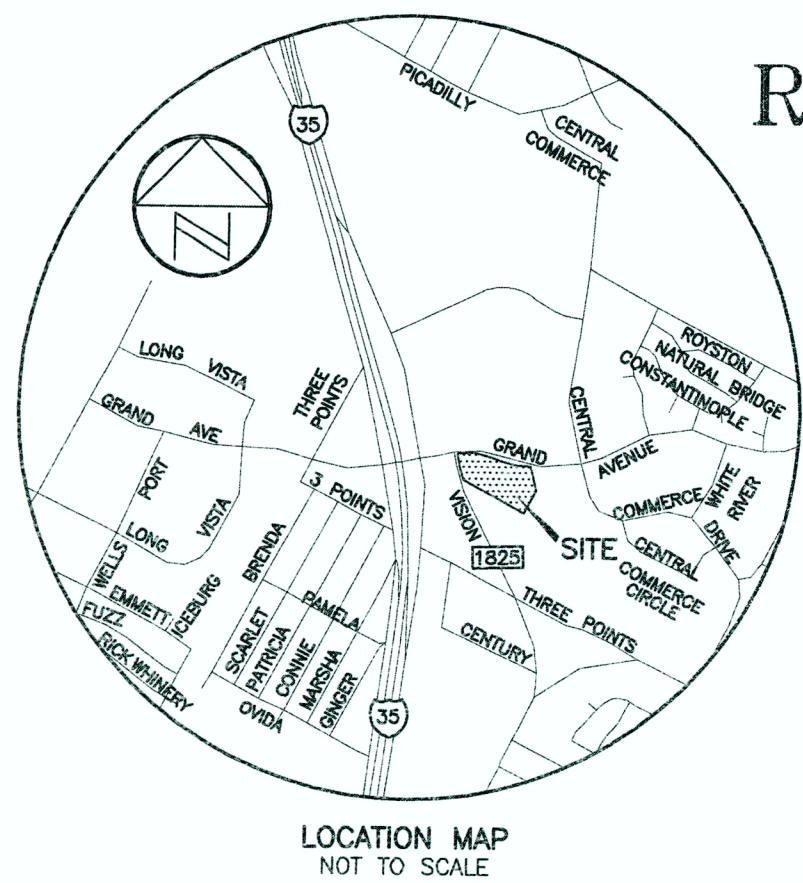


SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2017-0034.0A**Z.A.P. DATE:** 10/3/2017**SUBDIVISION NAME:** North Park Section 4 Resubdivision of Lot 1 Block B**AREA:** 12.64 acres**LOT(S):** 2**OWNER/APPLICANT:** Ruben Mendoza**AGENT:** LJA Engineering, Inc./ Danny Miller**ADDRESS OF SUBDIVISION:** 1719 Grand Avenue Parkway**GRIDS:** MN38**COUNTY:** Travis**WATERSHED:** Gilleland Creek**JURISDICTION:** 2-Mile
ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** Two Commercial Lots**ADMINISTRATIVE WAIVERS:** N/A**VARIANCES:** None**SIDEWALKS:** Sidewalks are existing on Grand Avenue Parkway.**DEPARTMENT COMMENTS:** The request is for approval of the resubdivision of North Park Section 4 Lot 1 Block B consisting of two commercial lots on 12.64 acres. Water and wastewater will be provided by Windermere Utility Company, Inc.**STAFF RECOMMENDATION:** The staff recommends approval of this resubdivision. This plan meets all applicable County, State and City of Austin LDC requirements.**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Sarah Sumner**PHONE:** 512-854-7687Email address: sarah.sumner@traviscountytexas.gov

NORTH PARK SECTION FOUR RESUBDIVISION OF LOT 1 BLOCK B



T.J. CHAMBERS SURVEY
ABSTRACT NO. 7

SCALE: 1" = 100'

GRAPHIC SCALE

100 50 0 100

LOT 1
BLOCK A
REPLAT OF LOT 1, BLOCK A NORTH
PARK, SECTION TWO
(200700332)

LOT 2
BLOCK A
REPLAT OF LOT 2, BLOCK A OF THE
REPLAT OF NORTH PARK, SECTION
TWO, LOT 2, BLOCK A
(200800254)

LOT 1A
BLOCK B
3.926 ACRES
(USE: NON-RESIDENTIAL)

LOT 1B
BLOCK B
8.699 ACRES
(USE: NON-RESIDENTIAL)

LOT 2
BLOCK B
NORTH PARK, SECTION FOUR
(86/13A)

LOT C
BLOCK B
RESUBDIVISION OF LOT 3, 4 & 5
NORTH PARK, SECTION FOUR
(99/364)

LOT 1
BLOCK A
FINAL PLAT OF SYMMETRICOM
(200400300)

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- ^{BR} 1/2" REBAR WITH "BORING" CAP FOUND
- CONCRETE HIGHWAY MONUMENT FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ⊙ TxDOT TYPE II DISK FOUND
- △ MAG NAIL WITH "CHAPARRAL" WASHER SET
- ▲ CALCULATED POINT
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- B.L. BUILDING SETBACK LINE
- E.E. ELECTRIC EASEMENT
- D.E. DRAINAGE EASEMENT
- () RECORD INFORMATION

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE
SYSTEM OF 1983 (NAD83), CENTRAL
ZONE, BASED ON GPS SOLUTIONS FROM
THE NATIONAL GEODETIC SURVEY (NGS)
ON-LINE POSITIONING USER SERVICE
(OPUS) FOR CHAPARRAL CONTROL POINT
"GA02".

4" ALUMINUM DISK SET IN CONCRETE

SURFACE COORDINATES:
N 10140805.73
E 3137799.20

TEXAS STATE PLANE COORDINATES:
N 10139791.75
E 3137485.45

ELEVATION = 824.69'
VERTICAL DATUM: NAVD 88 (GEOID 09)

COMBINED SCALE FACTOR = 0.999900010
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000100
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0
THETA ANGLE: 1°22'29"

LINE	BEARING	DISTANCE	(RECORD)
L1	S71°16'03"E	223.79'	S68°09'41"E 223.90'
L2	N22°06'15"W	46.66'	
L3	N61°38'30"W	16.77'	

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L4	N28°21'30"E	25.00'
L5	N68°53'29"E	35.64'
L6	S03°48'44"E	34.06'
L7	N77°13'56"E	44.55'
L8	N77°13'56"E	33.19'
L9	S76°39'13"W	33.69'

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	(RECORD CHORD)
C1	740.00'	12°07'38"	156.63'	N16°25'15"W	156.33'	N13°15'32"W 156.38'
C2	20.00'	92°41'39"	32.36'	N36°13'23"E	28.94'	N39°14'37"E 28.99'
C3	954.18'	26°08'37"	435.39'	S84°20'16"E	431.62'	S81°14'24"E 431.82'
C4	1042.81'	20°33'18"	374.11'	S81°33'05"E	372.11'	S78°26'05"E 371.95'
C5	1042.81'	10°58'24"	199.72'	N82°41'04"E	199.42'	N85°48'55"E 199.05'
C6	740.00'	7°12'44"	93.15'	N18°52'42"W	93.09'	
C7	740.00'	4°54'53"	63.48'	N12°48'53"W	63.46'	

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
562-048

DRAWING NO.:
562-048-PL1

PLOT DATE:
08/26/2017

PLOT SCALE:
1"=100'

DRAWN BY:
PLE

SHEET
01 OF 02

C8J-2017-0034.0A

NORTH PARK SECTION FOUR RESUBDIVISION OF LOT 1 BLOCK B

OWNER'S DEDICATION:

STATE OF TEXAS §
COUNTY OF TRAVIS §
KNOW ALL MEN BY THE PRESENTS:

THAT FBM GYPSUM SUPPLY LLC, ACTING HEREIN BY AND THROUGH RUBEN MENDOZA, ITS PRESIDENT & C.E.O., OWNER OF 12.639 ACRES OF LAND IN THE T.J. CHAMBERS SURVEY, ABSTRACT NO. 7 IN TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK B OF NORTH PARK SECTION FOUR, A SUBDIVISION OF RECORD IN VOLUME 86, PAGE 13A, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 1, BLOCK B OF NORTH PARK SECTION FOUR HAVING BEEN CONVEYED TO FBM GYPSUM SUPPLY LLC BY SPECIAL WARRANTY DEED OF RECORD IN DOCUMENT NO. 2016137022 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY REPLAT SAID LOT 1, BLOCK B OF NORTH PARK SECTION FOUR, IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

NORTH PARK SECTION FOUR RESUBDIVISION OF LOT 1 BLOCK B

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

WITNESS MY HAND THIS THE ____ DAY OF _____, 20____, A.D.

BY:
RUBEN MENDOZA, PRESIDENT & C.E.O.
FBM GYPSUM SUPPLY LLC
2552 WALNUT AVE., SUITE 160
TUSTIN, CA 92780

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THERE STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

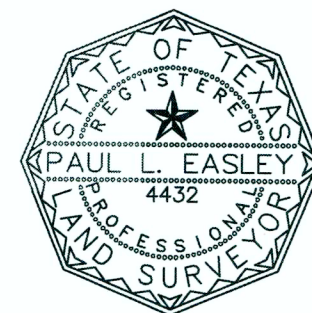
SURVEYOR'S CERTIFICATE

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, PAUL L. EASLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR, AUTHORIZED UNDER THE LAWS OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTION OF TITLE 30 OF THE AUSTIN CITY CODE AS APPROVED IN 2002, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

PAUL L. EASLEY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4432 - STATE OF TEXAS
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
TBPLS FIRM NO. 10124500



ENGINEER'S CERTIFICATE:

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, S. DANNY MILLER, 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 30 OF THE AUSTIN CITY CODE AS APPROVED IN 2002, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 4845302601, DATED AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

S. DANNY MILLER
LIA ENGINEERING, INC.
5316 HIGHWAY 100, SUITE 150
AUSTIN, TEXAS 78735
512-439-4700
TEXAS REGISTERED ENGINEERING FIRM FRN-F1386
TBPE FIRM NO. F-1386



GENERAL NOTES:

- ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO USES OTHER THAN RESIDENTIAL.
- IN ADDITION TO THE EASEMENTS SHOWN ON THIS PLAT, AN EASEMENT FIVE (5) FEET IN WIDTH ALONG THE REAR AND SIDE LINES OF ALL LOTS IN THIS SUBDIVISION IS HEREBY DEDICATED AS AN EASEMENT FOR PUBLIC UTILITIES.
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO AN APPROVED WATER AND WASTEWATER UTILITY SYSTEM.
- BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. THE DEVELOPER/LAND OWNER IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THESE IMPROVEMENTS. 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 THE REQUIRED WASTEWATER IMPROVEMENTS OR 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 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.
- DRAINAGE PLANS SHALL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW PRIOR TO SITE DEVELOPMENT. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL AND REVEGETATION. 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.
- PRIOR TO CONSTRUCTION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
- PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASFMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.

GENERAL NOTES (CONTINUED):

- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER(S) OR HIS/HER ASSIGNS.
- A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- 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 THE LAND DEVELOPMENT CODE.
- DRAINAGE EASEMENTS OR STORM SEWER EASEMENTS THAT ARE 15 FEET IN WIDTH CAN ONLY BE USED FOR ENCLOSED CONDUIT STORM SEWER SYSTEM (I.E. PIPES)
- OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG FM 1825/VISION DRIVE AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE SIDEWALKS ALONG FM 1825/VISION DRIVE ARE SUBJECT TO THE APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION AT THE SITE PLAN PHASE. THE REQUIRED SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED UPON TXDOT APPROVAL. 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.
- 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: GRAND AVENUE PARKWAY. 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.
- ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURE AND ASSOCIATED SETBACK MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION PROHIBITED.
- WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY WINDERMERE UTILITY COMPANY, INC.
- ALL RESTRICTIONS FROM THE PREVIOUSLY RECORDED NORTH PARK SECTION 4 PLAT WILL APPLY TO THIS RESUBDIVISION PLAT.
- NO ADDITIONAL DRIVEWAYS ARE PERMITTED PER VOL. 86 PAGE 13C NOTE 8.
- 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 AUSTIN WATER. 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.
- 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.
- THE INUNDATION EASEMENT AS SHOWN HEREON, SHALL BE FOR FLOODPLAIN STORAGE PURPOSES ONLY. THE OWNER, AND / OR THEIR ASSIGNS, SHALL CONTINUE TO HAVE THE ABILITY TO CONSTRUCT, MAINTAIN OR MODIFY THE EXISTING STORMWATER MANAGEMENT FACILITY, IN ACCORDANCE WITH CITY OF AUSTIN REQUIREMENTS. ADDITIONALLY, DRAINAGE CONVEYANCE IMPROVEMENTS SHALL NOT BE MADE BY ANY PARTY, WITHIN THE INUNDATION EASEMENT, WITHOUT THE CONSENT OF THE OWNER AND / OR THEIR ASSIGNS.

CITY OF AUSTIN:

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE TWO (2) MILE ETJ OF THE CITY OF AUSTIN ON THIS THE ____ DAY OF _____, 20____, A.D.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____ DAY OF _____, 20____, A.D.

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE ____ DAY OF _____, 20____.

CHAIRPERSON _____

SECRETARY _____

TRAVIS COUNTY COMMISSIONERS COURT:

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 THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS TO SECURE 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.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE ____ DAY OF _____, 2017, 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 ____ DAY OF _____, 2017, A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY _____

TRAVIS COUNTY CLERK:

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA DEBEAUVOR, 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 ____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK ____ M., AND DULY RECORDED ON THE ____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK ____ M., IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, UNDER DOCUMENT NUMBER _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY, THIS THE ____ DAY OF _____, 20____, A.D.

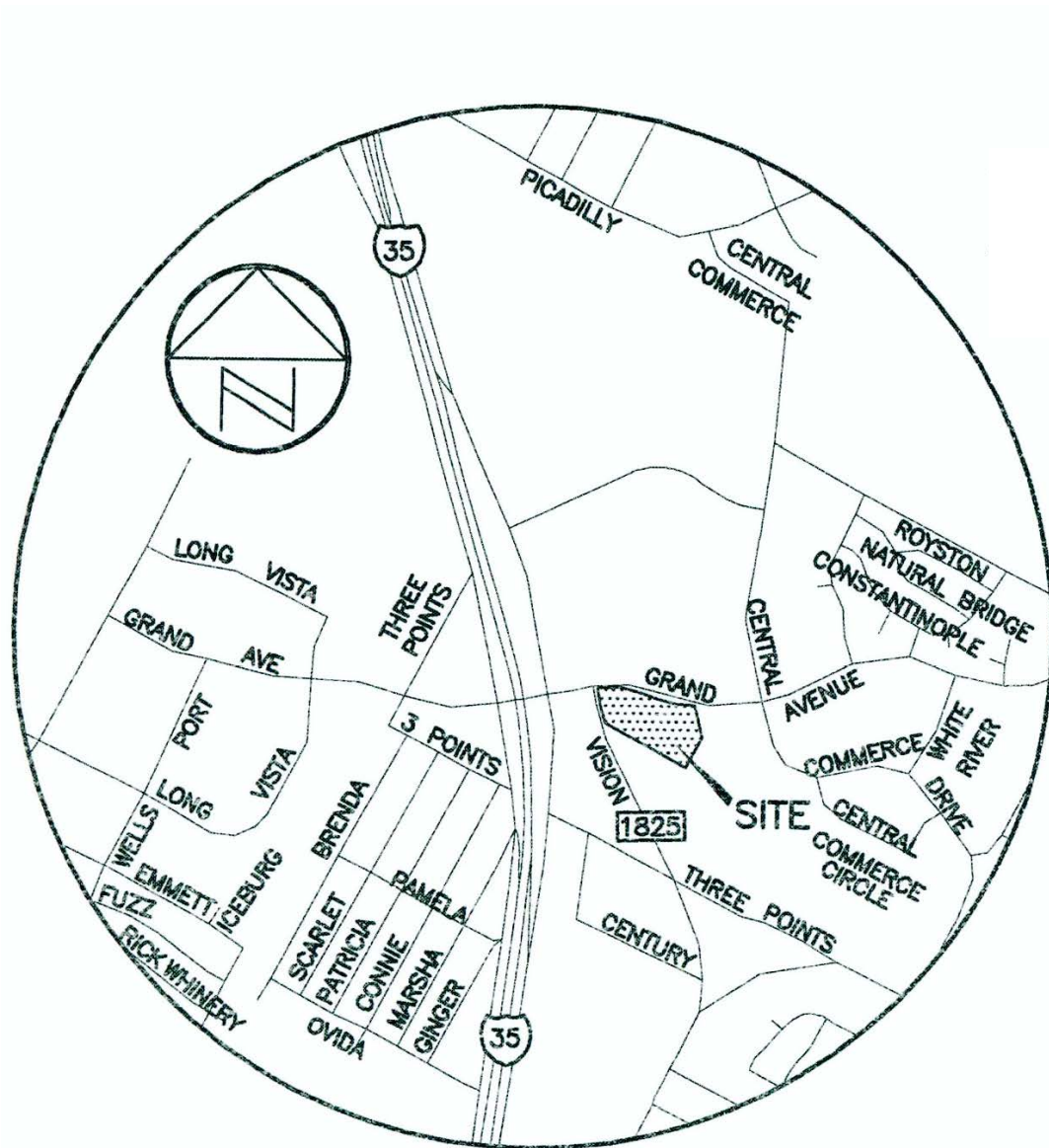
DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

SHEET
02 OF 02

C8J-2017-0034.0A

North Park Section Four
Resubdivision of Lot 1 Block B
Location Map



LOCATION MAP
NOT TO SCALE