

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2014-0131.1A**Z.A.P. DATE:** February 21, 2017**SUBDIVISION NAME:** Bear Creek Crossing – Phase 1**AREA:** 39.941 Acres**LOT(S):** 112 Total Lots**OWNER/APPLICANT:** Royce Rippey**AGENT:** LJA Engineering Inc.
(John Clark)**ADDRESS OF SUBDIVISION:** Twin Creeks Road (Just west of Old San Antonio Road)**GRIDS:** M-11**COUNTY:** Travis**WATERSHED:** Bear and Onion Creeks**JURISDICTION:** 2-Mile ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** Single Family, Right-of-Way, Detention, Drainage and Water Quality Ponds, Amenity, and Landscape Lots**ADMINISTRATIVE WAIVERS:** None**VARIANCES:** The applicant was granted the following variance from Title 30-3-191 not to install sidewalks on the south side of Twin Creeks road by Travis County Commissioners Court on November 22, 2016.**SIDEWALKS:** Sidewalks will be provided on both sides of all internal and boundary streets.**DEPARTMENT COMMENTS:** The request is for approval of final plat located in the county and in the City of Austin's 2 Mile ETJ. The proposed subdivision includes 112 single-family, Single Family, Right-of-Way, Detention, Drainage and Water Quality Ponds, Amenity, and Landscape Lots on 39.941 acres. The applicant has secured a service extension from the City of Austin to provide water and wastewater to the proposed development. The subject property is located in close proximity to both Bear Creek and Onion Creeks. The site contains 100 year floodplain; however, the applicant does not plan on building anything in the floodplain other than a street crossing.**COUNTY COMMENTS**

This property is located in the 2-Mile, ETJ (Extra-Territorial Jurisdiction) of the City of Austin. Section 212.003 of Texas Local Government prohibits the city or the county from regulating land uses, lot size, density, height and building coverage in the ETJ to name a few. There are no land use controls that can be imposed by the city or the county. In the county, there are 2 uses: Single-Family and Other. "Other" can mean commercial, retail, multi-family, office and

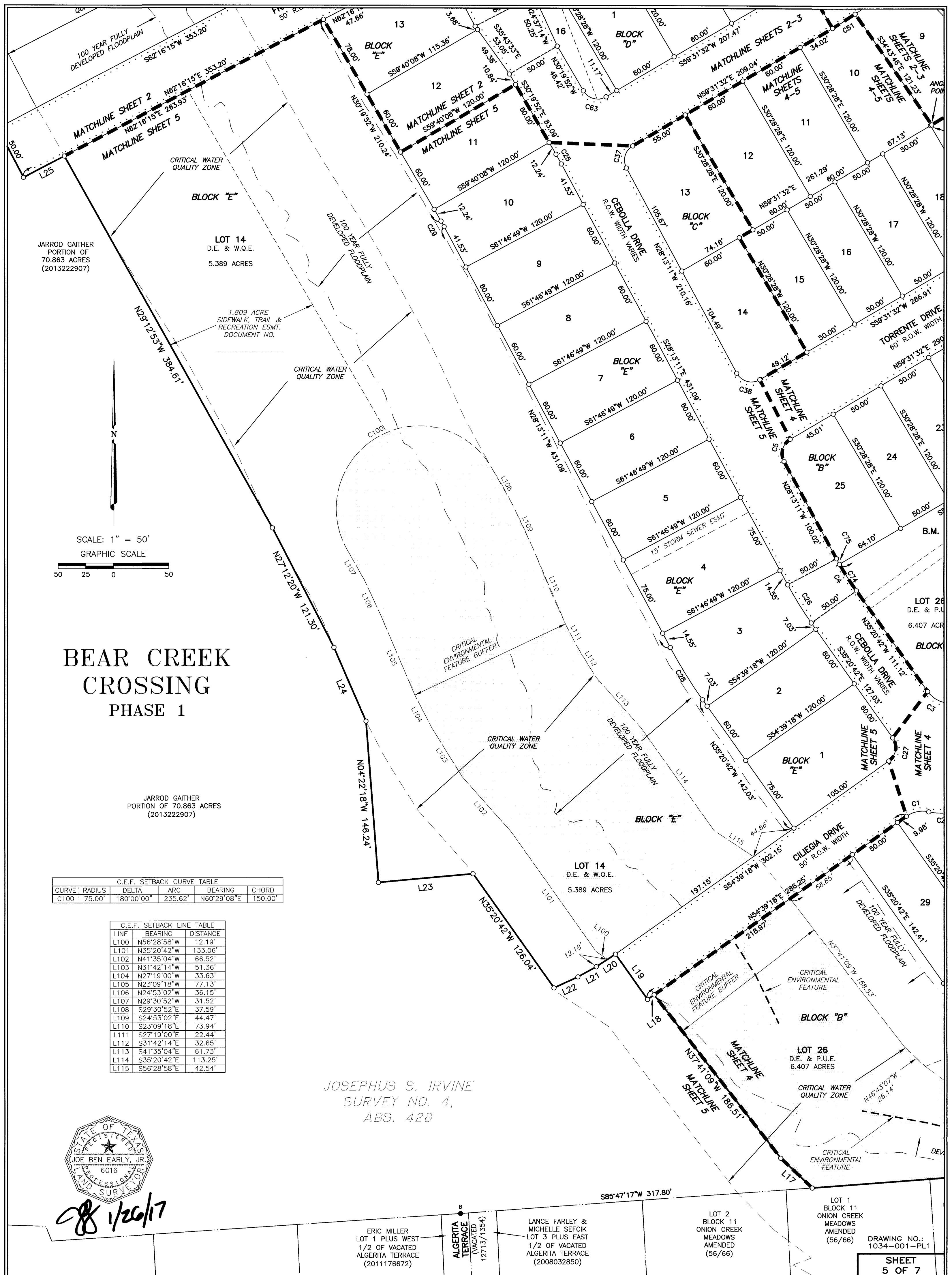
industrial, any use that is not single-family residential. There are no zoning laws in the county. The closes school is Manchaca Elementary School which is located at 12120 Manchaca Road. Public transportation is not available in the county. As part of review process, the local school district was sent a copy of the proposed preliminary plan for input, review and comment and as of today, the staff has not received any comments from the school district. The closes fire station ESD #5 is located at 1340 Onion Creek Drive. There is another fire station, Manchaca Fire Department on FM 1626 just east of Manchaca Road.

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@traviscountytexas.gov

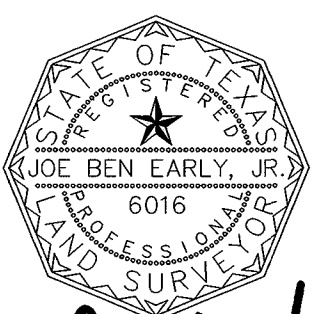
PHONE: 854-7562



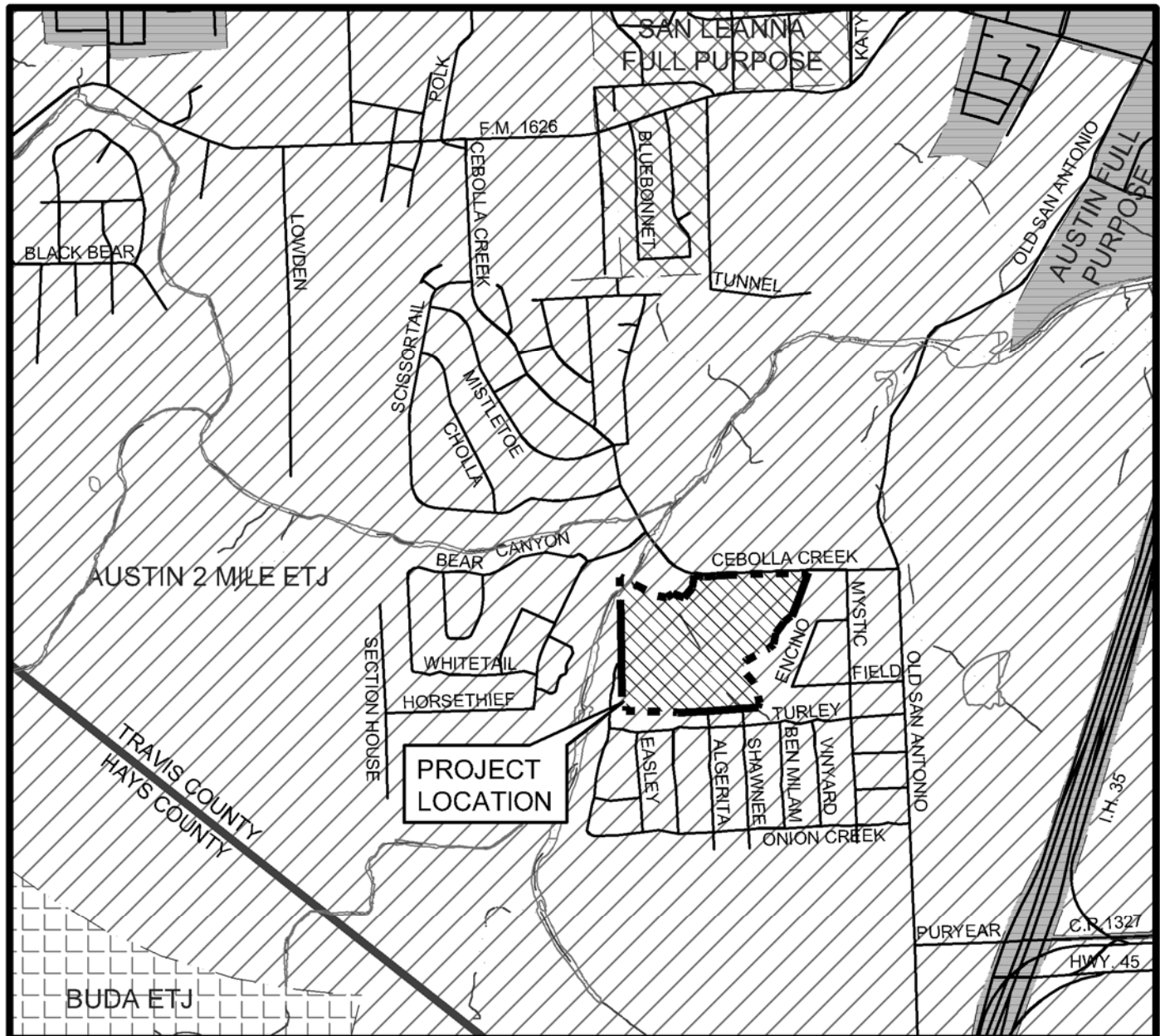
C.E.F. SETBACK CURVE TABLE				
CURVE	RADIUS	DELTA	ARC BEARING	CHORD
C100	75.00'	180°00'00"	235.62'	N60°29'08"E 150.00'

C.E.F. SETBACK LINE TABLE		
LINE	BEARING	DISTANCE
L100	N56°28'58"W	12.19'
L101	N35°20'42"W	133.06'
L102	N41°35'04"W	66.52'
L103	N31°42'14"W	51.36'
L104	N27°19'00"W	33.63'
L105	N23°09'18"W	77.13'
L106	N24°53'02"W	36.15'
L107	N29°30'52"W	31.52'
L108	S29°30'52"E	37.59'
L109	S24°53'02"E	44.47'
L110	S23°09'18"E	73.94'
L111	S27°19'00"E	22.44'
L112	S31°42'14"E	32.65'
L113	S41°35'04"E	61.73'
L114	S35°20'42"E	113.25'
L115	S56°28'58"E	42.54'

JOSEPHUS S. IRVINE
SURVEY NO. 4,
ABS. 428



8/1/2017



LOCATION MAP

SCALE: 1" = 2,000'

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF INTERIM
REVIEW UNDER THE AUTHORITY
OF DANIEL RYAN, P.E. 89458,
ON 11/07/16. IT IS NOT TO BE
USED FOR CONSTRUCTION
PURPOSES.

LJA Engineering, Inc.

5316 Highway 290 West
Suite 150
Austin, Texas 78735



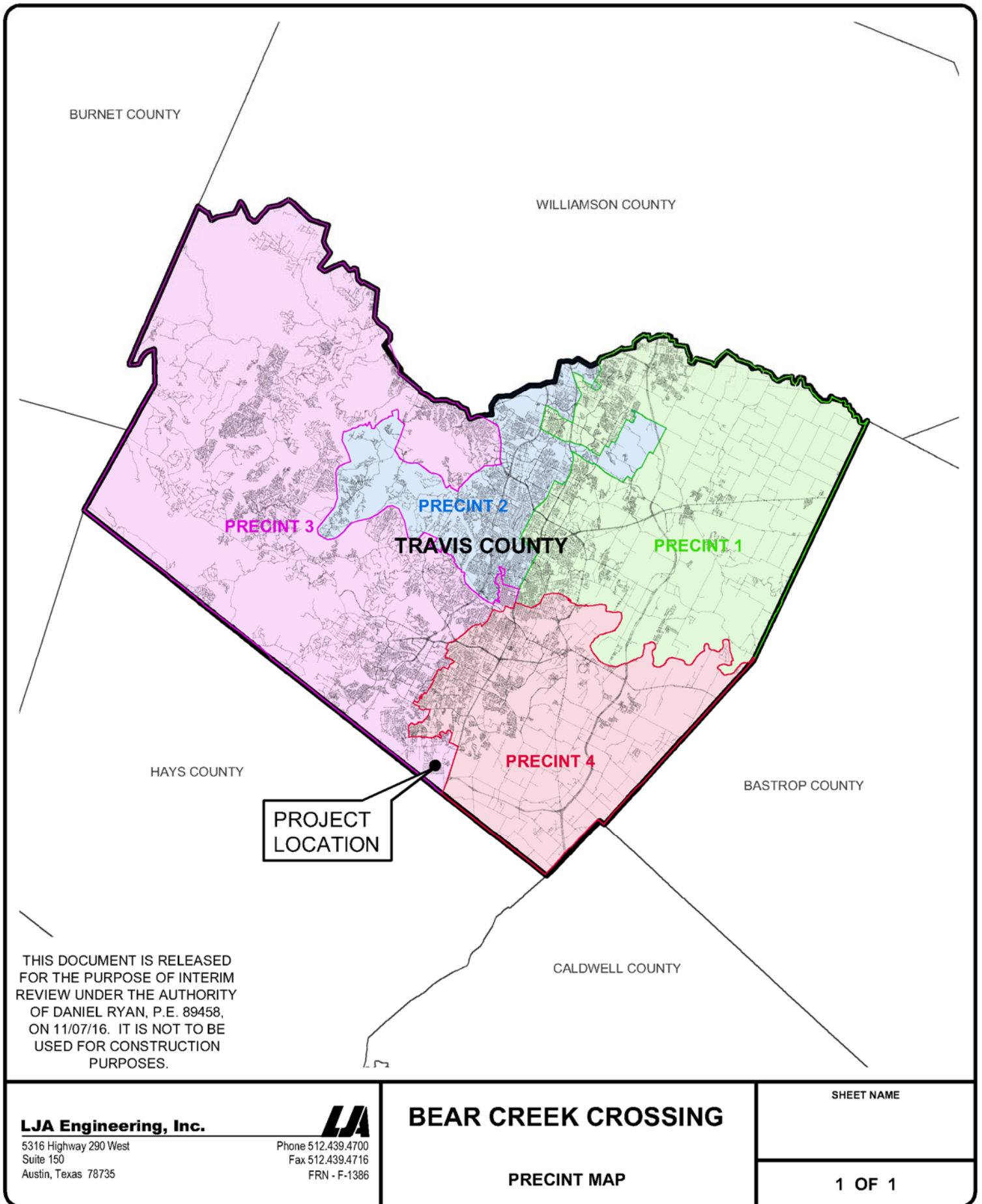
Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

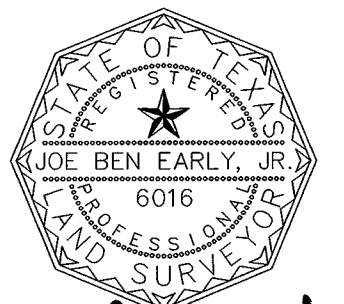
BEAR CREEK CROSSING

PROJECT LOCATION MAP

SHEET NAME

1 OF 1





8/1/26/17

BEAR CREEK CROSSING PHASE 1

DRAWING NO.:
1034-001-PL1

SHEET
OF 7

BEAR CREEK CROSSING
PHASE 1

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	25.00'	48°11'23"	21.03'	N78°44'59"E	20.41'
C2	50.00'	186°22'46"	162.65'	N09°39'18"E	99.85'
C3	25.00'	48°11'23"	21.03'	N59°26'23"W	20.41'
C4	275.00'	7°07'31"	34.20'	N31°46'57"W	34.18'
C5	15.00'	87°44'43"	22.97'	N15°39'10"E	20.79'
C6	330.00'	26°33'16"	152.94'	N46°14'54"E	151.58'
C7	330.00'	34°46'57"	200.33'	N15°34'48"E	197.27'
C8	15.00'	90°01'20"	23.57'	N43°12'00"E	21.22'
C9	330.00'	0°44'06"	4.23'	N59°09'29"E	4.23'
C10	330.00'	8°04'35"	46.52'	N54°45'09"E	46.48'
C11	330.00'	8°04'35"	46.52'	N46°40'33"E	46.48'
C12	330.00'	8°04'35"	46.52'	N38°35'58"E	46.48'
C13	330.00'	1°35'24"	9.16'	N33°45'58"E	9.16'
C14	330.00'	1°53'26"	10.89'	N32°01'33"E	10.89'
C15	330.00'	8°04'35"	46.52'	N27°02'32"E	46.48'
C16	330.00'	8°04'35"	46.52'	N18°57'57"E	46.48'
C17	330.00'	8°04'35"	46.52'	N10°53'21"E	46.48'
C18	330.00'	8°04'35"	46.52'	N02°48'46"E	46.48'
C19	330.00'	0°35'08"	3.37'	N01°31'06"W	3.37'
C20	50.00'	29°40'30"	25.90'	N88°00'26"E	25.61'
C21	50.00'	61°33'01"	53.71'	N42°23'41"E	51.17'
C22	275.00'	6°45'57"	32.47'	N65°39'13"E	32.46'
C23	15.00'	89°22'22"	23.40'	S66°16'37"E	21.10'
C24	330.00'	8°15'05"	47.52'	S25°42'58"E	47.48'
C25	275.00'	2°06'41"	10.13'	S29°16'32"E	10.13'
C26	325.00'	7°07'31"	40.42'	S31°46'57"E	40.39'
C27	15.00'	90°00'00"	23.56'	S09°39'18"W	21.21'
C28	445.00'	7°07'31"	55.34'	N31°46'57"W	55.30'
C29	155.00'	2°06'41"	5.71'	N29°16'32"W	5.71'
C31	330.00'	6°23'17"	36.79'	S05°00'19"E	36.77'
C32	15.00'	77°14'09"	20.22'	S30°25'08"W	18.72'
C33	325.00'	6°45'57"	38.38'	S65°39'13"W	38.36'
C34	15.00'	70°31'44"	18.46'	S56°32'48"E	17.32'
C35	15.00'	19°28'16"	5.10'	S11°32'48"E	5.07'
C36	50.00'	95°09'15"	83.04'	N35°57'27"W	73.82'
C37	15.00'	87°44'43"	22.97'	S15°39'10"W	20.79'
C38	15.00'	92°15'17"	24.15'	S74°20'50"E	21.63'
C39	270.00'	26°33'16"	125.13'	N46°14'54"E	124.02'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C40	270.00'	34°46'57"	163.91'	N15°34'48"E	161.40'
C41	15.00'	90°00'00"	23.56'	N46°48'40"W	21.21'
C42	15.00'	90°00'00"	23.56'	S43°11'20"W	21.21'
C43	325.00'	34°46'57"	197.30'	S15°34'48"W	194.28'
C44	325.00'	26°33'16"	150.62'	S46°14'54"W	149.28'
C45	270.00'	5°05'30"	23.99'	S00°44'04"W	23.99'
C46	270.00'	19°11'17"	90.42'	S12°52'28"W	90.00'
C47	270.00'	10°30'10"	49.49'	S27°43'11"W	49.42'
C48	270.00'	2°41'57"	12.72'	S34°19'15"W	12.72'
C49	270.00'	19°11'17"	90.42'	S45°15'52"W	90.00'
C50	270.00'	4°40'02"	21.99'	S57°11'31"W	21.99'
C51	325.00'	4°15'18"	24.14'	N57°23'53"E	24.13'
C52	325.00'	9°50'03"	55.78'	N50°21'13"E	55.71'
C53	325.00'	9°50'03"	55.78'	N40°31'10"E	55.71'
C54	325.00'	2°37'52"	14.92'	N34°17'12"E	14.92'
C55	325.00'	10°38'13"	60.34'	N27°23'16"E	60.25'
C56	325.00'	0°15'54"	1.50'	N32°50'19"E	1.50'
C57	325.00'	9°50'03"	55.78'	N17°09'07"E	55.71'
C58	325.00'	9°50'03"	55.78'	N07°19'04"E	55.71'
C59	325.00'	4°12'43"	23.89'	N00°17'41"E	23.89'
C60	15.00'	90°00'00"	23.56'	S46°48'40"E	21.21'
C61	275.00'	34°46'57"	166.94'	S15°34'48"W	164.39'
C62	275.00'	26°33'16"	127.45'	S46°14'54"W	126.31'
C63	15.00'	90°08'36"	23.60'	N75°24'10"W	21.24'
C64	270.00'	28°31'12"	134.40'	N16°04'16"W	133.01'
C65	15.00'	90°00'00"	23.56'	N43°11'20"E	21.21'
C66	275.00'	9°32'05"	45.76'	S02°57'22"W	45.71'
C67	275.00'	25°14'52"	121.18'	S20°20'51"W	120.20'
C68	275.00'	10°18'12"	49.45'	S38°07'22"W	49.39'
C69	275.00'	16°15'04"	78.00'	S51°24'00"W	77.74'
C70	15.00'	90°00'00"	23.56'	N46°48'40"W	21.21'
C71	15.00'	90°00'00"	23.56'	S43°11'20"W	21.21'
C72	15.00'	90°00'00"	23.56'	S46°48'40"E	21.21'
C73	15.00'	90°00'00"	23.56'	N43°11'20"E	21.21'
C74	275.00'	5°56'53"	28.55'	N32°22'15"W	28.54'
C75	275.00'	1°10'37"	5.65'	N28°48'30"W	5.65'

LINE TABLE			
LINE	BEARING	DISTANCE	(RECORD CHORD)
L2	S40°48'32"W	54.19'	(S43°23'W)
L3	S40°34'14"W	161.02'	(S43°16'39"W 161.01')
L4	S40°40'51"W	134.14'	(S43°23'W 134.12')
L5	S12°28'16"W	25.40'	(S15°28'W 25.45')
L6	S12°54'11"W	134.33'	(S15°28'W 134.34')
L7	S58°22'32"W	21.44'	(S62°16'W 21.75')
L8	S59°31'46"W	192.84'	(S62°16'W 192.92')
L9	S59°29'57"W	192.91'	(S52°16'W 192.92')
L10	S60°57'03"W	22.41'	(S62°16'W 22.00')
L11	S05°03'37"E	112.28'	(S01°48'E 112.36')
L12	S39°35'57"E	227.16'	(S36°54'E 226.97')
L13	S11°35'07"E	233.50'	(S08°48'E 233.49')
L14	S20°30'00"W	48.09'	(S20°30'13"W 47.97')
L15	S20°38'23"W	50.88'	(S23°18"W)
L16	N69°19'36"W	18.68'	(N66°42'08"W 18.63')
L17	N46°43'07"W	38.98'	
L18	S54°39'18"W	7.30'	
L19	N35°20'42"W	50.00'	
L20	S56°48'17"W	20.63'	
L21	S60°55'51"W	18.97'	
L22	S65°23'11"W	23.79'	
L23	S84°43'53"W	85.69'	
L24	N23°27'45"W	72.50'	
L25	S62°16'15"W	41.61'	
L26	S62°16'15"W	37.43'	
L27	N25°29'08"E	12.78'	
L28	N14°53'23"E	72.76'	
L29	N22°47'14"E	66.74'	
L30	S01°47'05"E	50.97'	
L31	S02°48'46"W	63.38'	
L32	S10°53'21"W	63.38'	
L33	S18°57'57"W	63.38'	
L34	S27°02'32"W	63.38'	
L35	S32°42'25"W	53.13'	
L36	S32°58'16"W	50.00'	
L37	S32°58'16"W	50.00'	
L38	S32°58'16"W	50.00'	
L39	S33°09'35"W	52.64'	
L40	S38°35'58"W	63.38'	
L41	S46°40'33"W	63.38'	

LINE TABLE		
LINE	BEARING	DISTANCE
L42	S54°45'09"W	63.38'
L43	S59°29'03"W	51.22'
L44	N69°02'12"E	26.92'
L47	S69°02'12"W	35.43'
L49	N58°56'26"E	48.71'
L50	N49°19'37"E	28.92'
L51	N39°43'59"E	21.25'
L52	N33°08'27"E	56.23'
L53	N32°58'16"E	68.38'
L54	N32°58'16"E	84.21'
L55	N28°44'51"E	34.12'
L56	N13°53'54"E	44.71'
L57	N04°18'15"E	5.36'
L58	N01°07'59"W	50.00'
L61	N32°58'16"E	8.38'
L62	N32°58'16"E	60.00'
L63	N32°58'16"E	68.30'
L64	N32°58'16"E	15.91'
L69	N53°36'04"E	60.00'
L70	N34°54'06"E	74.19'
L71	N32°58'16"E	30.00'
L72	N20°20'51"E	67.75'
L73	N00°14'02"E	50.03'
L74	S01°48'40"E	70.00'
L75	N00°14'02"E	9.97'

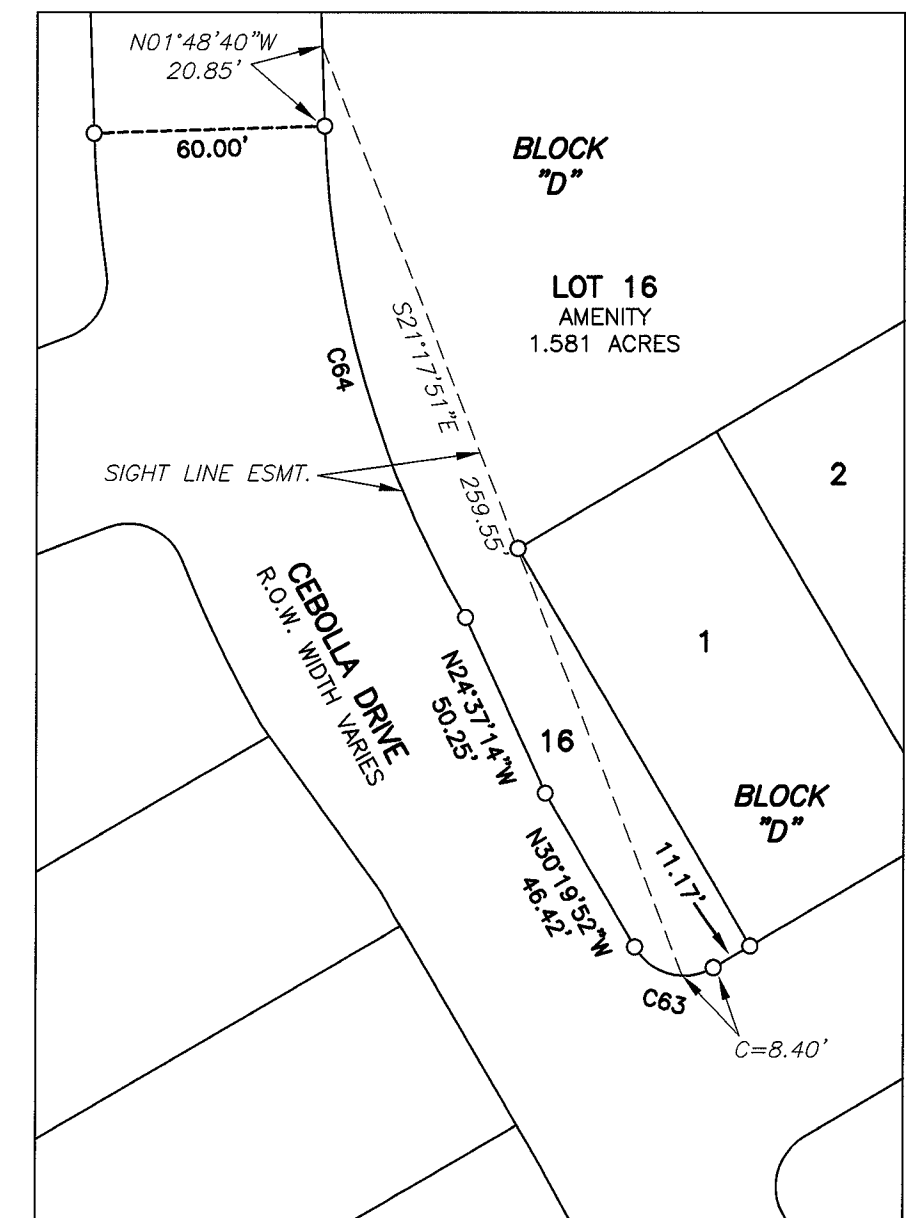
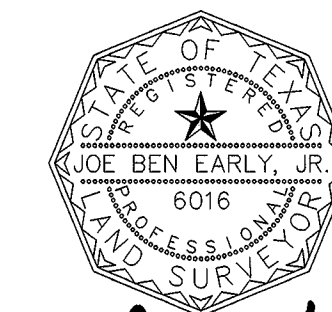
SIGHT LINE EASEMENT DETAIL
1" = 50'

TABLE OF LAND USES	
LOT 16, BLOCK D	AMENITY
LOT 77, BLOCK B	LANDSCAPE
LOTS 1 & 16, BLOCK A	LANDSCAPE
LOT 6, BLOCK D	PED. ACCESS, P.U.E. & D.E.
LOT 6, BLOCK C	PED. ACCESS, P.U.E. & D.E.
LOT 26, BLOCK B	D.E. & P.U.E.
LOT 14, BLOCK E	D.E. & W.Q.E.
LOT 70, BLOCK B	D.E., P.U.E. & ACCESS ESMT.
ALL OTHER LOTS	SINGLE FAMILY

LOT SUMMARY	
RIGHT-OF-WAY	6.604 ACRES
S.F. LOTS (103)	16.566 ACRES
AMENITY (1)	1.581 ACRES
LANDSCAPE (3)	0.172 ACRES
PED. ACCESS, P.U.E. & D.E. (2)	0.248 ACRES
D.E. & P.U.E. (1)	6.407 ACRES
D.E. & W.Q.E. (1)	5.389 ACRES
D.E., P.U.E., ACCESS ESMT. (1)	2.974 ACRES
TOTAL	39.941 ACRES

NEW STREET SUMMARY	
FRAGOLA DRIVE	463 L.F.
CEBOLLA DRIVE	1400 L.F.
CILIEGIA DRIVE	342 L.F.
TORRENTE DRIVE	1270 L.F.
FLUME DRIVE	774 L.F.
RUSCELLO DRIVE	814 L.F.
TOTAL	5063 L.F.



CBE/1/26/17

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.: 1034-001
DRAWING NO.: 1034-001-PL1
PLOT DATE: 1/26/17
PLOT SCALE: 1" = 50'
DRAWN BY: BBP & JBE
SHEET 6 OF 7

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THE PRESENTS:

THAT JARROD GAITHER, BEING OWNER OF 70.863 ACRES IN THE JOSEPHUS S. IRVINE SURVEY NO. 4, ABS. 428, IN TRAVIS COUNTY, TEXAS, CONVEYED BY SPECIAL WARRANTY DEED OF RECORD IN DOCUMENT NO. 2013222907, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 39.941 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL AND GOVERNMENT CODE, TO BE KNOWN AS:

BEAR CREEK CROSSING, PHASE 1

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE 26 DAY OF JANUARY, 2017 A.D.

BY: J. Gaither

JARROD GAITHER
12343 HYPEADOWN DR., STE 3E
AUSTIN, TX 78750

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JARROD GAITHER, 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 SEALED IN MY OFFICE, THIS THE 26 DAY OF January, 2017, AD.

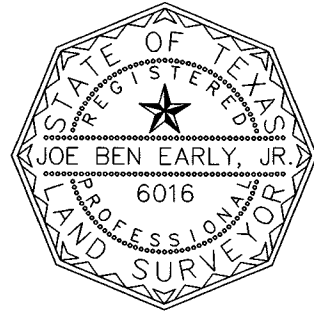
Heather McMillan Montgomery
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATION:

I, JOE BEN EARLY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE OF 1999 AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND January 8, 2015

JOE BEN EARLY, R.P.L.S. 6016
SURVEYING BY:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
(512) 443-1724
FIRM NO. 10124500



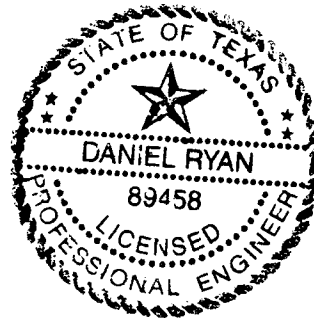
ENGINEER'S CERTIFICATION:

I, DANIEL RYAN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING; THAT I PREPARED THE PLAT SUBMITTED HERewith; THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF. THIS PLAT SHALL COMPLY WITH TITLE 30, SUBDIVISION REQUIREMENTS.

THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. A PORTION OF THIS SUBDIVISION IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NOS. 48453C0590H AND 48453C0680H.

Daniel Ryan 1-26-2017
DANIEL RYAN, P.E.

ENGINEERING BY:
LJA ENGINEERING, INC.
5316 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512-439-4700
TEXAS REGISTERED ENGINEERING FIRM FRN-F1386



ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____ DAY OF _____, 20____, AD.

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THE ____ DAY OF _____ 20____.

THOMAS WEBER, CHAIRPERSON

JOLENE KIOLBASSA, SECRETARY

GENERAL NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
2. 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.
3. PRIOR TO CONSTRUCTION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
4. PEDERNALES ELECTRIC COOPERATIVE (PEC) HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THEIR EASEMENTS CLEAR. PEC WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 30-5, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
5. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE PEC 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 CITY OF AUSTIN LAND DEVELOPMENT CODE.
6. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF ANY PROPOSED OVERHEAD ELECTRIC FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE PEC'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
7. 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.
8. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR THE 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.
9. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. POST-DEVELOPMENT STORMWATER RUN-OFF SHALL BE MAINTAINED AT OR BELOW PREDEVELOPMENT LEVELS BY USING PONDING OR OTHER APPROVED METHODS.
10. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
11. 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 FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
12. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER(S) OR HIS/HER ASSIGNS.
13. TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
14. 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 THE OWNERS 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 PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
15. THE OWNERS OF THE PROPERTY ARE RESPONSIBLE FOR THE IMPLEMENTATION OF THE INTEGRATED PEST MANAGEMENT PLAN APPROVED BY THE CITY OF AUSTIN AND AS AMENDED FROM TIME TO TIME BY THE CITY OF AUSTIN.
16. A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL RIGHT-OF-WAYS
17. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AS SHOWN BY A DOTTED LINE ON THE FACE OF THIS PLAT: FRAGOLA DRIVE, CEBOLLA DRIVE, CILIEGIA DRIVE, TORRENTE DRIVE, FLUME DRIVE, AND RUSCELLO DRIVE. THE SIDEWALKS ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ABUTTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMIT, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
18. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
19. WITHIN A SIGHTLINE EASEMENT ANY OBSTRUCTION OF SIGHT DISTANCE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF COMMISSIONER'S COURT AT OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIME.
20. ALL ACTIVITIES WITH THE CEF BUFFER MUST COMPLY WITH 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.
21. ALL STREETS ARE PUBLIC.
22. WATER AND WASTEWATER WILL BE PROVIDED BY THE CITY OF AUSTIN.
23. ALL NONRESIDENTIAL LOTS SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
24. PARKLAND DEDICATION HAS BEEN PROVIDED FOR THE 103 UNITS BY THE RECORDATION OF A SIDEWALK, TRAIL, AND RECREATION EASEMENT WITHIN LOT 70, BLOCK B; LOT 26, BLOCK B; AND LOT 14, BLOCK E. PARKLAND FACILITIES INSTALLED BY THE DEVELOPER WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
25. A 50' SETBACK IS REQUIRED FROM WATER QUALITY AND DETENTION FACILITIES SUCH AS THE TOP OF FACILITY EMBANKMENT, END OF CONCRETE APRON/ROCK RIPRAP OR TOP OF STRUCTURAL WALL AND SHALL BE DEDICATED BY DEED RESTRICTION OR RESTRICTIVE COVENANT.
26. BYLAWS FOR HOMEOWNERS ASSOCIATION PERTAINING TO THIS SUBDIVISION ARE RECORDED BY SEPARATE INSTRUMENT IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
27. NO TREES/SHRUBS, WALLS, RETAINING WALLS, STRUCTURES, BUILDINGS, STAIRWAYS, STEPS ETC... SHALL BE CONSTRUCTED WITHIN THE AREA OF LOT 6, BLOCK C THAT INCLUDES THE WASTEWATER MAIN. PRIVATE IRRIGATION LINES ARE PROHIBITED FROM BEING INSTALLED PARALLEL WITHIN LOT 6, BLOCK C THAT INCLUDES THE WASTEWATER MAIN AND MAY ONLY BE INSTALLED PERPENDICULAR TO LOT 6, BLOCK C. THE MAINTENANCE, REPAIR AND REPLACEMENT OF ANY AND ALL SIDEWALKS, TRAILS, WALKWAYS, IMPROVED SURFACES, BENCHES ETC... THAT ARE INSTALLED WITHIN THE AREA OF LOT 6, BLOCK C THAT INCLUDES THE WASTEWATER MAIN SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER/HOA AND NOT AUSTIN WATER.

BEAR CREEK CROSSING PHASE 1

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 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.

THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS AND CONDITIONS, RESTRICTIONS AND ASSOCIATED AMENDMENTS FOR THE BEAR CREEK CROSSING AS RECORDED IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

STATE OF TEXAS:

COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK 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 THE OFFICE OF THE COUNTY COURT, THIS THE ____ DAY OF _____, 20____, A.D.

DEPUTY, COUNTY CLERK
TRAVIS COUNTY, TEXAS

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE 2-MILE EXTRATERRITORIAL JURISDICTION OF THE CITY OF AUSTIN ON THIS THE ____ DAY OF _____, 20____, AD.

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., OFFICIAL PUBLIC RECORDS

OF SAID COUNTY AND STATE IN DOCUMENT # _____.

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

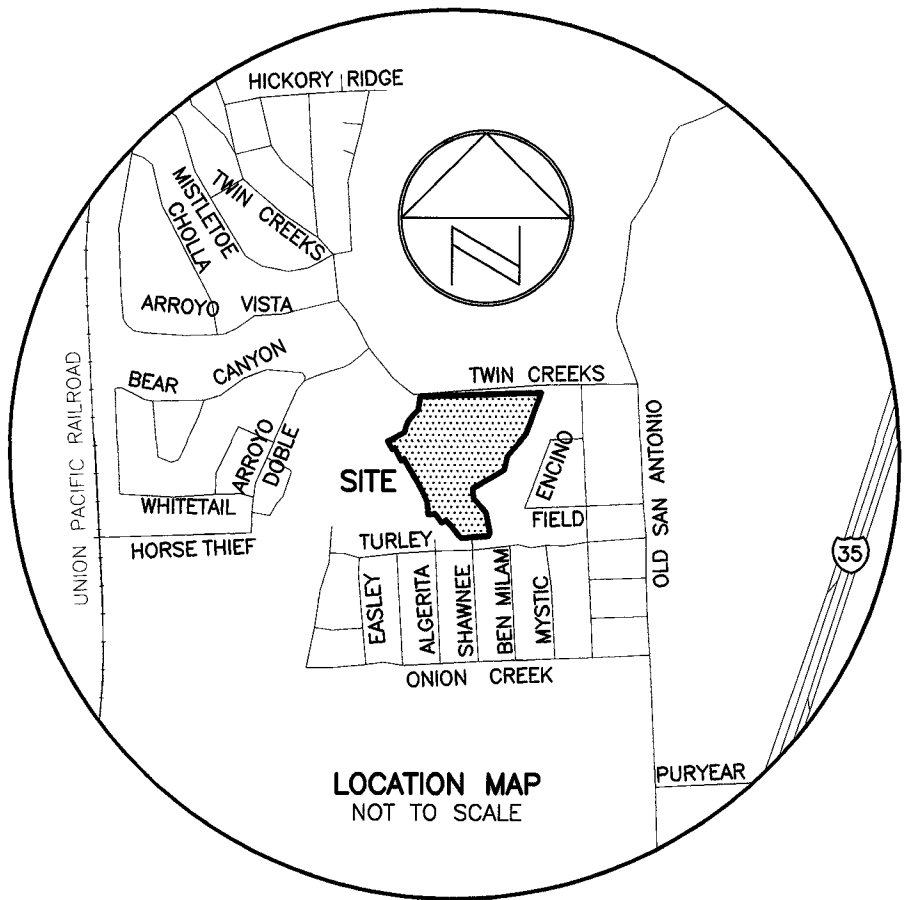
DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

DEPUTY

 Professional Land Surveying, Inc. Surveying and Mapping 3500 McCall Lane Austin, Texas 78744 512-443-1724 Firm No. 10124500	PROJECT NO.: 1034-001
	DRAWING NO.: 1034-001-PL1
	PLOT DATE: 1/26/17
	PLOT SCALE: 1" = 50'
	DRAWN BY: BBP & JBE
	SHEET 7 OF 7

BEAR CREEK CROSSING
PHASE 1

TRAVIS COUNTY CONSUMER PROTECTION
NOTICE FOR HOMEBUYERS



IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. 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.

BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD. THIS CAN AFFECT THE VALUE OF YOUR PROPERTY.

*INDIVIDUAL LOT
CORNERS TO BE
SET AT OWNERS
CONVENIENCE
AFTER REVIEW
AND APPROVAL
PROCESS.

TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS.
IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE
PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES.

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P646" (SEE SHEET 2)

4" ALUMINUM DISK SET IN CONCRETE

SURFACE COORDINATES:
N 10019256.22
E 3091658.29

TEXAS STATE PLANE COORDINATES:
N 10018254.40
E 3091349.16

ELEVATION = 643.26'
VERTICAL DATUM: NAVD 88 (GEOID 09)

COMBINED SCALE FACTOR = 0.999900010
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000100
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0
THETA ANGLE: 1°17'42"

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- ^B 1/2" REBAR WITH "BURY PARTNERS" CAP FOUND
- ^{CB} 1/2" REBAR WITH "CARSON BUSH" CAP FOUND
- ^{HG} 1/2" REBAR WITH "HARRIS GRANT" CAP FOUND
- ⊙ PUNCH HOLE FOUND IN CONCRETE
- ⊙ 1/2" IRON PIPE FOUND (OR AS NOTED)
- 1/2" REBAR WITH "CHAPARRAL" CAP TO BE SET*
- CONCRETE MONUMENT TO BE SET*
- △ CALCULATED POINT
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- C.E.F. CRITICAL ENVIRONMENTAL FEATURE
- W.Q.E. WATER QUALITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- S.T.R.E. SIDEWALK, TRAIL, & RECREATION EASEMENT
- () RECORD INFORMATION
- ... SIDEWALK LOCATION

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
1034-001
DRAWING NO.:
1034-001-PL1
PLOT DATE:
1/26/17
PLOT SCALE:
1" = 50'
DRAWN BY:
BBP & JBE
SHEET
1 OF 7

S.F. SLAUGHTER SURVEY

CHAIN LINK FENCE = OCCUPATION LINE OF CEMETERY.

