STATE OF TEXAS:
COUNTY OF TRAVIS:
KNOW ALL MEN BY THESE PRESENTS:
BAYER SUBDIVISION

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

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.

WITNESS OUR HANDS, THIS THE_____DAY
OF__-_-_-_D, 2018, A.D.

## BY:

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 ____ DAY 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 $\qquad$ DAY OF

NOTARY PUBLIC IN AND FOR
TRAVIS COUNTY, TEXAS
MY COMMISSION EXPIRES $\qquad$
THIS SUBDIVISION PLAT IS LOCATED WITHIN 2 MILE EXTRA
TERRITORIAL JURISDICTION OF THE CITY OF AUSTIN ON THIS THE

DIRECTOR,
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

VEDEY GONZALEZ, DIRECTOR

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 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 TH SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS:
I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE - DAY OF --_-_ 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 THT AMENDED, AND ALL OTHER APPLICABLE CODES AND ORDINANCES. ENGINEERED BY:

S. AL DRANAGE EASEMTS ON RALE PRORTY CHALL OF AUSTIN LAND DEVELOPMENT CODE UTILITY CONSTRUCTION. GOVERNING BODY OR UTILITY COMPANY. STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLLCA
SITE PLAN APPROVALS, AND /OR CERTIFICATIONS OF OCCUPANCY. (TITLE 30-13) AS AMENDED. AND BOUNDS:

1. N $62^{\circ} 51^{\prime 2} 20^{\prime \prime}$ W, 490.89 FEET TO A CAPPED IRON ROD SETT:

OF THE CITY OF AUSTIN, TEXAS THIS, THE ___ DAY OF

SURVEYED B
LEO STENGEL: BOND, RPLS \# 5793
125 LOST PINE DRIVE
BASTROP, TEXAS 78602

LEO STENGEL BOND, RPLS \# 5793



THE OWNERS OF THE SUBDIVIION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBLLITY FOR PLANS FOR CONSTRUCTIO OF SUBDVVIION IMPROVEMENTS WHIIH COMPLY WITH APCLIIABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER
UNDERSTANDS AND ACKNOWLEDGES THAT THE PLAT VACATION OR REPLATTING MAY BE REQURED AT THE OWNER'S SOLE EXPENSE, IF PLANS
TO CONSTRUCT THIS SUBDIVSION 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 THE CITY OF AUSTN'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 UNTL, PERMANENT REVEGETATION OR STABIIZATION 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 HS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO ORAINAGE EASEMENTS AS MAY BE NECESSARY AND 7. ALL STREETS WLL BE CONSTRUCTED TO THE CITY OF AUSTIN STANDARDS. LDC, 30-2-154
8. AUSTN 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 WIL PERFORM ALL TREE WORK COMPLIANCE WITH TTLLE 30-8, SUBCHAPTER B OF THE CITY
9. THE OWNER / dEVELOPER OF THIS SUBDIVIIION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN
ADDITION TO THOSE INDICATED, FOR THE INSTALLATIO AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES, THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WLLL NOT BE LOCATED SO AS TO
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 13. no lot shall be occupied until the structure is connected to the city of austin water and wastewater utility systen.
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 UTLITY PLAN MUST BE REVEWED AND APPROVED BY AUSTIN WATER. ALL WATER AND

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, BULLT TO CITY OF AUSTIN STANDARDS, ARE REQURED 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 CERTIICATES OF OCCUPANCY, BUILDING PERMITS, OR UTIITY CONNECTIONS BY THE
17. BY APRROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS DEVELOPER AND/OR OWNERS OF LATS BEING OCCUPIED. FALLURE TO CONSTRUCT ANY REQUIE SUCD INRASTUUCTURES TT THE CITY
18. THE WATER QUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF ACHEVING COMPLIANCE PURSUANT TO TITLE $30-8$ OF THE CITY LAND 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 INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT
21. THE OWNER OF THIS PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQURED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CIIY OF AUSTIN RULES AND REGULATIONS, AND TEXAS STATE RENDER ELECTRICAL SERVVCES UNLLSSS REQUIRED CLEARANE AR ARE MAINTAINED. ALL COST INCURRED BECAUSE OF FAILURE TO COMPLY
WTH THE REQUIRED CLEARANCES WLL BE CHARGED TO THE OWNER.
22. OFF-STREET LOADING AND UNLOADING FACIIITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.
23. DEVELOPMENT OF THESE LOTS SHALL COMPLY WITH REQUIREMENTS OF THE AIRPORT HAZARD AND COMPATBLE LAND USE REGULATIONS,
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
27. DRAINAGE PLANS SHALL BE SUBMITED TO TRAVIS COUNTY AND THE CITY OF AUSTIN FOR REVIEW PRIOR TO SITE DEVELOPN

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 SUBDIVSION PER VOLUME 1 PAGE 6 , PLAT RECORDS OF TRAVI COUNTY, SAME BENG A PORTION OF THAT IRACT DESCRBED AS 31. 261 RECORDED IN DOCUMENT 1999064531 AND DOCUMENT

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 20001012
TEXAS, AND SAME BEING A POINT ON THE SOUTH LINE OF DECKER LANE (100' R.O.W.)
THENCE $S 50^{\circ} 45^{\prime} 27^{\prime \prime}$ E, ALONG THE SOUTH LINE OF SAID DECKER LANE, SAME BEING THE NORTH LINE OF THE SAID CALLED 31.261 ACRE
TRACT A SAID 31.261 ACRES AND THAT TRACT CONVEYED AS 31.261 ACRES TO ROBBY W. BOATWRIGHT PER DOCUMENT 1999064529, OFFICIAL DEED THENCE S27"O8'40" 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
3. S $62^{\circ} 51^{\prime} 20^{\prime \prime}$ W, 311.22 FEET TO A CAPPED IRN ROD SET, FOR THE SOUTHWEST CORNER HEREOF AND A POINT ON THE EAST LINE OF
THAT TRACT CONVEYED AS 31.669 ACRES TO ANDEW JACKSON STEWART GRAY AND FREDERICKA GRAY YOUNGER TRUSTEES SER VE


THENCE THE FOLLOWING THREE (3) COURSES ALONG THE COMMON LINE OF THE HEREON DESCRIBED TRACT AND THE SAID 31.669 ACRE 1. N $29^{\circ} \circ 7^{\prime} 7^{\prime \prime} 1^{\prime \prime}$ 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 $27^{\circ} 38^{\prime} 09^{\prime \prime}$ E, 126.05 FEET TO A CAPPED IRON ROD SET FOR THE COMMON WEST CORNER OF SAID LOTS 5 AND 4;
2. $N 27^{\prime} 38^{\prime} \mathbf{O}^{\prime \prime}$ " E, 126.05 FEET TO A CAPPED IRON ROD SET FOR THE COMMON WEST CORNER OF SAID LOTS 5 AND
3. $\mathrm{N} 29145^{\prime} 09^{\prime \prime}$ E, 181.22 FEET TO THE POINT OF BEGINING, CONTAINING 15.014 ACRES OF LAND, MORE OR LESS

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION
$\qquad$ 2018.

JOLENE KIOLBAS̄̄A, CHAIR
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 CURENTLY AMENDED, IS TRUE AND CORRECT TO THE
BET OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY DIRECTON AND
SUPERVISON
c-08705 DEC陹正2 2 LAKE ROAD 2 AUSTIN, TX 78724


PRO.IFCT I OCATION MAP

