

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2016-0112.3A**P.C. DATE:** November 26, 2019**SUBDIVISION NAME:** Stoney Ridge Phase C Section 3A Final Plat**AREA:** 2.663 acres**LOTS:** 30**APPLICANT:** Lennar Homes of Texas
(Richard Maier)**AGENT:** Carlson, Brigrance &
Doering, Inc. (Bill E. Couch)**ADDRESS OF SUBDIVISION:** 7110 Heine Farm Road**GRIDS:** MP-13**COUNTY:** Travis**WATERSHED:** Dry Creek East**JURISDICTION:** Limited Purpose**EXISTING ZONING:** MF-2**DISTRICT:** 2**PROPOSED LAND USE:** Single Family Attached Residential**NEIGHBORHOOD PLAN:** N/A; Moore's Crossing MUD**SIDEWALKS:** Sidewalks will be installed on both sides of all internal streets.**DEPARTMENT COMMENTS:** The request is for approval of a final plat out of an approved preliminary subdivision namely, Stoney Ridge Phase C Section 3A Final Plat. The proposed final plat subdivision consists of 30 lots on 2.663 acres.**STAFF RECOMMENDATION:** Staff recommends approval of the final plat subdivision. This plat meets all current applicable City of Austin Land Development and State Local Government requirements.**PLANNING COMMISSION ACTION:****CASE MANAGER:** Sylvia Limon
Email: Sylvia.limon@austintexas.gov**PHONE:** 512-974-2767



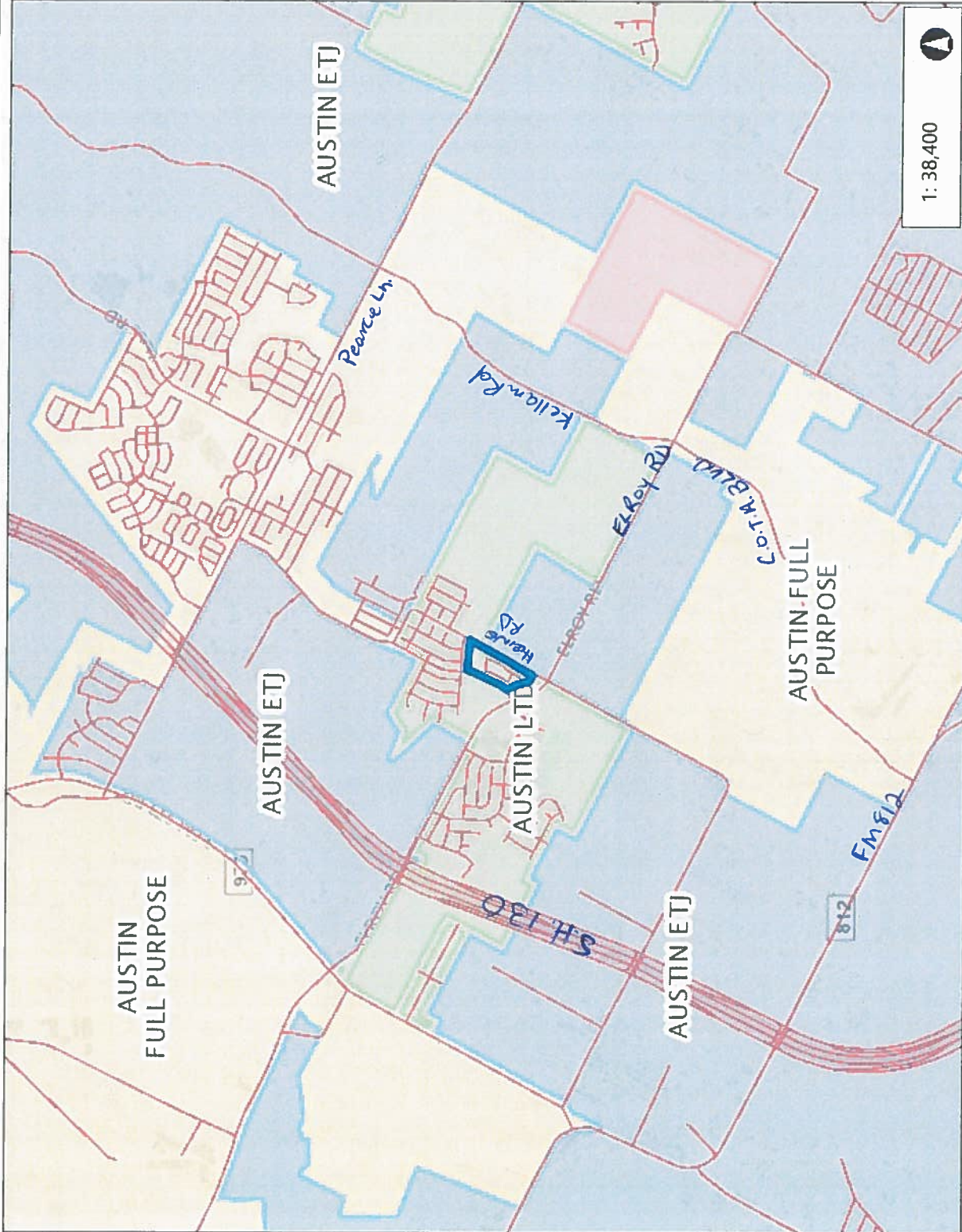
Property Profile

Legend

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

Notes

085-2016-0112.34



1.2 Miles 0.61 Miles 0

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed

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.



STONEY RIDGE PHASE C SECTION 3A FINAL PLAT

CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS.

THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. 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.

THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

SHEET NO. 1 OF 6



C8J-2016-0112.3A

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STONEY RIDGE PHASE C SECTION 3A FINAL PLAT



VICINITY MAP
NOT TO SCALE



SCALE: 1" = 100'

PLAT PREPARATION DATE:
SEPTEMBER 19, 2019

APPLICATION SUBMITTAL DATE:
SEPTEMBER 18, 2017

OWNER:
RICHARD MAER, AUTHORIZED AGENT
LENNAR HOMES OF TEXAS LAND AND
CONSTRUCTION, LTD.
12401 RESEARCH BLVD.
BUILDING 1, SUITE #300
AUSTIN, TEXAS 78759
PHONE: (512) 531-1351
FAX: (512) 230-8320

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DR.
AUSTIN, TX 78749
PHONE: (512) 280-5160
FAX: (512) 280-5165

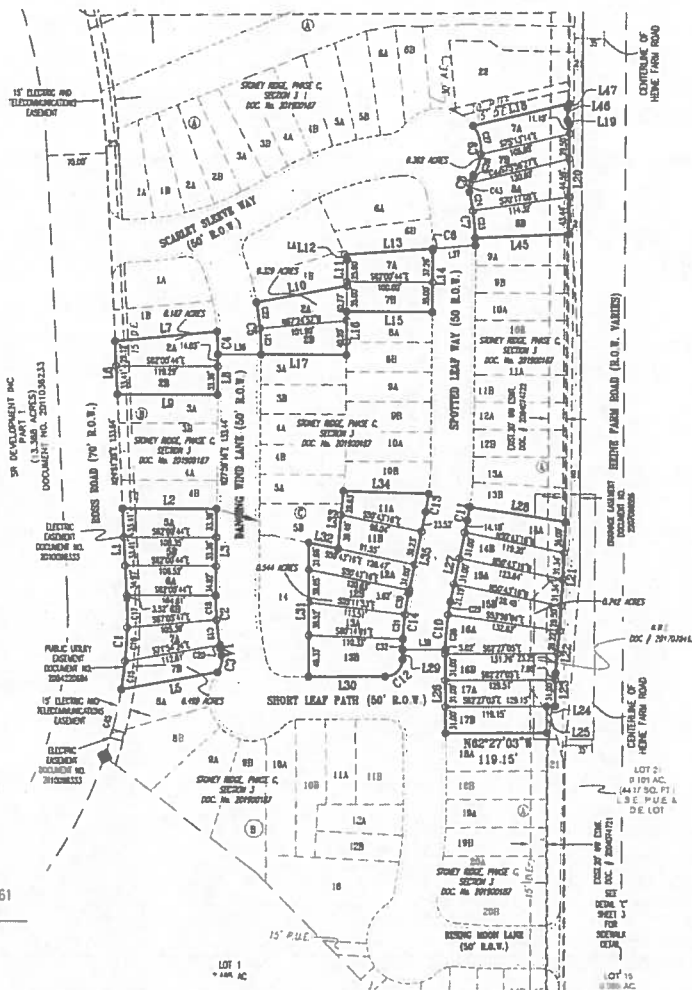
FEMA MAP NUMBER 48453C0620J
DATED: JANUARY 6, 2016

BENCH MARKS:

*X IN SQUARE CUT ON CENTER OF
CONCRETE INLET, N- 10024750.78,
E- 3150423.15, ELEV. = 518.60'

BEARING BASIS: TEXAS
COORDINATE SYSTEM, CENTRAL
ZONE (4203).

TOTAL ACREAGE: 2.663 ACRES
SURVEY: NOEL M. BAIN SURVEY NO.1, ABSTRACT NO. 61
TOTAL OF LOTS: 30
NO. OF SINGLE FAMILY LOTS: 30



LEGEND

- CONCRETE MONUMENT
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" CAPPED IRON ROD SET (UNLESS OTHERWISE NOTED)
- COTTON SPINDLE FOUND
- D.E. DRAINAGE EASEMENT
- H.O.A. HOME OWNER ASSOCIATION
- P.U.E. PUBLIC UTILITY EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- R.O.W. RIGHT OF WAY
- A.E. JOINT ACCESS EASEMENT AND PEDESTRIAN EASEMENT
- B.L. BUILDING LINE
- AC. ACRES
- (D) BLOCK NUMBER
- 1 BLOCK NUMBER
- APPROX. SIDEWALK LOCATION
- EASEMENT LINE
- E.T.E. ELECTRIC TELECOM EASEMENT

SHEET NO. 2 OF 6 (AP)

Carlson, Brigrance & Doering, Inc.

FIRM ID #03791 • REG. # 10924901

Civil Engineering • Surveying
5501 West William Cannon • Austin, Texas 78749
Phone No. (512) 280-5160 • Fax No. (512) 280-5165



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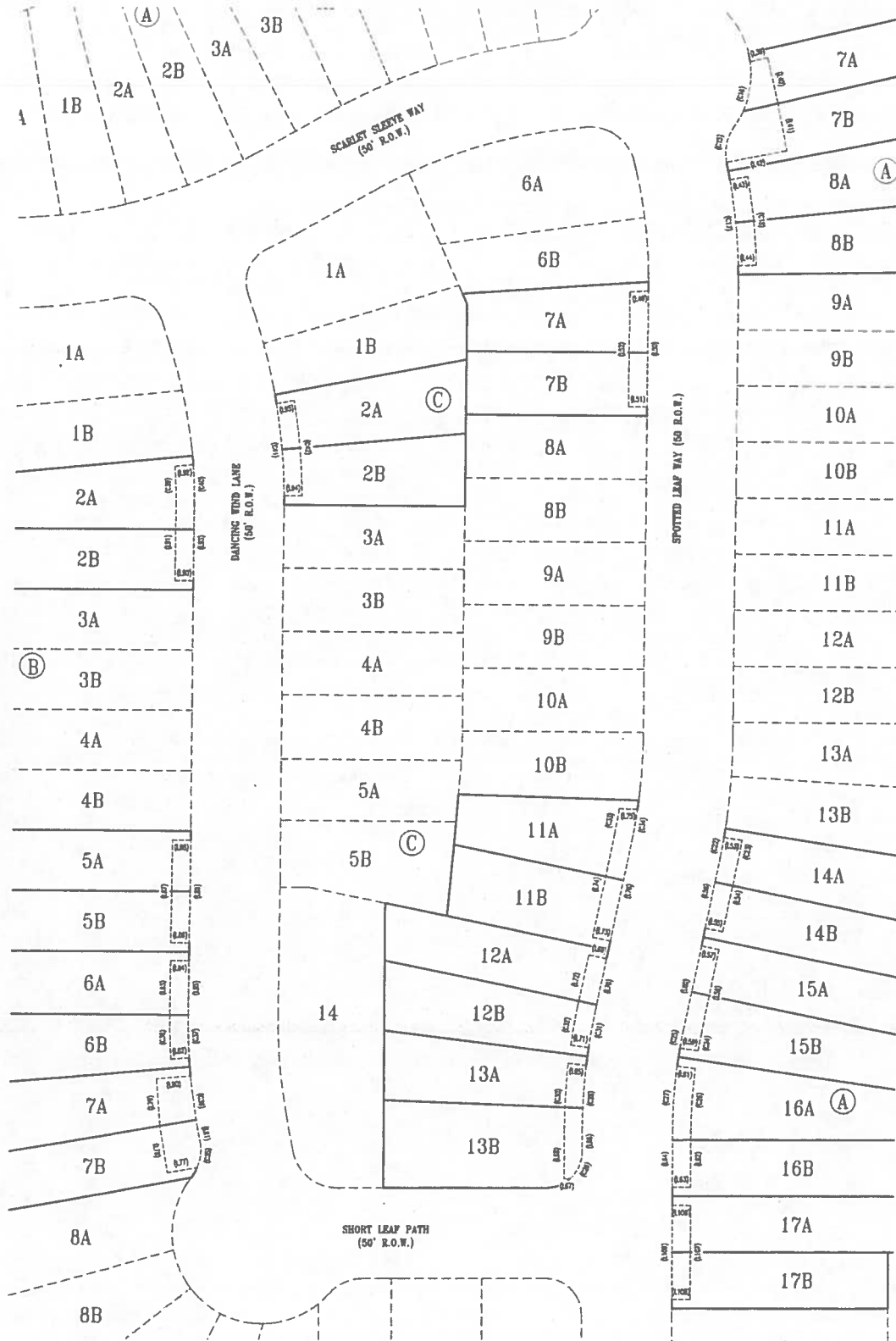
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STONEY RIDGE PHASE C SECTION 3A FINAL PLAT


SCALE: 1" = 40'

LEGEND

AREA OF JOINT
ACCESS EASEMENT
DEDICATED BY
SEPARATE
INSTRUMENT



SHEET NO. 3 OF 6


Carlson, Brigrance & Doering, Inc.
 FIRM ID #F3791 ♦ REG. # 10024900
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C8J-2016-0112.3A

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STONEY RIDGE PHASE C SECTION 3A FINAL PLAT

Line #	Length	Direction
L1	105.31	N04°51'28"E
L2	110.17	S82°00'44"E
L3	101.64	S27°58'16"W
L4	7.94	S18°58'08"W
L5	114.86	N72°18'48"W
L6	82.53	N04°51'28"E
L7	120.15	S87°35'11"E
L8	47.39	S27°58'16"W
L9	117.47	N82°00'44"E
L10	107.64	S72°47'50"E
L11	33.39	N07°58'16"E
L12	8.43	N03°27'41"E
L13	102.83	S88°08'32"E
L14	72.28	S27°58'16"W
L15	103.00	N82°00'44"E
L16	50.65	S27°58'16"W
L17	100.00	N82°00'44"E
L18	115.86	S75°13'14"E
L19	5.00	S01°00'38"W

Line #	Length	Direction
L20	128.61	S27°32'08"W
L21	128.76	S30°46'17"W
L22	48.89	S32°53'54"W
L23	35.86	S28°17'31"W
L24	93.00	N82°27'03"E
L25	31.00	S27°32'34"W
L26	98.02	N07°32'59"E
L27	97.37	N08°16'44"E
L28	114.49	S33°30'56"E
L29	11.49	S27°32'58"W
L30	90.00	N82°27'03"E
L31	157.17	N07°32'56"E
L32	34.91	S50°43'16"E
L33	67.52	N63°45'35"E
L34	99.85	S80°32'54"E
L35	67.57	S38°16'44"W
L36	50.00	S87°00'47"E
L37	50.14	S87°08'27"E
L38	90.00	S82°27'05"E

Line #	Length	Direction
L45	110.29	N84°38'59"W
L46	15.33	S27°52'00"W
L47	4.80	S54°43'41"W

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DBLA
C1	107.12	500.00	N00°56'00"E	106.92	53.78	12°08'13"
C2	62.50	325.00	S22°28'43"W	62.49	31.35	11°01'07"
C3	31.83	25.00	S41°03'51"W	26.41	11.18	48°11'23"
C4	26.76	275.00	S28°12'01"W	26.75	13.39	9°34'31"
C5	61.18	325.00	N27°35'41"E	61.09	30.88	10°47'11"
C6	1.82	275.00	S27°47'18"W	1.82	0.86	87°4'01"
C7	54.54	325.00	N09°35'37"E	54.28	27.24	8°34'49"
C8	25.89	25.00	N38°24'53"E	25.83	19.83	47°13'23"
C9	61.99	30.00	N27°30'22"E	58.19	35.69	71°02'28"
C10	58.30	275.00	N33°24'58"E	58.20	28.25	11°43'48"
C11	15.85	325.00	N37°52'54"E	15.85	7.83	2°47'40"
C12	31.42	30.00	S27°32'58"W	28.28	20.00	80°00'00"
C13	21.40	275.00	S37°00'00"W	21.39	18.70	47°28'
C14	68.54	325.00	S33°45'58"W	66.42	33.39	11°43'49"
C15	33.17	585.00	N08°08'47"E	33.16	16.74	3°47'50"
C16	39.28	505.00	N05°58'14"E	39.25	19.64	4°27'16"
C17	34.39	585.00	N08°48'33"E	34.38	17.30	3°54'07"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DBLA
C18	28.85	325.00	S25°27'45"W	28.84	14.33	5°03'03"
C19	29.40	325.00	S20°20'45"W	29.38	14.71	3°40'56"
C20	4.46	325.00	S17°21'43"W	4.46	2.33	8°47'08"
C21	30.85	325.00	N05°17'19"E	30.84	15.34	3°24'13"
C22	30.53	325.00	N18°33'34"E	30.52	15.28	3°22'57"
C23	32.18	325.00	N22°37'57"E	32.14	16.09	3°40'09"
C24	22.19	325.00	N17°45'32"E	22.18	11.18	3°54'40"
C25	28.51	50.00	N47°50'08"E	26.20	13.58	38°22'54"
C27	35.48	50.00	N12°18'50"E	34.74	18.52	45°38'32"
C28	40.88	275.00	S37°48'28"W	40.84	28.48	8°31'00"
C29	15.42	275.00	S37°40'20"W	15.42	7.71	3°12'48"
C30	25.40	325.00	S37°02'25"W	25.38	12.70	4°28'37"
C31	28.50	325.00	S32°17'03"W	28.55	14.25	5°02'08"
C32	12.58	325.00	S28°39'27"W	12.58	6.29	2°13'03"
C43	19.24	25.00	S27°52'28"W	18.17	3.19	37°28'34"
C44	10.36	25.00	S31°09'10"W	10.29	5.26	23°44'49"
C45	80.71	505.00	N41°35'25"E	80.63	40.44	8°08'27"

Line #	Length	Direction
(L39)	10.08	S79°13'14"E
(L40)	28.00	S19°38'29"W
(L41)	28.66	S18°42'04"W
(L42)	33.89	N73°17'56"W
(L43)	10.00	N07°17'56"W
(L44)	10.00	S63°08'09"E
(L46)	10.83	S88°08'32"E
(L50)	64.17	S27°58'16"W
(L51)	10.00	N82°00'44"E
(L52)	63.44	N27°58'16"E
(L53)	10.00	S33°30'56"E
(L54)	40.18	S38°16'44"W
(L55)	10.00	N58°43'16"W
(L56)	40.18	N38°16'44"E
(L57)	10.00	N08°43'16"W
(L58)	47.16	N38°16'44"E
(L59)	10.00	S33°30'56"E
(L60)	47.19	S38°16'44"W
(L61)	10.00	N53°56'04"W
(L62)	31.82	N27°32'58"E

Line #	Length	Direction
(L63)	10.00	S82°27'05"E
(L64)	31.82	S27°32'58"W
(L65)	10.00	N58°11'53"W
(L66)	11.48	N27°32'56"E
(L67)	3.23	S82°27'05"E
(L68)	28.48	S27°32'58"W
(L69)	10.00	S30°43'16"E
(L70)	29.82	S38°16'44"W
(L71)	10.00	N58°11'53"W
(L72)	29.82	N38°16'44"E
(L73)	10.00	N58°43'16"W
(L74)	57.75	N38°16'44"E
(L75)	10.00	S87°38'54"E
(L76)	57.75	S38°16'44"W
(L77)	16.53	S71°18'48"E
(L78)	26.27	S17°41'14"W
(L79)	26.67	S27°58'13"W
(L80)	18.85	N87°03'47"W
(L81)	7.94	N18°58'08"E
(L82)	10.00	S87°03'47"E

Line #	Length	Direction
(L83)	28.92	S27°58'16"W
(L84)	10.00	N82°00'44"W
(L85)	28.92	N27°58'16"E
(L86)	10.00	S82°00'44"E
(L87)	56.72	S27°58'16"W
(L88)	10.00	N82°00'44"W
(L89)	56.72	N27°58'16"E
(L90)	10.00	N82°00'44"W
(L91)	42.39	N27°58'16"E
(L92)	10.00	S87°35'14"E
(L93)	42.39	S27°58'16"W
(L94)	10.00	N82°00'44"W
(L95)	10.00	S72°47'50"E
(L106)	10.00	N82°27'05"W
(L107)	52.00	N27°32'58"E
(L108)	10.00	S82°27'03"E
(L109)	52.00	S77°32'56"W

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DBLA
(C15)	28.80	25.00	N38°24'53"E	28.81	18.83	47°13'23"
(C16)	38.01	50.00	N41°14'48"E	37.19	19.98	43°33'34"
(C17)	47.85	325.00	S21°48'58"W	47.80	23.87	8°23'56"
(C18)	48.42	335.00	N21°46'58"E	49.38	24.76	8°27'08"
(C22)	10.85	325.00	N38°19'21"E	10.85	5.43	1°54'47"
(C23)	11.34	335.00	S38°18'33"W	11.34	5.67	1°58'21"
(C24)	9.86	285.00	N38°12'46"E	9.86	4.93	2°07'56"
(C25)	18.42	275.00	S38°11'35"W	18.42	9.21	2°16'18"
(C26)	34.39	285.00	N31°16'00"E	34.37	17.22	7°28'08"
(C27)	35.88	275.00	S31°17'10"W	35.85	17.98	7°28'30"
(C28)	38.14	325.00	N38°44'34"E	38.12	18.88	8°22'18"
(C29)	18.86	28.00	N5°30'38"E	18.46	8.83	49°35'29"
(C35)	37.41	335.00	S37°44'32"W	37.39	18.72	8°23'35"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DBLA
(C31)	20.40	325.00	S37°28'57"W	20.39	10.20	3°35'44"
(C32)	21.18	335.00	N37°28'05"E	21.17	10.58	3°37'19"
(C33)	14.85	265.00	N37°11'43"E	14.85	7.33	3°10'02"
(C34)	18.37	275.00	S37°34'25"W	18.37	8.19	3°24'38"
(C35)	14.48	25.00	N33°33'58"E	14.28	7.43	3°11'30"
(C36)	28.85	325.00	N18°38'45"E	28.84	14.43	3°05'10"
(C37)	23.85	325.00	N25°54'17"E	23.84	11.83	4°10'16"
(C38)	24.53	335.00	S25°53'24"W	24.53	12.27	4°11'45"
(C39)	29.79	265.00	N29°44'27"E	29.78	15.40	4°28'38"
(C40)	21.78	275.00	S29°45'18"W	21.75	10.88	4°32'06"
(C41)	51.18	325.00	N22°35'41"E	51.13	25.84	8°01'24"
(C42)	53.07	335.00	S22°38'41"W	53.01	28.58	8°04'34"

SHEET NO. 4 OF 6



Carlson, Brigrance & Doering, Inc.
FIRM ID #3791 REG. # 10024900

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STONEY RIDGE PHASE C SECTION 3A FINAL PLAT

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. DRIVEWAY LOCATIONS SHALL CONFORM TO CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL.
4. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO CITY OF AUSTIN LAND DEVELOPMENT CODE.
5. PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS INCLUDING: DANCING WIND LAKE, SHORT LEAF PATH, SPOTTED LEAF WAY, RISING MOON LAKE AND THE SUBDIVISION SIDE OF HEINE FARM ROAD; AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS ARE REQUIRED TO BE IN PLACE PRIOR TO THE LOTS 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.
6. 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.
7. THE OWNER/DEVELOPER OF THIS SUBDIVISION 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.
8. THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
9. 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, HESC & 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.
10. 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.
11. THE CITY'S ENVIRONMENTAL CRITERIA MANUAL (ECM) STATE, IN AREAS WHERE UTILITY LINES ARE PRESENT OR PROPOSED ONLY TREES FROM THE UTILITY COMPATIBLE SHADE TREES LIST (SEE APPENDIX F) SHALL BE PLANTED WITHIN 30 TO 40 LATERAL FEET FROM ANY OVERHEAD TRANSMISSION CONDUCTOR, UNLESS A MORE RESTRICTIVE DEDICATED RIGHT-OF-WAY HAS BEEN ESTABLISHED. ALL TREES ARE PROHIBITED TO BE PLANTED WITHIN 25 FEET OF THE BASE OF TRANSMISSION STRUCTURES.
12. 24-HOUR ACCESS TO ELECTRIC FACILITIES SHALL BE MAINTAINED.
13. ANY TEMPORARY OR PERMANENT FENCE PREVENTING ACCESS TO THE EASEMENT, SHALL BE COORDINATED WITH AUSTIN ENERGY STAFF. AE STAFF SHALL INSTALL A LOCK ON THE GATE FOR ACCESS.
14. PROPERTY OWNER IS RESPONSIBLE FOR ANY DAMAGES TO CURBING, LANDSCAPING, WALLS, PAVING PLACED AROUND THE ELECTRIC TRANSMISSION STRUCTURES/POLES/LINES CAUSED BY AUSTIN ENERGY DURING MAINTENANCE AND REPAIRS.
15. OWNER MAY NOT MAY NOT PLACE, ERECT, CONSTRUCT OR MAINTAIN WITHIN THE ELECTRIC TRANSMISSION EASEMENT ANY PERMANENT STRUCTURES, INCLUDING BUT NOT LIMITED TO HABITABLE STRUCTURES SUCH AS HOMES, MOBILE HOMES, GARAGES OR OFFICES, ANY STRUCTURE OF ANY KIND IN SUCH PROXIMITY TO THE ELECTRIC TRANSMISSION OR DISTRIBUTION LINES, POLES, STRUCTURES, TOWERS, OR APPURTENANT FACILITIES AS WOULD CONSTITUTE A VIOLATION OF THE NATIONAL ELECTRIC SAFETY CODE IN EFFECT AT THE TIME THE STRUCTURE IS ERECTED, NOR ANY STRUCTURES, INCLUDING BUT NOT LIMITED TO, FENCES, STORAGE SHEDS, DRAINAGE, FILTRATION OR DETENTION PONDS WHICH WOULD MATERIALLY IMPAIR AUSTIN ENERGY'S ACCESS TO THE TRANSMISSION EASEMENTS OR ITS LINES, POLES, STRUCTURES, TOWERS OR APPURTENANT FACILITIES IN THE EASEMENTS.
16. WATER QUALITY & DETENTION CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THESE CONTROLS ARE SET IN PLACE IN THE STONEY RIDGE NORTH POND, CITY FILE # C8J-04-0027.00, AND HAVE BEEN ACCEPTED BY THE MOORE'S CROSSING M.U.D. FOR MAINTENANCE.
17. CITY OF AUSTIN AND TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO SITE DEVELOPMENT.
18. A 10 FOOT (10') E.T.E. IS HEREBY DEDICATED ADJACENT TO ALL STREETS, EXCEPT HEINE FARM ROAD.
19. THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS:

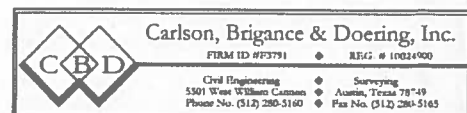
WATER - CITY OF AUSTIN
WASTEWATER - CITY OF AUSTIN
ELECTRIC - AUSTIN ENERGY
GAS - TEXAS GAS
TELECOM - AT&T

20. DIRECT ACCESS TO ROSS ROAD AND HEINE FARM ROAD IS PROHIBITED FROM ANY SINGLE FAMILY LOT IN THIS SUBDIVISION.
21. A MINIMUM OF TWO OFF-STREET PARKING SPACES IS REQUIRED FOR EACH UNIT. THE DRIVEWAY MAY BE COUNTED AS ONE OF THE TWO SPACES REQUIRED FOR EACH UNIT. FOR ANY LOT WITH 6 OR MORE BEDROOMS, THE MINIMUM PARKING REQUIREMENT IS ONE SPACE PER BEDROOM.
22. NO TREES ARE PERMITTED WITHIN EXISTING ELECTRIC, GAS AND WASTEWATER EASEMENTS.
23. 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 THE AUSTIN WATER UTILITY.
24. THIS PLAT IS BEING APPROVED AS A SINGLE-FAMILY ATTACHED SUBDIVISION IN ACCORDANCE TO USC 30-2-233. THE ATTACHED LOTS ARE SUBJECT TO THE COVENANTS AND RESTRICTIONS IN DOCUMENT NO. 2019113804, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
25. CORNER LOT 138, BLOCK "C" ACCESS IS RESTRICTED TO ONLY ONE STREET.
26. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
27. DEVELOPMENT OF THESE LOTS SHALL COMPLY WITH REQUIREMENTS OF THE AIRPORT HAZARD AND COMPATIBLE LAND USE REGULATIONS, (CHAPTER 25-13) AS AMENDED.
28. 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.
29. THE SINGLE FAMILY ATTACHED RESIDENTIAL (SFAR) LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO A JOINT USE DRIVEWAY ACCESS EASEMENT (JUAE). THE OWNERS OF AN A/B LOT PAIRING SHALL MAINTAIN THE JUAE DRIVEWAY IN ACCORDANCE WITH TRAVIS COUNTY STANDARDS AND THE RESTRICTIVE COVENANTS AND CONDITIONS RECORDED IN DOC# 2019113804, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ANY RELATED RULES THAT MAY BE ESTABLISHED BY THE HOME OWNERS ASSOCIATION (HOA) OR REGULATORY AUTHORITIES ADDRESSING DESIGN, MATERIAL, MAINTENANCE, DRIVEWAY REPAIRS AND MODIFICATIONS SHALL BE IN ACCORDANCE WITH THE ESTABLISHED REGULATIONS AND WITHIN THE JOINT USE ACCESS EASEMENT. TRAVIS COUNTY, THE CITY OF AUSTIN, THE STONEY RIDGE C-3A HOA OR THE ADJOINED LOT OWNER MAY ENFORCE THE OWNERS RESPONSIBILITY TO COMPLY WITH ESTABLISHED STANDARDS.
30. ALL JOINT USE ACCESS EASEMENTS SHOWN HEREON ARE TO BE MAINTAINED AND/OR REPAIRED BY THE INDIVIDUAL HOMEOWNER'S SHARING THE EASEMENT. THE FINANCIAL PORTION OF THE MAINTENANCE AND/OR REPAIR IS THE SOLE RESPONSIBILITY OF THE INDIVIDUAL HOMEOWNERS. NO OBSTRUCTIONS, STRUCTURES, FENCES OR ANY OTHER MATERIAL THAT MAY IMPAIR THE JOINT USE ACCESS EASEMENT FROM FUNCTIONING AS DESIGNED.
31. THE JOINT USE ACCESS EASEMENTS FOR THE SFAR LOTS IN THIS SUBDIVISION ARE DEFINED AND RECORDED IN DOCUMENT NUMBER 2019113804, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
32. THE PROPERTY IN THIS SUBDIVISION IS SUBJECT TO THE AGREEMENT CONCERNING CREATION AND OPERATION OF THE MOORE'S CROSSING MUNICIPAL UTILITY DISTRICT (MUD CONSENT AGREEMENT), AND ANY AMENDMENTS PRIOR TO RECORDATION. PARKLAND DEDICATION REQUIREMENTS WERE SATISFIED FOR ALL 94 LOTS IN STONEY RIDGE SECTIONS C-3 AND C-3A BY POSTING FISCAL SURETY FOR REDREATIONAL IMPROVEMENTS AT STONEY RIDGE PARK WITH CASE C8J-2016-0112.1A.
33. 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 RELIATING WAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
34. 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 LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. 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.

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 THE 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 BRIDING 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.

SHEET NO. 5 OF 6



C8J-2016-0112.3A

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STONEY RIDGE PHASE C SECTION 3A FINAL PLAT

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS: LEHAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF 16.506 ACRES OF LAND OUT OF THE MOEL M. BARN SURVEY NO. 1, ABSTRACT NO. 61, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO LEHAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., IN DOCUMENT NO. 2018074013 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 2.663 ACRES OF LAND IN ACCORDANCE WITH CHAPTERS 212 OF THE TEXAS LOCAL GOVERNMENT CODE AND WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

"STONEY RIDGE PHASE C SECTION 3A FINAL PLAT"

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.

BY: LEHAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION, ITS GENERAL PARTNER.

RICHARD MAIER, AUTHORIZED AGENT
LEHAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
12401 RESEARCH BLVD., BUILDING 1, SUITE 300
(512)-531-1375

STATE OF TEXAS §
COUNTY OF TRAVIS §

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS ____ DAY OF _____, 20____, TO CERTIFY WHICH WITNESS MY HAND AND OFFICIAL SEAL.

_____, NOTARY PUBLIC

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE LIMITED PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE ____ DAY OF _____, 20____.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____ DAY OF _____, 20____, A.D.

DEMISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, THIS THE ____ DAY OF _____, 20____, A.D.

FATEZ KAZI, CHAIR

YVETTE FLORES, SECRETARY

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA DEBEAUMOR, CLERK OF THE COUNTY COURT, 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 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 OFFICE OF THE COUNTY CLERK OF SAID COUNTY, THE ____ DAY OF _____, 20____, A.D.

DANA DEBEAUMOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DANA DEBEAUMOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA DEBEAUMOR, CLERK OF TRAVIS COUNTY 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., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE ____ DAY OF _____, 20____, A.D.

DANA DEBEAUMOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DANA DEBEAUMOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, BRETT R. PASQUARELLA, P.E., AM AUTHORIZED TO PRACTICE THE PROFESSION OF CIVIL ENGINEERING IN THE STATE OF TEXAS, AND HEREBY CERTIFY THAT THE ENGINEERING PORTIONS OF THIS PLAT COMPLY WITH CHAPTER 30 OF THE AUSTIN CITY CODE, OF 2002, AS AMENDED. NO PORTION OF THIS TRACT LIES WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL INSURANCE RATE MAP- PANEL NO. 4845300620A, DATED JANUARY 6, 2018, FOR TRAVIS COUNTY, TEXAS.

ENGINEERING BY:

BRETT R. PASQUARELLA, P.E. NO. 84768 DATE _____
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



CARLSON, BRIGANCE & DOERING, INC.
04/13/791

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR, 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 30 OF THE AUSTIN CITY CODE, OF 2002 AS AMENDED, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SURVEYED BY:

AARON V. THOMASON, R.P.L.S. NO. 6214 DATE _____
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
aaron@cbding.com



SHEET NO. 6 OF 6



C8J-2016-0112.3A

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