

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2016-0145.4A**Z.A.P. DATE:** October 6, 2020**SUBDIVISION NAME:** Parker Creek Ranch Phase 4**AREA:** 29.674 acres**LOTS:** 105**APPLICANT:** Forestar USA Real Estate Group
(Daniel C. Bartok) / Jeanne Parker**AGENT:** BGE, Inc
(Brian J. Grace, P.E.)**ADDRESS OF SUBDIVISION:** 7620 Decker Lane**WATERSHED:** Decker Creek**COUNTY:** Travis**EXISTING ZONING:** SF-4A**JURISDICTION:** Full Purpose**PROPOSED LAND USE:** Single Family**VARIANCE:** none

STAFF RECOMMENDATION: Staff recommends approval of the plat, the plat meets all applicable State and City of Austin Land Development Code requirements. The case follows the preliminary plan approved on October 3, 2017.

DEPARTMENT COMMENTS: The request is for the approval of the Parker Creek Ranch Phase 4 composed of 105 lots on 29.674 acres. The applicant proposes to subdivide the property for residential uses, ponds, open space, and roads. 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



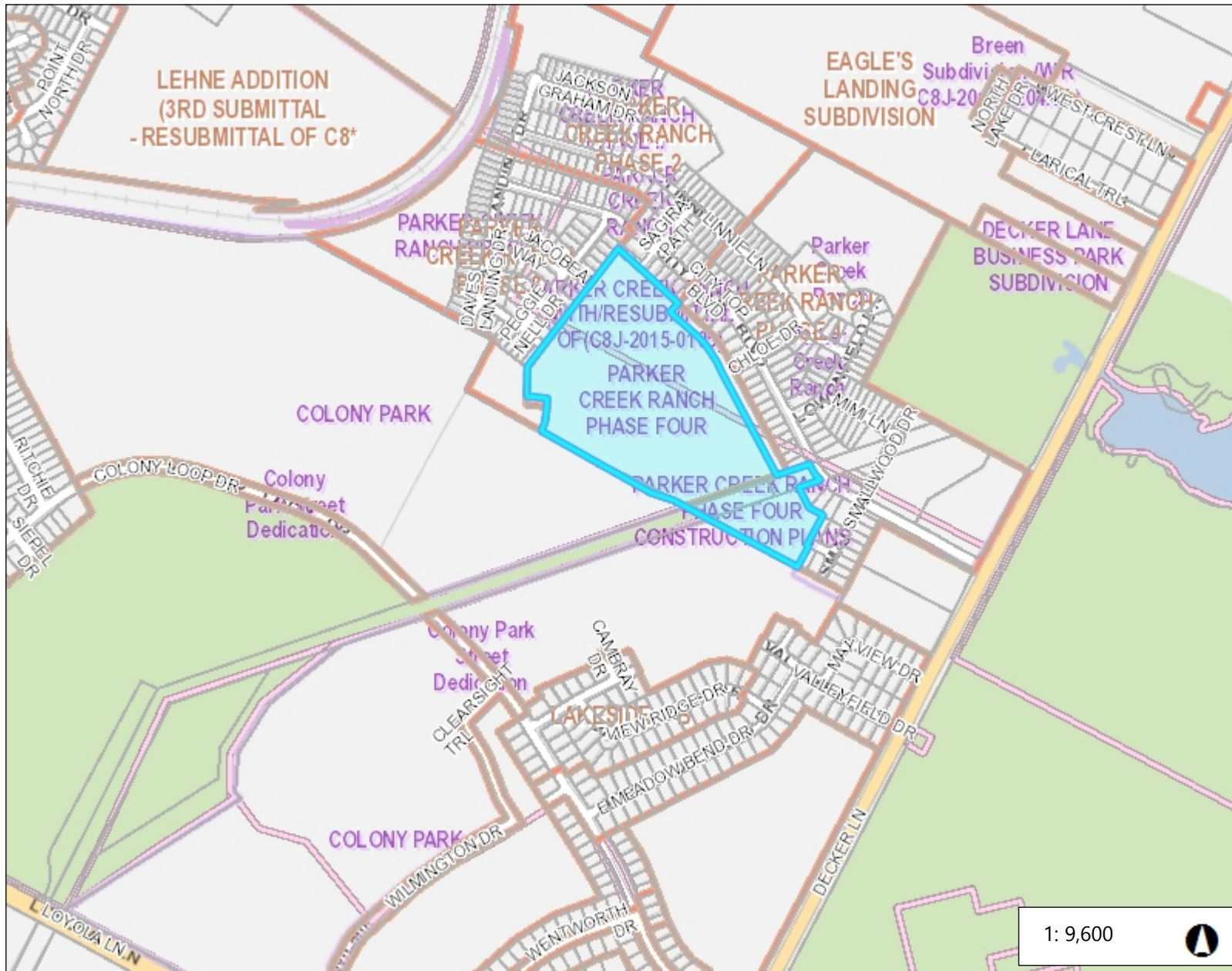
B-6

Property Profile

2 of 5

Legend

- Street Labels
- TCAD Parcels
- Recorded Subdivision
- Subdivision Review Cases (All)
- Zoning Ordinance
- Urban Home Infill Option
- Cottage Lot Infill Option



1: 9,600



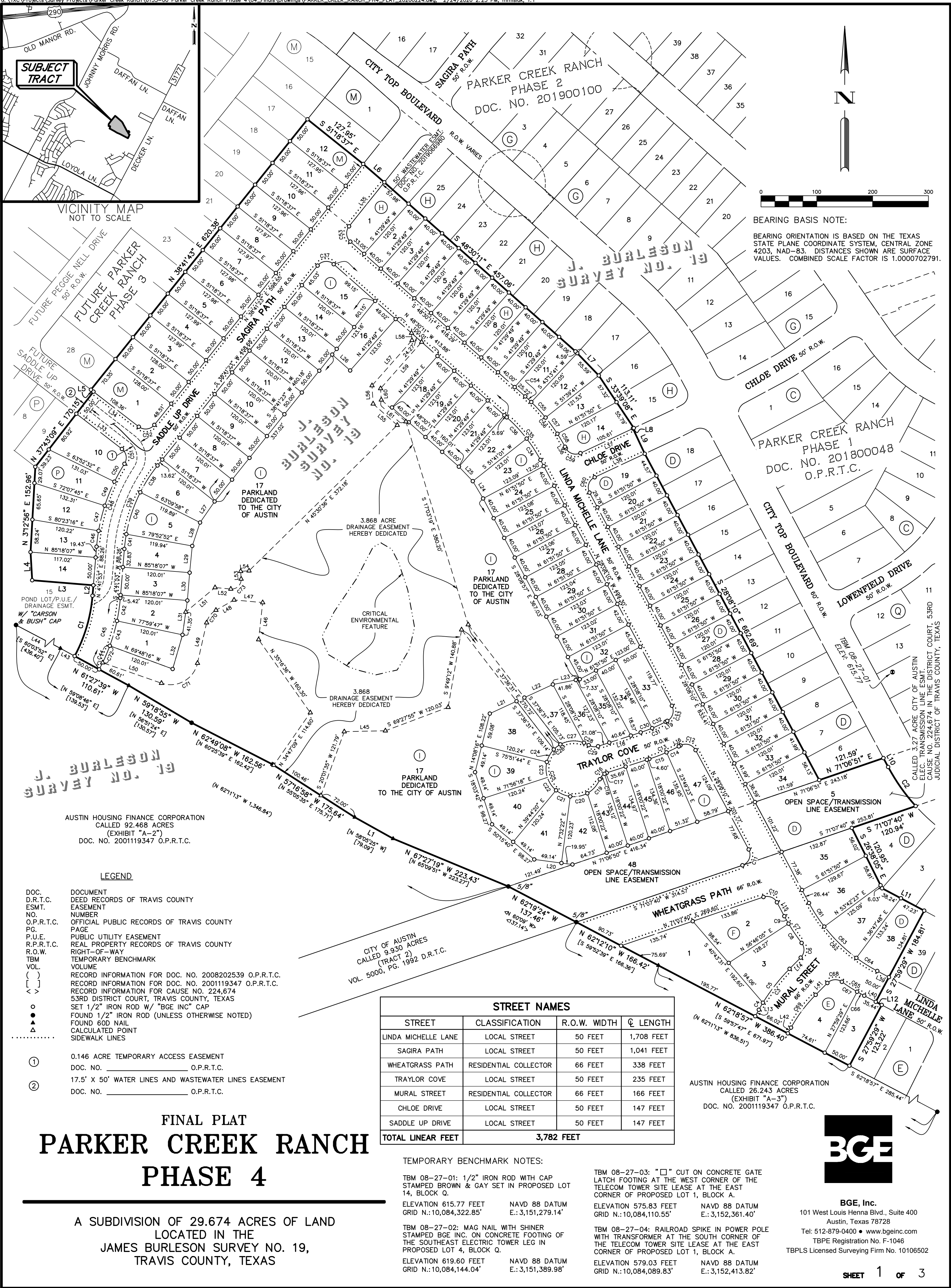
0.3 0 0.15 0.3 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Notes

Park Creek Ranch Phase Four
C8-2016-0145.4A



CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	113.47'	275.00'	23°38'31"	N 16°31'08" E	112.67'
C2	85.87'	350.00'	14°03'25"	S 35°09'52" E	85.65'
C3	91.93'	333.00'	15°49'01"	S 36°55'22" W	91.64'
C4	14.55'	333.00'	2°30'15"	S 30°15'58" W	14.55'
C5	77.37'	333.00'	13°18'47"	S 38°10'29" W	77.20'
C6	28.78'	20.00'	82°27'07"	N 03°36'19" E	26.36'
C7	57.11'	345.00'	9°29'05"	S 32°52'42" E	57.05'
C8	41.72'	345.00'	6°55'43"	S 34°09'23" E	41.69'
C9	15.39'	345.00'	2°33'22"	S 29°24'51" E	15.39'
C10	28.18'	20.00'	80°44'11"	N 68°30'15" W	25.91'
C11	34.65'	20.00'	99°15'49"	N 21°29'45" E	30.48'
C12	31.42'	20.00'	90°00'00"	N 73°08'10" W	28.28'
C13	57.46'	325.00'	10°07'48"	N 66°55'44" E	57.39'
C14	24.47'	325.00'	4°18'47"	N 64°01'14" E	24.46'
C15	33.00'	325.00'	5°49'01"	N 69°05'08" E	32.98'
C16	17.45'	20.00'	49°59'41"	S 46°59'48" W	16.90'
C17	4.34'	20.00'	12°26'09"	S 65°46'33" W	4.33'
C18	13.11'	20.00'	37°33'32"	S 40°46'43" W	12.88'
C19	34.26'	50.00'	39°15'41"	N 41°37'47" E	33.60'
C20	31.66'	50.00'	36°16'53"	N 79°24'04" E	31.14'
C21	28.10'	50.00'	32°12'06"	S 66°21'27" E	27.73'
C22	28.10'	50.00'	32°12'01"	S 34°09'23" E	27.73'
C23	28.10'	50.00'	32°11'55"	S 01°57'25" E	27.73'
C24	25.85'	50.00'	29°37'19"	S 28°57'12" W	25.56'
C25	244.34'	50.00'	279°59'23"	S 18°00'22" E	64.29'
C26	15.06'	50.00'	17°15'14"	S 52°23'29" W	15.00'
C27	43.80'	50.00'	50°11'19"	S 86°06'45" W	42.41'
C28	9.41'	50.00'	10°46'55"	N 63°24'08" W	9.40'
C29	17.45'	20.00'	49°59'41"	S 83°00'31" E	16.90'
C30	21.93'	275.00'	4°34'09"	N 69°42'33" E	21.93'
C31	48.62'	275.00'	10°07'48"	N 66°55'44" E	48.56'
C32	26.69'	275.00'	5°33'38"	N 64°38'39" E	26.68'
C33	31.42'	20.00'	90°00'00"	N 16°51'50" E	28.28'
C34	45.53'	275.00'	9°29'07"	N 32°52'43" W	45.47'
C35	97.76'	275.00'	20°22'02"	N 38°19'10" W	97.24'
C36	52.23'	275.00'	10°52'55"	N 43°03'44" W	52.15'
C37	32.40'	20.00'	92°48'26"	S 85°05'36" W	28.97'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C38	57.18'	275.00'	11°54'47"	S 32°43'59" W	57.08'
C39	163.15'	275.00'	33°59'30"	S 21°41'38" W	160.77'
C40	79.32'	275.00'	16°31'36"	S 18°30'47" W	79.05'
C41	26.65'	275.00'	5°33'06"	S 07°28'26" W	26.64'
C42	41.43'	325.00'	7°18'16"	N 08°21'01" E	41.40'
C43	46.47'	325.00'	8°11'33"	N 16°05'56" E	46.43'
C44	46.37'	325.00'	8°10'32"	N 24°16'58" E	46.33'
C45	134.28'	325.00'	23°40'21"	N 16°32'04" E	133.32'
C46	28.53'	325.00'	5°01'44"	S 07°12'45" W	28.52'
C47	46.40'	325.00'	8°10'49"	S 13°49'02" W	46.36'
C48	158.09'	325.00'	27°52'13"	S 18°38'00" W	156.54'
C49	46.37'	325.00'	8°10'29"	S 21°59'41" W	46.33'
C50	36.79'	325.00'	6°29'11"	S 29°19'31" W	36.77'
C51	29.62'	20.00'	84°50'57"	N 09°51'22" W	26.98'
C52	31.08'	20.00'	89°01'46"	N 83°12'16" E	28.04'
C53	30.44'	20.00'	87°11'34"	S 04°54'24" E	27.58'
C54	14.79'	325.00'	2°36'25"	N 47°11'59" W	14.79'
C55	37.83'	325.00'	6°40'10"	N 42°33'41" W	37.81'
C56	115.53'	325.00'	20°22'02"	N 38°19'10" W	114.92'
C57	35.89'	325.00'	6°19'35"	N 36°03'49" W	35.87'
C58	27.02'	325.00'	4°45'51"	N 30°31'05" W	27.02'
C59	30.37'	20.00'	87°00'00"	S 71°38'10" E	27.53'
C60	32.46'	20.00'	93°00'00"	S 18°21'50" W	29.01'
C61	50.44'	295.00'	9°47'51"	S 33°02'05" E	50.38'
C62	175.21'	295.00'	34°01'48"	S 45°09'04" E	172.65'
C63	80.49'	295.00'	15°37'57"	S 45°44'59" E	80.24'
C64	44.28'	295.00'	8°36'00"	S 57°51'58" E	44.24'
C65	47.24'	345.00'	7°50'43"	S 58°14'36" E	47.20'
C66	14.56'	345.00'	2°25'08"	S 60°57'24" E	14.56'
C67	32.67'	345.00'	5°25'35"	S 57°02'03" E	32.66'
C68	28.22'	20.00'	80°50'53"	S 85°15'19" W	25.94'
C69	73.71'	267.00'	15°49'01"	S 36°55'22" W	73.47'
C70	28.84'	34.50'	47°53'34"	S 36°38'28" W	28.01'
C71	83.39'	49.50'	96°31'29"	S 60°57'25" W	73.87'
C72	32.81'	325.00'	5°47'04"	N 23°05'15" E	32.80'
C73	29.27'	17.00'	98°39'03"	N 45°52'13" E	25.79'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 60°52'16" W	78.62'
L2	N 04°41'53" E	18.83'
L3	S 85°18'07" E	110.00'
L4	S 03°17'43" E	50.49'
L5	N 52°16'51" W	5.74'
L6	S 49°11'50" E	50.03'
L7	S 44°05'09" E	60.18'
L8	S 64°51'50" W	1.79'
L9	S 25°08'10" E	50.00'
L10	S 28°08'10" E	17.98'
L11	S 62°00'31" E	85.47'
L12	S 62°10'06" E	12.07'
L13	N 29°00'51" E	13.30'
L14	N 44°49'52" E	28.31'
L15	N 28°08'10" W	28.10'
L16	S 61°51'50" W	3.35'
L17	S 71°59'38" W	80.29'
L18	N 71°59'38" E	80.29'
L19	N 61°51'50" E	3.35'
L20	S 82°27'38" E	69.09'
L21	S 65°11'25" W	52.82'
L22	S 65°11'25" W	56.16'
L23	N 78°59'09" E	49.19'
L24	S 30°54'25" E	36.12'
L25	S 43°42'35" E	35.98'
L26	S 48°30'11" E	42.99'
L27	N 34°38'04" E	45.87'
L28	N 18°28'38" E	44.19'
L29	N 05°30'31" E	48.11'
L30	N 04°41'53" E	50.00'
L31	N 08°01'57" E	62.11'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L32	N 16°05'58" E	63.58'
L33	N 52°16'51" W	103.07'
L34	S 52°16'51" E	102.63'
L35	S 38°41'23" W	101.11'
L36	S 28°08'10" E	3.04'
L37	N 64°51'50" E	103.82'
L38	S 64°51'50" W	99.10'
L39	S 62°09'58" E	23.51'
L40	N 62°09'58" W	23.37'
L41	S 44°49'52" W	29.79'
L42	S 29°00'51" W	11.77'
L43	S 61°27'39" E	28.90'
L44	S 62°18'59" E	436.55'
L45	S 88°47'25" W	73.68'
L46	N 06°16'02" E	66.71'
L47	N 84°48'16" W	51.49'
L48	S 60°35'15" W	37.27'
L49	S 12°41'41" W	74.23'
L50	N 70°46'51" W	111.58'
L51	N 50°11'44" E	68.31'
L52	S 84°48'16" E	28.35'
L53	N 03°27'19" W	13.75'
L54	N 86°32'41" E	15.00'
L55	N 48°30'11" W	57.71'
L56	N 03°30'11" W	32.79'
L57	N 41°29'49" E	108.05'
L58	N 03°30'11" W	13.11'
L59	S 41°29'49" W	111.11'
L60	S 03°30'11" E	20.36'
L61	S 48°30'11" E	59.00'

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	I	6,558
2	I	6,497
3	I	6,001
4	I	6,470
5	I	7,461
6	I	7,045
7	I	6,001
8	I	6,001
9	I	6,001
10	I	6,001
11	I	6,001
12	I	6,001
13	I	6,001
14	I	6,001
15	I	7,475
16	I	5,659
17	I	415,133
18	I	4,921
19	I	4,921
20	I	4,921
21	I	4,921
22	I	5,803
23	I	5,813
24	I	4,924
25	I	4,923

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
3	E	6,166
4	E	8,285

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
26	I	4,923
27	I	4,923
28	I	4,922
29	I	4,922
30	I	4,921
31	I	5,167
32	I	5,536
33	I	6,891
34	I	5,425
35	I	5,154
36	I	5,105
37	I	5,051
38	I	8,013
39	I	7,662
40	I	7,662
41	I	7,662
42	I	6,650
43	I	4,884
44	I	5,411
45	I	5,387
46	I	5,984
47	I	7,324
48	I	37,539

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	F	15,922
2	F	10,698
3	F	9,083

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	H	6,528
2	H	4,801
3	H	4,801
4	H	4,801
5	H	4,801
6	H	4,801
7	H	4,801
8	H	4,801
9	H	4,801
10	H	4,801
11	H	5,020
12	H	5,611
13	H	5,594
14	H	6,289

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	M	8,783
2	M	6,400
3	M	6,400
4	M	6,400
5	M	6,400
6	M	6,399
7	M	6,399
8	M	6,399
9	M	6,399
10	M	6,398
11	M	6,398
12	M	6,398

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
5	D	24,589
19	D	5,629
20	D	4,801
21	D	4,801
22	D	4,800
23	D	4,800
24	D	4,800
25	D	4,800
26	D	4,800
27	D	4,800
28	D	4,800
29	D	4,800
30	D	4,800
31	D	4,800
32	D	4,800
33	D	5,039
34	D	5,563
35	D	8,704
36	D	8,693
37	D	7,907
38	D	7,731

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
10	P	8,404
11	P	7,626
12	P	6,955
13	P	6,265
14	P	5,676

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL LOTS	46	7.586 ACRES
RESIDENTIAL SMALL LOTS	56	6.649 ACRES
RIGHT-OF-WAY	—	4.483 ACRES
PARKLAND DEDICATED TO THE CITY OF AUSTIN/ DRAINAGE EASEMENT	1	9.530 ACRES
OPEN SPACE/TRANSMISSION LINE ESMT.	2	1.426 ACRES
TOTAL	105	29.674 ACRES



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

FINAL PLAT
PARKER CREEK RANCH
PHASE 4

A SUBDIVISION OF 29.674 ACRES OF LAND
LOCATED IN THE
JAMES BURLESON SURVEY NO. 19,
TRAVIS COUNTY, TEXAS

G:\TC\Projects\Survey Projects\Parker Creek Ranch\6153-00 Parker Creek Ranch Phase 4\04_Finals\Drawings\PARKER CREEK RANCH PH4 PLAT 20200224.dwg 2/24/2020 5:33 PM dztello 1:0

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT JEANNE PARKER, OWNER OF THE REMAINING PORTION OF A 118.95 ACRE TRACT OF LAND AND A 16.25 ACRE TRACT OF LAND AS CONVEYED TO HER BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2008202538 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND OWNER OF THE REMAINING PORTION OF A 142.88 ACRE TRACT OF LAND AS CONVEYED TO HER BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2008086214 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THAT FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, BY DANIEL C. BARTOK, C.E.O., OWNER OF A 64.238 ACRE TRACT OF LAND AS CONVEYED TO IT BY WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2018048607 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND OWNER OF A 43.848 ACRE TRACT OF LAND AS CONVEYED TO IT BY WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2019036202 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, THE UNDERSIGNED OWNERS DO HEREBY SUBDIVIDE SUBDIVIDE 29.674 ACRES OF LAND OUT OF THE JAMES BURLESON SURVEY NO. 19 SITUATED IN TRAVIS COUNTY, TEXAS, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

PARKER CREEK RANCH PHASE 4

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.

JEANNE PARKER
PO BOX 163265
AUSTIN, TEXAS 78716-3265

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED JEANNE PARKER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE 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 _____

WITNESS MY HAND, THIS THE ____ DAY OF _____, 20____, A.D.

FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION
10700 PECAN PARK BLVD., SUITE 150
AUSTIN, TEXAS 78750

DANIEL C. BARTOK, C.E.O.

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED DANIEL C. BARTOK, KNOWN TO ME 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

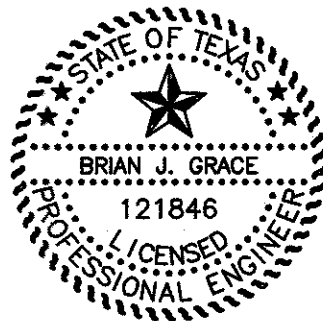
NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. MAP NUMBER 48453C0470K, REVISED JANUARY 6, 2016.

I, BRIAN J. GRACE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

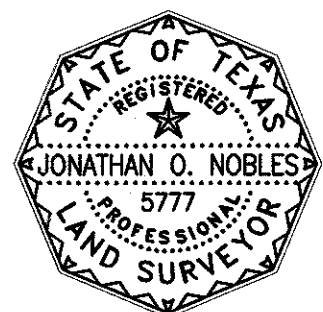
BRIAN J. GRACE, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 121846
DATE 2/24/2020
1701 DIRECTOR'S BLVD., SUITE 1000
AUSTIN, TEXAS 78744



I, JONATHAN O. NOBLES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY UNDER MY SUPERVISION.

**PRELIMINARY PENDING
FINAL REVIEW**

JONATHAN O. NOBLES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5777
DATE _____
BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728



GENERAL NOTES:

1. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
2. 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.
3. NO BUILDINGS, FENCES, LANDSCAPING, OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY CITY OF AUSTIN.
4. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITY.
5. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
6. 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.
7. 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.

8. 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.
9. 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.
10. 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.
11. PARKLAND DEDICATION HAS BEEN PROVIDED FOR 102 UNITS BY THE DEDICATION OF 9.522 ACRES (5.061 CREDITED) ON LOT 17, BLOCK L. FISCAL SURETY WAS POSTED WITH THE CITY FOR PARKLAND AMENITIES UNTIL SUCH TIME AS THE AMENITIES ARE CONSTRUCTED AND APPROVED BY THE PARKS AND RECREATION DEPARTMENT.
12. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
13. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
14. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
15. MAINTENANCE OF THE WATER QUALITY CONTROLS PROVIDED FOR THIS SUBDIVISION SHALL BE MAINTAINED IN ACCORDANCE WITH CITY OF AUSTIN STANDARDS.
16. 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.
17. NO STRUCTURE SHALL BE OCCUPIED UNTIL DETENTION FACILITY HAS BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN.
18. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION IN THIS SUBDIVISION.
19. A 10 FOOT WIDE PUBLIC UTILITY EASEMENT PARALLEL AND ADJOINING ALL DEDICATED RIGHT-OF-WAY LINES SHOWN HEREON IS HEREBY DEDICATED.
20. AUSTIN ENERGY WILL FURNISH ELECTRIC SERVICE TO THIS SUBDIVISION.
21. 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 DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
22. A MINIMUM OF FOUR OFF-STREET PARKING SPACES ARE REQUIRED FOR EACH DWELLING UNIT.
23. 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: SAGRA PATH, LINDA MICHELLE LANE, SADDLE UP DRIVE, CHLOE DRIVE, TRAYLOR COVE, WHEATGRASS PATH, AND MURAL STREET. 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.
24. ALL ACTIVITIES WITHIN THE 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.
25. 57 LOTS BEING LOTS 19-34 OF BLOCK D, LOTS 1-14 OF BLOCK H AND LOTS 16, 18-37 AND 43-47 OF BLOCK I ARE DESIGNATED AS SMALL LOTS.
26. LOT 17, BLOCK I IS DEDICATED TO THE CITY OF AUSTIN.
27. SLOPES IN EXCESS OF 15% EXIST ON BLOCK I, LOTS 16-19, AND 40. CONSTRUCTION ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE.
28. 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 EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOT 17, BLOCK I REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
29. THIS DEVELOPMENT IS SUBJECT TO AN ALTERNATIVE METHOD OF COMPLIANCE (AMOC) TO ALLOW A PERFORMANCE BASED DESIGN AS REQUIRED AND APPROVED BY THE FIRE MARSHAL.
30. THIS SUBDIVISION PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS, EASEMENTS, AND RESTRICTIONS AS RECORDED IN DOCUMENT NO. 2018032011 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
31. THE SELLER IS REQUIRED TO PROVIDE THE OCCUPANT OF EACH 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.
32. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT THE LANDOWNER'S/DEVELOPER'S EXPENSE.
33. OWNER MAY NOT PLACE, ERECT, CONSTRUCT OR MAINTAIN WITHIN THE 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 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.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE CITY OF AUSTIN'S FULL PURPOSE JURISDICTION 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____, A.D.

CESAR ZAVALA FOR:
DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND 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



BGE, Inc.
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Tel: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 10106502

SHEET 3 OF 3

FINAL PLAT PARKER CREEK RANCH PHASE 4

A SUBDIVISION OF 29.674 ACRES OF LAND
LOCATED IN THE
JAMES BURLESON SURVEY NO. 19,
TRAVIS COUNTY, TEXAS

PLAT PREPARED ON: 7/23/2019

APPLICATION SUBMITTED ON: 8/5/2019

C.O.A. CASE NO. CB-2016-0145.4A