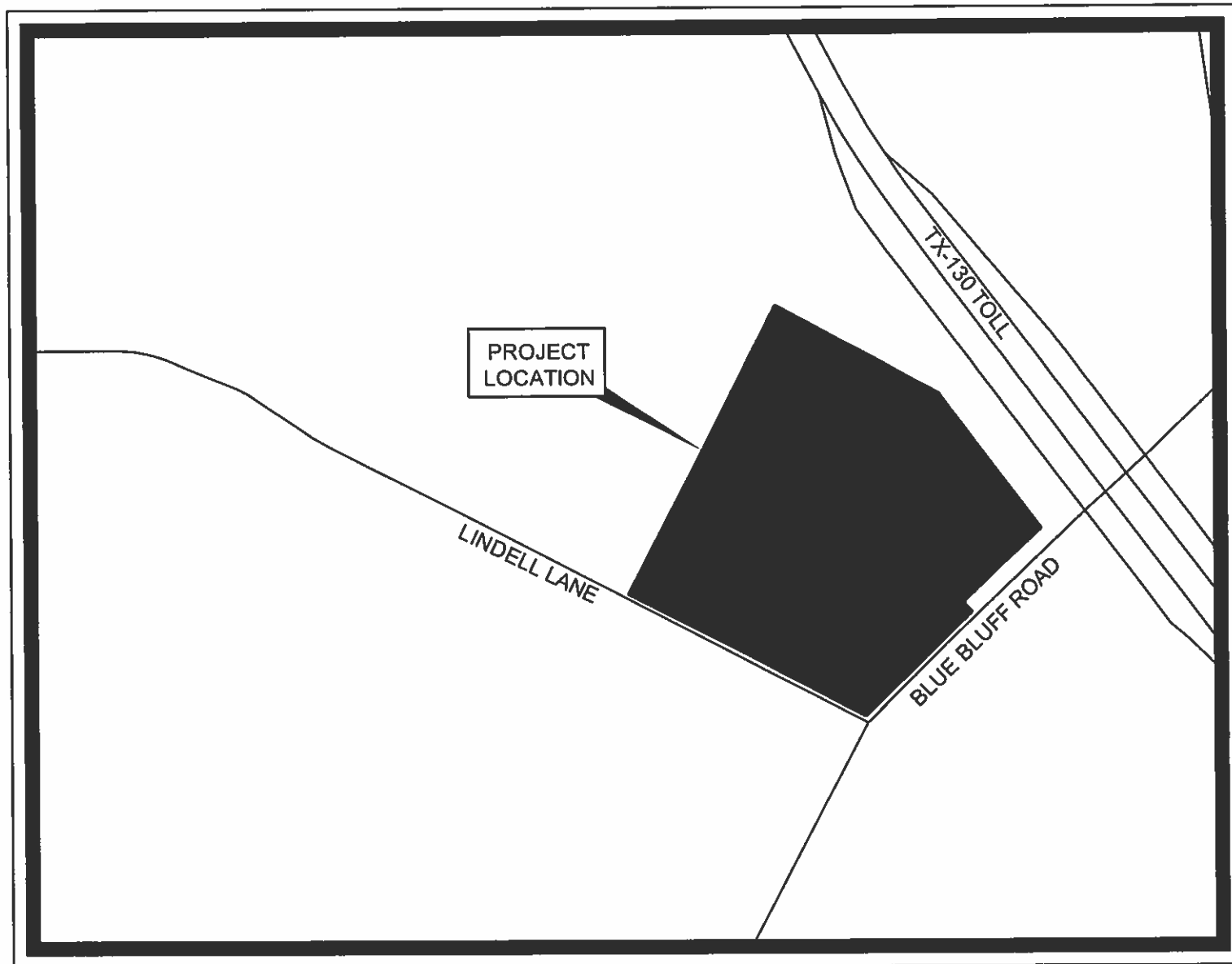


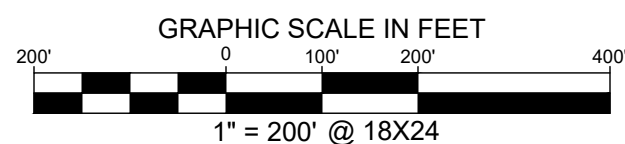
**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2019-0104.0A**Z.A.P. DATE:** June 2, 2020**SUBDIVISION NAME:** Parmer Cornerbrook Subdivision**AREA:** 17.544 acres**LOTS:** 1**APPLICANT:** Cottonwood Holdings, LTD  
(Peter Dwyer)**AGENT:** Kimley Horn  
(Justin Kramer, P.E.)**ADDRESS OF SUBDIVISION:** 10208 Lindell Lane**WATERSHED:** Gilleland Creek**COUNTY:** Travis**EXISTING ZONING:** GR-MU**JURISDICTION:** Full Purpose**PROPOSED LAND USE:** Multifamily**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 Parmer Cornerbrook Subdivision composed of 1 lot on 17.544 acres. The applicant proposes to resubdivide a portion of an existing lot and unplatted property for multifamily use. The developer will be responsible for all cost associated with required improvements.**CASE MANAGER:** Cesar Zavala  
**E-mail:** cesar.zavala@austintexas.gov**PHONE:** 512-974-3404



## VICINITY MAP

SCALE: 1" = 1,000'

COA GRID: R27, S27  
MAPSCO: 558H, 559E



A SUBDIVISION PLAT AND REPLAT CONSISTING OF THE FOLLOWING TRACTS OF LAND SITUATED IN THE WILLIAM SANDERS SURVEY NO. 54, ABSTRACT NO. 690, TRAVIS COUNTY, TEXAS:

- PORTION OF THAT CERTAIN 87.708 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT TO COTTONWOOD HOLDINGS, LTD;
- THE REMAINING PORTION OF LOT 1 OF BLUE BLUFF SUBDIVISION.

SUBMITTAL DATE: JUNE 27, 2019



LINE TABLE		
NO.	BEARING	LENGTH
L1	S47°02'38"W	15.09'
L2	N61°20'43"W	92.74'
L3	N61°03'11"W	138.71'

PARCEL B - 132.195 ACRES  
HEART OF TEXAS MANOR, L.P.  
DOC# 2007037703  
OPRTC

PARCEL B - 132.195 ACRES  
HEART OF TEXAS MANOR, L.P.  
DOC# 2007037703  
OPRTC

DRAINAGE EASEMENT  
VOL. 87, PG. 107C-107D  
PRTC

87.708 ACRES  
COTTONWOOD HOLDINGS, LTD.  
DOC# 2014083325  
OPRTC  
(REMAINDER)

**LOT 1**  
**17.5440 ACRES**  
**764,216 SQ. FT.**

87.708 ACRES  
COTTONWOOD HOLDINGS, LTD.  
DOC# 2014083325  
OPRTC  
(REMAINDER)

87.708 ACRES  
COTTONWOOD HOLDINGS, LTD.  
DOC# 2014083325  
OPRTC  
(REMAINDER)

JOINT USE ACCESS-  
EASEMENT  
DOC.# \_\_\_\_\_  
OPRTC

BLUE BLUFF ROAD  
(VARIABLE WIDTH)  
PARCEL 302  
DOC. #2005121508  
OPRTC

LONE STAR GAS EASEMENT  
VOL. 3929, PG. 689  
OPRTC

EXCLUSIVE PARK —  
RECREATION EASEMENT  
DOC.# \_\_\_\_\_  
OPRTC

— APPROX. LOCATION OF  
ELECTRIC & TELEPHONE  
EASEMENT  
VOL. 2471, PG. 469  
OPRTC

(PROPOSED FUTURE BRAKER LANE EXTENSION)

— 10' ELECTRIC EASEMENT  
DOC. #2003243877  
OPRTC

OWNER:  
COTTONWOOD HOLDINGS, LTD  
PETER DWYER  
(512) 272-6116

**ENGINEER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
2600 VIA FORTUNA, TERRACE I, SUITE 300  
AUSTIN, TEXAS 78746  
TBPE FIRM REGISTRATION NO. F-928  
PH: (512) 418-4513  
CONTACT: JUSTIN KRAMMER, P.E.

**SUBDIVISION INFORMATION:**  
OWNER: COTTONWOOD HOLDINGS, LTD  
ACREAGE: 17.544  
SURVEY: W.H. SANDERS SURVEY,  
ABSTRACT NO. 690  
NO. OF BLOCKS: 1  
NO. OF LOTS: 1  
NEW STREETS: NONE  
DATE: MARCH 2019

SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES, INC.  
LAND SURVEYOR NO. 6330  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
PH: (210) 541-9166  
CONTACT: GREG MOSIER, R.P.L.S.

CASE NO. C8-2019-0104.0A

# Kimley»»Horn

601 NW Loop 410, Suite 350  
San Antonio, Texas 78216  
Tel. No. (210) 541-9166  
www.kimley-horn.com

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
1" = 200'	JAB	JGM	04/16/2020	069244509	1 OF 2

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WWG NAME: \\SNAF01\DATA\PROJECT\SNA SURVEY\WILHORSE PARKSIDE - 30 DEVELOPMENT\089241737 - 130-PARMER - CORNERBROOK\PI\AT17 544AC CORNERBROOK.P\AT DWG PLOTTED BY: GONZALEZ DAVID 5/26/2020 9:57 AM LAST SAVED 4/16/2020 9:13 PM



STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT COTTONWOOD HOLDINGS, LTD, HAVING ITS HOME OFFICE IN AUSTIN, TEXAS, ACTING HEREIN BY AND THROUGH PETER DWYER, MANAGER, BEING THE OWNER OF LOT 1, BLOCK 1, BLUE BLUFF SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT VOL. 87, PG. 107C OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND 87.726 ACRES OF LAND LOCATED IN THE WILLIAM H. SANDERS SURVEY NO. 54, ABSTRACT NO. 690, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD (VOL. 87, PG. 107C) OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE,

DO HEREBY SUBDIVIDE 17.544 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

PARMER CORNERBROOK

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D.

BY: \_\_\_\_\_  
PETER DWYER  
PHONE: 512-272-6116

STATE OF TEXAS  
COUNTY OF TRAVIS

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

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D.

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

\_\_\_\_\_  
PRINTED NAME MY COMMISSION EXPIRES \_\_\_\_\_

SURVEYOR'S CERTIFICATION:

I, JOHN G. MOSIER, 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 SURVEYING RELATED PORTIONS OF CHAPTER 25 OF THE AUSTIN CITY CODE OF 1988 AS AMENDED, IS ACCURATE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON NOVEMBER 1, 2017.

\_\_\_\_\_  
NOVEMBER 26, 2019  
JOHN G. MOSIER,  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6330 - STATE OF TEXAS  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
PH: 210-541-9166



ENGINEER'S CERTIFICATION:

I, JUSTIN KRAMER, 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 CHAPTER 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0480J, EFFECTIVE DATE AUGUST 18, 2014, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

\_\_\_\_\_  
JUSTIN KRAMMER, P.E.  
REGISTERED PROFESSIONAL ENGINEER No. 122309  
KIMLEY-HORN AND ASSOCIATES, INC.  
10814 JOLLYVILLE ROAD  
AVALLON IV, SUITE 300  
AUSTIN, TEXAS 78759

OWNER:  
COTTONWOOD HOLDINGS, LTD  
PETER DWYER  
(512) 272-6116  
  
ENGINEER:  
KIMLEY-HORN AND ASSOCIATES, INC.  
2600 VIA FORTUNA, TERRACE I, SUITE 300  
AUSTIN, TEXAS 78746  
TBPE FIRM REGISTRATION NO. F-928  
PH: (512) 418-4513  
CONTACT: JUSTIN KRAMMER, P.E.

**SUBDIVISION INFORMATION:**  
OWNER: COTTONWOOD HOLDINGS, LTD  
ACREAGE: 17.544  
SURVEY: W.H. SANDERS SURVEY,  
ABSTRACT NO. 690  
NO. OF BLOCKS: 1  
NO. OF LOTS: 1  
NEW STREETS: NONE  
DATE: MARCH 2019  
  
SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES, INC.  
LAND SURVEYOR NO. 6330  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
PH: (210) 541-9166  
CONTACT: GREG MOSIER, R.P.L.S.

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# PARMER CORNERBROOK SUBDIVISON

## LOTS 1, BLOCK 1

## 17.544 ACRES

A SUBDIVISION PLAT AND REPLAT CONSISTING OF THE FOLLOWING TRACTS OF LAND SITUATED IN THE WILLIAM SANDERS SURVEY NO. 54, ABSTRACT NO. 690, TRAVIS COUNTY, TEXAS:

- PORTION OF THAT CERTAIN 87.708 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT TO COTTONWOOD HOLDINGS, LTD;
  - THE REMAINING PORTION OF LOT 1 OF BLUE BLUFF SUBDIVISION.
- SUBMITTAL DATE: JUNE 27, 2019

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION LIMITS OF THE CITY OF AUSTIN ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D.

\_\_\_\_\_  
CESAR ZAVALA, FOR:  
DENISE LUCAS, DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, 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 \_\_\_\_\_, 2020, A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER \_\_\_\_\_ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

\_\_\_\_\_  
DEPUTY  
\_\_\_\_\_

A METES AND BOUNDS  
DESCRIPTION OF A  
17.544 ACRE TRACT OF LAND

BEING a 17.544 acre (764,216 square feet) tract of land situated in the William H. Sanders Survey No. 54, Abstract No. 690, City of Austin, Travis County, Texas; being a portion of a called 87.708 acre tract of land described in instrument to Cottonwood Holdings, Ltd. recorded in Document No. 2014083325 of the Official Public Records of Travis County; said 17.544 acre tract also containing a portion of that certain Lot 1 of Blue Bluff Subdivision, plat of which recorded in Volume 87, Pages 107C-107D of the Plat Records of Travis County; and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "CAPITAL SURVEYING" at the intersection of the southwesterly right-of-way line of State Highway No. 130 (variable width) and the northwesterly right-of-way line of Blue Bluff Road (variable width) marking the southeastermost corner of said 87.708 acre tract;

THENCE, South 47°02'38" West, 15.09 feet along the northwesterly right-of-way line of said Blue Bluff Road to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;

THENCE, departing the a northwesterly right-of-way line of said Blue Bluff Road and crossing said 87.708 acre tract, the following nine (9) courses and distances;  
1. North 36°52'02" West, 539.97 feet, 15 feet from and parallel with the southwesterly right-of-way line of said State Highway No. 130, to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;  
2. South 47°02'38" West, 300.08 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;  
3. South 74°59'03" West, 1197.08 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;  
4. North 15°07'05" West, 145.04 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner on the easterly line of a Lone Star Gas Easement recorded in Volume 3929, Page 698 of the Official Public Records of Travis County;  
5. North 15°46'45" East, 436.51 feet along the easterly line of said Lone Star Gas Easement to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;  
6. North 74°59'03" East, 606.08 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;  
7. North 28°39'17" East, 402.09 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;  
8. South 61°20'43" East, 92.74 feet to a 1/2-inch iron rod found for corner;  
9. South 61°03'11" East, 138.71 feet to a 1/2-inch iron rod with an aluminum cap stamped "TXDOT" found on the southwesterly right-of-way line of said State Highway No. 130; from which a 1/2-inch iron rod with an aluminum cap stamped "TXDOT" found, marking a corner in the southwesterly right-of-way line of said State Highway No. 130 bears North 36°53'50" West, 310.87 feet;

THENCE, South 36°52'02" East, 1081.74 feet to the POINT OF BEGINNING, and containing 17.544 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the Surface and shown in U.S. Survey Feet. To convert grid distances to surface, apply the combined SURFACE to GRID scale factor of 0.999940004. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

GENERAL NOTES:

1. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN 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.
2. PRIOR TO CONSTRUCTION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN'S DEVELOPMENT SERVICES DEPARTMENT.
3. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
4. ELECTRIC SERVICE WILL BE PROVIDED BY AUSTIN ENERGY.
5. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
6. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS UNLESS OTHERWISE DESCRIBED.
7. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
8. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREET AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: BLUE BLUFF RD. 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.
9. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG SH-130 AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS ALONG SH-130 ARE SUBJECT TO THE APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION AT THE SITE PLAN PHASE. 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.
10. 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 EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
11. STANDARD STREET SIGNS WILL BE INSTALLED AT ALL STREET INTERSECTIONS.
12. A 10' PUBLIC UTILITY EASEMENT IS HEREBY RESERVED ADJACENT TO ALL STREET RIGHT-OF-WAY.
13. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOTS 1, BLOCK 1 REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
14. EROSION / SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION OF EACH LOT, INCLUDING SINGLE-FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC AND THE ENVIRONMENTAL CRITERIA MANUAL.
15. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
16. WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT DISTANCE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS, PARKED CARS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY THE CITY OF AUSTIN AT THE OWNERS EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITH THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
17. 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.
18. 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.
19. PRIOR TO FUTURE CONSTRUCTION, EXCEPT DETACHED SINGLE-FAMILY, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
20. 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 CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
21. 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 BUILDING, 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.
22. ALL LOT AND RIGHT-OF-WAY CORNERS SHALL BE MONUMENTED WITH A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA" UNLESS OTHERWISE NOTED.
23. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS) POST PROCESSING. ALL DISTANCES SHOWN HEREON ARE ON THE SURFACE. TO CONVERT SURFACE DISTANCES TO THE GRID, APPLY THE COMBINED SURFACE TO GRID SCALE FACTOR OF 0.999940004. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
24. WATERWAY SETBACKS AS DEFINED BY THE LAND DEVELOPMENT CODE MAY BE LOCATED ON THIS PROPERTY. DEVELOPMENT IS LIMITED WITHIN WATERWAY SETBACKS.
25. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING, OR OTHER OBSTRUCTIONS ARE PERMITTED IN THE DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
26. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, BLUE BLUFF SUBDIVISION, RECORDED IN VOL. 87/PG. 107C OF TRAVIS COUNTY PLAT RECORDS, SHALL APPLY TO THIS RESUBDIVISION PLAT.
27. ALL ACTIVITIES WITHIN A CRITICAL ENVIRONMENTAL FEATURE AND ASSOCIATED SETBACK MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
28. 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.
29. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.
30. PARKLAND DEDICATION HAS BEEN PROVIDED FOR 267 UNITS BY THE RECORDATION OF PARKLAND EASEMENT NUMBER \_\_\_\_\_, AND FEES IN LIEU OF LAND AND PARK DEVELOPMENT.

CASE NO. C8-2019-0104.0A

Kimley»Horn					
601 NW Loop 410, Suite 350 San Antonio, Texas 78216			FIRM # 10193973	Tel. No. (210) 541-9166 www.kimley-horn.com	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NA	JAB	JGM	04/16/2020	069244509	2 OF 2

DWG NAME: \ISNA\FP01\DATA\PROJECT\NA\_SURVEY\WILDHORSE PARKS\DE-130 DEVELOPMENT\069241737-130-PARMER - CORNERBROOK\DWG\PLAT\17544AC CORNERBROOK PLAT.DWG PLOTTED BY: GONZALEZ, DAVID 5/26/2020 9:57 AM LAST SAVED 4/16/2020 9:16 PM