



TRV
2 PGS

201300158

PLAT DOCUMENT # _____

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: PAGGI HOUSE SUBDIVISION

OWNERS NAME: PAGGI HOUSE LLC, POST INVESTMENT GROUP
LLC & POST PAGGI LLC

RESUBDIVISION? YES ☐ NO ☒

ADDITIONAL RESTRICTIONS / COMMENTS:

2013145439

RETURN:

PLANNING & DEVELOPMENT
505 BARTON SPRINGS RD 4TH FL
AUSTIN TX 78704
ATTN CESAR ZAVALA

PLAT FILE STAMP

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Aug 02, 2013 03:50 PM

BENAVIDESV: \$65.00

201300158

Dana DeBeauvoir, County Clerk

Travis County TEXAS

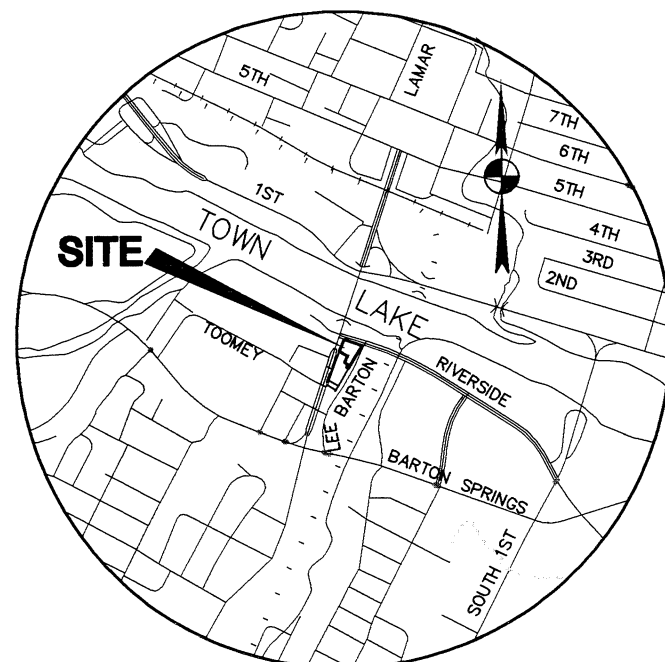
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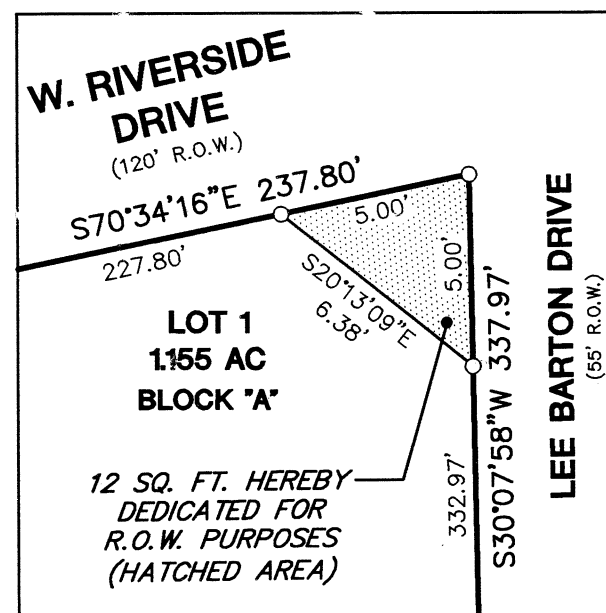
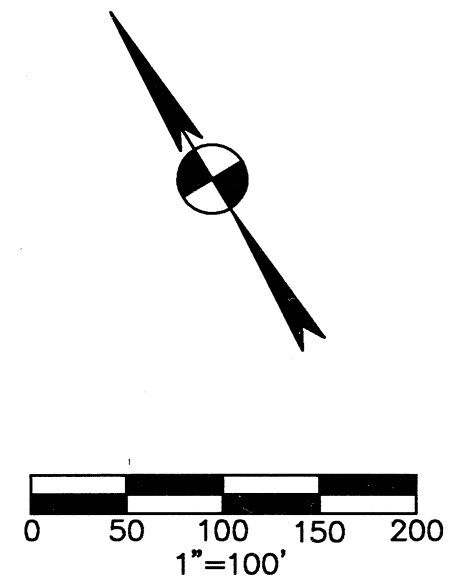
to 5978

21.2.8

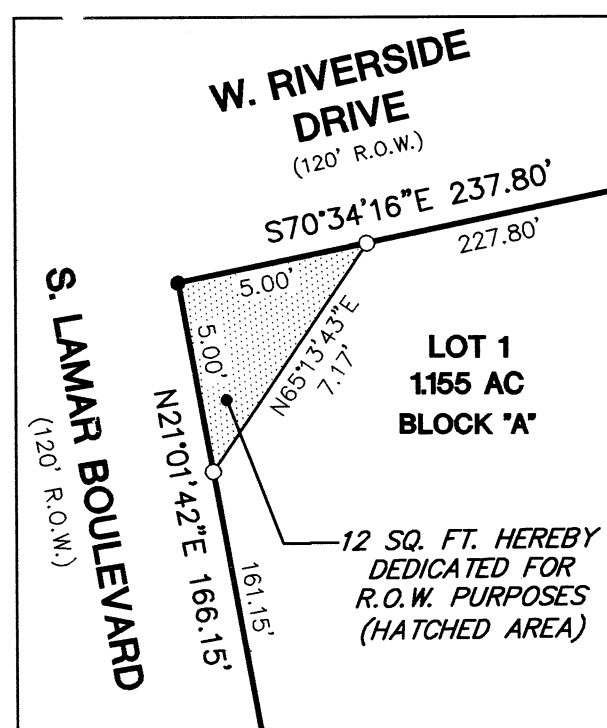
PAGGI HOUSE SUBDIVISION



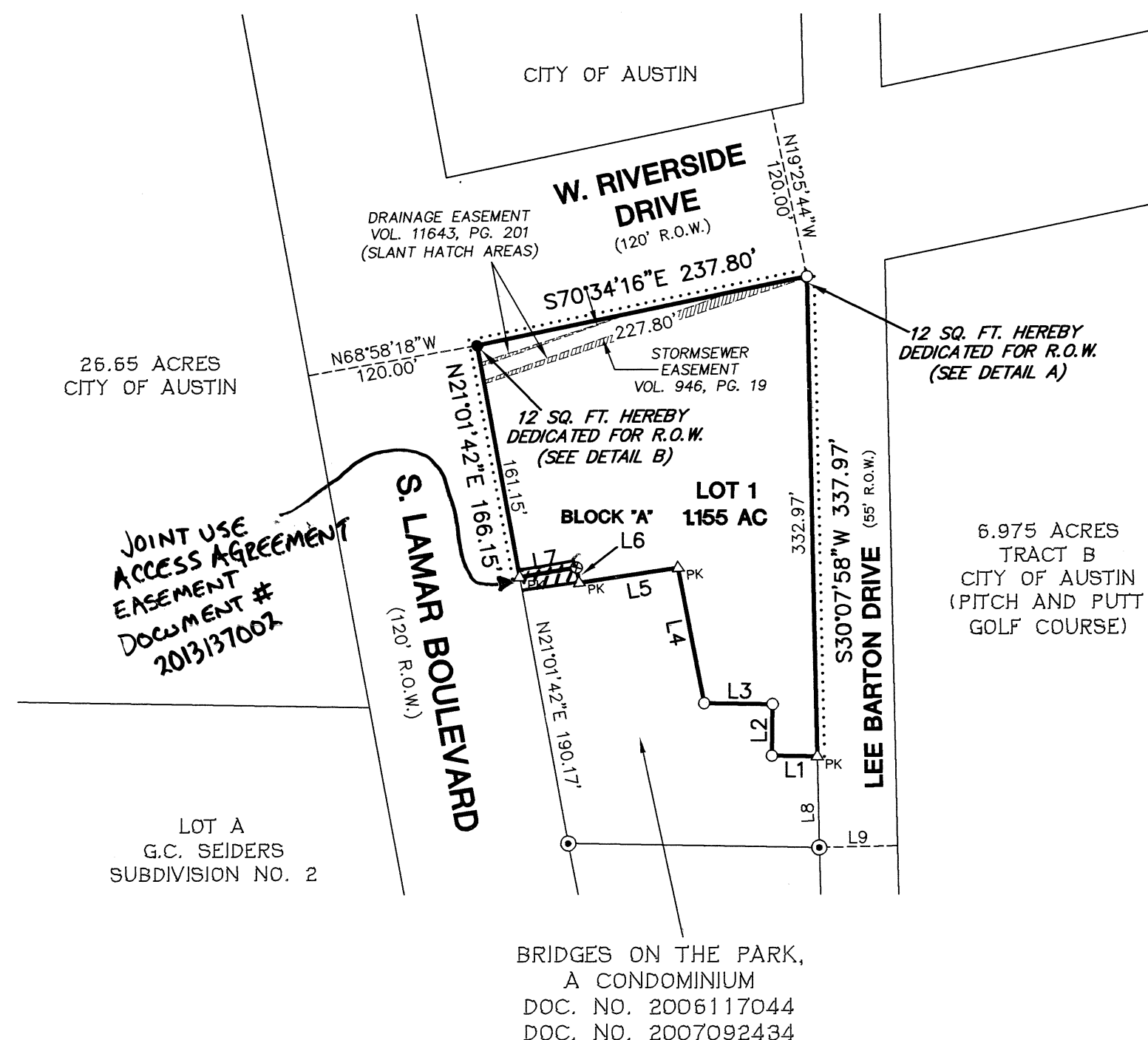
VICINITY MAP
N.T.S.



DETAIL A
NOT TO SCALE



DETAIL B
NOT TO SCALE



LEGEND	
●	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

LINE TABLE		
No.	Bearing	Distance
L1	N57°54'31"W	31.76'
L2	N32°05'29"E	36.33'
L3	N57°54'31"W	48.33'
L4	N20°18'20"E	96.56'
L5	N67°20'15"W	70.79'
L6	N21°20'12"E	11.03'
L7	N68°33'11"W	40.69'
L8	S30°07'58"W	64.24'
L9	S60°02'00"E	55.00'

BEARING BASIS
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 REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

PAGGI HOUSE SUBDIVISION
A ONE LOT SUBDIVISION CONSISTING OF
1.155 ACRES

DATE PREPARED: AUGUST 2, 2012
SUBMITTAL DATE: AUGUST 2, 2012

Bury+Partners
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
TBPE Registration Number F1048
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ORIGINAL

201300158

PAGGI HOUSE SUBDIVISION

STATE OF TEXAS §
COUNTY OF TRAVIS §

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 PREVIOUSLY GRANTED BUT NOT RELEASED.

POST PAGGI, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: POST INVESTMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY
ITS SOLE MEMBER

BY: JASON POST, MANAGER
POST INVESTMENT GROUP, LLC
1801 CENTURY PARK EAST, STE 200
LOS ANGELES, CALIFORNIA 90067
DATE 7-24-13

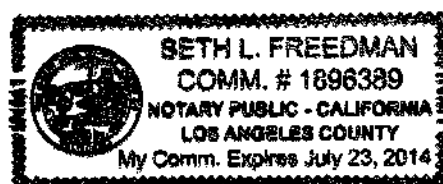
STATE OF CALIFORNIA §
COUNTY OF LOS ANGELES §

ON 7-24-2013 BEFORE ME, SETH L. FREEDMAN PERSONALLY APPEARED JASON POST WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT 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 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.

NOTARY PUBLIC
IN AND FOR THE STATE OF CALIFORNIA



FLOOD PLAIN NOTE:

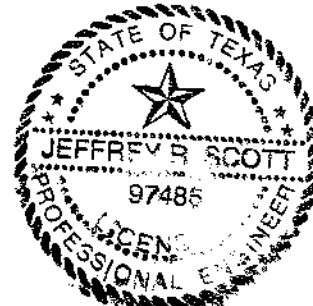
NO PORTION OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN, AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON COMMUNITY PANEL NO. 48453C0445H, DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS, 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 PORTIONS OF TITLE 30 OF THE AUSTIN CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

JEFFREY R. SCOTT, P.E.
TEXAS REGISTRATION NO. 97486
BURY + PARTNERS, INC.
211 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701

DATE 23 July 2013



SURVEYOR'S CERTIFICATION:

I, MARK J. JEZISEK, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES 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.

MARK J. JEZISEK, P.L.S.
TEXAS REGISTRATION NO. 5267
BURY + PARTNERS, INC.
211 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701

DATE 7/23/13



GENERAL NOTES:

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.
2. THE WATER AND WASTEWATER 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 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. FACILITIES FOR OFF-STREET LOADING AND UNLOADING SHALL BE PROVIDED FOR ALL NON-RESIDENTIAL SITES.
4. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
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.
6. NO BUILDING, FENCES, LANDSCAPING OR OTHER SUCH STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY CITY OF AUSTIN/TRAVIS COUNTY.
7. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITY.
8. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
9. 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: S. LAMAR BOULEVARD, W. RIVERSIDE DRIVE AND LEE BARTON DRIVE. 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 (LDC 25-6-351).
10. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
11. 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.
12. 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 IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
13. 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 CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
14. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.
15. ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT.
16. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT THE LAND OWNER/DEVELOPERS EXPENSE.
17. 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.
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 20070621-027, OR AS AMENDED, PRIOR TO APPROVAL OF ANY SITE PLAN IN THIS SUBDIVISION.
21. CITY OF AUSTIN POLICIES AND ORDINANCES PROHIBIT 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 SUBDIVISION 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 CURRENTLY 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 CURRENTLY AVAILABLE TO THE LOT(S) SO AFFECTED; (3) A CATEGORICAL 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 VIA SEPARATE CONNECTION TO 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 ORDINANCE, 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 WASTEWATER SYSTEMS AT ITS SOLE EXPENSE AND (C) THE OWNER WILL BE RESPONSIBLE FOR SEVERING (CUTTING AND PLUGGING) THE EXISTING PRIVATE WASTEWATER LINES THAT CROSS LOT LINES AT ITS SOLE EXPENSE.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF AUSTIN ON THIS THE 1st DAY OF August, 2013

CITY CERTIFICATIONS:

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, TEXAS. THIS THE 1st DAY OF August, 2013 A.D.

Cesar Zamora for
GREG GUERNSEY, DIRECTOR
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA DEBEAUVOR, 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 2nd DAY OF August, 2013 A.D. AT 3:50 O'CLOCK P.M., AND DULY RECORDED ON THE 2nd DAY OF August, 2013 A.D. AT 3:50 P.M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 201300158

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 2nd DAY OF August, 2013 A.D.

DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: JMM Vbenavides
DEPUTY



PAGGI HOUSE SUBDIVISION

A ONE LOT SUBDIVISION CONSISTING OF
1.155 ACRES

DATE PREPARED: AUGUST 2, 2012
SUBMITTAL DATE: AUGUST 2, 2012

Bury+Partners

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Austin, Texas 78701
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TBPE Registration Number F1048
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SHEET

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