

6-15-04

# 111.00

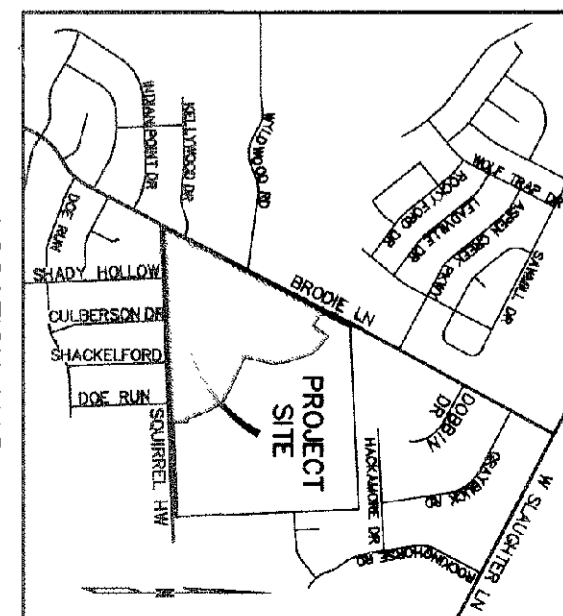
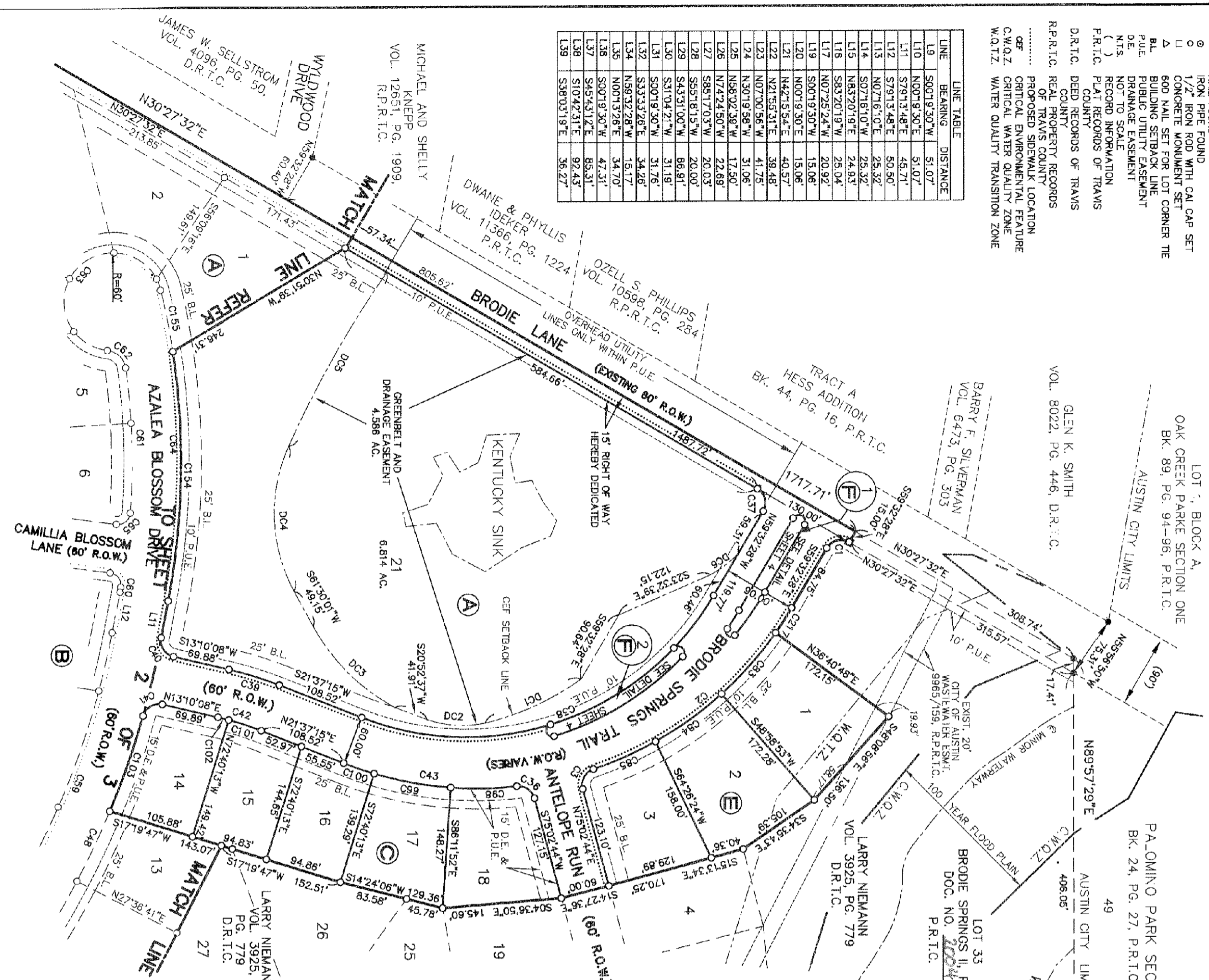
200400181

# BRODIE SPRINGS II, PHASE ONE

- LEGEND**
- 1/2" IRON ROD FOUND
  - IRON PIPE FOUND
  - △ 1/2" IRON ROD WITH CAL CAP SET
  - CONCRETE MONUMENT SET
  - ▲ 600 NAIL SET FOR LOT CORNER TIE
  - BL BUILDING SETBACK LINE
  - DE PUBLIC UTILITY EASEMENT
  - DE DRAINAGE EASEMENT
  - NTS NOT TO SCALE
  - ( ) RECORD INFORMATION
  - ( ) PLAT RECORDS OF TRAVAS COUNTY
  - D.R.T.C. DEED RECORDS OF TRAVAS COUNTY
  - R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVAS COUNTY
  - PROPOSED SIDEWALK LOCATION
  - GEF CRITICAL ENVIRONMENTAL FEATURE
  - C.W.Q.Z. CRITICAL WATER QUALITY ZONE
  - W.Q.T.Z. WATER QUALITY TRANSMISSION ZONE

**LINE TABLE**

LINE	BEARING	DISTANCE
L9	S0019.30°W	51.07'
L10	N0078.30°E	51.07'
L11	S7913.48°E	45.71'
L12	S7913.48°E	50.50'
L13	N0716.10°E	25.32'
L14	S0716.10°W	25.32'
L15	N8320.19°E	25.04'
L16	S8320.19°W	25.04'
L17	N0725.24°W	20.92'
L18	S0019.30°W	15.06'
L19	N0019.30°E	15.06'
L20	N4215.54°E	40.57'
L21	N2115.54°E	39.48'
L22	N0716.10°E	41.75'
L23	N0716.10°W	41.75'
L24	N3019.58°W	31.06'
L25	N5802.38°W	17.50'
L26	N7424.50°W	22.69'
L27	S8917.03°W	20.00'
L28	S5318.15°W	20.00'
L29	S4331.00°W	68.91'
L30	S3104.21°W	31.18'
L31	S0019.30°W	31.76'
L32	S3333.28°E	34.26'
L33	N5913.28°W	15.17'
L34	N0019.30°W	34.70'
L35	S0019.30°W	47.31'
L36	S4543.12°E	65.31'
L37	S1042.31°E	92.43'
L38	S3803.19°E	36.27'



**CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD BRG	DELTA
C1	20.00'	31.42'	S1432.28°E	90°00'00"
C2	448.45'	318.98'	N39101.55°W	41°01'48"
C3	20.00'	30.17'	N61435.51°W	65°28'34"
C11	15.00'	21.30'	N56265.03°E	81°22'23"
C12	15.00'	21.30'	N62111.34°W	81°22'23"
C13	20.00'	28.35'	S34282.25°W	81°12'38"
C14	20.00'	31.41'	S75227.43°W	89°59'39"
C15	350.00'	495.79'	N18197.36°W	81°09'43"
C16	438.00'	64.61'	S17232.42°W	08°27'07"
C17	20.00'	30.58'	N56581.01°E	87°58'04"
C18	20.00'	30.49'	S33030.08°E	87°20'32"
C19	448.45'	216.02'	N07443.41°E	27°47'09"
C20	20.00'	31.42'	N07443.41°E	27°47'09"
C21	20.00'	30.58'	S33030.08°E	87°20'32"
C22	448.45'	216.02'	N07443.41°E	27°47'09"
C23	225.00'	189.12'	N5112.31°W	43°04'02"
C24	285.00'	22.77'	N0157.49°W	04°34'39"
C25	20.00'	31.42'	S44403.30°E	90°00'00"
C26	20.00'	31.42'	S4519.30°W	90°00'00"
C27	225.00'	189.12'	N5112.31°W	43°04'02"
C28	285.00'	22.77'	N0157.49°W	04°34'39"
C29	20.00'	31.42'	S44403.30°E	90°00'00"
C30	20.00'	31.42'	S4519.30°W	90°00'00"
C31	20.00'	31.42'	S4519.30°W	90°00'00"
C32	20.00'	31.42'	S4519.30°W	90°00'00"
C33	225.00'	189.12'	N5112.31°W	43°04'02"
C34	285.00'	22.77'	N0157.49°W	04°34'39"
C35	20.00'	31.42'	S44403.30°E	90°00'00"
C36	20.00'	31.42'	S4519.30°W	90°00'00"
C37	225.00'	189.12'	N5112.31°W	43°04'02"
C38	285.00'	22.77'	N0157.49°W	04°34'39"
C39	20.00'	31.42'	S44403.30°E	90°00'00"
C40	20.00'	31.42'	S4519.30°W	90°00'00"
C41	20.00'	30.58'	N56581.01°E	87°58'04"
C42	20.00'	30.49'	S33030.08°E	87°20'32"
C43	448.45'	216.02'	N07443.41°E	27°47'09"
C44	448.45'	216.02'	N07443.41°E	27°47'09"
C45	20.00'	30.58'	S33030.08°E	87°20'32"
C46	20.00'	30.49'	S33030.08°E	87°20'32"
C47	448.45'	216.02'	N07443.41°E	27°47'09"
C48	448.45'	216.02'	N07443.41°E	27°47'09"
C49	20.00'	30.58'	S33030.08°E	87°20'32"
C50	20.00'	30.49'	S33030.08°E	87°20'32"
C51	20.00'	31.42'	S44403.30°E	90°00'00"
C52	20.00'	31.42'	S4519.30°W	90°00'00"
C53	225.00'	189.12'	N5112.31°W	43°04'02"
C54	285.00'	22.77'	N0157.49°W	04°34'39"
C55	20.00'	31.42'	S44403.30°E	90°00'00"
C56	20.00'	31.42'	S4519.30°W	90°00'00"
C57	225.00'	189.12'	N5112.31°W	43°04'02"
C58	285.00'	22.77'	N0157.49°W	04°34'39"
C59	20.00'	31.42'	S44403.30°E	90°00'00"
C60	20.00'	31.42'	S4519.30°W	90°00'00"
C61	890.40'	6.12'	N79281.11°W	00°24'45"
C62	890.40'	6.12'	N79281.11°W	00°24'45"
C63	890.40'	6.12'	N79281.11°W	00°24'45"
C64	890.40'	6.12'	N79281.11°W	00°24'45"
C65	890.40'	6.12'	N79281.11°W	00°24'45"
C66	890.40'	6.12'	N79281.11°W	00°24'45"
C67	890.40'	6.12'	N79281.11°W	00°24'45"
C68	890.40'	6.12'	N79281.11°W	00°24'45"
C69	890.40'	6.12'	N79281.11°W	00°24'45"
C70	890.40'	6.12'	N79281.11°W	00°24'45"
C71	890.40'	6.12'	N79281.11°W	00°24'45"
C72	890.40'	6.12'	N79281.11°W	00°24'45"
C73	890.40'	6.12'	N79281.11°W	00°24'45"
C74	890.40'	6.12'	N79281.11°W	00°24'45"
C75	890.40'	6.12'	N79281.11°W	00°24'45"
C76	890.40'	6.12'	N79281.11°W	00°24'45"
C77	890.40'	6.12'	N79281.11°W	00°24'45"
C78	890.40'	6.12'	N79281.11°W	00°24'45"
C79	890.40'	6.12'	N79281.11°W	00°24'45"
C80	890.40'	6.12'	N79281.11°W	00°24'45"
C81	890.40'	6.12'	N79281.11°W	00°24'45"
C82	890.40'	6.12'	N79281.11°W	00°24'45"
C83	890.40'	6.12'	N79281.11°W	00°24'45"
C84	890.40'	6.12'	N79281.11°W	00°24'45"
C85	890.40'	6.12'	N79281.11°W	00°24'45"
C86	890.40'	6.12'	N79281.11°W	00°24'45"
C87	890.40'	6.12'	N79281.11°W	00°24'45"
C88	890.40'	6.12'	N79281.11°W	00°24'45"
C89	890.40'	6.12'	N79281.11°W	00°24'45"
C90	890.40'	6.12'	N79281.11°W	00°24'45"
C91	890.40'	6.12'	N79281.11°W	00°24'45"
C92	890.40'	6.12'	N79281.11°W	00°24'45"
C93	890.40'	6.12'	N79281.11°W	00°24'45"
C94	890.40'	6.12'	N79281.11°W	00°24'45"
C95	890.40'	6.12'	N79281.11°W	00°24'45"
C96	890.40'	6.12'	N79281.11°W	00°24'45"
C97	890.40'	6.12'	N79281.11°W	00°24'45"
C98	890.40'	6.12'	N79281.11°W	00°24'45"
C99	890.40'	6.12'	N79281.11°W	00°24'45"
C100	890.40'	6.12'	N79281.11°W	00°24'45"
C101	890.40'	6.12'	N79281.11°W	00°24'45"
C102	890.40'	6.12'	N79281.11°W	00°24'45"
C103	890.40'	6.12'	N79281.11°W	00°24'45"

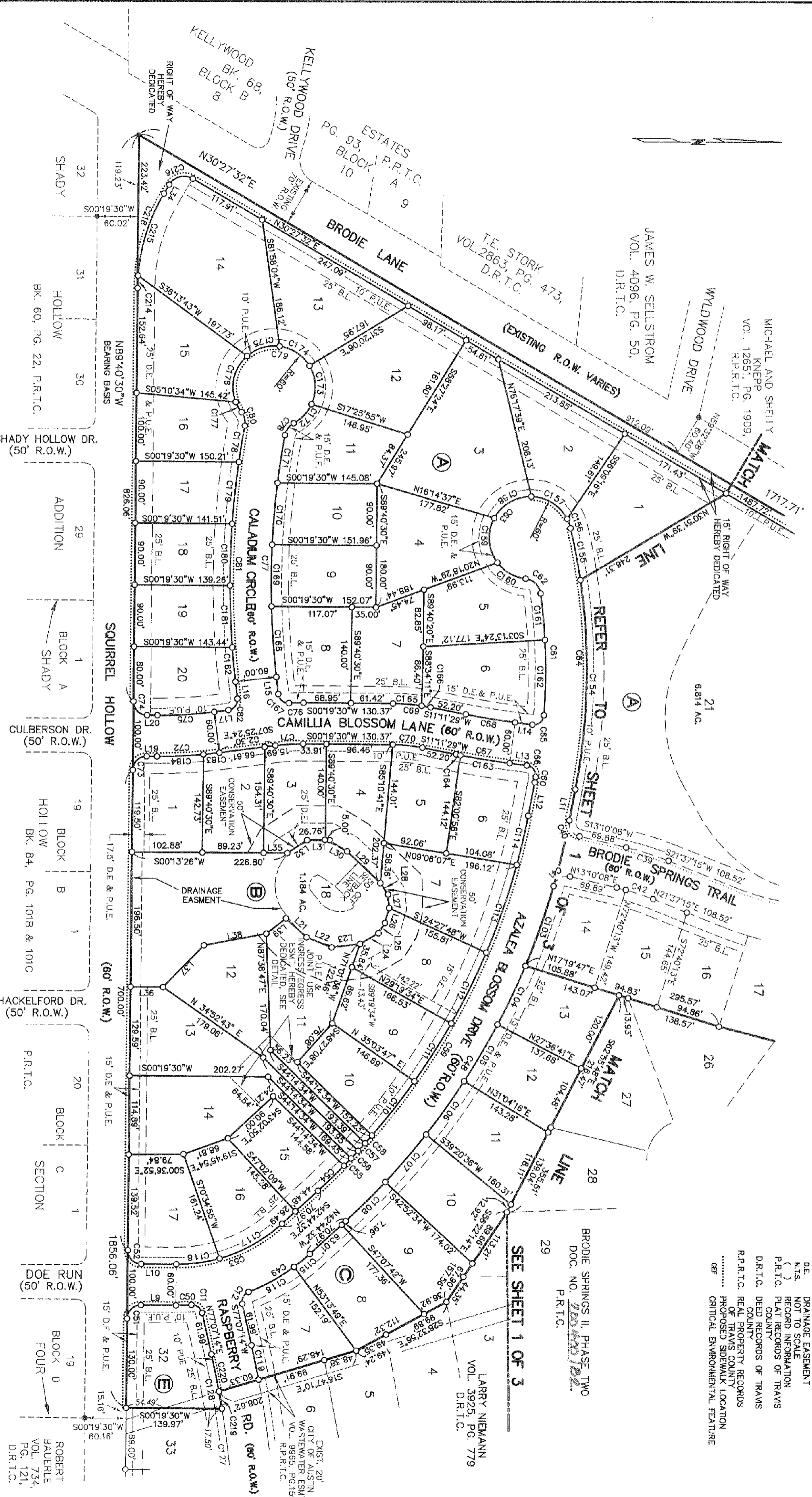
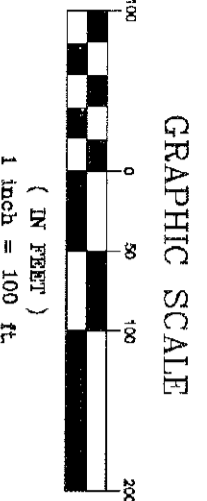
**CEF SETBACK LINE CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD	CHORD BRG	DELTA
DC1	334.95'	130.26'	129.44'	S2432.31°E	27°16'54"
DC2	134.77'	71.80'	70.96'	S0333.99°W	30°31'34"
DC3	246.00'	143.49'	141.46'	S4447.26°W	33°28'11"
DC4	200.00'	184.58'	178.10'	S8759.24°W	52°52'45"
DC5	1357.05'	244.22'	243.89'	N8077.54°W	107°8'40"
DC6	130.88'	43.85'	43.64'	S3744.22°E	19°13'27"

53 SINGLE FAMILY LOTS  
20.990 ACRES  
2 LANDSCAPE LOTS (1-F & 2-F)  
0.127 ACRES  
R.O.W. DEDICATION  
6.272 ACRES  
GREENBELT & AMENITIES AREA  
7.998 ACRES  
TOTAL AC.  
35.387 ACRES

**CUNNINGHAM-ALLEN, INC.**  
3103 BEE CAVE ROAD, SUITE 202, AUSTIN, TEXAS 78746  
TELEPHONE: (512) 327-2946 FAX: (512) 327-2973  
DATE: AUGUST, 2000 PROJECT NO.: 39-0151  
DRAWN BY: MLL SHEET 1 OF 4

BRODIE SPRINGS II, PHASE ONE



- LEGEND**
- 1/2" IRON ROD FOUND
  - NAIL FOUND
  - IRON PIPE FOUND
  - 1/2" IRON ROD WITH CAI CAP SET
  - CONCRETE MONUMENT SET
  - 80D NAIL SET FOR LOT CORNER THE
  - BUILDING SETBACK LINE
  - PUBLIC UTILITY EASEMENT
  - DRAINAGE EASEMENT
  - NOT TO SCALE
  - ( ) RECORD INFORMATION
  - ( ) PLAT RECORDS OF TRAVAS COUNTY
  - ( ) DEED RECORDS OF TRAVAS COUNTY
  - ( ) REAL PROPERTY RECORDS OF TRAVIS COUNTY
  - ( ) PROPOSED SIDEWALK LOCATION
  - ( ) CRITICAL ENVIRONMENTAL FEATURE

BRODIE SPRINGS II, PHASE TWO  
 DOC. NO. 200400182  
 P.R.T.C.

SEE SHEET 1 OF 3

LARRY NIEMANN  
 VOL. 3925, PG. 779  
 D.R.T.C.

EXIST. 20' WASTEWATER ESMT. VOL. 9865, PG. 159 R.P.R.T.C.

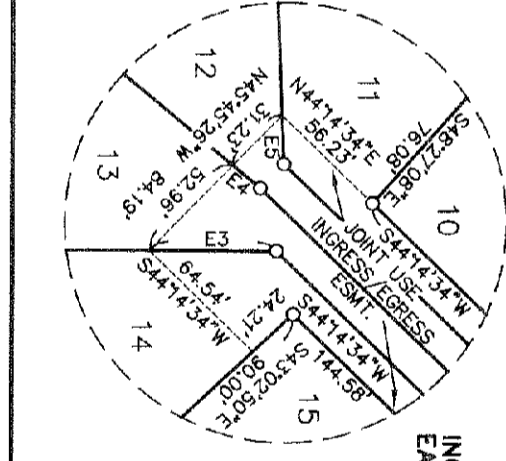
**NOTES:**

**BENCHMARK:**  
 2x4 FOUND ON TOP OF CURB AT PT OF THE EAST SIDE OF BRODIE LANE AND THE SOUTH SIDE OF SQUIRREL HOLLOW. ELEVATION= 754.13

**BEARING REFERENCE:**  
 ALL BEARINGS ARE REFERENCED TO THE NORTH RIGHT OF WAY LINE OF SQUIRREL HOLLOW, AS IT APPEARS ON "BRODIE SPRINGS SECTION ONE" BK. 95, PG. 36-38, P.R.T.C., "BRODIE SPRINGS SECTION TWO", BK. 95, PG. 33-35, P.R.T.C. AND "BRODIE SPRINGS SECTION THREE", BK. 95, PG. 39-41, P.R.T.C. (N89°40'30"W)

**STREET TABLE:**

STREET NAME	LINEAL FEET
ANTELOPE RUN	179'
AZALEA BLOSSOM DRIVE	1440'
CALADIUM CIRCLE	498'
BRODIE SPRINGS TRAIL	966'
CAMILLIA BLOSSOM DRIVE	628'
RASPBERRY ROAD	157'



**INGRESS/EGRESS EASEMENT DETAIL**

N.T.S.

LINE	BEARING	LENGTH
E3	S00°19'30"W	58.49'
E4	S39°49'23"W	15.91'
E5	S87°38'47"W	21.83'

**TOTAL AC.**

53 SINGLE FAMILY LOTS	20,990 ACRES
2 LANDSCAPE LOTS (1-F & 2-F)	0.127 ACRES
R.O.W. DEDICATION	6.272 ACRES
GREENBELT & AMENITIES AREA	7.998 ACRES
<b>TOTAL AC.</b>	<b>35.387 ACRES</b>

**CUNNINGHAM-ALLEN, INC.**  
 3103 BEE CAVE ROAD, SUITE 202, AUSTIN, TEXAS 78746  
 TELEPHONE: (512) 327-2946 FAX: (512) 327-2975  
 DATE: AUGUST, 2009 PROJECT NO.: 38-015-  
 DRAWN BY: JAL SHEET 2 OF 4

BRODIE SPRINGS II, PHASE ONE

STATE OF TEXAS: COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS, THAT LARRY NIEMANN, INDIVIDUAL OWNER OF 57422 GONES, COUNTY OF TRAVIS, TEXAS, HAS CONVEYED BY DEED NO. 18 IN TRAVIS COUNTY, TEXAS, AS CONVEYED TO THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, BOOK 982, PAGE 778 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, PORTION OF SAID PROPERTY HAVING BEEN PREVIOUSLY SUBDIVIDED AS "BRODIE SPRINGS SECTION ONE" OF TRAVIS COUNTY, TEXAS, AND LOCATED BY INSTRUMENT NO. 20041115 IN DOCUMENT NO. 20041115, A PORTION OF SAID PROPERTY HAVING BEEN PREVIOUSLY SUBDIVIDED AS "BRODIE SPRINGS SECTION TWO" OF TRAVIS COUNTY, TEXAS, IN BOOK 85, PAGES 38-38, PLAT "RECORDS OF TRAVIS COUNTY, TEXAS" AND VACATED BY INSTRUMENT NO. 20041115, VACATED BY INSTRUMENT OF RECORD IN DOCUMENT NO. 20041115, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF SAID PROPERTY HAVING BEEN PREVIOUSLY SUBDIVIDED AS "BRODIE SPRINGS SECTION THREE" A SUBDIVISION OF RECORD IN BOOK 95, PAGES 38-41 PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND VACATED BY INSTRUMENT OF RECORD IN DOCUMENT NO. 20041115, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 35,387 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS:

"BRODIE SPRINGS II, PHASE ONE"

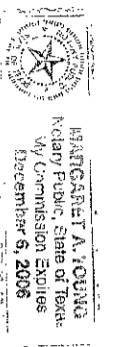
AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED. WITNESS MY HAND, ON THE DATE WRITTEN HEREON BELOW

STATE OF TEXAS: COUNTY OF TRAVIS:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS DAY PERSONALLY APPEARED LARRY NIEMANN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND, THIS THE 21st DAY OF January 2004, A.D.

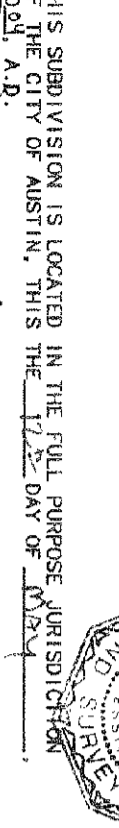
My Commission Expires 12-6-2006



SURVEYORS CERTIFICATION:

I, FREDIE E. DIPPEL, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLETES WITH TITLE 13 OF THE AUSTIN CITY CODE, OF 1998, IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

FREDIE E. DIPPEL, JR., R.F.L.S. NO. 2988 CUNNINGHAM-ALLEN, INC. 3103 BEE CAVE ROAD-SUITE 202 AUSTIN, TEXAS 78746



THIS SUBDIVISION IS LOCATED IN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN, THIS THE 17th DAY OF 01st 2004, A.D.

JOSEPH G. PANTALONI, P.E., ACTING DIRECTOR WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT CITY OF AUSTIN, TEXAS

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION, CITY OF AUSTIN, THIS THE 17th DAY OF 01st 2004.

STATE OF TEXAS: COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 15th DAY OF 01st 2004, A.D., AND DULY RECORDED ON THE 15th DAY OF 01st 2004, A.D. IN DOCUMENT NO. 20040115, OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE DAY OF 01st 2004, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

FILED FOR RECORD AT 1:48:00 P.M. THIS THE 15th DAY OF 01st 2004, A.D.

DEPUTY

DEPUTY

FLOOD PLAIN NOTE: THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP NO. 484530260 F, TRAVIS COUNTY, TEXAS, DATED JANUARY 19, 2000.

ENGINEERS CERTIFICATION: I HEREBY CERTIFY THAT THE INFORMATION AND CALCULATIONS SUBMITTED ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND ARE IN COMPLIANCE WITH THE TERMS AND REQUIREMENTS OF TITLE 13 OF THE AUSTIN CITY CODE. EXCEPT WHERE VARIANCES ARE APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, LAND IN THIS SUBDIVISION IS RESTRICTED TO THE IMPERVIOUS COVER LIMITATIONS OF DIVISION 5.

FREDIE E. DIPPEL, JR., R.F.L.S. NO. 2988 CUNNINGHAM-ALLEN, INC. 3103 BEE CAVES RD., SUITE 202 AUSTIN, TEXAS 78746



NOTES

- 1. ALL WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD SPECIFICATIONS.
2. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF THE STREETS AND OTHER SUBDIVISION LANDS AND PLANS TO THE CITY OF AUSTIN, TEXAS. THE SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN DATED 01-14-04, THE SUBDIVISION PLAT DATED 01-14-04, AND THE SUBDIVISION PLAT DATED 01-14-04 IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND UTILITIES. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. 20041115, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
3. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL SUBMITTALS WILL BE HELD BY THE AMOUNT OF THE CITY OF AUSTIN EXCEPT THAT RAINOFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM SHALL BE DETAILED BY THE USE OF ON-SITE PONDING OR OTHER APPROVED METHOD.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
5. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE OWNED BY THE PROPERTY OWNER OR HIS ASSIGNS. AREAS OWNED BY THE HOMEOWNERS ASSOCIATION WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
6. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR CONSTRUCTION PLANS OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLANT VACATION OR REPLANTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
7. WATERSHED STATUS: THIS SUBDIVISION IS LOCATED IN THE SLAUGHTER CREEK WATERSHED, IS CLASSIFIED AS WATER SUPPLY SUBURBAN, AND SHALL BE DEVELOPED, CONSTRUCTED, AND MAINTAINED IN CONFORMANCE WITH THE TERMS AND CONDITIONS OF CHAPTER 13-2, ARTICLE V AND CHAPTER 13-7, ARTICLE I OF THE CITY LAND DEVELOPMENT CODE AND CHAPTER 13-7, ARTICLE I OF THE CITY LAND DEVELOPMENT CODE AND CITY OF AUSTIN ORDINANCE NO. 911017B. LAND IN THIS SUBDIVISION IS RESTRICTED TO THE

- 8. IMPERVIOUS COVER LIMITS OF SECTION 13-2-344, UPLANDS, LAND DEVELOPMENT CODE. THIS SUBDIVISION SHALL ALSO BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE RESTRICTIVE COVENANT AS RECORDED IN DOCUMENT NO. 20041115, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
9. RESIDENTIAL DEVELOPMENT IS PROHIBITED ON LOT 21, BLOCK A AND LOT 18, BLOCK B AND LOTS 1 AND 2, BLOCK F.
10. THIS SUBDIVISION IS CLASSIFIED AS URBAN AND ALL STREETS, SIDEWALKS, DRAINAGE, AND UTILITY IMPROVEMENTS WILL BE BUILT TO THE CITY OF AUSTIN ALTERNATE URBAN STANDARDS.
11. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY FOR INSPECTION OR MAINTENANCE BY GOVERNMENTAL AUTHORITIES FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
12. NO DEVELOPMENT WILL BE PERMITTED WITHIN THE CONSERVATION FACILITIES AND PUBLIC UTILITY EASEMENTS, EXCEPT FOR DRAINAGE FACILITIES AND UTILITIES, PROVIDED THAT EVEN THESE CANNOT BE CONSTRUCTED WITHIN CEE SETBACKS.
13. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADERS MAY EXCEED 14% ONLY WITH APPROVED BY THE CITY OF AUSTIN.
14. DRIVEWAY ACCESS IS PROHIBITED FROM LOTS 1-3, 12-14 AND 21, BLOCK A TO BRODIE LANE; LOTS 14-20, BLOCK A AND LOTS 1, 13-14 AND 17, BLOCK B AND LOT 32, BLOCK E TO SOULIER HOLLOW; LOT 3, BLOCK E AND LOT 17, BLOCK C TO BRODIE SPRINGS TRAIL; LOT 6, BLOCK B AND LOT 7 AND 14, BLOCK C TO AZALEA BLOSSOM DRIVE; AND LOTS 6, 8, AND 20, BLOCK A TO CAMILLIA BLOSSOM DRIVE.
15. 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: THE SUBDIVISION SIDE OF SOULIER HOLLOW; THE SOUTH SIDE OF RASPBERRY ROAD AND CALADIUM CIRCLE; THE SOUTH AND EAST SIDE OF AZALEA BLOSSOM DRIVE; FROM CAMILLIA BLOSSOM COVE TO SOULIER HOLLOW; THE NORTH SIDE OF AZALEA BLOSSOM DRIVE WEST OF BRODIE SPRINGS TRAIL; THE EAST SIDE OF CAMILLIA BLOSSOM LANE; THE NORTH SIDE OF ANTELOPE RUN; THE EAST SIDE OF BRODIE SPRINGS TRAIL, FROM BRODIE SPRINGS TRAIL TO ANTELOPE RUN AND THE WEST SIDE OF BRODIE SPRINGS TRAIL, FROM ANTELOPE RUN TO AZALEA BLOSSOM 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.
16. PRIOR TO CONSTRUCTION, EXCEPT FOR DETACHED SINGLE FAMILY RESIDENTIAL ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN [SECTION 13-1-400].
17. NO CUT OR FILL ON ANY LOT SHALL EXCEED A MAXIMUM OF FOUR FEET OF DEPTH EXCEPT FOR STRUCTURAL EXCAVATION UNLESS A VARIANCE IS APPROVED, PURSUANT TO SECTION 13-7-16, LAND DEVELOPMENT CODE.
18. EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, IN ACCORDANCE WITH THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.
19. RAINOFF FROM FUTURE BRODIE LANE IMPROVEMENTS SHALL BE DIRECTED AROUND AND AWAY FROM SINKHOLE (KENTUCKY SINK), ONLY RAINOFF FROM UNDISTURBED AREAS SHALL BE PERMITTED TO FLOW TOWARDS KENTUCKY SINK.
20. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS.
21. THE CRITICAL WATER QUALITY ZONES AND WATER QUALITY TRANSITION ZONES SHOWN HEREON ARE RESTRICTED TO DEVELOPMENT AS OUTLINED IN SECTION 13-2-21, 13-2-22, 13-2-23, 13-2-24, 13-2-25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
22. DEVELOPMENT WITHIN THE CEE SETBACK IS LIMITED TO THE USES ALLOWED BY SECTION 13-2-21 (a)(2)(A) (b) AND (c) OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE CURRENTLY LISTED IN SECTION 25-2-201 (e)(2), (e), (b) AND (c) OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
23. 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 REPAIR ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B, OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
24. 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 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.
25. THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL VEGETATION AND TREE PROTECTION. IN ADDITION THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THIS AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

Table with 5 columns: LOT, BLOCK, FFE, LOT, BLOCK, FFE. Rows 1-20 showing lot details and elevations.

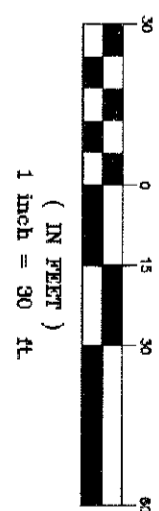
25. COMMON AREAS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, INCLUDING THE STORM WATER AND WATER QUALITY SYSTEMS REFER TO RESTRICTIVE COVENANT FILED IN DOCUMENT NO. 20041115, OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
26. THE FOLLOWING MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ARE REQUIRED FOR DRAINAGE PURPOSES. IN ALL CASES, THE FINISHED FLOOR SLAB ELEVATIONS MUST BE A MINIMUM OF ONE FOOT ABOVE FINISHED GROUND ELEVATION AT THE HIGHEST POINT OF THE LOT AND SLAB INTERFACE.
27. THE MAIL FACILITY FOR THIS SUBDIVISION WILL BE LOCATED ON LOT 2, BLOCK F.
28. EVERY HOME OWNER WILL BE PROVIDED A COPY OF THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE SUBDIVISION, WHICH INCLUDES AN INTEGRATED PEST MANAGEMENT PLAN (IPMP) AND AN ENVIRONMENTAL MANAGEMENT PLAN (EMP). THE EMP DESCRIBES THE PURPOSE OF WATER QUALITY FEATURES OF THE DESIGN AND THEIR USE AND MAINTENANCE BY THE HOME OWNERS AND THEIR ASSOCIATION. A COPY OF THESE MATERIALS ARE ON FILE WITH THE CITY OF AUSTIN WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT IN FILE # 08-03-0119.1A.
29. THE AVERAGE IMPERVIOUS COVER USED TO CALCULATE RAINOFF IS 4500 SQUARE FEET PER LOT.
30. LOTS 1 AND 2, BLOCK "F" SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
31. SIDEWALKS ALONG BRODIE LANE ARE REQUIRED TO BE CONSTRUCTED BY THE HOME OWNERS ASSOCIATION AFTER THE ABUTTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
32. THIS PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
33. SURFACE DRAINAGE FROM ANTELOPE RUN AND RASPBERRY ROAD SHALL BE ALLOWED TO SHEET FLOW INTO BRODIE SPRINGS II, PHASE TWO UNTIL SUCH TIME BRODIE SPRINGS II, PHASE TWO IS CONSTRUCTED.
34. THE SURFACE DRAINAGE FROM ANTELOPE RUN AND RASPBERRY ROAD SHALL BE INCORPORATED INTO THE STORM WATER SYSTEM FOR BRODIE SPRINGS II, PHASE TWO.
35. THE IRRIGATION/WATER QUALITY AREA FOR THE WATER QUALITY POND IN BRODIE SPRINGS II, PHASE ONE SHALL BE CONSTRUCTED ON BRODIE SPRINGS II, PHASE ONE AS SHOWN ON THE CONSTRUCTION PLANS FOR BRODIE SPRINGS II, PHASE ONE. THE IRRIGATION/WATER QUALITY AREA SHALL BE ELIMINATED WHEN BRODIE SPRINGS II, PHASE TWO WATER QUALITY FACILITIES ARE CONSTRUCTED.

53 SINGLE FAMILY LOTS 20,990 ACRES
2.0 LANDSCAPE LOTS (1-F & 2-F) 0.131 ACRES
R.O.W. DEDICATION 6,268 ACRES
GREENBELT & AMENITIES AREA 7,998 ACRES
TOTAL AC. 35,387 ACRES
CUNNINGHAM-ALLEN, INC.
3103 BEE CAVE ROAD, SUITE 202, AUSTIN, TEXAS 78746
DATE: AUGUST, 2000 PROJECT NO.: 39-0151
DRAWN BY: MAIL SHEET 3 OF 4

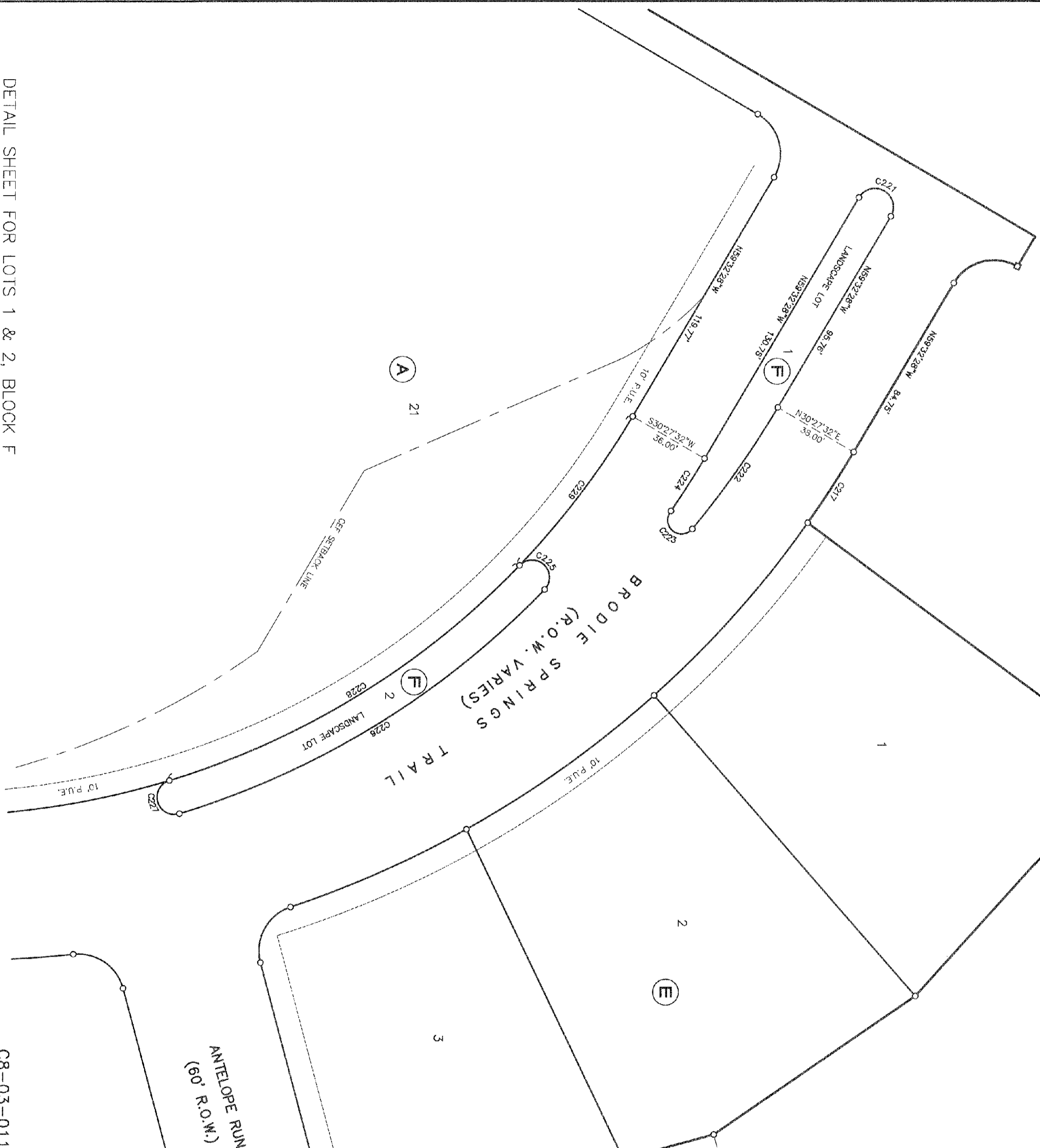
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BRODIE SPRINGS II, PHASE ONE

GRAPHIC SCALE



CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CH-BEARING
C221	25.13	8.00	180°00'00"	INFINITE	18.00	S30°27'32"W
C222	64.14	407.45	9°01'12"	32.14	64.08	N55°01'52"W
C223	18.95	6.03	180°00'00"	INFINITE	12.06	N59°53'43"E
C224	26.90	388.00	3°58'34"	13.45	28.89	N57°32'41"W
C225	23.56	7.50	180°00'00"	INFINITE	15.00	S43°41'32"W
C226	186.98	365.00	28°21'05"	95.59	184.94	N1°37'36"W
C227	23.56	7.50	180°00'00"	INFINITE	15.00	N73°02'36"E
C228	179.30	350.00	28°21'05"	91.66	177.34	N51°57'56"W
C229	80.84	350.00	131°4'00"	40.60	80.66	N52°58'28"W



DETAIL SHEET FOR LOTS 1 & 2, BLOCK F

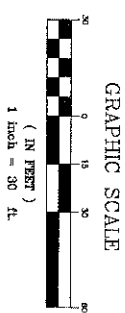
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**GA**  
Engineering & Surveying

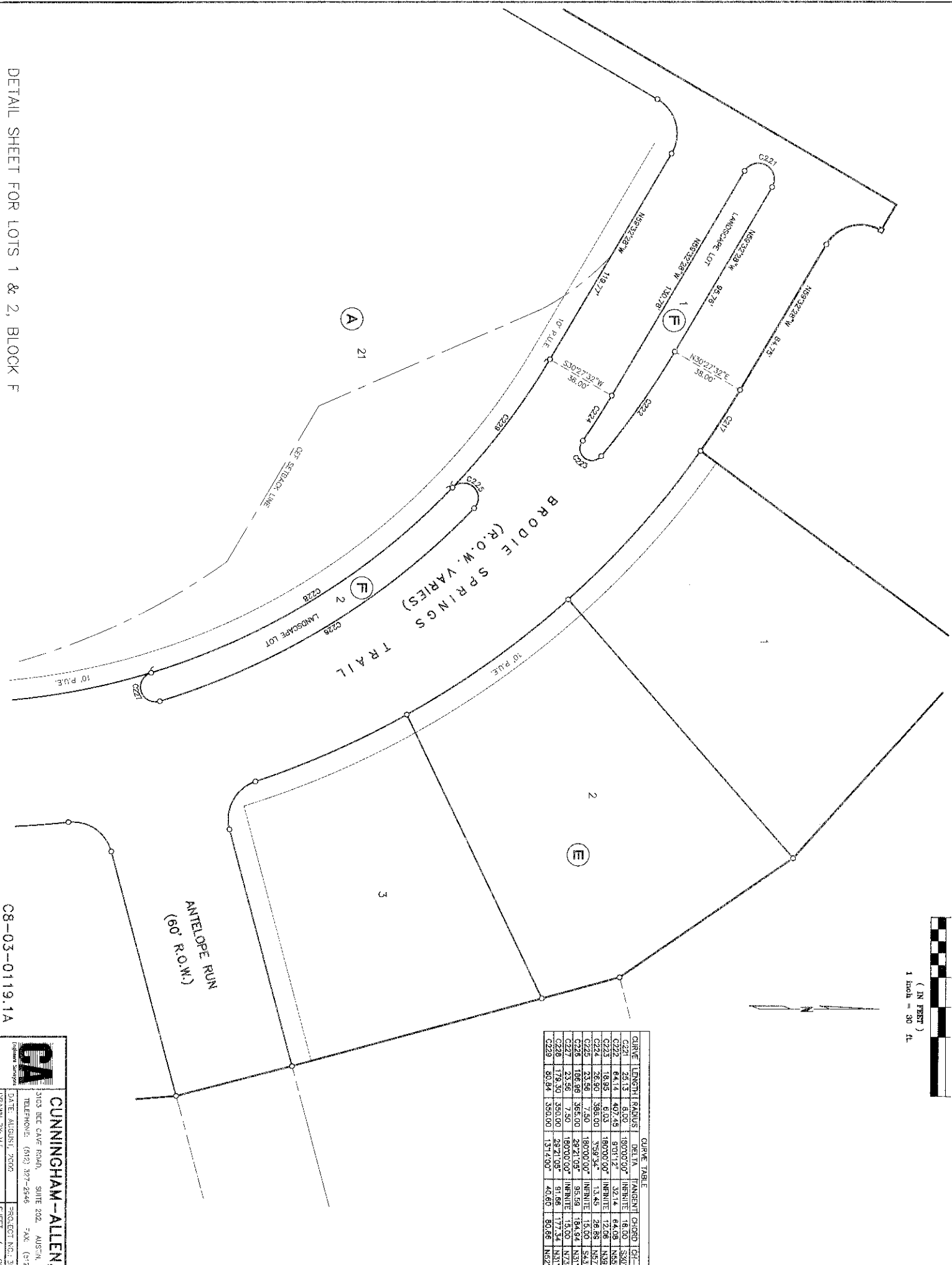
**CUNNINGHAM-ALLEN, INC.**  
 3103 BEE CAVE ROAD, SUITE 202, AUSTIN, TEXAS 78746  
 TELEPHONE: (512) 327-2846 FAX: (512) 327-2973  
 DATE: AUGUST, 2009 PROJECT NO.: 38-0151  
 DRAWN BY: MLL SHEET 4 OF 4

200400181

BRODIE SPRINGS II, PHASE ONE



CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
G221	261.13	6.00	180°00'00"	INFINITE	16.00	S07°21'52"W
G222	64.14	407.45	90°11'27"	32.14	64.08	S89°01'52"W
G223	18.93	6.03	180°00'00"	INFINITE	12.06	N89°51'45"E
G224	26.50	386.00	75°9'42"	13.45	26.86	N87°12'41"W
G225	33.58	7.50	180°00'00"	INFINITE	15.00	S84°31'52"W
G226	108.98	365.00	29°21'05"	95.59	184.64	N21°37'56"W
G227	23.56	7.50	180°00'00"	INFINITE	15.00	N72°02'35"E
G228	179.30	350.00	28°21'05"	91.66	177.34	N31°37'56"W
G229	80.94	350.00	137°49'00"	40.60	80.86	N67°55'28"W



DETAIL SHEET FOR LOTS 1 & 2, BLOCK F

C8-03-0119.1A

**CUNNINGHAM-ALLEN, INC.**  
 1303 BEE CAVE ROAD, SUITE 202, AUSTIN, TEXAS 78746  
 TELEPHONE: (512) 397-2446 FAX: (512) 327-2973

DATE: AUGUST, 2000 PROJECT NO.: 39-0151 SHEET 4 OF 7