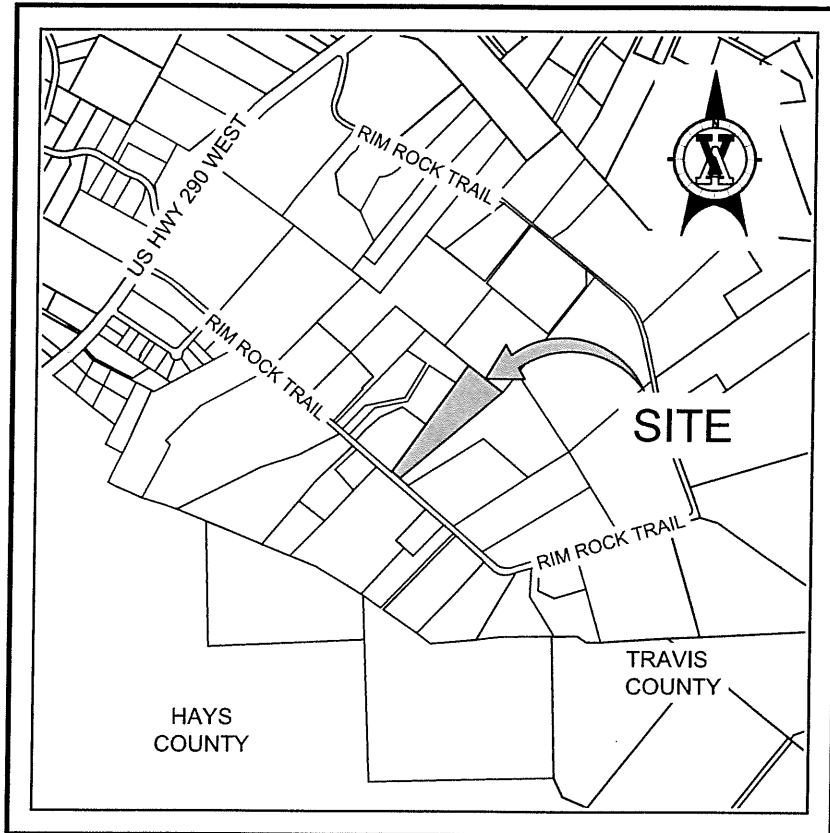
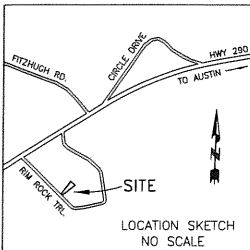


SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2015-0087.0A**ZAP DATE:** May 3, 2016**SUBDIVISION NAME:** Edelmon Estates**AREA:** 11.76 acres**LOTS:** 2**APPLICANT:** Gerald Gardner**AGENT:** Vickery & Associates
(James Massaro)**ADDRESS OF SUBDIVISION:** 11778 Rim Rock Trail**GRIDS:** WX17**COUNTY:** Travis**WATERSHED:** Slaughter Creek**JURISDICTION:** 5 mile ETJ**EXISTING ZONING:** none**DISTRICT:** n/a**LAND USE:** residential**NEIGHBORHOOD PLAN:** none**ADMINISTRATIVE WAIVERS:** none**VARIANCES:** none**SIDEWALKS:** Sidewalks will be constructed along the Rim Rock Trail frontage.**DEPARTMENT COMMENTS:** The request is for the approval of the Resubdivision of Lot 2, Block A of Edelmon Estates. The plat is comprised of 2 lots on 7.04 acres. The applicant proposes to resubdivide an existing lot into two lots for residential use. The proposed lots comply with 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
E-mail: steve.hopkins@austintexas.gov**PHONE:** 512-974-3175



LOCATION MAP

**MAPSCO Pg. 639, GRID WX17
AND
MAPSCO Pg. 640, GRID WY17**



RESUBDIVISION OF LOT 2, BLOCK A,
EDELMON ESTATES

CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

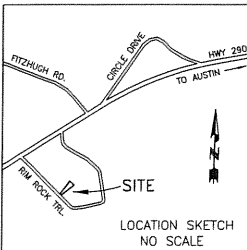
IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE THE CITY LIMITS.

THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

RESUBDIVISION OF LOT 2, BLOCK A, EDELMON ESTATES



BEARING BASIS IS RECORD PLAT

ALL COURSES ARE RECORD, UNLESS OTHERWISE NOTED.

LEGEND

- 1/2" STEEL PIN FOUND
1/2" STEEL PIN SET WITH CAP
40D NAIL FOUND
1/2" STEEL PIPE FOUND
B.L. BUILDING SETBACK LINE
U.E. UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
FENCE
OVERHEAD UTILITIES
RECORD INFORMATION

JOHN & ANDREA MCKINLEY
3.993 AC
DOC. 2008018898

AMBER & MICAH BROWN
3.890 AC
DOC. 2005230692

JEANNIE MOODY
12.7045 AC
DOC. 2012028592

PLAT SUMMARY
OWNER: GERALD & NANCY GARDNER
ADDRESS OF LOT: 11778 RIMROCK TRAIL
ACREAGE: 7.047 ACRES
SUBMITTAL DATE: SEP. 10, 2014
LOTS: 2 NEW FROM 1 PRE-EXISTING
JURISDICTION: CITY OF AUSTIN 5-MILE ETJ
SURVEYOR: STUART WATSON, R.P.L.S.
ENGINEER: ANDREW DODSON, P.E.

THIS LOT IS SUBJECT TO A BLANKET-TYPE ELECTRIC LINE EASEMENT TO PEDERNALES ELECTRIC COOP. (3560/1409)

FOR RESTRICTIONS ON THIS LOT SEE PLAT (200700267) AND RESTRICTIVE COVENANTS RECORDED AT DOC. 2007159778, TRAVIS COUNTY OFFICIAL PUBLIC RECORDS

RESTRICTION NOTE:
1. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, EDELMON ESTATES, AS RECORDED IN DOCUMENT NO. 200700267, TRAVIS COUNTY PLAT RECORDS, SHALL APPLY TO THIS RESUBDIVISION. SEE SHEET 3 OF THIS PLAT.

ENGINEER CERTIFICATION:
I, ANDREW DODSON, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING-RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999 AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
THIS TRACT IS NOT IN A 100-YEAR FLOOD AREA AND IS IN ZONE 'X' ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48453C0555H, DATED 9/26/2008.

ANDREW DODSON, P.E. 95647

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE 5-MILE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF AUSTIN ON THIS THE ___ DAY OF ___, 20__ A.D.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ___ DAY OF ___, 20__ A.D.

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THIS, THE ___ DAY OF ___, 20__ A.D.

CHAIR SECRETARY

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD, UNDER SECTION 30-2-84 (B) (2), AUSTIN/TRAVIS COUNTY SUBDIVISION REGULATIONS, BY THE EXECUTIVE MANAGER, TRAVIS COUNTY TRANSPORTATION AND NATURAL RESOURCES, TRAVIS COUNTY, THIS THE ___ DAY OF ___, 20__ A.D.

JOSEPH P. GIESELMAN, EXECUTIVE MANAGER
TRANSPORTATION AND NATURAL RESOURCES

STATE OF TEXAS || COUNTY OF TRAVIS || KNOW ALL MEN BY THESE PRESENTS:
THAT GERALD AND NANCY GARDNER, OWNERS OF LOT 2, BLOCK A, EDELMON ESTATES, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200700267, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO THEM BY DEED OF RECORD IN DOCUMENT NUMBER 2014043817, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID LOT 2 IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS 'RESUBDIVISION OF LOT 2, BLOCK A, EDELMON ESTATES', AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS ___ DAY OF ___, 20__:

GERALD GARDNER NANCY GARDNER
11778 RIMROCK TRAIL 11778 RIMROCK TRAIL
AUSTIN, TEXAS 78737 AUSTIN, TEXAS 78737

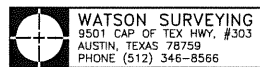
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GERALD AND NANCY GARDNER, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF ___, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

SURVEYOR CERTIFICATION:
I, STUART W. WATSON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING-RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE OF 2002 AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND ON APRIL 22, 2014.

STUART WATSON DATE
REGISTERED PUBLIC LAND SURVEYOR
REGISTRATION NO. 4550



STATE OF TEXAS || COUNTY OF TRAVIS || KNOW ALL MEN BY THESE PRESENTS:
I, DANA DEBEAUVOIR, 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 ___, 20__ A.D. AT ___ O'CLOCK ___, M.,
DULY RECORDED ON THE ___ DAY OF ___, 20__ A.D. AT ___ O'CLOCK ___, M.
OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____.
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS ___ DAY OF ___, 20__ A.D.
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

RESUBDIVISION OF LOT 2, BLOCK A,
EDELMON ESTATES

GENERAL NOTES:

1. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
2. SLOPES IN EXCESS OF 15% EXIST ON LOTS 2-A AND 2-B. CONSTRUCTION ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE.
3. ALL ADDRESSES FOR RESIDENTIAL LOTS UTILIZING A FLAG LOT DESIGN MUST BE DISPLAYED AT THEIR CLOSEST POINT OF ACCESS TO A PUBLIC STREET FOR EMERGENCY RESPONDERS.
4. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT. AT THEIR CLOSEST POINT OF ACCESS TO A PUBLIC STREET FOR EMERGENCY RESPONDERS.
5. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY 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. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
7. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREET AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: RIM ROCK TRAIL. THE SIDEWALKS ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ADJUTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. 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.

NOTES FROM ORIGINAL PLAT OF EDELMON ESTATES (200700267)
WHICH ALSO APPLY TO THIS PLAT:

1. TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
2. 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 TRAVIS COUNTY.
3. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS.
4. PROPERTY OWNER OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF AUSTIN AND TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
5. THIS SUBDIVISION WILL BE SERVICED BY INDIVIDUAL PRIVATE WATER WELLS AND INDIVIDUAL ON-SITE WASTEWATER DISPOSAL SYSTEMS.
6. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED PRIVATE INDIVIDUAL SEWAGE DISPOSAL SYSTEM.
7. THIS PROPERTY LIES WITHIN THE SLAUGHTER CREEK WATERSHED, CLASSIFIED REG., BARTON SPRINGS ZONE.
8. THIS PROJECT IS LOCATED IN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
9. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC SECTION 25-8-181, AND THE ENVIRONMENTAL CRITERIA MANUAL. THE OWNER IS REQUIRED TO PROVIDE THE OCCUPANT OF EACH LOT, AT THE TIME OF OCCUPANCY, A HOMEOWNER ENVIRONMENTAL EDUCATION PACKET THAT HAS BEEN APPROVED BY THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT. THIS PACKET SHALL INCLUDE AN INTEGRATED PEST MANAGEMENT PLAN (IPM) FOR POLLUTION PREVENTION AND SOURCE CONTROL OF PESTICIDES AND HERBICIDES; AND, A PUBLIC EDUCATION PROGRAM DESCRIBING METHODS TO REDUCE NON-POINT SOURCE POLLUTION. SEE DOCUMENT # _____.
11. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, WATER QUALITY PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. WATER QUALITY TREATMENT SHALL MEET ALL APPLICABLE WATERSHED REQUIREMENTS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOTS 1 & 2, BLOCK A, REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
12. ACCORDING TO SECTION 25-8-514 OF THE LAND DEVELOPMENT CODE, ALL DEVELOPMENT REQUIRES THAT THE WATER QUALITY CONTROLS AND ONSITE POLLUTION PREVENTION TECHNIQUES BE PROVIDED WHICH RESULTS IN NO INCREASE IN RESPECTIVE AVERAGE ANNUAL LOADING OF THE SPECIFIED POLLUTANTS, PER THE ENVIRONMENTAL CRITERIA MANUAL.
13. AN ADMINISTRATIVE WAIVER HAS BEEN GRANTED FROM SECTION 30-2-34 OF THE LAND DEVELOPMENT CODE.

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 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 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 A PART OF THE DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS ||
COUNTY OF TRAVIS ||

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE ____ DAY OF _____, 20____, A.D., THE COMMISSIONERS' 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.

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

DEPUTY, COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS ||
COUNTY OF TRAVIS ||

I, DANA DEBEAUVOIR, 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 _____, 20____ A.D. AT ____ O'CLOCK ____M.,

DULY RECORDED ON THE ____ DAY OF _____, 20____ A.D. AT ____ O'CLOCK ____M.

OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____,

OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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

DEPUTY, COUNTY CLERK
TRAVIS COUNTY, TEXAS