

PLAT PREPARATION DATE: April 25, 2016
APPLICATION SUBMITTAL DATE: July 7, 2017

Lightfield

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 10th day of April, 2019, A.D., at 12:11 o'clock P.M. and duly recorded on the 10th day of April, 2019, A.D., at 12:11 o'clock P.M. in the Official Public Records of said County and State in Document No. 201900065.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the 10th day of April, 2019, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: D. Bartholomew
Deputy
D. BARTHOLOMEW



This subdivision is located in the Full Purpose Jurisdiction of the City of Austin this the 9th day of January, 2019.

ACCEPTED and AUTHORIZED for record by the Planning Commission of the City of Austin, Texas, this the 9th day of January, 2019, A.D.

[Signature] Chair
[Signature] Secretary

APPROVED, ACCEPTED AND AUTHORIZED for record by the Director, Development Services Department, City of Austin, County of Travis, this the 9th day of January, 2019, A.D.

[Signature] for
J. Rodney Gonzales, Director, Development Services Department

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.

A portion of this subdivision is within the boundaries of the 100-year flood plain (Zone AE) according to the Federal Flood Administration FIRM panel 48453C 0470 K, dated January 6, 2016.

[Signature]
Miguel Gonzales, Jr. P.E. 95681
SOUTHWEST ENGINEERS, INC.
142 Cimarron Loop
Buda, Texas 78610
(512) 312-4336

1-04-19
Date

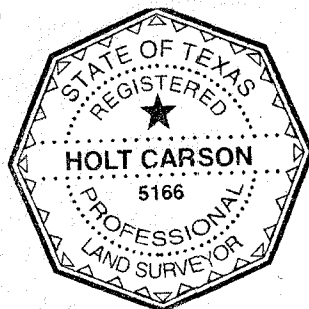


THE STATE OF TEXAS
THE COUNTY OF TRAVIS

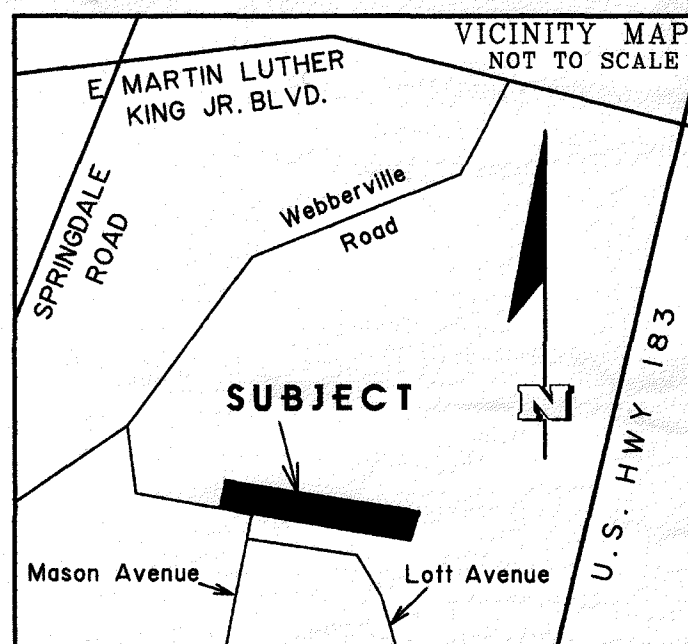
I, Holt Carson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with Title 25 of the Austin City Code, and is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

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

7-11-2018
Date



LOT SUMMARY	
TOTAL NUMBER OF LOTS:	19
NUMBER OF BLOCKS:	2
BLOCK A	
LOT 1 =	7,397 Square Feet
LOT 2 =	7,358 Square Feet
LOT 3 =	7,324 Square Feet
LOT 4 =	7,329 Square Feet
BLOCK B	
LOT 1 =	7,289 Square Feet
LOT 2 =	5,779 Square Feet
LOT 3 =	5,756 Square Feet
LOT 4 =	5,755 Square Feet
LOT 5 =	5,754 Square Feet
LOT 6 =	5,753 Square Feet
LOT 7 =	5,770 Square Feet
LOT 8 =	5,750 Square Feet
LOT 9 =	5,781 Square Feet
LOT 10 =	63,707 Square Feet (non-residential)
LOT 11 =	5,800 Square Feet
LOT 12 =	5,834 Square Feet
LOT 13 =	5,847 Square Feet
LOT 14 =	5,860 Square Feet
LOT 15 =	7,117 Square Feet



- NOTES:
- No lot shall be occupied until the structure is connected to the City of Austin water and wastewater utility system.
 - 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 inspection fee with the utility construction.
 - The landowner is responsible for providing the subdivision infrastructure, including the water and wastewater utility improvements.
 - Building Setback Lines shall be in conformance with the City of Austin Zoning ordinance requirements.
 - No buildings, fences, landscaping, or other obstructions are permitted in drainage easements except as approved by the City of Austin.
 - 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. The owner understands and acknowledges that plat vacation or replating may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements.
 - Prior to any development on any lot, a drainage plan must be submitted to and approved by the City of Austin.
 - All streets, drainage, sidewalks, erosion controls, and water and wastewater lines are required to be constructed and installed to City of Austin Standards.
 - Austin Energy has the right to cut and trim trees and shrubbery and remove obstructions to the extent necessary to keep the easements clear of obstructions. Austin Energy will perform all tree work in compliance with Chapter 25-8, Subchapter B of the City of Austin Land Development Code.
 - The owner/developer of this subdivision/lot may provide Austin Energy with any easement and/or access required for the installation and ongoing maintenance of overhead and underground electric facilities within or along the perimeter of this subdivision/lot. These easements/access are required to provide electric service to the buildings and will not be located as to cause the site to be out of compliance with the City of Austin Land Development Code.
 - The owner shall be responsible for installation of temporary erosion control, revegetation and tree protection. In addition, the owner shall be responsible for any initial 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.
 - 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 infrastructure to City standards may be just cause for the City of Austin to deny applications for certain development permits including building permits, site plan approvals and/or certificates of occupancy.
 - 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: Mason Avenue and Lightfield 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.
 - Erosion/Sedimentation controls are required for all construction on each lot, including single family and duplex construction, pursuant to the Land Development Code and the Environmental Criteria Manual.
 - 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 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 the required clearances will be charged to the owner.
 - Slopes in excess of 15% exists on Lots 2-10, Block B. Construction on these slopes is limited per the Land Development Code.
 - 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 Construction Agreement between the subdivider and the City of Austin, dated April 4, 2019, 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 the separate instrument recorded in Document No. 2019050301 in the Official Public Records of Travis County, Texas.
 - A fee-in-lieu of parkland dedication and park development has been paid for 31 dwelling units due to SF-3 zoning.
 - Parkland dedication is required per Ordinance 2016-0128-086, or as amended prior to approval of the first final plat in this subdivision.
 - The streets shown on this plat are dedicated as public right-of-way.
 - Participation in the Regional Stormwater Management Program was granted for this subdivision construction plan on 10-24-18 by the City of Austin Watershed Department, Office of the Director.
 - Two administrative variances have been granted to modify the standard 150 ft. critical environmental buffer for spring and wetland critical environmental features to coincide with Lot 10, which is 1.463 acres in size, and to allow construction of water quality pond outer portion of CEF buffer for spring and wetland within Lot 10, but not within 60 ft.
 - CCR's and HOA Bylaws Record Information Document No. 2019049774
 - A minimum 10-foot wide concrete sidewalk shall be built according to the City of Austin standards within the dedicated sidewalk, trail and recreational easement as shown by a dotted line on the face of the plat within Lot 10, Block B. The design including construction and termination shall be reviewed and constructed at the time of subdivision construction application. Failure to construct the required sidewalks may result in the withholding of Certificates of Occupancy, building permits, or utility connections by the governing body of utility company.
 - Participation in the Regional Stormwater Management Program was granted for this subdivision construction plan on 10-24-18 by the City of Austin Watershed Protection Department, Office of The Director.

CURVE DATA			
① Δ= 89°53'40" R= 42.00' T= 41.92' C= 59.34' A= 65.90' CB= N72°10'00"E	② Δ= 89°53'40" R= 61.00' T= 60.89' C= 86.19' A= 95.71' CB= S72°10'00"W	③ Δ= 89°49'20" R= 15.00' T= 14.95' C= 21.18' A= 23.52' CB= N17°58'29"W	④ Δ= 90°10'41" R= 15.00' T= 15.05' C= 21.25' A= 23.61' CB= N72°01'32"E
⑤ Δ= 57°46'09" R= 15.00' T= 8.28' C= 14.49' A= 15.12' CB= N88°13'47"E	⑥ Δ= 57°46'09" R= 15.00' T= 8.28' C= 14.49' A= 15.12' CB= S34°00'04"E	⑦ Δ= 295°32'18" R= 60.00' T= N/A C= 64.00' A= 309.49' CB= N27°06'51"E	⑧ Δ= 68°36'14" R= 60.00' T= 40.93' C= 67.63' A= 71.84' CB= S39°25'07"E
⑨ Δ= 79°09'55" R= 60.00' T= 49.61' C= 76.46' A= 82.90' CB= N66°41'49"E	⑩ Δ= 49°40'53" R= 60.00' T= 27.78' C= 50.41' A= 52.03' CB= N2°16'25"E	⑪ Δ= 76°25'31" R= 60.00' T= 47.24' C= 74.23' A= 80.03' CB= N60°46'47"W	⑫ Δ= 21°39'45" R= 60.00' T= 11.48' C= 22.55' A= 22.68' CB= S70°10'35"W

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