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**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8J-2011-0064.0A

**Z.A.P. DATE:** April 3, 2012

**SUBDIVISION NAME:** Soto Subdivision Final Plat (Resubdivision of Lot 1 Block A Buttross Farms Subdivision Final Plat)

**AREA:** 10.0 acres

**LOT(S):** 2 total lots

**OWNER/APPLICANT:** Armando Soto

**AGENT:** Hector Avila

**ADDRESS OF SUBDIVISION:** 8953 Elroy Road

**GRIDS:** N/A

**COUNTY:** Travis

**WATERSHED:** Maha Creek

**JURISDICTION:** 5-Mile ETJ

**EXISTING ZONING:** County

**MUD:** N/A

**PROPOSED LAND USE:** Two Residential Lots

**ADMINISTRATIVE WAIVERS:** None

**VARIANCES:** None

**SIDEWALKS:** A variance to not construct sidewalks was approved by the Travis County Commissioners Court on October 21, 2008, with the original Buttross Farms Subdivision application.

**DEPARTMENT COMMENTS:** The request is for approval of the Soto Subdivision Final Plat (Resubdivision of Lot 1 Block A Buttross Farms Subdivision Final Plat). The resubdivision final plat is composed of two total lots on 10.0 acres. Water will be provided by private on-site water wells, and wastewater will be provided by on-site sewage facilities.

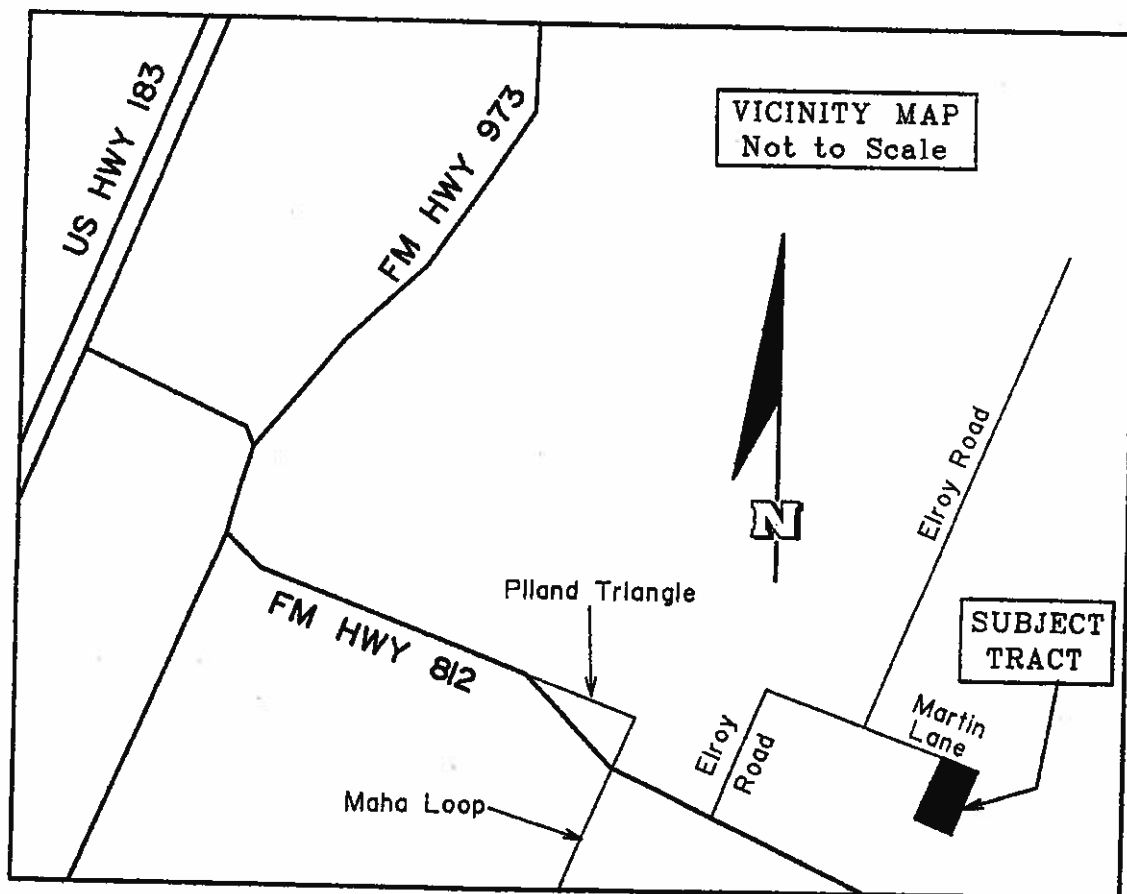
**STAFF RECOMMENDATION:** Single Office staff recommends approval of the resubdivision final plat. This final plat meets all applicable state, county, and City of Austin LDC requirements.

**ZONING AND PLATTING COMMISSION ACTION:**

**CASE MANAGER:** Michael Hettenhausen  
Email address: [Michael.Hettenhausen@co.travis.tx.us](mailto:Michael.Hettenhausen@co.travis.tx.us)

**PHONE:** 854-7563

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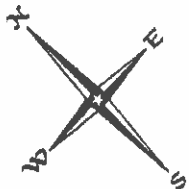
# SOTO SUBDIVISION

RESUBDIVISION OF  
LOT 1 BLOCK A  
BUTTRESS FARMS  
SUBDIVISION

ELROY ROAD

Lot 2-C  
Resubdivision of Lot 2  
Hodgkins Addition  
Volume 86 Page 105B

Juan and Elva Bautista  
(5.00 Acres)  
Correction General Warranty Deed  
Document No. 2006159477



SCALE: 1" = 100'

## Legend

- Iron Rod Found (size noted)
- Iron Pipe Found
- Copied Rod Found (marked "Property Corner")
- Iron Rod Set with plastic cap imprinted with "Hull Corson, Inc."
- E.T.E. = Electric and Telecommunications Easement (Record Bearing and Distance)

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS  
KNOW ALL MEN BY THESE PRESENTS:

That I, Armando Soto, owner of all that certain (10.002 acre) tract of land, out of the Peter C. Harrison Survey Abstract No. 2104, in Travis County, Texas, being all of Lot 1, Block A, Buttress Farms Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 20100128 of the Official Public Records of Travis County, Texas, as conveyed to me by virtue of General Warranty Deed recorded in Document No. 200401535 of the Official Public Records of Travis County, Texas, do hereby resubdivide said Lot 1 pursuant to Chapter 212 of the Texas Local Government Code, and in accordance with the attached plat to be known as

## SOTO SUBDIVISION

RESUBDIVISION OF  
LOT 1 BLOCK A  
BUTTRESS FARMS  
SUBDIVISION

subject to any easements and/or restrictions heretofore granted, and do hereby dedicate to the Public Use of the streets and easements shown hereon.

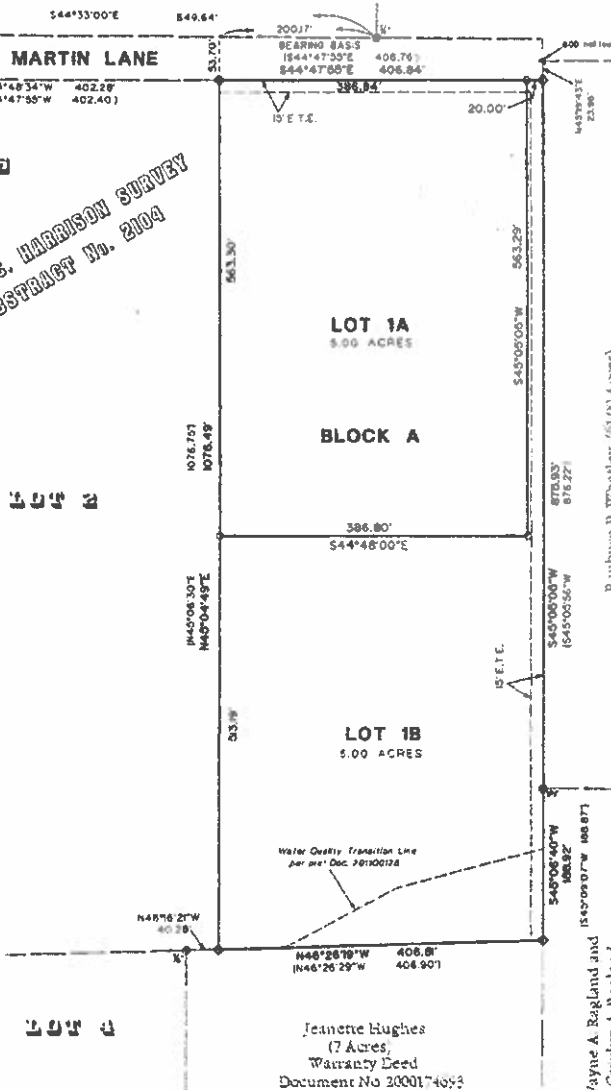
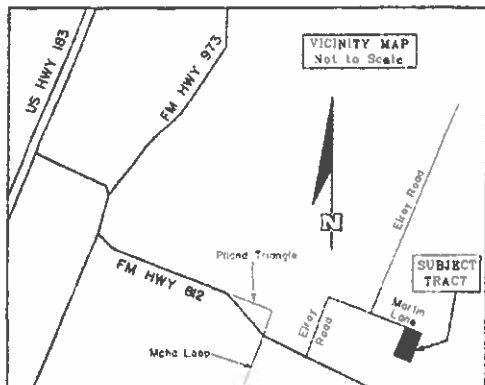
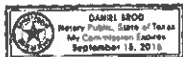
WITNESS MY HAND this the 19 day of March, A.D. 2012.

Armando Soto  
Armando Soto  
407 Treys Way Austin, TX 78745

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the 19 day of March, A.D. 2012, did personally appear Armando Soto, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC [Signature]  
Printed Name Daniel Boyd  
Commission Expires 07-15-2015



Rayburn H. Whalley (51.00 Acres)  
Volume 322 Page 1674

Wayne A. Ragland and  
Carolyn A. Ragland  
(9.774 Acres) Special Warranty Deed  
Volume 11052 Page 1464

This subdivision is located in the 5 mile ETJ of the City of Austin  
This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND  
DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE  
\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

[Signature] DIRECTOR  
PLANNING AND DEVELOPMENT REVIEW

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION  
OF THE CITY OF AUSTIN, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

Chairperson Secretary

## LAND USE SUMMARY TABLE

LOT 1A	5.00 Acres	Residential Use
LOT 1B	5.00 Acres	Residential Use
TOTAL AREA = 10.00 Acres		

# SOTO SUBDIVISION

## RESUBDIVISION OF LOT 1 BLOCK A BUTTROSS FARMS SUBDIVISION

### PLAT NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO A PRIVATE WATER WELL AND AN ON-SITE SEWAGE FACILITY APPROVED BY TRAVIS COUNTY.
2. 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 OWNERS' SOLE EXPENSE.
3. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
4. FIRE PROTECTION WILL BE PROVIDED BY TRAVIS COUNTY EMERGENCY SERVICES DISTRICT NO. 11 AND ALL DEVELOPMENT MUST MEET DISTRICT REQUIREMENTS.
5. A VARIANCE TO TITLE 30-3-191 (REQUIRES NEW SUBDIVISIONS TO CONSTRUCT SIDEWALKS) WAS APPROVED BY TRAVIS COUNTY COMMISSIONERS' COURT ON OCTOBER 21, 2008.

### ELECTRIC NOTES:

1. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH 25-8 SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
2. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED IN ADDITION TO THOSE INDICATED FOR INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES.
3. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROPOSED PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

### ENVIRONMENTAL NOTES:

1. THIS SUBDIVISION IS LOCATED IN THE MAHA CREEK WATERSHED AND IS CLASSIFIED AS A SUBURBAN WATERSHED WITHIN A 4.187 ACRE CONTRIBUTING BASIN UPSTREAM OF THIS SUBDIVISION.
2. THIS SUBDIVISION IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
3. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR CONSTRUCTION ON EACH LOT.
4. CONSTRUCTION ON SLOPES EXCEEDING 28% IS PROHIBITED.

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I do hereby certify that the engineering work being submitted herein complies with all provisions of the Texas Engineering Practice Act, including Section 131.52(e), hereby acknowledge that any misrepresentation regarding this certification constitutes a violation of the Act, and may result in criminal, civil and/or administrative penalties against me as authorized by the Act.

No portion of this subdivision is within the boundaries of the 100-year flood plain of any waterway that is within the limits of study of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), 48453C, 0710 H, dated September 26, 2008.

*Kurt Pappas*  
Kurt Pappas P.E. No. 58191  
12377 Pond Springs Road Austin, Texas 78729 (512) 918-3343



3/4/12  
Date

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I, Holt Carson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat and subdivision is based upon an actual survey made on the ground, and is true and correct to the best of my knowledge.

*Holt Carson*  
Holt Carson  
Registered Professional Land Surveyor No. 51680  
HOLT CARSON, INC.  
1904 Fortview Road Austin, Texas 78704 (512) 442-0990



3-14-2012  
Date

### TRAVIS COUNTY (TC) ON-SITE WASTEWATER PROGRAM NOTES:

1. NO CONSTRUCTION MAY BEGIN ON A LOT IN THIS SUBDIVISION UNTIL PLANS FOR THE PRIVATE ON-SITE SEWAGE FACILITY (OSSF) ARE SUBMITTED TO AND APPROVED BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
2. EACH LOT IN THIS SUBDIVISION IS RESTRICTED TO ONE SINGLE FAMILY RESIDENCE ONLY PER TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) TITLE 30 TEXAS ADMINISTRATIVE CODE (TAC) CHAPTER 285.2.(66).
3. NO STRUCTURE IN THE SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED WATER SYSTEM OR AN ON-SITE PRIVATE WATER WELL.
4. NO ON-SITE SEWAGE FACILITY (OSSF) MAY BE INSTALLED WITHIN TEN (10) FEET OF A POTABLE SUPPLY LINE OR A POTABLE WATER SPRINKLER SUPPLY LINE.
5. NO STRUCTURE IN THE SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE SEWAGE FACILITY (OSSF) WHICH HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
6. ALL DEVELOPMENT ON ALL LOTS IN THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF TCEQ TITLE 30 TAC CHAPTER 285 AND TRAVIS COUNTY CODE CHAPTER 40.
7. THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM AND/OR LOT OWNERS IN THIS SUBDIVISION.
8. NO ON-SITE WASTEWATER SYSTEM MAY BE INSTALLED WITHIN 100 FEET OF A PRIVATE WATER WELL NOR MAY AN ON-SITE WASTEWATER DISPOSAL SYSTEM BE INSTALLED WITHIN 100 FEET OF A PUBLIC WELL.

*Brandon Couch, D.R.*  
For STACY SCHEFFEL, D.R. Program Manager  
ON-SITE WASTEWATER PROGRAM  
TRAVIS COUNTY - TWR  
3-15-2012  
Date

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS  
I, Dana DeBeauvoir, Clerk of the County Court of Travis County, Texas, do hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D., the Commissioners' Court of Travis County, Texas, passed an order authorizing the filing for record of this plat and that said order was duly entered in the minutes of said Court.

WITNESS MY HAND AND SEAL OF OFFICE of the County Court of said County, this the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_.  
DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

By \_\_\_\_\_  
Deputy

In approving this plat, the Commissioners Court of Travis County, Texas, assumes no obligation to build the streets, roads, and other public thoroughfares shown on this plat or any bridges or culverts in connection therewith. The building of all streets, roads, and other public thoroughfares shown on this plat, and all bridges and culverts necessary to be constructed or placed in such streets, roads, or other public thoroughfares or in connection therewith, is the responsibility of the owner and/or developer of the tract of land covered by this plat in accordance with plans and specifications prescribed by the Commissioners Court of Travis County, Texas.

The Owner(s) of the subdivision shall construct the Subdivision's street and drainage improvements (the "improvements") to County Standards in order for the County to accept the public improvements for maintenance or to release fiscal security posted to secure private improvements. To secure this obligation, the Owner(s) must post fiscal security with the County in the amount of the estimated cost of the improvements. The Owner(s) obligation is construed the improvements to County Standards and to post the fiscal security to secure such construction is a continuing obligation binding on the Owners and their successors and assigns until the public improvements have been accepted for maintenance by the County, or the private improvements have been constructed and are performing to County Standards.

The authorization of this plat by the Commissioners Court for filing or the subsequent acceptance for maintenance by Travis County, Texas, of roads and streets in the subdivision does not obligate the County to install street name signs or street traffic control signs, such as speed limit, stop signs, and yield signs, which is considered to be part of the developer's construction.

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS  
I, Dana DeBeauvoir, 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 said County and State in Document Number \_\_\_\_\_  
Official Public Records of Travis County.  
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK,  
this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

Dana DeBeauvoir, County Clerk  
Travis County, Texas