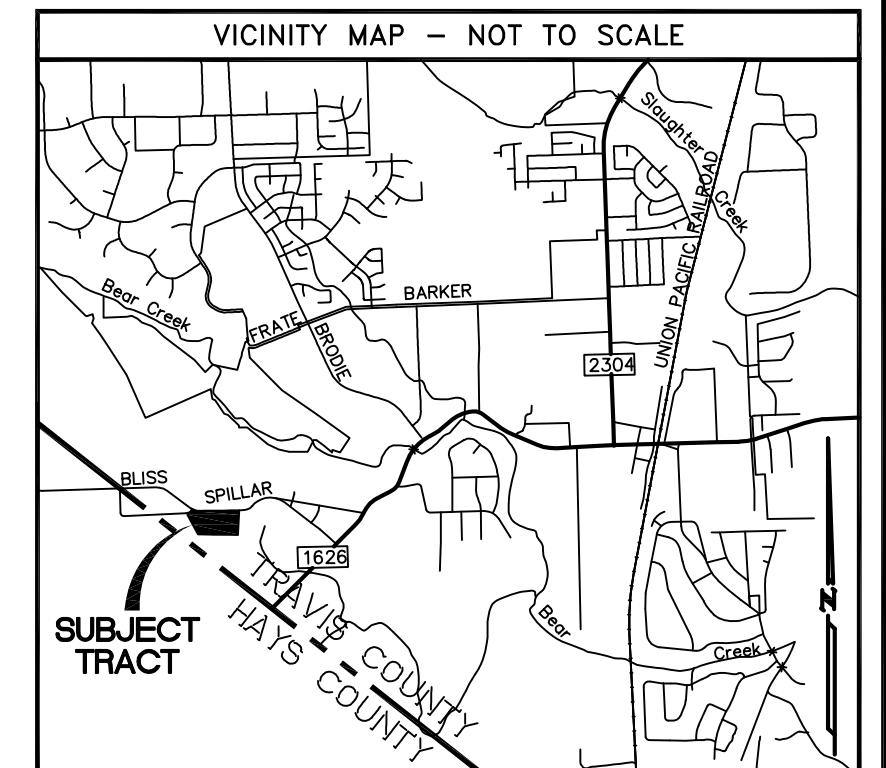


SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2018-0225.0A**ZAP DATE:** May 19, 2020**SUBDIVISION NAME:** Flores-Melchor-Amaro Subdivision**AREA:** 10.928 acres**LOT(S):** 5**OWNER/APPLICANT:** Jose L. Melchor, Eduardo Flores**AGENT:** L.O.C. Consultants
(Sergio Lozano))**ADDRESS OF SUBDIVISION:** 2701 Bliss Spillar Road**GRIDS:** C-11**COUNTY:** Travis**WATERSHED:** Bear Creek**JURISDICTION:** 2-Mile ETJ**PROPOSED LAND USE:** Single Family Residential**SIDEWALKS:** Sidewalks will be provided along subdivision side of Bliss Spillar Road and S.H. 45.**DEPARTMENT COMMENTS:** The request is for approval of the final plat namely, Flores-Melchor-Amaro Subdivision. The proposed plat is composed of 5 lots on 10.928 acres.**STAFF RECOMMENDATION:** The staff recommends approval of the final plat. This plat meets all applicable City of Austin and State Local Government code requirements.**ZONING AND PLATTING ACTION:****CASE MANAGER:** Sylvia Limon**PHONE:** 512-974-2767**E-mail:** Sylvia.limon@austintexas.gov**Single Office Reviewer:** Joe Arriaga**PHONE:** 512-854-7562**E-mail:** Joe.Arriaga@traviscountytexas.gov

FLORES-MELCHOR-AMARO SUBDIVISION

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.

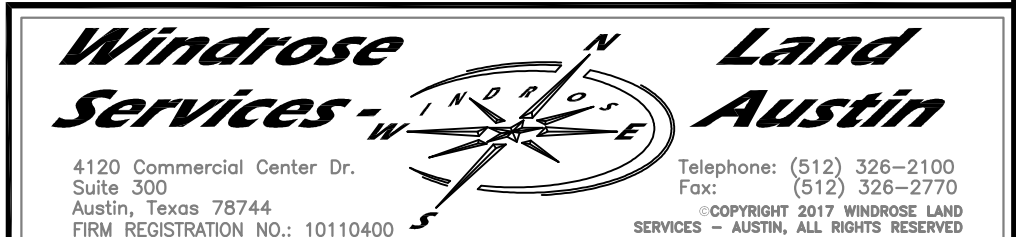
THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

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.

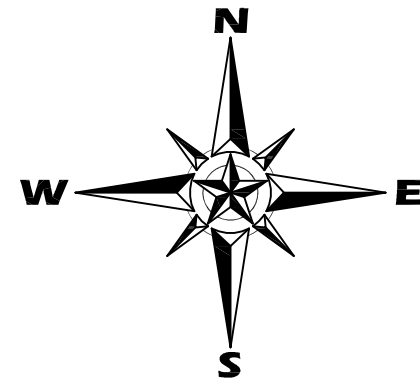
SHEET 1 OF 3

FIELD BY: NG 11/17/17
DRAWN BY: JC 01/04/18
CHECKED BY: RW 01/31/18
REVISED: 04/10/20
JOB NO. 34303

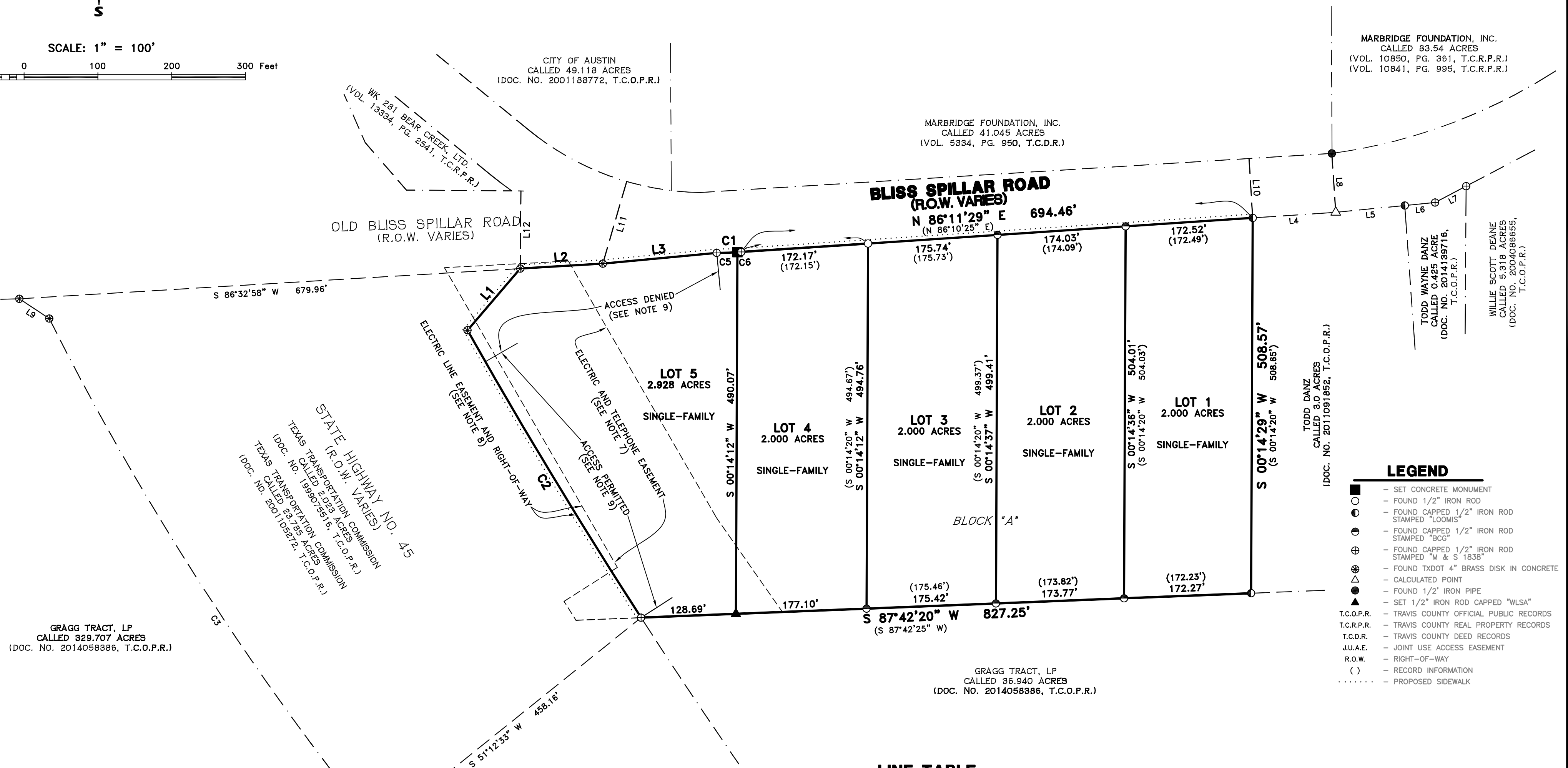
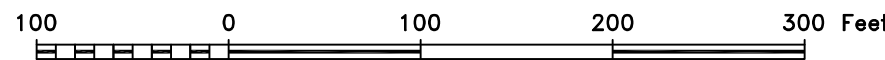
PLAT PREPARATION DATE: 01/04/18
SUBMITTAL DATE: 02/04/19



FLORES-MELCHOR-AMARO SUBDIVISION
BEING 10.928 ACRES OUT OF THE JOHN G. MCGEEH LEAGUE NO. 6,
ABSTRACT NO. 17, TRAVIS COUNTY, TEXAS



SCALE: 1" = 100'

**LEGEND**

- SET CONCRETE MONUMENT
- FOUND 1/2" IRON ROD
- FOUND CAPPED 1/2" IRON ROD STAMPED "LOOMIS"
- FOUND CAPPED 1/2" IRON ROD STAMPED "BCG"
- ⊕ FOUND CAPPED 1/2" IRON ROD STAMPED "M & S 1838"
- ⊗ FOUND TXDOT 4" BRASS DISK IN CONCRETE
- △ CALCULATED POINT
- FOUND 1/2" IRON PIPE
- ▲ SET 1/2" IRON ROD CAPPED "WLSA"
- T.C.O.P.R. TRAVIS COUNTY OFFICIAL PUBLIC RECORDS
- T.C.R.P.R. TRAVIS COUNTY REAL PROPERTY RECORDS
- T.C.D.R. TRAVIS COUNTY DEED RECORDS
- J.U.A.E. JOINT USE ACCESS EASEMENT
- R.O.W. RIGHT-OF-WAY
- () RECORD INFORMATION
- PROPOSED SIDEWALK

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 40°34'57" E	109.98'
(L1)	N 40°35'30" E	110.09'
L2	N 86°35'05" E	111.95'
(L2)	N 86°37'25" E	111.90'
L3	N 84°34'56" E	155.03'
(L3)	N 84°37'15" E	155.15'
L4	N 86°11'29" E	112.71'
(L4)	N 86°10'25" E	112.76'
L5	N 84°21'16" E	94.06'
(L5)	N 84°21'16" E	93.93'
L6	N 84°22'40" E	41.27'
(L6)	-	-
L7	N 62°14'26" E	47.52'
(L7)	-	-
L8	N 03°45'53" W	80.02'
(L8)	-	80'
L9	S 56°31'55" E	48.56'
(L9)	S 56°24'55" E	48.66'
L10	N 03°32'29" W	80.62'
(L10)	-	-
L11	N 16°12'06" E	115.91'
(L11)	-	-
L12	N 03°32'29" W	80.62'
(L12)	-	-

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	497.91'	03°50'07"	33.33'	N 87°53'55" E	33.32'
(C1)	497.91'	-	33.28'	N 88°06'05" E	33.28'
C2	7604.44'	03°25'43"	455.04'	N 31°07'08" W	454.98'
(C2)	7604.44'	-	455.12'	N 31°07'00" W	455.05'
C3	3885.86'	13°47'41"	935.60'	S 33°31'57" E	933.30'
(C3)	3885.86'	13°47'40"	935.55'	S 33°32'29" E	933.29'
C4	3885.86'	01°38'21"	111.20'	S 39°36'37" E	111.20'
C5	497.91'	03°14'13"	28.13'	N 88°11'52" E	28.13'
(C5)	497.91'	-	-	-	-
C6	497.91'	00°35'54"	5.20'	N 86°16'48" E	5.20'
(C6)	497.91'	-	-	-	-

PLAT PREPARATION DATE: 01/04/18
SUBMITTAL DATE: 02/04/19

SHEET 2 OF 3

FIELD BY: NO 11/17/17
DRAWN BY: JC 01/04/18
CHECKED BY: RW 01/31/18
REVISED: 04/10/20
JOB NO. 34303

Windrose Services - Austin

4120 Commercial Center Dr.
Suite 300
Austin, Texas 78744
FIRM REGISTRATION NO.: 10110400

Telephone: (512) 326-2100
Fax: (512) 326-2770
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OWNER (LOTS 1, 2 & 3):
JOSE LUIS MELCHOR
411 HOLLY STREET
KYLE, TX 78640

PROPOSED LAND USE:
LOTS 1, 2, 3, 4
AND 5: RESIDENTIAL

RESIDENCES PER LOT:
LOT 1: 1 RESIDENCE
LOT 2: 1 RESIDENCE
LOT 3: 1 RESIDENCE
LOT 4: 1 RESIDENCE
LOT 5: 1 RESIDENCE

OWNER (LOTS 4 & 5):
EDUARDO FLORES
1401 VALLEY RIDGE DR.
AUSTIN, TX 78704

OVERALL ACREAGE: 10.928 ACRES (476,038 SQ. FT.)

SURVEY: JOHN G. MCGEEH SURVEY NO. 6, ABSTRACT NO. 17

NUMBER OF LOTS: 5

FLORES-MELCHOR-AMARO SUBDIVISION
BEING 10.928 ACRES OUT OF THE JOHN G. MCGEHEE LEAGUE NO. 6,
ABSTRACT NO. 17, TRAVIS COUNTY, TEXAS

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS §

THAT JOSE LUIS MELCHOR BEING THE OWNER OF THAT CERTAIN 2.000 ACRE TRACT OF LAND OUT OF THE JOHN G. MCGEHEE SURVEY NO. 6, ABSTRACT NO. 17, SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED AS RECORDED IN DOCUMENT NO. 2014072832 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING THE OWNER OF THAT CERTAIN 2.000 ACRE TRACT OF LAND OUT OF JOHN G. MCGEHEE SURVEY NO. 6, ABSTRACT NO. 17, SITUATED IN TRAVIS COUNTY, TEXAS DESCRIBED AS TRACT 1 AND THAT CERTAIN 2.000 ACRE TRACT OF LAND OUT OF JOHN G. MCGEHEE SURVEY NO. 6, ABSTRACT NO. 17, SITUATED IN TRAVIS COUNTY, TEXAS DESCRIBED AS TRACT 2, AS CONVEYED BY DEED AS RECORDED IN DOCUMENT NO. 2013178376 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THAT EDUARDO FLORES BEING THE OWNER OF THAT CERTAIN 4.929 ACRE TRACT OF LAND OUT OF THE JOHN G. MCGEHEE SURVEY NO. 6, ABSTRACT NO. 17 SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED AS RECORDED IN DOCUMENT NO. 2017049848 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 10.928 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:

FLORES-MELCHOR-AMARO SUBDIVISION
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.

TO CERTIFY WHICH, WITNESS BY MY HAND
THIS ____ DAY OF _____, 20____.

JOSE LUIS MELCHOR
411 HOLLY GROVE STREET
KYLE, TX 78640

EDUARDO FLORES
1401 VALLEY RIDGE DR.
AUSTIN, TX 78704

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSE LUIS MELCHOR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS __ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EDUARDO FLORES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

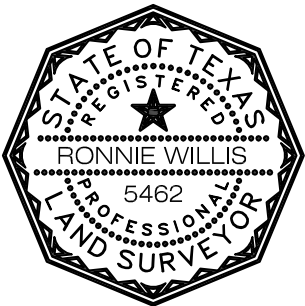
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS __ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS §

I, RONNIE WILLIS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS SUBDIVISION COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 30 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 DIRECT SUPERVISION.

4/18/18
RONNIE WILLIS DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5462
WINDROSE LAND SERVICES AUSTIN LTD.
4120 COMMERCIAL CENTER DRIVE, SUITE 300
AUSTIN, TEXAS 78744
PHONE: 512-326-2100
FAX: 512-326-2770



THE STATE OF TEXAS §
THE COUNTY OF TRAVIS §

I, _____, P.E. 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 30 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453CO-0590H, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008, COMMUNITY #481026.

_____, P.E. DATE
REGISTERED PROFESSIONAL ENGINEER NO. _____
LOC CONSULTANTS, LLP
PO BOX 90485
AUSTIN, TEXAS 78709
T.B.P.E. FIRM NO. _____

GENERAL NOTES:

- 1) THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 2-MILE EXTRATERRITORIAL JURISDICTION OF THE CITY OF AUSTIN.
- 2) EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
- 3) A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
- 4) 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 OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 5) NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO AN INDIVIDUAL PRIVATE WELL AND AN ON-SITE SEWAGE FACILITY APPROVED BY TRAVIS COUNTY.
- 6) BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS LAMBERT STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83. SURFACE DISTANCES WERE OBTAINED BY APPLYING A SCALE FACTOR OF 1.000039802. A SCALE FACTOR OF 0.99996019939 MAY BE APPLIED FROM COORDINATES 0,0,0 TO OBTAIN GRID COORDINATES AND DISTANCES.
- 7) SUBJECT TO AN ELECTRIC LINES AND SYSTEMS AND TELEPHONE LINES EASEMENT TO THE CITY OF AUSTIN BY VOL. 10349, PAGE 144, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID EASEMENT ASSIGNED TO LCRA TRANSMISSION SERVICES CORPORATION BY DOCUMENT NO. 2008196668, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- 8) SUBJECT TO AN ELECTRIC LINE EASEMENT AND RIGHT-OF-WAY TO LCRA TRANSMISSION SERVICES CORPORATION BY DOCUMENT NO. 2008154170, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- 9) LOT 5 IS THE ONLY DOUBLE FRONTED LOT IN THIS SUBDIVISION. ACCESS TO AND FROM THIS LOT IS RESTRICTED BY THE DEED OF CONTROLLED ACCESS HIGHWAY FACILITY TO THE TEXAS TRANSPORTATION COMMISSION BY DOCUMENT NO. 1999075516, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- 10) THIS PLAT WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT FILE NO. 01247-13347, OF STEWART TITLE GUARANTY COMPANY, POLICY DATE OF SEPTEMBER 27, 2013, TITLE COMMITMENT FILE NO. 01247-23898, OF STEWART TITLE GUARANTY COMPANY, POLICY DATE OF MAY 20, 2014, AND TITLE COMMITMENT FILE NO. 1703351-BOK, OF TITLE RESOURCES GUARANTY COMPANY, POLICY DATE OF MARCH 29, 2017. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY.
- 11) THIS PROJECT IS SUBJECT TO THE VOID AND WATER FLOW MITIGATION RULE (CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL AND CITY OF AUSTIN STANDARD SPECIFICATIONS MANUAL).
- 12) THE SELLER IS REQUIRED TO PROVIDE THE OCCUPANT OF EACH RESIDENTIAL LOT, AT THE TIME OF OCCUPANCY, A HOMEOWNER ENVIRONMENTAL EDUCATION PACKET THAT HAS BEEN APPROVED BY THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT. THIS PACKET SHALL INCLUDE AN INTEGRATED PEST MANAGEMENT PLAN (IPM) FOR POLLUTION PREVENTION AND SOURCE CONTROL OF PESTICIDES AND HERBICIDES; AND, A PUBLIC EDUCATION PROGRAM DESCRIBING METHODS TO REDUCE NON-POINT SOURCE POLLUTION.
- 13) PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, WATER QUALITY PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. WATER QUALITY TREATMENT SHALL MEET ALL APPLICABLE WATERSHED REQUIREMENTS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOTS 1 TO 5 BLOCK "A" REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
- 14) MAINTENANCE OF WATER QUALITY CONTROLS SHALL BE ACCORDING TO CITY OF AUSTIN STANDARDS.
- 15) PRIOR TO CONSTRUCTION ON ANY LOTS 1, 2, 3, 4, OR 5 IN THIS SUBDIVISION, CONSTRUCTION PLANS FOR WATER QUALITY FACILITIES MUST BE SUBMITTED TO AND APPROVED BY THE CITY OF AUSTIN.
- 16) NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION).
- 17) PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
- 18) ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
- 19) 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.
- 20) 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.
- 21) PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, WATER QUALITY PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. WATER QUALITY TREATMENT SHALL MEET ALL APPLICABLE WATERSHED REQUIREMENTS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOTS 1 TO 5, BLOCK "A" REQUIRES APPROVAL OF A SEPARATE DEVELOPEMENT PERMIT.
- 22) WASTEWATER WILL BE PROVIDED BY AN APPROVED PRIVATE ON-SITE SEWAGE SYSTEM.
- 23) A TRAVIS COUNTY DEVELOPMENT PERMIT WILL BE REQUIRED TO CONSTRUCT THE WATER QUALITY PONDS. SUBMITTAL OF A SITE PLAN WILL BE REQUIRED TO BE REVIEWED AND APPROVED BY TRAVIS COUNTY AND NOT JUST BY THE COA.
- 24) PARKLAND DEDICATION HAS BEEN SATISFIED VIA PAYMENT OF A FEE IN-LIEU OF LAND TO THE CITY OF AUSTIN.
- 25) EACH LOT IS RESTRICTED TO ONE SINGLE FAMILY RESIDENCE.

Required Water Well Rules:

The water supply for this subdivision will be served by individually-owned groundwater wells. Water wells in this area have demonstrated historically that water may or may not be readily available at all times. Information on the available supply of groundwater and its quality is available to prospective purchasers of lots in this subdivision is available in the office of the County Clerk of Travis County Government County, Texas (482.204(c)(25)(D).

The drilling of more than one well on each lot is prohibited unless approved by the County. The well must be drilled and operational before premises are occupied. Wells cannot be completed in the Colorado River Alluvium;

A rainwater harvesting system providing storage of at least 2500 gallons of potable or non-potable water must be installed on each lot when a structure is erected there. Notification of installation of the rainwater system must be made to the County Hydrogeologist.

Further subdivision of lots is prohibited five years following the filing of the plat; and

The use of groundwater from a well in the subdivision to supply land outside the subdivision is prohibited, except in the event of fire or other emergency the County determines to be temporary.

PLAT PREPARATION DATE: 01/04/18
SUBMITTAL DATE: 02/04/19

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 BINDING 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.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE 2-MILE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF AUSTIN ON THIS ____ DAY OF _____, 20____, A.D.

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

SYLVIA LIMON, 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____.

JOLENE KIOLBASSA, CHAIR ANA AGUIRRE, SECRETARY

TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM PLAT NOTES:

1) NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE WASTEWATER (SEPTIC) SYSTEM THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

2) THIS SUBDIVISION IS SUBJECT TO ALL THE TERMS AND CONDITIONS OF CHAPTER 448, TRAVIS COUNTY CODE, RULES OF TRAVIS COUNTY, TEXAS FOR ON-SITE SEWAGE FACILITIES. THESE RULES REQUIRE, AMONG OTHER THINGS, THAT A CONSTRUCTION PERMIT BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE CONSTRUCTED, ALTERED, MODIFIED, OR REPAIRED IN THE SUBDIVISION AND THAT A LICENSE TO OPERATE BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE OPERATED IN THE SUBDIVISION.

3) EACH RESIDENTIAL LOT IN THIS SUBDIVISION IS RESTRICTED TO NO MORE THAN ONE SINGLE FAMILY DWELLING PER ACRE.

4) THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

STACEY SCHEFFEL D.R. #050011143 DATE
PROGRAM MANAGER,
ON-SITE WASTEWATER, TRAVIS COUNTY TNR

STATE OF TEXAS §
COUNTY OF TRAVIS §

I DANA DEBEAUVOIR, CLERK 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 SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

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, COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF TRAVIS §

I DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY 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., DULY RECORDED ON THE ____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK ____M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____.

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, COUNTY CLERK
TRAVIS COUNTY, TEXAS

SHEET 3 OF 3

FILED BY: NG 11/17/17
DRAWN BY: JC 01/04/18
CHECKED BY: RW 01/31/18
REVISED: 04/10/20
JOB NO. 34303

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B-07

Property Profile

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Legend

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

Subdivision Cases- IN REVIEW



1: 19,200



0.6 0 0.30 0.6 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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Notes