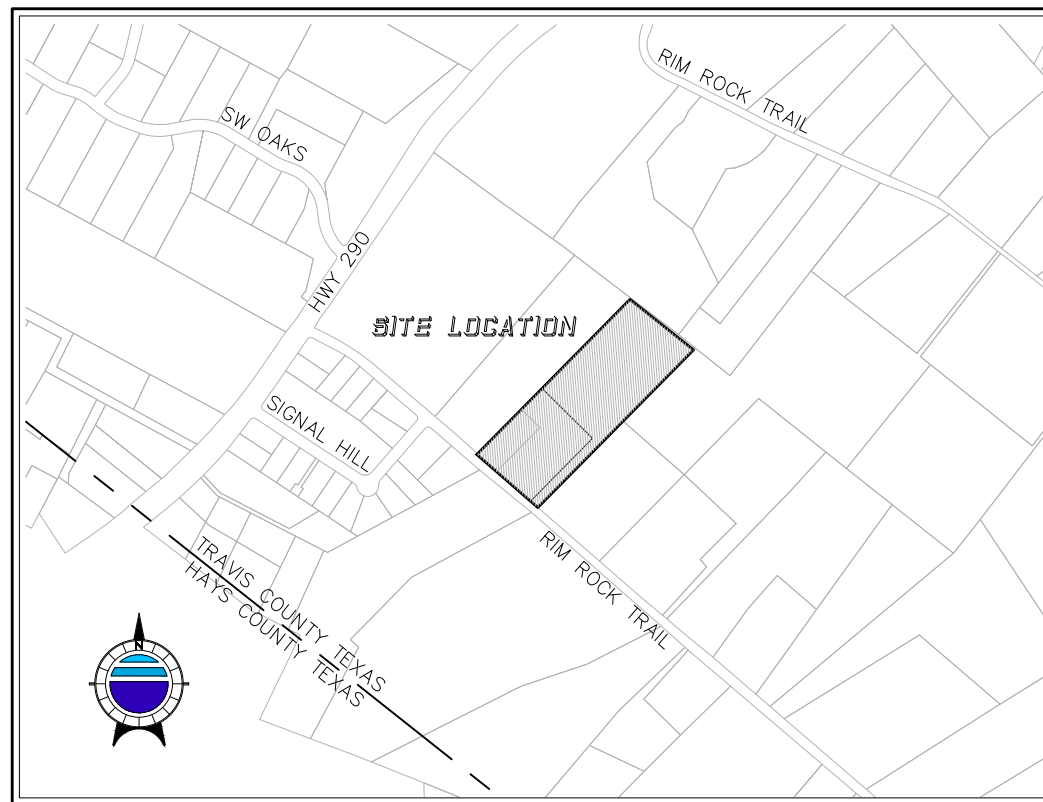


VICINITY MAP

SCALE: 1" = 1000'




**AMENDED PLAT OF RIM ROCK SUBDIVISION
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.

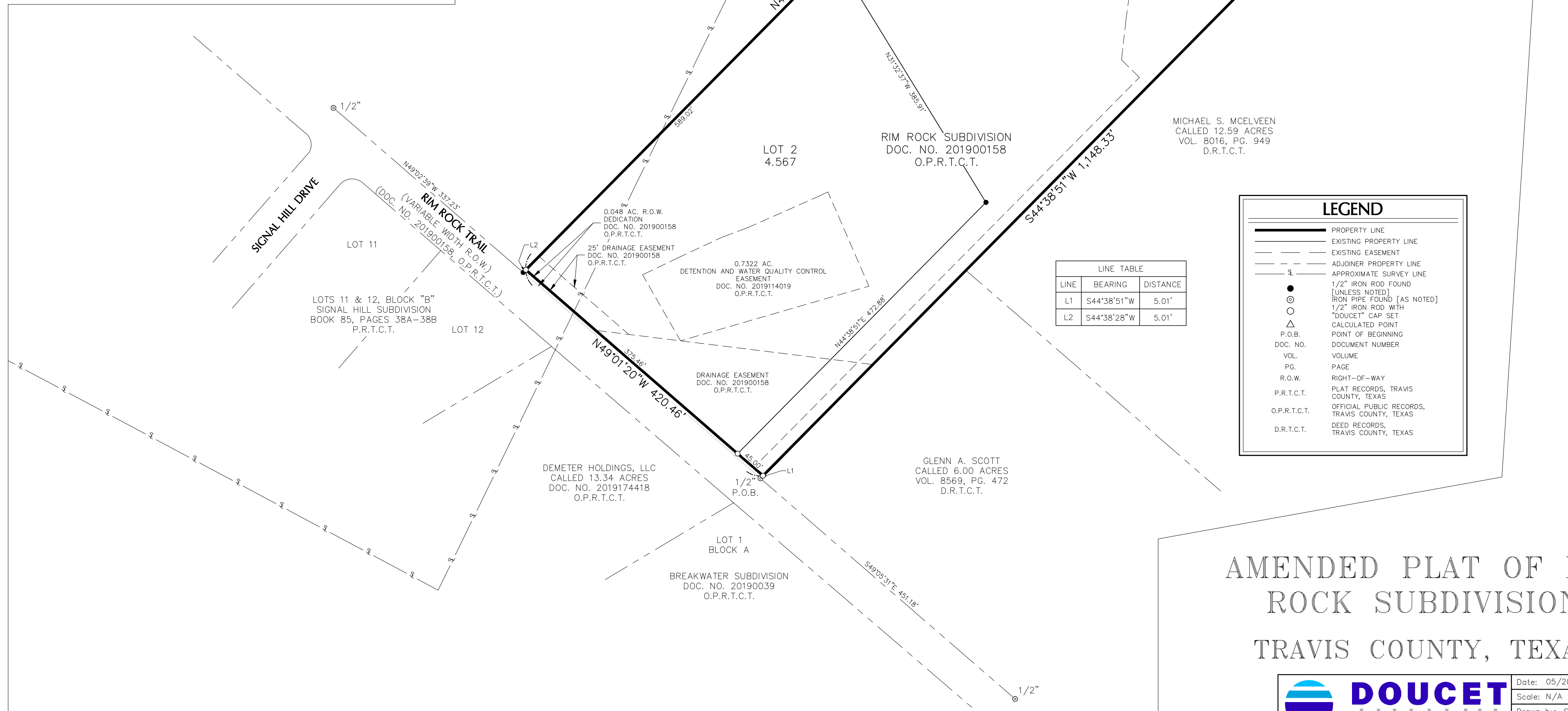
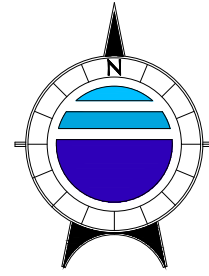
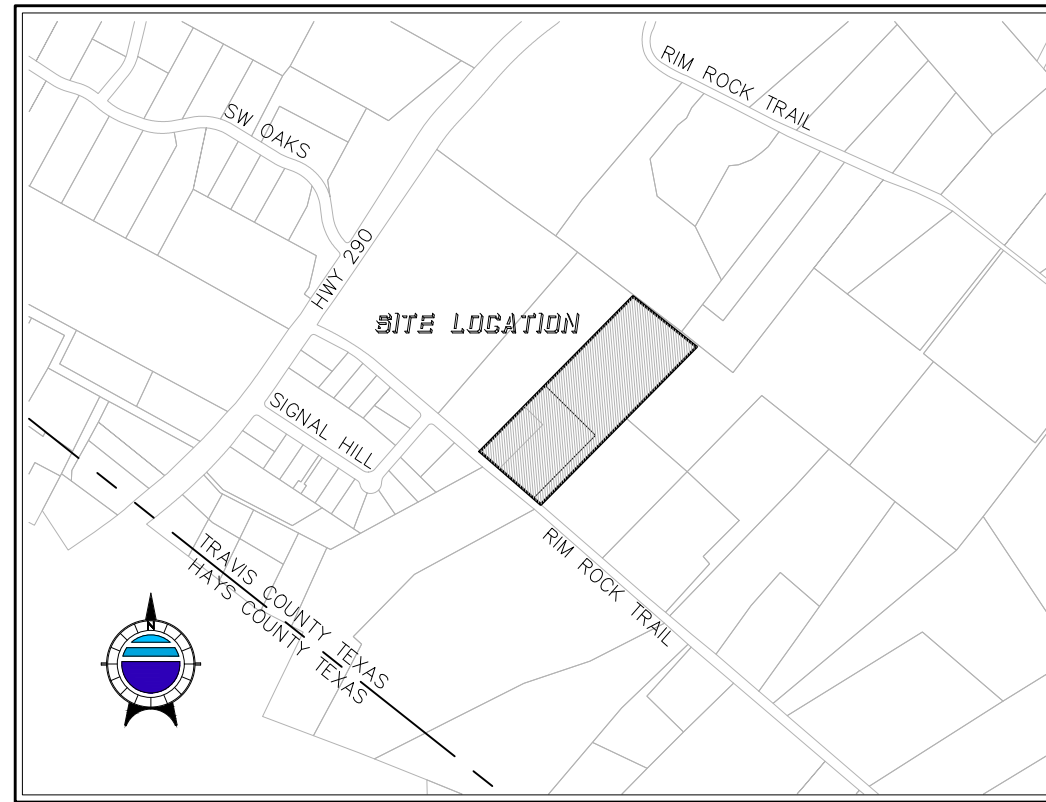
THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS 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.

**FOR INTEGRATED PEST MANAGEMENT PLAN, SEE AGREEMENT FILED IN
DOCUMENT NO. 2019132054.**

 DOUCET A Kleinfelder Company Civil Engineering // Entitlements // Geospatial 7401 B. Highway 71 W, Ste. 160 Austin, TX 78735, Tel: (512)-583-2600 www.doucetengineers.com TBPELS Engineering Firm No. F-3937 TBPELS Surveying Firm No. 10194551	Date: 05/20/2026
	Scale: N/A
	Drawn by: SWP
	Reviewer: JPA
	Project: 27000077.001A
	Sheet: 1 OF 3
	Field Book: N/A
Party Chief: RR	
Survey Date: 04/23/2026	

VICINITY MAP

SCALE: 1" = 1000'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S44°38'51"W	5.01'
L2	S44°38'28"W	5.01'

LEGEND

- PROPERTY LINE
- - - EXISTING PROPERTY LINE
- - - EXISTING EASEMENT
- - - ADJOINER PROPERTY LINE
- - - APPROXIMATE SURVEY LINE
- 1/2" IRON ROD FOUND [UNLESS NOTED]
- IRON PIPE FOUND [AS NOTED]
- 1/2" IRON ROD WITH "DOUCET" CAP SET
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- DOC. NO. DOCUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- R.O.W. RIGHT-OF-WAY
- P.R.T.C.T. PLAT RECORDS, TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS, TRAVIS COUNTY, TEXAS

AMENDED PLAT OF RIM ROCK SUBDIVISION
TRAVIS COUNTY, TEXAS



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STATE OF TEXAS }
COUNTY OF TRAVIS }

THAT SHERRE BOHLS AND DENNIS BOHLS, OWNERS OF LOT 2, RIM ROCK SUBDIVISION, IN THE ELZY HARRISON SURVEY NUMBER 59, ABSTRACT NUMBER 379 AND THE WILLIAM S. HOLTON SURVEY NUMBER 57, ABSTRACT NUMBER 378, TRAVIS COUNTY, TEXAS BY PLAT OR MAP RECORDED IN DOCUMENT NUMBER 201900158 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND MNP PARTNERS, L.L.C., OWNERS OF LOT 1 OF SAID RIM ROCK SUBDIVISION, DO HEREBY SUBDIVIDE 10.97 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

AMENDED PLAT OF RIM ROCK SUBDIVISION

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS AS DEPICTED AND SHOWN HEREON UNLESS OTHERWISE NOTED, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

BY: _____
SHERRE BOHLS

BY: _____
DENNIS BOHLS

WITNESS MY HAND THIS THE _____ DAY OF _____ 20____.

BY: _____

STATE OF TEXAS }
COUNTY OF TRAVIS }

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY REPUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DENNIS BOHLS, KNOWN TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

STATE OF TEXAS }
COUNTY OF TRAVIS }

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY REPUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED SHERRE BOHLS, KNOWN TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

BY: _____
REPRESENTATIVE OF MNP PARTNERS, LLC
11842 RIM ROCK TRAIL AUSTIN, TX 78737

WITNESS MY HAND THIS THE _____ DAY OF _____ 20____.

BY: _____

STATE OF TEXAS }
COUNTY OF TRAVIS }

BEFORE ME, _____, A NOTARY REPUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____ PROVED TO ME THROUGH THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE PERSON EXECUTED THE SAME AS THE ACT OF MNP PARTNERS, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS ITS _____, FOR THE PURPOSES AND CONSIDERATION EXPRESSED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

GENERAL NOTES:

- 1. THE PROJECT IS LOCATED IN SLAUGHTER CREEK WATERSHED IN THE BARTON SPRINGS ZONE.
- 2. ALL STREETS WILL BE CONSTRUCTED TO APPLICABLE TRAVIS COUNTY STANDARDS.
- 3. OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.
- 4. 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 TRAVIS COUNTY. 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.
- 5. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, MUST MAKE PROVISIONS FOR PERPETUAL MAINTENANCE AND TAXATION FOR PRIVATELY HELD STREETS, ALLEYS, EASEMENTS, PARKS AND OTHER OPEN SPACES CONTAINED IN THIS SUBDIVISION.
- 6. PRIOR TO CONSTRUCTION ON ANY LOTS IN THIS SUBDIVISION, CONSTRUCTION PLANS SHALL BE SUBMITTED TO TRAVIS COUNTY FOR REVIEW AND APPROVAL.
- 7. DRAINAGE EASEMENTS WITHIN LOT BOUNDARIES WILL BE KEPT CLEAR OF FENCES, BUILDINGS, LANDSCAPING, AND OTHER OBSTRUCTIONS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND COUNTY OF TRAVIS.
- 8. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- 9. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- 10. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE LAND DEVELOPMENT CODE, AND THE ENVIRONMENTAL CRITERIA MANUAL.
- 11. PUBLIC SIDEWALKS, ARE REQUIRED ALONG THE FOLLOWING STREETS AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: RIM ROCK TRAIL. THE SIDEWALKS ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ABUTTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. 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.
- 12. CONSTRUCTION ON ALL LOTS WILL NOT CAUSE PONDING, EROSION OR INCREASED FLOW ON ADJACENT PROPERTIES.
- 13. PRIOR TO CONSTRUCTION ON LOTS IN THE SUBDIVISION, DRAINAGE PLANS WILL BE RESUBMITTED TO TRAVIS COUNTY FOR REVIEW, RAINFALL RUNOFF SHALL BE LIMITED TO EXISTING UNDEVELOPED AMOUNT BY PONDING OR OTHER METHODS.
- 14. TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- 15. NO ON-SITE WASTEWATER DISPOSAL SYSTEM MAY BE INSTALLED WITHIN 150 FEET OF A PRIVATE WATER WELL OR WITHIN 150 FEET OF A PUBLIC WATER WELL.
- 16. BY APPROVING THIS PLAT, TRAVIS COUNTY ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO COUNTY STANDARDS MAY BE JUST CAUSE FOR THE COUNTY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
- 17. NO LOT IN THE SUBDIVISION SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY AND AN ON-SITE SEWAGE FACILITY APPROVED BY TRAVIS COUNTY.
- 18. THE WATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH TRAVIS COUNTY UTILITY DESIGN CRITERIA. THE WATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE TRAVIS COUNTY WATER UTILITY. ALL WATER CONSTRUCTION MUST BE INSPECTED BY THE WTCPWA OR ITS ASSIGNS.
- 19. THIS PROJECT IS SUBJECT TO THE VOID AND WATER FLOW MITIGATION RULE (TRAVIS COUNTY ENVIRONMENTAL CRITERIA MANUAL AND TRAVIS COUNTY STANDARD SPECIFICATIONS MANUAL).
- 20. SLOPES IN EXCESS OF 15% EXIST ON LOTS 1 & 2. CONSTRUCTION ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE.
- 21. THE MAXIMUM PORTION OF ANY COMMERCIAL, MULTI-FAMILY, OR SINGLE FAMILY/DUPLEX LOT THAT MAY BE ESTABLISHED AS TURF OR LANDSCAPED IS 15 PERCENT. HOWEVER, NO LOT SHALL BE RESTRICTED TO LESS THAN 2000 SQUARE FEET OF TURF OR LANDSCAPED AREA. UNDISTURBED NATURAL AREAS OR AREAS RESTORED TO NATURAL CONDITIONS SHALL NOT BE CONSIDERED LANDSCAPING OR TURF.
- 22. SELLER IS REQUIRED TO PROVIDE THE OCCUPANT OF EACH LOT, AT THE TIME OF OCCUPANCY, A HOMEOWNER ENVIRONMENTAL EDUCATION PACKET THAT HAS BEEN APPROVED BY THE WATERSHED PROTECTION DEPARTMENT. THIS PACKET SHALL INCLUDE AN INTEGRATED PEST MANAGEMENT PLAN (IPM) FOR POLLUTION PREVENTION AND SOURCE CONTROL OF PESTICIDES AND HERBICIDES; AND, A PUBLIC EDUCATION PROGRAM DESCRIBING METHODS TO REDUCE NON-POINT SOURCE POLLUTION.
- 23. ALL ADDRESSES FOR RESIDENTIAL LOTS UTILIZING A FLAG LOT DESIGN MUST BE DISPLAYED AT THEIR CLOSEST POINT OF ACCESS TO A PUBLIC STREET.
- 24. THE SELLER IS REQUIRED TO PROVIDE THE OCCUPANT OF EACH LOT, AT THE TIME OF OCCUPANCY, A HOMEOWNER ENVIRONMENTAL EDUCATION PACKET THAT HAS BEEN APPROVED BY THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT. THIS PACKET SHALL INCLUDE AN INTEGRATED PEST MANAGEMENT PLAN (IPM) FOR POLLUTION PREVENTION AND SOURCE CONTROL OF PESTICIDES AND HERBICIDES; AND, A PUBLIC EDUCATION PROGRAM DESCRIBING METHODS TO REDUCE NON-POINT SOURCE POLLUTION.
- 25. THE OWNER OF THIS PROPERTY IS RESPONSIBLE FOR THE IMPLEMENTATION AND ON-GOING MAINTENANCE OF AN INTEGRATED PEST MANAGEMENT (IPM) PLAN FOR POLLUTION PREVENTION AND SOURCE CONTROL OF PESTICIDES AND HERBICIDES. THE IPM PLAN SHALL HAVE BEEN APPROVED BY THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
- 26. PUBLIC SIDEWALKS, ARE REQUIRED ALONG THE FOLLOWING STREETS AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: RIM ROCK TRAIL. THE SIDEWALKS ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ABUTTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. 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.
- 27. A RESTRICTIVE COVENANT FOR PRIVATE MAINTENANCE FOR THE ON-SITE WATER QUALITY CONTROLS HAS BEEN RECORDED. SEE DOC. # _____ IN THE OFFICE PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- 28. THE OWNER OF THIS PROPERTY IS RESPONSIBLE FOR THE IMPLEMENTATION AND ON-GOING MAINTENANCE OF AN INTEGRATED PEST MANAGEMENT (IPM) PLAN FOR POLLUTION PREVENTION AND SOURCE CONTROL PF PESTICIDES AND HERBICIDES. THE IPM PLAN SHALL HAVE BEEN APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT.

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____ AT _____ O'CLOCK ____M., DULY RECORDED ON THE _____ DAY OF _____, 20____ AT _____ O'CLOCK ____M. IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____ OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

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

BY: _____
DYANA LIMON-MERCADO
COUNTY CLERK TRAVIS COUNTY, TEXAS

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS }
COUNTY OF TRAVIS }

I, JOSHUA P. ARMENDARIZ, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING LEGAL DESCRIPTION OF EVEN DATE REPRESENT AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION.

JOSHUA P. ARMENDARIZ DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6822
DOUCET, A KLEINFELDER COMPANY
7401B HIGHWAY 71 WEST, SUITE 160
AUSTIN, TX 78735
JARMENDARIZ@KLEINFELDER.COM

ENGINEER'S CERTIFICATION:

STATE OF TEXAS }
COUNTY OF TRAVIS }

I, DAVOOD SALEK, REGISTERED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PLAT AND ALL PLANS AND SPECIFICATION WHICH ARE INCLUDED WITH THE PLAT ARE, THE BEST OF MY PROFESSIONAL CAPACITY, COMPLETE AND ACCURATE AND IN COMPLIANCE WITH ALL RELEVANT COUNTY ORDINANCES, CODES, PLANS, AND RELEVANT STATE STANDARDS

DAVOOD SALEK, P.E. DATE
TEXAS REGISTRATION NO. 87888
DOUCET, A KLEINFELDER COMPANY
7401B HIGHWAY 71 WEST, SUITE 160
AUSTIN, TX 78735
DSALEK@KLEINFELDER.COM

FLOODPLAIN NOTE:

NO PORTION OF THIS PROPERTY ARE LOCATED WITHIN ANY FLOOD HAZARD ZONE, AS SHOWN ON F.I.R.M. PANEL NO. 48453C0555J, TRAVIS COUNTY, ISSUED JANUARY 22, 2020.

THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S).

CONTROL NOTE:

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT (EPOCH 2010). ALL COORDINATE VALUES AND DISTANCES SHOWN ARE GRID VALUES.
UNITS: US SURVEY FEET.

TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM PLAT NOTES:

- 1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE WASTEWATER (SEPTIC) SYSTEM THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
- 2. THIS SUBDIVISION IS SUBJECT TO ALL THE TERMS AND CONDITIONS OF CHAPTER 48, TRAVIS COUNTY CODE, RULES OF TRAVIS COUNTY, TEXAS FOR ON-SITE SEWAGE FACILITIES. THESE RULES REQUIRE, AMONG OTHER THINGS, THAT A CONSTRUCTION PERMIT BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE CONSTRUCTED, ALTERED, MODIFIED, OR REPAIRED IN THE SUBDIVISION AND THAT A LICENSE TO OPERATE BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE OPERATED IN THE SUBDIVISION.
- 3. EACH RESIDENTIAL LOT IN THIS SUBDIVISION IS RESTRICTED TO NO MORE THAN ONE SINGLE DWELLING PER ACRE.
- 4. THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

STACEY SCHEFFEL D.R. #OS0011143
PROGRAM MANAGER,
ON-SITE WASTEWATER, TRAVIS COUNTY TNR

APPLICABLE WATERSHED ORDINANCE: B52
WPDR SIGN-OFF DATE: _____

AMENDED PLAT OF RIM
ROCK SUBDIVISION
TRAVIS COUNTY, TEXAS

 DOUCET A Kleinfelder Company Civil Engineering // Easements // Geospatial	Date: 05/20/2026
	Scale: N/A
	Drawn by: SWP
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