

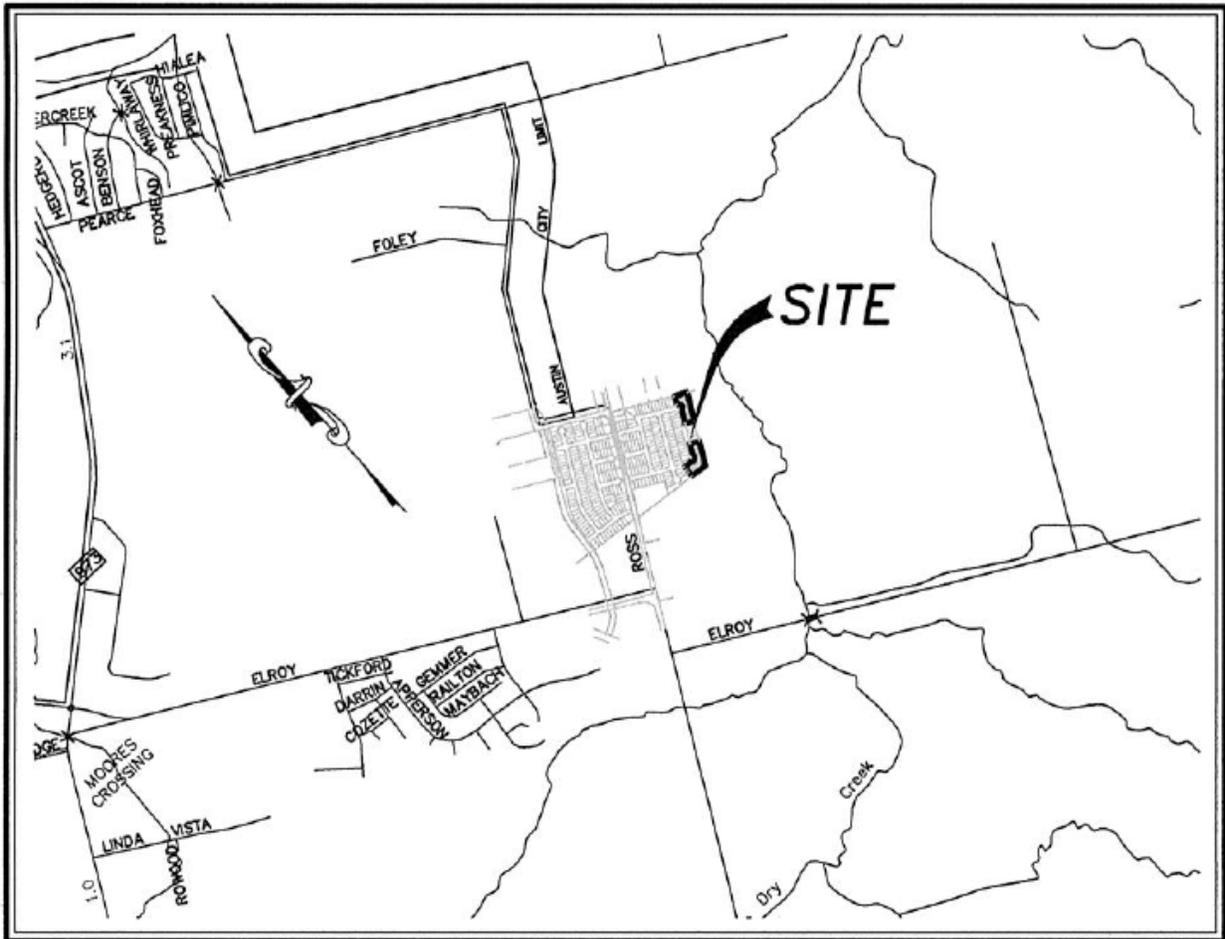
SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2007-0135.01.3A**Z.A.P. DATE:** 10.04.2016**SUBDIVISION NAME:** Stoney Ridge Phase C - Section 2B**AREA:** 2.631 Acres**LOT(S):** 17 Total Lots**OWNER/APPLICANT:** KB Home Lone Star, Inc.
(John Zinsmeyer)**AGENT:** Doucet & Assoc.
(Davood Salek)**ADDRESS OF SUBDIVISION:** Stoney Ridge Bend**GRIDS:** P-13**COUNTY:** Travis**WATERSHED:** Dry Creek**JURISDICTION:** Limited Purpose**EXISTING ZONING:** SF-4A**MUD:** Moore Crossing MUD**PROPOSED LAND USE:** Single-Family Residential-Small Lot**ADMINISTRATIVE WAIVERS:** None**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on both sides of all internal and boundary streets.**DEPARTMENT COMMENTS:** The request is for approval of a final plat located in the county and in the City of Austin's limited purpose. It is classified as a small lot subdivision. The plat is composed of 17 lots on 2.631 acres. The proposed subdivision includes 17 single-family lots. The applicant has secured a service extension from the City of Austin to provide water and wastewater to the proposed development.**ISSUES:**

None.

STAFF RECOMMENDATION: The final plat meets all applicable state, county and City of Austin Title 30 – Land Development Code requirements and staff recommends approval.**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Jose Luis Arriaga
Email address: joe.arriaga@traviscountytx.gov**PHONE:** 854-7562

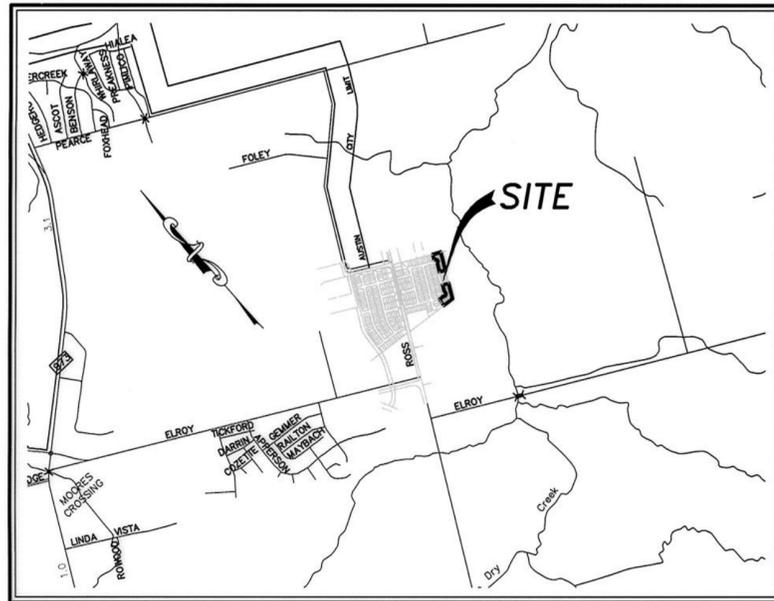
STONEY RIDGE PHASE C – SECTION 2B AUSTIN, TEXAS

LOCATION MAP



VICINITY MAP

NOT TO SCALE



STONEY RIDGE PHASE C SECTION 2B, AUSTIN, TEXAS

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 OR OUTSIDE 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.

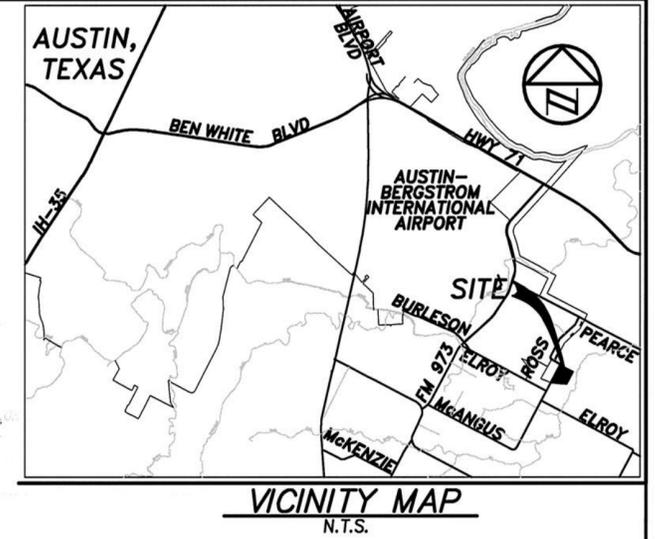
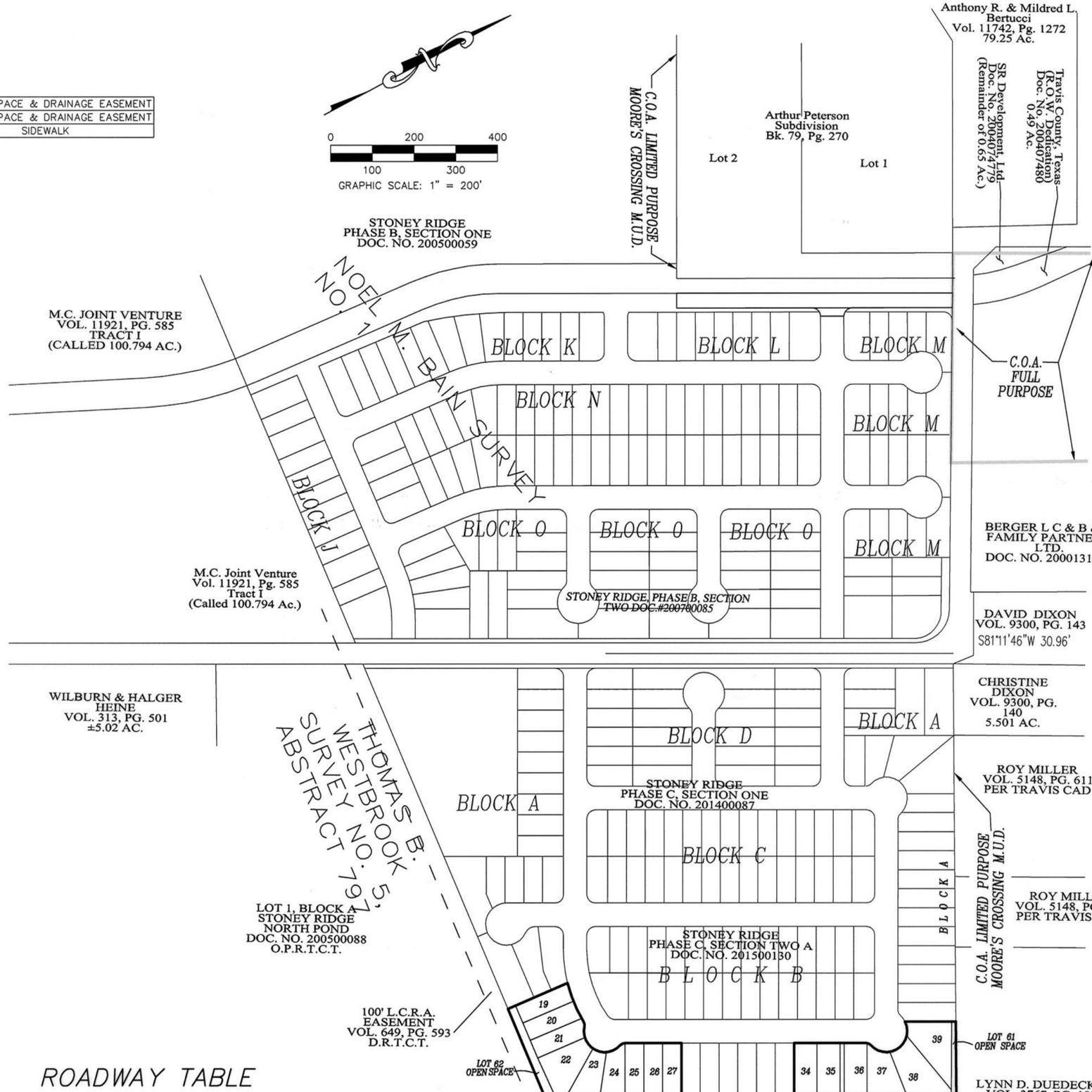
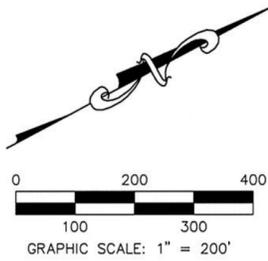
DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL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

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DA DOUCET & ASSOCIATES <small>Civil Engineering - Planning - Surveying/Mapping 7401 B. Highway 71 W. Suite 160 Austin, Texas 78735. Phone: (512)-583-2600 www.doucetandassociates.com Survey Firm Registration Number: 10105800</small>	Date: 07/15/2016
	Scale: AS SHOWN
	Drawn by: SHR/DRK
	Reviewed by: SSX
	Drawing: 535-005A plat.dwg
Project No.: 535-005A	

BLOCK 'A' LOT AREA		
NO.	ACRES	SQUARE FEET
19	0.1374	5,987
20	0.1366	5,950
21	0.1346	5,862
22	0.2374	9,905
23	0.1413	6,156
24	0.1350	5,868
25	0.1295	5,641
26	0.1295	5,640
27	0.1295	5,639
34	0.1580	6,883
35	0.1580	6,882
36	0.1580	6,880
37	0.1852	8,069
38	0.2500	10,890
39	0.2410	10,496
61	0.0433	1,886
62	0.1084	4,722
--	0.0403	1,754
TOTAL		114,607

OPEN SPACE & DRAINAGE EASEMENT
OPEN SPACE & DRAINAGE EASEMENT
SIDEWALK



ENGINEER:
DOUCET AND ASSOCIATES, INC.
7401 B W. HWY. 71, STE. 160
AUSTIN, TEXAS 78735

OWNER/DEVELOPER:
KB HOME LONE STAR, INC.
A TEXAS CORPORATION
10800 PECAN PARK BLVD., SUITE #200
AUSTIN, TX, 78750
CONTACT: JOHN ZINSMEYER

SURVEYOR:
DOUCET AND ASSOCIATES, INC.
7401 B W. HWY. 71, STE. 160
AUSTIN, TEXAS 78735

BENCHMARKS:
TBM #5: 800 NAIL FOUND APPROXIMATELY 31' SOUTHWEST OF THE NORTHWEST CORNER OF THE SUBDIVISION.
GRID COORDINATES:
NORTHING: 10032984.82
EASTING: 3149399.20
ELEVATION: 485.62'

SURVEY CONTROL:
CONTROL FOR THIS SURVEY IS BASED ON A 800 NAIL FOUND, GRID COORDINATES SHOWN ARE BASED ON GPS STATIC OBSERVATIONS ON 06-07-06, STATIC DATA PROCESSED BY OPUS.

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83 (CORS), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000031643.

ELEVATION NOTE:
ELEVATIONS SHOWN HEREON ARE BASED ON LCRA MONUMENT A263, HAVING A PUBLISHED ELEVATION OF 528.7161' (NAVD 88).

EDWARDS AQUIFER:
THIS PROJECT IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

MINIMUM F.F.E. NOTE:
ALL FINISHED FLOOR ELEVATIONS IN THIS SUBDIVISION SHALL BE 1.0 FOOT MINIMUM ABOVE THE 100 YEAR FREQUENCY FLOOD LEVEL. THE FOLLOWING MINIMUM FINISHED FLOOR ELEVATIONS ARE HEREBY SET FOR THE AFFECTED LOTS:

LOT	BLOCK	F.F.E.
22-27	A	478'
34-39	A	479'

NO FILL SHALL BE ALLOWED IN THE FLOODPLAIN ON THESE LOTS EXCEPT BY SEPARATE PERMIT.

SITE INFORMATION:
ZONING: SF-4A SINGLE FAMILY (040401-2-3)
TOTAL AREA: 2.631 AC.
LOTS = 17
NUMBER OF RESIDENTIAL LOTS: 15
STREET R.O.W. = 0.00 AC.

ADJOINER INFORMATION TAKEN FROM CURRENT APPRAISAL DISTRICT MAPS.

UTILITY PROVIDERS:
WATER: CITY OF AUSTIN
WASTEWATER: CITY OF AUSTIN

JOSE ANTONIO NAVARRO SURVEY, ABSTRACT NO. 18, PER T.C.A.D.
AYRES MOODY SURVEY NO. 168, PER G.L.O. MAP

ROADWAY TABLE

STREET NAME	CLASSIFICATION	R.O.W. AND PAVED WIDTH	CURB AND GUTTER	LENGTH (FEET)	SIDEWALK
STONEY RIDGE BEND	PUBLIC	56' R.O.W. 36' F-F	YES	1381	BOTH SIDES, 4' WIDE

LOT 1, BLOCK A STONEY RIDGE NORTH POND DOC. NO. 200500088 O.P.R.T.C.T.

100' L.C.R.A. EASEMENT VOL. 649, PG. 593 D.R.T.C.T.

OVERVIEW OF SUBDIVISION

REMAINDER OF 279.240 ACRES (TRACT "H") M.C. JOINT VENTURE VOL. 11921, PG. 585 R.P.R.T.C.T.

STONEY RIDGE PHASE C, SECTION 2B AUSTIN, TEXAS

DA DOUCET & ASSOCIATES
Civil Engineering - Planning - Surveying/Mapping
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735. Phone: (512)-583-2600
www.doucetandassociates.com
Survey Firm Registration Number: 10105800

Date:	07/15/2016
Scale:	1"=200'
Drawn by:	SHR/GSP
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STONEY RIDGE PHASE C SECTION 2B

STATE OF TEXAS }
COUNTY OF TRAVIS }

KNOW ALL MEN BY THESE PRESENTS:

THAT KB HOME LONE STAR, INC., A TEXAS CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, HAVING ITS OFFICE IN THE CITY OF AUSTIN, TRAVIS COUNTY, ACTING HEREIN BY AND THROUGH ITS VICE PRESIDENT, JOHN ZINSMEYER, VICE PRESIDENT, OWNER OF THAT CERTAIN 2.631 ACRE TRACT OF LAND, SITUATED IN THE THOMAS A. WESTBROOK SURVEY NO. 5, ABSTRACT NO. 797, TRAVIS COUNTY, TEXAS, INCLUDED IN THE TRACT DESCRIBED IN A DEED TO KB HOME LONE STAR, INC., RECORDED IN DOCUMENT #2015117560 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID KB HOME LONE STAR, INC., DO HEREBY SUBDIVIDE SAID 2.631 ACRES OF LAND PURSUANT TO TITLE 30 OF THE AUSTIN CITY CODE AND CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, AND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

STONEY RIDGE PHASE C SECTION 2B

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

IN WITNESS WHEREOF, KB HOME LONE STAR, INC. HAVE CAUSED THESE PRESENTS TO BE EXECUTED BY JOHN ZINSMEYER THIS THE 19th DAY OF July, 2016 A.D.

KB HOME LONE STAR, INC.
A TEXAS CORPORATION
10800 PECAN PARK BLVD., SUITE #200
AUSTIN, TX, 78750

[Signature] 7.19.2016
JOHN ZINSMEYER, VICE PRESIDENT



STATE OF TEXAS }
COUNTY OF WILLIAMSON }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN ZINSMEYER, VICE PRESIDENT OF KB HOME LONE STAR, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE 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 19th DAY OF July, 2016 A.D.

[Signature]
NOTARY PUBLIC, STATE OF TEXAS
Howard Franklin Burgher
PRINT NOTARY'S NAME

ENGINEER'S CERTIFICATION:

I, DAVOOD SALEK, 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 30 OF THE AUSTIN CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) # 484530620 H, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

[Signature] 7/20/16
DAVOOD SALEK, P.E. DATE
TEXAS REGISTRATION NO. 87888
DOUCET AND ASSOCIATES, INC.
7401 B W. HWY. 71, STE. 160
AUSTIN, TEXAS 78735



WATERSHED: DRY CREEK (EAST) CLASSIFIED AS SUBURBAN.

SURVEYOR'S CERTIFICATION:

I, SYDNEY SMITH XINOS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 30 OF THE AUSTIN CODE OF 1999, AS AMENDED, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION. ALL LOT CORNERS SHALL BE SET AFTER FINAL GRADING IS COMPLETE.

[Signature] 7/20/16
SYDNEY SMITH XINOS, R.P.L.S. DATE
TEXAS REGISTRATION NO. 5631
DOUCET & ASSOCIATES, INC.
7401-B HWY. 71 W., STE. 160
AUSTIN, TX 78735



GENERAL NOTES:

1. THIS SUBDIVISION IS LOCATED IN CITY OF AUSTIN'S JURISDICTION CLASSIFIED AS "LIMITED PURPOSE".
2. THERE ARE NO KNOWN CEFS ON OR WITHIN 150 FEET OF THIS PROPERTY.
3. THIS PLAT COMPLIES WITH TITLE 30 SECTION 30-2-232, SMALL LOT SUBDIVISION.
4. THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE MOORE'S CROSSING MUNICIPAL UTILITY DISTRICT. WATER & WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF AUSTIN. ALL CONSTRUCTION PLANS FOR WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS MAY BE INSPECTED BY THE DISTRICT.
5. THE PROPERTY IN THIS SUBDIVISION IS SUBJECT TO THE AGREEMENT CONCERNING CREATION AND OPERATION OF THE MOORE'S CROSSING MUNICIPAL UTILITY DISTRICT (MUD CONSENT AGREEMENT), AND ANY AMENDMENT'S PRIOR TO RECORDATION. PARKLAND REQUIREMENTS HAVE BEEN MET PER THE THIRD AMENDMENT TO THE MUD CONSENT AGREEMENT.
6. IN ACCORDANCE WITH THE MUD CONSENT AGREEMENT, ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE REQUIREMENTS OF THE RESTRICTIVE COVENANTS OF RECORD IN VOLUME 6288, PAGE 717, VOLUME 8783, PAGE 245, VOLUME 10787, PAGE 302 AND VOLUME 13346, PAGE 185 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
7. 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 AND REPLATTING MAY BE REQUIRED AT THE OWNER'S EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
8. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES ARE TO BE CONSTRUCTED AND INSTALLED TO THE CITY OF AUSTIN STANDARDS.
9. PUBLIC SIDEWALKS BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREET: STONEY RIDGE BEND, AND 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 WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. (TITLE 30, 30-3-191)
10. TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
11. ALL BUILDING FOUNDATIONS ON SLOPES OF FIFTEEN (15) PERCENT AND OVER AND ON FILL PLACED UPON SLOPES FIFTEEN (15) PERCENT AND OVER MUST UTILIZE DESIGN AND CONSTRUCTION PRACTICES CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER QUALIFIED TO PRACTICE IN THIS FIELD.
12. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS.
13. 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. THE WATER AND WASTEWATER UTILITY CONSTRUCTION MUST BE INSPECTED BY THE CITY. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
14. THE SUBDIVIDER SHALL PROVIDE THE WATER SYSTEM IMPROVEMENTS REQUIRED BY THE FIRE FLOW.
15. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. DETENTION AND WATER QUALITY WILL BE PROVIDED BY AN OFF-SITE WET POND (STONEY RIDGE NORTH POND). THIS OFF-SITE POND IS OWNED AND MAINTAINED BY MOORE'S CROSSING M.U.D.
16. THE WATER QUALITY AND DRAINAGE EASEMENTS SHOWN ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE PURSUANT TO CHAPTERS 30-4 AND 30-5(A) OF TITLE 30. THE USE AND MAINTENANCE OF THESE EASEMENTS IS RESTRICTED BY CHAPTERS 30-4 AND 30-5 OF TITLE 30, THEREOF.
17. MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE ACCORDING TO THE CITY OF AUSTIN STANDARDS.
18. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
19. 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 (AND OTHER APPROPRIATE JURISDICTION) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
20. 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).
21. IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10') FOOT PUBLIC UTILITY EASEMENT ADJACENT TO ALL STREET RIGHT-OF-WAY ON ALL LOTS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC USE.
22. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENT CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 30-5, SUBCHAPTER B OF TITLE 30.
23. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY 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 THE LDC OF THE CITY OF AUSTIN.
24. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS AND AS APPROVED IN THE LAND PLAN FOR MOORE'S CROSSING.
25. 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.
26. 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 LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. 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.
27. 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.
28. A 5' SIDEWALK PER THE CITY OF AUSTIN STANDARD DETAIL 4325-1 SHALL BE INSTALLED WITHIN THE 10' SIDEWALK RIGHT-OF-WAY BETWEEN LOTS 35 AND 36.

GENERAL NOTES, CONTINUED:

28. DENSE SHRUBBERY SHALL NOT BE ALLOWED WITHIN 15 FEET OF THE RIGHT OF WAY FOR CORNER LOTS.
29. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENTAL CODE.
30. ALL DRIVEWAYS AND ROOF DRAINS SHALL DRAIN TO THE STREETS.
31. 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 CENTERLINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
32. ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (E.G., EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING ALL STREETS SHOWN ON THIS PRELIMINARY PLAN.
33. THE SUBDIVISION OWNER/DEVELOPER AS IDENTIFIED ON THIS PLAT IS RESPONSIBLE FOR POSTING FISCAL SURETY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THE PLAT. WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL HOME BUILDERS, IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE ALL SIDEWALKS ARE ADA COMPLIANT UNLESS A WAIVER HAS BEEN GRANTED BY TDLR.
34. ALL RESIDENTIAL LOTS IN STONEY RIDGE PHASE C SECTION 2B SHALL BE SUBJECT TO THE HOME OWNERS ASSOCIATION DOCUMENTS AS RECORDED IN DOCUMENT NO. 2007113554, TRAVIS COUNTY RECORDS, TRAVIS COUNTY, TEXAS.
35. TOPOGRAPHIC INFORMATION: NAVD 88.
36. THIS PROJECT IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

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.

ZONING AND PLATTING COMMISSION:

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THE _____ DAY OF _____, 20__ A.D.

GABRIEL ROJAS _____ LOUISA BRINSMADE, SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, CITY OF AUSTIN, COUNTY OF TRAVIS, TEXAS, THIS THE _____ DAY OF _____, 20__ A.D.

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE LIMITED PURPOSE DISTRICT OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____, 20__ A.D.

STATE OF TEXAS }
COUNTY OF TRAVIS }

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, 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 COURT OF SAID COUNTY, THE _____ DAY OF _____, 20__ A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

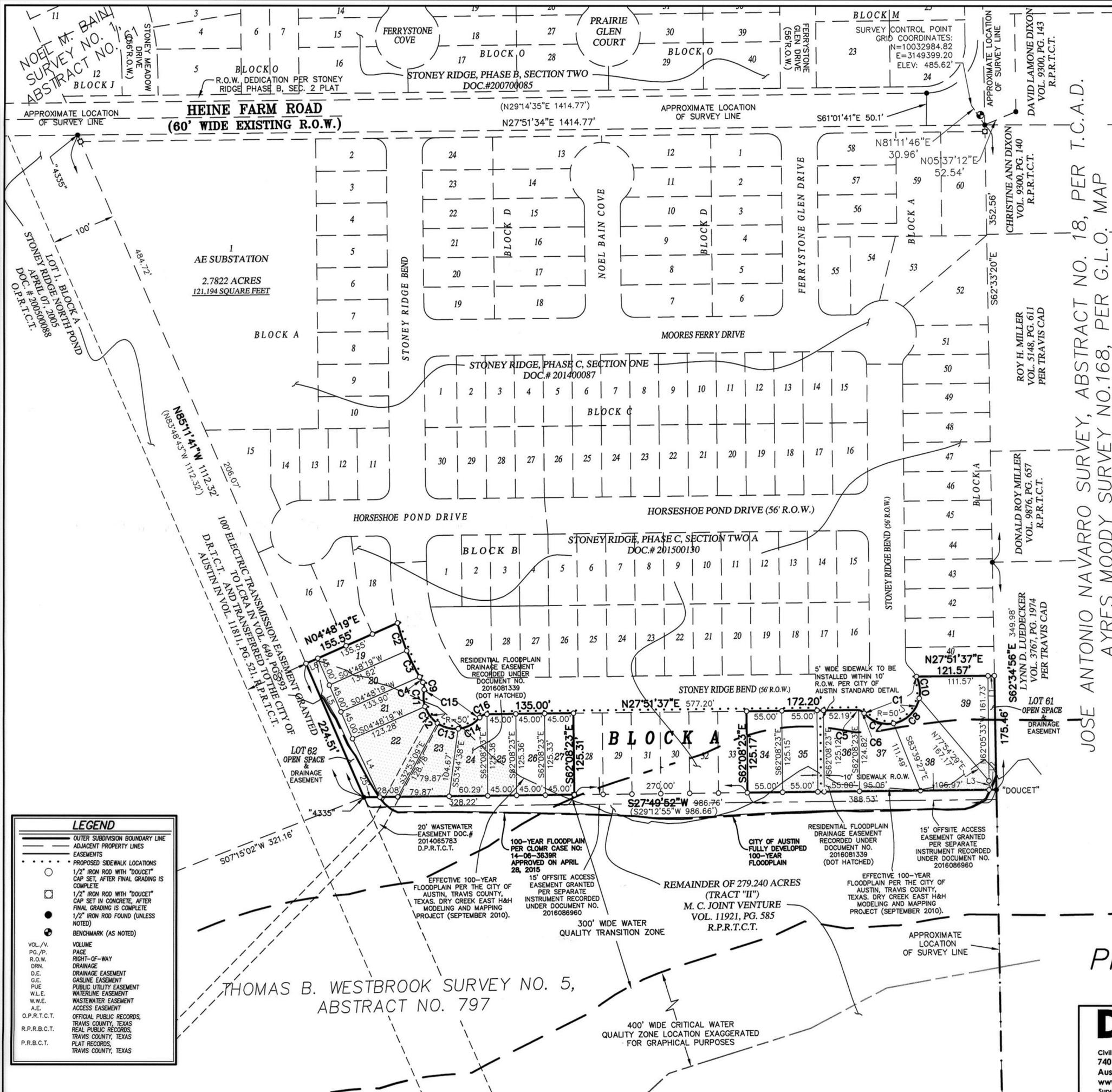
STATE OF TEXAS }
COUNTY OF TRAVIS }

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., PLAT RECORDS 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

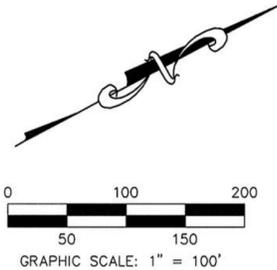
DEPUTY

<p>Civil Engineering - Planning - Surveying/Mapping 7401 B. Highway 71 W, Suite 160 Austin, Texas 78735. Phone: (512)-583-2600 www.doucetandassociates.com Survey Firm Registration Number: 10105800</p>	Date: 07/15/2016
	Scale: As Shown
	Drawn by: SHR/GSP
	Reviewed by: SSX
	Dwg: 535-005A PLAT PHASE C SECTION 2B
Project No.: 535-005A	



CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	144.25'	50.00'	165°17'39"	N06°12'11"W	99.18'
C2	45.21'	328.00'	7°53'49"	S80°12'18"E	45.17'
C3	45.09'	328.00'	7°52'37"	S88°05'31"E	45.06'
C4	9.67'	328.00'	1°41'19"	N87°07'31"E	9.67'
C5	2.82'	15.00'	10°45'39"	S33°14'26"W	2.81'
C6	9.90'	15.00'	37°49'19"	S57°31'55"W	9.72'
C7	50.66'	50.00'	58°02'56"	N47°25'10"E	48.52'
C8	59.08'	50.00'	67°41'47"	N15°27'11"W	55.70'
C9	11.62'	15.00'	44°22'17"	N71°32'00"W	11.33'
C10	34.51'	50.00'	39°32'56"	N69°04'33"W	33.83'
C11	26.41'	50.00'	30°15'32"	S64°28'36"E	26.10'
C12	33.00'	50.00'	37°48'56"	N81°29'10"E	32.40'
C13	34.05'	50.00'	39°00'47"	N43°04'19"E	33.39'
C14	38.65'	50.00'	44°17'18"	N01°25'16"E	37.69'
C15	132.10'	50.00'	151°22'33"	N54°57'54"E	96.90'
C16	12.72'	15.00'	48°34'58"	S03°34'08"W	12.34'

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N27°51'37"E	10.00'
L2	S27°49'52"W	11.50'
L3	N62°05'33"W	13.72'
L4	S86°55'32"E	99.33'
L5	S85°11'42"E	135.00'
L6	N04°48'19"E	20.00'



JOSE ANTONIO NAVARRO SURVEY, ABSTRACT NO. 18, PER T.C.A.D. AYRES MOODY SURVEY NO.168, PER G.L.O. MAP

STONEY RIDGE PHASE C, SECTION 2B AUSTIN, TEXAS

LEGEND	
—	OUTER SUBDIVISION BOUNDARY LINE
- - -	ADJACENT PROPERTY LINES
- · - · -	EASEMENTS
· · · · ·	PROPOSED SIDEWALK LOCATIONS
○	1/2" IRON ROD WITH "DOUCET" CAP SET, AFTER FINAL GRADING IS COMPLETE
□	1/2" IRON ROD WITH "DOUCET" CAP SET IN CONCRETE, AFTER FINAL GRADING IS COMPLETE
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊕	BENCHMARK (AS NOTED)
VOL./V.	VOLUME
PG./P.	PAGE
R.O.W.	RIGHT-OF-WAY
DRN.	DRAINAGE
D.E.	DRAINAGE EASEMENT
G.E.	GASLINE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
W.L.E.	WATERLINE EASEMENT
W.W.E.	WASTEWATER EASEMENT
A.E.	ACCESS EASEMENT
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.B.C.T.	REAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
P.R.B.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS

DA DOUCET & ASSOCIATES
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 Austin, Texas 78735, Phone: (512)-583-2600
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 Survey Firm Registration Number: 10105800

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P:\535-005\survey\Drawings\535-005 PLAT.DWG