200400247

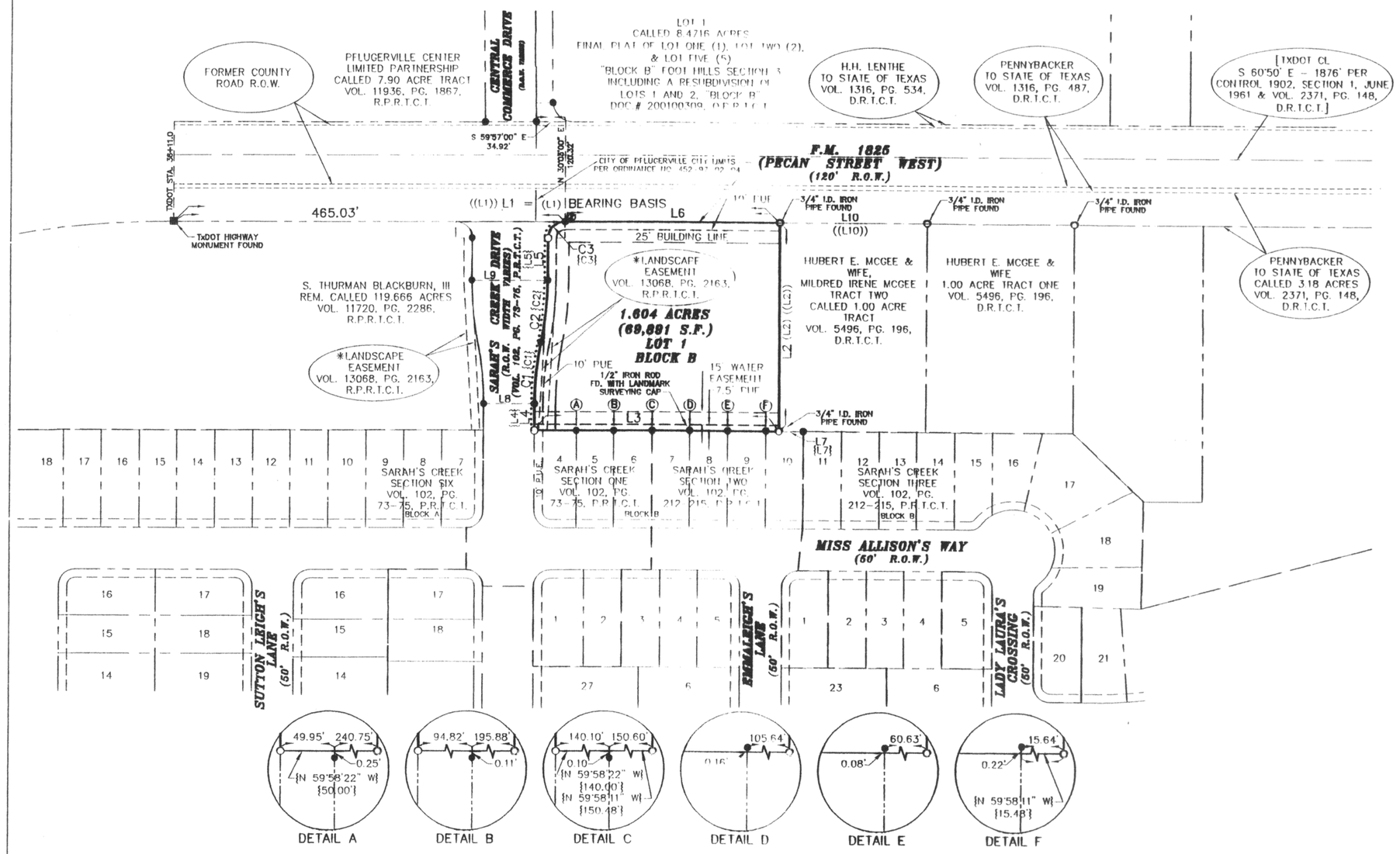
SARAH'S CREEK COMMERCIAL SECTION ONE

TOTAL AREA = 1.604 ACRES
TOTAL LOTS = 1

520 LINER FEET ADJACENT STREET FRONTAGE

100 0 50 100 200
(IN FEET)

LOCATION MAP
NOT TO SCALE



LINE TABLE		
LINE	LENGTH	BEARING
L1	720.41'	S 59°57'00" E
L2	248.11'	S 30°01'20" W
L3	290.70'	N 59°58'13" W
L4	32.09'	N 30°03'00" E
L5	50.00'	N 30°03'00" E
L6	255.38'	S 59°57'00" E
L7	29.44'	S 60°15'59" E
L8	60.00'	S 59°59'42" E
L9	90.01'	S 59°58'25" E
L10	175.68'	S 59°57'08" E

RECORD LINE TABLE		
LINE	LENGTH	BEARING
(L1)	720.57'	S 59°57' E
((L1))	720.32'	S 59°52' E
(L2)	248.13'	S 30°04' W
((L2))	248.09'	S 30°08' W
[L4]	32.09'	N 30°06'09" E
[L5]	50.00'	N 30°06'09" E
[L7]	29.52'	N 59°58'22" W
((L10))	175.83'	S 59°52' E

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	11°42'56"	360.00'	73.61'	73.48'	N 35°58'01" E
C2	11°41'46"	360.00'	73.49'	73.36'	N 35°51'00" E
C3	90°43'58"	20.00'	31.67'	28.46'	N 75°16'15" E

RECORD CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
(C1)	11°42'57"	360.00'	73.61'	73.48'	N 35°57'37" E
(C2)	11°42'57"	360.00'	73.61'	73.48'	N 35°57'37" E
(C3)	90°00'00"	20.00'	31.42'	28.28'	N 75°06'09" E

* LANDSCAPE EASEMENT GRANTED TO CONTINENTAL HOMES OF AUSTIN, L.P.

② BENCH MARK SET – TOP OF NORTH BOLT IN BASE OF TRAFFIC LIGHT POLE AT SOUTH EAST CORNER OF INTERSECTION F.M. 1825 AND SARAH'S CREEK DRIVE ELEVATION = 818.72

LEGEND

● = FOUND 1/2" IRON ROD UNLESS OTHERWISE SHOWN HEREON
○ = SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "WALLACE GROUP"
····· = SIDEWALK REQUIRED
P.U.E. = PUBLIC UTILITY EASEMENT
D.R.T.C.T. = DEED RECORDS OR TRAVIS COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS TRAVIS COUNTY, TEXAS
R.P.R.T.C.T. = REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
[BEARING – DIST.] = PLAT CALL PER VOL. 102, PG. 73-75 OR PG. 212-215, P.R.T.C.T.
( ) = DEED CALL PER VOL. 11720, PG. 2286, R.P.R.T.C.T.
(( )) = DEED CALL PER VOL. 5496, PG. 196, D.R.T.C.T.

CITY FILE NO. C8J-94-0045.01.7A

THE WALLACE GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS
OLD TOWN SQUARE
ONE CHISHOLM TRAIL SUITE 130
ROUND ROCK, TEXAS 78681
(512-248-0065) (FAX 512-248-0359)

Proj. No. 16609	Sheet
Date 03/18/04	1
Drawing 16609FIN.dwg	of
Scale 1" = 100'	2

WG PLAT #RR-C-1376-1

200400247

SARAH'S CREEK COMMERCIAL SECTION ONE

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS §
That S. Thurman Blackburn, III, being owner of 1.604 acres of land situated in the L.C. Cunningham Survey No. 68, Travis County, Texas, and being a portion of the remainder of a 119.666 acre tract having been conveyed to him by Special Warranty Deed of record in Volume 11720, Page 2286, Real Property Records of Travis County, Texas, and being all of that 0.016 acre tract having been conveyed to him by Deed Without Warranty of record in Volume 13358, Page 3396, Real Property Records of Travis County, Texas, same being described as Parcel A in said deed; and said owner does hereby subdivide said 1.604 acres of land, pursuant to Chapters 212 and 232 of the Texas Local Government Code and Title 25 of the Austin City Code as amended, to be known as:

SARAH'S CREEK COMMERCIAL SECTION ONE

Subject to the covenants and restrictions shown hereon, and owner does hereby dedicate to the public the use of all easements shown hereon, subject to any easements and/or restrictions heretofore granted and not released.

WITNESS MY HAND as of the date below.

S. Thurman Blackburn, III
P.O. Box 27335
Austin, Texas 78755

S. Thurman Blackburn, III — 06/17/04 Date

STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on 6/17/04, 2004, by S. Thurman Blackburn, III.

Notary Public, State of Texas

Kelley Clampitt
Print or Type Notary's Name

My Commission Expires: 5/5/07

KELLEY CLAMPITT
Notary Public, State of Texas
My Commission Expires
MAY 3, 2007

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION OF THE CITY OF AUSTIN ON THIS THE 13th DAY OF July, 2004.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, WATERSHED PROTECTION & DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 13th DAY OF July, 2004, A.D.

Joe Pantallon, P.E., Acting Director
Watershed Protection and Development Review Department

TRAVIS COUNTY COMMISSIONERS' COURT APPROVAL AND RESOLUTION

IN APPROVING THIS PLAT, THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, 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, AND OTHER PUBLIC THOROUGHFARES, OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR THE 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. 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 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.

NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO APPROVED PUBLIC WATER AND WASTEWATER SYSTEMS.

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 3 DAY OF August, 2004, 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 13 DAY OF August, 2004, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS
By _____ DEPUTY

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 23 DAY OF August, 2004 A.D. AT 4:09 O'CLOCK P.M., AND DULY RECORDED ON THE 23 DAY OF August, 2004, AT 4:09 O'CLOCK P.M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE, IN DOCUMENT 200400247. WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE DAY OF 23 DAY OF August, 2004 A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS
By _____ DEPUTY

FILED FOR RECORD AT 4:09 O'CLOCK P.M. THIS 23 DAY OF August 2004 A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS
By _____ DEPUTY

1. 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 the lots in this subdivision is the responsibility of the developer and/or the owners of the lots. Failure to construct any required infrastrucutre 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 occupany.

2. CONSTRUCTION PLAN NOTE
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 replatting may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements.

3. OCCUPANCY NOTE
No lot within this subdivision may be occupied until connected to the City of Austin water and wastewater system.

4. DRIVEWAY NOTE
For a minimum travel distance of 25 feet from the roadway edge, driveway grades may exceed 14% only with specific approval of surface and geometric design proposals by the City of Austin.

5. EROSION AND SEDIMENTATION CONTROL NOTE
Erosion controls are required for all construction on each lot, pursuant to LDC Section 25-8-181 and the Environmental Criteria Manual.

6. SIDEWALKS
Public sidewalks built to City of Austin standards are required along the east side of Sarah's Creek Drive as shown by a dotted line on the face of the plat. The required 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. LDC, 25-6-351.

7. WATER & WASTEWATER IMPROVEMENTS
All water and wastewater system improvements must be in accordance with City of Austin Water and Wastewater system design criteria and specifications. All water and wastewater plans must be presented to the City of Austin for review and approval. All water and wastewater construction must be inspected by the City of Austin.

8. SITE DEVELOPMENT PERMIT
Prior to construction on any lot in this subdivision, a site development permit must be obtained from the City of Austin.

9. Development of the lots in this subdivision is restricted to uses other than single family residential.

10. DETENTION
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.

11. DRAINAGE EASEMENT OBSTRUCTIONS
No buildings, fences, landscaping or other obstructions are permitted in drainage easements except as approved by the City of Austin and/or Travis County.

12. DRAINAGE EASEMENT MAINTENANCE
All drainage easements on private property shall be maintained by the property owner or assigns.

13. DRAINAGE EASEMENT ACCESS
Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.

14. WATERSHED
This subdivision is located in the Gilleland Creek watershed, classified as Suburban.

15. 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 Section 25-8-211.

16. Development of this property is subject to Chapter 25-8 of the Land Development Code.

17. Travis County Development Permit required prior to any site development.

18. No driveway shall be constructed closer than 150 feet to the edge of pavement of an intersecting arterial street. No driveway shall be constructed closer than 50 feet to the edge of pavement of an intersecting local or collector street.

19. 100 YEAR FLOOD PLAIN
No portion of this property is within a Special Flood Hazard Area as shown on the Flood Insurance Rate Map Number 48453C0110 E, Effective Date June 16, 1993 for Travis County, Texas and Incorporated areas.

ENGINEER CERTIFICATE
I, Kenneth W. Martin, am authorized under the laws of the State of Texas to practice the profession of engineering, and hereby certify that this plat is feasible from an engineering standpoint and complies with the engineering related portions of Title 25 of the of the Austin City Code, as amended, and is true and correct to the best of my knowledge.

Engineered by:
The Wallace Group, Inc.

Kenneth W. Martin, R.P.E. #65971 — 6-17-04 Date
One Chisholm Trail Suite 130
Round Rock, Texas 78681
Phone: (512) 248-0065

STATE OF TEXAS
KENNETH W. MARTIN
65971

Reviewed for General Compliance
City of Austin
FEB 10 2005

SURVEYOR CERTIFICATE
I, Vana H. Proffitt, am authorized under the laws of the State of Texas to practice the profession of land surveying, and hereby certify that this plat complies with Title 25 of the Austin City Code of 1999, as amended, and was prepared from an actual survey on the ground of the property made under my supervision.

Vana H Proffitt, R.P.L.S. No. 5779 — 6-17-04 Date
The Wallace Group, Inc.
Old Town Square
One Chisholm Trail, Suite 130
Round Rock, Texas 78681
Phone: (512) 248-0065

STATE OF TEXAS
VANA H. PROFFITT
5779
PROFESSIONAL
LAND SURVEYOR

CITY FILE NO. C8J-94-0045.01.7A

THE WALLACE GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS
OLD TOWN SQUARE
ONE CHISHOLM TRAIL SUITE 130
ROUND ROCK, TEXAS 78681
(512-248-0065) (FAX 512-248-0359)

Proj. No. 16609	Sheet
Date 03/18/04	2
Drawing 16609FIN.dwg	of
Scale 1" = 100'	2

WG PLAT #RR-C-1376-2