



Travis County Commissioners Court Agenda Request

Meeting Date: February 4, 2014

Prepared By: Don Perryman, Planner **Phone #:** (512) 974-2786

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

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

Sponsoring Court Member: Commissioner Todd, Precinct Two

AGENDA LANGUAGE:

Consider and take appropriate action on the following requests in Precinct Two:

- A) On a plat for recording: McCormick Ranch on Lake Austin Phase 1 Final Plat,(consists of 21 Lots, 17 single-family lots, 1 private street lot, and 3 open space lots on 41.12 acres); and
- B) On a plat for recording: McCormick Ranch on Lake Austin Phase 2 Final Plat,(consists of 89 Lots, 84 single-family lots, 1 private street lot, and 4 open space lots on 54.59 acres).

BACKGROUND/SUMMARY OF REQUEST:

- A) The final plat consists of 17 lots for single-family use taking access to internal private streets with access to Selma Hughes Park Road. Water and wastewater will be provided by Travis County Water Control Improvement District 17 (W.C.I.D #17) and electric will be provided by Austin Energy.
- B) The final plat consists of 84 lots for single-family use taking access to internal private streets with access to Selma Hughes Park Road and Quinlan Park Road. Water and wastewater will be provided by W.C.I.D. #17 and electric will be provided by Austin Energy.

STAFF RECOMMENDATIONS:

This final plat meets all Title 30 regulations and has been approved by the Single-Office staff. The Preliminary Plan covering this tract is scheduled for the January 28, 2014 Commissioners Court meeting. The final plats are scheduled for a public hearing by the City of Austin Zoning and Platting Commission February 4, 2014. The Single-Office staff recommends approval of the final plat.

ISSUES AND OPPORTUNITIES:

None

FISCAL IMPACT AND SOURCE OF FUNDING:

None

EXHIBITS/ATTACHMENTS:

Precinct map
Location map
Proposed Final Plats

REQUIRED AUTHORIZATIONS:

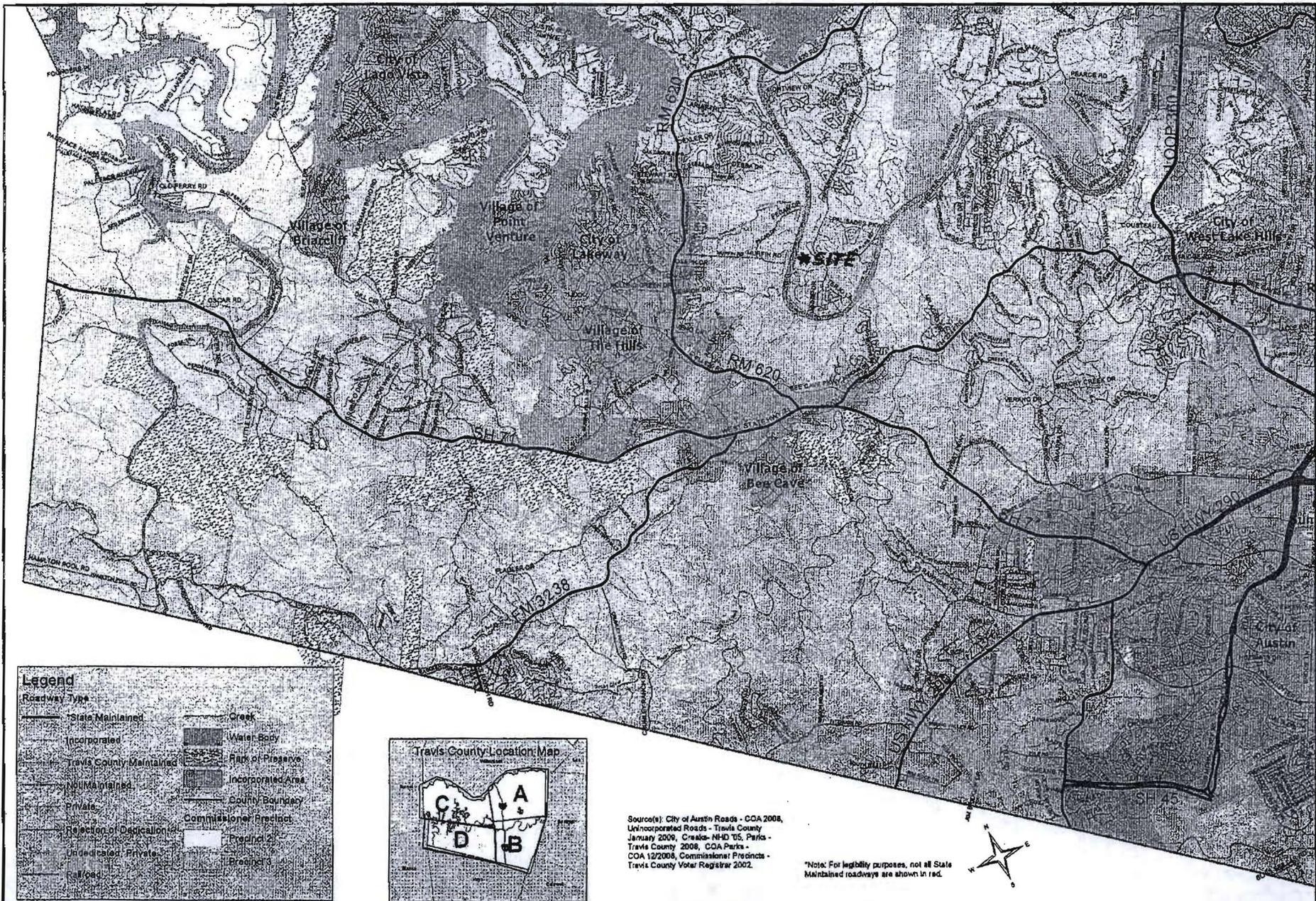
Cynthia McDonald	Financial Manager	TNR	(512) 854-4239
Steven M. Manilla	County Executive	TNR	(512) 854-9429

CC:

Don Perryman	Planner	City of Austin	(512) 974-2786

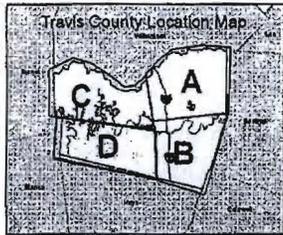
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**1101 - Development Services Long Range Planning- McCormick Ranch on Lake Austin
Phase 1, McCormick Ranch on Lake Austin Phase 2**



Legend

State Maintained	Creek
Incorporated	Water Body
Travis County Maintained	Park or Preserve
Not Maintained	Incorporated Area
Private	County Boundary
Rejection of Dedication	Commissioner Precinct
Undeclared Private	Precinct 1
Road	Precinct 2
	Precinct 3



Source(s): City of Austin Roads - COA 2008, Unincorporated Roads - Travis County January 2000, Creeks - NHD '05, Parks - Travis County 2008, COA Parks - COA 1/2/2008, Commissioner Precincts - Travis County Voter Registrar 2002.

*Note: For legibility purposes, not all State Maintained roadways are shown in red.



Map Disclaimer: This map was created for the Travis County Sign Crew for identifying Travis County's maintained roadways. The data is provided "as is" with no warranties of any kind. For questions, contact the Travis County GIS Coordinator at (512) 854-8383.

Travis County Roadways, Map D



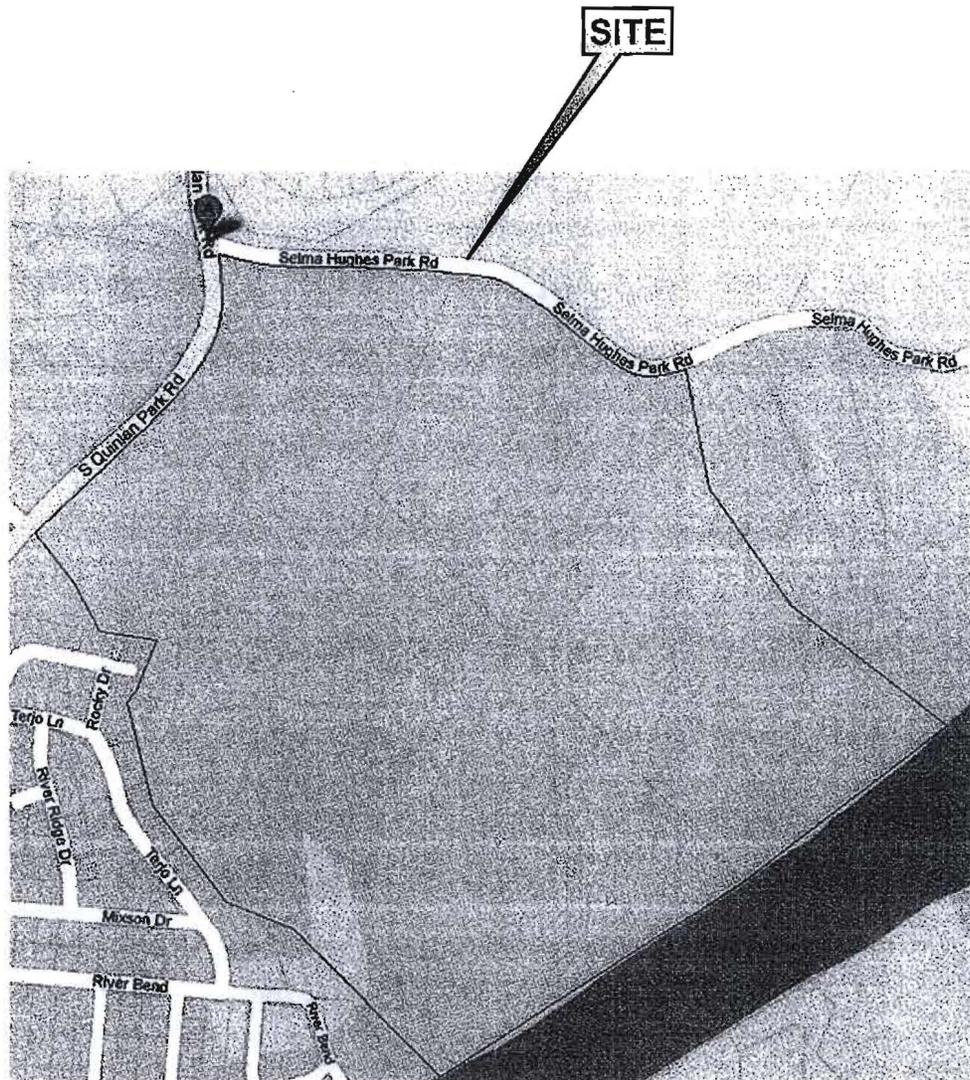
Map Prepared by: Travis County, Dept. of Transportation & Natural Resources, Date: 1/7/2009 <http://www.co.travis.tx.us/maps>



Location Map

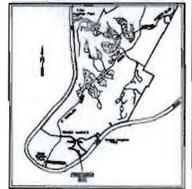
McCormick Ranch

TBPE Firm #11206



SCANNED

**CONSUMER PROTECTION NOTICE
FOR HOMEBUYERS
MCCORMICK RANCH ON
LAKE AUSTIN PHASE ONE**



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.

SHEET 1 OF 5

CASE NO. C&J-2013-0089, 1A

THE STATE OF TEXAS : KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS :

THAT TR VISTA PRESERVE, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, BY AND THROUGH THOMPSON REALTY DEVELOPMENT, INCORPORATED, A TEXAS CORPORATION, W. F. FIELD, BEING THE OWNER OF 41 ACRES OF LAND LOCATED IN THE WILKINSON SURVEY NO. 46, ABSTRACT NO. 81 AND THE TRAVIS SURVEY NO. 62, ABSTRACT 818, TRAVIS COUNTY, TEXAS, BEING A PORTION OF TRACT 1, A CALLED 132.567 ACRES TRACT IN SECTION 24-T, TRACT 1, A CALLED 70.004 ACRES TRACT AND A PORTION OF TRACT 2 (UNDEVELOPED AREA IN SECTION 24-T, TRACT 2) DESCRIBED BY A DEED TO TR VISTA PRESERVE, L.L.C., RECORDED IN DOCUMENT NO. 207188488 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, 843-41.42 ACRES HAVING BEEN PROVIDED FOR SUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVIDED OF CHAPTER 213 OF THE LOCAL GOVERNMENT CODE, THE UNDERSIGNED OWNER DOES HEREBY WARRANT AS TO THE ACCURACY OF THE INFORMATION AND DATA CONTAINED HEREIN AND HEREBY DELEGATES TO THE OWNERS OF THE LOTS IN THE SUBDIVISION, PUBLIC UTILITIES BEYOND THE SUBDIVISION, ESSENTIAL SERVICES PROVIDERS WITH JURISDICTION, AND PUBLIC SERVICE AGENCIES, THE USE OF ALL THE PRIVATE STREETS AND OTHER IMPROVEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, THE MAINTENANCE AND PAYMENT OF REAL PROPERTY TAXES ON SUCH PRIVATE STREETS ARE THE RESPONSIBILITY OF THE OWNERS OF THE SUBDIVISION OR ANY DULY CONSTITUTED HOMEOWNERS ASSOCIATION UNDER THAT CERTAIN INSTRUMENT OF RECORD AT DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF 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 PURPOSES, VEHICULAR AND NON-VEHICULAR, INCLUDING FIRE AND POLICE PROTECTION, SOLID AND OTHER WASTE MATERIAL, INCLUDING ANY OTHER PURPOSE ANY GOVERNMENTAL AUTHORITY DEEMES NECESSARY; AND OWNER FURTHER AGREES THAT ALL GOVERNMENTAL OFFICES, THEIR AGENTS OR EMPLOYEES, SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGE OCCURRING TO THE SURFACE OF THE SAID PRIVATE STREET AND ANY COMMON AREA AS A RESULT OF ANY SUCH USE BY GOVERNMENTAL VEHICLES.

ALL PRIVATE STREETS SHOWN HEREON (STREETS, DRIVE) AND ANY SECURITY GATES OR DEVICES CONTROLLING ACCESS TO SUCH STREETS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION.

IN WITNESS WHEREOF, TR VISTA PRESERVE, L.L.C. HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 10TH DAY OF JANUARY 2014.

TR VISTA PRESERVE, L.L.C. A TEXAS LIMITED LIABILITY COMPANY, BY THOMPSON REALTY DEVELOPMENT CORPORATION, A TEXAS CORPORATION, BY MANUALLY

BY: W.F. FIELD
THOMPSON REALTY DEVELOPMENT CORPORATION
TR VISTA PRESERVE, L.L.C.
1800 N. COLLINS BLVD, STE 1500
RICHARDSON, TEXAS 75080-9002
PHONE: (972) 944-2400

THE STATE OF TEXAS :
COUNTY OF TRAVIS :

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 10TH DAY OF JANUARY 2014, A.D., BY W.F. FIELD OF THOMPSON REALTY DEVELOPMENT CORPORATION.
WITNESS MY HAND AND SEAL OF OFFICE, THIS 10TH DAY OF JANUARY 2014, A.D.

JENNIFER M. KOGER
NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS



FLOODPLAIN NOTE

THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE BASIN AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOODING OF MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 58045AH01A, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 28, 2008. MINIMUM FINISHED FLOOR ELEVATION FOR ALL AFFECTED STRUCTURES SHALL BE ONE (1) FOOT ABOVE THE ELEVATION OF THE 100-YEAR FLOOD PLAIN AS SHOWN HEREON 817 M.S.L.

L. CONNOR O'NEARY, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAN IS PREPARED FROM AN ENGINEERING STANDPOINT, IS COMPLETE AND CORRECT, WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1989, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

L. CONNOR O'NEARY, P.E.
CONTRACT ENGINEER
REGISTERED PROFESSIONAL ENGINEER NO. 18728
STATE OF TEXAS
TEXAS ENGINEERING SOLUTIONS, TEXP NO. 1100
8800 BLUE COMET ROAD, SUITE 200
AUSTIN, TX 78738

DATE 01/10/2014



THE STATE OF TEXAS :
COUNTY OF TRAVIS :

I, PAUL C. SARGE, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR, AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT COMPLES WITH THE SURVEYED RELATED PORTION OF TITLE 26 OF THE AUSTIN CITY CODE, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

CERTIFIED TO THIS THE 30TH DAY OF JUNE 2013, A.D.

PAUL C. SARGE, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2818
AUSTIN SYNTHA TECHNOLOGIES, L.L.C.
11209 CHESSMAN DRIVE
AUSTIN, TX 78739



ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE _____ DAY OF _____, 20____.

DEAN BURNEY, DIRECTOR
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE _____ DAY OF _____, 20____, A.D.

CHAIRPERSON SECRETARY

THE STATE OF TEXAS :
COUNTY OF TRAVIS :

I, DANA DEBBANAVOR, 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 APPROVING 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, THIS _____ DAY OF _____, 20____, A.D.

DANA DEBBANAVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

THE STATE OF TEXAS :
COUNTY OF TRAVIS :

I, DANA DEBBANAVOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK _____ M., AND IS RECORDED ON THE _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK _____ M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 20____, A.D.

DANA DEBBANAVOR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

DEPUTY

COMMISSIONER'S COURT RESOLUTION

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT ON ANY BRIDGE OR OVERPASS IN CONNECTION THEREWITH, THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND OVERPASS 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 OWNERS OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNERS MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNERS OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF FRAMES 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.

TRAVIS COUNTY, TEXAS	
DATE	MAY 2013
SURVEYOR	PAUL C. SARGE, RPLS 2818
TECHNICAL PER	
THE ENGINEER	
JOB NUMBER	
OFFICE	PT/PLA
CLIENT	
PLAT DATE	

MCCORMICK RANCH ON LAKE AUSTIN PHASE ONE FINAL PLAT

SHEET 2
OF
5

GENERAL NOTES

- NO OBJECT, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING, SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY CITY OF AUSTIN AND TRAVIS COUNTY.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR MEMBER ASSOCIATION. IF DRAINAGE EASEMENTS SHALL BE FOR ENCLOSED CONDUITS ONLY.
- FOR A MINIMUM TRAVEL DISTANCE OF 20 FEET FROM THE ROADWAY EDGE, DRAINAGE GRADER MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF THE SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.
- AN ADMINISTRATIVE VARIANCE ALLOWING CUTSILL IN EXCESS OF 4 FT., BUT LESS THAN 8 FT., HAS BEEN GRANTED BY THE COA WATER-SHED PROTECTION AND DEVELOPMENT REVIEW.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE LAND DEVELOPMENT CODE.
- ALL BUILDING FOUNDATIONS ON SLOPES OF 1% AND OVER AND ON FILL PLACED UPON SUCH SLOPES SHALL UTILIZE DESIGN AND CONSTRUCTION PRACTICES CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER QUALIFIED TO PRACTICE IN THIS FIELD.
- ALL STREETS SHALL BE CONSTRUCTED ACCORDING TO CITY OF AUSTIN ALTERNATE URBAN STANDARD.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO TRAVIS COUNTY WATER CONTROL AND SEWERAGE DISTRICT NO. 1 WATER AND SEWERAGE SERVICE IS PROVIDED BY TRAVIS COUNTY YARDIT.
- THE OWNER OF THIS SUBDIVISION, AND MEMBER SUCCESSIONS AND ASSOCIATIONS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF TRAVIS COUNTY AND THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE, IF PLANS DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- THE WATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN DESIGN CRITERIA AND THE WATER/SEWER UTILITY SYSTEM MUST BE IN ACCORDANCE WITH THE TRAVIS COUNTY WCD 811 STANDARDS. THE WATER/SEWER PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. THE WATER UTILITY SYSTEM CONSTRUCTION MAY BE INSPECTED BY THE CITY OF AUSTIN.
- TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- A VARIANCE TO SECTION 30-4-191 (A PERSON WHO SUBDIVIDES PROPERTY SHALL INSTALL SIDEWALKS) WAS APPROVED BY THE TRAVIS COUNTY COMMISSIONERS COURT ON NOVEMBER 8, 2012. IF AND WHEN SIDEWALKS ARE INCLUDED WITH THIS SUBDIVISION THEY SHALL BE BUILT TO CITY OF AUSTIN STANDARDS.

SIDEWALKS WILL NOT BE INCLUDED WITH PUBLIC RIGHT OF WAY UNDER LOC 26-4-261(B)

14. 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 _____, 2012, 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 BOOK _____ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

15. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL SINGLE FAMILY DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 30% OF NET SITE AREA AND ALL OTHER USES IN EXCESS OF 30% NET SITE AREA, PURSUANT TO ORDINANCE NO. 011028-08.

16. MAINTENANCE OF WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE CITY OF AUSTIN STANDARDS.

17. ALL ACTIVITIES WITHIN THE CDF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE. CONSTRUCTION IS PROHIBITED AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.

GREENBELT RESTRICTIONS

- LOT 1A, BLOCK A
- LOT 6, BLOCK A
- LOT 12, BLOCK A
- LOT 20, BLOCK A

THESE LOTS ARE RESTRICTED AGAINST RESIDENTIAL DEVELOPMENT AND ARE LIMITED TO A TOTAL OF 7,000 S.F. OF IMPERVIOUS COVER WITHIN THE ORIGINALLY LOTS AS PER SECTION 8 OF THE STEVEN RANCH AGREEMENT/CONSERVATION EASEMENT AND ARE RESTRICTED AGAINST CONSTRUCTION IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE. A RESTRICTIVE COVENANT HAS BEEN RECORDED IN DOCUMENT NO. 2091180704, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

18. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBS AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL THIS WORK IN COMPLIANCE WITH CHAPTER 26-6, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

26. A WAIVER FROM OVERWATER DETENTION REQUIREMENTS WAS GRANTED FOR THIS SUBDIVISION ON SEPT. 17, 2008, BY THE CITY OF AUSTIN WATER-SHED PROTECTION DEPARTMENT, WATER-SHED ENGINEERING DIVISION.

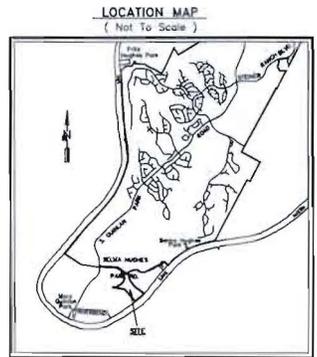
21. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES FOR THIS SITE. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 26-6 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

22. THE OWNER SHALL BE RESPONSIBLE FOR 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 ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LISTS OF CONSTRUCTION FOR THIS PROJECT.

23. AN ADMINISTRATIVE VARIANCE FOR THE ALLOWANCE OF CUT AND FILL WALLS OF EIGHT (8) FEET OR LESS HAS BEEN GRANTED PER SECTION 19(2)(D) OF THE TAYLOR WOODROW/STEVENS RANCH DEVELOPMENT AGREEMENT FILED WITH THE TRAVIS COUNTY OFFICIAL PUBLIC RECORDS AS DOCUMENT NO. 2091180704.

24. AN ADMINISTRATIVE VARIANCE FOR THE ALLOWANCE OF CONSTRUCTION ON SLOPES UP TO THIRTY-FIVE (35%) PERCENT HAS BEEN GRANTED PER SECTION 19(2)(D) OF THE TAYLOR WOODROW/STEVENS RANCH DEVELOPMENT AGREEMENT FILED WITH THE TRAVIS COUNTY OFFICIAL PUBLIC RECORDS AS DOCUMENT NO. 2091180704.

- PRIOR TO CONSTRUCTION, EXCEPT SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- THIS SUBDIVISION IS SUBJECT TO ORDINANCE NO. 011028-08, WHICH CONTAINS: (I) THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF AUSTIN AND STEVEN RANCH PARTIES AS RECORDED IN DOCUMENT NO. 2091180704 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND (II) THAT CERTAIN CONSERVATION EASEMENT TO RESTRICT IMPERVIOUS COVER RECORDED IN DOCUMENT NO. 2091180704 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- THIS SUBDIVISION IS A PORTION OF THE "238 RD VISTA, LTD. TRACT 1 PARCELS" AND THE "HOKTON PARCEL" AS DEPICTED IN EXHIBIT 'A' OF THE TAYLOR WOODROW/STEVENS RANCH DEVELOPMENT AGREEMENT RECORDED IN DOCUMENT NO. 2091180704 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- PER SECTION 8 AND EXHIBIT 'A' OF THE STEVEN RANCH AGREEMENT/CONSERVATION EASEMENT TO RESTRICT IMPERVIOUS COVER, 22.67 ACRES OF IMPERVIOUS COVER HAS BEEN ALLOCATED TO THIS SUBDIVISION.
- PER SECTION 16, EXHIBIT 'C', & EXHIBIT '4' OF THE TAYLOR WOODROW/STEVENS RANCH DEVELOPMENT AGREEMENT, DOCUMENT NO. 2091180704, THE SEWER GENERATION DEVELOPMENT UNITS HAVE BEEN ALLOCATED TO THE WOODRICK RANCH ON LAKE AUSTIN SUBDIVISION. PHASE ONE WILL REQUIRE 17 SINGLE FAMILY RESIDENTIAL UNITS. ANY ADDITIONAL ALLOCATIONS FOR SINGLE FAMILY OR NON-SINGLE FAMILY SEWER GENERATION DEVELOPMENT UNITS WILL BE ACCOMPLISHED AT THE SITE PLAN APPROVAL STAGE.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT PROVIDE ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- BEACH MARK LOT
 BM-NO. 1 ELEVATION = 674.07
 TOP OF BROW ROD LOCATED AT THE NORTHEAST CORNER OF LOT 20, BLOCK A AS SHOWN HEREON BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF SELMA HUGHES PARK ROAD (30 FEET WIDE).
 BM-NO. 2 ELEVATION = 673.07
 TOP OF BROW ROD NECAP STAMPED "HST" SET AT THE NORTHWEST CORNER OF LOT 6, BLOCK A AS SHOWN HEREON, BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF SELMA HUGHES PARK ROAD (30 FEET WIDE).



KEY PLAN TABLE

STREET NAME - CHERRY GROVE DRIVE
 PUBLIC/PRIVATE - PRIVATE
 PRIVATE STREET LOT WIDTH - 17' MINIMUM (VARIES)
 STREET LIGHTS - LAST

OWNER
 TR VISTA PRESERVE, LLC
 1800 N. COLLINS BLVD, STE 1600
 RICHARDSON, TEXAS 75080-3092
 PHONE: 972-644-2400
 FAX: 972-644-2411

TOTAL ACRES
 41.62 ACRES

SUBDIVIDER
 AUSTIN SPATIAL TECHNOLOGIES, LLC
 11208 CHERISSE DRIVE
 AUSTIN, TEXAS 78748
 PHONE: (512)384-0284

LOT SUMMARY
 PRIVATE STREET
 SINGLE FAMILY RESIDENTIAL 17
 (RESERVED FOR A FUTURE PHASE)
 TOTAL NUMBER OF LOTS 22
 TOTAL NUMBER OF BLOCKS 2

ENGINEER
 TEXAS ENGINEERING SOLUTIONS
 8000 BREE CAVER ROAD, STE 208
 AUSTIN, TEXAS 78744
 PHONE: (512)394-0505
 FAX: (512)394-0509

APPLICABLE RESTRICTIVE COVENANTS:
 DOC. NO. _____

Assumed Impervious Cover	Per	Residential Lot Size			
Lot 1	174	< 0.132 ac	0	X	2,000 0.000 Acres
Lot 1	174	0.132 ac to 0.264 ac	0	X	2,500 0.000 Acres
Lot 1	174	0.264 ac to 0.400 ac	0	X	3,000 0.000 Acres
Lot 1	174	0.400 ac to 0.536 ac	0	X	3,500 0.000 Acres
Lot 1	174	0.536 ac to 0.672 ac	0	X	4,000 0.000 Acres
Lot 1	174	0.672 ac to 0.808 ac	1	X	4,500 1.377 Acres
Lot 1	174	0.808 ac to 1.000 ac	2	X	7,000 0.823 Acres
Lot 1	174	> 1.000 ac	0	X	10,000 0.000 Acres
					2.181 Acres

TEXAS ENGINEERING SOLUTIONS

TRAVIS COUNTY, TEXAS

SURVEY DATE: MAY, 2013

SURVEYOR: PAUL C. BAIRD, NPLS# 2518

TECHNICAL: JCE

FIELDBOOK: FIELDBOOK

JOB NUMBER: MCCORMICK

DESCRIPTION: 11/A

CLIENT: _____

PLOT DATE: _____

DATE: MAY 2013

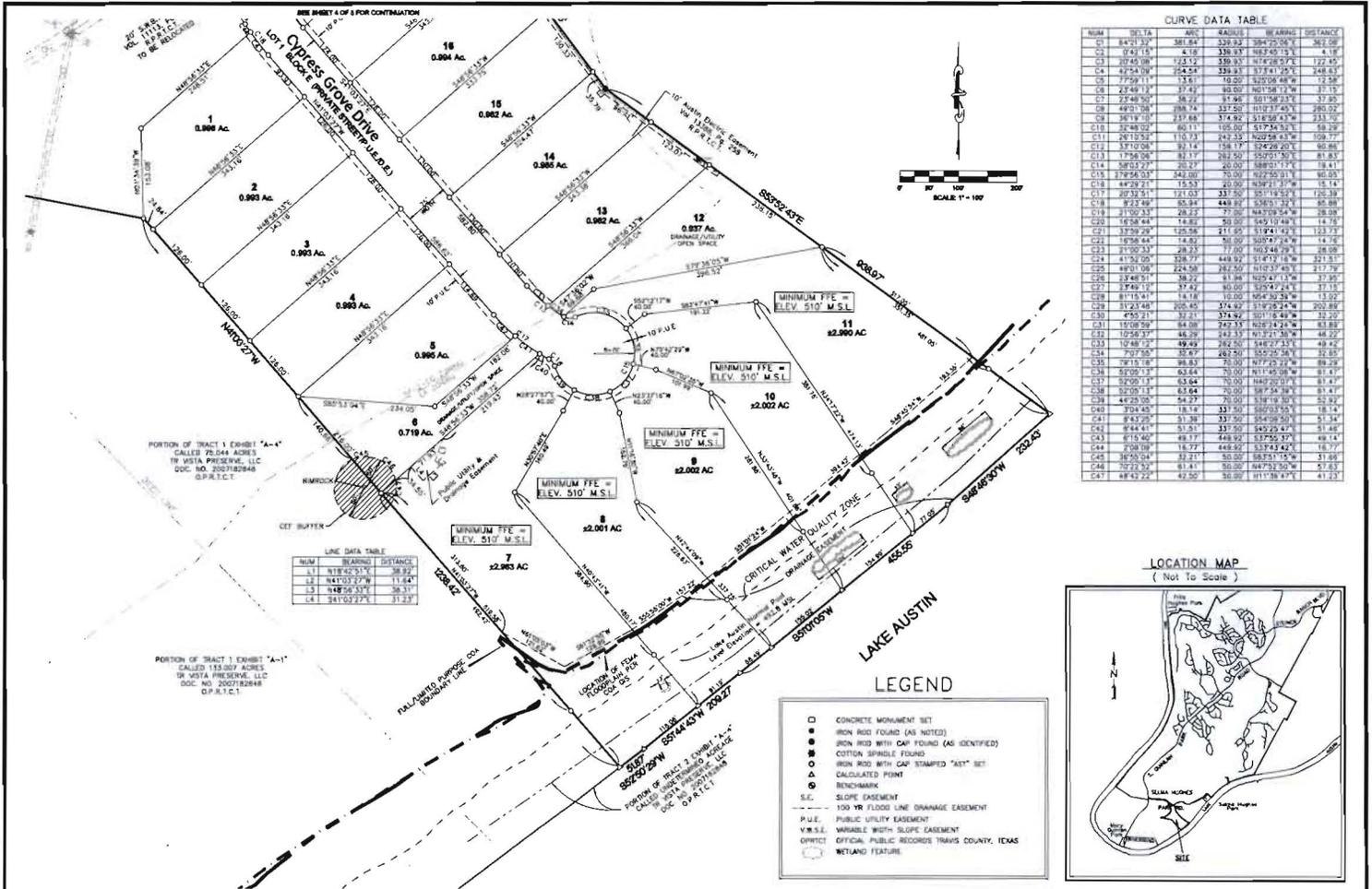
SCALE: AS SHOWN

PROJECT: MCCORMICK RANCH ON LAKE AUSTIN PHASE ONE FINAL PLAT

CLIENT: TR VISTA PRESERVE, LLC

MCCORMICK RANCH ON LAKE AUSTIN PHASE ONE FINAL PLAT

SHEET 3
 OF
 5



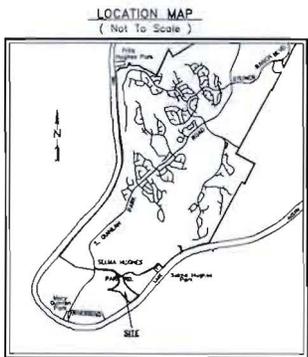
CURVE DATA TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	84°21'37"	381.84	339.83	S84°25'24"E	382.08
C2	0°43'18"	4.16	336.87	N83°42'13"E	4.16
C3	10°45'08"	123.12	356.93	N16°28'27"E	122.45
C4	49°54'08"	254.51	336.87	S78°41'20"E	248.81
C5	77°59'11"	12.81	162.00	S70°08'48"W	12.80
C6	27°49'13"	37.42	80.00	N01°58'12"W	37.15
C7	22°48'50"	38.22	81.96	S01°58'23"E	37.80
C8	46°21'38"	38.74	317.50	N12°14'45"E	280.00
C9	36°19'18"	217.88	374.92	S18°58'43"W	233.70
C10	22°48'50"	38.22	81.96	S17°54'53"E	38.20
C11	28°10'52"	110.13	244.25	N62°56'43"W	109.71
C12	37°10'08"	82.14	154.17	S24°28'20"E	80.80
C13	17°58'08"	14.17	262.50	S02°50'50"E	14.17
C14	38°05'27"	262.27	262.00	S88°31'17"E	18.41
C15	37°56'53"	244.00	70.00	N62°55'01"E	16.05
C16	44°29'21"	15.53	20.00	N82°12'31"W	15.14
C17	20°32'51"	171.03	337.50	S51°19'52"E	136.59
C18	82°23'48"	65.94	448.87	S38°12'31"E	65.80
C19	31°02'33"	28.22	77.00	N48°09'24"W	28.09
C20	16°58'44"	14.82	50.00	S49°10'44"E	14.71
C21	13°28'28"	126.56	211.95	S18°41'42"E	123.71
C22	16°58'44"	14.82	50.00	S59°14'24"W	14.71
C23	31°00'33"	28.23	77.00	N03°48'29"E	28.08
C24	41°38'05"	228.77	448.87	S18°11'18"E	217.57
C25	48°01'09"	224.58	224.50	N10°53'45"E	217.79
C26	13°48'51"	38.22	81.96	N29°47'13"W	37.90
C27	37°49'13"	15.42	80.00	S02°24'13"E	15.13
C28	81°15'41"	14.18	10.00	S54°52'58"W	13.02
C29	31°23'48"	200.45	374.92	S18°18'24"W	202.89
C30	42°55'21"	32.71	374.92	N12°14'48"E	32.00
C31	15°08'59"	64.08	242.55	N16°14'24"W	63.89
C32	10°58'37"	46.29	242.55	N12°17'35"W	46.20
C33	10°48'02"	96.49	242.55	S42°12'15"E	49.42
C34	7°07'58"	32.67	242.50	S52°22'54"E	32.45
C35	0°15'18"	96.83	70.00	N17°10'22"W	96.28
C36	52°00'13"	63.64	70.00	N11°43'08"W	61.47
C37	52°00'13"	63.64	70.00	N49°20'01"E	61.47
C38	44°29'21"	64.21	70.00	S18°58'58"E	61.47
C39	22°25'28"	63.64	70.00	S18°58'58"E	62.87
C40	37°45'28"	31.38	337.50	S18°58'58"E	18.14
C41	84°44'41"	51.51	337.50	S45°22'47"E	51.48
C42	81°15'40"	48.17	448.87	S37°55'37"E	48.14
C43	67°08'19"	18.77	448.87	S34°14'42"E	18.71
C44	36°24'54"	32.21	50.00	S68°15'15"W	31.85
C45	70°22'32"	81.81	50.00	N47°03'30"W	81.83
C47	48°42'22"	42.50	50.00	N11°08'49"E	41.21

LINE DATA TABLE

NUM	BEARING	DISTANCE
L1	N78°42'37"E	38.20
L2	N43°03'29"E	11.84
L3	N48°20'33"E	38.31
L4	S41°03'27"E	31.23

- LEGEND**
- CONCRETE MONUMENT SET
 - IRON ROD FOUND (AS NOTED)
 - IRON ROD WITH CAP FOUND (AS IDENTIFIED)
 - COTTON SPRING FOUND
 - IRON ROD WITH CAP STAMPED "AST" SET
 - CALCULATED POINT
 - BENCHMARK
 - S.E. SLOPE EASEMENT
 - 100 YR FLOOD LINE DRAINAGE EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - V.M.S.L. WIRELESS WITH SLOPE EASEMENT
 - OPRECT OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
 - WETLAND FEATURE



Travis County, Texas

Texas Engineering Solutions

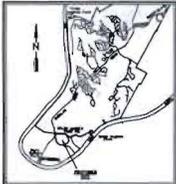
AUTUMN SPATIAL TECHNOLOGIES, LLC

11000 Beechwood Dr., Suite 200
Austin, TX 78750
Tel: 512-443-1100
Fax: 512-443-1101
www.autumnspatial.com

SURVEY DATE:	MAY, 2013
SURVEYOR:	PAUL C. SAUW, RPLS 2018
TECHNICIAN:	PCS
FIELDBOOK:	FIELDBOOK
JOB NUMBER:	MCCORMICK
DESCRIPTION:	N/A
CLIENT:	
PLOT DATE:	

**MCCORMICK RANCH ON LAKE AUSTIN
PHASE ONE
FINAL PLAT**

**SHEET 5
OF
5**



**CONSUMER PROTECTION NOTICE
FOR HOMEBUYERS
MCCORMICK RANCH ON LAKE AUSTIN PHASE TWO**

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.



BLANK DATE	_____
START DATE	_____
CLIENT	ASTRA SPATIAL TECHNOLOGIES, LLC
DESCRIPTION	_____
JOB NUMBER	_____
TECHNOLOGIAN	_____
TECHNICAL	_____
PLANNING	_____
DATE	_____
BY	_____

**MCCORMICK RANCH ON LAKE AUSTIN
PHASE TWO
FINAL PLAT**

**5
OF
SHEET 2**

APPROVED THIS PLAT, THE COMMISSIONER OF TRAVAS COUNTY, TEXAS, HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE LAWS OF TRAVAS COUNTY, TEXAS, AND THE COMMISSIONER OF TRAVAS COUNTY, TEXAS, HAS GRANTED HIS APPROVAL OF THE PLAT. THE COMMISSIONER OF TRAVAS COUNTY, TEXAS, HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE LAWS OF TRAVAS COUNTY, TEXAS, AND THE COMMISSIONER OF TRAVAS COUNTY, TEXAS, HAS GRANTED HIS APPROVAL OF THE PLAT.

DEPUTY
DANA DEVALUOR, COUNTY CLERK, TRAVAS COUNTY, TEXAS
DATE: _____

WITNESSES MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 20____.

DEPUTY
DANA DEVALUOR, COUNTY CLERK, TRAVAS COUNTY, TEXAS
DATE: _____

WITNESSES MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 20____.

DEPUTY
DANA DEVALUOR, COUNTY CLERK, TRAVAS COUNTY, TEXAS
DATE: _____

WITNESSES MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 20____.

APPROVED THIS PLAT, THE COMMISSIONER OF TRAVAS COUNTY, TEXAS, HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE LAWS OF TRAVAS COUNTY, TEXAS, AND THE COMMISSIONER OF TRAVAS COUNTY, TEXAS, HAS GRANTED HIS APPROVAL OF THE PLAT. THE COMMISSIONER OF TRAVAS COUNTY, TEXAS, HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE LAWS OF TRAVAS COUNTY, TEXAS, AND THE COMMISSIONER OF TRAVAS COUNTY, TEXAS, HAS GRANTED HIS APPROVAL OF THE PLAT.

DEPUTY
DANA DEVALUOR, COUNTY CLERK, TRAVAS COUNTY, TEXAS
DATE: _____

WITNESSES MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 20____.

DEPUTY
DANA DEVALUOR, COUNTY CLERK, TRAVAS COUNTY, TEXAS
DATE: _____

WITNESSES MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 20____.

DEPUTY
DANA DEVALUOR, COUNTY CLERK, TRAVAS COUNTY, TEXAS
DATE: _____

WITNESSES MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 20____.



REGISTERED PROFESSIONAL LAND SURVEYOR
P. J. LAMON, P.E.
1198 CHAMBERS DRIVE
ASTRA, TX 78708

REGISTERED PROFESSIONAL ENGINEER, ENGR. NO. 11208
T. J. BENDER, P.E.
6000 BEE CREEK ROAD, SUITE 200
ASTRA, TX 78708

REGISTERED PROFESSIONAL ENGINEER, ENGR. NO. 10878
C. J. GIBSON, P.E.
1198 CHAMBERS DRIVE
ASTRA, TX 78708

REGISTERED PROFESSIONAL ENGINEER, ENGR. NO. 10878
C. J. GIBSON, P.E.
1198 CHAMBERS DRIVE
ASTRA, TX 78708

REGISTERED PROFESSIONAL ENGINEER, ENGR. NO. 10878
C. J. GIBSON, P.E.
1198 CHAMBERS DRIVE
ASTRA, TX 78708

THE STATE OF TEXAS
COUNTY OF TRAVAS
THIS INSTRUMENT WAS KNOWLEDGED AND FORGONE BY ME ON THE _____ DAY OF _____, 20____.

WITNESSES MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

WITNESSES MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

WITNESSES MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

WITNESSES MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

WITNESSES MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

EXPLANATION
COUNTY OF TRAVAS : KNOW ALL MEN BY THESE PRESENTS
THE STATE OF TEXAS :
COUNTY OF TRAVAS :
WITNESSES MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

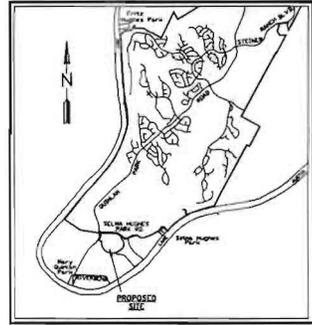
GENERAL NOTES

- NO OBJECT, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING, SHALL BE ALLOWED IN A DRAINAGE BASINMENT EXCEPT AS APPROVED BY CITY OF AUSTIN AND TRAVIS COUNTY.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PREVENT ACCESS BY GOVERNMENTAL AUTHORITIES.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS. IF DRAINAGE EASEMENTS SHALL BE FOR ENCLOSED CONCRETE ONLY.
- FOR A MINIMUM TRAVEL DISTANCE OF 30 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF THE SURFACE AND GEOMETRIC DESIGN PROPOSAL BY THE CITY OF AUSTIN.
- AN ADMINISTRATIVE VARIANCE FOR THE ALLOWANCE OF CUT AND FILL VALUES OF (8) FEET OR LESS HAS BEEN GRANTED PER SECTION 16.03(b) OF THE TAYLOR WOODROW/STEWART RANCH DEVELOPMENT AGREEMENT FILED WITH THE TRAVIS COUNTY OFFICIAL PUBLIC RECORDS AS DOCUMENT NO. 200118704.
- GROWTH/DEVELOPMENT CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE LAND DEVELOPMENT CODE.
- ALL BUILDING FOUNDATIONS ON SLOPES OF 18% AND OVER AND ON FILL, PLACED UPON SUCH SLOPES SHALL UTILIZE DESIGN AND CONSTRUCTION PRACTICES CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER QUALIFIED TO PRACTICE IN THIS FIELD.
- NO STRUCTURES IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 17 WATER AND WASTEWATER SYSTEMS. WATER AND WASTEWATER SERVICE IS PROVIDED BY TRAVIS COUNTY WESDRI.
- THE OWNER OF THIS SUBDIVISION, AND HIS/HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF TRAVIS COUNTY AND THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- THE WATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN DESIGN CRITERIA AND THE WASTEWATER UTILITY SYSTEM MUST BE IN ACCORDANCE WITH THE TCEQ AND TRAVIS COUNTY WEDRI STANDARDS. THE WATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. THE WATER UTILITY SYSTEM CONSTRUCTION MAY BE INSPECTED BY THE CITY OF AUSTIN.
- TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- AN ADMINISTRATIVE VARIANCE FOR THE ALLOWANCE OF CONSTRUCTION ON SLOPES UP TO THIRTY-FIVE (35%) PERCENT HAS BEEN GRANTED PER SECTION 16.03(b) OF THE TAYLOR WOODROW/STEWART RANCH DEVELOPMENT AGREEMENT FILED WITH THE TRAVIS COUNTY OFFICIAL PUBLIC RECORDS AS DOCUMENT NO. 200118704.
- WATER QUALITY CONTROLS ARE REQUIRED FOR ALL SINGLE FAMILY DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 25% OF NET SITE AREA AND ALL OTHER USES IN EXCESS OF 25% NET SITE AREA, PURSUANT TO ORDINANCE NO. 014028-08.
- MAINTENANCE OF WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE CITY OF AUSTIN STANDARDS.
- DEVELOPMENT WITHIN A BUFFER AREA OF ANY CRITICAL ENVIRONMENTAL FEATURE (CEF) IS PROHIBITED.
- DRAINAGE/UTILITY/OPENSPACE LOT RESTRICTIONS:
LOT 82, BLOCK A
LOT 16, BLOCK B
LOT 4, BLOCK C
LOT 10, BLOCK D

THESE LOTS ARE RESTRICTED AGAINST RESIDENTIAL DEVELOPMENT AND ARE LIMITED TO A TOTAL OF 7,000 S.F. OF IMPERVIOUS COVER WITHIN THE OVERSEENED LOTS AS PER SECTION 8 OF THE STEWART RANCH AGREEMENT/CONSERVATION EASEMENT, AND ARE RESTRICTED AGAINST CONSTRUCTION IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE. A RESTRICTIVE COVENANT HAS BEEN RECORDED IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 263, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- A WAIVER FROM STORMWATER DETENTION REQUIREMENTS WAS GRANTED FOR THIS SUBDIVISION ON SEPT. 17, 2002, BY THE CITY OF AUSTIN WATERSEED PROTECTION DEPARTMENT, WATERSEED ENGINEERING DIVISION.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRICAL FACILITIES FOR THIS SITE. 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 CHAPTER 264 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION, AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

- PRIOR TO CONSTRUCTION, EXCEPT SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- THIS SUBDIVISION IS SUBJECT TO ORDINANCE NO. 014028-08, WHICH CONTAINS: (a) THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF AUSTIN AND STEWART RANCH PARTIES AS RECORDED IN DOCUMENT NO. 200118706 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND (b) THAT CERTAIN CONSERVATION EASEMENT TO RESTRICT IMPERVIOUS COVER RECORDED IN DOCUMENT NO. 200118704 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- THIS SUBDIVISION IS A PORTION OF THE "228 800 VISTA, LTD. TRACT 1 PARCELS" AND THE "WORTON PARCEL" AS DEPICTED IN EXHIBIT "X" PER THE TAYLOR WOODROW/STEWART RANCH DEVELOPMENT AGREEMENT RECORDED IN DOCUMENT NO. 200118706 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- PER SECTION 8 AND EXHIBIT A OF THE STEWART RANCH AGREEMENT/CONSERVATION EASEMENT TO RESTRICT IMPERVIOUS COVER, 2.5% ACRES OF IMPERVIOUS COVER HAS BEEN ALLOCATED TO THE SUBDIVISION.
- PER SECTION VI, EXHIBIT "C", A PORTION OF THE TAYLOR WOODROW/STEWART RANCH DEVELOPMENT AGREEMENT, DOCUMENT NO. 200118704, 172 SEWER GENERATING DEVELOPMENT UNITS HAVE BEEN ALLOCATED TO THE MCCORMICK RANCH ON LAKE AUSTIN SUBDIVISION. PHASE TWO WILL REQUIRE 81 SINGLE FAMILY RESIDENTIAL UNITS. ANY ADDITIONAL ALLOCATIONS FOR SINGLE FAMILY OR NON-SINGLE FAMILY SEWER GENERATING DEVELOPMENT UNITS WILL BE ACCOMPLISHED AT THE SITE PLAN APPROVAL STAGE.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- REVISION MARK LIST
REVISION 1 ELEVATION + 87.00'
TOP OF IRON ROD W/ CAP STAMPED "ART" SET AT THE NORTHERLY-NORTHEAST CORNER OF LOT 82, BLOCK A, AS SHOWN HEREON, BEING ON THE SOUTHERLY FRONT OF WAY LINE OF BELAN WOODS PARK ROAD (60 FEET WIDE).
- THIS SUBDIVISION PLAN 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 _____. 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.



STREET TABLE

STREET NAME	PUBLIC/PRIVATE	ROW/PRIVATE STREET LOT WIDTH	STREET LENGTH
MORNING MOON CIRCLE	PRIVATE	50'	430'
EVENING STAR PASS	PRIVATE	VARIES - 50' - 70'	177'
EMERALD SHORES WAY	PRIVATE	50'	306'

TOTAL ACRES

LAND ACRES

LOT SUMMARY

SINGLE FAMILY RESIDENTIAL	84
SPREZELC/DORMANIANE	4
PRIVATE STREET/DRIVE/ALLEY	1
TOTAL NUMBER OF LOTS	89

TOTAL NUMBER OF BLOCKS = 5

APPLICABLE RESTRICTIVE COVENANTS:
DOC. NO. _____

Assumed	Imperial	Acres	Conv.	Per	Area	Lot	Size			
Lot Size	0.132 ac	to	0.230 ac	0	X	2,000	0.000	Acres		
Lot Size	0.230 ac	to	0.281 ac	0	X	3,000	0.000	Acres		
Lot Size	0.281 ac	to	0.344 ac	71	X	5,500	1.700	Acres		
Lot Size	0.344 ac	to	0.499 ac	13	X	4,250	1.270	Acres		
Lot Size	0.499 ac	to	1.000 ac	0	X	5,000	0.000	Acres		
Lot Size	1.000 ac	to	3.000 ac	0	X	7,000	0.000	Acres		
Lot Size	3.000 ac	to	3.000 ac	0	X	10,000	0.000	Acres		
Total						84		6.970	Acres	

OWNER:
TAYLOR MORRISON OF TEXAS, INC.
PAROLINE CENTER
11200 LAKELINE BLVD.
AUSTIN, TX 78717
PHONE: (512) 328-8888

SURVEYOR:
AUSTIN SPATIAL TECHNOLOGIES, LLC
11200 CHEVYCHASE DRIVE
AUSTIN, TEXAS 78726
PHONE: (512)384-0264

ENGINEER:
TEXAS ENGINEERING SOLUTIONS
8000 BEE CAVES ROAD, STE 208
AUSTIN, TEXAS 78746
PHONE: (512)304-0204
FAX: (512)304-0506

Texas Engineering Solutions

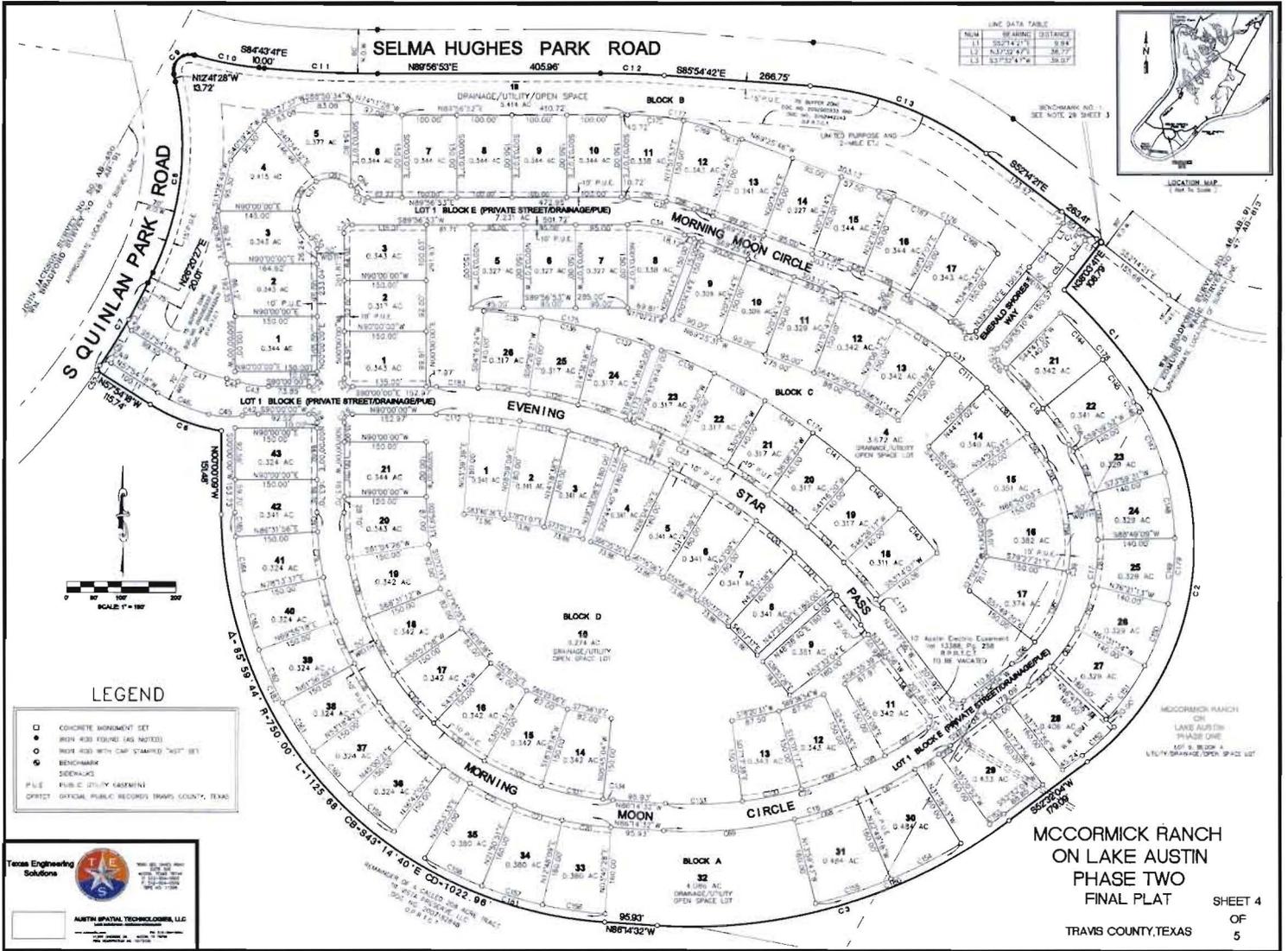
AUSTIN SPATIAL TECHNOLOGIES, LLC
11200 CHEVYCHASE DRIVE
AUSTIN, TEXAS 78726
PHONE: (512)384-0264
FAX: (512)304-0506

TRAVIS COUNTY, TEXAS

SURVEY DATE:	SEPTEMBER, 2013
SURVEYOR:	TRAVIS C. SAUPE, NPL# 2318
TECHNICIAN:	PDS
FIELDBOOK:	FIELDBOOK
JOB NUMBER:	MCCORMICK
DESCRIPTION:	N/A
CLIENT:	
PLOT DATE:	

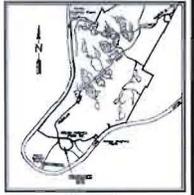
**MCCORMICK RANCH ON LAKE AUSTIN
PHASE TWO
FINAL PLAT**

**SHEET 3
OF
5**



LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	S27°14'31"E	38.84
L2	N37°32'47"E	26.77
L3	S37°24'49"E	38.97



LEGEND

- CONCRETE MONUMENT SET
- IRON 400 PIPES (AS NOTED)
- IRON 400 WITH CAP (STAMPED "T&E" SET)
- ⊙ BENCHMARK
- S SIDEWALK
- P.L.E. PUBLIC UTILITY GASMAIN
- DPSTCT OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS

Texas Engineering Solutions

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MCCORMICK RANCH
 ON LAKE AUSTIN
 PHASE TWO
 FINAL PLAT
 TRAVIS COUNTY, TEXAS

SHEET 4
 OF
 5

CURVE DATA TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE	NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	1751.56°	241.76	1050.00	N64°17'25"W	211.17	C84	1573.21°	15.80	50.00	N43°37'41"W	13.76
C2	85°53'27"	748.61	950.00	N59°20'00"W	631.30	C85	1156.24°	21.30	345.00	N64°04'30"W	71.77
C3	41°3'24"	883.51	850.00	N73°08'46"E	668.86	C86	840.25°	52.29	345.00	N73°46'14"W	52.23
C4	22°08'57"	136.17	360.00	N86°46'20"E	116.20	C87	1521.79	24.50	625.00	N66°24'30"W	24.55
C5	87°1'52"	184.84	1240.88	N30°36'13"E	184.47	C88	87°01'04"	81.43	624.83	N64°32'37"W	91.36
C6	3°01'57"	356.00	522.84	N66°49'28"E	348.20	C89	82°03'50"	81.43	625.00	N65°52'02"W	81.36
C7	118°20'00"	118.84	568.96	S78°24'10"W	118.84	C90	87°14'42"	36.76	775.00	N44°49'58"W	111.44
C8	51°9'27"	207.54	2333.36	S87°23'25"E	207.48	C91	47°04'20"	36.76	775.00	N22°27'14"W	36.76
C9	47°09'14"	116.81	1616.80	N67°50'55"W	116.79	C92	12°02'58"	57.81	775.00	N27°25'13"W	57.70
C10	13°02'18"	348.04	592.21	N69°04'22"W	343.00	C93	21°04'41"	143.57	275.00	N26°44'11"W	143.77
C11	30°12'52"	23.82	15.00	S82°28'13"W	21.20	C94	11°54'50"	57.18	275.00	N46°24'38"W	57.08
C12	87°16'14"	22.85	15.00	S83°42'37"E	20.70	C95	7°59'04"	84.92	275.00	N57°13'07"W	84.80
C13	12°21'41"	180.40	675.00	N39°38'12"W	180.20	C96	47°01'14"	34.03	725.00	N63°08'30"W	24.02
C14	85°53'37"	487.20	375.00	N59°53'08"E	442.88	C97	84°33'38"	110.43	725.00	N69°36'54"W	110.33
C15	47°32'24"	557.60	775.00	N73°08'46"E	345.65	C98	84°33'38"	110.43	725.00	N69°36'54"W	110.33
C16	86°14'34"	865.50	575.00	S47°02'16"E	708.00	C99	12°33'14"	115.03	525.00	S7°36'19"W	114.80
C17	52°32'04"	883.88	875.00	N63°43'58"W	862.89	C100	12°33'14"	115.03	525.00	S67°20'08"W	114.80
C18	90°31'50"	23.79	15.00	N69°02'59"E	21.37	C101	12°33'14"	115.03	525.00	S52°31'52"W	114.80
C19	80°00'00"	23.56	15.00	S89°17'56"E	21.31	C102	12°33'14"	115.03	525.00	S40°18'36"W	114.80
C20	52°32'04"	838.82	1025.00	N63°43'58"W	807.30	C103	12°33'14"	115.03	525.00	S27°45'23"W	114.80
C21	86°14'34"	796.24	575.00	S47°02'16"E	717.75	C104	12°33'14"	115.03	525.00	S15°25'11"W	114.80
C22	40°18'40"	306.60	725.00	N73°37'08"E	498.23	C105	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C23	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C106	02°33'33"	82.21	775.00	N68°11'59"W	82.17
C24	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C107	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C25	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C108	02°33'33"	82.21	775.00	N68°11'59"W	82.17
C26	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C109	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C27	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C110	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C28	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C111	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C29	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C112	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C30	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C113	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C31	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C114	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C32	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C115	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C33	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C116	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C34	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C117	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C35	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C118	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C36	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C119	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C37	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C120	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C38	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C121	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C39	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C122	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C40	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C123	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C41	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C124	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C42	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C125	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C43	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C126	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C44	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C127	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C45	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C128	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C46	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C129	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C47	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C130	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C48	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C131	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C49	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C132	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C50	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C133	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C51	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C134	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C52	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C135	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C53	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C136	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C54	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C137	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C55	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C138	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C56	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C139	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C57	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C140	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C58	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C141	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C59	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C142	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C60	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C143	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C61	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C144	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C62	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C145	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C63	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C146	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C64	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C147	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C65	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C148	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C66	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C149	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C67	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C150	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C68	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C151	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C69	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C152	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C70	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C153	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C71	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C154	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C72	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C155	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C73	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C156	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C74	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C157	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C75	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C158	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C76	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C159	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C77	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C160	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C78	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C161	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C79	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C162	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C80	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C163	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C81	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C164	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C82	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C165	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C83	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C166	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C84	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C167	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C85	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C168	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C86	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C169	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C87	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C170	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C88	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C171	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C89	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C172	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C90	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C173	8°55'34"	81.79	525.00	S04°22'47"E	81.71
C91	80°00'00"	23.56	15.00	S45°00'00"W	21.21	C1					