## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2016-0145.3A **Z.A.P. DATE:** November 19, 2019

**SUBDIVISION NAME:** Parker Creek Ranch Phase 3

**AREA:** 26.850 acres **LOTS**: 97

**APPLICANT**: Forestar USA Real Estate Group AGENT: BGE, Inc

(John Maberry, V.P.) (Brian J. Grace, P.E.)

**ADDRESS OF SUBDIVISION**: 7620 Decker Lane

**WATERSHED:** Decker Creek **COUNTY:** Travis

**EXISTING ZONING:** SF-4A **JURISDICTION:** Full Purpose

**PROPOSED LAND USE:** Single Family

**VARIANCE**: none

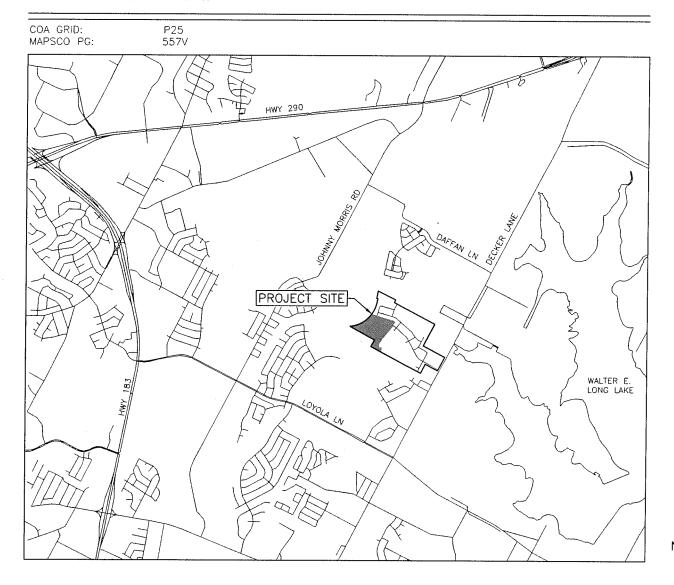
**STAFF RECOMMENDATION:** Staff recommends approval of the plat, the plat meets all applicable State and City of Austin Land Development Code requirements. The case follows the preliminary plan approved on October 3, 2017.

**<u>DEPARTMENT COMMENTS</u>**: The request is for the approval of the Parker Creek Ranch Phase 3 composed of 97 lots on 26.850 acres. The applicant proposes to subdivide the property for residential uses, ponds, open space, and roads. The developer will be responsible for all cost associated with required improvements.

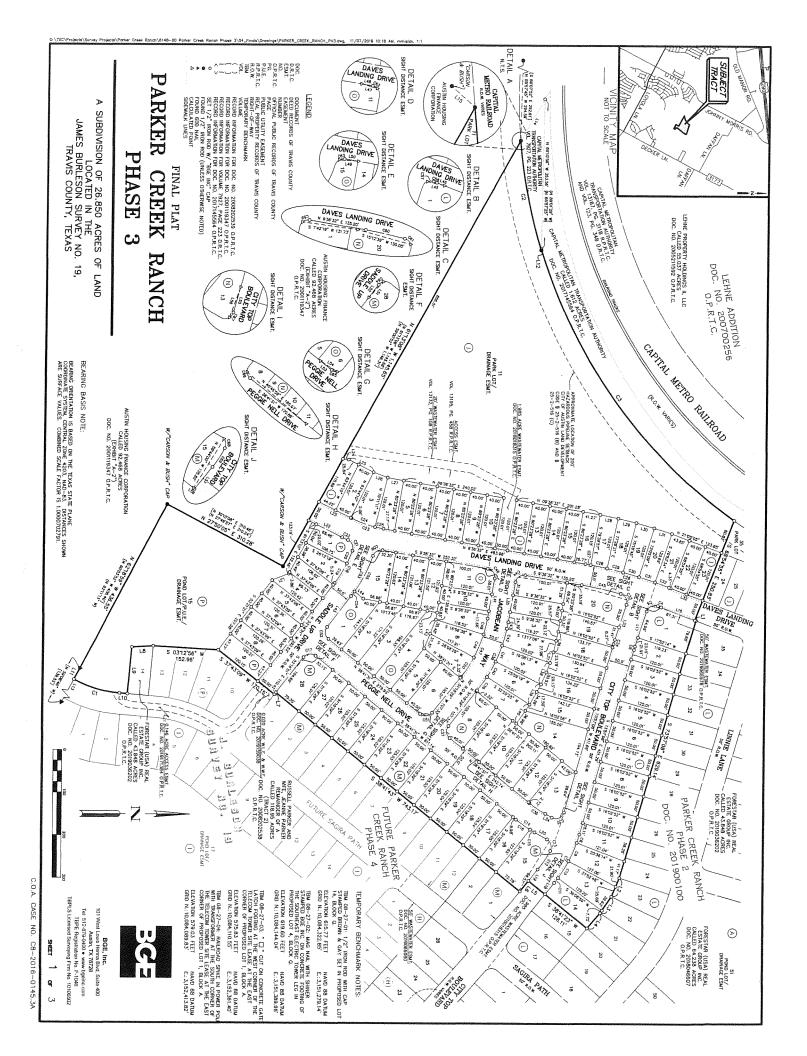
**CASE MANAGER:** Cesar Zavala **PHONE:** 512-974-3404

**E-mail:** cesar.zavala@austintexas.gov

## **LOCATION MAP**



N.T.S.



L13 112 F1 19 NUMBER N 60'21'30" W 113.06' S 42'16'57" W 3.04' N 85'18'07" W S 04'41'53" W N 61'27'39" W N 89'10'56" W S 49'52'43" E S 38'41'31" W BEARING N 0377'43" W S 67'02'31" E S 5276'51" E S 5178'29" E N 21'05'05" E LINE TABLE 50.49° 110.00° 18.83° 28.90° 47.59° 47.34° 46.95° 50.00° 32.08° 5.74° 2.97 DISTANCE

1
78'50'53" E)
BEARING
43.83
43.83
43.83
38.54
35.67
65.84
13.95
86.28
88.48
41.99
33.39
34.50
34.50
86.89
84.33
DISTANCE

	S 15'49'03" W	S 13'37'27" W	S 11.33,03. M	S 1013'45" W	5 20'23'51" W	N 2675'50' E	S 08'37'25" W	N 2675'50" E	S 2675'50" W	N 21'48'46" W	S 29'19'01" W	N 5178'29" W	S 5178'29" E	S 72'07'46" E	S 21'05'05" W	BEARING	LINE TABLE
-	43.83	43.83	43.83	38.54	35.67	65.84	13.95	86.28'	88.48	41.99	33.39	34.50	34.50	86.89	84.33	DISTANCE	
-	-45	L44	143	L42	L41	L40	139	L38	L37	1.36	1.35	L34	133	L32	L3t	NUMBER	

NUMBER	INE TAB	DISTANCE
G 5	S 17'07'10" W	43.85
133	72'07'46"	86.91
L34	N 29'19'01" E	17.59
1.35	S 80"23"28" E	95.67
L36	S 7711'26" E	50.08
LJ7	N 72'31'52" W	26,36
LJB	S 67'36'32" E	54,36
L39	S 60'58'36" E	54.39
L40	S 55'41'22" E	54.47
Ξ	N 80'23'28" W	95.67
L42	S 68'26'22" E	72,79
1.4.3	S 5276'51" E	92.09
L44	S 38'41'31" W	26.74

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72.79		95.67	54.47	54.39	54.36	26,36	50.08	95.67	17.59	66.91	84.33	43.85	DISTANCE	
	L57	156	L55	154	1.63	L52	1.51	L50	L49	L48	L47	L46	NUMBER	
	5 5178'29" E	N 69'49'30" W	S 73'57'08" E	N 32"28"46" E	S 38'41'31" W	N 5276'51" W	S 47'04'41" E	N 09'36'32" E	S 04'28'08" W	N 09'36'32" E	S 15'33'23" W	N 21'05'05" E	BEARING	LINE TABLE
3 06'	66.57	76.15	62.20	47.11	33.49	37.65	50.60	33.41	45.72	26.79	39.06	19.03	NISIO	

				CURVE TABLE	h
DISTANCE	NUMBER	ARC LENGTH RADIUS	RADIUS	VITBO	CHORD BEAR
19.03	(1)	113.47	275.00	23'38'31"	S 16'31'08" I
39.06'	C2	263.61	1,242,20	12'09'32"	N 78'51'42"
26.79	ជ	799.99'	1,242.11	36'54'07"	N 5472717 E
45.72	2	8.60'	975.00	0'30'19"	S 20'49'55"
33.41	S	32.36'	20.00'	92'42'32"	S 25'46'30"
50.60	65	8.75'	275.00	1'49'22"	5 73'02'27"
37.65'	C7	128.45	325,00	22'38'40"	S 62'37'48"
33.49	СВ	20.57	325.00	3'37'34"	S 72"08"22"
47.11	C9	46.95	325.00	8'16'36"	3 667177 E
62.20	CIO	46.51*	325.00	8"12"00"	\$ 57'56'59"
76.15	CH	14.42'	325.00	2'32'31"	S 52'34'44"
66.57	 C12	52.65	275.00	10"58"12"	N 56'47'35"
3.06	 CI3	30.86	20.00	88'24'18"	S 73'31'10" I
	 C14	53.18	325.00	9'22'30"	5 34'00'16"
	26				

C44 C42

41.12' 41.03' 41.03' 15.62' 31.42' 31.42'

350.00' 6'43'35" 6'43'52"

41.07 41.07 41.07 15.62

C39 C37 CJ6 NUMBER

6'21'04"

38.78

S 65'50'58" E

ARC LENGTH RADIUS DELTA

CHORD BEARING

CURVE TABLE

45.00

275.00

9"22"30"

N 34'00'16" E

44.95 CHORD DISTANCE

		0	CURVE TABLE	F	***************************************
JMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANC
	113.47	275.00	23:38'31"	S 16'31'08" W	112.67'
2	263.61"	1,242.20	12'09'32"	N 78'51'42" E	263.12
3	799.99'	1,242.11	36'54'07"	N 541211" €	786.24
	8.60'	975.00	0'30'19"	S 20'49'55" W	8.60'
5	32.36	20.00'	92'42'32"	S 25'46'30" E	28.94
G,	8.75	275.00	1'49'22"	S 73°02′27″ €	B.75'
7	128.45	325,00'	22'38'40"	S 62'37'48" E	127.61
100	20.57	325.00	3'37'34"	S 72"08'22" E	20.56
	46.95	325.00'	8'16'36"	S 6671177" E	45.91
0	46.51	325.00	8"12"00"	S 57'56'59" E	46.47"
3	14.42'	325.00'	2'32'31"	S 52'34'44" E	14.42"
2	52.65	275.00	10'58'12"	N 56'47'35" W	52.57
3	30.86	20.00	88'24'18"	S 73'31'10" W	27.89
-	53.18	325.00	9"22"30"	S 34'00'16" W	53.12'
5	12.04	325.00	2'07'23"	S 30"22"43" W	12.04
6	45.14	325.00	715'07"	S 35'03'58" W	41.11"
7	31.76'	20.00	90'58'22"	S 06'47'40" E	28.52
58	87.10	275.00	18'08'48"	N 6172175" W	B6.73'
9	54.42"	275.00	11"20"20"	N 57'57'01" W	54.33
00	32.67	275.00	6"48"28"	N 67'01'25" W	32.66
21	30.03	20,00	86'01'37"	W .FE.FE.99 S	27.29
22	15.42	325.00	2'43'06"	S 24'54'17" W	15.42"
23	79.94	275.00	16'39'18"	N 17'56'11" E	79.66'
4	59.76	275.00	12'27'05"	N 20'02'17" E	59.65'
) is	20.16	275.00	472'13"	N 11'42'38" E	20.17
96	205.30	1,025.00	11"28"33"	N 15'20'48" E	204.96
27	12.98	1,025.00	0'43'31"	N 09'58'17" E	12.98
8	39.24	1,025.00	2'11'36*	N 11725'51" E	39.24
29	39.24	1,025.00	2711'36"	N 13'37'27" E	39.24
8	39.24	1,025.00	271736	N 15'49'04" E	39.24"
22	39.24	1,025.00	271'36"	N 18'00'40" E	39.24
\$2	35.36	1,025.00	1'58'36*	N 20'05'46" E	35.36
2	32.36	20.00	92'41'34"	S 61'31'27" W	28.94
*	10.34	325.00	1'49'22"	N 73'02'27" W	10.34
5	36.05	20.00	10376'09"	N 2219'04" W	31,36

38.40' 58.63' 55.24' 31.42' 31.06'

10'33'01" 1171'54" 7'20'05"

N 6727'27" W 58.54" N 56'34'59" W 55.16' N 06'18'29" W 28.28' N 83'12'20" E 28.04"

20.00

89"01"38"

152.28

29'05'00" N 65'50'58" W

N 76'43'26" W

38.36 150.65 ,00,00.06 5'34'08" ,00,00,00

S 54'36'32" W 5 35'23'28" E S 74"28"31" E S 79"06"45" E S 61'01'29" E S 67'45'12" E

94.73° 28.28°

28.28

S 12"23"36" W

108.11 13.28' 94.82' 28.26' 15.12'

325.00 325.00 325.00 20.00 300.00 300.00 300.00 300.00 20.00 975.00 20.00 350.00' 350.00

S 61'48'37" E S 53'27'06" E S 62'58'51" E

107.61

13.28' 94.49' 25.96' 14.76' 8.60'

17.50' 94.77' 20.13' 12.95' 13.03' 13.82' 14.60' 16.91' 15.17' 23.51'

39'35'44"

N 32'28'59" W S 17'46'35" W

16.95' 94.73' 19.29' 12.29' 12.80' 13.55' 14.28' 14.28' 14.28' 14.28' 14.28' 15.218'

M 09.03,12, M N 28'09'27" €

5 56'47'35" E

N 84'02'52" E

57'39'59" 5'34'08" 0'30'19" 43'18'37" 80'56'54" 16'43'02" 2'20'30" 19'03'31"

N 12'23'36" E

50'08'13"

N 15'27'35" W N 20'49'55" E N 01'04'33" W S 30'51'55" E

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70	LOT BLOCK	5			CJ5	C34	C3.3	C32	C31	000	25	C29	C28	C27	C26	C25	024	623	C22	22	C20	C19	C18	C17	C16	C15
5,250	SQUARE	LOT AREA TABLE			36.05	10.34	32.36	35.36	39.24	03.67	, PC 02.	39.24	39.24	12.98"	205.30	20.18'	59.76	79.94	15.42	30.03	32.67	54.42	87.10	31.76	41,14	12.04
	FEET				20.00	325,00	20.00	1,025.00	1,025.00	1,040.00	1005.00	1,025.00	1,025.00	1,025.00	1,025.00	275.00	275.00	275.00	325.00	20,00	275.00	275.00	275.00	20.00	325.00	325.00
					10376'09"	1'49'22"	92'41'34"	1.28,36	2711'36"	21130	"SE, i hc	2"11"36"	211'36"	0.43'31"	11"28"33"	412'13"	12"27"05"	16.39,18,	2'43'06"	86'01'37"	6"48"28"	11"20"20"	18'08'48"	90"58'22"	775'07"	2'07'23"
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335,255 4,801

5,707 5,701 5,704 5,739 7,416 6,251 6,251 6,253 6,253 7,995 7,995 7,496 7,496 8,873 8,873 6,881

1 3 2 1 10 9 8 7 6 5 4 3 2 1

7,838 7,884 9,232 9,232 6,251 7,415 5,387 5,586 5,795 5,795 4,801 4,861

5,219 5,001 6,001 6,001 6,001 6,001 6,001 6,001 6,001 6,001 6,002 6,809 7,199

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PARKER CREEK

RANCH

FINAL PLAT

PHASE

c

➣

SUBDIVISION OF 26.850 ACRES OF LAND
LOCATED IN THE
JAMES BURLESON SURVEY NO. 19,
TRAVIS COUNTY, TEXAS

LOT

BLOCK SQUARE FEET

LOT AREA TABLE вгоск

4,801

LOT BLOCK LOT AREA TABLE

SQUARE FEET

LOT AREA TABLE

OT BLOCK SQUARE FEET

L 9,676

4,983 4,801 5,879 5,161 4,801 4,801 4,801 4,801

8 (C2)

<1,242.11'>

[1,242.20] [12'11'14"] [N 82'05'13" E]

(L12) [L12] [L14] NUMBER

R BEARING DISTANCE (N 89'01'29" W) [N 85'57'25" W] [113.06']

RECORD LINE TABLE

DISTANCE

ARC LENGTH {264.23'}

RADIU

סר מים		COL MICH	2
ם ס ט ט ט ט ט ט ט	5	BLOCK	SQUARE FEET
ס מ ט ט ט ט ט ט ט ט	-	P	5,250
0 0 0 0 0 0	. 12	P	5,274
ט ט ט ט ט ט ט ט	4	9	4,115
ט ט נו נו נו נו	*	P	4,352
ט נו ט ט נו	5	סד	4,816
ם ם ם ם	c.	יסי	4,814
ם כ כ	7	טר	4.812
ט פר	8	ъ	4.810
T	9	טד	5,681
	ŭ	70	102,273

Æ	3,360 FEET	TOTAL LINEAR FEET
432 FEET	50 FEET	SADDLE UP DRIVE
458 FEET	50 FEET	JACOBEAN WAY
747 FEET	50 FEET	CITY TOP BOULEVARD
780 FEET	50 FEET	PEGGIE NELL DRIVE
943 FEET	50 FEET	DAVES LANDING DRIVE
€ LENGTH	R.O.W. WIDTH	STREET
	STREET NAMES	STRE

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BOE, Inc.
101 West Loads Herma Bird, Suite 400
Austin, TX 78728
Tel 512-679-0400 - www.bgenc.com
TBPE Registration No 1-1046
TBPLS Licensed Surveying Firm No. 10108502

POND LOT/P.U.E./DRAINAGE ESMT

PARK LOT/DRAINAGE ESMT RESIDENTIAL SMALL LOTS DESCRIPTION
RESIDENTIAL LOTS RIGHT-OF-WAY

7.551 ACRES
5.546 ACRES
3.709 ACRES
7.696 ACRES
2.348 ACRES
2.348 ACRES
26.850 ACRES

LAND USE SCHEDULE

No. 47

ACREAGE

C.O.A. SPET N

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STATE OF TEXAS

SNOW ALL MEN BY THESE PRESENTS:

HANT FORESTAR (1943) REAL ESTATE GROUP INC. A DELAWASE CORPORATION, BY JUST MEMBERRY, MCE
PRESCIONT, OWER OF A 64 234 ASE THAT GY AND AS CONVEYED TO IT BY WARRANTY DEED RECORDED IN
COULDENT NUMBER 2018048607 OF THE OFFICIAL PUBLIC RECORDS OF TRANS COUNTY, TEXAS, AND A 3.4449
ANTE TRACT OF LAND AS CONVEYED TO IT BY WARRANTY DEED RECORDED IN DOLUMENT NUMBER 20190430202
OF THE OFFICIAL PUBLIC RECORDS OF TRANS COUNTY, TEXAS, THE WACEGREED HOMEN DEED HEREBY
SOBEWORE 28.550 ACRESS OF LAND OUT OF THE JUSTES BURLESON SURVEY NO. 19 STUATED IN TRANS COUNTY,
TEXAS, IN ACCORDANCE WITH THE ATTACHED MAP OF PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF
THE TRANS IN ACCORDANCE WITH THE ATTACHED MAP OF PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF

PARKER CREEK RANCH PHASE 3

AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOGORE GRANTED AND NOT RELEASED.

FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION 14755 PRESTON ROAD, SUITE 130 DALLAS, TEXAS 75254 MITNESS MY HAND, THIS THE DAY OF 20\_\_\_\_ A.D.

JOHN MABERRY, VICE PRESIDENT

STATE OF TEXAS COUNTY OF TRAVIS

BEFORE ME, THE UNDERSCRED AUTHORITY, FERSONALLY REFEARD, JOHN JAMERRY, KORINI TO ME TO BE FERTING WHOSE NAME IS SUBSCRIBED TO THE FOREOMIC INSTRUMENT AND ACKINGEDED TO ME HAN HE THE EXCLUTED 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 NUMBER 48453C0470K, REVISED JANUARY 6, 2016.

. BRAM 1. CRACE. AM AUTHORIZED UNDER THE LANS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGAMERING, AND DO HEREBY CERTIFY THAT THIS PLAT IS EASIBLE FROM AN ENGINEERING STANDFONT, AND IS TRUE AND CORRECT TO THE BEST OF ANY KNOMEDICE.

DATE II/ // COT!
BGE, INC.
1701 DIRECTOR'S BLVD, SUITE 1000AUSTIN, TEXAS 78744 BRIÂN J. GRACE, P.E.
LUCENSED PROFESSIONAL ENGINEER NO. 121846
DATE: 11/7/1001



I, JONATHAN O, NOBLES, AM AUTHORIZED UNDER THE LANG OF THE STATE OF TEXAS, TO PRACTICE THE PROTESSION OF SURPEVING, AND ON PREEBY CERTIF THAT THIS EATL IS TIBLE, AND CORRECT TO THE REST OF AUTHORISECTION, THE PROPERTY UNDER MY ACTUAL ON THE GROUND SURVEY OF THE PROPERTY UNDER MY SUPERVISION.

AMATHAN O. NOBLES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5777 DATE 11 7 2019

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

CONTINUE OF HORIZON

FINAL PLAT

## PARKER CREEK RANCH PHASE 3

➣ SUBDIVISION OF 26.850 ACRES OF LOCATED IN THE JAMES BURLESON SURVEY NO. 19, TRAVIS COUNTY, TEXAS

SENERAL NOTES:

- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- THE WATER AND WASTEWARTER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN ORITEMA. THE MATER AND WASTEWARD UTILITY THAN MUST BE RECEMBED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WASTER AND WASTEWARDER CHISTRICUTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- NO BUILDINGS, FENCES, LANDSCAPING, OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY CITY OF AUSTIN.

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- PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITY.
- Ċ ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- HE OWAER OF THE SUBDIVISION, AND HE OR HER SUCCESCIORS AND ASSIDIES, ASSULASE RESPONSIBILITY FOR PLANTS FOR CONSTRUCTION OF SEEDINGS ON HER SUBDIVISION HER CONSTRUCTION OF SEEDINGS ON HER CONSTRUCTION OF AUSTINI, THE OWNER WINDERSTANDS AND ACKNOMEDICES THAT PLANT AND RECURRENATING HAY HE RECURRED AT THE OWNERS USED EXPENSE, IF PLANTS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

7.

- THE OMER/DEFLOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE ALISTIM EMERGY WITH ANY EXSEMBLY AND AND ACCESS REQUIRED, IN ADDIVINON TO THOSE MEDICATED, THE INSTALLATION AND DIMODING AMAPITAMICS OF OVERHEAD AND INFERGORAND ELECTRIC FACULTIES. THE INSTALLATION AND DIMODING ACCESS ARE REQUIRED. TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND THE INSTALLATION STORMAND AND CERTIFICATION OF AUSTINIA LAND DEFLICATION OF THE OUT OF AUSTINIA LAND DEFLICATION OF THE OUT OF AUSTINIA LAND DEFLICATION OF THE OUT OF AUSTINIA LAND.
- œ AUSTH ENERGY HAS THE RIGHT TO PRIME AND/OR REMOVE TREES, SHRIBBERY AND OTHER OBSTRUCTIONS TO THE EXTERT HERESSARY TO REFER THE LEASEMENTS CLEAR, AUSTIN BETROY MIL PERFORM ALL INTERWORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND BEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL. REVECTATION AND TREE PROTECTION, IN ADDITION, THE OWNER WHALL BE RESPONSIBLE OF PROPRIET AND THE FRANCH THAT IS WITHIN TEM TEXT OF THE CENTER LINE OWNER OWNER SHALL BE RESPONSIBLE OWNER SHALL BE RESPONSIBLE OWNER SHALL SHALL BE SHALL SHALL
- 50 THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR HANNIAWING CLEARANCES REQUIRED BY THE INTRONL.
  ELECTRIC SAFETY CORD, COCUMATIONAL ARETY AND THE ATTEMPT OF ALSTEN HELES AND RECOLATIONS AND TEXAS STATE LANG PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROMAINT TO OVERHEAD POWER LINES AND EQUIPMENT, AUSTIN ERRORY WILL NOT RETIDER CLEARANCES TREAD AND EQUIPMENT, AUSTIN ERRORY WILL NOT RETIDER FOR THE WORKING THE OWNERS HOUSE OF THE WORKING TO THE WORKING THE OWNERS AND TH

DENISE LUCAS, ACTING DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

- PARKLAND EDUCATION HAS BEEN PROMISED FOR 94 WINTS BY THE DEDUCATION OF 7,500 AGES (5,79) CREDITED) ON LOT IT, BLOCK A. DESCAL SUBETY WAS POSTED WINT THE CTY FOR PARKLAND MANUFACTURED WINT, SUCH THE AS THE AMERINES ARE CONSTRUCTED AND APPROVED BY THE PARKS AND RECREATION DEPARTMENT.
- **;**
- 12 BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- 3. 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.
- **7** ALL STREETS, DRANAGE, SIDEWALKS, EROSION CONTROLS, WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- ö MAINTENANCE OF THE WATER QUALITY CONTROLS PROVIDED FOR THIS SUBDIVISION SHALL BE MAINTAINED IN ACCORDANCE WITH CITY OF AUSTIN STANDARDS.

STATE OF TEXAS COUNTY OF TRAVIS

- 6 THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAY ARE FAR THE PARROSS OF CONSTRUCTION, ADMINISTRANCE, EREMA REPLACEMENT, LORGANES, DECOMMISSIONEMEN AND OFFICIAL OF WATER AND/OR WASTEWATER FACULTIES AND APPRIPTIANCES. THE CARBONAL BUT NOT LIMITED TO, BUNNEYS, TEXTAINEN MALLS, THESE OR COMPRES YMPOUTURES. AND EFFORMITED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY AUSTIN WATER.
- 17. NO STRUCTURE SHALL BE OCCUPIED UNTIL DETENTION FACILITY HAS BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN.
- 8 EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION IN THIS SUBDIVISION.
- 15 A 10 FOOT WIDE PUBLIC UTILITY EASEMENT PARALLEL AND ADJOINING ALL DEDICATED RIGHT—OF—WAY LINES SHOWN HEREON IS HEREBY DEDICATED.
- 20 AUSTIN ENERGY WILL FURNISH ELECTRIC SERVICE TO THIS SUBDIVISION.
- 2 THIS SUBMUNSION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBMUNSION AND RECORDED PRESENTED TO THE TERMS OF A SUBMUSION CONSTRUCTION AGREEMENT BETWEEN THE SUBMUNDER AND THE CHY OF AUSTRA, DATED
- AND FACILITIES NEEDED TO SERVE THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSONED IN ACCORDANCE WITH THE TERMS OF THAT AGRELMENT, FOR THE CONSTRUCTION AGREEMENT PERFAURNING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO.
- 22 A MINIMUM OF FOUR OFF-STREET PARKING SPACES ARE REQUIRED FOR EACH DWELLING UNIT. OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- 23 PIBLIC SIEWALKS, BULT TO CITY OF ALISTIN STANDARDS, ARE REQUIRED ALONG THE TOLKING STREETS AND AS SHAWN BY A DOTTED LIKE OWN HIT FACE OF THE PLAT, OTTY OFE POLICYANDD DAYAS LANDING BONKE, PEGGE HELL DING, AKCOREAN WAY AND SANDLE UP DOWN. THESE SIEEWALKS SAVA BEEN BY ACCEPTION TO THE LOT BERN GOCCAPED, FALURE TO CONSTRUCT THE RECOMED SOMEWALS MAY RESULT HE WITHOUTHING OF CERTIFICATES OF COLUMNOY, BUILDING PERMITS, OR UTILLY COMMECTIONS BY THE CONTRIBUTION OF CERTIFICATES OF COLUMNOY, BUILDING PERMITS, OR UTILLY COMMECTIONS BY THE
- 24 ALL ACTIVITES WHICH THE ORDICAL ENVIRONMENTAL TEATURE AND ASSOCIATED SCENOR WIS COMPAY WITH THE CITY OF AUSTROLIA LAND DESCRIPTION THE MAINTAIN ACCITATIVE CONCRETANCE THE FOUND TO THE MAINTAIN ACCITATIVE CONCRETANCE OF THE TO THE MAINTAIN EXTENT PRACTICABLE; CONSTRUCTION IS PROMBITED; AND WASTEWNER DISPOSAL OR BRIGATION IS PROMBITED.
- 47 LOTS BEING LOTS 1-10 AND 12-23 OF BLOCK J, LOTS 1-7 OF BLOCK N, LOTS 7-15 OF BLOCK O, LOTS 1-9 OF BLOCK P ARE DESIGNATED AS SMALL LOTS.

APPLICATION SUBMITTED ON: PLAT PREPARED ON:

DECEMBER 19, 2018 SEPTEMBER 17, 2018

25.

- 26. LOT 11, BLOCK J AND LOT 15, BLOCK P ARE DEDICATED TO THE CITY OF AUSTRI.
- 27. PROR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSINI FOR REMEW. PANYFALL RIN-OFF SHALL BE HELD TO THE AUGUST EXISTING AT UNDEVELOPED STATUS BY POUNDE OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SIE ALTERATION ON LOT 15, BLOCK P REQUIRES APPROVAL OF A SEPARATE BENELOPMENT PERMIT.
- 28. THIS SUBDIVISION PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS, EASEMENTS, AND RESTRICTIONS AS RECORDED IN DOCUMENT NO. 2018032011 OF THE OFFICIAL PUBLIC RECORDS OF TRANS COUNTY, TEXAS
- 29. THE SELER IS REQUEED TO PROME THE OCCUPANT OF EACH LOT, AT THE TIME OF OCCUPANTY, A HOMEOWREE EMPROMENTAL ENCOLUTION PLACES THAT HAS BEEN APPROVED BY THE WITERSHED PROTECTION AND DEPKCHOMENT ENCOUNTED OF PESTIDIDES AND MANAGEMENT EACH (POLIF) FOR POLITION PREVENTION AND SOURCE CONTROL OF PESTIDIDES AND POLITIONS. AND. A PUBLIC EDUCATION PROGRAM DESCRIBING METHODS TO REDUCE NON-POINT SOURCE POLITIONS.
- ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT THE LANDOWNER'S/DEVELOPER'S EXPENSE.

30

- 31. WHISH A SIGHT INSTANCE EASTERN, FANY OBSTRUCTION OF SIGHT DISTANCE BY VECETADIAN, FEMANIC, EARTHWORK, BULLION, SIGN, PARIESC CAR, OR ANY OTHER GREET, WHICH IS DETERMINED TO CAUSE IN TRAFFIC HALMON, IS PROMINIED AND MAY BE REMOVED BY TRAMS COUNTY OR THE CITY OF AUSTIN AT THE OMNETS EXPENSE. HE PROPERTY OWNER IS TO MANTAN AN UNDESTRUCTED YENY CORRIDOR WITHOUT BOUNDS OF SUCH EASEMENT AT ALL TIMES.
- SLOPES IN EXCESS OF 15% EXIST ON LOT 1 BLOCK J AND LOT 15 BLOCK P. CONSTRUCTION ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE.

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33. 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

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KIOLBASSA, CHAIR	
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TEXAS, THIS THE

DAY OF

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN

욲 I, DAMA DEBEAUMOR, CLERK OF TRANS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FORECOMIG INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_DAY 20\_\_\_\_ A.D., AT OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. \_\_\_\_\_ A.D., AT \_\_\_\_ \_O'CLOCK \_\_\_M. OF SAID COUNTY AND STATE IN DOCUMENT NO. O'CLOCK \_\_M., AND DULY RECORDED ON THE

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DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

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TBPE Repartment No. 7-1046
TBPLS Licensed Surveying Firm No. 10106502