STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

BAYER SUBDIVISION

COUNTY OF TRAVIS:

THAT, DECKER LAKE PROPERTY, LLC OWNER OF 15.01 ACRE OUT OF THE PHILLIP MCELROY SURVEY NO. 18 ABSTRACT 16 CITY OF AUSTIN, IN TRAVIS COUNTY, TEXAS, CONVEYED TO US BY SPECIAL WARRANTY DEED RECORDED IN DOC # 2015010338. TRAVIS COUNTY DEED RECORDS, TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE

BAYER SUBDIVISION

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

PURSUANT TO CHAPTER 212, OF THE LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

WITNESS OUR HANDS, THIS THE____DAY OF_____, 2018, A.D.

JIMMY A. BAYER, MANAGING MEMBER DECKER LAKE PROPERTY, LLC 6308 DECKER LANE AUSTIN, TEXAS 78742-5102

STATE OF TEXAS: COUNTY OF TRAVIS:

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS THE _ _, 2018, A.D. PERSONALLY APPEARED JIMMY A. BAYER, OF DECKER LAKE PROPERTY, LLC, KNOW TO ME THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT, AND ACKNOWLEDGES BEFORE ME THAT THEY EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS _____DAY OF _____, 2018, A.D.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

MY COMMISSION EXPIRES_____

THIS SUBDIVISION PLAT IS LOCATED WITHIN 2 MILE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF AUSTIN ON THIS THE ____ DAY OF _____, 2018.

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

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

____,2018, AD.

J. RODNEY GONZALEZ, DIRECTOR DEVELOPMENT SERVICES DEPARTMENT

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.

STATE OF TEXAS: COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _, 2018 A.D. AT THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDERED WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ___ DAY OF ____, 2018, A.D.

DANA DEBEAUVOIR, COUNTY CLERK,

TRAVIS COUNTY, TEXAS

DEPUTY

ENGINEER'S CERTIFICATION:

THIS SUBDIVISION IS NOT WITHIN THE 100 YEAR FLOODPLAIN OF ANY WATERCOURSE SEE ALSO FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL # 48453C0470K, DATED JANUARY 6, 2016 & PANEL # 48453C0490J, DATED AUGUST 18, 2014.

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF AND THAT SAID PLAT COMPLIES WITH TITLE 30 OF THE AUSTIN CITY CODE AS AMENDED, AND ALL OTHER APPLICABLE CODES AND ORDINANCES.

ENGINEERED BY:

JAVIER BARAJAS, P.E. TX PE FIRM REGISTRATION NUMBER F-16288 5811 BLUE BLUFF ROAD AUSTIN, TEXAS 78724

JAVIER BARAJAS

LEO STENGEL BOND, RPLS # 5793

1. THE OWNERS OF THE 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 THE 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.

2. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY AND DUPLEX CONSTRUCTION, IN ACCORDANCE WITH THE CITY OF AUSTIN'S ENVIRONMENTAL CRITERIA MANUAL.

- 3. TEMPORARY EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED DURING THE CONSTRUCTION OF ANY IMPROVEMENTS ON ANY LOT. SUCH CONTROLS MUST BE MAINTAINED UNTIL, PERMANENT REVEGETATION OR STABILIZATION OF ALL DISTURBED AREAS IS ESTABLISHED.
- 4. NO OBJECTS, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
- 5. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- 6. THE 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.
- 7. ALL STREETS WILL BE CONSTRUCTED TO THE CITY OF AUSTIN STANDARDS. LDC, 30-2-154.
- 8. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK COMPLIANCE WITH TITLE 30-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 9. 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 TITLE 30-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 10. THIS SUBDIVISION IS RESTRICTED TO USES OTHER THAN ANY TYPE OF RESIDENTIAL USES.
- 11. RELOCATION OF ELECTRIC FACILITIES REQUESTED BY OWNER SHALL BE AT THE OWNERS EXPENSE.
- 12. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT ON THIS SUBDIVISION A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- 13. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- 14.THE WATER AND WASTEWATER UTILITY SYSTEMS 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.
- 15. FOR A MINIMUM TRAVEL DISTANCE OF 25' FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.
- 16. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG DECKER LAKE ROAD AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- 17. 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 DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURES TO THE CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMIT, SITE PLAN APPROVALS, AND /OR CERTIFICATIONS OF OCCUPANCY.
- 18. THE WATER QUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE PURSUANT TO TITLE 30-8 OF THE CITY LAND DEVELOPMENT CODE. THE USE AND MAINTENANCE OF THESE EASEMENTS IS RESTRICTED BY SECTIONS 25-8-211 AND 25-8-213 THEREOF. THERE SHALL BE NO CONSTRUCTION FROM THE WATER QUALITY EASEMENT LINE NORTHWARD TO THE REAR PROPERTY LINE.
- 19. MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE IN ACCORDANCE TO THE CITY OF AUSTIN STANDARDS.
- 20. THE OWNER SHALL BE RESPONSIBLE FOR THE 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 CENTER LINE OF 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.
- 21. THE OWNER OF THIS 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 LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRICAL SERVICES UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COST INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- 22. OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.
- 23. DEVELOPMENT OF THESE LOTS SHALL COMPLY WITH REQUIREMENTS OF THE AIRPORT HAZARD AND COMPATIBLE LAND USE REGULATIONS. (TITLE 30-13) AS AMENDED.
- 24. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
- 25. A TRAVIS COUNTY PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION OF ANY DRIVEWAY CONNECTING TO DECKER LAKE ROAD.
- 26. SIDEWALK MUST BE INSTALLED AS REQUIRED IN THE TRANSPORTATION CRITERIA MANUAL. LDC, 30-3-191. SHOWN ON SHEET 1 BY A DOTTED LINE.
- 27. DRAINAGE PLANS SHALL BE SUBMITTED TO TRAVIS COUNTY AND THE CITY OF AUSTIN 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.

BEING 15.014 ACRES OF LAND OUT OF THE PHILLIP MCELROY SURVEY NO. 18, ABSTRACT 16, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS COMPROMISED OF A PORTION OF LOTS 4 AND 5, GROSS AND SCHMIDT SUBDIVISION PER VOLUME 1, PAGE 6, PLAT RECORDS OF TRAVIS COUNTY, SAME BEING A PORTION OF THAT TRACT DESCRIBED AS 31.261 RECORDED IN DOCUMENT 1999064531 AND DOCUMENT 19999064534, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, SAID 15.01 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS:

BEGINNING AT AN IRON ROD FOUND FOR THE NORTHWEST CORNER HEREOF, THE COMMON NORTH CORNER OF SAID 31.261 ACRES AND THAT TRACT CONVEYED AS 8.764 ACRES TO A.M. PETROLEUM, INC. PER DOCUMENT 20001012242, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND SAME BEING A POINT ON THE SOUTH LINE OF DECKER LANE (100' R.O.W.);

THENCE S 50°45'27" E, ALONG THE SOUTH LINE OF SAID DECKER LANE, SAME BEING THE NORTH LINE OF THE SAID CALLED 31.261 ACRE TRACT, A DISTANCE OF 811.01 FEET TO AN IRON ROD FOUND, FOR THE NORTHEAST CORNER HEREOF AND THE COMMON NORTH CORNER OF SAID 31.261 ACRES AND THAT TRACT CONVEYED AS 31.261 ACRES TO ROBBY W. BOATWRIGHT PER DOCUMENT 1999064529, OFFICIAL DEED RECORDS OF TRAVIS COUNTY, TEXAS;

THENCE S27'08'40" W ALONG THE EAST LINE OF THE HEREIN DESCRIBED TRACT AND THE WEST LINE OF THE SAID BOATWRIGHT 31.261 ACRE TRACT, A DISTANCE OF 652.93 FEET TO A CAPPED IRON ROD SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE THE FOLLOWING THREE (3) COURSES OVER AND ACROSS HEREIN DESCRIBED TRACT:

1. N 62°51'20" W, 490.89 FEET TO A CAPPED IRON ROD SET;

2. S 27'08'40" W, 199.91 FEET TO A CAPPED IRON ROD SET;

3. S 62'51'20" W, 311.22 FEET TO A CAPPED IRON ROD SET, FOR THE SOUTHWEST CORNER HEREOF AND A POINT ON THE EAST LINE OF THAT TRACT CONVEYED AS 31.669 ACRES TO ANDREW JACKSON STEWART GRAY AND FREDERICKA GRAY YOUNGER, TRUSTEES PER VOLUME 12889, PAGE 947, REAL PROPERTY RECORDS OF TRAVIS COUNTY, NOW BEING 14.9951 ACRES CONVEYED TO OLD DOMINION FREIGHT LINE INC. PER TRAVIS CENTRAL APPRAISAL DISTRICT RECORDS;

THENCE THE FOLLOWING THREE (3) COURSES ALONG THE COMMON LINE OF THE HEREON DESCRIBED TRACT AND THE SAID 31.669 ACRE TRACT AND THE EAST LINE OF SAID 8.764 ACRES:

- 1. N 29°07'41" E, 715.74 FEET TO AN IRON ROD FOUND THE NORTHEAST CORNER OF THE 31.669 ACRE TRACT AND THE SOUTHEAST
- CORNER OF THE 8.764 ACRE TRACT; 2. N 27°38'09" E, 126.05 FEET TO A CAPPED IRON ROD SET FOR THE COMMON WEST CORNER OF SAID LOTS 5 AND 4;
- 3. N 29145'09" E, 181.22 FEET TO THE POINT OF BEGINNING, CONTAINING 15.014 ACRES OF LAND, MORE OR LESS

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS THIS, THE ____ DAY OF _____, 2018.

JOLENE KIOLBASSA, CHAIR ANA AGUIRRE, SECRETARY

I, LEO STENGEL BOND, 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 30 OF THE AUSTIN CITY CODE OF AS CURRENTLY AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

LEO STENGEL BOND, RPLS # 5793 125 LOST PINE DRIVE BASTROP, TEXAS 78602

SURVEYED BY:

C8J-2017-0212.0A SHEET 2 OF 2

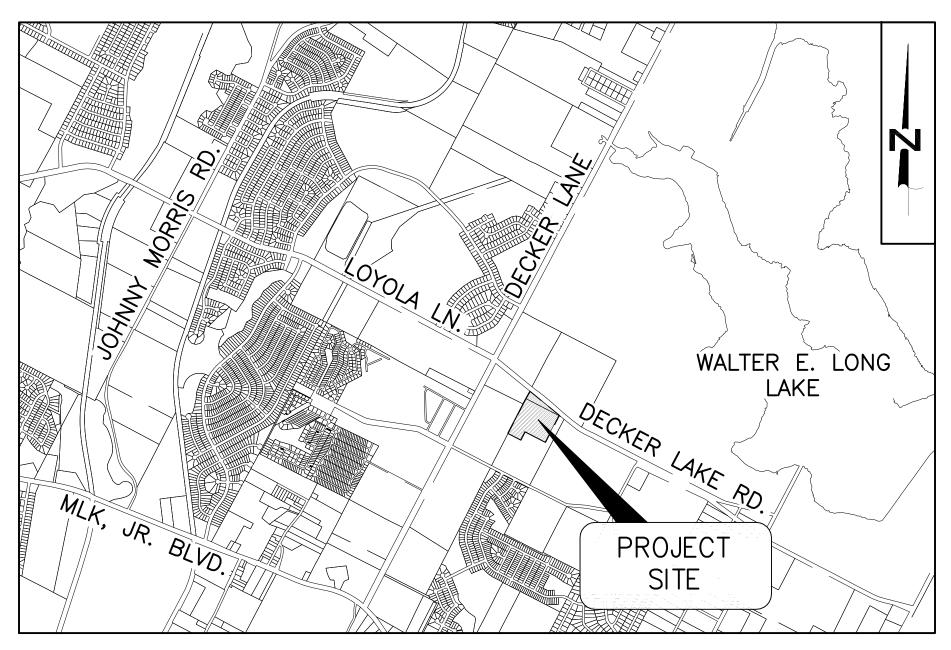
SURVEYING ENGINEERING PLANNING TBPE REGISTRATION No. F-16288

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C-08705 DECME2R 2 LAKE ROAD 2 AUSTIN, TX 78724



PROJECT I OCATION MAP