

C15-2013-0135



PLAT DOCUMENT#

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME STONEY RIDGE SECTION 5-B

**OWNERS NAME:** SR DEVELOPMENT INC

RESUBDIVISION? YES NO 🖂

**ADDITIONAL RESTRICTIONS / COMMENTS:** 

NONE

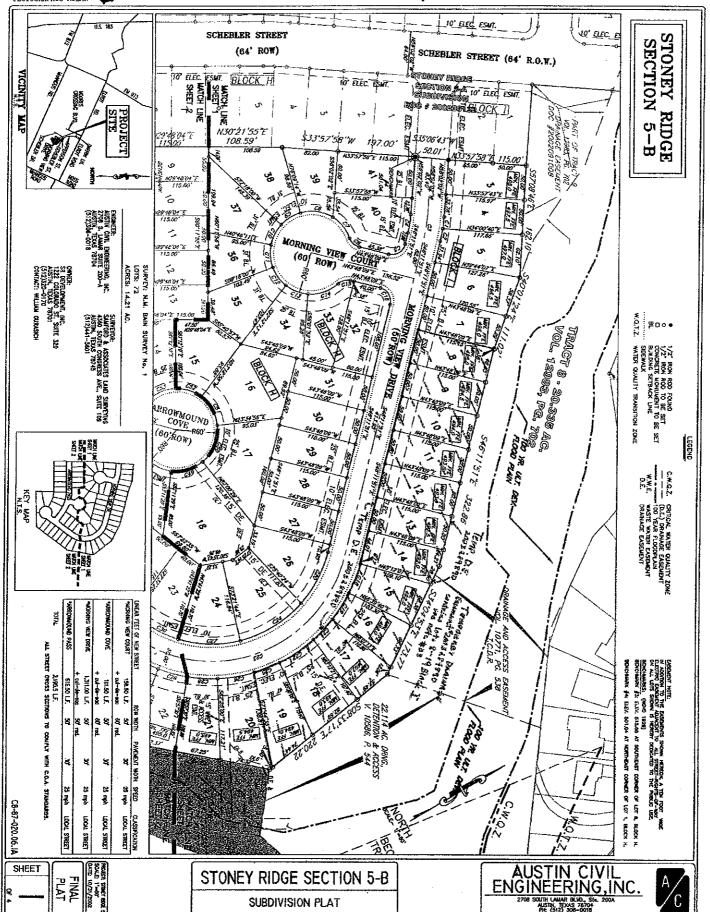
### **RETURN:**

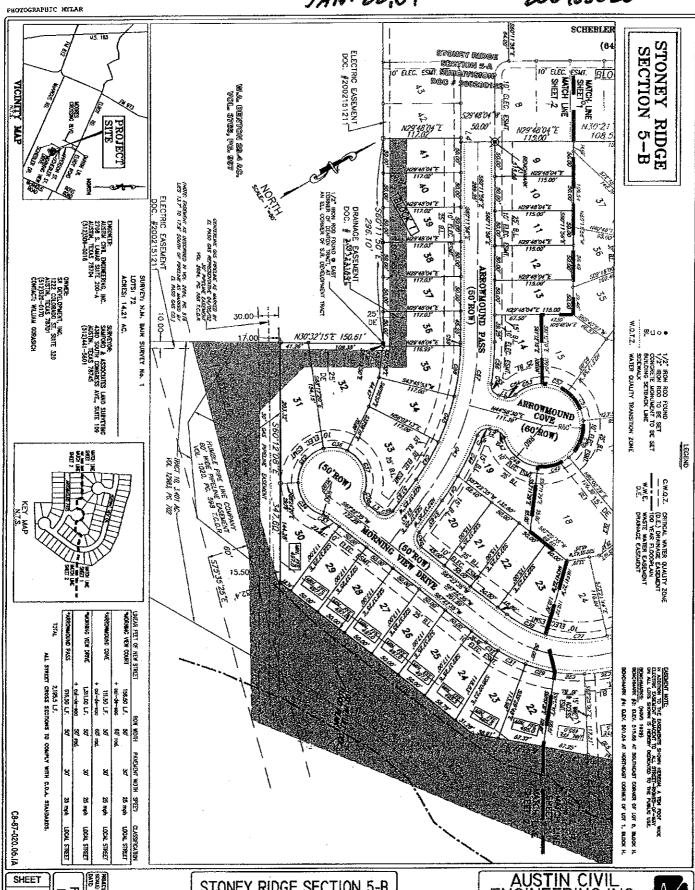
**WATERSHED PROTECTION & DEV 505 BARTON SPRINGS RD AUSTIN TEXAS 78701** 

PLAT FILE STAMP

FILED AND RECORDED

DANA DEBEAUVOIR , COUNTY CLERK TRAVIS COUNTY, TEXAS





PLAT PLAT

STONEY RIDGE SECTION 5-B

SUBDIVISION PLAT

AUSTIN CIVIL ENGINEERING,INC.



# STONEY SECTION

RIDGE 5-B

2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPED UNTIL THE STRUCTURE IS CONNECTED THE MOCRE'S CROSSING MUD WASTEWATER SYSTEM. NOTES 1, NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED THE MOORE'S CROSSING MUD WATER SUPPLY SYSTEM. ಕ

4. ALL STREETS, DRAINAGE, SIDEWALKS, EROSIGN CONTROL, AND WATER AND WASTEWATER LINES IN THIS SUBDIVISION SHALL BE CONSTRUCTED AND INSTALLED TO THE CITY OF AUSTIN STANDARDS. 3. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIM AND SYSTEM PEALTH DEPARTMENT PLANS AND SPECCIFICATIONS SHALL BE SUBJUTED TO THE CITY OF AUSTIM, WATER AND WASTEWATER DEPARTMENT, FOR REMEN AND APPROVAL

THIS SUBDIVISION IS CLASSIFIED AS URBAN, AND ALL STREETS SHOWN HEREON WILL BE WISTRUCTED TO THE CITY OF AUSTIN STREET STANDARDS.

IS, THE OMNER OF THIS SUBPINISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSURES, RESPONSIBILITY FOR PLANS FOR DONATRUCTION OF SUBPINISION URPOACELETS WHICH COME IS WHITE AND THE OWNER WHICH COME IS THE PLANS OF THE OWNER OF THE OWNER OF THE OWNER OWNERS SOLE DEPOSES THAT PLAY EXACITION OF REPLATINIAL THAT SE REQUIRED, AT THE OWNERS SOLE DEPOSES FEALURS TO CONSTRUCT THIS SUBPINISION OD NOT COMPLY WITH SOUR COME OWNERS. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS BOYNSION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.

3. NO FILL ON ANY LOT SHALL EXCEPT A MAXIMUM OF FOUR FEET OF DEPTH. EXCEPT FOR STRUCTURAL EXCAVATION, NO CUT ON ANY LOT SHALL BE GREATER THAN FOUR FEET,

1. AN EROSION/SEDIMENTATION CONTROL PLAN PURSUANT TO LDC SECTION 25-8-181 IS REQUIRED FOR ALL CONSTRUCTION, INCLUDING SINGLE FAMILY HOMES IN THIS SUBDIVISION.

OR ALL BUILDING FOUNDATIONS ON SLOPES OF PIFTEDS (15) PERCENT AND OVER AND ON FILL PLACED UPON SLOPES FIFTEDS (15) PERCENT AND OVER WIST UTILIZE DESIGN AND CONSTRUCTION PRACTICS CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER QUALIFIED TO PRACTICE IN THIS FIELD. ALL SIGNS SHALL COMPLY WITH THE CITY OF AUSTIN SIGN ORDINANCEL

PUBLIC SIDEWALKS, BUELT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALCNC THE LOWING STREETS IN THIS SUBDIVISION AND AS SHOWN BY A DOTTED LINE ON THE FACE OF DISTRIBUTION.

13. The subdivider shall provide the water system improvements necessary to meet Fire flow requirements. n jorton to the easeachts shown herem, a tem (10) foot moe utilty easeacht Mesa't to all street right-of-may on all lots shown hereon is hereby osciolitio The public USE.

16. THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE MOME'S CHOSSING MANAGEM, UTILITY DISTRICT, WATER AND WHISTEMATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY THE MODE'S CHOSISME MUNICIPLE, UTILITY DISTRICT, ALL CONSTRUCTION PLANS FOR WATER, MASTEWATER, AND STORM DRAWAGE IMPROVEMENTS MAY BE RISPECTED BY THE DISTRICT. IG. THE ELECTRIC UTLUTH HAS THE RIGHT TO PRULE MOJOR REMOVE TREES, SHOUBERY AND OTHER OSSTRUCTIONS TO THE EXPERT INCESSERAY TO KEEP THE EXPERTING CLEAR. THE UTLUTH MILL PERFORM ALL WORK IN COMPILANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTRULAND EXPLANATION CONTRACTORS.

17. THE OWNER/OCKNOPER OF THIS SHERVISCOM/LOT SHALL REQUIRE THE CITY OF AUSTIN ELECTRIC UTILITY DESPRITABLE IN MIT ANY EXEMENTS AND/OR ACCESS REQUIRED, IN AUGITION TO THOSE INDICATES FOR THE INSTALLATION AND CHOOKE LAWINEAUNCE OF OVERHELD AND UNDERGOOUND ELECTRICAL FAULURES. THESE EXEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE SKYNICE TO THE BUILDING, AND WILL HADT SE (OACHES) SO AS TO CAUSE THE SITE OF THE CITY OF COMPUNATE WITH CHAPTER 25—8 OF THE CITY OF AUSTRA LAND DEVELOPMENT CODE.

19. THE DWART SHALL BE RESPONSIBLE FOR WEIGHLANDS OF TEAPORAPY ZEGON, CONTROL REVOCATION AND TREE PROTECTION, IN ADDITION, THE CONTROL REPORT OF THE PROTECTION, IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY WITH, TREE PROVINCE OWNER HAVE REMOVAL THAT IS WITHIN THE FET OF THE CONTRE LIKE OF THE PROVINCE OWNER HAVE THE PROVINCE OF CONTROL REF. OT THIS PROJECT. THE OWNER SHALL RICLIDE AUSTIN ENERGY'S WORK WITHIN THE UNITS OF CONSTRUCTION OF AT THIS PROJECT. 18. ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDINISION SHALL BE INCLUDED IN THE DEVELOPMENT PERMIT.

21. IN ACCORDANCE WITH THE MUD CONSONT AGRECULAR, RESTRICTIVE CONSONANTS FOR SUBMINSON ARE RECORDED IN VOL. 10787, PG. 302: VOL. 10848, PG.1, OF THE DEED RECORDS OF TRANS COUNTY, TEXAS, 20. CONSTRUCTION SHALL COMPLY WITH CONSTRUCTION STANDARDS FOR FACILITIES ON CLAY SOLLS AS SET FORTH IN EXHIBIT & TO THE MUD CONSENT AGREEMENT.

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22 NO GRECTS, INCLUDING, BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASCHDAT EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY,

23. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS.

24. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY COVERNMENTAL AUTHORITIES. 25. Trans county development permit required frior to any site development.

27. ALL RESIDENTIAL LOTS IN STOKET FROM: SECTION 15-3, SHALL BE SUBJECT TO THE HOME OWNERS ASSOCIATION DOCUMENTS AS RECORDED IN VOL. 12359, PG. 1101, TRAVIS COUNTY RECORDES, TRAVIS COUNTY, TEXAS. 26. THE MATEM QUALITY FOND LOCATED OFFSITE OF TRACT 8, 3,799 ACRES, VOL. 12983, PG. 702, SHALL BE OWNED AND MAINTAINED BY MODRE'S CROSSING AUD.

28, "RRIOR TO COMSTRUCTION ON LOTS IN STONEY RRIOE SECTION 15-B, DRAINAGE PLANS WIL BE SUBMITED TO THE CITY OF AUSTILL OR RECENT, RAINAGE, APPROVED BY THE RECIDING TO THE WOMEN TESTINGUES FOR THE EACH OF THE WOMEN TESTINGUES FOR THE RECIDING STOTIAN SHALL BE DETANED BY THE USES OF OWNET FOUNDED OR THE RECIPION BY THE WOMEN TESTINGUES FOR THE RECIPION BY THE WOMEN THE WOMEN OR OTHER APPROVED BY AUSTINGUES AND AUSTINGUES AND AUSTINGUES AND AUSTINGUES AND AUSTINGUES THE WOMEN OF THE WOMEN THE APPROVED OR THE

so, this subdivision is subject to the phasing agreement recorded in soc. § 2002084861. 29. HE 100 Year floopplan is contance within the dranage easement as shown Herom. No portion of this tract is within the designated floop hazard deep as shown on the foderal earence management accord (felan) erood insurance rate are (frim) ease as the control of the figure of the control of the control of the figure of the control of the control of the figure of the control of

31. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

SUBDIVISION. THIS BEGINNESSETT MAY THAT AGREEMENT FOR THE CONSTRUCT HECOSOBED THEOGRAPH OF TRANS COUNTY, THE PUBLIC RECORDS OF TRANSPORTER OF "THE SUBJUKSON PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRU SUCTION OF STRUCTURE AND OTHER V. DATED THIS BEOGRAPHIC CONSTRUCTION OF ALL STREETS AND CHE LOTS WITHIN THE TRAIS OF MASS, WITH THE TRAIS OF MASS, WITHIN THE MASS, WITHIN THE MASS, WITHIN THE TRAIS OF MASS, WITHIN THE TRAIN TH

33. THERE ARE NO SLOPES OVER 15% ON THIS PROPERTY.

34. THE SHBINNSON IS LOCATED IN THE DRY CREEK MATERISHED WHICH IS CLASSIFED AS A SHBINNSON WALLED. THIS SHAUMSON SHALL BE EXCLUDED, CONSTRUCTED AND MARTIMED IN ACCORDINACE MITH THE TERMS AND CONDITIONS OF THE LIMB DERELOPMENT CONFIRM. 29—5. SUBCHARTER A. 35. 15 FOOT DRAINAGE EASEMENT IS ENCLOSED CONDUIT ONLY.

37. ALL FINSHED FLOOR DEVATIONS IN THIS SUBDINISTON SHALL BE 1.0 FOOT WINIMUM ABOVE THE 100 YEAR FREQUENCY TLOON LEVEL. THE FOLLDWING WINNING FINISHED FLOOR ELEVATIONS ARE HEREBY SET YOR THE AFFECTED LOTS: 36. STREETS IN THIS SUBDIVISION, STONEY RIDGE SECTION 6-8 MIL. NOT BE ACCEPTED FOR MAINTENANCE BY TRANS COLINTY UNTIL STREETS IN STONEY RIDGE SECTION 5-A MANY BEEN ACCEPTED FOR MAINTENANCE.

PERMIT IN THE PLOODPLAIN ON THESE LOTS EXCEPT BY A SEPARATE

LOT BLOCK E.F. ELEV. FF DEN (10 panest lent)) (39.5 (497.5 (497.5 (497.5 (497.5 (498.5) (498.5 (498.5) (498.5 (498.5) (498.5 (498.5) (498.5 (498.5) (498.5 (498.5) (498.5 (498.5) (498.5 (498.5) (498.5 (498.5) (498.5 (498.5) (498.5 (498.5 (498.5) (498.5 (498.5 (498.5) (498.5 ( LOT BLOCK F.F. ELEV. b nearet (anh)
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Temporary Drainage Basement to about 254540 to be relaced when 10th (letter of thing revision is appropriate accordance to the frequency Basement Management hypney case 400 -04- 45ER 以上 ENGS(M) /SDIMENYATON CONTRUCE AND REPORTED FOR ALL
ONSTRUCTION DV EACH LOT, INCLUDING SINGLE FAMILY AND DIPLEX
CONSTRUCTION, PURSUANT TO LOT SECTION 22—8—181, AND THE
ENVIRONMENTAL CRITERIA MANUAL. MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ASONE SHALL BE ACCORDING TO GITT OF AUSTIN STANDARDS. " THE WARD CHAUTY CASSIBLITS SHOWN ARE FOR THE PURPOSE OF ACHIEVANG COMPLIANCE PURSUANT TO DAMPIER 25-8 OF THE CITY CAND DEPAL ORMAN'T CODE. THE USE AND MANITOMANCE OF THESE EXSERTIS IS RESTRICTED BY SECTIONS 25-8-211 AND 25-8-213 THEREOF.

HTWEEK DIRECTION

DAJMAGE EVESLESHE DAJMAGE DIRECTION D D.1 V 8270729 E D.2 S 4611'51" E D.3 S 7240'24" W D.4 V 851'2'2'1" E

APPENDIX P-5

STONEY RIDGE SECTION 5-B

SUBDIVISION PLAT

AUSTIN CIVIL ENGINEERING, INC. SOUTH LAMAR BLVD. St. AUSTIN, TEXAS 78704 PH: (512) 306-0018 FAX: (512) 306-0048

C8-87-020.06.1A

SHEET

\* Water Cluality Comitous are required for all development with impervous comes in excess of 20% of the net site area of each lot pursulant to log section 2—8—215.

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PLAT NOTES

PROSEST SIGNEY HOCE 36 SCALE: N/A DATE: 10/31/2002

WILLIAM TO CHROSOCHED ALTHORITY ON THIS 30th DAY OF MILLIAM TO CHROSOCHET PROPERTY OF SECULOPHENT, NO. KNOW TO MILLIAM TO BE THE PRESSON WHOSE NAME TO BE CHROSOCHET TO THE FOREIGNAN KNOWN AND THE SUBSCRIBED TO THE FOREIGNAN CHROSOCHED TO ME THAT HE EXECUTED THE MINISTRALERY AND HE ADMINISTRALERY OF THE MODINAL EDGES TO ME THAT HE EXECUTED THE SAME TOWN THERM STATED. AND INCOMISDERATION THERM STAYED, AND IN THE CAPACITY THERM STATED.

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COUNTY OF TRAVIS)

NOTARY SUBLIC, STATE OF TEXAS

STATE OF TEXAS )
COUNTY OF TRANS)

KNOW ALL WEN BY THESE PRESENTS:

STATE OF TEXAS

LUAN C. CURASICH, PRESIDENT

THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREDN. NO PORTION OF THIS TRACT IS MITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #461026-\_\_\_\_\_\_ TRANS COUNTY, TEXAS, DATED \_\_\_\_\_\_

DANA DOBEAUVOR, COUNTY CLERK TRAVIS COUNTY, TEXAS

JOHNAN

WITHESS MY HAND AND SEAL OF DEFICE OF THE COUNTY CLERK, THIS "LESS". DAY OF "THE COUNTY CLERK, THIS "LESS". 2009 A.D.

EDWARDS AQUIFER NOTE:
THIS SUBDIVISION IS NOT LOCATED WITHIN THE EDWARD'S AQUIFER
RECHARGE ZONE.

I, HINTER SHADBURNE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXTS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT ITS PLAT IS FEASIBLE FROM AM BORDEREING STRAND-PONT AND COMPULES WITH ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE COLY CODE OF 1891, AS AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

L, DANA, DABEANYOK, CLEKK OF TRANS COUNTY, TEXAS, DO HEREBY CERTURY THAT THE COREGON WISTRUMENT OF WRITING AND ITS CHEMICAL THAT THE CORE ON THE CORE OF THE CORE

ENGINEER

# STATE OF TEXAS STATE OF TEXAS ) STONEY SECTION

RIDGE V 5-B

**SURVEYOR** 

THAT SE DEVELOPMENT, INC., ACTING HEREIN BY AND THROUGH IT'S PRESIDENT MILLIAM & GURNSICH, OMNERS OF THAT CERTAIN REPOBERTY IN THE MOEL M. BANN SURVEY IN TEAMS COUNTY, TEAMS, BY WRITE OF SPECIAL WARRANTY DEED OF RECORD IN VILLIME 1287; PAGE 89, AS CORRECTED IN VILLIME 12819, PAGE 702, BOTH OF THE REAL PROPERTY RECORDS OF TRAYIS COUNTY, TEAMS, DOES HEREETY SUBDIVIDE 14,221 ACRESS OF SUB PROPERTY IN ACCORDANCE WITH THE LAFO ARE PLAY SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEAMS LOCAL OCCUMENTORY COSE, TO BE KNOW AS STRINGTY POST SECTION 4—8, SUBJECT TO ANY EASTHEWITS AND/OR RESTRICTIONS HEREITOSCHE GRANTED AND HOT PLEASEDE AND DOES HEREITO PEDIOLATE. TO THE SR DEVELOPHENT, INC.
A TEXAS CORPORATION
1172 COLORADO ST., SUITE 320
AUSTIN, TEXAS 78201 KNOW ALL MEN BY THESE PRESENTS:



THE TRACT OF LAND DESCRIBED ON THIS PLAT IS WITHIN THE SERVICE AREA OF MODER'S GROSSING UTILITY DISTRICT AND HAS WATER SERVICE AVAILABLE AND HAS WASTEMARE SERVICE AVAILABLE THROUGH AND TREATHENT OF MOTOR AND TREATHENT OF THE MECHANICA COLLECTION AND TREATHENTS OF THE MECHANICA CHARLAND AND TREATHENTS OF THE MECHANICA CROSSING MEMICIPAL UTILITY DISTRICT.

MOORE'S CROSSING NOTE

(B) THE OWNER(S) OF THE SUBDIVISON SHALL CONSTRUCT THE SUBDIVISON'S STREET AND DRAINAGE MPROVEMENTS (THE "MEROVEMENTS") TO COUNT'S STREET AND DRAINAGE MPROVEMENTS (THE "MEROVEMENTS") TO COUNT STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC MPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SCURPTY NOTHER OWNER(S) AND TO FITE STIMATED COST OF THE MPROVEMENTS. THE OWNER(S) OWNER(S) AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING SOLICATION HE PUBLIC MPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PREFORMING TO COUNTY STANDARDS.

STATE OF TEXAS PRESIDENT OF BOARD
PRESIDENT OF BOARD

WOORE'S CROSSING MUNICIPAL UTILITY DISTRICT KNOW ALL MEN BY THESE PRESENTS:

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I DANA DREENVOIR, CLERK OF THE COUNTY CYPIET OF TRANS COUNTY, TOXAS, DO HEREBY CERTIFY THAT ON THE LEST DAY OF TRANS COUNTY, DAY OF TRANS COUNTY, TOXAS PASSED AN GROER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT SHAD DROER WAS DUTY ENTERED HOW MEN WAS DUTY ENTERED HOW MEN WAS DUTY ENTERED HOW MEN WAS DUTY COUNTY COUNTY, THE MINUTES OF SAID COURT HOUSE OF THE COUNTY COUNTY OF SAID COUNTY, THIS THE SECONDARY OF THE MINUS WAS DEVELOPED THE MINUS WAS DEVELOPE

STATE OF TEXAS COUNTY OF TRAVIS) DANA DOBEAUVOIR, COUNTY CLERK TRAMS COUNTY, TEXAS KNOW ALL MEN BY THESE PRESENTS: N Som 

(CO) THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FUNG OR HER SUBSEQUENT ACCEPTANCE FOR MANTENANCE BY TRANS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT DEBEATE THE COUNTY TO INSTALL STREET MAKE SIGNS OR ERECT TRAFFIC COUNTROL SIGNS, SICH AS SPEED LIMIT, STOP SIGNS, AND THEIR SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION. (D) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED A MUNICIPAL WATER DISTRIBUTION SYSTEM.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING COMMISSION OF THE CITY OF AUSTIN, COUNTY OF TRAVIS, DAY OF TRAVIS. APPROVED FOR ACCEPTANCE

APPROVED FOR ACCEPTANCE

APPROVED FOR ACCEPTANCE

AND DESCRIPTION AND DEVELOPMENT REVIEW DEPARTMENT

WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT SUBDIMISION IS LOCATED WITHIN THE LIMITED PURPOSE CITY LIMITS OF CITY OF AUSTIN ON THIS THE 200 DAY OF AUSTIN ON THE 뷣

(A) IN APPROVING THIS PLAT, THE COMMISSIONERS COMPT OF TRAMS.
COMMITY, TEXAS, ASSUMES MY OPELACING TO BILLIO THE STREETS. ROADS,
AND OTHER FRIBLE THAROUGHFACES SHOWN ON THIS PLAT OR AND
STREETS, ROADS, AND OTHER PUBLIC THOROUGHFACES SHOWN ON THE
PLAT, AND ALL BRIDGES AND OLLVERTS RECESSARY TO BE CONSTRUCTED
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ACCORDANCE THIN PLANS AND SPECIFICATIONS PRESCUED BY THE PLAT IN
COMMISSIONERS COLIET OF TRAMS COMMITY. TEXAS.

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NOTES

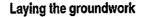
STONEY RIDGE SECTION 5-B

AUSTIN CIVIL ENGINEERING, INC.



STONEY RIDGE

## **Austin Civil Engineering**



January 1, 2014

Board of Adjustments Attention Susan Walker City of Austin Planning and Development Review 505 Barton Springs Road Austin, Texas 78701

### Board of Adjustments - Variance Request Stoney Ridge 5B - Lot 36

Please accept this letter and request for variance. Note that Lot 36 was intended to be a buildable single family lot. It was not intended to be 158.95 SFT short of the required 5750 sft.. This was a surveying typo. The lot was not intended to be a greenbelt lot or any other type of reserve area.

Again please accept this letter and variance request. My sincerest apologies for this oversight and any inconvenience this has caused. Your consideration is most appreciated.

Sincerely,

Hunter Shadburne, P.E.

Austin Civil Engineering, Inc.

