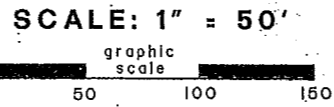


2012-0024

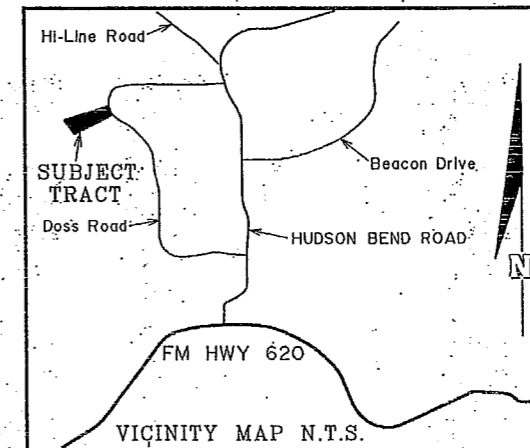
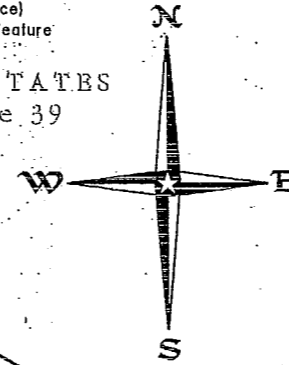
# RESUBDIVISION OF LOT 75 LA HACIENDA ESTATES

**AREA RECAP**  
LOT 75A = 3.22 Acres Residential Use  
LOT 75B = 2.00 Acres Commercial Use  
R.O.W. dedication = 0.02 Acre  
TOTAL AREA = 5.24 Acres  
Total Number of Lots = 2

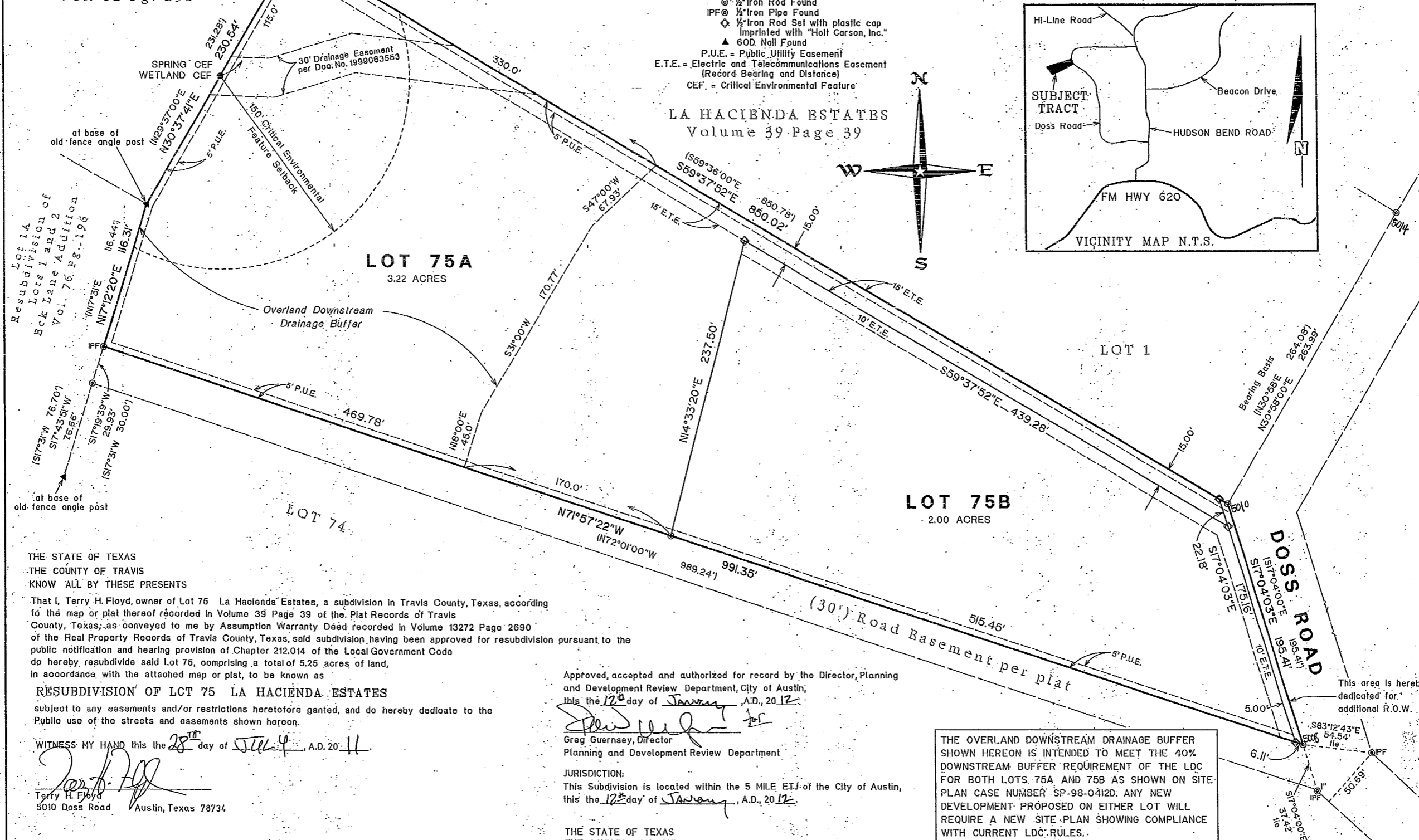


- Legend**
- ⊙ 1/2" Iron Rod Found
  - IPF ⊙ 1/2" Iron Pipe Found
  - ◇ 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
  - ▲ 60D Nail Found
  - P.U.E. = Public Utility Easement
  - E.T.E. = Electric and Telecommunications Easement (Record Bearing and Distance)
  - CEF = Critical Environmental Feature

LA HACIENDA ESTATES  
Volume 39 Page 39



Lot 2  
The Piland Addition  
Vol. 82 Pg. 251



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

That I, Terry H. Floyd, owner of Lot 75 La Hacienda Estates, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 39 Page 39 of the Plat Records of Travis County, Texas, as conveyed to me by Assumption Warranty Deed recorded in Volume 13272 Page 2690 of the Real Property Records of Travis County, Texas, said subdivision having been approved for resubdivision pursuant to the public notification and hearing provision of Chapter 212.014 of the Local Government Code do hereby resubdivide said Lot 75, comprising a total of 5.25 acres of land, in accordance with the attached map or plat, to be known as

### RESUBDIVISION OF LOT 75 LA HACIENDA ESTATES

subject to any easements and/or restrictions heretofore granted, and do hereby dedicate to the Public use of the streets and easements shown hereon.

WITNESS MY HAND this the 28<sup>th</sup> day of July, A.D. 2011

*Terry H. Floyd*  
Terry H. Floyd  
5010 Doss Road Austin, Texas 78734

Approved, accepted and authorized for record by the Director, Planning and Development Review Department, City of Austin, this the 12<sup>th</sup> day of January, A.D., 2012

*Greg Guernsey*  
Greg Guernsey, Director  
Planning and Development Review Department

#### JURISDICTION:

This Subdivision is located within the 5 MILE ETJ of the City of Austin, this the 12<sup>th</sup> day of January, A.D., 2012.

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I, Holt Carson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with the Austin City Code, and is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

*Holt Carson*  
Holt Carson  
Registered Professional Land Surveyor No. 5166  
HOLT CARSON, Incorporated  
1904 Fortview Road Austin, Texas 78704  
(512)-442-0990



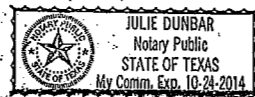
THE OVERLAND DOWNSTREAM DRAINAGE BUFFER SHOWN HEREON IS INTENDED TO MEET THE 40% DOWNSTREAM BUFFER REQUIREMENT OF THE LDC FOR BOTH LOTS 75A AND 75B AS SHOWN ON SITE PLAN CASE NUMBER SP-98-0412D. ANY NEW DEVELOPMENT PROPOSED ON EITHER LOT WILL REQUIRE A NEW SITE PLAN SHOWING COMPLIANCE WITH CURRENT LDC RULES.

#### CEF NOTE:

ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH SECTION 30-5-28(C)(2). THIS SECTION STATES THAT THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.

I, the undersigned authority, on this the 28 day of July, A.D., 2011, did personally appear Terry H. Floyd, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC *Julie Dunbar*  
Printed Name Julie Dunbar  
Commission Expires 10-24-2014



7-27-2011  
Date

14077

2012-00024

# RESUBDIVISION OF LOT 75 LA HACIENDA ESTATES

NOTES 1) All restrictions and notes from the previous existing subdivision: "La Hacienda Estates" a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 39 Page 39 of the Travis County Plat Records, shall apply to this resubdivision plat.

2) Building Setback Lines shall be in conformance with the City of Austin Zoning requirements.

3) Watershed Status: This subdivision is located within the Lake Travis Watershed which is classified as Water Supply Rural.

4) This project is not located over the Edwards Aquifer Recharge Zone.

THE STATE OF TEXAS \*  
THE COUNTY OF TRAVIS \*  
I do hereby certify that the engineering work being submitted herein complies with all provisions of the Texas Engineering Practice Act, including Section 131.152(e), I hereby acknowledge that any misrepresentation regarding this certification constitutes a violation of the Act, and may result in criminal, civil and/or administrative penalties against me as authorized by the Act.

No portion of this subdivision is within the boundaries of the 100-year flood plain of any waterway that is within the limits of study of the Federal Flood Administration FIRM panels 48453C 0215 H and 48453C 0220 H, dated Sept. 1988.

*Kurt Prossner*  
Kurt Prossner, P.E., No. 58191  
13377 Pond Springs Road Austin, Texas 78708  
Date 7/26/11



EACH AND EVERY ON-SITE SEWAGE FACILITY INSTALLED WITHIN THIS SUBDIVISION MUST BE PERMITTED, INSPECTED AND APPROVED FOR OPERATION UNDER THOSE TERMS, STANDARDS AND REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND LOWER COLORADO RIVER AUTHORITY AS ARE IN EFFECT AT THE TIME SUCH APPLICATIONS FOR PERMITS ARE MADE. THESE LOTS MAY REQUIRE PROFESSIONALLY DESIGNED WASTEWATER DISPOSAL SYSTEMS DUE TO TOPOGRAPHICAL AND GEOLOGICAL CONSIDERATIONS.

*Laura Mendenhall*  
LARA OSF REPRESENTATIVE OS007172  
DATE 7/26/2011

*AP Baker*  
Chairperson

*Secretary*  
Secretary

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE 20th DAY OF Sept, 2011

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, 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 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.

THE STATE OF TEXAS \*  
THE COUNTY OF TRAVIS \*  
I, Dana Debeauvoir, Clerk of the County Court of Travis County, Texas, do hereby certify that on the 10th day of January, A.D., 2012, 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, this the 27th day of January, A.D., 2012.



Dana Debeauvoir, County Clerk  
Travis County, Texas  
By *Robert Carmel*  
Deputy

1. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY.
2. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT PRIOR TO DEVELOPMENT BY ON-SITE PONDS OR OTHER APPROVED METHODS.
3. 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 OR TRAVIS COUNTY.
4. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS.
5. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR CONSTRUCTION PLANS OF THE SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING THIS SUBDIVISION, AT THE OWNERS' SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
6. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
7. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE MATERIALS AND GEOMETRIC DESIGN APPROVED BY THE CITY OF AUSTIN.
8. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREET AND SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: DOSS ROAD; THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED OR WHEN THE STREET IS IMPROVED TO CURB AND GUTTER 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.
9. PRIOR TO CONSTRUCTION, EXCEPT FOR SINGLE FAMILY RESIDENTIAL, ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
10. 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 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
11. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED WATER AND WASTEWATER SYSTEM.
12. 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 TITLE 30 OF THE CITY OF AUSTIN'S LAND DEVELOPMENT CODE.
13. THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRICAL SERVICE TO THIS PROJECT. THIS AUSTIN ENERGY WORK SHALL BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
14. A TRAVIS COUNTY SITE DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
15. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATIONS 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 REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATION FOR CERTAIN DEVELOPMENT PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.

RECEIVED, ACCEPTED AND AUTHORIZED FOR RECORD UNDER SECTION 30-2.8(d) OF THE AUSTIN/ TRAVIS COUNTY SUBDIVISION REGULATIONS, BY THE EXECUTIVE MANAGER, TRANSPORTATION AND NATURAL RESOURCES, TRAVIS COUNTY, THIS THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

STEVEN M. WILLIAMS, P.E. COUNTY EXECUTIVE  
TRANSPORTATION AND NATURAL RESOURCES

THE STATE OF TEXAS  
THE 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 27th day of January, A.D., 2012 at 10:00 o'clock A.M. and duly recorded on the 27th day of January, A.D., 2012 at 10:00 o'clock A.M. in the Official Public Records of said County and State in Document # 2012-00024

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the 27th day of January, A.D., 2012.



DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS  
By *V. Benavides*  
Deputy