



3 pgs

202000146

PLAT DOCUMENT # _____

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME THE SUMMIT ON ECK LANE LOT 5

OWNERS NAME: THOMAS W CUMMINS; LANDON CUMMINS; RYAN CUMMINS

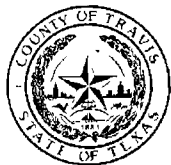
RESUBDIVISION? YES NO

ADDITIONAL RESTRICTIONS / COMMENTS:

CERTIFICATE 2020118985

RETURN:

COA-CHRIS YANEZ
512-974-1253



**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

202000146

Jul 13, 2020 11:15 AM

Fee: \$102.00

RENTERIAKI

Unofficial Document

THE SUMMIT ON ECK LANE LOT 5

BEING A SUBDIVISION OF 3.50 ACRES OUT OF THE
LEONARD ECK SURVEY NO. 162, ABSTRACT NO. 2433
TRAVIS COUNTY, TEXAS.

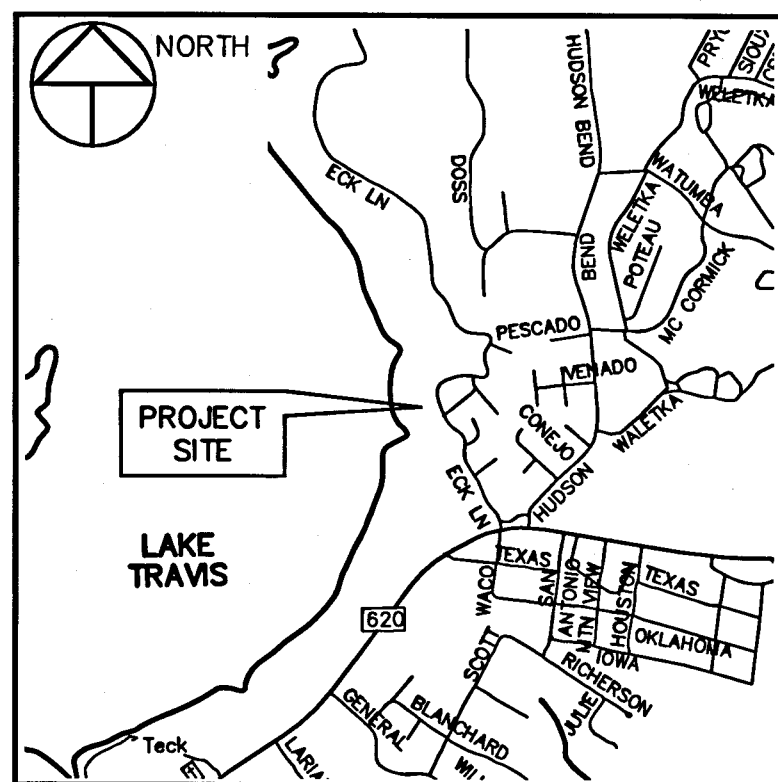
**CONSUMER PROTECTION NOTICE FOR
HOMEBUYERS**

**IF YOU ARE BUYING A LOT IN THIS
SUBDIVISION, YOU SHOULD DETERMINE
WHETHER THE SUBDIVISION AND THE LAND
AROUND IT ARE INSIDE OR OUTSIDE THE CITY
LIMITS.**

**THIS CAN AFFECT THE ENJOYMENT AND VALUE
OF YOUR HOME, 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.**

**THE SUBDIVISION'S RESTRICTIVE COVENANTS
MAY CREATE PRIVATELY ENFORCEABLE
RESTRICTIONS AGAINST INCOMPATIBLE LAND
USES WITHIN THE SUBDIVISION, WHETHER IT IS
INSIDE OR OUTSIDE THE CITY LIMITS.**

**DEPENDING ON STATE LAW AND OTHER
FACTORS, HOWEVER, OUTSIDE THE CITY
LIMITS NEITHER PRIVATE NOR GOVERNMENTAL
RESTRICTIONS MAY BE AVAILABLE TO (1)
RESTRICT EITHER THE NATURE OR EXTENT OF
DEVELOPMENT NEAR THE SUBDIVISION, OR (2)
PROHIBIT LAND USES NEAR THE SUBDIVISION
THAT ARE INCOMPATIBLE WITH A RESIDENTIAL
NEIGHBORHOOD.**



NOT TO SCALE

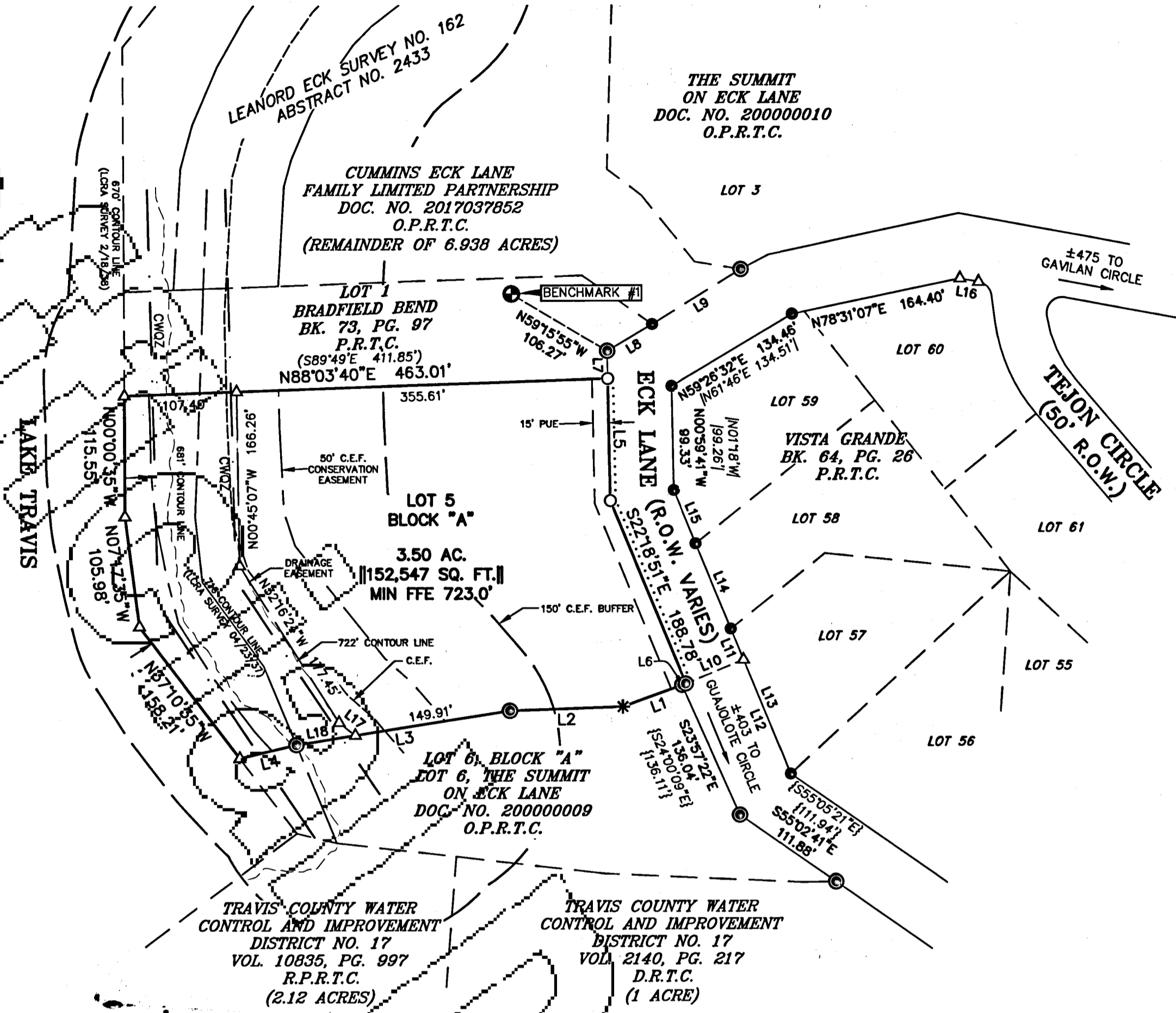
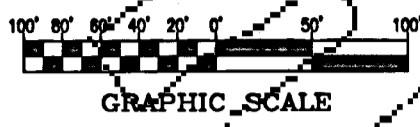
Miller GRAY Consulting, Engineering, Infrastructure.
3320 N. MAPAC EXP. SUITE 203, AUSTIN, TEXAS 78731
WWW.MILLER-GRAY.COM PHONE (512) 861-5300 TYPE FIRM REG. NO. F-16302

McGRAY & McGRAY
LAND SURVEYORS, INC.
TBPELS SURVEY FIRM # 10085500
3301 MANCOCK DRIVE #5
AUSTIN, TEXAS 78731
(512) 461-8593

THE SUMMIT ON ECK LANE LOT 5
BEING A SUBDIVISION OF 3.50 ACRES OUT OF THE
LEONARD ECK SURVEY NO. 162, ABSTRACT NO. 2433
TRAVIS COUNTY, TEXAS.

THE SUMMIT ON ECK LANE LOT 5

BEING A SUBDIVISION OF 3.50 ACRES OUT OF THE
LEONARD ECK SURVEY NO. 162, ABSTRACT NO. 2433
TRAVIS COUNTY, TEXAS.



- NOTES:**
- THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, TEXAS CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00.
 - BENCHMARK #1 IS A MAG NAIL SET IN AN ASPHALT DRIVEWAY. ELEVATION = 786.64'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S70°08'08"W	64.39'
{L1}	{S70°06'09"W}	{60.36'}
L2	S87°57'03"W	108.14'
{L2}	{S87°54'32"W}	{108.12'}
L3	S80°56'25"W	207.22'
{L3}	{S81°00'52"W}	{207.19'}
L4	S76°41'56"W	55.59'
{L4}	{S76°46'23"W}	{24.15'}
L5	S0°59'41"E	116.60'
L6	S70°08'08"W	3.90'
L7	N00°59'41"W	26.43'
{L7}	{S01°18'W}	{26.43'}
L8	N59°38'40"E	50.18'
{L8}	{S61°46'W}	{50.00'}
L9	S58°39'34"W	99.88'
L10	N67°41'09"E	59.95'
L11	S22°18'51"E	31.87'
L12	S22°18'51"E	118.09'
L13	N22°18'51"W	149.96'
{L13}	{N19°58'W}	{150.00'}
L14	N22°18'51"W	87.90'
{L14}	{N19°58'W}	{87.90'}
L15	N22°18'51"W	55.00'
{L15}	{N19°58'W}	{55.00'}
L16	S79°34'53"E	18.09'
{L16}	{S77°15'E}	{18.09'}
L17	N51°38'09"W	19.76'
L18	S80°56'25"W	57.31'

LOT TABLE	
LOT	AREA
5	3.50 AC. (152,547 SQ. FT.)
TOTAL	3.50 AC. (152,547 SQ. FT.)

FINISHED FLOOR ELEVATIONS	
LOT	MINIMUM FINISHED FLOOR
5	723.00'

- LEGEND**
- PROPOSED SIDEWALK
 - CRITICAL WATER QUALITY ZONE
 - PUE PUBLIC UTILITY EASEMENT
 - MIN FFE MINIMUM FINISHED FLOOR ELEVATION
 - 1/2" IRON ROD FOUND
 - 1/2" IRON ROD SET WITH CAP "MCGRAY MCGRAY"
 - ⊙ 1/2" IRON ROD FOUND WITH CAP "CHAPARRAL"
 - ⊕ BENCHMARK
 - ▲ MAG NAIL FOUND
 - △ CALCULATED POINT
 - * COTTON SPINDLE FOUND
 - {xxx} RECORD INFORMATION BK. 73, PG. 97
 - [xxx] RECORD INFORMATION DOC. NO. 200000010
 - [xxx] RECORD INFORMATION BK. 64, PG. 26
 - {xxx} RECORD INFORMATION DOC. NO. 200000009
 - P.R.T.C. PLAT RECORDS TRAVIS COUNTY
 - D.R.T.C. DEED RECORDS TRAVIS COUNTY
 - O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY

Miller GRAY Consulting, Engineering, Infrastructure.
7320 N. MOPAC EXPY., SUITE 203, AUSTIN, TEXAS 78731
WWW.MILLERGRAY.COM PHONE: (512) 861-5300 TBPE FIRM REG. NO. F-16302

McGRAY & McGRAY LAND SURVEYORS INC.
TBPE'S SURVEY FIRM # 10095500
3301 HANCOCK DRIVE, #6
AUSTIN, TEXAS 78731
(512) 451-8591

THE SUMMIT ON ECK LANE LOT 5
BEING A SUBDIVISION OF 3.50 ACRES OUT OF THE
LEONARD ECK SURVEY NO. 162, ABSTRACT NO. 2433
TRAVIS COUNTY, TEXAS.

July 13, 2020

202000146

STATE OF TEXAS: COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS: THAT THOMAS W. CUMMINS, LANDON CUMMINS, AND RYAN CUMMINS, MANAGING MEMBERS OF 6.938 ACRES OUT OF THE LEONARD ECK SURVEY NO. 182, ABSTRACT NO. 2433, TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT 0.9 ACRE, BEING ALL OF LOT 1, BRADFIELD BEND, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, AS RECORDED IN BOOK 73, PAGE 97, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT DESCRIBED IN A WARRANTY DEED TO CUMMINS ECK LANE FAMILY LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NO. 2017037852, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 3.50 ACRES, IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, AND IN ACCORDANCE WITH CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE TO BE KNOWN AS "THE SUMMIT ON ECK LANE LOT 5" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES AS SHOWN OR NOTED HEREON, SUBJECT TO ANY EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED AND NOT VACATED OR RELEASED.

WITNESS OUR HANDS THIS 26 DAY OF May 2020.

THOMAS W. CUMMINS, MANAGING MEMBER, 5802 HIGHLAND PASS, AUSTIN, TEXAS 78731. LANDON CUMMINS, MANAGING MEMBER, 5802 HIGHLAND PASS, AUSTIN, TEXAS 78731. RYAN CUMMINS, MANAGING MEMBER, 5802 HIGHLAND PASS, AUSTIN, TEXAS 78731.

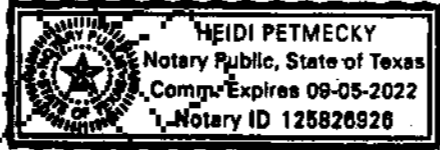
STATE OF TEXAS: COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED THOMAS W. CUMMINS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 26 DAY OF May 2020.

Heidi Petmecky, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

Heidi Petmecky, PRINTED NAME. MY COMMISSION EXPIRES ON: 9/5/22.



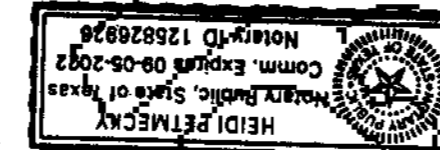
STATE OF TEXAS: COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED LANDON CUMMINS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 26 DAY OF May 2020.

Heidi Petmecky, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

Heidi Petmecky, PRINTED NAME. MY COMMISSION EXPIRES ON: 9/5/22.



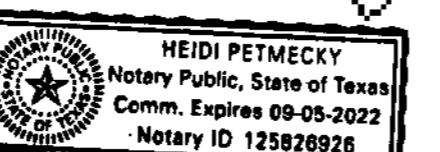
STATE OF TEXAS: COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED RYAN CUMMINS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 26 DAY OF May 2020.

Heidi Petmecky, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

Heidi Petmecky, PRINTED NAME. MY COMMISSION EXPIRES ON: 9/5/22.



GENERAL NOTES:

- 1. CONSTRUCTION ON SLOPES OVER 15% IS LIMITED PER THE LAND DEVELOPMENT CODE.
2. TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
3. 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.
4. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
5. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
6. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION.
7. PARKLAND DEDICATION HAS BEEN SATISFIED VIA PAYMENT OF A FEE-IN-LIEU OF LAND TO TRAVIS COUNTY FOR ONE (1) DWELLING UNIT.
8. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.
9. PUBLIC SIDEWALKS BUILT TO CITY OF AUSTIN STANDARDS ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT.
10. NO BUILDINGS, FENCES, LANDSCAPING, OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
11. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER AND/OR HIS/HER ASSIGNS.
12. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF AUSTIN OR TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
13. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE TRAVIS COUNTY WCID NO. 17 WATER SYSTEM AND AN APPROVED ON-SITE SEWAGE FACILITY.
14. THE WATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA.
15. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION AND TREE PROTECTION.
16. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY, AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR.
17. THE OWNER / DEVELOPER OF THIS SUBDIVISION / LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENTS AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRICAL FACILITIES.
18. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT.
19. THE MINIMUM FINISHED FLOOR ELEVATION FOR EACH LOT IN THIS SUBDIVISION SHALL BE ELEVATION 723.00'.
20. DRAINAGE PLANS SHALL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW PRIOR TO SITE DEVELOPMENT.
21. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LOT PURSUANT TO LDC 13-7-19.
22. NO CONSTRUCTION OTHER THAN FOR YARDS OR HIKING TRAILS SHALL BE UNDERTAKEN WITHIN ONE HUNDRED FIFTY (150) FEET OF A CRITICAL ENVIRONMENTAL FEATURE.

CERTIFICATION BY WCID 17: THE TRACT OF LAND DESCRIBED ON THIS PLAT IS WITHIN THE BOUNDARIES OF TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT (WCID) NO. 17 AND HAS WATER SERVICE AVAILABLE.

DATED: 5/22/2020

Signature of General Manager, T.C.W.C.I.D. NO. 17.

APPROVAL BY THE LOWER COLORADO RIVER AUTHORITY:

EACH AND EVERY ON-SITE WASTEWATER DISPOSAL SYSTEM INSTALLED WITHIN THIS SUBDIVISION MUST BE PERMITTED, INSPECTED AND LICENSED FOR OPERATION UNDER THE TERMS, STANDARDS AND REQUIREMENTS OF THE TEXAS WATER COMMISSION AND LOWER COLORADO RIVER AUTHORITY AS IN EFFECT AT THE TIME SUCH APPLICATIONS FOR PERMITS AND LICENSES ARE MADE.

Signature of William Dillman, Lower Colorado River Authority, dated 5/26/2020.

SURVEYORS CERTIFICATION: STATE OF TEXAS: COUNTY OF TRAVIS:

I, CHRIS CONRAD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS SUBSTANTIALLY TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND...

Signature of Chris Conrad, R.P.L.S. NO. 5823, MCGRAY & MCGRAY LAND SURVEYORS, INC.

DATE: 5/22/2020



FLOOD PLAIN NOTE:

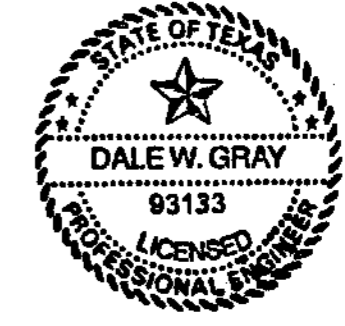
THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0220H, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

ENGINEER'S CERTIFICATION: STATE OF TEXAS: COUNTY OF TRAVIS:

I, DALE W. GRAY, 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 TITLE 30 OF THE AUSTIN CODE, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Signature of Dale W. Gray, P.E., Texas Registration No. 93133, Miller Gray LLC.

DATE: 5/22/2020



STATE OF TEXAS: COUNTY OF TRAVIS:

I, DANA DEBEAUVOUR, 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 13th DAY OF July 2020 AT 11:13 O'CLOCK A.M. AND DULY RECORDED ON THE 13th DAY OF July 2020 A.D. AT 11:15 O'CLOCK A.M. OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 202000146 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE 13th DAY OF July 2020 A.D.

DANA DEBEAUVOUR, COUNTY CLERK, TRAVIS COUNTY, TEXAS.

Signature of Deputy County Clerk, Travis County, Texas.

CITY CERTIFICATION:

THIS SUBDIVISION IS LOCATED IN THE 2-MILE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF AUSTIN, TEXAS, ON THE 12 DAY OF July 2020.

APPROVED, ACCEPTED, AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, TEXAS, THIS THE 12 DAY OF July 2020 A.D.

Signature of Denise Lucas, Acting Director, Development Services Department.

APPROVED, ACCEPTED, AND AUTHORIZED FOR RECORD UNDER SECTION 30-2-84(B)(2), AUSTIN/TRAVIS COUNTY SUBDIVISION REGULATIONS, BY THE EXECUTIVE MANAGER, TRANSPORTATION AND NATURAL RESOURCES, TRAVIS COUNTY, THIS THE 16th DAY OF June 2020 A.D.

Signature of Cynthia C. McDonald, County Executive, Transportation and Natural Resources.



Miller GRAY Consulting, Engineering, Infrastructure. 7320 N MOPAC EXPY, SUITE 203, AUSTIN, TEXAS 78731. PHONE: (512) 861-3300. TBPELS SURVEY FIRM # 10095500. 3301 HANCOCK DRIVE #8 AUSTIN, TEXAS 78731 (512) 451-8581.

THE SUMMIT ON ECK LANE LOT 5 BEING A SUBDIVISION OF 3.50 ACRES OUT OF THE LEONARD ECK SURVEY NO. 182, ABSTRACT NO. 2433 TRAVIS COUNTY, TEXAS.