

JOB NO.: DRAWN BY: 02/11/20 DATE: REV./CORR:

PAGGI HOUSE SUBDIVISION 1/2" IRON ROD FOUND (UNLESS NOTED) 1/2" IRON ROD WITH CAP SET NAIL SET AS NOTED PUNCH HOLE IN CONCRETE · · · · · SIDEWALK R.O.W. RIGHT-OF-WAY TRACT B IPITCH AND PUTT GOLF COURSE) PAGGI HOUSE SUBDIVISION A ONE LOT SUBDIVISION CONSISTING OF 1.155 ACRES DATE PREPARED: AUGUST 2, 2012 SUBMITTAL DATE: AUGUST 2, 2012 THE BASIS OF BEARING SHOWN HEREON IS THE EASTERLY LINE OF THAT CERTAIN 0.718 ACRE TRACT CONVEYED TO PISCES FOODS, L.L.C. BY DEED OF RECORD IN VOLUME 13400, PAGE 422 OF THE **P** Bury+Partners 221 West Sixth Street, Suite 600 Tel. (512)328-0011 Fax (512)328-0325 Orden by: M.U. Approved by: M.U. Project No: 108791-10002 File: H:\108791\002\108791002PL3.dwg C8-2012-0122.0A

CITY OF AUSTIN

BRIDGES ON THE PARK.

A CONDOMINIUM

DOC. NO. 2006117044

26.65 ACRES

G.C. SEIDERS

211 WEST SIXTH STREET, SLATE 600 AUSTIN, TEXAS 78701 SHEET

OF 2

ORIGINAL THAT PAGGI HOUSE, LLC, A DELAWARE LIMITED LIABILITY COMPANY ACTING BY AND THROUGH ITS SOLE MEMBER POST INVESTMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY THROUGH JASON POST ITS MANAGER, OWNER OF THAT CERTAIN 1.155 ACRES TRACT OF LAND OUT OF THE ISAAC DECKER LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS CONVEYED TO PAGGI HOUSE, LLC BY DEED OF RECORD IN DOCUMENT NO. 2011016777 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; DO HEREBY SUBDIVIDE SAID 1.155 ACRES PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE AND CHAPTER 25 OF THE AUSTIN CITY CODE IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS "PAGGI HOUSE SUBDIVISION", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS HEREON, SUBJECT TO ANY EASEMENTS PREMOUSLY GRANTED BUT NOT RELEASED. 1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM. PRIVATE WATER AND SEWER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES. 3. FACILITIES FOR OFF-STREET LOADING AND UNLOADING SHALL BE PROVIDED FOR ALL NON-RESIDENTIAL SITES. POST PAGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY STATE OF CALIFORNIA & COUNTY OF STATE OF CALIFORNIA & PERSONALLY APPEARED PERSONALLY APPEARED WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED NO PORTION OF THIS TRACT LIES WITHIN THE 100 YEAR PLOODPLAIN, AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR PLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON COMMUNITY PANEL NO. 48453C04451 DATED SEPTEMBER 28, 2008 FOR TRAVIS COUNTY, TEXAS, AND INCORPORATED AREAS. ENGINEER'S CERTIFICATION: I, JEFFREY R. SCOTT, 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 FORTIONS OF TITLE 30 OF THE AUSTIN CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. JEFFREY R SCHIT P.P.
TEXAS REGISTRATION NO. STABS
BURY + PARTIMERS, INC.
211 WEST SIXTH STREET, SUITE 800
AUSTIN, TEXAS 78701 JEFFREV B SCO I, MARK J. JEZISEK, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HERBY CERTIFY THAT THIS PLAT COMPLES WITH TITLE 30 OF THE AUSTIN CODE OF 1999, AS AMENDED, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.

16. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT THE LAND OWNER/DEVELOPERS EXPENSE. 18. 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 TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATES OF OCCUPANCY. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE SECTION 25-8-181, AND THE ENVIRONMENTAL CRITERIA MANUAL. 19. THERE ARE NO SLOPES GREATER THAN 15% ON THIS SITE. 20. PARKLAND FEES ARE REQUIRED PER ORDINANCE 20070821-027, OR AS AMENDED, PRIOR TO APPROVAL OF ANY SITE PLAN IN THIS SUBDIVISION. 21. CITY OF AUSTIN POLICIES AND ORDINANCES PROFIBIT THE EXTENSION OF CUSTOMER UTILITY LINES ACROSS PRIVATE SPACE, INCLUDING LOT LINES, TO ACCESS UTILITY SERVICE FOR ADJACENT PROPERTY THROUGH CONNECTION EVEN THOUGH SUCH ADJACENT PROPERTY IS OWNED, CONTROLLED, OR OCCUPIED BY THE CUSTOMER. WASTEWATER LINES THAT NOW CROSS LOT LINES WERE PREVIOUSLY INSTALLED WITHIN THE PROPERTY COMPRISING PAGGI HOUSE SUBDIMISON WHEN THE DEVELOPMENT WAS UNDER COMMON OWNERSHIP. THE PRIVATE WASTEWATER LINES PREVIOUSLY INSTALLED WITHIN THIS SUBDIVISION THAT CROSS LOT LINES MUST BE PLACED IN A PRIVATE EASEMENT AND A RESTRICTIVE COVENANT MUST BE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS THAT OBLIGATES THE OWNER AND THEIR SUCCESSORS AND ASSIGNS, TO OPERATE AND MAINTAIN THE PRIVATE WASTEWATER LINES AT THEIR SOLE EXPENSE AND WITHOUT COST OR EXPENSE TO THE CITY OF AUSTIN. IN THE EVENT THAT (1) THE PROPERTY IS REDEVELOPED IN A MANNER THAT INCREASES WASTEWATER SERVICE REQUIREMENTS IN EXCESS OF THAT CURRENILLY AVAILABLE TO THE LOTS SO AFFECTED; (2) NEW DEVELOPMENT PROPOSED WITHIN THE PROPERTY PROPOSED LAND USE CHANGES FOR EXISTING STRUCTURES OR CHANGES IN OPERATIONS CONDUCTED ON THE PROPERTY INCREASE WASTEWATER SERVICE REQUIREMENTS IN EXCESS OF THAT CURRENILLY AVAILABLE TO THE LOT(S) SO AFFECTED; (3) A CATECORICAL DISCHARGER WITHIN THE MEANING OF 40 C.F.R. PART 403 PROPOSES TO OCCUPY ONE OR MORE STRUCTURES WITHIN THE SUBDIVISION, OR (4) CHANGES IN FIRE SAFETY, INDUSTRIAL WASTE OR OTHER HEALTH AND SAFETY REGULATIONS, OR COMPLIANCE WITH FEDERAL OR STATE LAWS OR REGULATIONS REQUIRE A SEPARATE CONNECTION TO CITY WASTEWATER SYSTEMS, THEN (A) ALL LOTS SO AFFECTED MUST RECEIVE WASTEWATER SERVICE FROM THE CITY OF AUSTIN WASTEWATER SYSTEMS DESIGNED AND INSTALLED IN ACCORDANCE WITH CITY POLICIES, ORDINANCES AND DESIGN CRITERIA, INCLUDING WITHOUT LIMITATION, THE CITY'S PLUMBING CODE, FIRE CODE AND INDUSTRIAL WASTE CROINANCE, AND (B) THE OWNER WILL BE RESPONSIBLE FOR THE PROPER DESIGN AND INSTALLATION OF EACH SUCH SEPARATE CONNECTION TO THE CITY'S WASTEWATER SYSTEMS AS WELL AS NEW PRIVATE ON-SITE LINES NECESSARY FOR EACH SUCH SEPARATE CONNECTION TO THE CITY'S WASTEWATER SYSTEMS AT ITS SOLE EXPENSE AND (C) THE OWNER WILL BE RESPONSIBLE FOR SEVERING (CUTTING AND PLUGGING) THE EXISTING PRIVATE WASTEWATER LINES THAY CROSS LOT LINES AT ITS SOLE EXPENSE AND (C) THE

PAGGI HOUSE SUBDIVISION

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF AUSTIN ON THIS THE 12013 Day of 12013 12013APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN. COUNTY OF TRAVIS. TEXAS. THIS THE 15th DAY OF ALAGUAST 2013 A.D. 5. 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 REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT. PLANNING AND DEVELOPMENT REVIEW DEPARTMENT STATE OF TEXAS & COUNTY OF TRAVIS INSTRUMENT OF WHITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY
OFFICE ON THE 10 DAY OF 114115 20 7A.D. AT 10 O'CLOCK M.,
AND DULY RECORDED ON THE 10 DAY OF 114115 20 7A.D. AT
O'CLOCK 59M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT
HO. 2013 OOLS WITHERS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ____ DAY OF PAGGI HOUSE SUBDIVISION A ONE LOT SUBDIVISION CONSISTING OF 1.155 ACRES DATE PREPARED: AUGUST 2, 2012 SUBMITTAL DATE: AUGUST 2, 2012

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE EXISTENCE OR LOCATION OF ANY SURFACE OR SUBSURFACE STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL AGENCIES AND/OR OWNERS TO VERIFY THIS INFORMATION. CONTRACTOR SHALL CONTACT THE TEXAS EXCAVATION SAFETY SYSTEM (DIG TESS) AT (800/344-8377) AT LEAST TWO FULL WORKING DAYS BEFORE COMMENCING ANY SUBSURFACE WORK OR ANY OTHER WORK THAT WOULD AFFECT UTILITIES.

ALL CONSTRUCTION MATERIALS AND TECHNIQUES SHALL CONFORM TO CURRENT CITY OF AUSTIN STANDARD SPECIFICATIONS.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

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DRIGINAL

LOT 1 1165 AC BLOCK "A"

12 SQ. FT. HEREBY-DEDICATED FOR R.O.W. PURPOSES

(HATCHED AREA)

DETAIL A NOT TO SCALE

570'34'16"E 237.80"

BLOCK "A"

DEDICATED FOR

NOT TO SCALE

SITE PLAN RELEASE Sheet 03 of 41 FILE NUMBER: SP-2019-0058C EXPIRATION DATE: 3-23-23 CASE MANAGER: RENEE JOHNS APPLICATION DATE: 02/12/2019 REVIEWED FOR GENERAL COMPLIANCE ON: APPROVED BY PLANNING COMMISSION ON: 3-13-3-0 APPROVED BY CITY COUNCIL ON: under Section 1/2 of Chapter 25-5 of Austin City Code.

D Bury+Partners

221 West Sixth Street, Soite 600

THPE Registration Number 71048 Bury+Partners, Inc. @Copyright 2013

Yel (512)328-0011 Fax (512)328-0825

Austin, Texas 78701

Drawn by: MU Approved by: MU Project No: 108791-10002 FRe: H: \108791\002\108791002PL3.c

C8-2012-0122.0A

Director, Development Services Department
RELEASED FOR:
GENERAL COMPLIANCE: Zoning: PVD & CS-H _Correction 1

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA. INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF THEIR SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.