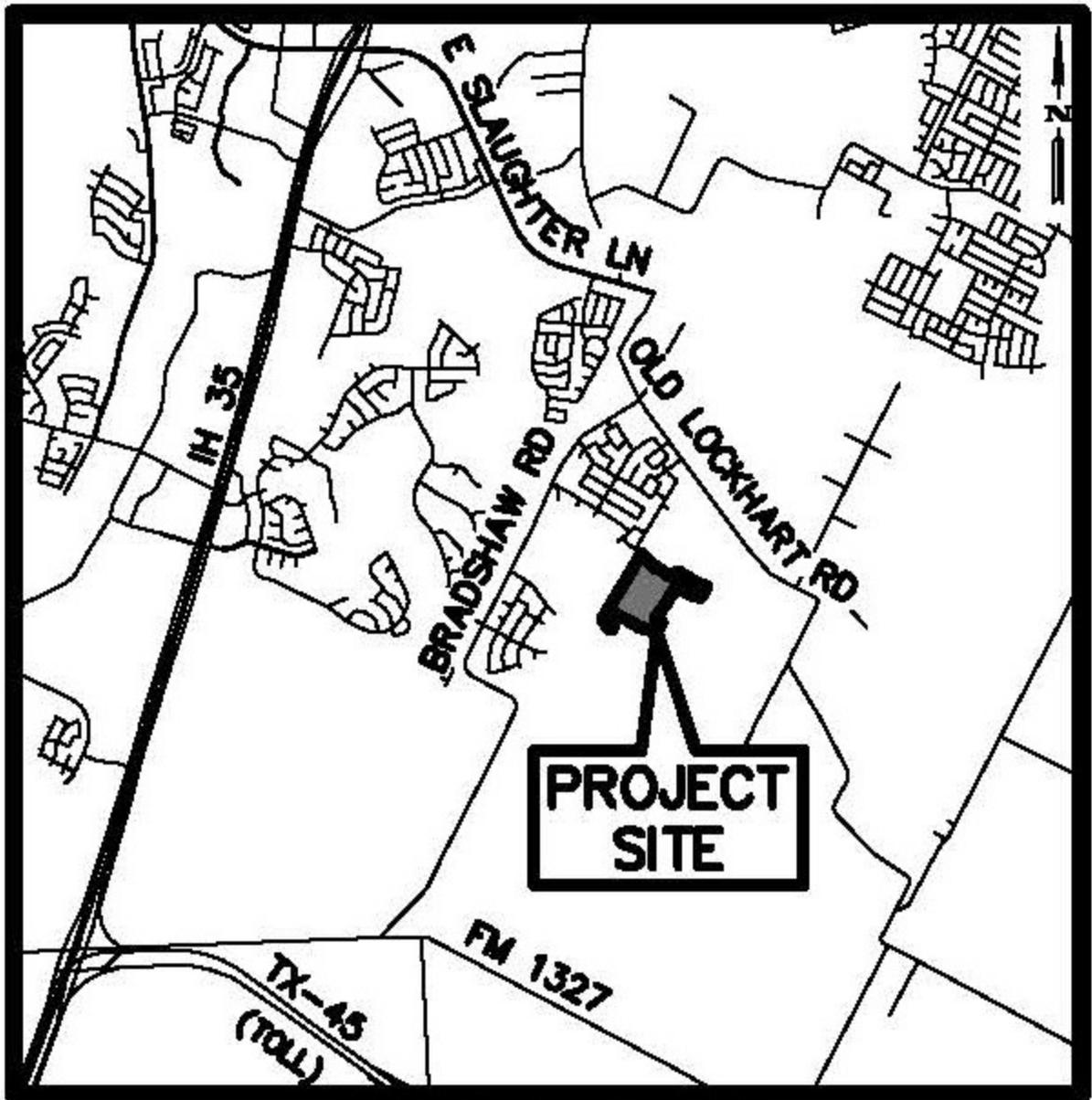


**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2017-0307.4A**ZAP DATE:** November 10, 2020**SUBDIVISION NAME:** The Vistas of Austin, Section 5**AREA:** 44.59 acres**LOTS:** 162**APPLICANT:** The Vista Bluff Investments LP**AGENT:** BGE, Inc. (John Kim)**ADDRESS OF SUBDIVISION:** 1834 Old Lockhart Road**GRIDS:** MH12**COUNTY:** Travis**WATERSHED:** Rinard Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-4A**DISTRICT:** 2**LAND USE:** Residential**SIDEWALKS:** Sidewalks will be constructed along Old Lockhart Road and along all internal streets.**DEPARTMENT COMMENTS:** The request is for the approval of the Vistas of Austin, Section 5, comprised of 162 lots on 44.56 acres. All comments have been cleared. The plat complies with the criteria of approval in LDC 25-4-84(B) and staff recommends approval.**STAFF RECOMMENDATION:** The staff recommends approval of the plat. The plat meets all applicable State and City of Austin Land Development Code requirements**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** [steve.hopkins@austintexas.gov](mailto:steve.hopkins@austintexas.gov)**ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Proposed plat



VICINITY MAP  
NOT TO SCALE



SANTIAGO DEL VALLE GRANT,  
ABSTRACT 24

LOT 35, BLOCK J  
LEGENDS WAY SECTION 5  
DOC. NO. 201600131 O.P.R.T.C.

MATCHLINE SHEET 1 OF 4  
MATCHLINE SHEET 2 OF 4  
RINARD BRANCH CREEK

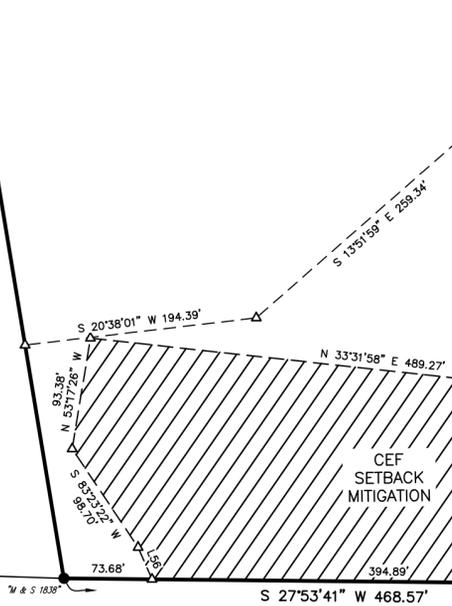
JACK RAY JONES  
TRACT 1 - CALLED 28.504 ACRES  
MARY LUCILLE JONES  
TRACT 2 - CALLED 24.668 ACRES  
DOC. NO's. 2012210339 & 2012210341  
O.P.R.T.C.

TEXAS DISPOSAL SYSTEMS LANDFILL, INC.  
CALLED 368.09 ACRES  
DOC. NO. 2007169652 O.P.R.T.C.

96  
PARK  
20.912 ACRES

DRAINAGE EASEMENT  
HEREBY DEDICATED

N 72°08'30" W 813.63'

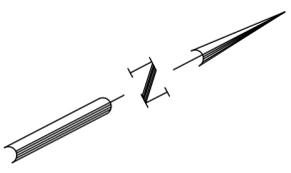


TEXAS DISPOSAL SYSTEMS LANDFILL, INC.  
CALLED 342.501 ACRES  
VOL. 12921, PG. 469 R.P.R.T.C.

TEXAS DISPOSAL SYSTEMS LANDFILL, INC.  
CALLED 39.43 ACRES  
DOC. NO. 2002053509 O.P.R.T.C.

**PRELIMINARY, THIS DOCUMENT SHALL NOT  
BE RECORDED FOR ANY PURPOSE AND  
SHALL NOT BE USED OR VIEWED OR RELIED  
UPON AS A FINAL SURVEY DOCUMENT**

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	157	17.185 AC.
RIGHT-OF-WAY	-	4.793 AC.
SIDEWALK EASEMENT	2	0.076 AC.
DRAINAGE EASEMENT	2	1.625 AC.
PARK	1	20.912 AC.
TOTAL	162	44.591 AC.



BEARING BASIS NOTE:  
HORIZONTAL DATUM BASED UPON TEXAS STATE PLANE  
COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE.

## THE VISTAS OF AUSTIN, SECTION 5

A SMALL LOT SUBDIVISION OF 44.591 ACRES OF LAND  
LOCATED IN THE THE SANTIAGO DEL VALLE GRANT, ABSTRACT  
24, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

- LEGEND**
- CEF CRITICAL ENVIRONMENTAL FEATURE
  - DOC. DOCUMENT
  - D.E. DRAINAGE EASEMENT
  - ESMT. EASEMENT
  - NO. NUMBER
  - O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY
  - PG. PAGE
  - P.U.E. PUBLIC UTILITY EASEMENT
  - R.P.R.T.C. REAL PROPERTY RECORDS, TRAVIS COUNTY
  - R.O.W. RIGHT-OF-WAY
  - S.E. SIDEWALK EASEMENT
  - VOL. VOLUME
  - ( ) RECORD INFO. - BOUNDARY AGREEMENT, DOC. NO. 2007028452 O.P.R.T.C.
  - FOUND 1/2" IRON ROD
  - M & S 1838" FOUND 1/2" IRON ROD W/CAP STAMPED "M & S 1838"
  - FOUND 1/2" IRON PIPE (UNLESS NOTED)
  - SET 1/2" IRON ROD W/CAP STAMPED "BGE INC"
  - △ CALCULATED POINT
  - ..... SIDEWALK TO BE BUILT
  - (A) BLOCK IDENTIFICATION
  - [Hatched Box] CEF SETBACK MITIGATION
  - [Wavy Box] WETLAND CEF SETBACK



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TBPELS Registration No. F-1046  
TBPELS Licensed Surveying Firm No. 10106502

MATCHLINE SHEET 1 OF 4  
MATCHLINE SHEET 2 OF 4

RINARD BRANCH CREEK

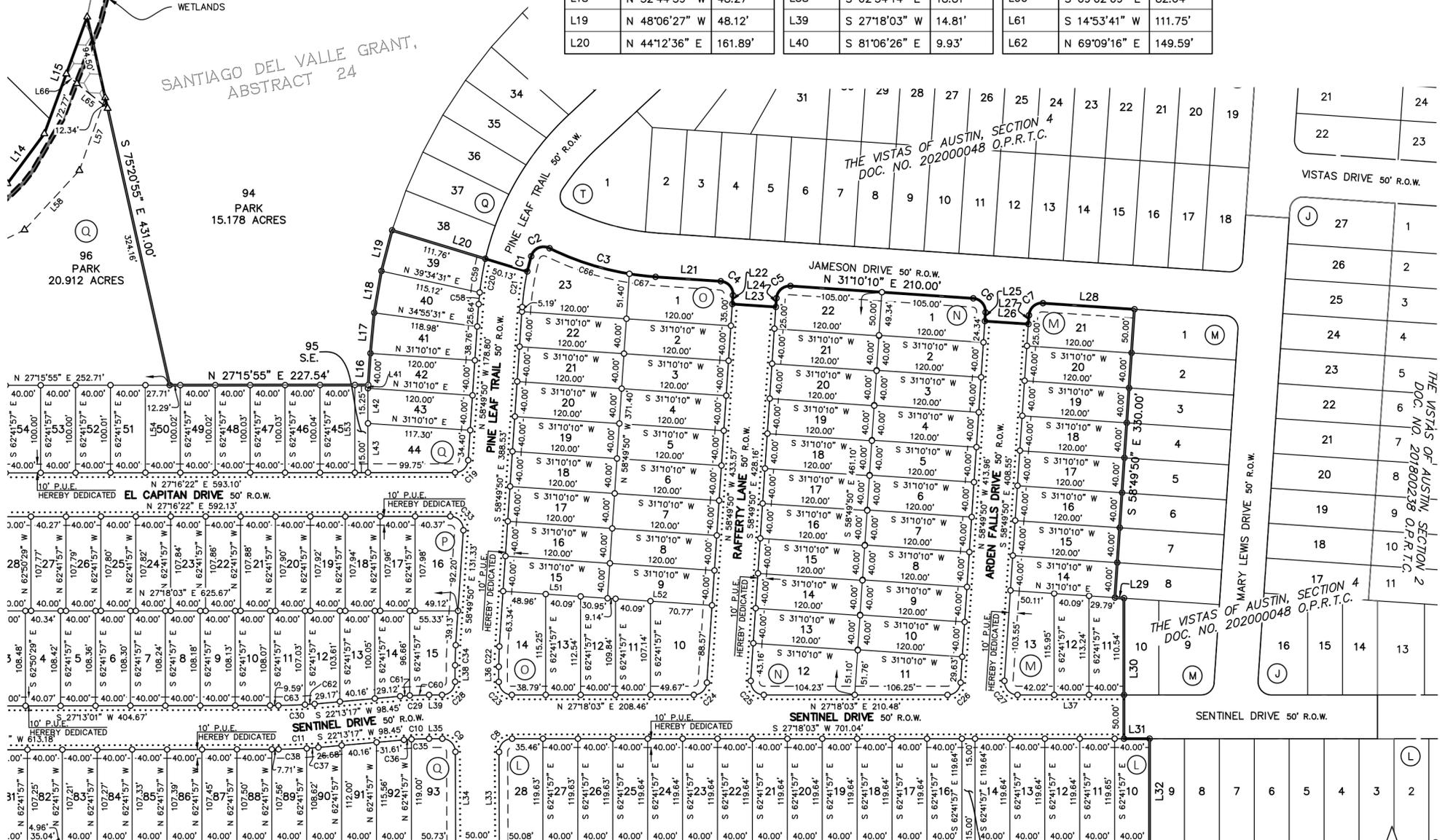
STREET TABLE		
DESCRIPTION	R.O.W. WIDTH	CENTERLINE LENGTH
EL CAPITAN DRIVE	50 FT.	685 FT.
MORTON HALL DRIVE	50 FT.	266 FT.
SENTINEL DRIVE	50 FT.	1,638 FT.
PINE LEAF TRAIL	50 FT.	662 FT.
RAFFERTY LANE	50 FT.	471 FT.
ARDEN FALLS DRIVE	50 FT.	451 FT.
TOTAL LINEAR FEET		4,173 FT.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 51°43'33" W	103.07'
L2	N 08°28'54" W	62.00'
L3	N 24°33'54" W	116.00'
L4	N 35°13'54" W	126.13'
L5	N 04°33'04" W	58.32'
L6	N 42°05'06" E	59.90'
L7	S 36°11'38" E	61.00'
L8	S 52°28'22" W	70.00'
L9	S 02°23'22" W	23.00'
L10	S 43°49'38" E	82.51'
L11	S 81°41'38" E	86.00'
L12	N 25°14'18" E	57.83'
L13	N 03°02'23" W	50.00'
L14	N 26°07'23" W	71.00'
L15	N 42°27'23" W	142.00'
L16	N 58°49'50" W	36.31'
L17	N 57°15'29" W	46.57'
L18	N 52°44'59" W	48.27'
L19	N 48°06'27" W	48.12'
L20	N 44°12'36" E	161.89'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L21	N 31°10'10" E	74.92'
L22	S 58°49'50" E	10.00'
L23	N 31°10'10" E	50.00'
L24	N 58°49'50" W	10.00'
L25	S 58°49'50" E	10.00'
L26	N 31°10'10" E	50.00'
L27	N 58°49'50" W	10.00'
L28	N 31°10'10" E	105.00'
L29	N 31°10'10" E	10.30'
L30	S 62°41'57" E	160.54'
L31	N 27°18'03" E	29.41'
L32	S 62°41'57" E	119.65'
L33	S 62°54'14" E	104.58'
L34	N 62°54'14" W	104.69'
L35	S 27°18'03" W	15.10'
L36	S 62°54'14" E	17.32'
L37	N 27°18'03" E	122.02'
L38	S 62°54'14" E	18.81'
L39	S 27°18'03" W	14.81'
L40	S 81°06'26" E	9.93'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L41	S 58°49'50" E	3.69'
L42	S 62°41'57" E	40.09'
L43	S 62°41'57" E	56.27'
L44	N 33°39'52" E	15.09'
L45	N 27°15'55" E	25.00'
L47	N 62°41'57" W	107.59'
L48	N 62°41'57" W	107.61'
L49	N 62°41'57" W	105.83'
L50	S 27°09'31" W	115.00'
L51	N 31°10'10" E	120.00'
L52	N 31°10'10" E	120.00'
L53	S 62°41'57" E	100.04'
L54	S 62°41'57" E	100.01'
L56	N 86°16'07" W	28.99'
L57	S 43°03'31" E	88.19'
L58	S 19°51'59" E	92.50'
L59	S 01°13'07" W	70.41'
L60	S 09°02'09" E	82.64'
L61	S 14°53'41" W	111.75'
L62	N 69°09'16" E	149.59'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L63	S 51°41'06" E	60.86'
L64	S 24°30'13" E	54.02'
L65	S 66°02'15" W	45.16'
L66	S 69°35'12" W	16.39'



SANTIAGO DEL VALLE GRANT, ABSTRACT 24

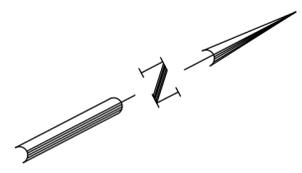
THE VISTAS OF AUSTIN, SECTION 4, DOC. NO. 202000048 O.P.R.T.C.

VISTAS DRIVE 50' R.O.W.

THE VISTAS OF AUSTIN, SECTION 2, DOC. NO. 201800238 O.P.R.T.C.

THE VISTAS OF AUSTIN, SECTION 4, DOC. NO. 202000048 O.P.R.T.C.

JOE MEDEARIS  
CALLED 6.025 ACRES  
DOC. NO. 2006234247 O.P.R.T.C.  
AS DESCRIBED IN VOL. 11305, PG. 1379 R.P.R.T.C.



BEARING BASIS NOTE:  
HORIZONTAL DATUM BASED UPON TEXAS STATE PLANE  
COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE.

# THE VISTAS OF AUSTIN, SECTION 5

A SMALL LOT SUBDIVISION OF 44.591 ACRES OF LAND  
LOCATED IN THE THE SANTIAGO DEL VALLE GRANT, ABSTRACT  
24, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



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TBPELS Licensed Surveying Firm No. 10106502

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	17.86'	275.00'	3'43'20"	S 48°24'54" E	17.86'
C2	26.19'	15.00'	100°02'45"	S 03°28'08" W	22.99'
C3	126.62'	325.00'	22°19'21"	N 42°19'50" E	125.82'
C4	23.56'	15.00'	90°00'00"	S 76°10'10" W	21.21'
C5	23.56'	15.00'	90°00'00"	S 13°49'50" E	21.21'
C6	23.56'	15.00'	90°00'00"	S 76°10'10" W	21.21'
C7	23.56'	15.00'	90°00'00"	S 13°49'50" E	21.21'
C8	23.62'	15.00'	90°12'17"	S 17°48'06" E	21.25'
C9	23.51'	15.00'	89°47'43"	S 72°11'54" W	21.18'
C10	28.81'	325.00'	5°04'45"	S 24°45'40" W	28.80'
C11	45.77'	525.00'	4°59'44"	N 24°43'09" E	45.76'
C12	21.03'	25.00'	48°11'23"	S 03°07'20" W	20.41'
C13	241.19'	50.00'	276°22'46"	S 62°46'59" E	66.67'
C14	21.03'	25.00'	48°11'23"	N 51°18'42" E	20.41'
C15	23.58'	15.00'	90°03'30"	N 17°48'44" W	21.22'
C16	15.70'	25.00'	35°58'15"	N 80°49'37" W	15.44'
C17	141.26'	50.00'	161°52'21"	S 17°52'34" E	98.75'
C18	15.62'	25.00'	35°47'15"	N 45°10'00" E	15.36'
C19	22.54'	15.00'	86°06'12"	N 15°46'44" W	20.48'
C20	52.44'	325.00'	9°14'45"	S 54°12'27" E	52.39'
C21	41.06'	275.00'	8°33'16"	S 54°33'12" E	41.02'
C22	23.11'	325.00'	4°04'25"	S 60°52'02" E	23.10'
C23	23.51'	15.00'	89°47'43"	N 72°11'54" E	21.18'
C24	22.55'	15.00'	86°07'53"	N 15°45'54" W	20.49'
C25	24.57'	15.00'	93°52'07"	N 74°14'06" E	21.92'
C26	22.55'	15.00'	86°07'53"	N 15°45'54" W	20.49'
C27	24.57'	15.00'	93°52'07"	N 74°14'06" E	21.92'
C28	23.62'	15.00'	90°12'17"	N 17°48'06" W	21.25'
C29	33.24'	375.00'	5°04'45"	S 24°45'40" W	33.23'
C30	41.41'	475.00'	4°59'44"	N 24°43'09" E	41.40'
C31	23.55'	15.00'	89°56'30"	N 72°11'16" E	21.20'
C32	39.32'	25.00'	90°06'51"	S 17°47'03" E	35.39'
C33	24.58'	15.00'	93°53'48"	S 74°13'16" W	21.92'
C34	23.11'	325.00'	4°04'25"	S 60°52'02" E	23.10'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C35	20.27'	325.00'	3°34'25"	S 25°30'50" W	20.27'
C36	8.54'	325.00'	1°30'20"	S 22°58'28" W	8.54'
C37	13.46'	525.00'	1°28'10"	N 22°57'22" E	13.46'
C38	32.31'	525.00'	3°31'34"	N 25°27'14" E	32.30'
C39	9.79'	25.00'	22°26'08"	S 15°59'58" W	9.73'
C40	11.24'	25.00'	25°45'15"	S 08°05'46" E	11.14'
C41	35.71'	50.00'	40°55'11"	N 00°30'47" W	34.96'
C42	33.63'	50.00'	38°32'19"	N 39°12'58" E	33.00'
C43	33.64'	50.00'	38°32'48"	N 77°45'32" E	33.01'
C44	28.29'	50.00'	32°25'15"	S 66°45'27" E	27.92'
C45	28.40'	50.00'	32°32'51"	S 34°16'24" E	28.02'
C46	50.32'	50.00'	57°39'44"	S 34°24'35" W	48.22'
C47	10.62'	50.00'	12°09'57"	S 69°19'25" W	10.60'
C49	3.77'	25.00'	8°37'48"	N 67°09'23" W	3.76'
C50	11.93'	25.00'	27°20'28"	N 85°08'30" W	11.82'
C51	31.09'	50.00'	35°37'30"	S 80°59'59" E	30.59'
C52	14.52'	50.00'	16°38'30"	S 54°51'59" E	14.47'
C53	33.27'	50.00'	38°07'34"	S 27°28'57" E	32.66'
C54	33.37'	50.00'	38°14'11"	S 10°41'55" W	32.75'
C55	29.01'	50.00'	33°14'37"	S 46°26'19" W	28.61'
C56	13.97'	25.00'	32°00'44"	N 47°03'15" E	13.79'
C57	1.65'	25.00'	3°46'31"	N 29°09'38" E	1.65'
C58	13.33'	325.00'	2°21'01"	S 57°39'19" E	13.33'
C59	39.11'	325.00'	6°53'44"	S 53°01'57" E	39.09'
C60	22.22'	375.00'	3°23'41"	S 25°36'13" W	22.21'
C61	11.03'	375.00'	1°41'05"	S 23°03'50" W	11.03'
C62	10.98'	475.00'	1°19'27"	N 22°53'01" E	10.98'
C63	30.44'	475.00'	3°40'16"	N 25°22'53" E	30.43'
C66	96.49'	325.00'	17°00'40"	N 44°59'11" E	96.14'
C67	30.13'	325.00'	5°18'40"	N 33°49'30" E	30.12'
C68	241.19'	50.00'	276°22'46"	S 62°46'59" E	66.67'

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
10	L	4,786
11	L	4,786
12	L	4,786
13	L	4,786
14	L	4,786
15	L	1,795
16	L	4,786
17	L	4,786
18	L	4,786
19	L	4,786
20	L	4,786
21	L	4,786
22	L	4,785
23	L	4,785
24	L	4,785
25	L	4,785
26	L	4,785
27	L	4,785
28	L	5,968

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
11	M	4,476
12	M	4,584
13	M	6,307
14	M	4,800
15	M	4,800
16	M	4,800
17	M	4,800
18	M	4,800
19	M	4,800
20	M	4,800
21	M	5,952

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	N	5,872
2	N	4,800
3	N	4,800
4	N	4,800
5	N	4,800
6	N	4,800
7	N	4,800
8	N	4,800
9	N	4,800
10	N	4,800
11	N	5,683
12	N	6,562
13	N	4,800
14	N	4,800
15	N	4,800
16	N	4,800
17	N	4,800
18	N	4,800
19	N	4,800
20	N	4,800
21	N	4,800
22	N	5,952

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	O	5,966
2	O	4,800
3	O	4,800
4	O	4,800
5	O	4,800
6	O	4,800
7	O	4,800
8	O	4,800
9	O	4,800
10	O	7,001
11	O	4,340
12	O	4,448
13	O	4,556
14	O	6,067
15	O	4,800
16	O	4,800
17	O	4,800
18	O	4,800
19	O	4,800
20	O	4,800
21	O	4,800
22	O	4,800
23	O	7,409

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	P	5,383
2	P	4,343
3	P	4,340
4	P	4,360
5	P	4,336
6	P	4,333
7	P	4,331
8	P	4,329
9	P	4,326
10	P	4,324
11	P	4,312
12	P	4,215
13	P	4,073
14	P	3,932
15	P	5,031
16	P	5,643
17	P	4,319
18	P	4,318
19	P	4,317
20	P	4,316
21	P	4,316
22	P	4,315
23	P	4,314
24	P	4,313
25	P	4,313
26	P	4,312
27	P	4,325
28	P	4,310
29	P	4,309
30	P	5,956

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
39	Q	4,919
40	Q	5,086
41	Q	5,094
42	Q	4,800
43	Q	4,746
44	Q	5,999
45	Q	4,002
46	Q	4,001
47	Q	4,001
48	Q	4,001
49	Q	4,001
50	Q	4,001
51	Q	4,000
52	Q	4,000
53	Q	4,000
54	Q	4,000
55	Q	4,000
56	Q	4,012
57	Q	3,840

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
58	Q	4,999
59	Q	4,993
60	Q	69,183
61	Q	4,252
62	Q	4,600
63	Q	4,600
64	Q	5,460
65	Q	4,405
66	Q	4,404
67	Q	4,259
69	Q	7,415
70	Q	8,469
71	Q	5,196
72	Q	3,685
73	Q	4,302
74	Q	4,306
75	Q	1,614
76	Q	4,302
77	Q	4,300

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
78	Q	4,298
79	Q	4,296
80	Q	4,293
81	Q	4,291
82	Q	4,289
83	Q	4,290
84	Q	4,292
85	Q	4,294
86	Q	4,297
87	Q	4,299
88	Q	4,301
89	Q	4,314
90	Q	4,410
91	Q	4,551
92	Q	4,693
93	Q	5,991
95	Q	1,501
96	Q	910,908

## THE VISTAS OF AUSTIN, SECTION 5

A SMALL LOT SUBDIVISION OF 44.591 ACRES OF LAND LOCATED IN THE THE SANTIAGO DEL VALLE GRANT, ABSTRACT 24, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



**BGE, Inc.**  
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 Austin, TX 78728  
 Tel: 512-879-0400 • www.bgeinc.com  
 TBPELS Registration No. F-1046  
 TBPELS Licensed Surveying Firm No. 10106502

STATE OF TEXAS §  
 COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT, WE VISTA BLUFF INVESTMENTS, LP, A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH MILESTONE COMMUNITY BUILDERS, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS MANAGER, ACTING HEREIN BY AND THROUGH GARRETT MARTIN, PRESIDENT, BEING OWNER OF 83.957 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT 24, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS CONVEYED TO VISTA BLUFF INVESTMENTS, LP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2018025884 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; THE UNDERSIGNED OWNERS DO HEREBY SUBDIVIDE 44.591 ACRES OF LAND, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS "THE VISTAS OF AUSTIN, SECTION 5" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

BY: VISTA BLUFF INVESTMENTS, LP  
 A TEXAS LIMITED PARTNERSHIP

BY: MILESTONE COMMUNITY BUILDERS, LLC,  
 A TEXAS LIMITED LIABILITY COMPANY,  
 ITS MANAGER

\_\_\_\_\_  
 GARRETT MARTIN, PRESIDENT  
 9111 JOLLYVILLE RD, STE 111  
 AUSTIN, TX 78759

STATE OF TEXAS §  
 COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED GARRETT MARTIN, MANAGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING 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  
 MY COMMISSION EXPIRES \_\_\_\_\_

I, JOHN KIM, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND HEREBY CERTIFY THAT THE ENGINEERING PORTIONS OF THIS PLAT COMPLY WITH CHAPTER 25 OF THE AUSTIN CITY CODE, AS AMENDED.

**PRELIMINARY PENDING FINAL REVIEW**

\_\_\_\_\_  
 JOHN KIM, P.E.  
 LICENSED PROFESSIONAL ENGINEER NO. 135480

Date \_\_\_\_\_

BGE, INC.  
 101 WEST LOUIS HENNA BLVD., SUITE 400  
 AUSTIN, TX, 78728



THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL # 48453C0595K, DATED JANUARY 22, 2020, FOR TRAVIS COUNTY, TEXAS. FLOODPLAIN IS NOT DEPICTED ON THIS PLAT PER REQUEST BY CITY OF AUSTIN.

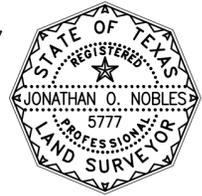
I, JONATHAN O. NOBLES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 25 OF THE AUSTIN CITY CODE AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

**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, TX, 78728



**GENERAL NOTES:**

- ALL LOTS IN THIS SUBDIVISION ARE BOUND BY THE COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN DOCUMENT NUMBER 2017130226 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- 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.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY.
- 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.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION 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 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.
- 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.
- 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.

- 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.
- PRIOR TO CONSTRUCTION, EXCEPT SINGLE FAMILY AND/OR DUPLEX ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
- A TEN FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL RIGHT-OF-WAYS IN THIS SUBDIVISION.
- 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 ESTABLISHED BY THE REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN, EXCEPT THAT RUN-OFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM SHALL BE DETAINED BY THE USE OF ONSITE PONDING OR OTHER APPROVED METHODS. PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM WAS GRANTED FOR THIS SUBDIVISION THROUGH PREVIOUS AGREEMENTS (RIN-RS-2007-057-R FOR 25.8 ACRES TOTAL AND RIN-RS-2020-0002R FOR ANOTHER 10.2 ACRES ACROSS ALL SECTIONS), AS DESCRIBED IN THE APPROVAL LETTER AND EXHIBITS, ON JUNE 1, 2020 BY THE CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT, OFFICE OF THE DIRECTOR. THE RSMP CASE NUMBER FOR THIS PROJECT IS RIN-RS-2020-00310. A PORTION OF SECTION 5 OF THIS SUBDIVISION DRAINS TO ON-SITE DETENTION AND IS NOT PARTICIPATING IN RSMP.
- 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: EL CAPITAN DRIVE, MORTON HALL DRIVE, SENTINEL DRIVE, PINE LEAF TRAIL, RAFFERTY LANE, AND ARDEN FALLS 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.
- THIS SUBDIVISION WAS APPROVED AND RECORDED PRIOR TO THE CONSTRUCTION AND ACCEPTANCE OF ALL 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 SEPARATE INSTRUMENT RECORDED IN DOCUMENT NUMBER \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- LOT 96 OF BLOCK Q, WILL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS. NO RESIDENTIAL DEVELOPMENT SHALL BE ALLOWED ON THESE LOTS. IF CONVEYED TO A PUBLIC ENTITY OR NEIGHBORHOOD ORGANIZATION, RECREATION FACILITIES AND REST AREAS MAY BE CONSTRUCTED.
- WATERWAY SETBACKS AS DEFINED BY THE LAND DEVELOPMENT CODE MAY BE LOCATED ON THIS PROPERTY. DEVELOPMENT IS LIMITED WITHIN WATERWAY SETBACKS.
- STREETS WILL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS.
- WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
- ALL ACTIVITIES WITHIN THE CEF SETBACK MITIGATION AREA MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
- PARKLAND DEDICATION HAS BEEN SATISFIED FOR 157 LOTS IN THIS SUBDIVISION.
- THIS DEVELOPMENT IS SUBJECT TO AN ALTERNATIVE METHOD OF COMPLIANCE (AMOC) TO ALLOW A PERFORMANCE BASED DESIGN AS REQUIRED AND APPROVED BY THE FIRE MARSHALL.
- PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM WAS GRANTED FOR THIS SUBDIVISION THROUGH PREVIOUS AGREEMENTS (RIN-RS-2007-057-R FOR 25.8 ACRES TOTAL AND RIN-RS-2020-0002R FOR ANOTHER 10.2 ACRES ACROSS ALL SECTIONS), AS DESCRIBED IN THE APPROVAL LETTER AND EXHIBITS, ON JUNE 1, 2020 BY THE CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT, OFFICE OF THE DIRECTOR. THE RSMP CASE NUMBER FOR THIS PROJECT IS RIN-RS-2020-00310. A PORTION OF SECTION 5 OF THIS SUBDIVISION DRAINS TO ON-SITE DETENTION AND IS NOT PARTICIPATING IN RSMP.
- A MINIMUM OF FOUR OFF-STREET PARKING SPACES IS REQUIRED FOR EACH LOT ALONG STREET SECTIONS 30 FEET FACE OF CURB TO FACE OF CURB IN WIDTH.
- EACH LOT WITHIN THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS, AND THEIR RESPECTIVE PRIVATE WATER AND SEWER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL-PURPOSE OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, 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\_\_\_\_, AD.

\_\_\_\_\_  
 STEVE HOPKINS, FOR:  
 DENISE LUCAS, DIRECTOR  
 DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE LAND USE COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS, THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

\_\_\_\_\_  
 CHAIR 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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 Austin, TX 78728  
 Tel: 512-879-0400 • www.bgeinc.com  
 TBPELS Registration No. F-1046  
 TBPELS Licensed Surveying Firm No. 10106502

**THE VISTAS OF AUSTIN, SECTION 5**

A SMALL LOT SUBDIVISION OF 44.591 ACRES OF LAND LOCATED IN THE THE SANTIAGO DEL VALLE GRANT, ABSTRACT 24, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS