

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2017-0147.2A**ZAP DATE:** April 2, 2019**SUBDIVISION NAME:** Cantarra 1 North, Sections 6 & 7**AREA:** 27.25 acres**LOTS:** 151**APPLICANT:** Continental Home of Texas, LP**AGENT:** Chris Rawls (BGE, Inc.)**ADDRESS OF SUBDIVISION:** 13641 Cantarra Drive**GRIDS:** MQ32**COUNTY:** Travis**WATERSHED:** Gilliland Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-4A**DISTRICT:** 1**LAND USE:** Residential**SIDEWALKS:** Sidewalks will be constructed along all internal streets.

DEPARTMENT COMMENTS: The request is for the approval of the final plat of Cantarra 1 North, Sections 6 & 7, comprised of 151 lots on 27.54 acres. The plat contains 148 residential lots, and three parkland, landscape and public utility lots. The proposed lots comply with the zoning requirements for use, lot width and lot size.

STAFF RECOMMENDATION: The staff recommends approval. The final 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



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SHEET 1 OF 1

CANTARRA I
SECTIONS 6 AND 7

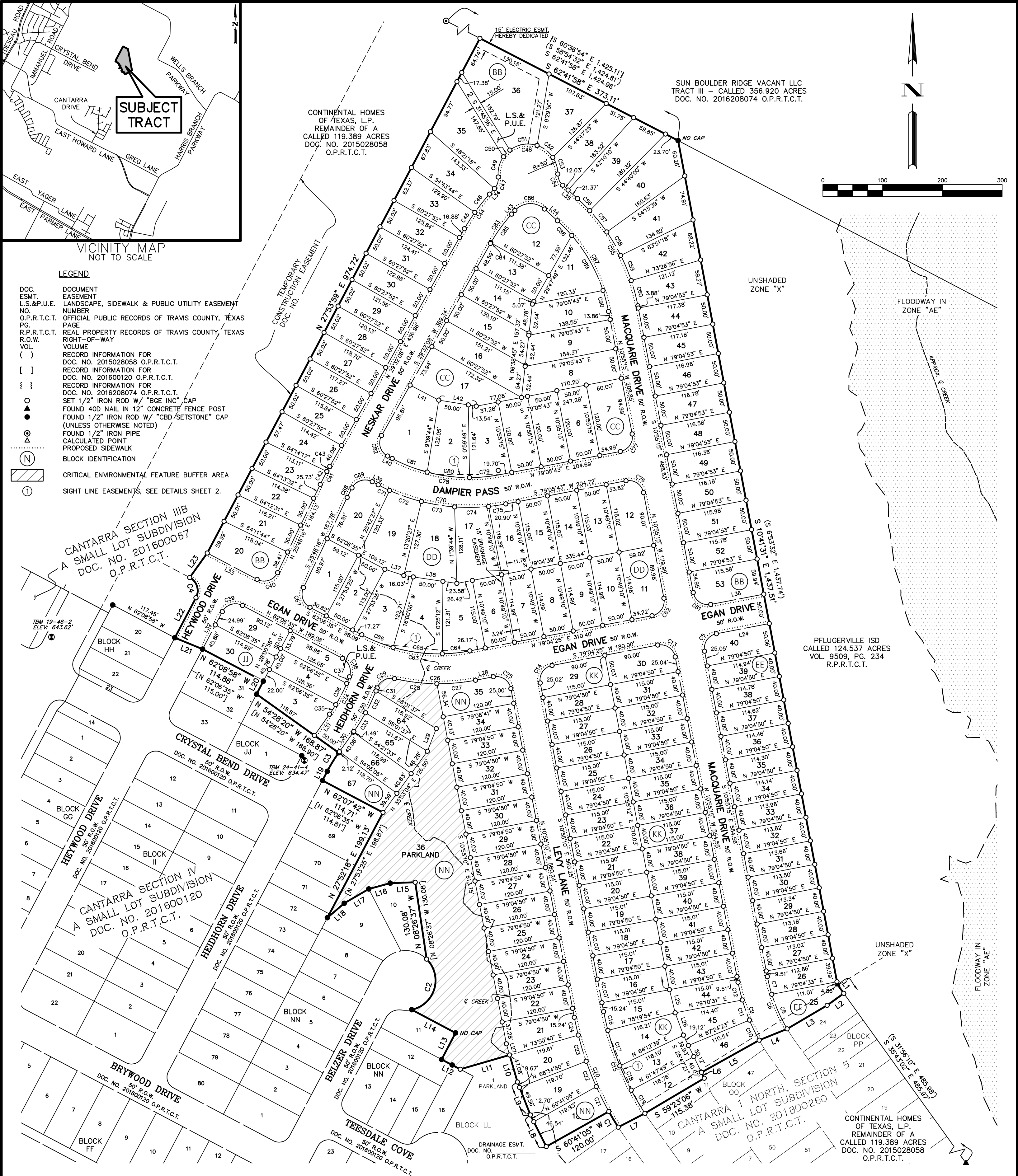
LOCATION MAP

BROWN & GAY ENGINEERS, INC.
7000 NORTH MOPAC, SUITE 330 AUSTIN,
TX 78731 TPBE Registration No. F-1046
TEL: 512-879-0400 www.browngay.com



DATE: 07/2018

DRAWN BY: AWS



FINAL PLAT
**CANTARRA 1 NORTH,
SECTIONS 6 AND 7
A SMALL LOT SUBDIVISION**

A SUBDIVISION OF 27.254 ACRES OF LAND
LOCATED IN THE
MARIGUITA CASTRO SURVEY NO. 50,
TRAVIS COUNTY, TEXAS

BENCHMARKS:

TBM 19-46-2:
BOX CUT ON "C" INLET AT THE NORTHWEST CORNER OF CANTARRA DRIVE AND
CRYSTAL BEND DRIVE.

ELEVATION = 643.62' (NAVD 88)

TBM 24-41-4:
BOX CUT ON SOUTHWEST CORNER OF "C" INLET ON WEST SIDE OF HEIDHORN
DRIVE, NORTH OF THE INTERSECTION WITH CRYSTAL BEND DRIVE.

ELEVATION = 634.47' (NAVD 88)

BEARING BASIS:

HORIZONTAL DATUM BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, NAD83,
TEXAS CENTRAL ZONE. DISTANCES SHOWN HEREON ARE IN SURFACE, USING A
COMBINED SCALE FACTOR OF 1.0000883474



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

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 35°43'02" E	18.03'
L2	S 54°13'08" W	34.40'
L3	S 59°29'36" W	77.61'
L4	S 67°59'26" W	50.47'
L5	S 60°48'29" W	110.63'
L6	S 25°47'21" E	10.76'
L7	S 62°32'09" W	50.23'
L8	N 26°41'00" W	59.24'
L9	N 21°25'10" W	59.24'
L10	N 16°09'20" W	47.08'
L11	S 73°50'40" W	85.99'
L12	N 62°12'16" W	35.21'
L13	N 27°36'39" E	50.19'
L14	N 62°02'49" W	82.84'
L15	S 87°56'45" W	41.73'
L16	S 74°52'32" W	37.20'
L17	S 59°43'46" W	47.54'
L18	S 49°28'26" W	37.10'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L19	N 27°52'18" E	17.36'
L20	N 27°27'41" E	24.35'
L21	N 67°38'14" W	50.23'
L22	N 27°51'02" E	75.73'
L23	N 35°33'19" E	50.45'
L24	S 79°04'25" W	90.14'
L25	N 13°51'42" W	39.87'
L26	S 20°20'26" E	39.89'
L27	S 16°09'20" E	19.45'
L28	S 79°04'25" W	30.39'
L29	N 21°31'28" E	40.67'
L30	S 35°28'06" W	43.66'
L31	N 35°28'06" E	43.61'
L32	S 27°51'02" W	70.86'
L33	S 62°06'35" E	94.38'
L34	N 42°10'10" E	12.41'
L35	S 47°49'50" E	33.40'
L36	N 79°04'25" E	90.34'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L37	S 71°38'43" E	33.49'
L38	S 81°30'43" E	89.60'
L39	N 62°06'01" W	11.35'
L40	S 62°06'01" E	8.66'
L41	N 62°23'20" W	54.12'
L42	S 80°50'16" E	63.54'
L43	S 42°10'10" W	8.31'
L44	N 47°49'50" W	29.30'
L45	S 75°06'28" E	33.23'
L46	S 89°35'19" E	105.12'
L47	S 84°16'02" E	102.96'
L48	S 88°49'37" E	21.80'
L49	N 87°14'27" E	24.71'
L50	S 23°19'20" E	16.10'
L51	S 22°51'51" E	77.86'
L52	S 28°06'38" E	29.12'

LAND USE SCHEDULE		
DESCRIPTION	NUMBER	ACREAGE
RESIDENTIAL	148	19.929 ACRES
LANDSCAPE, SIDEWALK & PUBLIC UTILITY EASEMENT	2	0.145 ACRES
PARKLAND	1	1.578 ACRES
RIGHT-OF-WAY	–	5.602 ACRES
TOTAL LOTS	151	27.254 ACRES

RECORD LINE TABLE		
NUMBER	BEARING	DISTANCE
[L12]	[N 62°06'35" W]	
[L13]	[N 27°53'25" E]	[50.00']
[L14]	[N 62°06'35" W]	[83.36']
[L15]	[S 88°15'58" W]	[41.85']
[L16]	[S 74°34'30" W]	[37.23']
[L17]	[S 59°43'39" W]	[47.57']
[L18]	[S 49°26'51" W]	[37.09']
[L19]	[N 27°53'25" E]	[17.71']
[L20]	[N 27°53'25" E]	[24.30']
[L21]	[N 67°49'13" W]	[50.25']

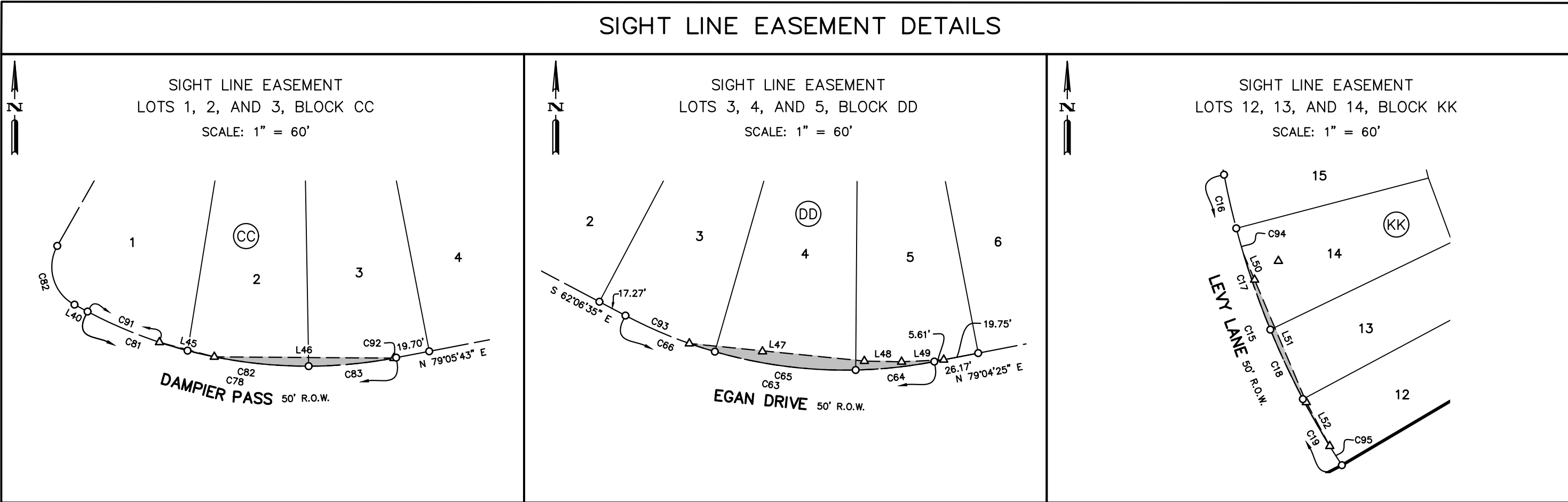
RIGHT-OF-WAYS		
STREET NAME	R.O.W. WIDTH	CENTERLINE LENGTH
MACQUARIE DRIVE	50 FEET	1,525 FEET
EGAN DRIVE	50 FEET	1,000 FEET
NESKAR DRIVE	50 FEET	840 FEET
LEVY LANE	50 FEET	802 FEET
DAMPIER PASS	50 FEET	518 FEET
HEIDHORN DRIVE	50 FEET	167 FEET
HEYWOOD DRIVE	50 FEET	123 FEET
TOTAL LINEAR FEET	4,975 FEET	
NOTE:		
ALL STREET PAVEMENT WIDTHS IN THIS SUBDIVISION SHALL BE 30 FEET FROM FACE OF CURB TO FACE OF CURB.		

RECORD CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
[C2]	[108.16']	[50.00']	[123°56'33"]	[N 16°39'28" E]	[88.27']
[C3]	[36.27']	[275.00']	[7°33'22"]	[N 31°40'06" E]	[36.24']

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	30.62'	525.00'	3°20'32"	N 30°59'11" W	30.62'
C2	107.95'	50.00'	123°42'23"	N 16°20'10" E	88.17'
C3	36.46'	275.00'	7°35'48"	N 31°40'12" E	36.43'
C4	39.25'	25.00'	89°57'37"	N 17°07'46" W	35.34'
C5	39.27'	25.00'	89°59'40"	S 34°04'35" W	35.35'
C6	94.01'	275.00'	19°35'09"	S 20°42'50" E	93.55'
C7	30.55'	275.00'	6°21'54"	S 14°06'12" E	30.53'
C8	63.46'	275.00'	13°13'15"	S 23°53'47" E	63.32'
C9	103.64'	325.00'	18°16'16"	N 20°03'23" W	103.20'
C10	37.42'	325.00'	6°35'47"	N 25°53'37" W	37.40'
C11	35.69'	325.00'	6°17'31"	N 19°26'58" W	35.67'
C12	30.53'	325.00'	5°22'58"	N 13°36'44" W	30.52'
C13	39.27'	25.00'	90°00'20"	N 55°55'25" W	35.36'
C14	39.27'	25.00'	89°59'34"	S 34°04'37" W	35.35'
C15	184.76'	475.00'	22°17'11"	S 22°03'45" E	183.60'
C16	32.20'	475.00'	3°53'02"	S 12°51'41" E	32.19'
C17	62.67'	475.00'	7°33'33"	S 18°34'58" E	62.62'
C18	44.95'	475.00'	5°25'19"	S 25°04'25" E	44.93'
C19	44.94'	475.00'	5°25'17"	S 30°29'43" E	44.93'
C20	199.19'	525.00'	21°44'17"	N 21°47'18" W	197.99'
C21	46.55'	525.00'	5°04'48"	N 26°46'31" W	46.53'
C22	45.75'	525.00'	4°59'35"	N 21°44'19" W	45.74'
C23	45.75'	525.00'	4°59'35"	N 16°44'45" W	45.74'
C24	30.51'	525.00'	3°19'48"	N 12°35'04" W	30.51'
C25	39.27'	25.00'	90°00'26"	N 55°55'23" W	35.36'
C26	136.49'	325.00'	24°03'44"	N 88°53'43" W	135.49'
C27	65.04'	325.00'	11°28'01"	S 84°48'25" W	64.94'
C28	71.44'	325.00'	12°35'43"	N 83°09'43" W	71.30'
C29	35.91'	25.00'	82°18'01"	S 61°59'08" W	32.90'
C30	83.00'	325.00'	14°37'59"	S 28°09'06" W	82.78'
C31	5.61'	325.00'	0°59'21"	S 21°19'48" W	5.61'
C32	40.29'	325.00'	7°06'12"	S 25°22'34" W	40.27'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C33	37.10'	325.00'	6°32'25"	S 32°11'53" W	37.08'
C34	71.05'	275.00'	14°48'15"	N 28°03'58" E	70.86'
C35	19.01'	275.00'	3°57'41"	N 33°29'15" E	19.01'
C36	40.04'	275.00'	8°20'30"	N 27°20'10" E	40.00'
C37	12.00'	275.00'	2°30'04"	N 21°54'53" E	12.00'
C38	36.12'	25.00'	82°46'25"	N 20°43'22" W	33.06'
C39	39.29'	25.00'	90°02'23"	S 72°52'14" W	35.37'
C40	40.18'	25.00'	92°05'09"	N 71°50'51" E	35.99'
C41	34.19'	525.00'	3°43'52"	N 27°40'12" E	34.18'
C42	24.27'	525.00'	2°38'55"	N 27°07'44" E	24.27'
C43	9.92'	525.00'	1°04'56"	N 28°59'40" E	9.92'
C44	71.66'	325.00'	12°38'02"	N 35°51'09" E	71.52'
C45	32.53'	325.00'	5°44'09"	N 32°24'12" E	32.52'
C46	39.13'	325.00'	6°53'54"	N 38°43'13" E	39.11'
C47	21.03'	25.00'	48°11'23"	N 18°04'29" E	20.41'
C48	162.65'	50.00'	186°22'46"	N 87°10'10" E	99.85'
C49	35.75'	50.00'	40°58'17"	N 14°27'56" E	35.00'
C50	15.55'	50.00'	17°48'58"	N 43°51'33" E	15.48'
C51	48.02'	50.00'	55°01'40"	N 80°16'52" E	46.20'
C52	33.51'	50.00'	38°24'15"	S 53°00'11" E	32.89'
C53	29.81'	50.00'	34°09'37"	S 16°43'15" E	29.37'
C54	21.03'	25.00'	48°11'23"	S 23°44'08" E	20.41'
C55	209.36'	325.00'	36°54'35"	S 29°22'32" E	205.76'
C56	28.66'	325.00'	5°03'10"	S 45°18'15" E	28.65'
C57	45.77'	325.00'	8°04'06"	S 38°44'36" E	45.73'
C58	45.61'	325.00'	8°02'25"	S 30°41'20" E	45.57'
C59	45.69'	325.00'	8°03'17"	S 22°38'29" E	45.65'
C60	43.64'	325.00'	7°41'36"	S 14°46'03" E	43.61'
C61	39.27'	25.00'	90°00'20"	S 55°55'25" E	35.36'
C62	39.27'	25.00'	89°59'40"	N 34°04'35" E	35.35'
C63	186.31'	275.00'	38°49'01"	S 81°31'05" E	182.76'
C64	46.36'	275.00'	9°39'30"	N 83°54'10" E	46.30'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C65	83.41'	275.00'	17°22'39"	S 82°34'45" E	83.09'
C66	56.54'	275.00'	11°46'51"	S 68°00'00" E	56.44'
C67	38.36'	25.00'	87°54'51"	S 18°09'09" E	34.71'
C68	17.83'	475.00'	2°09'01"	S 26°52'46" W	17.82'
C69	39.25'	25.00'	89°56'42"	S 72°55'38" W	35.34'
C70	220.11'	325.00'	38°48'16"	N 81°30'09" W	215.93'
C71	21.31'	325.00'	3°45'23"	N 63°58'43" W	21.30'
C72	56.35'	325.00'	9°56'02"	N 70°49'26" W	56.28'
C73	56.33'	325.00'	9°55'52"	N 80°45'23" W	56.26'
C74	56.98'	325.00'	10°02'46"	S 89°15'18" W	56.91'
C75	29.14'	325.00'	5°08'12"	S 81°39'49" W	29.13'
C76	39.26'	25.00'	89°59'02"	N 55°54'46" W	35.35'
C77	39.28'	25.00'	90°00'58"	N 34°05'14" E	35.36'
C78	186.25'	275.00'	38°48'16"	S 81°30'09" E	182.71'
C79	51.57'	275.00'	10°44'37"	N 84°28'01" E	51.49'
C80	71.70'	275.00'	14°56'16"	S 82°41'32" E	71.49'
C81	62.99'	275.00'	13°07'23"	S 68°39'43" E	62.85'
C82	39.98'	25.00'	91°38'09"	S 16°16'57" E	35.86'
C83	60.64'	275.00'	12°38'02"	S 35°51'09" W	60.52'
C84	1.41'	275.00'	0°17'36"	S 29°40'56" W	1.41'
C85	59.23'	275.00'	12°20'26"	S 35°59'57" W	59.12'
C86	54.98'	35.00'	90°00'00"	S 87°10'10" W	49.50'
C87	177.15'	275.00'	36°54'35"	N 29°22'32" W	174.11'
C88	34.24'	275.00'	7°07'58"	N 44°15'51" W	34.21'
C89	106.67'	275.00'	22°13'30"	N 29°35'07" W	106.00'
C90	36.25'	275.00'	7°33'07"	N 14°41'48" W	36.22'
C91	45.80'	275.00'	9°32'34"	S 66°52'18" E	45.75'
C92	1.42'	275.00'	0°17'48"	N 79°14'37" E	1.42'
C93	40.82'	275.00'	8°30'17"	S 66°21'43" E	40.78'
C94	15.94'	475.00'	1°55'21"	S 15°45'52" E	15.94'
C95	13.28'	475.00'	1°36'08"	S 32°24'17" E	13.28'



FINAL PLAT

CANTARRA 1 NORTH,
SECTIONS 6 AND 7
A SMALL LOT SUBDIVISION

A SUBDIVISION OF 27.254 ACRES OF LAND
LOCATED IN THE
MARIGUITA CASTRO SURVEY NO. 50,
TRAVIS COUNTY, TEXAS



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TBPLS Licensed Surveying Firm No. 10106502

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT CONTINENTAL HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH CHTEX OF TEXAS, INC., A DELAWARE CORPORATION, IT’S GENERAL PARTNER, BY IAN CUDE, ASSISTANT SECRETARY, BEING THE OWNER OF A 119.389 ACRE TRACT OF LAND OUT OF THE MARIGUITA CASTRO SURVEY NUMBER 50 SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2015028058 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 27.254 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS: CANTARRA 1 NORTH, SECTIONS 6 AND 7 A SMALL LOT SUBDIVISION AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS, AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

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

BY: CONTINENTAL HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP

BY: CHTEX OF TEXAS, INC., A DELAWARE CORPORATION, IT’S GENERAL PARTNER

IAN CUDE, ASSISTANT SECRETARY
10700 PECAN PARK BOULEVARD, SUITE 400
AUSTIN, TEXAS 78750

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED IAN CUDE, VICE PRESIDENT, 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 _____

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. MAP 48453C0290J DATED AUGUST 18, 2014.

I, CHRISTOPHER R. RAWLS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

CHRISTOPHER R. RAWLS, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 124994

DATE: _____

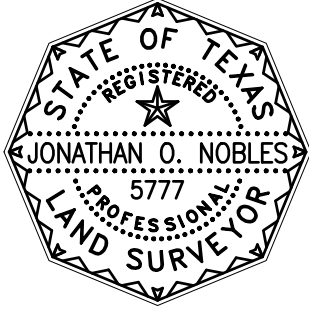
BGE, INC.
7000 N. MOPAC EXPRESSWAY, SUITE 330
AUSTIN, TEXAS 78731

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 THE SURVEYING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY UNDER MY DIRECTION AND SUPERVISION.

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

DATE: 01/11/2019

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



THIS SUBDIVISION PLAT IS LOCATED WITHIN THE CITY OF AUSTIN’S FULL PURPOSE JURISDICTION 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, 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 NUMBER _____, 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
GENERAL NOTES:

1. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
2. 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.
3. NO BUILDINGS, FENCES, LANDSCAPING, OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE OR WATER QUALITY EASEMENTS EXCEPT AS APPROVED BY CITY OF AUSTIN.
4. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITY.
5. 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.
6. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND 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.
7. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
8. 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.
9. 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.
10. NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND DETENTION FACILITY HAVE BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN.
11. THE POND CONSTRUCTED WITH CANTARRA 1 NORTH, SECTION 5, CASE NUMBER C8–2017–0147.1B, ON WHICH THIS SITE RELIES FOR WATER QUALITY TREATMENT AND DETENTION MUST BE COMPLETE AND ACCEPTED BY THE CITY OF AUSTIN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THIS SITE.
12. AN EROSION HAZARD ZONE ANALYSIS WAS DONE WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION.
13. 10 FOOT WIDE PUBLIC UTILITY EASEMENTS PARALLEL AND ADJOINING ALL DEDICATED RIGHT–OF–WAY LINES SHOWN HEREON ARE HEREBY DEDICATED.
14. NO PORTION OF THIS TRACT LIES WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE F.E.M.A. MAP NUMBER 48453C0290J, FOR TRAVIS COUNTY, TEXAS, DATED AUGUST 18, 2014.
15. 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 _____, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
16. LOT 36, BLOCK BB AND LOT 5, BLOCK JJ TO BE OWNED AND MAINTAINED BY THE CANTARRA HOMEOWNERS ASSOCIATION OR ITS ASSIGNS. NO RESIDENTIAL USES ARE ALLOWED ON SAID LOTS. IF CONVEYED TO A PUBLIC ENTITY OR NEIGHBORHOOD ORGANIZATION, RECREATION FACILITIES AND REST AREAS MAY BE CONSTRUCTED.
17. A MINIMUM OF FOUR OFF–STREET PARKING SPACES ARE REQUIRED FOR EACH DWELLING UNIT.
18. 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: MACQUARIE DRIVE, EGAN DRIVE, NESKAR DRIVE, LEVY LANE, DAMPIER PASS, HEIDHORN DRIVE AND HEYWOOD 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.
19. ALL STREETS SHOWN WITHIN THIS SUBDIVSION SHALL BE PUBLIC ROADWAYS.
20. ALL ACTIVITIES WITHIN CRITICAL ENVIRONMENTAL FEATURES AND ASSOCIATED SETBACKS 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.
21. PARKLAND DEDICATION HAS BEEN PROVIDED FOR 148 UNITS WITH A COMBINATION OF FEES AND BY THE DEDICATION OF 2.04 ACRES ON LOT 36, BLOCK NN.
22. ALL FINISHED FLOOR ELEVATIONS IN THIS SUBDIVISION SHALL BE 1.0 FOOT MINIMUM ABOVE THE 100 YEAR FREQUENCY FLOOD LEVEL.
23. 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.
24. WITHIN A SIGHT DISTANCE EASEMENT, ANY OBSTRUCTION OF SIGHT DISTANCE BY VEGETATION, FENCING, EARTHWORK, BUILDING, SIGNS, PARKED CARS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY TRAVIS COUNTY OR THE CITY OF AUSTIN AT THE OWNER’S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN BOUNDS OF SUCH EASEMENT AT ALL TIMES.

FINAL PLAT

CANTARRA 1 NORTH,
SECTIONS 6 AND 7
A SMALL LOT SUBDIVISION

A SUBDIVISION OF 27.254 ACRES OF LAND
LOCATED IN THE
MARIGUITA CASTRO SURVEY NO. 50,
TRAVIS COUNTY, TEXAS



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