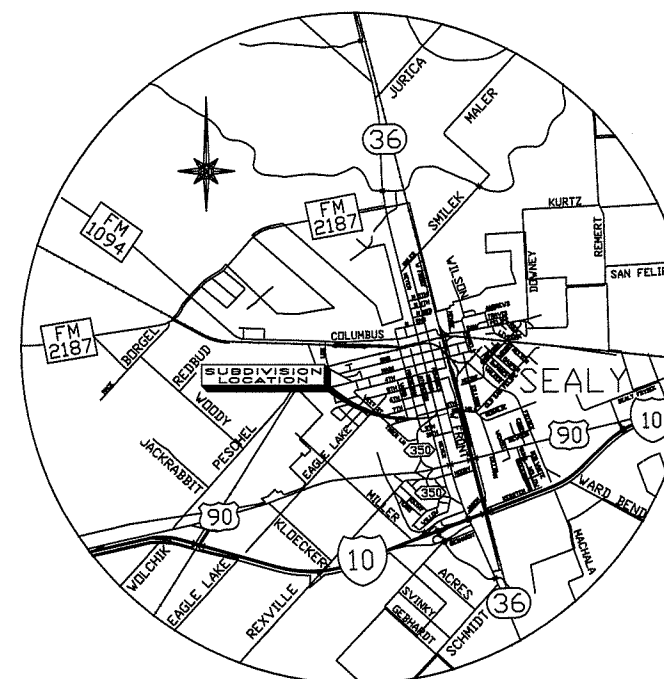


152565

BIG OAK TOWNHOMES

8 LOTS - 1 BLOCK

A 0.459 ACRE TRACT OF LAND (19,975 SQ FT) COMMERCIAL TOWN HOME PLAT CONSISTING OF EIGHT (8) TOWN HOME LOTS, ONE (1) COMMON RESERVE AND ONE (1) BLOCK, BEING ALL OF LOT 62 OUT OF THE SOUTH END ADDITION TO THE TOWN OF SEALY, A SUBDIVISION RECORDED IN VOLUME 35, PAGE 244 AND 245 OF THE DEED RECORDS, AUSTIN COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 0.4586 ACRE TRACT DESCRIBED IN DEED TO THOMAS B. POLVOGT, III, RECORDED UNDER AUSTIN COUNTY CLERK'S FILE NUMBER 143088 OF THE OFFICIAL PUBLIC RECORDS, AND BEING IN THE CITY OF SEALY, SAN FELIPE DE AUSTIN TOWN TRACT, ABSTRACT 5, AUSTIN COUNTY, TEXAS.

VICINITY MAP
SCALE: 1" = 2 MILES

LEGEND

B.L. = BUILDING LINE
FIRM = FLOOD INSURANCE RATE MAP
RDV = RIGHT OF WAY
RPLS = REGISTERED PROFESSIONAL LAND SURVEYOR
ACCF = AUSTIN COUNTY CLERKS FILE
ACDR = AUSTIN COUNTY DEED RECORDS
D.P.R. = OFFICIAL PUBLIC RECORDS
S.F. = SQUARE FEET
U.E. = UTILITY EASEMENT
VOL. = VOLUME
PG. = PAGE
VL = WATER LINE
GAS = GAS LINE
SAN SWR = SANITARY SEWER LINE
ESMT = EASEMENT

METES AND BOUNDS DESCRIPTION
0.4586 OF AN ACRE IN THE
SAN FELIPE DE AUSTIN TOWN TRACT
ABSTRACT NO. 5
AUSTIN COUNTY, TEXAS

- A 0.4586-OF AN ACRE TRACT OF LAND SITUATED IN THE SAN FELIPE DE AUSTIN TOWN TRACT, ABSTRACT NUMBER 5, AUSTIN COUNTY, TEXAS, BEING ALL OF LOT 62 OUT OF THE SOUTH END ADDITION TO THE TOWN OF SEALY, A SUBDIVISION RECORDED IN VOLUME 35, PAGE 244 AND 245 OF THE DEED RECORDS, AUSTIN COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CALLED 0.4586-OF AN ACRE, CONVEYED TO THOMAS B. POLVOGT, III, RECORDED UNDER CLERK'S FILE NUMBER 143088, OF THE OFFICIAL PUBLIC RECORDS, AUSTIN COUNTY, TEXAS SAID 0.4586-OF AN ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):
- (1) BEGINNING at a 5/8-inch iron rod with cap stamped "RPLS 5485" set in the west right-of-way line of Front Street called 60.00-feet wide, recorded in Volume 35, Page 244, of the Deed Records Austin County, Texas, at the northeast corner of said Lot 62 and said called 0.4586-of an acre tract, same being the southeast corner of Lot 1, Block 1 of Eight Street Subdivision, a subdivision of record in Volume 2, Page 26, of the Official Public Records, Austin County, Texas, and under Clerk's File Number 073843, of the Official Public Records, Austin County, Texas, and being the northeast corner of the herein described tract, from which a found 1/2-inch iron rod bears South 38°01'05" East 0.35-feet, and a found 5/8-inch iron rod bears North 13°53'42" West 102.50-feet at the northeast corner of said Lot 1 and being the southwest corner of the intersection Eight Street (width varies) and said Front Street;
 - (2) THENCE South 13°53'42" East, 117.50-feet along the west right-of-way line of said Front Street to a 5/8-inch iron rod with cap stamped "RPLS 5485" set at the southeast corner of said Lot 62 and said called 0.4586-of an acre tract, and the northeast corner of Lot 63 of said South End Addition to the City of Sealy Subdivision, ownership being in the names of Serafin and Lenor Alvarado, per the Austin County Appraisal District Records, no deed found, from which a found bent 3/8-inch iron rod bears North 32°57'06" West 0.22-feet;
 - (3) THENCE South 78°07'04" West, 170.00-feet along the common line of said Lot 62 and said Lot 63 to a 5/8-inch iron rod with cap stamped "RPLS 5485" set at the common west corner of said Lot 62 and said Lot 63 and being the southwest corner of said called 0.4586-of an acre tract and the herein described tract;
 - (4) THENCE North 13°53'42" West 117.50-feet along the west line of said Lot 62 and said called 0.4586-of an acre tract, the east line of Lot 49 of said South End Addition to the City of Sealy Subdivision, to a found 1/2-inch iron rod with cap stamped "TRN 1759" at the southwest corner of Lot 2 of said Eight Street Subdivision, and being the northwest corner of said Lot 62 and said called 0.4586-of an acre tract and of the herein described tract;
 - (5) THENCE North 78°07'04" East, along the common south line of said Lot 1 and said Lot 2, and the north line of said Lot 62 and said called 0.4586-of an acre tract, at a distance of 15.13-feet pass a found 5/8-inch iron rod and continuing in a total distance of 170.00-feet to the POINT OF BEGINNING and containing 0.4586-of an acre (19,975 square feet) acres of land.

GENERAL SUBDIVISION NOTES

1. THE PROPOSED USE OF THE LOT IN THIS DEVELOPMENT WILL BE RESIDENTIAL.
2. MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE TWELVE INCHES (12") ABOVE THE 100-YEAR FLOOD PLAIN ELEVATION, EIGHTEEN INCHES (18") ABOVE NATURAL GROUND, OR TWELVE INCHES (12") ABOVE THE TOP OF CURB AT THE FRONT OF LOT, WHICHEVER IS HIGHER.
3. DEVELOPED RUNOFF IS MINIMAL AND NO ADVERSE EFFECTS WILL BE CAUSED DOWNSTREAM FROM THIS DEVELOPMENT.
4. COMMON AREAS SHOWN HEREON WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
5. CITY AND OWNER ACKNOWLEDGE AND ACCEPT THE EXISTENCE OF THE BIG OAK TREE WITHIN THE 20' UTILITY EASEMENT AND THE STREET RIGHT OF WAY AND AGREE TO PRESERVE ITS EXISTENCE. PAWING STONES MAY BE USED AT THE ENTRANCE AND EXIT. FOR THIS REASON, THE CITY ALSO ACKNOWLEDGES AND ACCEPTS THE 2' ORDINARY OVERHANGS ABOVE THE FIRST FLOOR AND PROPOSED FENCES ENCROACHING INTO THE 30' D.E. AND COMMON AREAS. HOWEVER, THE CITY WILL NOT BE HELD RESPONSIBLE FOR ANY DAMAGES TO OVERHANGS, FENCES, ETC. WITHIN THE D.E.
6. DECORATIVE FENCING ALONG FRONT STREET WILL BE PLACED 5' OFF THE FRONT PROPERTY LINE TO ALLOW FOR A GREENSPACE BETWEEN THE FENCE AND THE STREET RIGHT OF WAY.
7. THE GARAGES OF EACH UNIT MAY NOT BE USED FOR ANY OTHER PURPOSE THAN FOR OFF STREET PARKING AND MAY NOT BE CONVERTED TO LIVING SPACE.

BIG OAK TOWNHOMES
8 LOTS - 1 BLOCK

BEING A REPLAT OF LOT 62,
SOUTH END ADDITION TO THE
CITY OF SEALY, VOL. 35, PG. 244, A.C.D.R.
SAN FELIPE DE AUSTIN TOWN TRACT, ABSTRACT 5,
CITY OF SEALY, AUSTIN COUNTY, TEXAS

KM Surveying, LLC

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WILSON
ENGINEERING
COMPANY, PLLC.

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SEALY, TEXAS 77474
PHONE: 979-885-3344
FAX: 979-885-3379
www.wilsonengr.com

TBPLS FIRM #10178700

TxBPE Firm No F-7678

Engineer SAW	Drawn By DWR	Date 5-26-2015	Job Number 15019
Surveyor KDM	Scale 1" = 20'	Field Work	Sheet 1 of 1

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OWNER'S ACKNOWLEDGMENT:

THE STATE OF TEXAS {}
COUNTY OF AUSTIN {}

I, THOMAS B. POLVOGT, OWNER, HEREINAFTER REFERRED TO AS OWNER OF THE 0.459 ACRE LOT AS DESCRIBED IN THE ABOVE AND FOREGOING DEVELOPMENT PLAT OF THE 0.459 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF BIG OAK TOWNHOMES, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LIENS, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNER HAS DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER AN OBSTRUCTED AERIAL EASEMENT FIVE FEET (5') IN WIDTH FROM A PLANE TWENTY FEET (20') ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS SHOWN THEREON.

FURTHER, OWNER DOES HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PROVIDE THAT DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITH OUT BACKWATER AND IN NO INSTANCE HAVE A DRAINAGE OF LESS THAN ONE AND THREE QUARTERS SQUARE FEET (1 3/4-INCH DIAMETER) WITH CULVERTS OR BRIDGES TO BE PROVIDED FOR ALL PRIVATE DRIVEWAYS OR WALKWAYS CROSSING SUCH DRAINAGE FACILITIES.

WITNESS MY HAND IN THE CITY OF SEALY THIS 26 DAY OF May, 2015

Thomas B. Polvogt
THOMAS B. POLVOGT, III

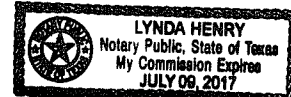
NOTARY PUBLIC ACKNOWLEDGEMENTS:

THE STATE OF TEXAS {}
COUNTY OF AUSTIN {}

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 26 DAY OF May, 2015

Lynda Henry
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:



CERTIFICATE FOR PLANNING COMMISSION

THE STATE OF TEXAS
COUNTY OF AUSTIN

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF SEALY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF BIG OAK TOWNHOMES IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF SEALY AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS 26 DAY OF May, 2015

BY: *Mark Stolarski*
CHAIRMAN OR VICE CHAIRMAN

CERTIFICATE FOR CITY COUNCIL

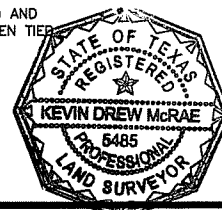
THE STATE OF TEXAS
COUNTY OF AUSTIN

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF SEALY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF BIG OAK TOWNHOMES IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF SEALY AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS 26 DAY OF May, 2015

Mark Stolarski
MARK STOLARSKI
MAYOR
Dayl Cooksey
DAYL COOKSEY
CITY SECRETARY

I, KEVIN DREW MCRAE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS INCH (5/8") AND A LENGTH OF NOT LESS THAN THREE FEET (3'); AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

Kevin Drew McRae
KEVIN DREW MCRAE, R.P.L.S.
TEXAS REGISTRATION NO. 5485



NOTES:

1. UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.) WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE CITY OF SEALY, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
2. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), (NAD83).
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR AUSTIN COUNTY, TEXAS, MAP NO. 48015C03220E, LAST REVISED SEPTEMBER 3, 2010, THE SUBJECT TRACT APPEARS TO BE WITHIN UNSHADED ZONE "X", DEFINED AS AREAS OUTSIDE THE 500-YEAR FLOOD PLAIN.
4. FIVE-EIGHTHS (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "RPLS 5485" AND THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
5. THERE ARE NO PIPELINES OR PIPELINE EASEMENT WITHIN THE LIMITS OF THIS SUBDIVISION.
6. TOPOGRAPHY DEPICTED HEREON HAS BEEN GRAPHICALLY INTERPOLATED USING AVAILABLE CITY TOPO MAPS AND LIMITED ON SITE TOPOGRAPHY SHOTS.

PROPOSED LANDSCAPE / OPEN SPACE

19,975 SF = TOTAL AREA OF SITE
(LESS 3,632 SF FOR BUILDING)
16,343 SF NET SITE DEVELOPED AREA
16,343 SF * 10% = 1,634 SF (REQUIRED)
7,811 SF PROVIDED

CERTIFICATE OF RECORDING

THE STATE OF TEXAS {}
COUNTY OF AUSTIN {}

I, *Carrie Gregor*, COUNTY CLERK OF AUSTIN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON JUNE 26, 2015, AT 2:25 O'CLOCK, P.M., AND DULY RECORDED ON JUNE 26, 2015, AT 2:25 O'CLOCK, P.M., AND IN VOLUME 2, PAGE 105 OF THE MAP RECORDS OF AUSTIN COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT SEALY, AUSTIN COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

Carrie Gregor
EX OFFICIO CLERK OF AUSTIN COUNTY, TEXAS
Carrie Gregor
DEPUTY

FILED

15 JUN 26 PM 2:35

Carrie Gregor
CLERK
AUSTIN COUNTY, TEXAS

152565