



Travis County Commissioners Court Agenda Request

Meeting Date: April 22, 2014

Prepared By: Michael Hettenhausen, planner **Phone #:** (512) 854-7563

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

AB

Carol B. Gomez for
Department Head: Steven M. Manilla, P.E., County Executive-TNR

Sponsoring Court Member: Commissioner Gomez, Precinct Four

AGENDA LANGUAGE: Approve setting a public hearing on Tuesday, May 13, 2014 to receive comments regarding a plat for recording: Ridge at Slaughter Final Plat (A Resubdivision of Stone Creek Ranch Section One Lot 1 Block A) - One Total Lot - Slaughter Lane - City of Austin ETJ in Precinct Four.

BACKGROUND/SUMMARY OF REQUEST:

This resubdivision final plat consists of one total multifamily lot on 17.93 acres. The proposed plat includes Lot 1 Block A of the recorded Stone Creek Ranch Section One Final Plat as well as unplatted adjacent property which necessitates a resubdivision. There are no new public or private streets proposed with this final plat. Parkland fees in lieu of dedication have been paid to the City of Austin in the amount of \$61,490.00. As there are no common subdivision improvements proposed with this final plat, fiscal surety is not required. Water and wastewater service to be provided by the City of Austin.

STAFF RECOMMENDATIONS:

As this resubdivision final plat meets all Travis County standards and is scheduled for approval at the City of Austin Zoning and Platting Commission meeting on April 15, 2014, Single Office staff recommends approval of the motion.

ISSUES AND OPPORTUNITIES:

Notification

Notification of this resubdivision final plat's hearing at the City of Austin's Zoning and Platting Commission (ZAP) as well as Commissioners Court was mailed to all current owners of property and all registered neighborhood associations within 500 feet of the proposed subdivision. These addresses were obtained from the Travis Central Appraisal District current tax rolls. Single Office records show that all property owners that are required to be notified under Title 30 were notified. Since the notice was mailed, staff has received a response in opposition to the proposed resubdivision. The responder was concerned about the potential increase in traffic at

the Slaughter Lane/I-35 intersection. The Single Office has registered no interested parties for this application.

As part of the requirements for a plat resubdivision, a notice of public hearing sign will be placed on the subject property to announce the date, time, and location of the public hearing. Should staff receive any inquiries from adjacent property owners as a result of the mailout or sign placement, an addendum to this back up memorandum will be provided to the Court prior to the public hearing.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A

ATTACHMENTS/EXHIBITS:

- Precinct map
- Location map
- Existing final plat
- Proposed final plat

REQUIRED AUTHORIZATIONS:

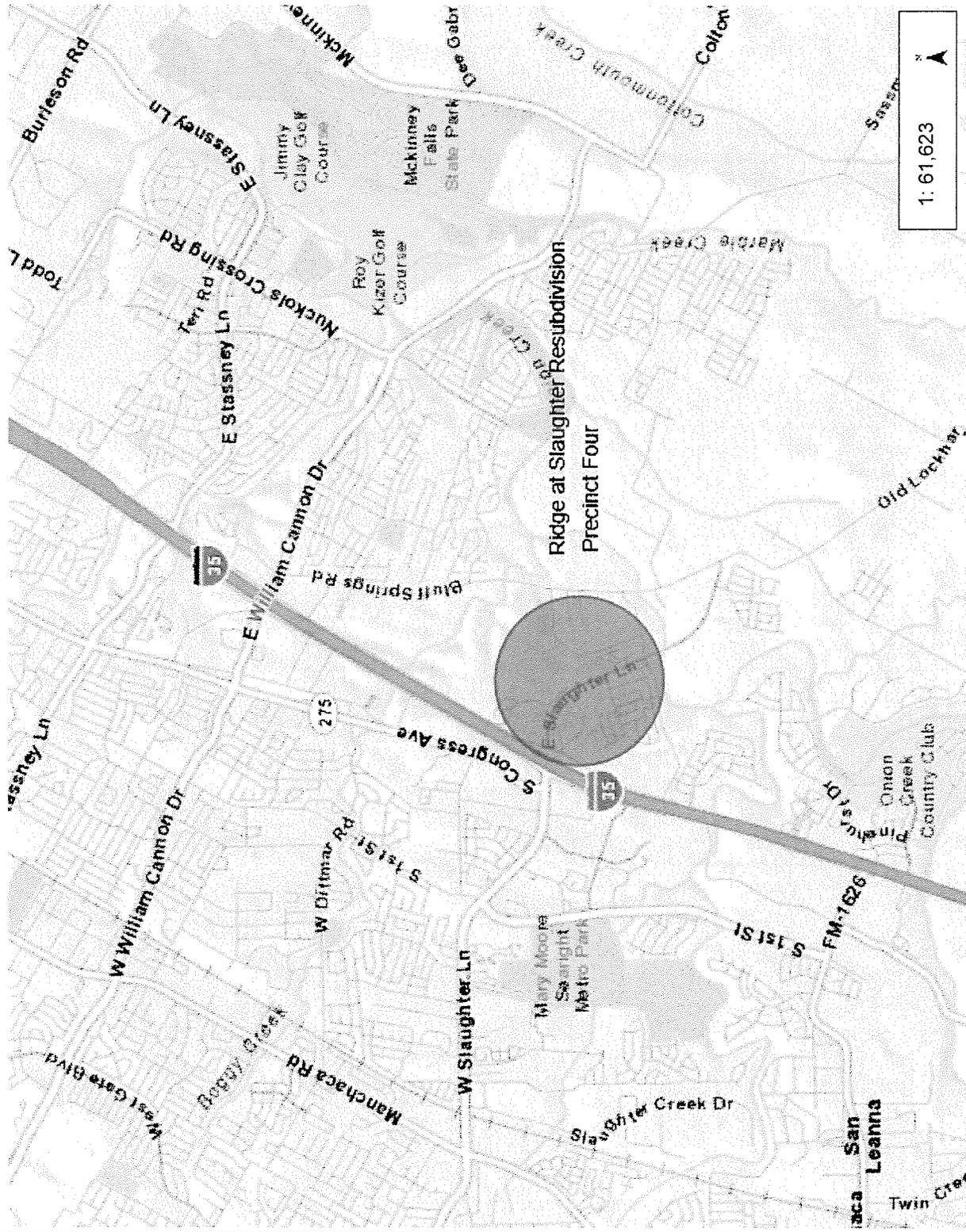
Cynthia McDonald	Financial Manager	TNR	(512) 854-4239
Steven M. Manilla	County Executive	TNR	(512) 854-9429

CC:

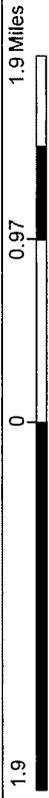
SM:AB:mh

1101 - Development Services Long Range Planning - Ridge at Slaughter Final Plat (A Resubdivision of Stone Creek Ranch Section One Lot 1 Block A)

PRECINCT MAP



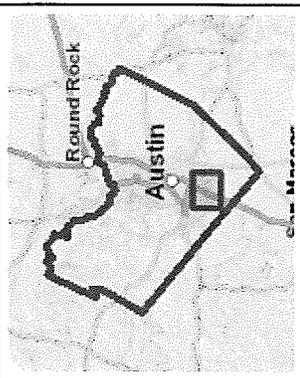
1: 61,623



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

© Latitude Geographics Group Ltd., Travis County, TX 2013

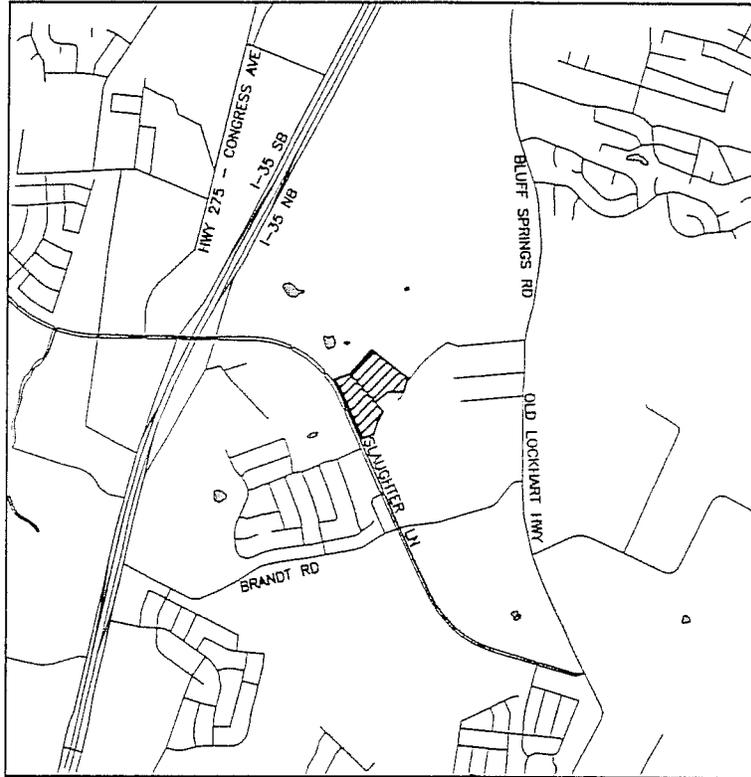
THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

Notes

Enter your Notes.



LOCATION MAP

N.T.S.

THE RIDGE AT SLAUGHTER
AUSTIN, TRAVIS COUNTY, TEXAS

EXHIBIT 1

FILE: H:\Projects\1283\10733 Trinity Meadows (Slaughter)\D04818\10733 LOCATION MAP.dwg

PROJECT NO.	1283-10733	DESIGNED BY:	CCK
FILE NO.	10733 LOCATION MAP	DRAWN BY:	CCK
DATE:	OCTOBER 2013	CHECKED BY:	SJB
SCALE:	AS SHOWN	REVIEWED BY:	SJB

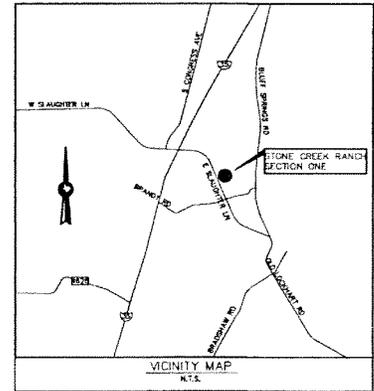
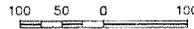


8834 N. Capital of Texas Hwy.
Austin, Texas 78759
Suite 140
(512)452-0371
FAX(512)454-9933
TBPE FIRM #2946

9-5-02 #8100

2002 00233

PHOTOGRAPHIC MYLAR



SANTIAGO DEL VALLE SURVEY, A-24

LEGEND

- PUBLIC SIDEWALK
- SET CONCRETE MONUMENT

PLAT OF STONE CREEK RANCH SECTION ONE

BING A TOTAL OF 8.0142 ACRES OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT 24 IN TRAVIS COUNTY, TEXAS

SOUTH AUSTIN LAND VENTURE, LTD.
 A TEXAS LIMITED PARTNERSHIP
 BY
 MDA HOLDINGS, L.L.C.
 A TEXAS LIMITED LIABILITY COMPANY
 GENERAL PARTNER - MICHAEL D. ATLAS
 4133 SOUTHERLAND
 HOUSTON, TEXAS 77092

Edminster · Hinshaw · Russ
 and associates
 10555 westoffice drive, houston, texas 77042
 1-713-784-4500 1-713-784-4577 www.edhrinc.com

RUSS & PAPE
 SURVEYING COMPANY
 LAND SURVEYING - MAPPING - LAND PLANNING
 10205 METCALFE DRIVE - HOUSTON, TEXAS 77041
 713-977-2573 FAX: 713-477-6790 www.russandpape.com

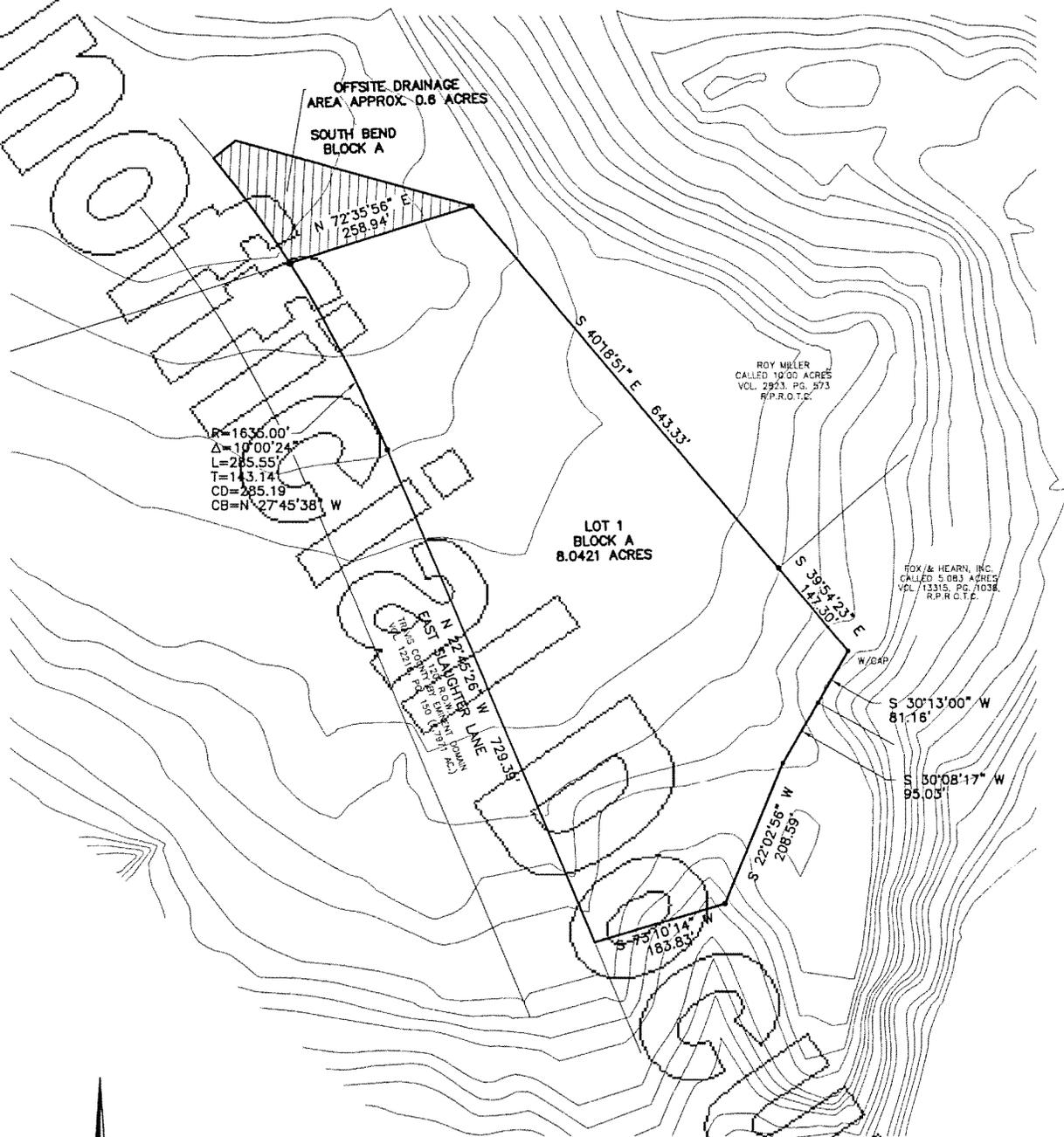
APRIL 2002

1 OF 3
CB-01-0249.0A

EXISTING PLAT

200200233

PHOTOGRAPHIC MYLAR



OFFSITE DRAINAGE AREA APPROX. 0.6 ACRES
SOUTH BEND BLOCK A

R=1636.00'
Δ=10°00'24"
L=285.55'
T=143.14'
CD=285.19'
CB=N 27°45'38" W

LOT 1 BLOCK A 8.0421 ACRES

ROY MILLER
CALLED 10.00 ACRES
VOL. 2823, PG. 573
R.P.R.O.T.C.

FOX & HEARN, INC.
CALLED 5.083 ACRES
VOL. 13315, PG. 1038
R.P.R.O.T.C.

EAST N. LAURENCE RIDGEBACK LANE
125' R.O.W.
125' R.O.W.

W/DAP

S 30°13'00" W 81.18'

S 50°08'17" W 95.03'

S 22°02'36" W 208.59'

S 75°10'14" W 183.83'

DRAINAGE AREA MAP



100 50 0 100
SCALE: 1"=100'



T.C. Edminster, II
5-6-02

PLAT OF
STONE CREEK RANCH
SECTION ONE

BING A TOTAL OF 8.0142 ACRES OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT 24 IN TRAVIS COUNTY, TEXAS.

SOUTH AUSTIN LAND VENTURE, L.P.
A TEXAS LIMITED PARTNERSHIP

BY
MDA HOLDINGS, L.L.C.
A TEXAS LIMITED LIABILITY COMPANY
GENERAL PARTNER - MICHAEL D. ATLAS
4133 SOUTHERLAND
HOUSTON, TEXAS 77092

Edminster · Hinshaw · Russ
and associates
10555 westoffice drive, houston, texas 77042
1-713-784-4500 1-713-784-4577 www.lhfrainc.com



RUSS & PAPE
SURVEYING COMPANY
LAND SURVEYS - MAPPING - LAND PLANNING
10555 WESTOFFICE DRIVE - HOUSTON, TEXAS 77042
713-777-2575 FAX 713-877-8780 EMAIL: info@rps.com

200200233

PHOTOGRAPHIC MYLAR

NOTES:

- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A CITY OF AUSTIN APPROVED WATER AND WASTEWATER SYSTEM.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS.
- PROPERTY OWNER OR HIS ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF AUSTIN AND TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
- NO OBJECTS INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
- TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO CODE SECTION 25A-11.
- NO CUT OR FILL SHALL EXCEED A DEPTH OF FOUR FEET EXCEPT FOR STRUCTURAL FOUNDATION WALL LOG SECTION 13-7-18 UNLESS A VARIANCE IS GRANTED.
- FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 1% ONLY WITH THE SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROFESSIONALS BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
- THE OWNER OF THE SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS ASSUMES RESPONSIBILITIES FOR PLANS AND CONSTRUCTION OR SUBDIVISION IMPROVEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF AUSTIN AND TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION FOR REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE RISK AND AT HIS OR HER OWNERS RISK, IF THE PLAT DOES NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN AND STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF AUSTIN WATER AND WASTEWATER DEPARTMENT FOR REVIEW.
- 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.
- 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 254, SUBCHAPTER 18 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION THOSE INDICATED FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDINGS AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE IN COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE TRIMMING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA PURSUANT TO CITY OF AUSTIN LAND DEVELOPMENT CODE SECTION 25-8.211.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG SLAUGHTER LANE AND AS SHOWN BY A DOTTED LINE ON THE PLAN OF THE PLAT CROSSING AT ONION CREEK, SECTION ONE. THESE SIDEWALKS SHALL BE REQUIRED TO BE CONSTRUCTED WHEN STREETS ARE CONSTRUCTED TO URBAN STANDARDS. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALK MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- ALL FINISHED FLOOR ELEVATIONS IN THIS SUBDIVISION SHALL BE IN ACCORDANCE WITH TRAVIS COUNTY/CITY OF AUSTIN REGULATIONS AS CURRENTLY AMENDED. NO FILL SHALL BE PLACED OR ALLOWED TO REMAIN ON THIS LOT EXCEPT BY SEPARATE PERMIT.
- BENCHMARK: NATIONAL GEODETIC SURVEY (NGS) MONUMENT E 1307, A STAINLESS STEEL METAL ROD IN CONCRETE STAMPED "E 1307 1880", LOCATED ALONG THE EAST (NORTHBOUND) SERVICE ROAD OF 1835, APPROXIMATELY 0.31 MILES SOUTH OF THE SLAUGHTER CREEK BRIDGE. MONUMENT IS FIVE (5) FEET EAST OF THE CENTERLINE OF NORTHBOUND SERVICE ROAD AND 2.5 FEET NORTH OF A POWER POLE. MONUMENT IS ALSO DESIGNATED AS FEMA BENCHMARK "RM 215-24" PER FIRM MAP 4453C0215, ISSUED JANUARY 19, 2000 FOR TRAVIS COUNTY, TEXAS. PUBLISHED ELEVATION PER NOS IS 433.41', AND IS BASED ON THE NAVD 83 DATUM.
- PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
- THIS PLAT LIES TOTALLY WITHIN THE ONION CREEK WATERSHED WHICH IS A SUBURBAN WATERSHED.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE NECESSARY DRAINAGE EASEMENTS AND CONVEYANCES REQUIRED TO ACCOMMODATE THE FULLY DEVELOPED RUNOFF FROM THE ADJACENT PROPERTY. FURTHERMORE, THE OWNER/DEVELOPER WILL BE REQUIRED TO SECURE ANY OFFSITE DRAINAGE EASEMENTS AS MAY BE NECESSARY TO CONVEY THE DRAINAGE FROM THIS SUBDIVISION/LOT TO AN ADEQUATE RECEIVING STREAM, PRIOR TO DEVELOPMENT PLAN APPROVAL.
- 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 IMPROVEMENTS AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED 04/11/2002. THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL IMPROVEMENTS NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THE AGREEMENT FOR THE SUBDIVISION IMPROVEMENTS AGREEMENT PERTAINING TO THIS SUBDIVISION. SEE SEPARATE INSTRUMENT RECORDED IN DOC # 03-171070 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

STATE OF TEXAS)
 COUNTY OF TRAVIS)
 KNOW ALL MEN BY THESE PRESENTS

THAT SOUTH AUSTIN LAND VENTURE, LTD. A TEXAS LIMITED PARTNERSHIP BY MDA HOLDINGS, L.L.C. A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER - MICHAEL D. ATLAS, SOLE MEMBER, OWNER OF 8.0142 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, AS RECORDED IN VOLUME 19819, PAGE 477 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE A 8.0142 ACRE PORTION OF SAID TRACT PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE AS AMENDED, IN ACCORDANCE WITH THE PLAT AS SHOWN HEREON TO BE KNOWN AS STONE CREEK RANCH, SECTION ONE, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON. SAID TRACT OF LAND IS SUBJECT TO ANY EASEMENT AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

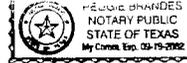
WITNESS THE HAND OF MICHAEL D. ATLAS, SOLE MEMBER FOR SOUTH AUSTIN LAND VENTURE, LTD. A TEXAS LIMITED PARTNERSHIP BY MDA HOLDINGS, L.L.C. A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER, THIS THE 6th DAY OF MAY, 2002.

MICHAEL D. ATLAS, SOLE MEMBER FOR SOUTH AUSTIN LAND VENTURE, LTD. A TEXAS LIMITED PARTNERSHIP BY MDA HOLDINGS, L.L.C. A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER.

4133 SOUTHERLAND
 HOUSTON, TEXAS 77002

STATE OF TEXAS)
 COUNTY OF TRAVIS)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 6th DAY OF MAY, 2002, A.D. BY MICHAEL D. ATLAS, SOLE MEMBER FOR SOUTH AUSTIN LAND VENTURE, LTD. A TEXAS LIMITED PARTNERSHIP BY MDA HOLDINGS, L.L.C. A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER.



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES 03-19-02

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 14th DAY OF MAY, 2002.

BEITY BAKER, CHAIRPERSON, MICHAEL CASAS, SECRETARY

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE Full Purpose OF THE CITY OF AUSTIN ON THIS THE 24th DAY OF 2002.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 14th DAY OF MAY, 2002, A.D.

MICHAEL J. HETZ, DIRECTOR
 WATERSHED MANAGEMENT AND DEVELOPMENT REVIEW & INSPECTION DEPARTMENT

STATE OF TEXAS)
 COUNTY OF TRAVIS)

DANA DEBEAUVRE, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 5th DAY OF MAY, 2002, A.D. THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, FILED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT, IN THE PRESENCE OF MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY, THIS THE 5th DAY OF MAY, 2002, A.D.

DANA DEBEAUVRE, COUNTY CLERK, TRAVIS COUNTY, TEXAS

STATE OF TEXAS)
 COUNTY OF TRAVIS)

DANA DEBEAUVRE, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FLOODPLAIN INSTRUMENT OF WRITING WITHIN CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 5th DAY OF MAY, 2002, AT 10:27 O'CLOCK P.M. AND DULY RECORDED ON THE 5th DAY OF MAY, 2002, AT 10:27 O'CLOCK P.M. IN THE OFFICE OF SAID COUNTY AND SHOWN IN BOOK PAGE 56673.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 5th DAY OF MAY, 2002, A.D.

DANA DEBEAUVRE, COUNTY CLERK, TRAVIS COUNTY, TEXAS

STATE OF TEXAS)
 COUNTY OF TRAVIS)

I, CHARLES A. PAPE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 25 OF THE AUSTIN CITY CODE, 1998 AS AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND SURVEYED BY.

RUBS AND PAPE SURVEYING COMPANY
 16555 WEST OFFICE DRIVE
 HOUSTON, TEXAS 77042

CHARLES A. PAPE
 REGISTERED PROFESSIONAL SURVEYOR, #2042
 16555 WEST OFFICE DRIVE
 HOUSTON, TEXAS 77042

FLOOD PLAIN NOTE
 THIS TRACT IS LOCATED IN ZONE X, AREAS DETERMINED TO BE GUARDED BY THE 500-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE REGIONAL FLOOD INSURANCE ADMINISTRATION FIRM PLAN NO. 4453C001500, DATED JANUARY 19, 2000, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

ENGINEERED BY
 EDWINSTER, HINSHAW, RUBS AND ASSOCIATES, INC.
 13259 WEST OFFICE DRIVE
 HOUSTON, TEXAS 77042

T. C. EDWINSTER, III
 REGISTERED PROFESSIONAL ENGINEER, #56673

TRUMAN C. EDWINSTER, P.E. 56673

Edminster - Hinshaw - Russ
 and associates
 10555 west office drive, Houston, Texas 77042
 1-713-784-4500 1-713-784-4577 www.edhnr.com

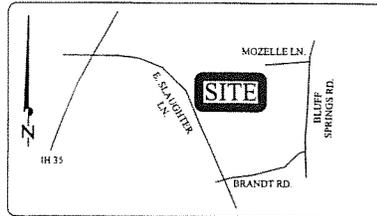


RUSS & PAPE
 SURVEYING COMPANY
 16555 WEST OFFICE DRIVE
 HOUSTON, TEXAS 77042
 713-977-1215 FAX 713-977-4796 EMAIL: edhnr.com

PLAT OF
STONE CREEK RANCH
 SECTION ONE

BEING A TOTAL OF 8.0142 ACRES OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT 24 IN TRAVIS COUNTY, TEXAS.

SOUTH AUSTIN LAND VENTURE, LTD.
 A TEXAS LIMITED PARTNERSHIP
 BY
 MDA HOLDINGS, L.L.C.
 A TEXAS LIMITED LIABILITY COMPANY
 GENERAL PARTNER - MICHAEL D. ATLAS
 4133 SOUTHERLAND
 HOUSTON, TEXAS 77002



VICINITY MAP
NOT TO SCALE

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.

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS THAT CONTINENTAL HOMES OF TEXAS, L.P., ACTING HEREIN BY AND THROUGH RICHARD MAIER, VICE PRESIDENT, BEING OWNERS OF LOT 1 BLOCK A STONE CREEK RANCH SECTION ONE, AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 201403206 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND OF 9.19 ACRES OF LAND LOCATED IN THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24 IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED RECORDED IN DOCUMENT NUMBER 201403226 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. DO HEREBY RESUBDIVIDE SAID 17.929 ACRES OF LAND HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.014, OF THE LOCAL GOVERNMENT CODE AND THE ATTACHED PLAT TO BE KNOWN AS:

RIDGE AT SLAUGHTER FINAL PLAT (A RESUBDIVISION OF STONE CREEK RANCH SECTION ONE LOT 1 BLOCK A)

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS AS SHOWN THEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS GRANTED AND NOT RELEASED.

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

WITNESS MY HAND THIS 28 DAY OF March 2014

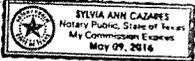
BY: *[Signature]*
RICHARD MAIER, VICE PRESIDENT
CONTINENTAL HOMES, LP
10700 PECAN PARK BLVD. SUITE 400
AUSTIN, TEXAS 78750

3-28-14
DATE

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED RICHARD MAIER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY INDICATED THEREIN.

NOTARIAL PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: May 9 2014 A.D.



THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE AND TWO MILE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF AUSTIN ON THIS 28 DAY OF March 2014 A.D.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS 28 DAY OF March 2014 A.D.

GREG GUERNSEY, AICP, DIRECTOR
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE 28 DAY OF March 2014 A.D.

BETTY BAKER, CHAIRPERSON
CYNTHIA BANKS, SECRETARY

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEALVOIR, 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 28 DAY OF March 2014 A.D. AT O'CLOCK P.M. AND DULY RECORDED ON THE 29 DAY OF March 2014 A.D. AT O'CLOCK P.M. PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 201403226 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 28 DAY OF March 2014 A.D.

DEPUTY, COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEALVOIR, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 28 DAY OF March 2014 A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED 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 28 DAY OF March 2014 A.D.

DANA DEBEALVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY, COUNTY CLERK
TRAVIS COUNTY, TEXAS

- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A CITY OF AUSTIN APPROVED WATER AND WASTEWATER SYSTEM.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS. PROPERTY OWNER OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF AUSTIN AND TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING, SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
- TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO ANY DEVELOPMENT.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC SECTION 25-8-1H.
- NO CUT OR FILL SHALL EXCEED A DEPTH OF FOUR FEET EXCEPT FOR STRUCTURAL EXCAVATION PURSUANT TO LDC SECTION 13-7-16 UNLESS A VARIANCE IS GRANTED.
- FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14%, ONLY WITH THE SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
- THE OWNER OF THIS SUBDIVISION AND HIS/HER SUCCESSORS AND ASSIGNS ASSUMES RESPONSIBILITIES FOR PLANS AND CONSTRUCTION OR SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH THE APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY OF AUSTIN INSPECTION FEE WITH THE UTILITY CONSTRUCTION PERMIT.
- 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.
- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE RIGHT-OF-WAY CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 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. 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 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG SLAUGHTER LANE. THESE SIDEWALKS SHALL BE REQUIRED TO BE CONSTRUCTED WHEN STREETS ARE CONSTRUCTED TO URBAN STANDARDS. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- ALL FINISHED FLOOR ELEVATIONS IN THIS SUBDIVISION SHALL BE IN ACCORDANCE WITH TRAVIS COUNTY/CITY OF AUSTIN REGULATIONS AS CURRENTLY AMENDED. NO FILL SHALL BE PLACED OR ALLOWED TO REMAIN ON THIS LOT EXCEPT BY SEPARATE PERMIT.
- PRIOR TO CONSTRUCTION ON LOTS 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 EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRED APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
- THIS PLAT LIES WITHIN THE ONION CREEK WATERSHED WHICH IS A SUBURBAN WATERSHED.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE THE NECESSARY DRAINAGE EASEMENT/EASEMENTS AND CONVEYANCES REQUIRED TO ACCOMMODATE THE FULLY DEVELOPED RUNOFF FROM THE ADJACENT PROPERTY. FURTHERMORE, THE OWNER/DEVELOPER WILL BE REQUIRED TO SECURE ANY OPPOSITE DRAINAGE EASEMENT/EASEMENTS AS MAY BE NECESSARY TO CONVEY THE DRAINAGE FROM THIS SUBDIVISION/LOT TO AN ADEQUATE RECEIVING STREAM, PRIOR TO DEVELOPMENT PLAN APPROVAL.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT OWNERS/DEVELOPERS EXPENSE.
- THIS SUBDIVISION IS NOT LOCATED UNDER THE EDWARDS AQUIFER, RECHARGE OR CONTRIBUTING ZONE.
- NO STRUCTURES SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND DETENTION FACILITIES HAVE BEEN CONSTRUCTED, INSPECTED AND ACCEPTED BY THE CITY OF AUSTIN.
- ALL RESTRICTIONS AND NOTES FROM THE PREVIOUSLY EXISTING LOT 1 BLOCK A STONE CREEK RANCH SECTION ONE, SHALL APPLY TO THIS RESUBDIVISION PLAT.
- BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
- 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 REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: SLAUGHTER LANE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

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

THE OWNERS 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 OWNERS MUST POST FISCAL SECURITY WITH THE COUNTY IN THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNERS' OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO THE 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 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 PART OF THE DEVELOPERS CONSTRUCTION

STATE OF TEXAS
COUNTY OF TRAVIS

I, JOHN E BRAUTIGAM, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF CHAPTER 25 AND TITLE 30, OF THE AUSTIN CITY CODE, AS AMENDED, AND TO THE BEST OF MY KNOWLEDGE IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

DATE: 03-18-2014
JOHN E BRAUTIGAM
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5057 STATE OF TEXAS
DELTA SURVEY GROUP, INC.
8113 BRODIE LANE, STE 102
AUSTIN, TEXAS 78745



THIS TRACT IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48463C0696 H, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

I, STEVEN J. BERTKE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CHAPTER 25 AND TITLE 30 OF THE AUSTIN CITY CODE AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

STEVEN J. BERTKE
REGISTERED PROFESSIONAL ENGINEER NO. 103421
GRAY ENGINEERING, INC
8834 N. CAPITAL OF TEXAS HIGHWAY, SUITE 240
AUSTIN, TEXAS 78758
TPE FIRM 0245



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RIDGE AT SLAUGHTER FINAL PLAT
(A RESUBDIVISION OF STONE CREEK RANCH
SECTION ONE LOT 1 BLOCK A)

CASE NO. C8J-2013-0178.0A

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OF
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