

C12
/1

SUBDIVISION REVIEW SHEET

CASE NO.: C8-92-0064.2A

ZAP DATE: December 17, 2013

SUBDIVISION NAME: Barton Creek Section N Right-of-Way

AREA: 6.387

LOT(S): 0

OWNER/APPLICANT: (David Ruehlman)

AGENT: Murfee Engineering Co.
(Ronee Gilbert)

ADDRESS OF SUBDIVISION: 7416 W William Cannon Drive

GRIDS: MC21

COUNTY: Travis

WATERSHED: Barton Creek

JURISDICTION: 2-Mile ETJ

EXISTING ZONING: N/A

MUD: N/A

PROPOSED LAND USE: right-of-way

ADMINISTRATIVE WAIVERS: none

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

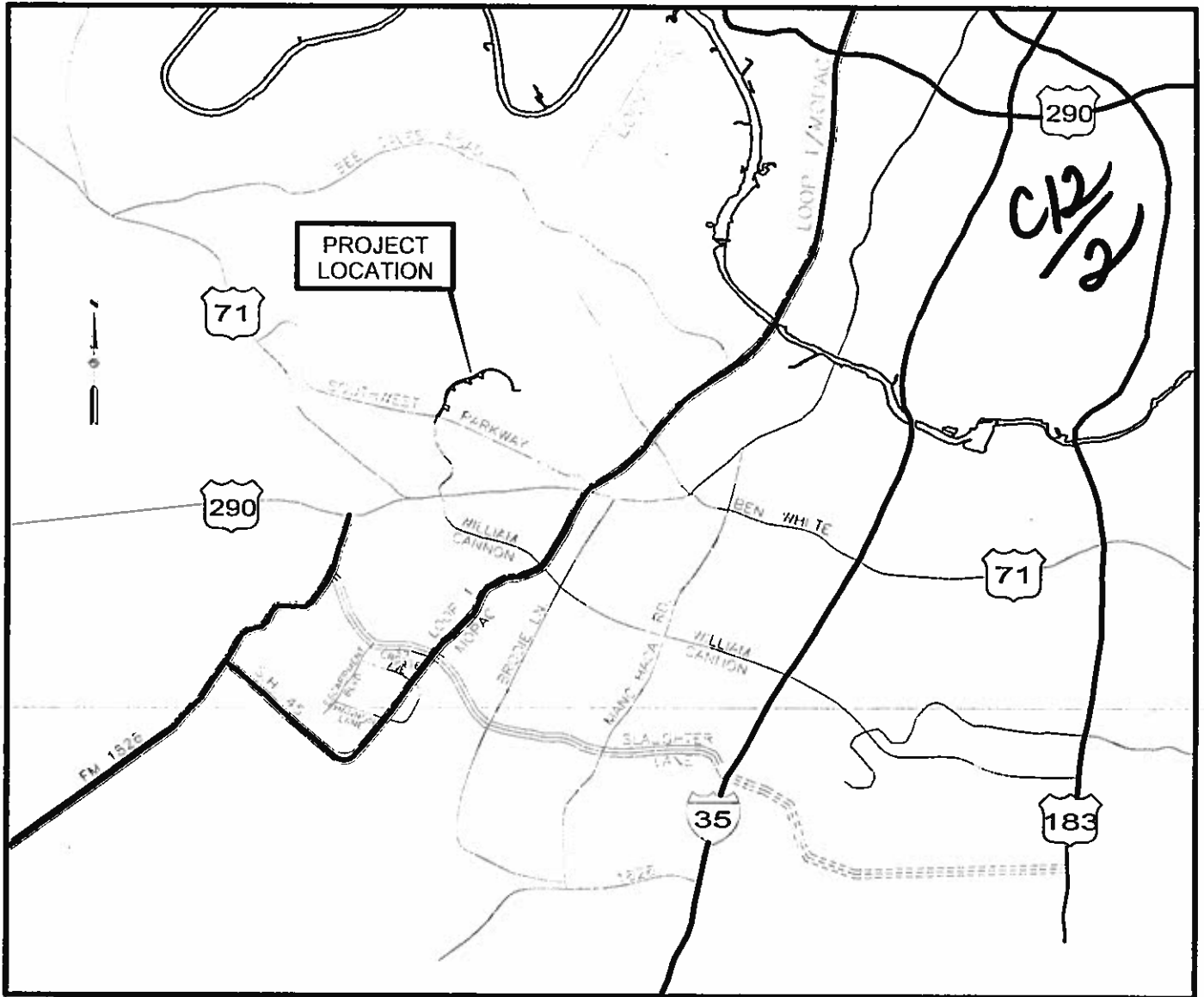
DEPARTMENT COMMENTS: The request is for approval of the Barton Creek Section N right-of-way for Tacoma Circle, a street within Barton Creek Section N. The proposed plat is composed of 0 lots on 6.387 acres. There are no other lots with this final plat, only right-of-way.

STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

CITY STAFF: Don Perryman
e-mail: don.perryman@austintexas.gov

PHONE: 512-974-2786



LOCATION MAP

(N.T.S.)

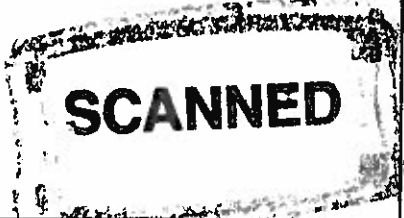
(MAPSCO-GRID MC21; PG. 612)

WILLIAM CANNON DRIVE WEST PHASE 1

SECTION 2

LOCATION MAP

(N.T.S.)



BENCHMARKS:

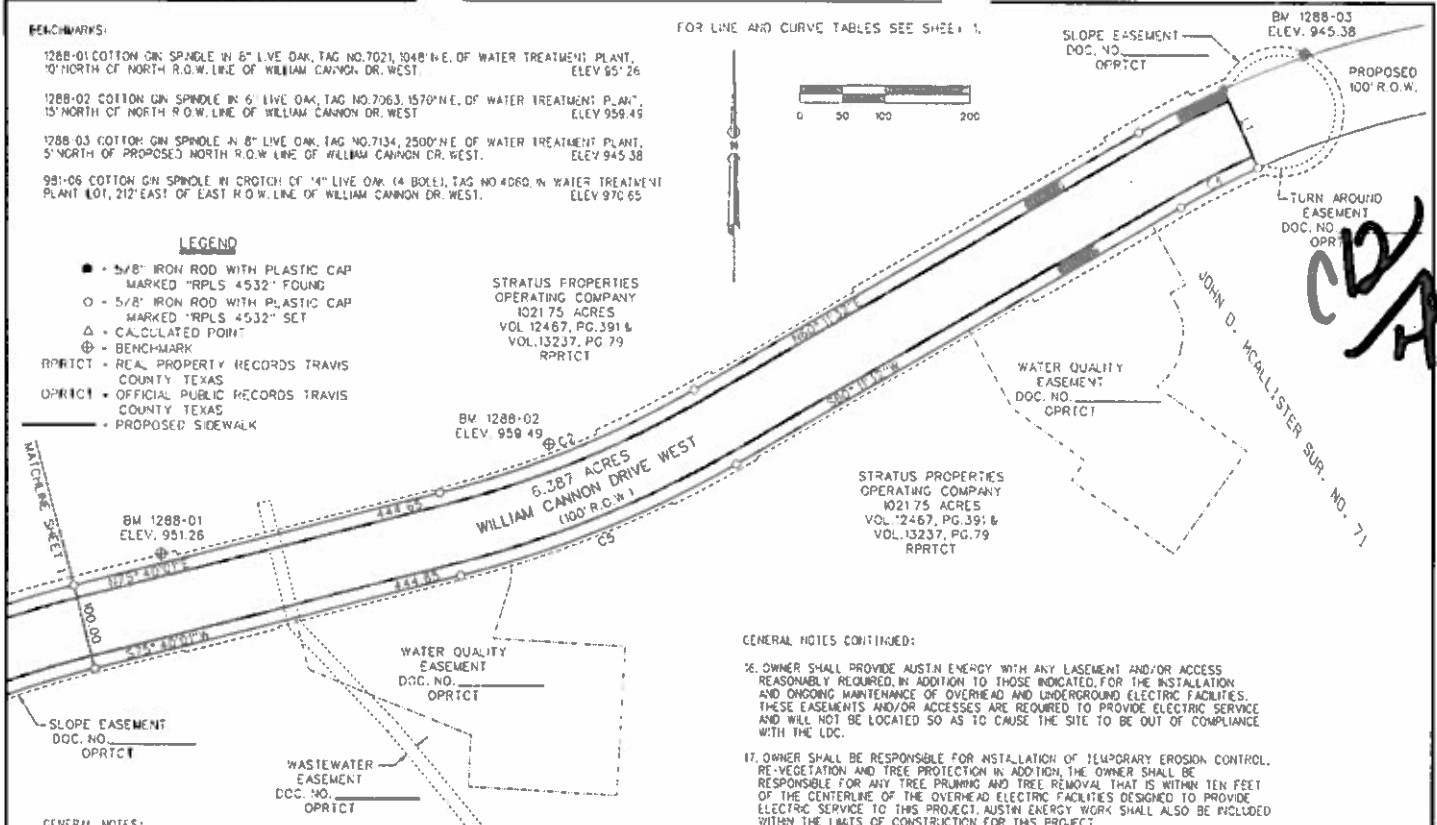
- 1288-01 COTTON GIN SPINDLE IN 6" LIVE OAK, TAG NO.7021, 3048' N.E. OF WATER TREATMENT PLANT, 10' NORTH OF NORTH R.O.W. LINE OF WILLIAM CANNON DR. WEST. ELEV 955.26
- 1288-02 COTTON GIN SPINDLE IN 6" LIVE OAK, TAG NO.7063, 1570' N.E. OF WATER TREATMENT PLANT, 15' NORTH OF NORTH R.O.W. LINE OF WILLIAM CANNON DR. WEST. ELEV 959.49
- 1288-03 COTTON GIN SPINDLE IN 8" LIVE OAK, TAG NO.7134, 2500' N.E. OF WATER TREATMENT PLANT, 5' NORTH OF PROPOSED NORTH R.O.W. LINE OF WILLIAM CANNON DR. WEST. ELEV 945.38
- 991-06 COTTON GIN SPINDLE IN CROUCH OF 14" LIVE OAK (4 BOKS), TAG NO.4060, IN WATER TREATMENT PLANT LOT, 212' EAST OF EAST R.O.W. LINE OF WILLIAM CANNON DR. WEST. ELEV 970.65

LEGEND

- 5/8" IRON ROD WITH PLASTIC CAP MARKED "RPLS 4532" FOUND
- 5/8" IRON ROD WITH PLASTIC CAP MARKED "RPLS 4532" SET
- △ CALCULATED POINT
- ⊕ BENCHMARK
- RPRICT REAL PROPERTY RECORDS TRAVIS COUNTY TEXAS
- OPRICT OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS
- - - PROPOSED SIDEWALK

STRATUS PROPERTIES OPERATING COMPANY
1021.75 ACRES
VOL.12467, PG.391 &
VOL.13237, PG.79
RPRCT

STRATUS PROPERTIES OPERATING COMPANY
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VOL.12467, PG.391 &
VOL.13237, PG.79
RPRCT



CD/A

GENERAL NOTES:

- THIS PLAT IS SUBJECT TO THE CITY OF AUSTIN ORDINANCE 91-1017B.
- ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROL AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND/OR TRAVIS COUNTY.
- TRAVIS COUNTY DEVELOPMENT PERMIT WILL BE REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- LAND USE - RIGHT OF WAY.
- WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY TRAVIS COUNTY MUD #4.
- ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS MUST BE IN ACCORDANCE WITH THE AUSTIN WATER UTILITY DESIGN CRITERIA AND SPECIFICATIONS AND THE STATE OF TEXAS STANDARDS FOR TRAVIS COUNTY MUD #4. ALL WATER AND WASTEWATER PLANS MUST BE PRESENTED TO THE AUSTIN WATER UTILITY FOR REVIEW AND APPROVAL. THE AUSTIN WATER UTILITY SHALL HAVE THE RIGHT TO INSPECT THE WATER AND WASTEWATER SYSTEM.
- PRIOR TO RECORDING OF THE FINAL PLAT, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH THE AUSTIN CITY CODE OF 1981 AND TRAVIS COUNTY FOR THE FOLLOWING IMPROVEMENTS:
A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, EROSION, SEDIMENTATION, AND RESTORATION, DETENTION, AND WATER QUALITY PONDS FOR ALL STREETS.
- AN ADMINISTRATIVE VARIANCE HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 30-5-341 AND SECTION 30-5-342 TO ALLOW CUT/FILL FOR THE WATER QUALITY PONDS ON _____.
- THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS PURSUANT TO THE TERMS OF SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN DATED _____. THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL IMPROVEMENTS NEEDED TO SERVE THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT.
FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NUMBER _____ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF THE SUBDIVISION IMPROVEMENTS, WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH THE SPECIFIC WRITTEN APPROVAL OF THE SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE TRANSPORTATION AND PUBLIC SERVICES AND PLANNING DEPARTMENTS.
- REGIONAL STORMWATER MANAGEMENT PROGRAM PARTICIPATION FEES MUST BE PAID TO THE CITY OF AUSTIN PRIOR TO ISSUANCE OF ANY DEVELOPMENT PERMITS FOR THIS SUBDIVISION.
- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY, AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO MAINTAIN ELECTRIC EASEMENTS. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE LDC.

GENERAL NOTES CONTINUED:

- OWNER SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REASONABLY REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND Ongoing MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESSSES ARE REQUIRED TO PROVIDE ELECTRIC SERVICE AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE LDC.
- OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, RE-VEGETATION AND TREE PROTECTION IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE OVERHEAD ELECTRIC FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, INCLUDING ALTERNATIVE SIDEWALK DESIGNS APPROVED BY THE CITY, ARE REQUIRED ALONG BOTH SIDES OF WILLIAM CANNON DRIVE WEST AS DEPICTED ON THIS FINAL PLAT.

COMMISSIONERS COURT RESOLUTION

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 TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNER(S) 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 ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE PART OF THE DEVELOPER'S CONSTRUCTION.

THIS SUBDIVISION IS LOCATED WITHIN THE 2 MILE ETJ OF THE CITY OF AUSTIN THIS THE ____ DAY OF _____, 2013.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, TEXAS, THIS THE ____ DAY OF _____, 2013.

ORE GUERNEY, DIRECTOR PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE ____ DAY OF _____, 2013.

COMMISSIONER

SECRETARY

STATE OF TEXAS
CITY OF AUSTIN

BRUCE E. FAY, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 2013 A.D. AT ____ O'CLOCK ____ M., AND DULY RECORDED ON THE ____ DAY OF _____, 2013, AD AT ____ O'CLOCK ____ M. IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND AT _____.

WITNE MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS ____ DAY OF _____, 2013 A.D.

BRUCE E. FAY, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

DEPUTY

DATE	07-01-13
PROJECT NO	1388-01
ORIG. NO	1386.6
SHEET NO	2 OF 2
TITLE	WILLIAM CANNON DRIVE WEST PHASE 1, SECTION 2 RIGHT-OF-WAY

RAMSEY LAND SURVEYING, L.L.C.
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AUSTIN, TEXAS 78709-2768
PHONE (512) 301-9398
FAX (512) 301-9395
brams@ramsurveying.com

SEALED			
NO	REVISIONS	DRN	CHK
			DATE