

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2018-0110.0A

Z.A.P. DATE: July 16, 2019

SUBDIVISION NAME: Double Creek Subdivision Section 2

AREA: 34.658 acres

LOT(S): 3

OWNER/APPLICANT: Stillwater South Austin Land, LLC.
(Brandon Easterling)

AGENT: Jones Carter Inc.
(Peter Cairns)

ADDRESS OF SUBDIVISION: 420 E FM 1626

GRIDS: MF – 11

COUNTY: Travis

WATERSHED: Onion Creek

JURISDICTION: Full Purpose

EXISTING ZONING: CS-MU-CO

DISTRICT: 2

PROPOSED LAND USE: Mutlifamily Residential and Commerical use

SIDEWALKS: Sidewalks will be provided along FM 1626, Brezza Lane, Old San Antonio Road and IH 35 Service Road SB.

DEPARTMENT COMMENTS: The request is for approval of the final plat subdivision namely, Double Creek Subdivision Secton 2. The proposed final plat subdivision consists of 3 lots on 34.658 acres.

STAFF RECOMMENDATION: The staff recommends approval of the final plat subdivision. This plat meets all applicable City of Austin and State Local Government code requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Sylvia Limon
E-mail: Sylvia.limon@austintexas.gov

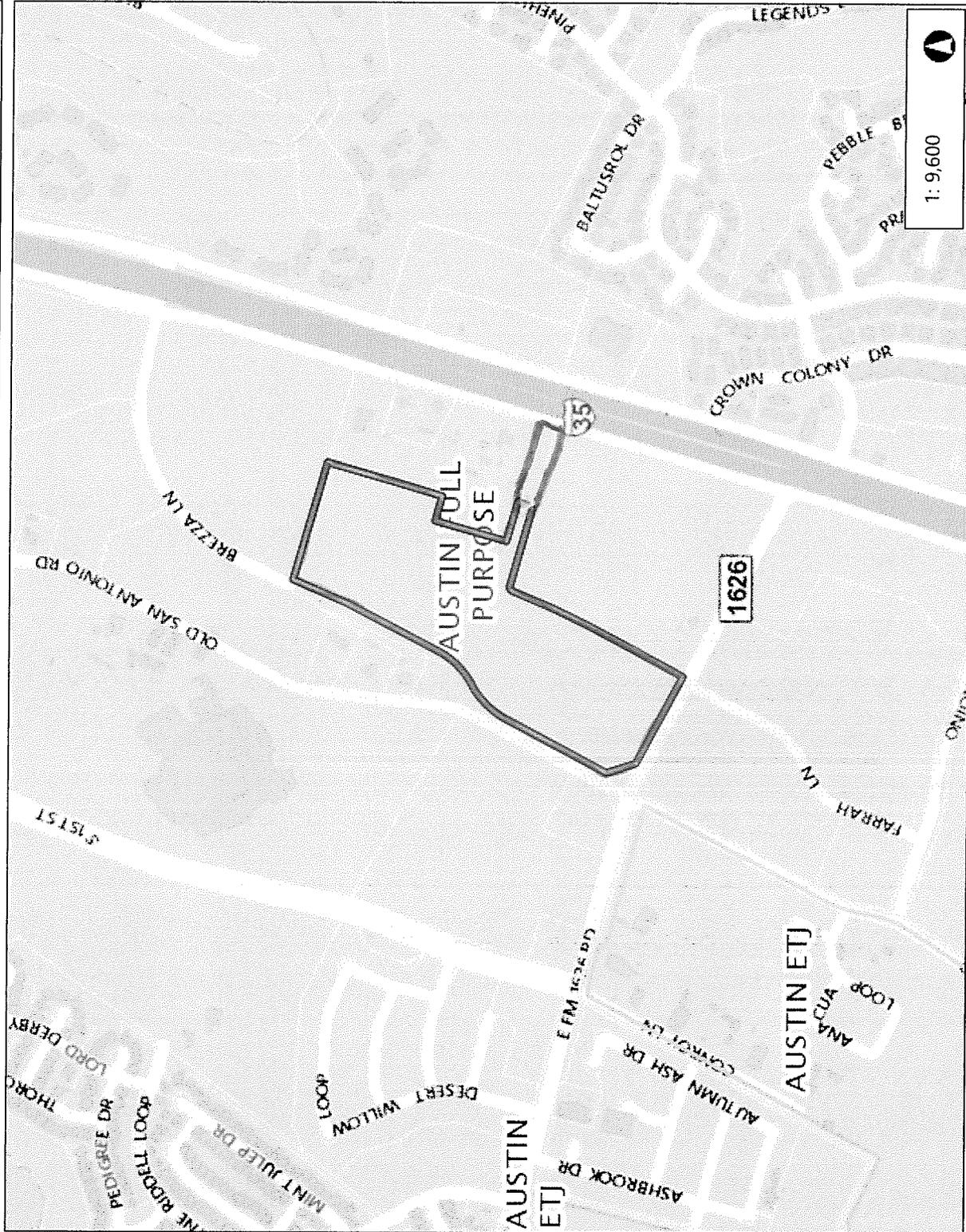
PHONE: 512-974-2767

Legend

- Jurisdiction
 - FULL PURPOSE
 - LIMITED PURPOSE
 - EXTRATERRITORIAL JURISDICTION
 - 2 MILE ETJ AGRICULTURAL AGR
 - OTHER CITY LIMITS
 - OTHER CITIES ETJ
- Jurisdiction
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Notes

Property Profile



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. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

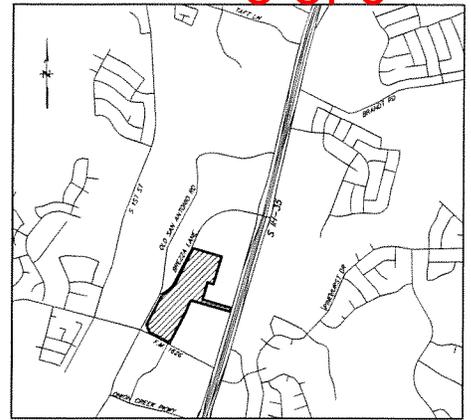
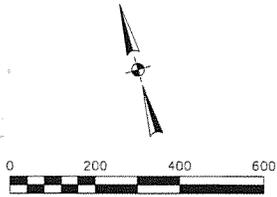
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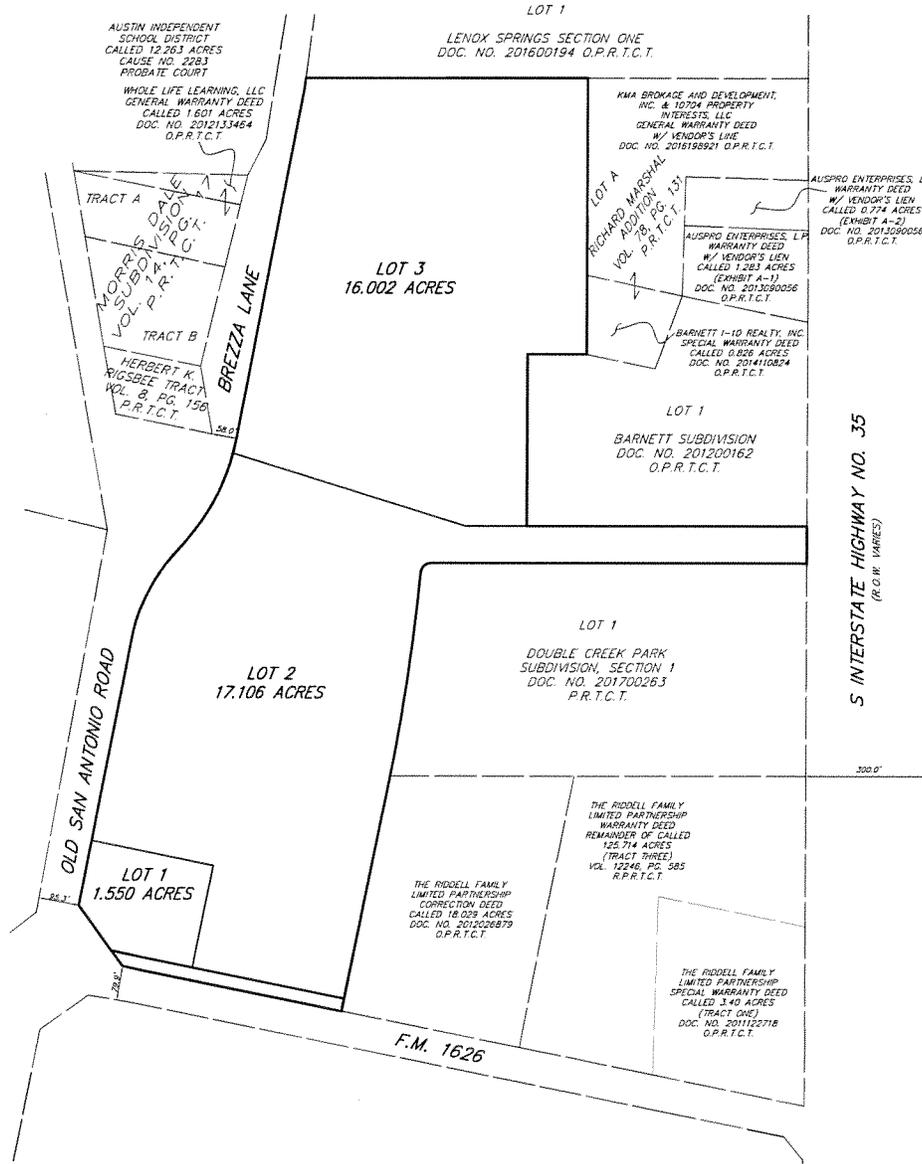
Date Printed:

DOUBLE CREEK
SUBDIVISION, SECTION 2
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

July 6, 2018



VICINITY MAP - N.T.S.



BEARING BASIS NOTE:
HORIZONTAL DATUM BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE. COORDINATES AND DISTANCES ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.0000327271.

SHEET 1 OF 4

FILE: K:\15346\15346-0013-00 Double Creek 35-Acre Site\1 Surveying Phase\CAD Files\Working Dwg\700_Plot\15346-0013-00 Plot.dwg			
JOB NO:	15346-0013-00	DRAWN BY:	RWL
PREPARATION DATE:	JULY 6, 2018	SUBMITTAL DATE:	AUGUST 6, 2018
SCALE:	1"=100'	CHECKED BY:	GCB
		REVISED:	
DOUBLE CREEK SUBDIVISION, SECTION 2			

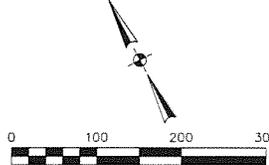
DOUBLE CREEK
SUBDIVISION, SECTION 2
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

July 6, 2018

LINE	BEARING	DISTANCE
L1	N 62°24'24" W	52.19'
L2	N 61°45'20" W	46.85'
L3	N 20°06'45" W	176.96'
L4	N 62°24'24" E	48.53'
L5	N 23°37'58" E	23.98'
L6	N 23°00'05" W	139.37'
L7	S 16°09'55" W	88.55'
L8	N 23°00'05" W	143.92'
L9	N 62°24'24" W	56.75'
L10	N 61°45'20" W	80.42'
L11	N 20°06'45" W	48.15'
L12	N 20°06'45" W	171.81'

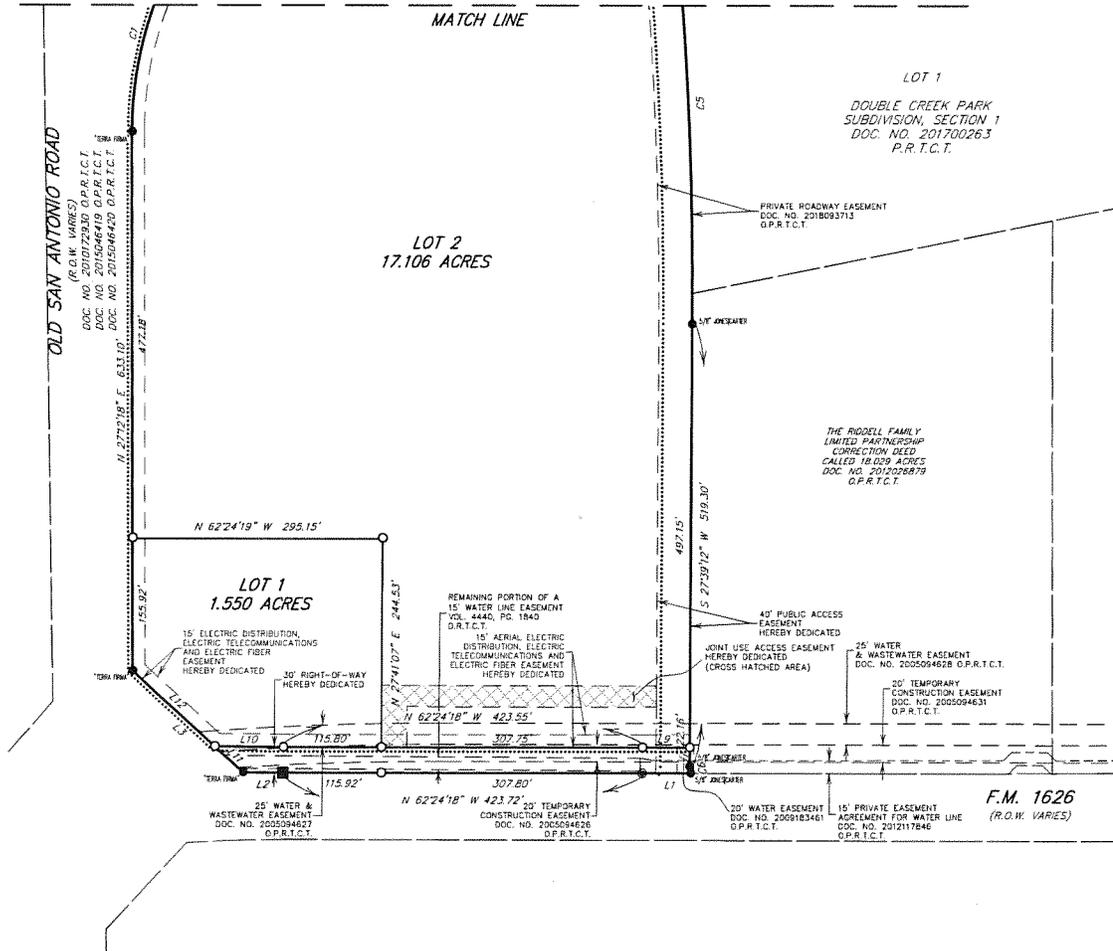
LEGEND

- 5/8 INCH IRON ROD SET CAPPED "JONES-CARTER" (UNLESS OTHERWISE NOTED)
- 1/2 INCH IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ⊙ 1 INCH IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- CONCRETE MONUMENT FOUND
- △ CALCULATED POINT
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL RECORDS PROPERTY OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- SEWALK



CURVE	RADIUS	ARC LENGTH	CHORD	ANGLE	CHORD BEARING	CHORD LENGTH
C1	424.50'	925.53'	502.62'	N 42°25'31" E	925.65'	
C2	493.50'	285.17'	304.2711'	N 42°15'09" E	281.95'	
C3	25.00'	3.68'	22.1057'	N 62°44'36" W	3.62'	
C4	25.00'	38.94'	84.2593'	S 62°58'56" W	33.80'	
C5	5020.00'	518.25'	555.15'	S 24°1'55" W	518.52'	
C6	23.00'	8.00'	19.5602'	S 17°41'11" W	7.86'	
C7	493.50'	232.45'	283.930'	N 44°08'59" E	230.34'	
C8	493.50'	32.62'	34.741'	N 28°45'23" E	32.68'	

SHEET 2
MATCH LINE



LOT	ACREAGE
LOT 1	1.550 ACRES
LOT 2	17.106 ACRES
LOT 3	16.002 ACRES
TOTAL ACREAGE	34.658 ACRES
TOTAL NO. OF LOTS	3

BEARING BASIS NOTE:
HORIZONTAL DATUM BASED ON THE TEXAS STATE PLANS COORDINATE SYSTEM HAD 83, TEXAS CENTRAL ZONE COORDINATES AND DISTANCES ARE SURFACE VALUES, COMBINED SCALE FACTOR IS 1.000327271.

SHEET 2 OF 4

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SCALE:	1"=100'	CHECKED BY:	CCB
		REVISED:	



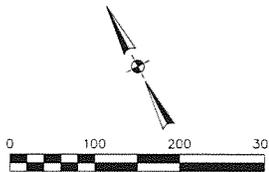
DOUBLE CREEK
SUBDIVISION, SECTION 2

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CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

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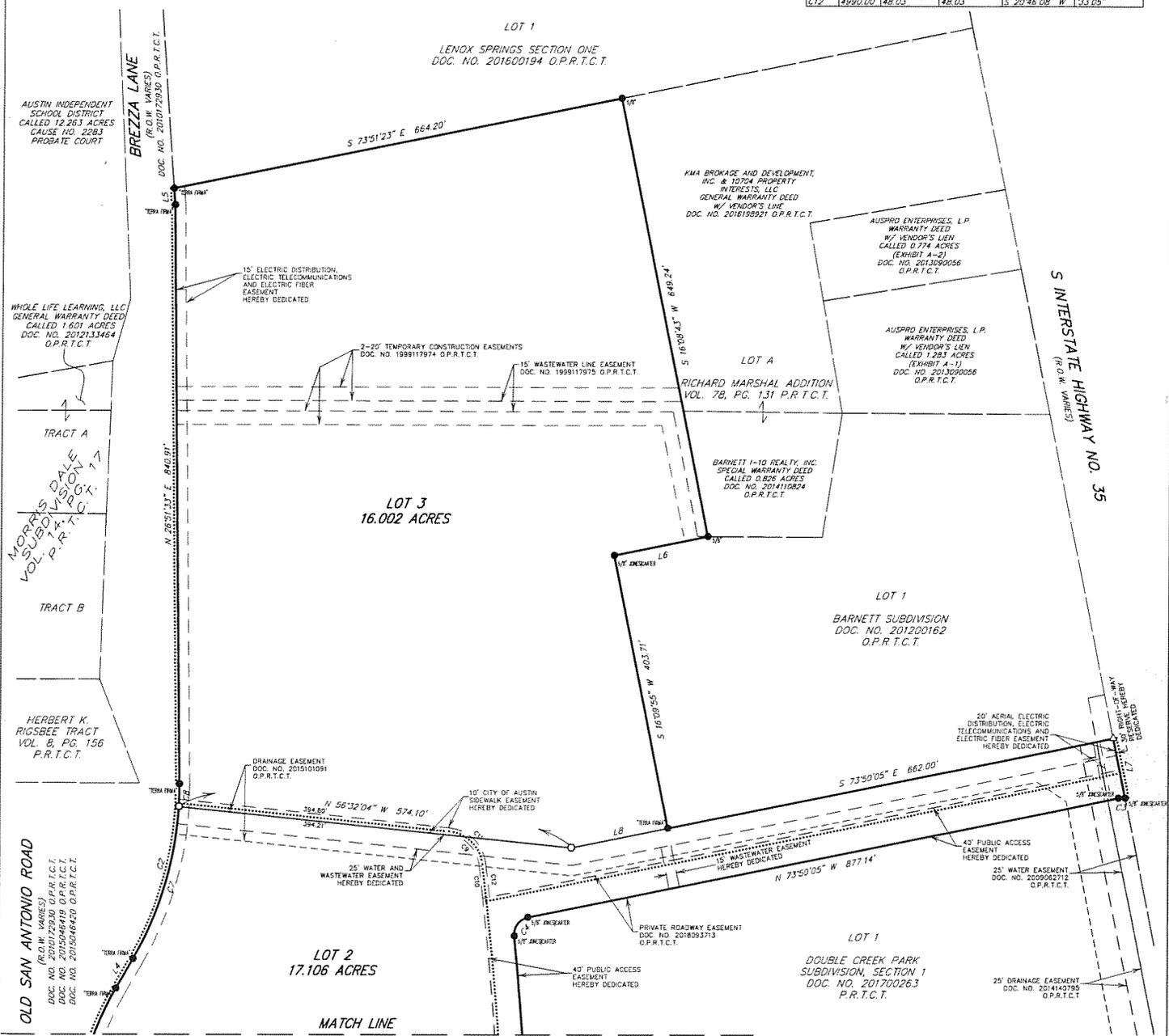
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- SIDEWALK



LINE	BEARING	DISTANCE
L1	N 82°24'24" W	57.30'
L2	N 61°45'20" W	46.85'
L3	N 20°06'45" W	178.55'
L4	N 57°39'44" E	45.23'
L5	N 23°37'58" E	21.95'
L6	N 73°50'05" W	179.37'
L7	S 16°18'15" W	168.50'
L8	N 73°50'05" W	143.22'
L9	N 82°24'24" W	56.05'
L10	N 61°45'20" W	60.42'
L11	N 20°06'45" W	143.15'
L12	N 20°06'45" W	131.81'

CURVE	TRAVEL	ARC	LENGTH	DELTA	ANGLE	CHORD	BEARING	CHORD	LENGTH
C1	424.50'	225.43'	302°26'	N 42°25'31" E	222.89'				
C2	493.50'	265.17'	30°47'11"	N 42°15'08" E	261.99'				
C3	25.00'	9.88'	22°10'57"	N 52°44'58" W	9.62'				
C4	25.00'	9.84'	84°25'57"	S 83°56'56" W	13.60'				
C5	5020.00'	518.75'	5°58'15"	S 24°47'35" W	518.52'				
C6	23.00'	8.00'	19°56'02"	S 17°41'11" W	7.96'				
C7	493.50'	332.48'	28°58'10"	N 48°08'59" E	330.34'				
C8	493.50'	32.69'	3°47'41"	N 28°45'23" E	32.68'				
C9	50.00'	67.29'	6°27'11"	S 18°01'14" E	77°01'40"				
C10	4990.00'	48.29'	48.29'	S 20°46'26" W	33°01'				
C11	60.00'	60.06'	74.72'	S 59°01'14" E	37°01'40"				
C12	4990.00'	48.03'	48.03'	S 20°46'08" W	33.05'				



LOT	ACREAGE
LOT 1	1.550 ACRES
LOT 2	17.106 ACRES
LOT 3	16.002 ACRES
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SHEET 3 OF 4

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PREPARATION DATE:	JULY 6, 2018	SUBMITTAL DATE:	AUGUST 6, 2018
SCALE:	1"=100'	CHECKED BY:	GCB
		REVISED:	

JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 10046101
3100 Alvin Devane Boulevard, Suite 150 • Austin, Texas 78741 • 512.441.5493

DOUBLE CREEK
SUBDIVISION, SECTION 2

DOUBLE CREEK
SUBDIVISION, SECTION 2
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

July 6, 2018

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

That Stillwater South Austin Land, LLC being the owner of that certain 35.032 acre tract of land out of the Santiago Del Valle Survey, Abstract Number 24 situated in Travis County, Texas, as conveyed by deed as recorded in Document No. 2018093820 of the Official Public Records of Travis County, Texas, does hereby subdivide 35.032 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:

DOUBLE CREEK SUBDIVISION, SECTION 2

And do 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 _____, 2019, A.D.

By: Stillwater South Austin Land, LLC

Stillwater South Austin Land, LLC

STATE OF TEXAS §
COUNTY OF TRAVIS §

Before me, the undersigned authority on this day personally appeared _____ 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 purpose and consideration therein expressed and in the capacity therein stated.

Notary Public, State of Texas

Print Notary's Name
My Commission Expires: _____

I, Gary C. Bowes, 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, 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.

Gary C. Bowes
Registered Professional Land Surveyor No. 4053

Date
JONES | CARTER, INC.
3100 Alvin Devane Blvd. Suite 150
Austin, Texas 78741

FLOOD PLAIN NOTE:

No portion of this tract is within the boundaries of the 100 year flood plain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM Map #48453C0595J, dated January 6, 2016 for Travis County, Texas, Community No. 480624.

I, Gensong Ryan, a Registered Professional Engineer, do hereby certify that the information contained on this plat complies with Chapter 25 of the Land Development Code and the design and construction standards adopted by the City Austin, Texas.

Gensong Ryan
Registered Professional Engineer No. 99300

Date
JONES | CARTER, INC.
3100 Alvin Devane Blvd. Suite 150
Austin, Texas 78741

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE _____ OF THE CITY OF AUSTIN ON THIS THE ____ DAY OF _____, 2019.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____ DAY OF _____, 2019, A.D.

Denise Lucas, Acting Director
Development Services Department

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE ____ DAY OF _____, 2019.

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 _____, 2019, A.D., at _____ o'clock _____ M., and duly recorded on the _____ day of _____, 2019, A.D., at _____ o'clock _____ M., in the Official Public Records of said County and State in Document No. _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK of said County the _____ day of _____, 2019, A.D.

Dana DeBeauvoir, County Clerk, Travis County, Texas

Deputy

NOTES:

- 1. No lot shall be occupied until the structure is connected to the City of Austin water and wastewater 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 Austin Water. 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. 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.
4. All drainage easements on private property shall be maintained by the property owner and his/her assigns.
5. Building setback lines shall be in conformance with City of Austin zoning ordinance requirements.
6. No buildings, fences, landscaping or other structures are permitted in drainage easements except as approved by the City of Austin.
7. Property owners shall provided access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
8. Prior to construction on this subdivision, a site development permit must be obtained from the City of Austin.
9. 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.
10. Any relocation of electric facilities shall be at owners expense.
11. 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.
12. Austin Energy has the right to prune and/or remove trees, shrubbery and other obstructions to the extent necessary to keep the easements clear. The Utility will perform all tree work in compliance with the City of Austin Land Development Code.
13. 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. These 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 Land Development Code.
14. 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.
15. 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 contractor/electric service design & planning.
16. The owner shall be responsible for installation of temporary erosion control, revegetation and tree protection for electric utility work required to provide electric service to this project.
17. 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.
18. 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 No. _____ in the Official Public Records of Travis County, Texas.
19. 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: Old San Antonio Road, Brezza Lane, IH 35, and FM 1626. The sidewalks along IH 35 and FM 1626 are subject to the approval of the Texas Department of Transportation at the site plan phase. The required 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.
20. Streets will be constructed to City of Austin standards.
21. This note is being placed on the plan set in the absence of a temporary traffic control strategy with the full understanding that a minimum of 6 weeks prior to the start of construction, a temporary traffic control plan must be reviewed and approved by Right of Way Management Division. Standard Details are not a Traffic Control Plan. The owner/representative further recognizes that a review fee, as prescribed by the most current version is submitted to Right of Way Management Division for review.
22. Participation in the Regional Stormwater Management Program was granted for this subdivision on 5/15/2015 by the City of Austin Watershed Protection and Department, Watershed Engineering Division.
23. RSPM fees for Double Creek Subdivision were approved and paid for via construction of Stablewood East Box Culvert under SP-2014-0103D.
24. Parkland dedication is required per City Code §25-1-601, as amended, prior to approval of a site plan in this subdivision. This will be provided by land deed or easement in addition to in-lieu fees.
25. Vehicular access directly to FM 1626 from Lot 1 is prohibited.
26. The public sidewalk easement and public access easement will be privately maintained.
27. A minimum 10-foot concrete sidewalk shall be built according to City of Austin standards within the dedicated sidewalk easement as shown on the face of the plat. The design of the sidewalk shall provide access from IH 35 and Old San Antonio Road/Brezza Lane public sidewalks. The sidewalk construction shall occur at the time of the first site plan application. 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.
28. The public access easement, as shown on the face of the plat, shall consist of a minimum 7-foot concrete sidewalk and minimum 20-foot travel lane built according to City of Austin standards. The design of the sidewalk and travel lane shall provide access from IH 35 and FM 1626 public infrastructure. The sidewalk and travel lane construction shall occur at the time of the site plan application. 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.
29. Vehicular access to Lots 1 and 2 from FM 1626 shall only be through the joint use access easement and public access easement as shown on the face of the plat or as otherwise approved by the Texas Department of Transportation.

SHEET 4 OF 4

Table with 2 columns: Field Name and Value. Fields include FILE, JOB NO., PREPARATION DATE, SCALE, DRAWN BY, and CHECKED BY.



DOUBLE CREEK
SUBDIVISION, SECTION 2