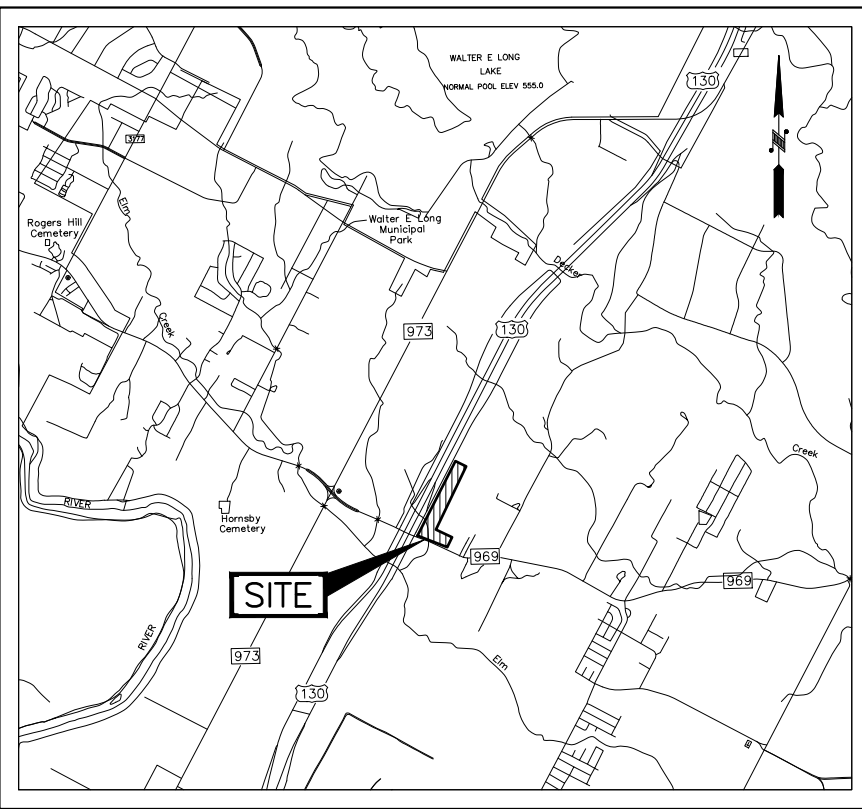


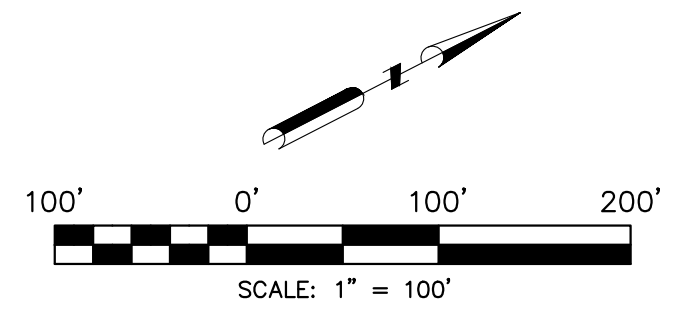
SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2010-0008.1A**Z.A.P. DATE:** 9/15/2020**SUBDIVISION NAME:** Elm Creek Centre Phase 1**AREA:** 8.544 acres**LOT(S):** 4**OWNER/APPLICANT:** CB2Ls, LLC (Buckner Baccus)**AGENT:** Agent: Jones Carter (Ryan LaMarre)**ADDRESS OF SUBDIVISION:** 12500 FM 969 RD**GRIDS:** R-21**COUNTY:** Travis**WATERSHED:** Elm Creek**JURISDICTION:** 2-Mile
ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** Commercial**ADMINISTRATIVE WAIVERS:** N/A**VARIANCES:** None**SIDEWALKS:** Sidewalks are not required by Texas Department of Transportation**DEPARTMENT COMMENTS:** The request is for approval of the Elm Creek Centre Phase 1 Final Plat consisting of 4 commercial lots on 8.544 acres. Water provided by Manville Water Supply Corporation and waste water by on-site septic system.**STAFF RECOMMENDATION:** The staff recommends approval of this resubdivision. This plan meets all applicable County, State and City of Austin LDC requirements.**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Sarah Sumner**PHONE:** 512-854-7687Email address: sarah.sumner@traviscountytx.gov

ELM CREEK CENTRE—PHASE 1
8.544 ACRE TRACT
A PORTION OF
A CALLED 21.372 ACRES
DOCUMENT NO. 2007209499
TRAVIS COUNTY, TEXAS

May 1, 2020

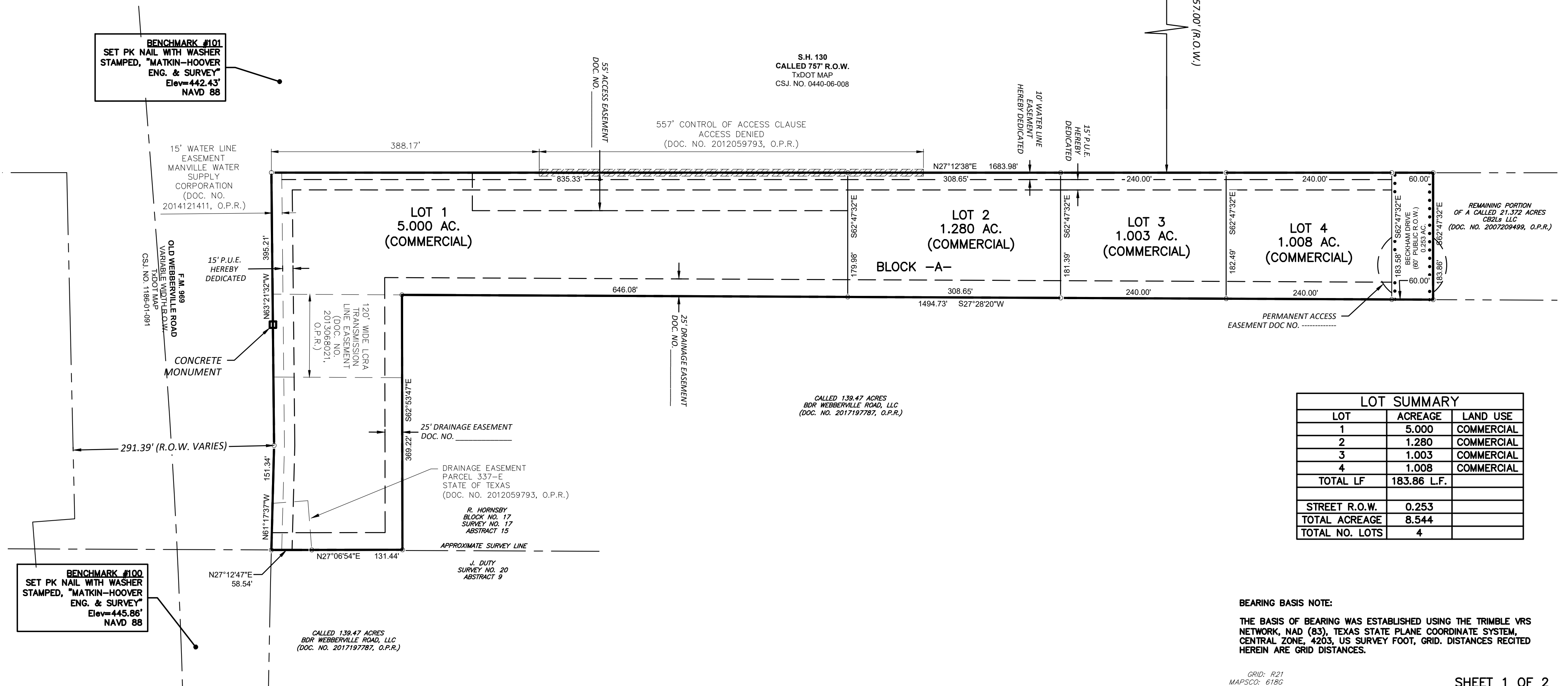


VICINITY MAP
N.T.S.



LEGEND

- IRON ROD FOUND
- 5/8" IRON ROD SET W/CAP
STAMPED "MATKINHOOVER"
- SIDEWALKS
- PROPOSED BOUNDARY LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- - - - EXISTING EASEMENT LINE
- CONCRETE MONUMENT



| LOT SUMMARY | | |
|----------------|-------------|------------|
| LOT | ACREAGE | LAND USE |
| 1 | 5.000 | COMMERCIAL |
| 2 | 1.280 | COMMERCIAL |
| 3 | 1.003 | COMMERCIAL |
| 4 | 1.008 | COMMERCIAL |
| TOTAL LF | 183.86 L.F. | |
| STREET R.O.W. | 0.253 | |
| TOTAL ACREAGE | 8.544 | |
| TOTAL NO. LOTS | 4 | |

BEARING BASIS NOTE:

THE BASIS OF BEARING WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD (83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY FOOT, GRID. DISTANCES RECITED HEREIN ARE GRID DISTANCES.

GRID: R21
MAPSCO: 618C

SHEET 1 OF 2

UTILITY CONTACT INFORMATION:

ELECTRIC SERVICES — AUSTIN ENERGY — PHONE: 512-494-9400
GAS SERVICES — TEXAS GAS SERVICES — 800-700-2443.
TELEPHONE & CABLE SERVICES — ATT — 800-288-2020
SANITARY SEWER SERVICES — OSSF
WATER SERVICES — MANVILLE WATER SUPPLY CORPORATION — 512-856-2488



APPLICATION SUBMITTAL DATE: July 1, 2019
PLAT PREPARATION DATE: May 1, 2020

| | |
|--|------------------|
| FILE: K:\15824\15824-0005-00 QuidTrip 4141, Austin, Texas\2 Design Phase\CAD\01 Civil\06 Plot\82-4141 Plot v2.dwg | |
| JOB NO: 15824-0005-00 | DRAWN BY: RWL |
| DATE: May 1, 2020 | CHECKED BY: WACM |
| SCALE: AS SHOWN | REVISED: |

ELM CREEK CENTRE — PHASE I
APPLICATION DATE: July 1, 2019

CASE#_C8J-2010-0008.1A

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

That CB2LS, LLC, being the owner of that certain 8.544 acres of land, a portion of a called 21.372 acres, out of the R. Hornsby, Block No. 17 Survey No. 17, Abstract 15, Document No. 2007209499 situated in Travis County, Texas, of the official public records of Travis County, Texas, does hereby subdivide said 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:

ELM CREEK CENTRE

And do hereby dedicate to the public, the use of the streets and easements shown hereon, subject to any easements and/or restrictions heretofore granted and not released.

WITNESS MY HAND, this the _____day of _____, 20____, A.D.
By: CB2LS, LLC

Owner
3600 N Capital of Texas Highway
Austin, TX 78746–3314

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 purpose and consideration therein expressed and in the capacity therein stated.

Notary Public, State of Texas

Print Notary’s Name
My Commission Expires:_____

I, Kyle L. Pressler, am authorized under the laws of the State of Texas to practice the profession of surveying, and hereby certify that this plat complies with Title 30, Austin/Travis County Subdivision Regulations, as amended, 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.

Kyle L. Pressler
Registered Professional Land Surveyor No. 6528
Date 5/1/2020
Matkin Hoover Engineering and Surveying
8 Spencer Road, Suite 300, Boerne, TX 78006

FLOOD PLAIN NOTE:

No portion of this tract is within the boundaries of the 500 year flood plain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM Map #48453C0490J dated August 18, 2014, and LOMR 17–06–0895p, effective date March 8, 2017, for Travis County, Texas.

I, William A.C. McAshan, a Registered Professional Engineer, do hereby certify that the information contained on this plat complies with Title 30, Austin/Travis County Subdivision Regulations, as amended, of the Land Development Code and the design and construction standards adopted by the City Austin, Texas.

William A.C. McAshan
Registered Professional Engineer No. 132371
Date 5/1/2020
JONES & CARTER, INC.
3100 Alvin Devane Blvd, Suite 150
Austin, Texas 78741

This subdivision plat is located within the 2–mile ETJ of the City of Austin on this the _____ day of _____, 20____.

ACCEPTED AND AUTHORIZED FOR RECORD by the Director, Development Services Department, City of Austin, County of Travis, Texas, this the ____ day of _____, 20____, A.D.

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

ELM CREEK CENTRE–PHASE 1 8.544 ACRE TRACT
A PORTION OF A CALLED 21.372 ACRES
DOCUMENT NO. 2007209499

TRAVIS COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF TRAVIS § May 1, 2020

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 Commissions 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 filling 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.

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. #0S0011143 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 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., in the Official Public Records of said County and State in Document No. _____.

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

STATE OF TEXAS: §
COUNTY OF TRAVIS: §

I, Dana Debeauvoir, Clerk of The County Court, 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 CLERK of said County the _____ day of _____, 20____, A.D.

Dana DeBeauvoir, County Clerk, Travis County, Texas

Deputy

NOTES:

1. No lot shall be occupied until the structure is connected to the Manville Water Supply Corp. water and connected to the OSSF.
2. The water and wastewater utility system serving this subdivision must be in accordance with the City of Austin Utility design criteria. The water utility plan must be reviewed and approved by Manville Water Supply Corp. All water construction must be inspected by the Manville Water Supply Corp. The landowner must pay the city inspection fee with the utility construction.
3. All drainage easements on private property shall be maintained by the property owner and his/her assigns.
 - a. 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.)
 - b. 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.
4. Prior to construction on this subdivision, a site development permit must be obtained from the City of Austin, Travis County, and Travis County Emergency Service District #12.
5. 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. All proposed construction or site alterations on Lot 1,2,3,4,5 Block A requires approval of a separate Development Permit.
6. Any relocation of electric facilities shall be at owners expense.
7. Austin Energy has the right to prune and/or remove trees, shrubbery and other obstructions to the extent necessary to keep the easements clear. The Utility will perform all tree work in compliance with the City of Austin Land Development Code.
8. 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 the City of Austin Land Development Code.
9. 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.
10. The owner shall be responsible for installation of temporary erosion control, revegetation and tree protection for electric utility work required to provide electric service to this project.
11. This subdivision plat was approved and recorded before the construction and acceptance of streets and other subdivision improvements. Pursuant to the terms of a Subdivision Construction Agreement between the subdivider and the City of Austin, Dated _____, 20____, the subdivider is responsible for the construction of all streets and facilities needed to serve the lots within the subdivision. This responsibility may be assigned in accordance with the terms of that agreement. For the Construction Agreement pertaining to this subdivision, see the separate instrument recorded in Doc#. _____ in the Official Public Records of Travis County, Texas
12. 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: Beckham 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.
13. 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.
14. Off–street loading and unloading facilities shall be provided on all commercial and industrial lots.
15. Streets shall be constructed per City of Austin Standards LDC 25–6–171(a).
16. All streets, drainage, sidewalks, erosion controls, and water and lines are required to be constructed and installed to City of Austin Standards.
17. Lots in this subdivision are restricted to non–residential use.
18. All joint use access easements shown hereon are to be maintained and/or repaired by the individual property owners sharing the easement. The costs associated with the maintenance and repair of the joint use access driveway shall be the sole responsibility of the property owners using the access and shared equally between the parties. Keep the area free of obstructions, structures, landscaping, fences and other material that may impair the joint use access easement from functioning as designed.
19. Lots 1, 2, and 3 are partially located within the 150ft Standard Setback of a Wetland Critical Environmental Feature and will require mitigation compliant with the Environmental Criteria Manual prior to disturbance.
20. Sidewalks are not required along SH 130. A variance to title 30–3–31 sidewalk installation in subdivisions was granted by the commissioner’s court on May 14, 2010.
21. Sidewalks are not required by Texas Department of Transportation to be installed along FM 969.

BEARING BASIS NOTE:

THE BASIS OF BEARING WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD (83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY FOOT, GRID. DISTANCES RECITED HEREIN ARE GRID DISTANCES.

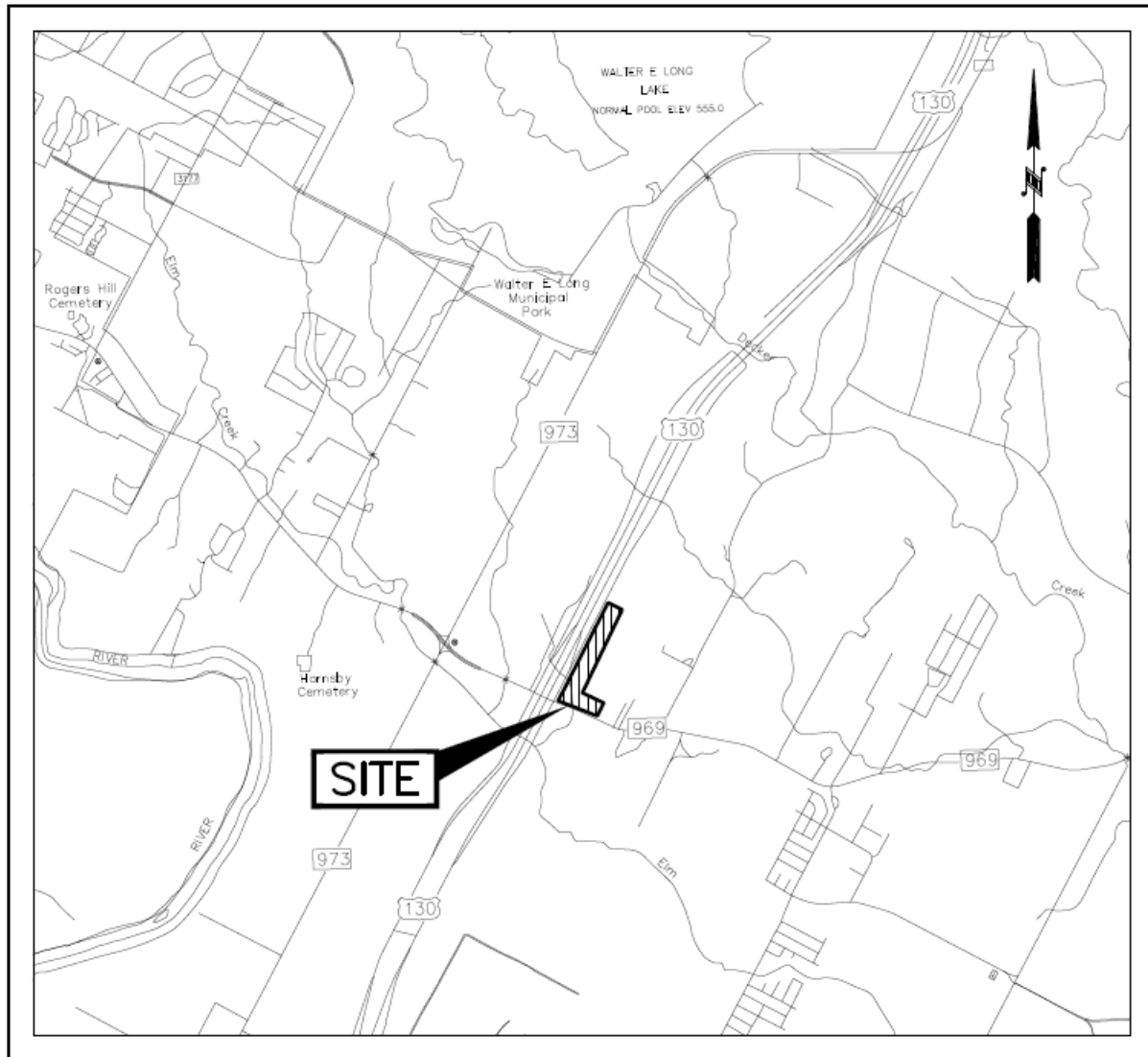
GRID: R21
MAPSCO: 618C

SHEET 2 OF 2

| | | | |
|--|---------------|-------------|------|
| FILE: K:\15824\15824-0005-00 QuikTrip 4141, Austin, Texas\2 Design Phase\CAD\01 Civil\06 Plat\82-4141 Plat v2.dwg | | | |
| JOB NO: | 15824–0005–00 | DRAWN BY: | RWL |
| DATE: | May 1, 2020 | CHECKED BY: | WACM |
| SCALE: | AS SHOWN | REVISED: | |
| ELM CREEK CENTRE – PHASE I APPLICATION DATE: July 1, 2019 | | | |

Elm Creek Centre Final Plat

Location Map



VICINITY MAP
N.T.S