

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8J-2013-0226.2A**Z.A.P. DATE:** April 18<sup>th</sup>, 2017**SUBDIVISION NAME:** Ring Tract-Phase 2**AREA:** 38.60 Acres**LOT(S):** 90 Total Lots**OWNER/APPLICANT:** 2013 Land Investments**AGENT:** Brown & Gray Eng.  
(Brain Grace, P. E)**ADDRESS OF SUBDIVISION:** Goldilocks Lane at Larry Lane**GRIDS:** D-10-11**COUNTY:** Travis**WATERSHED:** Bear and Little Bear Creeks**JURISDICTION:** 2-Mile ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** Single-Family Residential, Open Space, Drainage, and Public ROW**ADMINISTRATIVE WAIVERS:** N/A**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets within the subdivision.**DEPARTMENT COMMENTS:** The request is for approval of a final plat from an approved preliminary plan located in the county and in the City of Austin's 2 Mile ETJ. The proposed subdivision includes standard lots for single family residences. The subdivision is composed of 90 total lots on 38.60 acres. Water and wastewater will be provided by the City of Austin.

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 and 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.

Staff has not received any inquiries from anyone on this proposed subdivision.

**STAFF RECOMMENDATION:** This final plat meets all applicable state, county, and City of Austin Title 30-Land Developments Code requirements and staff recommends approval.

**ZONING AND PLATTING COMMISSION ACTION:**

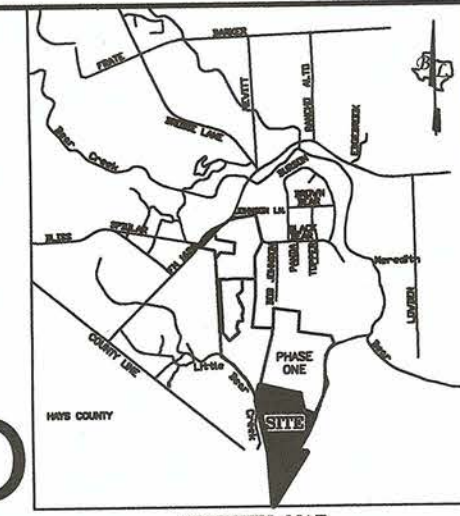
**CASE MANAGER:** Jose Luis Arriaga  
Email address: [joe.arriaga@traviscountytx.gov](mailto:joe.arriaga@traviscountytx.gov)

**PHONE:** 854-7562



# CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS. THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. 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. THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.



**Base Line**  
 BASELINE LAND SURVEYORS, INC.  
 PROFESSIONAL LAND SURVEYING SERVICES  
 8333 CROSS PARK DRIVE  
 AUSTIN, TEXAS 78754  
 OFFICE: 512.374.9722 FAX: 512.873.9743  
 scott.baseline@austin.tx.us

RING TRACT  
 PHASE TWO  
 FINAL PLAT

File: S:\Projects\Johnson\Drawings\Ring Phase 1 Final Plat.dwg	Scale (Hor.): 1"=100'	Date: 03/27/17
Drawn By: JSL	Checked By: RLW	Revision 1:
		Revision 2:
		Revision 3:
		Revision 4:

SHEET  
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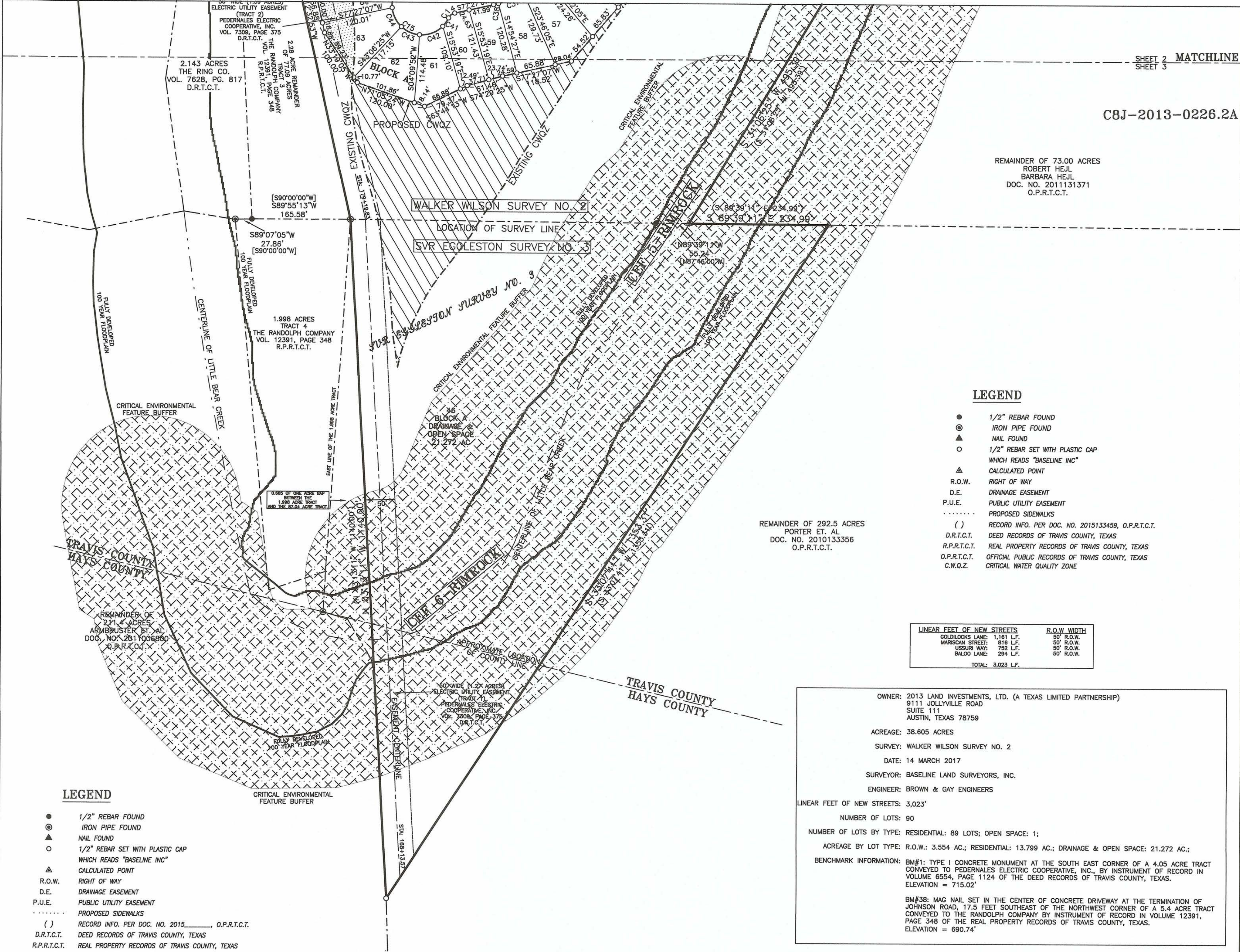


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SHEET 2 MATCHLINE  
SHEET 3  
C8J-2013-0226.2A

REMAINDER OF 73.00 ACRES  
ROBERT HEJL  
BARBARA HEJL  
DOC. NO. 2011131371  
O.P.R.T.C.T.

- LEGEND
- 1/2" REBAR FOUND
  - IRON PIPE FOUND
  - NAIL FOUND
  - 1/2" REBAR SET WITH PLASTIC CAP WHICH READS "BASELINE INC"
  - CALCULATED POINT
  - R.O.W. RIGHT OF WAY
  - D.E. DRAINAGE EASEMENT
  - P.U.E. PUBLIC UTILITY EASEMENT
  - PROPOSED SIDEWALKS
  - ( ) RECORD INFO. PER DOC. NO. 2015133459, O.P.R.T.C.T.
  - D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
  - R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
  - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
  - C.W.Q.Z. CRITICAL WATER QUALITY ZONE

LINEAR FEET OF NEW STREETS	R.O.W. WIDTH
GOLDOCKS LANE: 1,161 L.F.	50' R.O.W.
MARISCAN STREET: 816 L.F.	50' R.O.W.
USSURI WAY: 752 L.F.	50' R.O.W.
BALOO LANE: 294 L.F.	50' R.O.W.
TOTAL: 3,023 L.F.	

OWNER: 2013 LAND INVESTMENTS, LTD. (A TEXAS LIMITED PARTNERSHIP)  
9111 JOLLYVILLE ROAD  
SUITE 111  
AUSTIN, TEXAS 78759

ACREAGE: 38.605 ACRES

SURVEY: WALKER WILSON SURVEY NO. 2

DATE: 14 MARCH 2017

SURVEYOR: BASELINE LAND SURVEYORS, INC.

ENGINEER: BROWN & GAY ENGINEERS

LINEAR FEET OF NEW STREETS: 3,023'

NUMBER OF LOTS: 90

NUMBER OF LOTS BY TYPE: RESIDENTIAL: 89 LOTS; OPEN SPACE: 1;

ACREAGE BY LOT TYPE: R.O.W.: 3.554 AC.; RESIDENTIAL: 13.799 AC.; DRAINAGE & OPEN SPACE: 21.272 AC.;

BENCHMARK INFORMATION: BM#1: TYPE I CONCRETE MONUMENT AT THE SOUTH EAST CORNER OF A 4.05 ACRE TRACT CONVEYED TO PEDERNALES ELECTRIC COOPERATIVE, INC., BY INSTRUMENT OF RECORD IN VOLUME 6554, PAGE 1124 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. ELEVATION = 715.02'

BM#38: MAG NAIL SET IN THE CENTER OF CONCRETE DRIVEWAY AT THE TERMINATION OF JOHNSON ROAD, 17.5 FEET SOUTHEAST OF THE NORTHWEST CORNER OF A 5.4 ACRE TRACT CONVEYED TO THE RANDOLPH COMPANY BY INSTRUMENT OF RECORD IN VOLUME 12391, PAGE 348 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. ELEVATION = 690.74'

Scale (Horizontal): 1"=100'	Date: 03/27/17
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STATE OF TEXAS    {}  
COUNTY OF TRAVIS    {}

KNOW ALL MEN BY THESE PRESENTS THAT 2013 LAND INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH GARRETT MARTIN, PRESIDENT, BEING THE OWNER OF 87.04 ACRES OUT OF THE WALKER WILSON SURVEY NUMBER 2 IN TRAVIS COUNTY, TEXAS WHICH WAS CONVEYED BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2015133459 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE A 38.605 ACRE PORTION OF SAID 87.04 ACRE TRACT IN ACCORDANCE WITH THE PLAT AS SHOWN HEREON, TO BE KNOWN AS "RING TRACT, PHASE TWO", SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON PURSUANT TO TEXAS LOCAL GOVERNMENT CODE 212.

WITNESS THE HAND OF \_\_\_\_\_, THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, A.D.

MILESTONE DEVELOPMENT, INC.

BY: \_\_\_\_\_  
GARRETT MARTIN, PRESIDENT  
MILESTONE DEVELOPMENT, INC.  
9111 JOLLYVILLE ROAD  
SUITE 111  
AUSTIN, TEXAS 78759

STATE OF TEXAS    {}  
COUNTY OF TRAVIS    {}

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

GIVEN UNDER MY NAME AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

NOTARY:

PRINT OR STAMP NAME HERE                      MY COMMISSION EXPIRES

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE CITY OF AUSTIN'S 2 MILE ETJ ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017.

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

\_\_\_\_\_, CHAIRPERSON                      JOLENE KIOLBASSA, SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, A.D.

\_\_\_\_\_  
RODNEY GONZALEZ, DIRECTOR  
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT  
ZONING AND PLATTING COMMISSION

STATE OF TEXAS    {}  
COUNTY OF TRAVIS    {}

I, DANA DEBEAUVOIR, 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 DULY RECORDED ON THE \_\_\_\_\_ DAY 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 DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

\_\_\_\_\_  
DEPUTY

I, BRIAN A. WILLIAMS, 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 30 OF THE AUSTIN CITY CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

A PORTION OF THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE FLOODPLAIN ACCORDING TO DATA FROM THE FEDERAL INSURANCE ADMINISTRATION FIRM PANEL 48453C0590 H, DATED SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS, AND INCORPORATED AREAS.

*Brian A. Williams*                      3/27/17  
BRIAN A. WILLIAMS, P.E. 110415                      DATE  
BROWN & GAY ENGINEERS  
700 NORTH MOPAC, SUITE 330  
AUSTIN, TEXAS 78731  
(PHONE) 512-879-0418

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 30 OF THE AUSTIN CITY CODE OF 2002, IS TRUE AND CORRECT AND PREPARED FROM AN ON THE GROUND SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION DURING JANUARY 2013.

*J. Scott Laswell*                      3/27/17  
J. SCOTT LASWELL                      DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 5583  
BASELINE LAND SURVEYORS, INC.  
8333 CROSS PARK DRIVE  
AUSTIN, TEXAS 78754  
(TELE.) 512.374.9722 (FAX) 512.873.9743

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, AND 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 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 PART OF THE DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS    {}  
COUNTY OF TRAVIS    {}

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, 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 CLERK OF SAID COUNTY, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, A.D.

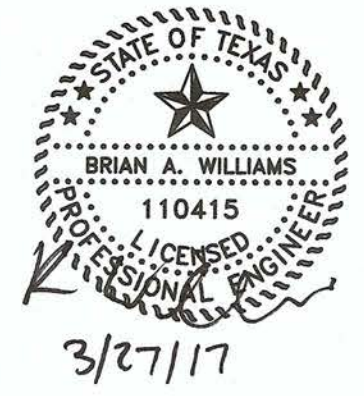
DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

\_\_\_\_\_  
DEPUTY

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 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.
2. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES MAY BE PLACED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF AUSTIN.
3. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER AND 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 REPLATTING 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 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 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 IN ACCORDANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.

THIS SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY BRIAN A. WILLIAMS P.E. NO.



BGE, Inc.  
TBPE Registration No. 1046



NOTES: (CONTINUED)

8. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH APPLICABLE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
9. ELECTRIC SERVICE IS BEING PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE, INC.
10. PEDERNALES ELECTRIC COOPERATIVE, INC. HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. PEDERNALES ELECTRIC COOPERATIVE, INC. WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
11. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE PEDERNALES ELECTRIC COOPERATIVE, INC. 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.
12. 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 (10) FEET OF THE CENTERLINE 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.
13. NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURES ARE CONNECTED TO THE AUSTIN WATER UTILITY'S WATER AND WASTEWATER UTILITY SYSTEM.
14. PRIOR TO CONSTRUCTION OF THIS SUBDIVISION DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
15. 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.
16. LANDOWNER IS RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURE, INCLUDING THE WATER AND WASTEWATER UTILITY IMPROVEMENTS TO SERVE EACH LOT.
17. ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMITS.
18. THIS PROPERTY IS LOCATED WITHIN THE CITY OF AUSTIN'S 2 MILE ETJ.
19. ALL SIGNS SHALL COMPLY WITH THE CITY OF AUSTIN SIGN ORDINANCE.
20. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE SUBDIVISION STREETS, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
21. ALL STREETS ARE PUBLIC.
22. A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL RIGHT-OF-WAY FOR THE ROADWAYS INCLUDED WITHIN THE BOUNDARY OF THIS PLAT.
23. ALL DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC.
24. NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND DETENTION FACILITY HAVE BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN.
25. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
26. A SETBACK SHALL BE PROVIDED FOR ALL DETENTION, RETENTION, AND WATER QUALITY FACILITIES SO THAT NO SUCH FACILITY WILL BE LOCATED WITHIN 50 FEET OF A RESIDENTIAL STRUCTURE.
27. WATER AND WASTEWATER WILL BE PROVIDED BY AUSTIN WATER UTILITY.
28. TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
29. ALL NON-RESIDENTIAL LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
30. FOR DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS PERTAINING TO THIS SUBDIVISION, SEE PRIVATE INSTRUMENT RECORDED IN DOC NO. 2013208468 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
31. 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 RECORDED IN DOC NO. \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, 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 ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN DOC NO. \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
32. ALL ACTIVITIES WITHIN 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.
33. WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE 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 TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
34. A FEE IN LIEU OF PARKLAND DEDICATION WAS PAID TO TRAVIS COUNTY PER TITLE 30 FOR 89 DWELLING UNITS.
35. CRITICAL WATER QUALITY ZONE (CWQZ) AVERAGING  
RING TRACT PHASE TWO  
EXISTING CWQZ AREA: 19.59 ACRES  
TOTAL REDUCTION AREA: 2.12 ACRES  
TOTAL EXPANSION AREA: 3.15 ACRES
36. THE FULLY DEVELOPED 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT OF RECORD IN DOC. NO. 2017001769 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND DOC. NO. 17000859 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

WATER LINES AND WASTEWATER LINES EASEMENT NOTES

EASEMENT DURATION - PERPETUAL  
EASEMENT PURPOSE - TO INSTALL, CONSTRUCT, OPERATE, USE, MAINTAIN, REPAIR, MODIFY, UPGRADE, MONITOR, INSPECT, REPLACE, MAKE CONNECTIONS WITH, REMOVE, AND DECOMMISSION THE FACILITIES.  
FACILITIES - RAW, RECLAIMED AND POTABLE WATER LINES AND WASTEWATER LINES, AND ASSOCIATED APPURTENANCES.  
PERMITTED ENCUMBRANCES - ANY EASEMENTS, LIENS, ENCUMBRANCES, AND OTHER MATTERS NOT SUBORDINATED TO THE EASEMENT TRACT AND OF RECORD IN THE REAL PROPERTY RECORDS OF THE TEXAS COUNTY IN WHICH THE EASEMENT TRACT IS LOCATED THAT ARE VALID, EXISTING, AND AFFECT THE EASEMENT TRACT AS OF THE DATE.  
NON-PERMITTED ACTIVITY - INSTALLATION, CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION, UPGRADE, AND REPLACEMENT OF ANY STRUCTURE, BUILDING, RETAINING WALL, DETENTION OR WATER QUALITY CONTROLS, RAINWATER HARVESTING SYSTEM, TREE, OR OTHER SIMILAR IMPROVEMENT EITHER ABOVE OR BELOW THE SURFACE OF THE EASEMENT TRACT.  
ELIGIBLE IMPROVEMENTS - ASPHALT OR CONCRETE WALKWAYS, DRIVEWAYS, ACCESS ROADS, AND PARKING AREAS AT GRADE LEVEL, AND BARBED-WIRE, CHAIN LINK OR WOODEN FENCES.

Base Line  
BASELINE LAND SURVEYORS, INC.  
PROFESSIONAL LAND SURVEYING SERVICES  
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AUSTIN, TEXAS 78754  
OFFICE: 512.374-9722 FAX: 512.873.9743  
scott@baseline@austin.tx.us

RING TRACT  
PHASE TWO  
FINAL PLAT

File:S:\Projects\Johnson\DWG\Ring Phase 1 Final Plat.dwg					
Scale (hor.): 1"=100'	Date: 03/27/17				
Drawn By: JSL					
Checked By: RLW					
Revision 1:					
Revision 2:					
Revision 3:					
Revision 4:					

SHEET  
04 of 05

C8J-2013-0226.2A



LOT AREA TABLE

S.F.=SQUARE FEET

BLOCK A		
LOT 38	7,420	S.F.
LOT 39	6,821	S.F.
LOT 40	5,999	S.F.
LOT 41	5,998	S.F.
LOT 42	4,997	S.F.
LOT 43	6,001	S.F.
LOT 44	6,250	S.F.
LOT 45	6,913	S.F.
LOT 46	(OPEN SPACE)	926,613 S.F.
LOT 47	8,342	S.F.
LOT 48	8,280	S.F.
LOT 49	7,597	S.F.
LOT 50	6,000	S.F.
LOT 51	6,000	S.F.
LOT 52	6,000	S.F.
LOT 53	6,000	S.F.
LOT 54	6,000	S.F.
LOT 55	6,000	S.F.
LOT 56	6,759	S.F.
LOT 57	8,060	S.F.
LOT 58	6,909	S.F.
LOT 59	5,944	S.F.
LOT 60	5,968	S.F.
LOT 61	6,868	S.F.
LOT 62	8,126	S.F.
LOT 63	8,142	S.F.
LOT 64	6,606	S.F.
LOT 65	6,000	S.F.
LOT 66	6,000	S.F.
LOT 67	6,000	S.F.
LOT 68	6,000	S.F.
LOT 69	6,000	S.F.
LOT 70	6,000	S.F.
LOT 71	6,000	S.F.
LOT 72	6,000	S.F.
LOT 73	6,000	S.F.
LOT 74	6,000	S.F.
LOT 75	6,000	S.F.
LOT 76	7,105	S.F.
LOT 77	8,064	S.F.
LOT 78	7,576	S.F.
LOT 79	7,302	S.F.
LOT 80	8,851	S.F.
BLOCK G		
LOT 5	7,079	S.F.
LOT 6	7,617	S.F.
LOT 7	6,561	S.F.
LOT 8	5,999	S.F.
LOT 9	6,001	S.F.
LOT 10	6,001	S.F.
LOT 11	6,001	S.F.
LOT 12	6,001	S.F.
LOT 13	5,974	S.F.
LOT 14	9,184	S.F.
LOT 15	9,828	S.F.
LOT 16	8,506	S.F.
LOT 17	6,000	S.F.
LOT 18	6,000	S.F.
LOT 19	6,000	S.F.
LOT 20	6,000	S.F.
LOT 21	6,000	S.F.
LOT 22	5,859	S.F.
LOT 23	6,053	S.F.
LOT 24	7,669	S.F.
LOT 25	7,665	S.F.
LOT 26	8,395	S.F.
BLOCK H		
LOT 1	9,158	S.F.
LOT 2	7,603	S.F.
LOT 3	7,267	S.F.
LOT 4	7,152	S.F.
LOT 5	8,455	S.F.
LOT 6	6,183	S.F.
LOT 7	6,001	S.F.
LOT 8	6,001	S.F.
LOT 9	6,000	S.F.
LOT 10	6,000	S.F.
LOT 11	6,000	S.F.
LOT 12	5,999	S.F.
LOT 13	5,999	S.F.
LOT 14	5,999	S.F.
LOT 15	8,345	S.F.
LOT 16	8,363	S.F.
LOT 17	6,000	S.F.
LOT 18	6,000	S.F.
LOT 19	6,000	S.F.
LOT 20	6,000	S.F.
LOT 21	6,000	S.F.
LOT 22	6,000	S.F.
LOT 23	6,000	S.F.
LOT 24	8,717	S.F.
LOT 25	8,557	S.F.

ASSUMED IMPERVIOUS COVER

S.F.=SQUARE FEET

BLOCK A		
LOT 38	2,500	S.F.
LOT 39	2,500	S.F.
LOT 40	2,500	S.F.
LOT 41	2,500	S.F.
LOT 42	2,500	S.F.
LOT 43	2,500	S.F.
LOT 44	2,500	S.F.
LOT 45	2,500	S.F.
LOT 46	0	S.F.
LOT 47	2,500	S.F.
LOT 48	2,500	S.F.
LOT 49	2,500	S.F.
LOT 50	2,500	S.F.
LOT 51	2,500	S.F.
LOT 52	2,500	S.F.
LOT 53	2,500	S.F.
LOT 54	2,500	S.F.
LOT 55	2,500	S.F.
LOT 56	2,500	S.F.
LOT 57	2,500	S.F.
LOT 58	2,500	S.F.
LOT 59	2,500	S.F.
LOT 60	2,500	S.F.
LOT 61	2,500	S.F.
LOT 62	2,500	S.F.
LOT 63	2,500	S.F.
LOT 64	2,500	S.F.
LOT 65	2,500	S.F.
LOT 66	2,500	S.F.
LOT 67	2,500	S.F.
LOT 68	2,500	S.F.
LOT 69	2,500	S.F.
LOT 70	2,500	S.F.
LOT 71	2,500	S.F.
LOT 72	2,500	S.F.
LOT 73	2,500	S.F.
LOT 74	2,500	S.F.
LOT 75	2,500	S.F.
LOT 76	2,500	S.F.
LOT 77	2,500	S.F.
LOT 78	2,500	S.F.
LOT 79	2,500	S.F.
LOT 80	2,500	S.F.
BLOCK G		
LOT 5	2,500	S.F.
LOT 6	2,500	S.F.
LOT 7	2,500	S.F.
LOT 8	2,500	S.F.
LOT 9	2,500	S.F.
LOT 10	2,500	S.F.
LOT 11	2,500	S.F.
LOT 12	2,500	S.F.
LOT 13	2,500	S.F.
LOT 14	2,500	S.F.
LOT 15	2,500	S.F.
LOT 16	2,500	S.F.
LOT 17	2,500	S.F.
LOT 18	2,500	S.F.
LOT 19	2,500	S.F.
LOT 20	2,500	S.F.
LOT 21	2,500	S.F.
LOT 22	2,500	S.F.
LOT 23	2,500	S.F.
LOT 24	2,500	S.F.
LOT 25	2,500	S.F.
LOT 26	2,500	S.F.
BLOCK H		
LOT 1	2,500	S.F.
LOT 2	2,500	S.F.
LOT 3	2,500	S.F.
LOT 4	2,500	S.F.
LOT 5	2,500	S.F.
LOT 6	2,500	S.F.
LOT 7	2,500	S.F.
LOT 8	2,500	S.F.
LOT 9	2,500	S.F.
LOT 10	2,500	S.F.
LOT 11	2,500	S.F.
LOT 12	2,500	S.F.
LOT 13	2,500	S.F.
LOT 14	2,500	S.F.
LOT 15	2,500	S.F.
LOT 16	2,500	S.F.
LOT 17	2,500	S.F.
LOT 18	2,500	S.F.
LOT 19	2,500	S.F.
LOT 20	2,500	S.F.
LOT 21	2,500	S.F.
LOT 22	2,500	S.F.
LOT 23	2,500	S.F.
LOT 24	2,500	S.F.
LOT 25	2,500	S.F.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 79°34'10" E	120.41'
L2	S 03°57'52" W	47.02'
L3	S 09°01'48" E	41.98'
L4	S 08°40'35" E	14.36'
L5	S 14°07'54" W	5.40'
L6	N 14°07'54" E	5.30'
L7	S 08°44'22" E	63.40'
L8	S 09°08'54" W	42.80'
L9	S 16°41'59" W	42.80'
L10	S 24°13'22" W	42.48'
L11	S 31°43'03" W	42.48'
L12	S 38°11'07" W	30.85'
L13	N 35°18'05" E	45.88'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	370.00	150.90	23°22'03"	S 00°52'19" E	149.86
C2	320.00	127.53	22°50'01"	S 01°10'09" E	126.68
C3	155.00	144.63	53°27'42"	N 14°10'31" E	139.44
C4	205.00	191.28	53°27'42"	N 14°10'31" E	184.42
C5	15.00	26.18	100°00'00"	S 89°05'39" E	22.98
C6	15.00	20.94	80°00'00"	N 00°54'21" E	19.28
C7	155.00	71.79	26°32'18"	S 25°49'29" E	71.15
C8	205.00	94.95	26°32'18"	S 25°49'29" E	94.11
C9	550.00	26.21	02°43'49"	S 11°11'26" E	26.21
C10	15.00	24.27	92°43'22"	N 56°11'12" W	21.71
C11	500.00	232.94	26°41'35"	S 00°47'07" W	230.84
C12	15.00	20.71	79°06'00"	N 37°54'07" E	19.10
C13	550.00	151.47	15°46'47"	S 06°14'31" W	151.00
C14	15.00	13.62	52°01'12"	S 51°26'31" W	13.16
C15	50.00	169.33	194°02'25"	S 57°32'53" E	99.25
C16	15.00	23.56	90°00'00"	S 57°32'53" E	21.21
C17	15.00	13.62	52°01'12"	N 13°27'43" E	13.16
C18	15.00	13.62	52°01'12"	N 38°33'29" W	13.16
C19	50.00	169.33	194°02'25"	S 32°27'07" W	99.25
C20	15.00	13.62	52°01'12"	S 76°32'17" E	13.16
C21	15.00	23.56	90°00'00"	S 32°27'07" W	21.21
C22	320.00	75.93	13°35'44"	S 03°02'38" W	75.75
C23	320.00	51.45	09°12'46"	S 07°16'06" E	51.40
C24	370.00	47.57	07°22'01"	S 07°07'42" W	47.54
C25	370.00	55.09	08°31'52"	S 00°49'14" E	55.04
C26	370.00	47.20	07°18'35"	S 08°44'21" E	47.17
C27	370.00	1.03	00°09'36"	S 12°33'20" E	1.03
C28	205.00	42.71	11°56'09"	N 06°35'16" W	42.63
C29	205.00	21.44	05°59'33"	N 02°22'35" E	21.43
C30	205.00	54.04	15°06'09"	N 12°55'27" E	53.88
C31	205.00	53.63	14°59'22"	N 27°58'12" E	53.48
C32	205.00	19.47	05°26'28"	N 38°11'07" E	19.46
C33	155.00	29.23	10°48'15"	N 07°09'13" W	29.18
C34	155.00	115.40	42°39'27"	N 19°34'38" E	112.75
C35	205.00	33.01	09°13'33"	N 45°31'08" E	32.97
C36	205.00	43.07	12°02'17"	N 56°09'03" E	42.99
C37	205.00	46.24	12°55'21"	N 68°37'52" E	46.14
C38	205.00	8.44	02°21'34"	N 76°16'20" E	8.44
C39	155.00	59.92	22°08'57"	N 51°58'50" E	59.55
C40	155.00	38.95	14°23'49"	N 70°15'12" E	38.85
C41	50.00	17.13	19°37'37"	N 35°14'43" E	17.04
C42	50.00	42.85	49°06'21"	N 69°36'42" E	41.55
C43	50.00	33.98	38°56'33"	S 66°21'52" E	33.33
C44	50.00	36.00	41°15'02"	S 26°16'04" E	35.23
C45	50.00	39.37	45°06'53"	S 16°54'53" W	38.36
C46	155.00	21.48	07°56'19"	S 35°07'29" E	21.46
C47	155.00	50.32	18°35'59"	S 21°51'20" E	50.10
C48	205.00	38.12	10°39'19"	S 33°45'59" E	38.07
C49	205.00	53.24	14°52'50"	S 20°59'55" E	53.09
C50	205.00	3.59	01°00'09"	S 13°03'25" E	3.59
C51	500.00	17.34	01°59'12"	S 11°34'04" E	17.34
C52	500.00	72.14	08°16'02"	S 06°26'27" E	72.08
C53	500.00	70.68	08°05'58"	S 01°44'33" W	70.62
C54	500.00	72.78	08°20'23"	S 09°57'43" W	72.71
C55	550.00	114.70	11°56'55"	S 04°19'37" W	114.49
C56	550.00	36.78	03°49'52"	S 12°12'53" W	36.77
C57	50.00	97.63	111°52'49"	S 08°37'41" E	82.85
C58	50.00	64.93	74°23'57"	S 84°30'42" W	60.46
C59	50.00	6.77	07°45'39"	N 54°24'30" W	6.77
C60	205.00	130.76	36°32'46"	N 59°10'44" E	128.55
C61	155.00	98.87	36°32'46"	N 59°10'44" E	97.20
C62	155.00	35.70	13°11'53"	S 34°18'25" W	35.63
C63	15.00	14.05	53°39'39"	S 67°44'11" W	13.54
C64	15.00	14.17	54°07'31"	S 13°50'36" W	13.65
C65	155.00	33.11	12°14'16"	S 47°01'29" W	33.04

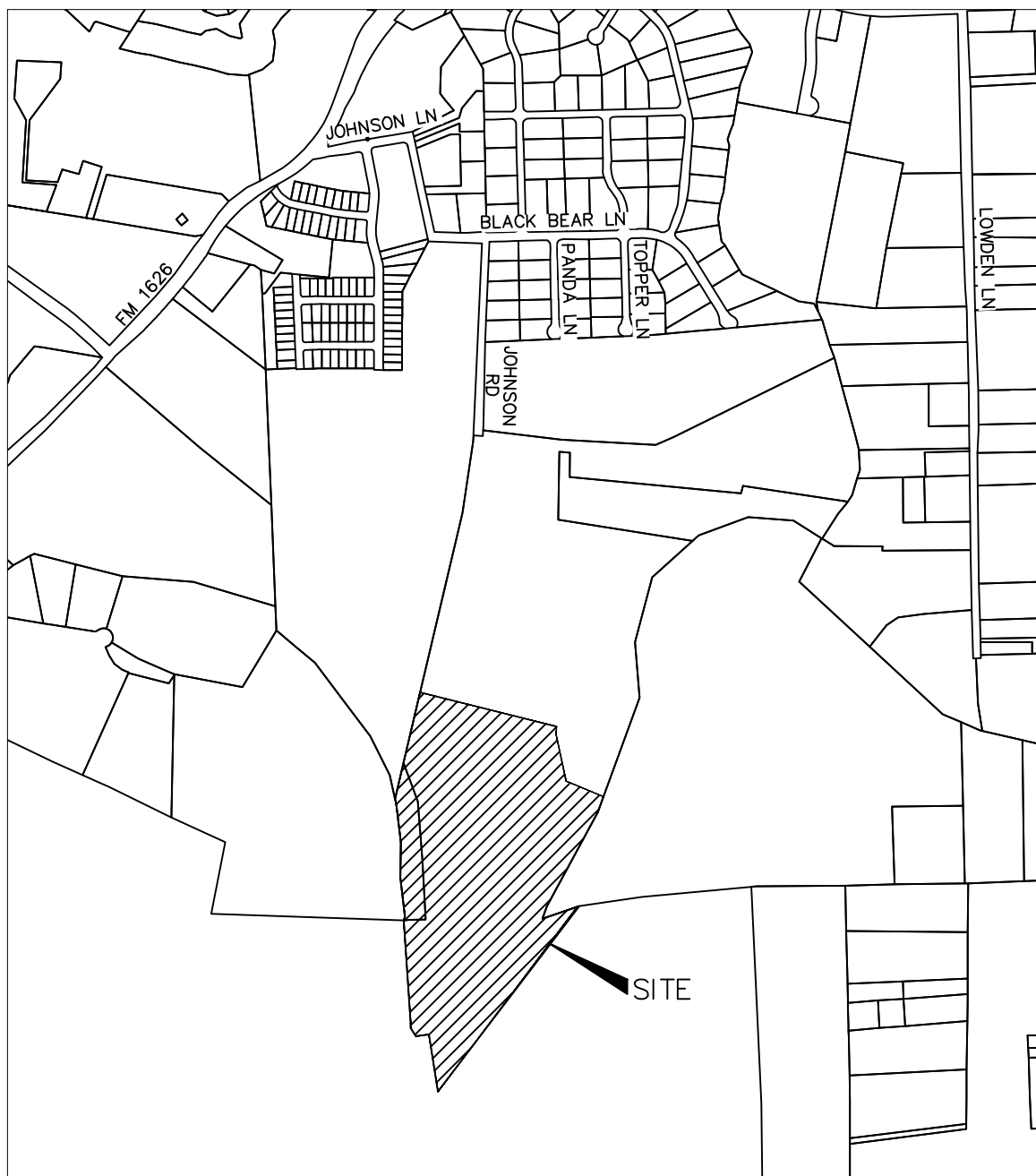
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RING TRACT  
PHASE TWO  
FINAL PLAT

File:S:\Projects\Johnson\dwg\Ring Phase 1 Final Plat.dwg	Scale (Hor.): 1"=100'	Date: 03/27/17
Drawn By: JSL	Checked By: RLW	Revision 1:
Revision 2:	Revision 3:	Revision 4:



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TBPE Registration No. F-1046

VICINITY MAP  
RING TRACT PHASE TWO  
AUSTIN, TX

Scale:  
N.T.S.

Job No.:  
3843

Date:  
12/3/2015

Drawn By:  
AP