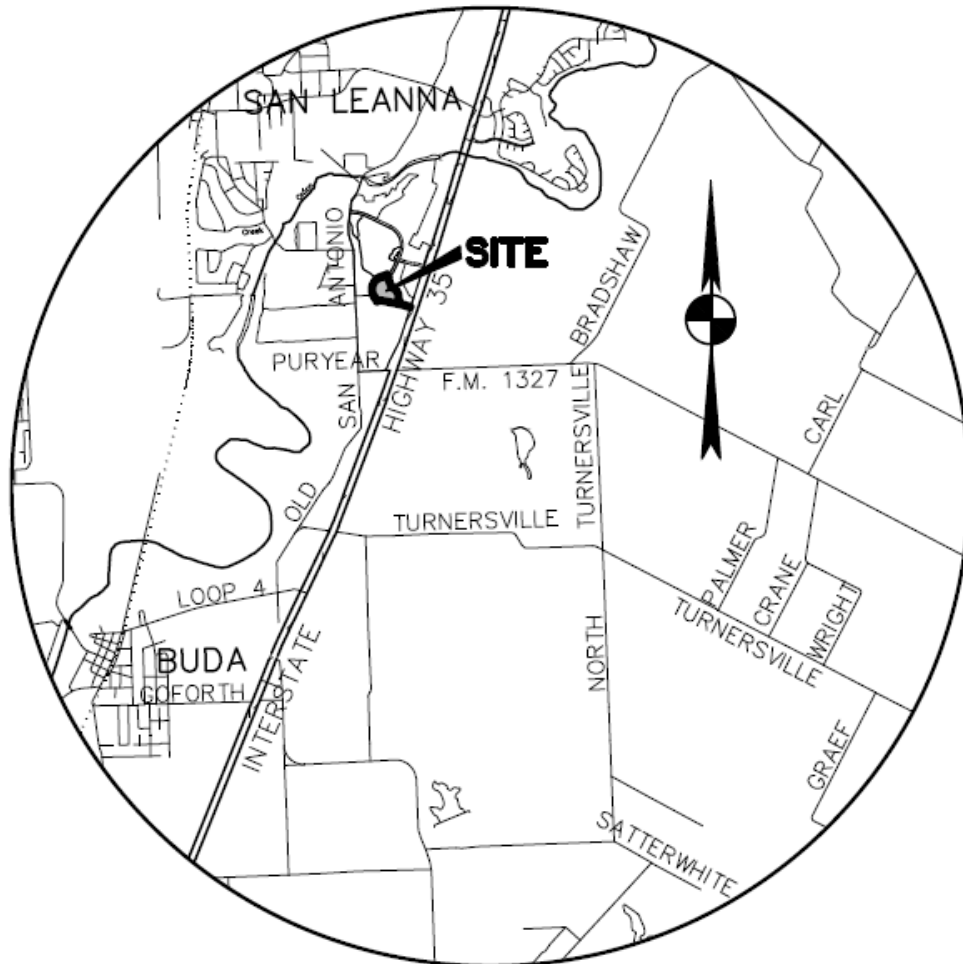


SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2009-0142.02.2A**P.C. DATE:** 2/14/17**SUBDIVISION NAME:** Estancia Hill Country Subdivision, Phase 4**AREA:** 13.257 acres**LOT(S):** 148**OWNER/APPLICANT:** SLF III-Onion Creek LP (Ocie Vest)**AGENT:** Stantec (Shervin Nooshin)**ADDRESS OF SUBDIVISION:** Estancia Parkway near Camino Vaquero Parkway**GRIDS:** E-9, F-11, F-9, F-10**COUNTY:** Travis**WATERSHED:** Onion Creek**JURISDICTION:** Limited Purpose**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** Drainage, Parkland, Water Quality, ROW**ADMINISTRATIVE WAIVERS:** N/A**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on all internal streets.**DEPARTMENT COMMENTS:** The request is for approval of the Estancia Hill Country Subdivision, Phase 4 Final Plat consisting of 1 lot of 13.257 acres. Water and wastewater will be provided by the City of Austin.**STAFF RECOMMENDATION:** The staff recommends approval of this resubdivision. This plan meets all applicable County, State and City of Austin LDC requirements.**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Sarah Sumner**PHONE:** 512-854-7687Email address: sarah.sumner@traviscountytexas.gov

Estancia Hill Country Phase 4

Location Map



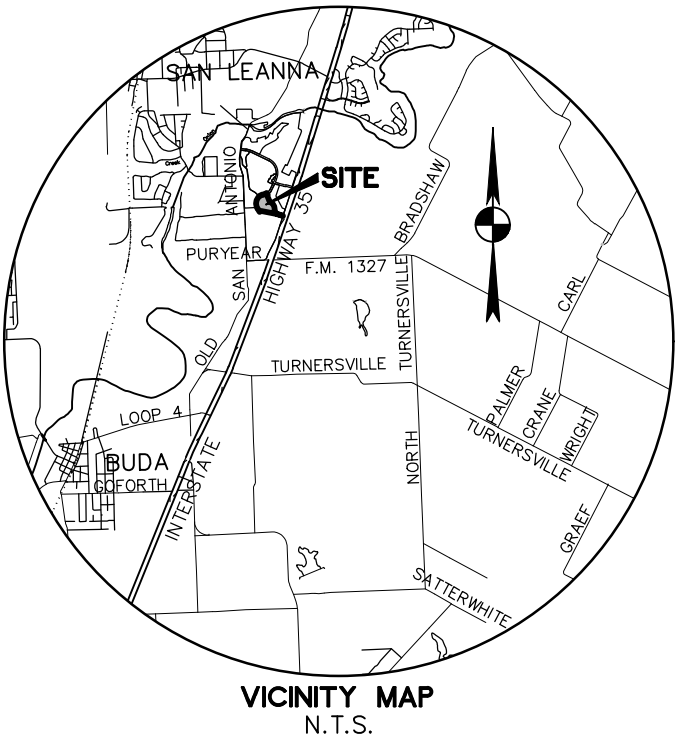
VICINITY MAP
N.T.S.

ESTANCIA HILL COUNTRY SUBDIVISION, PHASE 4

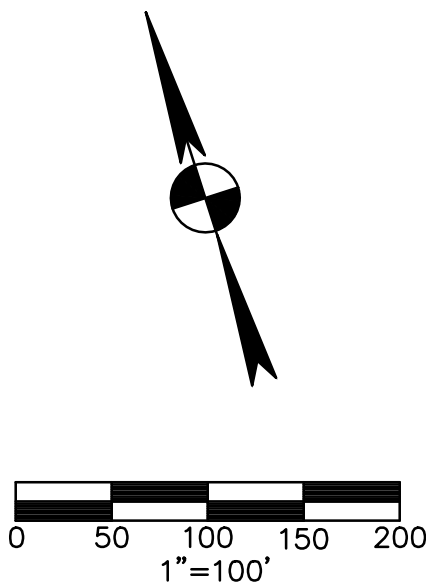
LOT 5, BLOCK "D"
ESTANCIA HILL COUNTRY
SUBDIVISION, PHASE 2
DOCUMENT NO. 201300232

TRINIDAD
VARCINAS
SURVEY NO. 535

REMAINING PORTION OF
418.601 ACRES
SLF III - ONION CREEK, L.P.
DOCUMENT NO. 2007226648



VICINITY MAP
N.T.S.



LEGEND

- 5/8" 5/8" IRON ROD FOUND
- 1/2" IRON ROD WITH "STANTEC" CAP SET
- CAP 1/2" IRON ROD WITH "BURY" CAP FOUND
- CONCRETE MONUMENT FOUND
- R.O.W. RIGHT-OF-WAY
- PLAT BOUNDARY LINE
- ADJOINING PROPERTY BOUNDARY LINE
- - - EASEMENT LINE
- - - CRITICAL ENVIRONMENTAL FEATURE WETLAND LINE
- - - CRITICAL ENVIRONMENTAL FEATURE SETBACK LINE

LOT SUMMARY

LOT	BLOCK	AREA	LAND USE
4	E	13.231 AC.	DRAINAGE/PARKLAND/ WATER QUALITY
		0.026 AC.	ROW DEDICATION
TOTAL		13.257 AC.	

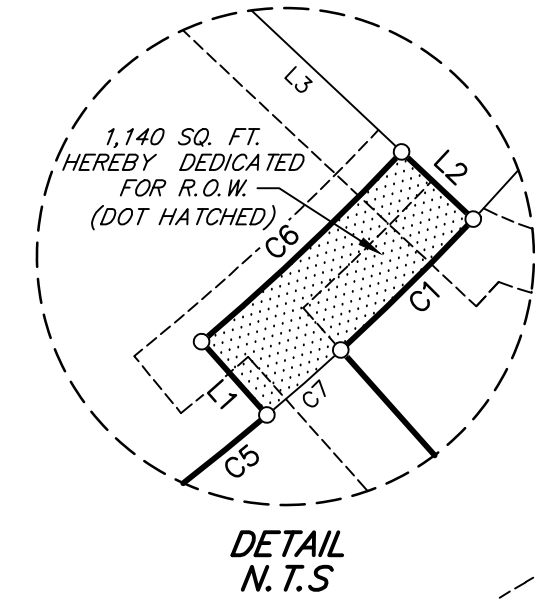
ESTANCIA HILL COUNTRY
SUBDIVISION, PHASE 4

A 1 LOT SUBDIVISION CONSISTING
OF 13.257 ACRES

DATE: JANUARY, 2016
PREPARED BY:



221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-6324 TBPLS # F-10194230
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SLOPE EASEMENT
DOCUMENT NO.
2013130624 AND
LANDSCAPE
EASEMENT
DOCUMENT NO.
2013131068

0.154 ACRE
TEMPORARY
TURNAROUND
EASEMENT
DOCUMENT NO.
2013130622

WATER LINES EASEMENT
DOCUMENT NO.
2013128387

LOT 6, BLOCK E
ESTANCIA HILL COUNTRY
SUBDIVISION, PHASE 3
DOCUMENT NO. 201600249

LOT 4, BLOCK E
13.231 ACRES
DRAINAGE/PARKLAND/
WATER QUALITY LOT

TEMPORARY
DRAINAGE EASEMENT
DOCUMENT NO.
2016159530

WATER LINES EASEMENT
DOCUMENT NO.
2013128387

WATER LINES EASEMENT
DOCUMENT NO.
2013128387

DRAINAGE EASEMENT
DOCUMENT NO.
2016150079

PARCEL 4885.15
2.409 ACRES WATER
EASEMENT-2
DOCUMENT NO.
2009190065

LOT 4
BLOCK "D"

150' HEADWATER BUFFER
PER PUD
(DOT HATCH AREA)

ESTANCIA HILL
COUNTRY
SUBDIVISION,
PHASE 1
DOCUMENT NO.
201300225

SURVEYOR'S CERTIFICATION:

I, MATTHEW J. RAABE, 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 THE SURVEYING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CODE OF 2002, AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, AND ALL NECESSARY MONUMENTS ARE IN PLACE PRIOR TO RECORDATION OF THIS SUBDIVISION PLAT.

REMAINING PORTION OF
418.601 ACRES
SLF III - ONION CREEK, L.P.
DOCUMENT NO. 2007226648

LINE TABLE

NO.	BEARING	DISTANCE
L1	N23°58'40"W	20.01'
L2	S29°01'40"E	20.00'
L3	N29°01'40"W	70.00'

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	37.89'	515.00'	4°12'55"	S63°04'48"W	37.88'
C2	604.16'	423.47'	81°44'37"	S28°54'57"E	554.21'
C3	620.25'	425.00'	83°37'03"	N09°22'22"E	566.65'
C4	151.01'	425.00'	20°21'27"	N61°21'37"E	150.21'
C5	37.09'	515.00'	4°07'34"	N69°28'34"E	37.08'
C6	56.13'	495.00'	6°29'49"	N64°13'15"E	56.10'
C7	20.00'	515.00'	2°13'31"	S66°18'01"W	20.00'
C8	323.14'	515.00'	35°57'01"	N42°59'50"E	317.86'

REMAINING
PORTION OF
418.601 ACRES
SLF III - ONION
CREEK, L.P.
DOCUMENT NO.
2007226648

SHEET
1
OF 2

MATTHEW J. RAABE, R.P.L.S.
TEXAS REGISTRATION NO. 6402
STANTEC CONSULTING SERVICES, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701

ESTANCIA HILL COUNTRY SUBDIVISION, PHASE 4

STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT SLF III – ONION CREEK, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH ITS GENERAL PARTNER, SLF III PROPERTY GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY AND THROUGH ITS SOLE AND MANAGING MEMBER, STRATFORD LAND FUND III, L.P., A DELAWARE LIMITED PARTNERSHIP, BY AND THROUGH ITS GENERAL PARTNER, STRATFORD FUND III GP, LLC, A TEXAS LIMITED LIABILITY COMPANY REPRESENTED BY OCIE L. VEST, SENIOR VICE PRESIDENT – ENTITLEMENTS, BEING THE OWNER OF THAT CERTAIN 13.257 ACRES TRACT OF LAND OUT OF THE TRINIDAD VARCINAS SURVEY NO. 535, SITUATED IN TRAVIS COUNTY, TEXAS, SAID 13.257 ACRES BEING A PART OF THE REMAINING PORTION OF 418.601 ACRES OF LAND, AS CONVEYED TO SLF III – ONION CREEK, L.P., BY DEED OF RECORD IN DOCUMENT NO. 2007226648 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; DO HEREBY SUBDIVIDE SAID 13.257 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS "ESTANCIA HILL COUNTRY SUBDIVISION, PHASE 4", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS HEREON, SUBJECT TO ANY EASEMENTS PREVIOUSLY GRANTED BUT NOT RELEASED, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE AND TITLE 30 OF THE AUSTIN CITY CODE.

SLF III – ONION CREEK, L.P.,
A TEXAS LIMITED PARTNERSHIP

BY: SLF III PROPERTY GP, LLC,
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: STRATFORD LAND FUND III, L.P.,
A DELAWARE LIMITED PARTNERSHIP,
ITS SOLE AND MANAGING MEMBER

BY: STRATFORD FUND III GP, LLC,
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

OCIE L. VEST,
SENIOR VICE PRESIDENT – ENTITLEMENTS
5949 CHERRY LANE, SUITE 1750
DALLAS, TEXAS 75225

STATE OF TEXAS §
COUNTY OF §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE DAY OF

, 20, BY SLF III – ONION CREEK, L.P., A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS DAY OF

, 20, A.D.

NOTARY PUBLIC,
THE STATE OF TEXAS. MY COMMISSION EXPIRES

LIENHOLDER RATIFICATION AND CONSENT:

THE UNDERSIGNED HOLDER OF ALL OF THE LENDER’S RIGHT, TITLE AND INTEREST UNDER THE DEED OF TRUST, SECURITY AGREEMENT AND ASSIGNMENT OF RENTS RECORDED ON AUGUST 31, 2015, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AS DOCUMENT NO. 2015139016, HEREBY CONSENTS TO THIS PLAT AND AGREES THAT THIS PLAT SHALL CONTINUE IN FULL FORCE AND EFFECT, EVEN IN THE EVENT OF FORECLOSURE PURSUANT TO SUCH DEED OF TRUST OR ANY OTHER ACQUISITION OF TITLE BY THE UNDERSIGNED, ITS SUCCESSORS OR ASSIGNS, OF ALL OR ANY PORTION OF THE LAND DESCRIBED IN THE PLAT WHICH IS COVERED BY SUCH DEED OF TRUST.

BANK OF THE OZARKS

BY:
NAME:
TITLE:

STATE OF §
COUNTY OF §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE DAY OF

, 20, BY
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS DAY OF

, 20, A.D.

NOTARY PUBLIC,
THE STATE OF TEXAS. MY COMMISSION EXPIRES

COMMISSIONERS’ COURT RESOLUTION:

IN APPROVING THIS PLAT BY 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 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 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.

GENERAL NOTES:

- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
- THE WATER AND WASTEWATER 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. LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH UTILITY CONSTRUCTION
- 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 AND TRAVIS COUNTY. 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.
- ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG ESTANCIA PARKWAY AT THE TIME THE STREET IS IMPROVED WITH CURB AND GUTTER.
- OFF STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.
- ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT.
- ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT DEVELOPER’S EXPENSE.
- THIS SUBDIVISION IS LOCATED IN THE CITY OF AUSTIN LIMITED PURPOSE JURISDICTION (PUD 20130620–077 AMENDED 20141211–177) WITHIN TRAVIS COUNTY, TEXAS.
- PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON THIS LOT, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.
- VARIANCES APPROVED WITH PRELIMINARY PLAN (C8J–2009–0142):

VARIANCE FROM AUSTIN/TRAVIS COUNTY SUBDIVISION REGULATIONS, TITLE 30, SECTION 30–2–34, ORIGINAL TRACT REQUIREMENT, WAS APPROVED BY THE TRAVIS COUNTY COMMISSIONERS COURT ON JUNE 28, 2011.

VARIANCE FROM AUSTIN/TRAVIS COUNTY SUBDIVISION REGULATIONS, TITLE 30, SECTION 30–2–151, STREET ALIGNMENT, WAS APPROVED BY THE TRAVIS COUNTY COMMISSIONERS COURT ON JUNE 28, 2011.

VARIANCE FROM AUSTIN/TRAVIS COUNTY SUBDIVISION REGULATIONS, TITLE 30, SECTION 30–2–152, DEAD END STREET, WAS APPROVED BY THE TRAVIS COUNTY COMMISSIONERS COURT ON JUNE 28, 2011.

AN ADMINISTRATIVE VARIANCE HAS BEEN GRANTED WITH THE PRELIMINARY PLAN APPROVAL PER SECTION 30–5–42(B) (5) OF THE LDC FOR CUT AND FILL OF NOT MORE THAN 14’ ASSOCIATED WITH THE WATER QUALITY AND/OR DETENTION FACILITIES.

- 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.
- PRIOR TO CONSTRUCTION ON THE LOT IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY. RAINFALL RUN–OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- ALL ACTIVITIES WITHIN THE CEF AND CEF BUFFER MUST COMPLY THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY OR CITY OF AUSTIN.
- LOT 4, BLOCK E SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
- THE DETENTION FACILITIES PROVIDED ON THIS LOT WILL PROVIDE DETENTION FOR ALL OF LOTS 4, 5 AND 6 OF BLOCK E; ALL OF LOT 1, BLOCK F; PART OF LOTS 1, 2 AND 3, BLOCK E; PART OF LOTS 2, 3 AND 4, BLOCK F; PART OF LOT 1, BLOCK C AS IDENTIFIED IN THE ESTANCIA HILL COUNTRY PRELIMINARY PLAN C8J–2009–0142.02.
- PUBLIC ACCESS TO AND USE OF LOT 4 BLOCK E, PRIVATE PARKLAND, SHALL BE PROVIDED IN ACCORDANCE WITH CITY CODE, CITY PARK RULES AND OTHER APPLICABLE LAW.
- THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN WATER UTILITY.
- 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 25–8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND CODE DEVELOPMENT CODE.
- 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 CHAPTER 25–8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- A TRAVIS COUNTY BASIC DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY DEVELOPMENT ON THE PROPERTY.

- 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.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTENANCE 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.
- ALL ELECTRIC EASEMENTS MUST BE SHOWN ON ALL PLAN SHEETS, LEFT CLEAR FOR ELECTRIC USE AND MAINTENANCE ON A 24/7 BASIS IN PERPETUITY AND MAINTAIN NECESSARY CLEARANCES FROM ANY PROPOSED STRUCTURES, VEGETATION, ETC AT ALL TIMES. NECESSARY CLEARANCE INFORMATION (AE, OSHA, NESC, & NEC) MAY BE FOUND IN AUSTIN ENERGY’S DESIGN CRITERIA MANUAL – SECTION 1.5.3.9. THE MANUAL IS AVAILABLE ON AUSTIN ENERGY’S WEBSITE UNDER CONTRACTORS / ELECTRIC SERVICE DESIGN & PLANNING.

- REQUIREMENTS FOR PARKLAND DEDICATION ARE GOVERNED BY THE ESTANCIA HILL COUNTRY ANNEXATION AND DEVELOPMENT AGREEMENT.
- LOT 4, BLOCK E PROVIDES 5.27 ACRES OF PARKLAND TO MEET THE 25.3 ACRES OF PRIVATE PARKLAND REQUIRED BY THE ESTANCIA HILL COUNTRY ANNEXATION AND DEVELOPMENT AGREEMENT. THE ADDITIONAL 20.03 ACRES OF PRIVATE PARKLAND WILL BE PROVIDED IN A RECONFIGURED LOT 2, BLOCK E THAT INCLUDES ACREAGE FROM LOTS 1 AND 3, BLOCK E OF THE APPROVED PRELIMINARY PLAN.

PLANNING COMMISSION:
ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS. THIS THE DAY OF , 20.

CHAIRPERSON SECRETARY

ENGINEER’S CERTIFICATION & FLOOD PLAIN NOTE:

I, SHERVIN NOOSHIN, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE OF 2002, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS LOCATED WITHIN THE BOUNDARY OF THE 100 YEAR FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, SHOWN ON MAP NUMBERS 48453C0595H AND 48453C0685H, DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

SHERVIN NOOSHIN, P.E.
TEXAS REGISTRATION NO. 96807
STANTEC CONSULTING SERVICES, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701

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

BY:
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., 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

DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

THIS THE DAY OF , 20, A.D.

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE LIMITED PURPOSE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF AUSTIN ON THIS THE DAY OF , 20.

J. RODNEY GONZALES, DIRECTOR,
DEVELOPMENT SERVICES DEPARTMENT

DATE: JANUARY, 2016
PREPARED BY:

ESTANCIA HILL
COUNTRY
SUBDIVISION, PHASE 4
*A 1 LOT SUBDIVISION
CONSISTING OF 13.257 ACRES*



221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-6324 TBPLS # F-10194230
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Drawn by: KWA/IF/MJR Approved by: JTB Project No.: R0103662–10024 File: H:\103662\024\103662024PL3.dwg

C8J–2009–0142.02.2A