SUBDIVISION REVIEW SHEET

CASE NO.: C8-2018-0146.1A **Z.A.P. DATE:** December 17, 2019

SUBDIVISION NAME: Fort Dessau West Final Plat

AREA: 57.7 acres **LOTS**: 149

APPLICANT: Ruth May Mulenex, Executor of Estate **AGENT:** LandDev Consulting (Keith Parkan, P.E.)

ADDRESS OF SUBDIVISION: 1208 E. Howard Lane

WATERSHED: Harris Branch **COUNTY:** Travis

EXISTING ZONING: SF-2-CO **JURISDICTION:** Full Purpose

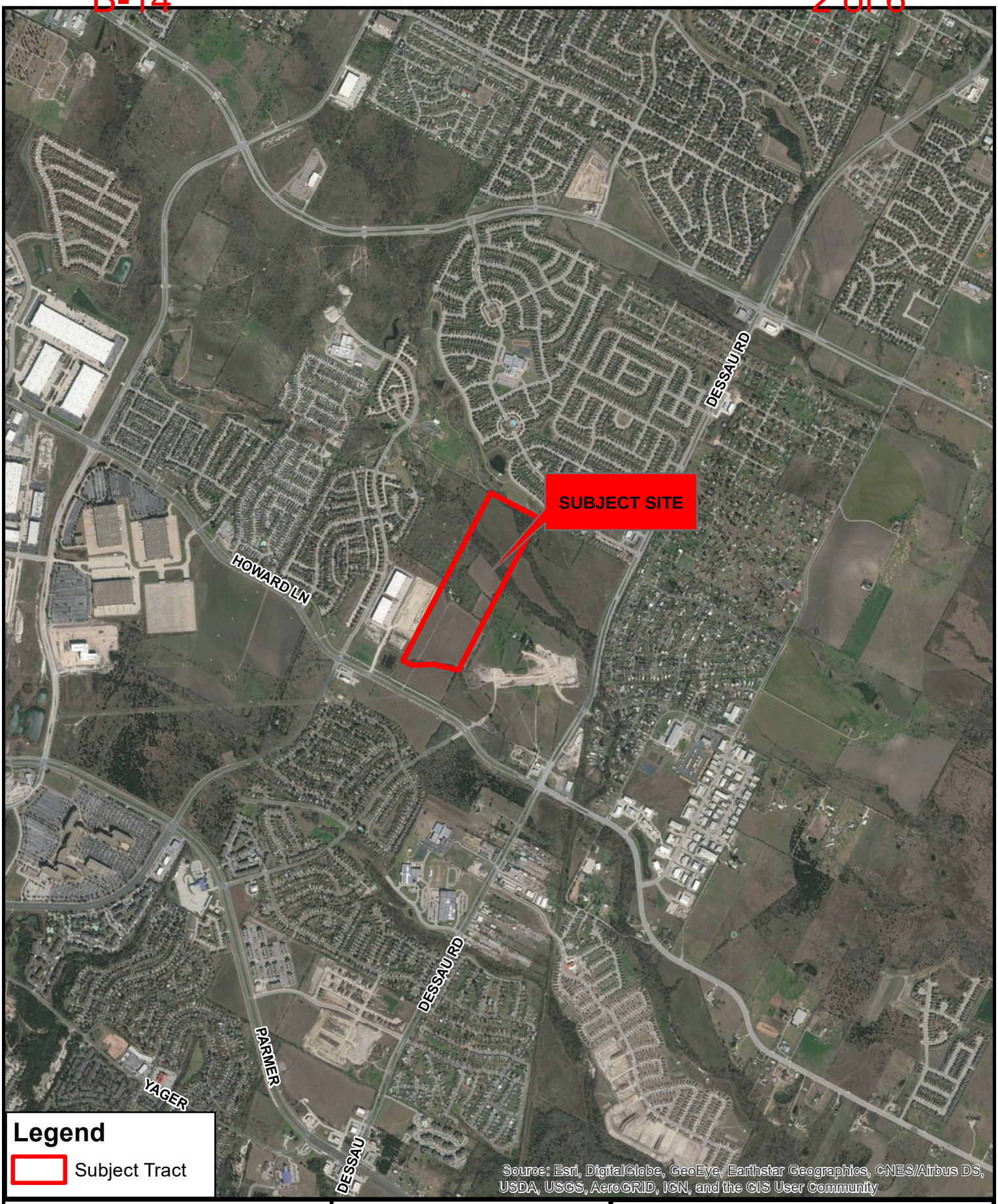
PROPOSED LAND USE: Single Family

VARIANCE: none

STAFF RECOMMENDATION: Staff recommends approval of the subdivision, the plat meets all applicable State and City of Austin Land Development Code requirements.

DEPARTMENT COMMENTS: The request is for the approval of the Fort Dessau West Final Plat composed of 149 lots on 57.7 acres. The applicant proposes to subdivide the property for residential uses, open space, parkland 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



LAND DEV CONSULTING, LLC

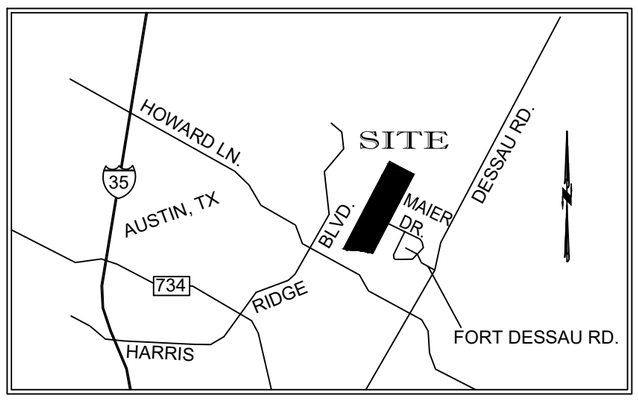
0 1,000 2,000 Feet

FORT DESSAU WEST

EXHIBIT A

Site Location Map

FINAL PLAT
FORT DESSAU WEST
TRAVIS COUNTY, TEXAS



VICINITY MAP

LOT 2, BLOCK H
50.571 ACRES - PARKLAND

PARKSIDE SUBDIVISION
DOC. No. 200400029, O.P.R.T.C.T.

(S 59°31' E 170.83')
S 61°58'24" E 170.46'
"CTLS"
(S 59°37' E 681.91')
S 62°04'15" E 681.89'
43.44'
L58
127.02'
486.70'
195.19'
L48
L57
L49
L50
197.67'
L56
L51
L55
L54
L53
L52
247.83'
N 59°04'42" W 352.96'
G.C.E.
494.36'
ALEXANDER WALTERS SURVEY No. 67
ABSTRACT No. 791
DRAINAGE EASEMENT
5.21 ACRES
(SHADED AREA)
LOT 3 BLOCK A
20.90 ACRES
FORT DESSAU
CONDOMINIUMS
DOC. No. 201500205
O.P.R.T.C.T.
0' 100' 200'
GRAPHIC SCALE: 1" = 100'
29
27.60 ACRES
BLOCK A
L77
L78
1073.65'
L79
L80
L81
L82
L83
L84
L85
247.66'
PARKLAND DEDICATED
TO THE CITY OF AUSTIN
265.36'
HARRIS RIDGE BUSINESS
CENTER SUBDIVISION
DOC. No. 200700234, O.P.R.T.C.T.
L76
L75
L74
L73
L72
L70
L71
N 49°53'57" W 219.75'
DRAINAGE EASEMENT
10.25 ACRES
(SHADED AREA)
LOT 4, BLOCK A
35.570 ACRES
G.C.E.
L69
N 33°41'25" W 163.28'
UNIT 29
UNIT 28
"CHAPARRAL"
UNIT 27
UNIT 26
MATCH LINE SEE SHEET 2
S 59°11'40" E 235.50'
40' WA
CITY OF AUSTIN - JANET LONG FISH PARK
27.872 ACRES
DOC. No. 2015047634, O.P.R.T.C.T.

LEGEND

●	½" IRON ROD FOUND
◉	IRON ROD FOUND W/CAP (AS LABELED)
▲	60d NAIL IN CONCRETE FOUND
◎	½" IRON ROD SET W/CAP (LANDDEV)
⊕	CONTROLLING MONUMENT
B.L.	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.E.	SIGHT EASEMENT
O.S.	OPEN SPACE
C.W.Q.Z.	CRITICAL WATER QUALITY ZONE
C.E.F.	CRITICAL ENVIRONMENTAL FEATURE
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
( )	RECORD INFORMATION

OWNER: Ruth May Mulenex, Executor to the Estate of Etta B. Smith
1208 E. Howard Lane
Austin, Texas 78753

ACREAGE: 57.72 ACRES
PATENT SURVEY: ALEXANDER WALTERS SURVEY No. 67, ABST. 791
TOTAL NUMBER OF BLOCKS: 4
TOTAL NUMBER OF LOTS: 149
SINGLE FAMILY/RESIDENTIAL: 143
OPEN SPACE: 2
OPEN SPACE / PARK: 2
OPEN SPACE / D.E.: 2

LINEAR FEET OF NEW STREET:

MAIER DRIVE	435.2'
KLEE STREET	727.5'
BAVARIAN FOREST DRIVE	771.6'
ZUHAUSE DRIVE	1452.9'
LUBECK DRIVE	1477.6'
TOTAL	4864.8'

SURVEYOR: LANDDEV CONSULTING LLC
5508 HIGHWAY 290 WEST, #150
AUSTIN, TEXAS 78735
JEFFREY J. CURCI, R.P.L.S. 5516
512-872-6696
jeff.curci@landdevconsulting.com
TBPLS FIRM REGISTRATION No. 10194101

ENGINEER: LANDDEV CONSULTING LLC
5508 HIGHWAY 290 WEST, #150
AUSTIN, TEXAS 78735
KEITH E. PARKAN, P.E. 88601
512-872-6696
keith.parkan@landdevconsulting.com
TBPE FIRM No. F-16384

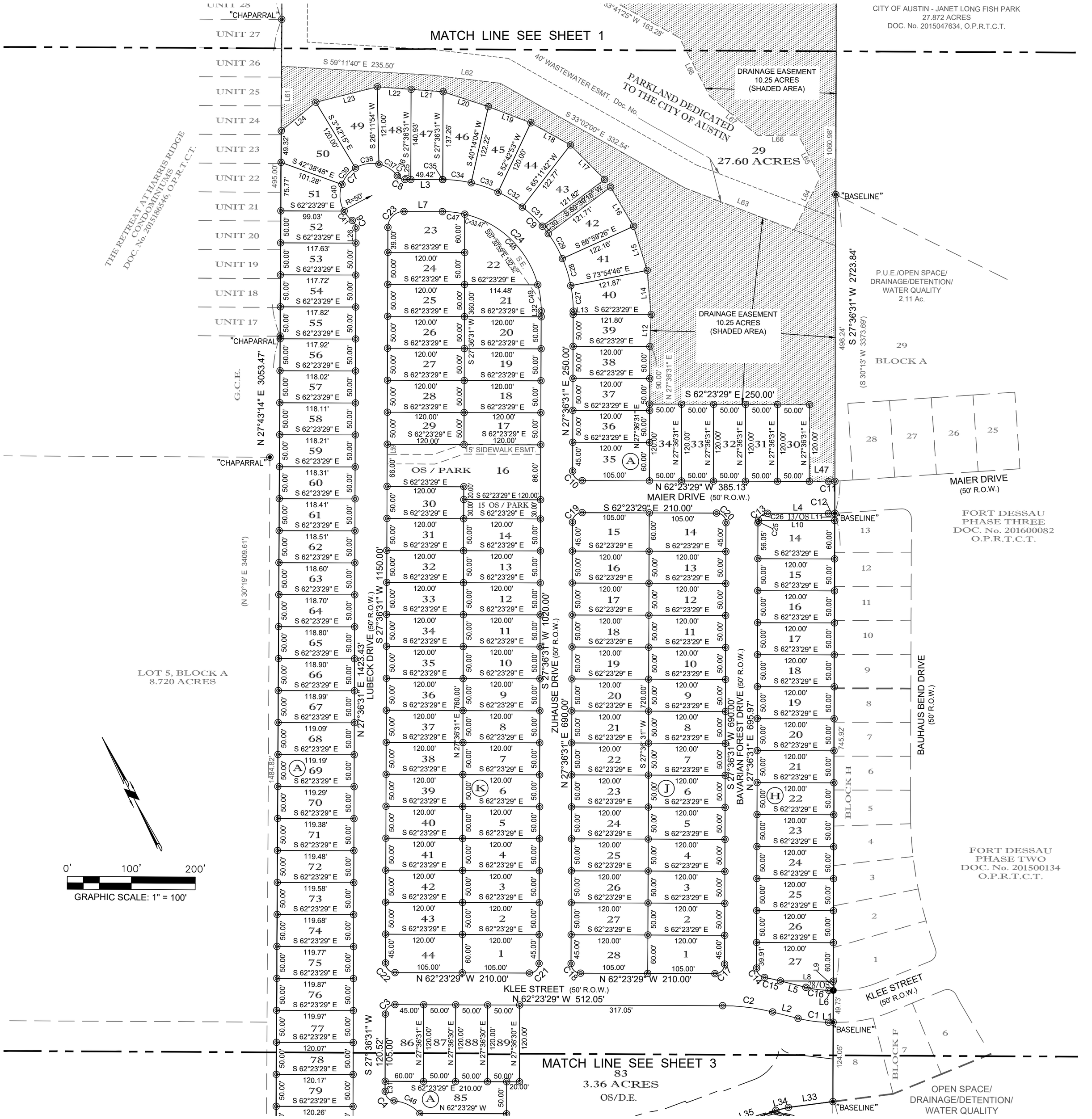
C8-2018-0146.1A

PLAT PREPARATION DATE: JUNE 22, 2018
APPLICATION SUBMITTAL DATE: AUGUST 29, 2018

LANDDEV
CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX · 78735
OFFICE: 512.872.6696
TBPLS FIRM NO. 10194101

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FINAL PLAT
FORT DESSAU WEST
TRAVIS COUNTY, TEXAS



BEARING BASIS: TEXAS STATE PLANE COORDINATES, CENTRAL ZONE (4203), NAD 83(2011) COORDINATES SHOWN HEREON ARE GRID VALUES, DISTANCES SHOWN HEREON HAVE BEEN SCALED TO SURFACE VALUES BY DIVIDING THE GRID VALUES BY A COMBINED SCALE FACTOR OF 0.99990017.

CONTROL MONUMENTS

NAME	DESCRIPTION	NORTHING	EASTING	ELEV.
C.P. 1	MAG NAIL IN CONC.	10122309.59	3144163.45	732.34'
C.P. 2	MAG NAIL IN CONC.	10122498.29	3143799.12	732.84'
HOW 4	MAG NAIL IN CONC.	10122537.63	3143597.00	733.93'
E214	COA BRASS DISC	10122543.81	3142630.56	750.95'

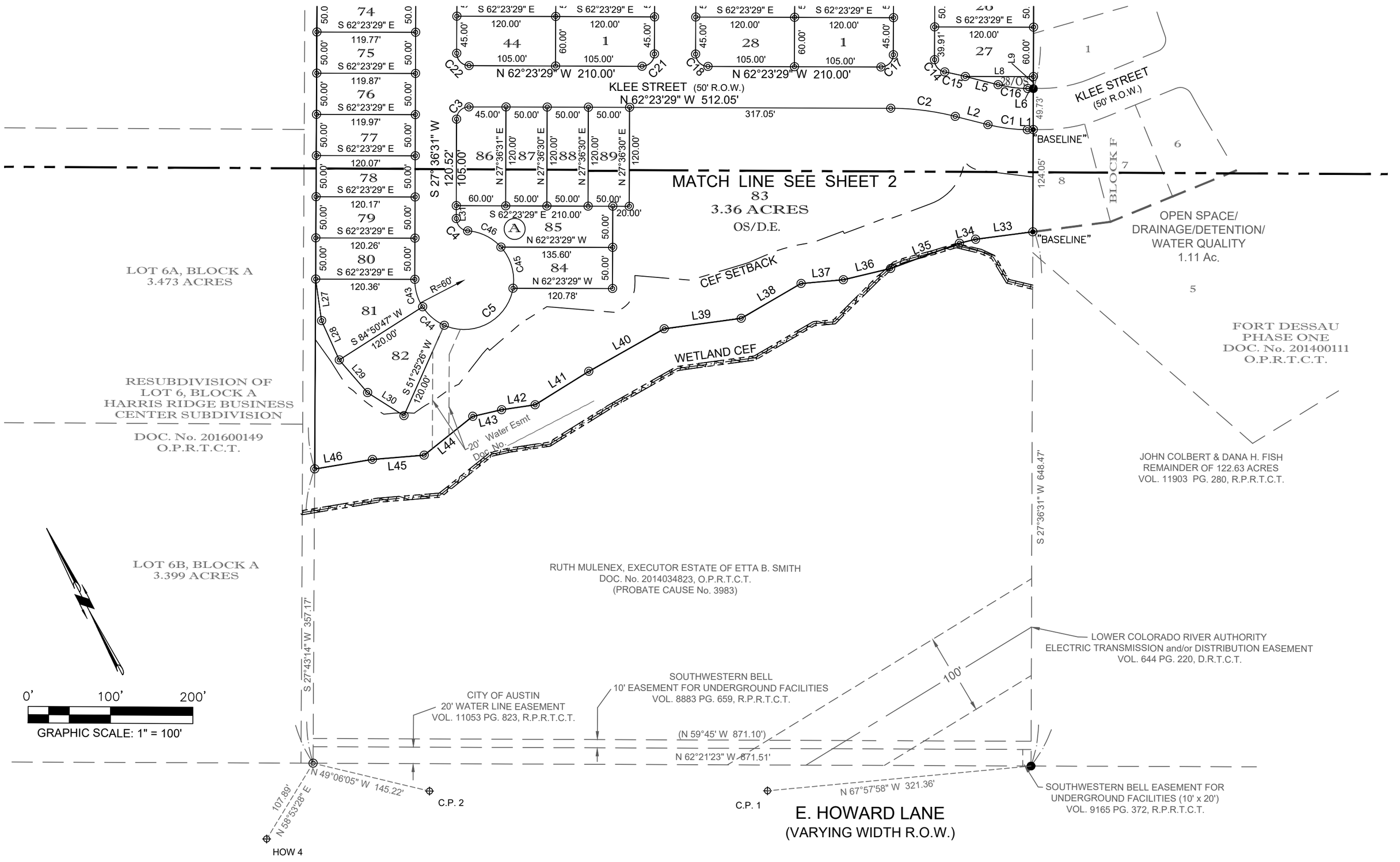
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FINAL PLAT
FORT DESSAU WEST
TRAVIS COUNTY, TEXAS



LINE	BEARING	DISTANCE
L1	N 61°56'53" W	7.09'
L2	N 48°26'48" W	40.94'
L3	S 62°23'29" E	58.77'
L4	N 62°23'29" W	95.13'
L5	N 48°26'48" W	40.94'
L6	S 61°56'53" E	6.70'
L7	S 62°23'29" E	60.00'
L8	S 62°23'29" E	82.58'
L9	S 27°36'31" W	14.48'
L10	S 62°23'29" E	119.47'
L11	S 27°36'24" W	11.29'
L12	S 29°40'25" W	50.03'
L13	S 27°36'31" W	5.00'
L14	S 22°24'40" W	69.44'
L15	S 10°10'41" W	72.11'
L16	S 2°57'28" E	70.99'
L17	S 17°21'23" E	75.83'
L18	N 33°15'51" W	71.01'
L19	N 41°44'18" W	70.93'
L20	N 44°28'06" W	74.56'
L21	N 58°11'09" W	50.14'
L22	N 58°11'09" W	53.12'
L23	S 76°45'56" E	99.06'
L24	N 77°53'15" E	70.12'
L25	N 62°23'29" W	9.35'
L26	S 27°36'31" W	23.43'
L27	N 19°17'40" E	51.00'
L28	S 3°12'08" W	52.31'
L29	S 13°30'33" E	52.31'
L30	S 30°13'13" E	52.31'
L31	N 27°36'31" E	15.52'
L32	N 27°36'31" E	9.00'
L33	N 69°59'54" W	70.16'
L34	N 76°21'00" W	20.18'
L35	N 82°47'16" W	88.98'
L36	N 75°56'25" W	58.99'
L37	N 67°40'11" W	51.48'
L38	S 87°16'58" W	84.02'
L39	N 70°20'52" W	94.44'
L40	S 87°57'23" W	105.03'
L41	S 85°32'02" W	76.80'
L42	N 71°05'14" W	41.13'
L43	N 75°30'25" W	35.96'
L44	S 78°48'01" W	75.43'
L45	N 67°16'17" W	63.10'
L46	N 71°57'25" W	70.94'
L47	N 62°23'29" W	30.13'
L48	S 7°17'36" W	36.04'
L49	S 10°54'58" E	170.57'
L50	S 37°48'56" E	56.25'
L51	S 5°59'17" E	90.90'
L52	N 17°35'31" W	81.44'
L53	N 9°13'05" E	36.64'
L54	N 17°35'31" W	94.21'
L55	N 9°13'05" E	95.74'
L56	N 18°00'17" W	135.06'
L57	N 25°34'52" W	172.80'
L58	N 53°32'22" W	58.87'
L59	N 27°36'31" E	15.72'
L60	N 27°36'31" E	25.02'
L61	N 27°43'14" E	101.02'
L62	S 55°47'59" E	107.55'
L63	S 41°35'41" E	182.24'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	205.00'	48.31'	13°30'05"	N 55°11'50" W	48.20'
C2	325.00'	79.10'	13°56'42"	N 55°25'08" W	78.90'
C3	15.00'	23.56'	90°00'00"	S 72°36'31" W	21.21'
C4	15.00'	22.56'	86°10'28"	S 15°28'43" E	20.49'
C5	60.00'	279.43'	266°50'05"	S 74°51'06" W	87.16'
C6	15.00'	13.62'	52°01'12"	N 01°35'55" E	13.16'
C7	50.00'	169.33'	194°02'25"	N 72°36'31" E	99.25'
C8	15.00'	13.62'	52°01'12"	S 36°22'53" E	13.16'
C9	205.00'	322.01'	90°00'00"	S 17°23'29" E	289.91'
C10	15.00'	23.56'	90°00'00"	S 17°23'29" E	21.21'
C11	155.00'	9.87'	03°39'01"	S 64°13'00" E	9.87'
C12	205.00'	9.87'	02°45'33"	N 63°46'16" W	9.87'
C13	15.00'	23.56'	90°00'00"	S 72°36'31" W	21.21'
C14	15.00'	20.93'	79°57'56"	S 12°22'27" E	19.28'
C15	375.00'	25.59'	03°54'37"	S 50°24'06" E	25.59'
C16	155.00'	36.53'	13°30'05"	S 55°11'50" E	36.44'
C17	15.00'	23.56'	90°00'00"	S 72°36'31" W	21.21'
C18	15.00'	23.56'	90°00'00"	N 17°23'29" W	21.21'
C19	15.00'	23.56'	90°00'00"	N 72°36'31" E	21.21'
C20	15.00'	23.56'	90°00'00"	S 17°23'29" E	21.21'
C21	15.00'	23.56'	90°00'00"	S 72°36'31" W	21.21'
C22	15.00'	23.56'	90°00'00"	N 17°23'29" W	21.21'
C23	25.00'	39.27'	90°00'00"	N 72°36'31" E	35.36'
C24	155.00'	243.47'	90°00'00"	S 17°23'29" E	219.20'
C25	15.00'	4.00'	15°15'37"	N 35°14'19" E	3.98'
C26	15.00'	19.57'	74°44'23"	N 80°14'19" E	18.21'
C27	205.00'	40.07'	11°11'58"	N 22°00'32" E	40.01'
C28	205.00'	44.40'	12°24'35"	N 10°12'18" E	44.31'
C29	205.00'	44.84'	12°32'01"	N 02°16'05" W	44.75'
C30	205.00'	15.01'	04°11'39"	N 10°37'52" W	15.00'
C31	205.00'	43.21'	12°04'36"	N 18°46'00" W	43.13'
C32	205.00'	44.65'	12°28'49"	N 31°02'42" W	44.57'
C33	205.00'	44.65'	12°28'49"	N 43°31'31" W	44.57'
C34	205.00'	44.59'	12°27'45"	N 55°59'44" W	44.50'
C35	205.00'	0.58'	00°09'48"	N 62°18'35" W	0.58'
C36	15.00'	13.62'	52°01'12"	N 36°22'53" W	13.16'
C37	50.00'	34.73'	39°47'54"	N 30°16'14" W	34.04'
C38	50.00'	37.99'	43°32'04"	N 71°56'13" W	37.08'
C39	50.00'	33.98'	38°56'33"	S 66°49'29" W	33.33'
C40	50.00'	43.02'	49°17'55"	S 22°42'15" W	41.71'
C41	50.00'	19.61'	22°27'59"	S 13°10'42" E	19.48'
C43	60.00'	35.00'	33°25'21"	S 11°33'28" W	34.51'
C44	60.00'	35.00'	33°25'21"	S 21°51'53" E	34.51'
C45	60.00'	53.95'	51°31'00"	N 11°06'07" E	52.15'
C46	60.00'	45.98'	43°54'34"	N 36°36'40" W	44.86'
C47	155.00'	35.30'	13°03'01"	N 55°51'59" W	35.23'
C48	155.00'	166.68'	61°36'46"	S 18°32'05" E	158.76'
C49	155.00'	41.49'	15°20'13"	S 19°56'24" W	41.37'

L64	N 53°44'10" E	91.94'
L65	N 0°00'01" W	74.21'
L66	N 63°26'05" W	63.53'
L67	N 23°11'56" W	96.92'
L68	N 0°00'01" W	103.14'
L69	N 42°18'04" E	70.15'
L70	S 50°11'40" W	81.10'
L71	N 39°48'20" W	12.64'
L72	N 4°27'53" E	102.04'
L73	N 63°26'05" W	92.60'
L74	N 6°20'23" E	60.53'
L75	N 18°26'07" W	38.11'
L76	N 25°45'35" W	70.03'
L77	S 45°00'00" E	41.66'
L78	S 21°48'06" E	90.16'
L79	S 34°32'05" E	96.78'
L80	S 30°26'19" E	27.87'
L81	S 45°00'00" E	123.11'
L82	S 60°15'18" E	107.11'
L83	S 66°48'04" E	139.29'
L84	S 40°48'55" E	208.01'
L85	S 62°23'29" E	91.54'

LOT SUMMARY TABLE

LOT/BLK NO.	ACREAGE/SQ.FT.
29/A	27.60 ACRES
30/A	6,000 Sq.Ft.
31/A	6,000 Sq.Ft.
32/A	6,000 Sq.Ft.
33/A	6,000 Sq.Ft.
34/A	6,000 Sq.Ft.
35/A	7,151.7 Sq.Ft.
36/A	6,000 Sq.Ft.
37/A	6,000 Sq.Ft.
38/A	6,000 Sq.Ft.
39/A	6045.1 Sq.Ft.
40/A	6899.3 Sq.Ft.
41/A	7020.3 Sq.Ft.
42/A	6978.9 Sq.Ft.
43/A	7175.1 Sq.Ft.
44/A	6933.1 Sq.Ft.
45/A	6914.1 Sq.Ft.
46/A	7536.2 Sq.Ft.
47/A	6954.8 Sq.Ft.
48/A	6802.5 Sq.Ft.
49/A	7817.8 Sq.Ft.
50/A	8560.3 Sq.Ft.
51/A	5543.4 Sq.Ft.
52/A	5666.8 Sq.Ft.
53/A	5883.8 Sq.Ft.
54/A	5888.7 Sq.Ft.
55/A	5893.5 Sq.Ft.
56/A	5898.4 Sq.Ft.
57/A	5903.3 Sq.Ft.
58/A	5908.2 Sq.Ft.
59/A	5913.1 Sq.Ft.
60/A	5918.0 Sq.Ft.
61/A	5922.8 Sq.Ft.
62/A	5927.7 Sq.Ft.
63/A	5932.6 Sq.Ft.
64/A	5937.5 Sq.Ft.
65/A	5942.4 Sq.Ft.
66/A	5947.2 Sq.Ft.
67/A	5952.1 Sq.Ft.
68/A	5957.0 Sq.Ft.
69/A	5961.9 Sq.Ft.
70/A	5966.8 Sq.Ft.
71/A	5971.7 Sq.Ft.
72/A	5976.5 Sq.Ft.
73/A	5981.4 Sq.Ft.
74/A	5986.3 Sq.Ft.
75/A	5991.2 Sq.Ft.
76/A	5996.1 Sq.Ft.
77/A	6001.0 Sq.Ft.
78/A	6005.8 Sq.Ft.
79/A	6010.7 Sq.Ft.
80/A	6015.6 Sq.Ft.
81/A	8197.7 Sq.Ft.
82/A	8266.6 Sq.Ft.
83/A	3.36 ACRES
84/A	6200.0 Sq.Ft.
85/A	8653.6 Sq.Ft.
86/A	7151.7 Sq.Ft.
87/A	6,000 Sq.Ft.
88/A	6,000 Sq.Ft.
89/A	6,000 Sq.Ft.
13/H	1,279.4 Sq.Ft.
14/H	7,199.3 Sq.Ft.
15/H	6,000 Sq.Ft.
16/H	6,000 Sq.Ft.
17/H	6,000 Sq.Ft.
18/H	6,000 Sq.Ft.
19/H	6,000 Sq.Ft.
20/H	6,000 Sq.Ft.
21/H	6,000 Sq.Ft.
22/H	6,000 Sq.Ft.
23/H	6,000 Sq.Ft.
24/H	6,000 Sq.Ft.
25/H	6,000 Sq.Ft.
26/H	6,000 Sq.Ft.
27/H	7,018.7 Sq.Ft.
28/H	758.1 Sq.Ft.
1/J	7,151.7 Sq.Ft.
2/J	6,000 Sq.Ft.
3/J	6,000 Sq.Ft.
4/J	6,000 Sq.Ft.
5/J	6,000 Sq.Ft.
6/J	6,000 Sq.Ft.
7/J	6,000 Sq.Ft.
8/J	6,000 Sq.Ft.
9/J	6,000 Sq.Ft.
10/J	6,000 Sq.Ft.
11/J	6,000 Sq.Ft.
12/J	6,000 Sq.Ft.
13/J	6,000 Sq.Ft.
14/J	7,151.7 Sq.Ft.
15/J	7,151.7 Sq.Ft.
16/J	6,000 Sq.Ft.
17/J	6,000 Sq.Ft.
18/J	6,000 Sq.Ft.
19/J	6,000 Sq.Ft.
20/J	6,000 Sq.Ft.
21/J	6,000 Sq.Ft.
22/J	6,000 Sq.Ft.
23/J	6,000 Sq.Ft.
24/J	6,000 Sq.Ft.
25/J	6,000 Sq.Ft.
26/J	6,000 Sq.Ft.
27/J	6,000 Sq.Ft.
28/J	7,151.7 Sq.Ft.
1/K	7,151.7 Sq.Ft.
2/K	6,000 Sq.Ft.
3/K	6,000 Sq.Ft.
4/K	6,000 Sq.Ft.
5/K	6,000 Sq.Ft.
6/K	6,000 Sq.Ft.
7/K	6,000 Sq.Ft.
8/K	6,000 Sq.Ft.
9/K	6,000 Sq.Ft.
10/K	6,000 Sq.Ft.
11/K	6,000 Sq.Ft.
12/K	6,000 Sq.Ft.
13/K	6,000 Sq.Ft.
14/K	6,000 Sq.Ft.
15/K	3,600 Sq.Ft.
16/K	18,239 Sq.Ft.
17/K	6,000 Sq.Ft.
18/K	6,000 Sq.Ft.
19/K	6,000 Sq.Ft.
20/K	6,000 Sq.Ft.
21/K	5,925.1 Sq.Ft.
22/K	8,645.9 Sq.Ft.
23/K	7,499.8 Sq.Ft.
24/K	6,000 Sq.Ft.
25/K	6,000 Sq.Ft.
26/K	6,000 Sq.Ft.
27/K	6,000 Sq.Ft.
28/K	6,000 Sq.Ft.
29/K	6,000 Sq.Ft.
30/K	6,000 Sq.Ft.
31/K	6,000 Sq.Ft.
32/K	6,000 Sq.Ft.
33/K	6,000 Sq.Ft.
34/K	6,000 Sq.Ft.
35/K	6,000 Sq.Ft.
36/K	6,000 Sq.Ft.
37/K	6,000 Sq.Ft.
38/K	6,000 Sq.Ft.
39/K	6,000 Sq.Ft.
40/K	6,000 Sq.Ft.
41/K	6,000 Sq.Ft.
42/K	6,000 Sq.Ft.
43/K	6,000 Sq.Ft.
44/K	7,151.7 Sq.Ft.

OS	0.05 ACRE (2 Lots)
OS/PARK	0.50 ACRE (2 Lots)
PARKLAND DEDICATED TO THE CITY OF AUSTIN	27.60 ACRES (1 Lot)
OS/DE	3.36 ACRES (1 Lot)
RESIDENTIAL	20.52 ACRES (143 SF Lots)
RIGHT OF WAY	5.69 ACRES
OVERALL PLAT	57.72 ACRES

PLAT PREPARATION DATE: JUNE 22, 2018
APPLICATION SUBMITTAL DATE: AUGUST 29, 2018

C8-2018-0146.1A

LAND DEV
CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX · 78735
OFFICE: 512.872.6696
TBPLS FIRM NO. 10194101

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FINAL PLAT
FORT DESSAU WEST
TRAVIS COUNTY, TEXAS

THE STATE OF TEXAS §
KNOWN TO ALL MEN BY THESE PRESENTS §
THE COUNTY OF TRAVIS §

That, Ruth May Mulenex, Executor to the Estate of Etta B. Smith, owner of 67.93 acres of land out of the Alexander Walters Survey No. 67, Abstract No. 791, Travis County, Texas, as conveyed by Probate of Will of record as Document No. 2014034823, Official Public Records, Travis County, Texas, does hereby subdivide 57.72 acres of land in accordance with the attached plat shown hereon pursuant to Chapter 212 of the Texas Local Government Code, to be known as:

FORT DESSAU WEST

and do hereby dedicate to the Public the use of all streets and easements shown hereon, subject to any easements and/or restrictions heretofore granted, and not released.

WITNESS MY HAND this _____ day of _____, 20_____ A.D.

_____
Ruth May Mulenex
1208 E. Howard Lane
Austin, Texas 78753

THE STATE OF TEXAS §
KNOWN TO ALL MEN BY THESE PRESENTS §
THE COUNTY OF TRAVIS §

I, the undersigned authority, on this _____ day of _____, 20_____ A.D. did personally appear Ruth May Mulenex, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and she acknowledged before me that she executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____

Printed Name: _____

Commission Expires: _____

THE STATE OF TEXAS §
KNOWN TO ALL MEN BY THESE PRESENTS §
THE COUNTY OF TRAVIS §

I, Keith E. Parkan, 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 related standpoint, is complete and complies with the engineering related portions of Chapter 25 and is true and correct to the best of my knowledge.

The 100 year floodplain is contained within the drainage easement(s) shown hereon. A portion of this tract is within the boundaries of the 100 year floodplain of any waterway that is within the limits of study of the Federal Flood Insurance Administration, FIRM Panel No. 48453C0270J, dated August 18, 2014 for Austin, Travis County, Texas.

_____ Date: December 9, 2019
Keith E. Parkan, P.E.
Texas Registration No. - P.E. 88601
LandDev Consulting, LLC, TBPE FIRM No.: F-16384
5508 Hwy 290 West #150
Austin, TX 78735
keith.parkan@landdevconsulting.com
(512) 872-6696

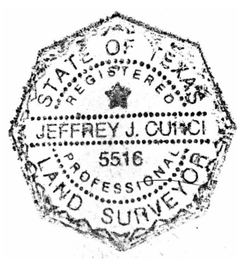


THE STATE OF TEXAS §
KNOWN TO ALL MEN BY THESE PRESENTS §
THE COUNTY OF TRAVIS §

That I, Jeffrey J. Curci, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat complies with the survey related portions of Chapter 25, of the Austin City Code, as amended, and is true and correct to the best of my knowledge and belief and is based upon a survey performed upon the ground under my direct supervision during the months of April and May, 2018.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 9th day of December, 2019 A.D.

LANDDEV CONSULTING LLC
5508 Hwy 290 West #150
Austin, Texas 78735
jeff.curci@landdevconsulting.com
(512) 872-6696



_____
Jeffrey J. Curci
Registered Professional Land Surveyor
No. 5516 - State of Texas

APPROVED, ACCEPTED AND AUTHORIZED for record by the Director, Development Services Department, City of Austin, County of Travis, this _____ day of _____, 20___ A.D.

_____
Denise Lucas, Director
Development Services Department

ACCEPTED and AUTHORIZED for record by the Zoning and Platting Commission of the City of Austin, Texas, this ____ day of_____, 20___ A.D.

_____ _____
Jolene Kiolbassa, Chair Ana Aguirre, Secretary

This subdivision plat is located within the Full Purpose Jurisdiction of the City of Austin on this the _____ day of _____, 20 ___ A.D.

PLAT PREPARATION DATE: JUNE 22, 2018
APPLICATION SUBMITTAL DATE: AUGUST 29, 2018

GENERAL NOTES:

1. No lot in this subdivision shall be occupied until connected to the City of Austin Water and Wastewater System.
2. The water and wastewater utility system serving this subdivision must be in accordance with the City of Austin Utility Design Criteria. The water and wastewater utility plan must be reviewed and approved by Austin Water. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction.
3. All streets, drainage, sidewalks and erosion controls shall be constructed and installed to City of Austin standards.
4. A minimum of two off-street parking spaces 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 requirements one space per bedroom. (LDC 25-4-233(E)(12), 25-2-772 & 773).
5. Public sidewalks, built to City of Austin standards, are required along the following streets: Maier Drive, Klee Street, Lubeck Drive, Zuhause Drive and Bavarian Forest Drive. 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. (LDC 25-6-351)
6. Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Austin for review. Rainfall run-off shall be held to the amount existing at undeveloped status by ponding or other approved methods.
7. No buildings, fences, landscaping or other obstructions are permitted in drainage easements except as approved by City of Austin or Travis County.
8. All drainage easements on private property shall be maintained by the property owner or assigns.
9. The owner of this subdivision and the owner's successors and assigns are responsible for construction of subdivision improvements that comply with City of Austin regulations. The owner understands that plat vacation or replatting may be required, at the owners expense, if plans to construct this subdivision do not comply with regulations.
10. Any relocation of electric facilities shall be at owners expense.
11. Erosion/sedimentation controls are required for all construction on each lot, pursuant to the City of Austin Environmental Criteria Manual.
12. Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
13. Water quality controls are required for all development pursuant to the Land Development Code.
14. Austin Energy has the right to prune and/or remove trees, shrubbery and other obstructions to the extent necessary to keep easements clear. Austin Energy will perform all tree work.
15. No residential uses are allowed on Lots 15 and 16, Block K and Lots 13 and 28, Block H. These are open space lots not maintained by the City of Austin. These four (4) lots shall be maintained by the Fort Dessau West HOA.
16. No construction or placement of structures including buildings, sheds, pools, landscaping or gardens is allowed within a Critical Environmental Feature buffer zone per the City of Austin Land Development Code. Wastewater disposal is prohibited within the CEF Buffer Zone and vegetative cover must be maintained to the maximum extent practicable.
17. The owner/developer of this subdivision/lot shall provide Austin Energy with any easement and/or access required, in addition to those indicated, for the Installation and ongoing maintenance of overhead and underground electric facilities. These easements and/or access are required to provide electric service to the buildings and will not be located so as to cause the site to be out of compliance with Chapter 25-8 of the City of Austin Land Development Code.
18. The owner shall be responsible for the installation of temporary erosion control, revegetation and tree protection. In addition, the owner shall be responsible for any initial 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.
19. 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.
20. All electric easements must be shown on all plan sheets, left clear for electric use and maintenance on a 24/7 basis in perpetuity and maintain necessary clearances from any proposed structures, vegetation, etc at all times. Necessary clearance information (AE, OSHA, NESC & NEC) may be found in Austin Energy's design criteria manual - Section 1.5.3.9. The manual is available on Austin Energy's website under contractors/electric service design and planning.
21. A ten foot electric and telecommunications easement is hereby dedicated adjacent to all right of way on this plat.
22. 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.
23. Parkland dedication is required per City Code 25-1-601, as amended. Parkland dedication has been provided for 143 units by the dedication of 3.82 acres of land. Fiscal surety was posted with the City until the land is dedicated.
24. 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.
25. Development densities and intensities shall comply with those set forth in the Howard Land and Dessau Road area annexation (Ordinance # 031106-38).
26. This subdivision plat was approved and recorded before the construction and acceptance of streets and other subdivsion 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 as Document No. _____, Official Public Records, Travis County, Texas.

THE STATE OF TEXAS §
KNOWN TO ALL MEN BY THESE PRESENTS §
THE 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 in the Official Public Records of Travis County, Texas, as

Document No. _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS
this _____ day of _____, 20_____ A.D.

DANA DeBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

By: _____
Deputy

C8-2018-0146.1A

LANDDEV CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX · 78735
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