

SIXTY-SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CIRCLE C RANCH SUBDIVISION

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This Sixty-Second Amendment (“**Amendment**”) to Declaration of Covenants, Conditions and Restrictions is made to be effective as of the date set forth below by HM Grey Rock Ridge Development, Inc., a Texas corporation (“**GRR**”).

RECITALS:

A. By Declaration of Covenants, Conditions and Restrictions for Circle C Ranch Subdivision recorded in Volume 10585, Page 110, Real Property Records of Travis County, Texas (the "**Original Declaration**"), Circle C Development Corporation, a Texas corporation imposed certain covenants, restrictions, charges and liens upon certain real property as therein described.

B. The Original Declaration has been amended by documents including those recorded in Volume 10627, Page 771; Volume 10729, Page 1153; Volume 10778, Page 284; Volume 10847, Page 1704; Volume 10961, Page 0851; Volume 11003, Page 1060; Volume 11134, Page 1045; Volume 11824, Page 0883; Volume 11924, Page 0139; Volume 11924, Page 0959; Volume 11925, Page 0009; Volume 11929, Page 0356; Volume 12081, Page 1479; Volume 12219, Page 0642; Volume 12231, Page 1241; Volume 12236, Page 2799; Volume 12265, Page 0471, as corrected in Volume 12403, Page 0495; Volume 12280, Page 0080; Volume 12377, Page 0508; Volume 12492, Page 0516; Volume 12618, Page 0678; Volume 12667, Page 0072; Volume 12667, Page 0169; Volume 12705, Page 0016; Volume 12721, Page 1542; Volume 12864, Page 1216; Volume 13114, Page 0757; Volume 13224, Page 0043, Document No. 1999160088, Document No. 2000011673, Document No. 2000093548, Document No. 2000114433, Document No. 2000197659, Document No. 2000163769, Document No. 2001089350, Document No. 2002058627, Document No. 2002058630, Document No. 2002058624, Document No. 2002019633, Document No. 2002167238, Document No. 2002102177, Document No. 2002182179, Document No. 2002182178, Document No. 2002183448, Document No. 2002181398, Document No. 2002181399, Document No. 20031512004, Document No. 2005176811, Document No. 2004142555, Document No. 2007003201, Document No. 2007118689, Document No. 2008034578, Document No. 2008152827, Document No. 2011114646, Document No. 2013007565, Document No. 2014016655, Document No. 2015123741 and Document No. 2016159362 respectively, of the Real Property Records of Travis County, Texas, (which Original Declaration, as amended, is herein referred to as the "**Declaration**").

C. Circle C Development Corporation assigned its rights and privileges as "Declarant" under the Declaration to Circle C Development Joint Venture; Circle C Development Venture subsequently assigned its rights and privileges as "Declarant" under the Declaration to Circle C Land Corp., a Texas corporation; Circle C Land Corp. subsequently assigned its rights and privileges as "Declarant" under the Declaration to Phoenix Holdings, Ltd., a Texas limited partnership. Phoenix Holdings, LTD., a Texas limited partnership subsequently assigned its rights and privileges as "Declarant" under the Declaration, with respect to the property described on Exhibit A attached hereto, to Wildflower Commons I, L.P., a Texas limited partnership. Wildflower Commons I, L.P. assigned its rights and privileges as "Declarant" under the Declaration, with respect to the property described on Exhibit A attached hereto, to HM Grey Rock Ridge Development, Inc., a Texas corporation (the "**Declarant**").

D. Article I, Section 3 of the Declaration provides that Declarant has the right, at any time and from time to time, to bring within the scheme of the Declaration additional properties, and further has the right to supplement or modify the Declaration as may be appropriate for such additional property. Section 3 of the Forty-Second Amendment to Declaration of Covenants, Conditions and Restrictions for Circle C Ranch Subdivision, as recorded in Document No. 2002182179 of the Official Public Records of Travis County, Texas, provides for the recording of a supplemental Declaration to modify certain Articles of the Declaration with respect to certain property.

E. Declarant desires to confirm that certain property is within the scheme of the Declaration and to modify the Declaration as to said property as hereinafter set forth.

NOW, THEREFORE, Declarant hereby declares as follows:

1. Addition to Property Subject to Declaration. To the extent such tracts are not already subject to the Declaration, the following lots (the "**Additional Land**") are hereby added to the properties subject to and covered by the Declaration:

Those certain lots described on Exhibit A attached hereto and made a part hereof.

Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership, as successor-in-interest to Calatlantic Homes of Texas, Inc., a Delaware corporation ("**Lennar**") is the owner of the Additional Land and consents to the recordation of this Amendment by its execution of this Amendment in the space provided below.

2. Modification of the Declaration as to the Additional Land. The Additional Land shall be held, transferred, sold, conveyed, occupied and used subject to the covenants, restrictions, charges and liens as set forth in the Declaration, provided that as the same relate to the Additional Land only, the terms and provisions of the Declaration are modified as follows:

(a) Article V, Section 2 of the Declaration is hereby deleted in its entirety, and the following is substituted in the place and stead thereof:

Section 2. Square Footage and Impervious Cover Requirements.

On any single-family residential Lot, the living area of the main residential structure, exclusive of porches, terraces, patios, decks, driveways and parking facilities, shall conform with the minimum and maximum permissible square footage requirements established by City of Austin Land Development Code for SF-2 zoning. No single-family residential lot shall exceed forty-five percent (45%) impervious cover, as calculated pursuant to the City of Austin Land Development Code.

(b) Article V, Section 8(e) of the Declaration is hereby deleted in its entirety, and the following is substituted in the place and stead thereof:

e. Fences and/or Walls. Prior to the occupancy of a Lot for residential purposes, there shall be constructed thereon, at the Owner's sole cost and expense, a wooden fence and/or wall along the rear and side Lot lines. Notwithstanding the foregoing, wrought iron or decorative metal fencing will be installed in lieu of wooden fencing on the rear lot lines of Lots 50 through 87, Block A; and Lots 80 through 105, Block A, all of Greyrock Ridge, Phase 5, a subdivision located in Travis County, Texas, according to the map or plat thereof recorded in Document No. 201700105 of the Official Public Records of Travis County, Texas. Where fences and/or walls are constructed adjacent to any school, open space, common area, or Right-of-Way such fences and/or walls shall be constructed on the single-family Lot with face toward the school, open space, or common area, as applicable. Gates are not allowed on rear or side fences and/or walls. Cost of construction and maintenance of fences along common single-family Lot lines may be shared by the Owners of adjacent Lots; however, each such Owner shall be fully liable for the construction and maintenance of fences along the rear and side Lot lines of his respective Lot.

f. Street lights to match existing Circle C area street lights shall be installed on all streets within the Additional Land to the extent required and in accordance with applicable City of Austin and Pedernales Electric Coop specifications. Street lights will be maintained on all public streets by the City of Austin, according to the Settlement Agreement between the City of Austin and the Circle C Homeowners Association, April, 2000.

(c) Article V, Section 9(b)(iv) of the Declaration is hereby deleted in its entirety, and the following is substituted in the place and stead thereof:

iv. The exterior walls of all residential structures constructed on any Lot within the Additional Land must have a

minimum of 100% masonry coverage on all front elevations and side and rear elevations facing a street; a minimum of 50% masonry on all rear elevations other than rear elevations facing a street; and a minimum of 60% masonry on all side elevations other than side elevations facing a street.

3. In consideration of the benefits to the Additional Land and the subsequent owners thereof as a result of being brought within the scheme of the Declaration, as hereby modified, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Declarant declares that the Additional Land shall be held, transferred, sold, conveyed, occupied and used subject to the covenants, restrictions, charges and liens as set forth in the Declaration, provided that as the same relate to the Additional Land, the terms and provisions of the Declaration are modified as set forth in this Amendment.

GRR:

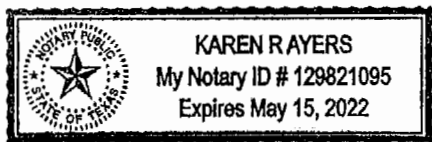
HM Grey Rock Ridge Development, Inc.,
a Texas corporation

By: [Signature]
Name: Blake J. Magee
Title: President
Date: 12/14/18

THE STATE OF TEXAS §
 §
COUNTY OF Travis §

This instrument was acknowledged before me on December 14, 2018
by Blake's Magee, President of HM Grey Rock Ridge
Development, Inc., a Texas corporation, on behalf of said corporation.

(SEAL)



[Signature]
Notary Public Signature

ACKNOWLEDGED AND AGREED:

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.,
a Texas limited partnership

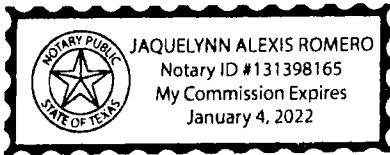
By: Lennar Texas Holding Company,
a Texas corporation, its General Partner

By: Richard Maier
Printed Name: Richard maier
Title: Authorized Agent *RM*

THE STATE OF TEXAS §
 §
COUNTY OF Travis §

This instrument was acknowledged before me on December 20, 2018
by Richard maier, Authorized Agent of Lennar Texas Holding Company,
a Texas corporation, General Partner of Lennar Homes of Texas Land and Construction, Ltd., a
Texas limited partnership, on behalf of said limited partnership and corporation.

(SEAL)

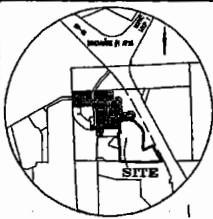


Jaquelynn Alexis Romero
Notary Public Signature

Exhibit A

Lots 50 through 87, and Lots 89 through 105, Block A; Lots 1 through 16, Block I; and Lots 1 through 25, Block J, Greyrock Ridge, Phase 5, a subdivision located in Travis County, Texas according to the map or plat thereof recorded in Document No. 201700105 of the Official Public Records of Travis County, Texas.

GREYROCK RIDGE PHASE 5



VICINITY MAP
N.T.S.

BENCHMARK #1: 3" LCRA ALUMINUM DISC
IN CONCRETE STAMPED A718
TEXAS COORDINATE SYSTEM, CENTRAL ZONE
(4203) GRID COORDINATES:
NORTHING: 10035833.14
EASTING: 3068866.44
ELEVATION: 816.13

SCALE: 1" = 100'

LEGEND

- ⊙ IRON PIPE FOUND
- ⊠ 60D NAIL FOUND
- CONCRETE MONUMENT FOUND
- 1/2" CAPPED IRON ROD SET
- 1/2" CAPPED IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- C.E.F. CRITICAL ENVIRONMENTAL FEATURE
- W.Q.E. WATER QUALITY EASEMENT
- S.S.E. STORM SEWER EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- 11 LOT NUMBER
- Ⓐ BLOCK DESIGNATOR
- - - EASEMENT LINE
- ⋯⋯⋯ APPROXIMATE SIDEWALK LOCATION

STATE OF TEXAS
LOT 45
(28.583 ACRES)
DOC. NO. 2000015281

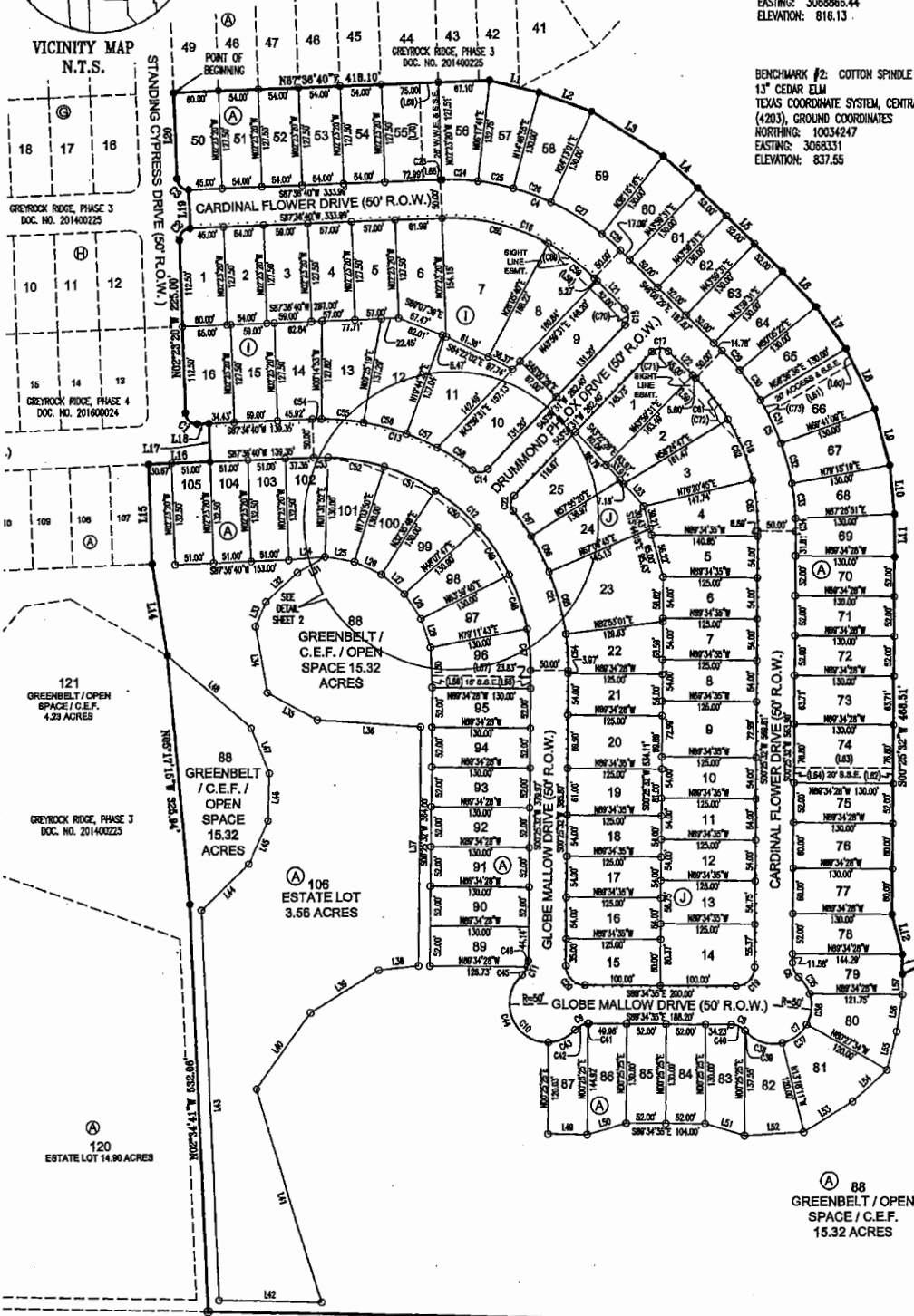
GREYROCK RIDGE PHASE 1
DOC. NO. 201200218

Ⓐ DRAINAGE, W.Q.E.,
P.U.E., & C.E.F.
21.91 ACRES

Ⓐ B8
GREENBELT / OPEN
SPACE / C.E.F.
15.32 ACRES

CITY OF AUSTIN
(77.07 ACRES)
DOC. NO. 2000200348

MATCHLINE SEE SHEET 2



SURVEYOR:
SEISTONE SURVEYING
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
Phone: (512) 282-0170
Fax: (512) 280-5165

ENGINEER:
LJA ENGINEERING, INC.
5316 HIGHWAY 290 WEST STE. 150
AUSTIN, TEXAS 78735
Phone: (512) 439-4700
Fax: (512) 439-4916

OWNERS/DEVELOPERS:
HM GREY ROCK RIDGE DEVELOPMENT, Inc.
BLAKE WAGEE, PRESIDENT
1011 N. LAMAR BLVD.
AUSTIN, TX 78703
(512) 481-0303

C8J-2010-0139.5A
SHEET NO. 1 OF 5
PATH-J:\4811-026\DWG\PLAT PH 5

LJA Engineering Inc.

5316 Highway 290 West
Suite 150
Austin, Texas 78735

5501 West William Cannon Drive
Austin, Texas 78749
Phone No. (512) 282-0170
Fax No. (512) 280-5165

SETSTONE SURVEYING

GREYROCK RIDGE PHASE 5

201700105

AREA TABLE				AREA TABLE			
BLOCK	LOT NUMBER	ACRES	SQUARE FEET	BLOCK	LOT NUMBER	ACRES	SQUARE FEET
"A"	50	0.175	7,601	"A"	68	0.165	7,199
"A"	51	0.158	6,885	"A"	69	0.155	6,758
"A"	52	0.158	6,885	"A"	70	0.155	6,750
"A"	53	0.158	6,885	"A"	71	0.155	6,760
"A"	54	0.158	6,885	"A"	72	0.155	6,760
"A"	55	0.220	9,562	"A"	73	0.190	8,282
"A"	56	0.169	7,377	"A"	74	0.229	9,984
"A"	57	0.174	7,876	"A"	75	0.155	6,760
"A"	58	0.189	8,243	"A"	76	0.179	7,800
"A"	59	0.280	12,182	"A"	77	0.179	7,800
"A"	60	0.168	7,246	"A"	78	0.184	7,132
"A"	61	0.155	6,760	"A"	79	0.163	7,089
"A"	62	0.155	6,760	"A"	80	0.188	8,188
"A"	63	0.155	6,760	"A"	81	0.229	9,971
"A"	64	0.167	7,277	"A"	82	0.179	7,818
"A"	65	0.172	7,483	"A"	83	0.163	7,107
"A"	66	0.222	9,877	"A"	84	0.155	6,760
"A"	67	0.193	8,388	"A"	85	0.155	6,760
AREA TABLE				AREA TABLE			
BLOCK	LOT NUMBER	ACRES	SQUARE FEET	BLOCK	LOT NUMBER	ACRES	SQUARE FEET
"A"	86	0.164	7,150	"A"	104	0.155	6,757
"A"	87	0.156	6,798	"A"	105	0.155	6,757
"A"	88	15.320	667,331	"A"	106	3.558	154,971
"A"	89	0.155	6,758	"T"	1	0.175	7,601
"A"	90	0.155	6,760	"T"	2	0.158	6,885
"A"	91	0.155	6,760	"T"	3	0.173	7,523
"A"	92	0.155	6,760	"T"	4	0.187	7,287
"A"	93	0.155	6,760	"T"	5	0.167	7,267
"A"	94	0.155	6,760	"T"	6	0.200	8,730
"A"	95	0.155	6,760	"T"	7	0.387	16,844
"A"	96	0.195	8,494	"T"	8	0.223	9,700
"A"	97	0.171	7,435	"T"	9	0.224	9,747
"A"	98	0.171	7,435	"T"	10	0.229	9,997
"A"	99	0.171	7,435	"T"	11	0.229	9,993
"A"	100	0.171	7,435	"T"	12	0.227	9,893
"A"	101	0.171	7,435	"T"	13	0.199	8,668
"A"	102	0.156	6,789	"T"	14	0.177	7,708
"A"	103	0.155	6,758	"T"	15	0.173	7,523
AREA TABLE				AREA TABLE			
BLOCK	LOT NUMBER	ACRES	SQUARE FEET	BLOCK	LOT NUMBER	ACRES	SQUARE FEET
"J"	16	0.188	8,239	"J"	18	0.155	6,750
"J"	1	0.222	9,678	"J"	19	0.175	7,625
"J"	2	0.203	8,860	"J"	20	0.201	8,737
"J"	3	0.221	9,811	"J"	21	0.155	6,750
"J"	4	0.188	6,190	"J"	22	0.174	6,750
"J"	5	0.186	7,173	"J"	23	0.329	14,350
"J"	6	0.155	6,750	"J"	24	0.214	9,322
"J"	7	0.155	6,750	"J"	25	0.214	9,304
"J"	8	0.155	6,750				
"J"	9	0.209	9,124				
"J"	10	0.155	6,750				
"J"	11	0.155	6,750				
"J"	12	0.155	6,750				
"J"	13	0.163	7,094				
"J"	14	0.228	9,912				
"J"	15	0.169	7,367				
"J"	16	0.155	6,750				
"J"	17	0.155	6,750				

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SETSTONE SURVEYING

GREYROCK RIDGE PHASE 5

201700105

GENERAL NOTES:

1. THE WATER AND WASTEWATER UTILITY SYSTEM 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.
2. ALL STREETS AND SIDEWALKS IN THE SUBDIVISION ARE TO BE CONSTRUCTED AND INSTALLED TO THE CITY OF AUSTIN ALTERNATE URBAN STANDARDS.
3. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
4. 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 THE PLAT VACATION OR REPLATING MAY BE REQUIRED AT THE OWNERS' SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
5. THIS PROJECT IS PART OF THE BRADLEY PARTIES SETTLEMENT AGREEMENT, RECORDED AS DOCUMENT NUMBER 2000062856 IN TRAVIS COUNTY, OFFICIAL PUBLIC RECORDS.
6. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
7. PROPERTY OWNER AND/OR HIS/HER ASSIGNS, SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF AUSTIN FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
8. BUILDING SETBACK LINES AND USE SHALL BE IN COMPLIANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE.
9. ELECTRIC SERVICE IS BEING PROVIDED BY FEDERALELECTRIC COOPERATIVE.
10. THE FEDERALELECTRIC COOPERATIVE, INC. (FEC) HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP ANY EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
11. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE THE FEDERALELECTRIC COOPERATIVE, INC. 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
12. THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION 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 ELECTRIC FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE DEVELOPER SHALL INCLUDE ALL P.E.C. WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
13. THE USE OF PESTICIDES WILL BE IN ACCORDANCE WITH SPECIFICATIONS OF THE INTEGRATED PEST MANAGEMENT (IPM) PLAN AS REQUIRED BY THE BRADLEY PARTIES SETTLEMENT AGREEMENT AND 1.6.9.20 OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.
14. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY THE DOTTED LINE ON THE FACE OF THE PLAT: GLOBE MALLOW DRIVE, CARDINAL FLOWER DRIVE AND DRUMMOND PLYOX 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.
15. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
16. CORNER LOTS SHALL BE PERMITTED TO HAVE A SINGLE DRIVEWAY ACCESS.
17. PERMITTED USES IN GREENBELT LOTS ARE AS FOLLOWS:
 1. PEDESTRIAN, BICYCLE PATHS
 2. PUBLIC UTILITY LINES AND EASEMENTS
 3. LANDSCAPING
 4. PERIMETER SIGNAGE/FENCING
 5. NEIGHBORHOOD AMENITY CENTER USES
 6. NATURE TRAILS
 7. OTHER RECREATIONAL USES
18. NO CONSTRUCTION OR PLACEMENT OF STRUCTURES INCLUDING BUILDINGS, SHEDS, POOLS, LANDSCAPING OR GARDENS IS ALLOWED WITHIN A CRITICAL ENVIRONMENTAL FEATURE BUFFER ZONE PER THE CITY OF AUSTIN LAND DEVELOPMENT CODE. WASTEWATER DISPOSAL IS PROHIBITED WITHIN THE OEF BUFFER ZONE AND VEGETATIVE COVER MUST BE MAINTAINED TO THE MAXIMUM EXTENT PRACTICABLE.
19. WITHIN A SIGHT LINE EASEMENT, ANY OBSTRUCTION OF SIGHT DISTANCE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS, PARKED CARS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY THE CITY OF AUSTIN AND/OR TRAVIS COUNTY AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITH THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
20. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED April 20th, 2017, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THE RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOC# 2017062815, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
21. A FEE-IN-LIEU OF PARCEL DEDICATION HAS BEEN PAID FOR 387 DWELLING UNITS TO THE CITY OF AUSTIN THROUGH CASE CBJ-2010-0139.1A. A PORTION OF THE FUNDS MAY BE REFUNDED WITH APPROVAL OF THE DEPARTMENT OF PARKS AND RECREATION FOR CONSTRUCTION OF PARK AMENITIES.
22. THE MAXIMUM PORTION OF ANY COMMERCIAL MULTI-FAMILY, OR SINGLE FAMILY DUPLEX LOT THAT MAY BE ESTABLISHED AS TURF OR LANDSCAPE IS 15 PERCENT. HOWEVER, NO LOT SHALL BE RESTRICTED TO LESS THAN 2000 SQUARE FEET OF TURF OR LANDSCAPED AREA. UNDISTURBED NATURAL AREAS OR AREA RESTORED TO NATURAL CONDITIONS SHALL NOT BE CONSIDERED LANDSCAPING OR TURF.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANIEL RYAN, P.E., AM AUTHORIZED TO PRACTICE THE PROFESSION OF CIVIL ENGINEERING IN THE STATE OF TEXAS, AND HEREBY CERTIFY THAT THE ENGINEERING PORTIONS OF THIS PLAT COMPLY WITH TITLE 25 OF THE AUSTIN CITY CODE, OF 1981, AS AMENDED.

FLOOD PLAN NOTE: NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48453C-05704, FOR TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

ENGINEERING BY:

Daniel Ryan 1-27-2012
DANIEL RYAN, P.E. NO. 89458 DATE
LJA ENGINEERING, INC., FIRM #F-1388
5318 HIGHWAY 290 WEST
AUSTIN, TEXAS 78735



STATE OF TEXAS:
COUNTY OF TRAVIS:

I, AARON V. THOMASON, 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, OF 1981 AS AMENDED, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SURVEYED BY:

Aaron V. Thomason 27 Jan 2017
AARON V. THOMASON ~ R.P.L.S. NO. 8214 DATE
SETSTONE SURVEYING
5501 WEST WILLIAM CANNON
AUSTIN, TEXAS 78749
aaron@setstone.net



CBJ-2010-0139.5A

SHEET NO. 4 OF 5

PATH-J\4811-026\DWG\PLAT PH 5

LJA Engineering Inc.

5318 Highway 290 West
Suite 100
Austin, Texas 78735



5501 West William Cannon Drive
Austin, Texas 78749
Phone No. (512) 282-0170
Fax No. (512) 280-5165

SETSTONE SURVEYING

GREYROCK RIDGE PHASE 5

201700105

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS: I, IM GREY ROCK RIDGE DEVELOPMENT, Inc., BEING THE OWNER OF REMAINDER OF 177.853 ACRES OF LAND OUT OF THE JOHN G. MOSELEY SURVEY NUMBER 6, ABSTRACT NUMBER 17, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2011187355 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 40.122 ACRES OF LAND IN ACCORDANCE WITH CHAPTERS 212 OF THE TEXAS LOCAL GOVERNMENT CODE AND WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

"GREYROCK RIDGE, PHASE 5"

AND DOES HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

[Signature]

IM GREY ROCK RIDGE DEVELOPMENT, Inc.
BLAKE WAGLE, PRESIDENT
1011 N. LAMAR BLVD.
AUSTIN, TX 78703
(512) 481-0363

STATE OF TEXAS §
COUNTY OF Travis

SUBSCRIBED AND SIGNED TO BEFORE ME ON THIS 24 DAY OF February
2017, TO CERTIFY MYSELF WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
Dustin Einhaus, NOTARY PUBLIC



THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE 21st DAY OF March, 2017.
ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING & DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 21st DAY OF March, 2017, A.D.

[Signature]
J. RORNEY GONZALES
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, THIS THE 21st DAY OF March, 2017, A.D.

[Signature]
SECRETARY

[Signature]
CHAIRPERSON

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 20th DAY OF April, 2017, A.D., AT 4:33 O'CLOCK P.M., AND DULY RECORDED ON THE 20th DAY OF April, 2017, A.D., AT 4:33 O'CLOCK P.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 201700105.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE 20th DAY OF April, 2017, A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

[Signature]

DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

[Signature]
Deputy

CBJ-2010-0139.5A
SHEET NO. 5 OF 5
PATH-J:\4811-026\DWG\PLAT PH 5

LJA Engineering Inc. *[LJA Logo]*
 5316 Highway 290 West
 Suite 160
 Austin, Texas 78735

5501 West William Cannon Drive
 Austin, Texas 78749
 Phone No. (512) 282-0170
 Fax No. (512) 282-5165

SETSTONE SURVEYING



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
[Signature]
DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS
December 21 2018 01:09 PM

FEE: \$ 66.00 2018196657