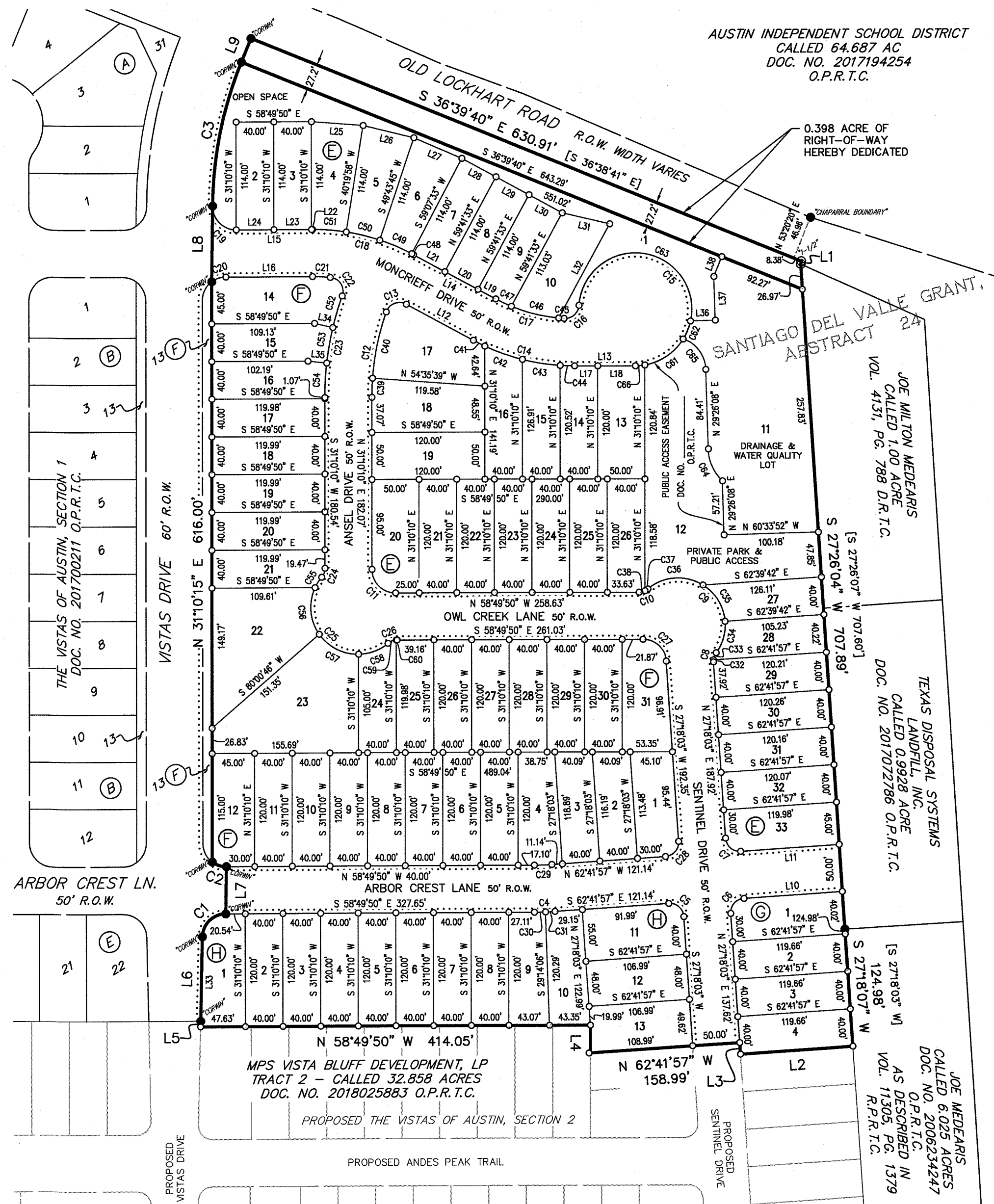


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2017-0307.2A**ZAP DATE:** August 21, 2017**SUBDIVISION NAME:** The Vistas of Austin, Section 3**AREA:** 14.7 acres**LOTS:** 80**APPLICANT:** The Vistas of Austin, LTD (Cary Cobb) **AGENT:** BGE, Inc. (Jacob Kondo)**ADDRESS OF SUBDIVISION:** 1834 Old Lockhart Road**GRIDS:** MH12**COUNTY:** Travis**WATERSHED:** Rinard Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-4A**DISTRICT:** 2**LAND USE:** Residential**SIDEWALKS:** Sidewalks will be constructed along Old Lockhart Road and along all internal streets.**DEPARTMENT COMMENTS:** The request is for the approval of the Vistas of Austin, Section 3, comprised of 80 lots on 14.7 acres. This is a small lot subdivision containing 77 single family lots, 1 water quality/drainage lot, 1 open space lot and 1 park lot. The proposed lots comply with zoning requirements for use, lot width and lot size.**STAFF RECOMMENDATION:** The staff recommends approval of the final plat. The plat 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

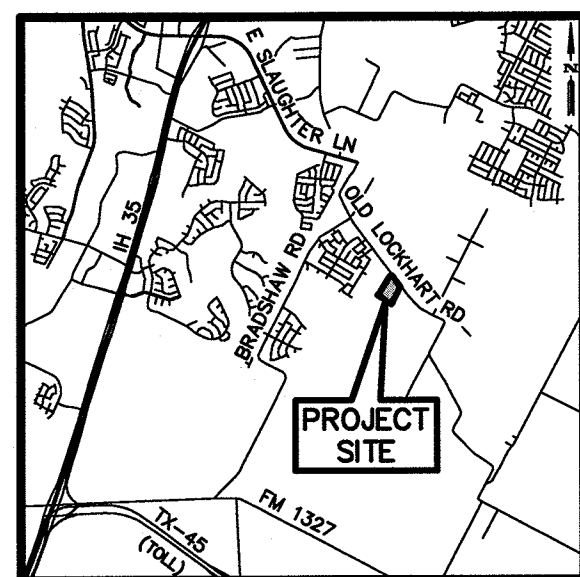


LOCATION MAP
N.T.S.



THE VISTAS OF AUSTIN, SECTION 3

A SMALL LOT SUBDIVISION OF 14.074 ACRES OF LAND
LOCATED IN THE THE SANTIAGO DEL VALLE GRANT, ABSTRACT
24, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



LINE DATA		
NUMBER	BEARING	DIST.
L1	S 41°53'14" W	2.99'
[S 44°43'45" W] [2.74']		
L2	N 62°41'57" W	119.66'
L3	N 27°18'03" E	12.38'
L4	N 31°10'10" E	29.70'
L5	N 32°25'38" E	6.00'
L6	N 32°25'38" E	89.89'
L7	N 31°47'32" E	50.00'
L8	N 31°54'02" E	80.26'
L9	N 53°21'24" E	27.19'

LINE DATA		
NUMBER	BEARING	DIST.
L10	S 62°41'57" E	104.76'
L11	S 62°41'57" E	104.87'
L12	S 30°18'27" W	81.00'
L13	S 58°49'50" W	64.68'
L14	N 30°18'27" W	99.37'
L15	N 58°49'50" W	80.96'
L16	S 58°49'50" E	91.99'
L17	S 58°49'50" E	24.68'
L18	S 58°49'50" E	40.00'
L19	N 30°18'27" W	21.59'

LINE DATA		
NUMBER	BEARING	DIST.
L20	N 30°18'27" W	40.00'
L21	N 30°18'27" W	37.77'
L22	N 58°49'50" W	0.98'
L23	N 58°49'50" W	40.00'
L24	N 58°49'50" W	39.98'
L25	N 54°19'50" W	55.14'
L26	N 44°58'08" W	55.53'
L27	N 35°34'21" W	55.53'
L28	N 30°19'50" W	41.13'
L29	N 30°18'27" W	40.00'

LINE DATA		
NUMBER	BEARING	DIST.
L30	N 30°18'27" W	40.00'
L31	N 45°47'11" W	51.88'
L32	N 59°41'33" E	113.92'
L33	N 32°25'38" E	95.89'
L34	N 45°36'18" W	20.00'
L35	N 52°21'05" W	20.00'
L36	S 60°33'52" E	26.28'
L37	N 29°26'08" E	46.72'
L38	N 53°20'20" E	22.62'

BLOCK E - LOT TABLE CONT.			
LOT	BLOCK	SQ. FT.	DESCRIPTION
25	E	4,800	RESIDENTIAL
26	E	4,797	RESIDENTIAL
27	E	4,463	RESIDENTIAL
28	E	4,457	RESIDENTIAL
29	E	4,812	RESIDENTIAL
30	E	4,808	RESIDENTIAL
31	E	4,805	RESIDENTIAL
32	E	4,801	RESIDENTIAL
33	E	5,348	RESIDENTIAL

BLOCK F - LOT TABLE			
LOT	BLOCK	SQ. FT.	DESCRIPTION
1	F	4,990	RESIDENTIAL
2	F	4,593	RESIDENTIAL
3	F	4,702	RESIDENTIAL
4	F	5,122	RESIDENTIAL
5	F	4,800	RESIDENTIAL
6	F	4,800	RESIDENTIAL
7	F	4,800	RESIDENTIAL
8	F	4,800	RESIDENTIAL
9	F	4,800	RESIDENTIAL
10	F	4,800	RESIDENTIAL
11	F	4,800	RESIDENTIAL
12	F	5,376	RESIDENTIAL
14	F	6,761	RESIDENTIAL
15	F	4,999	RESIDENTIAL
16	F	4,807	RESIDENTIAL
17	F	4,799	RESIDENTIAL
18	F	4,799	RESIDENTIAL
19	F	4,799	RESIDENTIAL
20	F	4,800	RESIDENTIAL
21	F	4,710	RESIDENTIAL
22	F	10,993	RESIDENTIAL
23	F	13,376	RESIDENTIAL
24	F	4,437	RESIDENTIAL
25	F	4,800	RESIDENTIAL
26	F	4,800	RESIDENTIAL
27	F	4,800	RESIDENTIAL
28	F	4,800	RESIDENTIAL
29	F	4,800	RESIDENTIAL
30	F	4,800	RESIDENTIAL
31	F	5,801	RESIDENTIAL

BLOCK G - LOT TABLE			
LOT	BLOCK	SQ. FT.	DESCRIPTION
1	G	5,339	RESIDENTIAL
2	G	4,786	RESIDENTIAL
3	G	4,786	RESIDENTIAL
4	G	4,786	RESIDENTIAL

BLOCK H - LOT TABLE			
LOT	BLOCK	SQ. FT.	DESCRIPTION
1	H	5,430	RESIDENTIAL
2	H	4,800	RESIDENTIAL
3	H	4,800	RESIDENTIAL
4	H	4,800	RESIDENTIAL
5	H	4,800	RESIDENTIAL
6	H	4,800	RESIDENTIAL
7	H	4,800	RESIDENTIAL
8	H	4,800	RESIDENTIAL
9	H	4,926	RESIDENTIAL
11	H	5,836	RESIDENTIAL
12	H	5,136	RESIDENTIAL
13	H	5,338	RESIDENTIAL

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	25.00'	88°00'44"	38.40'	S 77°09'48" W	34.74'
C2	25.00'	36°51'59"	16.09'	S 40°23'50" E	15.81'
C3	415.00'	21°35'28"	156.39'	S 42°33'39" W	155.46'
C4	325.00'	3°52'07"	21.94'	S 60°45'54" E	21.94'
C5	15.00'	90°00'00"	23.56'	N 17°41'57" W	21.21'
C6	15.00'	90°00'00"	23.56'	S 72°18'03" W	21.21'
C7	15.00'	90°00'00"	23.56'	S 17°41'57" E	21.21'
C8	15.00'	40°01'02"	10.48'	S 47°18'34" W	10.26'
C9	50.00'	165°51'50"	144.74'	N 15°36'50" W	99.24'
C10	15.00'	39°42'54"	10.40'	S 78°41'17" E	10.19'
C11	25.00'	90°00'00"	39.27'	S 13°49'50" E	35.36'
C12	275.00'	19°15'17"	92.42'	S 40°47'49" W	91.98'
C13	15.00'	99°16'06"	25.99'	N 79°56'30" W	22.86'
C14	225.00'	28°31'23"	112.01'	S 44°34'08" E	110.86'
C15	60.00'	265°55'53"	278.48'	N 11°47'47" W	87.81'
C16	15.00'	89°33'41"	23.45'	N 80°01'07" E	21.13'
C17	175.00'	24°53'36"	76.03'	S 42°45'15" E	75.44'
C18	225.00'	28°31'23"	112.01'	N 44°34'08" W	110.86'
C19	25.00'	90°35'45"	39.53'	S 13°31'57" E	35.54'
C20	25.00'	36°51'49"	16.08'	N 77°15'45" W	15.81'
C21	175.00'	61°2'50"	18.98'	N 55°43'25" W	18.97'
C22	15.00'	103°11'45"	27.02'	N 10°10'77" W	23.51'
C23	325.00'	19°24'36"	110.10'	S 40°52'28" W	109.57'
C24	15.00'	39°42'54"	10.40'	N 51°01'37" E	10.19'
C25	50.00'	169°25'49"	147.86'	S 13°49'50" E	99.57'
C26	15.00'	39°42'54"	10.40'	N 78°41'17" W	10.19'
C27	25.00'	86°07'53"	37.58'	N 15°45'54" W	34.14'
C28	15.00'	90°00'00"	23.56'	N 72°18'03" E	21.21'
C29	275.00'	3°52'07"	18.57'	N 60°45'54" W	18.56'
C30	325.00'	2°05'54"	11.90'	S 59°52'47" E	11.90'
C31	325.00'	1°46'13"	10.04'	S 61°48'51" E	10.04'
C32	15.00'	7°57'39"	2.08'	S 31°16'52" W	2.08'
C33	15.00'	32°03'24"	8.39'	S 51°17'23" W	8.28'

STREET TABLE		
DESCRIPTION	R.O.W. WIDTH	CENTERLINE LENGTH
MONCRIEFF DRIVE	50 FT.	505 FT.
ANSEL DRIVE	50 FT.	374 FT.
OWL CREEK LANE	80 FT.	339 FT.
SENTINEL DRIVE	50 FT.	452 FT.
ARBOR CREST LANE	50 FT.	654 FT.
TOTAL LINEAR FEET		2,324 FT.

NOTE: ALL STREET PAVEMENT WIDTHS IN THIS SUBDIVISION SHALL BE 30 FEET FROM FACE OF CURB TO FACE OF CURB.

LAND USE TABLE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	77	9.142
PARK	1	0.560
DRAINAGE & WATER QUALITY	1	0.673
OPEN SPACE	1	0.433
RIGHT-OF-WAY		3.266
TOTAL	80	14.074

LEGEND

O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY
R.P.R.T.C. REAL PROPERTY RECORDS, TRAVIS COUNTY
R.O.W. RIGHT-OF-WAY
[] RECORD INFORMATION DOC. NO. 2013001329
● FOUND 1/2" IRON ROD
● FOUND 1/2" IRON ROD W/CAP STAMPED "CORWIN ENGR. INC"
○ FOUND 1/2" IRON PIPE (UNLESS NOTED)
○ SET 1/2" IRON ROD W/CAP STAMPED "BGE INC"
..... SIDEWALK TO BE BUILT

BEARING BASIS NOTE:

HORIZONTAL DATUM BASED UPON TEXAS STATE PLANE
COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE.



BGE, Inc.
7000 North Mopac, Suite 330
Austin, TX 78731
Tel: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 10108502

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT, WE MPS VISTA BLUFF DEVELOPMENT, LP, ACTING HEREIN BY AND THROUGH MPS VISTA BLUFF GP, LLC, ITS GENERAL PARTNER, ACTING HEREIN BY AND THROUGH GARRETT MARTIN, MANAGER, BEING OWNER OF THOSE TRACTS OF LAND DESCRIBED AS TRACTS 1, 2, AND 3 OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT 24, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS CONVEYED TO MPS VISTA BLUFF DEVELOPMENT, LP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2018025883 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; THE UNDERSIGNED OWNERS DO HEREBY SUBDIVIDE 14.074 ACRES OF LAND, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS "THE VISTAS OF AUSTIN, SECTION 3" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE ____ DAY OF _____, 20____, A.D.

MPS VISTA BLUFF DEVELOPMENT, LP
BY: MPS VISTA BLUFF GP, LLC

GARRETT MARTIN, MANAGER
9111 JOLLYVILLE RD, STE 111
AUSTIN, TX 78759

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED GARRETT MARTIN, MANAGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

FLOOD PLAIN NOTE:

NO PORTION OF THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48453C0595J, REVISED JANUARY 6, 2016.

I, JACOB R. KONDO, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND HEREBY CERTIFY THAT THE ENGINEERING PORTIONS OF THIS PLAT COMPLY WITH CHAPTER 25 OF THE AUSTIN CITY CODE, AS AMENDED.

JACOB R. KONDO, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 115813
Date 7/20/2018
BGE, INC.
7000 N. MOPAC EXPRESSWAY, SUITE 330
AUSTIN, TEXAS 78731



I, JONATHAN O. NOBLES, 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 25 OF THE AUSTIN CITY CODE AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

JONATHAN O. NOBLES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5777
Date 07/20/2018
BGE, INC.
7000 N. MOPAC EXPRESSWAY, SUITE 330
AUSTIN, TEXAS 78731



PRELIMINARY PENDING FINAL REVIEW

GENERAL NOTES:

- ALL LOTS IN THIS SUBDIVISION ARE BOUND BY THE COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN DOCUMENT NUMBER 2017130226 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- 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.
- PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITY.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.

THE VISTAS OF AUSTIN, SECTION 3

A SMALL LOT SUBDIVISION OF 14.074 ACRES OF LAND
LOCATED IN THE THE SANTIAGO DEL VALLE GRANT, ABSTRACT
24, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

GENERAL NOTES:

- 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.
- 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 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.
- 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.
- 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.
- 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.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- 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.
- EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
- A TEN FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL RIGHT-OF-WAYS IN THIS SUBDIVISION, AND A FIFTEEN FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO OLD LOCKHART ROAD RIGHT-OF-WAY.
- A MINIMUM OF TWO OFF STREET PARKING\SPACES ARE REQUIRED FOR EACH DWELLING UNIT AND SHALL BE PROVIDED IN THE DRIVEWAY.
- 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. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON ANY LOT IN THIS SUBDIVISION REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: VISTAS DRIVE, MONCRIEFF DRIVE, WYNDCLIFF ROCK LANE, OWL CREEK LANE, SENTINEL DRIVE AND ARBOR CREST LANE. THESE 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.
- FOR A MINIMUM TRAVEL DISTANCE OF 25' FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF A SURFACE AND GEOMETRIC DESIGN PROPOSAL BY THE CITY OF AUSTIN.
- THIS SUBDIVISION WAS APPROVED AND RECORDED PRIOR TO THE CONSTRUCTION AND ACCEPTANCE OF ALL 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 SEPARATE INSTRUMENT RECORDED IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- LOTS 1 AND 12, BLOCK E, WILL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS. NO RESIDENTIAL DEVELOPMENT SHALL BE ALLOWED ON THESE LOTS. IF CONVEYED TO A PUBLIC ENTITY OR NEIGHBORHOOD ORGANIZATION, RECREATION FACILITIES AND REST AREAS MAY BE CONSTRUCTED.
- PARKLAND DEDICATION HAS BEEN PROVIDED FOR 77 RESIDENCES BY THE RECORDATION OF A PUBLIC ACCESS EASEMENT ON LOT 12 BLOCK E (0.58 ACRES), A CREDIT FOR FUTURE PARKLAND AS SHOWN ON THE PRELIMINARY PLAN, AND A CREDIT FOR AMENITIES TO BE CONSTRUCTED. FISCAL SURETY WAS POSTED WITH THE CITY UNTIL SUCH TIME AS THE AMENITIES ARE CONSTRUCTED AND APPROVED BY THE PARKS AND RECREATION DEPARTMENT AND THE PARKLAND IS DEDICATED.
- THIS DEVELOPMENT IS SUBJECT TO AN ALTERNATIVE METHOD OF COMPLIANCE (AMOC) TO ALLOW A PERFORMANCE BASED DESIGN AS REQUIRED AND APPROVED BY THE FIRE MARSHALL.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL-PURPOSE OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ON THIS THE ____ DAY OF _____, 20____, A.D.

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

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS, THE ____ DAY OF _____, 20____, A.D.

JOLENE KIOLBASSA, CHAIR

ANA AGUIRRE, SECRETARY

STATE OF TEXAS §
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., AND DULY RECORDED ON THE ____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK ____ M., OF SAID COUNTY AND STATE IN DOCUMENT NO. _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

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

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY



BGE, Inc.
7000 North Mopac, Suite 330
Austin, TX 78731
Tel: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 10106502