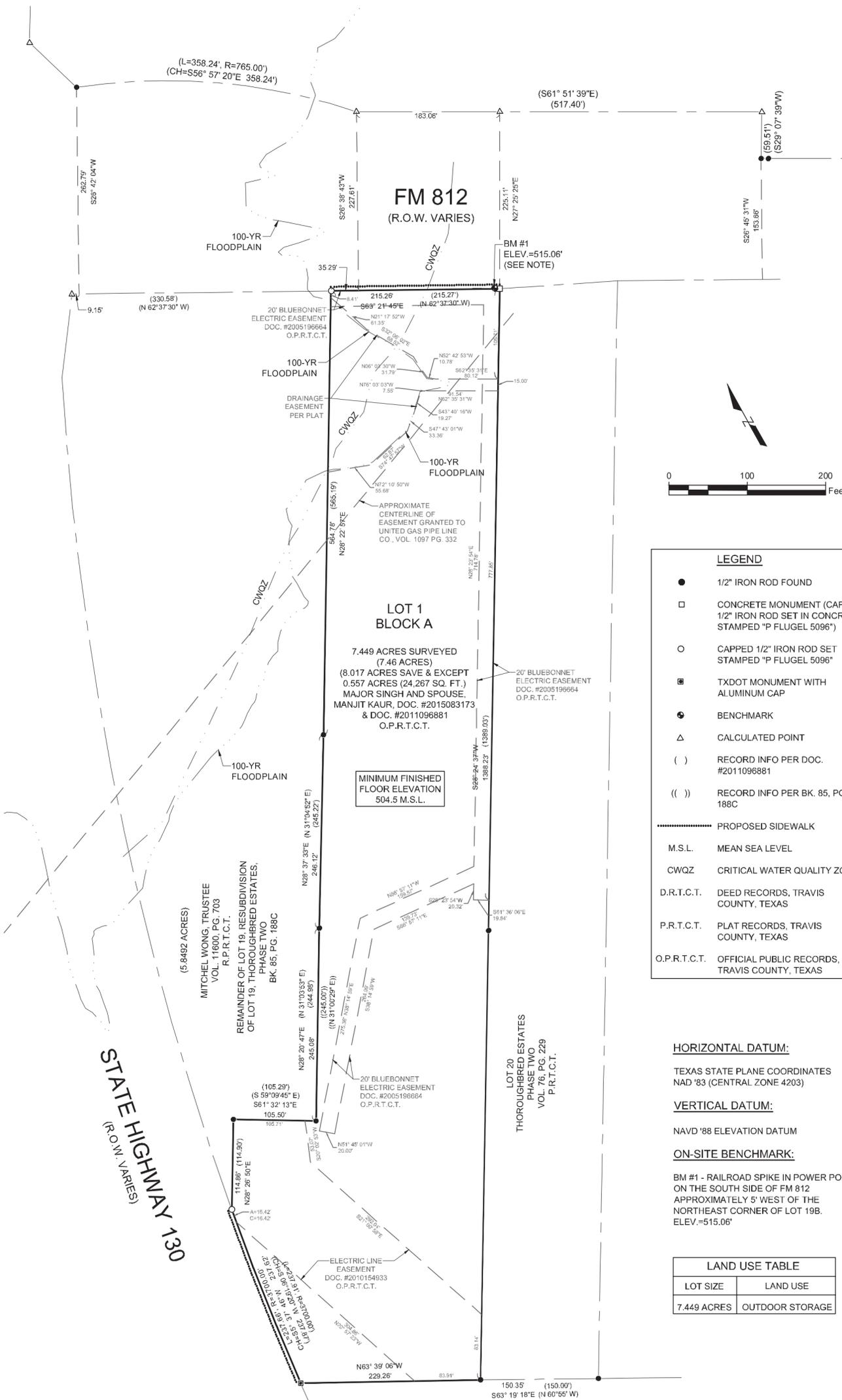


SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2017-0103.0A**Z.A.P. DATE:** 03/06/2018**SUBDIVISION NAME:** Singh Subdivision (Resubdivision Lot 19A and a portion of Lot 19 of Thoroughbred Estates, Phase Two)**AREA:** 7.45 acres**LOT(S):** 1**OWNER/APPLICANT:** Major Singh and Manjit Kaur**AGENT:** Thomas Land Engineering, Mark Roeder**ADDRESS OF SUBDIVISION:** 11411 FM 812 Rd**GRIDS:** N11**COUNTY:** Travis**WATERSHED:** South Fork Dry Creek**JURISDICTION:** 2-Mile
ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** One Commercial Lot (outdoor storage)**ADMINISTRATIVE WAIVERS:** N/A**VARIANCES:** None**SIDEWALKS:** Sidewalks immediately adjacent to the development along FM 812 will be built by the property owner at such time that FM 812 is improved with curb and gutter.**DEPARTMENT COMMENTS:** The request is for approval of Singh Subdivision, which is a resubdivision of Lot 19A and a portion of Lot 19 of Thoroughbred Estates, Phase Two, consisting of one commercial lot on 7.45 acres. Water will be provided by Austin Water Utility, and wastewater will be provided by an onsite sewage facility.**STAFF RECOMMENDATION:** The staff recommends approval of this resubdivision. This plan meets all applicable County, State and City of Austin LDC requirements.**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Jennifer Bennett-Reumuth**PHONE:** 512-854-1434Email address: jennifer.bennettreumuth@traviscountytx.gov

"SINGH SUBDIVISION"
LOT 1, BEING A RESUBDIVISION OF THE RESUBDIVISION OF
LOT 19 AND LOT 19A, THOROUGHbred ESTATES, PHASE TWO



VICINITY MAP
(NOT TO SCALE)

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

That Major Singh and spouse, Manjit Kaur, being owners of a 7.449 acre tract being all of Lot 19A and a portion of Lot 19, of the Resubdivision of Lot 19, Thoroughbred Estates Phase Two, recorded in Volume 85, Page 188C, Plat Records, Travis County, Texas, having been conveyed in Document #2015083173, and also recorded in Document #2011096881, both of the Official Public Records, Travis County, Texas, and said subdivision having been approved for resubdivision pursuant to the public notification and hearing provisions of Chapter 212.014 of the Local Government Code, do hereby subdivide said 7.449 acres of land in accordance with the map or plat attached hereto, to be known as "SINGH SUBDIVISION", subject to the covenants and restrictions shown hereon, and we do hereby dedicate to the public the use of all easements shown hereon, subject to any easements and/or restrictions heretofore granted and not released.

WITNESS MY HAND this the ____ day of _____, A.D. 20__.

Major Singh
18416 Dry Brook Loop
Pflugerville, Tx 78660-5583

Manjit Kaur
18416 Dry Brook Loop
Pflugerville, Tx 78660-5583

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared Major Singh, known to be the person or agent whose name is subscribed to the foregoing instrument and acknowledged to me that he/she 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 _____, 20__, A.D.

Notary Public in and for Travis County, Texas

Notary Public (printed name) _____ Commission Expires _____

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared Manjit Kaur, known to be the person or agent whose name is subscribed to the foregoing instrument and acknowledged to me that he/she 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 _____, 20__, A.D.

Notary Public in and for Travis County, Texas

Notary Public (printed name) _____ Commission Expires _____

LEGEND

- 1/2" IRON ROD FOUND
- CONCRETE MONUMENT (CAPPED 1/2" IRON ROD SET IN CONCRETE STAMPED "P FLUGEL 5096")
- CAPPED 1/2" IRON ROD SET STAMPED "P FLUGEL 5096"
- TXDOT MONUMENT WITH ALUMINUM CAP
- BENCHMARK
- △ CALCULATED POINT
- () RECORD INFO PER DOC. #2011096881
- (()) RECORD INFO PER BK. 85, PG. 188C
- PROPOSED SIDEWALK
- M.S.L. MEAN SEA LEVEL
- CWQZ CRITICAL WATER QUALITY ZONE
- D.R.T.C.T. DEED RECORDS, TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

HORIZONTAL DATUM:

TEXAS STATE PLANE COORDINATES
NAD '83 (CENTRAL ZONE 4203)

VERTICAL DATUM:

NAVD '88 ELEVATION DATUM

ON-SITE BENCHMARK:

BM #1 - RAILROAD SPIKE IN POWER POLE ON THE SOUTH SIDE OF FM 812 APPROXIMATELY 5' WEST OF THE NORTHEAST CORNER OF LOT 19B. ELEV.=515.06'

LAND USE TABLE	
LOT SIZE	LAND USE
7.449 ACRES	OUTDOOR STORAGE

R. B. HALL TRUSTEE
291.353 ACRES
VOL. 8668, PG. 683
D.R.T.C.T.

SINGH SUBDIVISION

FLUGEL LAND SURVEYING
FIRM NO. 10193837



ENGINEERING & DESIGN

FIRM # F-15324
2007 S 1ST STREET, SUITE 103
AUSTIN, TEXAS 78704
(512)394-1900

SHEET
1 OF 2

C8J-2017-0103.0A

"SINGH SUBDIVISION"
LOT 1, BEING A RESUBDIVISION OF THE RESUBDIVISION OF
LOT 19 AND LOT 19A, THOROUGHbred ESTATES, PHASE TWO

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

Accepted and authorized for record by the Zoning & Platting Commission of the City of Austin, Texas, this, the
day of 20__.

Chairperson, Jolene Kielbossa Secretary, Ana Aguirre

This subdivision is located within the 2-Mile Extra-Territorial Jurisdiction of the City of Austin on this
the day of 20__.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT
SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE DAY OF
20__, AD.

J. Rodney Gonzales, Director
Development Services Department

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 FILING OR THE
SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND
STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS
OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS,
WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Dana DeBeauvoir, 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 said order was duly entered in the minutes of said court.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the
day of 20__, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY:
Deputy

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Dana DeBeauvoir, 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., duly recorded on the day of 20__, A.D. at
o'clock m., of said county and state in Document Number Official Public
Records of Travis County.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the
day of 20__, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY:
Deputy

TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM PLAT NOTES:

- 1. No structure in this subdivision shall be occupied until connected to a public sewer system or a private
on-site wastewater (septic) system that has been approved and licensed for operation by the Travis
County On-Site Wastewater Program.
2. This subdivision is subject to all the terms and conditions of Chapter 48, Travis County Code, Rules of
Travis County, Texas for On-Site Sewage Facilities. These rules require, among other things, that a
construction permit be obtained from Travis County before an on-site sewage facility can be constructed,
altered, modified, or repaired in the subdivision and that a license to operate be obtained from Travis
County before an on-site sewage facility can be operated in the subdivision.
3. These restrictions are enforceable by the Travis County On-Site Wastewater Program.

Stacey Scheffel, D.R. #OS0011143 Date
Program Manager,
On-site Wastewater, Travis County TNR

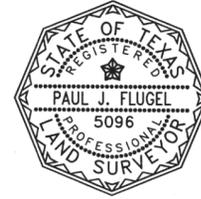
THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Paul J. Flugel, am authorized under the laws of the State of Texas to practice the profession of
surveying and hereby certify that this plat complies with Title 30, Austin/Travis County Subdivision
Regulations, and is true and correct and was prepared from an actual survey of the property made by
me or under my supervision on the ground.

Paul J. Flugel

Paul J. Flugel - RPLS #5096
Flugel Land Surveying
Firm No. 10193837
(512)633-3996

01 / 30 / 2018
Date



THE STATE OF TEXAS
THE COUNTY OF TRAVIS

This is to certify that I am authorized to practice the profession of engineering in the State of Texas,
that I participated in the preparation of the plan submitted herewith, and that all information shown
thereon is accurate and correct to the best of my knowledge as related to the engineering portions
thereof, and that to the best of my knowledge said plat complies with Title 30, Austin/Travis County
Subdivision Regulations, as amended, and all other applicable codes and ordinances.

The 100-year flood plain is contained within the drainage easement as shown hereon. A portion of this
tract is within the designated flood hazard area as shown on the Federal Emergency Management
Agency (FEMA) Flood Insurance Rate Map (FIRM) #48453C0620J, Travis County, Texas, dated
January 6, 2016, Community #481026.

Robert C. Thompson

Robert C. Thompson - P.E. #69524
THOMPSON LAND ENGINEERING
(512)328-0002

01/30/2018
Date



Thompson Land
Engineering, LLC
(F-10220)

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 replatting may be required,
at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and
requirements
2. Prior to construction, except detached single family on any lot in this subdivision, a Site Development
Permit may be required from the City of Austin and Travis County.
3. Prior to construction on lots 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 existing at undeveloped status by
ponding or other approved methods.
4. No lot shall be occupied until the structure is connected to the City of Austin water utility system and an
on-site sewage facility approved by Travis County.
5. The water utility system serving this subdivision must be in accordance with the City of Austin utility
design criteria. The water utility plan must be reviewed and approved by Austin Water. All water
construction must be inspected by the City of Austin. The landowner must pay the city inspection fee with
the utility construction.
6. 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 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.
7. By approving this plat, the City of Austin assumes no obligation to construct any infrastructure in
connection with this subdivision. Any subdivision infrastructure required for the development of the lots in
this subdivision is the responsibility of the developer and/or the owners of the lots. Failure to construct any
required infrastructure to City standards may be just cause for the City to deny applications for certain
development permits including building permits, site plan approvals and/or certificates of occupancy.
8. A Travis County development permit is required prior to site development.
9. Lots in this subdivision are restricted to non-residential use.
10. No objects, including but not limited to, buildings, fences, or landscaping shall be allowed in a
drainage easement except as approved by Travis County and the City of Austin.
11. Property owner and/or his/her assigns shall provide for access to the drainage easement as may be
necessary and shall not prohibit access by Travis County and the City of Austin for inspection or
maintenance of said easement.
12. All drainage easements on private property shall be maintained by the owner and/or his/her assigns.
13. Public Sidewalks, built to City of Austin standards, are required along the following streets as shown
by a dotted line on the face of the plat: FM 812 and SH 130. The sidewalks are required to be constructed
by the property owner after the abutting roadway is improved and concrete curbs are in place. 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.
14. Minimum finished floor elevation for all affected structures shall be one (1) foot above the elevation of
the 100-year flood plain as shown hereon: 504.5' M.S.L.
15. Flood insurance is mandatory for buildings in FEMA-identified high-risk flood areas, which are
designated Flood Hazard Areas (FHAs). This requirement applies to buildings located in FHAs on FEMA's
flood maps including loans for manufactured (mobile) homes and commercial buildings. Whenever
federally backed lenders make, increase, extend, or renew a mortgage, home equity, home improvement,
commercial, or farm credit loan in an FHA, the lender must require flood insurance.

PLAT PREPERATION DATE: 12-4-2017
APPLICATION SUBMITTAL DATE: -- --17

SINGH SUBDIVISION

FLUGEL LAND
SURVEYING
FIRM NO. 10193837

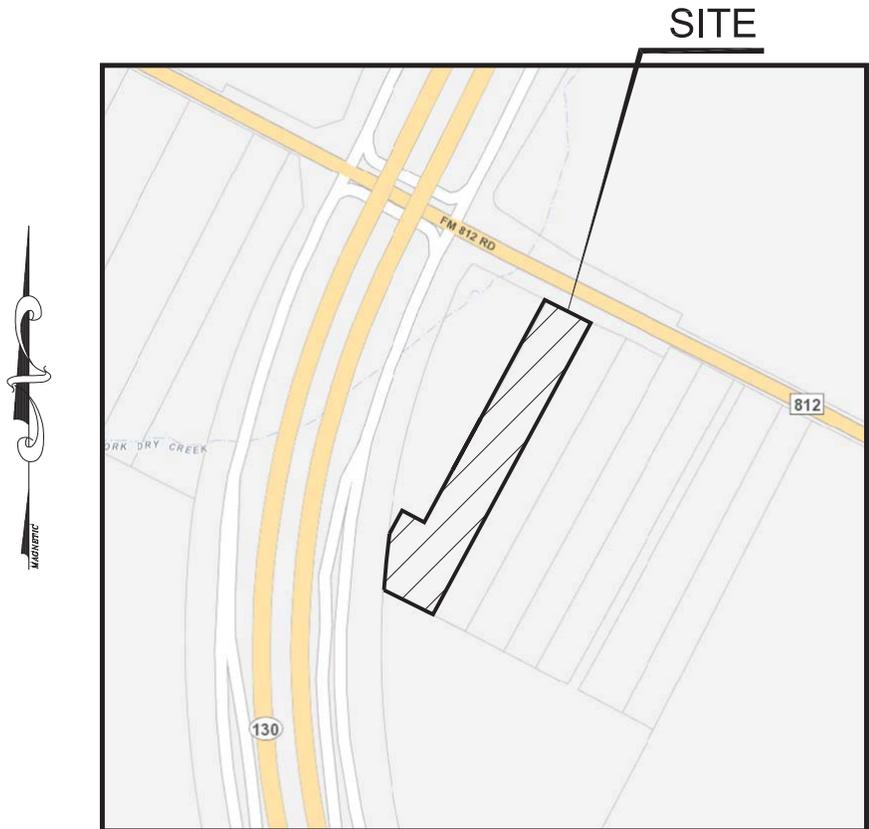


ENGINEERING & DESIGN

FIRM # F-15324
2007 S 1ST STREET, SUITE 103
AUSTIN, TEXAS 78704
(512)394-1900

SHEET
2 OF 2

C8J-2017-0103.0A



MAP GRID: N11 MAPSCO PG: 707N

LOCATION MAP

SCALE: 1" = 800'