

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2013-0081.4A.SH**P.C. DATE:** October 10, 2017**SUBDIVISION NAME:** Colorado Crossing IV, Section 9 (Being a Resubdivision of Lot 5A, Resubdivision of Lot 1, Lockheed Addition)**AREA:** 49.85 acres**LOTS:** 238**APPLICANT:** Lennar Buffington Zach Scott LP**AGENT:** Lakeside Engineering
(Chris Ruiz)**ADDRESS OF SUBDIVISION:** Autumn Bay Drive**GRIDS:** L-16**COUNTY:** Travis**WATERSHED:** Onion Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** LI-PDA-NP**DISTRICT:** 2**PROPOSED LAND USE:** Residential, ROW**NEIGHBORHOOD PLAN:** Southeast Combined**SIDEWALKS:** Sidewalks will be provided along all internal streets and subdivision side of boundary streets.**DEPARTMENT COMMENTS:** The request is for approval of a resubdivision (*which is also a final out of an approved preliminary plan*) namely, Colorado Crossing IV, Section Nine (Being a Resubdivision of Lot 5A, Resubdivision of Lot 1, Lockheed Addition). The proposed resubdivision of 238 lots is on 49.85 acres.

It should be noted that this is the last section out of the Colorado Crossing IV preliminary plan. The plat matches the approved preliminary plan which was approved on January 14th of 2014 by the Commission, and the plat meets all subdivision codes and regulations required to be approved.



STAFF RECOMMENDATION: Staff recommends approval of the resubdivision. This plat meets all applicable City of Austin Land Development and State Local Government requirements.**PLANNING COMMISSION ACTION:**

9/12/17: Postponed to 9/26/17 (neighborhood).

9/26/17: Postponed to 10/10/17 (commission).

CASE MANAGER: Sylvia Limon**PHONE:** 512-974-2767**E-mail:** Sylvia.limon@austintexas.gov



 Subject Tract
 Base Map

CASE#: C8-2013-0081.4A.SH
 LOCATION: Autumn Bay Drive

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.

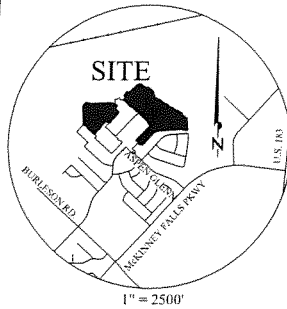
This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.

SANTIAGO DEL VALLE GRANT
TRAVIS COUNTY, TEXAS
OCTOBER 2016

0' 100' 200' 300'

GRAPHIC SCALE
1" = 100'

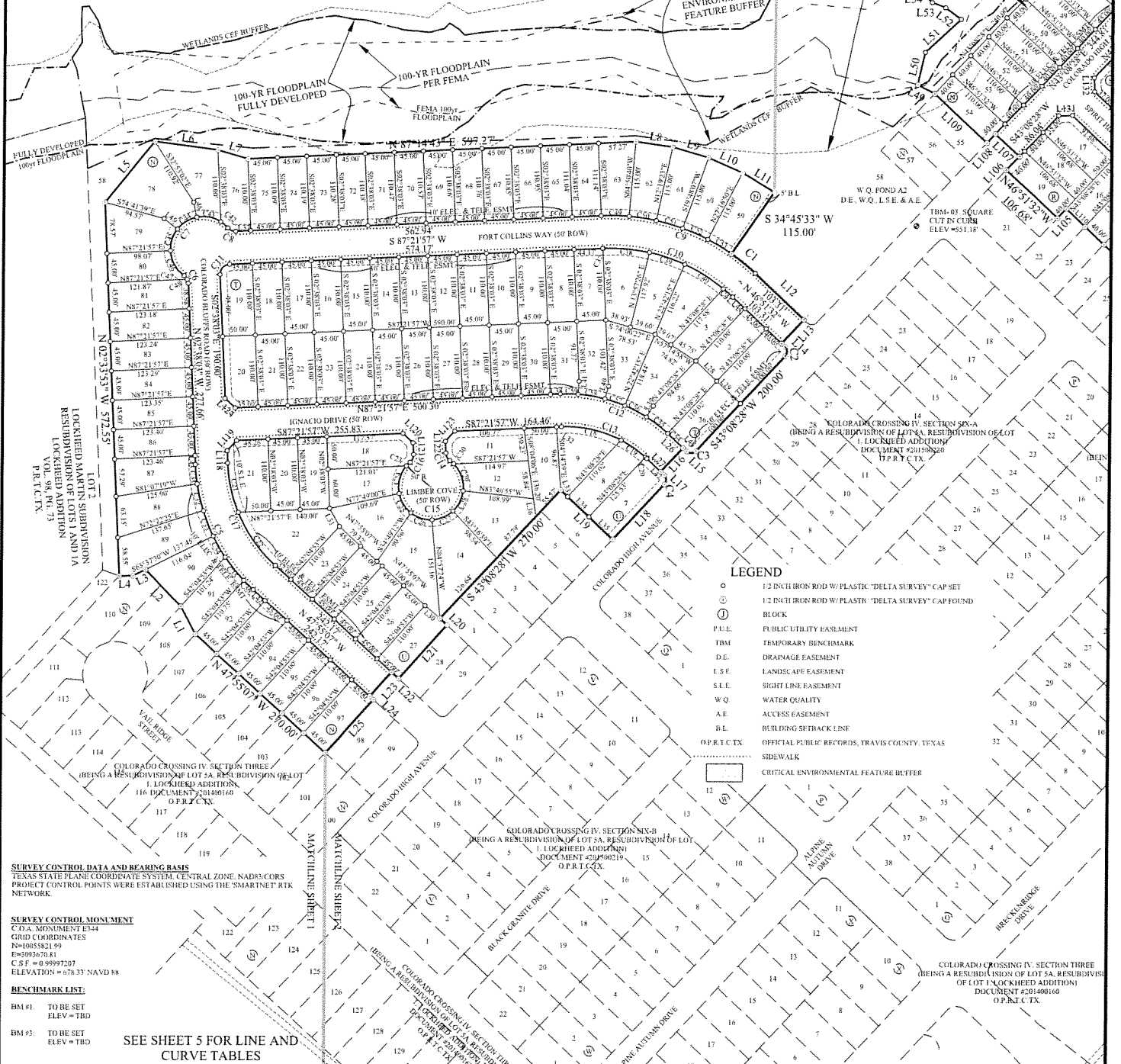
AREA MAP



LEGEND

- 1/2 INCH IRON ROD W/ PLASTIC "DELTA SURVEY" CAP SET
- 1/2 INCH IRON ROD W/ PLASTIC "DELTA SURVEY" CAP FOUND
- BLOCK
- P.U.E. PUBLIC UTILITY EASEMENT
- TBM TEMPORARY BENCHMARK
- D.E. DRAINAGE EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- W.Q. WATER QUALITY
- A.E. ACCESS EASEMENT
- B.L. BUILDING SETBACK LINE
- O.P.R.T.C.T.X. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- CRITICAL ENVIRONMENTAL FEATURE BUFFER

LOT 1, BLOCK D MET
CENTER II, SECTION 3
DOCUMENT #200700174
O.P.R.T.C.T.X.



LEGEND

- 1/2 INCH IRON ROD W/ PLASTIC "DELTA SURVEY" CAP SET
- 1/2 INCH IRON ROD W/ PLASTIC "DELTA SURVEY" CAP FOUND
- BLOCK
- P.U.E. PUBLIC UTILITY EASEMENT
- TBM TEMPORARY BENCHMARK
- D.E. DRAINAGE EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- S.L.E. SIGHT LINE EASEMENT
- W.Q. WATER QUALITY
- A.E. ACCESS EASEMENT
- B.L. BUILDING SETBACK LINE
- O.P.R.T.C.T.X. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- CRITICAL ENVIRONMENTAL FEATURE BUFFER

SURVEY CONTROL DATA AND BEARING BASES
TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 CORRS
PROJECT CONTROL POINTS WERE ESTABLISHED USING THE "SMARTNET" RTK NETWORK

SURVEY CONTROL MONUMENT
C.O.A. MONUMENT E334
GRID COORDINATES
N=44055821.99
E=2993676.81
C.S.F. = 0.99997227
ELEVATION = 678.33' NAVD 88

BENCHMARK LIST:

BM #1: TO BE SET
ELEV = TBD
BM #2: TO BE SET
ELEV = TBD

SEE SHEET 5 FOR LINE AND
CURVE TABLES

Delta Survey Group Inc.
8213 Brodie Lane Ste. 102 Austin, TX. 78745
office: (512) 282-5200 fax: (512) 282-5230
TBPLS FIRM NO. 10004700

COLORADO CROSSING IV, SECTION NINE
(BEING A RESUBDIVISION OF LOT 5A,
RESUBDIVISION OF LOT 1, LOCKHEED ADDITION)

CASE NO. C8-2013-0081.4A.SH

SHEET
1
OF
6

SANTIAGO DEL VALLE GRANT
TRAVIS COUNTY, TEXAS
OCTOBER 2016

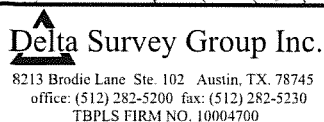


GRAPHIC SCALE
1" = 100'



LEGEND

- | | |
|----------------|--|
| 0 | 12 INCH IRON ROD W/ PLASTIC "DELTA SURVEY" CAP SET |
| ② | 12 INCH IRON ROD W/ PLASTIC "DELTA SURVEY" CAP FOUND |
| ① | BLACK |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| T.B.M. | TEMPORARY BENCHMARK |
| D.E. | DRAINAGE EASEMENT |
| L.S.E. | LANDSCAPE EASEMENT |
| W.Q. | WATER QUALITY |
| A.E. | ACCESS EASEMENT |
| B.L. | BUILDING SETBACK LINE |
| G.P.R.T.C.T.X. | OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS |
| | SIDEWALK |
| | CITIZEN ENVIRONMENTAL FEATURE BUFFER |



COLORADO CROSSING IV, SECTION NINE
(BEING A RESUBDIVISION OF LOT 5A,
RESUBDIVISION OF LOT 1, LOCKHEED ADDITION) CASE NO. C8-2013-0081.4A.SH

SHEET
3
OF
6

NOTES

- 1) 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 REPLACING MAY NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 2) PRIOR TO CONSTRUCTION, EXCEPT SINGLE FAMILY AND OR DUPLEX ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- 3) AN ADMINISTRATIVE VARIANCE HAS BEEN GRANTED FROM THE CITY OF AUSTIN'S TRANSPORTATION CRITERIA MANUAL, SECTION 13.2.1 LOCAL STREETS FOR THIS PROJECT ARE ALLOWED TO REDUCE THE R.O.W. FROM 50-FEET TO 30-FEET AND REDUCE THE STREET WIDTH FROM 36-FEET TO 30 FEET (FOC-FOC). THIS IS CONTINGENT UPON NOTE 22, OFFSTREET PARKING REQUIREMENTS.
- 4) BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS, AS SPECIFIED IN ORDINANCE NO. 040311-2-2, OR IF MORE RESTRICTIVE AS DESIGNATED ON THE PLAT.
- 5) THE WATER QUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE PURSUANT TO THE CITY OF AUSTIN'S LAND DEVELOPMENT CODE (L.D.C.). THE USE AND MAINTENANCE OF THESE EASEMENTS IS RESTRICTED BY THE L.D.C. THEREOF.
- 6) MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO ACCORDING TO CITY OF AUSTIN STANDARDS. ALL DETENTION POUNDS AND WATER QUALITY POUNDS WILL BE CONSTRUCTED AND MAINTAINED PER COA SPECIFICATIONS AND AS REQUIRED PER THE "DRAINAGE AND DETENTION EASEMENT AGREEMENTS", RECORDED IN DOCS: V. 12836, P. 286-299 AND THE "DECLARATIONS OF CONDITIONS, COVENANTS AND RESTRICTIONS" DOC NO. 200164648.
- 7) PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
- 8) ALL FINISHED FLOOR ELEVATIONS IN THIS SUBDIVISION SHALL BE IN ACCORDANCE WITH CITY OF AUSTIN REGULATIONS AS CURRENTLY AMENDED.
- 9) PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AND/OR STORMSEWER EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- 10) NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS AND OR STORMSEWER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
- 11) ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- 12) EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE L.D.C. AND THE ENVIRONMENTAL CRITERIA MANUAL.
- 13) ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS. ALL STREETS WILL BE PAVED WITH ASPHALTIC CONCRETE PAVEMENT WITH CONCRETE CURB AND GUTTER. ALL LOCAL STREETS ARE TO HAVE A 30 FOOT R.O.W. AND A PAVING WIDTH OF 30 FEET FOC-FOC. RESIDENTIAL COLLECTORS ARE TO HAVE A 60 FOOT R.O.W. AND A PAVING WIDTH OF 40 FEET FOC-FOC. NEIGHBORHOOD COLLECTORS ARE TO HAVE A VARIOUS R.O.W. FROM 64 FEET TO 60 FEET AND A PAVING WIDTH OF 40 FEET FOC-FOC.
- 14) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN'S WATER AND WASTEWATER SYSTEM.
- 15) 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 PLANS 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.
- 16) THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 17) THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE THE ELECTRIC UTILITY WITH ANY EASEMENT AND OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC LINES. THE 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 L.D.C.
- 18) A TEN FOOT ELECTRIC AND TELECOMMUNICATIONS EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL RIGHTS OF WAY.
- 19) 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 CENTERLINE OF THE OVERHEAD ELECTRIC 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.
- 20) ALL STREETS, DRAINAGE, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- 21) PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: BRECKENRIDGE DRIVE, COLORADO HIGH AVENUE, COLORADO BLUFFS ROAD, IGNACIO DRIVE, LIMBER COVE, FORT COLLINS WAY, SASQUATCH STREET, LODGEPOLE DRIVE, TONKA LANE AND SPIRIT HILL ROAD. SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS AND/OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- 22) A MINIMUM OF THREE OFF STREET PARKING SPACES ARE REQUIRED FOR EACH DWELLING UNIT. FOR ANY LOT WITH 6 OR MORE BEDROOMS, THE MINIMUM PARKING REQUIREMENT IS ONE SPACE PER BEDROOM.
- 23) DRIVEWAYS MUST BE CONSTRUCTED NO CLOSER THAN 30 FEET (50% OR 60% OF THE PARCEL FRONTAGE, WHICHEVER IS LESS FROM THE INTERSECTION OF RIGHT-OF-WAY (ROW) LINES AT ALL LOCAL AND COLLECTOR STREET INTERSECTIONS.
- 24) FOR A MINIMUM TRAVEL DISTANCE OF 25' FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.
- 25) POSTAL FACILITIES SHALL BE LOCATED IN THE COMMON OPEN SPACE AREAS AND OR GREENBELT AREAS AT THE TIME OF FINAL PLAT.
- 26) PRIOR TO THE DISTURBANCE OF THE EXISTING NATURAL FEATURES LOCATED ON SITE, AS SHOWN ON THE COLORADO CROSSING II PRELIMINARY PLAT, LISTED BELOW AND AS STATED IN DOCUMENT NO. 2002121658, RECORDED IN THE O.P.R.T.C.T.X., REPLACEMENT FEATURES SHALL BE CONSTRUCTED (OR SECURED) IN THE FOLLOWING MANNER:
ENVIRONMENTAL FEATURE -
REPLACEMENT FEATURE - THE AREA OF HEADWATER SETBACK SHALL BE MITIGATED BY THE CREATION OF AN EQUAL AREA OF WET POND AND/OR DETENTION BASIN PURSUANT TO THE LOCKHEED ZONING ORDINANCES AS FOLLOWS:
A. A WATER QUALITY SYSTEM BY MEANS OF A "WET POND/DETENTION" FACILITY WHICH WILL PROVIDE GREATER WATER QUALITY AND EROSION CONTROL PROTECTION, AND
B. WATER QUALITY CAPTURE VOLUME OF 125% OF THE LAND DEVELOPMENT CODE REQUIREMENT (L.D.C.) AND 1-YEAR DETENTION STORAGE, AND
C. A WATER QUALITY/DETENTION BASIN OF AN AREA EQUAL TO OR GREATER THAN THE AREA OF THE 50-FOOT SETBACK.
EXCESS AREAS CREATED AS MITIGATION FOR INDIVIDUAL NATURAL FEATURES SHALL CARRY-OVER AS CREDIT TOWARD MITIGATION OF SUBSEQUENT DISTURBED NATURAL FEATURES ON THE SUBJECT SITE.
- 27) ADVANCED NOTICE SIGNAGE OF REDUCED SPEED SHALL BE REQUIRED WHERE DESIGN ELEMENTS DO NOT MEET 30 MPH DESIGN STANDARDS.
- 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 DOCUMENT NUMBER _____ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
(THIS DOCUMENT IS PREPARED BY THE FISCAL OFFICER)
- 29) ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, RESUBDIVISION OF LOT 1, LOCKHEED ADDITION, AS RECORDED IN DOCUMENT NUMBER 200406229, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SHALL APPLY TO THIS RESUBDIVISION PLAT.
- 30) THE PORTIONS OF THE PRELIMINARY PLAN WHICH ARE DESIGNATED SINGLE FAMILY SHALL BE DEVELOPED AND CONSTRUCTED AS A SMALL LOT SUBDIVISION IN COMPLIANCE WITH THE CITY OF AUSTIN'S LAND DEVELOPMENT CODE.
- 31) A DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS IN COMPLIANCE WITH CHAPTER 25-4-232 IS RECORDED AS DOC. NO. 200516081 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- 32) BENCHMARKS
TBM-01: SQUARE CUT IN TOP OF CURB ELEV = 540.36'
TBM-02: SQUARE CUT IN TOP OF CURB ELEV = 544.17'
TBM-03: SQUARE CUT IN TOP OF CURB ELEV = 551.18'
- 33) WITHIN A SIGHT DISTANCE EASEMENT, ANY OBSTRUCTION OF SIGHT BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR OTHER OBJECT WHICH IS DETERMINED TO CREATE TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED AT OWNER'S EXPENSE. PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING AN UNOBSTRUCTED VIEW CORRIDOR WITHIN EACH EASEMENT AT ALL TIMES.

NOTES

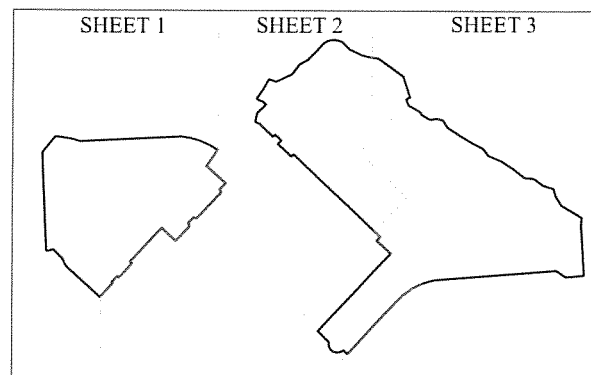
- 34) A PARKLAND DEDICATION FEE-IN-4-IEU HAS BEEN PAID FOR 236 DWELLING UNITS.
- 35) BEFORE CITY OF AUSTIN FINAL ACCEPTANCE OF THIS SUBDIVISION SECTION CAN OCCUR, INCLUDING ACCEPTANCE OF ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS, ALL EXISTING PRIVATE ELECTRICAL IMPROVEMENTS ON LINENAR BUFFINGTON COLORADO CROSSING, L.P.'S PROPERTY MUST BE REMOVED FROM THE AREA DEFINED AS THE RELEASED TRACT IN THE AMENDMENT OF RECIPROCAL EASEMENT AGREEMENT RECORDED IN TRAVIS COUNTY RECORDS AS DOCUMENT NO. 20140229683) AND THE REPLACEMENT PUBLIC ELECTRIC IMPROVEMENTS LOCATED WITHIN BLOCK N LOT 141 MUST BE COMPLETE AND ACCEPTED BY AUSTIN ENERGY.
- 36) THE DEVELOPMENT OF THESE LOTS WILL COMPLY WITH THE REQUIREMENTS OF THE AIRPORT HAZARD AND COMPATIBLE LAND USE REGULATIONS.
- 37) LOT 21 BLOCK N IS RESTRICTED TO DRAINAGE EASEMENT, PUBLIC UTILITY EASEMENT AND LANDSCAPE EASEMENT PURPOSES ONLY.
- 38) NO CONSTRUCTION OR PLACEMENT OF STRUCTURES INCLUDING BUILDINGS, SHEDS, POOLS, LANDSCAPING OR GARDENS IS ALLOWED WITHIN A CRITICAL ENVIRONMENTAL FEATURE BUFFER ZONE PER THE CITY OF AUSTIN LAND DEVELOPMENT CODE. WASTEWATER DISPOSAL IS PROHIBITED WITHIN THE CEF BUFFER ZONE AND VEGETATIVE COVER MUST BE MAINTAINED TO THE MAXIMUM EXTENT PRACTICABLE.
- 39) ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURE AND ASSOCIATED BUFFER MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE. CONSTRUCTION IS PROHIBITED, AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
- 40) 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.
- 41) 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.

LAND USE SCHEDULE

USE	AREA (AC)	# OF LOTS
RESIDENTIAL		
LOTS (SF-4)	27.71	236
CONDO (SF-6)	0.79	1
NON-RESIDENTIAL USES		
DRAINAGE, LANDSCAPE AND UTILITY	13.26	1
ROW	8.09	
TOTAL OVERALL	49.85	238

ROW LINEAR FOOTAGE: 6,72K

SHEET INDEX



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 27°38'01" W	47.98'
L2	N 44°31'27" W	78.40'
L3	S 63°37'30" W	21.41'
L4	S 49°28'36" W	21.14'
L5	S 39°12'06" E	120.50'
L6	S 82°20'20" E	98.33'
L7	S 73°10'37" E	47.63'
L8	S 81°24'58" E	57.39'
L9	S 73°36'15" E	57.39'
L10	S 66°27'32" E	57.39'
L11	S 58°58'49" E	57.39'
L12	S 46°51'32" E	103.31'
L13	S 43°08'28" W	50.00'
L14	S 46°51'32" E	7.50'
L15	N 46°51'32" W	7.50'
L16	S 43°08'28" W	50.00'
L17	S 46°51'32" E	7.50'
L18	S 43°08'28" W	115.56'
L19	N 46°51'32" W	110.00'
L20	S 46°51'32" E	14.86'
L21	S 42°04'53" W	110.40'
L22	N 47°55'07" W	14.83'
L23	S 42°04'53" W	50.00'
L24	S 47°55'07" E	7.50'
L25	S 42°04'53" W	110.00'
L26	S 46°51'32" E	28.43'
L27	N 46°51'32" W	29.43'
L28	N 46°51'32" W	45.00'
L29	N 46°51'32" W	50.00'
L30	S 49°57'46" E	30.00'
L31	S 38°22'34" E	31.23'
L32	N 87°21'57" E	7.70'
L33	N 46°51'32" W	15.00'
L34	N 46°51'32" W	45.00'
L35	N 46°51'32" W	50.00'
L36	N 08°04'06" W	27.14'
L37	N 87°21'57" E	22.94'
L38	N 87°21'57" E	15.30'
L39	S 32°03'19" W	20.00'
L40	S 14°43'08" W	20.00'
L41	S 09°11'23" W	20.00'
L42	N 47°55'07" W	24.67'
L43	N 02°38'01" W	17.68'
L44	S 46°51'32" E	25.81'
L45	S 52°18'53" E	26.08'
L46	N 11°48'37" W	23.30'
L47	S 46°51'32" E	36.49'
L48	N 46°51'32" W	36.93'
L49	N 62°33'54" W	29.47'
L50	N 11°11'09" E	50.80'
L51	N 47°03'42" E	74.63'
L52	N 33°44'46" W	29.40'
L53	N 69°19'30" W	21.85'
L54	N 47°06'09" W	15.73'
L55	N 35°45'43" E	63.37'
L56	N 29°33'32" E	68.37'
L57	S 60°54'54" E	45.24'
L58	N 64°01'44" E	103.60'
L59	N 37°53'17" E	70.93'
L60	N 60°07'19" E	60.03'
L61	N 43°35'05" E	94.18'
L62	N 38°30'16" E	21.63'
L63	N 51°18'04" E	27.08'
L64	N 65°42'59" E	20.00'
L65	N 77°00'54" E	18.97'
L66	N 88°20'24" E	20.40'
L67	S 79°53'34" E	20.00'
L68	S 68°23'34" E	20.00'
L69	S 46°15'27" E	67.00'
L70	S 65°41'28" E	82.30'
L71	S 76°52'16" E	42.00'
L72	S 83°19'37" E	52.00'
L73	S 53°41'48" E	98.10'
L74	S 53°14'44" E	41.80'
L75	S 18°51'16" E	124.00'
L76	S 61°09'45" W	24.40'
L77	S 20°57'31" E	39.20'
L78	S 61°22'28" E	74.30'
L79	S 16°12'24" E	24.40'
L80	S 60°22'12" E	53.50'
L81	N 80°46'12" E	39.30'
L82	S 74°19'04" E	39.20'
L83	S 32°36'56" E	50.70'
L84	S 57°34'46" E	84.77'
L85	S 58°50'44" E	89.17'
L86	S 84°28'21" E	63.00'
L87	S 45°46'50" E	18.58'
L88	S 35°24'57" E	37.15'
L89	S 67°51'02" E	57.86'
L90	S 67°51'02" E	51.11'
L91	S 56°03'57" E	77.59'
L92	S 53°34'03" E	84.31'
L93	S 84°08'04" E	57.76'
L94	S 52°40'22" E	69.84'
L95	S 42°23'55" E	59.52'
L96	S 16°33'35" E	46.09'
L97	S 50°02'50" E	61.73'
L98	S 57°10'30" E	124.92'
L99	S 55°58'03" E	10.75'
L100	S 86°06'15" W	103.97'
L101	N 54°23'35" W	63.65'
L102	N 47°14'31" W	33.49'
L103	N 46°51'32" W	83.77'
L104	N 43°08'28" W	30.00'
L105	S 43°08'28" W	20.00'
L106	N 43°08'28" W	28.86'
L107	N 46°51'32" W	50.00'
L108	S 43°08'28" W	19.05'
L109	N 46°51'32" W	110.00'
L110	S 46°51'32" E	40.00'
L111	N 46°51'32" W	40.00'
L112	S 69°23'15" E	28.15'
L113	S 46°51'32" E	14.00'
L114	S 46°51'32" E	24.52'
L115	N 01°51'32" W	56.57'
L116	S 46°51'32" E	28.20'
L117	N 85°27'16" E	14.39'
L118	S 02°14'03" E	18.89'
L119	S 42°21'57" W	21.21'
L120	N 47°30'03" W	21.21'
L121	N 07°36'03" W	17.87'
L122	S 07°36'03" E	17.87'
L123	S 42°21'57" W	21.21'
L124	S 47°36'03" E	21.21'
L125	S 88°08'28" W	21.21'
L126	N 01°51'32" W	21.21'
L127	N 01°51'32" W	21.21'
L128	S 88°08'28" W	21.21'
L129	S 88°08'28" W	21.21'
L130	N 01°51'32" E	21.21'
L131	S 88°08'28" W	21.21'
L132	N 01°51'32" W	21.21'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	325.00'	47.35'	47.50'	S 51°02'59" E	8°23'55"
C2	10.00'	15.71'	14.14'	S 01°51'32" E	90°06'00"
C3	10.00'	15.71'	14.14'	S 88°08'28" E	90°06'00"
C4	10.00'	15.71'	14.14'	S 01°51'32" E	90°06'00"
C5	275.00'	217.35'	211.74'	N 25°16'55" W	45°11'04"
C6	15.00'	13.62'	13.16'	N 28°38'39" E	52°01'12"
C7	50.00'	169.33'	99.25'	N 42°21'57" E	194°02'54"
C8	15.00'	13.62'	13.16'	S 66°37'27" E	52°01'12"
C9	325.00'	249.65'	252.80'	S 69°44'47" E	45°46'31"
C10	275.00'	219.71'	213.91'	N 69°44'47" W	45°46'31"
C11	15.00'	13.62'	13.16'	S 42°21'57" W	90°06'00"
C12	230.00'	183.75'	178.91'	S 69°44'47" E	45°46'31"
C13	180.00'	143.81'	140.01'	N 69°44'47" W	45°46'31"
C14	15.00'	13.62'	13.16'	S 28°38'39" E	52°01'12"
C15	50.00'	247.87'	61.24'	S 87°21'57" W	264°02'25"
C16	15.00'	13.62'	13.16'	N 23°22'31" E	52°01'12"
C17	225.00'	177.85'	173.24'	S 25°16'55" E	45°11'04"
C18	180.00'	95.15'	94.04'	N 77°52'58" W	30°17'11"
C19	180.00'	45.59'	45.47'	N 55°05'51" W	14°32'43"
C20	180.00'	3.07'	3.07'	N 47°20'51" W	0°58'58"
C21	225.00'	77.44'	77.35'	S 12°33'09" E	19°46'35"
C22	225.00'	100.19'	99.37'	S 55°09'41" E	25°30'51"
C23	50.00'	7.86'	7.85'	S 44°53'06" W	9°00'18"
C24	50.00'	45.26'	43.73'	S 14°26'50" W	51°52'03"
C25	50.00'	35.35'	34.62'	S 31°44'19" E	40°30'16"
C26	50.00'	35.35'	34.62'	S 72°14'30" E	40°30'16"
C27	50.00'	35.35'	34.64'	N 67°06'09" E	40°30'16"
C28	50.00'	35.35'	34.62'	N 26°28'13" E	40°30'16"
C29	50.00'	45.26'	43.73'	N 19°42'56" W	51°52'03"
C30	50.00'	7.86'	7.85'	N 50°09'06" W	9°00'18"
C31	275.00'	269.77'	269.85'	S 05°45'22" E	6°14'38"
C32	275.00'	41.99'	41.95'	S 15°15'08" E	8°44'55"
C33	275.00'	41.99'	41.95'	S 22°00'03" E	8°44'55"
C34	275.00'	37.44'	37.41'	S 30°16'51" E	7°48'01"
C35	275.00'	45.61'	45.56'	S 38°55'37" E	9°30'12"
C36	275.00'	20.38'	20.35'	S 45°47'55" E	41°14'24"
C37	275.00'	0.87'	0.87'	S 47°57'30" W	0°10'10"
C38	275.00'	71.38'	71.18'	N 85°01'34" W	14°52'21"
C39	275.00'	57.53'	57.43'	N 71°35'48" W	11°59'11"
C40	275.00'	70.56'	70.57'	N 58°13'55" W	14°44'35"
C41	275.00'	19.21'	19.20'	N 46°51'35" W	4°00'06"
C42	50.00'	14.25'	14.20'	N 48°46'23" W	18°19'25"
C43	50.00'	39.16'	38.17'	N 79°22'27" W	44°52'11"
C44	50.00'	35.35'	34.62'	S 57°56'15" W	40°30'16"
C45	50.00'	35.40'	34.66'	S 17°24'19" W	40°33'36"
C46	50.00'	45.19'	43.66'	S 28°45'52" E	51°46'46"
C47	15.00'	7.42'	7.34'	N 09°09'06" W	28°20'19"
C48	15.00'	6.20'	6.16'	N 14°28'30" W	23°40'35"
C49	325.00'	42.42'	42.39'	N 88°53'41" W	7°28'43"
C50	325.00'	42.42'	42.39'	N 81°24'58" W	7°28'43"
C51	325.00'	42.42'	42.39'	N 73°46'13" W	7°28'43"
C52	325.00'	42.42'	42.39'	N 66°27'23" W	7°28'43"
C53	325.00'	42.42'	42.39'	N 58°58'49" W	7°28'43"
C54	230.00'	3.07'	3.07'	N 47°14'28" W	0°55'53"
C55	230.00'	41.43'	41.38'	N 52°47'03" W	10°19'16"
C56	230.00'	37.54'	37.50'	N 65°37'13" W	9°21'06"
C57	230.00'	31.92'	31.89'	N 71°16'13" W	7°57'06"
C58	230.00'	42.40'	42.34'	N 80°14'45" W	10°33'46"
C59	230.00'	27.59'	27.58'	N 89°13'20" W	6°09'26"
C60	452.36'	79.48'	79.58'	S 01°08'15" W	10°04'01"
C61	372.00'	237.21'	230.84'	S 64°06'22" W	47°41'48"
C62	50.00'	120.58'	93.41'	N 63°55'41" W	138°10'44"
C63	15.00'	13.62'	13.16'	N 20°50'57" W	52°01'12"
C64	15.00'	23.56'	23.21'	N 88°08'28" E	90°06'00"
C65	15.00'	13.62'	13.16'	N 17°07'52" W	52°01'12"
C66	50.00'	169.33'	99.25'	N 88°08'28" E	194°02'54"
C67	15.00'	13.62'	13.16'	S 20°50'56" W	52°01'12"
C68	15.00'	15.12'	14.49'	S 75°44'36" E	57°46'09"
C69	60.00'	399.49'	44.00'	S 33°08'28" W	209°32'17"
C70	15.00'	15.12'	14.49'	N 17°58'27" W	57°46'09"
C71	15.00'	13.62'	13.16'	S 17°07'52" W	52°01'12"
C72	50.00'	169.33'	99.25'	S 88°08'28" W	194°02'54"
C73	15.00'	13.62'	13.16'	N 20°50'56" W	52°01'12"
C74	15.00'	23.56'	23.21'	N 88°08'28" E	90°06'00"
C75	50.00'	34.03'	33.38'	S 10°17'15" W	38°59'59"
C76	50.00'	155.39'	97.64'	N 75°21'32" W	155°02'36"
C77	15.00'	13.59'	13.13'	S 72°48'32" E	51°54'00"
C78	15.00'	1.54'	1.54'	N 78°18'24" E	5°52'08"
C79	60.00'	48.78'	47.45'	N 81°20'09" W	46°35'02"
C80	60.00'	35.71'	35.19'	N 89°59'50" W	34°00'17"
C81	60.00'	29.56'	29.26'	N 89°49'37" W	28°11'30"
C82	60.00'	18.81'	18.73'	N 13°15'52" E	17°57'30"
C83	60.00'	35.83'	35.30'	N 19°51'01" E	34°12'47"
C84	60.00'	24.95'	24.77'	N 68°27'07" E	23°49'54"
C85	60.00'	30.70'	30.42'	S 85°01'04" E	25°42'55"
C86	60.00'	32.58'	32.18'	S 54°47'21" E	21°06'50"
C87	60.00'	47.59'	46.35'	S 16°30'35" E	45°56'41"
C88	60.00'	4.92'	4.92'	S 08°33'41" W	4°41'52"
C89	372.00'	7.25'	7.35'	S 84°51'37" W	1°07'02"
C90	372.00'	50.34'	50.30'	S 80°27'59" W	7°45'10"
C91	372.00'	51.72'	51.68'	S 72°30'04" W	7°45'06"
C92	372.00'	167.90'	166.48'	S 55°41'17" W	25°51'36"
C93	50.00'	48.75'	48.84'	N 19°03'06" E	55°51'41"

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS THAT LENNAR BUFFINGTON COLORADO CROSSING, L.P., HAVING ITS HOME OFFICE LOCATED IN AUSTIN, TEXAS, ACTING HEREIN BY AND THROUGH RICHARD MAIER, AUTHORIZED AGENT, OF LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD., OWNERS OF 125.43 ACRES IN THE SANTIAGO DEL VALLE GRANT, ALL IN TRAVIS COUNTY, TEXAS, CONVEYED TO LENNAR BUFFINGTON COLORADO CROSSING, L.P., AND DESCRIBED IN DOCUMENT NUMBER 2004234539 OF THE OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS. SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.014, OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE A 49.85 ACRE PORTION OF SAID 125.43 ACRE TRACT, BOTH TRACTS BEING PORTIONS OF LOT 5A, RESUBDIVISION OF LOT 1, LOCKHEED ADDITION IN ACCORDANCE WITH THE PLAT AS SHOWN HEREON TO BE KNOWN AS:

COLORADO CROSSING IV, SECTION NINE (BEING A RESUBDIVISION OF LOT 5A, RESUBDIVISION OF LOT 1, LOCKHEED ADDITION)

AND DO HEREBY DEDICATE TO THE PUBLIC, THE STREETS, AND EASEMENTS HEREON, SUBJECT TO ANY EASEMENTS AND OR RESTRICTIONS GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS ____ DAY OF _____, 20__.

LENNAR BUFFINGTON COLORADO CROSSING, L.P.,
A TEXAS LIMITED PARTNERSHIP

BY: LENNAR TEXAS HOLDING COMPANY,
A TEXAS CORPORATION, GENERAL PARTNER

BY: RICHARD MAIER, AUTHORIZED AGENT
12401 RESEARCH BLVD.
BLDG. 1, STE 300
AUSTIN, TEXAS 78759

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD MAIER, AUTHORIZED AGENT, 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 CONSIDERATION 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

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

I, JOHN E BRAUTIGAM, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF CHAPTER 25, OF THE AUSTIN CITY CODE, AS AMENDED, AND TO THE BEST OF MY KNOWLEDGE IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

JOHN E BRAUTIGAM
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5057 STATE OF TEXAS
DELTA SURVEY GROUP, INC.
8213 BRODIE LANE, STE 102
AUSTIN, TEXAS 78745
FIRM NO. 10004700

8-23-17
DATE

THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. NO PORTION OF ANY FUTURE BUILDING IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP NO. 48453C06053, DATED JANUARY 1, 2016.

I, CHRISTOPHER M. RUIZ, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CHAPTER 25 OF THE AUSTIN CITY CODE AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

CHRISTOPHER M. RUIZ
REGISTERED PROFESSIONAL ENGINEER NO. 80894
LAKEVIEW ENGINEERS
1713 PALMA PLAZA
AUSTIN, TEXAS 78703

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE ____ DAY OF _____, 20__, A.D.

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

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THIS, THE ____ DAY OF _____, 20__.

STEPHEN OLIVER, CHAIR

JAMES SHIFF, SECRETARY

STATE OF TEXAS:
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, 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., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. ____.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS.

DEPUTY

FILED FOR RECORD AT ____ O'CLOCK ____ M., THIS THE ____ DAY OF _____, 20__, A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS.

DEPUTY

PLAT PREPARATION DATE: 10/18/2016
APPLICATION SUBMITTAL DATE: 8/17/2016