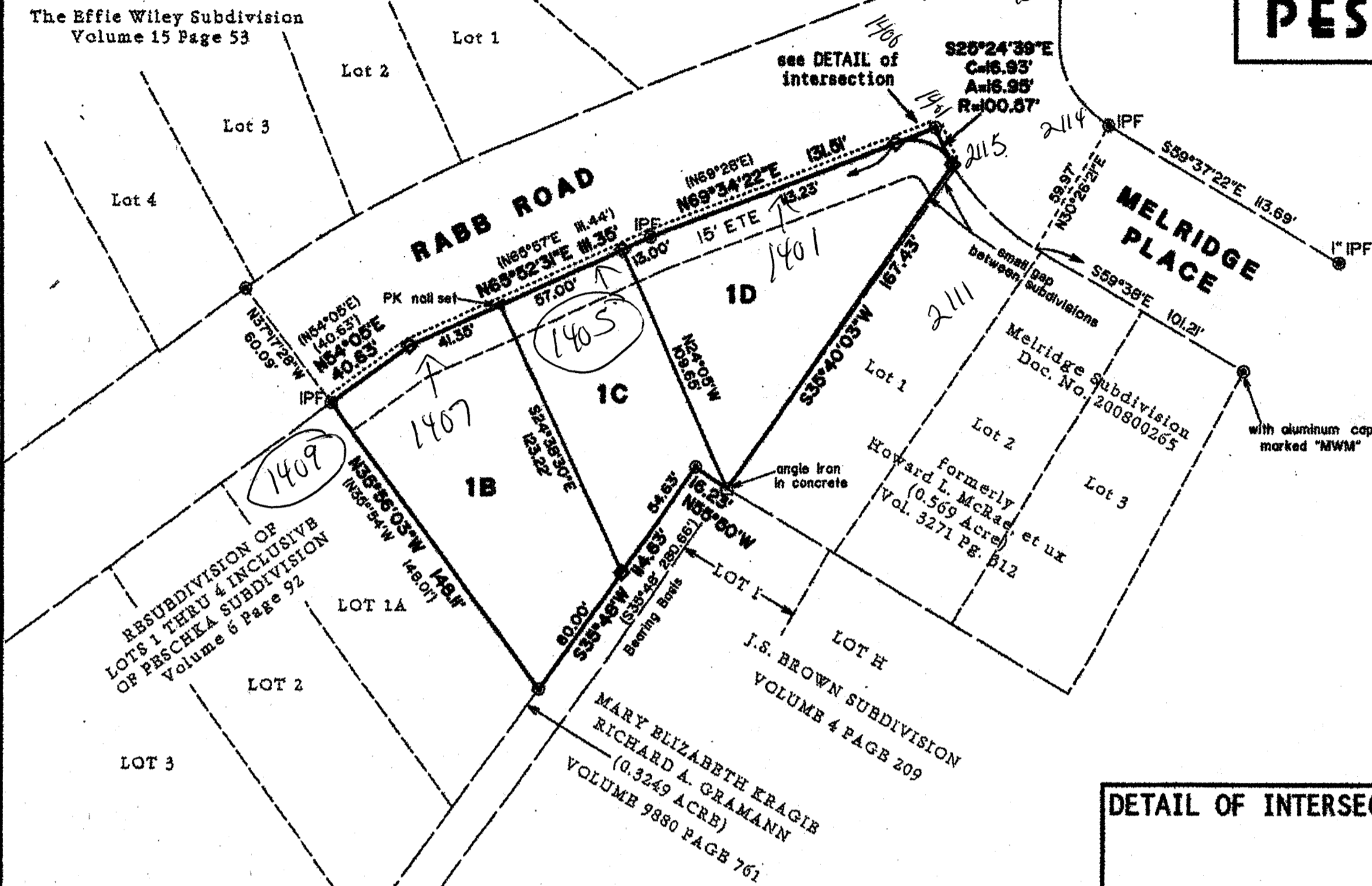


HENRY P. HILL LEAGUE
ABSTRACT No. 14

RESUBDIVISION OF LOT 1
OF THE
RESUBDIVISION OF LOTS 1 THRU 4
INCLUSIVE OF
PESCHKA SUBDIVISION



Plat Preparation Date: July 15, 2014
Application Submittal Date: January 8, 2016

SCALE: 1" = 50'



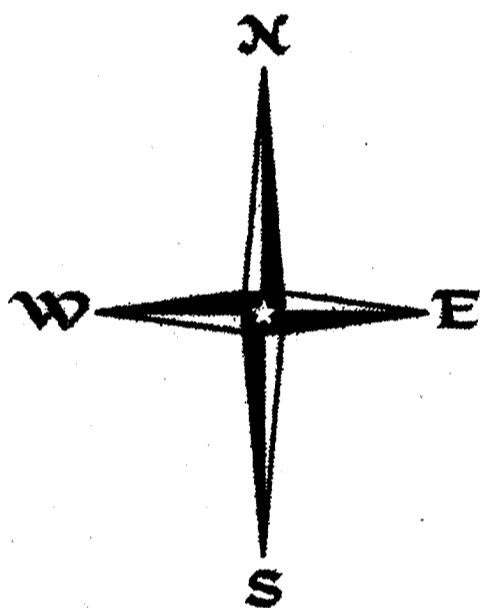
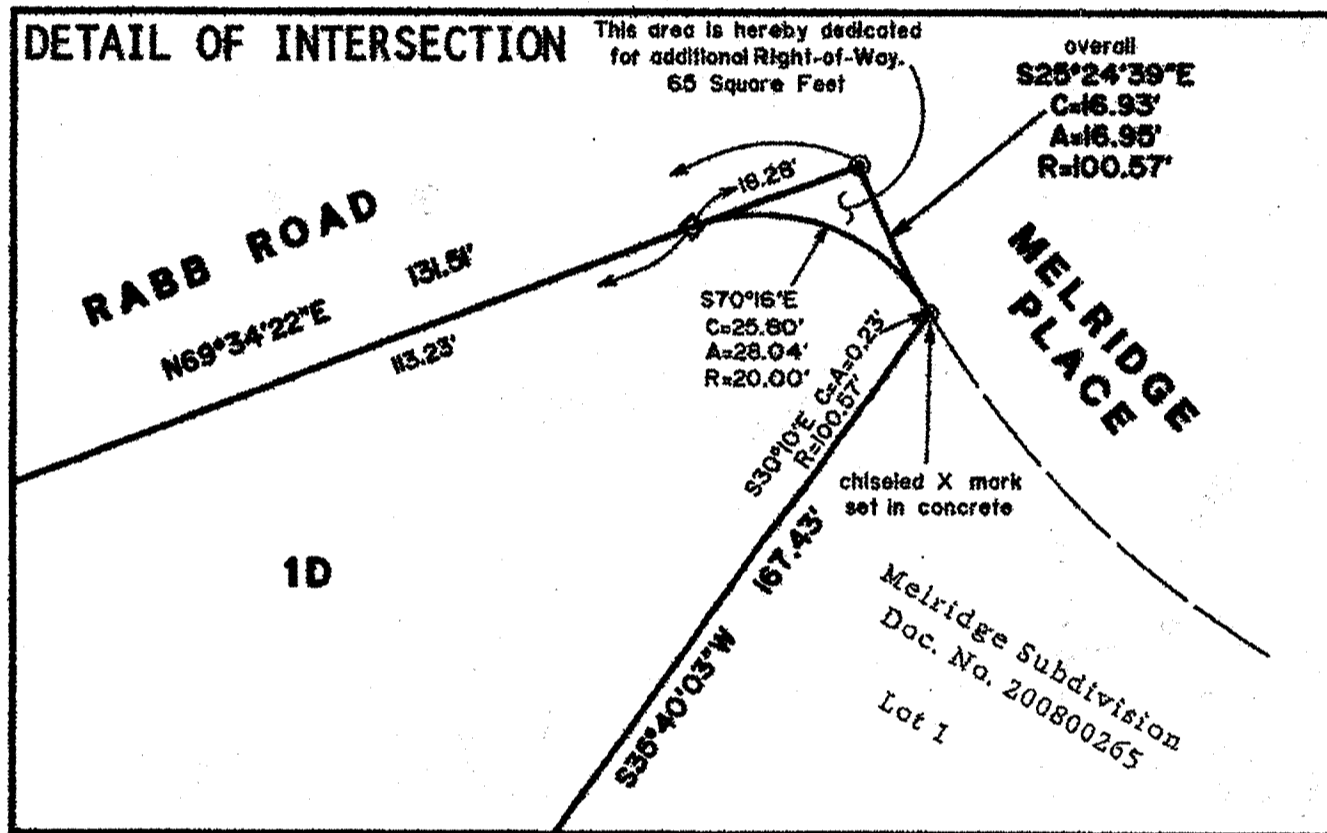
Legend

- Iron Rod Found
- Iron Pipe Found (unless noted)
- Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- 60D Nail Found (Record Dimension)

ETE = Electric and Telecommunications Easement

LOT SUMMARY

Total Number of Lots = 3
Lot 1B = 9,393 Square Feet
Lot 1C = 6,127 Square Feet
Lot 1D = 9,135 Square Feet
Right-of-Way Dedication = 65 Square Feet
Total Area = 24,720 Square Feet = 0.567 Acre



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

That, JP Custom Homes, LLC, owner of all of Lot 1, Resubdivision of Lots 1 Thru 4 Inclusive of Peschka Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 6 Page 92 of the Plat Records of Travis County, Texas, together with all of that certain (0.064 acre) tract of land out of the Henry P. Hill League Abstract No. 14, as conveyed to it by Warranty Deed recorded in Document No. 2015004072 of the Official Public Records of Travis County, Texas, said subdivision having been approved for resubdivision pursuant to the public notification and hearing provision of Chapter 212.014, of the Local Government Code, do hereby resubdivide said Lot 1 and said (0.064 acre) tract in accordance with the attached map or plat shown hereon pursuant to Chapter 212 of the Texas Local Government Code, to be known as

RESUBDIVISION OF LOT 1
OF THE
RESUBDIVISION OF LOTS 1 THRU 4
INCLUSIVE OF
PESCHKA SUBDIVISION

subject to any easements and/or restrictions heretofore granted, and not released.

WITNESS MY HAND this the 12th day of January, A.D. 2016.

Justin Poses, Managing Member of JP Custom Homes, LLC
100 Congress Avenue Suite 2000
Austin, Texas 78701

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the 12th day of January, A.D., 2016, did personally appear Justin Poses, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC Kay P. Summerville
Printed Name Kay P. Summerville
Commission Expires April 29th 2018



This subdivision is located within the Full Purpose Jurisdiction of the City of Austin on this the 13 day of January, 2016.

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
I, Dana DeBeauvoir, 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 18 day of Feb, 2016, A.D., at 9:33 o'clock A.M. and duly recorded on the 18 day of Feb, A.D., at 9:18 o'clock A.M. in the Official Public Records of said County and State in Document No. 201600037

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the 18 day of Feb 2016 A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: A. Rodriguez
Deputy
A. RODRIGUEZ

ACCEPTED AND AUTHORIZED for record by the Planning Commission of the City of Austin, Texas, this the 12 day of January 2016, A.D.

for Stephen Oliver, Chairperson
for Jean Stevens, Secretary

APPROVED, ACCEPTED AND AUTHORIZED for record by the Director, Development Services Department, City of Austin, County of Travis, this the 13 day of January, 2016, A.D.

J. Rodney Gonzales, Director, Development Services Department

NOTE:
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, FENCES, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.

RESUBDIVISION OF LOT 1
OF THE
RESUBDIVISION OF LOTS 1 THRU 4
INCLUSIVE OF
PESCHKA SUBDIVISION

NOTES:

1. No lot shall be occupied until the structure is 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. Building Setback Lines shall be in conformance with the City of Austin Zoning ordinance requirements.
4. No buildings, fences, landscaping, or other obstructions are permitted in drainage easements except as approved by the City of Austin.
5. All drainage easements on private property shall be maintained by the property owner or his assigns.
6. Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
7. 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.
8. 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.
9. All streets, drainage, sidewalks, erosion controls, and water and wastewater lines are required to be constructed and installed to City of Austin Standards.
10. Austin Energy has the right to cut and trim trees and shrubbery and remove obstructions to the extent necessary to keep the easements clear of obstructions. Austin Energy will perform all tree work in compliance with the City of Austin Land Development Code.
11. The owner/developer of this subdivision/lot may provide Austin Energy with any easement and/or access required for the installation and ongoing maintenance of overhead and underground electric facilities within or along the perimeter of this subdivision/lot. These easements/access are required to provide electric service to the buildings and will not be located as to cause the site to be out of compliance with the City of Austin Land Development Code.
12. 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 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.
13. 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 the lots in this subdivision is the responsibility of the developer and/or the owners of the lots. Failure to construct any required infrastructure to City standards may be just cause for the City of deny applications for certain development permits including building permits, site plan approvals and/or certificates of occupancy.
14. 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: Rabb Road and Melridge Place. 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.
15. The landowner is responsible for providing the subdivision infrastructure, including the water and wastewater utility improvements.
16. No portion of this subdivision is within the boundaries of the 100-year flood plain of any waterway that is within the limits of study of the Federal Flood Administration FIRM panel 48453C 0445 H, dated September 26, 2008.
17. Erosion/Sedimentation controls are required for all construction on each lot, including single family and duplex construction, pursuant to the City of Austin Land Development Code and the Environmental Criteria Manual (ECM).
18. Lot 1B, Lot 1C, and Lot 1D, of this subdivision shall have separate sewer taps, separate water meters, and their respective private water and sewer service lines shall be positioned or located in a manner that will not cross lot lines.
19. 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 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.
20. 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.
21. All restrictions and notes from the previous subdivision, Resubdivision of Lots 1 Thru 4, inclusive of Peschka Subdivision, according to the map or plat of record in Volume 6 Page 92 of the Travis County Plat Records, shall apply to this resubdivision plat.
22. If more than one unit is constructed on any lot, parkland dedication fees will be collected for all units prior to building permit approval.
23. The driveway for Lot 1D should take access onto Rabb Road and must be at least 100 feet from the street intersection.
24. Prior to issuing a building permit on any lot, a drainage plan must be submitted to the City of Austin for approval.
25. Impervious cover is restricted to 25% of the Total Net Site Area:
 Lot 1B is allowed 25% of the Net Site Area of the lot
 Lot 1C is allowed 25% of the Net Site Area of the lot
 Lot 1D is allowed 25% of the Net Site Area of the lot
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 February 18, 2016, 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 Document No. 2016 02293 in the Official Public Records of Travis County, Texas.

Plat Preparation Date: July 15, 2014
Application Submittal Date: February 23, 2015

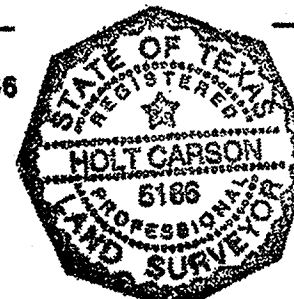
THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Holt Carson, 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 25 of the Austin City Code, and is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

Holt Carson

8-26-2015

Holt Carson
Registered Professional Land Surveyor No. 5186
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
(512)-442-0990



THE STATE OF TEXAS *
THE COUNTY OF TRAVIS *

I do hereby certify that the engineering work being submitted herein complies with all provisions of the Texas Engineering Practice Act, including Section 131.152(e). I hereby acknowledge that any misrepresentation regarding this certification constitutes a violation of the Act, and may result in criminal, civil and/or administrative penalties against me as authorized by the Act.

No portion of this subdivision is within the boundaries of the 100-year flood plain of any waterway that is within the limits of study of the Federal Flood Administration FIRM panel 48453C 0445 H, dated September 26, 2008.

Kurt Prossner

9/9/15

Kurt Prossner P.E. No. 58191
PROSSNER and ASSOCIATES
13377 Pond Springs Road
Austin, Texas 78729

