

CASE # C15-2013-0135
TP-033433-17-14
ROW-11050719

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 7317 Morning View Court

LEGAL DESCRIPTION: Subdivision – Stoney Ridge Section 5B

Lot(s) 36 Block H Outlot _____ Division _____

I Jim Bennett as authorized agent for William Gurasich/ SR Development, Inc.

_____ affirm that on 10/8/2013 _____ hereby apply for a hearing before the Board of

Adjustment for consideration to:

ERECT – ATTACH – COMPLETE – REMODEL – MAINTAIN

a single family dwelling providing a total lot area of 5591 sq. ft..

_____ in a SF-2 _____ district.
(zoning district)

The Austin Electric Utility Department (Austin Energy) enforces electric easements and the setback requirements set forth in the Austin Utility Code, Electric Criteria Manual and National Electric Safety Code. The Board of Adjustment considers variance to the Land Development Code, and a variance granted by the Board of Adjustment does not waive the requirements enforced by Austin Energy. Please contact Christine Esparza with Austin Energy at 322-6112 before filing your application with the Board of Adjustment if your request is for a reduction in setbacks or height limits.

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

Without a variance nothing can be built on this lot.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

This subdivision was recorded in 2004, and apparently an error was made in the lot size of this lot which is 5591 sq. ft., instead of the required 5750 sq. ft. Without a variance the lot will remain vacant. The adjoining lots on both sides of this lot are developed. The amount of variance (159 sq. ft.) is a minimal departure from the code requirements.

The hardship is not general to the area in which the property is located because:

This lot size is not general to the area.

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The lot will be developed with a single family dwelling that will comply with all other requirements, and this minimal departure will not be noticeable.

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Jim Bennett Mail Address 11505 Ridge Dr

City, State & Zip Austin TX 78740

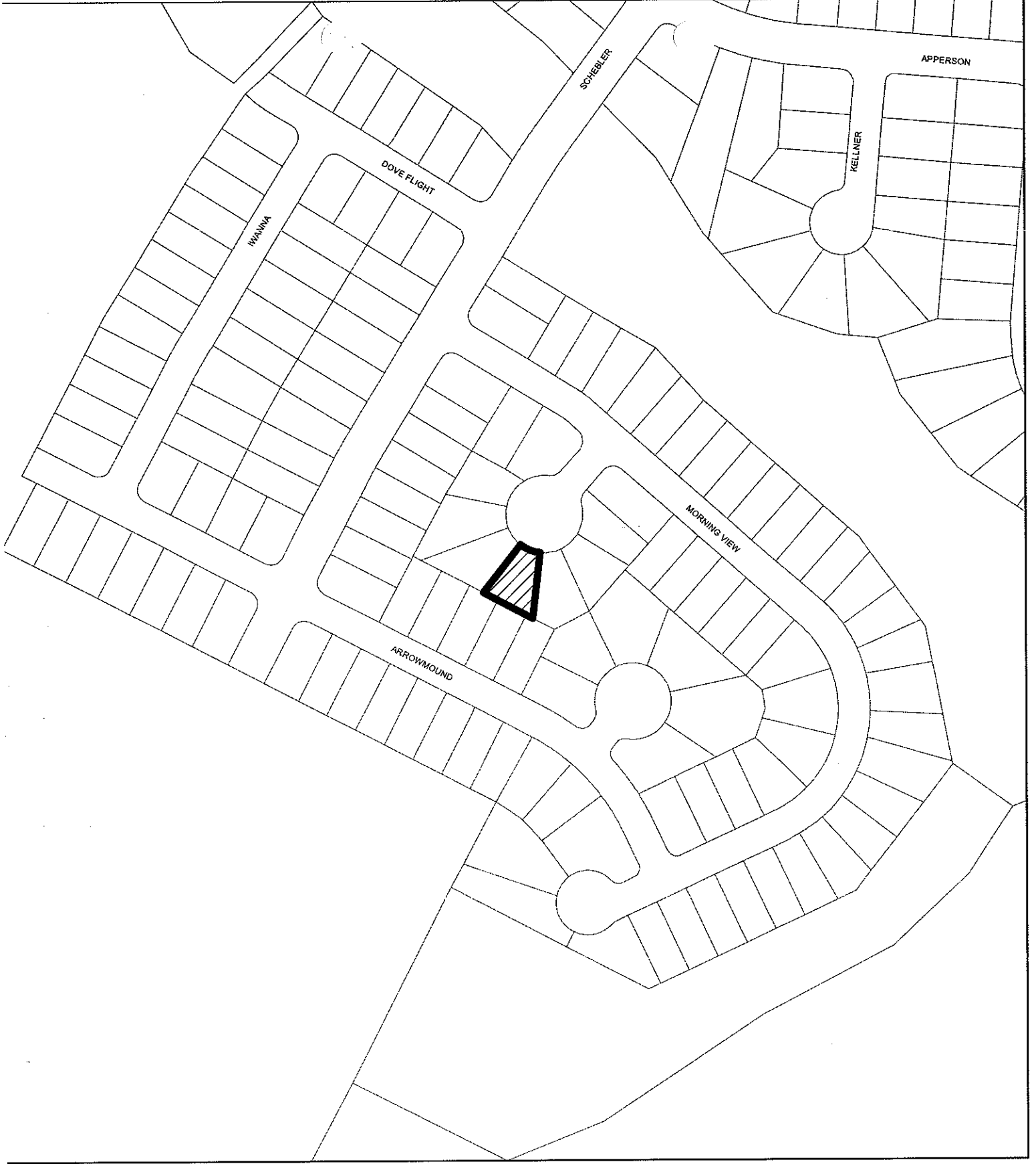
Printed Jim Bennett Phone 512-282-3079 Date '



OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed W. G. G. A Mail Address 3813 TRAVIS Country Circle

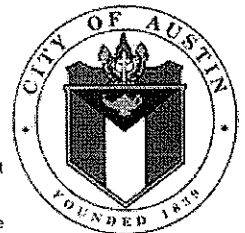
City, State & Zip Austin, Tx 78735

Printed William GURASICH Phone 512 658 3446 Date 10/8/2013



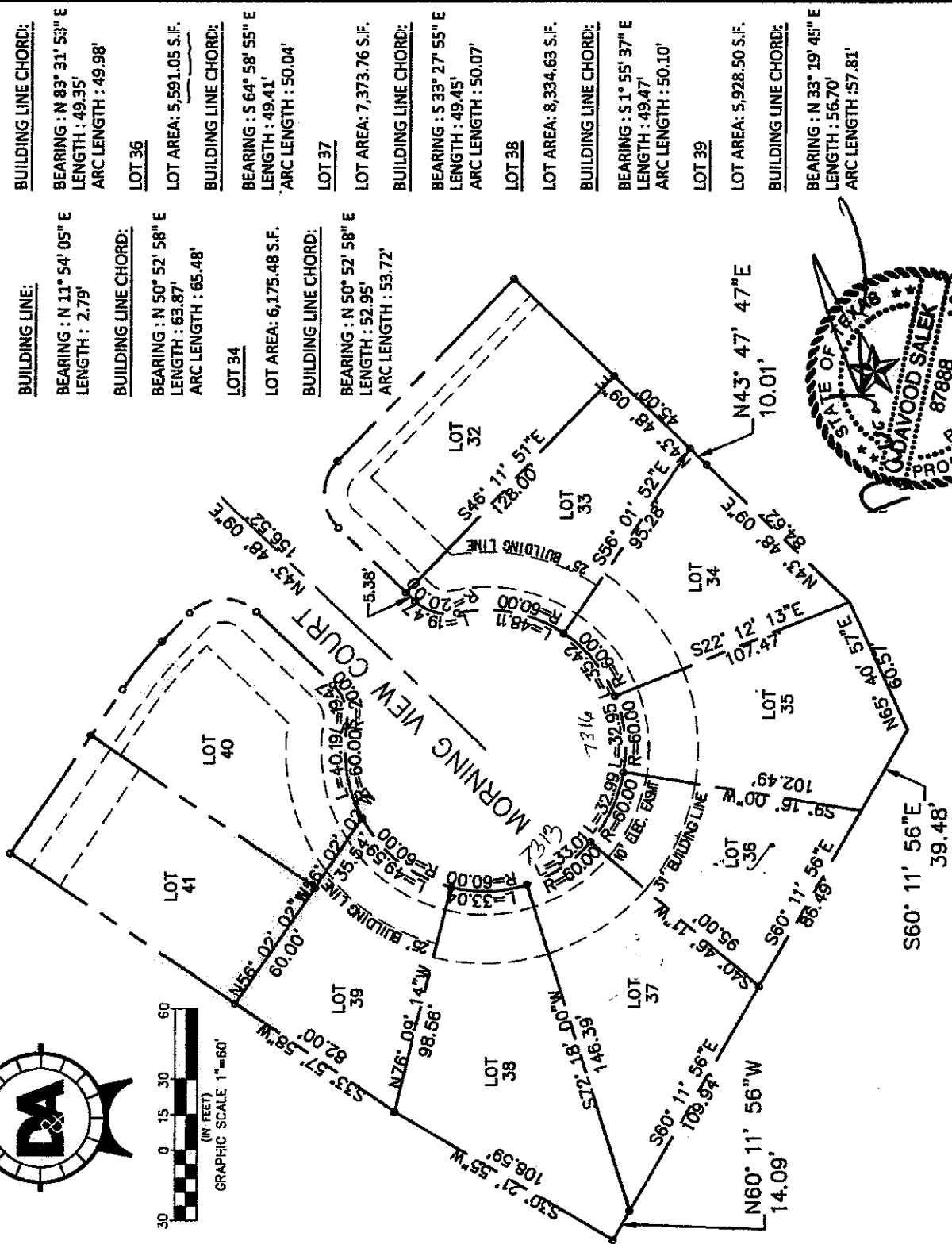
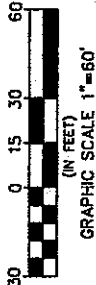
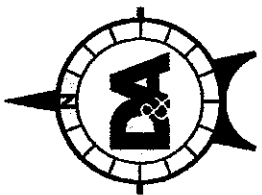
 SUBJECT TRACT
 ZONING BOUNDARY

CASE#: C15-2013-0135
 LOCATION: 7317 MORNING VIEW COURT



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



LOT 35
 LOT AREA: 7,082.84 S.F.
BUILDING LINE CHORD:
 BEARING : N 83° 31' 53" E
 LENGTH : 49.35'
 ARC LENGTH : 49.98'

LOT 36
 LOT AREA: 5,591.05 S.F.
BUILDING LINE CHORD:
 BEARING : S 64° 58' 55" E
 LENGTH : 49.41'
 ARC LENGTH : 50.04'

LOT 37
 LOT AREA: 7,373.76 S.F.
BUILDING LINE CHORD:
 BEARING : S 33° 27' 55" E
 LENGTH : 49.45'
 ARC LENGTH : 50.07'

LOT 38
 LOT AREA: 8,334.63 S.F.
BUILDING LINE CHORD:
 BEARING : S 1° 55' 37" E
 LENGTH : 49.47'
 ARC LENGTH : 50.10'

LOT 39
 LOT AREA: 5,928.50 S.F.
BUILDING LINE CHORD:
 BEARING : N 33° 19' 45" E
 LENGTH : 56.70'
 ARC LENGTH : 57.81'

LOT 33
 LOT AREA: 6,043.51 S.F.
BUILDING LINE:
 BEARING : N 11° 54' 05" E
 LENGTH : 2.79'
BUILDING LINE CHORD:
 BEARING : N 50° 52' 58" E
 LENGTH : 63.87'
 ARC LENGTH : 65.48'

LOT 34
 LOT AREA: 6,175.48 S.F.
BUILDING LINE CHORD:
 BEARING : N 50° 52' 58" E
 LENGTH : 52.95'
 ARC LENGTH : 53.72'

LOT 32
 LOT AREA: 128.00 S.F.
 BEARING : 546° 11' 51"E
 LENGTH : 128.00'

LOT 33
 LOT AREA: 95.28 S.F.
 BEARING : 556° 01' 52"E
 LENGTH : 95.28'

LOT 34
 LOT AREA: 84.62 S.F.
 BEARING : N43° 48' 09"E
 LENGTH : 10.01'

LOT 35
 LOT AREA: 107.47 S.F.
 BEARING : 222° 12' 13"E
 LENGTH : 107.47'

LOT 36
 LOT AREA: 102.49 S.F.
 BEARING : S60° 11' 56"E
 LENGTH : 39.48'

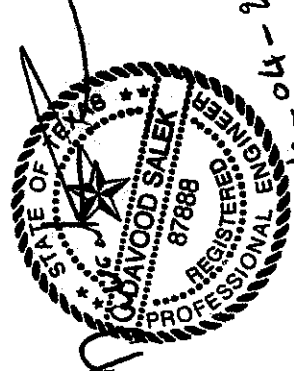
LOT 37
 LOT AREA: 95.00 S.F.
 BEARING : S40° 46' 17"W
 LENGTH : 95.00'

LOT 38
 LOT AREA: 146.39 S.F.
 BEARING : S72° 18' 10"W
 LENGTH : 108.59'

LOT 39
 LOT AREA: 82.00 S.F.
 BEARING : N58° 02' 02"W
 LENGTH : 60.00'

LOT 40
 LOT AREA: 40.19 S.F.
 BEARING : N43° 48' 09"E
 LENGTH : 156.52'

LOT 41
 LOT AREA: 49.50 S.F.
 BEARING : N60° 11' 56"E
 LENGTH : 82.00'



10-04-2013

DA DOUCET & ASSOCIATES
 C&S Engineering - Planning - Surveying/Mapping
 7401 B. Highway 71 W, Suite 160
 Austin, Texas 78735, Phone: (512)-583-2600
 www.doucetandassociates.com
 Firm Registration Number: 3937

BUILDING LINE EXHIBIT

MORNING VIEW COURT

SHEET
 1 of 1
 Project No:
 535-005A

\$ 111.00

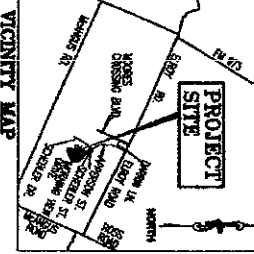
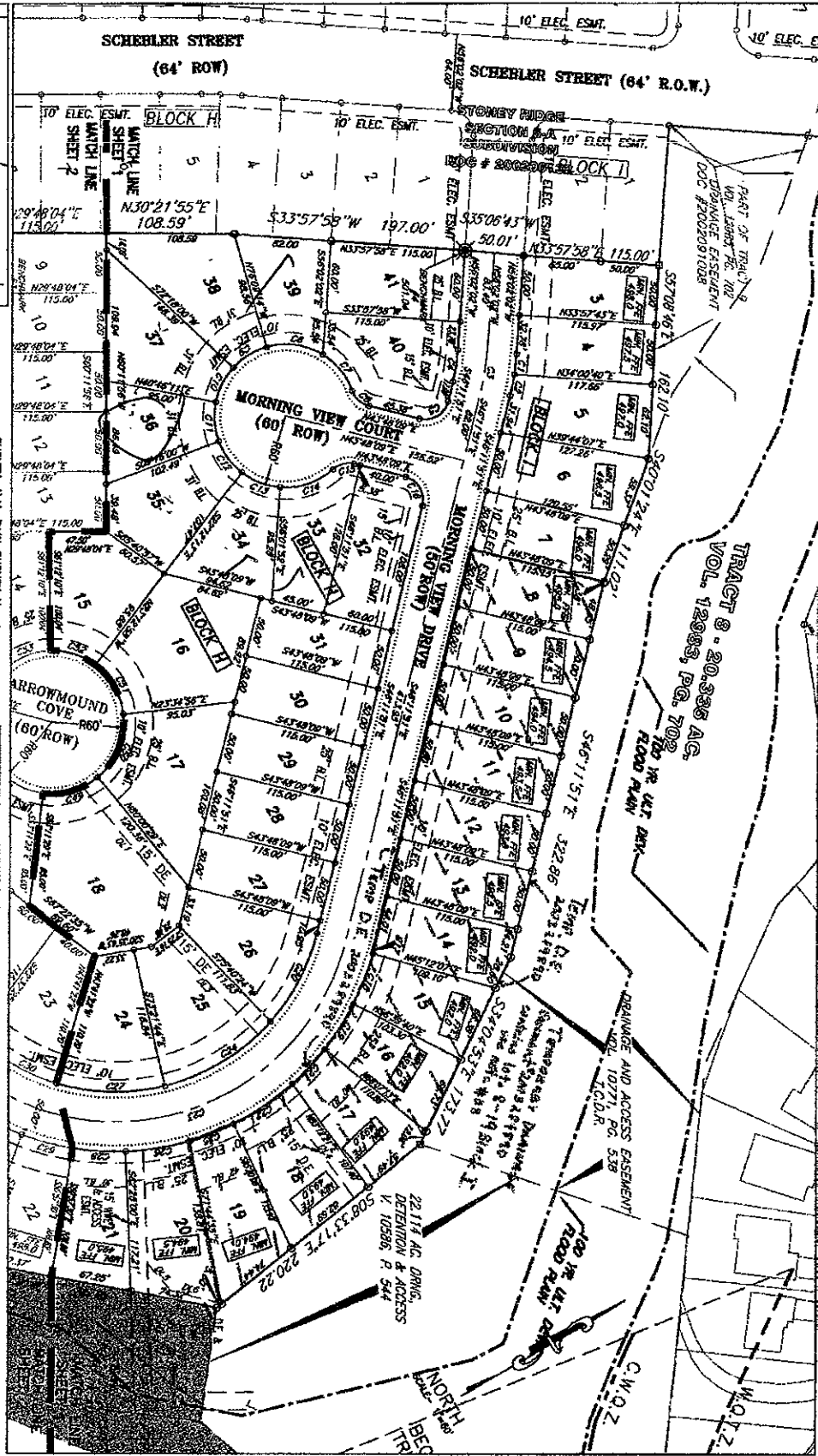
JAN. 22, 04

200400020

STONEY RIDGE SECTION 5-B

- LEGEND**
- 1/2" IRON ROD FOUND
 - 1/2" IRON ROD TO BE SET
 - BL CONCRETE FOUNDATION TO BE SET
 - SODASUX BUILDING SETBACK LINE
 - W.O.T.Z. WATER QUALITY TRANSPORTATION ZONE
 - C.W.O.Z. CRITICAL WATER QUALITY ZONE
 - (O.E.) DRAINAGE EASEMENT
 - 100 YEAR FLOODPLAIN
 - WAVE
 - WASTE WATER EASEMENT
 - D.E. DRAINAGE EASEMENT

EXEMPT NOTE:
 IN ACCORDANCE WITH THE EXEMPT RULES, A 10% FOOT WORK DISTANCE FROM THE EXEMPT BOUNDARY IS REQUIRED FOR ALL EXEMPT STRUCTURES. EXEMPT STRUCTURES ARE NOT TO BE CONSIDERED AS EXEMPT STRUCTURES IN THE FLOODPLAIN. EXEMPT STRUCTURES ARE EXEMPT FROM ALL REQUIREMENTS OF THE FLOODPLAIN ACT. EXEMPT STRUCTURES ARE EXEMPT FROM ALL REQUIREMENTS OF THE FLOODPLAIN ACT. EXEMPT STRUCTURES ARE EXEMPT FROM ALL REQUIREMENTS OF THE FLOODPLAIN ACT.



PROJECT SITE

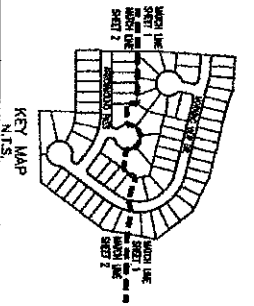
ENGINEER:
 AUSTIN CIVIL ENGINEERING, INC.
 1722 CONGRESS ST. SUITE 300
 AUSTIN, TEXAS 78704
 (512) 506-0018

OWNER:
 SR DEVELOPMENT, INC.
 1722 CONGRESS ST. SUITE 300
 AUSTIN, TEXAS 78701
 (512) 506-0018

SURVEYOR:
 AUSTIN CIVIL ENGINEERING, INC.
 1722 CONGRESS ST. SUITE 300
 AUSTIN, TEXAS 78704
 (512) 506-0018

OWNER:
 SR DEVELOPMENT, INC.
 1722 CONGRESS ST. SUITE 300
 AUSTIN, TEXAS 78701
 (512) 506-0018

OWNER:
 SR DEVELOPMENT, INC.
 1722 CONGRESS ST. SUITE 300
 AUSTIN, TEXAS 78701
 (512) 506-0018



SECTION	AREA FEET OF NEW STREET	ROW WIDTH	PAVEMENT WIDTH	SPEED	CLASSIFICATION
MORNING VIEW DRIVE	18,640 L.F.	50'	30'	25 mph	LOCAL STREET
ARROWMOOR COVE	11,820 L.F.	30'	30'	25 mph	LOCAL STREET
MORNING VIEW DRIVE	1,310 L.F.	50'	30'	25 mph	LOCAL STREET
ARROWMOOR PASS	815.0 L.F.	50'	30'	25 mph	LOCAL STREET
TOTAL	21,665 L.F.				

ALL STREET CROSS SECTIONS TO COMPLY WITH C.O.A. STANDARDS.

SHEET
 1 of 4

FINAL PLAT

PROJECT SHEET NO. 58
 SCALE: 1"=40'
 DATE: 1/22/04

STONEY RIDGE SECTION 5-B

SUBDIVISION PLAT

AUSTIN CIVIL ENGINEERING, INC.
 2708 SOUTH LAMAR BLVD., STE. 200A
 AUSTIN, TEXAS 78704
 TEL: (512) 306-0010
 FAX: (512) 306-0048



JAN. 22, 04

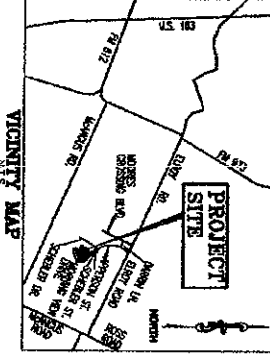
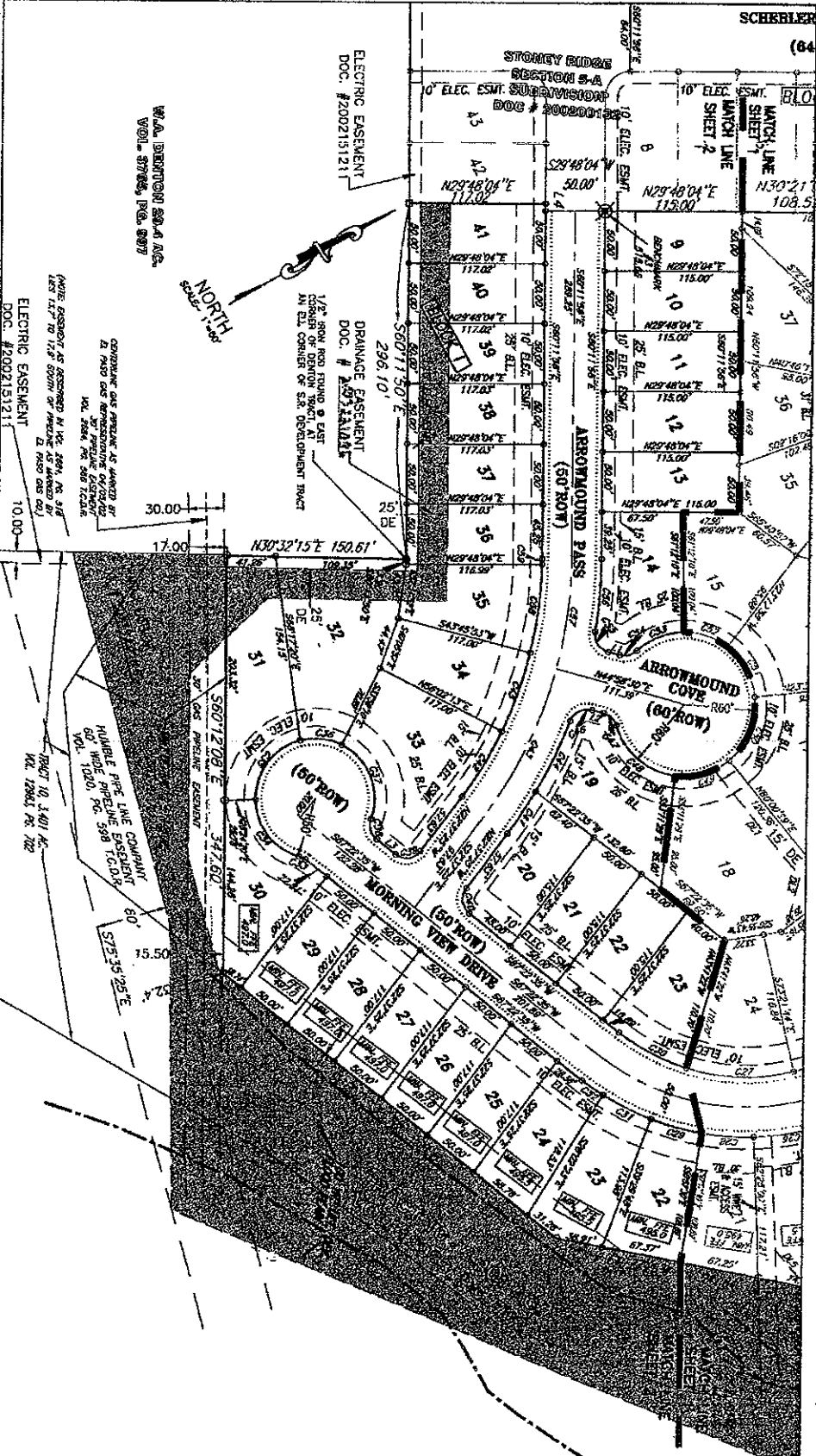
200400020

PHOTOGRAPHIC MYLAR

STONEY RIDGE SECTION 5-B

- LEGEND**
- 1/2" IRON ROD FOUND
 - 1/2" IRON ROD TO BE SET
 - CONCRETE MONUMENT TO BE SET
 - BUILDING SETBACK LINE
 - SETBACK
 - WATER QUALITY TRANSITION ZONE
 - C.R.O.Z. CRITICAL WATER QUALITY ZONE
 - (60' ROW) 60' MIN. WATER QUALITY ZONE
 - (100' ROW) 100' MIN. WATER QUALITY ZONE
 - W.W.E. WASTE WATER EASEMENT
 - D.E. DRAINAGE EASEMENT

PRESENT NOTE:
 THE EASEMENT SPONSOR APPROX. A 100' DIST. FROM THE EASEMENT BOUNDARY TO ALL STREET FRONTAGE OR ALL LOTS SHOWN IS HEREBY DEDICATED TO THE PUBLIC USE. (SECTION 5-B, 1989)
 DRAINAGE PASS (60' ROW) IS DEDICATED TO THE PUBLIC USE. (SECTION 5-B, 1989)
 DRAINAGE PASS (60' ROW) IS DEDICATED TO THE PUBLIC USE. (SECTION 5-B, 1989)



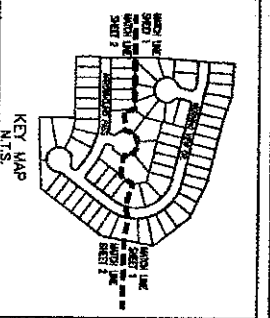
PROJECT SITE

W.A. DENTON SUBD. AS VOL. 3788, PG. 897

OWNER:
 ST. DEVELOPMENT, INC.
 1722 COLLEADO ST. SUITE 320
 DALLAS, TEXAS 75245
 (512) 241-7800
 CONTACT: WILLIAM GURBACH

ENGINEER:
 AUSTIN CIVIL ENGINEERING, INC.
 2706 SOUTH LAMAR BLVD., SUITE 200
 AUSTIN, TEXAS 78704
 (512) 308-0018

ENGINEER'S CERTIFICATE:
 I, ENGINEER, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT IS ACCURATE AND CORRECTLY REPRESENTS THE FIELD SURVEY AND THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.



LINEAR FEET OF NEW STREET	ROW WIDTH	PAVEMENT WIDTH	SPEED	CLASSIFICATION
1150 LF.	30'	30'	25 mph	LOCAL STREET
1150 LF.	30'	30'	25 mph	LOCAL STREET
1310 LF.	30'	30'	25 mph	LOCAL STREET
4 x 40'-0" x 30'	30'	30'	25 mph	LOCAL STREET
8150 LF.	30'	30'	25 mph	LOCAL STREET
TOTAL	21965 LF.			

ALL STREET CROSS SECTIONS TO COMPLY WITH C.O.A. STANDARDS.

STONEY RIDGE SECTION 5-B
 SUBDIVISION PLAT

AUSTIN CIVIL ENGINEERING, INC.
 2706 SOUTH LAMAR BLVD., SUITE 200
 AUSTIN, TEXAS 78704
 TEL: (512) 308-0018
 FAX: (512) 308-0048



SHEET
2
 OF 4

FINAL
 PLAT

JAN. 22, 04

200400020

PHOTOGRAPHIC MYLAR

STONEY RIDGE SECTION 5-B

NOTES

- 1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE MOORE'S CROSSING MAIN WATER SUPPLY SYSTEM.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE MOORE'S CROSSING MAIN WASTEWATER SYSTEM.
3. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN AND STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS...

- 20. CONSTRUCTION SHALL COMPLY WITH CONSTRUCTION STANDARDS FOR FACILITIES ON CLAY SOILS AS SET FORTH IN EXHIBIT 8 TO THE LUD CONSENT AGREEMENT.
21. IN ACCORDANCE WITH THE LUD CONSENT AGREEMENT, RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE SET FORTH IN EXHIBIT 9, PL. 302 VOL. 10846, PART OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
22. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE PLACED ON A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.

Table with 3 columns: LOT NUMBER, LOT AREA (SQ. FT.), LOT FRONT (FEET). Rows 1-12.

38. Drainage Easement to be added to plat to be released when 100% of impervious is approved and accepted by the Federal Emergency Management Agency case #00-09-15562

- 23. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER ON HIS ASSIENS.
24. PROPERTY OWNER SHALL PROVIDE PRO ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
25. TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
26. THE WATER QUALITY FUND LOCATED OFFICE OF TRACT 5, 1389 ACRES, VOL. 12883, PL. 202 SHALL BE OWNED AND MAINTAINED BY MOORE'S CROSSING LUD.

Table with 10 columns: LOT NO., AREA, DISTANCE, PERCENT, LENGTH, CHORD LENGTH, BEARING, DISTANCE, PERCENT, LENGTH, CHORD LENGTH. Rows 1-12.

APPENDIX B-5 THE WATER QUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE PERSUASION TO THE USE AND MAINTENANCE OF THESE EASEMENTS RESTRICTED BY SECTIONS 26-8-211 AND 26-8-212 THEREOF.
MAINTENANCE OF THE WATER QUALITY EASEMENTS REQUIRED ABOVE SHALL BE ACCORDANCE TO CITY OF AUSTIN STANDARDS.

STONEY RIDGE SECTION 5-B SUBDIVISION PLAT

AUSTIN CIVIL ENGINEERING, INC. 2708 SOUTH LAMAR BLVD., Ste. 200A AUSTIN, TEXAS 78704

PLAT NOTES SHEET 3 OF 4

JAN. 22, 04

200400020

PHOTOGRAPHIC MYLAR

STONEY RIDGE SECTION 5-B

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

THAT SR DEVELOPMENT, INC., ACTING HEREIN BY AND THROUGH ITS PRESIDENT, WILLIAM G. GARIBSON, OWNER OF THAT CERTAIN PROPERTY IN THE AREA KNOWN AS STONEY RIDGE IN TRAVIS COUNTY, TEXAS, BY WRITING OF THE ABOVE SIGNED INSTRUMENT, HAS CAUSED TO BE MADE AND AS CORRECTED IN VOLUNTARILY DEPOSITED TO THE PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBSCRIBE TO THE AGES OF SAID PROPERTY IN ACCORDANCE WITH THE MAP OR PLAT SHOWN HEREON PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS STONEY RIDGE SECTION 5-B, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE PRINTED AND NOT RELEASED, AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

SR DEVELOPMENT, INC.
A TEXAS CORPORATION
1122 COLCORD ST., SUITE 320
AUSTIN, TEXAS 78701
William G. Garibson
WILLIAM G. GARIBSON, PRESIDENT

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

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS 20th DAY OF JANUARY, 2004, AD, PERSONALLY APPEARED WILLIAM G. GARIBSON, PRESIDENT OF SR DEVELOPMENT, INC., 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS
Lesley A. Ashcraft
LESLEY A. ASHCRAFT
PRINT NOTARY'S NAME



ENGINEER

I, HUNTER SHADBOURNE, AN AUTHORIZED JUDER, THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLES WITH ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE CITY CODE OF 1981, AS AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. NO PORTION OF THIS PLAT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #81026-1 TRAVIS COUNTY, TEXAS, DATED _____

EDWARDS ACQUIRES NOTE
THIS SUBDIVISION IS NOT LOCATED WITHIN THE EDWARDS ACQUIRES RECHARGE ZONE.

HUNTER SHADBOURNE, P.E.
AUSTIN CIVIL ENGINEERING, INC.
2708 SOUTH LAMAR BLVD., SUITE 100
AUSTIN, TEXAS 78704
(512) 308-0018



SUBDIVISION

I, MICHAEL SVAJFORD, R.F.L.S. No. 3893, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM A FIELD SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

MICHAEL SVAJFORD, R.F.L.S. #3893
4400 SMD AND ASSOCIATES
1400 SOUTH LAMAR BLVD., SUITE 100
AUSTIN, TEXAS 78745
(512) 441-8901



MOORE'S CROSSING NOTE

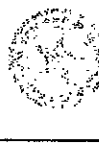
THE TRACT OF LAND DESCRIBED ON THIS PLAT IS WITHIN THE SERVICE AREA OF MOORE'S CROSSING UTILITY DISTRICT AND HAS WATER SERVICE AVAILABLE AND HAS WASTEWATER SERVICE AVAILABLE THROUGH AN EXISTING SANITARY WASTEWATER COLLECTION AND TREATMENT SYSTEM. THE MOORE'S CROSSING UTILITY DISTRICT AND REQUIREMENTS OF THE MOORE'S CROSSING MUNICIPAL UTILITY DISTRICT.

PRESIDENT OF BOARD
MOORE'S CROSSING MUNICIPAL UTILITY DISTRICT
DATED _____

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

I, DANA DEBAVOUR, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 20th DAY OF JANUARY, 2004, AD, THE COMMISSIONER'S 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 IN BOOK _____ PAGE(S) _____ MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THIS THE _____ DAY OF _____ 2004 AD.

DANA DEBAVOUR, COUNTY CLERK
TRAVIS COUNTY, TEXAS
DEPUTY
D. DeBavour



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

I, DANA DEBAVOUR, 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 _____, 2004 AD, AT _____ O'CLOCK _____ M., AND DULY RECORDED ON THE _____ DAY OF _____, 2004 AD, AT _____ O'CLOCK _____ P.M. ORIGINAL PUBLIC RECORD OF SAID COUNTY AND SAME IN PLAT DOCUMENT NUMBER _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 2004 AD.
DANA DEBAVOUR, COUNTY CLERK
TRAVIS COUNTY, TEXAS
D. DeBavour



(1) IN APPROVING THIS PLAT, THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS, ASSURES THAT THE LOCATION OF ALL STREETS, ROADS, 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 IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND SHOWN HEREON IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS.

(2) 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 AND SERVICE FROM IMPROVEMENTS OR TO RELIEVE FISCAL SECURITY, THE OWNERS' FROM IMPROVEMENTS TO SECURE THIS OBLIGATION, THE AMOUNT OF THE ESTIMATED COST OF COUNTY WITH THE COUNTY IN THE OBLIGATION TO CONSTRUCT 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 PREPARING TO COUNTY STANDARDS.

(3) THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONER'S COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY THE COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR EXIST TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

(4) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A MUNICIPAL WATER DISTRIBUTION SYSTEM.

THIS SUBDIVISION IS LOCATED WITHIN THE UNITED PURPOSE CITY LIMITS OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____, 2004.

APPROVED FOR ACCEPTANCE
MICHAEL J. HEITZ, DIRECTOR
WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT
Michael J. Heitz

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN COUNTY OF TRAVIS, THIS THE _____ DAY OF _____, 2004.

BETTY BAKER, CHAIRPERSON
SECRETARY
Betty Baker

CG-87-020.06.1A

SHEET
OF 1
4
PLAT
NOTES

STONEY RIDGE
STONEY RIDGE SECTION 5-B

AUSTIN CIVIL
ENGINEERING, INC.
2708 SOUTH LAMAR BLVD., SUITE 100
AUSTIN, TEXAS 78704
(512) 308-0018





TRV 200400020
4 pgs

PLAT DOCUMENT # _____

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME STONEY RIDGE SECTION 5-B

OWNERS NAME: SR DEVELOPMENT INC

RESUBDIVISION? YES NO

ADDITIONAL RESTRICTIONS / COMMENTS:

NONE

RETURN:

WATERSHED PROTECTION & DEV
505 BARTON SPRINGS RD
AUSTIN TEXAS 78701

PLAT FILE STAMP

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

01-22-2004 02 44 PM 200400020
BAZANJ \$111 00
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS