

C19  
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**SUBDIVISION REVIEW SHEET**

**CASE NO:** C8-2012-0006.0A

**ZAP:** November 5, 2013

**SUBDIVISION NAME:** Bull Creek PUD Final Plat

**AREA:** 71.931 Acres

**LOTS:** (6)

**APPLICANT:** Booth Family Trust  
(David Booth)

**AGENT:** Atkins  
(Terry S. Reynolds)

**ADDRESS OF SUBDIVISION:** 4909-4929 RM 2222

**GRIDS:** G29

**COUNTY:** Travis

**WATERSHED:** Bull Creek

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** PUD

**PROPOSED LAND USE:** Single Family

**ADMINISTRATIVE WAIVERS:** None

**VARIANCES:** None

**SIDEWALKS:** n/a

**DEPARTMENT COMMENTS:**

The request is for approval of the final without preliminary plan for the Bull Creek PUD final plat. The subdivision is composed of (6) lots on 71.931 acres proposed for single-family use. There are two existing lots that are proposed to be vacated and replatted into this subdivision and the vacation for Bull Creek Road subdivision is also on tonight's agenda for your consideration. No new public streets, water, wastewater, drainage improvements are proposed with this plat. The City of Austin will provide water and electric service and there will be onsite wastewater service. Parkland fees have been paid in lieu of land dedication. The developer will be responsible for all costs associated with any required improvements.

**STAFF RECOMMENDATION:**

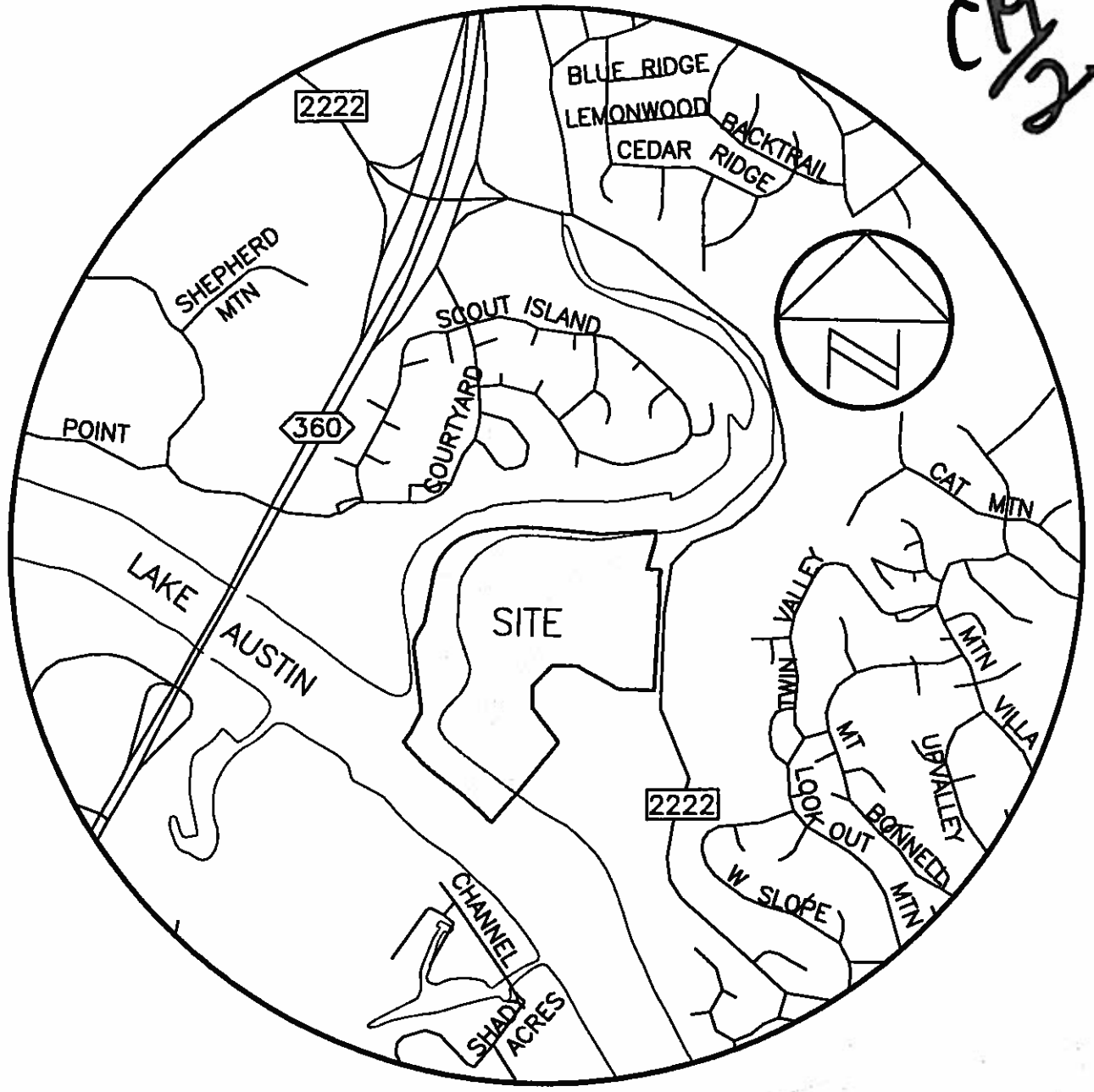
The staff recommends approval of the final plat. The associated final plat total vacation for the Bull Creek Subdivision, also on your agenda, needs to be approved prior to, or concurrently with this final plat application. The plat meets all applicable State and City of Austin LDC requirements and is in conformance with PUD zoning regulations.

**ZONING AND PLATTING ACTION:**

**CASE MANAGER:** Don Perryman  
e-mail: don.perryman@austintexas.gov

**PHONE:** (512) 974-2786

CR/2



LOCATION MAP  
NOT TO SCALE

**SCANNED**

<b>ATKINS</b>		6504 Bridge Point Parkway, Suite 200 Austin, Texas 78730-5091	
TBPE RBG, WF-474		Phone: (512) 327-6840 FAX: (512) 327-2453	
<b>BULL CREEK PUD LOCATION MAP</b>			
Prepared for: BULL CREEK PUD			
Job No.: 100019913	Scale: N.T.S.		
Drawn by: PMH	Date: August 18, 2011		
File: K:\Projects\0444\100019913-Bull Creek Residence\10.0 - Drawings\Public Infrastructure\BCR-SEL.dwg			

# BULL CREEK PUD SUBDIVISION

**CP13**



LOCATION MAP  
NOT TO SCALE

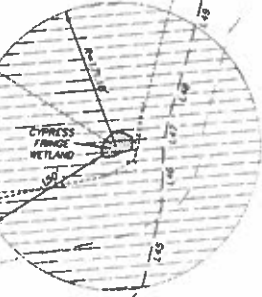
SCALE: 1" = 100'  
GRAPHIC SCALE

ALBERT D. SULLIVAN  
43.11 ACRES  
(761/91)

THOMAS J. CHAMBERS SURVEY  
ABSTRACT NO. 7

FRED C. MORSE  
8.0 ACRES  
(911/130)

LOT 4  
40.091 ACRES



150' C.E.F. BUFFER (HATCHED AREA)

FEMA FLOOD ZONE X  
(SCALED FROM FEMA MAP)

COLORADO RIVER  
CITY OF AUSTIN  
(761/91)

R. G. MUELLER, JR.  
PARTNERSHIP, L.P.  
44.172 ACRES  
(2001057487)



10/03/2013

**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping  
3500 McCall Lane  
Austin, Texas 78744  
512-443-1724

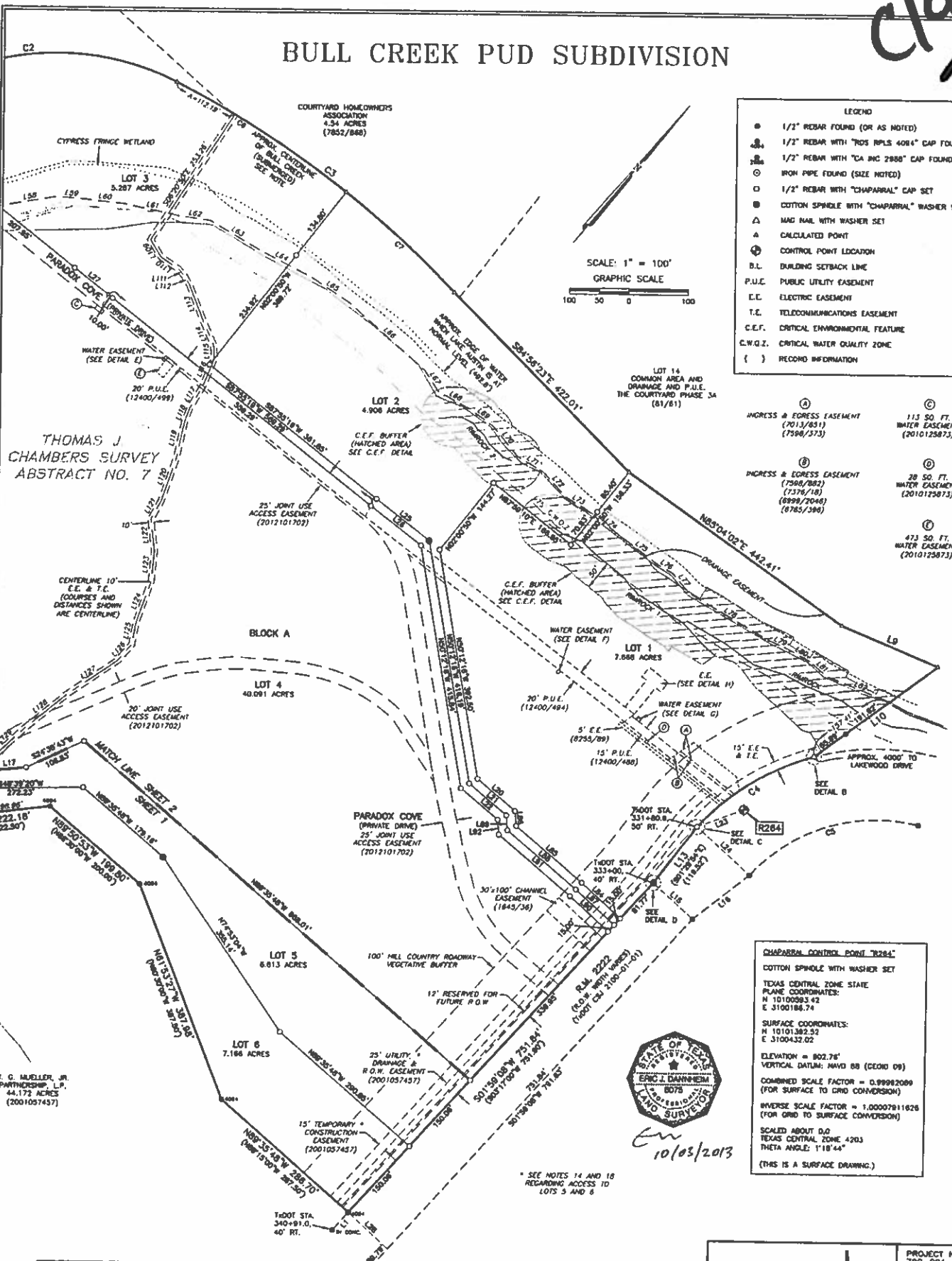
PROJECT NO.:	790-001
DRAWING NO.:	790-001-PL1
PLOT DATE:	10/03/2013
PLOT SCALE:	1"=100'
DRAWN BY:	EJO
SHEET	01 OF 05

C19  
4

# BULL CREEK PUD SUBDIVISION

- LEGEND**
- 1/2" REBAR FOUND (OR AS NOTED)
  - ⊕ 1/2" REBAR WITH "RDS RPLS 4084" CAP FOUND
  - ⊕ 1/2" REBAR WITH "CA INC 2888" CAP FOUND
  - IRON PIPE FOUND (SIZE NOTED)
  - 1/2" REBAR WITH "CHAPARRAL" CAP SET
  - COTTON SPINDLE WITH "CHAPARRAL" WASHER SET
  - △ NAIL WITH WASHER SET
  - △ CALCULATED POINT
  - ⊕ CONTROL POINT LOCATION
  - B.L. BUILDING SETBACK LINE
  - P.U.E. PUBLIC UTILITY EASEMENT
  - E.E. ELECTRIC EASEMENT
  - T.E. TELECOMMUNICATIONS EASEMENT
  - C.E.F. CRITICAL ENVIRONMENTAL FEATURE
  - C.W.Q.Z. CRITICAL WATER QUALITY ZONE
  - { } RECORD INFORMATION

SCALE: 1" = 100'  
GRAPHIC SCALE



THOMAS J CHAMBERS SURVEY  
ABSTRACT NO. 7

- ④ INGRESS & EGRESS EASEMENT (7013/851) (7598/573)
- ⑤ INGRESS & EGRESS EASEMENT (7508/882) (7376/78) (8899/7048) (8785/596)
- ⑥ 113 SQ. FT. WATER EASEMENT (2010125873)
- ⑦ 28 SQ. FT. WATER EASEMENT (2010125873)
- ⑧ 473 SQ. FT. WATER EASEMENT (2010125873)

**CHAPARRAL CONTROL POINT "R264"**  
COTTON SPINDLE WITH WASHER SET  
TEXAS CENTRAL ZONE STATE  
PLANE COORDINATES:  
N 10100983.42  
E 3100186.74  
SURFACE COORDINATES:  
N 10101382.52  
E 3100432.02  
ELEVATION = 802.76'  
VERTICAL DATUM: NAVD 88 (GEOID 09)  
COMBINED SCALE FACTOR = 0.99982089  
(FOR SURFACE TO GRID CONVERSION)  
INVERSE SCALE FACTOR = 1.00007911625  
(FOR GRID TO SURFACE CONVERSION)  
SCALED ABOUT 0.0  
TEXAS CENTRAL ZONE 4203  
RHETA ANGLE: 1°18'44"  
(THIS IS A SURFACE DRAWING.)



10/03/2013

\* SEE NOTES 14 AND 18 REGARDING ACCESS TO LOTS 5 AND 6

THE APPROXIMATE CENTERLINE OF BULL CREEK SHOWN HEREON IS BASED ON SURVEY DATA GATHERED FEBRUARY 11, 2011, WHILE THE WATER OF LAKE AUSTIN WAS BELOW NORMAL POOL LEVEL.  
THE APPROXIMATE LOW BANK OF THE COLORADO RIVER SHOWN HEREON IS BASED ON INTERPRETATION OF ARCHIVAL HYDROGRAPHIC DATA DATED 2009 FROM THE TEXAS WATER DEVELOPMENT BOARD.

**LOT SUMMARY**  
SINGLE FAMILY-6: 71,931 ACRES  
ADDITIONAL R.O.W.: N/A  
TOTAL: 71,931 ACRES

**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping  
3500 McCall Lane  
Austin, Texas 78744  
512-443-1724

PROJECT NO.: 790-001  
DRAWING NO.: 790-001-PL2  
PLOT DATE: 10/03/2013  
PLOT SCALE: 1"=100'  
DRAWN BY: EJO  
SHEET 02 OF 06

# BULL CREEK PUD SUBDIVISION

C19  
(5/15)

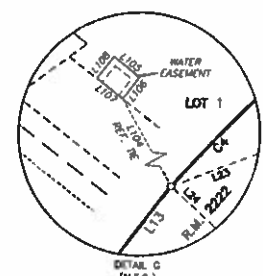
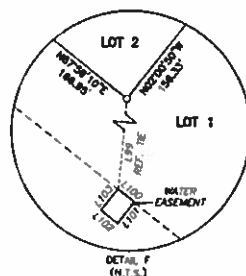
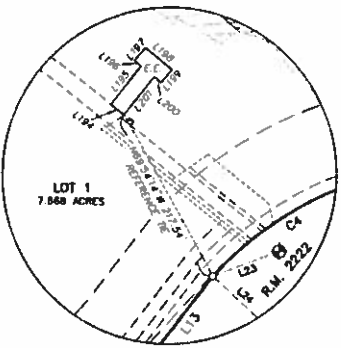
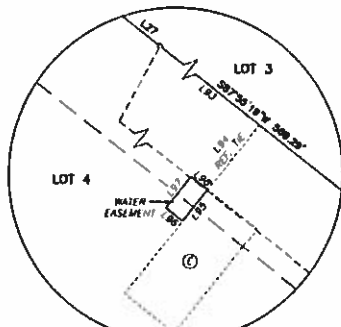
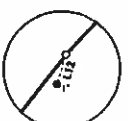
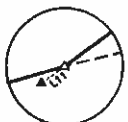
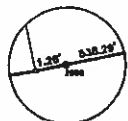
No.	BEARING	LENGTH
L1	S01°25'48"W	39.57'
L2	N57°09'02"W	47.37'
L3	N43°11'54"W	81.03'
L4	N51°38'54"W	111.48'
L5	N34°48'21"W	45.00'
L6	N57°17'47"W	9.55'
L7	N34°42'13"E	86.89'
L8	N28°10'17"E	118.84'
L9	N72°28'00"E	175.74'
L10	S13°02'03"W	257.51'
L11	S13°06'32"W	0.71'
L12	S02°55'07"E	3.44'
L13	S02°51'50"E	119.37'
L14	S48°53'55"E	0.82'
L15	S88°00'52"E	90.00'
L16	N11°28'37"E	120.72'
L17	S44°24'23"W	52.92'
L18	S85°18'30"W	57.23'
L19	S85°04'31"W	40.86'
L20	N87°00'00"W	83.28'
L21	N87°00'00"W	82.49'
L22	N87°00'00"W	81.70'
L23	N29°07'52"E	83.51'
L24	S88°04'13"E	120.00'
L25	S87°40'18"W	113.35'
L26	S87°40'18"W	107.61'
L27	S87°50'02"W	71.39'
L28	S88°00'52"E	90.00'

No.	BEARING	LENGTH
L83	S34°03'02"W	33.23'
L84	N88°00'52"W	86.58'
L85	N87°58'52"W	146.51'
L86	N45°00'00"W	25.16'
L87	N87°00'52"W	88.33'
L88	N87°58'52"W	182.46'
L89	N45°00'00"W	25.16'
L90	N88°00'52"W	88.07'
L91	N87°58'52"W	158.42'
L92	N45°00'00"W	25.16'

No.	BEARING	LENGTH
L29	N53°54'43"W	43.20'
L30	N52°49'46"W	91.03'
L31	N47°43'31"W	222.98'
L32	N45°42'26"W	143.24'
L33	N63°24'44"W	22.35'
L34	N20°33'00"W	42.69'
L35	N45°50'38"W	48.57'
L36	N81°26'59"W	50.56'
L37	N26°31'44"W	39.16'
L38	N34°37'21"W	59.52'
L39	N04°32'53"W	62.72'
L40	N50°30'12"E	55.03'
L41	N47°18'22"E	132.72'
L42	N37°23'58"E	106.97'
L43	N21°46'24"E	26.98'
L44	N00°02'18"E	44.85'
L45	N27°10'59"W	99.01'
L46	N39°10'10"W	70.74'
L47	N30°44'29"W	33.25'
L48	N23°38'19"W	72.94'
L49	N26°30'25"W	107.82'
L50	N22°20'37"W	48.18'
L51	N07°55'25"W	56.47'
L52	N14°24'18"W	61.85'
L53	N01°37'52"W	92.56'
L54	N02°52'31"E	102.84'
L55	N13°27'11"E	80.52'
L56	N18°52'16"E	69.90'
L57	N31°18'22"E	118.17'
L58	N40°10'18"E	89.93'
L59	N54°28'30"E	48.11'
L60	N58°55'37"E	63.83'
L61	N61°35'58"E	96.40'
L62	N57°48'57"E	53.23'
L63	N79°46'11"E	89.88'
L64	N76°39'30"E	97.70'
L65	N83°04'15"E	73.49'
L66	S88°50'40"E	172.87'
L67	S73°32'33"E	41.76'
L68	N78°24'59"E	59.49'
L69	N88°27'46"E	49.84'
L70	S72°30'15"E	65.26'
L71	N80°19'05"E	51.10'
L72	S82°44'06"E	57.65'
L73	N80°20'46"E	39.92'
L74	N88°56'41"E	74.15'
L75	N88°56'41"E	74.15'
L76	N80°15'32"E	32.45'
L77	S80°16'27"E	42.99'
L78	N80°01'55"E	152.23'
L79	N73°48'23"E	41.31'
L80	N79°00'33"E	42.43'
L81	S88°52'01"E	37.16'
L82	N71°23'52"E	113.86'

No.	BEARING	LENGTH
L93	N87°55'19"E	145.14'
L94	S02°04'41"E	19.71'
L95	S02°10'55"E	9.50'
L96	S87°49'05"W	5.00'
L97	N02°10'55"W	9.50'
L98	N87°49'05"E	5.00'
L99	S35°16'13"E	211.05'
L100	N87°49'05"E	5.00'
L101	S02°10'50"E	6.49'
L102	S87°49'05"W	5.00'
L103	N02°10'50"W	6.49'
L104	N89°37'59"W	201.89'
L105	N87°54'20"E	7.78'
L106	S02°05'40"E	6.50'
L107	S87°54'20"W	7.78'
L108	N02°05'40"W	6.50'
L109	S71°49'55"E	34.02'
L110	N83°17'38"E	35.61'
L111	S80°29'37"E	13.20'
L112	S72°18'29"E	17.85'
L113	S61°47'26"E	65.08'
L114	S64°06'58"E	45.74'
L115	S43°17'13"E	22.00'
L116	S18°29'07"E	50.72'
L117	S09°18'28"E	42.68'
L118	S19°38'25"E	23.80'
L119	S28°08'31"E	60.26'
L120	S21°21'55"E	79.98'
L121	S11°26'11"E	34.81'
L122	S48°37'26"E	54.48'
L123	S34°46'05"E	49.99'
L124	S20°50'04"E	73.57'
L125	S29°38'39"E	39.10'
L126	S00°16'13"W	35.59'
L127	S13°16'28"W	102.46'
L128	S10°16'12"W	92.87'
L129	S06°23'12"W	67.35'
L130	S12°40'14"E	14.75'
L131	S00°33'00"E	40.00'
L132	S10°30'01"W	63.43'
L133	S03°33'40"E	11.04'
L134	S48°24'44"E	1.82'
L135	S87°40'16"W	20.00'
L136	N02°19'44"W	57.69'
L137	S88°46'18"W	10.01'
L138	N01°33'42"W	20.00'
L139	S011°34'2"E	20.00'
L140	S88°46'18"W	10.99'
L141	S02°19'44"E	57.31'

NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	36°37'24"	159.84'	51.39'	99.44'	87.85'	N14°22'11"E
C2	87°23'07"	447.02'	278.01'	494.53'	488.70'	N44°41'59"E
C3	18°32'48"	1888.31'	287.27'	588.57'	585.82'	N88°11'35"E
C4	32°30'51"	406.10'	119.33'	232.16'	228.05'	S18°13'41"W
C5	61°38'00"	288.10'	171.91'	309.99'	293.25'	S32°45'15"E
C6	11°30'41"	1898.31'	170.88'	340.81'	340.23'	N82°00'31"E
C7	87°22'07"	1898.31'	124.10'	247.77'	247.55'	S88°03'05"E



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PLOT DATE: 10/03/2013  
PLOT SCALE: 1"=100'  
DRAWN BY: EJD  
SHEET 03 OF 05

10/03/2013

# BULL CREEK PUD SUBDIVISION

C19  
6

## C.E.F. DETAIL

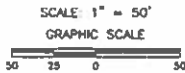
LOT 2  
4.808 ACRES

C.E.F. BUFFER CURVE TABLE						
NO	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C8	2370'15"	50.00'	10.25'	20.22'	20.08'	S83°16'00"W
C9	1839'25"	50.00'	8.36'	16.57'	16.50'	N80°57'16"W
C10	1006'48"	50.00'	4.42'	8.81'	8.81'	N82°50'00"W
C11	180°00'03"	50.00'	INFINITE	157.08'	100.00'	N34°51'22"W
C12	2022'24"	50.00'	8.98'	17.78'	17.69'	N65°17'49"E
C13	2840'41"	50.00'	12.78'	25.03'	24.77'	N89°49'22"E
C14	1625'51"	50.00'	7.22'	14.34'	14.29'	S79°40'29"E
C15	578'20"	50.00'	2.32'	4.63'	4.63'	S87°47'49"E
C16	180°00'00"	50.00'	INFINITE	157.08'	100.00'	S18°19'08"E
C17	525'06"	50.00'	2.37'	4.73'	4.73'	S83°10'07"W
C18	2228'53"	50.00'	9.94'	19.62'	19.49'	N87°59'18"W
C19	1078'07"	50.00'	4.51'	8.99'	8.98'	N80°22'52"W
C20	180°00'05"	50.00'	INFINITE	157.08'	100.00'	N04°58'24"W
C21	22'46'42"	50.00'	10.07'	19.88'	19.75'	N82°11'52"E
C22	1631'50"	50.00'	7.41'	14.72'	14.66'	S83°39'43"E
C23	470'19"	50.00'	1.82'	3.64'	3.64'	N82°32'44"E

NOTE: ALL THE ABOVE CURVES ARE TO THE RIGHT, RUNNING AROUND THE FIGURE IN A CLOCKWISE DIRECTION.

C.E.F. BUFFER LINE TABLE		
No.	BEARING	LENGTH
L134.5	S71°40'52"W	0.74
L135	N84°59'03"W	19.01
L136	S89°33'01"W	11.30
L137	N71°27'34"W	10.69
L138	N87°57'25"W	9.21
L139	S55°06'37"W	9.20
L140	N45°06'37"E	18.99
L141	N75°29'01"E	20.44
L142	S75°50'16"E	6.45
L143	S87°53'25"E	11.15
L144	S71°27'34"E	9.55
L145	N89°33'01"E	5.26
L146	S85°08'39"E	7.16
L147	N71°40'52"E	6.52
L148	S71°40'52"W	16.14
L149	N71°13'41"W	36.40
L150	S66°34'14"W	14.72
L151	N88°00'06"W	110.39
L152	N77°37'37"W	28.06
L153	N79°57'11"W	8.85
L154	N85°35'27"W	9.06
L155	S85°16'12"W	8.65
L156	S87°12'55"W	32.46
L157	S137°31'16"W	25.28
L158	S79°39'33"W	60.24
L159	S10°20'27"E	9.48
L160	N83°15'03"W	12.75
L161	S80°27'35"W	34.49
L162	S85°52'40"W	15.95
L163	S80°46'16"W	28.79
L164	N85°31'55"W	11.77
L165	N75°13'49"W	10.17
L166	S87°34'22"W	55.77
L167	N86°24'47"W	23.42
L168	S70°48'31"W	32.18
L169	S85°00'33"W	34.41
L170	N85°00'33"E	21.95
L171	N70°48'31"E	29.29
L172	S86°24'47"E	28.53
L173	N87°34'22"E	58.22
L174	S75°13'49"E	13.07
L175	S85°31'55"E	11.30
L176	N80°46'16"E	24.77
L177	N85°52'40"E	18.05
L178	N80°27'35"E	39.28
L179	N10°20'27"W	22.26
L180	N78°27'57"E	30.57
L181	N82°23'30"E	77.35
L182	N74°47'46"E	52.01
L183	N80°44'04"E	10.08
L184	S89°59'59"E	14.56
L185	N79°39'59"E	41.00
L186	N82°59'59"E	13.24
L187	N82°58'21"E	13.13
L188	N79°31'32"E	54.26
L189	S11°40'46"E	11.07
L190	N78°19'14"E	58.65
L191	N11°40'46"W	9.79
L192	N72°16'20"E	33.30
L193	S13°07'03"W	157.46

LOT 1  
7.888 ACRES



10/03/2013

**Chaparral**  
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Surveying and Mapping

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512-443-1724

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PLOT SCALE: 1"=100'  
DRAWN BY: EJO  
SHEET 04 OF 05

# BULL CREEK PUD SUBDIVISION

C19/7

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL BY THE PRESENTS:

THAT DAVID G. BOOTH, TRUSTEE OF THE BOOTH FAMILY TRUST, BEING OWNER OF 71.931 ACRES IN THE THOMAS J. CHAMBERS SURVEY, ABSTRACT NO. 7, IN TRAVIS COUNTY, TEXAS, CONVEYED BY DEEDS OF RECORD IN DOCUMENT NOS. 2010145109, 2010145110 AND 2010157643, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID PROPERTY INCLUDES ALL OF LOTS 1 AND 2, BULL CREEK ROAD SUBDIVISION, AS RECORDED IN BOOK 28, PAGE 17 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND VACATED IN ACCORDANCE WITH SECTION 212.013 OF THE TEXAS LOCAL GOVERNMENT CODE, SAID VACATION HAVING BEEN RECORDED IN DOCUMENT NO. \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

DOES HEREBY SUBDIVIDE 71.931 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

### BULL CREEK PUD SUBDIVISION

AND DOES 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.

WITNESS MY HAND THIS THE 15<sup>TH</sup> DAY OF OCTOBER, 2013 A.D.

BY: David G. Booth  
DAVID G. BOOTH, TRUSTEE  
4107 LAKEPLACE LANE  
AUSTIN, TX 78746

STATE OF TEXAS  
COUNTY OF TRAVIS

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

WITNESS MY HAND AND SEAL IN MY OFFICE, THIS THE 15 DAY OF OCTOBER, 2013 A.D.

HEIDI M. RAUBER  
HEIDI M. RAUBER  
My Commission Expires  
23 JUNE 2015



### SURVEYOR'S CERTIFICATION

I, ERIC J. DANNEHM, 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 1998 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 JUNE 29, 2011, BEARING BASIS: GRID ADJUST FOR TEXAS CENTRAL ZONE STATE PLANE COORDINATES, 1983/93 HARN, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

Eric 10/03/2013  
ERIC J. DANNEHM, R.P.L.S. 6075



SURVEYING BY:  
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
3500 MC CALL LANE  
AUSTIN, TEXAS 78744  
(512) 443-1724

### ENGINEER'S CERTIFICATION:

I, SCOTT A. SMILEY, 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 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 46453004304, DATED SEPTEMBER 28, 2008, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

Scott A. Smiley 10/14/13  
SCOTT A. SMILEY, P.E.



ENGINEERING BY:  
ATKINS  
8504 BRIDGE POINT PARKWAY  
SUITE 200  
AUSTIN, TEXAS 78730  
(512) 327-8840  
TYPE REG. NO. T-474

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FINAL PURPOSE CITY LIMITS OF THE CITY OF AUSTIN ON

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

### ZONING AND PLATTING COMMISSION

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN,

TEXAS, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

CHAIRPERSON \_\_\_\_\_ SECRETARY \_\_\_\_\_

### APPROVED FOR ACCEPTANCE:

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

GRID QUERWYSE DIRECTOR  
PLANNING & DEVELOPMENT REVIEW

### CITY OF AUSTIN ON-SITE SEWAGE FACILITY (OSSF) PLAT NOTES:

- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE SEWAGE FACILITY THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE CITY OF AUSTIN.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED PUBLIC WATER SYSTEM.
- NO CONSTRUCTION MAY BEGIN ON ANY LOT IN THIS SUBDIVISION UNTIL PLANS FOR A PRIVATE ON-SITE SEWAGE FACILITY TO SERVE THE LOT ARE APPROVED BY THE CITY OF AUSTIN.
- THESE RESTRICTIONS ARE ENFORCEABLE BY THE CITY OF AUSTIN

Katharine 10/7/13  
AUSTIN WATER UTILITY, UTILITY DEVELOPMENT SERVICES DIVISION

### GENERAL NOTES:

- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER UTILITY SYSTEM AND AN INDIVIDUAL ON-SITE SEWAGE FACILITY APPROVED BY THE CITY OF AUSTIN.
- THE WATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS, INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
- 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 REPLACING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS AS NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL.
- 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE BULL CREEK PUD ORDINANCE NO. 20100729-120 AND ITS AMENDMENTS.
- SIDEWALKS ALONG R.M. 2222 ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ADJUTING 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.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION IN THIS SUBDIVISION PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING THAT BLOCK FLOOD FLOWS SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN. THE EVENT OF ANY CONFLICT WITH THE CITY CODE, BULL CREEK PUD ORDINANCE NO. 20100729-120 AND ITS AMENDMENTS SHALL APPLY.
- PROPERTY OWNER SHALL PROVIDE ACCESS TO THE 30"x100" CHANNEL EASEMENT, RETROFITTED IN VOL. 1645, PAGE 36, AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- ALL DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE OWNERS OR HIS/HER ASSIGNS.
- THE MINIMUM FINISHED FLOOR ELEVATION IN THIS SUBDIVISION SHALL BE AT LEAST 1.0 FOOT ABOVE THE DESIGN STORM ELEVATION.
- NO DRIVE AWAY'S OR PARKING AREAS WILL BE PERMITTED WITHIN THE HILL COUNTRY ROADWAY BUFFER, WITH THE EXCEPTION OF ANY CONNECTIONS TO THE FM 2222 RIGHT OF WAY ALLOWABLE UNDER THE HILL COUNTRY ROADWAY ORDINANCE.
- CRITICAL ENVIRONMENTAL FEATURES (CEFS) AND BUFFERS ARE AS SHOWN IN THE BULL CREEK PUD ORDINANCE NO. 20100729-120 AND ITS AMENDMENTS.
- BUILDING PERMITS FOR LOTS 3 AND 8 ARE SUBJECT TO FIRE DEPARTMENT APPROVAL. EMERGENCY VEHICLE ACCESS AND FIRE PROTECTION WATER SUPPLIES MUST BE ADDRESSED. AUTOMATIC FIRE SPRINKLER SYSTEMS MAY BE INSTALLED AS AN ALTERNATE METHOD TO EMERGENCY VEHICLE ACCESS AND/OR FIRE PROTECTION WATER SUPPLIES THAT ARE FULLY COMPLIANT WITH THE FIRE CODE.
- THE NUMBER OF SINGLE FAMILY RESIDENCES ON THE PROPERTY IS LIMITED TO THE NUMBER SPECIFIED IN THE BULL CREEK PUD.
- THE 25' UTILITY, DRAINAGE AND R.O.W. EASEMENT & TEMPORARY CONSTRUCTION AGREEMENT AS PROVIDED IN THE PARTITION DEED (2001057457) WILL NOT BE USED FOR ACCESS TO ANY LOT WITHIN THIS SUBDIVISION. THIS IS A PRIVATE EASEMENT AND THE CITY OF AUSTIN MAY HAVE DEVELOPMENT REGULATIONS THAT LIMIT THE USE OF THIS EASEMENT.
- IN ADDITION TO THE EXISTING TxDOT-APPROVED DRIVE ON LOT 1, LOTS 2-8 CAN ALSO ACCESS FM 2222 VIA THE EXISTING TxDOT-APPROVED DRIVE ON LOT 4 AND AS SPECIFIED IN THE JOINT USE ACCESS AGREEMENT RECORDED IN DOCUMENT NO. 2012101702 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. LOT 1 IS ALSO ALLOWED TO USE THE LOT 4 PRIVATE DRIVE UNDER THE TERMS OF THE AFOREMENTIONED JUA DOCUMENT.
- THE 10' E.E. & T.E. EXTENDING IN A NORTH-SOUTH DIRECTION ACROSS THE SUBDIVISION AND THE 15' E.E. & T.E. ALONG FM 2222 ARE DEDICATED SUBJECT TO THE CONDITION THAT CROSSINGS OF THE EASEMENTS ARE PERMITTED FOR PROJECT WATER, WASTEWATER AND IRRIGATION LINES. IT IS UNDERSTOOD THAT NO LICENSE AGREEMENTS ARE REQUIRED FOR SUCH CROSSINGS.
- THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE AUSTIN WATER UTILITY.

THE STATE OF TEXAS  
COUNTY OF TRAVIS

I, DANA DEBEAUNOR, 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 \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M., AND DULY

RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M., IN SAID COUNTY

AND STATE, IN DOCUMENT NUMBER \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS

COUNTY, TEXAS,

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE \_\_\_\_ DAY OF \_\_\_\_\_

20\_\_ A.D.

DANA DEBEAUNOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY \_\_\_\_\_

DEPUTY

 <b>Chaparral</b> Professional Land Surveying, Inc. Surveying and Mapping 3500 McCall Lane Austin, Texas 78744 512-443-1724	PROJECT NO.:	790-001
	DRAWING NO.:	790-001-PL1
	PLAT DATE:	10/03/2013
	PLAT SCALE:	1"=100'
	DRAWN BY:	EJO
SHEET		05 OF 05