SUBDIVISION REVIEW SHEET

CASE NO.: C8-2017-0147.4A **ZAP DATE:** October 15, 2019

SUBDIVISION NAME: Cantarra 1 North, Section 10

AREA: 7.14 acres **LOTS**: 39

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.

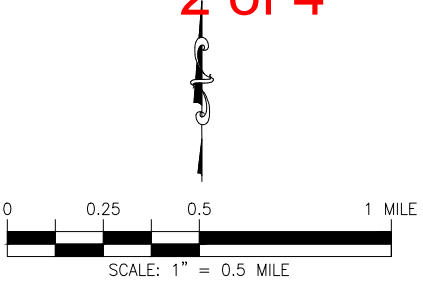
DEPARTMENT COMMENTS: The request is for the approval of the final plat of Cantarra 1 North, Section 10, comprised of 39 lots on 7.14 acres. The plat contains 37 residential lots, and two landscape and public utility lots. The proposed lots comply with the zoning requirements for use, lot width and lot 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





CANTARRA I
SECTION 10

LOCATION MAP

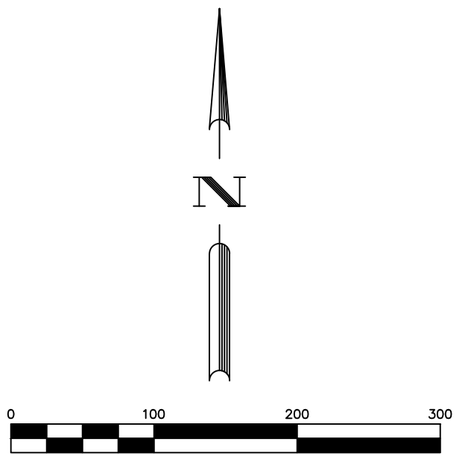
BROWN & GAY ENGINEERS, INC.
7000 NORTH MOPAC, SUITE 330 AUSTIN,
TX 78731 TBPE Registration No. F-1046
TEL: 512-879-0400 www.browngay.com

DATE: 3/2019

DRAWN BY: AAC

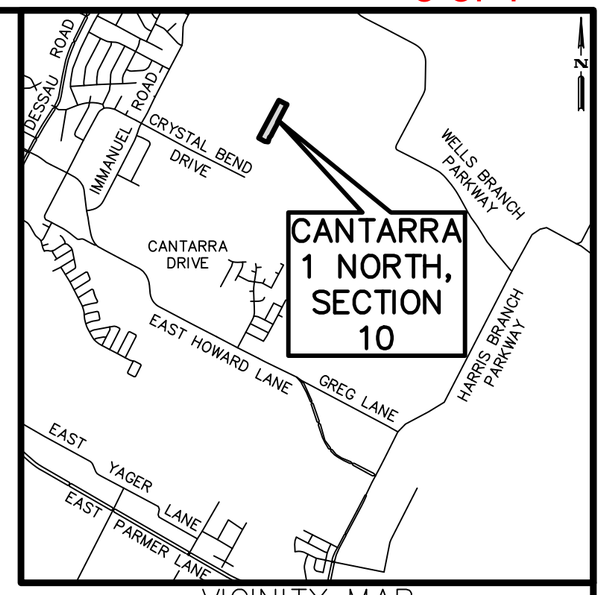
SHEET 1 OF 1

G:\TXC\Projects\DRHorton\Cantarra_Ph10\03_CADD\04_Exhibits\Cantarra 1 Section 10 Location Map.dwg



CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	39.27'	25.00'	90°00'13"	S 72°53'32" W	35.36'
C2	39.27'	25.00'	89°59'47"	S 17°06'28" E	35.35'
C3	39.27'	25.00'	90°00'13"	S 72°53'32" W	35.36'
C4	39.27'	25.00'	89°59'47"	S 17°06'28" E	35.35'
C5	39.23'	25.00'	89°54'06"	S 72°56'36" W	35.32'
C6	48.25'	275.00'	10°03'11"	S 22°51'50" W	48.19'
C7	39.25'	25.00'	89°56'41"	S 27°08'06" E	35.34'
C8	21.03'	25.00'	48°11'23"	S 83°47'52" W	20.41'
C9	162.69'	50.00'	186°25'37"	S 27°05'01" E	99.84'
C10	20.64'	25.00'	47°18'14"	N 42°28'41" E	20.06'
C11	51.42'	325.00'	9°03'51"	S 23°21'30" W	51.36'
C12	39.27'	25.00'	89°59'41"	N 17°06'25" W	35.35'
C13	39.27'	25.00'	90°00'14"	N 72°53'32" E	35.36'
C14	39.27'	25.00'	89°59'46"	N 17°06'28" W	35.35'
C15	39.27'	25.00'	90°00'14"	N 72°53'32" E	35.36'
C16	39.27'	25.00'	89°59'47"	S 17°06'28" E	35.35'
C17	22.13'	325.00'	3°54'05"	S 25°56'23" W	22.13'
C18	29.29'	325.00'	5°09'47"	S 21°24'28" W	29.28'
C19	1.88'	50.00'	2°09'19"	S 65°03'08" W	1.88'
C20	52.67'	50.00'	60°21'11"	S 33°47'53" W	50.27'
C21	29.88'	50.00'	34°14'30"	S 13°29'57" E	29.44'
C22	40.91'	50.00'	46°53'06"	S 54°03'45" E	39.78'
C23	37.34'	50.00'	42°47'31"	N 81°05'56" E	36.48'
C24	19.83'	25.00'	45°26'32"	S 82°25'27" W	19.31'
C25	1.20'	25.00'	2°44'50"	N 73°28'52" W	1.20'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 62°06'21" E	11.99'
L2	S 27°23'13" W	127.40'
L3	S 43°56'29" W	55.65'
L4	S 17°53'34" W	132.05'
L5	N 80°46'24" W	93.59'
L6	N 62°06'22" W	73.05'
L7	S 62°06'21" E	73.04'
L8	N 62°06'21" W	73.03'
L9	S 62°06'21" E	85.01'
L10	N 62°06'21" W	85.01'
L11	S 72°06'26" E	79.14'
L12	N 72°06'26" W	48.80'
L13	N 62°06'16" W	83.99'
L14	S 62°06'21" E	83.71'
L15	N 62°06'20" W	81.43'
L16	S 62°06'21" E	81.21'
L17	N 27°53'25" E	90.87'
L18	S 27°53'25" W	91.39'
L19	S 62°06'21" E	73.06'
L20	S 62°06'21" E	60.00'
L21	S 62°06'21" E	50.00'
L22	N 57°39'44" E	32.16'
L23	S 28°52'32" W	40.99'
L24	S 28°34'25" W	24.97'



VICINITY MAP
NOT TO SCALE

SUN BOULDER RIDGE VACANT LLC
TRACT III – CALLED 356.920 ACRES
DOC. NO. 2016208074 O.P.R.T.C.T.

C.K.B. MARGARET MURCHISON
CALLED 150.00 ACRES
VOL. 853, PG. 439 R.P.R.T.C.T.

3
LANDSCAPE, SIDEWALK & PUBLIC UTILITY EASEMENT LOT

29
GREENBELT, WATER QUALITY & DRAINAGE EASEMENT LOT

S 62°41'58" E 253.77'
(S 58°54'32" E 1,424.81')
S 62°41'58" E 1,424.95'
S 62°41'58" W 1,171.18'
S 27°53'39" W 562.40'
S 27°53'39" W 290.00'
N 28°08'48" E 1,189.74'
(N 31°56'49" E 1,392.03')
N 61°49'29" W 191.01'
[N 61°31'14" W 191.01']
S 28°08'52" W 202.27'
[N 80°47'01" W]
183.41'
94.95'
TWEEDY TRAIL
50' R.O.W.
MARYANNE LANE
50' R.O.W.
BOQUIST DRIVE
50' R.O.W.
LOURIS LANE
60' R.O.W.
EGAN, DRIVE
50' R.O.W.
CRYSTAL BEND DRIVE
50' R.O.W.
CANTARRA SECTION IIIB
A SMALL LOT SUBDIVISION
DOC. NO. 201600067
O.P.R.T.C.T.
CANTARRA 1 NORTH, SECTION 8
A SMALL LOT SUBDIVISION
DOC. NO.
O.P.R.T.C.T.
CONTINENTAL HOMES OF TEXAS, L.P.
REMAINDER OF A CALLED 119.389 ACRES
DOC. NO. 2015028058
O.P.R.T.C.T.
CWQZ
"TLS INC."
"TJ DODD RPLS 1882"
• TBM #19-46-T 633.78

LAND USE SCHEDULE		
DESCRIPTION	NUMBER	ACREAGE
RESIDENTIAL	37	4.593 ACRES
LANDSCAPE, SIDEWALK & PUBLIC UTILITY EASEMENT LOT	1	0.083 ACRES
GREENBELT, WATER QUALITY & DRAINAGE EASEMENT	1	0.409 ACRES

FINAL PLAT

CANTARRA 1 NORTH, SECTION 10
A SMALL LOT SUBDIVISION

A SUBDIVISION OF 7.148 ACRES OF LAND
LOCATED IN THE
MARIGUITA CASTRO SURVEY NO. 50,
TRAVIS COUNTY, TEXAS

LEGEND

CWQZ	CRITICAL WATER QUALITY ZONE
DOC.	DOCUMENT
ESMT.	EASEMENT
NO.	NUMBER
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
PG.	PAGE
R.P.R.T.C.T.	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
[ ]	RECORD INFORMATION FOR DOC. NOS. 201600120 & 201600067 O.P.R.T.C.T.
( )	RECORD INFORMATION FOR DOC. NO. 2015028058 O.P.R.T.C.T.
○	SET 1/2" IRON ROD W/ "BGE INC" CAP
●	FOUND 1/2" IRON ROD
◉	FOUND 1/2" IRON PIPE
△	CALCULATED POINT
.....	PROPOSED SIDEWALK
(N)	BLOCK IDENTIFICATION
	CWQZ LINE
	CWQZ AREA

BENCHMARKS:

TBM 19-46-1:
BOX CUT ON "C" INLET ON NORTH SIDE OF CRYSTAL BEND DRIVE. SECOND INLET WEST OF INTERSECTION OF CANTARRA DRIVE AND CRYSTAL BEND DRIVE.

ELEVATION = 633.78' (NAVD 88)

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

ELEVATION = 643.71' (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

BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 10106502

C.O.A. CASE NO. C8-2017-0147.4A

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 7.148 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, SECTION 10 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, JOHN KIM, 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.

_____
JOHN KIM, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 135480

DATE: _____

BGE, INC.
101 WEST LOUIS HENNA BLVD, SUITE 400
AUSTIN, TEXAS 78728

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 SUPERVISION.

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

DATE: _____

BGE, INC.
101 WEST LOUIS HENNA BLVD, SUITE 400
AUSTIN, TEXAS 78728

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.

_____
STEVE HOPKINS, FOR:
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 _____, 20___, A.D.

_____
JOLENE KIOLBASSA, CHAIR

_____
ANA AGUIRRE, SECRETARY

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. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
11. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
12. MAINTENANCE OF THE WATER QUALITY CONTROLS SHALL COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN.
13. NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND DETENTION FACILITY HAVE BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN.
14. 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.
15. 10 FOOT WIDE PUBLIC UTILITY EASEMENTS PARALLEL AND ADJOINING ALL DEDICATED RIGHT-OF-WAY LINES SHOWN HEREON ARE HEREBY DEDICATED.
16. 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.
17. 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.
18. A MINIMUM OF FOUR OFF-STREET PARKING SPACES IS REQUIRED FOR EACH SMALL LOT ALONG: BOQUIST DRIVE, MARYANNE LANE, TWEEDY TRAIL, AND EGAN DRIVE.
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: BOQUIST DRIVE, EGAN DRIVE, TWEEDY TRAIL, MARYANNE LANE AND LOURIS LANE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
20. ALL STREETS SHOWN WITHIN THIS SUBDIVISION SHALL BE PUBLIC ROADWAYS.
21. ALL DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF AUSTIN.
22. 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.
23. EACH LOT WITHIN THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS AND THEIR RESPECTIVE PRIVATE WATER AND SEWER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.

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

FINAL PLAT

CANTARRA 1 NORTH, SECTION 10 A SMALL LOT SUBDIVISION

A SUBDIVISION OF 7.148 ACRES OF LAND
LOCATED IN THE
MARIGUITA CASTRO SURVEY NO. 50,
TRAVIS COUNTY, TEXAS

PLAT PREPARED ON: 4/18/2019

APPLICATION SUBMITTED ON: _____

BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 10106502

C.O.A. CASE NO. C8-2017-0147.4A