



Travis County Commissioners Court Agenda Request

Meeting Date: February 25, 2014

Prepared By: Sarah Sumner, Planner **Phone #:** (512) 854-7687

Division Director/Manager: Anna Bowlin, Division Director of Development Services and Long Range Planning

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

Sponsoring Court Member: Commissioner Davis, Precinct One

AGENDA LANGUAGE:

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

- A) A plat for recording Bellingham Meadows Section One (final plat – 146 lots on 61.532 acres – Boyce Lane – water and wastewater provided by the City of Austin); and;
- B) A Construction Agreement for the public infrastructure.

BACKGROUND/SUMMARY OF REQUEST:

The final plat of section one consists of 135 single-family lots and 11 lots with landscape, drainage or water quality features on 61.532 acres. There are 6,425 linear feet of proposed public roadway. The revised Preliminary Plan was approved May 22, 2013. Parkland fees of \$7,280.00 have been paid and fiscal of \$3,237,630.00 has been posted. The property is located in the City of Austin (COA) 2-mile ETJ and water and wastewater are provided by the COA. The Construction Agreement follows the Travis County standard form for the public infrastructure.

STAFF RECOMMENDATIONS:

This application meets Travis County standards and was approved by the Zoning and Platting Commission of the City of Austin on December 17, 2013. TNR recommends this plat.

ISSUES AND OPPORTUNITIES:

TNR has not received any inquiries about this plat.

FISCAL IMPACT AND SOURCE OF FUNDING:

NA

EXHIBITS/ATTACHMENTS:

- Location Map
- Proposed Plat
- Construction Agreement and Precinct Map

REQUIRED AUTHORIZATIONS:

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

CC:

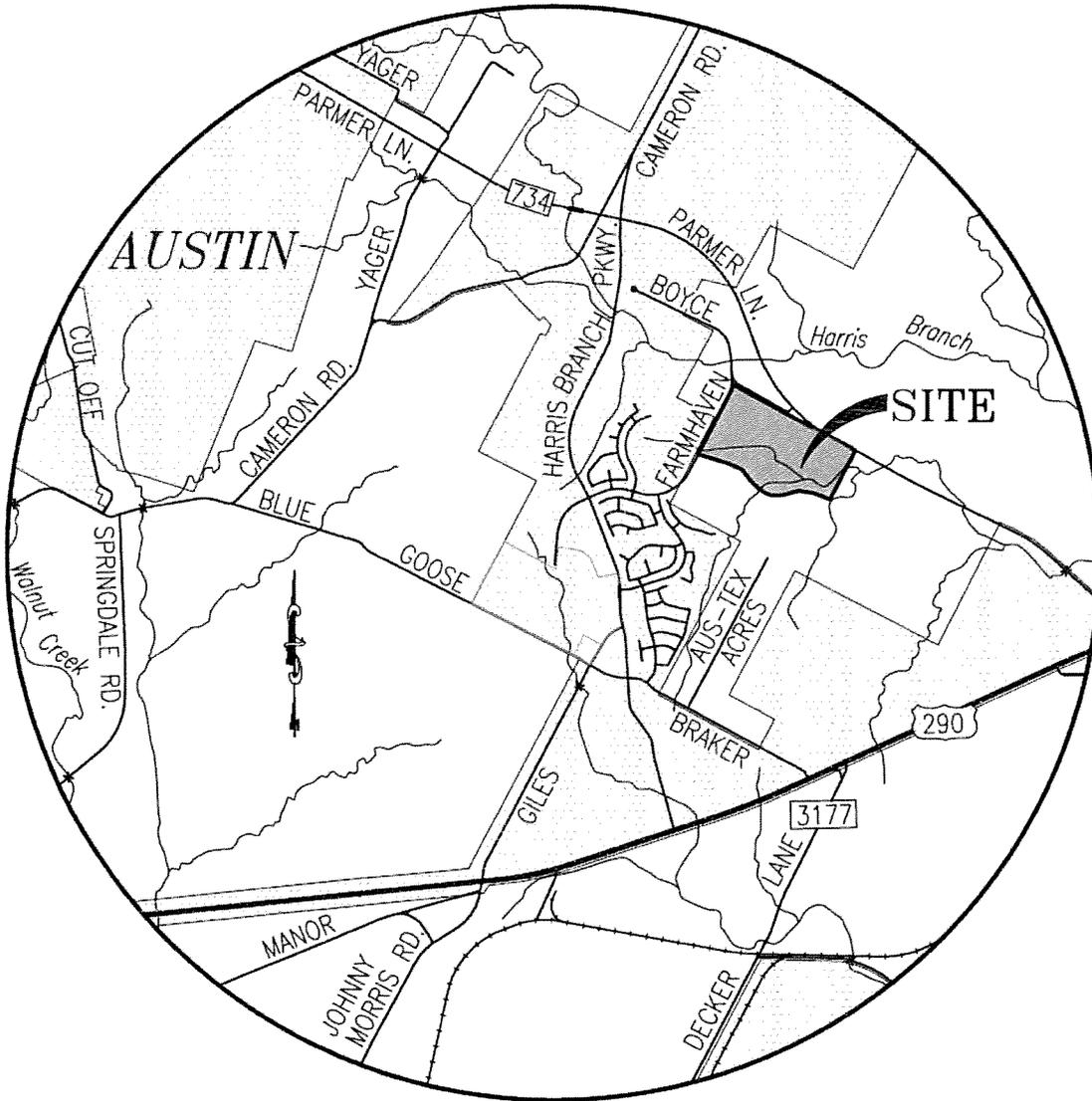
Sarah Sumner	Planner	TNR	(512) 854-7687

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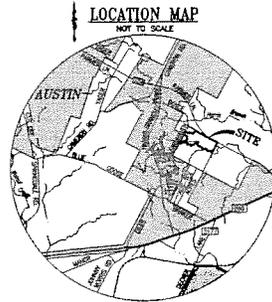
1101 - Development Services Long Range Planning- Bellingham Meadows Section One

Bellingham Meadows Section 1

Location Map



BELLINGHAM MEADOWS SECTION 1



CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

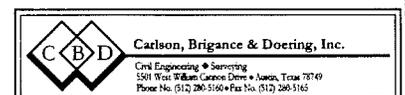
IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS.

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

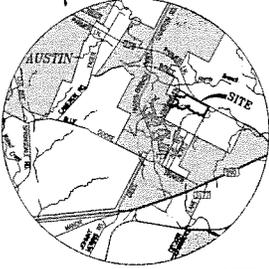
THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

COVER SHEET



LOCATION MAP
NOT TO SCALE



BELLINGHAM MEADOWS SECTION 1

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
(512) 280-5160 phone
(512) 280-5165 fax

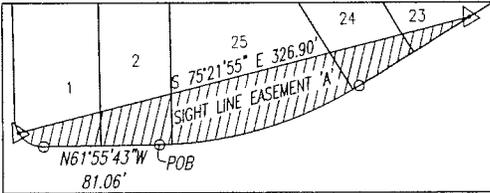
OWNER:
JOHN M. BONNER, PRESIDENT
FIRST CONTINENTAL INVESTMENT CO. LTD.
5718 WESTHEIMER RD SUITE 1450
HOUSTON, TEXAS 77057
(713) 789-5099 phone
(713) 789-5098 fax

DATE: MARCH 11, 2013
UPDATED: OCTOBER 29, 2013
TOTAL ACREAGE: 61.532 ACRES
SURVEY: WILLIAM H. SANDERS
SURVEY #54, ABS #690
TRAVIS COUNTY, TEXAS
FEMA MAP NUMBER: 48453C 0480H
DATED: SEPTEMBER 26, 2008
TRAVIS COUNTY, TEXAS

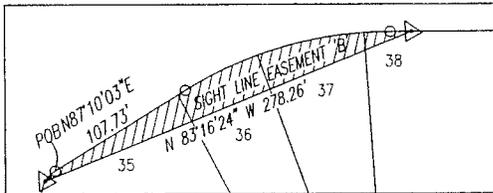
LEGEND

- ▲ 600 FOUND
- CONCRETE MONUMENT FOUND
- IRON ROD SET
- IRON ROD FOUND
- ROW
- RIGHT OF WAY
- DRAINAGE EASEMENT
- PUBLIC UTILITY EASEMENT
- LANDSCAPE EASEMENT
- SIDEWALK EASEMENT
- LOT NUMBER
- BLOCK NUMBER
- SIDEWALKS
- ACCESS EASMENT
- CENTERLINE OF MINOR WATERWAY
- CWOZ/CEP SETBACK
- WOTZ
- FEMA 100 YR FLOODPLAIN
- FULLY DEVELOPED 100 YR FLOODPLAIN

SCALE: 1" = 100'



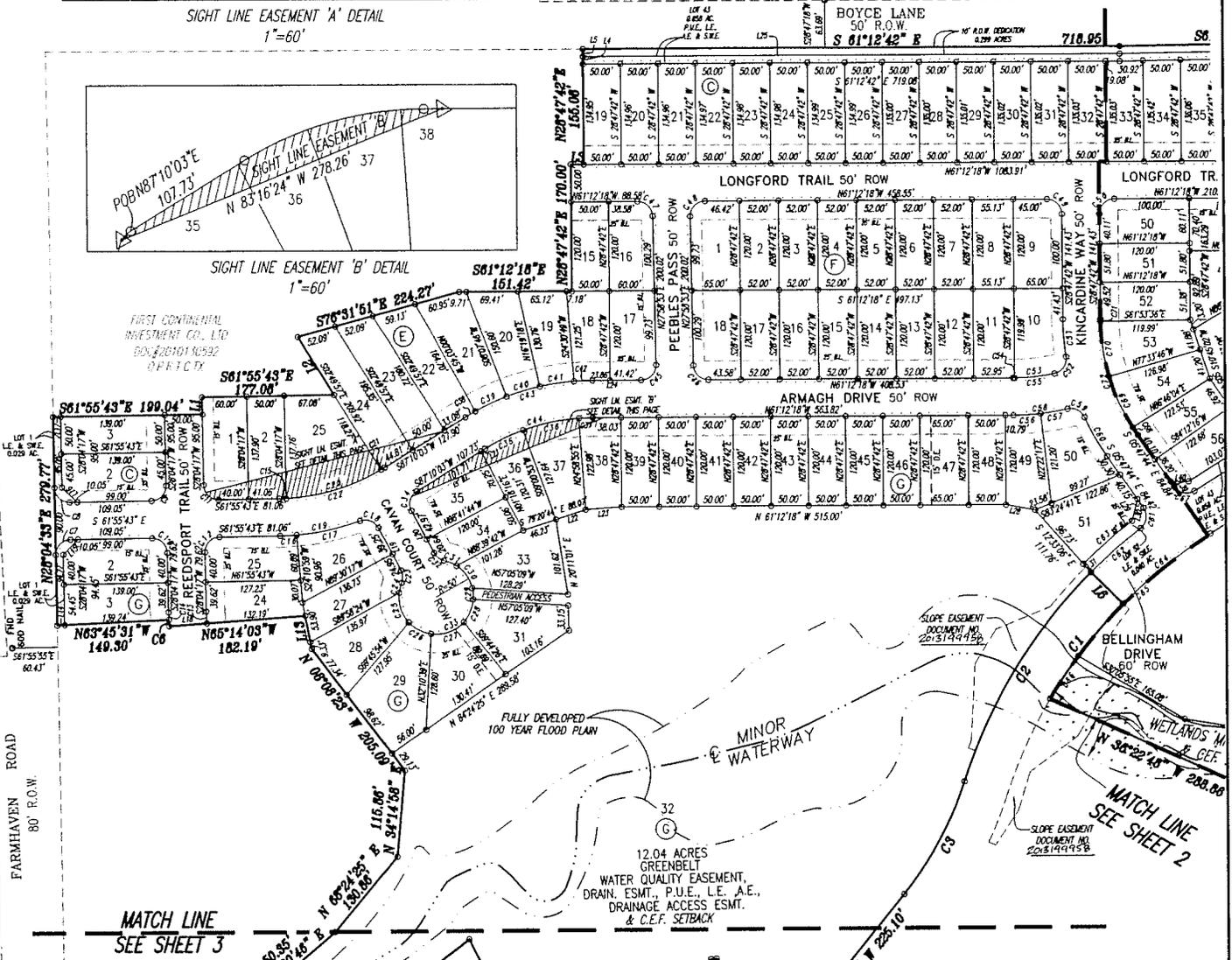
SIGHT LINE EASEMENT 'A' DETAIL
1"=60'



SIGHT LINE EASEMENT 'B' DETAIL
1"=60'

KARMALEGOS INVESTMENTS LLC
CALLED 49.801 ACRES
DOCUMENT #2009093613, O.P.R.T.C.T.X.

FRED C MORSE ESTATE
92.308 ACRES
DOC # 2004113210, O.P.R.T.C.T.X.



TOTAL NUMBER OF BLOCKS	6
TOTAL NUMBER OF LOTS:	146
SINGLE FAMILY LOTS	135
L.E. & S.W.E. LOTS	6
P.U.E., L.E., S.W.E. & A.E. LOT	1
GREENBELT, WATER QUALITY ESMT.	
D.E., P.U.E., L.E., A.E. & DRAINAGE ACCESS ESMT LOT	2
GREENBELT, WATER QUALITY ESMT.	
D.E., P.U.E., L.E., A.E., DRAINAGE ACCESS ESMT LOT, & C.E.F. SETBACK	1
GREENBELT, WATER QUALITY ESMT.	
D.E., P.U.E., L.E., A.E., DRAINAGE ACCESS ESMT LOT, & C.E.F. MITIGATION ZONE	1

STREET NAMES	RIGHT-OF-WAY	LINEAR FOOTAGE
ANTRIM TRAIL	50' ROW	501
ARMAGH DRIVE	50' ROW	1426
BELLINGHAM DRIVE	60' ROW	998
CAVAN COURT	50' ROW	160
CLACKMANNAN DRIVE	50' ROW	528
KINCARDINE WAY	50' ROW	500
KINROSS TRAIL	50' ROW	454
LONGFORD TRAIL	50' ROW	1169
MANAROLA COVE	50' ROW	115
PEEBLES PASS	50' ROW	290
REEDSPORT TRAIL	50' ROW	284
TOTAL		6425

BENCHMARK #1
SQUARE CUT SET IN INLET,
± 20' SOUTHWEST OF CONCRETE
DRIVE ON WILLIAM WALLACE WAY
ELEVATION=577.10'
N: 10101717
E: 3156263

BENCHMARK #2
BRASS DISK
ON S.W. ROW OF
PARMER LANE
ELEVATION=567.17'
N: 10103496.51
E: 3159120.23

SHEET NO. 1 OF 7

Carlson, Brigance & Doering, Inc.
Civil Engineering & Surveying
5501 West William Cannon Drive • Austin, Texas 78749
Phone No. (512) 280-5160 • Fax No. (512) 280-5165

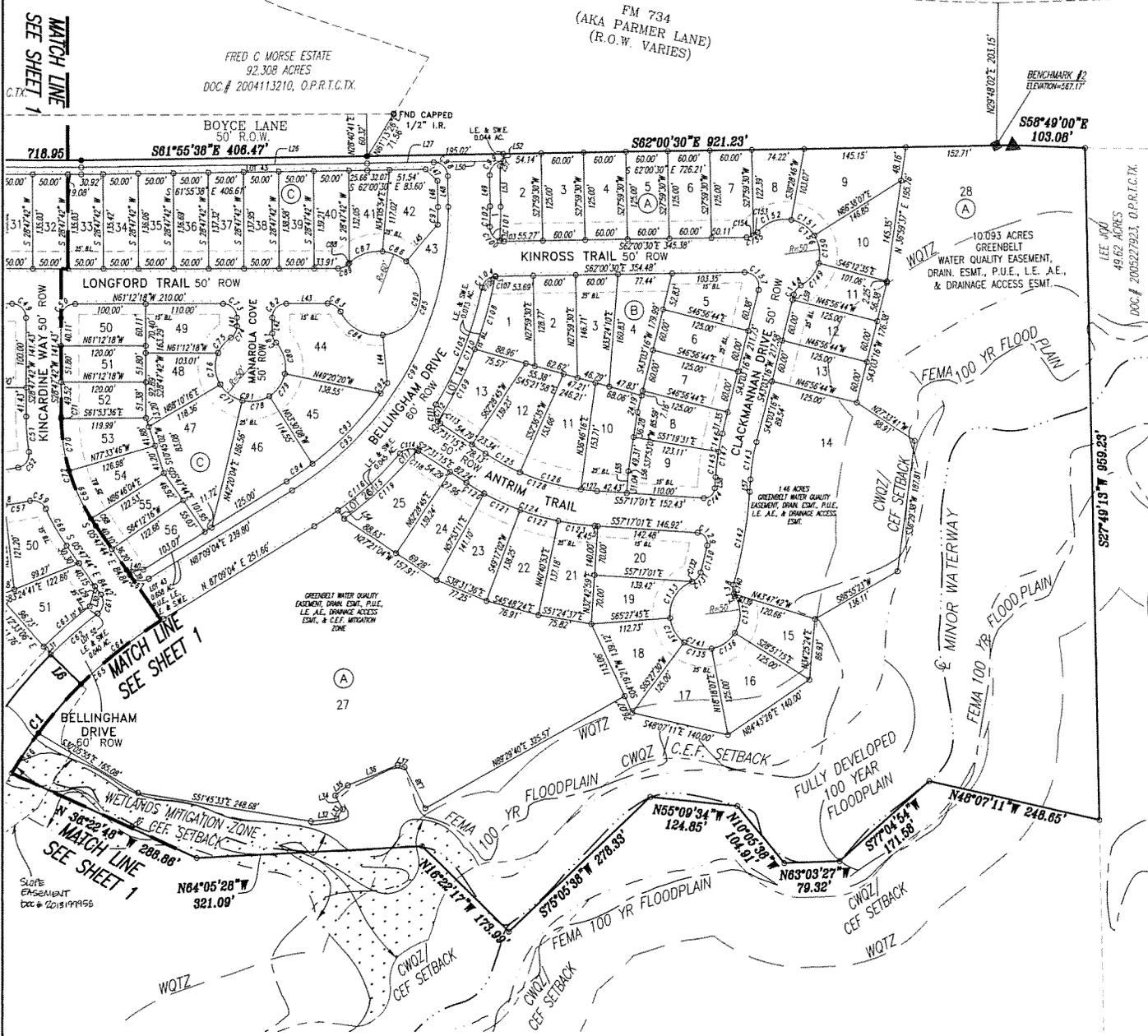
BELLINGHAM MEADOWS SECTION 1

LEGEND

- ▲ 600 FOUND
- CONCRETE MONUMENT FOUND
- IRON ROD SET
- IRON ROD FOUND
- ROW
- D.E.
- P.U.E.
- L.E.
- S.W.E.
- A
- A
- A.E.
- CENTERLINE OF MINOR WATERWAY
- CWQZ/CEF SETBACK
- WQTZ
- FEMA 100 YR FLOODPLAIN
- FULLY DEVELOPED 100 YR FLOODPLAIN

SCALE: 1" = 100'

MATCH LINE
SEE SHEET 1



SHEET NO. 2 OF 7

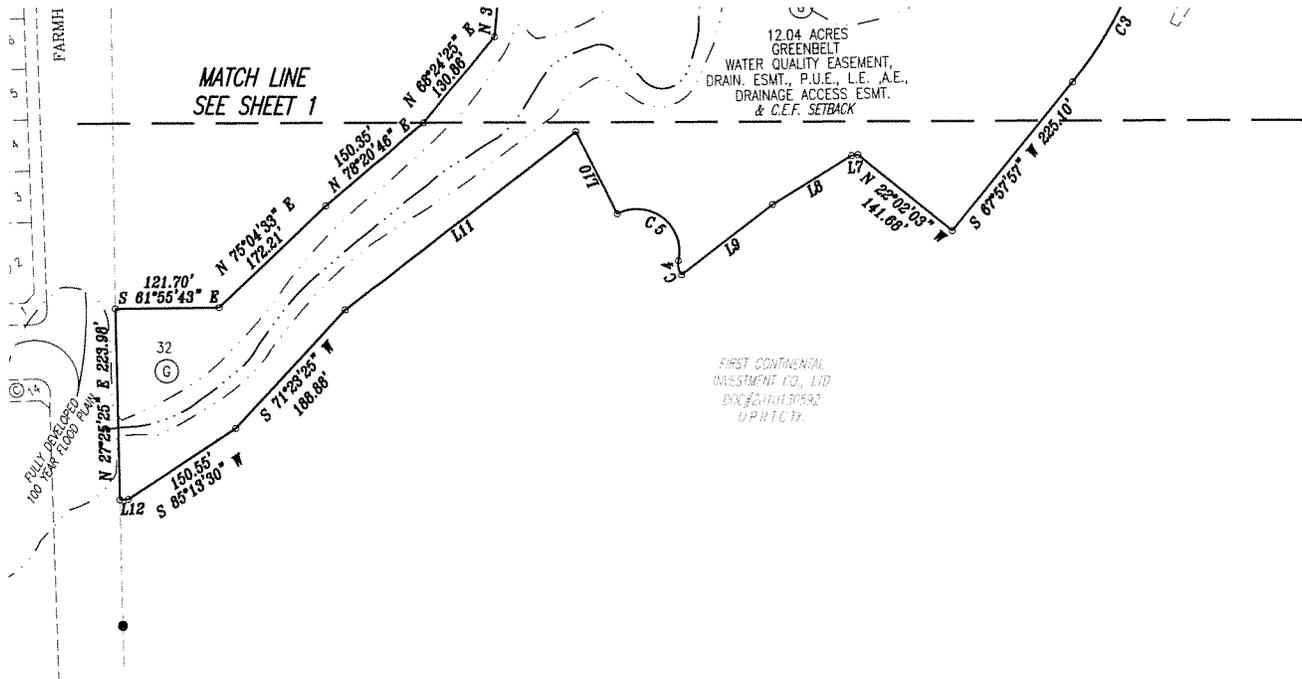
CBD Carlson, Brigrance & Doering, Inc.
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BELLINGHAM MEADOWS SECTION 1

LEGEND

- ▲ 60D FOUND
- CONCRETE MONUMENT FOUND
- IRON ROD SET
- IRON ROD FOUND
- ROW RIGHT OF WAY
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- L.E. LANDSCAPE EASEMENT
- SW.E. SIDEWALK EASEMENT
- ① LOT NUMBER
- Ⓐ BLOCK NUMBER
- SIDEWALKS
- A.E. ACCESS EASEMENT
- CENTERLINE OF MINOR WATERWAY
- CWOZ/CEP SETBACK
- WQTZ
- FEMA 100 YR FLOODPLAIN
- FULLY DEVELOPED 100 YR FLOODPLAIN

SCALE: 1" = 100'



MATCH LINE
SEE SHEET 1

12.04 ACRES
GREENBELT
WATER QUALITY EASEMENT,
DRAIN. ESMT., P.U.E., L.E., A.E.,
DRAINAGE ACCESS ESMT.
& C.E.F. SETBACK

FIRST CONTINENTAL
INVESTMENT CO., LTD
EXC 2011130592
OPR 1017

SHEET NO. 3 OF 7

Carlson, Brigance & Doering, Inc.

Civil Engineering • Surveying
5501 West William Cannon Drive • Austin, Texas 78749
Phone No. (512) 286-5160 • Fax No. (512) 286-5165

BELLINGHAM MEADOWS SECTION 1

BLOCK	LOT	SQ. FT.
A	1	1,560
A	2	7,378
A	3	7,500
A	4	7,500
A	5	7,500
A	6	7,500
A	7	7,491
A	8	6,729
A	9	13,467
A	10	9,872
A	11	6,712
A	12	7,500
A	13	7,500
A	14	63,420
A	15	7,735
A	16	10,198
A	17	10,198
A	18	9,537
A	19	7,242
A	20	10,644
A	21	9,106
A	22	9,103
A	23	9,253
A	24	8,885
A	25	9,694
A	26	2,039
A	27	4,825
A	28	439,663
BLOCK	LOT	SQ. FT.
B	1	8,116
B	2	8,264
B	3	8,092
B	4	10,502
B	5	8,551
B	6	7,500
B	7	7,500
B	8	7,817
B	9	9,126
B	10	9,508
B	11	10,594
B	12	9,817
B	13	8,212
B	14	3,174

BLOCK	LOT	SQ. FT.
C	1	1,356
C	2	8,749
C	3	6,950
C	19	6,748
C	20	6,748
C	21	6,748
C	22	6,749
C	23	6,749
C	24	6,749
C	25	6,750
C	26	6,750
C	27	6,750
C	28	6,750
C	29	6,751
C	30	6,751
C	31	6,751
C	32	6,751
C	33	6,757
C	34	6,787
C	35	6,818
C	36	6,850
C	37	6,881
C	38	6,913
C	39	6,944
C	40	6,937
C	41	6,275
C	42	8,110
C	43	28,663
C	44	14,963
C	45	10,627
C	46	13,115
C	47	15,294
C	48	7,843
C	49	8,592
C	50	7,128
C	51	6,216
C	52	6,252
C	53	7,242
C	54	7,294
C	55	6,092
C	56	6,240

BLOCK	LOT	SQ. FT.
E	1	8,188
E	2	6,895
E	15	6,000
E	16	7,015
E	17	7,214
E	18	6,330
E	19	6,939
E	20	7,892
E	21	9,120
E	22	9,135
E	23	9,401
E	24	10,132
E	25	12,932

BLOCK	LOT	SQ. FT.
F	1	7,814
F	2	6,240
F	3	6,240
F	4	6,240
F	5	6,240
F	6	6,240
F	7	6,240
F	8	6,616
F	9	7,714
F	10	7,711
F	11	6,616
F	12	6,240
F	13	6,240
F	14	6,240
F	15	6,240
F	16	6,240
F	17	6,240
F	18	7,615

BLOCK	LOT	SQ. FT.
G	1	1,353
G	2	8,054
G	3	7,261
G	24	6,688
G	25	7,431
G	26	8,238
G	27	7,167
G	28	8,139
G	29	1,702
G	30	8,425
G	31	8,876
G	32	524,257
G	33	9,312
G	34	5,778
G	35	7,837
G	36	6,797
G	37	7,457
G	38	6,359
G	39	6,000
G	40	6,000
G	41	6,000
G	42	6,000
G	43	6,000
G	44	6,000
G	45	6,000
G	46	6,000
G	47	7,200
G	48	6,000
G	49	6,726
G	50	8,146
G	51	8,424
G	52	1,753

SHEET NO. 4 OF 7

Carlson, Brigance & Doering, Inc.
Civil Engineering • Surveying
 5501 West William Cannon Drive • Austin, Texas 78747
 Phone No. (512) 280-5100 • Fax No. (512) 280-5105

BELLINGHAM MEADOWS SECTION 1

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	TANGENT	
C1	645.00'	160.83'	160.42'	565°17'19"W	80.84
C2	705.00'	330.89'	322.86'	569°19'10"W	168.55
C3	470.00'	173.02'	172.04'	N57°25'12"E	87.50
C4	20.00'	12.45'	16.90'	S16°11'33"W	9.33
C5	50.00'	112.67'	90.30'	N32°21'54"W	105.09
C6	325.00'	8.37'	8.37'	S25°30'13"W	4.18
C7	20.00'	31.41'	28.28'	S73°04'25"W	20.00
C8	20.00'	31.42'	28.28'	S16°55'35"E	20.00
C9	20.00'	31.42'	28.28'	N73°04'17"E	20.00
C10	20.00'	31.42'	28.28'	N16°55'43"E	20.00
C11	20.00'	31.42'	28.28'	S16°55'43"E	20.00
C12	20.00'	31.42'	28.28'	S73°04'17"E	20.00
C13	275.00'	15.87'	15.86'	S26°25'07"W	7.94
C14	325.00'	10.38'	10.38'	S73°09'21"W	5.19
C15	275.00'	8.94'	8.94'	S62°51'36"E	4.47
C16	325.00'	22.06'	22.06'	S57°52'22"E	11.03
C17	325.00'	87.26'	87.00'	S73°30'32"E	43.90
C18	20.00'	28.80'	26.39'	N59°56'51"W	17.54
C19	325.00'	109.32'	108.80'	S71°33'53"E	55.18
C20	275.00'	134.20'	132.87'	S77°46'18"E	68.46
C21	275.00'	5.19'	5.19'	N87°42'28"E	2.59
C22	275.00'	148.33'	148.54'	S77°22'50"E	76.02
C23	20.00'	12.45'	16.90'	N26°18'07"E	9.33
C24	30.00'	13.70'	13.65'	S42°27'04"W	6.89
C25	30.00'	43.31'	41.99'	S10°46'34"W	23.13
C26	30.00'	33.63'	33.00'	S33°19'10"E	17.48
C27	30.00'	46.68'	46.78'	S89°28'40"E	26.46
C28	30.00'	33.70'	33.15'	N52°16'24"E	17.57
C29	30.00'	15.21'	15.18'	N47°11'07"E	9.78
C30	30.00'	16.30'	16.29'	N85°07'30"W	9.26
C31	30.00'	17.45'	16.90'	N38°12'12"W	9.33
C32	20.00'	17.45'	16.90'	S23°41'35"E	41.96
C33	30.00'	24.34'	24.29'	S89°41'44"E	11.96
C34	20.00'	29.97'	27.24'	S44°14'39"E	18.61
C35	275.00'	56.86'	56.76'	N86°54'32"E	28.53
C36	275.00'	76.64'	76.39'	N73°00'06"W	38.57
C37	275.00'	16.30'	16.30'	N83°06'42"E	9.15
C38	275.00'	15.71'	15.71'	S88°33'09"W	7.86
C39	325.00'	46.47'	46.43'	N85°50'00"W	23.23
C40	325.00'	46.47'	46.43'	N77°46'28"W	23.27
C41	325.00'	46.47'	46.43'	N69°34'57"W	23.27
C42	325.00'	24.29'	24.28'	N83°20'44"W	12.15
C43	325.00'	179.40'	177.13'	N77°01'08"W	92.05
C44	275.00'	151.80'	149.88'	N77°01'08"W	77.69
C45	20.00'	31.70'	28.08'	N73°23'18"E	20.29
C46	20.00'	31.13'	28.08'	S16°36'42"E	19.72
C47	20.00'	31.70'	28.08'	N16°36'42"W	19.72
C48	20.00'	31.70'	28.08'	S73°23'18"W	20.29
C49	20.00'	31.42'	28.28'	N16°12'18"W	20.00
C50	20.00'	31.42'	28.28'	S73°47'42"W	20.00
C51	325.00'	50.46'	50.41'	S24°20'49"W	25.28
C52	20.00'	30.47'	27.61'	N63°32'27"E	19.07
C53	275.00'	53.56'	53.47'	S87°14'17"E	26.86
C54	275.00'	2.18'	2.18'	S61°25'55"E	1.09
C55	275.00'	55.74'	55.64'	S87°00'40"E	27.96
C56	325.00'	36.44'	36.42'	S84°25'00"W	18.24
C57	325.00'	36.54'	36.52'	S70°50'59"E	18.29
C58	325.00'	72.98'	72.83'	S67°38'16"E	36.84
C59	20.00'	27.56'	25.43'	N34°36'01"W	16.47
C60	325.00'	60.50'	60.41'	S00°27'45"E	30.34
C61	20.00'	30.29'	27.49'	N37°35'17"E	18.90
C62	705.00'	88.67'	88.61'	S77°22'06"W	44.39
C63	720.00'	86.72'	86.67'	S77°17'34"W	43.41
C64	645.00'	150.69'	150.34'	S80°27'29"W	75.69
C65	645.00'	242.92'	241.49'	S76°21'42"W	122.92
C66	645.00'	68.60'	68.57'	S62°31'31"W	34.33
C67	20.00'	30.39'	27.55'	S49°19'20"E	19.00
C68	20.00'	12.30'	12.30'	S04°30'50"E	6.15
C69	275.00'	75.21'	74.97'	S04°36'09"W	37.84
C70	275.00'	75.21'	74.97'	S20°16'19"W	37.84
C71	275.00'	3.30'	3.30'	S28°27'03"W	1.65
C72	275.00'	166.02'	163.51'	S11°29'59"W	85.63
C73	20.00'	31.42'	28.28'	N16°12'18"W	20.00
C74	20.00'	19.61'	18.83'	N56°52'51"E	10.67
C75	50.00'	28.79'	28.40'	S68°28'13"W	14.81
C76	50.00'	46.95'	45.25'	S25°04'21"W	25.37
C77	50.00'	40.00'	38.94'	S24°44'50"E	21.14
C78	50.00'	40.00'	38.94'	S70°35'02"E	21.14
C79	50.00'	40.00'	38.94'	N61°34'46"E	21.14
C80	50.00'	48.05'	46.22'	N13°07'46"E	26.06
C81	20.00'	15.08'	14.72'	S07°11'48"W	7.92
C82	20.00'	31.42'	28.28'	S73°47'42"W	20.00
C83	20.00'	22.55'	21.37'	N28°54'23"W	12.64
C84	80.00'	73.31'	68.83'	S31°36'37"E	42.02
C85	80.00'	140.14'	110.39'	N46°28'26"E	140.76

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	TANGENT	
C86	60.00'	17.14'	16.55'	N38°10'14"W	18.18
C87	60.00'	51.18'	49.64'	N82°20'19"W	27.26
C88	60.00'	2.43'	2.43'	S74°03'51"W	1.22
C89	20.00'	16.02'	15.59'	S94°08'02"E	8.47
C90	60.00'	304.20'	68.41'	N18°08'53"E	41.63
C91	50.00'	243.79'	64.70'	S54°13'04"E	42.43
C92	455.00'	17.91'	17.91'	N62°46'53"E	8.96
C93	455.00'	139.82'	139.77'	N72°42'44"E	70.46
C94	455.00'	44.75'	44.74'	N84°20'00"E	22.39
C95	455.00'	202.48'	200.82'	N74°24'07"E	102.95
C96	470.00'	25.21'	25.20'	N29°47'55"E	12.61
C97	455.00'	25.21'	25.20'	N16°56'15"W	12.61
C98	20.00'	31.42'	28.28'	S73°06'08"W	19.92
C99	20.00'	31.42'	28.28'	S73°06'08"W	19.92
C100	20.00'	31.42'	28.28'	S73°06'08"W	19.92
C101	545.25'	48.69'	48.67'	S18°18'43"E	24.35
C102	530.00'	29.35'	29.35'	N29°47'53"E	14.68
C103	20.00'	6.59'	6.56'	S52°34'03"E	3.33
C104	20.00'	26.92'	24.93'	S79°25'44"W	15.04
C105	530.00'	180.65'	179.78'	N50°37'51"E	91.21
C106	20.00'	26.01'	24.21'	S78°07'19"W	15.21
C107	20.00'	0.91'	0.91'	N83°16'55"W	0.46
C108	545.00'	107.90'	107.72'	N44°30'40"E	54.13
C109	545.00'	116.42'	116.42'	N58°18'09"E	58.43
C110	545.00'	224.32'	222.74'	N50°37'51"E	111.77
C111	20.00'	30.69'	27.77'	S16°26'14"W	15.29
C112	20.00'	26.01'	24.21'	S32°08'23"W	15.21
C113	20.00'	26.01'	24.21'	S20°48'53"E	15.21
C114	20.00'	28.86'	26.42'	N69°51'53"W	17.60
C115	530.00'	120.03'	119.78'	N76°16'48"E	60.27
C116	530.00'	160.59'	159.97'	N78°28'16"E	80.61
C117	20.00'	26.01'	24.21'	N72°57'11"W	15.21
C118	20.00'	2.85'	2.85'	N31°36'32"W	1.43
C119	545.00'	142.71'	142.30'	N79°15'58"E	71.76
C120	375.00'	30.06'	30.05'	S29°49'02"E	15.04
C121	375.00'	56.30'	56.25'	S36°24'53"E	28.20
C122	375.00'	56.30'	56.25'	S45°01'02"E	28.20
C123	375.00'	52.13'	52.09'	S53°18'04"E	26.11
C124	375.00'	194.80'	192.62'	S42°24'08"E	99.65
C125	325.00'	55.98'	55.91'	S32°27'20"E	28.06
C126	325.00'	89.84'	89.56'	S45°18'34"E	45.21
C127	325.00'	23.00'	23.00'	S55°15'23"E	11.51
C128	325.00'	168.83'	166.93'	S42°24'08"E	86.36
C129	325.00'	25.67'	25.65'	N08°15'49"W	17.27
C130	575.00'	39.58'	39.57'	N42°43'43"E	19.80
C131	20.00'	18.40'	17.76'	N71°03'18"E	9.91
C132	50.00'	0.02'	0.02'	N82°36'04"W	0.01
C133	50.00'	65.25'	60.72'	S80°00'05"W	38.21
C134	50.00'	41.15'	40.00'	S00°57'49"E	21.82
C135	50.00'	41.15'	40.00'	S48°07'11"E	21.82
C136	50.00'	41.15'	40.00'	N84°43'26"E	21.82
C137	50.00'	55.83'	52.72'	N28°19'52"E	31.02
C138	20.00'	16.80'	16.13'	S21°18'05"W	8.81
C139	20.00'	3.37'	3.37'	S02°20'34"W	1.69
C140	20.00'	13.24'	13.00'	S26°07'39"W	6.87
C141	50.00'	244.25'	64.35'	S42°32'13"E	42.03
C142	625.00'	134.93'	134.67'	N38°54'04"E	67.73
C143	300.00'	54.13'	54.08'	S37°53'07"W	27.14
C144	15.00'	23.56'	21.21'	N77°42'59"E	15.00
C145	350.00'	36.40'	36.38'	S35°41'44"W	18.22
C146	350.00'	26.25'	26.25'	S40°51'53"W	13.38
C147	350.00'	63.15'	63.07'	S37°53'07"W	31.66
C148	20.00'	16.97'	16.46'	S57°21'26"W	9.03
C149	50.00'	41.77'	40.57'	N67°43'31"E	22.19
C150	50.00'	41.15'	40.00'	N20°12'44"E	21.82
C151	50.00'	41.15'	40.00'	N26°56'40"W	21.82
C152	50.00'	53.65'	51.11'	N81°15'47"W	29.74
C153	20.00'	7.11'	7.07'	N78°11'02"E	3.59
C154	20.00'	10.34'	10.22'	S76°49'07"E	5.29
C155	20.00'	12.45'	16.90'	S87°00'20"E	9.33
C156	50.00'	177.73'	97.88'	N10°10'18"W	238.68
C157	20.00'	36.67'	31.75'	N09°28'37"W	26.09

LINE TABLE		
LINE	LENGTH	BEARING
L1	22.00'	S28°04'17"W
L2	91.65'	S02°49'57"E
L3	17.14'	N61°12'18"W
L4	9.99'	N28°47'42"E
L5	10.14'	N28°47'42"E
L6	60.00'	N16°14'05"W
L7	7.35'	N89°41'48"W
L8	108.90'	S87°09'26"W
L9	134.86'	S81°11'43"W
L10	107.84'	N02°04'49"E
L11	347.89'	S81°11'43"W
L12	10.11'	N62°34'35"W
L13	45.10'	N18°02'17"E
L14	10.07'	N63°45'31"W
L15	28.28'	S73°04'17"W
L16	28.28'	N16°55'43"W
L17	10.04'	N61°55'43"W
L18	50.00'	N65°14'03"W
L19	64.20'	N01°18'16"E
L20	63.61'	N01°18'16"E
L21	6.03'	S87°03'03"W
L22	41.84'	S79°20'44"E
L23	48.25'	S65°08'29"E
L24	65.28'	N61°12'18"W
L25	719.01'	S61°12'42"E
L26	406.54'	S61°55'38"E
L27	94.97'	S62°00'30"E
L28	39.56'	S50°33'18"E
L29	13.97'	S05°47'44"E
L30	29.59'	S43°56'08"W
L31	15.03'	S12°33'06"E
L32	36.84'	S67°10'23"E
L33	15.83'	N61°03'36"E
L34	22.10'	N01°22'19"E
L35	22.95'	N79°09'29"E
L36	76.15'	S83°03'48"E
L37	9.80'	S45°00'40"E
L38	65.95'	S01°58'58"W
L39	8.54'	N05°47'44"W
L40	23.93'	S61°22'25"E
L41	11.93'	S28°47'42"E
L42	22.16'	S28°47'42"E
L43	58	

BELLINGHAM MEADOWS SECTION 1

GENERAL NOTES:

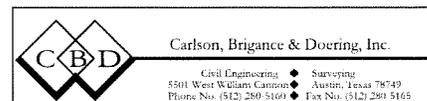
1. ALL STREETS IN THE SUBDIVISION WILL BE CONSTRUCTED USING CITY OF AUSTIN URBAN STANDARDS AND WILL BE DEDICATED AS PUBLIC R.O.W. AT FINAL PLATTING.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
3. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. THE UTILITY CONSTRUCTION MUST BE INSPECTED BY THE CITY.
4. PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT OF PRE-DEVELOPED CONDITIONS.
5. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 150 FEET (150') TO THE EDGE OF PAVEMENT OF AN INTERSECTING ARTERIAL STREET. TYPE I DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS OF WAY THAN 60 PERCENT OF THE PARCEL FRONTAGE OR 50 FEET, WHICHEVER IS LESS. ALL OTHER DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS OF WAY THAN 60 PERCENT OF PARCEL FRONTAGE OR 100 FEET, WHICHEVER IS LESS. ALSO, DRIVEWAYS SHALL NOT BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET INTERSECTION.
6. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED ON EACH LOT PURSUANT TO SEC. 30-5-181 LDC.
7. PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS INCLUDING: BELLINGHAM DRIVE, REEDSPORT TRAIL, KINGSROSS TRAIL, CLACKMANNAN DRIVE, ANTRIM TRAIL, KINCARDINE WAY, LONGFORD TRAIL, MANAROLA COVE, ARMAGH DRIVE, CAVAN COVE, AND PEEBLES PASS; AND THE SUBDIVISION SIDE OF FARMHAVEN ROAD; AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS ARE REQUIRED TO BE IN PLACE PRIOR TO THE LOTS BEING OCCUPIED, AND SIDEWALKS ABUTTING COMMON AREAS WILL BE CONSTRUCTED WITH THE SUBDIVISION.
8. NO OBJECTS, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
9. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
10. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LOT PURSUANT TO LDC CHAPTER 30-5-211.
11. THIS SUBDIVISION IS IN THE 2 MILE ETJ OF THE CITY OF AUSTIN.
12. THE MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN CHAPTER 30-5.
13. THE OWNER/DEVELOPER IS ADVISED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS. OTHER SPECIAL OR NONSTANDARD TREATMENTS OF THE R.O.W. MAY ALSO REQUIRE A LICENSE AGREEMENT.
14. A 10 FOOT (10') P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL STREETS.
15. THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS:
 WATER & WASTEWATER - CITY OF AUSTIN
 ELECTRIC - BLUEBONNET ELECTRIC
 GAS - TEXAS GAS
16. TWO-YEAR PEAK FLOW CONTROL AS DETERMINED UNDER THE DRAINAGE CRITERIA MANUAL AND THE ENVIRONMENTAL CRITERIA MANUAL IS REQUIRED PURSUANT TO THE LAND DEVELOPMENT CODE SECTION 30-4-61.
17. FOR A MINIMUM TRAVEL DISTANCE OF 25' FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.
18. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
19. NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND DETENTION FACILITY HAVE BEEN CONSTRUCTED, INSPECTED, AND APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
20. WITHIN A SIGHT DISTANCE EASEMENT ANY OBSTRUCTION OF SIGHT DISTANCE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF COMMISSIONERS' COURT OR THE CITY OF AUSTIN AT OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
21. THIS SUBDIVISION WAS APPROVED AND RECORDED PRIOR TO THE CONSTRUCTION AND ACCEPTANCE OF ALL STREETS AND OTHER SUBDIVISION IMPROVEMENTS, PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED _____, 20____. THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NUMBER _____ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
22. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS, IN COMPLIANCE WITH CHAPTER 30-2-232 AS RECORDED IN DOCUMENT NO. _____, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
23. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN AND TRAVIS COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
24. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
25. FINISHED FLOOR ELEVATIONS ON THE FOLLOWING LOTS SHALL BE ONE (1) FOOT ABOVE THE HIGHEST ADJACENT FULLY DEVELOPED FLOOD PLAN BASE FLOOD ELEVATIONS COMPUTED BY CARLSON, BRIGANCE & DOERING, INC. IN JANUARY 2013 SHOWN HEREON;

LOT	BLOCK	MIN F.F. ELEVATION	LOT	BLOCK	MIN F.F. ELEVATION	LOT	BLOCK	MIN F.F. ELEVATION
9	A	551.00	29	G	575.00	43	G	568.20
10	A	551.50	30	G	573.00	44	G	567.80
11	A	552.00	31	G	571.00	45	G	567.00
12	A	553.00	33	G	571.00	46	G	567.20
13	A	553.00	37	G	570.80	47	G	567.00
15	A	554.50	38	G	570.40	48	G	566.80
16	A	555.00	39	G	570.20	49	G	566.80
17	A	556.00	40	G	569.60	51	G	566.50
18	A	556.00	41	G	569.10			
			42	G	568.75			

NO FILL SHALL BE ALLOWED IN THE FLOODPLAIN ON THESE LOTS EXCEPT BY SEPARATE PERMIT.

26. ACCESS TO FARMHAVEN ROAD AND BOYCE LANE IS PROHIBITED FROM ANY SINGLE FAMILY LOT.
27. THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY, TEXAS.
28. A TRAVIS COUNTY SITE DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
29. FLOOD INSURANCE IS MANDATORY FOR BUILDINGS IN FEMA-IDENTIFIED HIGH-RISK FLOOD AREAS, WHICH ARE DESIGNATED FLOOD HAZARD AREAS (FHAs). THIS REQUIREMENT APPLIES TO BUILDINGS LOCATED IN FHAs ON FEMA'S FLOOD MAPS INCLUDING LOANS FOR MANUFACTURED (MOBILE) HOMES AND COMMERCIAL BUILDINGS. WHENEVER FEDERALLY BACKED LENDERS MAKE, INCREASE, EXTEND, OR RENEW A MORTGAGE, HOME EQUITY, HOME IMPROVEMENT, COMMERCIAL, OR FARM CREDIT LOAN IN AN FHA, THE LENDER MUST REQUIRE FLOOD INSURANCE.

SHEET 6 OF 7



BELLINGHAM MEADOWS SECTION 1

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS: THAT FIRST CONTINENTAL INVESTMENT CO. LTD, BEING OWNER OF THAT CERTAIN 183.118 ACRES TRACT OF LAND OUT OF THE WILLIAM H. SANDERS SURVEY NO. 54, ABSTRACT NO. 690, SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED AS RECORDED IN DOCUMENT NUMBER 2010130592 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 61.532 ACRES OF LAND IN ACCORDANCE WITH CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE AND WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

BELLINGHAM MEADOWS SECTION 1

AND DOES HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20____, A.D.

JOHN BONNER, PRESIDENT
5718 WESTHEMER RD STE 1450
HOUSTON, TEXAS 77057

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN BONNER, PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

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

GREG GUERINSEY, DIRECTOR
PLANNING AND DEVELOPMENT REVIEW

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE 2 MILE ETJ OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____, 20____.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____, A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

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

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, 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., DULY RECORDED ON THE _____ DAY OF _____, 20____, A.D. AT _____ O'Clock _____ M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY

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

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

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

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

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, BRETT R. PASQUARELLA, P.E., AM AUTHORIZED TO PRACTICE THE PROFESSION OF CIVIL ENGINEERING IN THE STATE OF TEXAS, AND HEREBY CERTIFY THAT THE ENGINEERING PORTIONS OF THIS PLAT COMPLY WITH TITLE 30 OF THE AUSTIN CITY CODE OF 2002 AS AMENDED.

FLOOD PLAIN NOTE: THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0-480H, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

ENGINEERING BY: BRETT R. PASQUARELLA ~ P.E. NO. 84769 DATE
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON
AUSTIN, TEXAS 78749



CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, AARON V. THOMASON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLES WITH TITLE 30 OF THE AUSTIN CITY CODE OF 2002 AS AMENDED, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SURVEYED BY: AARON V. THOMASON ~ R.P.L.S. NO. 6214 DATE
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON
AUSTIN, TEXAS 78749
aaron@cbden.com



SHEET 7 OF 7



Carlson, Brigance & Doering, Inc.

Civil Engineering ♦ Surveying
5501 West William Cannon ♦ Austin, Texas 78749
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

EXHIBIT 82.401 (E) SUBDIVISION CONSTRUCTION AGREEMENT

STATE OF TEXAS
COUNTY OF TRAVIS

This Agreement is made and entered into by and between First Continental Investment Co., Ltd, (the "Subdivider") and Travis County, Texas, (the "County"), hereinafter collectively referred to as the "Parties".

WHEREAS, the Subdivider owns the tract of real property described in Exhibit "A", which is attached hereto and made a part hereof, (the "Property"); and

WHEREAS, the Subdivider desires to subdivide the Property, pursuant to the proposed final plat of "Bellingham Meadows Section 1" (the "Subdivision"); and

WHEREAS, the County desires to set forth the Subdivider's responsibility for the construction of the Subdivision's roads and drainage facilities (the "Improvements"); and

WHEREAS, the Subdivider desires to set forth the County's responsibility to accept the constructed Improvements for maintenance;

NOW, THEREFORE, the Parties agree as follows:

I. Subdivider's Obligations

A. Improvements. The Subdivider shall construct the Improvements required to comply with the County's Standards for the Construction of Streets and Drainage in Subdivisions (the "Standards"). The Improvements will conform to the construction plans, permits, and specifications approved by the County prior to commencement of construction.

B. Security. To secure the Subdivider's obligations, the Subdivider will provide a financial guarantee of performance in the amount of the estimated cost of constructing the Improvements (the "Security"), which has been determined by a professional engineer and approved by the County's Transportation and Natural Resources Department ("TNR"). The Security must be in a form approved for use in the Standards or otherwise approved by the County Attorney's Office.

C. Alternative Fiscal. Notwithstanding any other provisions of this Agreement, the Subdivider may request the Commissioners Court to hold the administratively approved plat in abeyance until all streets, alleys, sidewalks, and drainage improvements in the Subdivision. The Subdivider must post fiscal security to secure restoration of disturbed areas should construction not be completed. Upon satisfactory completion, the submitted plat shall be forwarded to the Commissioners Court for approval and recording, provided adequate fiscal security has been posted to secure the one year Construction Performance Period described below.

D. Completion. The Improvements must be constructed no later than three (3) years after the effective date of this Agreement. This period may be extended by the delivery to the County at least forty five (45) days prior to the expiration of the Security of an extension of the Security in a form approved by the County. Upon completion of the Improvements, the Subdivider will provide the County with a complete set of construction plans for the Improvements, certified "as built" by the engineer responsible for preparing the approved construction plans and specifications.

E. Warranty. The Subdivider warrants the public Improvements will be free from defects for a period of one (1) year from the date the County accepts the construction of the public Improvements (the "Performance Period"). The Subdivider shall correct and repair any defects in materials or workmanship, including design inadequacies and damage to or deterioration of the public Improvements that occur before and during this Performance Period due to any cause. As a condition of the County's acceptance of dedication of any of the public Improvements, the Subdivider must post fiscal security in the form of cash, a performance bond, or other approved form and in the amount of ten percent (10%) of the cost of constructing the public Improvements, to secure the warranty established by this Agreement. It is expressly acknowledged that the public Improvements must meet County Standards at the end of the one year Construction Performance Period in order for the County to release the construction performance fiscal security.

F. Increase in Security. If the County determines the cost of constructing the Improvements exceeds the posted Security, within thirty (30) days after notice and demand, the Subdivider shall provide additional Security in an amount equal to the additional estimated cost.

G. Reduction in Security. During the construction of the Improvements, the Security may be reduced in accordance with the percentage of completion of the construction. The County Executive of TNR will execute Statements of Partial Reductions in the Amount of Security, when provided with the following documentation:

- 1) a professional engineer's certification of quantities of work completed;
- 2) a contractor's invoice for work completed; and
- 3) a TNR inspection report, indicating the completion of the portion of the work represented by the contractor's invoice.

After the approval and acceptance of the construction of the Improvements, the Security for the public Improvements may be reduced by ninety percent (90%) of the cost of the approved construction and held for the one-year Performance Period. After the approval of the construction of the private Improvements, the Security posted for the private Improvements will be fully released. In addition, the County agrees to release or reduce, as appropriate, the Security provided by the Subdivider, if the County accepts a substitute Security for all or any portion of the Improvements.

H. Covenant, Restriction, and Condition. In the event that the Improvements are not constructed to County Standards and the required Security has expired, the Subdivider shall not sell, transfer, or convey any of the lots in the Subdivision until sufficient Security has been posted with the County for the completion of the construction.

II. County's Obligations

A. Inspection and Approval. The County will inspect the Improvements during and at the completion of construction. If the Improvements are completed in accordance with the Standards, the County will approve the Improvements and accept the public Improvements.

B. Notice of Defect. The County will notify the Subdivider, if an inspection reveals that any portion of the Improvements is not constructed in accordance with the Standards or is otherwise defective. However, the County is not responsible for the construction of the Improvements, the quality of the material, or the construction methods utilized. In addition, the County is not responsible for making continuous on-site inspections of the construction work and the County has no privity with or responsibility for the construction contractor or any subcontractors. The Subdivider will have thirty (30) days from such notice to cure the defect. It is an event of default under this Agreement, if the defect is not cured prior to the expiration of the time to cure.

C. Performance Period Security Release. Upon the expiration of the one-year Performance Period with no damages or defects which the County Executive notifies the Subdivider must be corrected, the County Executive will release the Performance Period Security.

D. Conditions to Draw on Security. The County may draw upon any Security posted under this Agreement upon the occurrence of one or more of the following events:

- a. The failure of the Subdivider to construct the Improvements to the applicable County Standards;
- b. The Subdivider's failure to renew or replace the Security at least forty-five (45) days prior to its expiration;
- c. The acquisition of the Property or a portion of the Property by the issuer of the Security or other creditor through foreclosure or an assignment or conveyance in lieu of foreclosure;
- d. The arrangement by the Commissioners Court for the completion of one or more of the Improvements; or
- e. The determination by the Commissioners Court that the completion of one or more of the public Improvements is in the public Interest.

E. Notice of Intent to Draw. The County shall provide ten (10) days written notice of the occurrence of such an event to the Subdivider with a copy provided to any fiscal surety, lender, or escrow agent. The notice will include a statement that the County intends to provide for the performance of some or all of Subdivider's obligations hereunder for the construction of the Improvements, if the failure is not cured. The County shall be entitled to draw the amount it considers necessary to perform the Subdivider's obligations under this Agreement up to the total amount allocated for the Improvements. In lieu of a drawing based on an event described in subparagraphs (b) or (c), above, the County may accept a substitute Security.

F. Use of Proceeds.

1) The County must utilize the proceeds of any posted security solely for the purpose of completing the Improvements to the County's Standards or to correct defects in or failures of the Improvements.

2) The County may in its sole discretion complete some or all of the unfinished Improvements at the time of default, regardless of the extent to which development has taken place in the Subdivision or whether development ever commenced, without incurring any obligation to complete any of the unfinished Improvements. If the County uses the proceeds to complete, repair, or reconstruct the Improvements, it will do so as a public trustee of the development process in order to protect purchasers and taxpayers from the adverse consequences of a subdivider default or to protect the public interest by completing the Improvements.

3) The County is not a private subdivision developer and its draft on the Security and utilization of the proceeds to complete, repair, or reconstruct the Improvements is not an acceptance of the dedication of the Improvements. The acceptance of the Improvements is specifically contingent upon the delivery to the County of Improvements, which have been constructed to County Standards or the express order of acceptance by the County's Commissioners Court.

4) The Subdivider has no claim or rights under this Agreement to funds drawn under the Security or any accrued interest earned on the funds to the extent the same are used by the County hereunder.

5) All funds obtained by the County pursuant to one or more draws under the Security shall be maintained by the County in an interest bearing account or accounts until such funds, together with accrued interest thereon (the "Escrowed Funds"), are disbursed by the County.

6) The County shall disperse all or portions of the Escrowed Funds as Improvements are completed by the County, or in accordance with the terms of a written construction contract between the County and a third party for the construction of the Improvements.

7) Escrowed Funds not used or held by the County for the purpose of completing an Improvement or correcting defects in or failures of an Improvement, together with any interest accrued thereon, shall be paid by the County to the Issuer of the Security or, if the Security was originally in the form of cash, to the Subdivider, no later than sixty (60) days following the County's acceptance of the Improvement or its decision not to complete the Improvements using Escrowed Funds, whichever date is earlier.

G. Releases. The County Executive will, subject to the performance of the Subdivider of its obligations under this agreement and the Travis County Standards for Construction of Streets & Drainage in Subdivisions, execute such releases of this Agreement as are necessary and reasonable upon the request of the Subdivider or a purchaser of a portion of the Property.

III. MISCELLANEOUS

A. Covenants, Restrictions, and Conditions. These Covenants, Restrictions, and Conditions will operate as covenants running with the land and will be binding upon the Subdivider and the Subdivider's legal representatives, successors and assigns.

B. Measure of Damages. The measure of damages for breach of this Agreement by the Subdivider is the actual cost of completing the Improvements in conformance with the County's Standards, including without limitation its associated administrative expenses.

C. Remedies. The remedies available to the County and the Subdivider under this Agreement and the laws of Texas are cumulative in nature.

D. Third Party Rights. No non-party shall have any right of action under this Agreement, nor shall any such non-party, including without limitation a trustee in bankruptcy, have any interest in or claim to funds drawn on the posted Security and held in escrow by the County in accordance with this Agreement.

E. Indemnification. The Subdivider shall indemnify and hold the County harmless from and against all claims, demands, costs, and liability of every kind and nature, including reasonable attorney's fees, for the defense of such claims and demands, arising from any breach on the part of Subdivider of any provision in this Agreement, or from any act or negligence of Subdivider or Subdivider's agents, contractors, employees, tenants, or licensees in the construction of the Improvements. The Subdivider further agrees to aid and defend the County, if the County is named as a defendant in an action arising from any breach on the part of Subdivider of any provision in this Agreement or from any act or negligence of Subdivider or Subdivider's agents, contractors, employees, tenants, or licensees in the construction of the Improvements.

F. No Waiver. The waiver of any provision of this Agreement will not constitute a waiver of any other provision, nor will it constitute a continuing waiver unless expressly provided for by a written amendment to this Agreement. The County's failure to enforce any provision will not constitute a waiver or estoppel of the right to do so.

G. Attorney's Fees. The prevailing party in any litigation hereunder is entitled to recover its costs, including reasonable attorney's fees, court costs, and expert witness fees, from the other party. If the court awards relief to both parties, each will bear its own costs.

H. Successors and Assigns. This Agreement is binding on the Subdivider and the heirs, successors, and assigns of the Subdivider and on any person acquiring an ownership interest in the Property through the Subdivider. The Subdivider's obligations under this Agreement may not be assigned without the written approval of the County; provided the County's approval shall not be unreasonably withheld if the Subdivider's assignee expressly assumes all obligations of the Subdivider under this Agreement. An assignment shall not be construed as releasing the Subdivider from Subdivider's obligations under this Agreement and Subdivider's obligations hereunder shall continue notwithstanding any assignment approved pursuant to this Paragraph unless and until the County executes and delivers to the Subdivider a written release. The County agrees to release the Subdivider, if the Subdivider's assignee expressly assumes the Subdivider's obligations under this Agreement and has posted the Security required by this Agreement. The County in its sole discretion may assign some or all of its rights under this Agreement and any such assignment shall be effective upon notice to the Subdivider.

I. Expiration. This Agreement will terminate upon the vacation of the Subdivision by the Subdivider or the completion of the Subdivider's obligations under this Agreement, whichever occurs first.

J. Notice. Any notice under this Agreement must be in writing and will be effective when personally delivered or three (3) days after deposit in the U.S. Mail, postage prepaid, certified with return receipt requested, and addressed as follows:

Subdivider: Mr. John M. Bonner, President
First Continental Investment Co., Ltd
5718 Westheimer RD, Suite 1450
Houston, TX 77057

County: Transportation & Natural Resources Department
P.O. Box 1748
Austin, Texas 78767
Attn: County Executive

Copy to: Travis County Attorney's Office
P.O. Box 1748
Austin, Texas 78767

The parties may change their respective addresses for notice to any other location in the United States in accordance with the provisions of this Paragraph.

K. Severability. If any provision of this Agreement is held by a court to be illegal, invalid, or otherwise unenforceable, such illegality, invalidity, or unenforceability shall not affect the validity of any other provision and the rights of the parties will be construed as if such provision was never part of this Agreement.

L. Jurisdiction and Venue. This Agreement concerns real property located in Travis County, Texas, and shall be governed and construed under Texas law. Venue for any action arising under this Agreement shall be exclusively in Travis County, Texas.

M. Captions Immaterial. The captions or headings of the paragraphs of this Agreement are for convenience only and shall not be considered in construing this Agreement.

N. Entire Agreement. This Agreement contains the entire agreement between the parties with respect to the subject matter hereof. Any oral representations or modifications concerning this Agreement shall be of no force or effect, except a subsequent written modification executed by both parties. NO OFFICIAL, EMPLOYEE, OR AGENT OF THE COUNTY HAS ANY AUTHORITY, EITHER EXPRESS OR IMPLIED, TO AMEND, MODIFY, OR OTHERWISE CHANGE THIS AGREEMENT, EXCEPT PURSUANT TO SUCH EXPRESS AUTHORITY AS MAY BE GRANTED BY THE COMMISSIONERS COURT.

This Agreement is executed as of the dates set forth below and is effective upon approval by the County of the final plat for the Subdivision or upon approval of Alternative Fiscal in accordance with County regulations.

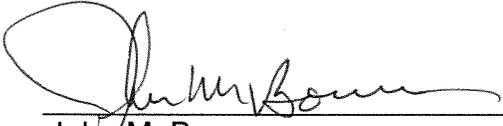
TRAVIS COUNTY, TEXAS

SUBDIVIDER:

First Continental Investment Co., Ltd
5718 Westheimer Rd, Suite 1450
Houston, TX 77057

Samuel T. Biscoe, County Judge

Date:

By: 
Name: John M. Bonner
Title: President
Authorized Representative
Date: MAY 17, 2013

ACKNOWLEDGEMENT

Travis County, Texas:
STATE OF TEXAS

COUNTY OF TRAVIS

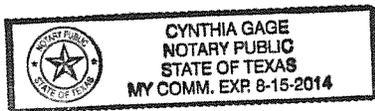
This instrument was acknowledged before me on the _____ day of _____, by _____, in the capacity stated herein.

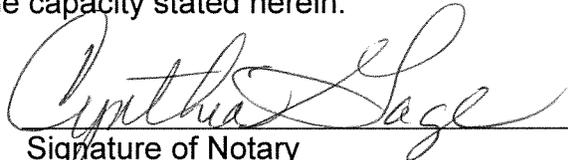
Signature of Notary

Subdivider:
STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on the 17th day of MAY, 2013, by JOHN M. BONNER, in the capacity stated herein.




Signature of Notary

After Approval Return to:
Transportation and Natural Resources
P.O. Box 1748
Attn: Sarah Sumner
Austin, Texas 78767

EXHIBIT A: METES AND BOUNDS DESCRIPTION OF PROPERTY



LOCATION MAP

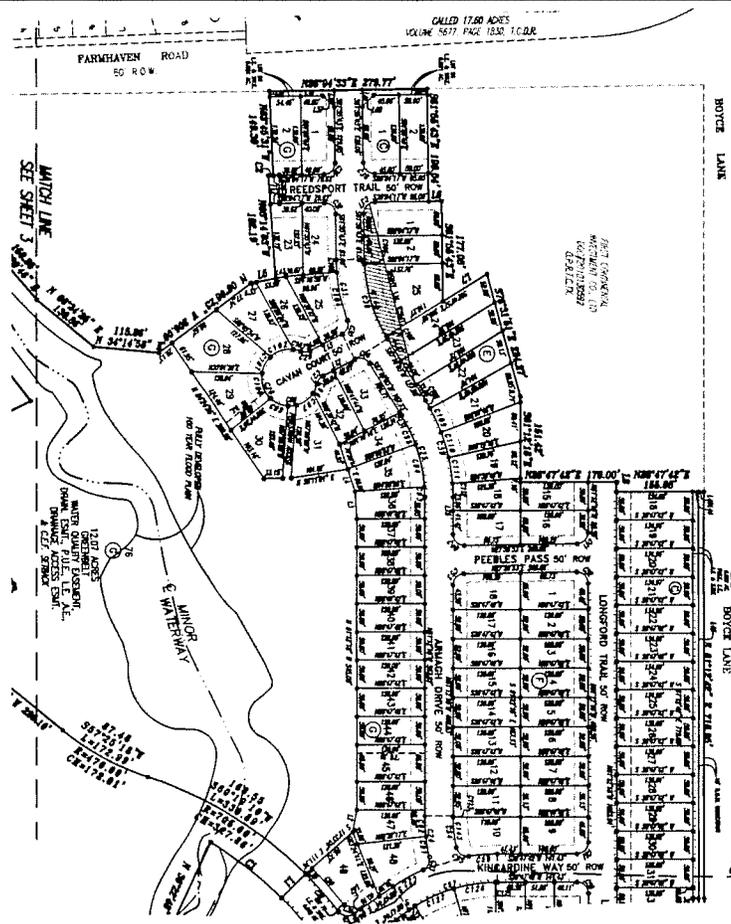
BELLINGHAM MEADOWS SECTION 1

A SMALL LOT SUBDIVISION

OWNER: JAMES H. SANDERSON
 DEVELOPER: JAMES H. SANDERSON, INC.
 ENGINEER: JAMES H. SANDERSON, INC.
 DATE: DECEMBER 10, 2012

MANAGERS: JAMES H. SANDERSON, INC.
 6000 W. 10TH STREET, SUITE 100
 BELLINGHAM, WASHINGTON 98226

- LEGEND**
- NO LOT OR SHARED ROAD
 - NEW LOT
 - OLD LOT
 - PUBLIC UTILITY
 - PRIVATE UTILITY
 - PUBLIC RIGHT OF WAY
 - PRIVATE RIGHT OF WAY
 - CONVEYANCE OF SHARED WATER
 - UTILITY
 - ACCESS EASEMENT
 - ACCESS EASEMENT



TOTAL NUMBER OF LOTS

TYPE	NUMBER
NEW LOTS	125
OLD LOTS	13
TOTAL	138

STREET NAMES

NAME	LENGTH	WIDTH
BOYCE LANE	100'	20'
LONGFORD TRAIL	100'	20'
PEELES PASS	100'	20'
MINOR WATERWAY	100'	10'

REMARKS

1. ALL LOTS ARE TO BE CONVEYED TO THE BUYER BY DEED.
2. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
3. THE BUYER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITIES.
4. THE BUYER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL ACCESS EASEMENTS.

SHEET NO. 1 OF 7

James H. Sanderson & Son, Inc.
 6000 W. 10TH STREET, SUITE 100
 BELLINGHAM, WASHINGTON 98226
 PHONE: 360-738-3888
 FAX: 360-738-3889

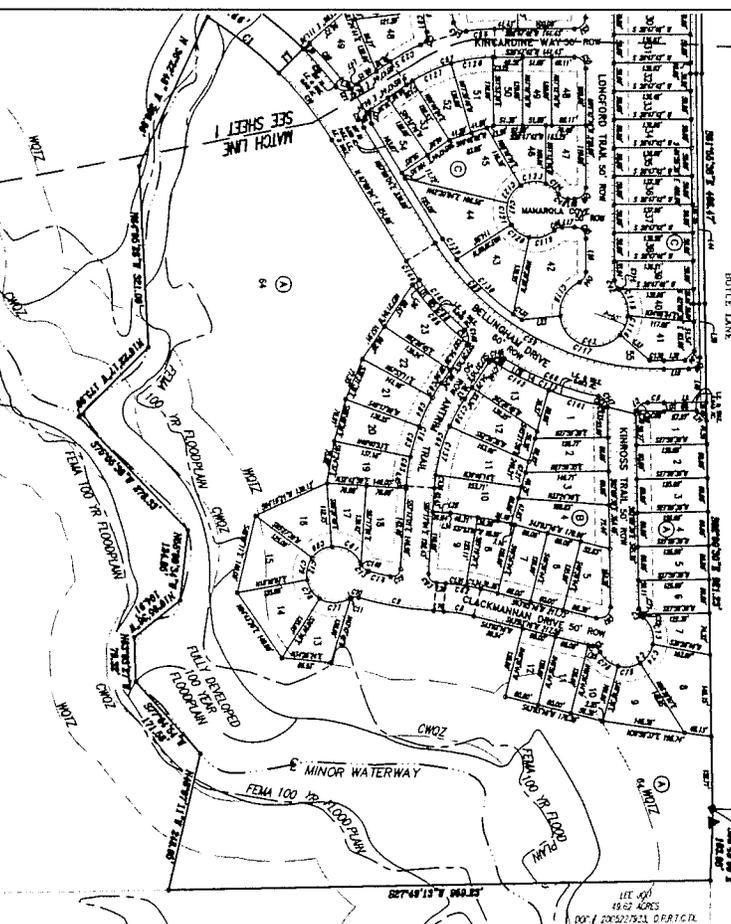
BELLINGHAM MEADOWS SECTION 1

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 DATE: DECEMBER 10, 2012

MANAGERS: JAMES H. SANDERSON, INC.
 6000 W. 10TH STREET, SUITE 100
 BELLINGHAM, WASHINGTON 98226

- LEGEND**
- NO LOT OR SHARED ROAD
 - NEW LOT
 - OLD LOT
 - PUBLIC UTILITY
 - PRIVATE UTILITY
 - PUBLIC RIGHT OF WAY
 - PRIVATE RIGHT OF WAY
 - CONVEYANCE OF SHARED WATER
 - UTILITY
 - ACCESS EASEMENT
 - ACCESS EASEMENT



TOTAL NUMBER OF LOTS

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2. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
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4. THE BUYER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL ACCESS EASEMENTS.

SHEET NO. 2 OF 7

James H. Sanderson & Son, Inc.
 6000 W. 10TH STREET, SUITE 100
 BELLINGHAM, WASHINGTON 98226
 PHONE: 360-738-3888
 FAX: 360-738-3889

BELLINGHAM MEADOWS SECTION 1

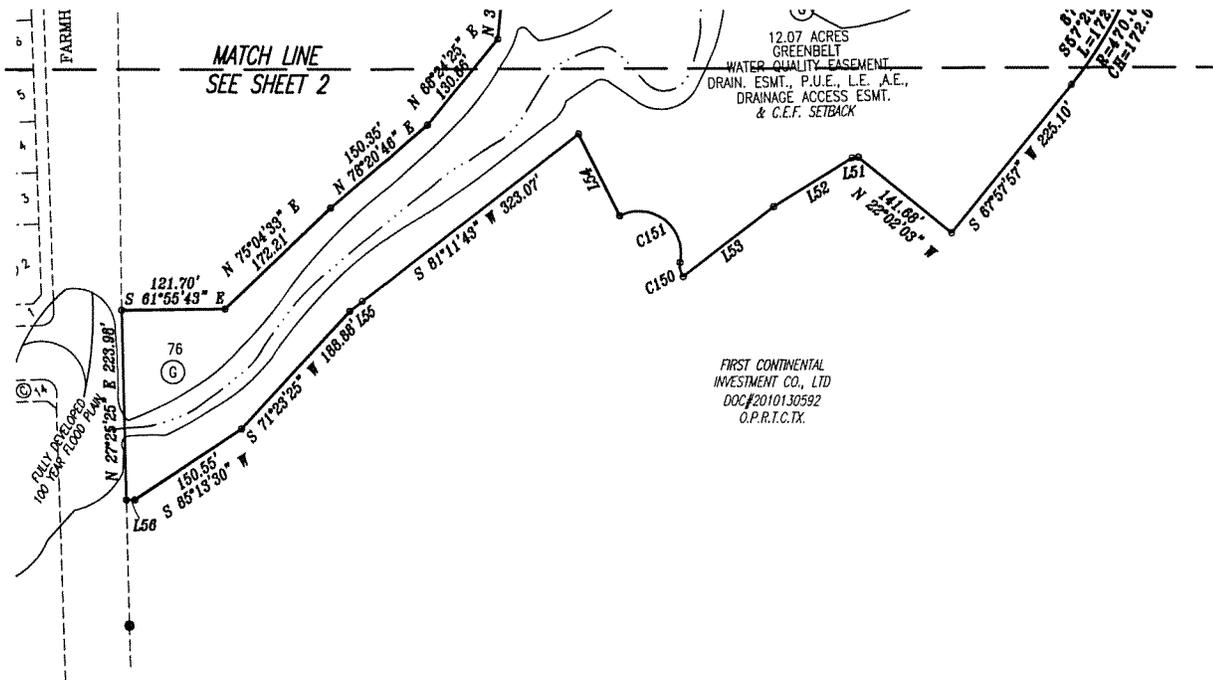
A SMALL LOT SUBDIVISION



SCALE: 1" = 100'

LEGEND

- IRON ROD SET
- IRON ROD FOUND
- ROW
- - - D.E.
- - - P.U.E.
- - - L.E.
- - - SW.E.
- - - CENTERLINE OF MINOR WATERWAY
- ① LOT NUMBER
- Ⓐ BLOCK NUMBER
- ⋯ SIDEWALKS
- - - A.E.



SHEET NO. 3 OF 7



Carlson, Brigg & Doering, Inc.

Civil Engineering • Surveying
5901 West Wilshire Census Drive • Austin, Texas 78749
Phone No. (512) 299-5100 • Fax No. (512) 298-5165

PATH-J: ACAD2004LP\4535\SURVEY\PLAT SEC 1

BELLINGHAM MEADOWS SECTION 1

A SMALL LOT SUBDIVISION

BLK	LOT	SQ. FT.	BLK	LOT	SQ. FT.	BLK	LOT	SQ. FT.
A	1	7,291	C	1	8,249	C	1	8,249
A	2	7,500	C	2	6,590	C	2	6,590
A	3	7,500	C	3	6,748	C	3	6,748
A	4	7,500	C	4	6,748	C	4	6,748
A	5	7,500	C	5	6,748	C	5	6,748
A	6	7,500	C	6	6,748	C	6	6,748
A	7	7,500	C	7	6,748	C	7	6,748
A	8	7,500	C	8	6,748	C	8	6,748
A	9	7,500	C	9	6,748	C	9	6,748
A	10	7,500	C	10	6,748	C	10	6,748
A	11	7,500	C	11	6,748	C	11	6,748
A	12	7,500	C	12	6,748	C	12	6,748
A	13	7,500	C	13	6,748	C	13	6,748
A	14	7,500	C	14	6,748	C	14	6,748
A	15	7,500	C	15	6,748	C	15	6,748
A	16	7,500	C	16	6,748	C	16	6,748
A	17	7,500	C	17	6,748	C	17	6,748
A	18	7,500	C	18	6,748	C	18	6,748
A	19	7,500	C	19	6,748	C	19	6,748
A	20	7,500	C	20	6,748	C	20	6,748
A	21	7,500	C	21	6,748	C	21	6,748
A	22	7,500	C	22	6,748	C	22	6,748
A	23	7,500	C	23	6,748	C	23	6,748
A	24	7,500	C	24	6,748	C	24	6,748
A	25	7,500	C	25	6,748	C	25	6,748
A	26	7,500	C	26	6,748	C	26	6,748
A	27	7,500	C	27	6,748	C	27	6,748
A	28	7,500	C	28	6,748	C	28	6,748
A	29	7,500	C	29	6,748	C	29	6,748
A	30	7,500	C	30	6,748	C	30	6,748
A	31	7,500	C	31	6,748	C	31	6,748
A	32	7,500	C	32	6,748	C	32	6,748
A	33	7,500	C	33	6,748	C	33	6,748
A	34	7,500	C	34	6,748	C	34	6,748
A	35	7,500	C	35	6,748	C	35	6,748
A	36	7,500	C	36	6,748	C	36	6,748
A	37	7,500	C	37	6,748	C	37	6,748
A	38	7,500	C	38	6,748	C	38	6,748
A	39	7,500	C	39	6,748	C	39	6,748
A	40	7,500	C	40	6,748	C	40	6,748
A	41	7,500	C	41	6,748	C	41	6,748
A	42	7,500	C	42	6,748	C	42	6,748
A	43	7,500	C	43	6,748	C	43	6,748
A	44	7,500	C	44	6,748	C	44	6,748
A	45	7,500	C	45	6,748	C	45	6,748
A	46	7,500	C	46	6,748	C	46	6,748
A	47	7,500	C	47	6,748	C	47	6,748
A	48	7,500	C	48	6,748	C	48	6,748
A	49	7,500	C	49	6,748	C	49	6,748
A	50	7,500	C	50	6,748	C	50	6,748
A	51	7,500	C	51	6,748	C	51	6,748
A	52	7,500	C	52	6,748	C	52	6,748
A	53	7,500	C	53	6,748	C	53	6,748
A	54	7,500	C	54	6,748	C	54	6,748
A	55	7,500	C	55	6,748	C	55	6,748
A	56	7,500	C	56	6,748	C	56	6,748

BLK	LOT	SQ. FT.	BLK	LOT	SQ. FT.
E	1	8,156	E	1	8,156
E	2	8,202	E	2	8,202
E	3	8,202	E	3	8,202
E	4	8,202	E	4	8,202
E	5	8,202	E	5	8,202
E	6	8,202	E	6	8,202
E	7	8,202	E	7	8,202
E	8	8,202	E	8	8,202
E	9	8,202	E	9	8,202
E	10	8,202	E	10	8,202
E	11	8,202	E	11	8,202
E	12	8,202	E	12	8,202
E	13	8,202	E	13	8,202
E	14	8,202	E	14	8,202
E	15	8,202	E	15	8,202
E	16	8,202	E	16	8,202
E	17	8,202	E	17	8,202
E	18	8,202	E	18	8,202
E	19	8,202	E	19	8,202
E	20	8,202	E	20	8,202
E	21	8,202	E	21	8,202
E	22	8,202	E	22	8,202
E	23	8,202	E	23	8,202
E	24	8,202	E	24	8,202
E	25	8,202	E	25	8,202

SHEET NO. 4 OF 7

Cadman, Ridgeway & Dunning, Inc.
 501 West Washington Street, Suite 100
 Bellingham, WA 98201
 Phone: (360) 833-2200

PLAN - ADDITIONAL VASS SUBDIVISION SEC 1

BELLINGHAM MEADOWS SECTION 1

A SMALL LOT SUBDIVISION

BLK	LOT	SQ. FT.	BLK	LOT	SQ. FT.	BLK	LOT	SQ. FT.
C	1	8,249	C	1	8,249	C	1	8,249
C	2	6,590	C	2	6,590	C	2	6,590
C	3	6,748	C	3	6,748	C	3	6,748
C	4	6,748	C	4	6,748	C	4	6,748
C	5	6,748	C	5	6,748	C	5	6,748
C	6	6,748	C	6	6,748	C	6	6,748
C	7	6,748	C	7	6,748	C	7	6,748
C	8	6,748	C	8	6,748	C	8	6,748
C	9	6,748	C	9	6,748	C	9	6,748
C	10	6,748	C	10	6,748	C	10	6,748
C	11	6,748	C	11	6,748	C	11	6,748
C	12	6,748	C	12	6,748	C	12	6,748
C	13	6,748	C	13	6,748	C	13	6,748
C	14	6,748	C	14	6,748	C	14	6,748
C	15	6,748	C	15	6,748	C	15	6,748
C	16	6,748	C	16	6,748	C	16	6,748
C	17	6,748	C	17	6,748	C	17	6,748
C	18	6,748	C	18	6,748	C	18	6,748
C	19	6,748	C	19	6,748	C	19	6,748
C	20	6,748	C	20	6,748	C	20	6,748
C	21	6,748	C	21	6,748	C	21	6,748
C	22	6,748	C	22	6,748	C	22	6,748
C	23	6,748	C	23	6,748	C	23	6,748
C	24	6,748	C	24	6,748	C	24	6,748
C	25	6,748	C	25	6,748	C	25	6,748
C	26	6,748	C	26	6,748	C	26	6,748
C	27	6,748	C	27	6,748	C	27	6,748
C	28	6,748	C	28	6,748	C	28	6,748
C	29	6,748	C	29	6,748	C	29	6,748
C	30	6,748	C	30	6,748	C	30	6,748
C	31	6,748	C	31	6,748	C	31	6,748
C	32	6,748	C	32	6,748	C	32	6,748
C	33	6,748	C	33	6,748	C	33	6,748
C	34	6,748	C	34	6,748	C	34	6,748
C	35	6,748	C	35	6,748	C	35	6,748
C	36	6,748	C	36	6,748	C	36	6,748
C	37	6,748	C	37	6,748	C	37	6,748
C	38	6,748	C	38	6,748	C	38	6,748
C	39	6,748	C	39	6,748	C	39	6,748
C	40	6,748	C	40	6,748	C	40	6,748
C	41	6,748	C	41	6,748	C	41	6,748
C	42	6,748	C	42	6,748	C	42	6,748
C	43	6,748	C	43	6,748	C	43	6,748
C	44	6,748	C	44	6,748	C	44	6,748
C	45	6,748	C	45	6,748	C	45	6,748
C	46	6,748	C	46	6,748	C	46	6,748
C	47	6,748	C	47	6,748	C	47	6,748
C	48	6,748	C	48	6,748	C	48	6,748
C	49	6,748	C	49	6,748	C	49	6,748
C	50	6,748	C	50	6,748	C	50	6,748
C	51	6,748	C	51	6,748	C	51	6,748
C	52	6,748	C	52	6,748	C	52	6,748
C	53	6,748	C	53	6,748	C	53	6,748
C	54	6,748	C	54	6,748	C	54	6,748
C	55	6,748	C	55	6,748	C	55	6,748
C	56	6,748	C	56	6,748	C	56	6,748

BLK	LOT	SQ. FT.	BLK	LOT	SQ. FT.
E	1	8,156	E	1	8,156
E	2	8,202	E	2	8,202
E	3	8,202	E	3	8,202
E	4	8,202	E	4	8,202
E	5	8,202	E	5	8,202
E	6	8,202	E	6	8,202
E	7	8,202	E	7	8,202
E	8	8,202	E	8	8,202
E	9	8,202	E	9	8,202
E	10	8,202	E	10	8,202
E	11	8,202	E	11	8,202
E	12	8,202	E	12	8,202
E	13	8,202	E	13	8,202
E	14	8,202	E	14	8,202
E	15	8,202	E	15	8,202
E	16	8,202	E	16	8,202
E	17	8,202	E	17	8,202
E	18	8,202	E	18	8,202
E	19	8,202	E	19	8,202
E	20	8,202	E	20	8,202
E	21	8,202	E	21	8,202
E	22	8,202	E	22	8,202
E	23	8,202	E	23	8,202
E	24	8,202	E	24	8,202
E	25	8,202	E	25	8,202

SHEET NO. 5 OF 7

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PLAN - ADDITIONAL VASS SUBDIVISION SEC 1

