

**E. L. HARRISON
SURVEY NO. 521
ABSTRACT NO. 2576**

LOT 1, BLOCK "B"
LEXUS OF LAKEWAY
DOC. NO. 201400028
O.P.R.T.C.T.

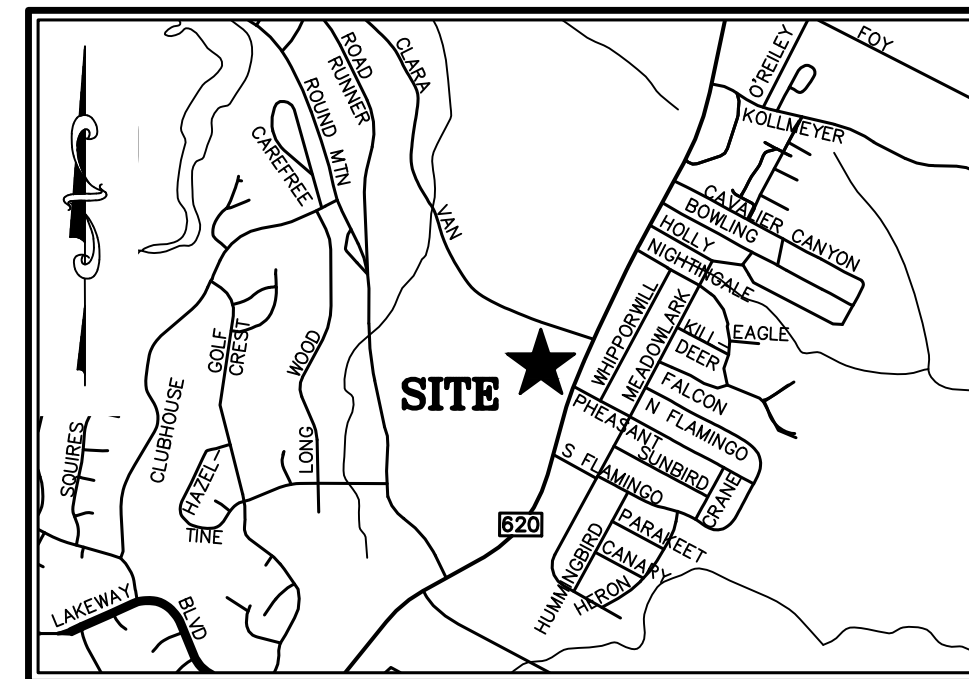
0.004 ACRES
ELECTRIC DISTRIBUTION
UTILITY EASEMENT
DOC. NO. 2007191959

BLOCK "A"
NORTH LAKEWAY VILLAGE
SECTION 3
DOC. NO. 200700037
O.P.R.T.C.T.

(R.O.W. VARIES - PRIVATE STREET)
SAN REMO BOULEVARD

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	43.71'	766.53'	3°16'02"	S34°15'07"E	43.70'
C2	291.12'	547.00'	30°29'35"	S46°44'53"E	287.69'
C3	436.12'	2,555.00'	9°46'48"	S66°53'51"E	435.59'
C4	3.82'	7.00'	31°14'37"	S56°10'24"E	3.77'
C5	91.11'	2,366.84'	2°12'20"	S18°59'56"W	91.10'
C6	57.54'	50.00'	65°56'19"	N06°59'17"W	54.42'
C7	56.82'	50.00'	65°06'40"	N58°32'13"E	53.81'
C8	52.70'	50.00'	60°23'17"	S79°54'11"E	50.29'
C9	74.74'	50.00'	85°38'55"	S16°50'35"E	67.98'
C10	23.50'	50.00'	26°55'58"	S39°26'52"W	23.29'
C11	122.85'	50.00'	140°46'46"	N84°03'16"W	94.20'

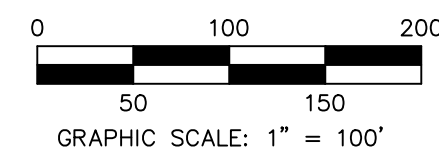
CURVE TABLE (RECORD)					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
(C2)	291.05'	547.00'	30°29'11"	S46°45'35"E	287.63'
[C2]	291.05'	547.00'	30°29'11"	S46°45'49"E	287.63'
(C3)	436.16'	2,555.00'	9°46'51"	S66°53'36"E	435.63'
[C3]	436.16'	2,555.00'	9°46'51"	S66°53'50"E	435.63'
(C4)	3.45'	7.00'	28°13'19"	S57°41'28"E	3.41'
[C4]	3.82'	7.00'	31°14'37"	S56°11'03"E	3.77'
(C5)	90.75'	2,366.84'	2°11'48"	S18°48'13"W	90.74'



VICINITY MAP

SCALE: 1" = 2000'

**B. K. STEWART
SURVEY NO. 84
ABSTRACT NO. 2476**



GRAPHIC SCALE: 1" = 100'

[B]
CALLED 0.771 ACRES
CITY OF LAKEWAY
DOC. NO. 2007110514
O.P.R.T.C.T.

[C]
CALLED 0.379 ACRES
(PART 2)
THE STATE OF TEXAS
VOL. 9954, PG. 306
R.P.R.T.C.T.

*1) A STRIP OF LAND EXISTS BETWEEN THE SOUTH LINE OF THE TRACT DESCRIBED IN DOCUMENT NO. 2018073585 (O.P.R.T.C.T.) AND THE NORTH LINE OF ROUND MOUNTAIN ESTATES 2, INDICATED AS AN AREA OF UNCLEAR TITLE ON THE SURVEY. THE STRIP HAS BEEN INCLUDED IN THE BOUNDARY OF THIS TRACT (BY VIRTUE OF THE STRIP AND GORES DOCTRINE) TO ELIMINATE AN UNNECESSARY GAP BETWEEN THE RECORD TRACTS.

*2) THE WEST RIGHT-OF-WAY LINE OF RM 620 DESCRIBED IN DOCUMENT NO. 2018073585 (O.P.R.T.C.T.) ADDED A CALCULATED ANGLE POINT NEAR THE SOUTHEAST CORNER OF THE SITE TO MATCH THE RECORD CALLS OF THE TXDOT RIGHT-OF-WAY MAP FOR THAT AREA. THIS SURVEYOR BELIEVES THAT IT WAS THE INTENT OF TXDOT TO USE THE 1/2" IRON ROD FOUND AT THE COMMON EAST CORNER OF THE SUBJECT TRACT AND ROUND MOUNTAIN ESTATES 2 AS THE ANGLE POINT IN THE WEST RIGHT-OF-WAY OF FM 620, DESPITE THE TYPE II RIGHT-OF-WAY MONUMENTS BEING FOUND AT A DIFFERENT DISTANCE FROM THAT CORNER THAN WHAT IS SHOWN ON THE TXDOT MAPS. THE BOUNDARY OF THIS TRACT USES A SINGLE LINE FROM THE TYPE II RIGHT-OF-WAY MONUMENT FOUND AT THE POINT OF CURVATURE TO THE 1/2" IRON ROD FOUND AT SOUTHEAST CORNER OF THE SUBJECT TRACT, AS THE RIGHT-OF-WAY MAP INDICATES.

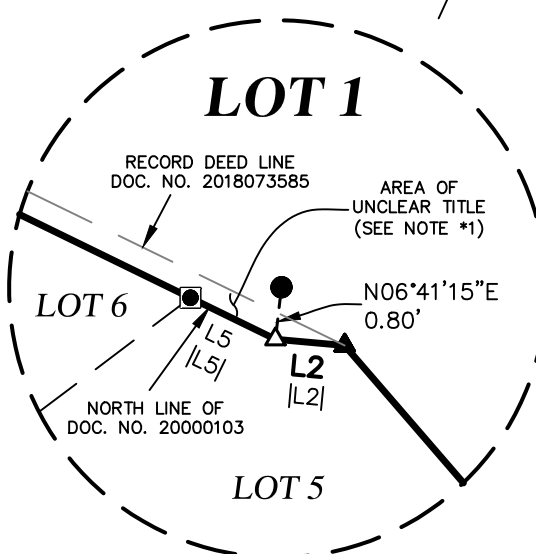
**LAKEWAY 620 OFFICES
City of Lakeway,
Travis County, Texas**



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date: 11/27/2018
Project: 00751
Scale: 1" = 100'
Reviewer: PRB
Tech: CC
Field Crew: HT/CW
Survey Date: MAR. 2017
Sheet: 1 OF 2

P:\00751\Drawg\00751_PLAT.dwg



LOT 1

DETAIL "A"
NOT TO SCALE

LEGEND

- PROPERTY LINE
- EXISTING PROPERTY LINES
- PROPOSED SIDEWALK
- 1/2" IRON ROD WITH "WARD-5811" CAP SET
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- IRON ROD WITH "CHAPARRAL" CAP FOUND (UNLESS NOTED)
- TXDOT TYPE II BRASS DISC FOUND
- COTTON SPINDLE FOUND
- CALCULATED POINT
- NAIL FOUND
- SURVEY CONTROL POINT
- DOC. NO. DOCUMENT NUMBER
- VOL./PG. VOLUME, PAGE
- R.O.W. RIGHT-OF-WAY
- P.R.T.C.T. PLAT RECORDS, TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- (.....) RECORD INFORMATION PER PLAT DOC. NO. 2018073585
- [.....] RECORD INFORMATION PER PLAT DOC. NO. 200100103
- <.....> RECORD INFORMATION PER PLAT DOC. NO. 201400028
- [.....] RECORD INFORMATION PER DOC. NO. 20017110514
- {.....} RECORD INFORMATION PER VOL. 9954, PG. 306

OWNER:
ADDRESS: CLARA VAN DRIVE

ENGINEER:
TRAVIS ROBINSON, P.E.,
OPTIMIZED ENGINEERING
161 RAINTREE DRIVE
KYLE, TEXAS 78640

SURVEYOR:
STEVEN M. DUARTE, R.P.L.S.
4WARD LAND SURVEYING
2201 WOODWARD STREET, SUITE 2201
AUSTIN, TEXAS 78745

LOT TABLE:
LOT 1 9.4729 ACRES (412,638 SQUARE FEET)

SURVEY CONTROL:
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND NAVD 88 ELEVATIONS SHOWN HEREON WERE DERIVED FROM OPUS SOLUTIONS TAKEN ON JULY 30, 2018, 4WARD CONTROL POINT WAS CHECKED TO LCRA HARN STATION A046, HAVING A PUBLISHED GRID COORDINATE & NAVD 88, ELEVATION OF N 10,115,515.84, E 3,060,865.52, ELEV. 750.13'.

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83 (CORS), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000097873919.

FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO.48453C 0405H, TRAVIS COUNTY, TEXAS DATED SEPTEMBER 26, 2008.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S31°37'49"E	42.68'
L2	N84°49'16"W	4.53'
L3	S64°01'07"E	37.77'
L4	S64°01'07"E	91.29'
L5	S64°01'07"E	16.74'
L6	N51°01'40"E	133.36'

LINE TABLE (RECORD)		
LINE #	DIRECTION	LENGTH
(L1)	S31°31'00"E	42.63'
[L1]	S31°31'14"E	42.63'
[L2]	S73°28'31"E	4.42'
<L3>	N64°04'58"W	37.78'
<L4>	N64°00'41"W	91.32'
[L5]	S62°50'05"E	16.74'

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Engineering**
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F-15307

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, _____ THE UNDERSIGNED OWNERS OF 9.4729 ACRES OF LAND IN TRAVIS COUNTY, TEXAS, AND BEING ALL OF A 9.445 ACRE TRACT CONVEYED IN DOCUMENT NO. 2018073585, O.P.R.T.C.T., AND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE "SUBDIVISION NAME" OF THE CITY OF LAKEWAY, TRAVIS COUNTY, TEXAS, OR ITS EXTRA-TERRITORIAL JURISDICTION, HEREBY SUBDIVIDES SAID X.XXXX ACRES OF LAND TO BE KNOWN AS

"SUBDIVISION NAME"

AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, PUBLIC EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

WITNESS MY HAND THIS ____ DAY OF _____, 20____ A.D.

XXX, REPRESENTATIVE
ADDRESS:

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

_____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THAT SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC FOR TRAVIS COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

_____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THAT SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC FOR TRAVIS COUNTY, TEXAS

ENGINEER'S CERTIFICATION:

I, THE UNDERSIGNED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THAT ALL REQUIRED DOCUMENTS ENCLOSED ARE ACCURATE AND COMPLETE AND THAT THE PROVISIONS CONTAINED ON THIS PLAT COMPLY WITH THE DEVELOPMENT ORDINANCES AND DRAINAGE POLICIES ADOPTED BY THE CITY OF LAKEWAY AND OTHER FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS IN EFFECT ON THIS DATE.

DATED: _____

TRAVIS ROBINSON, P.E.,
REGISTERED PROFESSIONAL ENGINEER NO. 114513
OPTIMIZED ENGINEERING, LLC
T.B.P.E. FIRM #F-15307
1501 BUNTON CREEK RD, SUITE 106
KYLE, TX 78640

SURVEYOR'S CERTIFICATION:

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE NOTES, INFORMATION, AND PROVISIONS CONTAINED ON THIS PLAT COMPLY WITH THE DEVELOPMENT ORDINANCES ADOPTED BY THE CITY OF LAKEWAY, AND WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

DATED: _____

PRELIMINARY FOR REVIEW ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

STEVEN M. DUARTE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 5940
4WARD LAND SURVEYING
2201 WOODWARD STREET, SUITE 2201
AUSTIN, TEXAS 78745

THE TRACT OF LAND DESCRIBED ON THIS PLAT IS WITHIN THE BOUNDARIES OF TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT (WCID) NO. 17 AND HAS WATER (AND WASTEWATER) SERVICE AVAILABLE..

DATED: _____

PRESIDENT OF THE BOARD
WCID NO. 17

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CODE OFFICIAL FOR THE CITY OF LAKEWAY, TEXAS, IN ACCORDANCE WITH THE DEVELOPMENT ORDINANCES OF THE CITY, AND IS HEREBY APPROVED AND AUTHORIZED FOR RECORD.

CODE OFFICIAL
CITY OF LAKEWAY, TEXAS

PLAT NOTES:

1. THE BUILDING OF STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THERE WITH, SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY COUNCIL OF THE CITY OF LAKEWAY. THE CITY DOES NOT ASSUME ANY RESPONSIBILITY TO BUILD ANY OF THE STREETS, ROADS OR OTHER PUBLIC THOROUGHFARE SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE ERECTION OF TRAFFIC-CONTROL SIGNS, SUCH AS SPEED LIMITS, "STOP" AND "YIELD" SIGNS, ETC. SHALL REMAIN THE RESPONSIBILITY OF THE DEVELOPER. ALL CURB CUTS, ENTRANCES AND EXITS ONTO PUBLIC STREETS OR HIGHWAYS SHALL FIRST BE APPROVED BY THE CITY.
2. ALL PRIVATE STREET RIGHTS-OF-WAY ARE ALSO PUBLIC UTILITY EASEMENTS.
3. ALL GOVERNMENTAL AUTHORITIES, EMERGENCY SERVICES, UTILITY COMPANY PERSONNEL, GARBAGE COLLECTION CONTRACTORS, ETC. SHALL HAVE FULL ACCESS TO THE SUBDIVISION VIA ANY PRIVATE STREETS SHOWN HEREON.
4. PUBLIC SIDEWALKS SHALL BE CONSTRUCTED WITHIN THE FOLLOWING RIGHTS-OF-WAY: RANCH ROAD 620 AND MEDICAL PARKWAY.
5. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF LAKEWAY REGULATIONS AT THE TIME OF BUILDING PERMIT APPLICATION.
6. A LICENSE AGREEMENT FOR ANY MONUMENT SIGNAGE, LANDSCAPING,AND IRRIGATION WITHIN PUBLIC RIGHT OF-WAY SHALL BE EXECUTED BY THE DEVELOPER IN PARTY WITH THE CITY.
7. ALL DEVELOPMENT IN THIS SUBDIVISION IS SUBJECT TO ALL COVENANTS, CONDITIONS, AND RESTRICTIONS, AS AMENDED FROM TIME TO TIME, AND RECORDED BY SEPARATE INSTRUMENT IN DOCUMENT NO. _____,OF THE TRAVIS COUNTY PLAT (DEED) RECORDS.
8. ORGANIZED WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVSION SHALL BE DESIGNED IN ACCORDANCE WITH W.C.I.D. CRITERIA. PLANS AND SPECIFICATIONS FOR IMPROVEMENTS SHALL BE APPROVED BY W.C.I.D. PRIOR TO CONSTRUCTION.
9. CONDITIONAL UPON THE FINAL FINISH FLOOR ELEVATION OF INDIVIDUAL LOTS, IT IS POSSIBLE THAT CERTAIN LOTS IN THIS SUBDIVISION COULD REQUIRE INSTALLATION OF A PRIVATE WASTEWATER PUMP IN ORDER TO ACCESS THE GRAVITY WASTEWATER LINE. THE INSTALLATION, IF REQUIRED, OF A PRIVATE WASTEWATER PUMP TO SERVICE AN INDIVIDUAL LOT, SHALL BE THE RESPONSIBILITY OF THE LOT OWNER, AND NOT THE RESPONSIBILITY OF THE DEVELOPER, CITY OR WASTEWATER SERVICE PROVIDER.
10. THE OWNER OF ANY LOT RECEIVING DRAINAGE FROM AN ADJACENT PROPERTY SHALL INSTALL THE IMPROVEMENTS NECESSARY TO CONVEY THE 100-YEAR STORM THROUGH THE SUBJECT LOT IN THE DRAINAGE EASEMENTS DESIGNATED ON THIS SUBDIVISION PLAT.
11. THE PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITY.
12. ALL PUBLIC UTILITY EASEMENTS DEDICATED ALONG ALL SIDE AND REAR RESIDENTIAL LOT LINES SHALL ALSO FUNCTION AS DRAINAGE EASEMENTS AND BE FREE OF OBSTRUCTIONS.
13. THE 100-YEAR FLOOD PLAIN IS FULLY CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON.
14. THE CONSTRUCTION AND MAINTENANCE OF ALL DRAINAGE IMPROVEMENTS, INCLUDING INLETS, STORM SEWER PIPING AND APPURTENANCES SUCH AS HEADWALLS, ETC. INSTALLED IN STREET RIGHTS-OF-WAYS DESIGNATED AS "PRIVATE" SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, HIS SUCCESSORS OR ASSIGNS, OR THE SUBDIVISION HOMEOWNERS ASSOCIATION

STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT 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 _____ DAY OF

_____, 20____ A.D., AT _____ O'CLOCK

____ M., AND DULY RECORDED ON THE _____ DAY OF

_____, 20____ A.D., AT _____ O'CLOCK ____ M., IN THE PLAT RECORDS OF

SAID COUNTY IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THIS

THE _____ DAY OF _____, 20____ A.D.

DANA DEBEAUVOIR, CLERK, COUNTY COURT,
TRAVIS COUNTY, TEXAS

BY: DEPUTY

LEGAL DESCRIPTION:

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 9.4729 ACRES OUT OF THE E. L. HARRISON SURVEY NO. 521, ABSTRACT NO. 2576, AND THE B. K. STEWART SURVEY NO. 84, ABSTRACT NO. 2476, TRAVIS COUNTY, TEXAS AND BEING ALL OF A CALLED 9.445 ACRE TRACT OF LAND CONVEYED TO LAKEWAY 620, LLC IN DOCUMENT NO. 2018073585 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LAKEWAY 620 OFFICES
City of Lakeway,
Travis County, Texas

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Engineering
www.optimizedeng.com

F-15307



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	11/27/2018
Project:	00751
Scale:	1" = 100'
Reviewer:	PRB
Tech:	-
Field Crew:	SV/JDL
Survey Date:	AUG. 2018
Sheet:	2 OF 2