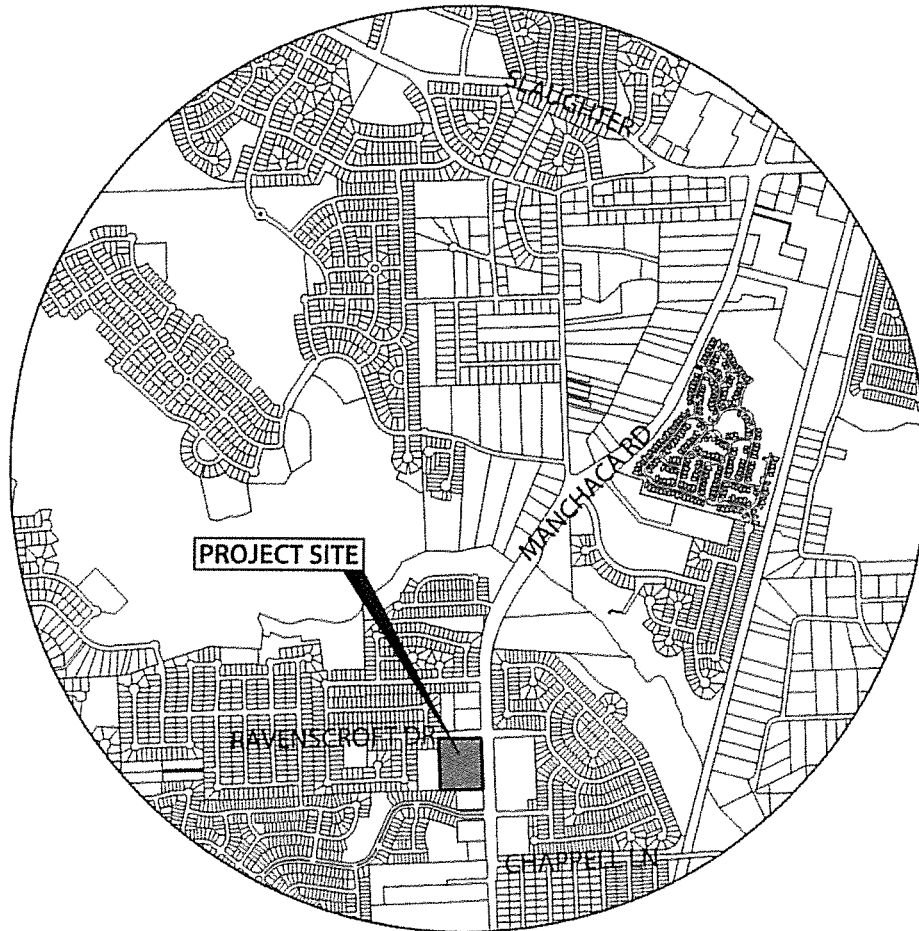


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2015-0238.0A**ZAP DATE:** August 2, 2016**SUBDIVISION NAME:** Lamadrid Apartments Subdivision**AREA:** 6.025**LOT(S):** 1**OWNER/APPLICANT:** Lamadrid Apartments LLC**AGENT:** KBGE
(Bryant Bell)**ADDRESS OF SUBDIVISION:** 11320 Manchaca Road**GRIDS:** MD12**COUNTY:** Travis**WATERSHED:** Slaughter Creek**JURISDICTION:** Full-Purpose**EXISTING ZONING:** LR-MU-CO; LO-MU**DISTRICT:** 5**PROPOSED LAND USE:** Multi -Family Residence**SIDEWALKS:** Sidewalks will be provided on Manchaca Road and Ravenscroft Drive.**DEPARTMENT COMMENTS:** The request is for approval of the final plat namely, Lamadrid Apartments Subdivision. The proposed plat is composed of 1 lot on 6.025 acres.**STAFF RECOMMENDATION:** The staff recommends approval of the final plat out of an approved preliminary. This plat meets all applicable State and City of Austin LDC requirements.**ZONING AND PLATTING ACTION:****CASE MANAGER:** Sylvia Limon
Email: Sylvia.limon@austintexas.gov**PHONE:** 512-974-2767



VICINITY MAP

SCALE: NTS

MAPSCO GRID: 702D, 672Z, 703A, 673W


COA GRID: D12, D13, E12, E13

NEAREST BUS STOP IS THE CAPMETRO 3-BURNET/MANCHACA AT MANCHACA AND SLAUGHTER

LEGAL DESCRIPTION: 6.0281 ACRES OF LAND OUT OF THE WALKER WILSON LEAGUE NO. 2, IN TRAVIS COUNTY, TEXAS.

TRAVIS COUNTY PARCEL: 0436230721

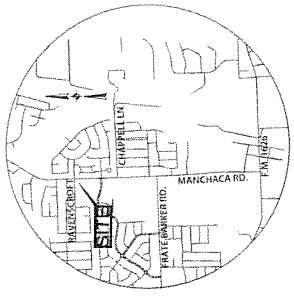
THERE ARE NO FLOODPLAINS, PIPELINES, RAILROADS OR FORMER LANDFILLS ON THE PROPERTY OR ADJACENT TO THE PROPERTY.

CHECKED BY: BRYANT R. BELL		11310 MANCHACA RD AUSTIN, TRAVIS COUNTY, TEXAS	 KIMBELL BRUEHL GARCIA ESTES	CLIENT INFORMATION
JOB NUMBER: 238-006	ISSUE DATE: 01/08/15			WOLFPACK GROUP, LLC
SHEET: EXHIBIT		SITE LOCATION MAP		105 West Riverside Drive, Ste 110, Austin, Texas 78704 T (512) 439 0400 www.kbge-eng.com TBPE No F 12802

LAMADRID APARTMENTS SUBDIVISION

6.025 ACRES OUT OF THE WALKER WILSON LEAGUE NO. 2

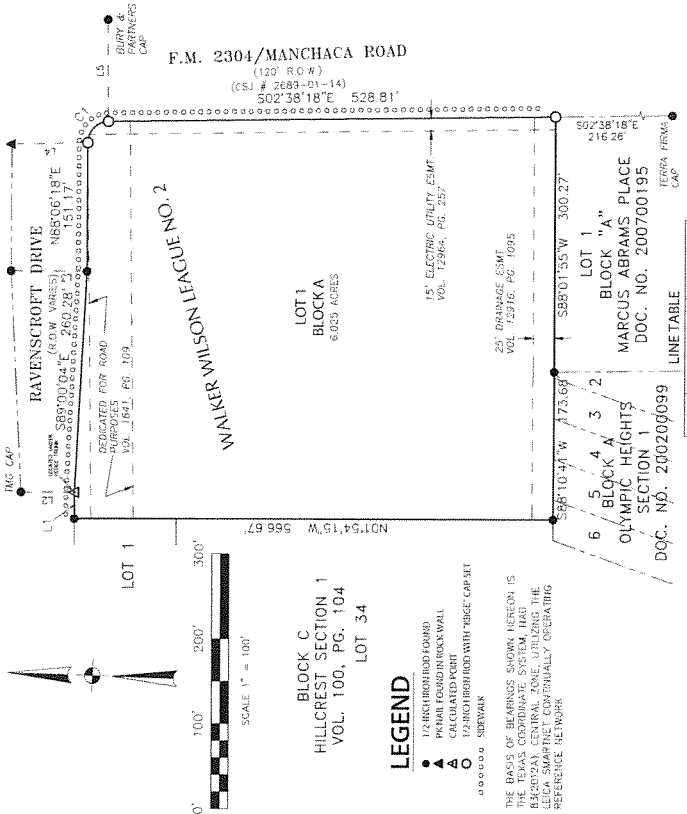
CHECKED BY
AD
JOB NUMBER
238-008
SUBMITTAL DATE
11/04/2015



VICINITY MAP
NOT TO SCALE

NOTES:

1. NO LOT MAY BE OCCUPIED UNTIL CONNECTION IS MADE TO THE AUSTIN WATER UTILITY WATER AND WASTEWATER SYSTEM.
2. ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS MUST BE IN ACCORDANCE WITH THE AUSTIN WATER UTILITY WATER AND WASTEWATER DESIGN CRITERIA AND SPECIFICATIONS. ALL WATER AND WASTEWATER SYSTEMS MUST BE DESIGNED TO AUSTIN WATER UTILITY FOR REVIEW AND APPROVAL. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY AUSTIN WATER UTILITY.
3. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER AND HIS/HER ASSIGNS.
4. NO BUILDINGS, FENCES LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
5. PROPERTY OWNERS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT OBSTRUCT ACCESS BY GOVERNMENTAL AUTHORITIES.
6. EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL.
7. BUILDING SETBACK LINES SHALL CONFORM TO CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
8. PRIOR TO CONSTRUCTION ON THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
9. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. IF ALL RUN-OFF SHALL BE HEARD TO THE HARBOR EXISTING AT UNDEVELOPED STATUS BY FLOODING OR OTHER APPROVED METHODS.
10. THIS SUBDIVISION SHALL BE DEVELOPED AND MAINTAINED IN CONFORMANCE WITH THE LAND DEVELOPMENT CODE.
11. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT OWNER'S EXPENSE.
12. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.
13. IN APPROVING THE PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE OR PROVIDE UTILITY SERVICE TO THIS SUBDIVISION. THE CITY OF AUSTIN IS NOT RESPONSIBLE FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS INCLUDING BUILDING PERMITS, SEE PLAN APPROVATIONS FOR CERTAIN DEVELOPMENT PERMITS.
14. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR OBTAINING ALL NECESSARY PERMITS AND REQUIREMENTS OF THE CITY OF AUSTIN, THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT VACATION OR REPLACING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
15. OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.
16. PUBLIC SIDEWALKS BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG MANCHACA ROAD AND RAVENS CROFT DRIVE, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE REQUIRED PUBLIC SIDEWALKS MAY BE CONSTRUCTED BY THE OWNER OR THE DEVELOPER. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWAL OF THE PLAT. THE CITY OF AUSTIN, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
17. ALL STREETS SHALL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS, IN CONFORMANCE WITH THE LAND DEVELOPMENT CODE.
18. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED WITHIN THE TENA 100-YEAR FLOOD PLAIN.



CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00	89.14733°	38.94'	S47°15.02' E	35.12'

LEGEND

- 1/2" RECTANGULAR SYMBOL FOR FOUND
- PHENOL FOUND IN BACK WALL
- ▲ CALCULATED POINT
- 1/2" RECTANGULAR WITH "BEE" FOR SET
- SIDEWALK

THE BASIS OF BEARING SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, HAD BLDG(202A), CENTRAL ZONE, UTILIZING THE LEICA SWAPPOINT COGNITIVELY OPERATING REFERENCE NETWORK.

AND DO 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 _____ DAY OF _____ 20____.

LAMADRID APARTMENTS, LLC
BY: O-SIA LAMADRID, LLC, ITS MANAGING MEMBER
MIGUEL LASCH, ITS PRESIDENT

STATE OF TEXAS
COUNTY OF TRAVIS

THIS INSTRUMENT ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____ 20____.

NOTARY PUBLIC IN AND FOR
MY COMMISSION EXPIRES: _____

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD HAZARD MAP (FIRM) #18454C0509A, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

ENGINEER'S CERTIFICATION

THIS IS TO CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS. I AM RESPONSIBLE FOR THE PREPARATION OF THE ENGINEERING PORTION OF THE PLAT SUBMITTED HEREWITH. ALL ENGINEERING INFORMATION CONTAINED HEREON IS THE RESULT OF MY EXAMINATION AND CORRECT INFORMATION WITH REGARD TO THE ENCOURAGE AND CORRECT. AND THE PLAT COMPLES WITH TITLE 25 OF THE AUSTIN CITY CODE, AS AMENDED, AND ALL OTHER APPLICABLE CITY AND TRAVIS COUNTY CODES, ORDINANCES AND RULES.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF SURVEYING IN THE STATE OF TEXAS. I AM RESPONSIBLE FOR THE PREPARATION OF THE SURVEYING PORTION OF THE PLAT SUBMITTED HEREWITH. ALL SURVEYING INFORMATION SHOWN ON THE PLAT IS ACCURATE AND CORRECT, AND WITH REGARD TO THE SURVEYING PORTIONS THEREOF, THE PLAT COMPLES WITH TITLE 25 OF THE AUSTIN CITY CODE, AS AMENDED, AND ALL OTHER APPLICABLE CITY AND TRAVIS COUNTY CODES, ORDINANCES AND RULES.

DATE OF PLAT: 02-08-2016

ASRAM C. DASHNER
KESAE SURVEYING
105 W. RIVERSIDE DRIVE STE 110
AUSTIN, TX 78704

STATE OF TEXAS
COUNTY OF TRAVIS

L. DANA DEBAUMER, 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____, AT _____ O'CLOCK _____ A.M. ONLY RECORDED ON THE _____ DAY OF _____ 20____, A.D. AT _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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

DEPUTY COUNTY CLERK
TRAVIS COUNTY, TEXAS