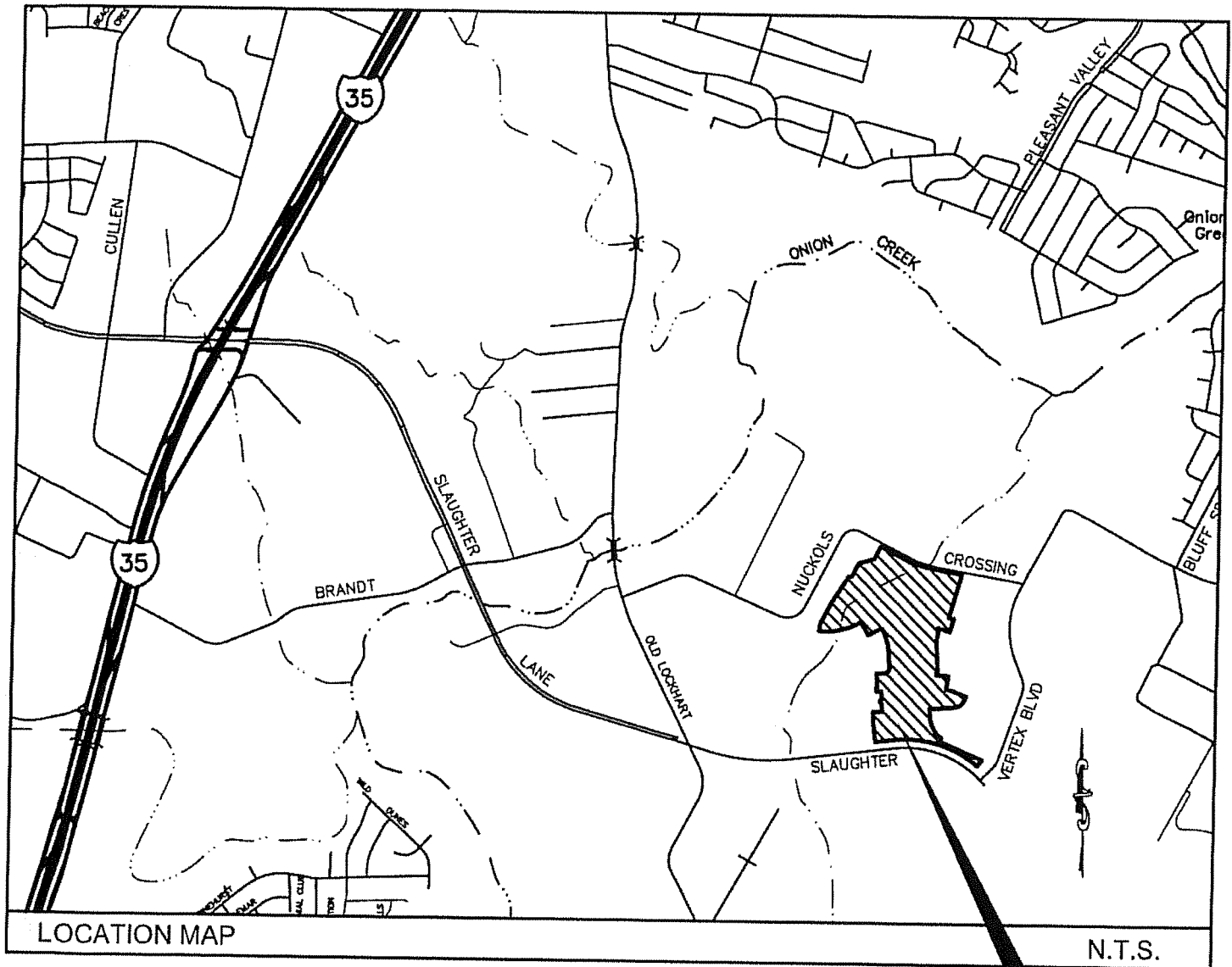


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-06-0133.02.3A.SH**ZAP DATE:** May 16, 2017**SUBDIVISION NAME:** Goodnight Ranch Phase One Section Three**AREA:** 58.586**LOT(S):** 118**OWNER/APPLICANT:** Austin Goodnight Ranch GP
LLC (Myra Goepp)**AGENT:** Civile LLC
(Larry Hanrahan)**ADDRESS OF SUBDIVISION:** E SLAUGHTER LN (at Vertex Boulevard)**GRIDS:** MG13**COUNTY:** Travis**WATERSHED:** Onion Creek**JURISDICTION:** Full-Purpose**EXISTING ZONING:** PUD**DISTRICT:** 2**PROPOSED LAND USE:** Single Family, Duplex, Live/Work Loft, Open Space, Drainage, Park (private) and Median lots.**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.**DEPARTMENT COMMENTS:** The request is for approval of a final plat out of an approved preliminary plan, namely the Goodnight Ranch Phase One Section Three. The proposed plat is composed of 118 lots on 58.586 acres.**STAFF RECOMMENDATION:** The staff recommends approval of the plat. This plat meets all applicable State and City of Austin Land Development Code requirements.**ZONING AND PLATTING ACTION:****CASE MANAGER:** Sylvia Limon**PHONE:** 512-974-2767**E-mail:** Sylvia.limon@austintexas.gov



N 30.153°, W 97.755°

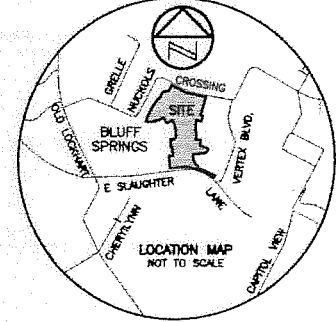
CITY OF AUSTIN GRID: H-12, H-13

MAPSCO GRID: 704D, 674Z

PROJECT
LOCATION

GOODNIGHT RANCH PHASE ONE SECTION THREE SHEET INDEX

SCALE: 1" = 200'
GRAPHIC SCALE
200 100 0 200



SANTIAGO DEL
VALLE GRANT
ABS. 24

STREET SUMMARY

GOODNIGHT RANCH BLVD.	398 L.F.
CATTLE BARON PATH	757 L.F.
BAYTHORNE DRIVE	877 L.F.
PANHANDLE DRIVE	378 L.F.
CATALPA LANE	376 L.F.
WHITTER DRIVE	825 L.F.
MINA DRIVE	409 L.F.
CHARLES MERLE DRIVE	1305 L.F.
SIKES WAY	959 L.F.
ALLEYS TOTAL	3845 L.F.

TABLE OF LAND USES

LOT 1, BLOCK Q	LIVE/WORK LOFT
LOT 4, BLOCK C	OPEN SPACE & DRAINAGE EASEMENT
LOT 5, BLOCK C	LIVE/WORK LOFT
LOT 6, BLOCK Q	OPEN SPACE & DRAINAGE EASEMENT
LOT 2, BLOCK A	OPEN SPACE / POND LOT, PUBLIC ACCESS EASEMENT & DRAINAGE EASEMENT
LOT 1, BLOCK J	OPEN SPACE & PRIVATE PARK
LOT 5, BLOCK K	OPEN SPACE & PRIVATE PARK
LOT 17, BLOCK K	OPEN SPACE & PRIVATE PARK
LOT 7, BLOCK G	OPEN SPACE & PRIVATE PARK
LOTS 12-17, BLOCK H	YARD HOUSE (DUPLX)
LOTS 10-14, BLOCK I	YARD HOUSE (DUPLX)
LOTS 13-16, BLOCK L	YARD HOUSE (DUPLX)
LOT 1, BLOCK U	MEDIAN LOT
LOT 1, BLOCK T	MEDIAN LOT
ALL OTHER LOTS	SINGLE FAMILY

LOT SUMMARY

RIGHT-OF-WAY	8,977 ACRES
S.F. LOTS (92)	13,743 ACRES
S.F. LOTS-DUPLX (19)	2,633 ACRES
LIVE/WORK LOFT (2)	5,844 ACRES
MEDIAN LOTS (2)	0.366 ACRES
OPEN SPACE & PRIVATE PARK (4)	1,794 ACRES
OPEN SPACE/POND LOT, PUBLIC ACCESS ESMT. AND DRAINAGE ESMT. (1)	24,368 ACRES
OPEN SPACE & DRAINAGE ESMT. (2)	0.811 ACRES
TOTAL	58,596 ACRES

PROJECT NO.:
471-001
DRAWING NO.:
471-001-PL-P133
PLOT DATE:
5/3/17
PLOT SCALE:
1" = 200'
DRAWN BY:
BBP & JBE

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

SHEET
1 OF 9

PLAT PREPARATION DATE:
JANUARY 18, 2016
PLAT SUBMITTAL DATE:
APRIL 7, 2016

GOODNIGHT RANCH PHASE ONE SECTION THREE

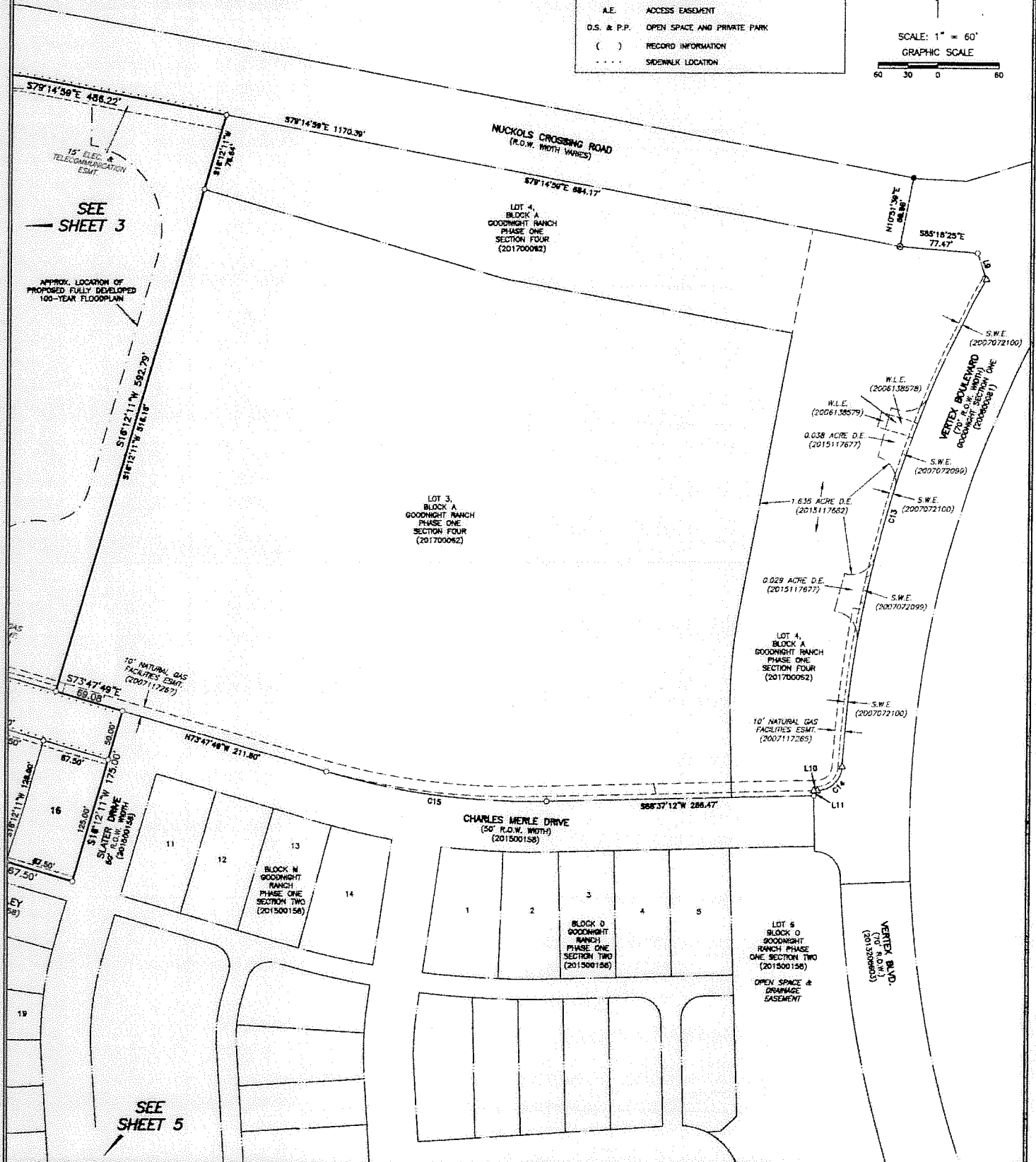
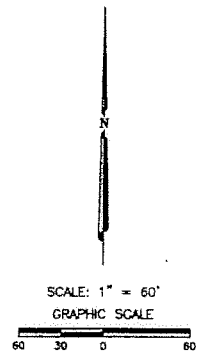


8/5/17

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).

LEGEND	
○	1/2" REBAR WITH "CHAPARRAL" CAP TO BE SET
△	MAG NAIL WITH "CHAPARRAL" WASHER SET
○●	1/2" REBAR WITH "CHAPARRAL" CAP FOUND
⊙	3/4" IRON PIPE FOUND
⊕	CONTROL POINT/BENCHMARK LOCATION
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
A.E.	ACCESS EASEMENT
O.S. & P.P.	OPEN SPACE AND PRIVATE PARK
()	RECORD INFORMATION
---	SIDEWALK LOCATION



Item C-10

5 of 11

GOODNIGHT RANCH PHASE ONE SECTION THREE

WATER QUALITY TRANSITION ZONE

APPROX. LOCATION OF PROPOSED FULLY DEVELOPED 100-YEAR FLOODPLAIN

CRITICAL WATER QUALITY ZONE

NUCKOLS CROSSING ROAD (R.O.W. WIDTH VARIES)

15' ELEC. & TELECOMMUNICATION ESMT.

WATER QUALITY TRANSITION ZONE

SEE SHEET 2

SCALE: 1" = 80'

GRAPHIC SCALE

80 30 0 80

SEE SHEET 4

LOT 2
24.388 ACRES
OPEN SPACE / POND LOT, PUBLIC ACCESS EASEMENT &
DRAINAGE EASEMENT

BLOCK A

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C200	4.00	90°00'00"	6.28	N42°01'49"E	5.66
C201	4.00	90°00'00"	6.28	S47°58'11"E	5.66
C202	277.00	15°00'00"	72.52	S04°31'49"W	72.31
C203	277.00	15°00'00"	72.52	N10°28'11"W	72.31

APPROX. LOCATION OF PROPOSED FULLY DEVELOPED 100-YEAR FLOODPLAIN

10' NATURAL GAS FACILITIES ESMT. (2007117266)

CHARLES MERLE DRIVE
50' R.O.W. WIDTH

SLATER DRIVE
50' R.O.W. WIDTH (201500158)

SEE SHEET 5

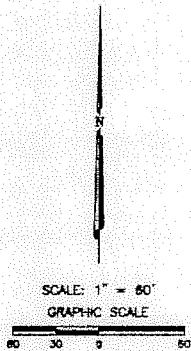
AUSTIN GOODNIGHT RANCH, L.P.
PORTION OF 65.600 ACRES
(2006197891)

STATE OF TEXAS
COUNTY OF DALLAS
JULY 1, 2015
RECORDED
BOOK 6018
PAGE 10
BY [Signature]
5/3/17

The survey map depicts a residential development area. At the top, it shows a water quality transition zone and a critical water quality zone adjacent to Nuckols Crossing Road. The road has a right-of-way width that varies. A 15-foot electric and telecommunication easement runs along the road. The map includes several curved boundaries defined by bearings and distances, such as S82°37'40"E 167.44'. A curve table for Median Lot 1 Block T provides specific data for curves C200 through C203. The central part of the map shows Block A, which includes Lot 2 (24.388 acres) designated as open space or a pond lot with public access and drainage easements. Below Block A are various other lots, some labeled as Blocks H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z. These lots are separated by streets like Charles Merle Drive, Slater Drive, and various alleys. The map also indicates the approximate location of the proposed fully developed 100-year floodplain and the location of natural gas facilities easements. A north arrow is located in the upper right corner. A scale bar indicates 1 inch equals 80 feet. A graphic scale is provided at the bottom right. The map is signed and dated 5/3/17 by a professional surveyor from the State of Texas, County of Dallas, Book 6018, Page 10.

C8-06-0133.02.3A.SH

GOODNIGHT RANCH PHASE ONE SECTION THREE



8/5/17

AUSTIN GOODNIGHT RANCH, L.P.
PORTION OF 85,600 ACRES
(2006197891)

LOT 2
24,388 ACRES
OPEN SPACE / POND LOT, PUBLIC ACCESS EASEMENT &
DRAINAGE EASEMENT

BLOCK A

APPROX. LOCATION OF
PROPOSED FULLY DEVELOPED
100-YEAR FLOODPLAIN

SEE
SHEET 3

CRITICAL WATER QUALITY ZONE

WATER QUALITY
TRANSITION ZONE

WATER QUALITY
TRANSITION ZONE

APPROX. LOCATION OF
PROPOSED FULLY DEVELOPED
100-YEAR FLOODPLAIN

LOT 2
24,388 ACRES
OPEN SPACE, POND &
DRAINAGE EASEMENT

BLOCK A

10' NATURAL GAS
FACILITIES ESMIT
(2007117266)

CS
AUSTIN GOODNIGHT RANCH, L.P.
PORTION OF 85,600 ACRES
(2006197891)

AUSTIN GOODNIGHT
RANCH, L.P.
PORTION OF
81,219 ACRES
(2016201491)

HICKOLS CROSSING ROAD
(R.O.W. WIDTH VARIES)

WATER QUALITY
TRANSITION ZONE

N73°46'58"E 484.82'

N27°02'32"E 185.23'

N35°08'03"E 289.51'

N06°03'47"E 157.48'

N27°12'03"E 28.25'

N36°20'20"E 244.88'

N43°10'45"E 76.11'

N37°39'49"W 50.01'

S58°20'11"W 6.66'

N37°36'49"W 50.03'

S63°03'58"W 50.00'

S63°03'58"W 132.50'

SEE
SHEET 5

10' NATURAL GAS
FACILITIES ESMIT
(2007117266)

MRA (PUD)
HMA (PUD)

CHARLES MERLE DRIVE
50' R.O.W. WIDTH

5' A.E.

45' P.D.E.

56.18'

231.47'

56.18'

56.18'

56.18'

56.18'

56.18'

56.18'

56.18'

56.18'

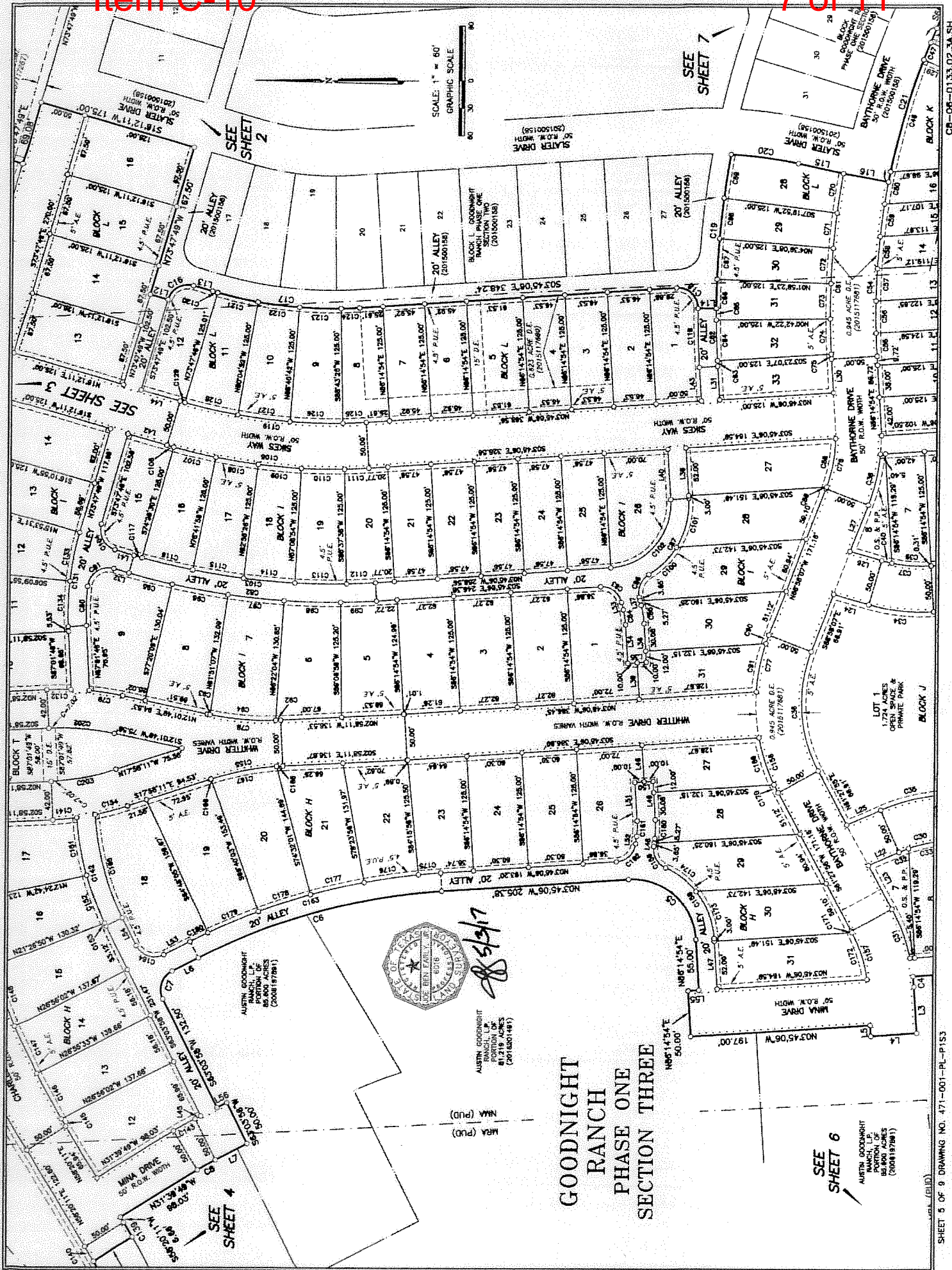
56.18'

56.18'

56.18'

56.18'

56.18'



GOODNIGHT
RANCH
PHASE ONE
SECTION THREE

SEE
SHEET 6

MMA (PUD)

MMA (PUD)

SEE
SHEET 5

AUSTIN GOODNIGHT
RANCH, L.P.
PORTION OF
81.219 ACRES
(2018201491)

SCALE: 1" = 80'
GRAPHIC SCALE

MRA (PUD)
NMA (PUD)

AUSTIN GOODNIGHT
RANCH, L.P.
PORTION OF
86.500 ACRES
(2006157891)

AUSTIN GOODNIGHT
RANCH, L.P.
PORTION OF
81.219 ACRES
(2018201491)

AUSTIN GOODNIGHT
RANCH, L.P.
PORTION OF
81.219 ACRES
(2018201491)



5/3/17

E SLAUGHTER LANE
(140' R.O.W.)
(2007094819)

MEDIAN LOT BLOCK U CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C204	7.00'	180°00'00"	21.99'	N86°14'54"E	14.00'
C207	7.00'	180°00'00"	21.99'	S86°14'54"W	14.00'

MEDIAN LOT BLOCK U LINE TABLE		
LINE	BEARING	DISTANCE
L61	N83°38'44"E	33.03'
L62	S88°51'03"W	33.03'
L63	S72°59'19"E	35.29'
L64	S71°57'23"W	34.05'

GOODNIGHT RANCH PHASE ONE SECTION THREE



GOODNIGHT RANCH PHASE ONE SECTION THREE

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT AUSTIN GOODNIGHT RANCH, L.P., BEING OWNER OF 4.753 ACRES AND 5.008 ACRES, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2016170561 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

THAT AUSTIN GOODNIGHT RANCH, L.P., BEING OWNER OF 85.800 ACRES, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2008187691 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

THAT AUSTIN GOODNIGHT RANCH, L.P., BEING OWNER OF 61.219 ACRES, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2018201401 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 58.588 ACRES IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT 24, TRAVIS COUNTY, TEXAS IN ACCORDANCE WITH THE MAP OR PLAN ATTACHED HERETO, TO BE KNOWN AS:

GOODNIGHT RANCH PHASE ONE SECTION THREE

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 ____ DAY OF _____, 20____ A.D.

BY:
DAVID MAHIN, VICE PRESIDENT
AUSTIN GOODNIGHT RANCH, L.P.
200 CONGRESS, SUITE 9A
AUSTIN, TEXAS 78701

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID MAHIN, 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 ____ DAY OF _____, 20____ A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATION

I, JOE BEN EARLY, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAN COMPLIES WITH THE APPLICABLE SURVEYING RELATED PORTIONS OF CHAPTER 25 OF THE LAND DEVELOPMENT CODE, 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 MAY 7, 2016.

JOE BEN EARLY, JR., R.P.L.S. 6018

CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 McALL LANE
AUSTIN, TEXAS 78744
(512) 443-1724
FIRM NO. 10124500



ENGINEER'S CERTIFICATION

I, GREG FORTMAN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAN IS PREPARED FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE APPLICABLE ENGINEERING RELATED PORTIONS OF CHAPTER 25 OF THE LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FROM PANEL #484530056H, DATED JANUARY 6, 2016, FOR AUSTIN, TRAVIS COUNTY, TEXAS.

GREG FORTMAN, P.E. 94619
ENGINEERING BY:
CIVIL E, LLC
TEXAS REG. NO. F-15581
2040 N. WOLFE EXPRESSWAY, SUITE 125
AUSTIN, TX 78759
(512) 408-8878



1. WATER AND SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF AUSTIN. NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER 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 LAND OWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
3. THIS SUBDIVISION PLAN 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.
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. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
5. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
6. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS AS NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK.
7. 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 SHALL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
8. 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.
9. ALL BUILDING SETBACK LINES SHALL CONFORM TO THE APPLICABLE ZONING ORDINANCE REQUIREMENTS OF THE APPROVED PUD (ORDINANCE NO. 20061118-063), AND AS AMENDED.
10. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS, AND ARE SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAN: E SLAUGHTER LANE, GOODNIGHT RANCH BOULEVARD, CATTLE BARON PATH, CATTALO LANE, PANHANDLE DRIVE, BAYTHORNE DRIVE, MINA DRIVE, WHITTER DRIVE, SIKES WAY, CHARLES WERLE DRIVE AND NUCKOLS CROSSING ROAD. AN ONION CREEK METRO PARK TRAIL SHALL BE CONSTRUCTED ON LOT 2, BLOCK A IN LIEU OF A SIDEWALK ALONG NUCKOLS CROSSING ROAD. SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
11. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL.
12. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY.
13. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY, AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
14. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
15. ALL STREETS WILL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS. STREET SECTIONS WILL BE PER THE GOODNIGHT P.U.D. ORDINANCE (20061118-063).
16. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
17. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
18. FOR DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS PERTAINING TO THIS SUBDIVISION, SEE PRIVATE INSTRUMENT RECORDED IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
19. ALL DRAINAGE, SIDEWALKS, EROSION CONTROLS, WATER AND WASTEWATER LINES SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
20. 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.
21. PER AUSTIN CITY CODE SECTION 8-3-52, A PERSON MAY NOT PLANT A TREE ON PUBLIC PROPERTY WITHIN (1) TEN LATERAL FEET OF AN OVERHEAD UTILITY LINE IF THE TREE MAY REACH A HEIGHT OF 20 FEET; OR (2) FIVE LATERAL FEET OF AN UNDERGROUND UTILITY LINE.
22. LOT 2, BLOCK A, LOT 4, BLOCK C, LOT 7, BLOCK G, LOT 1, BLOCK J, LOT B, BLOCK K, LOT 17, BLOCK K, AND LOT B, BLOCK Q ARE NOT FOR RESIDENTIAL USE.
23. PARRLAND DEDICATION FEES HAVE BEEN PAID FOR 3,533 UNITS AS EVIDENCED BY SECTION 5.03(d) OF THE CONSENT AGREEMENT BY AND AMONG THE CITY OF AUSTIN, TEXAS ONION CREEK METRO PARK DISTRICT AND AUSTIN GOODNIGHT RANCH, L.P. DATE JUNE 25, 2014. THIS FINAL PLAN REPRESENTS 122 UNITS OF THE 3,533 UNITS PAID. THE CUMULATIVE TOTAL OF UNITS APPROVED IN SUBDIVISIONS AND SITE PLANS WITHIN THE BOUNDARY OF PUD ORDINANCE 20061118-063 IS 235.
24. THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAN 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.
25. THE FOLLOWING LOTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS FOR THIS SUBDIVISION: LOT 7, BLOCK G; LOT 1, BLOCK J; LOTS 8 & 17, BLOCK K; LOT 1, BLOCK I, LOT 1, BLOCK U. THE FOLLOWING LOTS SHALL BE MAINTAINED BY THE ONION CREEK METRO PARK DISTRICT: LOT 2, BLOCK A; LOT 4, BLOCK C; LOT 8, BLOCK Q.
26. 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 1.3.3.9. THE MANUAL IS AVAILABLE ON AUSTIN ENERGY'S WEBSITE UNDER CONTRACTORS/ELECTRIC SERVICE DESIGN AND PLANNING.

GOODNIGHT RANCH PHASE ONE SECTION THREE

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	BEARING
C1	155.00'	2°57'30"	8.00'	N05°13'52"W
C2	22.50'	90°00'00"	35.34'	N48°45'06"W
C3	22.50'	90°00'00"	35.34'	N41°14'54"E
C4	205.00'	3°09'34"	11.30'	S84°40'07"W
C5	70.00'	90°00'00"	109.96'	N41°14'54"E
C6	690.00'	23°10'55"	279.18'	N15°20'34"W
C7	22.50'	90°00'00"	35.34'	N71°56'02"W
C8	275.00'	4°43'47"	22.70'	N29°17'55"W
C9	845.00'	33°35'58"	495.52'	S76°22'46"W
C10	980.40'	16°36'07"	286.98'	S70°56'14"E
C11	1120.00'	25°50'52"	505.26'	S16°12'50"W
C12	25.00'	85°19'48"	37.23'	S45°57'18"W
C13	725.00'	17°34'59"	222.49'	N82°35'19"W
C14	22.50'	90°00'00"	35.34'	S26°47'49"E
C15	470.00'	19°57'17"	163.69'	S06°13'32"W
C16	22.50'	93°48'00"	36.84'	S43°08'54"W
C17	950.00'	10°11'59"	169.12'	S45°51'06"E
C18	475.00'	8°56'30"	74.13'	S07°38'01"W
C19	775.00'	12°58'41"	175.55'	S73°08'35"E
C20	175.00'	62°54'09"	192.12'	S54°47'50"W
C21	375.00'	51°19'45"	335.95'	S29°24'59"E
C22	1470.00'	46°18'47"	1188.22'	N73°33'13"W
C23	1480.00'	41°19'30"	111.72'	S85°27'08"W
C24	1480.00'	16°20'09"	421.97'	N81°06'57"W
C25	1470.00'	38°51'22"	996.90'	N69°49'31"W
C26	1470.00'	3°07'21"	80.12'	S89°11'08"W
C27	1470.00'	4°20'04"	111.21'	S89°27'25"W
C28	155.00'	19°46'59"	53.52'	S13°38'36"E
C29	205.00'	16°00'04"	57.25'	N69°27'57"E
C30	155.00'	41°10'52"	11.31'	S21°26'39"E
C31	155.00'	15°36'07"	42.21'	S11°33'10"E
C32	205.00'	19°46'59"	70.78'	S06°08'23"W
C33	205.00'	19°46'59"	70.78'	N13°38'36"W
C34	155.00'	49°33'58"	134.09'	N86°14'54"E
C35	155.00'	19°46'59"	53.52'	N08°08'23"E
C36	205.00'	16°00'04"	57.25'	S78°58'09"E
C37	155.00'	15°36'07"	42.21'	N04°02'57"E
C38	1470.00'	41°10'52"	11.31'	N13°56'26"E
C39	22.50'	90°00'00"	35.34'	N41°14'54"E
C40	85.00'	62°10'16"	92.23'	N55°09'46"E
C41	85.00'	24°37'25"	36.53'	N49°46'10"E
C42	85.00'	13°22'50"	19.85'	N39°46'03"E
C43	775.00'	9°24'07"	127.18'	S74°04'27"E
C44	775.00'	1°28'49"	20.02'	S68°37'59"E
C45	775.00'	1°14'20"	16.76'	S67°16'24"E
C46	175.00'	10°15'43"	31.34'	S28°28'37"W
C47	175.00'	30°23'37"	92.83'	S48°48'17"W
C48	175.00'	22°14'50"	67.95'	S75°07'30"W
C49	65.00'	62°10'16"	70.53'	S55°09'46"W
C50	22.50'	90°00'00"	35.34'	N48°45'06"W
C51	775.00'	14°07'11"	190.99'	S86°41'31"E
C52	775.00'	1°52'09"	25.28'	N87°10'58"E
C53	775.00'	2°35'30"	35.06'	N89°24'48"E
C54	775.00'	2°36'03"	35.18'	S87°58'26"E
C55	775.00'	2°36'56"	35.38'	S85°22'56"E
C56	775.00'	2°38'10"	35.66'	S82°45'23"E
C57	775.00'	2°39'47"	36.02'	S80°08'24"E
C58	825.00'	14°07'11"	203.31'	N88°41'31"W

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	BEARING
C62	950.00'	3°48'00"	63.01'	N88°08'54"E
C63	950.00'	0°22'00"	5.08'	N86°25'53"E
C64	950.00'	2°40'45"	44.42'	N87°57'16"E
C65	950.00'	0°45'18"	12.51'	N89°40'16"E
C66	950.00'	1°56'29"	31.91'	S85°59'22"E
C67	950.00'	2°40'45"	44.42'	S86°41'15"E
C68	950.00'	2°40'45"	44.42'	S84°00'30"E
C69	950.00'	2°55'01"	48.36'	S81°12'37"E
C70	825.00'	3°02'12"	43.72'	N81°09'02"W
C71	825.00'	2°40'45"	38.58'	N84°00'30"W
C72	825.00'	2°40'45"	38.58'	N89°41'15"W
C73	825.00'	2°40'45"	38.58'	N89°22'00"W
C74	825.00'	2°40'45"	38.58'	S87°57'16"W
C75	825.00'	0°22'00"	5.28'	S86°25'53"W
C76	155.00'	20°36'10"	56.74'	N79°16'13"W
C77	205.00'	17°46'42"	63.61'	N77°51'29"W
C78	311.00'	15°00'00"	81.42'	N04°31'49"E
C79	321.00'	8°57'58"	37.18'	N08°42'51"E
C80	290.00'	8°28'29"	42.73'	S88°44'56"E
C81	22.50'	100°43'52"	39.56'	S34°09'45"E
C82	790.00'	16°57'17"	275.14'	S06°13'32"W
C83	22.50'	78°29'06"	31.21'	S35°59'27"W
C84	90.00'	10°30'54"	16.52'	S80°59'27"W
C85	110.00'	10°30'54"	20.16'	N80°59'27"E
C86	22.50'	73°12'31"	28.75'	S87°39'45"E
C87	90.00'	82°41'37"	98.48'	S62°24'18"E
C88	155.00'	19°55'29"	53.80'	N79°36'37"W
C89	155.00'	0°40'45"	1.84'	N69°18'32"W
C90	205.00'	2°43'15"	9.73'	N70°19'45"W
C91	205.00'	15°03'27"	53.67'	N79°13'06"W
C92	311.00'	10°11'14"	5.54'	N02°27'34"W
C93	311.00'	0°34'15"	3.10'	N11°44'42"E
C94	311.00'	13°24'31"	72.78'	N04°45'18"E
C95	790.00'	3°32'20"	48.79'	S14°26'01"W
C96	790.00'	4°30'57"	62.27'	S01°24'22"W
C97	790.00'	4°30'57"	62.27'	S05°53'25"W
C98	790.00'	4°30'57"	62.27'	S01°22'27"W
C99	790.00'	2°52'05"	36.34'	N02°27'04"E
C100	90.00'	27°08'29"	42.63'	S44°37'44"E
C101	90.00'	38°33'08"	55.85'	S75°58'32"E
C102	70.00'	90°00'00"	109.96'	N48°45'06"W
C103	770.00'	19°57'17"	268.17'	N06°13'32"E
C104	22.50'	90°00'00"	35.34'	N81°12'11"E
C105	645.00'	19°57'17"	224.64'	S06°13'32"W
C106	645.00'	0°40'40"	7.63'	S15°51'50"W
C107	645.00'	4°13'28"	47.56'	S13°24'46"W
C108	645.00'	4°13'28"	47.56'	S09°11'18"W
C109	645.00'	4°13'28"	47.56'	S04°57'50"W
C110	645.00'	4°13'28"	47.56'	S00°44'22"W
C111	645.00'	2°22'44"	26.78'	S02°33'44"E
C112	770.00'	2°22'44"	31.97'	N02°33'44"W
C113	770.00'	4°13'28"	56.77'	N00°44'22"E
C114	770.00'	4°13'28"	56.77'	N04°57'50"E
C115	770.00'	4°13'28"	56.77'	N09°11'18"E
C116	770.00'	4°13'28"	56.77'	N13°24'46"E
C117	770.00'	0°40'40"	9.11'	N15°51'50"E
C118	970.00'	3°48'00"	64.33'	S88°08'54"W
C119	595.00'	19°57'17"	207.22'	N06°13'32"E
C120	470.00'	0°41'11"	5.63'	S15°51'35"W
C121	470.00'	5°35'51"	45.92'	S12°43'04"W
C122	470.00'	5°35'51"	45.92'	S07°07'13"W

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	BEARING
C123	470.00'	5°35'51"	45.92'	S01°31'22"W
C124	470.00'	2°28'33"	20.31'	S02°30'50"W
C125	595.00'	2°28'33"	25.71'	N02°30'50"W
C126	595.00'	5°35'51"	58.13'	N01°31'22"E
C127	595.00'	5°35'51"	58.13'	N07°07'13"E
C128	595.00'	5°44'30"	58.63'	N12°47'24"E
C129	595.00'	0°32'32"	5.63'	N15°55'52"E
C130	330.00'	19°10'21"	110.43'	S83°23'00"E
C131	310.00'	19°10'21"	103.73'	N83°23'00"W
C132	321.00'	4°46'25"	26.74'	N00°34'58"W
C133	310.00'	10°02'15"	54.31'	N78°48'57"W
C134	310.00'	9°08'06"	49.43'	N88°24'08"W
C135	330.00'	8°58'22"	51.78'	S88°28'30"E
C136	330.00'	10°10'58"	58.65'	S78°53'19"E
C137	845.00'	28°41'38"	423.18'	N72°41'00"E
C138	380.00'	19°10'21"	127.16'	S83°23'00"W
C139	895.00'	1°10'27"	16.34'	S58°55'25"W
C140	845.00'	1°14'37"	16.34'	N58°57'29"E
C141	321.00'	4°47'07"	26.81'	S04°21'44"E
C142	310.00'	22°47'13"	123.28'	S75°27'36"W
C143	325.00'	4°43'47"	26.83'	N29°17'55"W
C144	795.00'	25°14'52"	350.32'	N70°57'57"E
C145	795.00'	0°41'03"	9.49'	N58°40'42"E
C146	795.00'	4°03'13"	56.25'	N81°02'50"E
C147	795.00'	4°03'03"	56.21'	N65°05'59"E
C148	795.00'	5°01'06"	69.64'	N69°38'04"E
C149	795.00'	5°28'40"	75.55'	N74°51'58"E
C150	795.00'	5°58'45"	83.19'	N80°35'10"E
C151	310.00'	11°50'04"	64.03'	N79°58'08"E
C152	310.00'	10°17'28"	58.88'	N68°52'23"E
C153	310.00'	0°39'40"	3.58'	S63°23'48"W
C154	321.00'	6°37'38"	37.13'	S14°38'22"E
C155	311.00'	15°00'00"	81.42'	S10°28'11"E
C156	205.00'	17°46'42"	63.61'	S70°21'16"W
C157	155.00'	20°36'10"	56.74'	S71°46'00"W
C158	90.00'	82°41'37"	98.48'	N54°54'05"E
C159	22.50'	73°12'31"	28.75'	N00°09'32"E
C160	110.00'	10°30'54"	20.19'	S88°29'39"E
C161	90.00'	10°30'54"	16.52'	N88°29'39"W
C162	22.50'	78°29'06"	31.21'	N43°28'39"W
C163	710.00'	23°10'55"	287.27'	N15°20'34"W
C164	22.50'	90°00'00"	35.34'	N18°03'58"E
C165	290.00'	23°08'39"	117.23'	N74°38'48"E
C166	311.00'	0°09'50"	0.89'	S17°53'18"E
C167	311.00'	13°34'02"	73.84'	S11°01'20"E
C168	311.00'	1°18'08"	6.86'	S03°36'15"E
C169	205.00'	15°03'26"	53.87'	S71°42'54"W
C170	205.00'	2°43'16"	9.74'	S62°49'33"W
C171	155.00'	0°40'46"	1.84'	S61°48'19"W
C172	156.00'	19°56'22"	53.90'	S72°08'24"W
C173	90.00'	35°33'08"	55.85'	S88°28'20"E
C174	90.00'	27°08'29"	42.63'	N37°07'31"E
C175	710.00'	1°58'56"	24.56'	N04°44'34"W
C176	710.00'	4°51'58"	60.30'	N08°10'01"W
C177	710.00'	4°51'58"	60.30'	N13°02'00"W
C178	710.00'	4°51'58"	60.30'	N17°53'58"W
C179	710.00'	4°51'58"	60.30'	N22°45'58"W
C180	710.00'	1°44'08"	21.50'	N26°03'59"W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N03°45'06"W	50.00'
L2	N03°45'06"W	20.00'
L3	S86°14'54"W	50.70'
L4	N03°45'06"W	50.00'
L5	N86°14'54"E	12.00'
L6	N26°56'02"W	32.12'
L7	N26°56'02"W	39.02'
L8	N74°32'18"E	30.69'
L9	S18°27'28"E	27.49'
L10	S88°37'12"W	3.68'
L11	S01°22'48"E	5.00'
L12	S16°12'11"W	20.00'
L13	S16°12'11"W	21.87'

LINE TABLE		
LINE	BEARING	DISTANCE
L14	S00°02'54"W	20.00'
L15	S12°08'16"W	51.05'
L16	S10°22'04"W	50.00'
L17	S23°20'46"W	45.14'
L18	S03°45'06"E	50.00'
L19	S03°45'06"E	51.33'
L20	S17°03'06"W	48.37'
L21	S17°03'06"W	28.77'
L22	S23°32'05"E	35.88'
L23	N81°27'55"E	54.06'
L24	S16°01'53"W	40.28'
L25	N23°32'05"W	40.26'
L26	N16°01'53"E	35.88'
L27	S68°58'07"E	54.05'