

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2013-0236.01.2A

Z.A.P. DATE: 11/6/18

SUBDIVISION NAME: Prado Ranch Phase 3 A Small Lot Subdivision

AREA: 19.56 acres

LOT(S): 115

OWNER/APPLICANT: Project Royal, L.P. (Steven Porath)

AGENT: Carlson, Brigrance & Doering, Inc. (Brett Pasquarella)

ADDRESS OF SUBDIVISION: Adobe Walls Way

GRIDS: P-18

COUNTY: Travis

WATERSHED: Colorado River

JURISDICTION: 2-Mile
ETJ

EXISTING ZONING: N/A

MUD: N/A

PROPOSED LAND USE: Single Family, Landscape, Parkland

ADMINISTRATIVE WAIVERS: N/A

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on all internal streets.

DEPARTMENT COMMENTS: The request is for approval of the Prado Ranch Phase 3 A Small Lot Subdivision Final Plat consisting of 115 lots on 19.56 acres. Water and wastewater will be provided by the City of Austin.

STAFF RECOMMENDATION: The staff recommends approval of this subdivision. This plan meets all applicable County, State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Sarah Sumner

PHONE: 512-854-7687

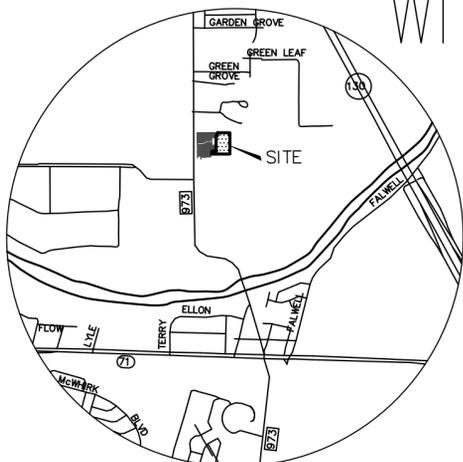
Email address: sarah.sumner@traviscountytexas.gov

PRADO RANCH SUBDIVISION PHASE 3

A SMALL LOT SUBDIVISION

CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS. THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS. THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.



LOCATION MAP
NOT TO SCALE

SHEET NO. 1 OF 4



C8J-2013-0236.01.2A

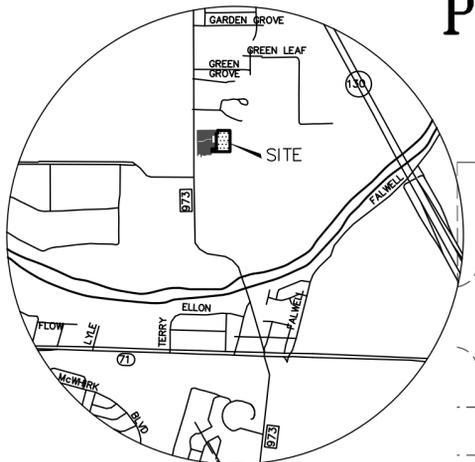
PATH-J: \4900\SURVEY\PLAT-PRADO PHS. 3

PRADO RANCH SUBDIVISION PHASE 3

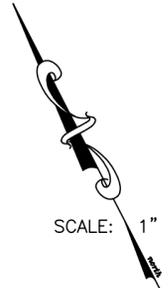
A SMALL LOT SUBDIVISION

12.394 AC.
CONRAD & BERNADENE BERING
(2004055727)

1 AC.
CONRAD BERING
(2005122840)

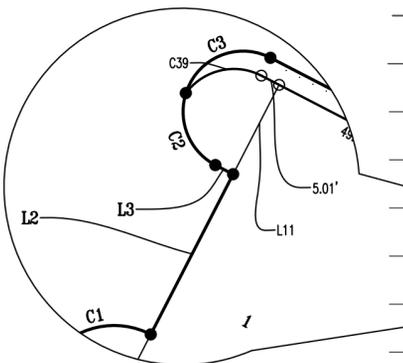


LOCATION MAP
NOT TO SCALE



SCALE: 1" = 100'

- 1/2" CAPPED IRON ROD FOUND
- 1/2" CAPPED IRON ROD SET
- ▲ TxDOT TYPE II DISK FOUND
- ▲ 60D NAIL FOUND
- L.S.E. LANDSCAPE EASEMENT
- R.O.W. RIGHT-OF-WAY
- (D) BLOCK NUMBER
- 1 BLOCK NUMBER
- APPROX. SIDEWALK LOCATION
- - - - - EASEMENT LINE



DATED: MAY 15, 2018

SCALE 1"=30'

OWNER/DEVELOPER:
PROJECT ROYAL, LP
C/O HEARTHSTONE, INC.
24151 VENTURA BLVD.
CALABASAS, CA 91302

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DR.
AUSTIN, TX 78749
PHONE: (512) 280-5160
FAX: (512) 280-5165

FEMA MAP NUMBER 48453C0610K DATED:
JANUARY 6, 2016

BENCH MARKS:
1/2" CAPPED IRON ROD FOUND STAMPED RANDOM,
+/-332' NORTH OF THE INTERSECTION OF F.M. 973
AND THYONE DRIVE AND +/- 20' EAST OF THE
CENTERLINE OF F.M. 973,
N- 10053987.48, E- 3148435.12, ELEV.= 432.05'

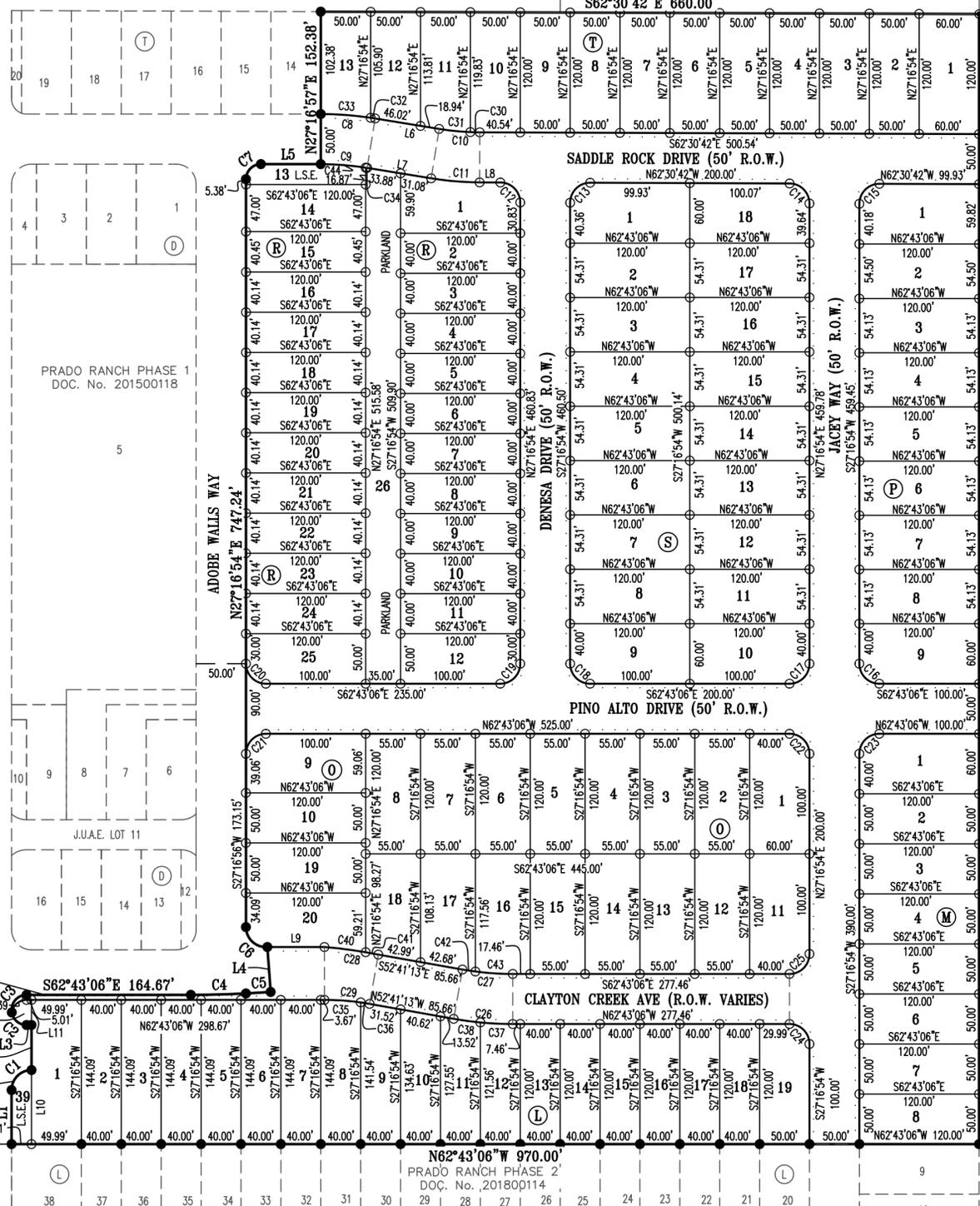
BEARING BASIS: TEXAS COORDINATE SYSTEM,
CENTRAL ZONE (4203),

TOTAL ACREAGE: 19.564 ACRES
SURVEY: REUBEN HORNSBY SURVEY NO. 17, ABSTRACT NO. 15
TOTAL OF LOTS: 115
NO. OF SINGLE FAMILY LOTS: 111
NO. OF L.S.E. LOTS: 3
NO. OF PARKLAND LOTS: 1
NO. OF BLOCKS: 7

RIGHT-OF-WAY LINEAR FOOTAGE

CLAYTON CREEK AVE.	R.O.W. VARIES	568'
PINO ALTO DRIVE	50' ROW	735'
SADDLE ROCK DRIVE	50' ROW	661'
DENESA DRIVE	50' ROW	551'
JACEY WAY	50' ROW	985'

TOTAL 3.909 AC 3,500' LF



Line #	Length	Direction
L1	53.98	N27°17'46"E
L2	45.00	N27°16'54"E
L3	5.00	N62°43'06"W
L4	45.00	N23°05'15"E
L5	60.00	S62°42'58"E
L6	64.96	N53°29'17"W
L7	64.96	S53°29'17"E
L8	20.79	S62°30'42"E
L9	57.21	S62°43'06"E
L10	73.98	S27°16'54"W
L11	25.12	S27°16'54"W

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	31.41	20.00	N72°16'56"E	28.28	19.99	89°58'58"
C2	21.14	15.00	N22°21'23"W	19.43	12.75	80°44'32"
C3	26.13	15.00	N67°27'12"E	22.95	17.81	99°47'39"
C4	55.35	1095.00	S64°10'00"E	55.34	27.68	2°53'45"
C5	24.80	1194.56	S66°15'49"E	24.80	12.40	1°11'22"
C6	32.88	20.00	N19°48'56"W	29.30	21.52	94°11'34"
C7	23.56	15.00	N72°16'58"E	21.21	15.00	90°00'08"
C8	54.82	340.00	N58°06'00"W	54.76	27.47	9°14'15"
C9	46.76	290.00	S58°05'58"E	46.71	23.43	9°14'20"
C10	40.95	260.00	N57°59'59"W	40.91	20.52	9°01'25"
C11	48.82	310.00	S57°59'59"E	48.77	24.46	9°01'25"
C12	31.34	20.00	N17°36'54"W	28.23	19.93	89°47'35"
C13	31.49	20.00	S72°23'06"W	28.34	20.07	90°11'34"
C14	31.34	20.00	N17°36'54"W	28.23	19.93	89°47'35"
C15	31.49	20.00	S72°23'06"W	28.34	20.07	90°12'25"
C16	31.42	20.00	S17°43'06"E	28.28	20.00	90°00'00"
C17	31.42	20.00	N72°16'54"E	28.28	20.00	90°00'00"
C18	31.42	20.00	S17°43'06"E	28.28	20.00	90°00'00"
C19	31.42	20.00	N72°16'54"E	28.28	20.00	90°00'00"
C20	31.42	20.00	S17°43'06"E	28.28	20.00	90°00'00"
C21	31.42	20.00	S72°16'54"W	28.28	20.00	90°00'00"
C22	31.42	20.00	N17°43'06"W	28.28	20.00	90°00'00"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C23	31.42	20.00	S72°16'54"W	28.28	20.00	90°00'00"
C24	31.42	20.00	N17°43'06"W	28.28	20.00	90°00'00"
C25	31.42	20.00	N72°16'54"E	28.28	20.00	90°00'00"
C26	59.53	340.00	S57°42'10"E	59.45	29.84	10°01'53"
C27	50.77	290.00	N57°42'10"W	50.71	25.45	10°01'53"
C28	54.56	450.00	N54°45'21"W	54.52	27.31	6°56'47"
C29	45.52	260.00	S57°42'10"E	45.46	22.82	10°01'53"
C30	9.46	260.00	S61°28'08"E	9.46	4.73	2°05'09"
C31	31.48	260.00	S56°57'25"E	31.46	15.76	6°56'17"
C32	4.63	340.05	S53°52'18"E	4.63	2.32	0°46'50"
C33	50.18	340.00	S58°29'25"E	50.14	25.14	8°27'24"
C34	1.58	314.53	N53°38'10"W	1.58	0.79	0°17'14"
C35	36.45	260.00	N58°42'09"W	36.42	18.25	8°01'56"
C36	9.07	260.00	N53°41'12"W	9.07	4.54	1°59'57"
C37	32.59	340.00	N59°58'22"W	32.58	16.31	5°29'30"
C38	26.94	340.00	N54°57'25"W	26.93	13.48	4°32'24"
C39	21.08	15.00	S77°01'05"W	19.39	12.70	80°31'38"
C40	41.67	450.00	S55°34'36"E	41.65	20.85	5°18'19"
C41	12.89	450.00	N52°06'12"W	12.89	6.45	1°38'28"
C42	13.13	290.00	S53°59'03"E	13.13	6.57	2°35'39"
C43	37.64	290.00	S58°59'59"E	37.62	18.85	7°26'14"
C44	45.18	290.00	N58°15'19"W	45.14	22.64	8°55'38"

SHEET NO. 2 OF 4

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 REG. # 10024900
Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

C8J-2013-0236.01.2A

PATH-J:\4900\SURVEY\PLAT-PRADO PHS. 3

PRADO RANCH SUBDIVISION PHASE 3

A SMALL LOT SUBDIVISION

GENERAL NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
 2. 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.
 3. THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY TEXAS.
 4. 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.
 5. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THEIR EASEMENTS CLEAR. PEC WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 30-5, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
 6. 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.
- 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.
7. 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 ANY PROPOSED OVERHEAD ELECTRIC 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.
 8. 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.
 9. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR THE 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.
 10. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN, EXCEPT THAT RUN-OFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM SHALL BE DETAINED BY THE USE OF PONDING OR OTHER APPROVED METHODS.
 11. TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
 12. 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 _____, 2018, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THIS SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
 13. STANDARD STREET NAME SIGNS WILL BE INSTALLED AT ALL STREET INTERSECTIONS.
 14. FOR PROPERTY OWNERS COVENANTS, CONDITIONS AND RESTRICTIONS PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN DOC. NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
 15. SINGLE FAMILY - THE SELLER IS REQUIRED TO PROVIDE THE OCCUPANT OF EACH LOT, AT THE TIME OF OCCUPANCY, A HOMEOWNER ENVIRONMENTAL EDUCATION PACKET THAT HAS BEEN APPROVED BY THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT. THIS PACKET SHALL INCLUDE AN INTEGRATED PEST MANAGEMENT PLAN (IPM) FOR POLLUTION PREVENTION AND SOURCE CONTROL OF PESTICIDES AND HERBICIDES AND A PUBLIC EDUCATION PROGRAM DESCRIBING METHODS TO REDUCE NON-POINT SOURCE POLLUTION.
 16. 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.
 17. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
 18. 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).
 19. THE STREETS IN THIS SUBDIVISION SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CITY OF AUSTIN ALTERNATE GEOMETRIC STANDARDS.
 20. CONSTRUCTION OF BUILDINGS AND DRIVEWAYS ON SLOPES EXCEEDING 25% IS PROHIBITED.
 21. A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL R.O.W.
 22. PUBLIC SIDEWALKS BUILT TO CITY OF AUSTIN STANDARDS ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS SHOWN ON THE PLAT. SIDEWALKS SHALL BE CONSTRUCTED PRIOR TO OCCUPANCY OF THE LOTS. FAILURE TO CONSTRUCT SUCH SIDEWALKS MAY RESULT IN THE WITHHOLDING OF A CERTIFICATE OF OCCUPANCY, BUILDING PERMIT, OR UTILITY CONNECTION BY THE GOVERNING BODY OR UTILITY.
 23. TWO OFF-STREET PARKING SPACES ARE REQUIRED FOR EACH DWELLING UNIT.
 24. ALL LOTS IN THIS SUBDIVISION MUST COMPLY WITH CHAPTER 30-2-232 OF THE AUSTIN CITY CODE FOR SMALL LOTS.
 25. PARKLAND DEDICATION HAS BEEN SATISFIED VIA PAYMENT OF A FEE IN LIEU OF LAND, TO TRAVIS COUNTY, FOR 111 DWELLING UNITS.
 26. LOTS 39 AND 40, BLOCK L AND LOTS 13 AND 26, BLOCK R SHALL BE OWNED AND MAINTAINED BY THE H.O.A. AND ESTABLISHED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN DOCUMENT NUMBER 2015087478 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND AMENDED IN THE NOTICE OF ADDITION OF LAND TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR PRADO RANCH IN DOCUMENT NUMBER _____, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

STATE OF TEXAS §
 COUNTY OF TRAVIS §

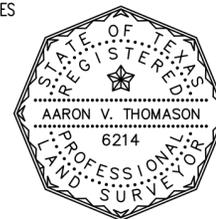
I, BRETT R. PASQUARELLA, P.E., AM AUTHORIZED TO PRACTICE THE PROFESSION OF CIVIL ENGINEERING IN THE STATE OF TEXAS, AND HEREBY CERTIFY THAT THE ENGINEERING PORTIONS OF THIS PLAT COMPLY WITH CHAPTER 30 OF THE AUSTIN CITY CODE, OF 2002, AS AMENDED. NO PORTION OF THIS TRACT LIES WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL INSURANCE RATE MAP PANEL NO. 48453C0610K, DATED JANUARY 6, 2016, FOR TRAVIS COUNTY, TEXAS.



ENGINEERING BY: _____
 BRETT R. PASQUARELLA, P.E. NO. 84769 DATE _____
 CARLSON, BRIGANCE & DOERING, INC.
 5501 WEST WILLIAM CANNON DRIVE
 AUSTIN, TEXAS 78749

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 THIS PLAT COMPLIES WITH CHAPTER 30 OF THE AUSTIN CITY CODE, OF 2002 AS AMENDED, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.



SURVEYED BY: _____
 AARON V. THOMASON, R.P.L.S. NO. 6214 DATE: _____
 CARLSON, BRIGANCE & DOERING, INC.
 5501 WEST WILLIAM CANNON DRIVE
 AUSTIN, TEXAS 78749
 aaron@cbdeng.com

SHEET NO. 3 OF 4

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering Surveying

5501 West William Cannon Austin, Texas 78749

Phone No. (512) 280-5160 Fax No. (512) 280-5165

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PRADO RANCH SUBDIVISION PHASE 3

A SMALL LOT SUBDIVISION

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS: THAT PROJECT ROYAL, LP., BEING THE OWNER OF THE REMAINDER OF 73.843 ACRES OF LAND OUT OF THE REUBEN HORNSBY SURVEY NO. 17, ABSTRACT NO. 15, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO PROJECT ROYAL, LP., IN DOCUMENT NO. 2018037414 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 19.564 ACRES OF LAND IN ACCORDANCE WITH CHAPTERS 212 OF THE TEXAS LOCAL GOVERNMENT CODE AND WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

"PRADO RANCH PHASE 3, A SMALL LOT SUBDIVISION"

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

PROJECT ROYAL, LP,
A DELAWARE LIMITED PARTNERSHIP

BY: BP-HS RSI LAND VENTURE LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: BP-HS RSI LAND VENTURE LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS SOLE MEMBER

BY: HEARTHSTONE PROFESSIONALS-SH, L.P.,
A DELAWARE LIMITED PARTNERSHIP,
ITS MANAGER

BY: _____

STEVEN C. PORATH
DIRECTOR
24151 VENTURA BOULEVARD
CALABASAS, CA 91302

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

ON _____, _____, BEFORE ME, _____

PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE (SEAL)
STATE OF TEXAS §
COUNTY OF TRAVIS §

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 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.

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

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 AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, THIS THE ____ DAY OF _____, 20____, A.D.

JOLENE KIOLBASSA, CHAIRPERSON

ANA T. AGUIRRE, SECRETARY

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE DAY OF _____, 2018, 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 _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA DEBEAUVOIR, 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 ____ 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 SAID COUNTY AND STATE IN DOCUMENT NUMBER _____.

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

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

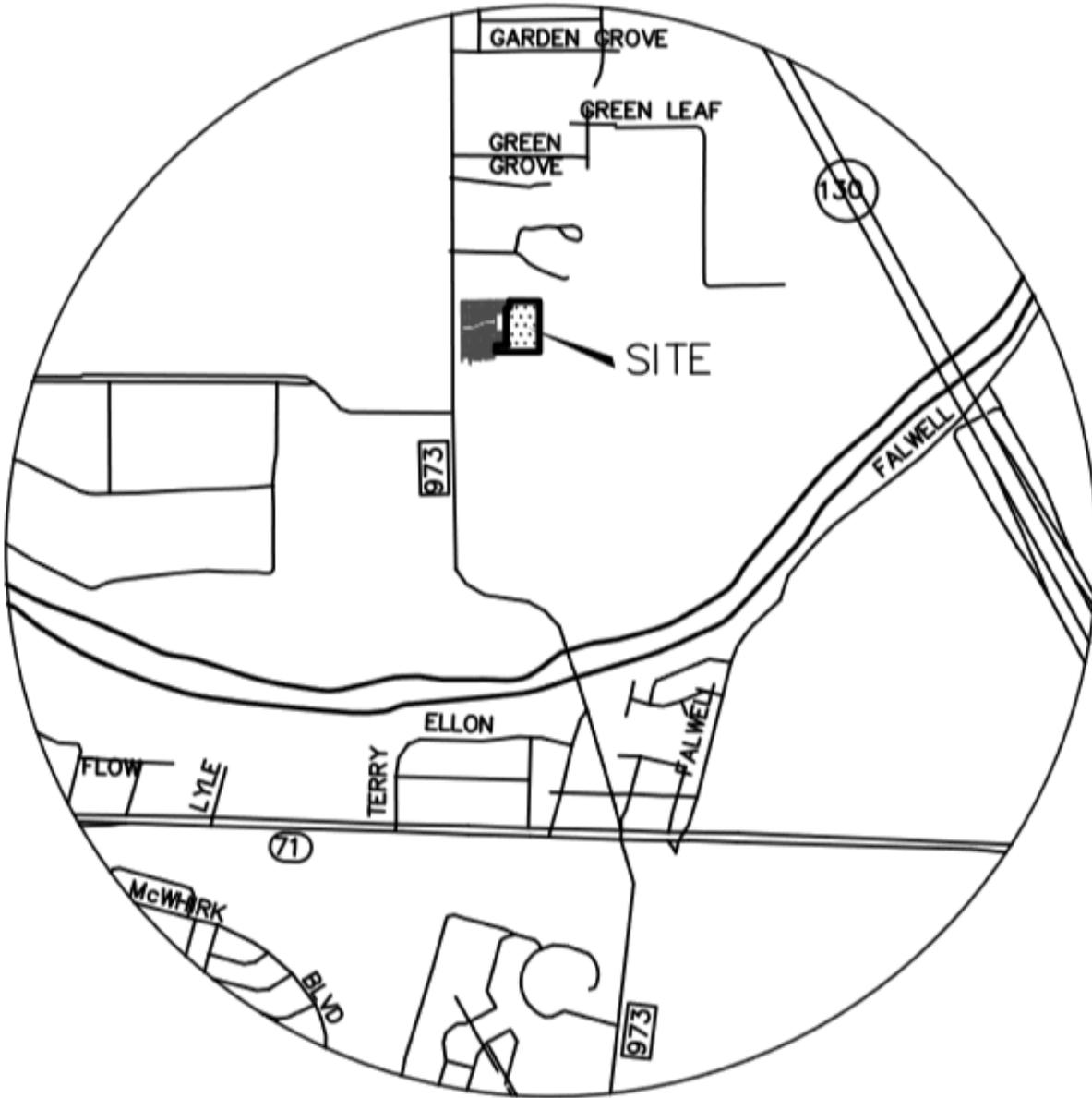
SHEET NO. 4 OF 4



C8J-2013-0236.01.2A

PATH-J: \4900\SURVEY\PLAT-PRADO PHS. 3

Prado Ranch Phase 3 Location Map



LOCATION MAP
NOT TO SCALE