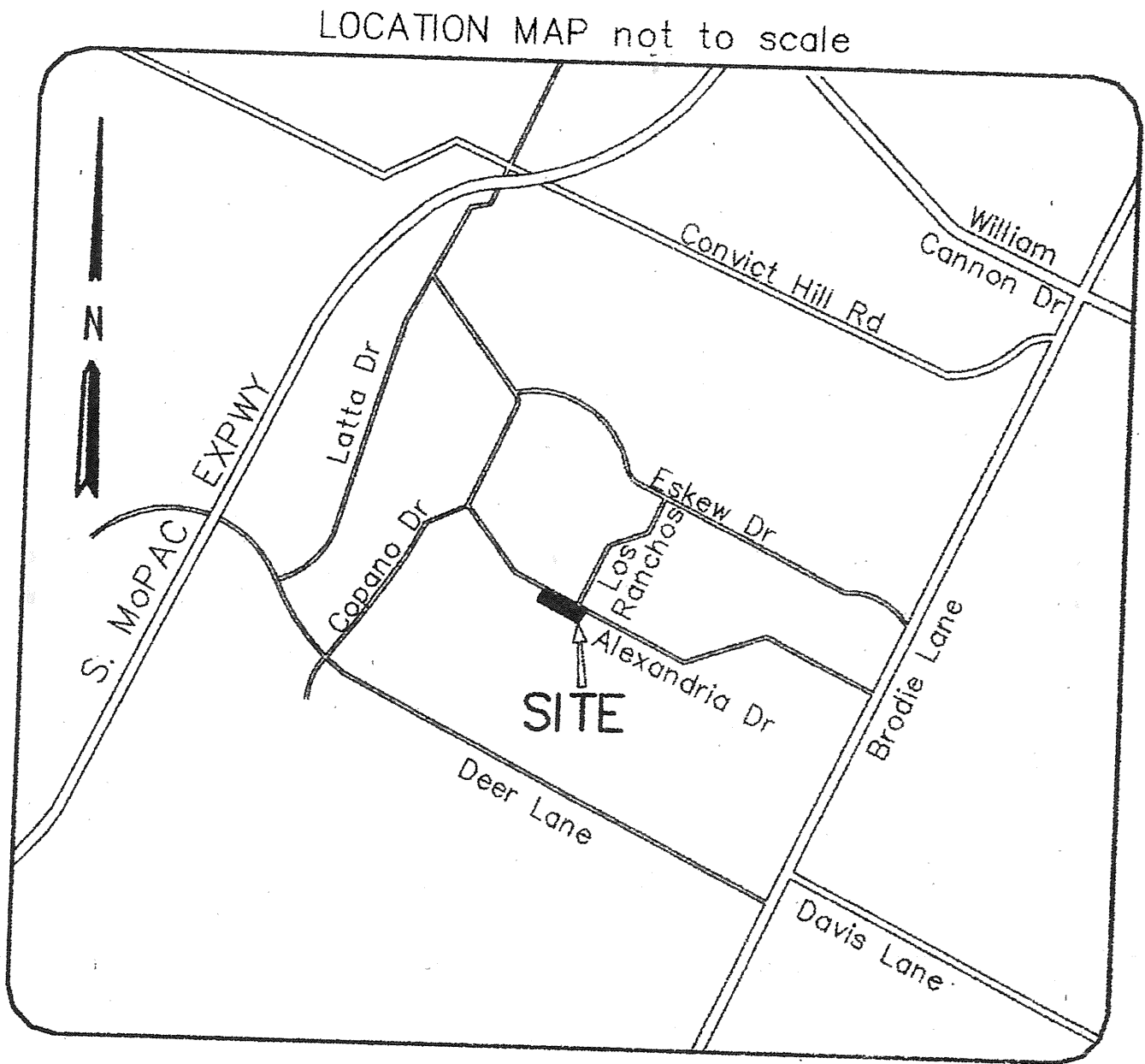


**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2017-0029.0A**ZAP DATE:** August 15, 2017**SUBDIVISION NAME:** Alexandria Maple Run Addition**AREA:** 1.01 acres**LOTS:** 7**APPLICANT:** All Points Construction Service, LLC (Adrian De Leon)**AGENT:** Jerry Perales**ADDRESS OF SUBDIVISION:** 4201 Alexandria Drive**GRIDS:** MD17**COUNTY:** Travis**WATERSHED:** Williamson Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3**DISTRICT:** 8**LAND USE:** Residential**SIDEWALKS:** Sidewalks will be constructed along Alexandria Drive.

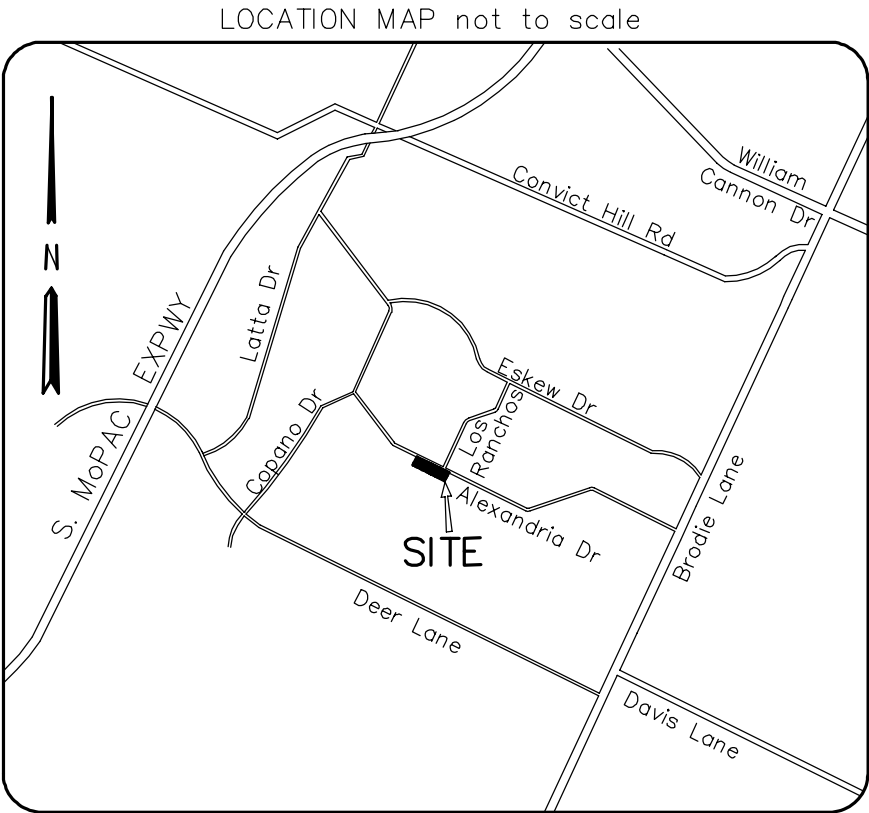
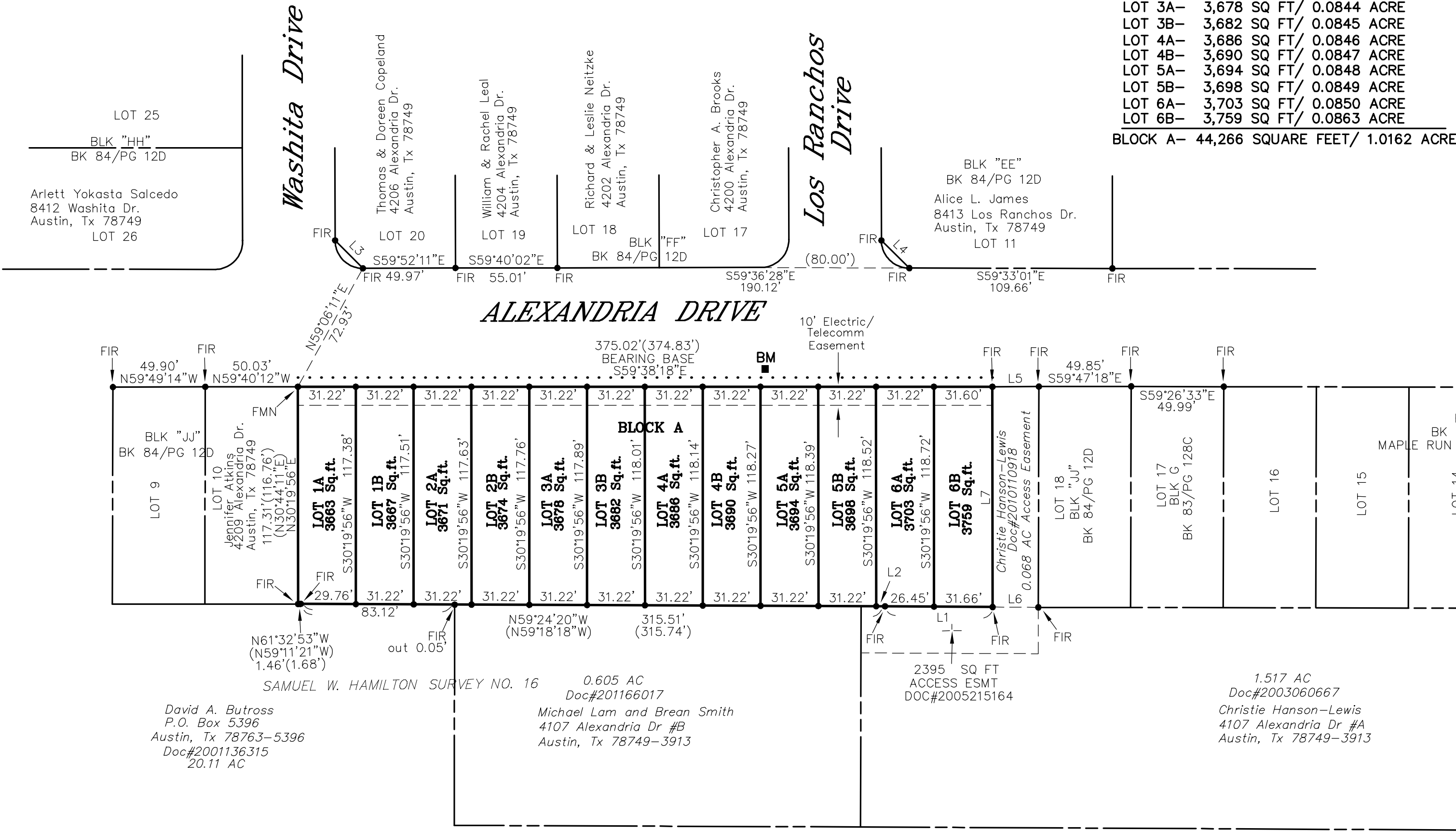
**DEPARTMENT COMMENTS:** The request is for the approval of the final plat of Alexandria Maple Run Addition. The plat is comprised of 7 residential lots on 1.01 acres. The proposed lots comply with the requirements for use, lot width and lot size.

**STAFF RECOMMENDATION:** The staff recommends approval of the plat. The subdivision 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](mailto:steve.hopkins@austintexas.gov)



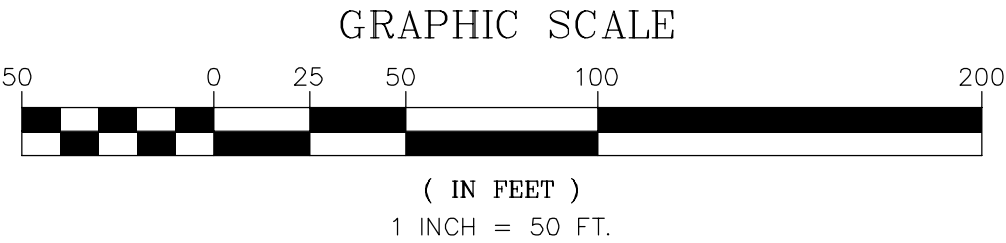
ALEXANDRIA MAPLE RUN ADDITION



SURVEYORS CERTIFICATION

I, THOMAS P. DIXON, AM AUTHORIZED UNDER THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999, IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION, ON THE GROUND, NOVEMBER 9, 2016

THOMAS P. DIXON R.P.L.S. #4324  
WATERLOO SURVEYORS INC.  
PO BOX 160176  
AUSTIN, TEXAS 78716-0716  
Phone: 512-481-9602  
www.waterloosurveyors.com  
T.B.P.L.S. FIRM# 10124400  
J14976P



PROJECT DATA

**OWNER:** ALL POINTS CONSTRUCTION SERVICES, LLC  
4401 WALLING FORGE DRIVE  
AUSTIN, TEXAS 78727

**LEGAL DESCRIPTION:** 1.0162 ACRES OF LAND, MORE OR LESS, OUT OF THE THOMAS ANDERSON SURVEY NO. 17 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

TWELVE LOTS/ONE BLOCK  
PREPARATION DATE: MAY 12, 2017  
SUBMITTAL DATE:

**LEGEND**

FOUND 1/2" IRON ROD W/CAP FIRC  
FOUND MA NAIL FMN  
FOUND 1/2" IRON ROD FIR  
SET 1/2" IRON ROD W/CAP SIRC  
CAP LABELED "WATERLOO RPLS 4324"

(RECORD CALL)

SIDEWALKS .....

**BENCHMARK: BM**  
Square cut in concrete curb;  
Assumed Elevation 100.00'

**BEARING BASE:**  
Field Notes in Document No. 2016143420  
Official Public Records



ALEXANDRIA MAPLE RUN ADDITION

STATE OF TEXAS: COUNTY OF TRAVIS: KNOW ALL PERSONS BY THESE PRESENTS:

THAT WE, ALL POINTS CONSTRUCTION SERVICES, LLC... OWNERS OF 1.0162 ACRES(1.015 AC) OF LAND, MORE OR LESS, OUT OF THE THOMAS ANDERSON SURVEY NO. 17, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAME BEING THAT CERTAIN 1.015 ACRE TRACT OF LAND, CONVEYED TO US BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO. 2016168401, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID TRACT BEING APPROVED FOR SUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212 OF THE LOCAL GOVERNMENT CODE, DO HEREBY SUBDIVIDE SAID 1.0162 ACRES TO BE KNOWN AS:

ALEXANDRIA MAPLE RUN ADDITION

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

WITNESS MY HAND THIS THE \_\_\_\_DAY OF\_\_\_\_\_, 201\_\_\_\_

ADRIAN DELEON, MANAGER  
ALL POINTS CONSTRUCTION SERVICE, LLC  
4401 WALLING FORGE DRIVE  
AUSTIN, TX 78727

STATE OF TEXAS: COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ADRIAN DELEON, KNOWN TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_DAY OF \_\_\_\_\_, 201\_\_\_\_, A.D., NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS.

NOTARY: PRINT OR STAMP NAME HERE MY COMMISSION EXPIRES

JURISDICTION:

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF AUSTIN, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 201\_\_\_\_\_.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS,

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_ AD.

J. RODNEY GONZALES, DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

ENGINEER'S CERTIFICATION:

I, JERRY PERALES, AM AUTHORIZED UNDER THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CHAPTER 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

I FURTHER CERTIFY THAT NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY(FEMA) FLOOD INSURANCE ADMINISTRATION FIRM PANEL #48453C0580H, DATED SEPTEMBER 26, 2008, FOR AUSTIN, TRAVIS COUNTY, TEXAS.

JEROME PERALES, PE NO. 94676  
PERALES ENGINEERING, LLC  
1705 W. 6TH STREET  
AUSTIN, TX 78703  
jperaleseng.com

DATE

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, COUNTY OF TRAVIS,

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_ AD.

CHAIR

SECRETARY

NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY.
2. 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.
3. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LDC AND ECM.
4. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
5. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR THE PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
6. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
7. 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 CHAPTER 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
8. 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 ELECTRICAL 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 OF THE CITY OF AUSTIN L.D.C.
9. 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.
10. 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 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.
11. 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, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
12. PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG ALEXANDRIA DRIVE AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE REQUIRED 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.
13. A 10 FOOT ELECTRIC AND TELECOMMUNICATIONS EASEMENT IS HEREBY DEDICATED ALONG THE ROW OF ALEXANDRIA DRIVE.

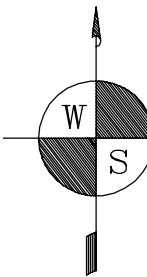
STATE OF TEXAS: COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND IT'S CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_, A.D. AT \_\_\_\_O'CLOCK \_\_\_\_M., DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_ A.D. AT \_\_\_\_ O'CLOCK\_\_\_\_M., PLAT RECORDS IN SAID COUNTY AND STATE IN DOCUMENT NO. \_\_\_\_\_ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY:

DEPUTY



WATERLOO SURVEYORS INC.  
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PERALES ENGINEERING, L.L.C.  
LAND DEVELOPMENT AND  
ENVIRONMENTAL CONSULTING SERVICES  
T.S.P.E. # F-12013