

SKETCH TO ACCOMPANY FIELD NOTES

C.E.P.I. & M. CO. SURVEY NO. 47,
ABSTRACT NO. 2097

LAKEWAY HIGHLANDS
PHASE 1, SEC. 8A
DOCUMENT NO. 201400310

0.050 ACRES
(2,198 SQUARE FEET)

PENINSULA WAY
(R.O.W. VARIES)

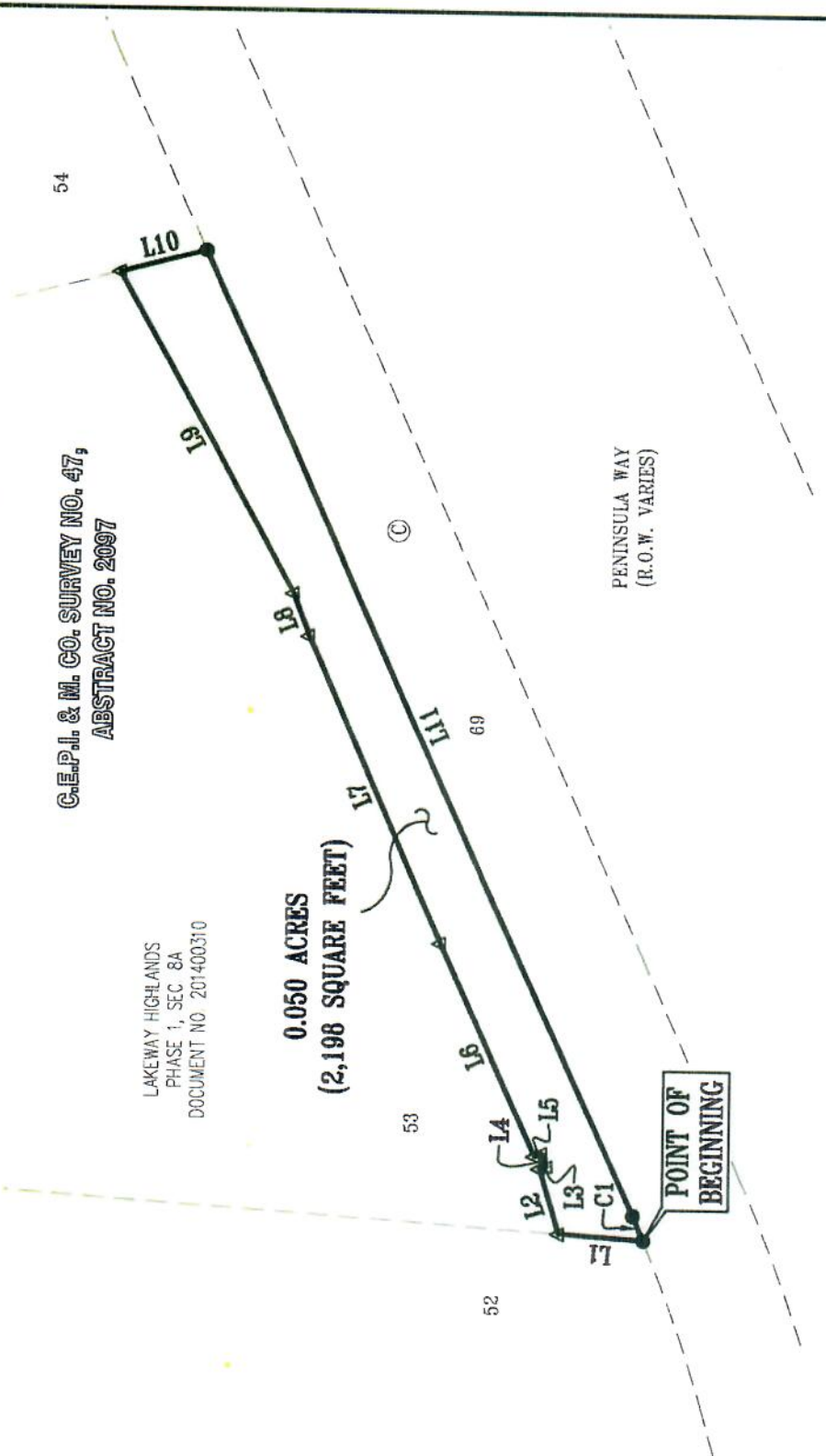


SCALE: 1" = 30'

LEGEND

- 1/2" IRON ROD FOUND
- △ CALCULATED POINT

Line Table	
Line #	Direction
L1	N41°01'02"W
L2	N28°22'25"E
L3	S62°49'02"E
L4	N23°37'55"E
L5	N64°26'51"W
L6	N20°48'22"E
L7	N21°08'37"E
L8	N24°10'41"E
L9	N16°15'16"E
L10	S59°34'51"E
L11	S20°40'00"W



Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	4.68	250.00	S21°12'13"W	4.68	2.34	1°04'25"

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83

CBD

Carlson, Brigrance & Doering, Inc.

FIRM ID: HFE791 REG. # 10024900

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

FIELD NOTES

BEING ALL OF THAT CERTAIN 0.050 ACRE (2,198 SQUARE FEET) TRACT OR PARCEL OF LAND, OUT OF THE C.E.P.I. & M. CO., SURVEY NUMBER 47, ABSTRACT NUMBER 2097, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF LOT 53, BLOCK C, LAKEWAY HIGHLANDS, PHASE 1, SECTION 8A, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 201400310 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.050 ACRES (2,198 SQUARE FEET) TRACT OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found at the southernmost corner of said Lot 53, being at the easternmost corner of Lot 52, Block C, of said Lakeway Highlands, Phase 1, Section 8A, same being in the west line of Lot 69, Block C, of said Lakeway Highlands, Phase 1, Section 8A, for the southernmost corner and the **POINT OF BEGINNING** of the herein described tract,

THENCE, N41°01'02"W, with the common line of said Lots 52 and 53, a distance of 14.83 feet to a calculated point for corner,

THENCE, over and across said Lot 53, the following eight (8) courses and distances, numbered 1 through 8,

- 1) N28°22'25"E, a distance of 11.99 feet to a calculated point for corner,
- 2) S62°49'02"E, a distance of 1.38 feet to a calculated point for corner,
- 3) N23°37'55"E, a distance of 2.48 feet to a calculated point for corner,
- 4) N64°26'51"W, a distance of 1.36 feet to a calculated point for corner,
- 5) N20°48'22"E, a distance of 40.86 feet to a calculated point for corner,
- 6) N21°08'37"E, a distance of 58.52 feet to a calculated point for corner,
- 7) N24°10'41"E, a distance of 7.99 feet to a calculated point for corner, and
- 8) N16°15'16"E, a distance of 63.90 feet to a calculated point in the northeast line of said Lot 53, being in the southwest line of Lot 54 of said Lakeway Highlands, Phase 1, Section 8A, for the northernmost corner of the herein described tract of land,

THENCE, S59°34'51"E, with the common line of said Lots 53 and 54, a distance of 15.42 feet to a 1/2 inch iron rod found at the easternmost corner of said Lot 53, being at the southernmost corner of said Lot 54, same being in the northwest line of said Lot 69, for the easternmost corner of the herein described tract of land,

THENCE, with the common line of said Lots 53 and Lot 69, the following two (2) courses and distances, numbered 1 and 2,

- 1) S20°40'00"W, a distance of 185.13 feet to a 1/2 inch iron rod found at the beginning of a curve to the right, and
- 2) Along said curve to the right, having a radius of 250.00 feet, an arc length of 4.68 feet, and a chord that bears S21°12'13"W, a distance of 4.68 feet to the **POINT OF BEGINNING** and containing 0.050 acre (2,198 Square Feet) of land.

Surveyed by:

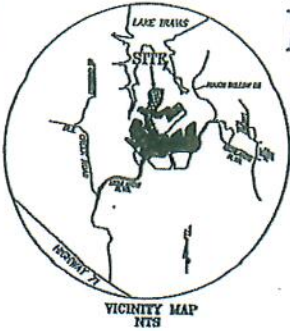
 22 Dec 2020

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BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203)

LAKEWAY HIGHLANDS, PHASE 1, SECTION 8A



SCALE: 1" = 100'

SOUTHWESTERN CORNER OF
G. LOHMAN SURVEY 153A,
A-508
A NORTHERN CORNER OF
C.E.P.L. & M. SURVEY 1
NO. 44E 9437/-

LAS VENTANAS LAND PARTNERS, LTD.
REMAINDER OF 1023.257 ACRE TRACT
DOC. #2004230439

LEGEND

- 1/2" CAPPED IRON ROO SET
- ⊙ 1/2" CAPPED IRON ROO FOUND
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- B.L. BUILDING LINE
- A.E. ACCESS EASEMENT
- 1 LOT NUMBER
- ⊙ BLOCK DESIGNATION
- ⊙ APPROXIMATE LOCATION OF SIDEWALKS

DATE: DECEMBER 3, 2014

OWNER:
LAS VENTANAS LAND PARTNERS, LTD.
c/o HAYTHAM DAMLETT
2101 LAKEMAY BLVD., STE. 205
AUSTIN, TEXAS 78734
(512) 306-1444 phone
(512) 306-1620 fax

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
(512) 280-5160 phone
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FEMA MAP NUMBER: 48453C 0385H

DATED: SEPTEMBER 26, 2008
TRAVIS COUNTY, TEXAS

TOTAL ACREAGE: 23.814 ACRES

SURVEY: C.E.P.L. & M. CO. SURVEY NO. 47

NOTE THE LOTS IN THIS SUBDIVISION ARE SUBJECT
TO THE FOLLOWING SETBACKS:
STREET SETBACK LINE - 25' REAR AND SIDE
BUILDING SETBACK LINE - 5'

TOTAL NUMBER OF LOTS:	27
SINGLE FAMILY LOTS	20
L.S.E./P.U.E. LOTS	4
GREENBELT/D.E./P.U.E./L.S.E.	1
A.E./L.S.E./P.U.E.	1
PRIVATE STREET, P.U.E.	1
ACCESS AND DRAINAGE	1
NUMBER OF BLOCKS	5

RIGHT-OF-WAY LINEAR FOOTAGE AND AREA OF STREETS

STREET NAMES	RIGHT-OF-WAY	LINEAR FOOTAGE	AREA	CLASS	PAYMENT WIDTH	DESIGN SPEED
PRIMO FLORE TERRACE	50' ROW	527'	0.591 ACRES	LOCAL (PRIVATE)	28' FF	25 MPH
PIRLO PASS	50' ROW	296'	0.264 ACRES	LOCAL (PRIVATE)	28' FF	25 MPH
VENUSMIA BEND	50' ROW	1192'	1.592 ACRES	LOCAL (PRIVATE)	28' FF	25 MPH
PENNSYLVIA WAY	ROW VARIES	1714'	1.588 ACRES	LOCAL	28' FF	25 MPH

SHEET NO. 1 OF 4

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LAKEWAY HIGHLANDS, PHASE 1, SECTION 8A

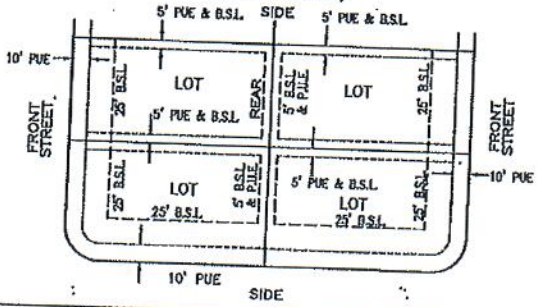
CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	475.00'	25.91'	25.90'	N89°12'28"W
C2	280.00'	202.48'	187.41'	N37°30'39"W
C3	275.00'	189.75'	186.01'	N41°14'53"E
C4	425.00'	584.00'	538.13'	N83°22'01"E
C5	50.00'	41.85'	40.84'	S53°17'13"E
C6	82.00'	51.90'	50.40'	S53°17'13"E
C7	1070.00'	357.42'	358.72'	S11°05'50"W
C8	472.14'	271.10'	287.39'	S37°06'59"W
C9	470.00'	150.86'	150.31'	S44°17'42"W
C10	45.00'	67.74'	61.62'	S34°08'40"E
C11	1030.00'	133.84'	133.84'	S09°15'11"W
C12	628.00'	59.69'	59.69'	S58°11'23"W
C13	5.00'	18.01'	9.98'	N32°31'52"W
C14	5.00'	7.85'	7.07'	S81°30'12"E
C15	5.00'	7.98'	7.18'	S92°15'04"W
C16	175.00'	42.55'	42.44'	S26°56'48"W
C17	190.00'	18.24'	18.21'	S56°30'46"W
C18	7.50'	23.56'	15.00'	N50°35'13"W
C19	175.00'	18.80'	18.00'	S38°39'45"W
C20	5.00'	14.49'	9.83'	S83°03'12"E
C21	270.00'	39.05'	39.07'	N24°48'39"E
C22	413.84'	68.70'	68.83'	N33°34'28"E
C23	184.00'	101.64'	100.35'	N54°01'38"E
C24	25.00'	32.65'	30.30'	N03°23'32"W
C25	218.00'	87.44'	96.82'	S20°58'18"W
C26	184.00'	58.94'	68.48'	N18°47'07"E
C27	330.00'	22.07'	22.06'	S27°35'27"W
C28	350.00'	23.36'	23.36'	S27°35'40"W
C29	15.00'	23.93'	21.47'	N20°08'54"W
C30	184.00'	81.26'	81.02'	N18°47'07"E
C31	236.00'	106.47'	106.57'	S00°59'16"W
C32	251.00'	25.28'	25.27'	S37°37'23"W
C33	587.00'	148.24'	148.84'	S82°33'56"W
C34	184.00'	90.29'	98.45'	N57°01'06"E
C35	25.00'	40.91'	38.22'	S18°44'44"E
C36	325.00'	179.25'	177.28'	N16°21'08"E
C37	393.84'	63.45'	63.41'	N33°34'28"E
C38	250.00'	38.16'	38.13'	N24°48'39"E
C39	25.00'	39.27'	35.38'	N25°10'47"E
C40	475.00'	147.83'	148.05'	N16°48'48"E
C41	25.00'	38.83'	33.58'	N16°48'12"W
C42	25.00'	34.58'	31.90'	S30°09'37"W
C43	310.00'	134.53'	133.48'	S72°35'18"E
C44	290.00'	474.80'	411.24'	N87°33'44"E
C45	795.00'	107.77'	107.66'	N11°23'49"E
C46	845.00'	114.54'	114.48'	N11°23'49"E
C47	310.00'	338.24'	321.71'	N48°52'18"E
C48	200.00'	564.58'	584.83'	N73°21'24"W
C49	150.00'	419.83'	295.57'	N72°37'49"W
C50	25.00'	22.74'	21.28'	N51°49'22"E
C51	80.00'	301.45'	70.65'	S86°02'28"E
C52	25.00'	24.28'	23.83'	S01°22'22"E
C53	250.00'	4.88'	4.88'	R21°12'13"E
C54	250.00'	31.45'	31.45'	N29°29'50"E
C55	1050.00'	350.74'	350.11'	N11°05'50"E
C56	887.00'	24.23'	24.23'	S88°39'38"W
C57	310.00'	55.45'	55.38'	N12°40'18"E
C58	310.00'	100.44'	100.00'	N58°19'32"E
C59	310.00'	190.44'	190.00'	N39°42'03"E
C60	310.00'	81.81'	81.87'	N22°30'59"E
C61	845.00'	18.48'	18.48'	N16°39'13"E
C62	200.00'	98.06'	95.01'	N10°45'13"E
C63	200.00'	84.57'	83.84'	N25°44'56"W
C64	200.00'	86.06'	85.38'	N30°11'12"W
C65	200.00'	85.91'	85.28'	N54°49'09"W
C66	200.00'	86.01'	85.35'	N12°28'40"W
C67	200.00'	86.24'	85.57'	S75°32'59"W
C68	200.00'	86.63'	85.95'	S32°14'38"W
C69	200.00'	45.17'	45.05'	S51°07'22"W
C70	80.00'	38.53'	37.87'	S92°28'42"W
C71	80.00'	81.48'	75.38'	S02°11'42"W
C72	80.00'	47.29'	46.69'	S87°38'27"E
C73	80.00'	50.18'	49.00'	N73°23'40"E

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING
C74	80.00'	84.19'	81.16'	N18°36'33"E
C75	80.00'	18.81'	18.73'	N29°56'24"W
C76	587.00'	125.01'	124.78'	S61°22'37"W
C77	25.00'	35.63'	32.69'	S81°31'17"E
C78	25.00'	33.72'	31.22'	S82°42'20"E
C79	25.00'	1.91'	1.91'	S42°29'56"E
C80	1050.00'	109.78'	108.73'	N17°40'16"E
C81	1050.00'	139.37'	139.28'	N10°52'28"E
C82	1050.00'	101.59'	101.56'	N04°17'59"E
C83	438.00'	45.60'	45.58'	S68°15'31"E
C84	81.00'	30.39'	30.08'	N54°08'00"W
C85	280.00'	30.34'	30.32'	S63°29'55"E
C86	280.00'	289.81'	273.04'	N91°15'33"E
C87	280.00'	154.35'	152.00'	N32°17'12"E
C88	785.00'	68.42'	68.41'	N12°33'12"E
C89	785.00'	41.34'	41.34'	N09°00'12"E
C90	39.00'	8.74'	8.77'	N53°21'48"W
C91	85.50'	59.22'	58.04'	N20°03'48"W
C92	425.00'	138.80'	137.89'	N86°36'35"W
C93	425.00'	218.51'	217.08'	S87°15'03"W
C94	425.00'	191.84'	190.21'	S41°31'28"W
C95	425.00'	34.02'	34.04'	S28°17'42"W
C96	275.00'	29.72'	29.71'	S20°54'18"W
C97	275.00'	160.03'	157.78'	S01°08'18"W
C98	81.00'	35.84'	35.14'	S23°57'30"E
C99	567.00'	120.80'	120.37'	S83°45'00"W
C100	200.00'	4.00'	4.00'	N05°56'28"E
C101	470.00'	77.88'	77.78'	S30°20'50"W
C104	470.00'	48.85'	48.83'	S22°33'44"W
C105	530.00'	58.22'	58.20'	N22°33'44"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	80.00'	N70°28'36"W
L2	50.00'	N57°10'47"E
L3	81.83'	N52°48'13"W
L4	50.00'	N27°50'49"E
L5	80.00'	S89°20'00"E
L6	19.18'	S82°40'00"W
L7	31.91'	S77°16'02"E
L8	58.90'	S52°39'48"W
L9	4.83'	S36°30'12"E
L10	11.84'	S33°54'43"W
L11	82.78'	S33°54'43"W
L12	43.04'	S18°45'24"E
L13	34.57'	S12°27'53"E
L14	39.26'	N20°40'00"E
L15	12.95'	S33°54'43"W
L16	35.58'	S30°10'47"E
L17	31.55'	N25°35'04"E
L18	35.67'	S21°04'47"W
L19	38.33'	S89°02'42"E
L20	28.97'	S12°44'45"E
L21	83.88'	S89°47'52"E
L22	78.37'	N69°47'52"W
L23	47.32'	S28°38'04"W
L24	32.21'	N25°35'09"E
L25	11.84'	S33°54'43"W
L26	31.91'	S10°41'47"E
L27	28.72'	S28°18'34"E
L28	31.61'	S87°14'28"E
L29	28.98'	S42°41'47"E
L30	8.74'	S46°54'22"E

BLOCK	LOT	SQ. FT.
A	1	81,237
A	2	50,093
A	59A	12,668
A	68	5,044
A	69	106,582
A	70	48,101
B	50	39,293
C	51	51,240
C	52	46,962
C	53	33,536
C	54	26,800
C	55	24,541
C	56	29,048
C	57	33,431
C	58	43,081
C	59	42,919
C	60	39,849
C	61	31,709
C	62	25,729
C	63	25,503
C	64	28,919
C	65	47,150
C	66	40,404
C	67	39,082
C	69	36,665
E	1	1,116
F	1	688

TYPICAL LOT, BUILDING SETBACK LINE AND EASEMENT-LOCATION DETAIL (NOT TO SCALE)



SHEET NO. 2 OF 4

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PATH-J: \4504\SURVEY\PLAT PH1 SEC 8A.DWG

LAKEWAY HIGHLANDS, PHASE 1, SECTION 8A

GENERAL NOTES:

1. PRIOR TO CONSTRUCTION OF SUBDIVISION IMPROVEMENTS (PAVING AND DRAINAGE) PLANS, DETAILS, AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF LAKEWAY FOR REVIEW AND APPROVAL.
2. THE BUILDING OF STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY COUNCIL OF THE CITY OF LAKEWAY, TRAVIS COUNTY, TEXAS. THE CITY OF LAKEWAY DOES NOT ASSUME ANY RESPONSIBILITY TO BUILD ANY OF THE STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTIONS THEREWITH. THE ERECTION OF TRAFFIC-CONTROL SIGNS, SUCH AS SPEED LIMITS, "STOP" AND "YIELD" SIGNS ETC. SHALL REMAIN THE RESPONSIBILITY OF THE DEVELOPER. ALL CURB CUTS, ENHANCES AND EXITS ONTO PUBLIC STREETS OR HIGHWAYS SHALL BE APPROVED BY THE CITY OF LAKEWAY, TEXAS.
3. ALL GOVERNMENTAL AUTHORITIES, EMERGENCY SERVICES, UTILITY COMPANY PERSONNEL, GASWORKS, COLLECTION CONTRACTORS, ETC., SHALL HAVE FULL ACCESS TO THE SUBDIVISION VIA THE PUBLIC STREETS SHOWN HEREON.
4. TRAFFIC CONTROL SIGNS (STOP SIGNS, ETC.) TO BE INSTALLED BY THE DEVELOPER WILL BE LOCATED AND DETERMINED AS APPROVED BY THE CITY OF LAKEWAY ENGINEER AND SHALL BE INDICATED ON THE APPROVED STREET CONSTRUCTION PLANS FOR THE SUBDIVISION.
5. DRIVEWAY GRADES SHALL BE WITHIN THE LIMITS ESTABLISHED BY THE CITY OF LAKEWAY'S ORDINANCE 97-12-15-3.
6. COMMERCIAL DRIVEWAY LOCATIONS SHALL BE APPROVED BY THE CITY OF LAKEWAY.
7. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF LAKEWAY'S ORDINANCE 97-12-15-1.
8. ALL SIGNS SHALL COMPLY WITH THE CITY OF LAKEWAY'S ORDINANCE 97-12-15-5.
9. ALL DEVELOPMENT IN THIS SUBDIVISION IS SUBJECT TO ALL COVENANTS, CONDITIONS AND RESTRICTIONS, AS AMENDED FROM TIME TO TIME, AND RECORDED BY SEPARATE INSTRUMENT IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
10. THE CONSTRUCTION OF PUBLIC AND PRIVATE ROADWAYS AND SUBDIVISION DRAINAGE SHALL BE IN ACCORDANCE WITH THE CITY OF LAKEWAY'S ORDINANCE 97-12-15-3.
11. ALL PUBLIC AND PRIVATE STREET RIGHT-OF-WAYS ARE ALSO PUBLIC UTILITY EASEMENTS.
12. ALL BUILDING SETBACKS MUST BE IN ACCORDANCE WITH THE CITY OF LAKEWAY'S ORDINANCE, 97-12-15-1.
13. A TEN FOOT (10') PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL RIGHTS-OF-WAY HEREON.
14. MAIL BOXES SHALL BE INSTALLED AT LOT 66A, BLOCK A.

WATERSHED NOTES:

1. THIS SUBDIVISION IS LOCATED IN THE ROUGH HOLLOW CREEK WATERSHED. CONSTRUCTION ON SLOPES AND IMPERVIOUS COVER ARE LIMITED BY PROVISIONS OF THE CITY OF LAKEWAY'S ORDINANCE 97-12-15-3 AND THE DEVELOPMENT AGREEMENT AND ITS AMENDMENTS RECORDED IN VOL. 13100, PG. 376, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND ALSO AS CITY OF LAKEWAY'S RESOLUTION 97-11-17-3.
2. CONSTRUCTION ON SLOPES IN THIS SUBDIVISION SHALL BE IN ACCORDANCE WITH LAKEWAY'S ORDINANCE 97-12-15-3.
3. CUT AND FILL WITHIN THIS SUBDIVISION SHALL COMPLY WITH THE CITY OF LAKEWAY'S ORDINANCE 97-12-15-3 AND THE DEVELOPMENT AGREEMENT AND ITS AMENDMENTS RECORDED IN VOL. 13100, PG. 376, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND ALSO AS CITY OF LAKEWAY'S RESOLUTION 97-11-17-3.
4. NO FILL SHALL BE PLACED ON ANY LOT PRIOR TO ISSUANCE OF A SITE DEVELOPMENT PERMIT.
5. EROSION CONTROLS ARE REQUIRED FOR ALL SITE CONSTRUCTION IN ACCORDANCE WITH THE CITY OF LAKEWAY'S ORDINANCE 97-12-15-3.
6. IMPERVIOUS COVER SHALL NOT EXCEED THE MAXIMUM PERCENTAGE PERMITTED UNDER THE CITY OF LAKEWAY'S ORDINANCE 97-12-15-3.
7. ALL DEVELOPMENT WITHIN THIS SUBDIVISION SHALL COMPLY WITH THE CITY OF LAKEWAY'S ORDINANCE NO. 97-12-15-3 AND THE DEVELOPMENT AGREEMENT AND ITS AMENDMENTS RECORDED IN VOL. 13100, PG. 376, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND ALSO AS CITY OF LAKEWAY'S RESOLUTION 97-11-17-3.
8. EVERY LOT IN THIS SUBDIVISION IS SUBJECT TO THE CITY OF LAKEWAY'S SITE CLEARANCE PROCEDURES. NO SITE CLEARANCE, EXCAVATION, GRADING OR LANDFILL SHALL COMMENCE UNLESS A PERMIT HAS BEEN ISSUED FOR SUCH WORK IN ACCORDANCE WITH THE PROVISIONS OF APPLICABLE ORDINANCES.

UTILITY NOTES:

1. ORGANIZED WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED IN ACCORDANCE WITH THE TRAVIS COUNTY MUD 13 CRITERIA. PLANS AND SPECIFICATIONS FOR IMPROVEMENTS SHALL BE APPROVED BY TRAVIS COUNTY MUD 13 PRIOR TO CONSTRUCTION.
2. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER SYSTEM. WATER AND WASTEWATER SERVICE TO BE PROVIDED BY TRAVIS COUNTY MUD 13.
3. THIS SUBDIVISION SHALL BE SERVED BY UNDERGROUND UTILITIES.
4. LANDSCAPE AND OTHER IMPROVEMENTS CONSTRUCTED IN A PUBLIC UTILITY EASEMENT THAT ARE DAMAGED DUE TO UTILITY LINE MAINTENANCE OR INSTALLATION SHALL BE REPLACED AT THE OWNER'S EXPENSE.
5. THE ELECTRIC UTILITY HAS THE RIGHT TO CUT AND TRIM TREES AND SHRUBBERY AND REMOVE OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP EASEMENTS CLEAR OF OBSTRUCTIONS.
6. ADDITIONAL DRAINAGE, PUBLIC UTILITY OR ELECTRICAL EASEMENTS MAY BE REQUIRED TO BE MADE AVAILABLE BY THE OWNER TO THE CITY OF LAKEWAY AND UTILITY COMPANIES AS REASONABLY REQUIRED FOR DEVELOPMENT OF THIS SUBDIVISION. REASONABLE ACCESS FOR ALL EASEMENTS SHALL BE PROVIDED.
7. EVERY LOT IN THIS SUBDIVISION NOT ON AN ORGANIZED WASTEWATER SYSTEM IS SUBJECT TO THE REGULATIONS OF THE LOWER COLORADO RIVER AUTHORITY (LCRA) OR THE TRAVIS COUNTY ON-SITE WASTEWATER FACILITY PROGRAM (100WFP). NO PRIVATE SEWAGE FACILITY MAY BE USED UNTIL THE FACILITY HAS BEEN APPROVED AND LICENSED BY THE LCRA OR 100WFP. LOT SIZE REQUIREMENTS FOR RESIDENTIAL AND COMMERCIAL PRIVATE SEWAGE FACILITIES SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF LAKEWAY AND ANY OTHER ENTITY HAVING APPROVAL AUTHORITY.
8. SPECIAL WASTEWATER SERVICE NOTES: CONDITIONAL UPON THE FINAL FINISH FLOOR ELEVATION OF INDIVIDUAL LOTS, IT IS POSSIBLE THAT CERTAIN LOTS IN THIS SUBDIVISION COULD REQUIRE INSTALLATION OF A PRIVATE WASTEWATER PUMP IN ORDER TO ACCESS THE DRAINITY WASTEWATER LINE. THE INSTALLATION, IF REQUIRED, OF A PRIVATE WASTEWATER PUMP TO SERVICE AN INDIVIDUAL LOT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER AND NOT THE RESPONSIBILITY OF THE DEVELOPER, CITY OR WASTEWATER SERVICE PROVIDER.
9. ACCESS TO PAVEMENT DEDICATED BY THIS PLAT WILL BE MADE AVAILABLE TO TRAVIS COUNTY MUD 13 FOR MAINTENANCE.

DRAINAGE NOTES:

1. NO DEVELOPMENT OR CONSTRUCTION SHALL TAKE PLACE ON ANY LOT UNTIL CONSTRUCTION PLANS FOR SITE DRAINAGE ARE APPROVED BY THE CITY OF LAKEWAY IN ACCORDANCE WITH THE CITY OF LAKEWAY'S ORDINANCE 97-12-15-3.
2. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF ALL ON-SITE DRAINAGE EASEMENTS AND ROADSIDE DITCHES IN PUBLIC RIGHT-OF-WAY ONCE THE LOT ADJUTING THE RIGHT-OF-WAY IS DEVELOPED. MAINTENANCE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE CITY OF LAKEWAY'S ORDINANCE NO. 97-12-15-3.
3. THE OWNER OF ANY LOT RECEIVING DRAINAGE FROM AN ADJACENT PROPERTY SHALL INSTALL THE IMPROVEMENTS NECESSARY TO CONVEY THE 100 YEAR STORM THROUGH THE SUBJECT LOT IN THE DRAINAGE EASEMENTS DESIGNATED ON THE SUBDIVISION PLAT.
4. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PREVENT ACCESS BY GOVERNMENTAL AUTHORITY.
5. ALL PUBLIC UTILITY EASEMENTS DEDICATED ALONG ALL SIDE AND REAR LOT LINES SHALL ALSO FUNCTION AS DRAINAGE EASEMENTS AND BE FREE OF OBSTRUCTIONS.
6. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BARRIERS, FENCES OR LANDSCAPING, SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF LAKEWAY.

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEDEKHOFF, CLERK OF TRAVIS COUNTY DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 17 DAY OF December, 2014 A.D. AT 1:10 O'CLOCK P.M. AND DULY RECORDED ON THE 17 DAY OF December, 2014 A.D. AT 1:10 O'CLOCK P.M. OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 201400310

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE 17 DAY OF December, 2014 A.D.
DANA DEDEKHOFF, COUNTY CLERK, TRAVIS COUNTY, TEXAS

A. Poang
BY DEPUTY



SHEET NO. 3 OF 4

Carlson, Brigrance & Doering, Inc.
FORM ID #83791 REG. # 10224900

Civil Engineering Surveying
 1501 West Williams Canyon Austin, Texas 78719
 Phone No. (512) 280-6160 Fax No. (512) 280-6165

PATH-J:\4504\SURVEY\PLAT PH1 SEC 8A.DWG

201400310

LAKEWAY HIGHLANDS, PHASE 1, SECTION 8A

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

THAT, LAS VENTANAS LAND PARTNERS, LTD., OWNERS OF THAT CERTAIN 1023.257 ACRE TRACT OF LAND AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2004230439 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING OUT OF AND A PART OF THE C.E.P.L. & M. CO. SURVEY NO. 47 SITUATED IN TRAVIS COUNTY, TEXAS, DO HEREBY SUBORDINATE 23.814 ACRES OF LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

"LAKEWAY HIGHLANDS, PHASE 1, SECTION 8A"

SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND WE DO 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, THIS THE 20th DAY OF August, 2014, A.D.

[Signature]

LIVYTHEN DANLEY
VICE PRESIDENT OF JLV GP, INC.
A TEXAS CORPORATION
LAS VENTANAS LAND PARTNERS, LTD.
2101 LAKEWAY BLVD. #205
AUSTIN, TEXAS 78734

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Hauptman Davidoff 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 20th DAY OF August, 2014, A.D.

[Signature]



Kristin DeLong
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

APPROVAL BY THE CITY COUNCIL:
APPROVED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF LAKEWAY, TEXAS.

[Signature] 12/10/14
MAYOR, CITY OF LAKEWAY, TEXAS DATE

ATTEST:
[Signature]
CITY SECRETARY

APPROVAL BY THE ZONING AND PLANNING COMMISSION:
THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE ZONING AND PLANNING COMMISSION OF THE CITY OF LAKEWAY, TEXAS AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL.

[Signature]
CHAIRPERSON, ZONING AND PLANNING COMMISSION DATE

CERTIFICATION BY CODE OFFICIAL:
THIS SUBDIVISION IS WITHIN THE CITY LIMITS OF THE CITY OF LAKEWAY ON THIS THE 10th DAY OF December, 2014.

[Signature] 12/10/14
CODE OFFICIAL, CITY OF LAKEWAY, TEXAS DATE

CERTIFICATION BY TRAVIS COUNTY MUD 13:
THE TRACT OF LAND DESCRIBED ON THIS PLAT IS WITHIN THE BOUNDARIES OF TRAVIS COUNTY MUD NO. 13 AND HAS WATER AND WASTEWATER SERVICE AVAILABLE.

[Signature] 11-21-14
GENERAL MANAGER OF THE BOARD NO. 13 DATE

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, THE UNDERSIGNED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROVISIONS CONTAINED ON THIS PLAT COMPLY WITH THE ORDINANCES AND DRAINAGE POLICES ADOPTED BY THE CITY OF LAKEWAY AND OTHER FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS IN EFFECT AT THE TIME THE DEVELOPMENT AGREEMENT WAS ENTERED INTO. FLOOD PLAIN NOTE: NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48453C-03654, FOR TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 28, 2008.

ENGINEERING BY: *[Signature]* 8-10-14
DOUGLAS R. RUMMEL, JR., P.E. NO. 97387 DATE
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
dougjr@cbdeng.com



STATE OF TEXAS:
COUNTY OF TRAVIS:

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THE NOTES, INFORMATION AND PROVISIONS CONTAINED ON THIS PLAT COMPLY WITH THE ORDINANCES ADOPTED BY THE CITY OF LAKEWAY AND WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

SURVEYED BY: *[Signature]* 8-18-14
ROBERT J. GERTSON, R.P.L.S. NO. 6367 DATE
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
rgertson@cbdeng.com



SHEET NO. 4 OF 4

Catlon, Brigance & Doering, Inc.

PIRAMID #23791 + REG. # 1024500

City: Englewood Austin, Texas 78719
5501 West William Cannon Phone No. (512) 280-5100 Fax No. (512) 280-5183