

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2017-0307.1A**ZAP DATE:** September 4, 2018**SUBDIVISION NAME:** The Vistas of Austin, Section 2**AREA:** 33.1 acres**LOTS:** 167**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:**

Request approval of The Vistas of Austin, Section 2, a final plat out of a preliminary plan, comprised of 167 lots on 33.1 acres, including a resubdivision of Lot 31, Block E, The Vistas of Austin, Section 1. The plat contains 164 single family lots, 1 water quality/drainage lot, and 2 open space lots. 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.

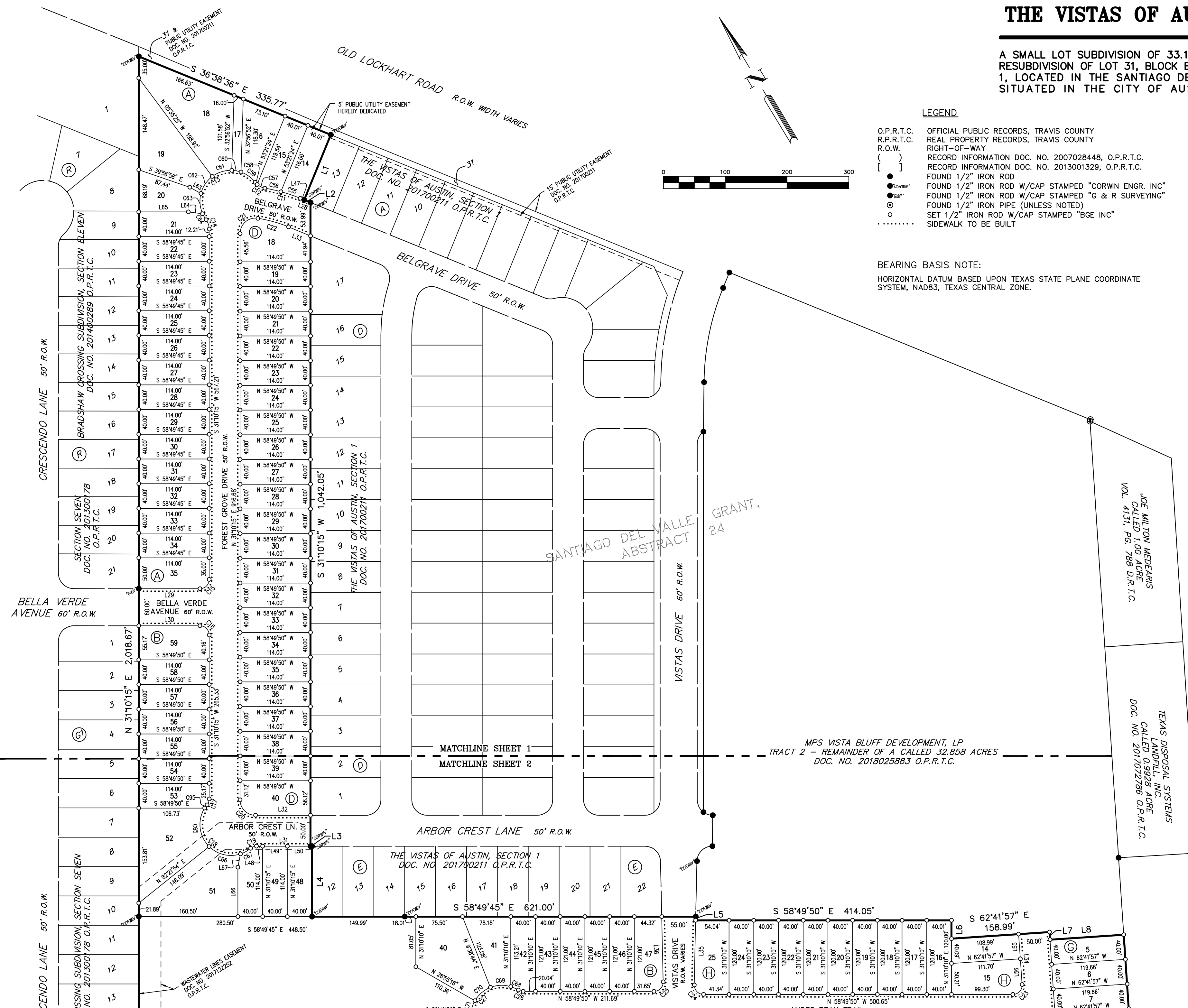
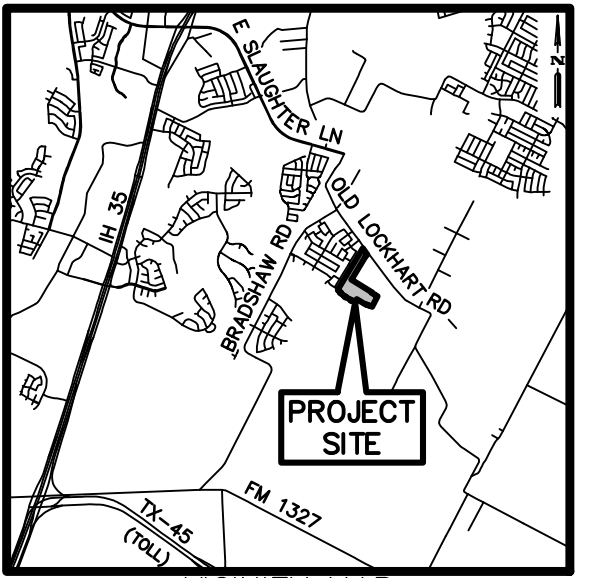
THE VISTAS OF AUSTIN, SECTION 2

A SMALL LOT SUBDIVISION OF 33.106 ACRES OF LAND, INCLUDING A RESUBDIVISION OF LOT 31, BLOCK E, THE VISTAS OF AUSTIN, SECTION 1, LOCATED IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT 24, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

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. 2007028448, O.P.R.T.C.
- [] RECORD INFORMATION DOC. NO. 2013001329, O.P.R.T.C.
- FOUND 1/2" IRON ROD
- FOUND 1/2" IRON ROD W/CAP STAMPED "CORWIN ENGR. INC"
- FOUND 1/2" IRON ROD W/CAP STAMPED "G & R SURVEYING"
- 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. 10106502

THE VISTAS OF AUSTIN, SECTION 2

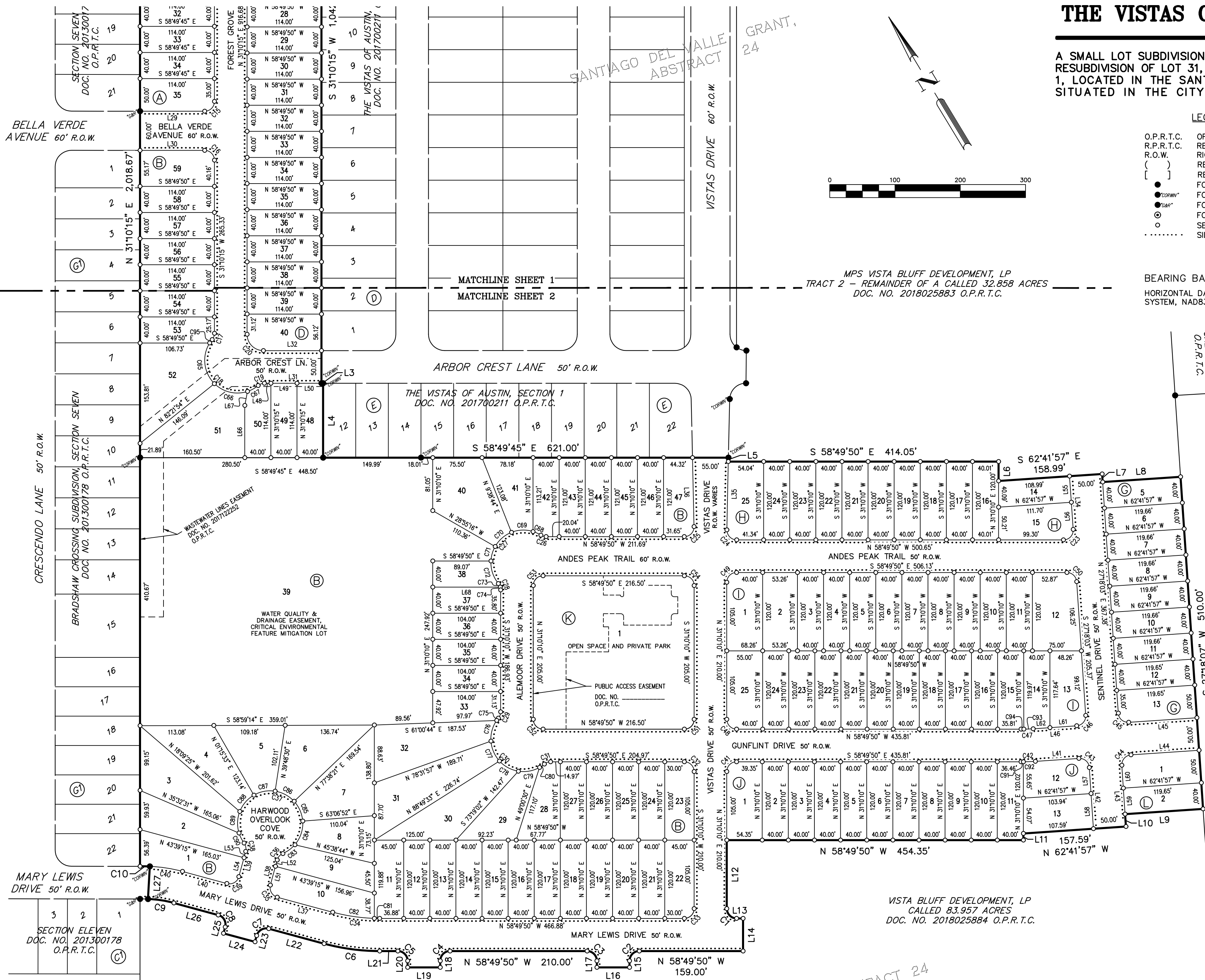
A SMALL LOT SUBDIVISION OF 33.106 ACRES OF LAND, INCLUDING A RESUBDIVISION OF LOT 31, BLOCK E, THE VISTAS OF AUSTIN, SECTION 1, LOCATED IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT 24, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

LEGEND

| | |
|------------|--|
| O.P.R.T.C. | OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY |
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| R.O.W. | RIGHT-OF-WAY |
| () | RECORD INFORMATION DOC. NO. 2007028448, O.P.R.T.C. |
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| ● | FOUND 1/2" IRON ROD |
| ● CORWIN | FOUND 1/2" IRON ROD W/CAP STAMPED "CORWIN ENGR. INC" |
| ● BGE | FOUND 1/2" IRON ROD W/CAP STAMPED "G & R SURVEYING" |
| ○ | 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.



| LINE DATA | | |
|-----------|---------------|----------|
| NUMBER | BEARING | DISTANCE |
| L1 | S 53°21'24" W | 114.00' |
| L2 | S 36°39'40" E | 10.95' |
| L3 | S 58°49'45" E | 2.50' |
| L4 | S 31°10'15" W | 114.00' |
| L5 | S 32°25'38" W | 6.00' |
| L6 | S 31°10'10" W | 29.70' |
| L7 | S 27°18'03" W | 12.38' |
| L8 | S 62°41'57" E | 119.66' |
| L9 | N 62°41'57" W | 119.65' |
| L10 | S 27°18'03" W | 18.95' |
| L11 | S 31°10'10" W | 10.30' |
| L12 | S 31°10'10" W | 105.00' |
| L13 | S 58°49'50" E | 10.00' |
| L14 | S 31°10'10" W | 50.00' |
| L15 | S 31°10'10" W | 10.00' |
| L16 | N 58°49'50" W | 50.00' |
| L17 | N 31°10'10" E | 10.00' |
| L18 | S 31°10'10" W | 10.00' |
| L19 | N 58°49'50" W | 50.00' |
| L20 | N 31°10'10" E | 10.00' |
| L21 | N 58°49'50" W | 27.88' |
| L22 | N 43°39'15" W | 87.98' |
| L23 | S 46°20'45" W | 10.00' |
| L24 | N 43°39'15" W | 50.00' |
| L25 | N 46°20'45" E | 10.00' |
| L26 | N 43°39'15" W | 70.45' |
| L27 | N 34°23'02" E | 50.01' |
| L28 | N 36°39'40" W | 17.95' |
| L29 | N 58°49'45" W | 99.00' |
| L30 | S 58°49'45" E | 99.00' |
| L31 | S 58°49'45" E | 87.47' |
| L32 | N 58°49'45" W | 89.00' |
| L33 | S 36°39'40" E | 38.32' |
| L34 | S 27°18'03" W | 81.83' |
| L35 | N 32°25'38" E | 110.70' |
| L36 | S 29°54'42" W | 105.70' |
| L37 | N 43°39'15" W | 87.98' |
| L38 | N 46°20'45" E | 39.96' |
| L39 | S 46°20'45" W | 39.96' |
| L40 | N 43°39'15" W | 70.45' |
| L41 | S 62°41'57" E | 66.79' |
| L42 | S 27°18'03" W | 93.95' |
| L43 | N 27°18'03" E | 93.95' |
| L44 | S 62°41'57" E | 104.65' |
| L45 | N 62°41'57" W | 104.65' |
| L46 | N 62°41'57" W | 66.79' |
| L47 | N 36°39'40" W | 7.00' |
| L48 | S 58°49'45" E | 9.97' |
| L49 | S 58°49'45" E | 40.00' |
| L50 | S 58°49'45" E | 37.50' |
| L51 | N 46°20'45" E | 30.00' |
| L52 | N 46°20'45" E | 9.96' |
| L53 | S 46°20'45" W | 9.96' |
| L54 | S 46°20'45" W | 30.00' |
| L55 | S 27°18'03" W | 40.00' |
| L56 | S 27°18'03" W | 41.83' |
| L57 | S 27°18'03" W | 40.00' |
| L58 | S 27°18'03" W | 53.95' |
| L59 | N 27°18'03" E | 40.00' |
| L60 | N 27°18'03" E | 35.00' |
| L61 | N 62°41'57" W | 41.09' |
| L62 | N 62°41'57" W | 25.70' |
| L63 | S 29°41'33" E | 20.46' |
| L64 | S 51°28'25" E | 23.17' |
| L65 | S 58°49'45" E | 80.27' |
| L66 | N 31°10'15" E | 79.98' |
| L67 | N 42°08'02" E | 21.94' |
| L68 | S 58°49'50" E | 103.40' |

| CURVE DATA | | | | | |
|------------|---------|-------------|--------------|---------------|----------------|
| NUMBER | RADIUS | DELTA ANGLE | ARC DISTANCE | CHORD BEARING | CHORD DISTANCE |
| C1 | 15.00' | 90°00'00" | 23.56' | S 13°49'50" E | 21.21' |
| C2 | 15.00' | 90°00'00" | 23.56' | S 76°10'10" W | 21.21' |
| C3 | 15.00' | 90°00'00" | 23.56' | N 13°49'50" W | 21.21' |
| C4 | 15.00' | 90°00'00" | 23.56' | S 76°10'10" W | 21.21' |
| C5 | 15.00' | 90°00'00" | 23.56' | N 13°49'50" W | 21.21' |
| C6 | 325.00' | 15°10'35" | 86.09' | S 51°14'32" E | 85.83' |
| C7 | 15.00' | 90°00'00" | 23.56' | N 88°39'15" W | 21.21' |
| C8 | 15.00' | 90°00'00" | 23.56' | N 1°20'45" E | 21.21' |
| C9 | 175.00' | 13°11'16" | 40.28' | N 50°14'53" W | 40.19' |
| C10 | 275.00' | 3°07'33" | 15.00' | N 58°02'42" W | 15.00' |
| C11 | 275.00' | 12°24'50" | 59.58' | N 42°52'05" W | 59.47' |
| C12 | 25.00' | 42°42'17" | 18.63' | S 27°43'22" E | 18.21' |
| C13 | 50.00' | 179°21'47" | 156.52' | S 83°56'53" W | 100.00' |
| C14 | 25.00' | 36°54'16" | 16.10' | N 12°43'07" E | 15.83' |
| C15 | 15.00' | 90°00'00" | 23.56' | N 76°10'15" E | 21.21' |
| C16 | 15.00' | 90°00'00" | 23.56' | N 13°49'45" W | 21.21' |
| C17 | 15.00' | 39°42'54" | 10.40' | N 51°01'42" E | 10.19' |
| C18 | 50.00' | 169°25'49" | 147.86' | S 13°49'45" E | 99.57' |
| C19 | 15.00' | 39°42'54" | 10.40' | N 78°41'12" W | 10.19' |
| C20 | 25.00' | 90°00'00" | 39.27' | S 13°49'45" E | 35.36' |
| C21 | 25.00' | 99°01'42" | 43.21' | S 80°41'06" W | 38.03' |
| C22 | 225.00' | 13°08'23" | 51.60' | N 43°13'52" W | 51.49' |
| C23 | 15.00' | 93°52'07" | 24.57' | N 74°14'06" E | 21.92' |
| C24 | 15.00' | 91°15'28" | 23.89' | S 13°12'06" E | 21.44' |
| C25 | 15.00' | 91°15'28" | 23.89' | N 75°32'26" E | 21.44' |
| C26 | 15.00' | 32°12'15" | 8.43' | S 42°43'42" E | 8.32' |
| C27 | 50.00' | 161°55'10" | 141.30' | S 72°24'50" W | 98.76' |
| C28 | 15.00' | 39°42'54" | 10.40' | N 11°18'43" E | 10.19' |
| C29 | 15.00' | 39°42'54" | 10.40' | N 51°01'37" E | 10.19' |
| C30 | 50.00' | 169°25'49" | 147.86' | S 13°49'50" E | 99.57' |
| C31 | 15.00' | 39°42'54" | 10.40' | N 78°41'17" W | 10.19' |
| C32 | 15.00' | 90°00'00" | 23.56' | N 13°49'50" W | 21.21' |
| C33 | 15.00' | 90°00'00" | 23.56' | N 76°10'10" E | 21.21' |
| C34 | 275.00' | 15°10'35" | 72.84' | S 51°14'32" E | 72.63' |
| C35 | 15.00' | 90°00'00" | 23.56' | S 1°20'45" W | 21.21' |
| C36 | 15.00' | 52°01'12" | 13.62' | S 72°21'21" W | 13.16' |
| C37 | 50.00' | 284°02'25" | 247.87' | N 43°39'15" W | 61.54' |
| C38 | 15.00' | 52°01'12" | 13.62' | N 20°20'09" E | 13.16' |
| C39 | 15.00' | 90°00'00" | 23.56' | S 88°39'15" E | 21.21' |
| C40 | 225.00' | 12°54'55" | 50.72' | N 50°06'42" W | 50.61' |
| C41 | 15.00' | 90°00'00" | 23.56' | S 76°10'10" W | 21.21' |
| C42 | 325.00' | 3°52'07" | 21.94' | S 60°45'54" E | 21.94' |
| C43 | 15.00' | 90°00'00" | 23.56' | N 17°41'57" W | 21.21' |
| C44 | 15.00' | 90°00'00" | 23.56' | S 72°18'03" W | 21.21' |
| C45 | 15.00' | 90°00'00" | 23.56' | S 17°41'57" E | 21.21' |
| C46 | 15.00' | 90°00'00" | 23.56' | N 72°18'03" E | 21.21' |
| C47 | 275.00' | 3°52'07" | 18.57' | S 60°45'54" E | 18.56' |
| C48 | 15.00' | 90°00'00" | 23.56' | S 13°49'50" E | 21.21' |

| STREET TABLE | | |
|-----------------------|--------------|-------------------|
| DESCRIPTION | R.O.W. WIDTH | CENTERLINE LENGTH |
| BELGRAVE DRIVE | 50 FT. | 142 FT. |
| FOREST GROVE DRIVE | 50 FT. | 1,002 FT. |
| BELLA VERDE AVENUE | 60 FT. | 139 FT. |
| ARBOR CREST LANE | 50 FT. | 135 FT. |
| VISTAS DRIVE | VARIABLES | 731 FT. |
| ANDES PEAK TRAIL | 50 FT. | 584 FT. |
| ANDES PEAK TRAIL | 60 FT. | 288 FT. |
| SENTINEL DRIVE | 50 FT. | 541 FT. |
| GUNFLINT DRIVE | 50 FT. | 1,035 FT. |
| ALEMOOR DRIVE | 50 FT. | 278 FT. |
| MARRY LEWIS DRIVE | 50 FT. | 1,070 FT. |
| HARWOOD OVERLOOK COVE | 50 FT. | 131 FT. |
| TOTAL LINEAR FEET | | 6,076 FT. |

| CURVE DATA | | | | | |
|------------|---------|-------------|--------------|---------------|----------------|
| NUMBER | RADIUS | DELTA ANGLE | ARC DISTANCE | CHORD BEARING | CHORD DISTANCE |
| C49 | 15.00' | 90°00'00" | 23.56' | S 76°10'10" W | 21.21' |
| C50 | 15.00' | 86°07'53" | 22.55' | N 15°45'54" W | 20.49' |
| C51 | 15.00' | 90°00'00" | 23.56' | N 76°10'10" E | 21.21' |
| C52 | 15.00' | 90°00'00" | 23.56' | S 13°49'50" E | 21.21' |
| C53 | 15.00' | 90°00'00" | 23.56' | S 76°10'10" W | 21.21' |
| C54 | 15.00' | 90°00'00" | 23.56' | N 13°49'50" W | 21.21' |
| C55 | 275.00' | 6°53'44" | 33.10' | N 40°06'32" W | 33.08' |
| C56 | 275.00' | 5°31'06" | 26.49' | N 46°18'57" W | 26.48' |
| C57 | 25.00' | 32°23'16" | 14.13' | S 32°52'52" E | 13.94' |
| C58 | 25.00' | 10°19'00" | 4.50' | S 11°31'44" E | 4.50' |
| C59 | 50.00' | 33°13'27" | 28.99' | N 22°58'57" W | 28.59' |
| C60 | 50.00' | 17°27'27" | 15.23' | N 48°19'25" W | 15.18' |
| C61 | 50.00' | 38°32'16" | 33.63' | N 76°19'17" W | 33.00' |
| C62 | 50.00' | 38°32'16" | 33.63' | S 65°08'27" W | 33.00' |
| C63 | 50.00' | 38°32'54" | 33.64' | S 26°35'52" W | 33.01' |
| C64 | 50.00' | 13°03'26" | 11.39' | S 0°47'42" W | 11.37' |
| C65 | 50.00' | 77°36'21" | 67.72' | S 24°38'58" W | 62.66' |
| C66 | 50.00' | 62°56'35" | 54.93' | S 45°37'30" E | 52.21' |
| C67 | 50.00' | 21°26'52" | 18.72' | S 87°49'14" E | 18.61' |
| C68 | 50.00' | 15°07'48" | 13.20' | N 34°11'29" W | 13.17' |
| C69 | 50.00' | 38°35'53" | 33.68' | N 61°03'19" W | 33.05' |
| C70 | 50.00' | 38°34'01" | 33.66' | S 80°21'44" W | 33.02' |
| C71 | 50.00' | 26°51'02" | 23.43' | S 47°39'13" W | 23.22' |
| C72 | 50.00' | 42°46'26" | 37.33' | S 12°50'29" W | 36.47' |
| C73 | 15.00' | 23°27'01" | 6.14' | N 3°10'46" E | 6.10' |
| C74 | 15.00' | 16°15'54" | 4.26' | N 23°02'13" E | 4.24' |
| C75 | 50.00' | 4°59'55" | 4.36' | S 68°23'07" W | 4.36' |
| C76 | 50.00' | 38°32'42" | 33.64' | S 46°36'48" W | 33.01' |
| C77 | 50.00' | 38°32'37" | 33.64' | S 80°4'09" W | 33.00' |
| C78 | 50.00' | 38°32'32" | 33.63' | S 30°28'25" E | 33.00' |
| C79 | 50.00' | 38°34'00" | 33.66' | S 69°01'41" E | 33.02' |
| C80 | 50.00' | 10°14'03" | 8.93' | N 86°34'17" E | 8.92' |
| C81 | 275.00' | 1°41'29" | 8.12' | S 57°59'05" E | 8.12' |
| C82 | 275.00' | 13°29'08" | 64.72' | S 50°23'48" E | 64.57' |
| C83 | 50.00' | 26°23'43" | 23.03' | N 85°10'06" E | 22.83' |
| C84 | 50.00' | 45°05'06" | 39.34' | N 49°25'41" E | 38.34' |
| C85 | 50.00' | 38°32'21" | 33.63' | N 7°36'58" E | 33.00' |
| C86 | 50.00' | 38°32'18" | 33.63' | N 30°55'21" W | 33.00' |
| C87 | 50.00' | 38°32'57" | 33.64' | N 69°27'59" W | 33.01' |
| C88 | 50.00' | 38°32'21" | 33.63' | S 71°59'22" W | 33.00' |
| C89 | 50.00' | 38°34'15" | 33.66' | S 33°26'04" W | 33.03' |
| C90 | 50.00' | 19°49'24" | 17.30' | S 4°14'15" W | 17.21' |
| C91 | 325.00' | 0°37'26" | 3.54' | S 59°08'33" E | 3.54' |
| C92 | 325.00' | 3°14'42" | 18.41' | S 61°04'36" E | 18.40' |
| C93 | 275.00' | 2°59'42" | 14.38' | S 61°12'06" E | 14.37' |
| C94 | 275.00' | 0°52'25" | 4.19' | S 59°16'02" E | 4.19' |
| C95 | 50.00' | 7°26'01" | 6.49' | S 67°10'09" W | 6.48' |

| LAND USE TABLE | | |
|-----------------------------------|-----|---------|
| DESCRIPTION | NO. | ACREAGE |
| RESIDENTIAL | 163 | 20.346 |
| WATER QUALITY & DRAINAGE EASEMENT | 1 | 4.326 |
| OPEN SPACE | 2 | 1.367 |
| RIGHT-OF-WAY | | 7.067 |
| TOTAL | 166 | 33.106 |

| BLOCK A -- LOT TABLE | | | |
|----------------------|-------|---------|-------------|
| LOT | BLOCK | SQ. FT. | DESCRIPTION |
| 14 | A | 4,584 | RESIDENTIAL |
| 15 | A | 4,759 | RESIDENTIAL |
| 16 | A | 5,904 | RESIDENTIAL |
| 17 | A | 1,793 | OPEN SPACE |
| 18 | A | 15,164 | RESIDENTIAL |
| 19 | A | 10,346 | RESIDENTIAL |
| 20 | A | 5,103 | RESIDENTIAL |
| 21 | A | 4,390 | RESIDENTIAL |
| 22 | A | 4,560 | RESIDENTIAL |
| 23 | A | 4,560 | RESIDENTIAL |
| 24 | A | 4,560 | RESIDENTIAL |
| 25 | A | 4,560 | RESIDENTIAL |
| 26 | A | 4,560 | RESIDENTIAL |
| 27 | A | 4,560 | RESIDENTIAL |
| 28 | A | 4,560 | RESIDENTIAL |
| 29 | A | 4,560 | RESIDENTIAL |
| 30 | A | 4,560 | RESIDENTIAL |
| 31 | A | 4,560 | RESIDENTIAL |
| 32 | A | 4,560 | RESIDENTIAL |
| 33 | A | 4,560 | RESIDENTIAL |
| 34 | A | 4,560 | RESIDENTIAL |
| 35 | A | 5,652 | RESIDENTIAL |

| BLOCK B – LOT TABLE | | | | |
|---------------------|-------|------------------------|---|-------------|
| LOT | BLOCK | SQ. FT. | DESCRIPTION | |
| 1 | B | 7,319 | RESIDENTIAL | |
| 2 | B | 7,517 | RESIDENTIAL | |
| 3 | B | 10,063 | RESIDENTIAL | |
| 4 | B | 9,310 | RESIDENTIAL | |
| 5 | B | 7,365 | RESIDENTIAL | |
| 6 | B | 9,489 | RESIDENTIAL | |
| 7 | B | 10,182 | RESIDENTIAL | |
| 8 | B | 6,302 | RESIDENTIAL | |
| 9 | B | 6,001 | RESIDENTIAL | |
| 10 | B | 7,120 | RESIDENTIAL | |
| 11 | B | 5,400 | RESIDENTIAL | |
| 12 | B | 4,800 | RESIDENTIAL | |
| 13 | B | 4,800 | RESIDENTIAL | |
| 14 | B | 4,800 | RESIDENTIAL | |
| 15 | B | 4,800 | RESIDENTIAL | |
| 16 | B | 4,800 | RESIDENTIAL | |
| 17 | B | 4,800 | RESIDENTIAL | |
| 18 | B | 4,800 | RESIDENTIAL | |
| 19 | B | 4,800 | RESIDENTIAL | |
| 20 | B | 4,800 | RESIDENTIAL | |
| 21 | B | 4,800 | RESIDENTIAL | |
| 22 | B | 5,352 | RESIDENTIAL | |
| 23 | B | 5,352 | RESIDENTIAL | |
| 24 | B | 4,800 | RESIDENTIAL | |
| 25 | B | 4,800 | RESIDENTIAL | |
| 26 | B | 4,800 | RESIDENTIAL | |
| 27 | B | 4,800 | RESIDENTIAL | |
| 28 | B | 5,771 | RESIDENTIAL | |
| 29 | B | 6,516 | RESIDENTIAL | |
| 30 | B | 9,803 | RESIDENTIAL | |
| 31 | B | 11,463 | RESIDENTIAL | |
| 32 | B | 10,803 | RESIDENTIAL | |
| 33 | B | 4,751 | RESIDENTIAL | |
| 34 | B | 4,160 | RESIDENTIAL | |
| 35 | B | 4,160 | RESIDENTIAL | |
| 36 | B | 4,160 | RESIDENTIAL | |
| 37 | B | 4,159 | RESIDENTIAL | |
| 38 | B | 3,748 | RESIDENTIAL | |
| 39 | B | 188,433 (4.326 AC.) | WATER QUALITY & DRAINAGE EASEMENT, CRITICAL ENVIRONMENTAL FEATURE MITIGATION LOT | |
| 40 | | B | 10,870 | RESIDENTIAL |
| 41 | | B | 6,283 | RESIDENTIAL |
| 42 | | B | 4,770 | RESIDENTIAL |
| 43 | | B | 4,840 | RESIDENTIAL |
| 44 | | B | 4,840 | RESIDENTIAL |
| 45 | | B | 4,840 | RESIDENTIAL |
| 46 | | B | 4,840 | RESIDENTIAL |
| 47 | | B | 5,473 | RESIDENTIAL |
| 48 | | B | 4,560 | RESIDENTIAL |
| 49 | B | 4,560 | RESIDENTIAL | |
| 50 | B | 4,312 | RESIDENTIAL | |
| 51 | B | 12,528 | RESIDENTIAL | |
| 52 | B | 11,605 | RESIDENTIAL | |
| 53 | B | 4,521 | RESIDENTIAL | |
| 54 | B | 4,560 | RESIDENTIAL | |
| 55 | B | 4,560 | RESIDENTIAL | |
| 56 | B | 4,560 | RESIDENTIAL | |
| 57 | B | 4,560 | RESIDENTIAL | |
| 58 | B | 4,560 | RESIDENTIAL | |
| 59 | B | 6,240 | RESIDENTIAL | |

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT, WE MPS VISTA BLUFF DEVELOPMENT, LP, A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH MPS VISTA BLUFF GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, ACTING HEREIN BY AND THROUGH MILESTONE COMMUNITY BUILDERS, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS MANAGER, ACTING HEREIN BY AND THROUGH GARRETT MARTIN, PRESIDENT, BEING OWNERS OF A 33.106 ACRE TRACT OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT 24, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAID 33.106 ACRE TRACT BEING PORTIONS OF THOSE TRACTS OF LAND DESCRIBED AS TRACTS 1, 2, AND 3, AND CONSISTING OF ALL OF LOT 31, BLOCK E, THE VISTAS OF AUSTIN, SECTION ONE, AS RECORDED IN DOCUMENT NUMBER 201700211, OF THE OFFICIAL PUBLIC RECORDS OF 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; SAID LOT 31, BLOCK E, HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, DO HEREBY SUBDIVIDE SAID 33.106 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS "THE VISTAS OF AUSTIN, SECTION 2" 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
A TEXAS LIMITED PARTNERSHIP

BY: MPS VISTA BLUFF GP, LLC
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: MILESTONE COMMUNITY BUILDERS, LLC,
A TEXAS LIMITED LIABILITY COMPANY,
ITS MANAGER

GARRETT MARTIN, PRESIDENT
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 Aug. 2018

BGE, INC.
7000 N. MOPAC EXPRESSWAY, SUITE 330
AUSTIN, TEXAS 78731

F-1046

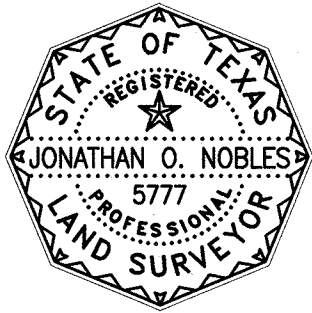


I, JONATHAN O. NOBLES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 25 OF THE AUSTIN CITY CODE AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF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

JONATHAN O. NOBLES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5777

Date 08/07/2018

BGE, INC.
7000 N. MOPAC EXPRESSWAY, SUITE 330
AUSTIN, TEXAS 78731



PRELIMINARY PENDING FINAL REVIEW

GENERAL NOTES:

- 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 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 VISTAS OF AUSTIN, SECTION 2

A SMALL LOT SUBDIVISION OF 33.106 ACRES OF LAND, INCLUDING A RESUBDIVISION OF LOT 31, BLOCK E, THE VISTAS OF AUSTIN, SECTION 1, LOCATED IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT 24, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

- 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.
- 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 PRE-DEVELOPMENT LEVELS BY THE USE OF ON-SITE DETENTION OR OTHER APPROVED METHODS.
- 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.
- ~~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 LOT 39 BLOCK B REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
- THIS SUBDIVISION IS SUBJECT TO LDC 25-4-232 FOR SMALL LOT SUBDIVISIONS.
- 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: BELGRAVE DRIVE, FOREST GROVE DRIVE, BELLA VERDE AVENUE, ARBOR CREST LANE, VISTAS DRIVE, ANDES PEAK TRAIL, SENTINEL DRIVE, GUNFLINT DRIVE, ALEMOOR DRIVE AND MARY LEWIS DRIVE. 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.
- LOT 17, BLOCK A, LOT 39, BLOCK B AND LOT 1, BLOCK K, WILL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS. NO RESIDENTIAL DEVELOPMENT SHALL BE ALLOWED ON THIS LOT. IF CONVEYED TO A PUBLIC ENTITY OR NEIGHBORHOOD ORGANIZATION, RECREATION FACILITIES AND REST AREAS MAY BE CONSTRUCTED.
- 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 AUSTIN WATER.
- THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VISTAS OF AUSTIN HAS BEEN RECORDED IN DOCUMENT NUMBER 2017130226, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- ACCESS FROM LOTS 14-18, BLOCK A, TO OLD LOCKHART ROAD IS PROHIBITED.
- PARKLAND DEDICATION HAS BEEN PROVIDED FOR 164 RESIDENCES BY THE RECORDATION OF A PUBLIC ACCESS EASEMENT ON LOT 1 BLOCK K (0.56 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.
- VEHICULAR ACCESS FROM LOT 1, BLOCK K IS RESTRICTED ONLY TO ANDES PEAK TRAIL.
- THIS DEVELOPMENT IS SUBJECT TO AN ALTERNATIVE METHOD OF COMPLIANCE (AMOC) TO ALLOW A PERFORMANCE BASED DESIGN AS REQUIRED AND APPROVED BY THE FIRE MARSHAL.
- ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, THE VISTAS OF AUSTIN, SECTION 1, SHALL APPLY TO THIS RESUBDIVISION PLAT.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL-PURPOSE JURISDICTION 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



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Austin, TX 78731
Tel: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 10106502