

C9  
7

**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8-2014-1010.0A

**ZAP DATE:** May 5, 2015

**SUBDIVISION NAME:** Avery Ranch Far West Phase 3 Section 7A

**AREA:** 2.20 acres

**LOT(S):** 11

**OWNER/APPLICANT:** Continental Homes of Texas  
(Tom Moody)

**AGENT:** Randall Jones Engineering  
(Keith Collins, P.E.)

**ADDRESS OF SUBDIVISION:** Harpster Bend and Wickline Way

**GRIDS:** F41

**COUNTY:** Travis

**WATERSHED:** South Brushy Creek

**JURISDICTION:** Full-Purpose

**EXISTING ZONING:** PUD

**MUD:** N/A

**NEIGHBORHOOD PLAN:** N/A

**PROPOSED LAND USE:** Single Family

**VARIANCES:** None

**SIDEWALKS:** Sidewalks will be provided as required.

**DEPARTMENT COMMENTS:** The request is for approval of the Avery Ranch Far West Phase 3 Section 7A. The proposed plat is composed of 11 single family lots on 2.20 acres.

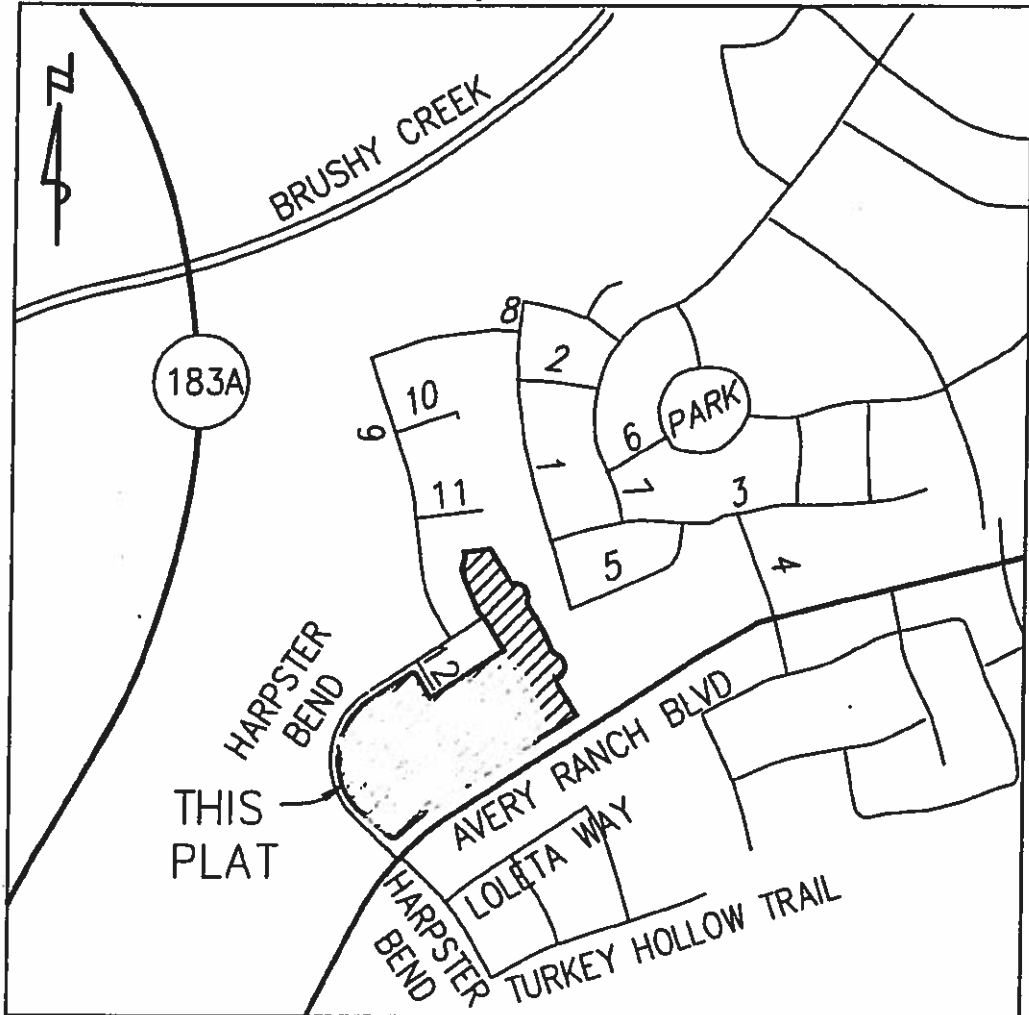
**STAFF RECOMMENDATION:** The staff recommends approval of the plat. This plat does now meets all applicable State and City of Austin LDC requirements.

**ZONING & PLATTING COMMISSION ACTION:**

**CASE MANAGER:** David Wahlgren  
Email address: [david.wahlgren@austintexas.gov](mailto:david.wahlgren@austintexas.gov)

**PHONE:** (512) 974-6455

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LOCATION MAP

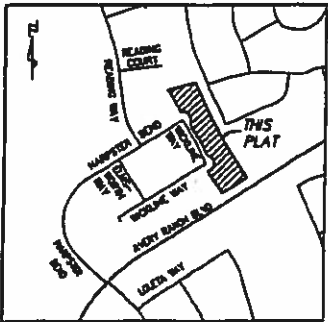
SCANNED

PLAT OF  
**AVERY RANCH FAR WEST PHASE THREE SECTION SEVEN-A**

SCALE: 1"=100'



LINE	BEARING	LENGTH
L1	S22°45'48"W	26.71'
L2	S22°45'48"W	26.07'
L3	S22°45'48"W	26.07'
L4	S22°45'48"W	26.07'
L5	S22°45'48"W	26.07'
L6	S22°45'48"W	26.07'

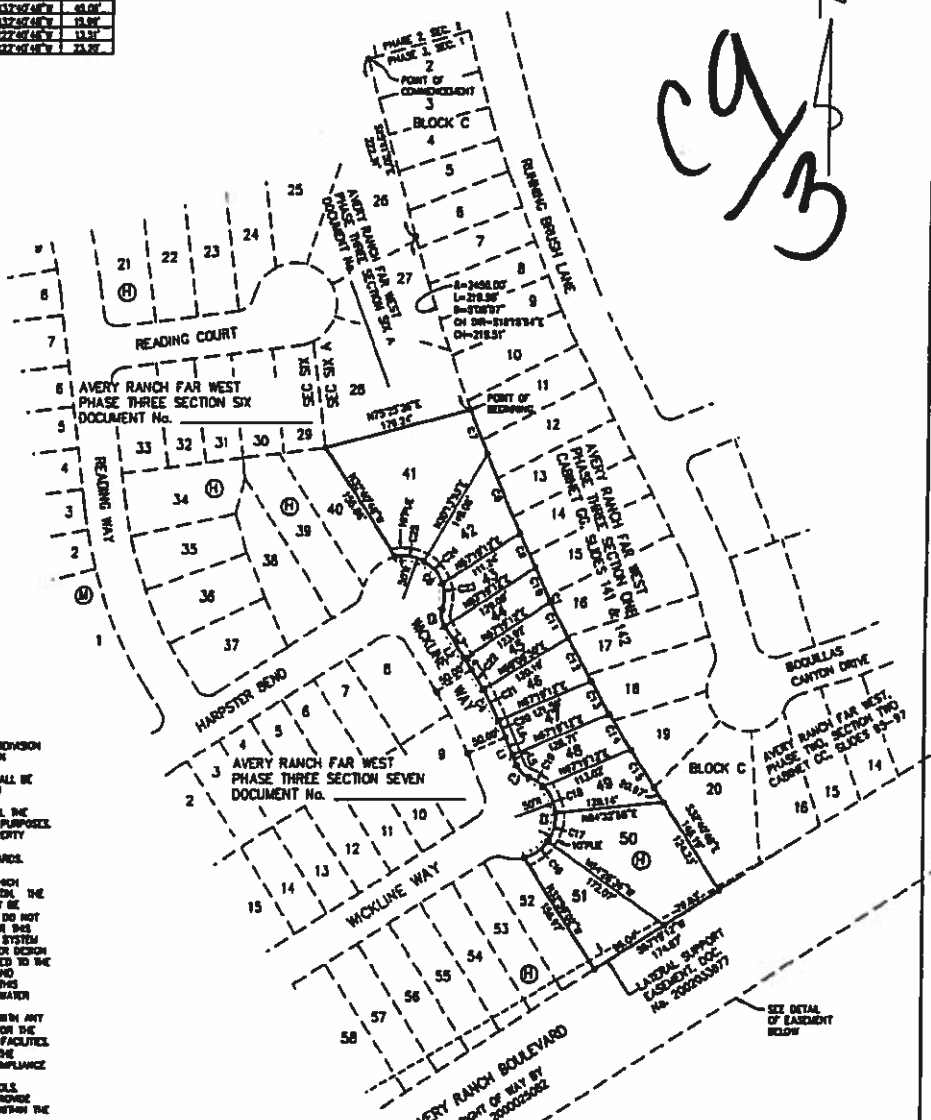


LOCATION MAP  
 SCALE: 1"=300'

CURVE	LENGTH	RADIUS	DELTA	CORD BEING	CORD
C1	508.41	2450.00	112.031°	S26°48'31"W	508.71
C2	128.60	34.00	167.270°	N02°48'31"E	84.37
C3	21.60	23.00	98.117°	N04°28'21"W	20.49
C4	61.61	23.00	102.800°	N02°28'21"E	20.41
C5	20.00	23.00	102.800°	N02°28'21"E	20.41
C6	102.70	34.00	117.463°	S13°22'25"W	65.52
C7	64.81	2450.00	118.28°	S02°28'41"W	64.81
C8	103.70	2450.00	125.34°	S04°22'11"W	103.70
C9	48.40	2450.00	130.42°	S05°08'21"W	48.40
C10	48.38	2450.00	131.38°	S05°08'21"W	48.38
C11	48.38	2450.00	132.34°	S05°08'21"W	48.38
C12	50.62	2450.00	133.32°	S05°08'21"W	50.62
C13	48.34	2450.00	134.30°	S05°08'21"W	48.34
C14	48.70	2450.00	135.31°	S05°08'21"W	48.70
C15	51.20	2450.00	137.32°	S05°08'21"W	51.20
C16	54.70	2450.00	140.33°	S05°08'21"W	54.70
C17	58.20	2450.00	144.34°	S05°08'21"W	58.20
C18	61.70	2450.00	148.35°	S05°08'21"W	61.70
C19	65.20	2450.00	152.36°	S05°08'21"W	65.20
C20	68.70	2450.00	156.37°	S05°08'21"W	68.70
C21	72.20	2450.00	160.38°	S05°08'21"W	72.20
C22	75.70	2450.00	164.39°	S05°08'21"W	75.70
C23	79.20	2450.00	168.40°	S05°08'21"W	79.20
C24	82.70	2450.00	172.41°	S05°08'21"W	82.70
C25	86.20	2450.00	176.42°	S05°08'21"W	86.20
C26	89.70	2450.00	180.43°	S05°08'21"W	89.70
C27	93.20	2450.00	184.44°	S05°08'21"W	93.20
C28	96.70	2450.00	188.45°	S05°08'21"W	96.70
C29	100.20	2450.00	192.46°	S05°08'21"W	100.20
C30	103.70	2450.00	196.47°	S05°08'21"W	103.70
C31	107.20	2450.00	200.48°	S05°08'21"W	107.20
C32	110.70	2450.00	204.49°	S05°08'21"W	110.70
C33	114.20	2450.00	208.50°	S05°08'21"W	114.20
C34	117.70	2450.00	212.51°	S05°08'21"W	117.70
C35	121.20	2450.00	216.52°	S05°08'21"W	121.20
C36	124.70	2450.00	220.53°	S05°08'21"W	124.70
C37	128.20	2450.00	224.54°	S05°08'21"W	128.20
C38	131.70	2450.00	228.55°	S05°08'21"W	131.70
C39	135.20	2450.00	232.56°	S05°08'21"W	135.20
C40	138.70	2450.00	236.57°	S05°08'21"W	138.70
C41	142.20	2450.00	240.58°	S05°08'21"W	142.20
C42	145.70	2450.00	244.59°	S05°08'21"W	145.70

GENERAL PLAT NOTES

1. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION IN THE SUBDIVISION PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE CITY OF AUSTIN ENVIRONMENTAL ORDINANCE.
2. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND NEIGHBORHOOD COUNCIL.
3. PROPERTY OWNERS SHALL NOT RESTRICT ACCESS TO DRAINAGE EASEMENTS. NON SHALL THE PROPERTY ACCESS BY GOVERNMENTAL AUTHORITIES FOR INSPECTION AND MAINTENANCE PURPOSES.
4. ALL DRAINAGE EASEMENTS OF PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
5. ALL STREETS IN THIS SUBDIVISION SHALL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS.
6. THE OWNER OF THE SUBDIVISION AND HIS/HER SUCCESSORS AND ASSIGNS ASSUME RESPONSIBILITY FOR THE PLANNING AND CONSTRUCTION OF NEIGHBORHOOD UTILITIES, WHICH SHALL COMPLY WITH THE APPLICABLE CODES AND REGULATIONS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED. AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THE SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REGULATIONS. BEFORE CONSTRUCTION OF THE SUBDIVISION WILL BE PROVIDED BY THE CITY OF AUSTIN. ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS MUST BE IN ACCORDANCE WITH CITY OF AUSTIN WATER AND WASTEWATER DESIGN CRITERIA AND SPECIFICATIONS. ALL WATER AND WASTEWATER PLANS MUST BE PRESENTED TO THE CITY OF AUSTIN WATER UTILITY DEPARTMENT FOR REVIEW AND APPROVAL. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
7. THE OWNER OF THIS SUBDIVISION SHALL PROVIDE FEDERALS ELECTRIC COOPERATIVE WITH ANY EASEMENT AND/OR ACCESS REQUIRED, OTHER THAN THOSE INDICATED ON THIS PLAT, 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 BUILDINGS, AND SHALL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-2 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
8. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROLS, VEGETATION AND TREE PROTECTION FOR THE ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE ELECTRIC UTILITY WORK SHALL BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
9. FEDERALS ELECTRIC COOPERATIVE HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP ELECTRIC EASEMENTS CLEAR. FEDERALS ELECTRIC COOPERATIVE WILL MAINTAIN ALL PRUNING AND ELEANING WORK IN COMPLIANCE WITH CHAPTER 25-2, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
10. DEVELOPMENT WITHIN THIS SUBDIVISION SHALL COMPLY WITH THE CITED DEVELOPMENT REGULATIONS SET FORTH IN THE AVERY RANCH P.L.D. ORDINANCE NO. 009413-04.
11. THIS SUBDIVISION IS LOCATED WITHIN THE NORTHERN EDWARDS AQUIFER RECHARGE ZONE. NO CONSTRUCTION IN THIS SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY HAS REVIEWED AND APPROVED THE WATER POLLUTION ABATEMENT PLAN AND ORGANIZED SEWERAGE COLLECTION SYSTEM PLAN.
12. BEFORE ANY CONSTRUCTION IN THIS SUBDIVISION, DRAINAGE PLANS MUST BE SUBMITTED TO AND REVIEWED BY THE CITY OF AUSTIN INSPECTOR PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT. RAINFALL RUNOFF RATES SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STABLES BY ON-SITE PONDING OR OTHER APPROVED METHODS.
13. WATER QUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE WITH CHAPTER 25-2 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE USE AND MAINTENANCE OF THESE EASEMENTS IS RESTRICTED BY SECTIONS 25-2-011, 213, AND 223 THEREOF.
14. MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE ACCORDING TO THE CITY OF AUSTIN STANDARDS.
15. HOMEOWNERS ASSOCIATION FACILITIES MUST BE APPROVED BY THE CITY OF AUSTIN.
16. LANDSCAPE AND OPEN SPACE LOTS SHALL BE EXCLUDED FROM DEVELOPMENT EXCEPT FOR ENVIRONMENTAL FEATURES, LANDSCAPING, SIGNS, TRAILS, AND OPEN HOMEOWNERS ASSOCIATION FACILITIES THAT HAVE BEEN REVIEWED BY THE CITY OF AUSTIN.
17. FOR COMPLAINTS, CONDITIONS AND RESTRICTIONS TO THIS PROPERTY, SEE SEPARATE INSTRUMENT RECORDED BY DOCUMENT NO. 189909028.
18. BUILDING EXTENDS MUST CONFORM TO THE REQUIREMENTS OF THE AVERY RANCH P.L.D. ZONING ORDINANCE NO. 009413-04 OR AS AMENDED.
19. ALL SIGNS SHALL COMPLY WITH THE CITY OF AUSTIN SIGN ORDINANCE, CHAPTER 25-10, ARTICLE 2.
20. A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN FOR ANY CONSTRUCTION WITHIN THIS SUBDIVISION, EXCEPT FOR DETACHED SINGLE-FAMILY HOME CONSTRUCTION.
21. NO RESIDENTIAL LOT SHALL BE LESS THAN 1,000 SQUARE FEET IN SIZE FOR THE TERMS OF THE AVERY RANCH P.L.D. ORDINANCE.
22. THIS SUBDIVISION PLAT MUST BE APPROVED AND RECORDED BEFORE THE CONSTRUCTION OF STREETS AND OTHER NEIGHBORHOOD UTILITIES PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED [REDACTED]. THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THIS SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT, FOR THE SUBDIVISION CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION. SEE SEPARATE INSTRUMENT RECORDED BY DOCUMENT NO. [REDACTED].
23. NO STRUCTURE OR LAND IN THIS PLAT SHALL BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE APPLICATION FORM TO THE WILLAMSON COUNTY FLOOD PLAN ADMINISTRATOR.
24. THIS SITE IS SUBJECT TO THE CITY OF AUSTIN HOOD AND WATER FLOW MITIGATION RULE. DEVELOPMENT ON A SINGLE FAMILY LOT MAY NOT EXCEED A MAXIMUM OF 86 PERCENT OF THE NET SITE AREA OF THE LOT. (APPROXIMATE EXCEEDED AREA PART 40073).
25. PUBLIC UTILITIES, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS, AND ARE INDICATED ON THE FACE OF THE PLAT BY A DOTTED LINE. HARPSTER BOND AND WICKLINE WAY. FAILURE TO CONSTRUCT THE REQUIRED UTILITIES MAY RESULT IN THE IMPOSITION OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY COMPANY.



- LEGEND:
- = FOUND 1/2" IRON ROD
  - ⊙ = SET 1/2" IRON ROD WITH RJ SURVEYING CAP
  - DE = DRAINAGE EASEMENT
  - OS = OPEN SPACE
  - PUE = PUBLIC UTILITY EASEMENT
  - ⊙ = BLOCK NAME
  - ⋯ = SIDEWALK REQUIRED

SITE DATA:  
 11 SINGLE FAMILY LOTS  
 TOTAL AREA: 2.263 ACRES

BEARINGS ARE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE

PROPERTY OWNER:  
 CONTINENTAL HOMES OF TEXAS, L.P.  
 12554 RIATA VISTA CIRCLE, SECOND FLOOR  
 AUSTIN, TEXAS 78727  
 (512) 345-4863

DATE: AUG. 5, 2012 SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.  
 1212 E. BRAKER LANE, AUSTIN, TEXAS 78733  
 (512) 836-4783 FAX: (512) 836-4817 F-8784

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