

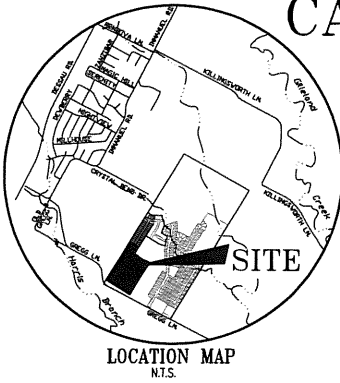
SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-05-0236.03.2A**ZAP DATE:** April 19, 2016**SUBDIVISION NAME:** Cantarra Section IIA-2**AREA:** 19.851 acres**LOTS:** 98**APPLICANT:** Intermandeco (Brett Corwin)**AGENT:** Carlson, Brigance Doering, Inc.
(Charles Brigance)**ADDRESS OF SUBDIVISION:** 3112 ½ E Howard Lane**GRIDS:** Q32, Q33**COUNTY:** Travis**WATERSHED:** Gilliland Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** I-SF-4**DISTRICT:** 1**LAND USE:** Residential**NEIGHBORHOOD PLAN:** none**ADMINISTRATIVE WAIVERS:** none**VARIANCES:** none**SIDEWALKS:** Sidewalks will be constructed on both sides of all interior streets, as well as the E Howard Lane frontage.**DEPARTMENT COMMENTS:** The request is for the approval of the Cantarra IIA-2 Subdivision. The plat is comprised of 98 lots on 19.851 acres. The proposed lots comply with the preliminary plan, as well as the zoning requirements for use, lot width and lot size.**STAFF RECOMMENDATION:** The staff recommends approval of the plat. The resubdivision meets all applicable State and City of Austin Land Development Code requirements.**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** steve.hopkins@austintexas.gov



LOCATION MAP

N.T.S.

CANTARRA SECTION IIA-2 A SMALL LOT SUBDIVISION



LEGEND

- IRON ROD SET
- IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- W.W. E. WASTEWATER EASEMENT
- 1 LOT NUMBER
- (A) BLOCK NUMBER
- APPROX. SIDEWALK LOCATION
- BUILDING SETBACK LINE
- EASEMENT LINE

| | |
|-----------------------------|-----------|
| SINGLE FAMILY LOTS: | 95 |
| BLOCKS: | 8 |
| L.S.E., S.W. & P.U.E. LOTS: | 2 |
| R.O.W. DEDICATION | 1 |
| TOTAL LOTS: | 98 |

DATE: MAY 5, 2015

OWNER:
CANTARRA VENTURES, LTD.
BY: INTERMANDECO GP, LLC
MARIANNE PLANCKE, MANAGER
PO BOX 670649
DALLAS, TEXAS 75367
PHONE: (972) 964-9050
FAX: (972) 964-0131

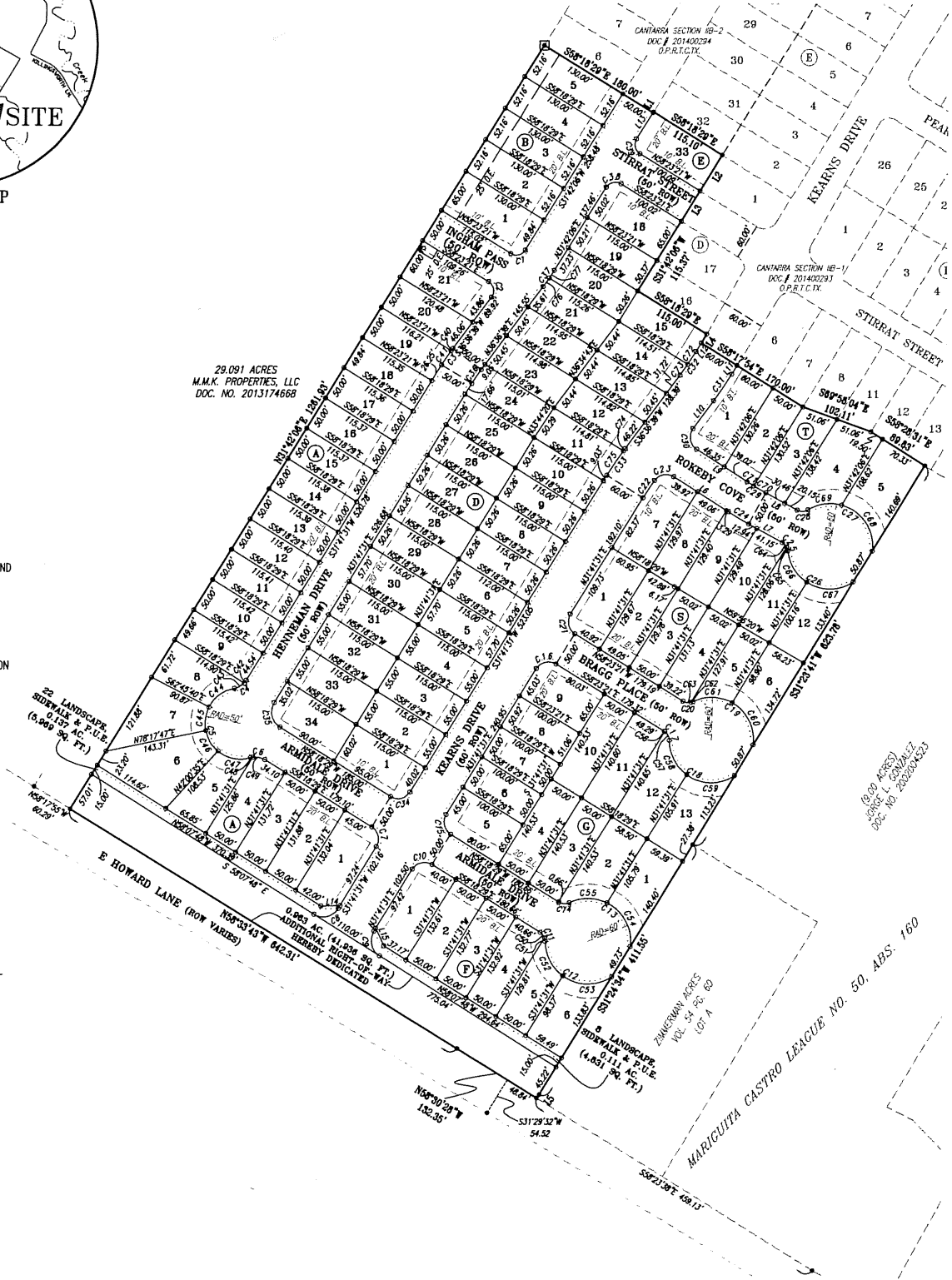
ENGINEER AND SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
PHONE: (512) 280-5160
FAX: (512) 280-5165

TOTAL ACREAGE: 19.851 ACRES
SURVEY: MARIQUITA CASTRO LEAGUE 50, ABSTRACT 160

F.E.M.A. MAP NO.: 48453C 0290 J
TRAVIS COUNTY, TEXAS
DATED: AUGUST 18, 2014

BENCHMARKS:
#1-"X" IN A SQUARE CUT ON TOP OF CURB, OPPOSITE LOTS 13/14,
BLK I, ALONG HANDSOME DR.
ELEV=649.62'
#2-"X" IN A SQUARE CUT ON TOP OF CURB, OPPOSITE LOT 1, BLK
K, ALONG CANTARRA DR.
ELEV=635.32'

29.091 ACRES
M.M.K. PROPERTIES, LLC
DOC. NO. 2013174668



RIGHT-OF-WAY LINEAR FOOTAGE

| | | |
|-----------------|---------|---------------|
| KEARNS DRIVE | 60' ROW | 1023' |
| HENNEMAN DRIVE | 50' ROW | 1035' |
| STIRRATT STREET | 50' ROW | 140' |
| INGHAM PASS | 50' ROW | 153' |
| ARMIDALE AVE. | 50' ROW | 579' |
| BRAGG PLACE | 50' ROW | 293' |
| ROKEBY COVE | 50' ROW | 290' |
| TOTAL | | 3,513' |

SHEET 1 OF 4



Carlson, Brigance & Doering, Inc.

Civil Engineering • Surveying
5501 West William Cannon • Austin, Texas 78749
Phone No: (512) 280-5160 • Fax No: (512) 280-5165

CANTARRA SECTION IIA-2

A SMALL LOT SUBDIVISION

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE MARIGUITA CASTRO LEAGUE NO. 50, ABSTRACT NO. 160, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF THAT CERTAIN 43.025 ACRE TRACT OF LAND CONVEYED TO CANTARRA VENTURES, LTD. RECORDED IN DOCUMENT NO. 2008063044 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING 19.851 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron rod found in the southwest corner of said Cantarra Ventures tract, and being in the north right-of-way line of Gregg Lane (right-of-way width varies), being also at the most southeast corner of that certain tract of land described in a deed to M.M.K. Properties, LLC, recorded in Document Number 2013174668 of the Official Public Records of Travis County, Texas, for a **POINT OF BEGINNING** for the herein described tract,

THENCE, with the common boundary line of said M.M.K. Properties tract, and said Cantarra Ventures, LTD. tract, N31°42'06"E, a distance of 1261.93 feet to a 1/2" capped (CBD SETSTONE) iron rod found, for the southwestern corner of Lot 6, Block B, Cantarra Section IIB-2, a subdivision recorded in Document No. 201400234, of the Official Public Records of Travis County, Texas, and being the northernmost line of the herein described tract,

THENCE, with the common boundary line of said Cantarra Section IIB-2, and the herein described tract, the following three (3) courses and distances, numbered 1 through 3,

1. S58°18'29"E, a distance of 180.00 feet to a 1/2" capped (CBD SETSTONE) iron rod found,
2. N31°42'06"E, a distance of 1.36 feet to a capped (CBD SETSTONE) iron rod found, and
3. S58°18'29"E, a distance of 115.10 feet to a 1/2" capped (CBD SETSTONE) iron rod found for the southeastern corner of Lot 32, Block E, of said Cantarra Section IIB-2,

THENCE, crossing said Cantarra Ventures tract, the following eight (8) courses and distances, numbered 1 through 8,

1. S31°41'35"W, a distance of 59.58 feet to a 1/2" capped (CBD SETSTONE) iron rod set,
2. S31°49'37"W, a distance of 50.00 feet to a 1/2" capped (CBD SETSTONE) iron rod set,
3. S31°42'06"W, a distance of 115.37 feet to a 1/2" capped (CBD SETSTONE) iron rod set,
4. S58°18'29"E, a distance of 115.00 feet to a 1/2" capped (CBD SETSTONE) iron rod set,
5. S31°42'06"W, a distance of 14.51 feet to a 1/2" capped (CBD SETSTONE) iron rod set,
6. S38°17'54"E, a distance of 170.00 feet to a 1/2" capped (CBD SETSTONE) iron rod set,
7. S69°58'04"E, a distance of 102.11 feet to a 1/2" capped (CBD SETSTONE) iron rod set, and
8. S58°28'31"E, a distance of 89.83 feet to an iron rod found for the northwestern corner of that certain tract of land described in a deed to Jorge L. Gonzalez recorded in Document No. 2002004523 of the Official Public Records of Travis County, Texas,

THENCE, S31°23'41"W, with the common boundary line of said Jorge L. Gonzalez tract and said Cantarra Ventures tract a distance of 623.78 feet to an iron rod found for a western corner of said Gonzalez tract, being also the northwestern corner of Lot A of Zimmerman Acres, a subdivision recorded in Volume 54, Page 60 of the Plat Records of Travis County, Texas,

THENCE, with the common boundary line of said Zimmerman Acres, and said Cantarra Ventures tract, the following two (2) courses and distances, numbered 1 and 2,

1. S31°24'34"W, a distance of 411.55 feet to an iron rod found, and
2. S37°24'25"W, a distance of 6.11 feet to an iron rod found in the north right-of-way line of said Gregg Lane, at the southwestern corner of said Zimmerman Acres,

THENCE, with the north right-of-way line of said Gregg Lane, the following two (2) courses and distances, numbered 1 and 2,

1. N58°30'28"W, a distance of 132.35 feet to an iron rod found, and
2. N58°33'43"W, a distance of 642.31 feet to the **POINT OF BEGINNING** and containing 19.851 Acres of Land.

| CURVE TABLE | | | | | |
|-------------|---------|---------|---------|---------------|---------|
| CURVE | RADIUS | LENGTH | CHORD | CHORD BEARING | TANGENT |
| C1 | 15.00' | 23.54' | 21.20' | N76°39'22"E | 14.98 |
| C2 | 15.00' | 24.87' | 22.12' | N107°53'21"W | 16.37 |
| C3 | 325.00' | 22.90' | 27.89' | S34°09'05"W | 13.96 |
| C4 | 25.00' | 21.03' | 20.41' | N52°47'12"E | 11.16 |
| C5 | 50.00' | 162.65' | 92.85' | S13°18'29"E | 897.21 |
| C6 | 25.00' | 21.03' | 20.41' | N82°24'11"W | 11.18 |
| C7 | 20.00' | 31.42' | 28.28' | N13°18'29"W | 20.00 |
| C8 | 25.00' | 39.35' | 35.41' | N76°46'51"E | 25.08 |
| C9 | 25.00' | 39.19' | 35.30' | S13°13'09"E | 24.92 |
| C10 | 20.00' | 31.42' | 28.28' | S76°41'51"W | 20.00 |
| C11 | 15.00' | 15.12' | 14.49' | N82°39'17"W | 8.28 |
| C12 | 60.00' | 129.40' | 105.74' | S62°19'29"E | 111.83 |
| C13 | 60.00' | 128.61' | 105.46' | N54°34'26"W | 110.52 |
| C14 | 15.00' | 15.12' | 14.49' | S87°11'34"E | 8.28 |
| C15 | 20.00' | 31.42' | 28.28' | S13°18'29"E | 20.00 |
| C16 | 20.00' | 31.39' | 28.26' | S76°39'05"W | 19.97 |
| C17 | 15.00' | 15.12' | 14.49' | N28°39'17"W | 8.28 |
| C18 | 60.00' | 128.70' | 105.41' | S62°04'13"E | 110.28 |
| C19 | 60.00' | 128.25' | 105.19' | N54°55'27"W | 109.29 |
| C20 | 15.00' | 15.12' | 14.49' | S87°16'26"E | 8.28 |
| C21 | 20.00' | 31.44' | 28.30' | S13°20'55"E | 20.03 |
| C22 | 470.00' | 29.18' | 28.17' | S33°28'13"W | 14.59 |
| C23 | 20.00' | 30.33' | 27.61' | S76°42'01"W | 18.95 |
| C24 | 525.00' | 33.81' | 33.80' | S59°41'36"E | 16.81 |
| C25 | 15.00' | 14.46' | 13.91' | N33°05'02"W | 7.85 |
| C26 | 60.00' | 122.76' | 102.44' | S64°54'33"E | 98.35 |
| C27 | 60.00' | 134.12' | 107.89' | N57°43'37"W | 123.23 |
| C28 | 15.00' | 15.77' | 15.05' | N88°20'53"E | 8.70 |
| C29 | 475.00' | 30.59' | 30.59' | S59°41'39"E | 15.30 |
| C30 | 20.00' | 36.97' | 29.36' | S10°37'08"E | 21.62 |
| C31 | 530.00' | 45.41' | 45.40' | N34°09'22"E | 22.72 |
| C32 | 470.00' | 40.27' | 40.26' | N34°09'22"E | 20.15 |
| C33 | 530.00' | 45.50' | 45.49' | S34°09'05"W | 22.76 |
| C34 | 20.00' | 31.42' | 28.28' | N76°41'31"E | 20.00 |
| C35 | 25.00' | 39.27' | 35.36' | S13°18'29"E | 25.00 |
| C36 | 275.00' | 23.61' | 23.60' | S34°08'05"W | 11.81 |
| C37 | 325.00' | 22.85' | 27.94' | N34°09'22"E | 13.93 |
| C38 | 15.00' | 23.54' | 21.20' | S76°39'22"E | 14.98 |
| C39 | 15.00' | 23.59' | 21.23' | S13°20'39"E | 15.02 |
| C40 | 325.00' | 4.13' | 4.13' | S36°14'49"W | 2.06 |
| C41 | 325.00' | 23.78' | 23.77' | S33°47'15"W | 11.89 |
| C42 | 25.00' | 5.16' | 5.15' | N37°36'18"E | 2.59 |
| C43 | 25.00' | 15.87' | 15.80' | N61°42'00"E | 9.21 |
| C44 | 50.00' | 45.94' | 44.54' | S33°33'7"W | 24.73 |
| C45 | 50.00' | 33.98' | 33.33' | S07°46'04"W | 17.68 |
| C46 | 50.00' | 34.24' | 33.57' | S31°19'14"E | 17.82 |
| C47 | 50.00' | 48.49' | 46.81' | S78°43'04"E | 26.34 |
| C48 | 25.00' | 3.79' | 3.79' | S77°50'50"W | 1.90 |
| C49 | 25.00' | 17.23' | 16.80' | N78°03'29"W | 8.98 |
| C50 | 15.00' | 10.09' | 9.80' | N39°02'45"W | 5.24 |
| C51 | 15.00' | 5.04' | 5.01' | N10°08'41"W | 2.54 |
| C52 | 60.00' | 56.39' | 54.34' | S27°27'52"E | 30.47 |
| C53 | 60.00' | 73.01' | 68.69' | S89°15'00"E | 41.79 |
| C54 | 60.00' | 73.92' | 69.34' | N28°22'02"W | 42.48 |
| C55 | 60.00' | 54.89' | 52.89' | N89°52'14"W | 29.53 |
| C56 | 15.00' | 0.71' | 0.71' | N57°02'00"W | 0.36 |
| C57 | 15.00' | 14.41' | 13.87' | N28°08'56"W | 7.82 |
| C58 | 60.00' | 56.21' | 54.18' | S27°27'50"E | 30.36 |
| C59 | 60.00' | 72.49' | 68.16' | S88°54'31"E | 41.41 |
| C60 | 60.00' | 70.37' | 66.40' | N27°17'15"W | 39.86 |
| C61 | 60.00' | 57.88' | 55.66' | N88°31'18"W | 31.42 |
| C62 | 15.00' | 3.09' | 3.09' | N69°44'05"E | 1.55 |
| C63 | 15.00' | 12.04' | 11.72' | S81°22'31"E | 6.36 |
| C64 | 15.00' | 9.36' | 9.21' | N43°29'19"W | 4.84 |
| C65 | 15.00' | 5.10' | 5.07' | N16°02'04"W | 2.57 |
| C66 | 60.00' | 53.42' | 51.68' | S31°48'14"E | 28.63 |
| C67 | 60.00' | 69.34' | 65.54' | N89°34'59"E | 39.12 |
| C68 | 60.00' | 84.76' | 77.89' | N34°09'37"W | 51.19 |
| C69 | 60.00' | 49.36' | 47.89' | S81°48'03"W | 26.17 |
| C70 | 475.00' | 18.61' | 18.60' | S80°21'21"E | 9.80 |
| C71 | 475.00' | 10.99' | 10.98' | S58°30'25"E | 5.48 |
| C72 | 470.00' | 21.57' | 21.57' | N33°00'50"E | 10.79 |
| C73 | 470.00' | 18.70' | 18.70' | N35°28'16"E | 9.35 |
| C74 | 530.00' | 4.23' | 4.22' | S36°22'56"W | 2.11 |
| C75 | 530.00' | 41.28' | 41.27' | S33°55'22"W | 20.85 |
| C76 | 325.00' | 14.82' | 14.82' | N35°18'17"E | 7.41 |
| C77 | 325.00' | 13.03' | 13.03' | N32°51'00"E | 6.52 |

| LINE TABLE | | |
|------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 1.36' | N31°42'06"E |
| L2 | 59.58' | S31°41'35"W |
| L3 | 50.00' | S31°49'37"W |
| L4 | 14.51' | S31°42'06"W |
| L5 | 6.11' | S37°24'25"W |
| L6 | 92.26' | S27°50'24"E |
| L7 | 94.09' | S61°32'18"E |
| L8 | 50.61' | N61°32'18"W |
| L9 | 85.37' | N57°50'54"W |
| L10 | 48.82' | N36°36'39"E |
| L11 | 14.19' | N31°42'06"E |
| L12 | 14.19' | S31°42'06"W |
| L13 | 43.36' | N31°42'06"E |
| L14 | 27.42' | S88°43'02"W |
| L15 | 27.35' | N24°52'31"W |

SHEET 2 OF 4



Carlson, Brigrance & Doering, Inc.

Civil Engineering • Surveying
5501 West William Cannon • Austin, Texas 78749
Phone No. (512) 280-5160 • Fax No. (512) 280-5165

CANTARRA SECTION IIA-2 A SMALL LOT SUBDIVISION

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS: THAT INTERMANDECO, GP, LLC, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, AND HAVING ITS HOME OFFICE IN DALLAS, TEXAS, ACTING HEREIN BY AND THROUGH, MARIANNE PLANCKE, MANAGER, AND BEING OWNERS OF THAT CERTAIN TRACT OF LAND OUT OF THE MARIGUITA CASTRO LEAGUE 50, ABSTRACT NO. 160, SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED AS RECORDED IN DOCUMENT NO. 2008063044 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 19.851 ACRES OF LAND IN ACCORDANCE WITH SECTION 212 OF THE LOCAL GOVERNMENT CODE AND WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS

"CANTARRA SECTION IIA-2 SMALL LOT SUBDIVISION"

AND DOES HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE _____, DAY OF _____, 20____, A.D.

CANTARRA VENTURES, LTD.
BY: INTERMANDECO, GP, LLC
MARIANNE PLANCKE, MANAGER,
PO BOX 670649
DALLAS, TEXAS 75367

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARIANNE PLANCKE, MANAGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND SHE ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, THIS THE _____ DAY OF _____, 20____, A.D.

CHAIRPERSON, GABRIEL ROJAS

SECRETARY, JOLENE KIOLBASSA

THIS PROJECT IS LOCATED IN THE HARRIS BRANCH AND GILLELAND WATERSHEDS, CLASSIFIED AS SUBURBAN.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____, 20____.

APPROVED FOR ACCEPTANCE:

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ACTING DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS,
THIS THE _____ DAY OF _____, 20____, AD.

RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY 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 _____, 20____, A.D., AT _____ O'CLOCK ____M., AND DULY RECORDED ON THE _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK ____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE _____ DAY OF _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: DEPUTY

SHEET 3 OF 4



Carlson, Brigance & Doering, Inc.

Civil Engineering ♦ Surveying
5501 West William Cannon ♦ Austin, Texas 78749
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

CANTARRA SECTION IIA-2 A SMALL LOT SUBDIVISION

GENERAL NOTES:

1. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF KEARNS DRIVE, HENNEMAN DRIVE, STIRRA STREET, INGHAM PASS, ARMADALE DRIVE, BRAGG PLACE AND ROKERY COVE. AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. 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.
2. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LAND DEVELOPMENT CODE.
3. NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
4. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
5. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITIES 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 REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
6. THIS SUBDIVISION WAS APPROVED AND RECORDED PRIOR TO THE CONSTRUCTION AND ACCEPTANCE OF ALL STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND TRAVIS COUNTY, DATED _____, 20____, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN 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.
7. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF A SURFACE AND GEOMETRIC DESIGN PROPOSAL BY THE CITY OF AUSTIN.
8. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES ARE TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN URBAN STANDARDS.
9. IN ADDITION TO THE EASEMENTS SHOWN HEREON, THE FOLLOWING PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED: TEN FOOT (10') ALONG AND ADJACENT TO ALL STREET RIGHT-OF-WAYS.
10. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
11. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE AUSTIN ENERGY DEPARTMENT 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 CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
12. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE DEVELOPER SHALL INCLUDE ALL AUSTIN ENERGY WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
13. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
14. IN ACCORDANCE WITH THE PRELIMINARY PLAN, THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS, IN COMPLIANCE WITH CHAPTER 30-5 AS RECORDED IN DOCUMENT NO. 2007227827, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
15. DRIVEWAY LOCATIONS SHALL CONFORM TO CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL SECTION 5.3.1 (J)
16. PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING CONDITIONS.
17. NO OBJECTS NOT LIMITED TO BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT OR WATER QUALITY EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
18. NO DRIVEWAYS SHALL BE CONSTRUCTED ON SLOPES GREATER THAN 15%.
19. THIS SUBDIVISION SHALL BE DEVELOPED AND CONSTRUCTED AS A SMALL LOT SUBDIVISION IN COMPLIANCE WITH TITLE 30-2-232.
20. A MINIMUM OF TWO (2) OFF-STREET PARKING SPOTS IS REQUIRED FOR EACH SINGLE FAMILY RESIDENTIAL LOT IN THIS SUBDIVISION.
21. THE DIRECTOR OF THE PORD PURSUANT LDC SECTION 30-5-42 GRANTED AN ADMINISTRATIVE VARIANCE TO EXCEED THE FOUR (4) FEET LIMITATION OF LDC SECTION 30-5-341 CUT REQUIREMENTS & OF LDC SECTION 30-5-342 FILL REQUIREMENTS BY FOUR (4) FEET FOR A TOTAL OF EIGHT (8) FEET OF CUT & FILL, TO ELIMINATE SOME TOPOGRAPHIC CONSTRAINTS AND PROVIDE A SAFE GRADE TO CONSTRUCT SINGLE FAMILY HOMES, ON AUGUST 25, 2006.
22. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURE, INCLUDING THE WATER AND WASTEWATER UTILITY IMPROVEMENTS, OFFSITE MAIN EXTENSION, AND SYSTEM UPGRADES TO SERVE EACH LOT.
23. ALL CORNER LOTS SHALL BE A MINIMUM OF 4,500 SQUARE FEET.
24. FLOOD PLAIN NOTES: THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48453C-0290A, FOR TRAVIS COUNTY, TEXAS, DATED AUGUST 18, 2014.
25. WATER AND WASTEWATER WILL BE PROVIDED BY AUSTIN WATER UTILITY .
26. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION).
27. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
28. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
29. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
30. ALL PROPOSED STREETS ARE PUBLIC STREETS.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, LEE A. WHITED, P.E., AM AUTHORIZED TO PRACTICE THE PROFESSION OF CIVIL ENGINEERING IN THE STATE OF TEXAS, AND HEREBY CERTIFY THAT THE ENGINEERING PORTIONS OF THIS PLAT COMPLY WITH CHAPTER 30 OF THE AUSTIN CITY CODE, OF 2002, AS AMENDED.

ENGINEERING BY: _____ DATE: _____
LEE A. WHITED, P.E. NO. 102471
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



CARLSON, BRIGANCE & DOERING, INC.
04 1378

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, AARON V. THOMASON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 30 OF THE AUSTIN CITY CODE, OF 2002 AS AMENDED, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SURVEYED BY: _____ DATE: _____
AARON V. THOMASON, RPLS # 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
aaron@cbdeng.com



SHEET 4 OF 4



Carlson, Brigance & Doering, Inc.

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