SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2017-0235.2A **Z.A.P. DATE:** 9/15/2020

SUBDIVISION NAME: Bella Fortuna Phase 2 Final Plat

AREA: 18.86 acres **LOT(S)**: 68

OWNER/APPLICANT: Clayton Properties Group, Inc.(Adam Boenig)
AGENT: Doucet & Assoc. (Davood Salek)

ADDRESS OF SUBDIVISION: Approx. 11300 Bradshaw Road

GRIDS: G-10 **COUNTY:** Travis

WATERSHED: Onion Creek **JURISDICTION:** 2-Mile ETJ

EXISTING ZONING: N/A **MUD:** N/A

PROPOSED LAND USE: Single Family, Drainage, Landscape

ADMINISTRATIVE WAIVERS: N/A

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on all internal streets.

DEPARTMENT COMMENTS: The request is for approval of the Bella Fortuna Phase 2 Final Plat consisting of 68 lots on 18.62 acres. Water and wastewater will be provided by the City of Austin.

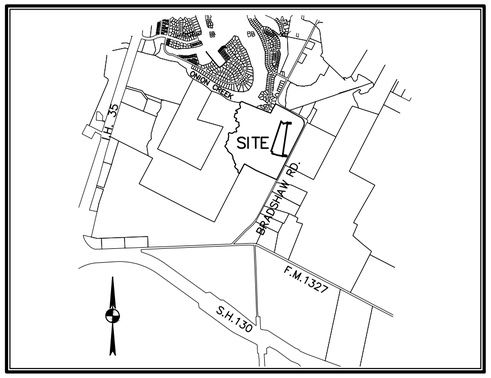
STAFF RECOMMENDATION: The staff recommends approval of this final plat. This plan meets all applicable County, State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Sarah Sumner **PHONE:** 512-854-7687
Email address: sarah.sumner@traviscountytx.gov

VICINITY MAP

NOT TO SCALE



BELLA FORTUNA PHASE 2 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 SUBDVISION'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.

D&A DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetandassociates.com
TBPLS Firm No.: 10105800
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Date:	07/23/2020
Scale:	N/A
Drawn by:	JWF/JRT
Reviewer:	GC
Project:	1814-001
Sheet:	1 OF 5
Field Book:	N/A
Party Chief:	AM
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X:\Departments\Geospatial\Projects\1814-001 Bella Fortuna Brohn Homes\CADD\dwg\Working\1814-001 - PLAT PHASE 2.dwg

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BELLA FORTUNA PHASE 2 SUBDIVISION

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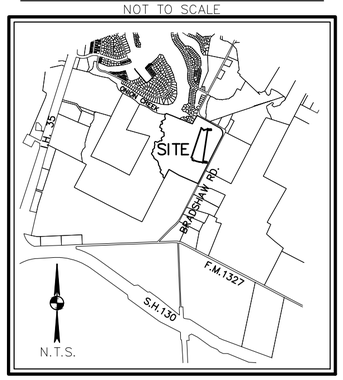
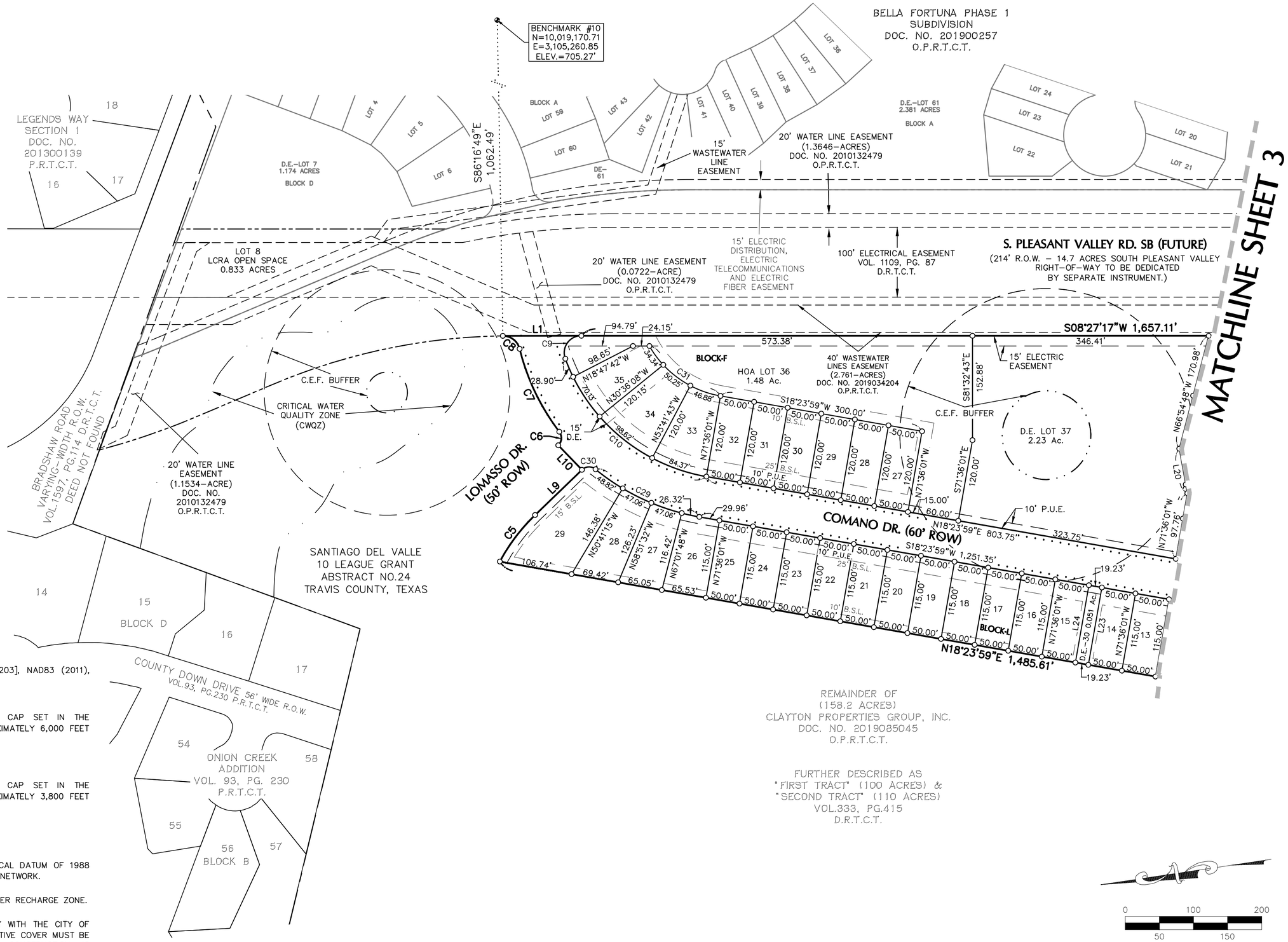


LEGEND

	SUBJECT PROPERTY LINE
	LOT LINE
	EXISTING PROPERTY LINE
	RIGHT-OF-WAY [R.O.W.] LINE
	4' SIDEWALK REQUIRED
(S.L.E.)	SIGHT LINE EASEMENT
●	1/2" IRON ROD FOUND [UNLESS OTHERWISE NOTED]
○	1/2" IRON ROD WITH "DOUCET" CAP SET
R.O.W.	RIGHT-OF-WAY
H.O.A.	HOME OWNERS ASSOCIATION LOT
L.S.	LANDSCAPE LOT
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
P.O.B.	POINT OF BEGINNING
VOL.	VOLUME
PG.	PAGE
DOC.	DOCUMENT
NO.	NUMBER
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS



BASIS OF BEARINGS:

IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE [4203], NAD83 (2011), EPOCH 2010. ALL DISTANCES ARE GRID VALUES.
UNITS: U.S. SURVEY FEET.

BENCHMARKS:

BENCHMARK #10 – 1/2" IRON ROD WITH ALUMINUM CAP SET IN THE NORTHEAST RIGHT-OF-WAY OF BRADSHAW ROAD APPROXIMATELY 6,000 FEET NORTHEAST OF THE INTERSECTION WITH FM 1327.
NORTHING: 10,019,170.71
EASTING: 3,105,260.85
ELEVATION: 705.27'

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ELEVATION: 724.63'

ELEVATION NOTE:

ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 USING GEOID 12B, OBSERVED USING THE LEICA SMARTNET NETWORK.

EDWARDS AQUIFER:

THIS PROJECT IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

CRITICAL ENVIRONMENT FEATURES:

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H.O.A. LOTS: 1
TOTAL PHASE 2 LOTS: 68
STREET R.O.W. = 4.077 AC.
TOTAL AREA: 18.620 AC.

UTILITY PROVIDERS:

WATER: CITY OF AUSTIN
WASTEWATER: CITY OF AUSTIN

BUILDING SETBACKS:

FRONT =25'
REAR=10'
SIDE YARD=5'
STREET SIDE YARD=15'

0 50 100 150 200
GRAPHIC SCALE: 1" = 100'

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X:\Departments\Geospatial\Projects\1814-001 Bella Fortuna Brohn Homes\CADD\dwg\Working\1814-001 – PLAT PHASE 2.dwg

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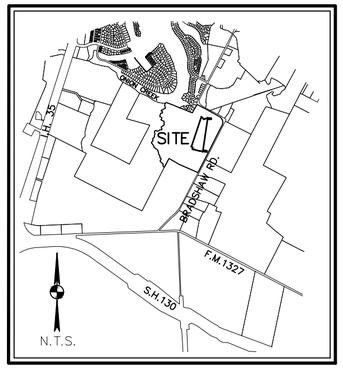
BELLA FORTUNA PHASE 2 SUBDIVISION

VICINITY MAP



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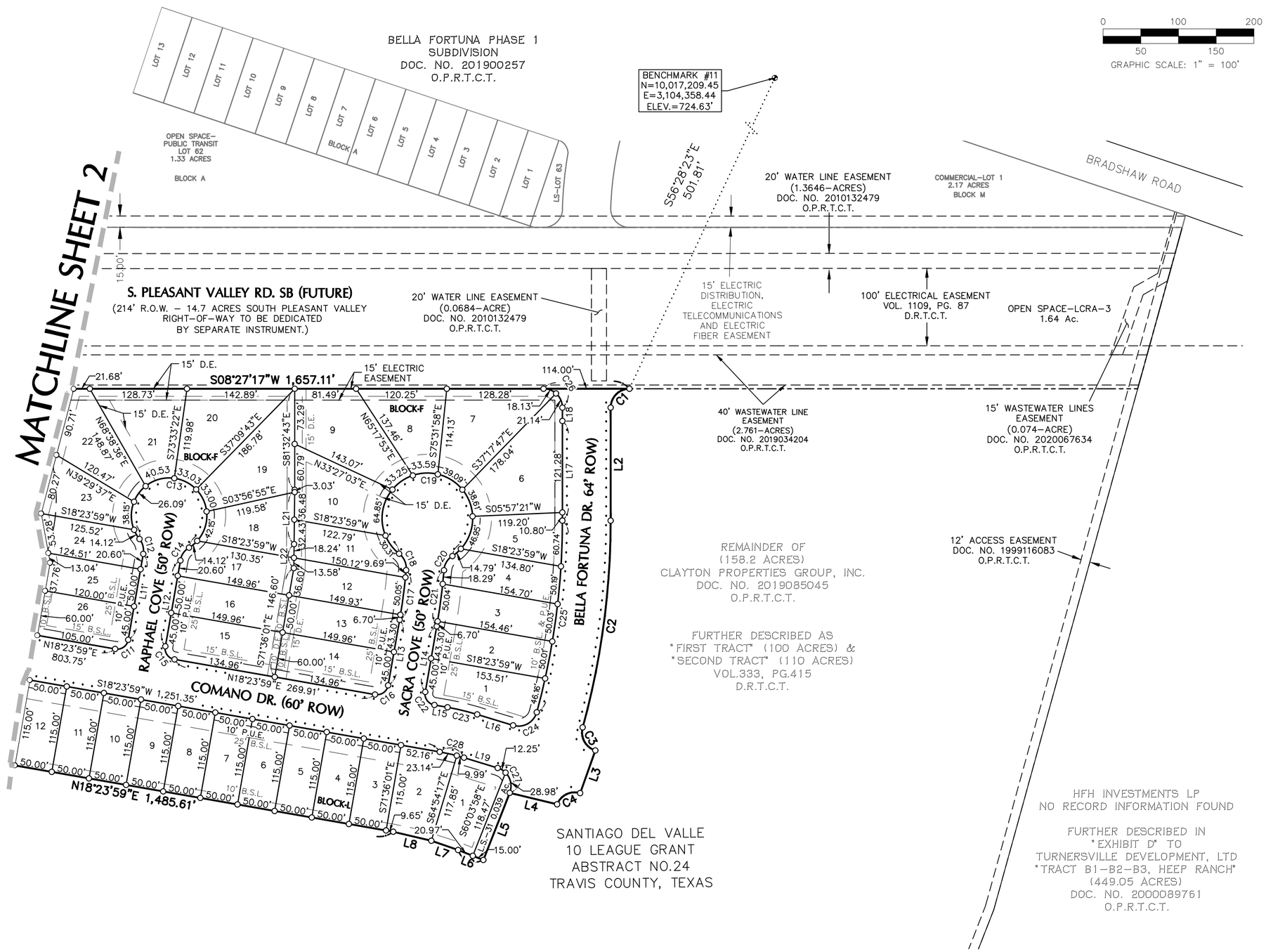

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BELLA FORTUNA PHASE 2 SUBDIVISION

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	39.27'	25.00'	90°00'00"	N36°32'43"W	35.36'
C2	277.55'	1,032.00'	15°24'34"	N73°50'25"W	276.72'
C3	38.59'	25.00'	88°26'04"	S69°38'50"W	34.87'
C4	37.35'	25.00'	85°35'54"	N17°22'09"W	33.97'
C5	85.93'	275.00'	17°54'13"	S44°25'38"E	85.58'
C6	21.84'	15.00'	83°25'13"	S77°11'08"E	19.96'
C7	135.61'	330.00'	23°32'42"	N72°52'36"E	134.66'
C8	33.59'	25.00'	76°58'33"	N46°09'41"E	31.12'
C9	48.09'	25.00'	110°12'31"	S46°38'58"E	41.01'
C10	282.02'	270.00'	59°50'48"	N48°19'23"E	269.37'
C11	23.56'	15.00'	90°00'00"	N26°36'01"W	21.21'
C12	21.03'	25.00'	48°11'23"	S84°18'18"W	20.41'
C13	241.19'	50.00'	276°22'46"	N18°23'59"E	66.67'
C14	21.03'	25.00'	48°11'23"	S47°30'20"E	20.41'
C15	23.56'	15.00'	90°00'00"	N63°23'59"E	21.21'
C16	23.56'	15.00'	90°00'00"	N26°36'01"W	21.21'
C17	66.45'	788.00'	4°49'53"	N74°00'58"W	66.43'
C18	24.66'	25.00'	56°30'27"	S75°18'52"W	23.67'
C19	301.45'	60.00'	287°51'42"	N10°59'29"E	70.65'
C20	22.54'	25.00'	51°39'10"	S50°54'15"E	21.78'
C21	75.03'	838.00'	5°07'49"	S74°09'55"E	75.01'
C22	23.56'	15.00'	90°00'00"	N63°23'59"E	21.21'
C23	40.49'	330.00'	7°01'49"	N21°54'53"E	40.47'
C24	40.04'	25.00'	91°45'18"	N20°26'51"W	35.89'
C25	257.14'	968.00'	15°13'13"	N73°56'06"W	256.39'
C26	39.27'	25.00'	90°00'00"	S53°27'17"W	35.36'
C27	41.24'	25.00'	94°30'14"	S72°40'55"W	36.72'
C28	33.13'	270.00'	7°01'49"	S21°54'53"W	33.11'
C29	169.27'	330.00'	29°23'19"	S33°05'39"W	167.42'
C30	21.80'	15.00'	83°15'50"	S06°09'23"W	19.93'
C31	131.47'	150.00'	50°13'02"	S43°30'30"W	127.30'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S08°24'49"W	115.17'
L2	N81°32'43"W	149.88'
L3	N61°58'18"W	60.06'
L4	N21°59'10"E	64.62'
L5	N60°03'58"W	95.55'
L6	N29°56'02"E	35.97'
L7	N27°30'52"E	37.57'
L8	N21°44'51"E	51.97'
L9	S35°28'31"E	95.46'
L10	N54°23'58"E	50.00'
L11	N71°36'01"W	115.60'
L12	S71°36'01"E	115.60'
L13	N71°36'01"W	88.30'
L14	S71°36'01"E	88.30'
L15	N18°23'59"E	17.68'
L16	N25°25'48"E	49.71'
L17	N81°32'43"W	132.08'
L18	N81°32'43"W	17.79'
L19	S25°25'48"W	46.68'
L20	S88°10'54"W	66.32'
L21	S80°56'57"E	71.95'
L22	S80°56'57"E	31.82'
L23	N71°36'01"W	115.00'
L24	N71°36'01"W	115.00'

LOT TABLE, BLOCK F		
LOT #	SQUARE FOOTAGE	ACREAGE
1	9,473	0.217
2	7,709	0.177
3	7,727	0.177
4	7,510	0.172
5	7,181	0.165
6	13,464	0.309
7	11,781	0.270
8	9,162	0.210
9	11,697	0.269
10	9,935	0.228
11	7,070	0.162
12	7,474	0.172
13	7,498	0.172
14	8,949	0.205
15	8,949	0.205
16	7,498	0.172
17	7,292	0.167
18	8,137	0.187
19	10,342	0.237
20	11,226	0.258
21	8,217	0.189
22	8,251	0.189
23	7,195	0.165
24	6,495	0.149
25	6,028	0.138
26	7,152	0.164
27	6,000	0.138
28	6,000	0.138
29	6,000	0.138
30	6,000	0.138
31	6,000	0.138
32	6,000	0.138
33	7,875	0.181
34	7,875	0.181
35	7,792	0.179
36	64,281	1.476
37	96,902	2.225

LOT TABLE, BLOCK L		
LOT #	SQUARE FOOTAGE	ACREAGE
1	7,575	0.174
2	7,965	0.183
3	5,750	0.132
4	5,750	0.132
5	5,750	0.132
6	5,750	0.132
7	5,750	0.132
8	5,750	0.132
9	5,750	0.132
10	5,750	0.132
11	5,750	0.132
12	5,750	0.132
13	5,750	0.132
14	5,750	0.132
15	5,750	0.132
16	5,750	0.132
17	5,750	0.132
18	5,750	0.132
19	5,750	0.132
20	5,750	0.132
21	5,750	0.132
22	5,750	0.132
23	5,750	0.132
24	5,750	0.132
25	5,750	0.132
26	7,017	0.161
27	6,709	0.154
28	7,680	0.176
29	14,104	0.324

ROADWAY TABLE			
STREET NAME	R.O.W. WIDTH	LINEAR FEET	ACRES
COMANO DRIVE	60' R.O.W.	1,810'	2.560
RAPHAEL COVE	50' R.O.W.	237'	0.343
SACRA COVE	50' R.O.W.	303'	0.475
BELLA FORTUNA DRIVE	64' R.O.W.	467'	0.699
TOTAL		3,219'	4.077

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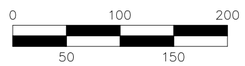

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BELLA FORTUNA PHASE 2 SUBDIVISION

OWNER'S ACKNOWLEDGMENT:

STATE OF TEXAS }
COUNTY OF TRAVIS }

KNOW ALL MEN BY THESE PRESENTS:

THAT CLAYTON PROPERTIES GROUP, INC. A TENNESSEE CORPORATION DOING BUSINESS IN TEXAS AS BROHN HOMES, OWNER OF THAT CERTAIN 158.2 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE, 10–LEAGUE GRANT, ABSTRACT NUMBER 24, SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED AS RECORDED IN DOCUMENT NO. 2019085045, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 18.620 ACRES OF LAND PURSUANT TO TITLE 30 OF THE AUSTIN CITY CODE AND CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, AND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

BELLA FORTUNA PHASE 2 SUBDIVISION

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREET 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.

CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION DOING BUSINESS IN TEXAS AS BROHN HOMES
BY: CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION DOING BUSINESS IN TEXAS AS BROHN HOMES, GENERAL PARTNER,

BY; BCP GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, MANAGING MEMBER

BY: _____

ADAM B. BOENIG, VICE PRESIDENT
6720 VAUGHT RANCH RD. STE. 200
AUSTIN, TX 78730

STATE OF TEXAS }
COUNTY OF TRAVIS }

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY REPUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ADAM B. BOENIG, KNOWN 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 CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2020

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
MY COMMISSION EXPIRES ON:

STATE OF TEXAS }
COUNTY OF TRAVIS }

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND IT'S CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2020 AT _____ O'CLOCK __M., DULY RECORDED ON THE _____ DAY OF _____, 2020 AT _____ O'CLOCK __M. IN DOCUMENT NO. _____, OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

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

DANA DEBEAUVOIR
COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

STATE OF TEXAS }
COUNTY OF TRAVIS }

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, TEXAS, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 2020, 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 COURT OF SAID COUNTY, THE _____ DAY OF _____, 2020 A.D.

DANA DEBEAUVOIR
COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

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.

AUSTIN ENERGY STANDARD NOTES:

1. 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.
2. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE AUSTIN ENERGY WITH AN 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 WITCH CHAPTER 25–8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
3. 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.
4. 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.
5. OWNER MAY NOT PLACE, ERECT, CONSTRUCT OR MAINTAIN THE FOLLOWING WITHIN ELECTRIC TRANSMISSION EASEMENT: ANY PERMANENT STRUCTURES, INCLUDING, BUT NOT LIMITED TO HABITABLE STRUCTURES SUCH AS HOMES, MOBILE HOMES, GARAGES, OR OFFICES, ANY STRUCTURE OF ANY KIND IN SUCH PROXIMITY TO THE ELECTRIC TRANSMISSION OR DISTRIBUTION LINES, POLES, STRUCTURES, TOWERS, OR APPURTENANT FACILITIES AS WOULD CONSTITUTE A VIOLATION OF THE NATIONAL ELECTRIC SAFETY CODE IN EFFECT AT THE TIME THE STRUCTURE IS ERECTED, NOR ANY STRUCTURES, INCLUDING BUT NOT LIMITED TO, FENCES, STORAGE SHEDS, DRAINAGE, FILTRATION, ONSITE SEPTIC FIELDS OR DETENTION PONDS WHICH WOULD IMPAIR AUSTIN ENERGY'S ACCESS TO THE TRANSMISSION EASEMENTS OR ITS LINES, POLES, STRUCTURES, TOWERS OR APPURTENANT FACILITIES IN THE EASEMENTS.
6. THE OWNER/DEVELOPER OF THIS PROPERTY SHALL PROVIDE AUSTIN ENERGY WITH 24 HOUR ACCESS ACROSS THE PROPERTY TO THE EASEMENT, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF ELECTRIC FACILITIES IF THE SUBDIVISION IMPEDES FULL ACCESS TO OUR EASEMENT, AN SEPARATE ACCESS EASEMENT MAY BE REQUIRED, IF THE PROPOSED SUBDIVISION IMPEDES FULL ACCESS TO OUR FACILITIES.
7. ANYTHING INSTALLED IN THE EASEMENT ROW (PAVEMENT, BRIDGES, SUBSURFACE INFRASTRUCTURE, WALLS, ETC.) MUST BE DESIGNED TO SUPPORT A 46,000 LB TANDEM AXLE (5 FOOT SPACING). AUSTIN ENERGY WILL NOT BE RESPONSIBLE FOR DAMAGE DONE TO FACILITIES PLACED IN THE EASEMENT OR TO FACILITIES PLACED OUTSIDE THE EASEMENT (SUCH AS WALLS) THAT ARE DAMAGED A RESULT OF AE EQUIPMENT TRAVERSING THE EASEMENT TO ENSURE SAFETY AND ACCESS BY AUSTIN ENERGY AND THEIR CONTRACTORS.

ENGINEER'S CERTIFICATION:

STATE OF TEXAS }
COUNTY OF TRAVIS }

I, DAVOOD SALEK, 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 AUSTIN CODE OF 2002, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. NO PORTION OF THE TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) #48453C0595K, TRAVIS COUNTY, TEXAS DATED JANUARY 22, 2020 AND #48453C0685J, TRAVIS COUNTY, TEXAS DATED JANUARY 22, 2020.

_____ 7/24/20
DAVOOD SALEK, P.E. DATE
P.E. NUMBER 87888
DOUCET & ASSOCIATES, INC.
7401 B HIGHWAY 71 WEST
SUITE 160
AUSTIN, TX 78735
512.583.2600

STATE OF TEXAS
DAVOOD SALEK
87888
REGISTERED
PROFESSIONAL ENGINEER

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS }
COUNTY OF TRAVIS }

I, GARRETT CAVAIUOLO, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE TITLE 30 OF THE AUSTIN CODE OF 2002, AS AMENDED, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.

_____ 07/23/2020
GARRETT CAVAIUOLO R.P.L.S. DATE
TEXAS REGISTRATION NO. 6714
DOUCET & ASSOCIATES, INC.
7401 B HIGHWAY 71 WEST
SUITE 160
AUSTIN, TX 78735
512.583.2600
GCAVAIUOLO@DOUCETENGINEERS.COM

STATE OF TEXAS
REGISTERED
GARRETT CAVAIUOLO
6714
PROFESSIONAL
LAND SURVEYOR

ZONING AND PLATTING COMMISSION:

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THE _____ DAY OF _____, 2020 A.D.

_____ _____
JOLENE KIOLBASSA, CHAIRPERSON ANA AGUIRRE, SECRETARY

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

_____
DENISE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE 2–MILE EXTRATERRITORIAL JURISDICTION OF THE CITY OF AUSTIN ON THIS THE ____ DAY OF _____, 2020 A.D.

GENERAL NOTES:

1. WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF AUSTIN.
2. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUN–OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS, DETENTION AND WATER QUALITY WILL BE PROVIDED BY ON–SITE WATER QUALITY AND DETENTION POND. THIS POND WILL BE OWNED AND MAINTAINED BY CITY OF AUSTIN.
3. 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 _____. THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THIS 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 IN DOCUMENT #_____ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
4. ALL RESIDENTIAL LOTS IN BELLA FORTUNA PHASE 2 SHALL BE SUBJECT TO THE HOMEOWNERS ASSOCIATION DOCUMENTS AS RECORDED IN DOCUMENT NO. 2019188623 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
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 AND REPLATTING MAY BE REQUIRED AT THE OWNER'S EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
6. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES ARE TO BE CONSTRUCTED AND INSTALLED TO THE CITY OF AUSTIN STANDARDS.
7. 4' PUBLIC SIDEWALKS BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS: COMANO DR., BELLA FORTUNA DR., RAPHAEL COVE, SACRA COVE, AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. (TITLE 30, 30–3–191)
8. TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
9. ALL BUILDING FOUNDATIONS ON SLOPES OF FIFTEEN (15) PERCENT AND OVER AND ON FILL PLACED UPON SLOPES FIFTEEN (15) PERCENT AND OVER MUST UTILIZE DESIGN AND CONSTRUCTION PRACTICES CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER QUALIFIED TO PRACTICE IN THIS FIELD.
10. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
11. 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. THE WATER AND WASTEWATER UTILITY CONSTRUCTION MUST BE INSPECTED BY THE CITY. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
12. THE WATER QUALITY AND DRAINAGE EASEMENTS SHOWN ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE PURSUANT TO CHAPTERS 30–4 AND 30–5(A) OF TITLE 30. THE USE AND MAINTENANCE OF THESE EASEMENTS IS RESTRICTED BY CHAPTERS 30–4 AND 30–5 OF TITLE 30, THEREOF.
13. MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE ACCORDING TO THE CITY OF AUSTIN STANDARDS.
14. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
15. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
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. 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.
18. 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.
19. 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 AUSTIN WATER UTILITY.
20. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
21. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
22. WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNER'S EXPENSE. THE PROPERTY OWNER OR H.O.A. IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
23. TRAFFIC MOVEMENT ON COMANO ROAD AT THE FUTURE PLEASANT VALLEY ROAD IS RESTRICTED TO RIGHT–IN AND RIGHT–OUT. FUTURE SOUTH PLEASANT VALLEY ROAD IS EXPECTED TO BE CONSTRUCTED BETWEEN 2022 AND 2024.
24. PARKLAND DEDICATION FOR 64 RESIDENTIAL UNITS HAS BEEN PROVIDED BY THE DESIGNATION OF LOT HOA 36 AS A PARK. THE LOTS WILL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION/PROPERTY OWNER'S ASSOCIATION. UPON ANNEXATION FOR ALL PURPOSES, THESE LOTS SHALL BE DEDICATED TO THE CITY OF AUSTIN AND THEREAFTER MAINTAINED BY THE CITY.
25. ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENT FEATURES (C.E.F.) BUFFER 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.
26. ONE OR MORE LOTS WITHIN THE SUBDIVISION CONTAINS A CRITICAL ENVIRONMENTAL FEATURE BUFFER AND DEVELOPMENT ACTIVITIES AND ADDITIONAL RESTRICTION MAY APPLY.

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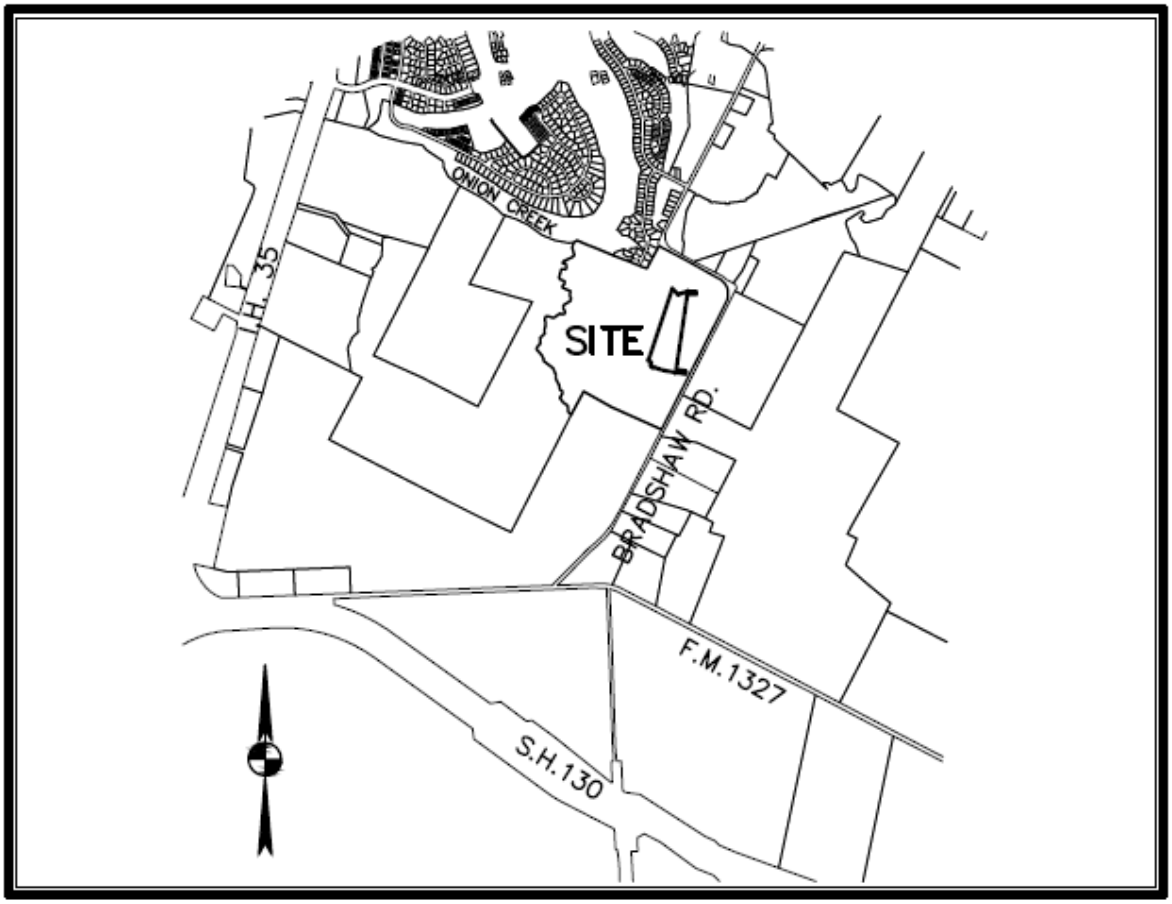
www.doucetandassociates.com
TBPLS Firm No.: 10105800
TBPE Firm No.:F-3937

Date:	07/23/2020
Scale:	N/A
Drawn by:	JWF/JRT
Reviewer:	GC
Project:	1814–001
Sheet:	5 OF 5
Field Book:	N/A
Party Chief:	AM
Survey Date:	10/09/2017

Bella Fortuna Phase 2 Final Plat

Location Map

VICINITY MAP

NOT TO SCALE