

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2018-0181.1A

ZAP DATE: February 4, 2020

SUBDIVISION NAME: Cascades At Onion Creek West, Phase One

AREA: 88.224 acres

LOT(S): 5

OWNER/APPLICANT: M/I Homes of Austin, LLC;
Trifurcate Realty, LLC (Views At Onion Creek, LP)

AGENT: LJA Engineering
(Brian Faltsek)

ADDRESS OF SUBDIVISION: 11811 S. IH 35 SVRD NB

GRIDS: F/G – 10/11

COUNTY: Travis

WATERSHED: Onion Creek

JURISDICTION: Full Purpose

EXISTING ZONING: MF-2-CO, RR-CO

DISTRICT: 5

PROPOSED LAND USE: Multifamily Residential, Open Space, ROW

SIDEWALKS: Sidewalks will be provided along the subdivision side of S. IH 35 SVRD NB and both sides of all internal streets prior to the lots being occupied.

DEPARTMENT COMMENTS: The request is for approval of the final plat out of an approved preliminary plan namely, Cascades At Onion Creek West, Phase One. The proposed plat is composed of 5 lots on 88.224 acres.

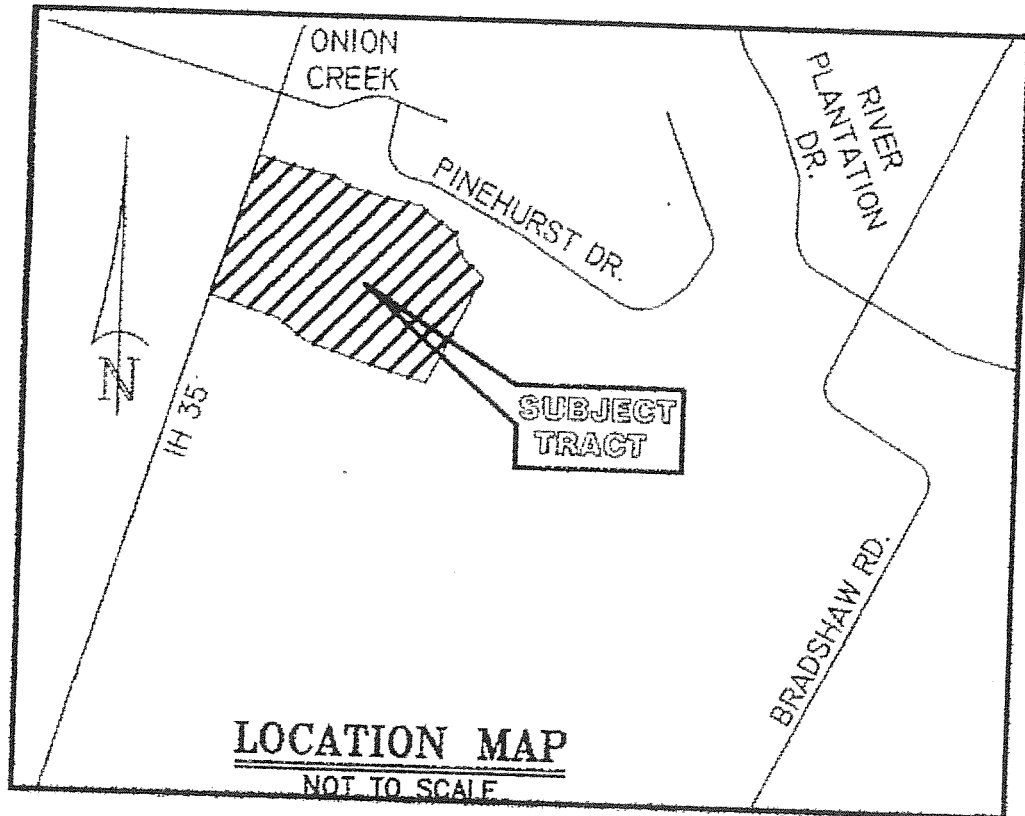
STAFF RECOMMENDATION: The staff recommends approval the plat. This plat meets all applicable City of Austin and State Local Government code requirements.

ZONING AND PLATTING ACTION:

CASE MANAGER: Sylvia Limon
E-mail: Sylvia.limon@austintexas.gov

PHONE: 512-974-2767

CASCADES AT ONION CREEK WEST, PHASE ONE



Address: 11811 S. Interstate Hwy 35 Austin, TX 78652

City Grids: F10, F11, G10, G11

Mapscos Grids: 703R, 703V, 704N, 704S

CASCADES AT ONION CREEK WEST, PHASE ONE

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

KNOW ALL MEN BY THESE PRESENTS:

GENERAL NOTES:

THAT TRIFURCATE REALTY, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH CRAIG DUNAGAN, MANAGER, BEING THE OWNER OF THE REMAINDER OF THAT CERTAIN 88.2224 ACRE TRACT, DESCRIBED AS EXHIBIT "A", CONVEYED BY DEED AS RECORDED IN DOCUMENT No. 2018154007 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND M/I HOMES OF AUSTIN, LLC, AN OHIO LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH WILLIAM G. PECKMAN, AREA PRESIDENT, OWNER OF THAT CERTAIN 59.6631 ACRES, DESCRIBED AS TRACT 1, EXHIBIT "A-1", CONVEYED BY DEED RECORDED IN DOCUMENT No. 201909190 OF THE SAID OFFICIAL PUBLIC RECORDS, ALL OUT OF THE SANTIAGO DEL VALLE GRANT, SITUATED IN TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 88.2224 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: "CASCADES AT ONION CREEK WEST, PHASE ONE", AND DO 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 THE HAND OF CRAIG DUNAGAN, MANAGER, THIS THE ___ DAY OF ___, 20___, A.D.

CRAIG DUNAGAN, MANAGER
TRIFURCATE REALTY, LLC.
A TEXAS LIMITED LIABILITY COMPANY
2004 LAKESHORE DRIVE
AUSTIN, TEXAS 78746

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED CRAIG DUNAGAN, MANAGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ___ DAY OF ___, 20___, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WITNESS THE HAND OF WILLIAM G. PECKMAN, AREA PRESIDENT; THIS THE ___ DAY OF ___, 20___, A.D.

WILLIAM G. PECKMAN, AREA PRESIDENT
M/I HOMES OF AUSTIN, LLC.
6801 N. CAPITAL OF TEXAS HIGHWAY
LAKEMOOD II, SUITE 100
AUSTIN, TEXAS 78731

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED WILLIAM G. PECKMAN, AREA PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ___ DAY OF ___, 20___, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, BRIAN W. FALTESEK, 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 AUSTIN CITY CODE OF 1999 AS AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Brian Faltesek
1-27-2020
DATE
BRIAN W. FALTESEK
LICENSED PROFESSIONAL ENGINEER NO. 105982
LIA ENGINEERING
7500 RIALTO BOULEVARD
BUILDING II, SUITE 100
AUSTIN, TEXAS 78735



THE 100-YEAR FLOODPLAIN, AS DEFINED BY CITY REGULATIONS, 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 #48453C0595 J DATED JANUARY 6, 2016 FOR TRAVIS COUNTY AND INCORPORATED AREAS.

Brian Faltesek
1-27-2020
DATE
BRIAN W. FALTESEK
LICENSED PROFESSIONAL ENGINEER NO. 105982
LIA ENGINEERING
7500 RIALTO BOULEVARD
BUILDING II, SUITE 100
AUSTIN, TEXAS 78735



I, GREGORY A. WAY, 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 SURVEY 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 MADE UNDER MY DIRECTION AND SUPERVISION.

Gregory A. Way
1-10-18
DATE
GREGORY A. WAY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4567
CAPITAL SURVEYING COMPANY
925 CAPITAL OF TEXAS HIGHWAY SOUTH
BUILDING B, SUITE 115, AUSTIN, TEXAS 78746



- 1. ALL STREETS ARE PUBLIC.
2. ALL DRAINAGE, SIDEWALKS WATER AND WASTEWATER LINES IN THE SUBDIVISION ARE TO BE CONSTRUCTED AND INSTALLED TO THE CITY OF AUSTIN STANDARDS.
3. EROSION/SEDIMENTATION 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.
4. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS.
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 REPLATING MAY BE REQUIRED AT THE OWNERS' SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
6. FOR A MINIMUM TRAVEL DISTANCE OF 25' FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.
7. 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 SEPARATE INSTRUMENT RECORDED IN DOCUMENT No. _____ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
8. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
9. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS/HERS ASSIGNS.
10. PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
11. MAINTENANCE OF WATER QUALITY CONTROLS SHALL BE ACCORDING TO THE CITY OF AUSTIN STANDARDS.
12. BUILDING SETBACK LINES SHALL BE IN COMPLIANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE.
13. ELECTRIC SERVICE IS BEING PROVIDED BY AUSTIN ENERGY.
14. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP ANY EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN'S LAND DEVELOPMENT CODE.
15. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE THE 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.
GENERAL NOTES CONTINUED ON SHEET 4 OF 5.

THIS SUBDIVISION PLAT IS LOCATED IN THE FULL 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.

DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE ___ DAY OF ___, 20___.

JOLENE KOLBASSA, CHAIR
ANA AGUIRRE, SECRETARY

THE 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 ___, AND DULY RECORDED ON THE ___ DAY OF ___, 20___, A.D. AT ___ O'CLOCK ___, IN DOCUMENT No. _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

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

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY:
DEPUTY

CASCADES AT ONION CREEK WEST, PHASE ONE

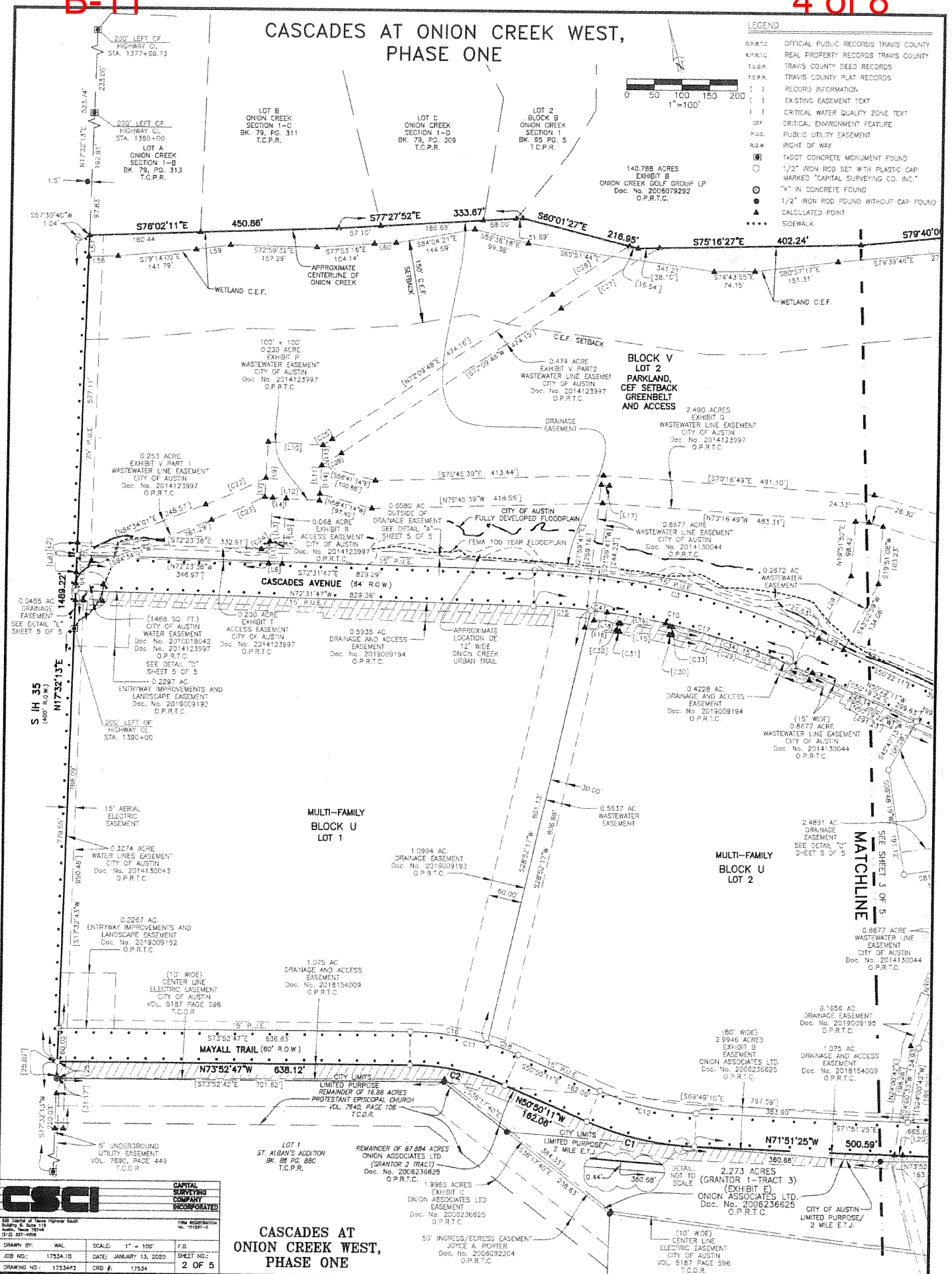
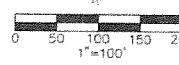
CSCI CAPITAL SURVEYING COMPANY INCORPORATED
JOB NO.: 17534.10 DATE: JANUARY 13, 2020 SHEET NO.: 1 OF 5
DRAWN BY: WAL SCALE: N/A
JOB NO.: 17534.10 DATE: JANUARY 13, 2020 SHEET NO.: 1 OF 5
DRAWING NO.: 17534P3 CRD #: 17534

ORIGINAL PLAT PREPARATION DATE: JANUARY 10, 2018
APPLICATION SUBMITTAL DATE: APRIL 19, 2019

CASCADES AT UNION CREEK WEST, PHASE ONE

LEGEND

- OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
- REAL PROPERTY RECORDS TRAVIS COUNTY
- TRAVIS COUNTY DEED RECORDS
- TRAVIS COUNTY PLAT RECORDS
- () RECORD INFORMATION
- () EXISTING EASEMENT TEXT
- () CRITICAL WATER QUALITY ZONE TEXT
- () CRITICAL ENVIRONMENT FEATURE
- () PUBLIC UTILITY EASEMENT
- () RIGHT OF WAY
- () TYPED CONCRETE MONUMENT FOUND
- () 1/2" IRON ROD SET WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
- () "X" IN CONCRETE FOUND
- () 1/2" IRON ROD FOUND WITHOUT CAP FOUND
- () CALCULATED POINT
- SIDEWALK



CSCI
CAPITAL SURVEYING COMPANY
 INCORPORATED

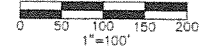
100 Central Expressway South
 Austin, Texas 78744
 Phone: 512-327-4000
 Fax: 512-327-4006

FORM REGISTRATION No. 19187-C

DRAWN BY: WAL SCALE: 1" = 100' P.B.
 JOB NO.: 17534-10 DATE: JANUARY 13, 2020 SHEET NO.:
 DRAWING NO.: 17534P3 ORD #: 17534 2 OF 5

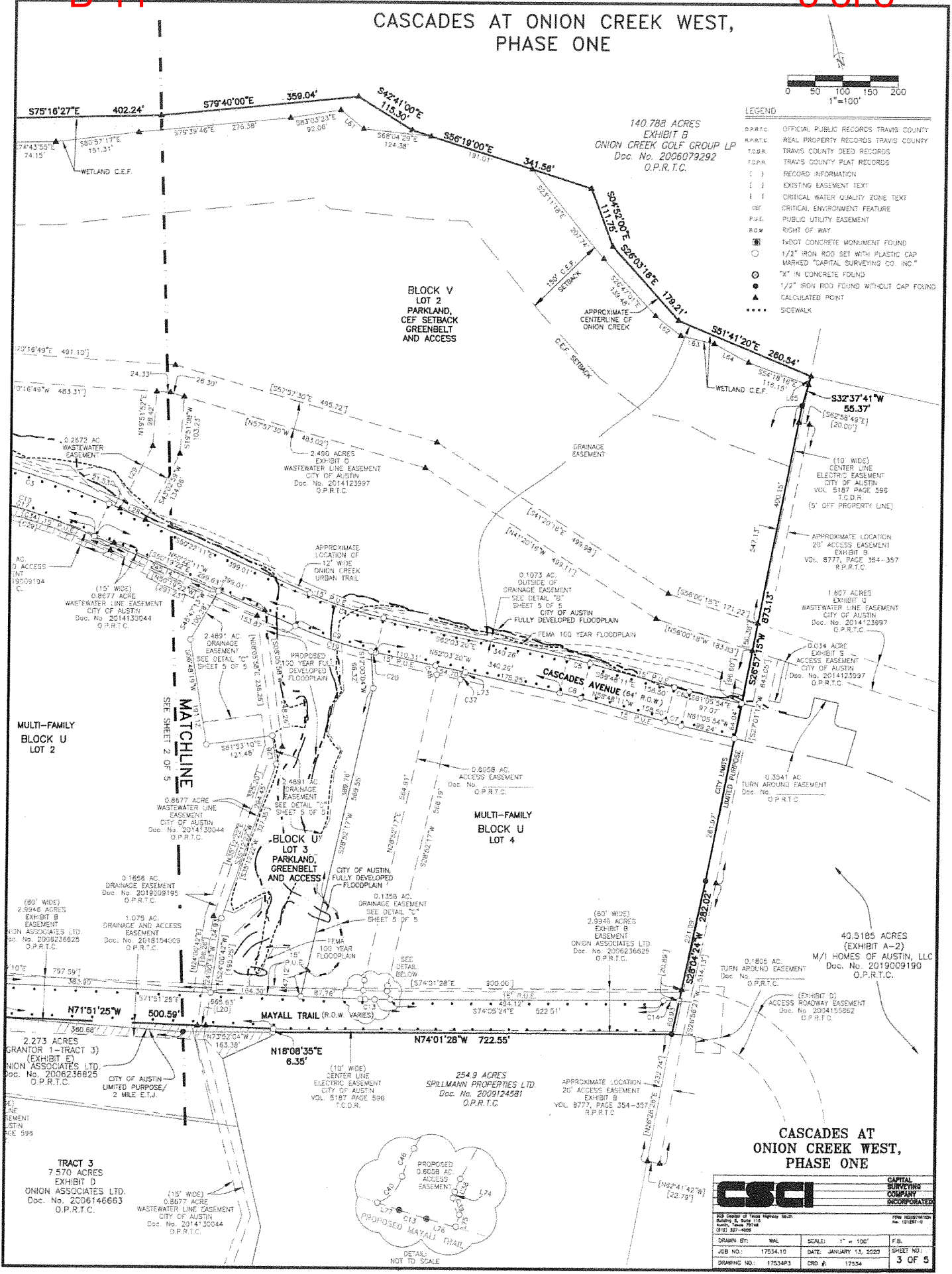
CASCADES AT UNION CREEK WEST, PHASE ONE

CASCADES AT ONION CREEK WEST, PHASE ONE



LEGEND

- O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
- M.P.R.T.C. REAL PROPERTY RECORDS TRAVIS COUNTY
- T.C.D.R. TRAVIS COUNTY DEED RECORDS
- T.C.P.R. TRAVIS COUNTY PLAT RECORDS
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- () CRITICAL WATER QUALITY ZONE TEXT
- CEF CRITICAL ENVIRONMENT FEATURE
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT OF WAY
- ⊠ TxDOT CONCRETE MONUMENT FOUND
- 1/2" IRON ROD SET WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC"
- 2" IN CONCRETE FOUND
- 1/2" IRON ROD FOUND WITHOUT CAP FOUND
- ▲ CALCULATED POINT
- ⋯⋯ SIDEWALK



CASCADES AT ONION CREEK WEST, PHASE ONE

CSCI CAPITAL SURVEYING COMPANY INCORPORATED

500 Central Express Highway South
Austin, TX 78745
(512) 837-4000

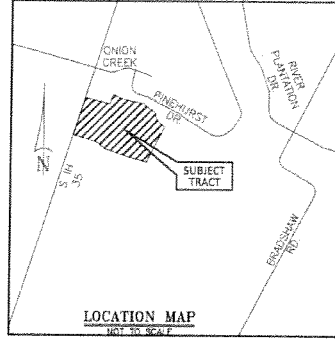
FILE REGISTRATION NO. C-1187-0

| | | |
|----------------------|------------------------|------------|
| DRAWN BY: WAL | SCALE: 1" = 100' | F.B. |
| JOB NO.: 17534.10 | DATE: JANUARY 13, 2020 | SHEET NO.: |
| DRAWING NO.: 17534P3 | CRD #: | 17534 |

3 OF 5

CASCADES AT ONION CREEK WEST, PHASE ONE

CURVE TABLE with columns: CURVE, DELTA, RADIUS, ARC, CHORD, CH. BEARING. Lists 47 curves with their respective geometric data.



LINE TABLE with columns: LINE, BEARING, LENGTH. Lists 126 line segments with their bearings and lengths.

GENERAL NOTES CONTINUED:

- 16. THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION...
17. A 15' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO CASCADES AVENUE AND MAYALL TRAIL...
18. ALL DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF AUSTIN...
19. NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND/OR DETENTION FACILITY HAVE BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN...
20. THE OWNER/DEVELOPER IS ADVISED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS...
21. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA...
22. LOT 3, BLOCK "U" AND LOT 1, BLOCK "V" WILL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS...
23. STREETS ARE TO BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS, LOC 25-4-154...
24. 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...
25. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG IH-35 AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT...
26. 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...
27. ACCESS TO AND THE USE OF THE PROPOSED MAYALL TRAIL FROM LOT 4, BLOCK "U" SHALL BE RESTRICTED TO EMERGENCY USE ONLY...
28. WATERWAY SETBACKS, AS DEFINED BY THE LAND DEVELOPMENT CODE, MAY BE LOCATED ON THIS PROPERTY...
29. ALL ACTIVITIES WITHIN THE CEF SETBACK MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE...
30. PARKLAND DEDICATION AND PARKLAND DEVELOPMENT FEE REQUIREMENTS WILL BE MET WITH A COMBINATION OF PARKLAND DEDICATION (BLOCK V, LOT 2 AND BLOCK U, LOT 3)...
31. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS FOR THE CASCADES AT ONION CREEK WEST SUBDIVISION AS RECORDED IN DOCUMENT NO. OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS...
32. BYLAWS FOR HOMEOWNERS ASSOCIATION PERTAINING TO THIS SUBDIVISION ARE RECORDED BY SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

Block V - 1 Lot table with columns: Lot, Acres. Shows Lot 2 with 40.7627 acres.

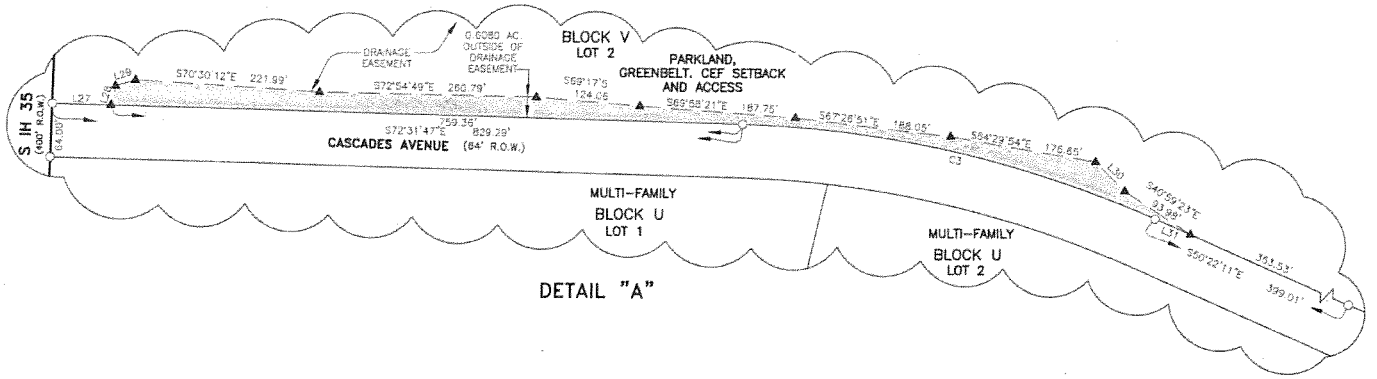
Block U - 4 Lots table with columns: Lot, Acres. Shows lots 1, 2, 3, 4 with total 40.3957 acres.

Street Name table with columns: Street Name, Linear Ft., Acres. Shows Cascades Avenue and Mayall Trail.

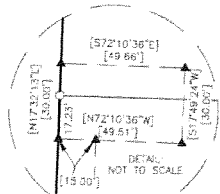
Summary table with columns: Block, Description, Area. Shows totals for Block V, Block U, Total Lots 5, Total Right of Way, and Total Acreage of Subdivision.

CSCI CAPITAL SURVEYING COMPANY INCORPORATED logo and project information including job number, date, and sheet number.

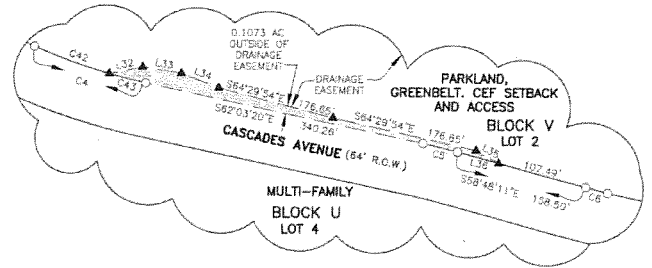
CASCADES AT ONION CREEK WEST, PHASE ONE



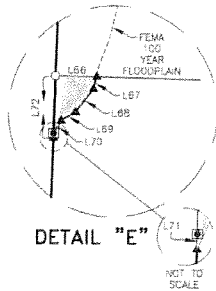
DETAIL "A"



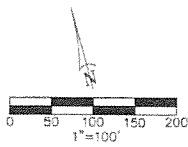
DETAIL "D"



DETAIL "B"

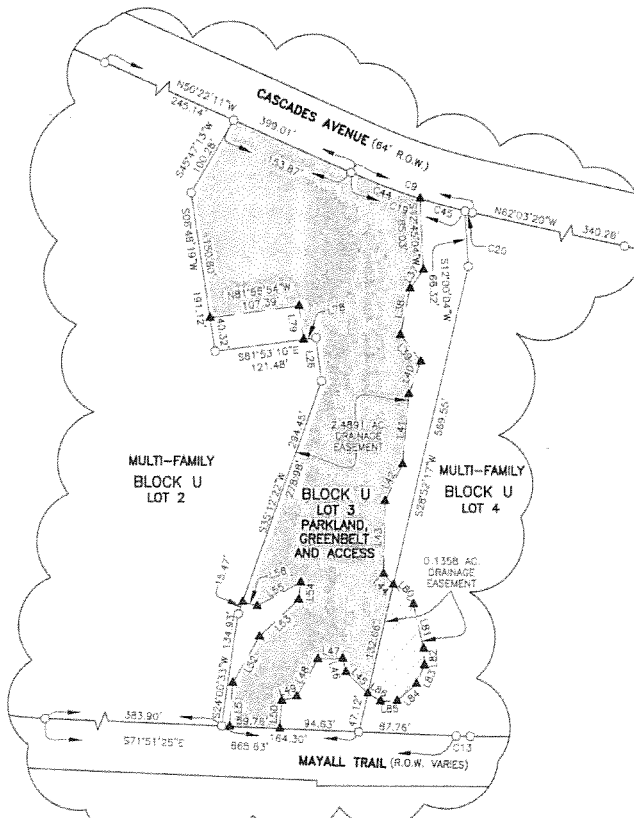


DETAIL "E"



LEGEND

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- PUBLIC UTILITY EASEMENT
- RIGHT OF WAY
- T&GOT CONCRETE MONUMENT FOUND
- 1/2" IRON ROD SET WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
- "X" IN CONCRETE FOUND
- 1/2" IRON ROD FOUND WITHOUT CAP FOUND
- CALCULATED POINT
- BREAK IN SCALE



DETAIL "C"

CASCADES AT ONION CREEK WEST, PHASE ONE

CSCI CAPITAL SURVEYING COMPANY INCORPORATED

10000 Capital of Texas Highway South
Suite 400, Austin, TX 78748
(512) 327-4000

DATE: JANUARY 13, 2020
JOB NO.: 17534.10
DRAWING NO.: 17534P3

SCALE: 1" = 100'
DATE: JANUARY 13, 2020
JOB NO.: 17534.10
DRAWING NO.: 17534P3

SHEET NO.: 5 OF 8

AMANDA GIS

- Getting Around
- Search & Identify Data
- AMANDA
- ROWPACT
- Drawing and Measurement
- Tool Labels
- Printing and Reporting
- Help

Address Search
 Find Review
 Parcel Search
 Permits By Address
 Change visible map layers
 Point
 Query
 Filter

