

20080034

AMENDED PLAT OF LOTS 2, 3 AND 4 SCHLUMBERGER SUBDIVISION

STATE OF TEXAS }
COUNTY OF TRAVIS }

KNOW ALL MEN BY THESE PRESENTS:

THAT CONCORDIA UNIVERSITY, ACTING HEREIN BY AND THROUGH ITS VICE PRESIDENT OF UNIVERSITY SERVICES, REVEREND DR. DAVID KLUTH, OWNER OF 383.955 ACRES OF LAND OUT OF THE C. JERGIN SURVEY NO. 704, THE GEORGE HEISSNER SURVEY NO. 615, THE JOHN E. LINN SURVEY NO. 804, THE W.P. MOORE SURVEY NO. 708, THE H.M. PRIDGEN SURVEY NO. 94 AND THE R.G. ALEXANDER SURVEY NO. 46 IN TRAVIS COUNTY, TEXAS, BEING ALL OF LOTS 2, 3 AND 4 SCHLUMBERGER SUBDIVISION, A SUBDIVISION RECORDED IN DOCUMENT NO. 200000166 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED TO IT BY INSTRUMENT RECORDED IN DOCUMENT NO. 2007060160 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY AMEND SAID LOTS 2, 3 AND 4 FOR THE SOLE PURPOSE OF ADJUSTING THE INTERIOR LOT LINE, PURSUANT TO CHAPTER 212.016 OF THE LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH THE PLAT SHOWN HEREON TO BE KNOWN AS AMENDED PLAT OF LOT 2, 3 AND 4 SCHLUMBERGER SUBDIVISION SAID TRACT IS SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED

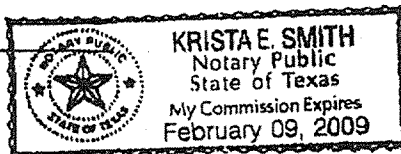
WITNESS THE HAND OF REVEREND DR. DAVID KLUTH VP-UNIVERSITY SERVICES CONCORDIA UNIVERSITY, THIS THE 18th DAY OF January, 2007, A.D.

David Kluth
REV. DR. DAVID KLUTH
VP- University Services
Concordia University
3400 I.H. 35 North
Austin, Texas 78705

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED David Kluth KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

Krista E. Smith
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Krista E. Smith
PRINTED NAME OF NOTARY AND NOTARY STAMP
02/09/09
DATE NOTARY COMMISSION EXPIRES



This subdivision plat is located within the Full Purpose Jurisdiction of the City of Austin on this the 24th day of JAN, 2008 A.D.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 24th DAY OF JAN, 2008 A.D.

Victoria L. P.E.
VICTORIA L., P.E., DIRECTOR
WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT

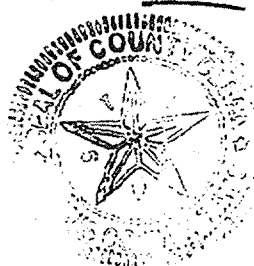
STATE OF TEXAS }
COUNTY OF TRAVIS }

I, DANA DEBEAUVOR, 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 30th DAY OF JANUARY, 2008 A.D. AT 2:02 O'CLOCK P.M. AND DULY RECORDED ON THE 30th DAY OF JANUARY, 2008 OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 200800034.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 30th DAY OF JANUARY, 2008 A.D.

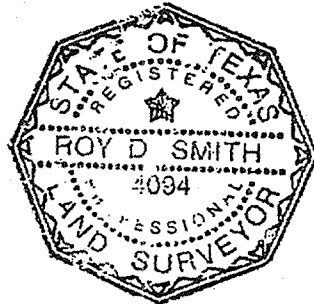
DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

D. Bartholomew DEPUTY
D. BARTHOLOMEW



I, ROY D. SMITH, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 25, 1999 OF THE AUSTIN CITY CODE AS AMENDED; IS TRUE AND CORRECT; AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

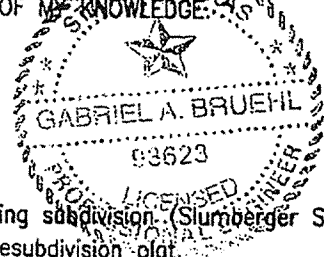
SURVEYED BY:
ROY D. SMITH SURVEYORS, P.C.
1214 W. 5th Street - Suite A
Austin, Texas 78703
Roy D. Smith
ROY D. SMITH
REGISTERED PROFESSIONAL SURVEYOR NO. 4094



THE 100 YEAR FLOODPLAIN SHALL BE CONTAINED WITHIN THE DRAINAGE EASEMENT SHOWN HEREON. THE DRAINAGE EASEMENT SHOWN HEREON IS OBTAINED FROM THE CANYON CREEK SECTION TWO PLAT. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN OF A WATERWAY THAT IS WITHIN THE LIMITS OF OF THE FEDERAL FLOOD INSURANCE FIRM PANEL # 48453C-0240E, DATED JUNE 16, 1993, FOR TRAVIS COUNTY, TEXAS, AND INCORPORATED AREAS.

I, GABRIEL A. BRUEHL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CHAPTER 25, 1999 OF THE AUSTIN CITY CODE AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

GAB 1/15/09
REGISTERED PROFESSIONAL ENGINEER NO. 93623



All restrictions and notes from the previous existing subdivision (Schlumberger Subdivision) as recorded in Document No. 20000066 shall apply to this resubdivision plat.

NOTES:

- No lot in this subdivision shall be occupied until connected to the City of Austin water and wastewater systems.
- Water and Wastewater Systems serving this subdivision shall be designed and installed in accordance with the City of Austin and plans and specifications. Plans and specifications shall be submitted to the City of Austin Water and Wastewater Department for review.
- Building setback lines shall be in conformance with City of Austin Zoning Ordinance requirements.
- Off-street loading and unloading facilities shall be provided on all commercial and industrial lots as required by City of Austin Code.
- 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 plat vacation or replatting may be required, at the owner's sole expense if plans to construct this subdivision do not comply with such codes and requirements.
- All signs shall comply with the City of Austin Sign Ordinance.
- The electrical utility has the right to prune and/or remove trees, shrubbery and other obstructions to the extent necessary to keep the easement clear. The utility will perform all tree work in compliance with Chapter 25, 1999 of the City of Austin Land Development Code.
- The owner/developer of this subdivision shall provide the City of Austin Electric Utility Department 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 this site only, and will not be located so as to cause the site to be out of compliance with Chapter 25, 1999 of the City of Austin Land Development Code.
- The owner shall be responsible for installation of temporary erosion control, revegetation and tree protection for Electric Utility work required to provide electric service to this project. This Electric Utility work shall also be included within the limits of construction for this project.
- 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 owners of the lots. Failure to construct any required infrastructure to the 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.
- Prior to construction on any lot in this subdivision, a site development permit must be obtained from the City of Austin.
- No buildings, fences, landscaping or other obstructions are permitted in drainage easements except as approved by the City of Austin and Travis County.
- All drainage easements on private property shall be maintained by the property owner or assigns.
- Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by government authorities.

- Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Austin for review. Rainfall runoff shall be held to the amount existing at undeveloped status by ponding or other approved methods. All proposed construction or site alteration on any lot in this subdivision requires approval of a separate development permit.
- Erosion/sedimentation controls are required for all construction, on each lot, pursuant to Chapter 25, 1999 of the LDC and the Environmental Criteria Manual.
- Sidewalks along R.M. 620 are required to be constructed by the property owner after the abutting roadway is improved and concrete curbs are in place, as shown by a dotted line on the face of the plat. The sidewalks along R.M. 620 are subject to approval of the Texas Department of Transportation at the site plan phase. 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.
- This subdivision is located in the Bull Creek Watershed, which is classified as a Water Supply Suburban Watershed.
- Every lot shall be reasonably accessible by a vehicle from the roadway to the probable building site. For a minimum travel distance of twenty-five feet (25') from the roadway edge, the driveway grade may exceed fourteen percent (14%) only with specific approval of surface and geometric design proposals by the director of the engineering department or his designee.
- Access is provided by that certain Dedication of Right-Of-Way recorded in Document No. 2001032115 of the Official Public Records of Travis County, Texas.
- All finished floor elevations in this subdivision shall be 1.0 foot minimum above the 100 year frequency flood level. Refer to the minimum finished floor elevations shown adjacent to the drainage easement on the face of the plat.
- For Lots 1 through 4, the right to cross the platted drainage easements with driveways is hereby reserved. Maximum width of driveways is limited to 50 feet. Plans for driveway crossings must be submitted for review and approval by the City of Austin.
- Development of this lot is hereby restricted to uses other than residential uses.
- This plat shall comply with the conditions and restrictions set forth in the Planned Development Area (PDA), Travis County, Document No. 20070215-042.
- See PDA for setbacks and restrictions concerning Critical Environmental Features (CEFs)

PHOTOGRAPHIC MYLAR