



SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2016-0112.1A**P.C. DATE:** July 11, 2017**SUBDIVISION NAME:** Stoney Ridge Phase C Section 3 Final Plat**AREA:** 13.483 acres**LOTS:** 71**APPLICANT:** SR Development, Inc.
(Bill Gurasich)**AGENT:** Carlson, Brigrance &
Doering, Inc. (Bill E. Couch)**ADDRESS OF SUBDIVISION:** 7110 Heine Farm Road (between Ross Rd. and Heine Farm Rd.)**GRIDS:** MP-13**COUNTY:** Travis**WATERSHED:** Dry Creek East**JURISDICTION:** Limited Purpose**EXISTING ZONING:** MF-2**DISTRICT:** 2**PROPOSED LAND USE:** Single Family Attached Residential, ROW, Public/Quasi Open Space**NEIGHBORHOOD PLAN:** N/A; Moore's Crossing MUD**SIDEWALKS:** Sidewalks will be installed on both sides of all internal streets along with the subdivision side of Ross Road and Heine Farm Road.**DEPARTMENT COMMENTS:** The request is for approval of a final plat out of an approved preliminary subdivision namely, Stoney Ridge Phase C Section 3 Final Plat. The proposed final plat subdivision consists of 71 lots on 13.843 acres.**STAFF RECOMMENDATION:** Staff recommends approval of the final plat subdivision. This plat meets all current applicable City of Austin Land Development and State Local Government requirements.**PLANNING COMMISSION ACTION:****CASE MANAGER:** Sylvia Limon
Email: Sylvia.limon@austintexas.gov**PHONE:** 512-974-2767

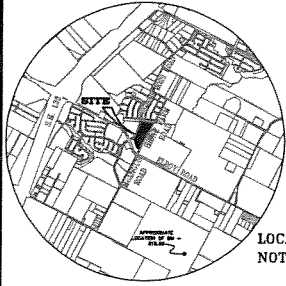


 Subject Tract
 Base Map

CASE#: C8J-2016-0112.1A
LOCATION: 7110 Heine Farm Rd

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.



STONEY RIDGE PHASE C SECTION 3 FINAL PLAT

CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

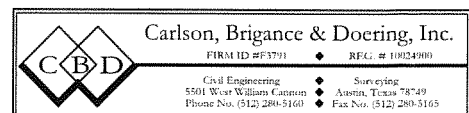
IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS.

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.

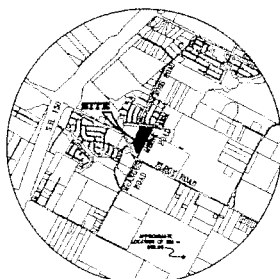
SHEET NO. 1 OF 8



CASE# C8J-2016-0112.1A

PATH-J: \4736\survey\PLAT PH C SEC 3.dwg

STONEY RIDGE PHASE C SECTION 3 FINAL PLAT



VICINITY MAP
NOT TO SCALE

DATED: JUNE 13, 2017

OWNER:
WILLIAM G. GURASICH
SR DEVELOPMENT, INC.
4425 S. MOPAC EXPY
SUITE 205
AUSTIN, TEXAS 78735
PHONE: (512) 474-5300
FAX: (512) 385-8709

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DR.
AUSTIN, TX 78749
PHONE: (512) 280-5160
FAX: (512) 280-5165

FEMA MAP NUMBER 48453C0620J
DATED: JANUARY 6, 2016

BENCH MARKS:

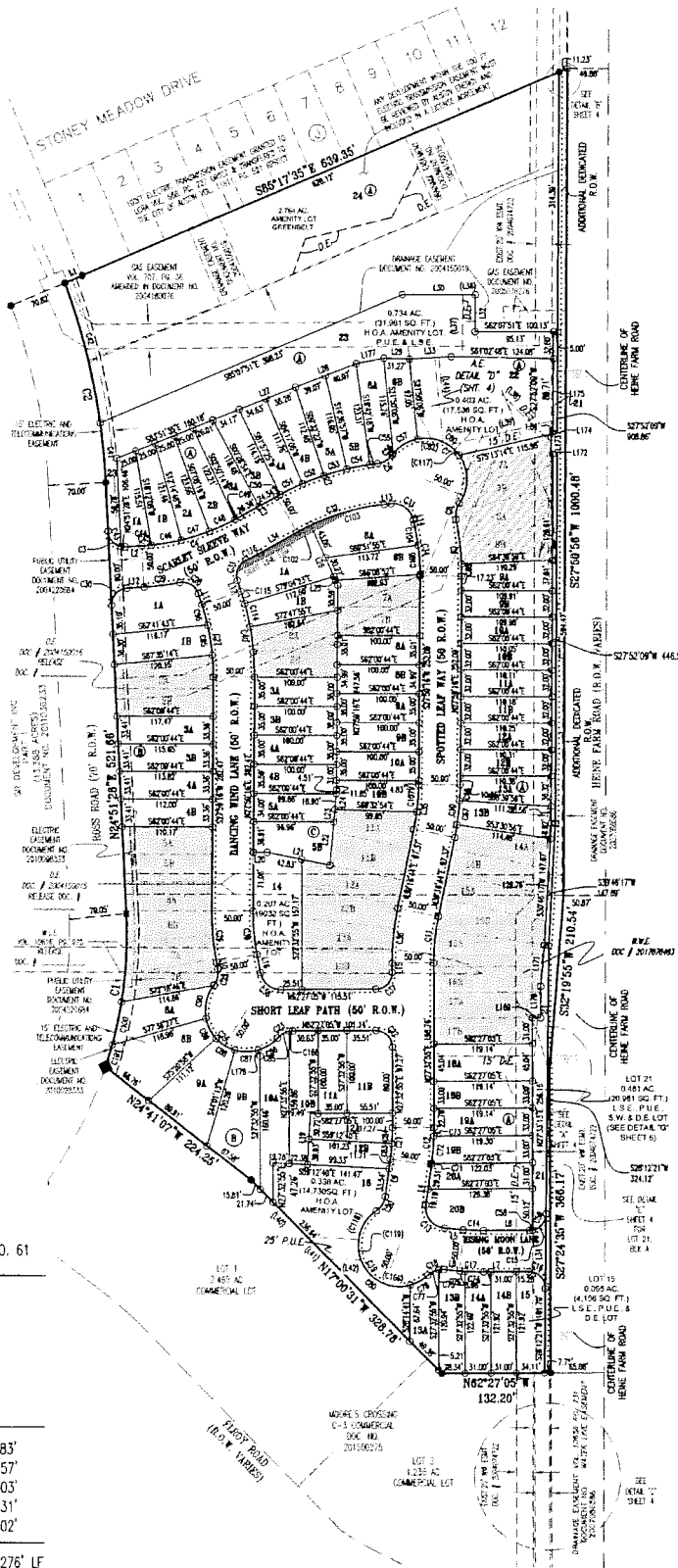
*X IN SQUARE CUT ON CENTER OF
CONCRETE INLET, N= 10024750.78,
E= 3150423.15, ELEV= 518.60'

BEARING BASIS: TEXAS
COORDINATE SYSTEM, CENTRAL
ZONE (4203).

TOTAL ACREAGE: 13.843 ACRES
SURVEY: NOEL M. BAIN SURVEY NO.1, ABSTRACT NO. 61
TOTAL OF LOTS: 71
NO. OF SINGLE FAMILY LOTS: 64
NO. OF H.O.A. AMENITY LOTS: 3
NO. OF AMENITY LOT GREENBELT: 1
NO. OF AMENITY LOT, P.U.E., L.S.E.: 1
NO. OF L.S.E., P.U.E., D.E. LOTS: 2
NO. OF BLOCKS: 3

RIGHT-OF-WAY LINEAR FOOTAGE

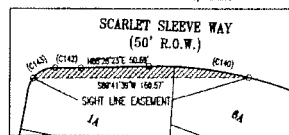
RIGHT-OF-WAY LINEAR FOOTAGE	50' ROW	183'
RISEING MOON LANE	50' ROW	183'
DANCING WIND LANE	50' ROW	557'
SCARLET SLEEVE WAY	50' ROW	403'
SPOTTED LEAF WAY	50' ROW	931'
SHORT LEAF PATH	50' ROW	202'
TOTAL	2.61 AC	2276' LF



LEGEND

- △ CALCULATED POINT
- CONCRETE MONUMENT
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" CAPPED IRON ROD SET (UNLESS OTHERWISE NOTED)
- ✱ COTTON SPINDLE FOUND
- D.E. DRAINAGE EASEMENT
- H.O.A. HOME OWNER ASSOCIATION
- P.U.E. PUBLIC UTILITY EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- W.L.E. WATER LINE EASEMENT
- R.O.W. RIGHT OF WAY
- A.E. JOINT ACCESS EASEMENT AND PEDESTRIAN EASEMENT
- B.L. BUILDING LINE
- AC. ACRES
- S.W. SIDEWALK EASEMENT
- ① BLOCK NUMBER
- 1 LOT NUMBER
- APPROX. SIDEWALK LOCATION
- - - EASEMENT LINE
- TO BE PLATTED WITH STONEY RIDGE
PHASE C, SECTION 3A

SIGHT LINE EASEMENT FOR LOTS 1A & 6A, BLK C



Esmt Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent
(C140)	74.94	275.00	S83°43'13"E	74.71	37.70
(C142)	19.18	325.00	S89°50'09"E	19.18	9.59
(C143)	18.87	20.00	N64°49'30"E	18.18	10.20

SHEET NO. 2 OF 8 (R)

Carlson, Brigance & Doering, Inc.
 (FIRM ID #15791) • REG. # 10924890
 Civil Engineering • Surveying
 5501 West William Cannon • Austin, Texas 78749
 Phone No. (512) 280-5160 • Fax No. (512) 280-5165

CASE# C8J-2016-0112.1A

PATH-J:\4736\survey\PLAT PH C SEC 3.dwg

STONE RIDGE PHASE C SECTION 3 FINAL PLAT

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	187.83	505.00	N25°39'49"E	186.75	95.01	21°18'39"
C2	247.72	785.00	N19°57'33"E	245.69	124.90	18°04'50"
C3	31.51	20.00	S09°16'38"E	28.35	20.09	9°16'13"
C4	125.34	275.00	S78°28'11"E	124.28	63.78	26°06'52"
C5	126.74	325.00	N60°55'27"W	126.88	85.74	22°52'19"
C6	22.82	25.00	N67°23'19"E	20.22	11.06	47°42'47"
C7	156.55	50.00	N26°40'15"W	100.00	9458.96	179°23'35"
C8	20.60	25.00	S39°24'53"W	20.03	10.93	47°13'23"
C9	69.11	325.00	N21°53'44"E	68.98	34.69	12°11'04"
C10	64.05	325.00	N33°38'00"E	63.94	32.13	11°17'28"
C11	56.30	275.00	S33°24'50"W	56.20	28.25	11°43'49"
C12	45.42	325.00	N31°51'06"E	45.38	22.75	8°00'26"
C13	40.56	25.00	S10°55'06"E	36.25	26.32	92°56'54"
C14	24.28	275.00	S59°55'19"E	24.27	12.15	5°03'31"
C15	31.19	20.00	N72°33'38"E	28.12	19.77	8°20'34"
C16	31.65	20.00	N17°07'22"W	28.45	20.23	9°38'26"
C17	28.69	325.00	S59°55'19"E	28.69	14.36	5°03'31"
C18	21.03	25.00	N81°28'15"W	20.41	11.18	48°11'23"
C19	165.22	50.00	S10°55'06"E	99.67	612.89	189°18'40"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C20	21.03	25.00	N57°39'03"E	20.41	11.18	48°11'23"
C21	38.43	275.00	N31°33'08"E	38.40	19.25	8°00'26"
C22	31.42	20.00	N17°27'06"W	28.28	20.00	9°00'00"
C23	21.03	25.00	N65°32'46"W	20.41	11.18	48°11'23"
C24	153.41	50.00	S22°44'28"E	99.53	1363.56	175°48'00"
C25	21.03	25.00	N41°03'51"E	20.41	11.18	48°11'23"
C26	62.50	325.00	S22°28'43"W	62.40	31.35	11°01'07"
C27	89.46	275.00	N18°40'08"E	89.08	45.13	18°38'17"
C28	28.80	20.00	N31°54'10"W	26.38	17.54	82°30'19"
C29	43.92	325.00	S89°17'02"E	43.89	21.89	744°35"
C30	31.32	20.00	S68°43'22"W	28.22	19.91	89°43'47"
C31	28.60	20.00	S50°36'09"W	26.38	17.54	82°30'19"
C32	112.13	275.00	N79°50'46"W	111.35	56.85	23°21'42"
C33	36.19	25.00	N26°41'34"W	33.11	22.10	82°56'40"
C34	63.40	275.00	N21°23'01"E	63.26	31.84	13°12'38"
C35	54.19	275.00	N33°38'00"E	54.11	27.18	11°17'28"
C36	66.54	325.00	S33°24'50"W	66.42	33.39	11°43'49"
C37	31.42	20.00	N77°32'56"E	28.28	20.00	9°00'00"
C38	34.65	25.00	S22°44'28"E	31.95	20.76	79°25'14"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C39	52.89	275.00	S22°28'43"W	52.80	26.52	11°01'07"
C40	105.72	325.00	N18°40'08"E	105.26	53.33	18°38'17"
C41	72.42	785.00	N22°21'24"E	72.39	36.24	5°17'09"
C42	175.30	785.00	N13°18'59"E	174.93	88.01	12°47'41"
C43	28.36	20.00	S12°54'12"E	24.49	15.45	75°31'21"
C44	5.15	20.00	S58°02'19"E	5.13	2.59	14°44'52"
C45	11.54	275.00	S68°38'54"E	11.54	5.77	22°41'19"
C46	37.68	275.00	S71°40'50"E	37.65	18.57	7°43'31"
C47	35.91	275.00	S79°17'01"E	35.88	17.98	72°28'51"
C48	34.26	275.00	S68°38'54"E	34.23	17.15	7°08'14"
C49	6.55	275.00	N69°09'21"E	6.55	3.28	12°15'46"
C50	4.76	325.00	S85°53'33"W	4.76	2.38	0°50'19"
C51	30.01	325.00	N68°02'35"W	30.00	15.02	5°17'27"
C52	28.00	325.00	N82°55'45"W	28.00	14.01	45°51'31"
C53	28.80	325.00	N77°55'20"W	28.79	14.41	5°04'35"
C54	28.80	325.00	N72°56'45"W	28.79	14.41	5°04'35"
C55	9.37	325.00	N68°28'53"W	9.37	4.69	13°39'10"
C56	2.55	50.00	S65°05'30"W	2.55	1.27	2°55'08"
C57	34.98	50.00	S68°35'38"W	34.27	18.24	40°05'08"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C58	3.71	20.00	S67°45'54"E	3.70	1.86	1°37'39"
C59	27.48	20.00	N67°33'49"E	25.37	16.40	78°42'55"
C60	57.03	50.00	N40°41'20"W	53.99	32.07	65°20'57"
C61	5.09	325.00	N16°15'08"E	5.09	2.55	0°53'32"
C62	14.77	325.00	N26°41'09"E	14.77	7.38	2°51'15"
C63	18.88	325.00	N29°39'40"E	18.86	9.49	3°20'47"
C64	28.21	325.00	N33°54'34"E	28.20	14.62	5°09'00"
C65	15.85	325.00	N37°52'54"E	15.85	7.93	2°47'43"
C66	15.42	275.00	S37°40'20"W	15.42	7.71	3°12'48"
C67	40.88	275.00	S31°48'26"W	40.84	20.48	8°31'00"
C68	1.99	325.00	N32°22'48"E	1.99	1.00	0°21'06"
C69	33.13	325.00	N32°17'03"E	33.11	16.58	5°50'25"
C70	10.30	325.00	N28°27'23"E	10.30	5.15	1°48'55"
C71	22.36	325.00	S60°28'49"E	22.36	11.18	3°56'31"
C72	6.33	325.00	S57°53'03"E	6.33	3.17	1°07'00"
C73	6.36	25.00	N64°41'00"W	6.36	3.20	14°34'53"
C74	14.68	25.00	N88°46'41"W	14.68	7.55	33°36'30"
C75	24.16	50.00	N88°15'37"E	22.93	12.32	27°41'06"
C76	141.05	50.00	S02°55'27"W	98.72	309.44	181°38'34"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C83	19.29	275.00	N33°22'46"E	19.29	9.65	4°01'10"
C84	19.14	275.00	N29°32'33"E	19.14	9.57	3°59'15"
C85	16.33	25.00	S88°04'28"W	16.04	8.47	37°25'51"
C86	27.82	50.00	N85°18'01"E	27.47	14.28	31°52'57"
C87	28.80	50.00	S62°27'09"E	28.22	14.71	32°46'44"
C88	27.34	50.00	S30°18'36"E	27.00	14.02	31°19'43"
C89	27.34	50.00	S01°00'47"W	27.00	14.02	31°19'43"
C90	42.31	50.00	S49°55'05"W	41.06	22.51	48°28'54"
C91	4.46	325.00	S172°1'43"W	4.46	2.23	0°47'08"
C92	29.40	325.00	S02°20'45"W	29.39	14.71	5°10'56"
C93	28.65	325.00	S25°27'45"W	28.64	14.33	5°03'03"
C94	26.76	275.00	N25°12'01"E	26.75	13.39	5°34'31"
C95	36.59	275.00	N18°36'02"E	36.57	18.32	7°37'27"
C96	26.10	275.00	N12°04'09"E	25.09	13.06	5°26'15"
C97	34.39	505.00	N26°46'33"E	34.39	17.20	3°54'03"
C98	39.26	505.00	N30°59'14"E	38.25	19.64	4°27'16"
C99	33.47	505.00	N35°06'47"E	33.46	16.74	3°47'50"
C100	52.67	505.00	N39°59'58"E	52.65	26.38	5°58'33"
C101	28.04	505.00	N43°34'42"E	28.04	14.02	3°10'33"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C102	19.30	275.00	N87°30'57"W	19.30	9.66	4°01'19"
C103	92.82	275.00	N77°50'06"W	92.38	46.86	19°20'23"
C104	25.70	275.00	N17°27'25"E	25.69	12.86	5°21'19"
C105	35.77	275.00	N37°51'40"E	35.75	17.91	7°27'11"
C106	1.92	275.00	N07°47'16"E	1.92	0.96	0°74'01"
C107	32.80	275.00	N31°24'16"E	32.78	16.42	6°50'00"
C108	21.40	275.00	N37°03'00"E	21.39	10.70	4°27'28"
C109	22.40	325.00	S37°02'25"W	22.39	12.70	4°28'33"
C110	28.56	325.00	S32°17'03"W	28.55	14.29	5°02'08"
C111	12.58	325.00	S28°39'27"W	12.58	6.29	2°13'03"
C112	30.65	325.00	N25°17'10"E	30.64	15.34	5°24'13"
C113	30.53	325.00	N19°53'34"E	30.52	15.28	5°22'57"
C114	28.98	325.00	N14°38'49"E	28.97	14.50	5°06'33"
C115	15.56	325.00	N10°43'16"E	15.55	7.78	2°44'33"
C116	19.18	325.00	S89°50'09"E	19.18	9.59	3°22'55"
C118	4.69	25.00	N67°49'51"W	4.69	2.35	1°54'53"

Line #	Length	Direction
L1	22.85	S85°30'49"E
L2	20.43	N65°24'45"W
L3	50.69	S88°28'23"W
L4	48.50	N35°33'21"E
L5	22.68	N57°23'33"W
L6	55.97	S62°27'05"E
L7	54.94	S62°27'05"E
L8	19.42	N57°23'33"W
L9	45.24	N35°33'21"E
L10	7.94	S18°58'09"W
L11	13.79	S09°21'00"W
L12	20.86	N65°24'45"W
L13	8.73	N68°09'54"W
L14	5.50	N14°46'46"E
L15	11.49	N27°32'55"E
L16	22.51	S18°58'09"W
L17	13.79	S09°21'00"W
L18	61.66	S30°47'20"W
L19	16.30	N65°00'44"W
L20	77.74	S50°43'16"E
L21	52.31	N32°45'37"E
L22	15.21	N32°45'37"E
L23	15.21	N32°45'37"E
L24	23.41	N32°19'36"E
L25	11.53	N03°27'41"E
L26	68.23	N03°27'41"E
L27	72.90	N83°56'00"W
L28	79.15	N83°16'22"W
L29	31.23	N69°37'43"W
L30	87.90	S62°00'47"E
L31	90.01	S28°12'21"W
L32	44.36	S27°59'13"W
L33	49.90	N85°33'01"W
L34	50.69	S88°28'23"W
L35	10.00	S82°27'03"E
L36	38.86	S28°12'21"W
L37	48.89	S32°53'54"W
L38	5.60	S01°00'38"W
L39	15.33	S27°52'09"W
L40	5.60	S54°43'41"W
L41	122.51	S27°52'09"W
L42	7.82	N11°14'29"E
L43	34.25	S73°09'49"E

SHEET NO. 3 OF 8



Carlson, Briggance & Doering, Inc.

FIRM ID #C3791

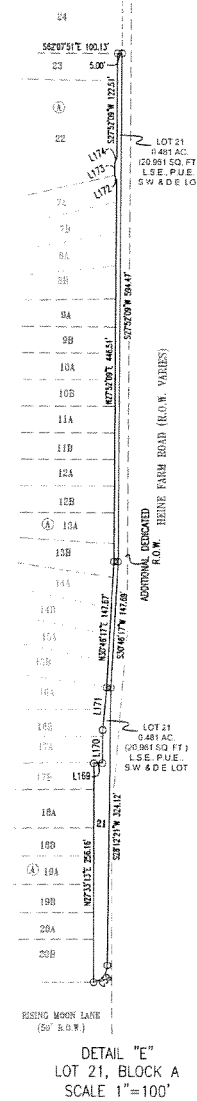
REG. # 10024961

Civil Engineering
5301 West Williams Canyon
Phone No. (512) 280-5160

Surveying
Austin, Texas 78749
Fax No. (512) 280-5165

CASE# C8J-2016-0112.1A

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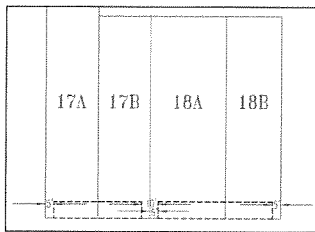
STONEY RIDGE PHASE C SECTION 3 FINAL PLAT

SCALE: 1" = 40'

LEGEND

AREA OF JOINT ACCESS EASEMENT DEDICATED BY SEPARATE INSTRUMENT

TO BE PLATTED WITH STONEY RIDGE PHASE C, SECTION 3A



SCALE 1" = 50'
TYPICAL JOINT ACCESS
EASEMENT LAYOUT

SHEET NO. 5 OF 8

Carlson, Brigrance & Doering, Inc.
 FIRM ID # (C379) • REG. # 1002490
 Civil Engineering • Surveying
 3501 West William Cannon • Austin, Texas 78749
 Phone No. (512) 280-5160 • Fax No. (512) 280-5165

CASE# C8J-2016-0112.1A

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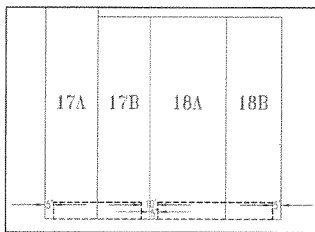
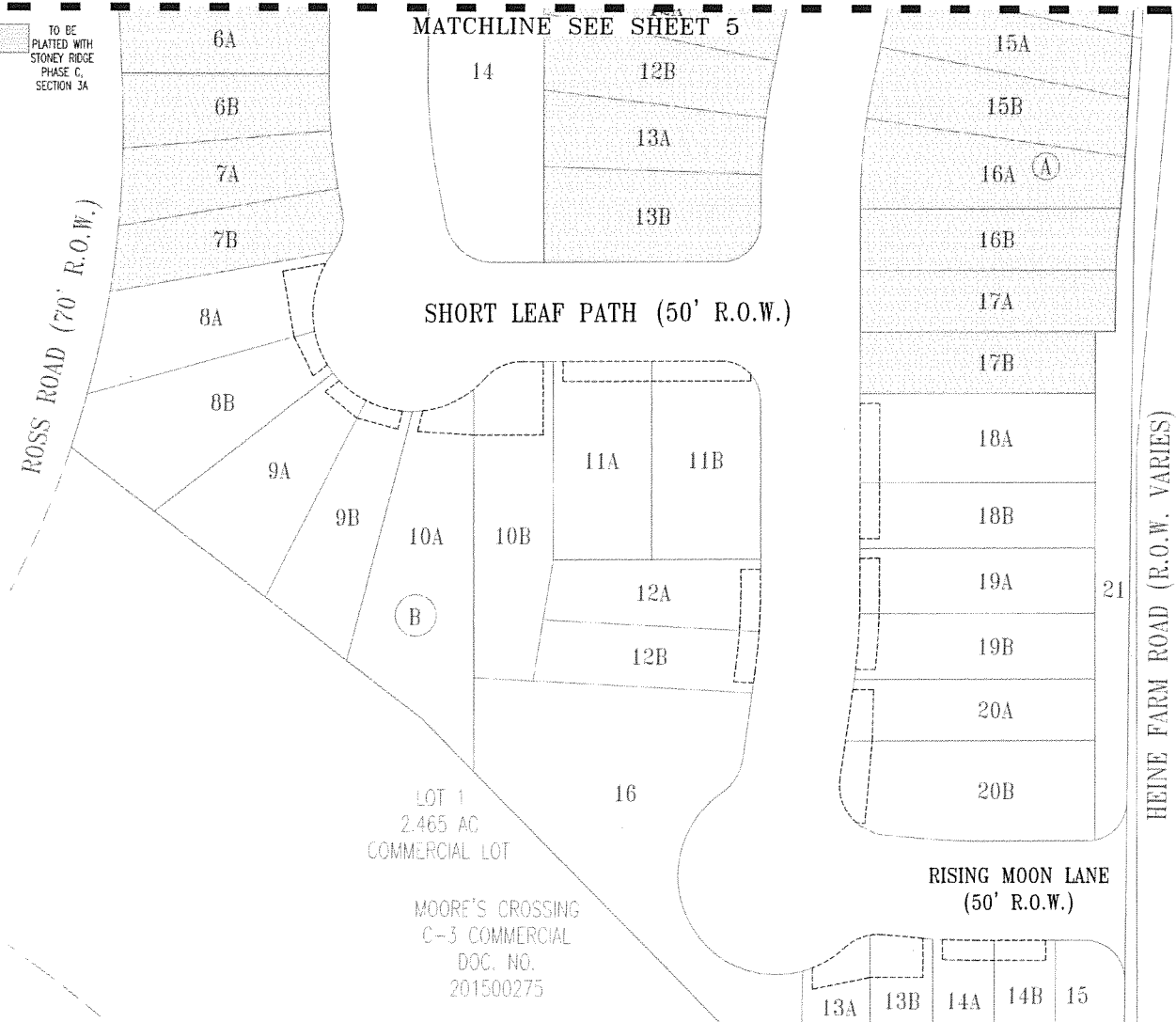
STONEY RIDGE PHASE C SECTION 3 FINAL PLAT

SCALE: 1" = 40'

LEGEND

AREA OF JOINT ACCESS EASEMENT DEDICATED BY SEPARATE INSTRUMENT

TO BE PLATTED WITH STONEY RIDGE PHASE C, SECTION 3A



SCALE 1" = 50'
TYPICAL JOINT ACCESS
EASEMENT LAYOUT

SHEET NO. 6 OF 8

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CASE# C8J-2016-0112.1A

PATH-J:\4736\survey\PLAT PH C SEC 3.dwg

STONEY RIDGE PHASE C SECTION 3 FINAL PLAT

GENERAL NOTES:

1. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS 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. DRIVEWAY LOCATIONS SHALL CONFORM TO CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL.
4. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO CITY OF AUSTIN LAND DEVELOPMENT CODE.
5. PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS INCLUDING: DANCING WIND LANE, SHORT LEAF PATH, RED SLEEVE WAY, RISING MOON LANE AND THE SUBDIVISION SIDE OF HEINE FARM ROAD; AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS ARE REQUIRED TO BE IN PLACE PRIOR TO THE LOTS 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.
6. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
7. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
8. THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
9. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY AND CITY OF AUSTIN (OR OTHER APPROPRIATE JURISDICTION) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
10. ALL ELECTRIC EASEMENTS MUST BE SHOWN ON ALL PLAN SHEETS, LEFT CLEAR FOR ELECTRIC USE AND MAINTENANCE ON A 24/7 BASIS IN PERPETUITY AND MAINTAIN NECESSARY CLEARANCES FROM ANY PROPOSED STRUCTURES, VEGETATION, ETC AT ALL TIMES. NECESSARY CLEARANCE INFORMATION (AE, OSHA, NESC & NEC) MAY BE FOUND IN AUSTIN ENERGY'S DESIGN CRITERIA MANUAL - SECTION 1.5.3.9. THE MANUAL IS AVAILABLE ON AUSTIN ENERGY'S WEBSITE UNDER CONTRACTORS / ELECTRIC SERVICE DESIGN & PLANNING
11. 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.
12. THE CITY'S ENVIRONMENTAL CRITERIA MANUAL (ECM) SECTIONS 2.4.1.D AND 2.4.2.C STATE, IN AREAS WHERE UTILITY LINES ARE PRESENT OR PROPOSED ONLY TREES FROM THE UTILITY COMPATIBLE SHADE TREES LIST (SEE APPENDIX F) SHALL BE PLANTED WITHIN: 30 TO 40 LATERAL FEET FROM ANY OVERHEAD TRANSMISSION CONDUCTOR, UNLESS A MORE RESTRICTIVE DEDICATED RIGHT-OF-WAY HAS BEEN ESTABLISHED. ALL TREES ARE PROHIBITED TO BE PLANTED WITHIN 25 FEET OF THE BASE OF TRANSMISSION STRUCTURES.
13. 24-HOUR ACCESS TO ELECTRIC FACILITIES SHALL BE MAINTAINED.
14. ANY TEMPORARY OR PERMANENT FENCE PREVENTING ACCESS TO THE EASEMENT, SHALL BE COORDINATED WITH AUSTIN ENERGY STAFF. AE STAFF SHALL INSTALL A LOCK ON THE GATE FOR ACCESS.
15. PROPERTY OWNER IS RESPONSIBLE FOR ANY DAMAGES TO CURBING, LANDSCAPING, WALLS, PAVING PLACED AROUND THE ELECTRIC TRANSMISSION STRUCTURES/POLES/LINES CAUSED BY AUSTIN ENERGY DURING MAINTENANCE AND REPAIRS.
16. OWNER MAY NOT WAY NOT PLACE, ERECT, CONSTRUCT OR MAINTAIN WITHIN THE ELECTRIC TRANSMISSION EASEMENT, ANY PERMANENT STRUCTURES, INCLUDING BUT NOT LIMITED TO HABITABLE STRUCTURES SUCH AS HOMES, MOBILE HOMES, GARAGES OR OFFICES, ANY STRUCTURE OF ANY KIND IN SUCH PROXIMITY TO THE ELECTRIC TRANSMISSION OR DISTRIBUTION LINES, POLES, STRUCTURES, TOWERS, OR APPURTENANT FACILITIES AS WOULD CONSTITUTE A VIOLATION OF THE NATIONAL ELECTRIC SAFETY CODE IN EFFECT AT THE TIME THE STRUCTURE IS ERECTED, NOR ANY STRUCTURES, INCLUDING BUT NOT LIMITED TO, FENCES, STORAGE SHEDS, DRAINAGE, FILTRATION OR DETENTION PONDS WHICH WOULD MATERIALLY IMPAIR AUSTIN ENERGY'S ACCESS TO THE TRANSMISSION EASEMENTS OR ITS LINES, POLES, STRUCTURES, TOWERS OR APPURTENANT FACILITIES IN THE EASEMENTS.
17. THE PROPERTY IN THIS SUBDIVISION IS SUBJECT TO THE AGREEMENT CONCERNING CREATION AND OPERATION OF THE MOORE'S CROSSING MUNICIPAL UTILITY DISTRICT (MUD CONSENT AGREEMENT) AND ANY AMENDMENTS PRIOR TO RECORDATION. PARKLAND REQUIREMENTS HAVE BEEN MET PER THE THIRD AMENDMENT TO THE MUD CONSENT AGREEMENT BY POSTING FISCAL SURETY FOR RECREATIONAL IMPROVEMENTS AT STONEY RIDGE PARK.
18. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THESE CONTROLS ARE SET IN PLACE IN THE STONEY RIDGE NORTH POND, CITY FILE # CBJ-04-0027.08, AND HAVE BEEN ACCEPTED BY THE MOORE'S CROSSING M.U.D. FOR MAINTENANCE.
19. 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 RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
20. CITY OF AUSTIN AND TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO SITE DEVELOPMENT.
21. A 10 FOOT (10') E.T.E. IS HEREBY DEDICATED ADJACENT TO ALL STREETS, EXCEPT HEINE FARM ROAD.
22. THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS:


WATER - CITY OF AUSTIN
WASTEWATER - CITY OF AUSTIN
ELECTRIC - AUSTIN ENERGY
GAS - TEXAS GAS
TELECOM - AT&T

23. DIRECT ACCESS TO ROSS ROAD AND HEINE FARM ROAD IS PROHIBITED FROM ANY SINGLE FAMILY LOT IN THIS SUBDIVISION.
24. LOTS 21, 22, AND 23 BLOCK "A"; LOTS 15 AND 16 BLOCK "B"; AND LOT 14 BLOCK "C" ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION AND/OR HIS/HER ASSIGNS AND RESTRICTED TO NON-RESIDENTIAL USES.
25. LOT 24 BLOCK "A" IS TO BE MAINTAINED BY THE MOORE'S CROSSING MUD.
26. A MINIMUM OF TWO OFF-STREET PARKING SPACES IS REQUIRED FOR EACH UNIT. THE DRIVEWAY MAY BE COUNTED AS ONE OF THE TWO SPACES REQUIRED FOR EACH UNIT. FOR ANY LOT WITH 6 OR MORE BEDROOMS, THE MINIMUM PARKING REQUIREMENT IS ONE SPACE PER BEDROOM.
27. NO TREES ARE PERMITTED WITHIN EXISTING ELECTRIC, GAS AND WASTEWATER EASEMENTS.
28. 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 # _____, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
29. 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.
30. THIS SUBDIVISION WILL BE SINGLE FAMILY "ATTACHED" RESIDENTIAL AND IS SUBJECT TO 30-2-233.
31. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AS RECORDED IN DOCUMENT NO. _____, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
32. CORNER LOTS 209 & 23, BLOCK "A"; LOTS 1A, 11B & 15, BLOCK "B"; LOTS 1A, 6A, & 13B, BLOCK "C" ACCESS IS RESTRICTED TO ONLY ONE STREET.
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 THE 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. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
35. DEVELOPMENT OF THESE LOTS SHALL COMPLY WITH REQUIREMENTS OF THE AIRPORT HAZARD AND COMPATIBLE LAND USE REGULATIONS, (CHAPTER 25-13) AS AMENDED.
36. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM CITY OF AUSTIN AND TRAVIS COUNTY.
37. THE SINGLE FAMILY ATTACHED RESIDENTIAL (SFAR) LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO A JOINT USE DRIVEWAY ACCESS EASEMENT (JUAE). THE OWNERS OF AN A/B LOT PAIRING SHALL MAINTAIN THE JUAE DRIVEWAY IN ACCORDANCE WITH TRAVIS COUNTY STANDARDS AND THE RESTRICTIVE COVENANTS AND CONDITIONS RECORDED IN DOC # _____ AND ANY RELATED RULES THAT MAY BE ESTABLISHED BY THE HOME OWNERS ASSOCIATION (HOA) OR REGULATORY AUTHORITIES ADDRESSING DESIGN, MATERIAL, MAINTENANCE, DRIVEWAY REPAIRS AND MODIFICATIONS SHALL BE IN ACCORDANCE WITH THE ESTABLISHED REGULATIONS AND WITHIN THE JOINT USE ACCESS EASEMENT. TRAVIS COUNTY, THE CITY OF AUSTIN, THE STONEY RIDGE C-3 HOA OR THE ADJOINED LOT OWNER MAY ENFORCE THE OWNERS RESPONSIBILITY TO COMPLY WITH ESTABLISHED STANDARDS.
38. ALL JOINT USE ACCESS EASEMENTS ARE TO BE MAINTAINED AND/OR REPAIRED BY THE INDIVIDUAL HOMEOWNER'S SHARING THE EASEMENT. THE COSTS ASSOCIATED WITH THE MAINTENANCE AND REPAIR OF THE JOINT USE ACCESS DRIVEWAY SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER'S USING THE ACCESS AND SHARED EQUALLY BETWEEN THE PARTIES. NO OBSTRUCTIONS, STRUCTURES, FENCES OR ANY OTHER MATERIAL THAT MAY IMPAIR THE JOINT USE ACCESS EASEMENT FROM FUNCTIONING AS DESIGNED.
39. TO FACILITATE FIRE ACCESS, ALL LOTS SHALL BE DEVELOPED WITH A FRONT YARD SETBACK SUFFICIENT TO PROVIDE OFF STREET PARKING, A MINIMUM OF 20 FEET. ALL RESIDENTIAL LOTS LOCATED ON THE NORTH SIDE OF SCARLET SLEEVE WAY, SOUTH SIDE OF SHORT LEAF PATH, EAST SIDE OF DANCING WIND LANE AND EAST SIDE OF SPOTTED LEAF WAY SHALL BE SIGNED "FIRE LANE-TOW WAY ZONE" FOR THE LENGTH OF THE RESIDENTIAL LOT AND AN ADDITIONAL 50 FEET IN EACH DIRECTION, IN ACCORDANCE WITH THE FIRE CODE.
40. PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT OF EXISTING CONDITIONS VIA AN EXISTING WET DETENTION POND (STONEY RIDGE NORTH POND) (CSJ-04-0027.08) PERMIT NUMBER (04-1062)
41. ALL 15 FOOT DRAINAGE EASEMENT TO BE ENCLOSED CONDUIT.
42. THE JOINT USE ACCESS EASEMENTS FOR THE SFAR LOTS IN THIS SUBDIVISION ARE DEFINED AND RECORDED IN DOCUMENT NUMBER _____ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

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 THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF 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 PLUNG 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.

SHEET NO. 7 OF 8

	Carlson, Brigrace & Doering, Inc.	
	FIRM ID #F3791	REG. # 10624990
	Civil Engineering 5501 West Williams Canyon Phone No. (512) 289-5160	Surveying Austin, Texas 78749 Fax No. (512) 280-5165

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STONEY RIDGE PHASE C SECTION 3 FINAL PLAT

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS: SR DEVELOPMENT, BEING THE OWNER OF 20.403 ACRES OF LAND OUT OF THE NOEL M. BAIN SURVEY NO. 1, ABSTRACT NO. 61, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO SR DEVELOPMENT, INC., IN DOCUMENT NO. 2011036233 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 13.843 ACRES OF LAND IN ACCORDANCE WITH CHAPTERS 212 OF THE TEXAS LOCAL GOVERNMENT CODE AND WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

"STONEY RIDGE PHASE C SECTION 3 FINAL PLAT"

AND DOES 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.

WILLIAM G. GURASICH
SR DEVELOPMENT, INC.
4425 S. MOPAC EXPY.
SUITE 205
AUSTIN, TX 78735
(512) 474-5300

STATE OF TEXAS §
COUNTY OF TRAVIS §

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS ____ DAY OF _____, 20____, TO CERTIFY WHICH WITNESS MY HAND AND OFFICIAL SEAL.

_____, NOTARY PUBLIC

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

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

RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

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

STEPHEN OLIVER, CHAIRPERSON

JAMES SHIEH, SECRETARY

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA DEBEAUVOR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE ____ DAY OF _____, 20____, A.D., THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

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

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY 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., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____.

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

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, BRETT R. PASQUARELLA, P.E., AM AUTHORIZED TO PRACTICE THE PROFESSION OF CIVIL ENGINEERING IN THE STATE OF TEXAS, AND HEREBY CERTIFY THAT THE ENGINEERING PORTIONS OF THIS PLAT COMPLY WITH CHAPTER 30 OF THE AUSTIN CITY CODE, OF 2002, AS AMENDED. NO PORTION OF THIS TRACT LIES WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL INSURANCE RATE MAP PANEL NO. 48453C0620J, DATED JANUARY 6, 2016, FOR TRAVIS COUNTY, TEXAS. THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON.

ENGINEERING BY:

BRETT R. PASQUARELLA, P.E. NO. 84769 DATE _____
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 30 OF THE AUSTIN CITY CODE, OF 2002 AS AMENDED, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SURVEYED BY:

AARON V. THOMASON, JR., R.P.L.S. NO. 6214 DATE: _____
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



SHEET NO. 8 OF 8



CASE# C8J-2016-0112.1A

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