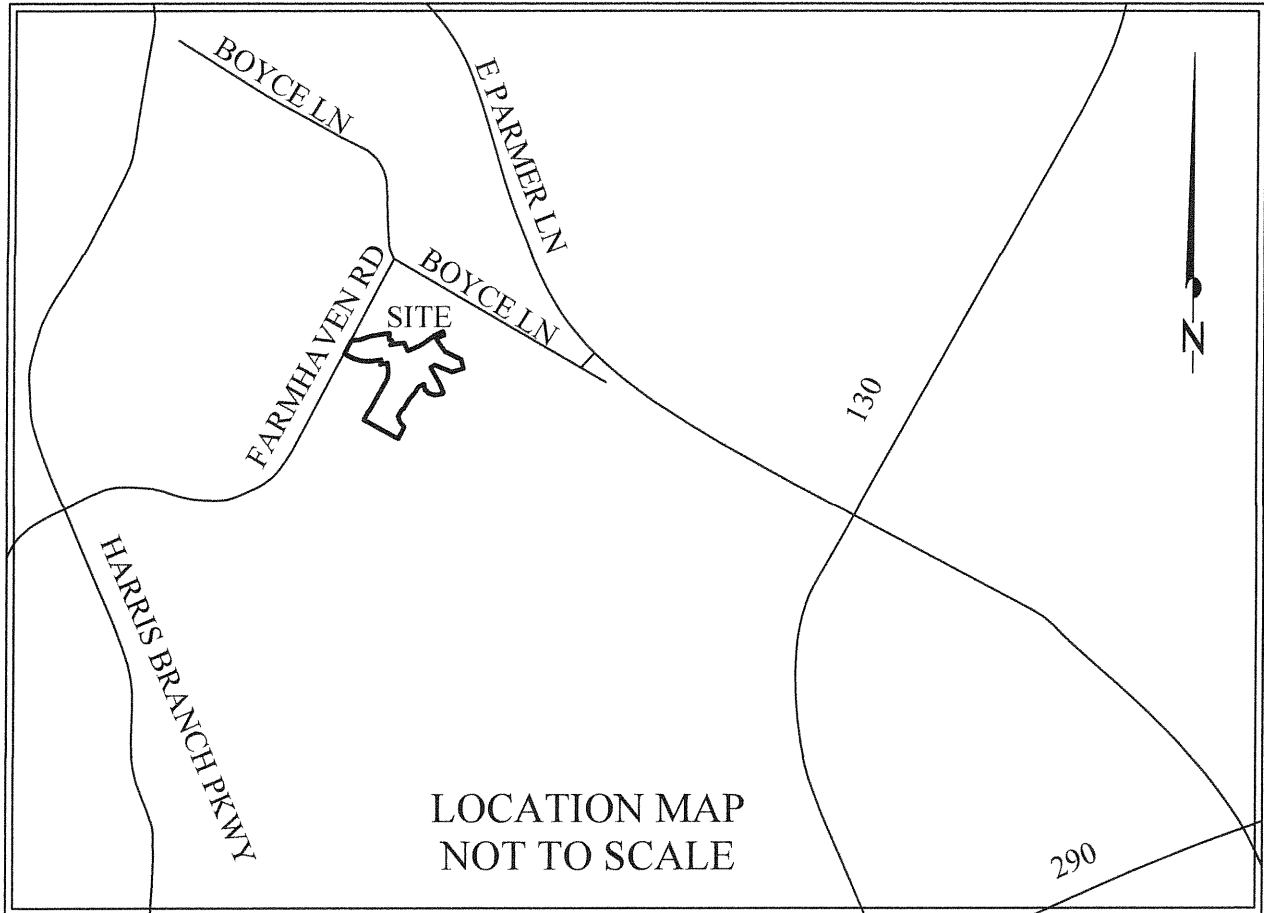
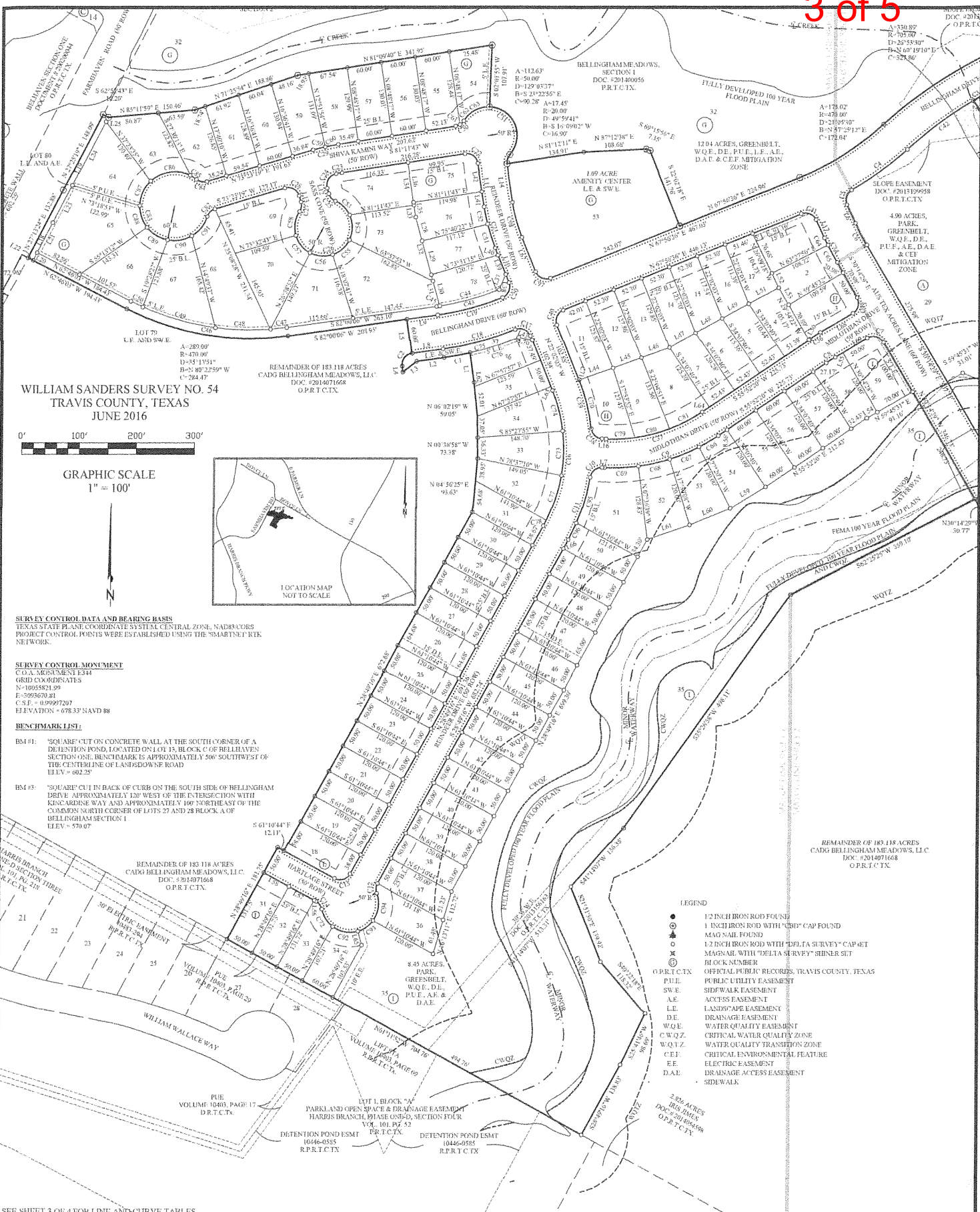


**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-06-0232.01.3A**ZAP DATE:** November 15, 2016**SUBDIVISION NAME:** Bellingham Meadows, Section Three**AREA:** 39.84 acres**LOTS:** 96**APPLICANT:** CADG Bellingham  
(Brian Saathoff)**AGENT:** Lakeside Engineers  
(Christopher Ruiz, P.E.)**ADDRESS OF SUBDIVISION:** 6805 Boyce Lane**GRIDS:** R30**COUNTY:** Travis**WATERSHED:** Gilleland creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** I-SF-4**DISTRICT:** 1**LAND USE:** residential**NEIGHBORHOOD PLAN:** none**VARIANCES:** none**SIDEWALKS:** Sidewalks will be constructed along all internal streets and the frontage of Farmhaven Rd. and Boyce Lane.**DEPARTMENT COMMENTS:** The request is for the approval of the Bellingham Meadows, Section 3. The plat is comprised of 96 lots on 39.84 acres. The proposed lots comply with the preliminary plan, the zoning requirements for use, lot width and lot size.**STAFF RECOMMENDATION:** The staff recommends approval of the plat. The subdivision 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](mailto:steve.hopkins@austintexas.gov)



COA GRID #:Q30 & R30, MAPSCO pg. 528

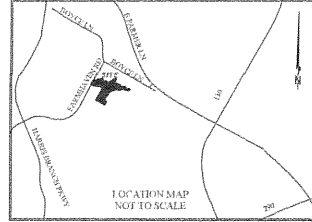
BELLINGHAM MEADOWS SECTION 3  
89 SINGLE FAMILY LOTS  
AREA = 38.16 ACRES



WILLIAM SANDERS SURVEY NO. 54  
 TRAVIS COUNTY, TEXAS  
 JUNE 2016



GRAPHIC SCALE  
 1" = 100'



**SURVEY CONTROL DATA AND BEARING BASIS**  
 TEXAS STATE PLANNED COORDINATE SYSTEM CENTRAL ZONE, NAD83/CORS  
 PROJECT CONTROL POINTS WERE ESTABLISHED USING THE "SMARTNET" RTK NETWORK.

**SURVEY CONTROL MONUMENT**  
 C.O.A. MONUMENT E344  
 GRID COORDINATES  
 N=10955821.99  
 E=5995670.81  
 C.S.F. = 0.99997297  
 ELEVATION = 678.33 NAVD 88

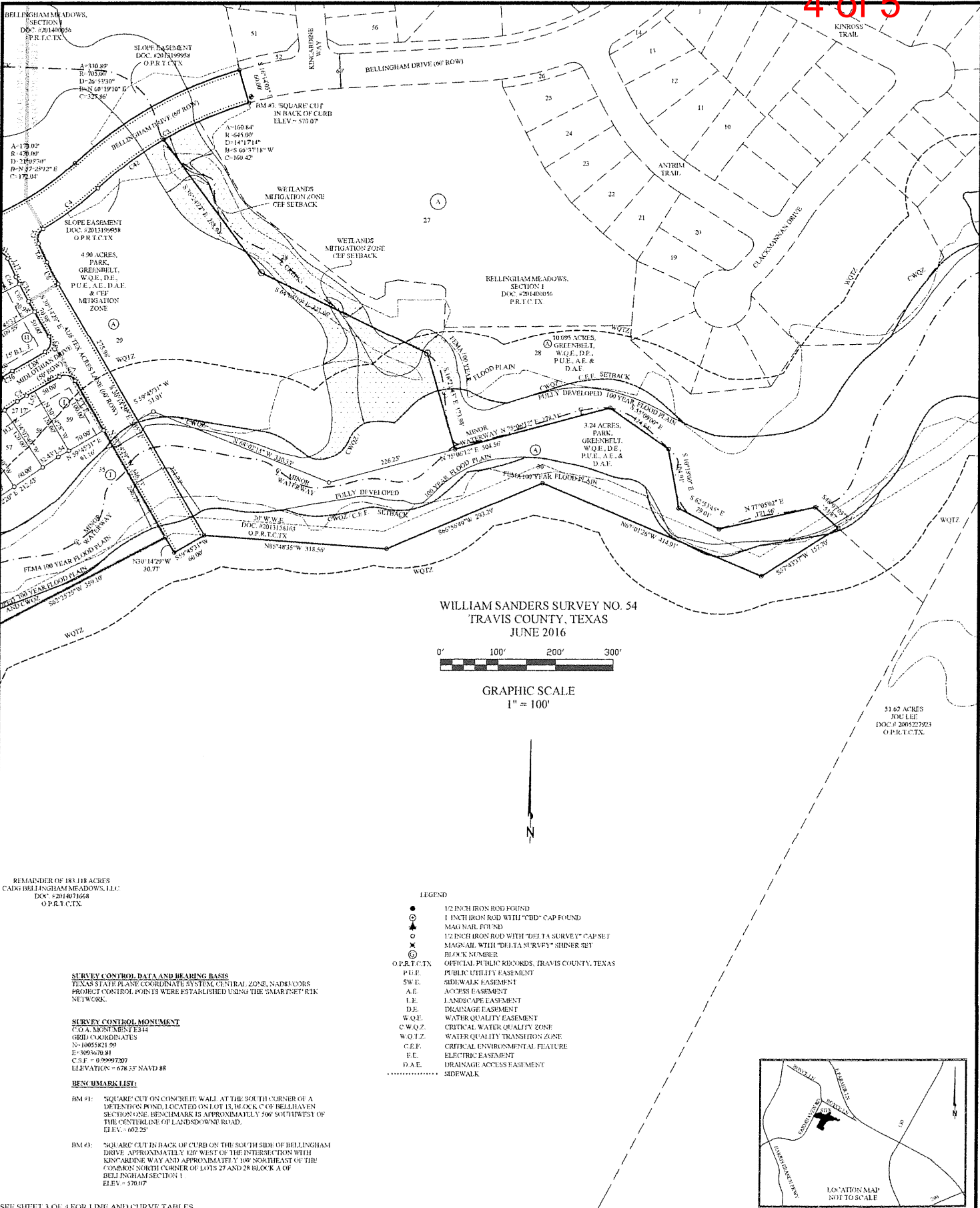
**BENCHMARK LIST:**

- BM #1: SQUARE CUT ON CONCRETE WALL AT THE SOUTH CORNER OF A DETENTION POND, LOCATED ON LOT 15, BLOCK C OF BELLINGHAM SECTION ONE. BENCHMARK IS APPROXIMATELY 506' SOUTHWEST OF THE CENTRELINE OF LANDSDOWNE ROAD  
 ELEV = 602.25
- BM #2: SQUARE CUT IN BACK OF CURB ON THE SOUTH SIDE OF BELLINGHAM DRIVE, APPROXIMATELY 120' WEST OF THE INTERSECTION WITH KINGCARDINE WAY AND APPROXIMATELY 100' NORTHEAST OF THE COMMON NORTH CORNER OF LOTS 27 AND 28 BLOCK A OF BELLINGHAM SECTION 1  
 ELEV = 570.07

- LEGEND**
- 1/2 INCH IRON ROD FOUND
  - 1 INCH IRON ROD WITH "COP" CAP FOUND
  - ▲ MAGN. NAIL FOUND
  - ⊙ 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP & ET
  - ⊗ MAGN. NAIL WITH "DELTA SURVEY" SHINER SET
  - ⓧ BLOCK NUMBER
  - G.P.R.T.C.T.X. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
  - P.U.E. PUBLIC UTILITY EASEMENT
  - S.W.E. SIDEWALK EASEMENT
  - A.E. ACCESS EASEMENT
  - L.E. LANDSCAPE EASEMENT
  - D.E. DRAINAGE EASEMENT
  - W.Q.E. WATER QUALITY EASEMENT
  - C.W.Q.Z. CRITICAL WATER QUALITY ZONE
  - W.Q.T.Z. WATER QUALITY TRANSITION ZONE
  - C.E.F. CRITICAL ENVIRONMENTAL FEATURE
  - E.E. ELECTRIC EASEMENT
  - D.A.E. DRAINAGE ACCESS EASEMENT
  - SIDEWALK

**Delta Survey Group Inc.**  
 8213 Brodie Lane Ste. 102 Austin, TX. 78745  
 office: (512) 282-5200 fax: (512) 282-5230  
 TBPLS FIRM NO. 10004700

**BELLINGHAM MEADOWS  
 SECTION 3**



WILLIAM SANDERS SURVEY NO. 54  
 TRAVIS COUNTY, TEXAS  
 JUNE 2016



GRAPHIC SCALE  
 1" = 100'



- LEGEND**
- 1/2 INCH IRON ROD FOUND
  - 1 INCH IRON ROD WITH "CBD" CAP FOUND
  - ▲ MAG NAIL FOUND
  - 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP SET
  - ⊗ MAGNAIL WITH "DELTA SURVEY" SHIMMER SET
  - ① BLOCK NUMBER
  - Ⓞ OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
  - P.U.E. PUBLIC UTILITY EASEMENT
  - S.W.E. SIDEWALK EASEMENT
  - A.E. ACCESS EASEMENT
  - L.E. LANDSCAPE EASEMENT
  - D.E. DRAINAGE EASEMENT
  - W.Q.E. WATER QUALITY EASEMENT
  - C.W.Q.Z. CRITICAL WATER QUALITY ZONE
  - W.Q.T.Z. WATER QUALITY TRANSITION ZONE
  - C.E.F. CRITICAL ENVIRONMENTAL FEATURE
  - E.E. ELECTRIC EASEMENT
  - D.A.E. DRAINAGE ACCESS EASEMENT
  - ..... SIDEWALK

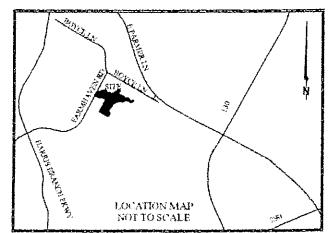
**SURVEY CONTROL, DATA AND BEARING BASIS**  
 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 COORS  
 PROJECT CONTROL POINTS WERE ESTABLISHED USING THE "SMARTNET" RIK NETWORK.

**SURVEY CONTROL MONUMENT**  
 F.C.D.A. 885754851 E344  
 GRID COORDINATES  
 N=10055821.99  
 E=3095670.81  
 C.S.F. = 0.99997207  
 ELEVATION = 628.33' NAVD 88

- BENCHMARK LIST:**
- BM #1: "SQUARE" CUT ON CONCRETE WALL AT THE SOUTH CORNER OF A DETENTION POND, LOCATED ON LOT 13, BLOCK C OF BELLHAVEN SECTION ONE. BENCHMARK IS APPROXIMATELY 500' SOUTHWEST OF THE CENTERLINE OF LAASDSDN DOWNROAD.  
 ELEV. = 602.25'
  - BM #3: "SQUARE" CUT IN BACK OF CURB ON THE SOUTH SIDE OF BELLINGHAM DRIVE APPROXIMATELY 120' WEST OF THE INTERSECTION WITH KINROSS WAY AND APPROXIMATELY 100' NORTHEAST OF THE CORNER NORTH CORNER OF LOTS 27 AND 28 BLOCK A OF BELLINGHAM SECTION 1.  
 ELEV. = 570.07'

REMAINDER OF 18.118 ACRES  
 CADD BELLINGHAM MEADOWS, LLC  
 DOC # 2014071668  
 O.P.R.T.C.T.X.

51.65 ACRES  
 JOU LEE  
 DOC # 200322725  
 O.P.R.T.C.T.X.



SEE SHEET 3 OF 4 FOR LINE AND CURVE TABLES

**Delta Survey Group Inc.**  
 8213 Brodie Lane Ste. 102 Austin, TX. 78745  
 office: (512) 282-5200 fax: (512) 282-5230  
 TBPLS FIRM NO. 10004700

BELLINGHAM MEADOWS  
 SECTION 3

SHEET  
 2  
 OF  
 4

CASE # C8-06-0232.01.3A

STATE OF TEXAS  
COUNTY OF TRAVIS

THAT CADG BELLINGHAM MEADOWS, L.L.C., ACTING HEREIN BY AND THROUGH MEHRDAD MOAYEDI, REGISTERED AGENT, BEING OWNER OF THAT CERTAIN 183.118 ACRE TRACT OF LAND OUT OF THE WILLIAM SANDERS SURVEY NUMBER 54 SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED RECORDED IN DOCUMENT NUMBER 2014071668 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 39.84 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

**BELLINGHAM MEADOWS SECTION 3**

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 THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

CADG BELLINGHAM MEADOWS LLC  
ITS REGISTERED AGENT

BY:  
MEHRDAD MOAYEDI, REGISTERED AGENT  
1221 N INTERSTATE 35E  
SUITE 200  
CARROLLTON, TX 75006

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MEHRDAD MOAYEDI, REGISTERED AGENT, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF TEXAS  
KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TRAVIS

I, JOHN E. BRAUTIGAM, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF CHAPTER 30, OF THE AUSTIN CITY CODE, AS AMENDED, AND TO THE BEST OF MY KNOWLEDGE IS TRUE AND CORRECT AND WAS PREPARED FROM AN AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

JOHN E. BRAUTIGAM \_\_\_\_\_ DATE \_\_\_\_\_  
REGISTERED PROFESSIONAL LAND SURVEYOR  
No. 5057 STATE OF TEXAS  
DELTA SURVEY GROUP, INC.  
8213 BRODIE LANE, STE 102  
AUSTIN, TEXAS 78745  
FIRM NO. 10004700

THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. NO PORTION OF ANY FUTURE BUILDING IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP NO. 48453C-4813

I, CHRISTOPHER M. RUIZ, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CHAPTER 30 OF THE AUSTIN CITY CODE AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

CHRISTOPHER M. RUIZ  
REGISTERED PROFESSIONAL ENGINEER NO. 80894  
LAKE-SIDE ENGINEERS  
1713 PALMA PLAZA  
AUSTIN, TEXAS 78703

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

APPROVED, 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, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

CHAIRPERSON \_\_\_\_\_ SECRETARY \_\_\_\_\_

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. AND 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, THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

DANA DEBEAUVOIR, COUNTY CLERK,  
TRAVIS COUNTY, TEXAS.

DEPUTY \_\_\_\_\_