

C7
1

PARTIAL VACATION SUBDIVISION REVIEW SHEET

CASE NO: C8-85-023.04.1A(vac)

ZAP DATE: September 4, 2012

SUBDIVISION NAME: Four Points Centre PUD

LOTS: 7 of 12 of the original lots are being vacated.

APPLICANT: TGP Four Points Land LP

AGENT: Big Red Dog

ADDRESS OF SUBDIVISION: Four Points and River Place Blvd.

GRIDS: D33

COUNTY: Travis

WATERSHED: Bull Creek

JURISDICTION: Full Purpose

EXISTING ZONING: PUD

PROPOSED LAND USE: Mixed Use

DEPARTMENT COMMENTS:

The request is for approval of the Partial Vacation of Lots 4, 5 and 6 Block A, and of Lots 4, 5, and 6 Block B, and Lot 1 Block C the Four Points Centre PUD. The subdivision is composed of 12 lots on 246.5 acres. The lots are being replatted in the same configuration but without the restriction from residential development that was added at a time when parkland fees were required with the subdivision plat. That plat note is no longer placed on plats because parkland can now be collected at the site plan stage of development.

STAFF RECOMMENDATION:

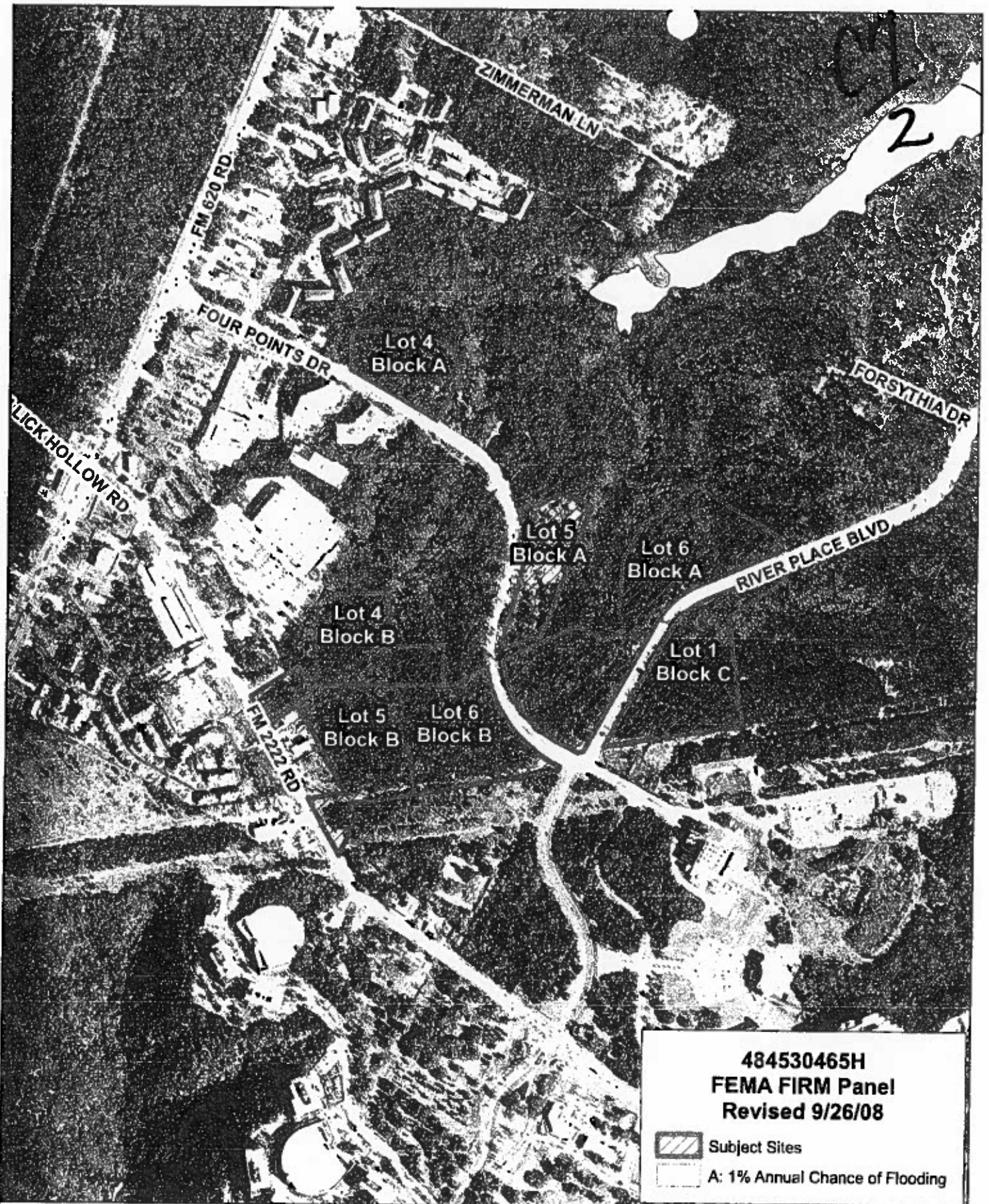
The staff recommends approval of the partial vacation.

ZONING & PLATTING COMMISSION ACTION:

CASE MANAGER: David Wahlgren

PHONE: (512) 974-6455

Email: david.wahlgren@ci.austin.tx.us



484530465H
FEMA FIRM Panel
Revised 9/26/08



Subject Sites



A: 1% Annual Chance of Flooding



2/29/2012

Feet

FEMA Floodplain Map
Four Points Centre Plat Vacation
Four Points Centre P.U.D.
Austin, Travis County, Texas



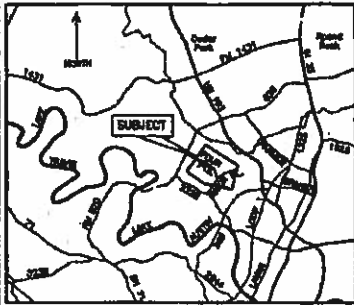
103 East 5th Street
Austin, Texas 78701
512.669.5560

WWW.RIGRD00G.COM

C1
3

FOUR POINTS CENTRE P.U.D.

COVER SHEET - SHEET INDEX



LOCATION MAP - NOT TO SCALE

LOT SUMMARY

NO. OF LOTS: 12

BLOCK A, 4 LOTS - 131.180 AC.

BLOCK B, 6 LOTS - 53.861 AC.

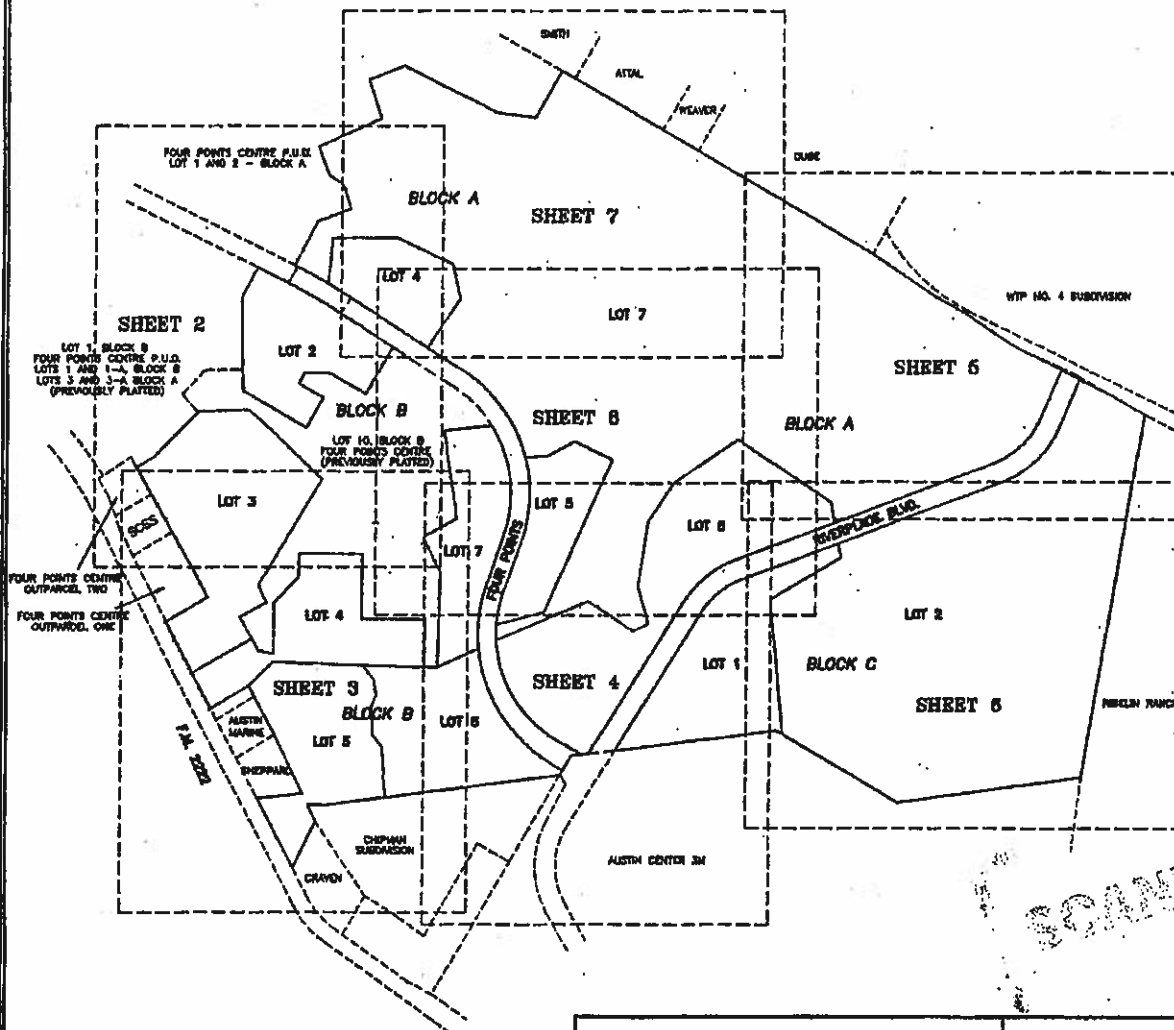
BLOCK C, 2 LOTS - 61.672 AC.

TOTAL LOT ACREAGE: 246.513 AC.

TOTAL ACRES THIS SUBDIVISION: 246.513 AC.



*What was
1-10-02*



SCANNED

Consort, Inc.
315 South / Austin, TX 78704 / (512) 448-0000

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
510 South Congress Ave., Suite B-100
Austin, Texas 78704
512-478-7103

PROJECT NO.: 14-104
DRAWING NO.: 14-1040V
PLOT DATE: 01/10/02
PLOT SCALE: 1"=400'
DRAWN BY: RCV
SHEET 01 OF 12

Printed on 100% Recycled Paper
This drawing was prepared by the Surveyor
under the supervision of the Professional Land Surveyor
and is not to be used for any other purpose.
FEB 22 2002

CB-85-023.04.1A

0200080

SEE SHEET 7

C7/4

BLOCK "A"

LOT 1
FOUR POINTS CENTRE P.U.D.
LOT 1 AND LOT 2 - BLOCK A
2000000
14.340 ACRES

LOT 7
BLOCK A
100.742 ACRES
OPEN SPACE AND
DRAINAGE (AS SHOWN)



SCALE IN FEET
100 50 0 100

ALEX DUNLAP SURVEY NO. 805

LOT 1
BLOCK 8
18.209 AC.
100/308
FOUR POINTS CENTRE P.U.D.
LOTS 1 AND 2 - BLOCK 8
LOTS 3 AND 4 - BLOCK A

LOT 2
BLOCK 8
7.284 ACRES

10' DRAIN, EXIST.
15128/163

DRAINAGE EASEMENT
DOC. NO. 220522012-23

LOT 10
BLOCK 9
FOUR POINTS CENTRE P.U.D.
20.87 ACRES
90/19

LOT 10
BLOCK 9
FOUR POINTS CENTRE P.U.D.
20.87 ACRES
90/19

LOT 10
BLOCK 9
FOUR POINTS CENTRE P.U.D.
20.87 ACRES
90/19

BLOCK "B"

LOT 3
BLOCK 8
13.771 ACRES

LOT 10
BLOCK 8
FOUR POINTS CENTRE P.U.D.
20.87 ACRES
90/19

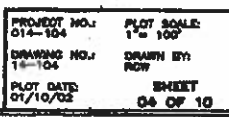
SEE SHEET 3

SEE SHEET 6

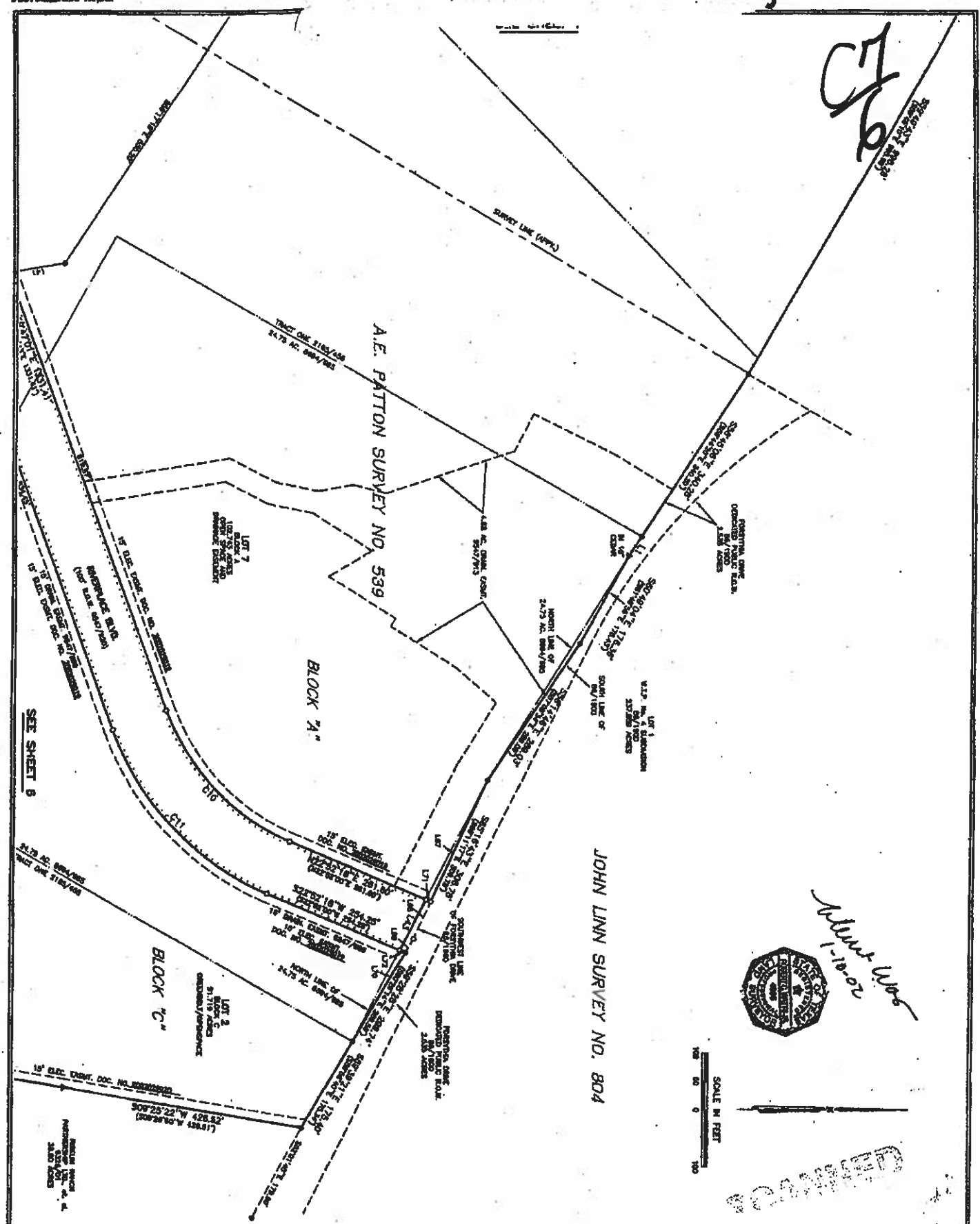
FOUR POINTS CENTRE P.U.D.

C8-85-023.04.1A

PROJECT NO.: 014-104
DRAWING NO.: 14-104
PLOT DATE: 02/14/02
PLOT SCALE: 1"=100'
DRAWN BY: ACW
SHEET: 02 OF 10



C7
6

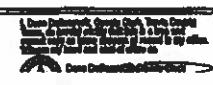


M. L. Linn
1-10-02

FOUR POINTS CENTRE P.U.D.

C8-85-023.04:1A

PROJECT NO.: 014-104	PLOT SCALE: 1" = 100'
DRAWING NO.: 14-104	DRAWN BY: RCW
PLOT DATE: 01/10/02	SHEET: 08 OF 10



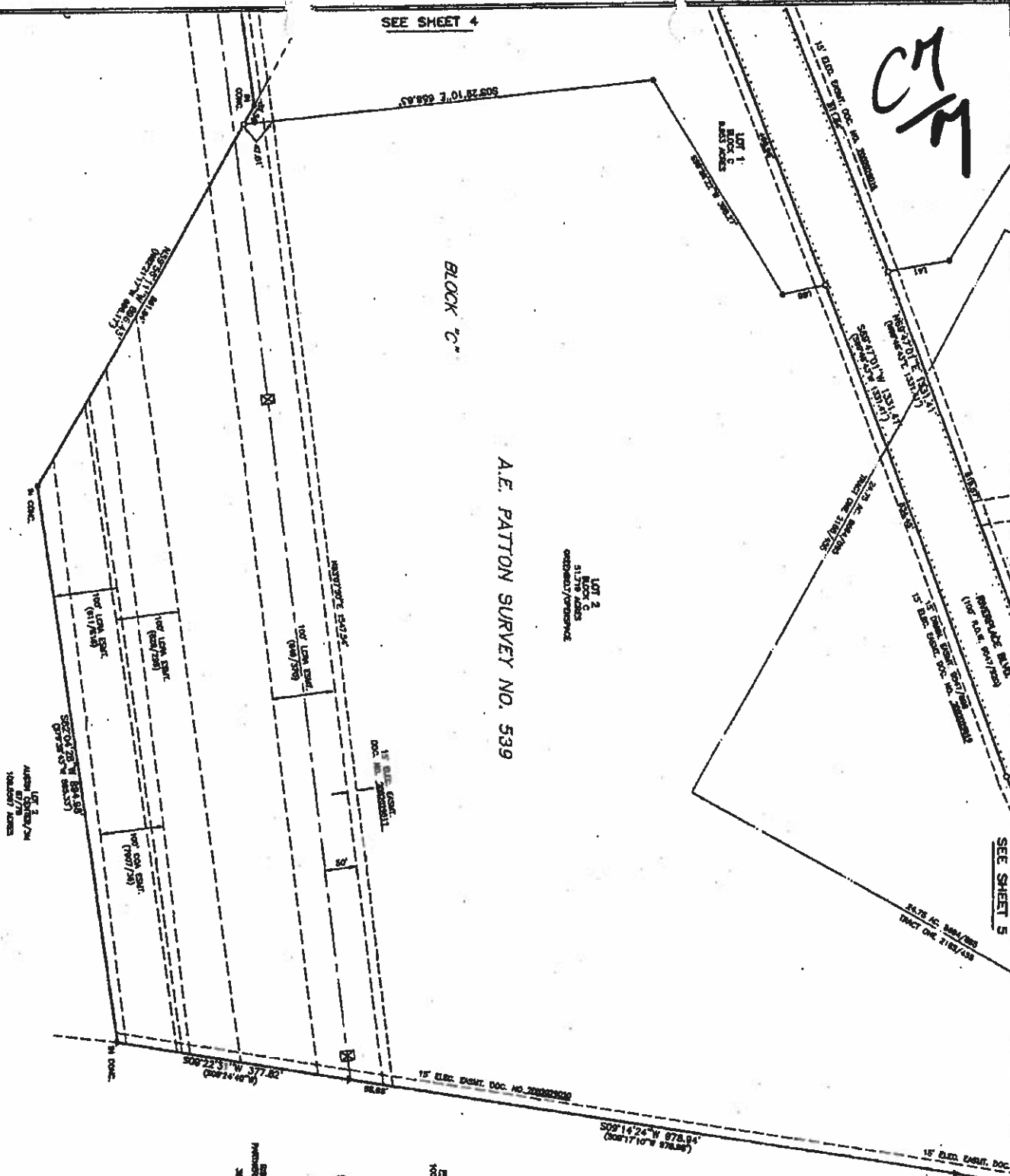
SEE SHEET 4

CM
M

BLOCK "C"

A.E. PATTON SURVEY NO. 539

SEE SHEET 5



Submitted 1-10-02



FOUR POINTS CENTRE P.U.D.

C8-85-023.04.1A

PROJECT NO.: 014-104	PLOT SCALE: 1" = 100'
DRAWING NO.: 14-104	DRAWN BY: RCW
PLOT DATE: 01/10/02	SHEET 08 OF 10

08.0002002

SEE SHEET 2

C7/8

ALEX DUNLAP SURVEY NO. 805

JOHN LINN SURVEY NO. 804

BLOCK "A"

BLOCK "A"

TRUSS & SUE
LOT 1000

LOT 1
ONE POINTS CENTRE P.A.D.
LOT 1 AND LOT 2 - BLOCK A
1,200 ACRES

AREA
RETRACTED
LOT 1000
1,200 ACRES

LOT 1000
1,200 ACRES

TRUSS & SUE
LOT 1000
1,200 ACRES

LOT 1
ONE POINTS CENTRE P.A.D.
LOT 1 AND LOT 2 - BLOCK A
1,200 ACRES

LOT 1
ONE POINTS CENTRE P.A.D.
LOT 1 AND LOT 2 - BLOCK A
1,200 ACRES

LOT 4
BLOCK A
LOT 1000

LOT 1000
1,200 ACRES

M. W. W.
1-10-02



COPIED

SEE SHEET 5

SEE SHEET 3

FOUR POINTS CENTRE P.U.D.

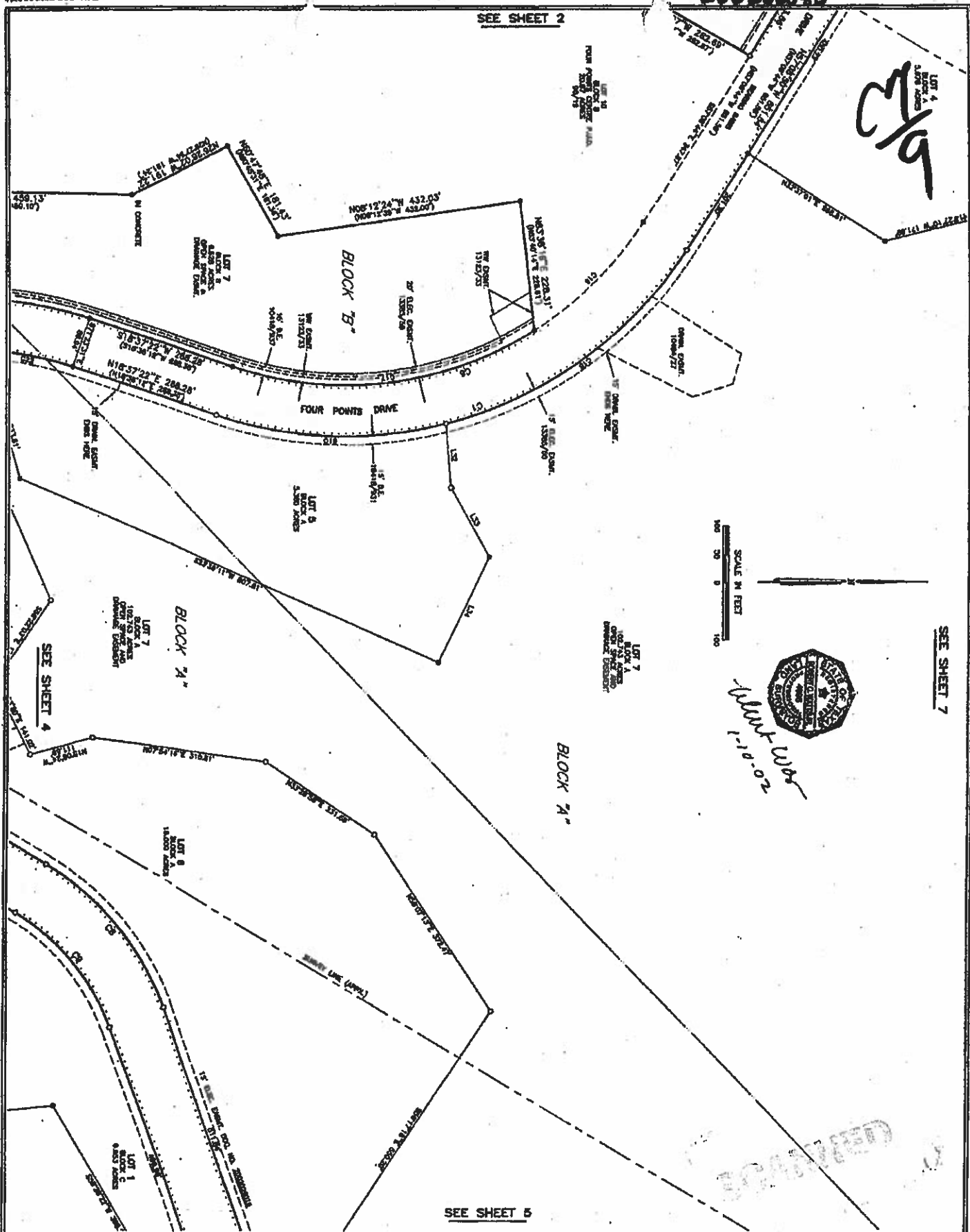
C8-85-023.04.1A

PROJECT NO.: 016-104	PLOT SCALE: 1" = 100'
DRAWING NO.: 14-104	DRAWN BY: RCW
PLOT DATE: 01/10/02	SHEET 07 OF 10

200200040

SEE SHEET 2

LOT 4
BLOCK 1
3.00 ACRES
C7/A



FOUR POINTS CENTRE P.U.D.

C8-85-023.04.1A

PROJECT NO.:	014-104	PLOT SCALE:	1" = 100'
DRAWING NO.:	14-104	DRAWN BY:	RCW
PLOT DATE:	01/10/02	SHEET	08 OF 10

FOUR POINTS CENTRE P.U.D.

C7
10

LEGEND

- PIPE FOUND, (size noted)
- △ PK NAIL FOUND
- 1/2" REBAR FOUND, (or noted)
- 1/2" REBAR WITH CAP SET
- △ 600 NAIL FOUND
- COTTON SPRING FOUND
- △ DRAINAGE EASEMENT
- BL BUILDING SETBACK LINE
- ... PROPOSED SIDEWALK

THE BEARING BASIS FOR THIS PROJECT IS THE RECORD PLAT BASIS FROM VOL. 80, PG. 10, TRAVIS COUNTY PLAT RECORDS FOR THE SOUTH RIGHT-OF-WAY LINE OF FOUR POINTS DRIVE, AS FOUND MONUMENTED ON THE GROUND.

NUMBER	DELTA	CHORD BEARING	TAN	RADIUS	ARC	CHORD	(RECORD CHORD)
C1	78°46'02"	N18°18'37"W	553.18	713.54	843.58	878.32	(S19°18'19"E 878.08)
C2	78°54'53"	S20°50'48"E	487.97	603.00	833.28	788.96	(S20°51'08"E 788.92)
C3	18°06'07"	S82°18'53"E	8.18	64.98	18.26	18.26	(S82°18'40"E 18.18)
C4	44°50'36"	S37°32'24"E	318.75	772.51	804.82	589.31	(S37°32'06"E 589.31)
C5	34°04'00"	S01°34'13"W	212.93	885.00	413.23	407.17	(S01°34'13"W 407.17)
C6	75°48'01"	S19°15'37"E	485.08	823.49	824.49	785.72	(N19°15'19"W 785.87)
C7	37°58'30"	N80°47'14"E	172.12	500.00	331.54	328.50	(S50°48'50"E 328.50)
C8	37°58'30"	S80°47'14"W	137.70	400.00	285.23	280.40	(S50°48'50"E 280.40)
C9	48°24'40"	N48°19'40"E	173.58	400.00	327.50	318.43	(N48°19'22"E 318.43)
C10	48°24'40"	S48°19'40"W	218.95	500.00	408.38	388.04	(S48°19'22"E 388.04)
C11	08°07'02"	S60°14'34"E	147.67	2783.80	285.05	284.91	(S60°12'15"E 284.77)
C12	08°06'46"	N80°15'12"W	152.59	2853.99	304.49	304.35	(N80°12'10"W 304.37)
C13	02°38'23"	S58°31'01"E	65.76	2853.99	131.48	131.48	
C14	02°38'23"	N81°34'24"W	88.03	2853.99	173.00	172.97	
C15	24°52'47"	S44°42'14"E	137.84	623.49	270.74	268.82	(N44°42'34"W 268.85)
C16	50°53'14"	S06°49'13"E	296.64	623.49	583.78	535.73	
C17	42°42'40"	N39°47'18"W	278.00	713.54	831.91	516.68	
C18	37°03'22"	N82°08'44"E	211.74	713.54	411.67	408.98	
C19	57°12'42"	N31°41'54"W	328.94	608.00	804.11	578.33	
C20	07°08'20"	N00°22'07"E	37.83	805.00	78.88	78.81	
C21	14°32'51"	N11°20'13"E	77.22	805.00	183.61	183.20	
C22	24°37'58"	S08°17'14"W	151.74	695.00	298.80	286.50	
C23	08°28'01"	S10°44'46"E	87.34	695.00	114.43	114.30	
C24	08°28'10"	N67°33'08"W	37.01	772.51	73.97	73.94	
C25	01°37'55"	N53°59'36"W	11.00	772.51	22.00	22.00	

NUMBER	DIRECTION	DISTANCE	(RECORD)
L1	S58°48'57"E	61.02	(S57°40'34"E 61.02)
L2	S83°00'44"W	128.28	(S82°58'38"W 128.30)
L3	S83°00'44"W	33.18	(S82°58'38"W 33.18)
L4	S83°02'52"W	49.88	(S82°58'38"W)
L5	S30°45'52"W	85.41	(S30°44'17"W 85.38)
L6	S30°45'52"W	24.03	(S30°44'17"W 24.04)
L7	N89°58'37"W	77.88	(N89°54'30"W 77.88)
L8	S25°38'36"E	88.80	(S25°28'00"E 88.87)
L9	N28°21'48"W	88.71	(N28°21'48"W 88.71)
L10	N27°21'15"W	148.82	(N27°21'15"W 148.82)
L11	N29°48'31"W	77.78	(N29°48'31"W 77.78)
L12	N30°00'02"W	10.00	(N30°1'00"W)
L13	N58°50'43"E	89.89	(N58°50'43"E 89.81)
L14	S88°08'28"W	5.99	(S88°08'38"W)
L15	N40°38'56"W	110.00	(N40°38'56"W 110.00)
L16	N42°20'08"E	180.00	(N42°16'24"E 180.00)
L17	S89°42'03"W	166.83	
L18	S89°42'03"W	14.17	
L19	N01°58'39"W	102.39	(N01°58'19"W 102.46)
L20	S29°18'40"W	167.88	(S29°18'37"W 167.84)
L21	S59°35'50"E	137.41	(S59°35'06"E 137.49)
L22	S29°03'14"W	97.82	(S29°01'02"W 97.87)
L23	N89°02'29"W	125.09	(N89°01'10"W 125.08)
L24	N28°48'33"E	89.89	
L25	N88°52'35"E	85.07	(N88°51'07"E 85.00)
L26	S24°23'00"E	93.95	(S24°23'19"E 93.91)
L27	S80°36'34"W	148.28	(S80°38'03"W 148.32)
L28	S77°40'23"E	75.01	(S77°40'17"E 75.00)
L29	N44°05'52"E	171.73	(N44°04'22"E 171.71)
L30	N01°17'48"E	114.54	(N01°18'34"E 114.56)
L31	S38°09'01"E	85.88	
L32	N85°18'47"E	113.00	
L33	N60°48'20"E	138.49	
L34	S84°40'52"E	208.72	
L41	S09°28'38"E	100.79	
L42	N27°02'18"E	281.60	
L43	S82°55'27"E	100.27	(S82°55'43"E 100.27)
L44	S22°52'18"W	254.25	
L45	N17°23'24"W	120.50	
L46	N57°15'11"W	86.81	
L47	N18°04'34"W	147.05	
L48	N58°09'59"E	189.35	
L49	S83°28'21"E	182.24	
L50	S80°19'48"E	12.97	(S80°19'23"E 12.97)
L51	N26°46'55"E	180.00	(N26°46'35"E 180.00)
L52	S63°13'25"E	182.13	(S63°19'41"E)
L53	N63°11'52"W	13.05	
L54	N48°30'37"E	18.95	(N48°27'27"E 18.95)
L55	S08°51'19"E	80.00	
L56	S21°38'23"W	66.18	
L57	S04°16'37"E	134.20	
L58	S30°48'42"E	70.00	
L59	N89°58'11"W	34.88	
L60	N11°45'05"W	66.68	
L61	S65°16'43"E	224.68	
L62	S82°16'43"E	72.12	
L63	S89°22'28"E	28.17	
L64	S89°22'28"E	181.57	
L65	N22°52'18"E	9.40	
L66	S22°52'18"W	10.67	
L67	N32°47'01"E	80.08	
L68	S82°33'12"W	78.88	
L69	N80°19'48"W	127.31	(N80°18'28"W)
L70	S59°38'58"E	71.34	
L71	N59°38'51"W	144.00	

Must Was
1-10-02



SEARCHED

PROJECT NO.: 014-104
DRAWING NO.: 14-104
PLOT DATE: 01/10/02
PLOT SCALE: 1" = 100'
DRAWN BY: ACW
SHEET: 08 OF 10

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT TWO FOUR POINTS LAND, L.P., A CALIFORNIA LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH THOMAS PARTNERS, INC., ITS GENERAL PARTNER.

BEING THE OWNERS OF 248.513 ACRES IN THE ALEX DUNLAP SURVEY NO. 805, WILLIAM BELL SURVEY NO. 802, THE JOHN LANE SURVEY NO. 804 AND THE A.E. PATTON SURVEY NO. 838 IN TRAVIS COUNTY, TEXAS, COMBINED BY DEED OF RECORD IN DOCUMENT NO. 2000204812 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 248.513 ACRES TO BE KNOWN AS FOUR POINTS CENTRE P.U.D., IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

TWO FOUR POINTS LAND, L.P., A CALIFORNIA LIMITED PARTNERSHIP
333 S. GRAND AVENUE, SUITE 2820
LOS ANGELES, CALIFORNIA 90071BY THOMAS PARTNERS, INC.,
A CALIFORNIA CORPORATION,
0/S/A (IN TEXAS)
TWO THOMAS PARTNERS, INC.
GENERAL PARTNERBY NAME THOMAS S. RUCCI 2-4-02
TITLE SENIOR VICE PRESIDENTSTATE OF CALIFORNIA
COUNTY OF LOS ANGELES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THOMAS S. RUCCI, 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 AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18 DAY OF March, 2002.

NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA, COUNTY OF

NOTARY:

Sandra S. Sargent
PRINT OR STAMP NAME HERE

MY COMMISSION EXPIRES

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF AUSTIN ON THIS THE 26 DAY OF March, 2002.ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THE 26 DAY OF March, 2002, A.D.Ricky R. R. R.
CHAIRPERSON

SECRETARY

APPROVED FOR ACCEPTANCE:

THIS THE 26 DAY OF March, 2002, A.D.Clark PattersonMIKE HEITZ, DIRECTOR
WATERSHED PROTECTION & DEVELOPMENT REVIEW DEPARTMENT
CITY OF AUSTINTHE STATE OF TEXAS
COUNTY OF TRAVISI, DANA DEBAUMOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 2 DAY OF April, A.D. 2002, AT 2:34 O'CLOCK P. M., AND DULY RECORDED ON THE 2 DAY OF April, A.D. 2002, AT 2:38 O'CLOCK P. M., IN THE OFFICIAL RECORDS OF SAID COUNTY AND STATE, IN DOCUMENT NUMBER 200200080.
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 2 DAY OF April, 2002, A.D.

DANA DEBAUMOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY Laura Ferguson
DEPUTY
LAURA FERGUSON

SURVEYOR'S CERTIFICATION

I, ROBERT C. WATTS, JR., 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 TITLE 25 OF THE AUSTIN CITY CODE OF 1981 AS AMENDED, 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 IN NOVEMBER, 1999.

Robert C. Watts, Jr.
ROBERT C. WATTS, JR., R.P.L.S. 4895SURVEYING BY:
CHAPARRAL PROFESSIONAL LAND SURVEYING
510 SOUTH CONGRESS, SUITE 8-100
AUSTIN, TEXAS 78704
512-470-7103

ENGINEER'S CERTIFICATION

I, STEVEN BLAKE KING, 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 25 OF THE AUSTIN CITY CODE OF 1981, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAN OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE REGIONAL FLOOD INSURANCE RATE STUDY (RFRS) FROM PANEL NO. 484600240 E, DATED JUNE 18, 1993 FOR AUSTIN, TEXAS.

Steven Blake King
STEVEN BLAKE KING, E. 84630ENGINEERING BY:
CONSORT, INC.
315 BOWNE STREET
AUSTIN, TEXAS 78703
512-488-0500

GENERAL NOTES

1. EROSION/SEDIMENTATION CONTROLS AREA REQUIRED FOR ALL CONSTRUCTION IN THIS SUBDIVISION PURSUANT TO LAND DEVELOPMENT CODE SECTION 25-8-181 AND THE ENVIRONMENTAL CRITERIA MANUAL.
2. ALL SIGNS SHALL COMPLY WITH THE AUSTIN SIGN ORDINANCE (CHAPTER 25-10).
3. FACILITIES FOR OFF-STREET LOADING AND UNLOADING SHALL BE PROVIDED FOR ALL LOTS IN THIS SUBDIVISION.
4. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
5. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
6. LOTS IN THIS SUBDIVISION SHALL NOT BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM. ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM DESIGN CRITERIA AND SPECIFICATIONS. ALL WATER AND WASTEWATER PLANS MUST BE PRESENTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY FOR REVIEW AND APPROVAL. ALL CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN.
7. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG RIVERPLACE BOULEVARD AND FOUR POINTS DRIVE AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. 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.
8. 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.
9. DEVELOPMENT OF THESE LOTS IS RESTRICTED TO USES OTHER THAN RESIDENTIAL USES.
10. ALL STREETS WILL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS.
11. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
12. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
13. 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 CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
14. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
15. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT THE OWNER'S EXPENSE, UNLESS OTHERWISE APPROVED BY AUSTIN ENERGY.
16. THIS PLAT IS LOCATED WITHIN THE BULL CREEK WATERSHED, WHICH IS CLASSIFIED AS A WATER SUPPLY SUBURBAN WATERSHED.
17. FOUR POINTS DRIVE AND RIVER PLACE BOULEVARD AS INDICATED HEREON ARE CLASSIFIED AS COMMERCIAL COLLECTORS.
18. BENCH MARKS -
COTTON SPRINCLE SET AT EAST EDC OF PAVEMENT OF RR 820, AT THE PROJECTION OF FOUR POINTS DRIVE. ELEVATION - 1045.81.
BN 10011-2, ONLY. BOAT SPIKE FOUND IN TRIPLE 8-8" SPANISH OAK, APPROX. 25' NORTH OF NORTH ROW OF FOUR POINTS DRIVE, APPROX. 225' EAST OF THE NORTHEAST CORNER OF LOT 1, BLOCK B OF THIS PLAT. ELEVATION - 1002.14.
19. 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 CENTERLINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
20. LOT 3 AND 4 BLOCK B SHALL SHARE ONE (1) DRIVEWAY ACCESS POINT TO P.M. 2222.
21. THE OWNER OF LOT 7 BLOCK A, AND LOT 7 BLOCK B, AND LOT 2, BLOCK C, WILL OPERATE AND MAINTAIN THE OPEN SPACE NATURAL AREA IN ACCORDANCE WITH THE FEDERAL FISH & WILDLIFE PERMIT ISSUED BY THE U.S. FISH & WILDLIFE SERVICE PURSUANT TO SECTION 10A OF THE ENDANGERED SPECIES ACT. (USFWS PERMIT NO. 200894)
22. THE FOUR POINTS CENTRE PUD, INCLUDING ANY SUBSEQUENT SITE PLAN APPLICATIONS, SHALL BE REVIEWED FOR APPROVAL, PURSUANT TO THE LAKE AUSTIN WATERSHED ORDINANCE (ORDINANCE NO. 840301-F). IN ADDITION, THE PROPERTY OWNER HEREBY VOLUNTARILY AGREES TO COMPLY WITH THE BULL CREEK AMENDMENTS TO THE LAKE AUSTIN WATERSHED ORDINANCE (ORDINANCE NO. 931209-NO). COMPLIANCE WITH LAKE AUSTIN WATERSHED ORDINANCE AND THE BULL CREEK AMENDMENTS THERETO IS ACHIEVED ON AN OVERALL PUD BASIS BASED ON THE TOTAL AMOUNT OF IMPERVIOUS COVER FOR ALL LOTS (INCLUDING THE PRESERVE LOTS). EXCEPT AS NOTED IN NOTE 29 HEREIN, COMPLIANCE WITH THE LAKE AUSTIN WATERSHED ORDINANCE AND THE BULL CREEK AMENDMENTS THERETO ON AN INDIVIDUAL SITE BY SITE BASIS IS NOT REQUIRED.
23. FOR LOTS 4, 5, 6 AND 7 OF BLOCK A, LOT 7 OF BLOCK B, AND LOTS 1 AND 2 OF BLOCK C, NO ON-SITE OR OFF-SITE STRUCTURAL WATER QUALITY FACILITIES ARE REQUIRED.
24. FOR LOTS 2, 3, 4, 5 AND 6 OF BLOCK B ONLY, ON-SITE STRUCTURAL WATER QUALITY FACILITIES ARE REQUIRED TO COMPLY WITH THE LAKE AUSTIN WATERSHED ORDINANCE AND THE BULL CREEK AMENDMENTS THERETO BASED ON THE AMOUNT OF IMPERVIOUS COVER WITHIN SUCH LOTS.
25. ALL FINISHED FLOOR ELEVATIONS SHALL BE 1.0 FOOT MINIMUM ABOVE ANY ADJACENT 100-YEAR FREQUENT FLOOD LEVEL. NO FILL SHALL BE PLACED IN A 100-YEAR FLOODPLAIN EXCEPT BY SEPERATE PERMIT.
26. ADDITIONAL DRAINAGE EASEMENT(S) MAY BE REQUIRED, IF NECESSARY, FOR CONVEYANCE OF OFF-SITE STORMWATER RUNOFF THROUGH LOT 3, BLOCK B, AT TIME OF SITE DEVELOPMENT PERMIT FOR THIS LOT.

FOUR POINTS CENTRE P.U.D.

PROJECT NO.1
016-106
DRAWING NO.1
16-104H
PLAT DATE:
03/18/02
PLAT SCALE:
1"=100'
DRAWN BY:
RCW
SHEET
10 OF 10