



PLATS 200900175  
2 PGS

# PLAT

## PLAT RECORDS INDEX SHEET:

### SUBDIVISION NAME:

AMENDED PLAT OF LOTS 1, 2, 4-6, 8-10, AND 13-18,  
BLOCK D, BRODIE SPRINGS II, PHASE TWO

### OWNERS NAME:

BRODIE SPRINGS DEVELOPMENT, INC.

RESUBDIVISION? YES  NO

### ADDITIONAL RESTRICTIONS / COMMENTS:

N/A

### RETURN:

CITY OF AUSTIN  
ATTN: MICHELLE CASILLAS  
512/974-2024

## FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

2009 Dec 08 11:22 AM 200900175

HAYWOODK \$65.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS

#65.02

12/08/2009

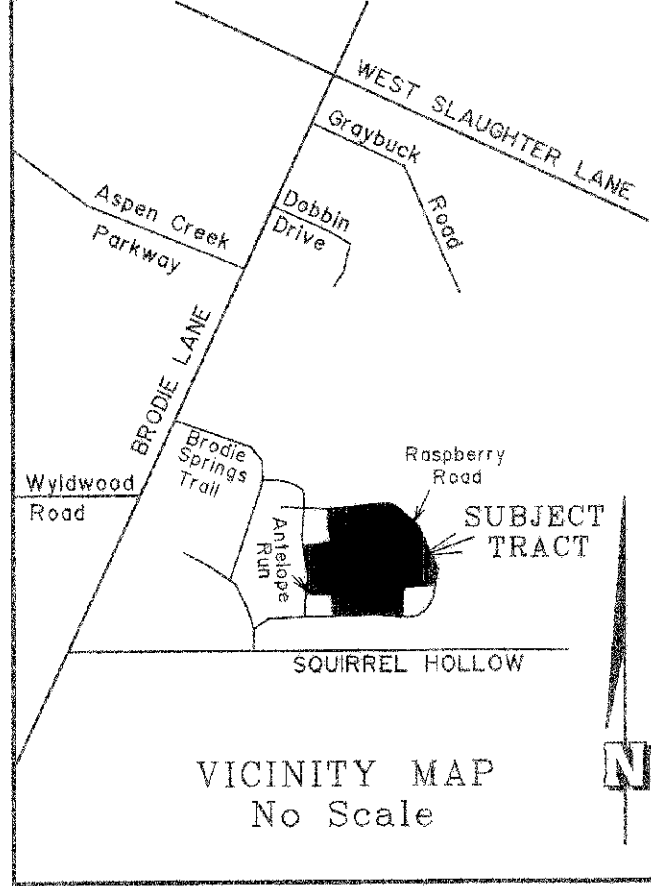
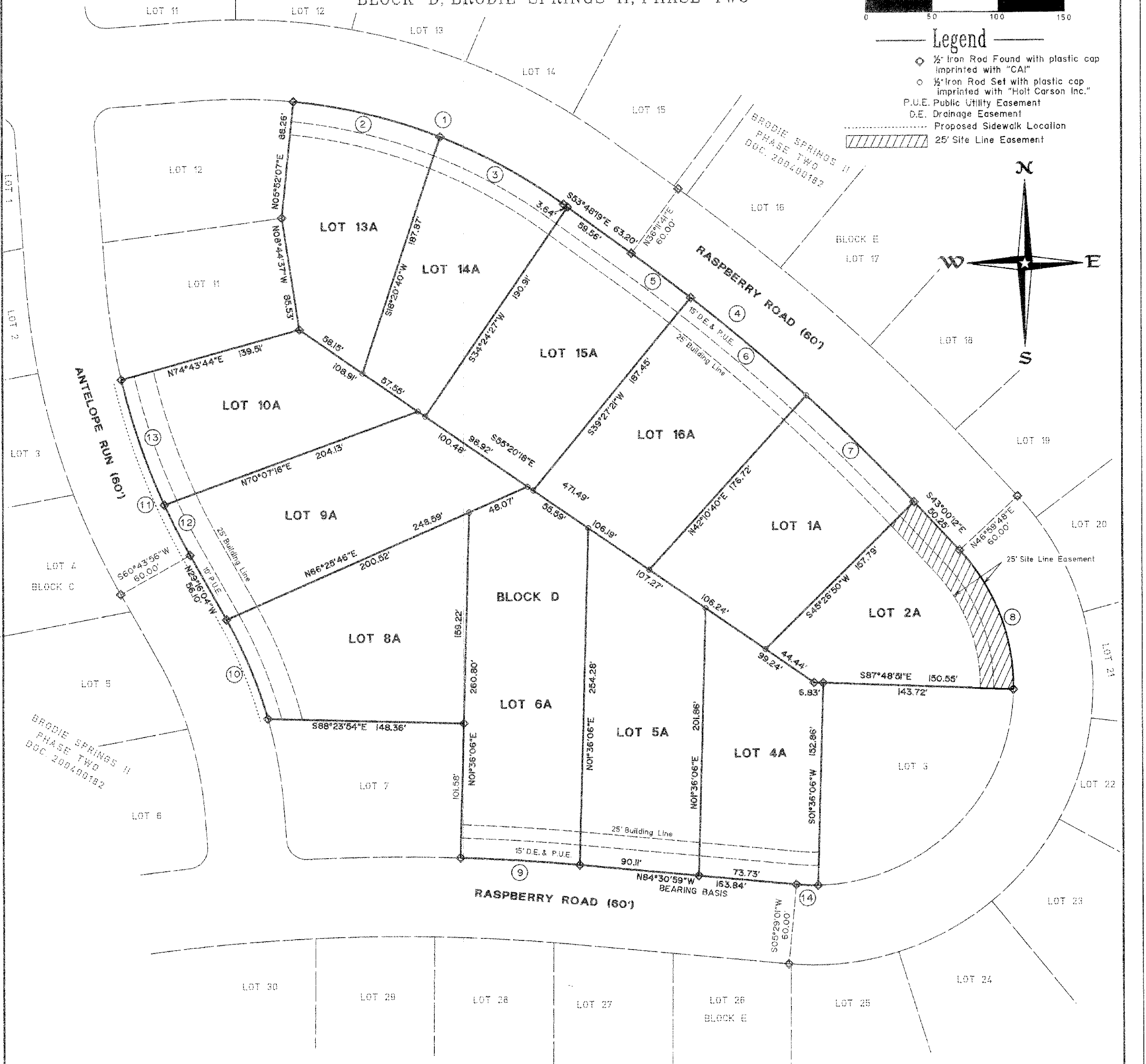
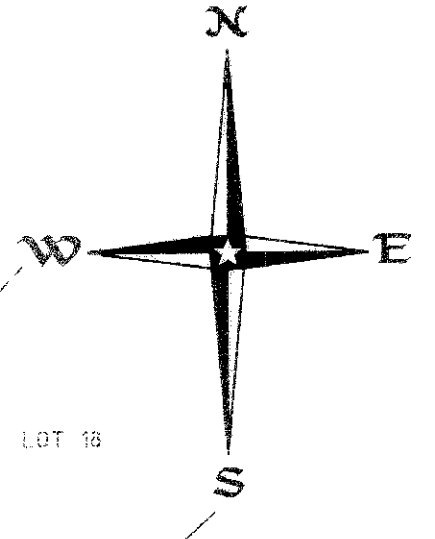
AMENDED PLAT OF LOTS 1, 2, 4-6, 8-10, AND 13-18,  
BLOCK D, BRODIE SPRINGS II, PHASE TWO

SCALE: 1" = 50'



Legend

- ◊ 1/2" Iron Rod Found with plastic cap imprinted with "CAI"
- 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson Inc."
- P.U.E. Public Utility Easement
- D.E. Drainage Easement
- Proposed Sidewalk Location
- 25' Site Line Easement



**LOT AREA SUMMARY**

LOT 1A	18418 Square Feet
LOT 2A	15774 Square Feet
LOT 4A	15816 Square Feet
LOT 5A	20504 Square Feet
LOT 6A	24298 Square Feet
LOT 8A	19801 Square Feet
LOT 9A	20668 Square Feet
LOT 10A	16177 Square Feet
LOT 13A	15998 Square Feet
LOT 14A	15909 Square Feet
LOT 15A	20296 Square Feet
LOT 16A	20089 Square Feet

**CURVE DATA**

① Δ= 30°19'34" R= 417.98' T= 113.27' C= 218.66' A= 221.23' CB= S68°58'04"E	② Δ= 15°42'10" R= 417.98' T= 57.64' C= 114.20' A= 114.56' CB= S76°16'47"E	③ Δ= 14°37'23" R= 417.98' T= 53.63' C= 106.39' A= 106.67' CB= S61°07'00"E	④ Δ= 10°48'07" R= 1510.00' T= 142.76' C= 284.26' A= 284.68' CB= S48°24'15"E	⑤ Δ= 2°07'23" R= 1510.00' T= 27.98' C= 55.94' A= 55.94' CB= S52°44'38"E
⑥ Δ= 4°20'07" R= 1510.00' T= 57.16' C= 114.23' A= 114.26' CB= S49°30'52"E	⑦ Δ= 4°20'37" R= 1510.00' T= 57.26' C= 114.44' A= 114.47' CB= S45°10'32"E	⑧ Δ= 44°01'16" R= 150.00' T= 60.64' C= 112.43' A= 115.25' CB= S20°59'41"E	⑨ Δ= 3°29'21" R= 1480.61' T= 45.10' C= 90.16' A= 90.17' CB= N86°15'40"W	⑩ Δ= 13°29'04" R= 345.00' T= 40.79' C= 81.00' A= 81.19' CB= N22°31'33"W
⑪ Δ= 16°07'10" R= 508.05' T= 71.94' C= 142.46' A= 142.93' CB= N21°12'29"W	⑫ Δ= 4°49'50" R= 508.05' T= 21.43' C= 42.82' A= 42.83' CB= N26°51'09"W	⑬ Δ= 11°17'20" R= 508.05' T= 50.21' C= 99.94' A= 100.10' CB= N18°47'35"W	⑭ Δ= 6°17'15" R= 150.00' T= 8.24' C= 16.44' A= 16.45' CB= N87°39'28"W	

200900175

AMENDED PLAT OF LOTS 1, 2, 4-6, 8-10, AND 13-18,  
BLOCK D, BRODIE SPRINGS II, PHASE TWO

NOTES

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

That, Brodie Springs Development, Inc., acting by and through its President, Blake Magee, owner of Lots 1, 2, 4-6, 8-10, and 13-18, Block D, Brodie Springs II Phase Two, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 200400182 of the Official Public Records of Travis County, Texas, said lots having been conveyed to me by virtue of Special Warranty Deed recorded in Document No. 2007062209 of the Official Public Records of Travis County, Texas, comprising a total of 5.13 acres of land, do hereby amend said lots for the sole purpose of relocating interior lot lines, pursuant to Chapter 212.016 of the Texas Local Government Code, and in accordance with the attached map or plat to be known as the "AMENDED PLAT OF LOTS 1, 2, 4-6, 8-10, AND 13-18, BLOCK D, BRODIE SPRINGS II, PHASE TWO" subject to any easements and/or restrictions heretofore granted, and do hereby dedicate to the Public Use of the streets and easements shown hereon.

WITNESS MY HAND this the 7<sup>th</sup> day of October, A.D. 2009.

[Signature]

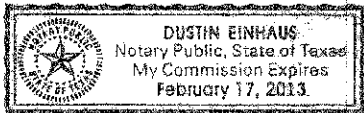
Blake Magee -- President  
Brodie Springs Development, Inc.  
1011 North Lamar Blvd.  
Austin, Texas 78703

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the 7<sup>th</sup> day of October, A.D., 2009, did personally appear Blake Magee, 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

Printed Name Dustin Einhaus  
Commission Expires 2/17/13



This subdivision is located in the Full Purpose Jurisdiction of the City of Austin this the 22nd day of Oct., 2009.

APPROVED, ACCEPTED, AND AUTHORIZED for record by the Director, Planning Watershed Protection and Development Review Department, City of Austin, County of Travis, this the 22nd day of October, 2009, A.D.

[Signature]  
Victoria L. P.E., Director, Watershed Protection and Development Review Department  
Greg Gvernseley Planning

1) 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.

2) All restrictions and notes from the previous existing subdivision: Brodie Springs II, Phase Two, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 200400182 of the Travis County Official Public Records, shall apply to this amended plat.

3) Building Setback Lines shall be in conformance with the City of Austin Zoning Ordinance requirements.

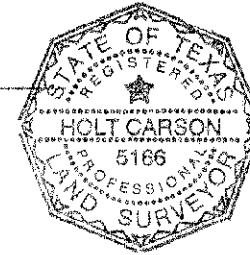
4) An administrative waiver has been granted from the Subdivision Submittal Requirements that final plats be submitted at a scale of 1" = 100'.

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.

[Signature]

Holt Carson  
Registered Professional Land Surveyor No. 5166  
HOLT CARSON, Incorporated  
1904 Fortview Road Austin, Texas 78704  
(512)-442-0990

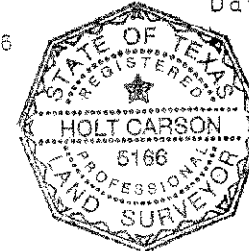


6-25-2009  
Date

FLOODPLAIN NOTE: No portion of subdivision lies within a special flood hazard area according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 48453C0590 H, dated September 26, 2008.

As checked by: [Signature]  
Holt Carson  
Registered Professional Land Surveyor No. 5166

6-25-2009  
Date



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 8<sup>th</sup> day of December, 2009, A.D., at 4:22 o'clock A.M. and duly recorded on the 8<sup>th</sup> day of December, 2009, A.D., at 4:13 o'clock A.M. in the Official Public Records of said County and State in Document No. 200900175.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the 8<sup>th</sup> day of December, 2009, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: [Signature]  
Deputy

D. BARTHLOMEW

