

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8J-2014-0131.2A**Z.A.P. DATE:** August 20, 2019**SUBDIVISION NAME:** Bear Creek Crossing – Phase 2**AREA:** 30.90 Acres**LOT(S):** 89 Total Lots**OWNER/APPLICANT:** M/I Homes  
(Austin Evetts)**AGENT:** LJA Engineering Inc.  
(Brian Faltsek, P. E.)**ADDRESS OF SUBDIVISION:** Twin Creeks Road (Just west of Old San Antonio Road)**GRIDS:** M-11**COUNTY:** Travis**WATERSHED:** Onion Creek**JURISDICTION:** 2-Mile ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** Single Family, Right-of-Way, Detention, Drainage and Water Quality Ponds, and Landscape Lots.**ADMINISTRATIVE WAIVERS:** None**VARIANCES:** The applicant was granted the following variance from Title 30-3-191 not to install sidewalks on the south side of Twin Creeks road by Travis County Commissioners Court on November 22, 2016.**SIDEWALKS:** Sidewalks will be provided on both sides of all internal and boundary streets.**DEPARTMENT COMMENTS:** The request is for approval of final plat located in the county and in the City of Austin's 2 Mile ETJ. The proposed subdivision includes 89 single-family, Single Family, Right-of-Way, Detention, Drainage and Water Quality Ponds, and Landscape Lots on 30.90 acres. The applicant has secured a service extension from the City of Austin to provide water and wastewater to the proposed development. The subject property is located in close proximity to Onion Creek. The site contains 100 year floodplain; however, the applicant does not plan on building anything in the floodplain other than a street crossing.**COUNTY COMMENTS**

This property is located in the 2-Mile, ETJ (Extra-Territorial Jurisdiction) of the City of Austin. Section 212.003 of Texas Local Government prohibits the city or the county from regulating land uses, lot size, density, height and building coverage in the ETJ to name a few. There are no land use controls that can be imposed by the city or the county. In the county, there are 2 uses: Single-Family and Other. "Other" can mean commercial, retail, multi-family, office and industrial, any use that is not single-family residential. There are no zoning laws in the county. The closest school is Manchaca Elementary School which is located at 12120 Manchaca Road.

Public transportation is not available in the county. As part of review process, the local school district was sent a copy of the proposed preliminary plan for input, review and comment and as of today, the staff has not received any comments from the school district. The closes fire station ESD #5 is located at 1340 Onion Creek Drive. There is another fire station, Manchaca Fire Department on FM 1626 just east of Manchaca Road.

**STAFF RECOMMENDATION:** The final plat meets all applicable state, county, and City of Austin Title 30 – Land Development Code requirements and staff recommends approval.

**ZONING AND PLATTING COMMISSION ACTION:**

**CASE MANAGER:** Jose Luis Arriaga  
Email address: [joe.arriaga@traviscountytx.gov](mailto:joe.arriaga@traviscountytx.gov)

**PHONE:** 854-7562



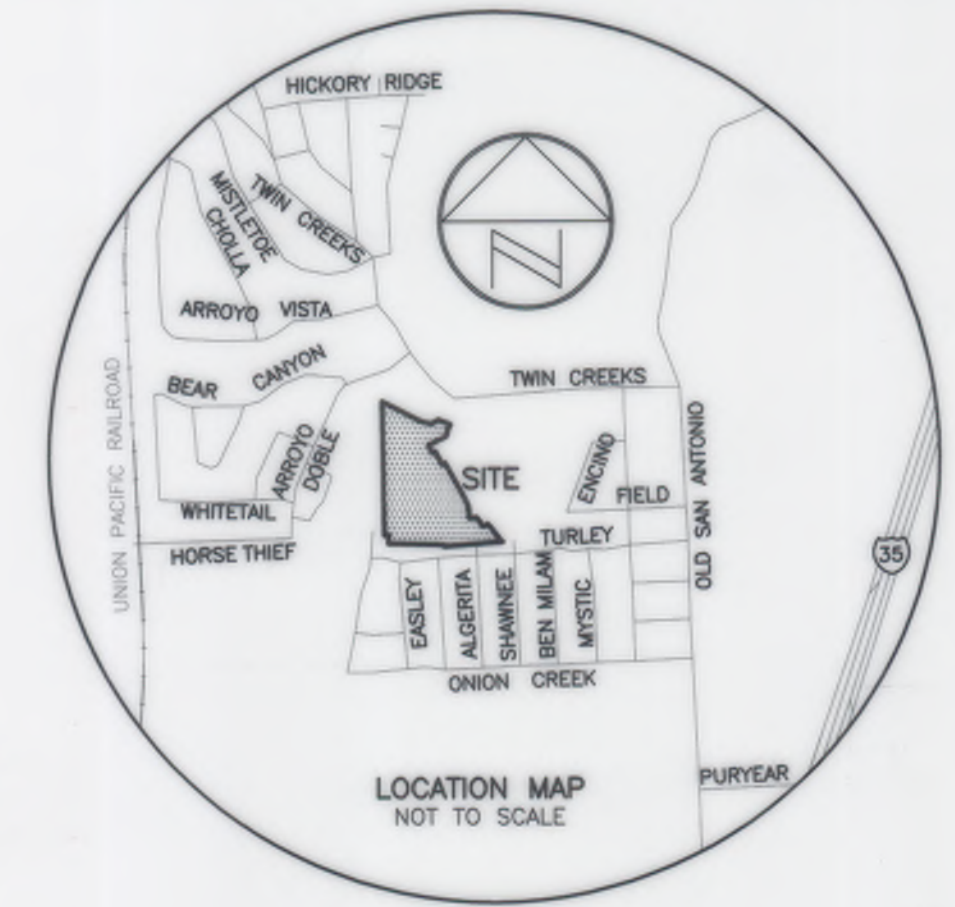
# BEAR CREEK CROSSING PHASE 2

## TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD. THIS CAN AFFECT THE VALUE OF YOUR PROPERTY.

TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES.



THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P646" (SEE SHEET 2)

4" ALUMINUM DISK SET IN CONCRETE

SURFACE COORDINATES:  
N 10019256.22  
E 3091658.29

TEXAS STATE PLANE COORDINATES:  
N 10018254.40  
E 3091349.16

ELEVATION = 643.26'  
VERTICAL DATUM: NAVD 88 (GEOID 09)

COMBINED SCALE FACTOR = 0.999900010  
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000100  
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0  
THETA ANGLE: 1°17'42"

### LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- <sup>B</sup> 1/2" REBAR WITH "BURY PARTNERS" CAP FOUND
- ⊙ 1/2" IRON PIPE FOUND (OR AS NOTED)
- 1/2" REBAR WITH "CHAPARRAL" CAP TO BE SET\*
- CONCRETE MONUMENT TO BE SET\*
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- C.E.F. CRITICAL ENVIRONMENTAL FEATURE
- R.O.W. RIGHT-OF-WAY
- ( ) RECORD INFORMATION
- ... SIDEWALK LOCATION

\*INDIVIDUAL LOT CORNERS TO BE SET AT OWNERS CONVENIENCE AFTER REVIEW AND APPROVAL PROCESS.

**Chaparral**

Professional Land Surveying, Inc.  
Surveying and Mapping

3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
Firm No. 10124500

PROJECT NO.:  
1034-001

DRAWING NO.:  
1034-001-PL2

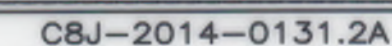
PLOT DATE:  
08/01/19

PLOT SCALE:  
1" = 50'

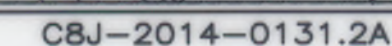
DRAWN BY:  
JDB, JBE, PMC

SHEET  
1 OF 7



















# BEAR CREEK CROSSING PHASE 2

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	325.00'	30°48'40"	174.77'	S70°03'38"W	172.67'
C2	325.00'	5°21'30"	30.39'	S88°08'43"W	30.38'
C3	25.00'	48°11'23"	21.03'	S66°43'46"W	20.41'
C4	50.00'	185°20'03"	161.73'	N44°41'53"W	99.89'
C5	25.00'	48°11'23"	21.03'	N23°52'27"E	20.41'
C6	325.00'	62°29'29"	354.47'	N31°01'30"E	337.16'
C7	325.00'	6°55'27"	39.28'	N82°00'15"E	39.25'
C8	325.00'	8°11'32"	46.47'	N74°26'46"E	46.43'
C9	325.00'	8°07'05"	46.05'	N66°17'27"E	46.01'
C10	325.00'	7°34'36"	42.98'	N58°26'36"E	42.95'
C11	325.00'	1°16'07"	7.20'	S89°48'36"E	7.20'
C12	325.00'	4°05'23"	23.20'	N87°30'39"E	23.19'
C13	50.00'	79°28'50"	69.36'	S08°13'44"W	63.93'
C14	50.00'	41°15'45"	36.01'	S52°08'34"E	35.24'
C15	50.00'	62°15'39"	54.33'	N76°05'44"E	51.70'
C16	50.00'	2°19'50"	2.03'	N43°48'00"E	2.03'
C18	325.00'	3°02'58"	17.30'	S60°44'46"W	17.30'
C19	325.00'	9°50'03"	55.78'	S54°18'15"W	55.71'
C20	325.00'	9°50'03"	55.78'	S44°28'12"W	55.71'
C21	325.00'	9°50'03"	55.78'	S34°38'09"W	55.71'
C22	325.00'	9°50'03"	55.78'	S24°48'06"W	55.71'
C23	325.00'	9°50'03"	55.78'	S14°58'03"W	55.71'
C24	325.00'	9°50'03"	55.78'	S05°08'00"W	55.71'
C25	325.00'	0°26'13"	2.48'	S00°00'08"E	2.48'
C26	25.00'	88°57'18"	38.81'	N44°41'53"W	35.03'
C27	275.00'	62°29'29"	299.94'	N31°01'30"E	285.29'
C28	15.00'	88°30'52"	23.17'	S73°28'19"E	20.94'
C29	15.00'	90°00'00"	23.56'	S15°47'07"W	21.21'
C30	275.00'	12°03'56"	57.91'	S66°49'05"W	57.80'
C31	25.00'	49°04'30"	21.41'	N82°36'42"W	20.76'
C32	50.00'	176°20'47"	153.89'	S33°45'09"W	99.95'
C33	25.00'	48°11'23"	21.03'	S30°19'34"E	20.41'
C34	275.00'	19°46'24"	94.91'	S03°39'20"W	94.44'
C35	325.00'	13°45'46"	78.07'	S06°39'39"W	77.88'
C36	15.00'	91°02'42"	23.84'	S45°18'07"W	21.41'
C37	275.00'	5°32'53"	26.63'	N02°33'12"E	26.62'
C38	275.00'	20°19'43"	97.57'	N15°29'30"E	97.06'
C39	275.00'	27°03'28"	129.87'	N39°11'05"E	128.66'
C40	275.00'	9°33'26"	45.87'	N57°29'32"E	45.82'
C41	275.00'	3°36'27"	17.31'	S62°35'21"W	17.31'
C42	275.00'	8°27'29"	40.60'	S68°37'18"W	40.56'
C43	50.00'	26°42'05"	23.30'	N71°25'30"W	23.09'
C44	50.00'	60°40'53"	52.95'	S64°53'01"W	50.51'
C45	50.00'	65°02'00"	56.75'	S02°01'35"W	53.75'
C46	50.00'	23°55'50"	20.88'	S42°27'20"E	20.73'
C47	275.00'	9°51'41"	47.33'	S01°18'02"E	47.27'
C48	275.00'	9°54'44"	47.57'	S08°35'10"W	47.52'
C49	325.00'	7°40'54"	43.57'	S09°42'05"W	43.54'
C50	325.00'	6°04'52"	34.49'	S02°49'12"W	34.48'
C51	275.00'	17°36'01"	84.48'	S76°39'58"W	84.14'
C52	275.00'	5°21'30"	25.72'	S88°08'43"W	25.71'
C53	15.00'	88°57'18"	23.29'	N44°41'53"W	21.02'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C54	275.00'	13°45'46"	66.06'	N06°39'39"E	65.90'
C55	325.00'	19°46'25"	112.16'	N03°39'20"E	111.61'
C56	25.00'	80°00'00"	34.91'	N33°46'08"E	32.14'
C57	325.00'	12°59'01"	73.65'	N67°16'37"E	73.49'
C58	15.00'	90°00'00"	23.56'	S74°12'53"E	21.21'
C59	25.00'	64°18'18"	28.06'	S02°56'16"W	26.61'
C60	50.00'	270°10'46"	235.78'	N80°00'02"E	70.60'
C61	25.00'	25°52'28"	11.29'	N42°09'07"W	11.19'
C62	15.00'	91°29'08"	23.95'	N16°31'41"E	21.49'
C63	275.00'	9°22'49"	45.02'	N04°28'10"E	44.97'
C64	275.00'	4°22'57"	21.03'	N11°21'03"E	21.03'
C65	325.00'	9°37'08"	54.56'	N08°43'58"E	54.50'
C66	325.00'	10°09'16"	57.60'	N01°09'14"W	57.52'
C67	325.00'	5°41'12"	32.26'	N70°55'32"E	32.24'
C68	325.00'	7°17'49"	41.39'	N64°26'01"E	41.36'
C69	50.00'	38°12'55"	33.35'	S15°58'58"W	32.73'
C70	50.00'	53°13'00"	46.44'	S29°43'59"E	44.79'
C71	50.00'	45°01'41"	39.29'	S78°51'20"E	38.29'
C72	50.00'	44°34'59"	38.91'	N56°20'21"E	37.93'
C73	50.00'	31°23'05"	27.39'	N18°21'19"E	27.05'
C74	50.00'	57°45'07"	50.40'	N26°12'47"W	48.29'
C78	275.00'	0°56'25"	4.51'	S85°56'11"W	4.51'
C79	275.00'	4°25'05"	21.20'	S88°36'56"W	21.20'

C.E.F. SETBACK CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C75	49.17'	59°24'10"	50.98'	S77°33'34"E	48.73'
C76	55.84'	47°38'15"	46.42'	S24°02'22"E	45.10'
C77	48.95'	117°41'35"	100.55'	S48°09'55"W	83.78'

C.E.F. SETBACK LINE TABLE		
LINE	BEARING	DISTANCE
L21	S86°10'08"W	33.44'
L22	N74°52'23"W	47.75'
L23	N70°21'51"W	24.18'
L24	N12°25'44"W	29.75'
L25	N32°15'16"E	12.84'
L26	N52°52'48"E	15.49'
L27	S00°17'04"E	11.62'

LINE TABLE			
LINE	BEARING	DISTANCE	(RECORD)
L1	N21°27'35"W	14.43'	(N21°33'06"W 14.48')
L2	S86°51'28"W	46.37'	(S86°45'57"W 46.46')
L3	S25°29'08"W	12.78'	
L4	N62°16'15"E	37.43'	
L5	N62°16'15"E	41.61'	
L6	N65°23'11"E	23.79'	
L7	N60°55'51"E	18.97'	
L8	N56°48'17"E	20.63'	
L9	S35°20'42"E	50.00'	
L10	N54°39'18"E	7.30'	
L11	S46°43'07"E	38.98'	
L12	S06°13'52"E	17.89'	
L13	S00°13'14"E	18.07'	
L14	S29°34'37"W	21.20'	
L15	S02°33'12"W	15.00'	
L16	N00°13'14"W	19.53'	
L17	N06°13'52"W	31.84'	
L18	N73°46'08"E	9.91'	
L19	N16°33'05"W	18.72'	
L20	N60°47'07"E	49.83'	

DRAINAGE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L28	N65°47'45"W	125.01'
L29	N46°48'30"W	61.47'
L30	S87°55'31"W	58.74'
L31	N76°45'10"W	81.62'
L32	S34°22'34"W	49.23'
L33	S84°49'43"E	116.43'
L34	S45°33'39"E	85.71'
L35	S07°34'36"W	53.03'
L36	S40°21'28"E	24.92'
L37	N84°52'00"W	25.00'
L38	N05°08'00"E	12.15'
L39	N14°58'03"E	80.59'
L40	N24°48'06"E	80.59'
L41	N34°38'09"E	80.59'
L42	N44°28'12"E	80.59'
L43	N54°18'15"E	52.26'
L44	N32°34'18"W	66.83'
L45	S34°18'01"W	39.67'
L46	S70°54'20"W	51.28'
L47	S41°40'19"W	40.61'
L48	S29°57'45"W	228.66'

TABLE OF LAND USES

LOT 23, BLOCK E	OPEN SPACE
LOT 33, BLOCK B	EMERGENCY ACCESS, WATER AND WASTEWATER EASEMENT
LOT 26, BLOCK B	D.E. & P.U.E.
LOT 70, BLOCK B	P.U.E. & PARK
ALL OTHER LOTS	SINGLE FAMILY

LOT SUMMARY

RIGHT-OF-WAY	3.838 ACRES
S.F. LOTS (85)	16.068 ACRES
EMERGENCY ACCESS, WATER AND WASTEWATER EASEMENT (1)	0.092 ACRES
D.E. & P.U.E. (1)	0.239 ACRES
P.U.E. & PARK (1)	10.375 ACRES
OPEN SPACE (1)	0.293 ACRES
TOTAL	30.905 ACRES

NEW STREET SUMMARY

BUFFALO RIDGE DRIVE	1038 L.F.
TANGLED BRUSH DRIVE	997 L.F.
WINDY GAP DRIVE	504 L.F.
BLACKSBURG BEND	599 L.F.
TOTAL	3138 L.F.

**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping  
3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
Firm No. 10124500

PROJECT NO.:  
1034-001  
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PLOT DATE:  
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PLOT SCALE:  
1" = 50'  
DRAWN BY:  
JDB, JBE, PMC  
SHEET  
6 OF 7



STATE OF TEXAS:  
COUNTY OF TRAVIS:

KNOW ALL MEN BY THE PRESENTS:

THAT M/I HOMES OF AUSTIN, LLC, BEING OWNER OF 30.905 ACRES IN THE JOSEPHUS S. IRVINE SURVEY NO. 4, ABS. 428, IN TRAVIS COUNTY, TEXAS, CONVEYED BY SPECIAL WARRANTY DEED OF RECORD IN DOCUMENT NO. 2018071486, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 30.905 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL AND GOVERNMENT CODE, TO BE KNOWN AS:

BEAR CREEK CROSSING, PHASE 2

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

BY: WILLIAM G. PECKMAN, AREA PRESIDENT  
M/I HOMES OF AUSTIN, LLC  
6801 N. CAPITAL OF TEXAS HIGHWAY, LAKEWOOD II 100  
AUSTIN, TX | 78731

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM G. PECKMAN, AREA PRESIDENT, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AD.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

SURVEYOR'S CERTIFICATION:

I, STEVEN P. TIMBERLAKE, 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 30 OF THE AUSTIN CITY CODE OF 1999 AS AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY SHOWN HEREON UNDER MY SUPERVISION.

STEVEN P. TIMBERLAKE, R.P.L.S. NO. 6240 DATE \_\_\_\_\_  
SURVEYING BY:  
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
3500 MCCALL LANE  
AUSTIN, TEXAS 78744  
(512) 443-1724  
FIRM NO. 10124500



ENGINEER'S CERTIFICATION:

I, BRIAN FALTESEK, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING; THAT I PREPARED THE PLAT SUBMITTED HERewith; THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF. THIS PLAT SHALL COMPLY WITH TITLE 30, SUBDIVISION REQUIREMENTS.

THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. A PORTION OF THIS SUBDIVISION IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NOS. 48453C0590H AND 48453C0680H.

Brian Faltesek 8-1-2019  
BRIAN FALTESEK, P.E.



ENGINEERING BY:  
LJA ENGINEERING, INC.  
7500 RIALTO BOULEVARD, BUILDING II, SUITE 100  
AUSTIN, TEXAS 78735  
512-439-4700  
TEXAS REGISTERED ENGINEERING FIRM FRN-F1386

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

DENISE LUCAS, ACTING DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

JOLENE KIOLBASSA, CHAIRPERSON

ANA AGUIRRE, SECRETARY

GENERAL NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL 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. PRIOR TO CONSTRUCTION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
4. PEDERNALES ELECTRIC COOPERATIVE (PEC) HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THEIR EASEMENTS CLEAR. PEC WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 30-5, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
5. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE PEC 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.
6. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF ANY PROPOSED OVERHEAD ELECTRIC FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE PEC'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
7. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE-FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
8. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR THE 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.
9. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. POST-DEVELOPMENT STORMWATER RUN-OFF SHALL BE MAINTAINED AT OR BELOW PREDEVELOPMENT LEVELS BY USING PONDING OR OTHER APPROVED METHODS.
10. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
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 FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
12. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER(S) OR HIS/HER ASSIGNS.
13. TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
14. 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.
15. THE OWNERS OF THE PROPERTY ARE RESPONSIBLE FOR THE IMPLEMENTATION OF THE INTEGRATED PEST MANAGEMENT PLAN APPROVED BY THE CITY OF AUSTIN AND AS AMENDED FROM TIME TO TIME BY THE CITY OF AUSTIN.
16. A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL RIGHT-OF-WAYS
17. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AS SHOWN BY A DOTTED LINE ON THE FACE OF THIS PLAT: BUFFALO RIDGE DRIVE, TANGLED BRUSH DRIVE, WINDY GAP DRIVE, AND BLACKSBURG BEND. 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 WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMIT, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
18. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
19. WITHIN A SIGHTLINE EASEMENT ANY OBSTRUCTION OF SIGHT DISTANCE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF COMMISSIONER'S COURT AT OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIME.
20. ALL ACTIVITIES WITH THE CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
21. ALL STREETS ARE PUBLIC.
22. WATER AND WASTEWATER WILL BE PROVIDED BY THE CITY OF AUSTIN.
23. ALL NONRESIDENTIAL LOTS SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
24. PARKLAND DEDICATION HAS BEEN PROVIDED FOR THE 85 RESIDENTIAL UNITS BY THE DEDICATION OF PARKLAND LOT 70, BLOCK B. FISCAL SURETY WAS POSTED WITH THE CITY UNTIL SUCH TIME AS THE PARKLAND IS DEDICATED.
25. A 50' SETBACK IS REQUIRED FROM WATER QUALITY AND DETENTION FACILITIES SUCH AS THE TOP OF FACILITY EMBANKMENT, END OF CONCRETE APRON/ROCK RIPRAP OR TOP OF STRUCTURAL WALL AND SHALL BE DEDICATED BY DEED RESTRICTION OR RESTRICTIVE COVENANT.
26. BYLAWS FOR HOMEOWNERS ASSOCIATION PERTAINING TO THIS SUBDIVISION ARE RECORDED BY SEPARATE INSTRUMENT IN DOCUMENT NO. 2017019617 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
27. NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL FACILITIES HAVE BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN.
28. 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. THE 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 NO. \_\_\_\_\_, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
29. ACCESS TO BUFFALO RIDGE DRIVE IS PROHIBITED FROM LOT 15, BLOCK E AND FROM LOTS 1 AND 13, BLOCK F. ACCESS TO BLACKSBURG BEND IS PROHIBITED FROM LOT 4, BLOCK F. ACCESS TO WINDY GAP DRIVE IS PROHIBITED FROM LOT 27, BLOCK E. ACCESS TO TANGLED BRUSH DRIVE IS PROHIBITED FROM LOT 11, BLOCK F AND FROM LOT 32, BLOCK E.

# BEAR CREEK CROSSING PHASE 2

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 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.

THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS AND CONDITIONS, RESTRICTIONS AND ASSOCIATED AMENDMENTS FOR THE BEAR CREEK CROSSING AS RECORDED IN DOCUMENT NO. 2018035043 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

STATE OF TEXAS:

COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK 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 THE OFFICE OF THE COUNTY COURT, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

DEPUTY, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE 2-MILE EXTRATERRITORIAL JURISDICTION OF THE CITY OF AUSTIN ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AD.

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., OFFICIAL PUBLIC RECORDS

OF SAID COUNTY AND STATE IN DOCUMENT # \_\_\_\_\_.

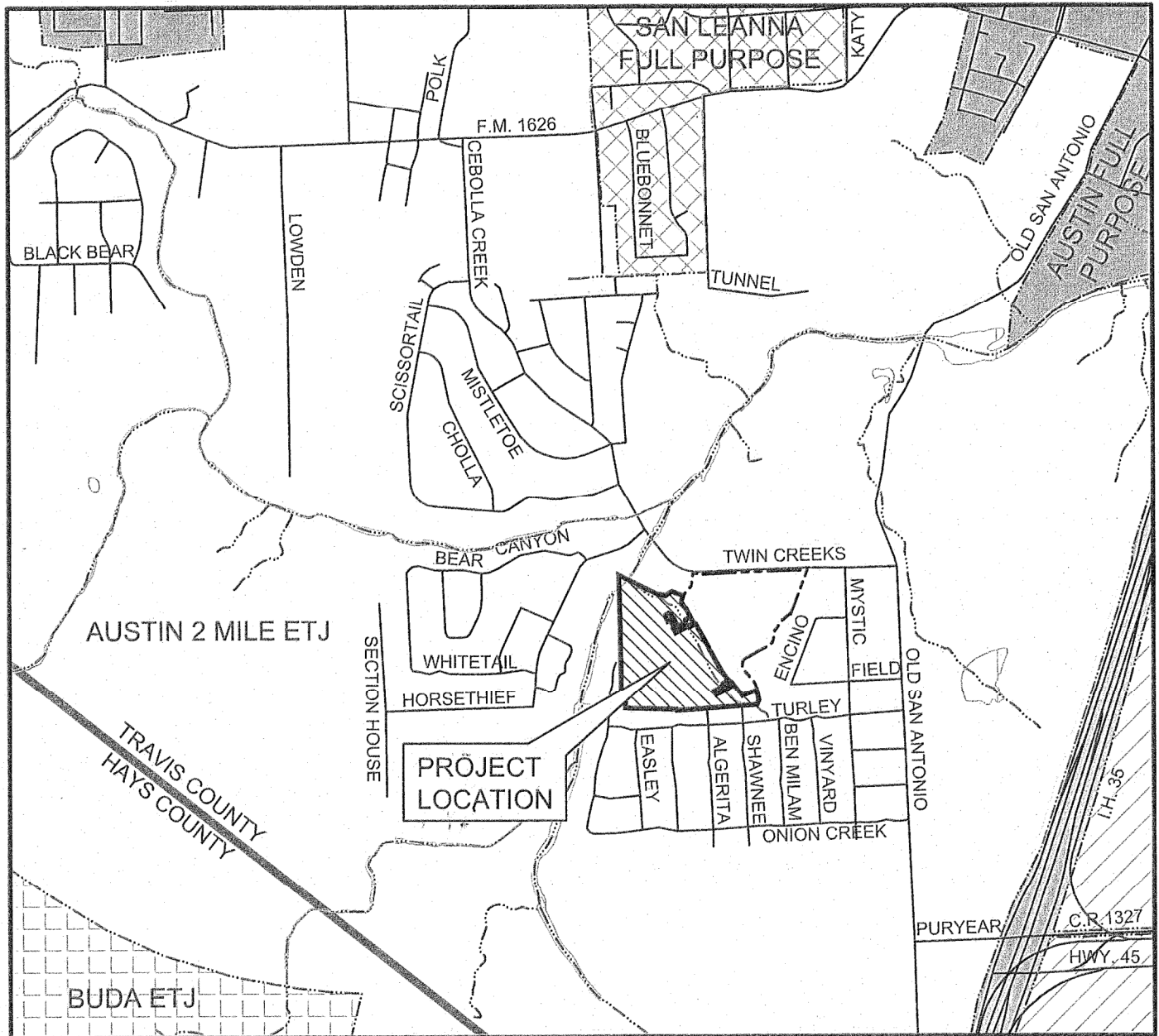
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

DEPUTY

 Professional Land Surveying, Inc. Surveying and Mapping 3500 McCall Lane Austin, Texas 78744 512-443-1724 Firm No. 10124500	PROJECT NO.: 1034-001
	DRAWING NO.: 1034-001-PL2
	PLOT DATE: 08/01/19
	PLOT SCALE: 1" = 50'
	DRAWN BY: JDB, JBE, PMC
	SHEET 7 OF 7





## LOCATION MAP

SCALE: 1" = 2,000'

CITY OF AUSTIN GRID NO. E-10  
MAPSCO PAGE NO. 703