



SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2015-0165.0A**P.C. DATE:** January 13, 2017**SUBDIVISION NAME:** Replat Of The Highlands of University Hills Section Two Subdivision**AREA:** 10.850 acres**LOTS:** 48**APPLICANT:** Trimel Enterprises, LLC et al
(Mark C. Rose)**AGENT:** Catalyst Engineering Grp.
(Timothy Moltz)**ADDRESS OF SUBDIVISION:** Friendswood Drive at Vernon Ave.**GRIDS:** M-26**COUNTY:** Travis**WATERSHED:** Little Walnut Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3-NP**PROPOSED LAND USE:** Residential**VARIANCE REQUEST:** From 25-4-175 (LDC) to allow a flag lot.

DEPARTMENT COMMENTS: The request is for approval of the flag lot variance and for approval of the Replat Of The Highlands of University Hills Section Two Subdivision. There is a related partial plat vacation, C8-69-026(VAC), The Highlands of University Hills Section Two; this item is on this same agenda. The vacated lots will be replatted as shown on the attached plat (48 lots on 10.850 acres).

STAFF RECOMMENDATION: Staff recommends approval of the variance request. The required items for flag lot variance have been met. Staff further recommends approval of the replat subdivision. With approval of the flag lot variance - this replat subdivision will meet all applicable Local State and City of Austin Land Development Code requirements.

PLANNING COMMISSION ACTION:**CASE MANAGER:** Sylvia Limon**PHONE:** 512-974-2767**E-mail:** Sylvia.limon@austintexas.gov



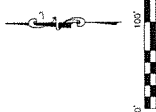
 Subject Tract
 Base Map

CASE#: C8-2015-0165.0A
LOCATION: 6100 Friendswood Drive

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.

THE NINTH EDITION



FLAG LOT TABLE			TOTAL FLAG LOT AREA
LOT #	BLOCK	FLAG LOT (NO FLAG AREA)	
13	BLOCK 'A'	7007 SF	8318 SF
15	BLOCK 'A'	5819 SF	8317 SF
20	BLOCK 'A'	5754 SF	7462 SF
21	BLOCK 'A'	6675 SF	8391 SF
4	BLOCK 'D'	5752 SF	7078 SF
5	BLOCK 'D'	5756 SF	7247 SF

LINE	MARKING	DISTANCE	MARKING	LINE	DISTANCE
1	N 25° 44.1' E	48.60	N 61° 56.1' E	50	50.31
2	N 25° 49.4' E	48.60	N 62° 56.1' W	51	50.31
3	N 27° 19.4' E	29.67	N 62° 56.1' W	52	50.31
4	N 27° 19.4' E	29.67	N 62° 56.1' W	53	50.31
5	N 62° 00.0' W	50.00	N 61° 21.0' W	54	50.31
6	N 62° 00.0' W	50.00	N 61° 21.0' W	55	50.31
7	N 62° 00.0' W	50.00	N 61° 21.0' W	56	50.31
8	N 62° 00.0' W	50.00	N 61° 21.0' W	57	50.31
9	N 62° 00.0' W	50.00	N 61° 21.0' W	58	50.31
10	N 62° 00.0' W	50.00	N 61° 21.0' W	59	50.31
11	N 62° 00.0' W	50.00	N 61° 21.0' W	60	50.31
12	N 62° 00.0' W	50.00	N 61° 21.0' W	61	50.31
13	N 62° 00.0' W	50.00	N 61° 21.0' W	62	50.31
14	N 62° 00.0' W	50.00	N 61° 21.0' W	63	50.31
15	N 62° 00.0' W	50.00	N 61° 21.0' W	64	50.31
16	N 62° 00.0' W	50.00	N 61° 21.0' W	65	50.31
17	N 62° 00.0' W	50.00	N 61° 21.0' W	66	50.31
18	N 62° 00.0' W	50.00	N 61° 21.0' W	67	50.31
19	N 62° 00.0' W	50.00	N 61° 21.0' W	68	50.31
20	N 62° 00.0' W	50.00	N 61° 21.0' W	69	50.31
21	N 62° 00.0' W	50.00	N 61° 21.0' W	70	50.31
22	N 62° 00.0' W	50.00	N 61° 21.0' W	71	50.31
23	N 62° 00.0' W	50.00	N 61° 21.0' W	72	50.31
24	N 62° 00.0' W	50.00	N 61° 21.0' W	73	50.31
25	N 62° 00.0' W	50.00	N 61° 21.0' W	74	50.31
26	N 62° 00.0' W	50.00	N 61° 21.0' W	75	50.31
27	N 62° 00.0' W	50.00	N 61° 21.0' W	76	50.31
28	N 62° 00.0' W	50.00	N 61° 21.0' W	77	50.31
29	N 62° 00.0' W	50.00	N 61° 21.0' W	78	50.31
30	N 62° 00.0' W	50.00	N 61° 21.0' W	79	50.31
31	N 62° 00.0' W	50.00	N 61° 21.0' W	80	50.31
32	N 62° 00.0' W	50.00	N 61° 21.0' W	81	50.31
33	N 62° 00.0' W	50.00	N 61° 21.0' W	82	50.31
34	N 62° 00.0' W	50.00	N 61° 21.0' W	83	50.31
35	N 62° 00.0' W	50.00	N 61° 21.0' W	84	50.31
36	N 62° 00.0' W	50.00	N 61° 21.0' W	85	50.31
37	N 62° 00.0' W	50.00	N 61° 21.0' W	86	50.31
38	N 62° 00.0' W	50.00	N 61° 21.0' W	87	50.31
39	N 62° 00.0' W	50.00	N 61° 21.0' W	88	50.31
40	N 62° 00.0' W	50.00	N 61° 21.0' W	89	50.31
41	N 62° 00.0' W	50.00	N 61° 21.0' W	90	50.31
42	N 62° 00.0' W	50.00	N 61° 21.0' W	91	50.31
43	N 62° 00.0' W	50.00	N 61° 21.0' W	92	50.31
44	N 62° 00.0' W	50.00	N 61° 21.0' W	93	50.31
45	N 62° 00.0' W	50.00	N 61° 21.0' W	94	50.31
46	N 62° 00.0' W	50.00	N 61° 21.0' W	95	50.31
47	N 62° 00.0' W	50.00	N 61° 21.0' W	96	50.31
48	N 62° 00.0' W	50.00	N 61° 21.0' W	97	50.31
49	N 62° 00.0' W	50.00	N 61° 21.0' W	98	50.31
50	N 62° 00.0' W	50.00	N 61° 21.0' W	99	50.31
51	N 62° 00.0' W	50.00	N 61° 21.0' W	100	50.31



LINE LEGEND

ADJOINER LOT LINES

EASEMENTS

RIGHTS-OF-WAY

SUBJECT BOUNDARY

LOT	USE	LOT	USE
A	2-9 & 11-25	SINGLE FAMILY	OTHER
A	10	DRAINAGE	SINGLE FAMILY
B	2-4	OTHER	SINGLE FAMILY
B	1	SINGLE FAMILY	OPEN SPACE
C	1-11	SINGLE FAMILY	
D	1-7	SINGLE FAMILY	
D	8	OPEN SPACE	

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	86.97'	N 25°57'05" W	9.21'	3.21'	C19	1,338.58'	N 64°09'24" W	30.03'	30.93'
C2	86.97'	N 23°57'16" W	9.07'	95.50'	C20	30.00'	N 47°12'52" E	23.71'	24.38'
C3	86.97'	N 18°21'27" E	31.21'	31.18'	C21	50.00'	N 51°39'35" W	54.06'	57.11'
C4	156.03'	S 16°45'35" W	53.65'	54.12'	C22	50.00'	S 86°30'25" W	54.06'	57.11'
C5	156.03'	S 16°45'35" W	53.65'	54.12'	C23	50.00'	N 15°38'13" E	33.81'	35.92'
C6	156.03'	S 16°45'35" W	53.65'	54.12'	C24	50.00'	N 07°55'57" E	31.95'	33.92'
C7	156.03'	N 11°04'54" E	15.65'	15.66'	C25	50.00'	N 22°42'52" E	20.82'	20.97'
C8	156.03'	N 21°39'51" E	40.14'	40.14'	C26	50.00'	N 59°50'02" E	42.43'	43.82'
C9	128.66'	N 66°38'51" E	13.05'	13.05'	C27	50.00'	S 76°59'48" E	27.67'	28.03'
C10	39.90'	N 17°58'20" W	56.40'	62.63'	C28	30.00'	N 85°13'08" W	23.71'	24.38'
C11	128.66'	N 51°14'40" W	50.05'	50.05'	C29	29.19'	S 49°12'14" W	21.20'	21.69'
C12	128.66'	N 63°32'05" W	26.85'	26.85'	C30	29.19'	S 13°04'04" W	14.86'	15.13'
C13	128.66'	N 64°56'16" W	89.94'	89.96'	C31	89.90'	N 00°15'09" E	6.37'	6.37'
C14	17.25'	N 70°12'54" E	23.46'	23.46'	C32	89.90'	N 14°38'13" E	38.47'	38.77'
C15	19.30'	S 16°43'36" E	27.81'	31.05'	C33	89.90'	N 01°06'48" E	6.37'	6.37'
C16	60.44'	N 63°31'21" W	12.69'	12.69'	C34	147.75'	N 6°56'25" E	63.80'	63.80'
C17	60.44'	N 63°31'21" W	12.69'	12.69'	C35	19.99'	S 15°00'32" E	26.75'	26.75'
C18	136.98'	N 63°31'21" W	12.69'	12.69'	C36	19.99'	S 15°00'32" E	26.75'	26.75'

DODD
SURVEYING & MAPPING CO.
PROFESSIONAL LAND SURVEYORS
TEXAS FIRM LICENSE NO. 10192745
2014 MAIN ST., STE. 100, DALLAS, TX 75240
(512) 953-5705 www.DoddSurveying.com

Catalyst Engineering Group
100 South 2nd Street Office: (512) 944-6877
Pflugerville, Texas 78660 Mobile: (512) 944-6877

TEBPE FIRM NO. F-13275

THE HIGHLANDS OF UNIVERSITY HILLS SECTION TWO SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS AND THEIR RESPECTIVE PRIVATE WATER AND SEWER SERVICE LINES SHALL BE POSSESSED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.

ALL BEARINGS ARE BASED ON GRID BEARINGS. DISTANCES ARE SURFACE DISTANCES. COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83. CENTRAL TEXAS ZONE, USING A COMBINED SCALE FACTOR OF 0.9999930 AND CONVERGENCE ANGLE OF 01°22'00"9859".

DATE OF PLAT: 12/15/2016
APPLICATION SUBMITTAL DATE: 12/18/2016
SHEET 1 OF 2 SHEETS

REPLAT OF THE HIGHLANDS OF UNIVERSITY HILLS, SECTION TWO SUBDIVISION,
AN ADDITION TO THE CITY OF AUSTIN, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED
IN VOLUME 48, PAGE 83, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

**CHAS. HOLTZ
MANUFACTURING
CO. OF TEXAS
BY COUNCIL ON TASTE**

五

0-800-967-3333

total.

1. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.

2. ALL WATER AND WASTEWATER IMPROVEMENTS MUST BE IN ACCORDANCE WITH CITY OF AUSTIN WATER AND WASTEWATER CRITERIA AND SPECIFICATIONS. ALL PLANS MUST BE PRESENTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY DEPARTMENT FOR REVIEW AND APPROVAL. ALL CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN.

THE WATER AND/OR WASTEWATER CASAMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, RETAINING WALLS, REES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE AGENCIES WITH WATER UTILITY.

4. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

5. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS.

ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS.

PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES

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 ASTORIA. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT ANY VACATION OR REDEV. ACTING AS A CONDITION OF THE

1. **BEFORE** TO CONSTRUCTION, EXCEPT DETACHED **SHEDS** FAMILY ON ANY LOT IN **THIS** SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF ALBANY.

• ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.

1. AUSTIN ENERGY HAS THE RIGHT TO CUT AND TRIM TREES AND SHRUBBERY AND REMOVE OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR OF OBSTRUCTIONS. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

12. THE OWNER/DEVELOPER OF THIS SUBDIVISION, LOT MAY PROVIDE ALTERNATIVE ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES WITHIN OR ALONG THE PERIMETER OF THE SUBDIVISION LOT. THESE EASEMENTS/ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDINGS AND WILL NOT BE LOCATED AS TO CAUSE THE SITE TO BE IN COMPLIANCE WITH THE CITY OF SEATTLE LAND USE/GENERAL ORDINANCE CODE.

3. 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 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 THE PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

THIS SUBDIVISION PLAN WAS APPROVED AND RECORDED BEING THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS, PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, TEXAS. THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE TRANSFERRED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION. THE INSTRUMENT RECORDED IN DOCUMENT NO. _____ OF THE PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

1. THE LANDOWNER IS RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURE, INCLUDING WATER AND WASTEWATER IMPROVEMENTS.

NO PORTION OF THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE STUDY OF THE REGIONAL FLOOD AMENDMENT FROM PANEL 48453C04701, DATED AUGUST 18, 2014. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND ANNUAL LEASE, CONSTRUCTION, PURSUANT TO THE CITY OF AUSTIN LANDS DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA (ANAL ECR).

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 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 A FAILURE TO COMPLY WITH THE SERVICE CLEARANCES WILL BE CHARGED TO THE OWNER.

1. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF ALUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER IMPROVED METHODS.

PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN DOTTED LINE ON THE FACE OF THE PLAT: AUBURN DRIVE, BRISTOL DRIVE AND FRIENDSHIP DRIVE. THESE SIDEWALKS SHALL BE PLACED PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWAL OF CERTIFICATE OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

A MINIMUM OF TWO OFF-STREET PARKING SPACES ARE REQUIRED FOR EACH UNIT. THE DRIVEWAY MAY BE COUNTED AS ONE OF THE TWO SPACES REQUIRED FOR EACH UNIT. FOR ANY LOT WITH 6 OR MORE BEDROOMS, THE MINIMUM PARKING REQUIREMENT IS ONE SPACE PER BEDROOM.

A 10' ELECTRIC AND TELECOMMUNICATIONS EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL RIGHT-OF-WAY FOR THE ROADWAYS INCLUDED WITHIN THE BOUNDARY OF THIS PLAT.

ALL ACTIVITIES WITHIN A CRITICAL ENVIRONMENTAL FEATURE AND ASSOCIATED SETBACK MUST COMPLY WITH THE CITY OF JUSTIN DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED, AND WASTE WATER DISPOSAL OR IRRIGATION IS PROHIBITED.

A FEE IN LIEU OF PARKLAND DEDICATION HAS BEEN PAID FOR 44 DWELLING UNITS. ADDITIONAL FEES IN LIEU OF PARKLAND DEDICATION WILL BE OWED FOR ANY ADDITIONAL DWELLING UNITS CONSTRUCTED WITHIN THE SUBDIVISION.

A 30 JOINT ACCESS EASEMENT (J.A.E.) AS SHOWN ALONG ALL PLATS SHARING A DRIVEWAY IS HEREBY DEDICATED.
ALL RESIDENTIAL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO ONE (1) UNIT PER LOT.

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.

LOT 1 & LOT 10, BLOCK A, LOT 1, BLOCK 3 AND LOT 2, BLOCK 4 ARE NOT FOR RESIDENTIAL USE.

AN INCREASE IN EMERGENCY VEHICLE ADDRESS DISTANCE _____ 20 _____ DAY OF _____

NOT BEEN APPROVED FOR EXPORT BY THE COMMISSIONER OF THE
U.S. CUSTOMS AND BORDER PROTECTION

Engineering Group
OF THE USA WIRE CO.
IN PERFECT ORDER, INC.
1415 E. 11TH AVE.
CHICAGO, ILL. 60605

NO. F-19776

SURVEYING & MAPPING CO.
PROFESSIONAL LAND SURVYORS
TEXAS FIRM LICENSE NO. 0188735

Mobile: (817) 944-4477
FAX: (817) 944-4477
E-MAIL: info@smc-survey.com
WWW: www.smc-survey.com

Mr. Texas Title



MEMORANDUM

TO: Members of the Planning Commission

FROM: Sylvia Limon, Planner Senior
Development Services Department

DATE: January 3, 2016

SUBJECT: C8-2015-0165.0A Replat Of The Highlands Of University Hills Section
Two Subdivision Flag Lot variance request

The applicant for the above referenced subdivision application has requested a variance from Section 25-4-175(A)(2) of the Land Development Code to utilize a flag lot design for a replat that will include creating 6 single family residential lots. In reviewing the variance request, staff evaluated the request based upon the criteria below, (see criteria and staff response):

(i) has provided accessibility for emergency responders;

The applicant has met with Austin Fire Department review staff and AFD staff has determined that the flag lot configuration proposed will not inhibit accessibility for emergency responders.

(ii) has adequate room for required utilities

The applicant has provided a driveway and utility plan to reviewers for the City of Austin Water and Wastewater review and Austin Energy Departments. The reviewers have determined after review of the utility/driveway plan that there is adequate room to provide utility service to both lots and utilities will not cross the proposed new lot lines.

(iii) enhances environmental and tree protection;

The applicant has provided a tree survey to arborist staff with the City of Austin and the arborist have no objections or further recommendations.

(iv) is otherwise compatible with the surrounding neighborhood;

There is a nearby subdivision, Devonshire Village subdivision, located off North Hampton Drive which includes 6 flag lots. There is also the Wheless Lane Subdivision, approximately 2530-2600 Wheless Lane, that includes 2 flag lots.

The immediate area is zoned SF-3-NP which is the appropriate zoning for the proposed use. See attached, Surrounding Neighborhood Exhibit which generally shows the development pattern in the immediate vicinity.

(v) the applicant provides a copy of any existing private deed restrictions;

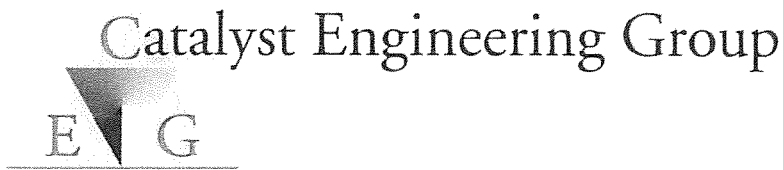
The applicant has determined that there are no existing private deed restrictions that apply to this property.

Based upon review of these criteria, staff **recommends** the variance request to develop a flag lot as a part of this replat request.



Sylvia Limon, Planner Senior
Development Services Department





December 20th, 2016

Ms. Sylvia Limon
City of Austin
Planning & Development Review Department
One Texas Center
505 Barton Springs Road
Austin, Texas 78704

RE: **C8-2015-0165.0A**
Highlands of University Hills, Section 2; Re-Plat
Flag Lot(s) Compatibility Letter

Dear Ms. Limon,

Please accept this letter and attached exhibits as our flag lot compatibility statement. We are proposing the dedication of six flag lots in accordance with the current Land Development Code (LDC) and regulations for the SF-3 zoning under Sections 25-2-492 & 25-1-22. All six flag lots have been designed to meet or exceed the minimum lot area of 5750 sf outside the flag pole area and the criteria outlined for maximum length for emergency access. A copy of the face of the plat has been included as part of this letter/exhibit showing and labeling the proposed six flag lots and their lot areas with and without the flag pole areas. Below is also the same summary table found on the face of the plat for reference:

FLAG LOT TABLE			
LOT #	BLOCK	FLAG LOT AREA (NO FLAG POLE)	TOTAL FLAG LOT AREA
13	A	7,007 SF	8,118 SF
16	A	5,819 SF	8,317 SF
20	A	5,754 SF	7,462 SF
21	A	6,675 SF	8,391 SF
4	D	5,752 SF	7,078 SF
5	D	5,756 SF	7,247 SF

The proposed flag lots are compatible with the surrounding neighborhood since they meet or exceed the minimum requirement and regulations per the current LDC for SF-3 zoned lots. Similar flag lot access configuration can be found in the approved Devonshire Village Final Plat recorded under Doc. No. 200600217, COA Case # C8-02-0058.01.1A

A copy of the original Variance request dated July 2015 and a copy of the Devonshire Village

Ms. Sylvia Limon
(C8-2015-0165.0A)
Highlands of University Hills, Section 2; Re-Plat
Flag Lot(s) Compatibility Letter
December 20, 2016
Page 2 of 2

Final Plat have been included as part of this compatibility statement, as well as a vicinity map showing its location.

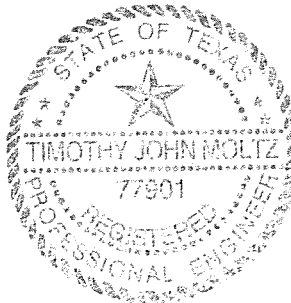
We trust that you will find this information helpful in your review of the Flag Lot Variance Request for the referenced project. If you should have any questions, or need any additional information regarding the Highlands of University Hills, Section 2; Re-Plat, please do not hesitate to let us know.

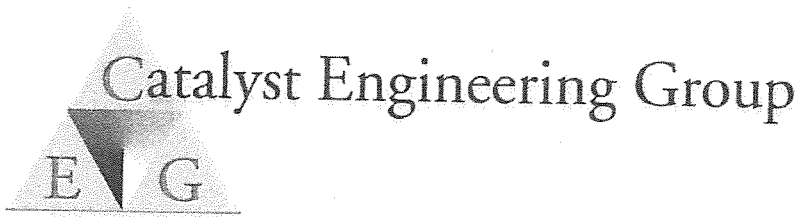
Sincerely yours,

CATALYST ENGINEERING GROUP



Timothy J. Moltz, P.E.
Project Manager
Firm # 13275





July 23, 2015

City of Austin
Development Review & Inspection Department
P.O. Box 1088
Austin, Texas 78759

Re: Variance Request and Justification
Replat of the Highlands of University Hills Section 2

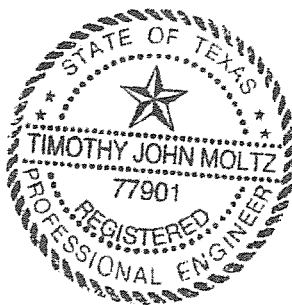
Dear Reviewers,

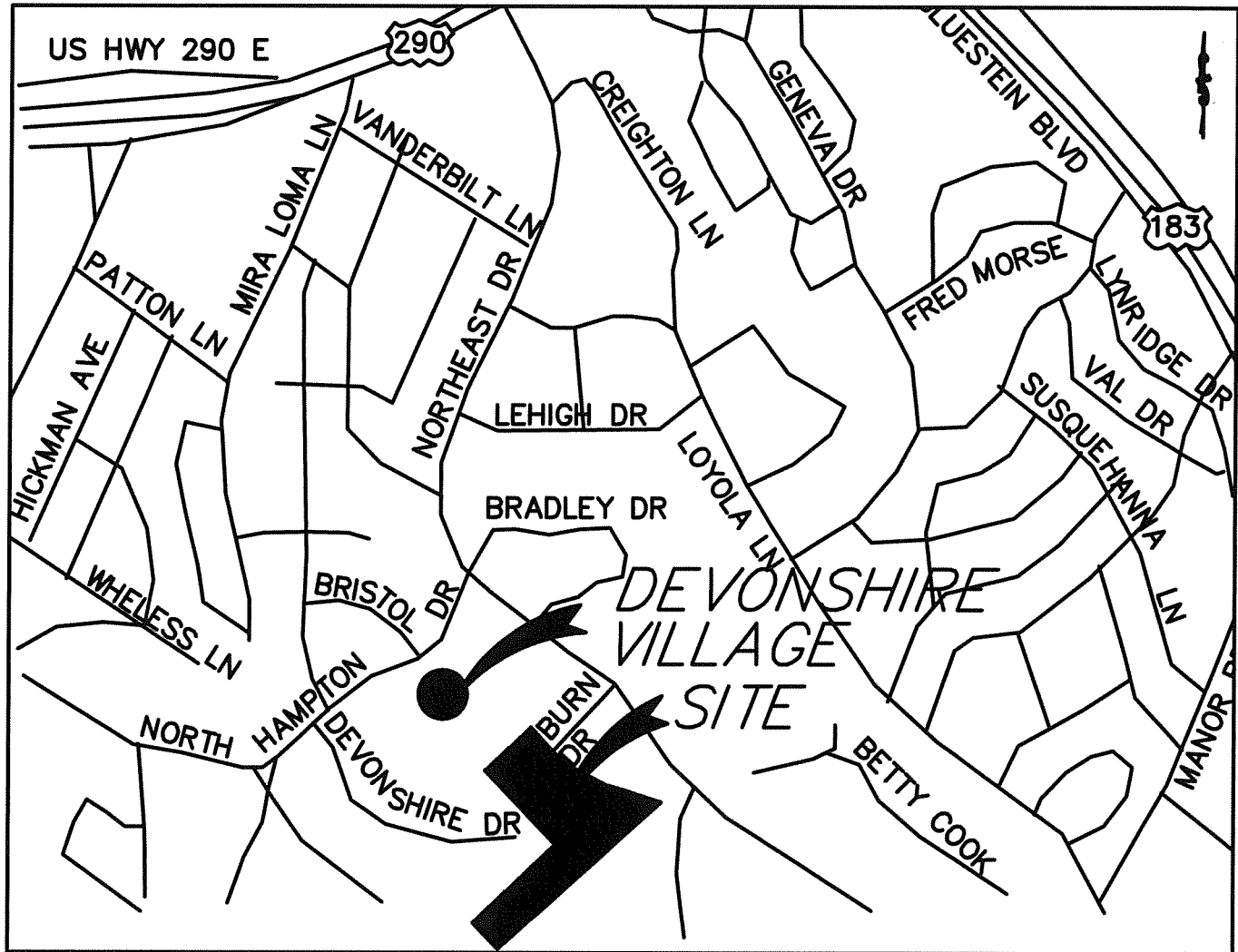
Please accept this letter as our request for variance from Section 25-4-175 of the City's current Land Development Code (LDC) regarding the use of Flag Lots. We are proposing the dedication of six (6) flag lots to reach irregularly shaped and topographically challenged areas that do not meet the minimum street frontage criteria of 50 feet, an in areas where creation of a public street is not required to meet City connectivity standards. Each of our flag lots meets the minimum criteria outlined in the LDC in regards to minimum width and maximum length for emergency access.

We trust that you will find this information helpful in your review of our submittal package for the referenced project. If you should have any questions, or need additional information regarding the Replat of University Hills Section 2, please let us know.

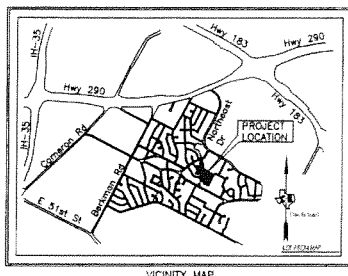
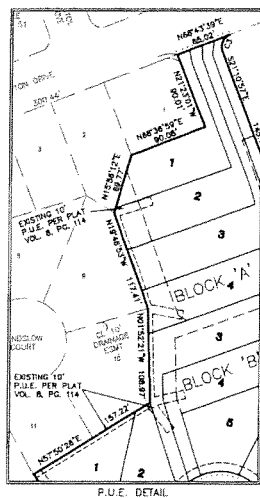
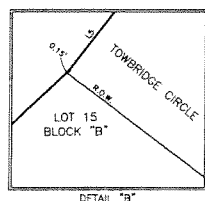
Sincerely,

Catalyst Engineering Group





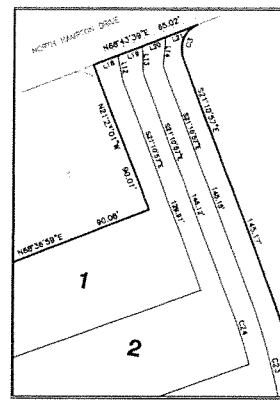
LOCATION MAP
(NOT TO SCALE)



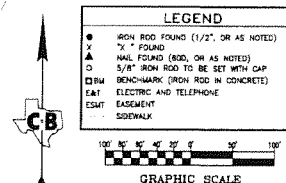
LINE TABLE		
LINE	LENGTH	BEARING
L1	18.12	S27.08°W 34.7
L2	30.17	N110.1°E 11.7
L3	44.84	N67.58°E 03.9
L4	34.80	N40.4°E 08.7
L5	48.85	N27.18°E 7.7
L6	11.85	S79.26°E 0.7
L7	11.54	S79.26°E 0.7
L8	18.34	S52.41°E 14.7
L9	18.37	S52.41°E 14.7
L10	27.67	S72.25°E 30.7
L11	40.46	S72.25°E 30.7
L12	15.15	N110.02°E 22.7
L13	19.74	S62.26°E 18.7
L14	16.74	N01.11°E 7.7
L15	29.62	N61.32°E 1.7
L16	89.34	N17.45°E 20.7
L17	109.26	N17.45°E 20.7
L18	15.00	N68.4°E 30.7
L19	15.00	N68.4°E 30.7
L20	15.00	N68.4°E 30.7
L21	75.00	N68.4°E 30.7

CLINIC	BONDS	CUMULATIVE			CHARGE	COSTS BEARING
		LENGTH	DATE	DATE		
C1	18.00	53.13	14.28	14.28	64.37	64.37
C2	18.00	17.94	88.42	106.36	124.36	106.36
C3	18.00	17.94	106.36	124.36	142.30	124.36
C4	18.00	17.94	124.36	142.30	159.24	142.30
C5	18.00	17.94	142.30	159.24	176.18	159.24
C6	18.00	17.94	159.24	176.18	193.12	176.18
C7	18.00	17.94	176.18	193.12	210.06	193.12
C8	18.00	17.94	193.12	210.06	227.00	210.06
C9	18.00	17.94	210.06	227.00	243.94	227.00
C10	18.00	17.94	227.00	243.94	260.88	243.94
C11	18.00	17.94	243.94	260.88	277.82	260.88
C12	18.00	17.94	260.88	277.82	294.76	277.82
C13	18.00	17.94	277.82	294.76	311.70	294.76
C14	18.00	17.94	294.76	311.70	328.64	311.70
C15	18.00	17.94	311.70	328.64	345.58	328.64
C16	18.00	17.94	328.64	345.58	362.52	345.58
C17	18.00	17.94	345.58	362.52	379.46	362.52
C18	18.00	17.94	362.52	379.46	396.40	379.46
C19	18.00	17.94	379.46	396.40	413.34	396.40
C20	18.00	17.94	396.40	413.34	430.28	413.34
C21	18.00	17.94	413.34	430.28	447.22	430.28
C22	18.00	17.94	430.28	447.22	464.16	447.22
C23	18.00	17.94	447.22	464.16	481.10	464.16
C24	18.00	17.94	464.16	481.10	498.04	481.10
C25	18.00	17.94	481.10	498.04	514.98	498.04
C26	18.00	17.94	498.04	514.98	531.92	514.98
C27	18.00	17.94	514.98	531.92	548.86	531.92
C28	18.00	17.94	531.92	548.86	565.80	548.86
C29	18.00	17.94	548.86	565.80	582.74	565.80
C30	18.00	17.94	565.80	582.74	600.00	582.74
C31	18.00	17.94	582.74	600.00	617.26	600.00
C32	18.00	17.94	600.00	617.26	634.52	617.26
C33	18.00	17.94	617.26	634.52	651.78	634.52
C34	18.00	17.94	634.52	651.78	669.04	651.78
C35	18.00	17.94	651.78	669.04	686.30	669.04
C36	18.00	17.94	669.04	686.30	703.56	686.30
C37	18.00	17.94	686.30	703.56	720.82	703.56
C38	18.00	17.94	703.56	720.82	738.08	720.82
C39	18.00	17.94	720.82	738.08	755.34	738.08
C40	18.00	17.94	738.08	755.34	772.60	755.34
C41	18.00	17.94	755.34	772.60	789.86	772.60
C42	18.00	17.94	772.60	789.86	807.12	789.86
C43	18.00	17.94	789.86	807.12	824.38	807.12
C44	18.00	17.94	807.12	824.38	841.64	824.38
C45	18.00	17.94	824.38	841.64	858.90	841.64
C46	18.00	17.94	841.64	858.90	876.16	858.90
C47	18.00	17.94	858.90	876.16	893.42	876.16
C48	18.00	17.94	876.16	893.42	910.68	893.42
C49	18.00	17.94	893.42	910.68	927.94	910.68
C50	18.00	17.94	910.68	927.94	945.20	927.94
C51	18.00	17.94	927.94	945.20	962.46	945.20
C52	18.00	17.94	945.20	962.46	979.72	962.46
C53	18.00	17.94	962.46	979.72	996.98	979.72
C54	18.00	17.94	979.72	996.98	1014.24	996.98
C55	18.00	17.94	996.98	1014.24	1031.50	1014.24
C56	18.00	17.94	1014.24	1031.50	1048.76	1031.50
C57	18.00	17.94	1031.50	1048.76	1066.02	1048.76
C58	18.00	17.94	1048.76	1066.02	1083.28	1066.02
C59	18.00	17.94	1066.02	1083.28	1100.54	1083.28
C60	18.00	17.94	1083.28	1100.54	1117.80	1100.54
C61	18.00	17.94	1100.54	1117.80	1135.06	1117.80
C62	18.00	17.94	1117.80	1135.06	1152.32	1135.06
C63	18.00	17.94	1135.06	1152.32	1169.58	1152.32
C64	18.00	17.94	1152.32	1169.58	1186.84	1169.58
C65	18.00	17.94	1169.58	1186.84	1204.10	1186.84
C66	18.00	17.94	1186.84	1204.10	1221.36	1204.10
C67	18.00	17.94	1204.10	1221.36	1238.62	1221.36
C68	18.00	17.94	1221.36	1238.62	1255.88	1238.62
C69	18.00	17.94	1238.62	1255.88	1273.14	1255.88
C70	18.00	17.94	1255.88	1273.14	1290.40	1273.14
C71	18.00	17.94	1273.14	1290.40	1307.66	1290.40
C72	18.00	17.94	1290.40	1307.66	1324.92	1307.66
C73	18.00	17.94	1307.66	1324.92	1342.18	1324.92
C74	18.00	17.94	1324.92	1342.18	1359.44	1342.18
C75	18.00	17.94	1342.18	1359.44	1376.70	1359.44
C76	18.00	17.94	1359.44	1376.70	1393.96	1376.70
C77	18.00	17.94	1376.70	1393.96	1411.22	1393.96
C78	18.00	17.94	1393.96	1411.22	1428.48	1411.22
C79	18.00	17.94	1411.22	1428.48	1445.74	1428.48
C80	18.00	17.94	1428.48	1445.74	1463.00	1445.74
C81	18.00	17.94	1445.74	1463.00	1480.26	1463.00
C82	18.00	17.94	1463.00	1480.26	1497.52	1480.26
C83	18.00	17.94	1480.26	1497.52	1514.78	1497.52
C84	18.00	17.94	1497.52	1514.78	1532.04	1514.78
C85	18.00	17.94	1514.78	1532.04	1549.30	1532.04
C86	18.00	17.94	1532.04	1549.30	1566.56	1549.30
C87	18.00	17.94	1549.30	1566.56	1583.82	1566.56
C88	18.00	17.94	1566.56	1583.82	1601.08	1583.82
C89	18.00	17.94	1583.82	1601.08	1618.34	1601.08
C90	18.00	17.94	1601.08	1618.34	1635.60	1618.34
C91	18.00	17.94	1618.34	1635.60	1652.86	1635.60
C92	18.00	17.94	1635.60	1652.86	1670.12	1652.86
C93	18.00	17.94	1652.86	1670.12	1687.38	1670.12
C94	18.00	17.94	1670.12	1687.38	1704.64	1687.38
C95	18.00	17.94	1687.38	1704.64	1721.90	1704.64
C96	18.00	17.94	1704.64	1721.90	1739.16	1721.90
C97	18.00	17.94	1721.90	1739.16	1756.42	1739.16
C98	18.00	17.94	1739.16	1756.42	1773.68	1756.42
C99	18.00	17.94	1756.42	1773.68	1790.94	1773.68
C100	18.00	17.94	1773.68	1790.94	1808.20	1790.94

LOT TABLE		
LOT	S.F.	ACRES
BLOCK A		
1	7,611	0.17
2	8,877	0.23
3	10,748	0.24
4	11,574	0.27
BLOCK B		
1	7,393	0.17
2	7,128	0.16
3	8,645	0.20
4	8,559	0.20
5	7,408	0.17
6	8,645	0.20
7	12,587	0.29
8	12,587	0.29
9	8,348	0.19
10	7,731	0.18
11	8,097	0.19
12	8,303	0.19
13	8,286	0.19
14	7,104	0.16
15	8,061	0.21
BLOCK C		
1	7,658	0.18
2	7,184	0.16
3	5,857	0.13
4	8,430	0.19
5	9,281	0.21
6	10,811	0.24
7	8,430	0.19
8	10,581	0.24
9	8,430	0.19
10	10,443	0.25
11	8,513	0.19
12	5,791	0.13
13	5,791	0.13
14	8,132	0.14
15	8,132	0.14
16	71,817	1.63
17	7,835	0.18
18	8,286	0.19
19	5,798	0.13
20	5,798	0.13
21	5,791	0.13
22	8,579	0.19
23	6,153	0.14
24	7,339	0.17
25	6,371	0.15



STREET CENTERLINE LENGTHS	
TOWBRIDGE CIRCLE	266 L
DEVONSHIRE DRIVE	408 L
DEVONSHIRE COVE	244 L
TOTAL	998 L



SCALE : 1" = 100'
DECEMBER, 2005
TRAVIS COUNTY, TEXAS

BENCHMARK (CITY OF AUSTIN M-26-3002)
4" BRASS DISK ON TOP OF CURB AT THE NORTH SIDE OF
AUBURNHILL DR. ±785' NORTHEASTERLY FROM NORTHEAST DRIVE
ELEVATION = 545.09 NAVD88

TBM 1
IRON ROD SET IN CONCRETE IN THE SOUTH RIGHT-OF-WAY LINE
OF NORTH HAMPTON DRIVE AT THE MOST NORTH, NORTHEAST
CORNER OF LOT 4, BLOCK A, DEVONSHIRE VILLAGE.
ELEVATION = 613.47 NAVD88

TBM 2
IRON ROD SET IN CONCRETE IN THE SOUTH RIGHT-OF-WAY LINE
OF DEVONSHIRE DRIVE AT THE NORTHWEST CORNER OF LOT 1,
BLOCK C, DEVONSHIRE VILLAGE.
ELEVATION = 611.30 NAVD88

PROJECT:	DEVONSHIRE VILLAGE
JOB NUMBER:	050393
DATE:	SUBMITTED 7/19/05
SCALE:	1" = 100'
SURVEYOR:	DAVID PAUL CARR, RPLS No.
TECHNICIAN:	D. CLARK / B. SCHMIDT
DRAWING:	Tech1\050393.Devonshire\plot\053
PROP. DESC:	N/A
PARTYCHIEF:	N/A
FIELDBOOKS:	N/A

Carter-Burgess

Consultants in Surveying,
Engineering, Architecture,
Construction Management,
and Related Services

Cartier & Burgess, Inc.
2705 Bee Cave Road
Suite 300
Austin, Texas 78746
Phone: 512.314.3100
Fax: 512.328.6672
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DEVONSHIRE VILLAGE

SHEET
1

1
OF
3

CB PLAT No.
050393-01

1. LAND USE SUMMARY.

THIS SUBDIVISION IS LOCATED IN THE LITTLE WALNUT CREEK WATERSHED WHICH IS AN URBAN WATERSHED. NO PORTION OF THE SUBDIVISION IS LOCATED OVER THE EDWARD'S AQUIFER RECHARGE ZONE OR CONTRIBUTING ZONE. THE SUBDIVISION IS SUBJECT TO CHAPTER 25-B ARTICLE 8 OF THE CITY OF AUSTIN'S LAND DEVELOPMENT CODE AS IT RELATES TO URBAN WATERSHED REQUIREMENTS.

LAND USE

SINGLE FAMILY: 42 LOTS 8,015 ACRES
RIGHT-OF-WAY: 1.588 ACRES
DRAINAGE EASEMENT: 1 LOT, 1.204 ACRES
TOTAL: 43 LOTS 10,807 ACRES

2. IMPERVIOUS COVER.

IMPERVIOUS COVER FOR SINGLE FAMILY LOTS WITHIN THE SUBDIVISION IS CALCULATED BASED ON THE FOLLOWING ASSUMPTIONS:
.01 SIZE BETWEEN 10,000 S.F. & 15,000 S.F. 3,500 S.F.
LOT SIZE BETWEEN 0 S.F. & 10,000 S.F. 2,500 S.F.
LOT THERE ARE NO S.F. LOTS IN OTHER CATEGORIES.

3. ROADWAY STANDARDS.

ALL STREETS WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED TO THE CITY OF AUSTIN'S STANDARDS WITH CURB AND GUTTER. ALL CURB RETURNS SHALL HAVE A RADIUS OF 25'. STREET WIDTH AND SIDEWALK LOCATIONS SHALL BE AS FOLLOWS.

STREET NAME	R.O.W. WIDTH	PAVEMENT WIDTH(F/F)	SIDEWALK REQUIREMENTS	SPEED LIMIT	STREET CLASSIFICATION
TOWBRIDGE CIRCLE	50'	28'	4' EACH SIDE	25	LOCAL RESIDENTIAL
DEVONSHIRE DRIVE	50'	28'	4' EACH SIDE	25	LOCAL RESIDENTIAL
DEVONSHIRE COVE	50'	28'	4' EACH SIDE	25	LOCAL RESIDENTIAL

4. SIDEWALKS.

PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. TOWBRIDGE CIRCLE, DEVONSHIRE DRIVE, DEVONSHIRE COVE AND NORTH HAMPTON DRIVE. 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.

5. FISCAL REQUIREMENTS.

PRIOR TO THE RECORDING OF THE FINAL PLAT, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH SEC. 25-1-112 OF THE LAND DEVELOPMENT CODE FOR THE FOLLOWING SUBDIVISION IMPROVEMENTS:

A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING DRAINAGE FACILITIES, AND SIDEWALKS ALONG GREENBELT LOTS FOR THE STREETS LISTED IN PLAN NOTE # 3. ABOVE.

B. ENVIRONMENTAL AND SAFETY CONTROLS AND OTHER RELATED ITEMS (E.G. EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPES IN EASEMENTS, DETENTION, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING STREETS: (ALREADY LISTED IN PLAN NOTE # 3-ROADWAY STANDARDS).

6. DRAINAGE EASEMENTS.

A. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.

B. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

C. ENCLOSED STORM SEWER PIPES WILL BE LOCATED IN DRAINAGE EASEMENTS A MINIMUM OF 15 FEET WIDE. EASEMENTS FOR OPEN CHANNELS SHALL BE A MINIMUM OF 25 FEET WIDE.

D. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.

7. 100-YEAR FLOOD PLAIN.

NO PORTION OF THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE SUBDIVISION ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANELS 48453C0120E AND 48453C0125E DATED JUNE 16, 1993 FOR TRAVIS COUNTY, TEXAS. THE 100-YEAR FLOODPLAIN, AS DERIVED BY CITY REGULATIONS, IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON.

8. DRIVEWAY RESTRICTIONS.

IN ACCORDANCE WITH CHAPTER 25-B ARTICLE 6 OF THE CITY OF AUSTIN'S LAND DEVELOPMENT CODE, FOR A DISTANCE OF 25 FEET FROM THE RIGHT OF WAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL BY THE CITY OF AUSTIN.

TYPE I DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS OF WAY THAN 60 PERCENT OF PARCEL FRONTAGE OR 50 FEET, WHICHEVER IS LESS. ALL OTHER DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS OF WAY THAN 60 PERCENT OF PARCEL FRONTAGE OR 100 FEET, WHICHEVER IS LESS. ALSO, DRIVEWAYS SHALL NOT BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET INTERSECTION.

9. PARK LAND DEDICATION REQUIREMENTS.

THE PARK LAND DEDICATION REQUIREMENTS FOR THIS SUBDIVISION ARE CALCULATED AS FOLLOWS: REQUIRED AREA = 5 X NO. OF SINGLE FAMILY LOTS X 2.8 / 1000
 $5 \times 43 \times 2.8 = 0.602$ ACRES

1000

THIS REQUIREMENT SHALL BE FULFILLED THROUGH PAYMENT OF A FEE IN LIEU OF DEDICATING PARK LAND OR AS DETERMINED DURING THE SUBDIVISION PROCESS.

10. GREENBELT LOT RESTRICTIONS.

THE FOLLOWING LOTS ARE RESERVED AS GREENBELT/ACCESS AND/OR DRAINAGE EASEMENTS TO BE OWNED BY THE DEVELOPER OR HIS SUCCESSOR IN TITLE AND WILL BE MAINTAINED BY THE CITY OF AUSTIN. LOT 16, BLOCK C.

THIS LOT IS RESTRICTED AGAINST RESIDENTIAL DEVELOPMENT.

11. IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER/BUILDER TO INSTALL AND MAINTAIN TEMPORARY EROSION CONTROLS (SILT FENCE) FOR ALL DISTURBED AREAS DURING THE PERIOD OF HOUSE CONSTRUCTION UNTIL DISTURBED AREAS ARE ADEQUATELY STABILIZED AGAINST EROSION.

12. UTILITY SYSTEM.

A. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE BUILDING IS CONNECTED TO THE CITY OF AUSTIN'S WATER AND WASTEWATER SYSTEM.

B. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY 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.

C. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURE, INCLUDING THE WATER AND WASTEWATER UTILITY IMPROVEMENTS AND SYSTEM UPGRADES TO SERVE EACH LOT.

D. ELECTRIC SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.

E. 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-B, SUBCHAPTER B OF THE CITY OF AUSTIN'S LAND DEVELOPMENT CODE.

13. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LOT PURSUANT TO LDC SECTION 25-B-211. WATER QUALITY CONTROLS WILL CONSIST OF THE WATER QUALITY FEE-IN-LIEU PROGRAM. THIS PROJECT HAS BEEN APPROVED FOR OPTIONAL PAYMENT INSTEAD OF STRUCTURAL CONTROLS IN URBAN WATERSHEDS AS PER 25-B-214 OF THE LAND DEVELOPMENT CODE.

14. TRACTS OF LAND ACCESSED BY MEANS OF DEDICATED EASEMENT WILL BE ASSIGNED ONLY ONE HOUSE NUMBER BASED UPON THE JUNCTURE OF THE EASEMENT WITH THE NAMED STREET. ALL TRACTS OF LAND THUS ACCESSED WILL BE ASSIGNED UNIT NUMBERS BASED UPON THEIR RELATIVE LOCATION ON THE EASEMENT.

15. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RUN-OFF IN EXCESS OF THE PRE-DEVELOPED CONDITIONS SHALL BE DETAINED BY THE USE OF ONSITE PONDING OR OTHER APPROVED METHODS.

16. IT SHALL BE THE RESPONSIBILITY OF THE ENGINEER TO DEMONSTRATE THROUGH MAPS, SCHEMATICS, CALCULATIONS AND SUPPORTING DATA THAT THE PROPOSED INFRASTRUCTURE, R.O.W. AND DRAINAGE EASEMENTS ARE ADEQUATE TO CONVEY THE DESIGN FLOWS IN ACCORDANCE WITH THE CITY OF AUSTIN'S DEVELOPMENT STANDARDS. ADDITIONAL DEDICATION OF DRAINAGE EASEMENT(S) MAY BE REQUIRED AT THE TIME OF FINAL PLATTING OR CONSTRUCTION.

17. ALL DISTURBED AREAS WITHIN EACH PHASE OF THIS PROJECT SHALL BE REVEGETATED AND ALL PERMANENT EROSION/SEDIMENTATION CONTROLS COMPLETED PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS FOR THAT PHASE. TEMPORARY E/S CONTROLS SHALL BE ADJUSTED AS NEEDED PRIOR TO THIS RELEASE TO ENSURE THAT SUBSEQUENT PHASE DISTURBED AREAS ARE ADEQUATELY COVERED. ADDITIONALLY, ANY AREA WITHIN THE LIMITS OF CONSTRUCTION OF THE PROJECT WHICH IS NOT ADEQUATELY REVEGETATED SHALL BE BROUGHT INTO COMPLIANCE PRIOR TO THE RELEASE OF THE FINAL PHASE.

18. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

19. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC SECTION 25-B-181, AND THE ENVIRONMENTAL CRITERIA MANUAL.

20. 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 LOCATE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

21. 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 REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

22. IN AN URBAN WATERSHED, WATER QUALITY CONTROLS ARE REQUIRED IN ACCORDANCE WITH THE ENVIRONMENTAL CRITERIA MANUAL, AND NEW DEVELOPMENT MUST PROVIDE FOR REMOVAL OF FLOATING DEBRIS FROM STORMWATER RUNOFF AS PER 25-B-214 OF THE LAND DEVELOPMENT CODE.

23. ADVANCED NOTICE SIGNAGE OF REDUCED SPEED SHALL BE REQUIRED WHERE DESIGN ELEMENTS DO NOT MEET 30 MPH DESIGN STANDARDS.

24. PARKLAND REQUIREMENTS SHALL BE SATISFIED BY PAYMENT OF DEDICATED PARKLAND, IN ACCORDANCE WITH SECTION 25-4-212 OF THE LAND DEVELOPMENT CODE.

25. JOINT ACCESS SHALL BE PROVIDED TO NORTH HAMPTON DRIVE BETWEEN LOTS 1-4, BLOCK A, AND TO TOWBRIDGE CIRCLE BETWEEN LOTS 3-4, BLOCK B.

26. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED June 29, 2004, 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 THE SEPARATE INSTRUMENT RECORDED IN DOCUMENT 2006122164 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

27. LOTS 5,6,9 AND 10 IN BLOCK C ARE AFFECTED BY THE EXISTING 50' GAS EASEMENT IN THE FOLLOWING MANNER:

A) NO HOUSE STRUCTURE TO BE LOCATED WITHIN THE GAS EASEMENT.
B) IMPROVEMENTS, SUCH AS BUT NOT LIMITED TO, LANDSCAPING, DRIVEWAYS, ETC. WITHIN THE EASEMENT WHICH MAY BE DAMAGED BY SOUTHERN UNION GAS OR ITS SUBCONTRACTORS DURING ANY MAINTENANCE/REPAIRS/UPGRADES TO THE GAS LINE WITHIN THE EASEMENT, MAY NOT NECESSARILY BE RESTORED TO THE ORIGINAL CONDITION PRIOR TO THE COMMENCEMENT OF THE WORK.

PROJECT: DEVONSHIRE VILLAGE
JOB NUMBER: 050393
DATE: SUBMITTED 7/19/05
SCALE: 1" = 100'
SURVEYOR: CHET M. GLASSCOCK, RPLS No. 4626
TECHNICIAN: D. CLARK / B. SCHMIDT
DRAWING: T:\Tech\1050393\Devonshire\plat\050393-FF.dwg
PROP. DESC: N/A
PARTYCHIEF: N/A
FIELDBOOKS: N/A

Carter Burgess

Consultants in Surveying,
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Construction Management,
and Related Services

Carter & Burgess, Inc.

2705 Bee Cove Road
Suite 300
Austin, Texas 78746
Phone: 512.314.3100
Fax: 512.328.6672
www.C-B.com

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DEVONSHIRE
VILLAGE

SHEET

2
OF
3

CB PLAT No.
050393-01

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

THAT AUSTIN HABITAT FOR HUMANITY, BEING THE OWNER OF A CALLED 10.807 ACRE TRACT OF LAND OUT OF THE THOMAS ELDRIDGE SURVEY NO. 26, LOCATED IN TRAVIS COUNTY, TEXAS, RECORDED IN INSTRUMENT NO. 2002152558, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 10.807 ACRES OF LAND, PURSUANT TO TITLE 25 OF THE AUSTIN CITY CODE AND CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENTS CODE AND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

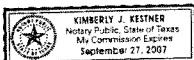
"DEVONSHIRE VILLAGE"

SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL EASEMENTS AS SHOWN HEREON, UNLESS OTHERWISE INDICATED, SUBJECT TO ANY RESTRICTIONS AND/OR EASEMENTS HERETOFORE GRANTED AND NOT RELEASED. FURTHER THAT THE RESPONSIBILITY FOR MAINTENANCE AND TAXATION OF ALL PRIVATE STREETS, SHALL BE VESTED IN THE PROPERTY OWNER'S ASSOCIATION FOR DEVONSHIRE VILLAGE, AS RECORDED IN DOCUMENT NO. OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS, AND AN EXPRESS EASEMENT IS HEREBY GRANTED ACROSS SAID PRIVATE STREETS AND ANY COMMON AREAS FOR THE USE OF THE SURFACE FOR ALL GOVERNMENTAL FUNCTIONS, VEHICULAR AND NON-VEHICULAR, INCLUDING FIRE AND POLICE PROTECTION, SOLID AND OTHER WASTE MATERIAL PICK UP AND ANY OTHER PURPOSE ANY GOVERNMENTAL AUTHORITY DEEMS NECESSARY, AND WE DO FURTHER AGREE THAT ALL GOVERNMENTAL ENTITIES, THEIR AGENTS OR EMPLOYEES, SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGE OCCURRING TO THE SURFACE OF SAID PRIVATE STREETS AND ANY COMMON AREAS AS A RESULT OF GOVERNMENTAL VEHICLES TRAVERSING OVER SAME.

SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON, UNLESS OTHERWISE INDICATED, SUBJECT TO ANY RESTRICTIONS AND EASEMENTS HERETOFORE GRANTED AND NOT RELEASED.

IN WITNESS WHEREOF, AUSTIN HABITAT FOR HUMANITY, REPRESENTED BY MICHAEL WILLARD, DIRECTOR, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 6 DAY OF March, 2006 A.D.

BY: Michael Willard
MICHAEL WILLARD, DIRECTOR
AUSTIN HABITAT FOR HUMANITY
510 WEST COMAL
AUSTIN, TEXAS 78702



THE STATE OF TEXAS :
COUNTY OF TRAVIS :

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 6 DAY OF March, 2006 A.D.,

WITNESS MY HAND AND SEAL OF OFFICE, THIS 6 DAY OF March, 2006 A.D.

Kimberly J. Restner
NOTARY PUBLIC IN AND
FOR TRAVIS COUNTY, TEXAS

THE STATE OF TEXAS :
COUNTY OF TRAVIS :

I, DAVID PAUL CARR, A REGISTERED PROFESSIONAL LAND SURVEYOR, AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, DO HEREBY STATE THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTION OF TITLE 25 OF THE AUSTIN CITY CODE, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

CERTIFIED TO THIS THE 21st DAY OF February, 2006 A.D.



CHET M. GLASSCOCK
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4626 - STATE OF TEXAS
CARTER-BURGESS, INC.
2705 BEE CAVE RD., SUITE 300
AUSTIN, TEXAS 78746
PHONE: (512)314-3100
FAX: (512)314-3135

FLOODPLAIN NOTE:

THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS 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-0125-E, DATED JUNE 16, 1993 FOR TRAVIS COUNTY, TEXAS.

2-21-06
DATE



Michael R. Chapa
MICHAEL R. CHAPA
REGISTERED PROFESSIONAL ENGINEER
NO. 91724 - STATE OF TEXAS
CARTER-BURGESS, INC.
2705 BEE CAVE RD., SUITE 300
AUSTIN, TEXAS 78746
PHONE: (512)314-3100
FAX: (512)314-3135

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF AUSTIN.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS THIS THE 14th DAY OF March, 2006.

Jim R. McDonald for:
JIM R. McDONALD, P.E., DIRECTOR
CITY OF AUSTIN, WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF AUSTIN ON THE 14th DAY OF March, 2006 A.D.

Billy Baker
BILLY BAKER
CHAIRPERSON

Carl L. O.
CARL L. O.
SECRETARY

THE STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOR, 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 13th DAY OF July, 2006 AT 2:25 O'CLOCK P.M. AND DULY RECORDED ON THE 13th DAY OF July, 2006 A.D. AT 2:25 O'CLOCK P.M. PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT 200600214 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 13th DAY OF July, 2006 A.D.

DANA DEBEAUVOR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

Laura Fenelon
DEPUTY
LAURA FENELON



PROJECT: DEVONSHIRE VILLAGE
JOB NUMBER: 050393
DATE: SUBMITTED 7/19/05
SCALE: 1" = 100'
SURVEYOR: CHET M. GLASSCOCK, RPLS No. 4626
TECHNICIAN: D. CLARK / B. SCHMIDT
DRAWING: T:\Tech\050393\Devonshire\plat\050393-FP.dwg
PROP. DESC: N/A
PARTYCHIEF: N/A
FIELDBOOKS: N/A

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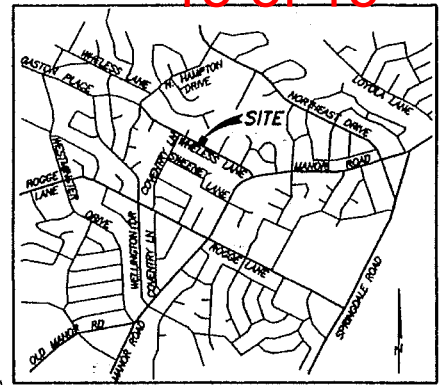
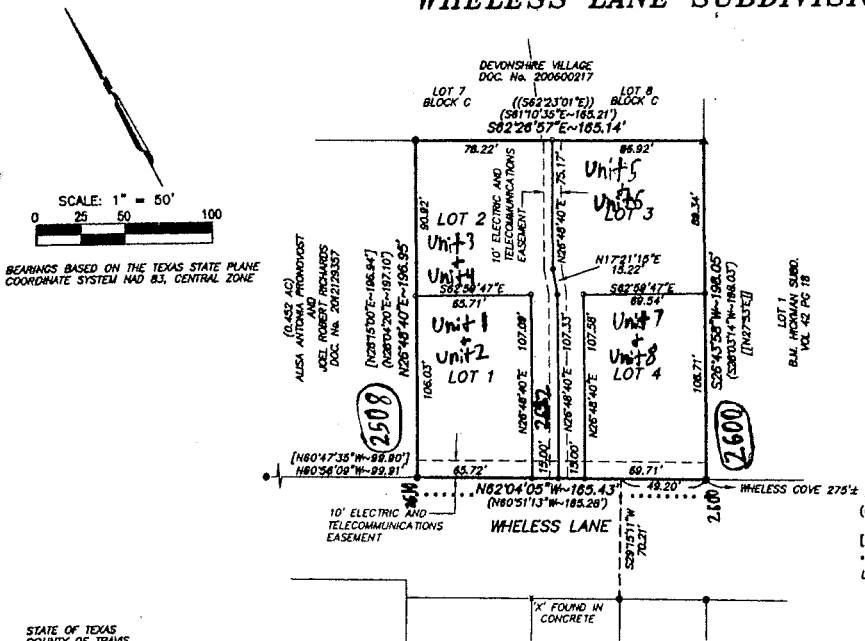
DEVONSHIRE
VILLAGE

SHEET

3
OF
3

CB PLAT No.
50393-01

WHELESS LANE SUBDIVISION



LEGEND

- CONCRETE MONUMENT FOUND
- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/ CAP MARKED "LENZ & ASSOC."
- PIPE FOUND
- NAIL FOUND
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING LINE
- (BRG.-DIST.) RECORD CALL
- (BRG.-DIST.) RECORD CALL DEVONSHIRE VILLAGE SUBD.
- (BRG.-DIST.) RECORD CALL DOC. NO. 2012129357
- (BRG.-DIST.) RECORD CALL B.M. HICKMAN SUBD.
- EXISTING SIDEWALK

LAND USE SUMMARY:

TOTAL SUBDIVISION AREA	0.749 ACRES (32,839 S.F.)
TOTAL SINGLE FAMILY LOTS	4 LOTS
LOT AREAS	LOT 1 LOT 2 LOT 3 LOT 4
TOTAL AREA	7001.9 sf 8708.8 sf 8400.4 sf 7828.4 sf
NET AREA*	7001.9 sf 7100.4 sf 7788.5 sf 7828.4 sf

(* NET AREA EXCLUDES FLAG PORTION OF LOT)

NOTES (continued):

- 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 OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- RELOCATION OF THE ELECTRIC FACILITIES REQUESTED BY OWNER SHALL BE AT OWNER'S EXPENSE.
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- 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.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS OR ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF THE SUBDIVISION WHICH COMPLY WITH APPLICABLE CITY CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLACING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT IN THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 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.
- PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM WAS GRANTED FOR THIS SUBDIVISION ON APRIL 25, 2014 BY THE CITY OF AUSTIN WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT, WATERSHED ENGINEERING DIVISION.
- ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- 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 OWNER 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, INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: NORTH SIDE OF WHELESS LANE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWAL OF CERTIFICATE OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- A JOINT USE ACCESS EASEMENT RECORDED IN DOCUMENT NUMBER 201400214 (OPRTIC) IS REQUIRED FOR ACCESS TO LOTS 1-4. ACCESS TO THESE LOTS SHALL BE BY MEANS OF A JOINT USE DRIVEWAY.
- 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.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS, AND TEXAS SAFETY 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 THE FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- AN INCREASE IN EMERGENCY VEHICLE ACCESS DISTANCE HAS BEEN APPROVED FOR LOTS 2 AND 3, AS REQUESTED BY THE OWNER, PER EXCEPTION 3 TO SECTION 803.1.1 OF THE CITY OF AUSTIN FIRE CODE IN EFFECT ON AUGUST 1, 2014. THIS EXCEPTION IS LIMITED TO CONSTRUCTION OF NO MORE THAN TWO SINGLE FAMILY RESIDENCES IMPACTED BY THE EMERGENCY VEHICLE ACCESS DISTANCE.
- LOTS 1-4 OF THE WHELESS LANE SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS AND THEIR RESPECTIVE PRIVATE WATER AND SEWER SERVICE LINES SHALL BE POSITIONED IN A MANNER THAT WILL NOT CROSS LOT LINES.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE Full Purpose Jurisdiction OF THE CITY OF AUSTIN THIS THE 20th DAY OF October, 2014 A.D.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 20th DAY OF October, 2014 A.D.

GREG GUERNEY, DIRECTOR
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOUR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 23 DAY OF October, 2014 A.D. AT 11:30 O'CLOCK A.M. AND DULY RECORDED ON THE 23 DAY OF October, 2014 A.D. AT 11:30 O'CLOCK A.M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 201400214.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE 23 DAY OF October, 2014 A.D.

DANA DEBEAUVOUR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

Brian Clinton
DEPUTY

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL BY THESE PRESENTS THAT:

THAT BOB VENTURES, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH DALE THORNTON, ITS MANAGER, BEING THE OWNER OF A 0.749 ACRE TRACT OF LAND OUT OF THE THOMAS ELDRIDGE SURVEY NO. 28 AS CONVEYED TO IT BY DEED RECORDED IN DOCUMENT NUMBER 201328805 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DO HEREBY SUBDIVIDE THE SAID TRACT OF LAND IN ACCORDANCE WITH THE PLAT AS SHOWN HEREON TO BE KNOWN AS THE WHELESS LANE SUBDIVISION AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS 2nd DAY OF October, 2014.

[Signature]
BOB VENTURES, LLC
BY: DALE THORNTON, MANAGER
3639 BEE CAVES ROAD
SUITE C-100
WEST LAKE HILLS, TX. 78748

NOTARY CERTIFICATION

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DALE THORNTON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 2nd DAY OF October, 2014 A.D.

Roberta Jo Lenz
NOTARY IN AND FOR THE STATE OF TEXAS
Roberta Jo Lenz
PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES: 9/17/2017



ENGINEER'S CERTIFICATION:

I, NATHAN D. SMITH, 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, AUSTIN CITY CODE AS AMENDED.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF DESIGNATED FLOOD HAZARD AREAS AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY RATE MAP NO. 48453C 0470A, DATED 09-28-2008.

[Signature] 10-1-14
NATHAN D. SMITH, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 54458
108 WEST FIRST STREET
ELGIN, TEXAS 78821
FIRM NO. F-1455
512-281-5344



SURVEYOR'S CERTIFICATION

I, TIMOTHY A. LENZ, 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 26 OF THE AUSTIN CITY CODE OF 1988 AS AMENDED, IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND.

AS SURVEYED BY:
LENZ AND ASSOCIATES, INC.
4301 RUSSELL DRIVE
AUSTIN, TEXAS 78704
FIRM NO. 100290-00
(312) 443-1174



[Signature] 10-1-2014
TIMOTHY A. LENZ, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4380

NOTES:

- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- PROPERTY OWNERS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE LDC, AND THE ENVIRONMENTAL CRITERIA MANUAL.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED IN ADDITION TO THOSE REQUIRED FOR THE INSTALLATION AND THE 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 28-B OF THE AUSTIN LAND DEVELOPMENT CODE.
- 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 28-B, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.