

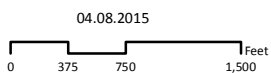
SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2017-0069.1A**Z.A.P. DATE:** October 16, 2018**SUBDIVISION NAME:** Indian Hills Corporate Park – Final Plat**AREA:** 9.26 Acres**LOT(S):** 2 Total Lots**OWNER/APPLICANT:** Club Deal 116 Indian Hills TX
(Douglas Gilliland)**AGENT:** Red Dog Engineering
(R. DeCamps)**ADDRESS OF SUBDIVISION:** Decker Lake Road**GRIDS:** L-11**COUNTY:** Travis**WATERSHED:** Decker Creek**JURISDICTION:** Limited Purpose**EXISTING ZONING:** LI-CO**MUD:** N/A**PROPOSED LAND USE:** Commercial**ADMINISTRATIVE WAIVERS:** None**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on both sides of all internal and boundary streets.**DEPARTMENT COMMENTS:** The request is for approval of a final plat located in the county and in the City of Austin's Limited Purpose. The proposed subdivision includes 2 lots on 9.26 acres. The intended use of these lots is for commercial uses. The applicant has secured a service extension from the City of Austin to provide water and wastewater to the proposed development.**ISSUES:**

Staff has not received any phone calls or e-mails from adjacent property owners and from neighborhood associations who are in opposition to this application.

STAFF RECOMMENDATION: The final plat meets all applicable state, county, and City of Austin Title 30 – Land Development Code requirements and staff recommends approval.**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Jose Luis Arriaga
Email address: joe.arriaga@traviscountytexas.gov**PHONE:** 854-7562



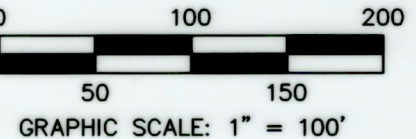
BRD #318.004



Site Location Map
Taurus Southern Investments, LLC
Decker Lake Office Park
Austin, Travis County, Texas



2021 East 5th Street
Austin, Texas 78702
512.669.5560
WWW.BIGREDDOG.COM



RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
[L2]	S38°51'16"E	20.98'
[L3]	S67°10'37"E	66.00'
[L4]	N85°03'55"E	20.32'
[L5]	S49°55'18"E	40.47'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	15.82'	10.00'	90°36'54"	N22°20'06"W	14.22'
C2	4.51'	1,193.00'	0°13'00"	N64°49'18"W	4.51'
C3	308.20'	1,193.00'	14°48'06"	S57°18'44"E	307.34'
C4	40.38'	30.00'	77°07'00"	N11°21'21"W	37.40'
C5	176.54'	289.00'	35°00'00"	S44°33'25"W	173.81'
C6	235.34'	345.00'	39°05'04"	S42°30'53"W	230.81'
C7	16.20'	10.00'	82°50'24"	S69°20'34"W	14.49'

PUBLIC ROADWAY NAME AND TYPE	R.O.W. WIDTH	PAVEMENT WIDTH	CURB & GUTTER	LENGTH	SIDEWALKS
QUINN LUKE TRAIL — COMMERCIAL COLLECTOR	70' TO 90'	48' F-F TO 64' F-F	YES	779 LF	5' WIDE

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000062546029.

SURVEY CONTROL:
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS SHOWING HEREON DERIVED FROM THE TEXAS COOPERATIVE NETWORK ON JANUARY 6, 2015. WARD CONTROL POINT WAS CHECKED TO MONUMENT P-26-4001, HAVING A PUBLISHED GRID COORDINATE & NAVD 88 ELEVATION N 10,087,203.914.
E 3,146,513.699. ELEV. 644.72'.

FLOODPLAIN NOTE:
NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD
AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY
(FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C-0490J, TRAVIS
COUNTY, TEXAS, DATED AUGUST 18, 2014.

**INDIAN HILLS
CORPORATE PARK
SUBDIVISION
City of Austin,
Travis County, Texas**

512.669.5560



BIG RED DOG
ENGINEERING | CONSULTING

2801 E. 5TH ST. (OFFICE) • 610-A BRIDGES ST. (HQS.)
AUSTIN, TEXAS 78702 (OFFICE), 78701 (HQS.)

WWW.BIGREDDOG.COM
TXSLS REG. NO. F-11201



4WARD
Land Surveying
A Limited Liability Company

PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	9/17/2018
Project:	00385
Scale:	1" = 100'
Reviewer:	JSW
Tech:	JLP
Field Crew:	MS/RM
Survey Date:	JAN. 2014
Sheet:	1 OF 2

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS THAT CLUB DEAL 116 INDIAN HILLS TX, L.P., BEING THE OWNER OF THAT BEING ALL OF A 9.2628 ACRE TRACT OF LAND OUT OF THE REUBEN HORNSBY SURVEY NO. 17, ABSTRACT NO. 15, SITUATED IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 149.45 ACRE TRACT CONVEYED TO CLUB 116 INDIAN HILLS TX, L.P. RECORDED IN DOCUMENT NO. 2005232159, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 149.45 ACRES PURSUANT TO CHAPTER 212 OF THE LOCAL GOVERNMENT CODE, AND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

INDIAN HILLS CORPORATE PARK SUBDIVISION

SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON, UNLESS OTHERWISE INDICATED, SUBJECT TO ANY RESTRICTIONS AND EASEMENTS HERETOFORE GRANTED AND NOT RELEASED. IN WITNESS WHEREOF, OWNER OF PLAT, REPRESENTED BY DOUGLAS H. GILLILAND, MANAGER FOR CLUB DEAL 116 INDIAN HILLS TX, L.P. HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS

THE 18th DAY OF September, 2018 A.D.

BY: DOUGLAS H. GILLILAND, MANAGER
CLUB DEAL 116 INDIAN HILLS TX, L.P.
9285 HUNTINGTON SQUARE
NORTH RICHLAND HILLS, TX 76182

Douglas H. Gilliland
DOUGLAS H. GILLILAND, MANAGER
CLUB DEAL 116 INDIAN HILLS TX, L.P.
9285 HUNTINGTON SQUARE
NORTH RICHLAND HILLS, TX 76182

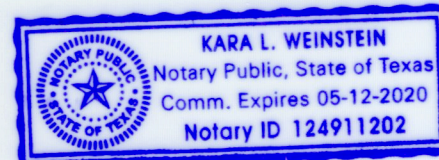
STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DOUGLAS H. GILLILAND, MANAGER FOR CLUB DEAL 116 INDIAN HILLS TX, L.P., 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 18th DAY OF September, 2018 A.D.

Kara L. Weinstein
NOTARY PUBLIC FOR TRAVIS, COUNTY, TEXAS

WITNESS MY HAND, THIS THE 18th DAY OF September, 2018 A.D.

STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT I, DANA DEBEAUVOR, CLERK OF THE COUNTY COURT 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 PLAT RECORDS OF

SAID COUNTY IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THIS

THE _____ DAY OF _____, 20____ A.D.

DANA DEBEAUVOR, CLERK, COUNTY COURT,
TRAVIS COUNTY, TEXAS

BY: DEPUTY

STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT I, DANA DEBEAUVOR, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____ A.D., THE COMMISSIONER'S 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 _____ DAY OF _____, 20____ A.D.

DANA DEBEAUVOR, CLERK, COUNTY COURT,
TRAVIS COUNTY, TEXAS

BY: DEPUTY

THIS SUBDIVISION PLAT IS LOCATED IN THE LIMITED PURPOSED JURISDICTION OF THE CITY

OF AUSTIN ON THIS THE _____ DAY OF _____, 20____ A.D.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, TEXAS,

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 _____, 2016

JOLENE KIOLBASSA, CHAIR

ANA AGUIRRE, SECRETARY

GENERAL NOTES:

1) EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION IN THE SUBDIVISION, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.

2) NO OBJECTS INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN DRAINAGE EASEMENTS EXCEPT AS SPECIFICALLY APPROVED BY THE TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION).

3) PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.

4) ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.

5) ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.

6) 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.

7) THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

8) THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE ELECTRIC UTILITY PROVIDER 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

9) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS.

10) 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 REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

11) 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 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 APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.

12) BUILDING SETBACKS ARE TO BE IN ACCORDANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

13) 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 TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRICAL SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

14) PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.

15) 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. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOT 1 REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.

16) 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 REGULATIONS 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.

17) LOT 2 IS RESERVED FOR THE USE OF DRAINAGE, WATER QUALITY AND DETENTION PONDS.

18) 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

19) WATER AND WASTEWATER WILL BE PROVIDED BY AUSTIN WATER UTILITY.

20) THIS SUBDIVISION IS RESTRICTED TO USES OTHER THAN RESIDENTIAL.

23) 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 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.

24) OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.

25) A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.

26) 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 _____, 20____, 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 DOC# _____ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS/ WILLIAMSON COUNTY, TEXAS.

27) IMPERVIOUS COVER ALLOCATIONS FOR LOTS IN THIS SUBDIVISION MUST BE IN ACCORDANCE WITH CURRENT POND DESIGN, AND CURRENTLY HAVE AN 80% MAXIMUM FOR LOT 1 AND A 25% MAXIMUM FOR LOT 2. THIS NOTE DOES NOT COVER SET LIMITS FOR LOT IMPERVIOUS COVER LEVELS, BUT ONLY STATES WHAT IS PERMITTED BY CURRENT POND DESIGN.

28) DIRECT DRIVEWAY ACCESS TO STATE HIGHWAY 130 IS PROHIBITED.

29) 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: QUINN LUKE TRAIL AND DECKER LAKE ROAD. 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.

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 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.

ENGINEER'S CERTIFICATION:

I, BRADLEY J. LINGVAI, P.E., 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 CODE, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Bradley J. Lingvai
BRADLEY J. LINGVAI, P.E. DATE
LICENSED PROFESSIONAL ENGINEER NO. 98217
T.B.P.E. FIRM #11201
2021 EAST 5TH STREET, SUITE 110
AUSTIN, TEXAS 78702



SURVEYOR'S CERTIFICATION:

I, JASON WARD, 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 THE SURVEYING RELATED PORTION OF TITLE 30 OF THE AUSTIN CODE, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION.

Jason Ward 9-17-18
JASON WARD, R.P.L.S. DATE
TEXAS REGISTRATION NO. 5811
P.O. BOX 90876
AUSTIN, TEXAS 78709

INDIAN HILLS
CORPORATE PARK
SUBDIVISION
City of Austin,
Travis County, Texas

612.669.5560
WWW.BIGREDDOG.COM
TODD REE, P.E. P-11201
BIG RED DOG
ENGINEERING | CONSULTING
2021 E. 5TH ST. (SUITE 200) • 512-444-0000 • 512-444-0001
AUSTIN, TEXAS 78702 (SUITE 200), 78701 (SUITE 200)

4WARD
Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	9/17/2018
Project:	00385
Scale:	1" = 100'
Reviewer:	JSW
Tech:	JLP
Field Crew:	MS/RM
Survey Date:	JAN. 2014
Sheet:	2 OF 2