

REPLAT OF LOT 9, BLOCK A,
BARTON CREEK ABC MIDSECTION

TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD. THIS CAN AFFECT THE VALUE OF YOUR PROPERTY.

TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES.

EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

PROJECT NO.:
1098-011

DRAWING NO.:
1098-011-PL1

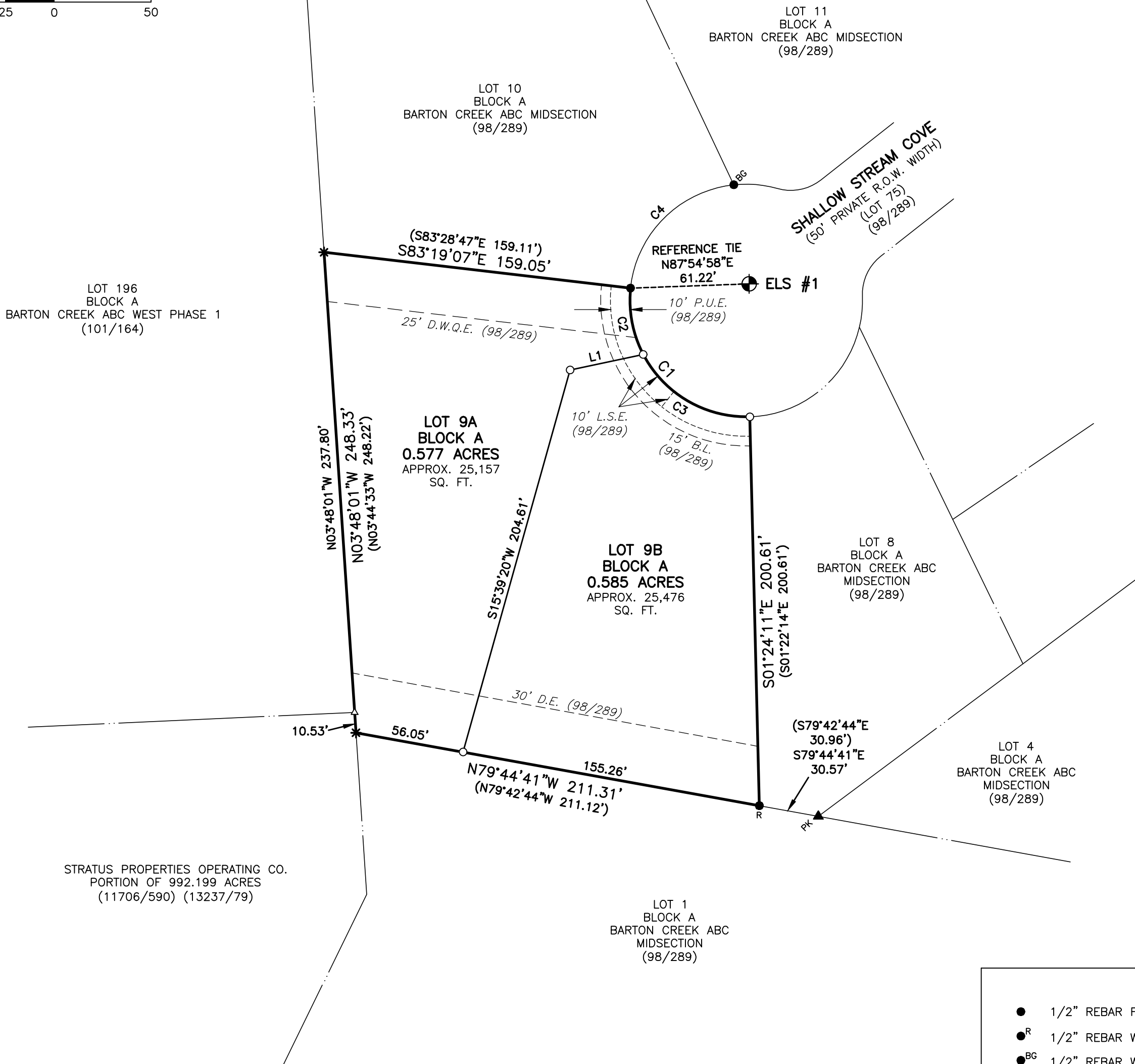
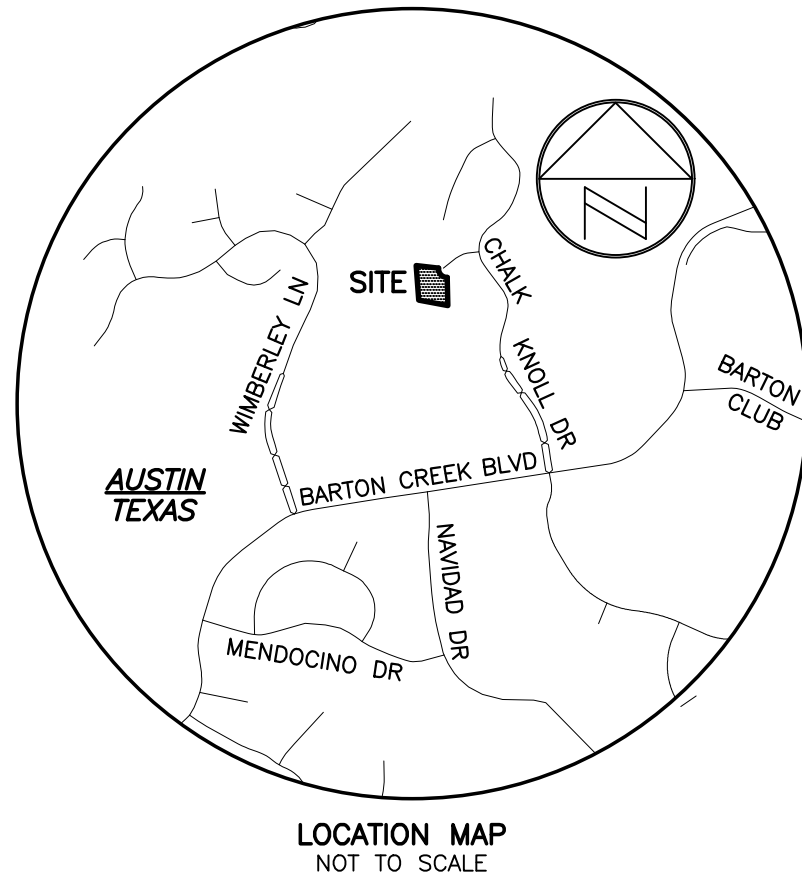
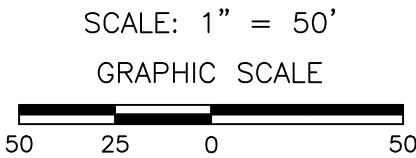
PLOT DATE:
9/10/25

PLOT SCALE:
1" = 50'

DRAWN BY:
JLB

SHEET
01 OF 03

REPLAT OF LOT 9, BLOCK A,
BARTON CREEK ABC MIDSECTION



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	60.00'	97°52'31"	102.49'	S42°50'00"E	90.48'
C2	60.00'	33°42'18"	35.30'	S10°44'54"E	34.79'
C3	60.00'	64°10'13"	67.20'	S59°41'09"E	63.74'
C4	60.00'	77°48'23"	81.48'	N45°00'27"E	75.36'
					(81.43')

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S77°54'38"W	38.48'

LEGEND	
●	1/2" REBAR FOUND (OR AS NOTED)
● ^R	1/2" REBAR WITH "RUST E&I RPLS 4532" CAP FOUND
● ^{BG}	1/2" REBAR WITH "B&G SURVEYING" CAP FOUND
○	1/2" REBAR WITH "EARLY BOUNDARY" CAP TO BE SET
▲ ^{PK}	PK NAIL IN ROOT OF CEDAR STUMP FOUND
△	CALCULATED POINT
*	COTTON SPINDLE FOUND
⊙	BENCHMARK LOCATION
B.L.	BUILDING SETBACK LINE
L.S.E.	LATERAL SUPPORT EASEMENT
D.E.	DRAINAGE EASEMENT
D.W.Q.E.	DRAINAGE WATER QUALITY EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
()	RECORD INFORMATION

BEARING BASIS:

THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, UTILIZING THE SMARTNET NORTH AMERICA NETWORK.

LOT SUMMARY

TOTAL ACREAGE: 1.162 ACRES OR APPROX. 50,633 SQ. FT.
TOTAL NUMBER OF LOTS: 2
LOT 9A: 0.577 ACRES OR APPROX. 25,157 SQ. FT.
LOT 9B: 0.585 ACRES OR APPROX. 25,476 SQ. FT.
R.O.W. TO BE DEDICATED: NONE

BENCHMARK INFORMATION:

ELS #1: MAG NAIL WITH WASHER LOCATED IN THE CENTER OF THE CUL-DE-SAC
ELEVATION = 808.14'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

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REPLAT OF LOT 9, BLOCK A,
BARTON CREEK ABC MIDSECTION

KNOW ALL MEN BY THESE PRESENTS:

THAT CHRISTOPHER DOLCE AND KATHALEENE DOLCE, BEING OWNERS OF LOT 9, BLOCK A, BARTON CREEK ABC MIDSECTION, A SUBDIVISION OF RECORD IN VOLUME 98, PAGE 289 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS CONVEYED IN A WARRANTY DEED DATED JULY 19, 2019, RECORDED IN DOCUMENT NO. 2019108696 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,

DO HEREBY SUBDIVIDE SAID LOT 9, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 232 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

REPLAT OF LOT 9, BLOCK A, BARTON
CREEK ABC MIDSECTION

AND DO 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.

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

CHRISTOPHER DOLCE
2015 SHALLOW STREAM COVE
AUSTIN, TEXAS 78735

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

KATHALEENE DOLCE
2015 SHALLOW STREAM COVE
AUSTIN, TEXAS 78735

STATE OF _____

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRISTOPHER DOLCE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE/SHE ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20__, AD.

NOTARY PUBLIC,

STATE OF _____

PRINTED NAME MY COMMISSION EXPIRES

STATE OF _____

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KATHALEENE DOLCE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE/SHE ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20__, AD.

NOTARY PUBLIC,

STATE OF _____

PRINTED NAME MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATION

I, JOHN L. BRILEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF CHAPTER 482 OF THE TRAVIS COUNTY CODE, AND IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND AUGUST 27, 2025.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

JOHN L. BRILEY, R.P.L.S. NO. 7070 DATE

SURVEYING BY:
EARLY LAND SURVEYING, LLC
P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

ENGINEER'S CERTIFICATION:

I, JEFF SHINDLER, 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 482 OF THE TRAVIS COUNTY CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48453C0440J, DATED JANUARY 22, 2020, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

JEFF SHINDLER, PE DATE
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS NO. 91160

TDI ENGINEERING, LLC.
5906 OLD FREDERICKSBURG RD STE 300
AUSTIN, TX 78749
512-301-3389
TBPELS FIRM NO. F-8601

SUBDIVISION NOTES:

- ALL NOTES AND RESTRICTIONS FROM THE PREVIOUS PLAT, BARTON CREEK ABC MIDSECTION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER VOLUME 98, PAGE 289 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SHALL APPLY TO THE RESUBDIVISION PLAT.
- A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY DEVELOPMENT.
- BEFORE BEGINNING CONSTRUCTION ACTIVITIES ON A SUBDIVISION LOT, THE OWNER MUST OBTAIN A TRAVIS COUNTY DEVELOPMENT PERMIT AND, WHEN APPLICABLE, OBTAIN AND IMPLEMENT A STORMWATER POLLUTION PREVENTION PLAN (SWP3). THE SWP3 REQUIRES IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORMWATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
- A DRIVEWAY PERMIT FROM TRAVIS COUNTY IS REQUIRED PRIOR TO CONSTRUCTION OF ANY NEW DRIVEWAY CONNECTIONS.
- EACH DRIVEWAY MUST BE CONSTRUCTED IN ACCORDANCE WITH TRAVIS COUNTY CODE SECTION 482.302(G). AND EACH DRAINAGE STRUCTURE OR SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL, UNLESS OTHER DESIGN CRITERIA ARE APPROVED BY TRAVIS COUNTY.
- THIS SUBDIVISION IS LOCATED WITHIN TRAVIS COUNTY AND IS NOT LOCATED WITHIN ANY OTHER CITY'S EXTRA TERRITORIAL JURISDICTION (ETJ).
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO AN APPROVED WATER SUPPLY AND AN APPROVED ONSITE SEWAGE FACILITY.
- WATER AND WASTEWATER SHALL BE PROVIDED BY:
WATER: _____
WASTEWATER: _____.
- ON-SITE SEWAGE FACILITIES MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.
- ELECTRIC SERVICE WILL BE PROVIDED BY _____.
- THE ELECTRIC COMPANY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS AS NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 30-5, SUBCHAPTER B OF THE OF AUSTIN LAND DEVELOPMENT CODE.
- ANY ACTIVITY THAT ADVERSELY AFFECTS A TREE OF EIGHT INCHES OR MORE IN TRUNK DIAMETER (MEASURED AT FOUR FEET HEIGHT ABOVE THE GROUND) IN A RIGHT-OF-WAY ACCEPTED FOR MAINTENANCE BY TRAVIS COUNTY MUST COMPLY WITH ALL STANDARDS AND REQUIREMENTS IN THE TRAVIS COUNTY CODE.
- NO CUT OR FILL ON ANY LOT MAY EXCEED EIGHT FEET, EXCLUDING DRIVEWAYS, A BUILDING STRUCTURE'S FOOTPRINT, OR A PARKING AREA FOOTPRINT, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
- NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48453C0440J, DATED JANUARY 22, 2020, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.
- AS DEPICTED ON THE PLAT, EACH PROTECTIVE EASEMENT FROM A CRITICAL ENVIRONMENTAL FEATURE, INCLUDING A CAVE, SINKHOLE, POINT RECHARGE FEATURE, BLUFF, CANYON RIMROCK, WETLAND, AND SPRING MUST REMAIN IN ITS EXISTING, UNDEVELOPED, NATURAL STATE. NATURAL VEGETATIVE COVER MUST BE RETAINED. CONSTRUCTION ACTIVITIES, WASTEWATER DISPOSAL, AND WASTEWATER IRRIGATION ARE PROHIBITED WITHIN A PROTECTIVE EASEMENT. A RESIDENTIAL LAWN OR TRAIL IS ALLOWED IF IT IS LOCATED AT LEAST 50 FEET FROM THE EDGE OF A CRITICAL ENVIRONMENTAL FEATURE IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
- THIS SUBDIVISION IS LOCATED IN THE BARTON CREEK WATERSHED
- THERE ARE NO KNOWN DRAINAGEWAYS, DRAINAGE EASEMENTS, OR WATER COURSES CROSSING THE PROPERTY.
- THIS PLAT IS SUBJECT TO TRAVIS COUNTY 2016 WATER QUALITY RIGHTS. ANY LOT DEVELOPMENT EXCEEDING 10,000 SQUARE FEET OF NEW IMPERVIOUS COVER WILL REQUIRE ON SITE STORM WATER TREATMENT PER CHAPTER 482.944C.
- THE OWNER IS RESPONSIBLE FOR MAINTAINING AND OPERATING ALL PERMANENT WATER QUALITY CONTROLS IN COMPLIANCE WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE TRAVIS COUNTY CODE.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD, UNDER SECTION 30-2-84(B)(2), AUSTIN/TRAVIS COUNTY SUBDIVISION REGULATIONS, BY THE COUNTY EXECUTIVE OF TRANSPORTATION AND NATURAL RESOURCES, TRAVIS

COUNTY, THIS THE ____ DAY OF _____, 20__, AD.

CYNTHIA C. MCDONALD, COUNTY EXECUTIVE
TRANSPORTATION AND NATURAL RESOURCES

STATE OF TEXAS
COUNTY OF TRAVIS

I, DYANA LIMON-MERCADO, 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 __ DAY OF _____, 20__, A.D., AT ____ O'CLOCK ____M., DULY RECORDED ON THE __ DAY OF _____, 20__, A.D., AT __O'CLOCK __M, OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK, THIS THE __ DAY OF _____
20__, A.D.

DEPUTY, COUNTY CLERK
TRAVIS COUNTY, TEXAS

<div>EARLY LAND SURVEYING</div> <div>A LIMITED LIABILITY COMPANY</div>	PROJECT NO.: 1098-011
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