'19" E | 93.59' |
| L20 | N 86°50'22" E | 19.11' |
| L21 | N 04°31'23" E | 46.19' |
| L22 | N 85°28'37" W | 50.00' |
| L23 | N 04°31'23" E | 33.12' |
| L24 | N 85°02'40" E | 112.49' |
| L25 | N 83°02'54" E | 49.51' |
| L26 | N 88°43'57" E | 12.62' |
| L27 | N 07°12'47" W | 50.27' |

PUBLIC UTILITY AND JOINT
 ACCESS EASEMENT CURVE
 COURSE AND DISTANCE
 CALLS

| CURVE | RADIUS | LENGTH | CHORD | BEARING |
|-------|----------|---------|---------|---------------|
| C1 | 12.50' | 17.57' | 16.16' | N 44°47'01" E |
| C2 | 12.50' | 23.32' | 20.08' | S 48°55'34" E |
| C3 | 274.99' | 124.27' | 123.22' | N 65°10'04" E |
| C4 | 975.00' | 146.66' | 146.52' | N 47°54'46" E |
| C5 | 25.00' | 24.32' | 23.38' | N 15°43'50" E |
| C6 | 60.00' | 217.79' | 116.44' | S 88°09'13" E |
| C7 | 25.00' | 23.78' | 22.90' | S 11°25'07" E |
| C8 | 183.58' | 59.81' | 59.54' | S 28°03'16" E |
| C9 | 175.00' | 73.29' | 72.76' | S 30°28'36" E |
| C10 | 747.14' | 142.98' | 142.76' | S 38°54'32" E |
| C11 | 119.74' | 66.90' | 66.03' | S 48°08'41" E |
| C12 | 225.19' | 51.87' | 51.76' | S 63°31'08" E |
| C13 | 225.20' | 104.80' | 103.86' | S 54°23'57" E |
| C14 | 10.00' | 15.48' | 13.98' | S 85°24'01" E |
| C15 | 10.00' | 16.03' | 14.37' | N 04°19'19" E |
| C16 | 175.00' | 79.82' | 79.13' | N 54°40'38" W |
| C17 | 274.95' | 48.21' | 48.15' | N 62°43'14" W |
| C18 | 169.74' | 93.48' | 92.30' | N 48°07'32" W |
| C19 | 697.14' | 133.68' | 133.47' | N 38°57'40" W |
| C20 | 225.00' | 95.14' | 94.43' | N 30°35'30" W |
| C21 | 133.58' | 49.05' | 48.78' | N 29°18'29" W |
| C22 | 25.00' | 23.31' | 22.48' | N 65°23'05" W |
| C23 | 60.00' | 8.22' | 8.22' | N 88°10'13" W |
| C24 | 25.00' | 22.83' | 22.05' | N 69°35'40" E |
| C25 | 1079.22' | 157.22' | 157.08' | N 47°49'38" E |
| C26 | 325.00' | 147.38' | 146.12' | N 65°12'45" E |
| C27 | 12.50' | 17.96' | 16.45' | S 45°40'52" W |
| C28 | 12.50' | 21.70' | 19.08' | N 45°12'59" W |

After Recording Please Return to:
Travis County TNR
Attention: Sarah Sumner
8th Floor EOB

Inter-office mail

512-854-7687

sarah.sumner@co.travis.tx.us

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Jan 13, 2012 03:02 PM

2012005881

MITCHELLM: \$48.00

Dana DeBeauvoir, County Clerk
Travis County TEXAS

Corporations Section
P.O.Box 13697
Austin, Texas 78711-3697



Hope Andrade
Secretary of State

Office of the Secretary of State

CERTIFICATE OF FILING OF

ANGEL WYLDE PLACE HOMEOWNERS ASSOCIATION, INC.
File Number: 801173628

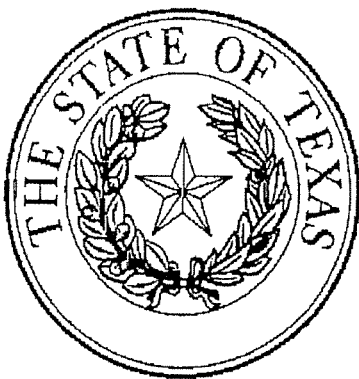
The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Nonprofit Corporation has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 09/22/2009

Effective: 09/22/2009



A handwritten signature in cursive script, appearing to read "Hope Andrade".

Hope Andrade
Secretary of State



TRV 201100170
4 PGS

PLAT DOCUMENT # _____

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: RESUBDIVISION OF LOT 9, BLOCK A,
ANGELWYLDE SECTION THREE

OWNERS NAME: ANGELWYDLE EIGHT JOINT VENTURE

RESUBDIVISION? YES NO

ADDITIONAL RESTRICTIONS / COMMENTS:

CERTIFICATE --2011156092
PARTIAL VACATION--2011156093
DECLARATION--2011156094

RETURN:

SARAH SUMNER TNR
8TH FLOOR EOB
INTEROFFICE MAIL

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Oct 25, 2011 02:32 PM 201100170

MACHADOP: \$119.00

Dana DeBeauvoir, County Clerk
Travis County TEXAS

UNOFFICIAL COPY

PHOTOGRAPHIC MYLAR

11902

10/25/11

201100170

RESUBDIVISION OF LOT 9, BLOCK A, ANGELWYLDE SECTION THREE

STATE OF TEXAS: KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS: ANGELWYLDE EIGHT JOINT VENTURE, OWNERS OF LOT 9, BLOCK A, ANGELWYLDE SECTION THREE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO. 200003033, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AS CONVEYED TO IT BY DEED RECORDED IN DOCUMENT NO. 2007191728, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.014, OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID 40.2816 ACRES OF LAND IN ACCORDANCE WITH THE PLAT AS SHOWN HEREON, TO BE KNOWN AS RESUBDIVISION OF LOT 9, BLOCK A, ANGELWYLDE SECTION THREE, SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL EASEMENTS SHOWN HEREON, EXCEPT AS OTHERWISE INDICATED, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED. WE FURTHER STATE THAT THE RESPONSIBILITY FOR MAINTENANCE AND TAXATION OF ANGELWYLDE DRIVE, A PRIVATE STREET SHALL BE VESTED IN THE HOMEOWNERS ASSOCIATION, OF ANGELWYLDE HOA, INC., AS RECORDED IN DOCUMENT NO. 2000154414, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. AN EXPRESS EASEMENT IS HEREBY GRANTED ACROSS SAID PRIVATE STREETS AND ANY COMMON AREAS FOR THE USE OF THE SURFACE FOR ALL GOVERNMENTAL FUNCTIONS, VEHICULAR AND NON-VEHICULAR, INCLUDING POLICE AND FIRE PROTECTION, SOLID AND OTHER WASTE MATERIAL DISPOSAL AND ANY OTHER PURPOSE ANY GOVERNMENTAL AUTHORITY DEEMS NECESSARY, AND WE DO HEREBY AGREE THAT ALL GOVERNMENTAL ENTITIES, THEIR AGENTS OR EMPLOYEES SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGE OCCURRING TO THE SURFACE OF THE TRACT PRIVATE AND ANY COMMON AREA AS A RESULT OF GOVERNMENTAL VEHICLES TRAVELING OVER SAID TRACT.

ENGINEER'S CERTIFICATION: I, SERGIO N. LOZANO-SANCHEZ, A REGISTERED PROFESSIONAL ENGINEER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE OF 2002 AS AMENDED AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

[Signature of Sergio N. Lozano-Sanchez, P.E.]

9/19/2011

DATE

SERGIO N. LOZANO-SANCHEZ, P.E.
LOC CONSULTANTS, LLP
1000 E. CESAR CHAVEZ ST. SUITE 100
AUSTIN, TEXAS 78702
PH. 512-499-0908

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD STREETS, ROADS, OR OTHER THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE IMPROVEMENTS) TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR 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 A 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.

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.

STATE OF TEXAS: COUNTY OF TRAVIS:

I, DANA DEBEAUVOUR, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 19th DAY OF October, 2011, A.D. THE COMMISSIONERS COURT OF TRAVIS COUNTY PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 25th DAY OF October, 2011, A.D.

DANA DEBEAUVOUR, COUNTY CLERK, TRAVIS COUNTY, TEXAS.

[Signature of Dana Debeauvoir]
DEPUTY



JURISDICTION: THE LAND IN THIS RESUBDIVISION IS IN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF AUSTIN AND THE PROPOSED DIVISION QUALIFIES FOR EXCEPTION FROM SUBDIVISION PURSUANT TO SECTION 212.004 OF LOCAL GOVERNMENT CODE.

FILED:

CITY OF AUSTIN

[Signature of Dana Debeauvoir]
DIRECTOR OF PLANNING AND DEVELOPMENT
REVIEW DEPARTMENT

DATE: 10-13-11

WITNESS MY HAND AND SEAL OF OFFICE THIS THE 19th DAY OF September, 2011, A.D.

ANGELWYLDE JOINT VENTURE

BY: [Signature]
BY: [Signature]

STATE OF TEXAS: COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, [Signature], KNOWN TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 19th DAY OF September, 2011, A.D., NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS.

NOTARY: [Signature]
PRINT OR STAMP NAME HERE MY COMMISSION EXPIRES



STATE OF TEXAS: COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, [Signature], KNOWN TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 13th DAY OF September, 2011, A.D., NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS.

NOTARY: [Signature]
PRINT OR STAMP NAME HERE MY COMMISSION EXPIRES



SURVEYOR'S CERTIFICATION: I, THOMAS P. DIXON, AM AUTHORIZED UNDER THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH OF THE AUSTIN CITY CODE OF 2002 AS AMENDED, IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY MY DIRECT SUPERVISION ON THE GROUND ON JULY, 7, 2009.

[Signature]
THOMAS P. DIXON R.P.L.S. #4324
WATERLOO SURVEYORS, INC.
P.O. BOX 160176
AUSTIN, TEXAS 78716
PHONE: 512-481-9603
FAX: 512-330-1821
thomas@waterloosurveyors.com

9/13/11
DATE



FLOODPLAIN NOTES

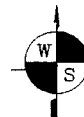
THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS #8453C0420H AND 48453C0440H, DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS.

[Signature]
SERGIO N. LOZANO-SANCHEZ, P.E.
LOC CONSULTANTS, LLP
1000 E. CESAR CHAVEZ ST. SUITE 100
AUSTIN, TEXAS 78702
PH. 512-499-0908

9/19/2011
DATE

PROJECT DATA

OWNERS:
ANGELWYLDE 8 JOINT VENTURE
11701 BEE CAVES ROAD, SUITE 230
AUSTIN, TEXAS 78738
PROJECT ENGINEER:
SERGIO N. LOZANO-SANCHEZ, P.E.
LOC CONSULTANTS, LLP
1000 E. CESAR CHAVEZ ST. SUITE 100
AUSTIN, TEXAS 78702
PH. 512-499-0908
LAND USE SUMMARY:
SINGLE FAMILY LOTS 8 LOTS- 40.2816 ACRES



WATERLOO SURVEYORS INC.
PO BOX 160176
AUSTIN, TEXAS 78716-0716
Phone: 512-481-9602
www.waterloosurveyors.com
J12336PA

PHOTOGRAPHIC MYLAR

201100170

RESUBDIVISION OF LOT 9, BLOCK A, ANGELWYLDE SECTION THREE

DRAINAGE NOTES:

1. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY.
2. PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY, AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
3. ALL DRAINAGE AND WATER QUALITY EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS, OR HIS/HER ASSIGNS.
4. DULY AUTHORIZED AGENTS OF TRAVIS COUNTY SHALL HAVE THE RIGHT ON ENTRY ON THE LAND OR PREMISES WHERE DRAINAGE FACILITIES ARE LOCATED ON PRIVATE PROPERTY, AT REASONABLE TIMES FOR THE PURPOSE OF INSPECTION AND, IF REQUIRED MAINTENANCE. IN THE EVENT THE PROPERTY OWNER FAILS TO MAINTAIN SUCH AREAS, THE COUNTY SHALL REQUEST IN WRITING THAT THE PROPERTY OWNER COMPLY.

TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM NOTES:

1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE WASTEWATER DISPOSAL (SEPTIC) SYSTEM, WHICH HAS BEEN APPROVED AND LICENSED TO OPERATE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
2. NO STRUCTURE SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED PUBLIC WATER SYSTEM, WITH SUFFICIENT QUANTITY FOR FAMILY USE AND OPERATION OF AN APPROVED PRIVATE ON-SITE WASTEWATER DISPOSAL SYSTEM.
3. NO ON-SITE SEWAGE DISPOSAL SYSTEM MAY BE INSTALLED WITHIN 100 FEET OF A PRIVATE WATER WELL NOR MAY AN ON-SITE WASTEWATER DISPOSAL SYSTEM BE INSTALLED WITHIN 150 FEET OF A PUBLIC WATER WELL.
4. NO CONSTRUCTION MAY BEGIN ON ANY LOT IN THIS SUBDIVISION UNTIL PLANS FOR THE PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM ARE SUBMITTED TO AND APPROVED BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
5. ALL DEVELOPMENT ON ALL LOTS IN THIS SUBDIVISION MUST BE IN COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF TEXAS ADMINISTRATIVE CODE CHAPTER 295 AND TRAVIS COUNTY CODE CHAPTER 48 THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION.
6. EACH LOT IN THIS SUBDIVISION IS LIMITED TO ONE SINGLE-FAMILY RESIDENTIAL AND APPURTENANT STRUCTURES PER LOT.
7. THESE RESTRICTIONS ARE ENFORCEABLE BY TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

STACEY SCHEFFEL, D.R., MANAGER
ON-SITE WASTEWATER PROGRAM
TRAVIS COUNTY TXR

DATE

GENERAL NOTES (CONTD):

12. A VARIANCE TO SECTION 30-2-159 (PREVIOUSLY 13-2-424A) OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE WAS GRANTED BY THE ZONING AND PLATTING COMMISSION ON NOVEMBER 1996.
13. ALL ACTIVITIES WITHIN THE DEF BUFFER MUST COMPLY WITH SECTION 25-8-281(C)(2). THIS SECTION STATES THAT THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE. CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
14. WATER PROVIDED BY LOWER COLORADO RIVER AUTHORITY.
15. WASTEWATER PROVIDER: ON-SITE.
16. IMPROVEMENTS SUBJECT TO THE RESTRICTIONS REFERENCED IN DOCUMENT NO. 2000154414, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
17. ACCESS TO F.M. 2244 IS PROHIBITED FROM ALL LOTS WITHIN THIS SUBDIVISION. ACCESS TO PATTERSON ROAD IS PROHIBITED FROM ALL LOTS IN THIS SUBDIVISION EXCEPT FROM ANGELWYLDE DRIVE. DRIVEWAY ACCESS TO ANGELWYLDE DRIVE FROM LOT 10 IS RESTRICTED TO THE 30 FOOT WIDE JOINT USE EASEMENT AS RECORDED IN DOCUMENT NO. 2000154417 OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. DRIVEWAY ACCESS TO LOT 9 IS RESTRICTED TO THE 60 FOOT WIDE JOINT ACCESS EASEMENT SHARED BY SECTION TWO, BLOCK A, AS RECORDED IN DOCUMENT NO. 2000154416, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, TO ANGELWYLDE DRIVE.
18. TOTAL IMPERVIOUS COVER ON EACH LOT SHALL BE LIMITED TO THE FOLLOWING MAXIMUM AMOUNT: LOT 9, 100,000 SQUARE FEET.
19. PROPERTY OWNER SHALL MAINTAIN SHEET FLOW TO THE MAXIMUM EXTENT FEASIBLE.
20. A RESTRICTIVE COVENANT FOR THE MAINTENANCE AND OPERATION OF ANGELWYLDE DRIVE HAS BEEN RECORDED UNDER DOCUMENT NO. 2000154414, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. THE PROPERTY OWNERS ASSOCIATION ESTABLISHED UNDER SUCH DOCUMENT HAS PRIMARY RESPONSIBILITY FOR SUCH MAINTENANCE AND OPERATION. IF SUCH PROPERTY OWNER'S ASSOCIATION FAILS TO PERFORM, THE MAINTENANCE AND OPERATION RESPONSIBILITIES WILL BECOME THE JOINT AND SEVERAL RESPONSIBILITY OF ALL OWNERS IN THIS SUBDIVISION.
21. THE RESTRICTIVE COVENANT FOR JOINT USE ACCESS EASEMENT IS RECORDED IN: DOCUMENT NO. 201100094 OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
22. ALL PRIVATE STREETS SHOWN ON THIS PLAT, ANGELWYLDE DRIVE, AND ANY SECURITY GATES OR DEVICES CONTROLLING ACCESS TO THE STREETS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF THIS SUBDIVISION.

GENERAL NOTES:

1. NO WATER WELL MAY BE INSTALLED WITHIN 100 FEET OF AN ON-SITE SEWAGE DISPOSAL SYSTEM NOR MAY AN ON-SITE WASTEWATER DISPOSAL SYSTEM BE INSTALLED WITHIN 100 FEET OF A WATER WELL.
2. THE ON-SITE SEWAGE FACILITIES SERVING THE LOTS IN THIS SUBDIVISION MUST BE PROFESSIONALLY DESIGNED.
3. THESE RESTRICTIONS ARE ENFORCEABLE BY TRAVIS COUNTY ON-SITE SEWAGE FACILITY PROGRAM AND/OR THE LOT OWNERS.
4. WATERSHED STATUS: THIS SUBDIVISION IS LOCATED WITHIN THE BARTON CREEK WATERSHED WHICH IS CLASSIFIED AS BARTON SPRINGS ZONE AND IS LOCATED WITHIN THE BARTON SPRINGS CONTRIBUTING ZONE.
5. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LAND DEVELOPMENT CODE SECTION 13-7-14, AND THE ENVIRONMENTAL CRITERIA MANUAL IF APPLICABLE.
6. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
7. 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 TRAVIS COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
8. MINIMUM FINISHED FLOOR ELEVATION SHALL BE ONE FOOT ABOVE THE ELEVATION OF THE DRAINAGE EASEMENT CLOSEST TO THE STRUCTURE.
9. A WAIVER FROM STORMWATER DETENTION REQUIREMENTS WAS GRANTED FOR THIS SUBDIVISION ON MAY 16, 1997 BY THE CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION, STORMWATER MANAGEMENT DIVISION.
10. THIS SUBDIVISION WAS APPROVED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND TRAVIS COUNTY, DATED 201100094 THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT.
11. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. 201100094 OFFICIAL PUBLIC RECORDS, OF TRAVIS COUNTY TEXAS.

ELECTRIC UTILITY NOTES:

1. THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE ELECTRIC UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH TITLE 30, OF THE CITY OF AUSTIN LOC.
2. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE ELECTRIC UTILITY WITH ANY EASEMENT 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 LIMITED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH TITLE 30 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
3. 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 CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE THE ELECTRIC UTILITY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
4. ANY ELECTRIC UTILITY RELATED TO SERVING THIS SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT.

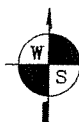
WATER QUALITY AND ENVIRONMENTAL NOTES:

1. THIS PROJECT IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE BUT IS LOCATED IN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
2. NO LOT SHALL BE OCCUPIED UNTIL THE LOT IS CONNECTED TO THE LORA WATER UTILITY SYSTEM AND AN ON-SITE SEWAGE FACILITY APPROVED BY TRAVIS COUNTY.
3. CONSTRUCTION ACTIVITIES ON A LOT IN THIS COMMON PLAN OF DEVELOPMENT REQUIRE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IN ADDITION TO A COUNTY DEVELOPMENT PERMIT. THE SWPPP INCLUDES TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES (BMPs) FOR PROTECTION OF STORM WATER RUNOFF QUALITY, INCLUDING EROSION AND SEDIMENT CONTROLS.

BENCHMARK:

LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF ANGELWYLDE DRIVE AND PATTERSON LANE-2 60d NAILS IN POWER POLE-ELEVATION 881.05'

PROJECT DATA



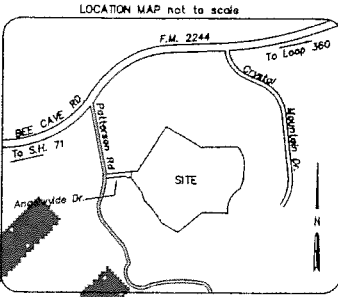
WATERLOO SURVEYORS INC.
PO BOX 160176
AUSTIN, TEXAS 78716-0716
Phone: 512-481-9602
www.waterloosurveyors.com
J12336PA

OWNERS:
ANGELWYLDE 8 JOINT VENTURE
11701 BEE CAVES ROAD, SUITE 230
AUSTIN, TEXAS 78738
PROJECT ENGINEER:
SERGIO N. LOZANO-SANCHEZ, P.E.
LOC CONSULTANTS, LLP
1000 E. CESAR CHAVEZ ST. SUITE 100
AUSTIN, TEXAS 78702
PH. 512-499-0908
LAND USE SUMMARY:
SINGLE FAMILY LOTS 8 LOTS- 40.2816 ACRES

PHOTOGRAPHIC MYLAR

201100170

RESUBDIVISION OF LOT 9, BLOCK A, ANGELWYLDE SECTION THREE



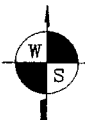
BALCONES CANYON CONSERVATION PLAN (BCCP) NOTE:
 PRIOR TO ANY CONSTRUCTION ACTIVITY AND/OR VEGETATION CLEARING, COORDINATION WITH U.S. FISH AND WILDLIFE OR PARTICIPATION IN THE BCCP IS REQUIRED TO ADDRESS THREATENED AND ENDANGERED SPECIES MITIGATION. CLEARING CAN NOT BE CONDUCTED MARCH 1 THROUGH AUGUST 31ST. PLEASE CONTACT TRAVIS COUNTY'S ENVIRONMENTAL SERVICES AT 512-475-6190, EXTENSION 5.

ROOFTOP DRAINAGE:
 ROOF DOWNSPOUTS FOR RESIDENTIAL STRUCTURES ON LOTS 9A-9H, ARE TO BE CONNECTED TO RAINWATER COLLECTION SYSTEMS.

FIRE SPRINKLER SYSTEM NOTE:
 AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM COMPLYING WITH THE STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS IN ONE AND TWO FAMILY DWELLINGS AND MANUFACTURED HOMES SHALL BE INSTALLED THROUGHOUT ALL RESIDENCES, ONE AND TWO FAMILY DWELLINGS AND TOWNHOUSES. THE AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED BY A FIRE REGISTERED BY THE STATE FIRE MARSHAL'S OFFICE, AND A RESPONSIBLE MANAGER LICENSED BY THE STATE FIRE MARSHAL'S OFFICE IN COMPLIANCE WITH TEXAS FIRE SERVICE CODE CHAPTER 4003 (FIRE PROTECTION SPRINKLER SYSTEM SERVICE AND INSTALLATION, SECTION 34.700, THE FIRE SPRINKLER RULES).

UNOFFICIAL COPY

PROJECT DATA



WATERLOD SURVEYORS INC.
 PO BOX 160176
 AUSTIN, TEXAS 78716-0716
 Phone: 512-481-9602
 www.waterlodsurveyors.com

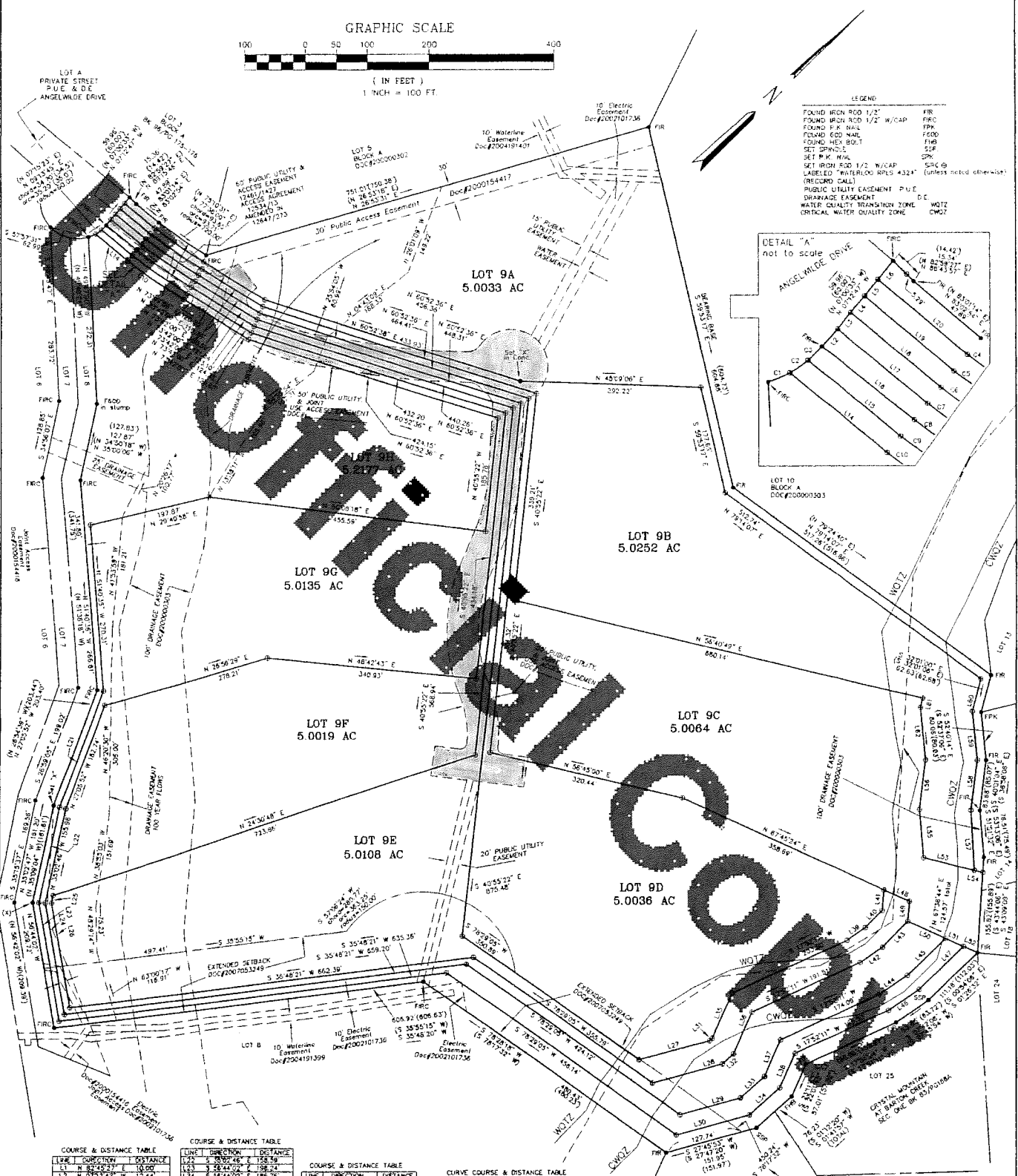
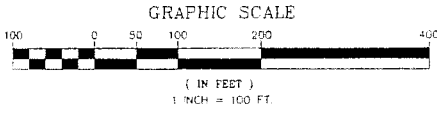
J12336PA

OWNERS:
 ANGELWYLDE 5 JOINT VENTURE
 11701 BEE CAVES ROAD, SUITE 230
 AUSTIN, TEXAS 78738
 PROJECT ENGINEER:
 SERGIO N. LOZANO-SANCHEZ, P.E.
 LOC CONSULTANTS, LLP
 1000 E. CESAR CHAVEZ ST. SUITE 100
 AUSTIN, TEXAS 78702
 PH. 512-499-0908
 LAND USE SUMMARY:
 SINGLE FAMILY LOTS 8 LOTS- 40.2816 ACRES

201100170

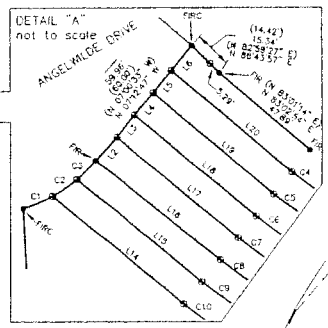
PHOTOGRAPHIC MYLAR

RESUBDIVISION OF LOT 9, BLOCK A, ANGELWYLDE SECTION THREE



LEGEND

- FOUND IRON ROD 1/2" FRC
- FOUND IRON ROD 1/2" W/CAP FRC
- FOUND P K NAIL FPK
- FOUND COD NAIL FCD
- FOUND HEX BOLT FHB
- SET SPINDLE FSP
- SET P K NAIL SPK
- SET IRON ROD 1/2" W/CAP SFC
- LABELLED WATER/DO RPLS 432" (RECORD CALL) (Unless noted otherwise)
- PUBLIC UTILITY EASEMENT P.U.E.
- DRAINAGE EASEMENT D.E.
- WATER QUALITY TRANSPORTATION ZONE WQTZ
- CRITICAL WATER QUALITY ZONE CWQZ



COURSE & DISTANCE TABLE

| LINE | DIRECTION | DISTANCE |
|------|---------------|----------|
| L11 | N 82°42'31" E | 10.00 |
| L12 | N 07°12'49" W | 15.44 |
| L13 | N 07°12'49" W | 11.47 |
| L14 | N 82°42'31" E | 10.00 |
| L15 | N 07°12'49" W | 15.44 |
| L16 | N 07°12'49" W | 11.47 |
| L17 | N 82°42'31" E | 10.00 |
| L18 | N 07°12'49" W | 15.44 |
| L19 | N 07°12'49" W | 11.47 |
| L20 | N 82°42'31" E | 10.00 |
| L21 | N 07°12'49" W | 15.44 |

COURSE & DISTANCE TABLE

| LINE | DIRECTION | DISTANCE |
|------|----------------|----------|
| L22 | S 89°02'46" E | 158.59 |
| L23 | S 22°44'02" E | 138.74 |
| L24 | S 58°44'02" E | 186.76 |
| L25 | S 25°44'02" E | 127.46 |
| L26 | S 24°44'02" E | 124.28 |
| L27 | S 27°44'02" E | 118.18 |
| L28 | S 31°44'02" E | 114.77 |
| L29 | S 34°44'02" E | 111.66 |
| L30 | S 37°44'02" E | 108.17 |
| L31 | S 40°44'02" E | 104.68 |
| L32 | S 43°44'02" E | 101.69 |
| L33 | S 46°44'02" E | 98.70 |
| L34 | S 49°44'02" E | 95.71 |
| L35 | S 52°44'02" E | 92.72 |
| L36 | S 55°44'02" E | 89.73 |
| L37 | S 58°44'02" E | 86.74 |
| L38 | S 61°44'02" E | 83.75 |
| L39 | S 64°44'02" E | 80.76 |
| L40 | S 67°44'02" E | 77.77 |
| L41 | S 70°44'02" E | 74.78 |
| L42 | S 73°44'02" E | 71.79 |
| L43 | S 76°44'02" E | 68.80 |
| L44 | S 79°44'02" E | 65.81 |
| L45 | S 82°44'02" E | 62.82 |
| L46 | S 85°44'02" E | 59.83 |
| L47 | S 88°44'02" E | 56.84 |
| L48 | S 91°44'02" E | 53.85 |
| L49 | S 94°44'02" E | 50.86 |
| L50 | S 97°44'02" E | 47.87 |
| L51 | S 100°44'02" E | 44.88 |
| L52 | S 103°44'02" E | 41.89 |
| L53 | S 106°44'02" E | 38.90 |
| L54 | S 109°44'02" E | 35.91 |
| L55 | S 112°44'02" E | 32.92 |
| L56 | S 115°44'02" E | 29.93 |
| L57 | S 118°44'02" E | 26.94 |
| L58 | S 121°44'02" E | 23.95 |
| L59 | S 124°44'02" E | 20.96 |
| L60 | S 127°44'02" E | 17.97 |
| L61 | S 130°44'02" E | 14.98 |
| L62 | S 133°44'02" E | 11.99 |
| L63 | S 136°44'02" E | 8.99 |
| L64 | S 139°44'02" E | 5.99 |
| L65 | S 142°44'02" E | 2.99 |

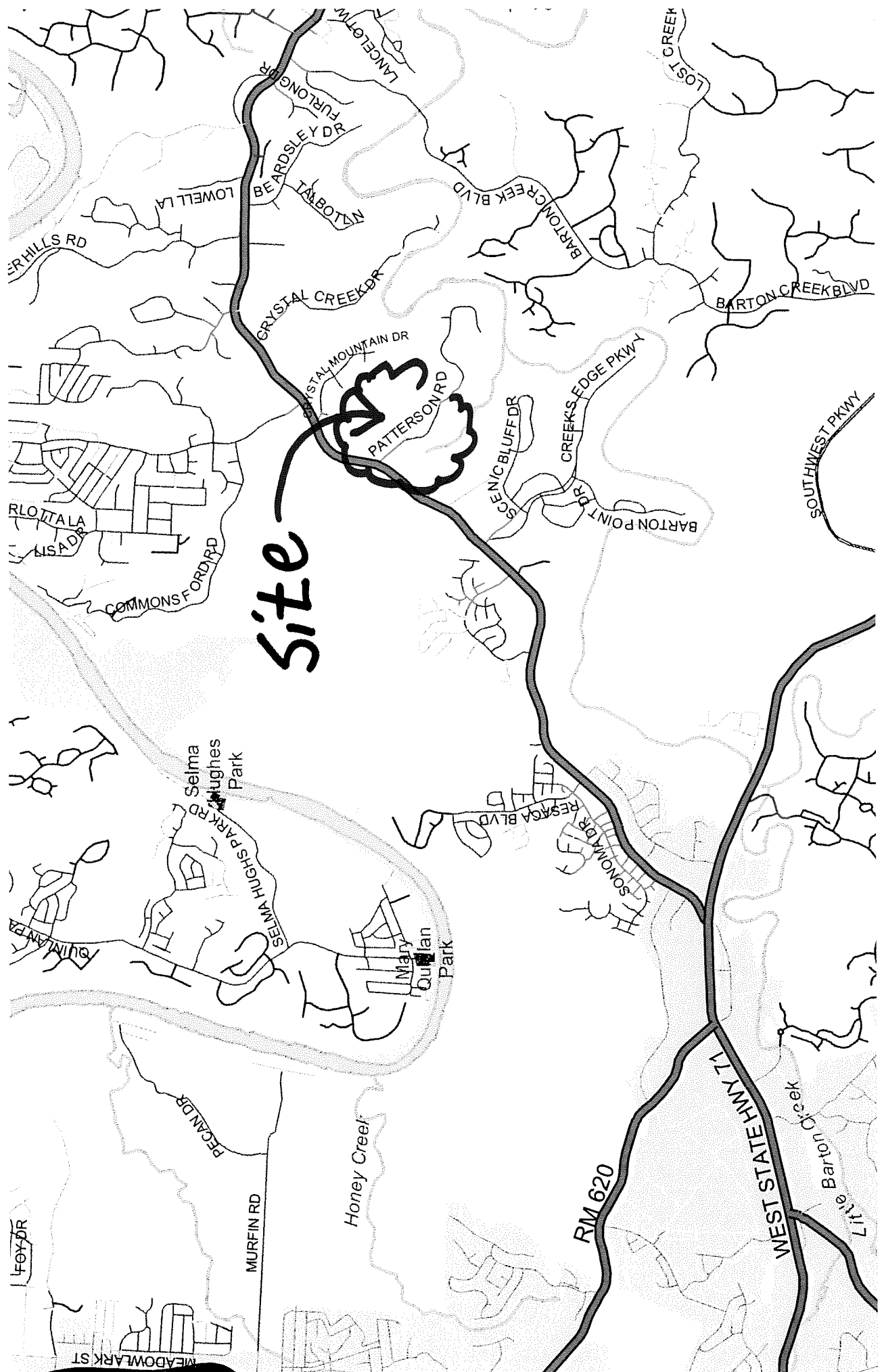
COURSE & DISTANCE TABLE

| LINE | DIRECTION | DISTANCE |
|------|---------------|----------|
| L44 | N 07°12'49" W | 15.44 |
| L45 | N 07°12'49" W | 11.47 |
| L46 | N 82°42'31" E | 10.00 |
| L47 | N 07°12'49" W | 15.44 |
| L48 | N 07°12'49" W | 11.47 |
| L49 | N 82°42'31" E | 10.00 |
| L50 | N 07°12'49" W | 15.44 |
| L51 | N 07°12'49" W | 11.47 |
| L52 | N 82°42'31" E | 10.00 |
| L53 | N 07°12'49" W | 15.44 |
| L54 | N 07°12'49" W | 11.47 |
| L55 | N 82°42'31" E | 10.00 |
| L56 | N 07°12'49" W | 15.44 |
| L57 | N 07°12'49" W | 11.47 |
| L58 | N 82°42'31" E | 10.00 |
| L59 | N 07°12'49" W | 15.44 |
| L60 | N 07°12'49" W | 11.47 |
| L61 | N 82°42'31" E | 10.00 |
| L62 | N 07°12'49" W | 15.44 |

CURVE COURSE & DISTANCE TABLE

| CURVE | WADSWORTH | LENGTH | CHORD | BEARING |
|-------|-----------|--------|--------|---------------|
| C1 | 63.00 | 141.79 | 13.84 | N 12°33'22" E |
| C2 | 60.00 | 114.4 | 11.33 | N 08°14'30" E |
| C3 | 60.00 | 9.53 | 10.36 | N 03°03'57" W |
| C4 | 731.50 | 97.53 | 97.14 | W 33°01'04" E |
| C5 | 723.50 | 102.38 | 102.20 | N 77°28'43" E |
| C6 | 721.50 | 104.11 | 104.30 | N 77°28'43" E |
| C7 | 746.00 | 106.88 | 106.70 | N 77°28'43" E |
| C8 | 777.50 | 107.81 | 107.50 | N 77°28'43" E |
| C9 | 800.00 | 107.81 | 107.50 | N 77°28'43" E |
| C10 | 800.00 | 107.81 | 107.50 | N 77°28'43" E |
| C11 | 800.00 | 107.81 | 107.50 | N 77°28'43" E |
| C12 | 800.00 | 107.81 | 107.50 | N 77°28'43" E |
| C13 | 800.00 | 107.81 | 107.50 | N 77°28'43" E |
| C14 | 800.00 | 107.81 | 107.50 | N 77°28'43" E |
| C15 | 800.00 | 107.81 | 107.50 | N 77°28'43" E |
| C16 | 800.00 | 107.81 | 107.50 | N 77°28'43" E |
| C17 | 800.00 | 107.81 | 107.50 | N 77°28'43" E |
| C18 | 800.00 | 107.81 | 107.50 | N 77°28'43" E |
| C19 | 800.00 | 107.81 | 107.50 | N 77°28'43" E |
| C20 | 800.00 | 107.81 | 107.50 | N 77°28'43" E |
| C21 | 800.00 | 107.81 | 107.50 | N 77°28'43" E |
| C22 | 800.00 | 107.81 | 107.50 | N 77°28'43" E |
| C23 | 800.00 | 107.81 | 107.50 | N 77°28'43" E |
| C24 | 800.00 | 107.81 | 107.50 | N 77°28'43" E |
| C25 | 800.00 | 107.81 | 107.50 | N 77°28'43" E |
| C26 | 800.00 | 107.81 | 107.50 | N 77°28'43" E |
| C27 | 800.00 | 107.81 | 107.50 | N 77°28'43" E |
| C28 | 800.00 | 107.81 | 107.50 | N 77°28'43" E |
| C29 | 800.00 | 107.81 | 107.50 | N 77°28'43" E |
| C30 | 800.00 | 107.81 | 107.50 | N 77°28'43" E |

WATERLOO SURVEYORS INC.
PO BOX 160176
AUSTIN, TEXAS 78716-0716
Phone: 512-481-9602
www.waterloosurveyors.com
LAST REVISION OCTOBER 17, 2011
J21336P



site

Selma Hughes Park

Mary Quilian Park

Honey Creek

RM 620

WEST STATE HWY 71

Little Barton Creek

FOY DR

MEADOWLARK ST

PECAN DR

MURFIN RD

SELMA HUGHES PARK RD

QUILIAN DR

RESACA BLVD

SONOMA DR

BENIC BLUFF DR

CREEK'S EDGE PKWY

BARTON POINT DR

CRYSTAL MOUNTAIN DR

PATTERSON RD

CRYSTAL CREEK DR

BEARDSLEY DR

LOWELL LA

ER HILLS RD

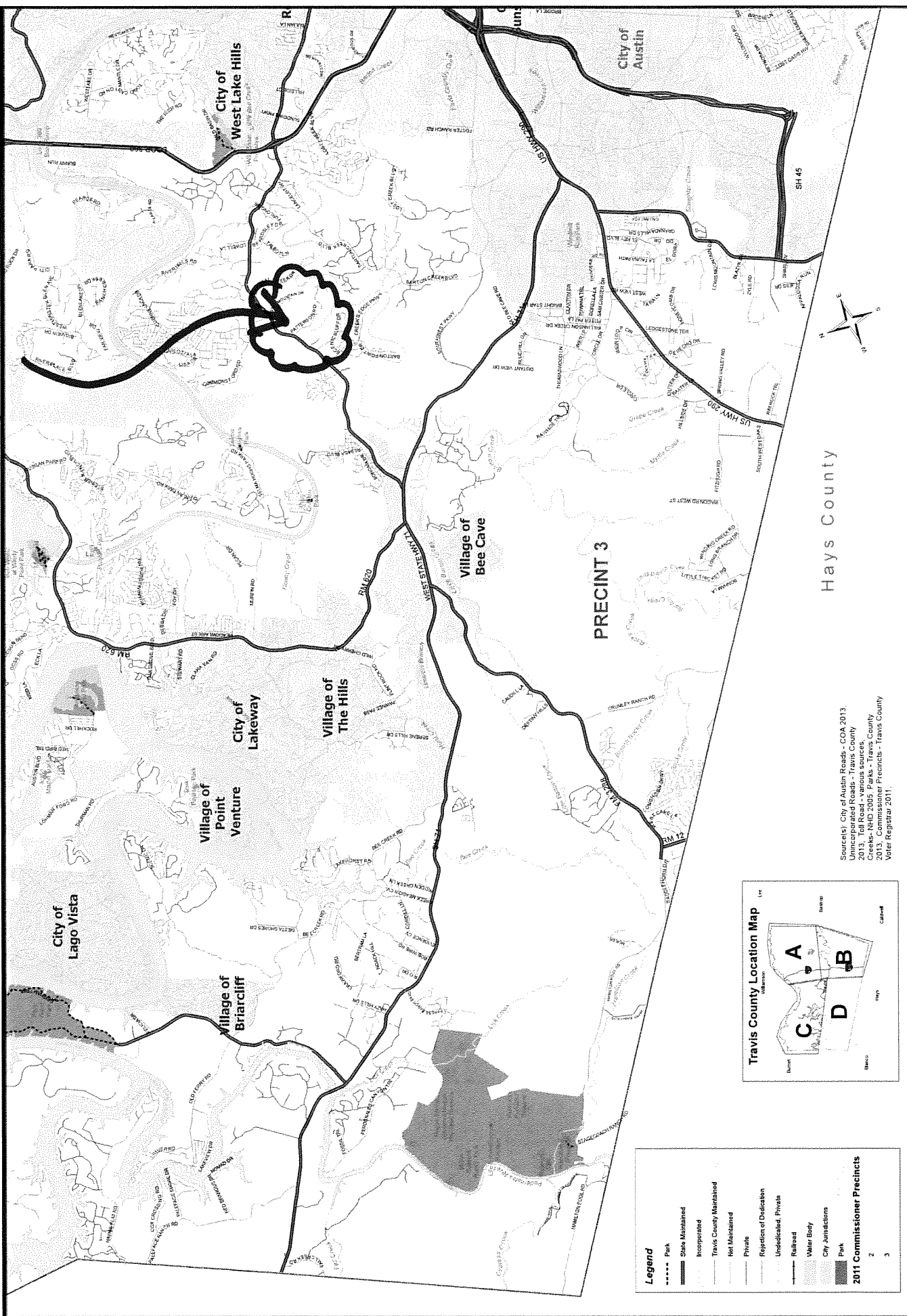
BARTON CREEK BLVD

BARTON CREEK BLVD

SOUTHWEST PKWY

LOST CREEK

Site



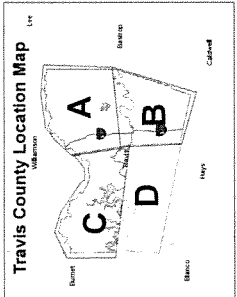
Map Prepared by: Travis County
Dept. of Transportation & Natural
Resources. Date: 5/21/2013



Hays County

Travis County Roadways, Map D

Sources: City of Austin Roads - COA 2013.
Unincorporated Roads - Travis County
2013. TxDOT Roadway Data Source
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2013. Commissioner Precincts - Travis County
Water Registrar 2011.



Legend

- Park
- State Maintained
- Incorporated
- Travis County Maintained
- Not Maintained
- Private
- Rejection of Dedication
- Undedicated Private
- Railroad
- Water Body
- City Jurisdictions
- Park

2011 Commissioner Precincts

- 2
- 3

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