

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2017-0307.3A

**ZAP DATE:** February 18, 2020

**SUBDIVISION NAME:** The Vistas of Austin, Section 4

**AREA:** 14.7 acres

**LOTS:** 80

**APPLICANT:** The Vistas of Austin, LTD (Cary Cobb)    **AGENT:** BGE, Inc. (Jacob Kondo)

**ADDRESS OF SUBDIVISION:** 1834 Old Lockhart Road

**GRIDS:** MH12

**COUNTY:** Travis

**WATERSHED:** Rinard Creek

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** SF-4A

**DISTRICT:** 2

**LAND USE:** Residential

**SIDEWALKS:** Sidewalks will be constructed along Old Lockhart Road and along all internal streets.

**DEPARTMENT COMMENTS:** The request is for the approval of the Vistas of Austin, Section 4, comprised of 156 lots on 14.7 acres. This is a small lot subdivision containing 153 single family lots, 2 water quality/drainage lots and 1 park lot. The proposed lots comply with zoning requirements for use, lot width and lot size.

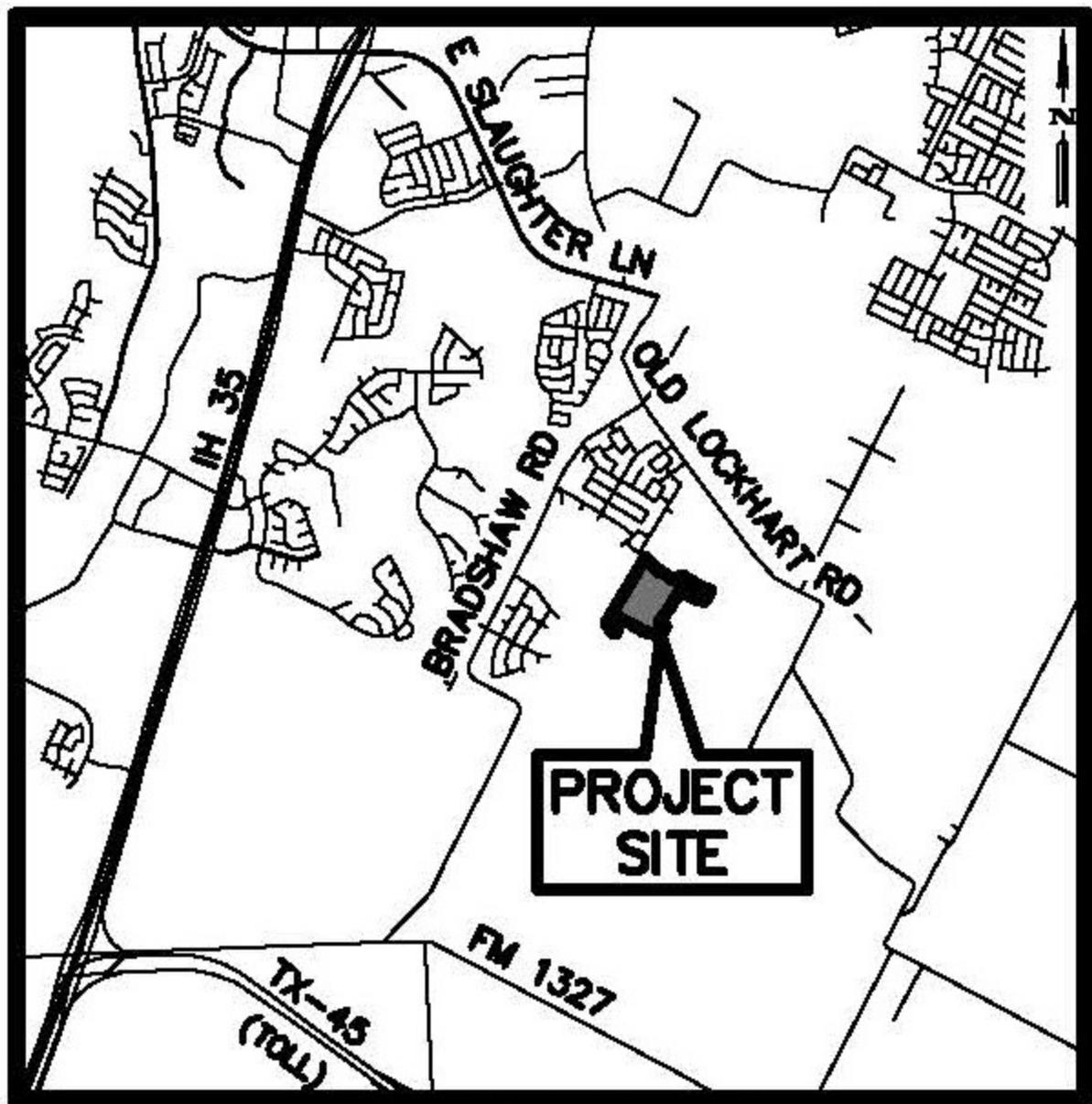
**STAFF RECOMMENDATION:** The staff recommends approval of the final plat. The plat meets all applicable State and City of Austin Land Development Code requirements.

**ZONING AND PLATTING COMMISSION ACTION:**

**CASE MANAGER:** Steve Hopkins

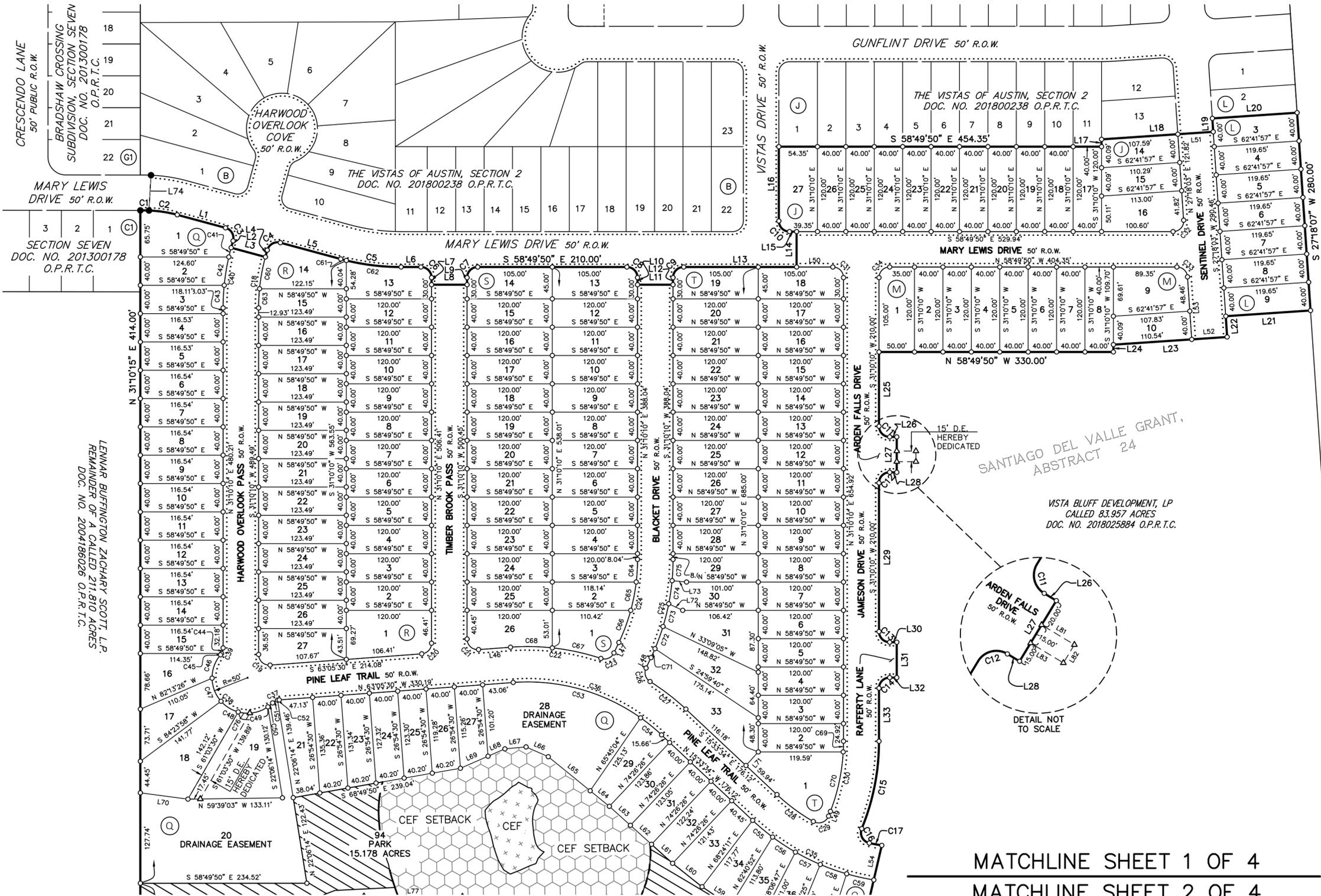
**PHONE:** 512-974-3175

**E-mail:** [steve.hopkins@austintexas.gov](mailto:steve.hopkins@austintexas.gov)



VICINITY MAP  
NOT TO SCALE

C:\TXC\Projects\Wilestena\Vistas\_Phase\_4\06\_Survey\04\_Finals\Drawings\6592-00\_Vistas\_Sec\_4\_Plot\_B4\_20191107.dwg, 11/15/2019 2:56 PM, mmsisk



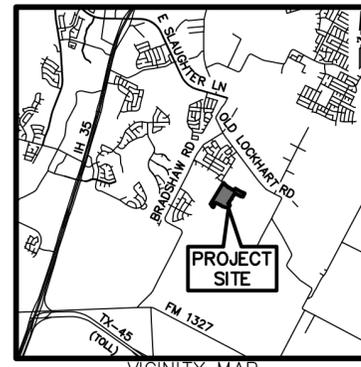
BEARING BASIS NOTE:  
HORIZONTAL DATUM BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE.

- LEGEND**
- CEF CRITICAL ENVIRONMENTAL FEATURE
  - DOC. DOCUMENT
  - D.E. DRAINAGE EASEMENT
  - ESMT. EASEMENT
  - NO. NUMBER
  - O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY
  - R.P.R.T.C. REAL PROPERTY RECORDS, TRAVIS COUNTY
  - R.O.W. RIGHT-OF-WAY
  - [ ] RECORD INFORMATION DOC. NO. 2013001329
  - FOUND 1/2" IRON ROD
  - FOUND 1/2" IRON ROD W/CAP STAMPED "CORWIN ENGR. INC"
  - FOUND 1/2" IRON PIPE (UNLESS NOTED)
  - SET 1/2" IRON ROD W/CAP STAMPED "BGE INC"
  - △ CALCULATED POINT
  - SIDEWALK TO BE BUILT
  - (A) BLOCK IDENTIFICATION
  - WETLAND CEF SETBACK
  - WETLAND CEF AREA
  - CEF BUFFER MITIGATION AREA

# THE VISTAS OF AUSTIN, SECTION 4

A SMALL LOT SUBDIVISION OF 39.366 ACRES OF LAND LOCATED IN THE THE SANTIAGO DEL VALLE GRANT, ABSTRACT 24, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

MATCHLINE SHEET 1 OF 4  
MATCHLINE SHEET 2 OF 4



SANTIAGO DEL VALLE GRANT, ABSTRACT 24

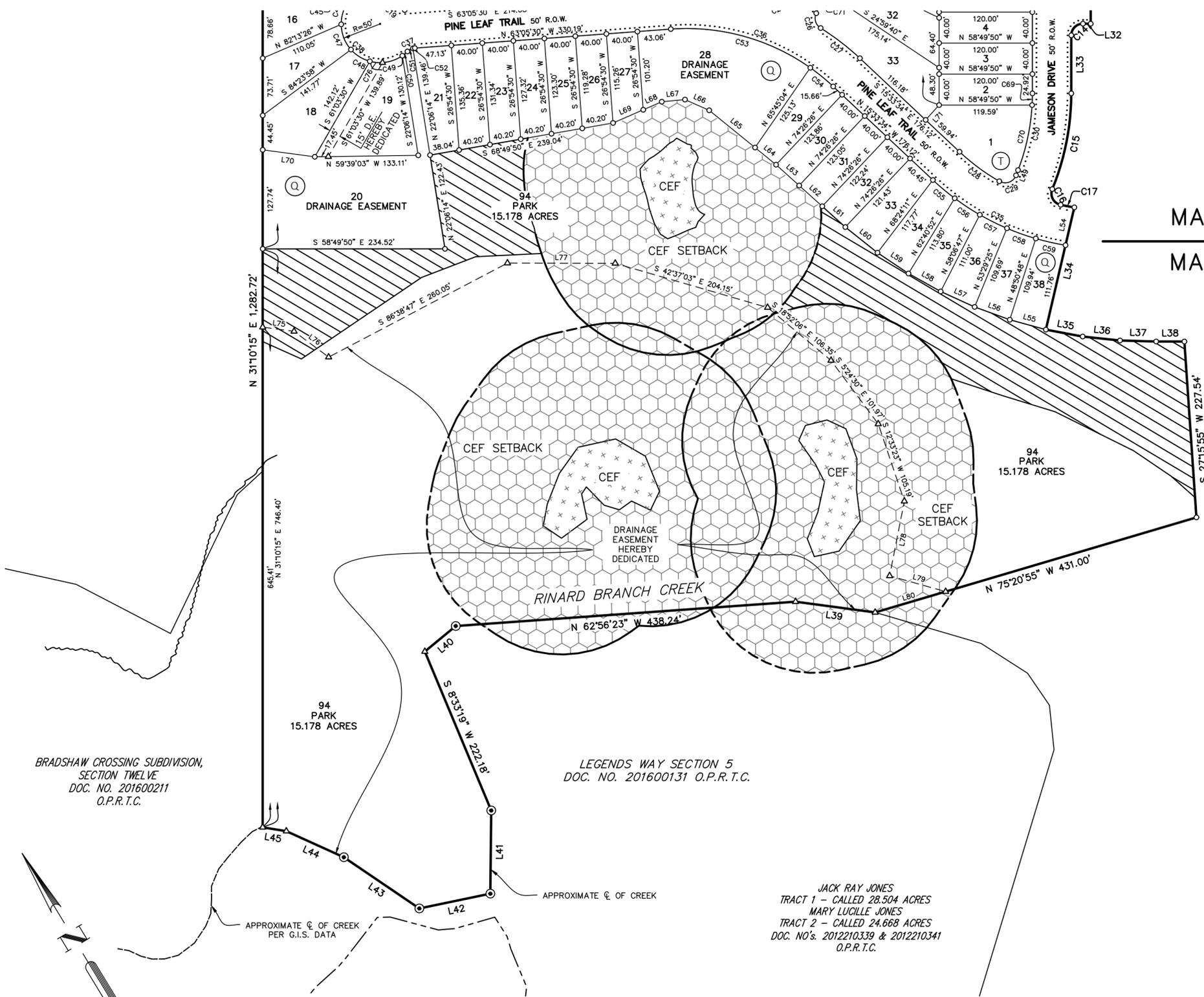
VISTA BLUFF DEVELOPMENT, LP CALLED 83.957 ACRES DOC. NO. 2018025884 O.P.R.T.C.

JOE MEDEARIS CALLED 6.025 ACRES DOC. NO. 2006234247 O.P.R.T.C. AS DESCRIBED IN VOL. 11305, PG. 1379 R.P.R.T.C.



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

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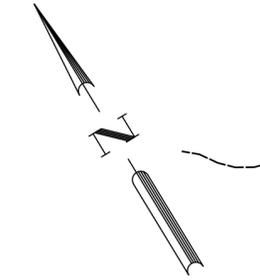
MATCHLINE SHEET 1 OF 4  
MATCHLINE SHEET 2 OF 4

VISTA BLUFF DEVELOPMENT, LP  
CALLED 83.957 ACRES  
DOC. NO. 2018025884 O.P.R.T.C.

BRADSHAW CROSSING SUBDIVISION,  
SECTION TWELVE  
DOC. NO. 201600211  
O.P.R.T.C.

LEGENDS WAY SECTION 5  
DOC. NO. 201600131 O.P.R.T.C.

JACK RAY JONES  
TRACT 1 - CALLED 28.504 ACRES  
MARY LUCILLE JONES  
TRACT 2 - CALLED 24.668 ACRES  
DOC. NO'S. 2012210339 & 2012210341  
O.P.R.T.C.



BEARING BASIS NOTE:  
HORIZONTAL DATUM BASED UPON TEXAS STATE PLANE  
COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE.

# THE VISTAS OF AUSTIN, SECTION 4

A SMALL LOT SUBDIVISION OF 39.366 ACRES OF LAND  
LOCATED IN THE THE SANTIAGO DEL VALLE GRANT, ABSTRACT  
24, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



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LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 43°39'15" E	70.45'
L2	S 46°20'45" W	10.00'
L3	S 43°39'15" E	50.00'
L4	N 46°20'45" E	10.00'
L5	S 43°39'15" E	87.98'
L6	S 58°49'50" E	27.88'
L7	S 31°10'10" W	10.00'
L8	S 58°49'50" E	50.00'
L9	N 31°10'10" E	10.00'
L10	S 31°10'10" W	10.00'
L11	S 58°49'50" E	50.00'
L12	N 31°10'10" E	10.00'
L13	S 58°49'50" E	159.00'
L14	N 31°10'10" E	50.00'
L15	N 58°49'50" W	10.00'
L16	N 31°10'10" E	105.00'
L17	N 31°10'10" E	10.30'
L18	S 62°41'57" E	157.59'
L19	N 27°18'03" E	18.95'
L20	S 62°41'57" E	119.65'
L21	N 62°41'57" W	119.65'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L22	S 27°18'03" W	29.41'
L23	N 62°41'57" W	160.54'
L24	S 31°10'10" W	10.30'
L25	S 31°10'10" W	105.00'
L26	S 58°49'50" E	10.00'
L27	S 31°10'10" W	50.00'
L28	N 58°49'50" W	10.00'
L29	S 31°10'10" W	210.00'
L30	S 58°49'50" E	10.00'
L31	S 31°10'10" W	50.00'
L32	N 58°49'50" W	10.00'
L33	S 31°10'10" W	74.92'
L34	S 44°12'36" W	161.89'
L35	S 48°06'27" E	48.12'
L36	S 52°44'59" E	48.27'
L37	S 57°15'29" E	46.57'
L38	S 58°49'50" E	36.31'
L39	N 51°07'23" W	103.32'
L40	S 81°33'32" W	51.66'
L41	S 31°47'29" W	107.32'
L42	N 70°38'58" W	93.33'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L43	N 24°34'24" W	117.41'
L44	N 34°21'41" W	81.33'
L45	N 49°35'31" W	30.81'
L46	S 63°05'30" E	45.16'
L47	S 56°25'34" W	16.31'
L48	S 56°25'34" W	16.31'
L49	S 52°16'44" W	7.19'
L50	N 58°49'50" W	51.00'
L51	S 62°41'57" E	50.00'
L52	N 62°41'57" W	50.00'
L53	N 27°18'03" E	88.46'
L54	S 44°12'36" W	50.13'
L55	N 43°28'18" W	48.13'
L56	N 38°49'54" W	48.21'
L57	N 34°11'54" W	47.99'
L58	N 29°36'10" W	47.43'
L59	N 24°51'59" W	48.06'
L60	N 20°13'38" W	53.02'
L61	N 16°43'04" W	40.01'
L62	N 16°43'04" W	40.01'
L63	N 16°43'04" W	40.01'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L64	N 19°37'54" W	34.84'
L65	N 19°37'54" W	76.15'
L66	N 34°55'17" W	34.15'
L67	N 64°08'12" W	29.96'
L68	N 82°27'02" W	25.98'
L69	N 82°27'02" W	42.40'
L70	N 51°11'52" W	67.57'
L71	S 73°19'39" W	25.83'
L72	N 33°40'40" W	21.75'
L73	N 53°22'35" W	20.48'
L74	N 34°23'02" E	50.01'
L75	S 51°07'12" E	40.73'
L76	S 22°03'11" E	55.53'
L77	S 58°40'28" E	138.64'
L78	S 42°17'43" W	98.14'
L79	S 43°03'31" E	74.83'
L80	N 75°20'55" W	94.50'
L81	S 58°49'50" E	27.00'
L82	S 31°10'10" W	15.00'
L83	N 58°49'50" W	27.00'

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
14	J	4,358
15	J	4,466
16	J	6,136
17	J	4,800
18	J	4,800
19	J	4,800
20	J	4,800
21	J	4,800
22	J	4,800
23	J	4,800
24	J	4,800
25	J	4,800
26	J	4,800
27	J	6,473

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
3	L	4,786
4	L	4,786
5	L	4,786
6	L	4,786
7	L	4,786
8	L	4,786
9	L	4,786

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	M	5,952
2	M	4,800
3	M	4,800
4	M	4,800
5	M	4,800
6	M	4,800
7	M	4,800
8	M	4,800
9	M	6,925
10	M	4,367

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	Q	7,080
2	Q	4,837
3	Q	4,678
4	Q	4,661
5	Q	4,661
6	Q	4,661
7	Q	4,661
8	Q	4,662
9	Q	4,662
10	Q	4,662
11	Q	4,662
12	Q	4,662
13	Q	4,662
14	Q	4,662
15	Q	4,656
16	Q	5,885
17	Q	6,030
18	Q	9,351
19	Q	10,755
20	Q	29,216

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
21	Q	6,008
22	Q	5,334
23	Q	5,173
24	Q	5,012
25	Q	4,851
26	Q	4,691
27	Q	4,329
28	Q	20,858
29	Q	5,533
30	Q	4,938
31	Q	4,906
32	Q	4,874
33	Q	5,577
34	Q	4,877
35	Q	4,809
36	Q	4,785
37	Q	4,786
38	Q	4,819
94	Q	661,157

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	R	7,736
2	R	4,800
3	R	4,800
4	R	4,800
5	R	4,800
6	R	4,800
7	R	4,800
8	R	4,800
9	R	4,800
10	R	4,800
11	R	4,800
12	R	4,800
13	R	5,589
14	R	6,390
15	R	4,927
16	R	4,940
17	R	4,940
18	R	4,940
19	R	4,940
20	R	4,940
21	R	4,940
22	R	4,940
23	R	4,940
24	R	4,940
25	R	4,940
26	R	4,940
27	R	5,884

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	S	6,056
2	S	4,592
3	S	4,780
4	S	4,800
5	S	4,800
6	S	4,800
7	S	4,800
8	S	4,800
9	S	4,800
10	S	4,800
11	S	4,800
12	S	4,800
13	S	5,352
14	S	5,352
15	S	4,800
16	S	4,800
17	S	4,800
18	S	4,800
19	S	4,800
20	S	4,800
21	S	4,800
22	S	4,800
23	S	4,800
24	S	4,800
25	S	4,800
26	S	6,304

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	T	8,989
2	T	4,798
3	T	4,800
4	T	4,800
5	T	4,800
6	T	4,800
7	T	4,800
8	T	4,800
9	T	4,800
10	T	4,800
11	T	4,800
12	T	4,800
13	T	4,800
14	T	4,800
15	T	4,800
16	T	4,800
17	T	4,800
18	T	5,352
19	T	5,352
20	T	4,800
21	T	4,800
22	T	4,800
23	T	4,800
24	T	4,800
25	T	4,800
26	T	4,800
27	T	4,800
28	T	4,800
29	T	4,797
30	T	4,896
31	T	7,412
32	T	7,144
33	T	9,530

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	12.20'	225.00'	3°06'23"	N 58°11'15" W	12.20'
C2	40.28'	175.00'	13°11'16"	N 50°14'53" W	40.19'
C3	23.56'	15.00'	90°00'00"	N 01°20'45" E	21.21'
C4	23.56'	15.00'	90°00'00"	N 88°39'15" W	21.21'
C5	86.09'	325.00'	15°10'35"	S 51°14'32" E	85.83'
C6	23.56'	15.00'	90°00'00"	N 13°49'50" W	21.21'
C7	23.56'	15.00'	90°00'00"	S 76°10'10" W	21.21'
C8	23.56'	15.00'	90°00'00"	N 13°49'50" W	21.21'
C9	23.56'	15.00'	90°00'00"	S 76°10'10" W	21.21'
C10	23.56'	15.00'	90°00'00"	S 13°49'50" E	21.21'
C11	23.56'	15.00'	90°00'00"	S 13°49'50" E	21.21'
C12	23.56'	15.00'	90°00'00"	S 76°10'10" W	21.21'
C13	23.56'	15.00'	90°00'00"	S 13°49'50" E	21.21'
C14	23.56'	15.00'	90°00'00"	S 76°10'10" W	21.21'
C15	126.62'	325.00'	22°19'21"	N 42°19'50" E	125.82'
C16	26.19'	15.00'	100°02'45"	S 03°28'08" W	22.99'
C17	17.86'	275.00'	3°43'20"	S 48°24'54" E	17.86'
C18	72.84'	275.00'	15°10'35"	S 38°45'28" W	72.63'
C19	24.68'	15.00'	94°15'40"	S 15°57'40" E	21.99'
C20	22.45'	15.00'	85°44'20"	N 74°02'20" E	20.41'
C21	24.68'	15.00'	94°15'40"	S 15°57'40" E	21.99'
C22	129.11'	325.00'	22°45'41"	N 51°42'39" W	128.26'
C23	21.79'	15.00'	83°14'37"	S 81°57'07" E	19.93'
C24	121.22'	275.00'	25°15'24"	N 43°47'52" E	120.24'
C25	143.26'	325.00'	25°15'24"	N 43°47'52" E	142.11'
C26	21.79'	15.00'	83°14'37"	S 14°48'16" W	19.93'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C27	63.86'	325.00'	11°15'29"	N 21°11'18" W	63.76'
C28	63.89'	275.00'	13°18'42"	S 22°12'55" E	63.75'
C29	25.88'	15.00'	98°51'00"	S 78°17'46" E	22.79'
C30	101.32'	275.00'	21°06'34"	N 41°43'27" E	100.75'
C31	23.56'	15.00'	90°00'00"	N 13°49'50" W	21.21'
C32	24.57'	15.00'	93°52'07"	N 74°14'06" E	21.92'
C33	22.55'	15.00'	86°07'53"	N 15°45'54" W	20.49'
C34	23.56'	15.00'	90°00'00"	S 76°10'10" W	21.21'
C35	193.00'	325.00'	34°01'31"	S 32°34'19" E	190.18'
C36	228.14'	275.00'	47°31'56"	N 39°19'32" W	221.65'
C37	10.59'	15.00'	40°27'57"	N 83°19'28" W	10.38'
C38	152.88'	50.00'	175°11'34"	S 15°57'40" E	99.91'
C39	10.59'	15.00'	40°27'57"	N 51°24'09" E	10.38'
C40	86.09'	325.00'	15°10'35"	S 38°45'28" W	85.83'
C41	13.51'	325.00'	2°22'57"	S 45°09'17" W	13.51'
C42	40.55'	325.00'	7°08'55"	S 40°23'20" W	40.52'
C43	32.02'	325.00'	5°38'43"	S 33°59'31" W	32.01'
C44	8.23'	15.00'	31°25'15"	S 46°52'47" W	8.12'
C45	2.37'	15.00'	9°02'43"	S 67°06'46" W	2.37'
C46	35.92'	50.00'	41°09'24"	S 51°03'25" W	35.15'
C47	35.63'	50.00'	40°49'52"	S 10°03'47" W	34.88'
C48	28.94'	50.00'	33°09'38"	S 26°55'58	

STATE OF TEXAS §  
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT, WE VISTA BLUFF INVESTMENTS, LP, A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH MILESTONE COMMUNITY BUILDERS, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS MANAGER, ACTING HEREIN BY AND THROUGH GARRETT MARTIN, PRESIDENT, BEING OWNER OF 83.957 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT 24, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS CONVEYED TO VISTA BLUFF INVESTMENTS, LP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2018025884 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; THE UNDERSIGNED OWNERS DO HEREBY SUBDIVIDE 39.366 ACRES OF LAND, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS "THE VISTAS OF AUSTIN, SECTION 4" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE \_\_\_\_DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

BY: VISTA BLUFF INVESTMENTS, LP  
A TEXAS LIMITED PARTNERSHIP

BY: MILESTONE COMMUNITY BUILDERS, LLC,  
A TEXAS LIMITED LIABILITY COMPANY,  
ITS MANAGER

\_\_\_\_\_  
GARRETT MARTIN, PRESIDENT  
9111 JOLLYVILLE RD, STE 111  
AUSTIN, TX 78759

STATE OF TEXAS §  
COUNTY OF TRAVIS §

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

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

\_\_\_\_\_  
PRINT NOTARY'S NAME  
MY COMMISSION EXPIRES \_\_\_\_\_

I, BRIAN A. WILLIAMS, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND HEREBY CERTIFY THAT THE ENGINEERING PORTIONS OF THIS PLAT COMPLY WITH CHAPTER 25 OF THE AUSTIN CITY CODE, AS AMENDED.

\_\_\_\_\_  
BRIAN A. WILLIAMS, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 110415

Date \_\_\_\_\_

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



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 FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL # 48453C0595J, DATED JANUARY 6, 2016, FOR TRAVIS COUNTY, TEXAS.

I, JONATHAN O. NOBLES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 25 OF THE AUSTIN CITY CODE AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

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

Date \_\_\_\_\_

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



**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT**

GENERAL NOTES:

- ALL LOTS IN THIS SUBDIVISION ARE BOUND BY THE COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN DOCUMENT NUMBER 2017130226 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- 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.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

# THE VISTAS OF AUSTIN, SECTION 4

A SMALL LOT SUBDIVISION OF 39.366 ACRES OF LAND LOCATED IN THE THE SANTIAGO DEL VALLE GRANT, ABSTRACT 24, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

GENERAL NOTES:

- 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 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.
- 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.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- 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.
- PRIOR TO CONSTRUCTION, EXCEPT SINGLE FAMILY AND/OR DUPLEX ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
- A TEN FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL RIGHT-OF-WAYS IN THIS SUBDIVISION.
- 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 ESTABLISHED BY THE REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN, EXCEPT THAT RUN-OFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM SHALL BE DETAINED BY THE USE OF ONSITE PONDING OR OTHER APPROVED METHODS.
- 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: VISTAS DRIVE, MONCRIEFF DRIVE, WYNDCLIFF ROCK LANE, OWL CREEK LANE, SENTINEL DRIVE, ARBOR CREST LANE, AND MARY LEWIS 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.
- THIS SUBDIVISION WAS APPROVED AND RECORDED PRIOR TO THE CONSTRUCTION AND ACCEPTANCE OF ALL 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 NUMBER \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- LOTS 94, BLOCK Q, WILL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS. NO RESIDENTIAL DEVELOPMENT SHALL BE ALLOWED ON THESE LOTS. IF CONVEYED TO A PUBLIC ENTITY OR NEIGHBORHOOD ORGANIZATION, RECREATION FACILITIES AND REST AREAS MAY BE CONSTRUCTED.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY.
- WATERWAY SETBACKS AS DEFINED BY THE LAND DEVELOPMENT CODE ARE LOCATED ON LOT 94, BLOCK Q. DEVELOPMENT IS LIMITED WITHIN WATERWAY SETBACKS.
- STREETS WILL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS.
- WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
- ALL ACTIVITIES WITHIN THE CEF AND CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
- PARKLAND DEDICATION HAS BEEN PROVIDED FOR 153 LOTS IN THIS SUBDIVISION BY THE DEDICATION OF LOT 94 BLOCK Q, CREATION OF TWO PRIVATE PARKS WITH ACCESS EASEMENTS IN SECTIONS 2 AND 3, AND CONSTRUCTION OF AMENITIES ON THE PRIVATE PARKS. FISCAL SURETY WAS POSTED WITH THE CITY UNTIL SUCH TIME AS THE AMENITIES ARE CONSTRUCTED AND APPROVED BY THE PARKS AND RECREATION DEPARTMENT.
- THIS DEVELOPMENT IS SUBJECT TO AN ALTERNATIVE METHOD OF COMPLIANCE (AMOC) TO ALLOW A PERFORMANCE BASED DESIGN AS REQUIRED AND APPROVED BY THE FIRE MARSHALL.
- SLOPES IN EXCESS OF 15% EXIST ON BLOCK Q, LOT NOS. 20, 26-37, AND 94. CONSTRUCTION ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL-PURPOSE OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ON THIS THE \_\_\_\_DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AD.

\_\_\_\_\_  
STEVE HOPKINS, FOR:  
DENISE LUCAS, ACTING DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS, THE \_\_\_\_DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

\_\_\_\_\_  
JOLENE KIOLBASSA, CHAIR  
ANA AGUIRRE, SECRETARY

STATE OF TEXAS §  
COUNTY OF TRAVIS §

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

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

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

\_\_\_\_\_  
DEPUTY



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TBPLS Licensed Surveying Firm No. 10106502

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