#### 2018196657

**ELECTRONICALLY RECORDED** 

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## 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.
- 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 <a href="Exhibit A">Exhibit A</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 <a href="Exhibit A">Exhibit A</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. <u>Modification of the Declaration as to the Additional Land</u>. 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:
  - 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.

provisions of the Declaration are modified a	as set forth in this Amendment.
	GRR:
	HM Grey Rock Ridge Development, Inc., a Texas corporation  By:  Name:  Title:  Date:
THE STATE OF TEXAS § COUNTY OF TAVIS §	
This instrument was acknowledged by Blaces Masel, P Development, Inc., a Texas corporation, on	before me on <u>December 14</u> , 2018 <u>resident</u> of HM Grey Rock Ridge behalf of said corporation.
(SEAL) KAREN R AYERS My Notary ID # 129821095 Expires May 15, 2022	Notary Public Signature

#### ACKNOWLEDGED AND AGREED:

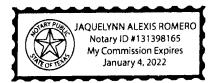
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership

Ву:	Lennar Texas Holding Company, a Texas corporation, its General Partner	
	Printed Name: Richard Maier	
	Printed Name: Kichard Maier Title: Authorited Agent	<
THE	STATE OF TEXAS 8	

THE STATE OF TEXAS	8
	8
COUNTY OF Travis	§

This instrument was acknowledged before me on <u>December 20</u>, 2018 by <u>Richerch Worder</u>, <u>Authorized Deent</u> 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.

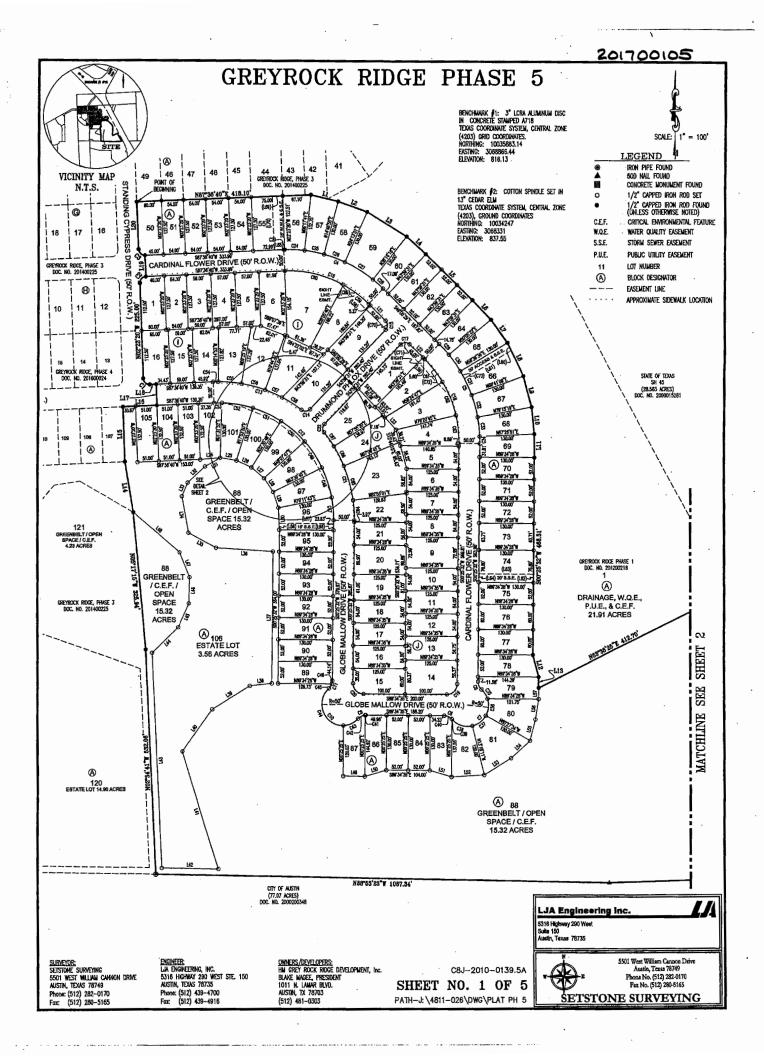
(SEAL)



Motary 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

#### 201700105

			Curve To	ble		
Curve #	Length	Rodius	Charl Direction	Chard Langth	Tangent	DELTA
CI	23,56	-15.00	147723'20'W	21.21	15.00	80,00,00,
æ	23,56	15.00	HHZ36'40'E	21.21	15,00	80,00,00,
ೞ	23.56	15.00	N47725'20'W	21.21	15.09	20,00,00
C4	26200	325.00	H49"11"55"W	255.96	139.23	4522'51"
cs	263.39	325,00	N2217281	256.24	139,41	45'25'01"
CB	21.03	25.00	\$23740°10°E	20.41	11.18	101125
<b>C7</b>	182.85	50.00	H45"25"28"E	99.85	897.46	195'22'40'
C8	21.03	25.00	M02.38,22,A	20.41	11.18	(5   1 2 2
CS	21.03	25.00	286.18,14.A	20.41	11.18	48 (1 25
C10	162.65	30.00	S4F34'32'E	99.84	896,97	186'22'52"
<b>C</b> 11	21.03	25.00	K24'31'13'E	20.41	11.18	45 11 25
C12	445.48	275.00	1455854W	398.34	288.85	92745"52"
¢13	224.76	325.00	N72'34'36'#	220.31	117.09	373725
C14	25,79	15.00	M65'36'50'E	19.93	13.33	831437
C15	23.58	15.00	H017007297#	21.21	15.00	80.00,00,
C16	222.61	275.00	H69"11"55"W	216,58	117.81	46722'51"
C17	23.56	15.00	S885931 W	21.21	15.00	30,00,00,
C18	222.36	275.00	1027 47'28'W	216.82	117.96	45"26"01"
C19	38,27	25.00	#4575125E	35.35	25.00	8750'54"
(20	39,27	25,00	S44.34,32,E	35.36	25.00	90"00"06"

	Curve Table							
Carno #	Langth	Rodka	Chard Direction	Chord Langth	Tangent	DELIA		
(21	225.06	325.00	K18"24"47"¥	220.59	117.25	30'40'36"		
C22	21.79	16.00	S1272 12 1	10.03	13.33	8314°37°		
C23	201	325.00	S87471874	2.01	1.01	0'21'16"		
C24	47.25	325.00	M8752'12"#	47.21	23.67	8119'46"		
C25	48.33	325.00	1/78/26 42 W	48.29	24.21	831'13"		
C26	2772	325.00	N70729"02"W	63.27	26.73	8°24'07°		
C27	79.72	325.00	N56'45'20"W	71.52	40.06	1603'17"		
CZS	32.45	325.00	H48'62'05"¥	32.43	18.24	54512		
C29	34,59	325.00	M257'35'#	34.57	17.31	#00'51°		
C30	48.33	325.00	N35'39'01"W	45.29	24.21	£31'13'		
C31	62.83	325.00	H2551'05'H	62.73	31.51	11,04,22		
C3Z	54.28	325.00	X1521,49,₹	54.22	27.20	F34'11'		
czs	45,47	325.00	1063630A	46.43	23.77	£11,332,		
C34	16.80	325.00	N01/03 49 W	16.39	8.45	258'41"		
CSS	26.31	50.00	163Z41'24'¥	26,01	13,47	30708'54		
C36	41.15	50.00	H05'57'44'E	40.00	21.82	4709 23		
<b>C37</b>	41.15	50.00	MS30707'E	40.00	21.82	47'09'23		
C36	54.03	50.00	572'20'42'E	51,44	29.59	61'55'00'		
C39	1.27	25.00	84Z50'14'W	1,27	0.A3	251'05"		
C40	19.76	25.00	N66"56"66"W	19.25	10.43	451718		

	Curve Table							
Oune §	Length	Rodius	Chard Direction	Chard Langth	Tangant	DELTA		
CHI	2.04	25.00	S88'05'13"W	. 2.04	1.02	f4075"		
C42	18.99	25.00	\$6356'31'W	18.53	89.9	433066		
CAS	40.19	50,00	₩6515'37'E	39.12	21.25	4603'08"		
CH	122.46	50.00	\$21'32'57'E	94.07	136.61	140'19'45		
C45	13.03	25.00	#33741"13"E	12.68	6.57	25'51'25"		
C46	8.00	25.00	H09'35'32"E	7.97	4.03	18720'00"		
C47	22'80	275.00	HO511 23 W	53.61	27.04	11'13'48		
C48	74.55	275.00	N16.24,19.A	74.32	37.51	1531,28		
CHS	74.55	275.00	X31061479	74.32	37.5!	19:31,29,		
CSO	74.55	275.00	N45.20,12,4	74.32	37.5t	1531'58"		
සා	74.55	275.00	₩65°10′11 <b>'V</b>	74.32	37.51	1531,22		
CS2	74.55	275.00	N80742'00FW	7432	37.51	1531'56		
css	18.81	275.00	2551,21,19,4	18.81	8.41	335'12'		
C54	12.14	325.00	288 40,23 A	12.14	6.07	20827		
85	54,85	325.00	168524'47 <b>'V</b>	54.70	27.48	240,12		
C58	56.52	325.00	17525'10'W	\$6,45	29.34	101903		
257	44.29	325.00	X8072112314	44.26	22.18	748'31"		
258	54.95	325.00	X57'36'30'W	54.80	27.54	8'41'15"		
C59	76.30	275.00	1653757 <sup>2</sup> 25 <sup>™</sup> W	78.08	36.40	1553'51"		
C80	148.31	275.00	N7708'50'W	144.59	74.93	30'20'00"		

						·
Ene	ement L	ine Table		Eas	ement L	ine Table
line f	Length	Direction	ľ	Line #	Longith	Direction
(158)	180.38	X46 28 25 W		(1.59)	25.00	18736'40'E
(159)	169,60	H43'47'55"W		(120)	127.50	N02252018
(L60)	20.09	525751'08"E		(171)	39.01	N1020'35'W
(L61)	125,66	M26,36,30_E		(L72)	30.90	N25'32'27'W
(152)	20.00	900 25 32 W		(173)	72.18	N29'02 18 W
(m)	130.00	1490°34°28°W		(1.74)	47,70	H40726'13"W
<b>(M)</b>	20,00	900725'32 <b>"V</b>		(1.75)	61.71	N22.50,52,A
(1.65)	15.00	300.52,75_A		(1245)	7.37	16746'16'N
(LM)	15.02	H0Z3/36*#		(L277)	83.28	N574419*8
(10)	130.80	588734'28'E		(1.78)	51.19	M20.01,20,M
(m)	22.99	N87'36'40'E				

			Curve To	ske		
Carn J	Length	Rodius	Chard Direction	Chard Langts	Tangent	DELTA
CSI	S9.22	275.00	H35'47'51"W	60,03	34.79	1425'15"
CSE2	86.07	275.00	M2257'14"W	85.72	43.34	1755'56'
CESI	67.58	275.00	HO#36'52'W	67.41	32789	14'04'47"
CB#	47.78	325.00	H03'47'10'W	47.74	23.93	825'24"
CBB	84.15	325.00	K15'25'04'W	83.94	42.32	145023
CBS	52.41	325.00	M272726W	52.36	26.26	814'25"
C87	40.69	325.00	M35739'55'W	40.67	20.37	710'26"

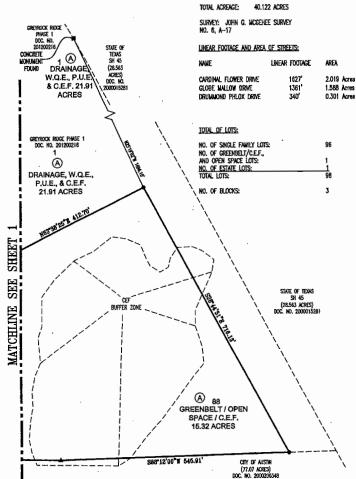
Easement Curve Table							
Curre #	Length	Rodus	Chard Direction	Chard Langth	Torquet	DEDLTA	
(050)	84.80	275.80	H55'21'45'W	89.40	45,30	16 42 32	
(070)	21.79	15.00	H0f25'59'W	10.92	13.32	82 (3,00)	
(071)	22.41	15.00	100140301	20.38	13.89	क्टाओं ह	
(C72)	106.56	275.00	NS454'25'T	105.90	53.96	22 12 07	
(C73)	20.01	325.00	H29'37'34'W	20.01	10.01	331'41"	
(C74)	400,07	275.00	N4736'56'W	365,71	244.82	6521'14"	

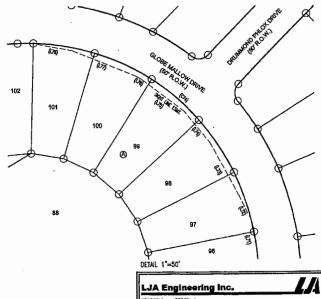
DATE: JANUARY 27, 2017

Line Table Line & Length Direction L! 67.86 S770752°E L2 74.58 S7028'02'E L3 111.33 SS6\*45\*20\*E L# 62.48 S48'05'11'E L5 158.00 \$46°00'29"E LS 63.17 S43'40'21"E L7 67.60 S38730'01"E 87.82 S25'51'08'E L 75.91 S1531'46'E £10 65.00 S06.38,27,5 L11 55.48 S0012'34'E L12 53.93 \$1£56'36'E 113 25.FB 500725'32"W L14 121.79 H09'46'37'W L15 130.00 N0ZZZ\*46\*W L18 81.67 N67'36'40'E L17 50.00 N02'23'20'W L18 15.57 S8736'40'W L19 50.00 M0Z23'20'W L20 112.50 NOZZX'20"W

	Line To	sble
Line #	Length	Direction
121	57 <i>2</i> 7	S48(0)/29 E
122	50.60	S46700/20°E
123	39.90	54228 00 E
L24 :	47.3t	N64'59'37'E
L25	39.59	S80"42"09"E
L26	39.19	\$85°10'11'E
127	39.19	S46/38/13/E
L28	39.19	\$34'06'14'E
129	91.92	S18/34'16'E
B	52.14	902 37 38 E
131	40.88	M50'50'19'E
132	<b>57.25</b>	S4740'45'9
133	2277	52401'38 <b>"#</b>
3	87.34	S104631 E
В	15.00	\$6)'31'27'E
138	135.80	S861017E
L37	312.00	S00725'32'W
136	52.70	983'50'13"N
8	104.92	S56'09'11'W
LAO	123.44	\$361478W

Γ	Line To	ible
Line #	Length	Direction
LA1	292.20	\$171645E
LAZ	137.26	₩655325°W
LA3	509.55	M02'34'18'8
144	87,88	3,00,11,204E
L48	82.57	K2461'30'E
L45	61,67	H01'31'42'E
L47	62781	N23700 18 W
L48 .	148.28	X46.22,48.M
1.40	52.00	388734'35'E
1.50	54.12	174"19"58"E
L51	54.11	\$7331'15'E
L52	78.62	1696.24,20,E
1.53	75.08	16738'52'E
154	61.46	##73351E
156	52.02	N15'04'34'E
L56	48.47	1072/55E
<b>L57</b>	26.34	H00725'337'E





LJA Engineering Inc.

S316 Highway 290 West
Saite 150
Aussin, Texas 78735

X

5501 West William Cancon Drive

C8J-2010-0139.5A
SHEET NO. 2 OF 5
PATH-J:\4811-026\DWG\PLAT PH 5

5501 West William Cannon Drive Austin, Teass 18749 Phone No. (512) 2820.170 Yax No. (512) 280-5165 SETSTONE SURVEYING

# GREYROCK RIDGE PHASE 5

AREA TABLE				AREA TABLE			
BLOCK	LOT HUMBER	ACRES	SQUARE FEET	BLOCK	LOT NUMBER	ACRES	SQUARE FEET
'A'	50	0.175	7,601	**	68	0.165	7,199
<del>- 2</del> -	51	0.158	6,885	<del></del>	69	. 0.155	6,758
<u>î</u> -	52	0,158	6,885	×.	70	0.155	6,760
<del></del>	53	0.158	6,885		71	0,155	6,760
<del></del>	54	0.158	6,885	~~	72	0,155	6,760
<del></del>	55	0.220	9,562	<del>-</del>	73	0.190	8.282
	56	0.169	7,377	*	74	0.229	9,984
*\** *\*	57	0.174	7,576	<del></del>	75	0.155	6,760
<del>-^</del> -	58	0.174	8,243	*	78	0.179	7,800
			12,182	7.	77	0.179	7,800
χ'	59	0.280	7,246	- <del>'</del>	78	0.179	7,132
<del>-</del>		0.188	8,760		79	0.163	7,089
<u>%</u>	61	0.155		- <del>'</del> X'		0.188	8,189
'''	62	0.155	8,760	<u>%</u>	80		
'λ'	63	0,155	6,760	*	81	0.229	9,971
'λ'	64	0.167	7,277	**	82	0.179	7,818
<u>''</u>	65	0.172	7,483	"/\"	83	0.163	7,107
*X*	66	0.222	9,677	"\"	84	0.155	6,760
-X*	67	0.193	8,388	.%.	85 .	0.155	6,760
	AREA	TABLE			AREA	TABLE	
BLOCK	LOT NUMBER	ACRES	SQUARE FEET	BLOCK	LOT NUMBER	ACRES	SQUARE FEET
Х.	86	0.164	7,150	7,*	104	0.155	6,757
٦,	87	0.156	6,798	7.	105	0.155	6,757
χ.	88	15.320	667,331	"A"	106	3.558	154,971
- X*	89	0.155	6,758	۲	1	0.175	7,601
7.	90	0.155	6,760	۲	2	0.158	6,885
<u>-</u>	91	0.155	6,760	7	3	0.173	7,523
<del></del>	92	0.155	6,760	7"	4	0.187	7,267
<del>- ^</del> -	93	0.155	6,780	7	5	- 0.167	7,267
<del>^</del> -	94	0.155	6,760	+	6	0,200	8,730
<del>- ^-</del>	95	0.155	6,760	Ÿ	7	0,387	16,844
<del></del> -	98	0.195	8,494	7	8	0.223	9,700
			0,131		9		
			2 /16				
γ.	97	0.171	7,435	۲		0.224	9,747
χ.	97 98	0.171 0.171	7,435	۲	10	0.229	9,997
7x**	97 98 99	0.171 0.171 0.171	7,435 7,435	۲	10	0.229	9,997 8,993
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"X" "X" "X" "X" "X" "X"	97 98 99 100 101 102 103 AREA LOT HUMBER	0.171 0.171 0.171 0.171 0.171 0.156 0.155 TABLE	7,435 7,435 7,435 7,435 6,789 6,758	T T T T	10 11 12 13 14 15 AREA LOT NUMBER	0.229 0.229 0.227 0.199 0.177 0.173 TABLE	9,997 9,993 9,893 8,668 7,708 7,523
X*  X*  X*  X*  X*  X*  BLOCK	97 98 99 100 101 102 103 AREA LOT HUMBER 16	0.171 0.171 0.171 0.171 0.171 0.156 0.155 TABLE  ACRES  0.189	7,435 7,435 7,435 7,435 6,789 6,758 SQUARE FEET 8,239	T T T T T	10 11 12 13 14 15 AREA LOT NUMBER 18	0.229 0.229 0.227 0.199 0.177 0.173 TABLE ACRES 0.155	9,997 9,993 9,893 8,668 7,708 7,523 SQUARE FEET 6,750
TATE SLOCK TY TOT	97 98 99 100 101 102 103 AREA LOT MUMBER 18	0.171 0.171 0.171 0.171 0.171 0.171 0.156 0.155 TASLE ACRES 0.189 0.222	7,435 7,435 7,435 7,435 7,435 6,789 6,758 SQUARE FEET 8,239 9,678	T T T T T BLOCK	10 11 12 13 14 15 AREA LOT NUMBER 18	0.229 0.229 0.227 0.199 0.177 0.173 TABLE ACRES 0.155 0.175	9,997 9,993 9,893 8,668 7,708 7,523 SQUARE FEET 6,750 7,625
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# # # # # # # # # # # # # # # # # # #	97 98 99 100 101 102 103 AREA LOT NUMBER 16 1 1 2	0.171 0.171 0.171 0.171 0.171 0.171 0.175 0.155 0.155 TABLE ACRES 0.188 0.222 0.203 0.221 0.188	7,435 7,435 7,435 7,435 6,789 6,758 SQUAVE FEET 8,239 9,678 8,860 9,611 6,190	TT	10 11 12 13 14 15 AREA LOT NUMBER 19 20 21	0.229 0.229 0.227 0.199 0.177 0.173 TABLE ACRES 0.155 0.175 0.201 0.155	9,997 9,993 9,893 8,668 7,708 7,523 SQUARE FEET 6,750 7,625 8,737 6,750 6,750
W W W W W W W W W W W W W W W W W W W	97 98 99 100 101 102 103 AREA LOT MUMBER 18 1 1 2	0.171 0.171 0.171 0.171 0.171 0.171 0.175 0.155 0.155 TABLE ACRES 0.189 0.222 0.203 0.221 0.188 0.165	7,435 7,435 7,435 7,435 6,789 6,789 6,758  SQUAYE FEET 8,239 9,678 8,860 9,611 6,190 7,173	T T T T T T T T T T T T T T T T T T T	10 11 12 13 14 15 AREA LOT NUMBER 19 20 21 22 23	0.229 0.227 0.199 0.177 0.173 TABLE ACRES 0.155 0.175 0.201 0.175 0.201	9,997 9,993 9,893 8,668 7,708 7,523 SQUARE FEET 6,750 6,750 6,750 14,350
# # # # # # # # # # # # # # # # # # #	97 98 99 100 101 102 103 AREA LOT HUMBER 16 1 2 3 4	0.171 0.171 0.171 0.171 0.171 0.171 0.156 0.155  TABLE ACRES 0.189 0.222 0.203 0.221 0.188 0.165 0.155	7,435 7,435 7,435 7,435 6,789 6,789 6,758  SQUAYE FEET 8,239 9,678 8,880 9,611 6,190 7,173 6,750	T T T T T T T T T T T T T T T T T T T	10 11 12 13 14 15 AREA LOT NUMBER 16 19 20 21 22 23 24	0.229 0.227 0.199 0.177 0.173 TABLE ACRES 0.155 0.175 0.209 0.174 0.329	9,997 9,993 9,893 8,668 7,706 7,523 SQUARE FEET 6,750 7,625 6,750 14,350 9,322
# # # # # # # # # # # # # # # # # # #	97 98 99 100 101 102 103 AREA LOT MUMBER 18 1 2 3 4 5	0.171 0.171 0.171 0.171 0.171 0.171 0.175 0.156 0.155  TABLE ACRES 0.189 0.222 0.203 0.221 0.188 0.165 0.155	7,435 7,435 7,435 7,435 7,435 6,789 6,789 6,758  SQUARE FEET 8,239 9,678 8,880 9,611 6,190 7,173 6,750 6,750	T T T T T T T T T T T T T T T T T T T	10 11 12 13 14 15 AREA LOT NUMBER 16 19 20 21 22 23 24	0.229 0.227 0.199 0.177 0.173 TABLE ACRES 0.155 0.175 0.209 0.174 0.329	9,997 9,993 9,893 8,668 7,706 7,525 SQUARE FEET 6,750 7,525 6,750 14,350 9,322
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# # # # # # # # # # # # # # # # # # #	97 98 99 100 101 102 103 AREA LOT MUMBER 18 2 3 4 5 6 7 8 9 10 11 12 13 14	0.171 0.171 0.171 0.171 0.171 0.171 0.175 0.156 0.155 1ASLE ACRES 0.189 0.222 0.203 0.221 0.188 0.185 0.155 0.155 0.155 0.155 0.155 0.155 0.155 0.155 0.155	7,435 7,435 7,435 7,435 7,435 6,789 6,788 6,758  SQUARE FEET 8,239 9,678 8,880 9,611 6,190 7,173 6,750 6,750 9,124 6,750 6,750 6,750 6,750 7,094 9,912 7,367	T T T T T T T T T T T T T T T T T T T	10 11 12 13 14 15 AREA LOT NUMBER 16 19 20 21 22 23 24	0.229 0.227 0.199 0.177 0.173 TABLE ACRES 0.155 0.175 0.209 0.174 0.329	9,997 9,993 9,893 8,668 7,706 7,523  SQUARE FEET 6,750 7,625 6,750 14,350 9,322
# # # # # # # # # # # # # # # # # # #	97 98 99 100 101 102 103 AREA LOT MUMBER 18 1 2 3 4 5 6 7 8 9 10 11 12 13 14	0.171 0.171 0.171 0.171 0.171 0.171 0.171 0.156 0.156 0.156 0.189 0.222 0.203 0.221 0.388 0.165 0.155 0.155 0.155 0.155 0.155 0.155 0.155 0.155 0.155	7,435 7,435 7,435 7,435 7,435 6,789 6,789 6,758  SQUARE FEET 8,239 9,678 8,880 9,611 6,190 7,173 6,750 6,750 9,124 6,750 6,750 9,124 6,750 6,750 9,124 6,750 6,750 9,124 9,912	T T T T T T T T T T T T T T T T T T T	10 11 12 13 14 15 AREA LOT NUMBER 16 19 20 21 22 23 24	0.229 0.227 0.199 0.177 0.173 TABLE ACRES 0.155 0.175 0.209 0.174 0.329	9,997 9,993 9,893 8,668 7,706 7,525 SQUARE FEET 6,750 7,525 6,750 14,350 9,322

5501 West William Cannon Drive
Austin, Tease 78749
Phone No. (312) 222-0170
Fax No. (312) 230-5165
SETSTONE SURVEYING

SHEET NO. 3 OF 5

C8J-2010-0139.5A

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

GENERAL NOTES:

- 1. THE VINTER AND WASTEMATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEMATER UTILITY PLAN MUST BE REMEMBED AND APPROVED BY THE AUSTIN WHITE UTILITY, ALL WATER AND WASTEMATER 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 SIDEMALKS IN THE SUBDIMISION 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 SUBDAYSION AND HIS OR HER SUCCESSORS AND ASSICHS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDAYSION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWNEDGES THAT THE PLAT VACATION OR REPLATTING MAY BE REQUIRED AT THE OWNERS' SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDAYSION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 6. THIS PROJECT IS PART OF THE BRADLEY PARTIES SETTLEMENT AGREEMENT, RECORDED AS DOCUMENT NUMBER 2000062856 IN TRAVIS COUNTY, OFFICIAL PUBLIC RECORDS.
- 8. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
- 7. PROPERTY OWNER AND/OR HS/HER ASSIGNS, SHALL PROMDE FOR ACCESS TO DRAWAGE 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 ZORING ORDINANCE.
- 9. ELECTRIC SERVICE IS BEING PROVIDED BY PEDERWALES ELECTRIC COOPERATIVE.
- 10. THE PEDERINALS ELECTRIC COOPERATINE, INC. (PEC) 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 SUPDIMISON SHALL PROMOE THE PEDERBALES ELECTRIC COOPERATINE, INC. WITH ANY EASENENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE MODICATED, FOR THE INSTALLATION AND ONCOING MAINTENANCE OF CYCENERO AND UNDERGROUND ELECTRIC FACILITIES. THESE EASENENTS 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 TELEFORARY EROSON CONTROL, REMEDICATION AND TREE PROJECTION. IN ADDITION, THE UNINER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TELEFORARY EROSON CONTROL, REMEDICATION AND TREE PROJECT. THE DEVELOPER SHALL INCLIDE 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 (IPIN) PLAN AS REQUIRED BY THE BROLLEY PARTIES SETTLEMENT AGREEMENT AND 1.8.9.20 OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.
- 14. PUBLIC SDEWALKS, BULLT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY THE DOTTED LINE ON THE FACE OF THE PLAT: QLOBE WALLOW DRIVE, CARDINAL FLOWER DRIVE AND DRIBBANCHO PHLOX 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 CONNECTIONS BY THE GOVERNING BODY OR UTILITY.
- 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:

  - PEDESTRIAN, BICYCLE PATHS PUBLIC UTILITY LINES AND EASEMENTS

  - LANDSCAPING
    PERMETER SIGNAGE/FENCING
    NEIGHBORHOOD AMENTY CENTER USES

  - 6. NATURE TRAILS 7. OTHER RECREATIONAL USES
- 18. NO CONSTRUCTION OR PLACEMENT OF STRUCTURES INCLUDING BUILDINGS, SHEDS, POOLS, LANDSCHPING OR GARDENS IS ALLOWED WITHIN A CRITICAL ENMIRONMENTAL FEATURE BUFFER ZONE PER THE CITY OF AUSTIN LAND DEVELOPMENT CODE. WASTEWATER DISPOSAL IS PROHIBITED WITHIN THE CEF BUFFER ZONE AND VEGETATIVE COVER MUST BE MANTANED TO THE MAXIMUM EXTENT PRACTICABLE.
- 19. WITHIN A SIGHT LINE EASEMENT, ANY OBSTRUCTION OF SIGHT DISTANCE BY YEGERATION, FENCING, EARTHWORK, BUILDINGS, SIGHS, PARKED CARS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARO IS PROHIBITED AND MAY BE REMOVED BY THE CITY OF AUSTIN AND/OR TRAYS COUNTY AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MANITAM AN UNDESTRUCTED WENT 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 DIFFERENCE THE LOTS WITHIN THE SUBDIVISION. THE RESPONSION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVISION OF ALL STREETS AND FACULTIES 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 DOCAL 2017 LIFE STATE OF THAT AGREEMENT, FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOCAL 2017 LIFE STATE OF THAT AGREEMENT, FOR THE CONSTRUCTION AGREEMENT, FOR THAT CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOCAL 2017 LIFE STATE OF THAT AGREEMENT, FOR THE CONSTRUCTION AGREEMENT, FOR THAT SUBDIVISION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOCAL 2017 LIFE SUBDIVISION AGREEMENT PERTAINING COUNTY, TEXAS.
- A FEE-IN-LIEU OF PARKLAND DEDICATION HAS BEEN PAID FOR 387 DIRELLING UNITS TO THE CITY OF AUSTIN THROUGH CASE C8.1-2010-0139.1A. A PORTION OF THE FUNDS MAY BE REPUNDED WITH APPROVAL OF THE DEPARTMENT OF PARKS AND RECREATION FOR
- 22. The Madian Portion of any Commercial Multi-Family, or single family duplex lot that may be established as ture or landscape is 15 percent. However, no lot shall be restricted to less than 2000 square feet of ture or landscaped area. Undisturbed within larges or area restricted to matural colonious shall not be considered landscaping or ture.

L DANIEL RYAN, P.E., AM AUTHORIZED TO PRACTICE THE PROFESSION OF CANL 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. 48450—0570H, for trans county, texas, dated september 26, 2008,

1-27-26/2

State of Texas: County of Travis:

I, aaron V. Thomason., am authorazed under the luns of the state of texas, to practice the profession of supvering, and hereby certify that this plat complex with Title 25 of the austin city code, of 1981 as amended, and was prepared from an actual supvey of the property made under my supervision on the ground.

SURVEYED RY-

AARON V. THOMASON ~ R.P.L.S. NO. 6214 SETSTONE SURVEYING 5501 WEST WILLIAM CANNON AUSTIN, TEXAS 78749



C8J-2010-0139.5A SHEET NO. 4 OF 5

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

JA Engineering Inc. 5316 Highway 290 West Sulle 150

Auslin, Texas 78735

5501 West William Cannon Drive Phone No. (512) 282-0170 Pax No. (512) 280-5165

SETSTONE SURVEYING

L/A

## GREYROCK RIDGE PHASE 5

201700105

STATE OF TEXAS:

KNOW ALL NED BY THESS PRESENTS: HIS GREY ROCK RIDGE DEVELOPMENT, Inc., BEING THE OWNER OF REMANDER OF 177.853 ACRES OF LAWO OUT OF THE JOHN G. MICREMET SURVEY MUNIER 6, ABSTRACT MUNIER 17, SITUATED IN TRAVIS COUNTY, TEXAS, BOY EXERTIFY SERVING 40.122 JORES OF LAWO IN ACCORDANCE WITH CHAPTERS 212 OF THE TEXAS LOCAL CONCENNENT COUNTY, TEXAS, DO FERENT SERVING 40.122 JORES OF LAWO IN ACCORDANCE WITH CHAPTERS 212 OF THE TEXAS LOCAL CONCENNENT

"GREYROCK RIDGE, PHASE 5"

AND DOES HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HENEON, SUBJECT TO MAY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRAVITED AND NOT ROLEASED.

HA GREY ROCK RIDGE DEVELOPMENT, Inc. BLANE MAGE, PRESIDENT 1011 N. LAWAR BLYD. AUSTIN, TX 78703

STATE OF TEXAS \$

COUNTY OF THE WIS

SUBSCRIBED AND SWORN TO BEFORE HE ON THIS 24 DAY OF February

Dustin Einhaus HOURY PUB

SUSTEM DEPONALS
BY ROOM-DET SECONDS
Explose-February 17, 2023

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE 21.5 May of March, 2017.

ACCEPTED AND NUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING & DEVELOPMENT REVEN DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRANS, THIS THE 22 FORY OF IDATICAL

J. RODNEY GORZÁLES
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZORING AND PLATTING CONNESSION OF THE CITY OF AUSTIN, TRANS COUNTY, TEXAS, THIS THE \$21.61 DAY OF MARCH. 20.072.

SECRETARY

- Dinliberson

STATE OF TEXAS: COUNTY OF TRAVIS:

I, DWA BEBEARCR, CLERK OF TRANS COUNTY DO HOREDY CROTEY THAT THE FORECOME INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHERICATION WAS FLED FOR RECORD IN MY OFFICE ON THE ZOMB MY OF APPIL , 20.17, AD, AT 11.32, O'CLOCK Z.M., AND BUT RECORDED ON THE ZOMB MY OF APPIL , 20.17, AD, AT 11.32, O'CLOCK Z.M., AT 10.70 ADDITIONAL PUBLIC RECORDS OF SUD COUNTY AND STATE IN DOCUMENT MARKET Z-Z-2-17.20.02.02.

MITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE 2040 BAY OF April 2017 AD.

dana debeadnoir, county clerk, trays county, texas

DANA DEPENDIOR, COUNTY OFFE

D. Batholomew

Deputy

C8J-2010-0139.5A

**SHEET NO. 5 OF 5**PATH-J:\4811-026\DWG\PLAT PH 5

LJA Engineering Inc.

S316 Infghney 200 Week
30th 160
Jule 160
Austri, Texas 78745

S501 West William Cannon Drive
Austri, Texas 78749
Phone No. (512) 282-0170
Per No. (512) 282-0170

FILED AND.RECORDED
OFFICIAL PUBLIC RECORDS

DANA DEBEAUVOIR, COUNTY CLERK

TRAVIS COUNTY, TEXAS

December 21 2018 01:09 PM

FEE: \$ 66.00 **2018196657** 

