

AMENDED PLAT OF LOTS 13, 14, AND 33, BLOCK E, 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 13, 14, and 33, Block E, 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 it by virtue of Special Warranty Deed recorded in Document No. 2007062209 of the Official Public Records of Travis County, Texas, do hereby amend said lots, comprising a total of 26.986 Acres of land, 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 13, 14, AND 33, BLOCK E, 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.

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.

WITNESS MY HAND this the 8th day of November, A.D. 2007.

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

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

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

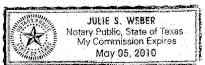


11-07-2007
Date

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the 8th day of November, A.D., 2007, 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 Julie E. Weber
Printed Name Julie S. Weber
Commission Expires 5-5-10



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. 48453C0260 F, dated January 19, 2000.

As checked by: Holt Carson

Holt Carson
Registered Professional Land Surveyor No. 5166



11-07-2007
Date

This subdivision is located in the Full Purpose Jurisdiction of the City of Austin this the 30th day of November, 2007.

[Signature]

APPROVED, ACCEPTED AND AUTHORIZED for record by the Director, Watershed Protection and Development Review Department, City of Austin, County of Travis, this the 30th day of November, 2007, A.D.

Victoria Li, P.E., Director, Watershed Protection and Development Review Department

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 6th day of Dec., 2007, A.D., at 2:27 o'clock P.M. and duly recorded on the 6th day of Dec., 2007, A.D., at 2:27 o'clock P.M. in the Official Public Records of said County and State in Document No. 200700364

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the 6th day of Dec., 2007, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

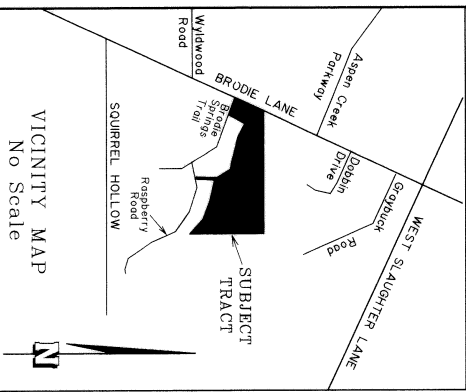
BY: D. Bartholomew
Deputy



CURVE DATA

Table with 9 columns of curve data including angles (Delta), radii (R), tangents (T), chords (C), arcs (A), and bearings (CB) for various curve segments.

AMENDED PLAT OF LOTS 13, 14, AND 33, BLOCK E, BRODIE SPRINGS II, PHASE TWO



VICINITY MAP
No Scale

SHEET 1 of 2
C8-2007-0159.0A

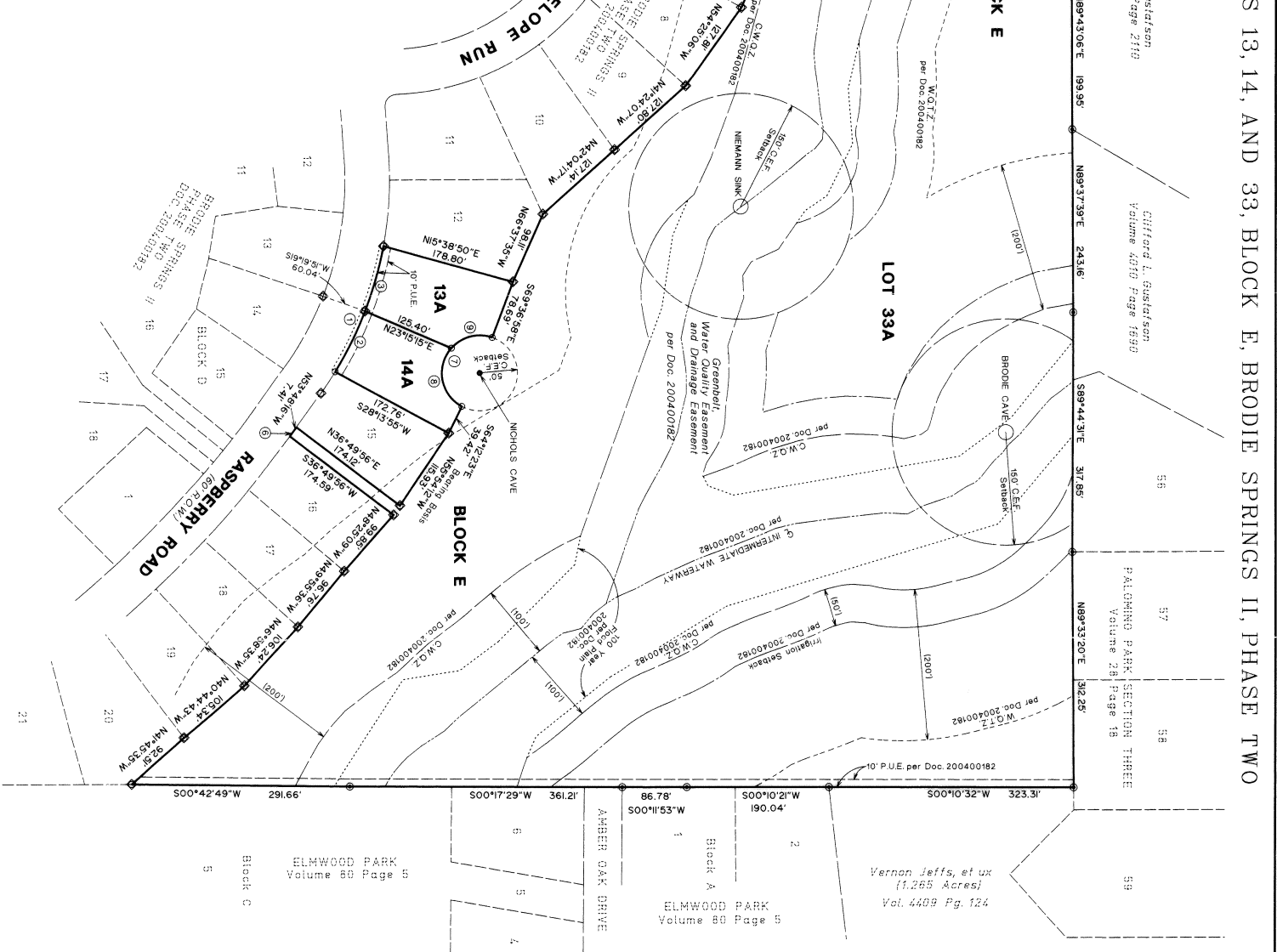
SCALE: 1" = 100'

Legend

- ⊙ 1/2" Iron Rod Found
- ⊕ 1/2" Iron Pipe Found
- Imprinted with plastic cap
- ⊗ Imprinted with Toll Caron, Inc.
- ⊕ Imprinted with 2988
- ⊕ Imprinted with 2988
- P.U.E. = Public Utility Easement
- CE.F. = Proposed Sidewalk Location
- C.W.Q.Z. = Critical Water Quality Zone
- W.Q.T.Z. = Water Quality Transition Zone

MINIMUM FINISHED FLOOR ELEVATIONS

LOT 13A	749.0'
LOT 14A	748.0'
LOT 33A	1144.968 Square Feet



ELMWOOD PARK
Volume 88 Page 5

Block C

AMBER OAK DRIVE

Block A
ELMWOOD PARK
Volume 88 Page 5

Vernon Jeffs, et ux
(1.265 Acres)
Vol. 488 Pg. 124