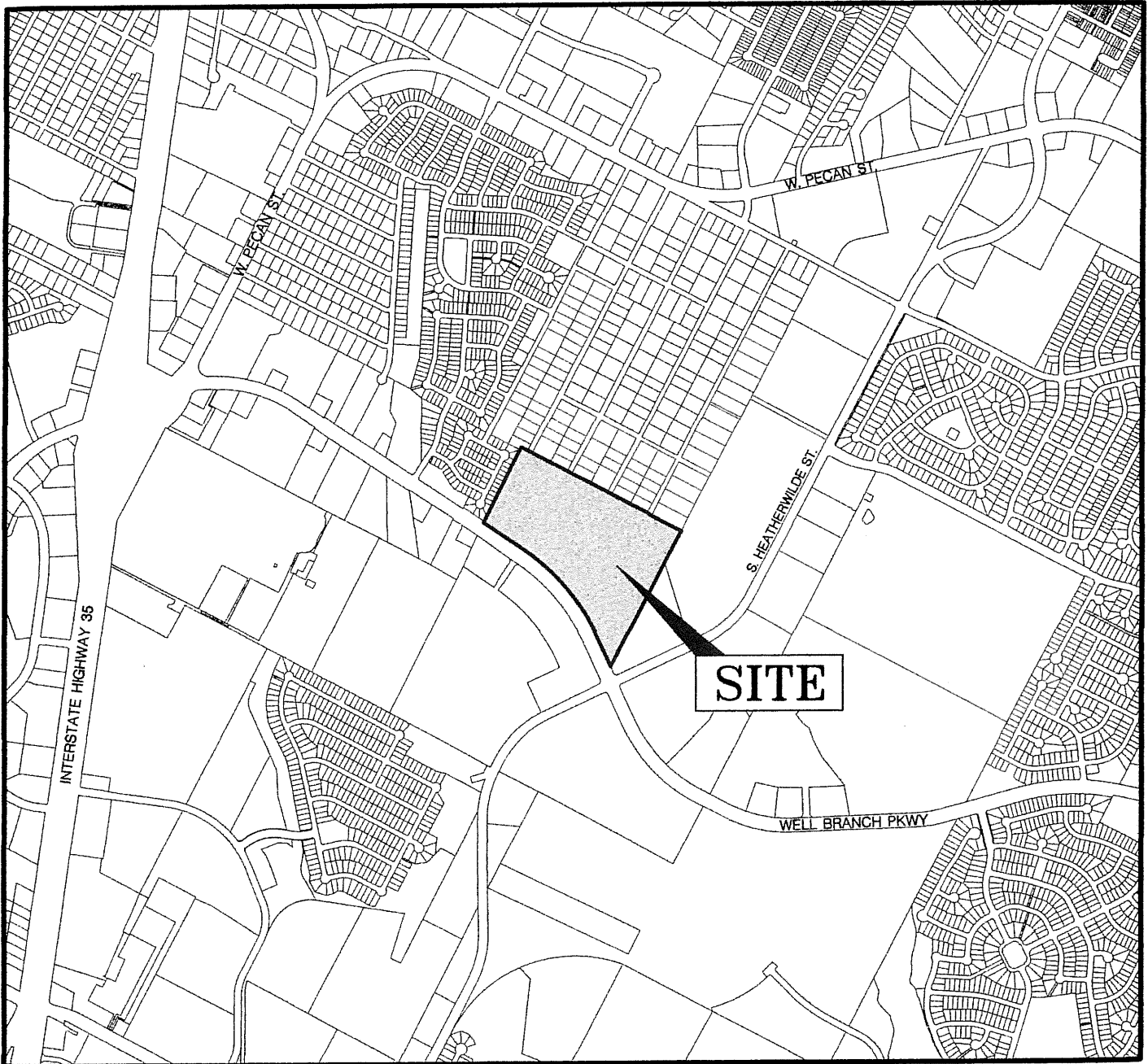


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2014-0238.01.1A**ZAP DATE:** April 4, 2017**SUBDIVISION NAME:** Ballantyne, Section 1**AREA:** 33.01 acres**LOTS:** 103**APPLICANT:** Wells Branch Apt. LLC
(David Blackburn)**AGENT:** Jamison Civil
Engineering, Inc. (Steve Jamison)**ADDRESS OF SUBDIVISION:** 800 ½ W. Wells Branch Parkway**GRIDS:** MN36**COUNTY:** Travis**WATERSHED:** Harris Branch**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-4A-CO, MF-4 and GR**DISTRICT:** 7**LAND USE:** Residential, Multi-family and Commercial**SIDEWALKS:** Sidewalks will be constructed along the Wells Branch frontage and both sides of all internal streets.

DEPARTMENT COMMENTS: The request is for the approval of the final plat for Ballantyne, Section 1, comprised of 94 single family lots, one multi-family lot, one amenity center lot, one commercial lot, and 6 drainage/landscape lots on 33.01 acres. The site is within the full purpose jurisdiction of Austin, and is adjacent to the Travis County ETJ (to the north) and the Pflugerville city limits (to the east). The single-family lots are zoned SF-4A Single-Family Residence (Small Lot), the multi-family lot is zoned MF-4 Multi-Family Residence (Moderate-High Density) and the commercial lot is zoned GR (Community Commercial). All lots comply with the requirements of the applicable zone for use, lot width and lot size.

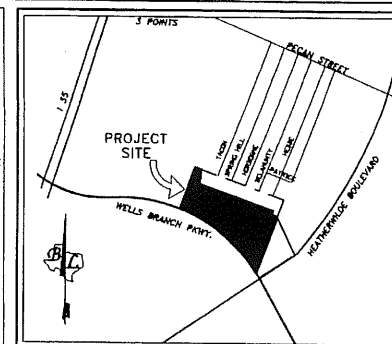
STAFF RECOMMENDATION: The staff recommends approval of the plat. The final plat complies with the zoning, and meets all applicable State and City of Austin Land Development Code requirements.

ZONING AND PLATTING COMMISSION ACTION:**CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** steve.hopkins@austintexas.gov



LOCATION MAP
N.T.S.

MAPSCO PAGE: 437X/467A/467B
MAPSCO GRID: N36/N37

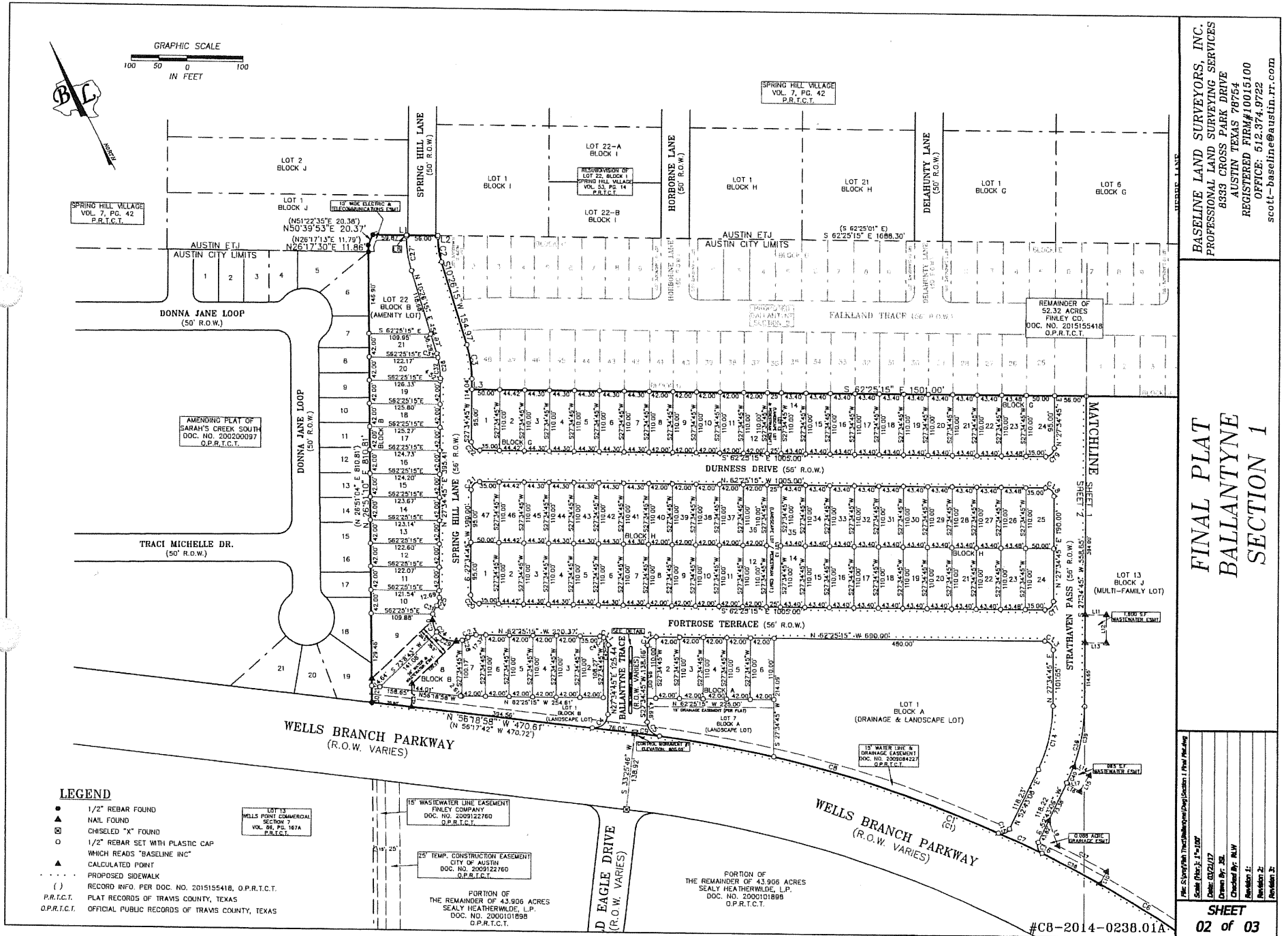


LINE TABLE		
LINE	BEARING	LENGTH
L1	S 62°25'15" E	115.87
L2	S 62°25'01" E	
L3	S 27°34'45" W	2.77
L4	S 27°34'45" W	19.04
L5	S 27°34'45" W	64.00
L6	S 62°25'15" F	89.62
L7	N 17°31'58" E	51.17
L8	N 27°33'32" E	21.24
L9	S 27°34'45" W	2.77
L10	S 27°34'45" W	25.00
L11	S 56°33'52" E	45.87
L12	S 62°25'15" E	38.00
L13	S 27°34'45" W	50.00
L14	S 62°25'15" W	38.00
L15	N 22°33'28" E	31.72
L16	N 57°33'28" E	33.00
L17	N 32°23'08" E	27.00
L18	N 52°43'06" E	1.04

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	2140.00	1175.31	312°59'	N 49°41'03" W	1160.60
C1	2140.00				
C2	152.00	45.48	170°08'30"	S 19°00'30" E	45.31
C3	208.00	62.23	170°08'30"	S 19°00'30" E	62.00
C4	25.00	41.93	96°06'17"	N 75°37'55" E	37.09
C5	25.00	46.13	82°48'48"	S 13°49'39" E	33.17
C6	2140.00	417.98	111°12'46"	N 30°32'47" W	417.50
C7	2140.00				
C7	2140.00	85.41	02°17'12"	N 37°11'06" W	85.42
C7	2140.00				
C8	2140.00	627.72	16°48'21"	N 46°49'52" W	625.47
C9	2140.00	44.21	01°11'01"	N 55°49'32" W	44.21
C9	2140.00				
C10	15.00	39.28	90°01'13"	N 20°34'49" E	35.36
C10	15.00	23.56	90°00'00"	N 17°25'15" E	21.21
C11	15.00	23.56	90°00'00"	N 17°25'15" E	21.21
C13	15.00	23.56	90°00'00"	N 17°25'15" E	21.21
C14	272.00	119.34	25°06'21"	N 40°06'55" E	118.39
C15	15.00	23.26	88°51'13"	S 82°51'18" E	21.00
C16	15.00	23.26	88°51'13"	S 82°51'18" E	21.00
C17	15.00	23.56	90°00'00"	N 72°34'45" E	21.21
C18	15.00	23.56	90°00'00"	N 17°25'15" E	21.21
C19	15.00	23.56	90°00'00"	N 72°34'45" E	21.21
C20	15.00	23.56	90°00'00"	S 17°25'15" E	21.21
C21	15.00	23.56	90°00'00"	S 72°34'45" E	21.21
C22	15.00	23.56	90°00'00"	S 82°51'18" E	21.21
C23	40.00	15.44	35°22'28"	N 80°06'30" E	15.19
C24	40.00	12.22	160°44'57"	S 17°25'15" E	78.87
C25	25.00	35.44	35°22'28"	N 45°19'59" E	33.77
C26	15.00	12.22	170°08'30"	N 19°00'30" E	45.31
C28	152.00	62.23	170°08'30"	S 19°00'30" E	62.00
C29	40.00	10.46	187°24'32"	S 89°35'37" E	11.42
C30	40.00	50.44	72°14'51"	S 45°15'45" E	47.16
C31	40.00	34.02	44°14'26"	S 19°12'30" E	33.77
C32	15.00	16.31	27°22'07"	N 51°10'47" E	16.30
C32	152.00	37.87	141°36'30"	N 10°26'30" S	37.00
C33	152.00	7.61	02°52'00"	N 11°52'15" E	7.60
C34	2.50	7.85	180°00'00"	S 82°25'15" E	5.00
C35	2.50	5.95	180°00'00"	N 62°24'15" E	5.96
C36	328.00	14.91	03°08'21"	N 49°54'01" E	14.76
C37	2165.08	98.17	02°35'52"	S 14°20'15" W	98.01
C38	2140.00	116.07	03°06'27"	N 34°15'16" W	116.06
C39	328.00	111.65	19°30'17"	S 37°19'50" W	111.11
C40	328.00	32.07	05°39'10"	N 49°54'01" E	32.25
C41	15.00	7.28	02°48'05"	N 73°41'02" E	7.31
C42	15.00	16.28	02°10'55"	N 03°30'42" E	15.49

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8333 CROSS PARK DRIVE
AUSTIN TEXAS 78754
REGISTERED FIRM#10015100
OFFICE: 512.374.9722
scott-baseline@austin-rr.com

FINAL PLAT
BALLANTYNE
SECTION 1



BASLINE LAND SURVEYORS, INC.
 PROFESSIONAL LAND SURVEYING SERVICES
 8383 CROSS PARK DRIVE
 AUSTIN TEXAS 78754
 REGISTERED FIRM# 10015100
 OFFICE: 512.374.9722
 scott@baseline@austin.tx.com

FINAL PLAT BALLANTYNE SECTION 1

Scale: (Plat): 1"=100'
Date: 02/01/22
Drawn By: BSL
Checked By: MLW
Reviewed By: BSL
Reviewed By: BSL

STATE OF TEXAS }
COUNTY OF TRAVIS }

THAT THE CROSSING AT WELLS BRANCH APARTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH DAVID B. BLACKBURN, MANAGER, BEING THE OWNER OF THAT CERTAIN 52.32 ACRE TRACT OF LAND OUT OF THE L.C. CUNNINGHAM SURVEY, ABSTRACT NO. 163 SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED OF RECORD IN DOCUMENT NUMBER 2016026232 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 33.01 ACRES OUT OF SAID 52.32 ACRE TRACT IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

"BALLANTYNE, SECTION 1"

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

THERE ARE NO LIENHOLDERS FOR THESE TRACTS.

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

WELLS BRANCH APARTMENTS, LLC:

BY: _____
NAME: DAVID B. BLACKBURN
TITLE: MANAGER

STATE OF TEXAS }
COUNTY OF TRAVIS }

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

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

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS, THE _____ DAY OF _____, 2017.

THOMAS WEBER, CHAIRPERSON JOLENE KIOLBASSA, SECRETARY

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL-PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____, 2017.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS, THE _____ DAY OF _____, 2017, A.D.

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS }
COUNTY OF TRAVIS }

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOLLOWING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2017, A.D., AT _____ O'CLOCK _____ M., AND OF _____, 2017, A.D., AT _____ O'CLOCK _____ M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____, 2017, A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY _____

ENGINEER'S CERTIFICATION

I, STEPHEN R. JAMISON, 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, IS COMPLETE AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE CITY OF AUSTIN FULLY DEVELOPED 100-YEAR FLOODPLAIN AND SPECIAL FLOOD HAZARD AREA ZONE AE; AREA SUBJECT TO INUNDATION BY THE 1 ANNUAL CHANCE FLOOD, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANELS 48453C0260 AND 48453C0270, DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

STEPHEN R. JAMISON, P.E. #6951

DATE

JAMISON CIVIL ENGINEERING LLC

13812 RESEARCH BLVD., #B-2

AUSTIN, TEXAS 78750

(PHONE) 737-484-0880, EXT. 882

SURVEYOR'S CERTIFICATION

I, J. SCOTT LASWELL, 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 SURVEY RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED, IS TRUE AND CORRECT AND PREPARED FROM AN ON THE GROUND SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION DURING MARCH 2013.

J. SCOTT LASWELL
REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 5583
BASELINE LAND SURVEYORS, INC.
6333 CROSS PARK DRIVE
AUSTIN, TEXAS 78754
REGISTERED FIRM #10015100
(TEL.) 512.374.9722 (FAX) 512.873.9743



NOTES:

1. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY AUSTIN WATER. 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.

2. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES MAY BE PLACED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.

3. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS OR HER SUCCESSORS AND ASSIGNS.

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

5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.

6. PRIOR TO ADDITIONAL CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.

7. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.

8. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH APPLICABLE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

9. FOR A MINIMUM TRAVEL DISTANCE OF 25 FT. FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.

10. NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.

11. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS SHALL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY FLOODING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.

12. WITH THE EXCEPTION OF LANDSCAPE LOTS, PARK LOTS AND DRAINAGE LOTS, THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING WATER AND WASTEWATER UTILITY IMPROVEMENTS AND ABANDONMENTS TO SERVE EACH LOT. WITH THE EXCEPTION OF LANDSCAPE LOTS, PARK LOTS AND DRAINAGE LOTS, EACH LOT SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS, AND THEIR RESPECTIVE PRIVATE WATER AND WASTEWATER LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.

13. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ON THE SUBDIVISION SIDE OF THE FOLLOWING STREETS, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: WELLS BRANCH PARKWAY, BALLANTYNE TRACE, FORTROSE TERRACE, SPRING HILL LANE, DURNESSE DRIVE AND STRATHAVEN PASS. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN WITHDRAWING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

NOTES: (CONTINUED)

14. BLOCK A - LOTS 1 & 7, BLOCK B - LOTS 1 & 22, BLOCK G - LOT 13, BLOCK H - LOT 13, AND BLOCK I - LOT 1, ARE RESTRICTED TO NON-RESIDENTIAL USES AND WILL BE OWNED AND MAINTAINED BY THE OWNER AND/OR HIS OR HER SUCCESSORS AND ASSIGNS.

15. THE OWNER/DEVELOPER IS ADVISED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS. OTHER SPECIAL OR NONSTANDARD TREATMENTS OF THE R.O.W. MAY ALSO REQUIRE A LICENSE AGREEMENT. IMPROVEMENTS IN LOT 1, BLOCK I, SHALL NOT REQUIRE A LICENSE AGREEMENT.

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

17. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT OWNERS/DEVELOPERS EXPENSE.

18. PROPERTY OWNERS SHALL PAY TAP AND IMPACT FEES ONCE APPLICATION FOR A CITY OF AUSTIN WATER AND WASTEWATER UTILITY TAP PERMIT IS MADE.

19. NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND DETENTION FACILITY HAVE BEEN CONSTRUCTED, INSPECTED AND ACCEPTED BY THE CITY OF AUSTIN.

20. 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 _____, 20____, 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 DOC. NO. _____ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

21. A TEN FOOT ELECTRIC AND TELECOMMUNICATIONS EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL ROADS ON THIS PLAT.

22. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

23. 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 AUSTIN WATER UTILITY.

24. ELECTRIC UTILITY 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 DEVELOPMENT CODE.

25. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE ELECTRIC UTILITY 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.

26. 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 ELECTRIC UTILITY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

27. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. ELECTRIC UTILITY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

28. 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.

29. A FEE-IN-LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 04 SINGLE FAMILY UNITS. PARKLAND DEDICATION/FEES FOR ANY RESIDENTIAL UNITS ON LOT 13, BLOCK J WILL BE SATISFIED AT SITE PLAN.

30. 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 AUSTIN WATER.

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICE
6333 CROSS PARK DRIVE
AUSTIN TEXAS 78754
REGISTERED FIRM#10015100
OFFICE: 512.374.9722
scott@baseline@austin.tx.com

FINAL PLAT
BALLANTYNE
SECTION 1

File: C:\Users\jham\Documents\Projects\Baseline\Plat\Plat_Mpl.dwg
Scale (H&V): 1"=100'
Date: 05/01/17
Drawn by: JEL
Checked by: RLW
Revision 1:
Revision 2:
Revision 3:

SHEET
03 of 03

#C8-2014-0238.01.1A