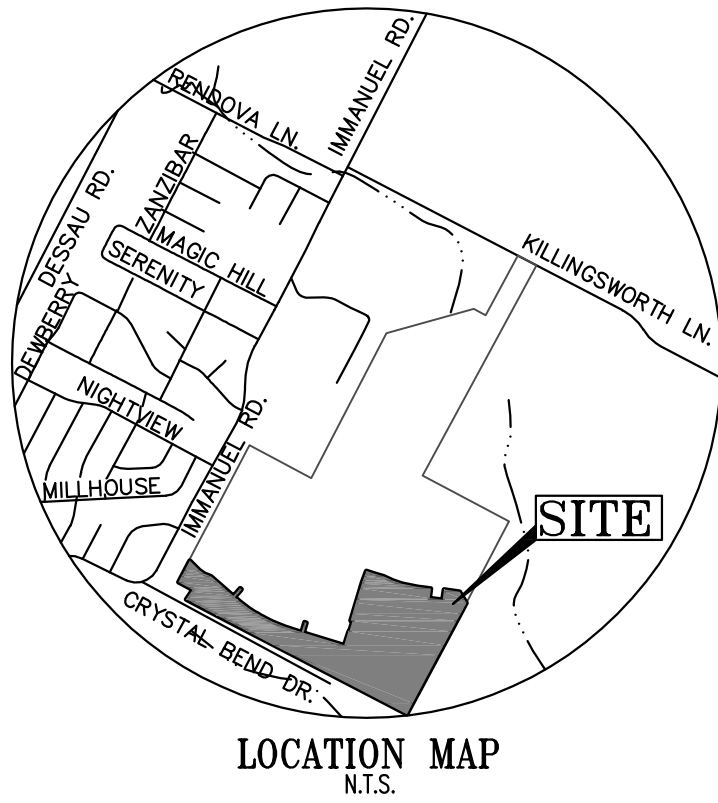


**SUBDIVISION REVIEW SHEET****CASE NO.:** C8J-2008.0168.4A**Z.A.P. DATE:** 4/6/2021**SUBDIVISION NAME:** Entrada Phase 5 A Small Lot Subdivision**AREA:** 53.427 acres**LOT(S):** 148**OWNER/APPLICANT:** Lennar Homes of Texas Land and Construction, Ltd. (Kevin Pape)**AGENT:** Carlson, Brigrance & Doering, Inc. (Brendan McEntee)**ADDRESS OF SUBDIVISION:** Louris Lane**GRIDS:** P-34, Q-34**COUNTY:** Travis**WATERSHED:** Gilleland Creek**JURISDICTION:** 2-Mile  
ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** Single Family, Water Quality and Drainage, Greenbelt**ADMINISTRATIVE WAIVERS:** N/A**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on all internal streets.**DEPARTMENT COMMENTS:** The request is for approval of Entrada Phase 5 A Small Lot Subdivision consisting of 148 lots on 53.427 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:** 512-854-7687Email address: [sarah.sumner@traviscountytx.gov](mailto:sarah.sumner@traviscountytx.gov)

# ENTRADA PHASE 5

## A SMALL LOT 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 SUBDIVISION'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.

**SHEET NO. 1 OF 6**

**C8J-2008-0168.4A**



PATH-J: \4934\SURVEY\PLAT - ENTRADA PHASE 5.dwg



## LEGEND

- CAPPED 1/2" IRON ROD SET (CBD-SETSTONE)
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- CONCRETE MONUMENT SET
- ▲ 60D NAIL FOUND
- ⊕ BENCHMARK
- L.S.E. LANDSCAPE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- S.W.E. SIDEWALK EASEMENT
- D.E. DRAINAGE EASEMENT
- W.Q.E. WATER QUALITY EASEMENT
- 1 LOT NUMBER
- (K) BLOCK DESIGNATOR
- APPROX. SIDEWALK LOCATION
- - - CRITICAL ENVIRONMENTAL FEATURE (CEF) SETBACK
- - - 100 YEAR DEVELOPED FLOODPLAIN - (ATLAS 14)
- - - 100 YEAR FEMA FLOODPLAIN
- WETLANDS CEF AREA

# ENTRADA PHASE 5

## A SMALL LOT SUBDIVISION

SUN COMMUNITIES TEXAS  
LIMITED PARTNERSHIP  
(356.920 ACRES)  
DOC. #2004116903  
O.P.R.T.C.T.X.

KILLINGSWORTH LANE

BM#2  
N: 10,122,965.67  
E: 3,152,243.30  
ELEV. = 685.52'

BM#1  
N: 10,125,605.01  
E: 3,153,550.40  
ELEV. = 673.74'

LENNAR HOMES OF  
TEXAS LAND AND  
CONSTRUCTION, LTD.,  
(92.44 ACRES)  
DOCUMENT NO.  
2016135291

LENNAR HOMES OF  
TEXAS LAND AND  
CONSTRUCTION, LTD.,  
(92.44 ACRES)  
DOCUMENT NO.  
2016135291

SUN BOULDER RIDGE  
VACANT LLC,  
TRACT III  
(356.920 ACRES)  
DOCUMENT NO.  
2016208074

CONTINENTAL HOMES  
OF TEXAS, LP  
(119.389 ACRES)  
DOCUMENT NO.  
2015028058

TWEEDY TRAIL  
(50' R.O.W.)

LOURIS LANE  
(60' R.O.W.)

① 37  
DRAINAGE,  
PUBLIC UTILITY,  
LANDSCAPE LOT

CANTARRA  
SECTION III  
DOC. NO.  
201600067

CRYSTAL BEND DRIVE  
(50' R.O.W.)

CRYSTAL BEND DRIVE (R.O.W. VARIES)

MATCHLINE SEE SHEET 3

DATE: MAY 27, 2020  
OWNER:  
KEVIN PAPE, AUTHORIZED AGENT  
LENNAR HOMES OF TEXAS LAND  
AND CONSTRUCTION, LTD.  
13620 N FM 620,  
BUILDING B, SUITE 150  
AUSTIN, TEXAS 78759  
PHONE: (512)-531-1375  
FAX: (512)-230-8320

ENGINEER AND SURVEYOR:  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749  
PHONE: (512) 280-5160  
FAX: (512) 280-5165

TOTAL ACREAGE: 53.427 ACRES  
SURVEY: ALEXANDER WALTERS SURVEY NO. 67,  
ABSTRACT NO. 791  
F.E.M.A. MAP NO. 48453C 0290 J & 48453C 0270 J  
TRAVIS COUNTY, TEXAS

BENCHMARK NOTES:  
#1 - IS A CAPPED 1/2" IRON ROD  
STAMPED "CBD SETSTONE"  
NAVD 88  
ELEV.=673.74'

#2 - IS A CAPPED 1/2" IRON ROD  
STAMPED "CBD SETSTONE"  
NAVD 88  
ELEV.=685.52'

C8J-2008-0168.4A

SHEET NO. 2 OF 6



Carlson, Brigance & Doering, Inc.  
FIRM ID #F3791 REG. # 10024900

Civil Engineering Surveying  
5501 West William Cannon Austin, Texas 78749  
Phone No. (512) 280-5160 Fax No. (512) 280-5165

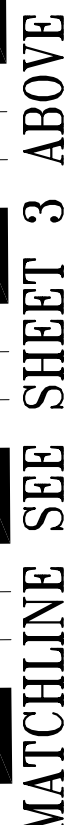
PATH-J: \4934\SURVEY\PLAT - ENTRADA PHASE 5.dwg



LENNAR HOMES OF  
TEXAS LAND AND  
CONSTRUCTION, LTD.,  
(148.70 ACRES)  
DOCUMENT NO.  
2016135291



Line Table		
Line #	Length	Direction
L61	1.15	N62°06'35"W
L62	0.88	S62°06'35"E
L63	154.50	S39°23'57"E
L64	77.88	N50°21'24"W
L65	158.82	N39°23'57"W
L66	168.69	N39°23'57"W
L67	99.10	S17°00'24"W
L68	78.12	N72°59'36"W
L69	88.87	S22°46'37"W
L70	171.08	N72°59'36"W
L71	13.46	N72°59'36"W
L72	64.51	S81°55'42"E
L73	21.93	S08°04'18"W
L74	45.28	N21°56'30"E
L75	21.93	S08°04'18"W
L76	168.69	N39°23'57"W
L77	43.66	S08°04'18"W
L78	40.00	S72°59'36"E
L79	80.40	S67°11'17"E
L80	99.77	N72°59'36"W



Easement Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C147)	38.62	92.00	N86°36'22"W	38.33	19.60	24°02'59"

RIGHT-OF-WAY LINEAR FOOTAGE		
LOURIS LANE	60' ROW	1,189'
BERNING ROAD	50' ROW	1,050'
SHIMSHAM DRIVE	50' ROW	944'
HEIMHOME BEND	50' ROW	629'
EINTRILL PASS	50' ROW	425'
DEZMOND DIAMOND COURT	50' ROW	418'
DORA AMELLIA COVE	50' ROW	205'
TWEEDY TRAIL	50' ROW	150'
WILLKOMEN WAY	50' ROW	134'
TOTAL		5,144'


**Carlson, Brigrance & Doering, Inc.**  
 FIRM ID #F3791      ♦      REG. # 10024900  
 Civil Engineering      ♦      Surveying  
 5501 West William Cannon      ♦      Austin, Texas 78749  
 Phone No. (512) 280-5160      ♦      Fax No. (512) 280-5165

PATH-J: \4934\SURVEY\PLAT - ENTRADA PHASE 5.dwg

# ENTRADA PHASE 5

## A SMALL LOT SUBDIVISION

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	19.14	25.00	N46°44'20"W	18.68	10.07	43°52'13"
C2	39.27	25.00	N62°00'24"E	35.36	25.00	90°00'00"
C3	31.42	20.00	N27°59'36"W	28.28	20.00	90°00'00"
C4	31.42	20.00	N62°00'24"E	28.28	20.00	90°00'00"
C5	32.73	325.00	S19°53'30"W	32.72	16.38	5°46'13"
C6	21.03	25.00	N01°19'04"W	20.41	11.18	48°11'23"
C7	157.61	50.00	S64°53'30"W	100.00	9408.27	180°36'32"
C8	21.03	25.00	S48°53'55"E	20.41	11.18	48°11'23"
C9	281.79	1807.00	S77°27'39"E	281.50	141.18	8°56'05"
C10	21.03	25.00	N73°58'37"E	20.41	11.18	48°11'23"
C11	164.96	50.00	N35°36'09"W	99.69	633.12	189°01'52"
C12	19.11	25.00	S37°00'47"W	18.65	10.05	43°48'00"
C13	73.93	325.00	N21°37'47"E	73.77	37.12	13°01'58"
C14	23.63	15.00	S16°58'54"E	21.26	15.07	90°15'20"
C15	23.50	15.00	S73°01'06"W	21.17	14.93	89°44'40"
C16	116.66	1225.00	N30°52'27"E	116.61	58.37	5°27'23"
C17	28.14	20.00	S06°42'31"E	25.88	16.97	80°37'20"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C18	107.09	440.00	S55°08'15"E	106.82	53.81	13°56'40"
C19	119.79	500.00	S55°14'47"E	119.50	60.18	13°43'36"
C20	32.60	20.00	S84°55'32"W	29.11	21.22	93°22'59"
C21	206.43	1225.00	N43°03'42"E	206.19	103.46	9°39'19"
C22	20.65	25.00	S24°13'42"W	20.07	10.95	47°19'20"
C23	164.26	50.00	S85°19'16"E	99.74	695.55	188°13'24"
C24	21.03	25.00	N15°18'15"W	20.41	11.18	48°11'23"
C25	84.74	475.00	N44°30'35"W	84.63	42.48	10°13'17"
C26	35.14	25.00	N89°53'37"W	32.32	21.18	80°32'47"
C27	272.07	60.00	S00°15'42"E	92.05	71.75	259°48'37"
C28	100.40	525.00	N44°52'40"W	100.25	50.36	10°57'27"
C29	40.39	25.00	S85°41'11"E	36.14	26.15	92°34'28"
C30	211.39	1175.00	N42°52'21"E	211.11	105.98	10°18'29"
C31	28.49	20.00	N03°05'31"W	26.14	17.27	81°37'15"
C32	39.30	500.00	S41°39'02"E	39.29	19.66	4°30'11"
C33	257.99	440.00	N56°11'47"W	254.31	132.82	33°35'40"
C34	31.42	20.00	S62°00'24"W	28.28	20.00	90°00'00"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C35	21.03	25.00	S07°05'18"E	20.41	11.18	48°11'23"
C36	162.65	50.00	N62°00'24"E	99.85	897.21	186°22'46"
C37	21.03	25.00	N48°53'55"W	20.41	11.18	48°11'23"
C38	31.42	20.00	S27°59'36"E	28.28	20.00	90°00'00"
C39	27.70	275.00	S19°53'30"W	27.68	13.86	5°46'13"
C40	36.75	25.00	S64°53'30"W	33.53	22.60	84°13'47"
C41	28.49	1857.00	S73°25'58"E	28.49	14.24	0°52'44"
C42	23.79	15.00	N28°25'58"W	21.38	15.23	90°52'44"
C43	31.42	20.00	N62°00'24"E	28.28	20.00	90°00'00"
C44	31.42	20.00	S27°59'36"E	28.28	20.00	90°00'00"
C45	22.69	15.00	S60°20'31"W	20.59	14.15	86°40'15"
C46	181.68	1857.00	S79°07'32"E	181.61	90.91	5°36'20"
C47	23.56	15.00	N36°55'42"W	21.21	15.00	90°00'00"
C48	39.05	275.00	N12°08'25"E	39.02	19.56	8°08'13"
C49	32.83	25.00	N53°49'53"E	30.52	19.27	75°14'43"
C50	217.74	50.00	S33°18'09"E	82.16	72.06	249°30'46"
C51	78.67	325.00	N15°00'24"E	78.48	39.53	13°52'11"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C52	23.56	15.00	S53°04'18"W	21.21	15.00	90°00'00"
C53	42.76	25.00	N32°56'00"W	37.73	28.75	97°59'24"
C54	58.00	275.00	N22°06'14"E	57.89	29.11	12°05'03"
C55	92.20	1175.00	N30°23'39"E	92.18	46.13	4°29'46"
C56	37.04	20.00	N85°41'31"E	31.97	26.59	106°05'59"
C57	293.17	500.00	N56°11'47"W	288.98	150.93	33°35'40"
C58	14.28	440.00	S40°19'43"E	14.28	7.14	1°51'33"
C59	27.84	50.00	S40°45'26"E	27.49	14.29	31°54'25"
C60	91.97	50.00	N70°35'35"E	79.54	65.63	105°23'33"
C61	42.83	50.00	N06°38'35"W	41.53	22.83	49°04'48"
C62	3.79	25.00	S26°50'16"E	3.79	1.90	8°41'26"
C63	17.23	25.00	S02°44'35"E	16.90	8.98	39°29'57"
C64	3.01	20.00	N12°41'35"E	3.01	1.51	8°37'37"
C65	28.40	20.00	N32°18'25"W	26.08	17.19	81°22'23"
C66	28.83	325.00	S19°32'52"W	28.82	14.42	5°04'57"
C67	3.90	325.00	S22°25'59"W	3.90	1.95	0°41'16"
C68	36.06	50.00	S04°45'10"E	35.28	18.85	41°19'12"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C69	33.63	50.00	S35°10'34"W	33.00	17.48	38°32'15"
C70	33.63	50.00	S73°42'49"W	33.00	17.48	38°32'15"
C71	37.18	50.00	N65°42'59"W	36.33	19.50	42°36'10"
C72	17.11	50.00	N34°36'34"W	17.03	8.64	19°36'40"
C73	13.04	1807.00	S73°12'00"E	13.04	6.52	0°24'48"
C74	42.17	1807.00	S74°04'31"E	42.17	21.09	1°20'14"
C75	42.17	1807.00	S75°24'45"E	42.17	21.09	1°20'14"
C76	42.17	1807.00	S76°44'59"E	42.17	21.09	1°20'14"
C77	42.17	1807.00	S78°05'12"E	42.17	21.09	1°20'14"
C78	42.17	1807.00	S79°25'26"E	42.17	21.09	1°20'14"
C79	42.98	1807.00	S80°46'26"E	42.98	21.49	1°21'46"
C80	14.91	1807.00	S81°41'30"E	14.91	7.46	0°28'22"
C81	23.41	50.00	S63°17'46"W	23.20	11.92	26°49'41"
C82	34.46	50.00	N83°32'52"W	33.78	17.94	39°29'02"
C83	36.52	50.00	N42°52'52"W	35.71	19.12	41°50'59"
C84	40.75	50.00	N01°23'29"E	39.63	21.58	46°41'43"
C85	29.82	50.00	N41°49'34"E	29.38	15.37	34°10'27"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C86	15.31	25.00	S41°22'00"W	15.07	7.90	35°05'34"
C87	3.80	25.00	S19°28'00"W	3.80	1.90	8°42'26"
C88	34.78	325.00	N18°10'43"E	34.76	17.41	6°07'52"
C89	38.26	325.00	N24°37'00"E	38.24	19.15	6°44'40"
C90	0.89	325.00	N28°04'03"E	0.89	0.45	0°09'26"
C91	11.08	1225.00	N28°24'19"E	11.08	5.54	0°31'06"
C92	105.58	1225.00	N31°08'00"E	105.55	52.82	4°56'17"
C93	48.19	440.00	S51°18'10"E	48.16	24.12	6°16'29"
C94	58.90	440.00	S58°16'29"E	58.85	29.49	7°40'10"
C95	34.31	1225.00	N39°02'12"E	34.31	17.16	1°36'17"
C96	39.52	1225.00	N40°45'47"E	39.52	19.76	1°50'54"
C97	39.52	1225.00	N42°36'41"E	39.52	19.76	1°50'54"
C98	39.52	1225.00	N44°27'35"E	39.52	19.76	1°50'54"
C99	49.77	1225.00	N46°32'52"E	49.77	24.89	2°19'41"
C100	3.79	1225.00	N47°48'02"E	3.79	1.90	0°10'39"
C101	36.65	50.00	N21°34'04"E	35.84	19.19	42°00'04"
C102	96.78	50.00	S81°58'47"E	82.37	72.62	110°54'15"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C103	30.82	50.00	S08°52'06"E	30.34	15.92	35°19'05"
C104	16.23	25.00	N09°48'44"W	15.95	8.41	37°12'21"
C105	4.79	25.00	N33°54'26"W	4.79	2.40	10°59'02"
C106	0.74	475.00	N39°26'36"W	0.74	0.37	0°05'20"
C107	49.54	475.00	N42°28'33"W	49.52	24.79	5°58'34"
C108	34.46	475.00	N47°32'32"W	34.45	17.24	4°09'23"
C109	13.90	25.00	N65°33'07"W	13.72	7.14	31°51'46"
C110	21.24	25.00	S74°10'30"W	20.61	11.31	48°41'01"
C111	187.56	60.00	S40°36'46"E	120.00	7709.50	179°06'30"
C112	33.43	60.00	S64°54'12"W	33.00	17.16	31°55'27"
C113	33.43	60.00	N83°10'22"W	33.00	17.16	31°55'27"
C114	17.65	60.00	N58°47'01"W	17.59	8.89	16°51'15"
C115	23.32	525.00	N49°05'02"W	23.32	11.66	2°32'43"
C116	38.54	525.00	N45°42'30"W	38.53	19.28	4°12'22"
C117	38.54	525.00	N41°30'08"W	38.53	19.28	4°12'22"
C118	98.53	1175.00	N45°37'28"E	98.50	49.29	4°48'16"
C119	112.87	1175.00	N40°28'13"E	112.82	56.48	5°30'13"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C120	54.48	440.00	N42°56'47"W	54.45	27.28	7°05'41"
C121	66.59	440.00	N50°49'47"W	66.53	33.36	8°40'17"
C122	66.59	440.00	N59°30'04"W	66.53	33.36	8°40'17"
C123	66.59	440.00	N68°10'20"W	66.53	33.36	8°40'16"
C124	3.73	440.00	N72°45'02"W	3.73	1.86	0°29'08"
C125	111.32	1857.00	S78°02'24"E	111.30	55.68	3°26'05"
C126	70.36	1857.00	S80°50'34"E	70.36	35.18	2°10'15"
C127	23.25	50.00	S78°08'02"W	23.04	11.84	26°38'24"
C128	50.60	50.00	S35°49'23"W	48.47	27.70	57°58'53"
C129	34.14	50.00	S12°43'39"E	33.48	17.76	39°07'12"
C130	33.63	50.00	S51°33'23"E	33.00	17.48	38°32'15"
C131	33.64	50.00	N89°54'02"E	33.01	17.48	38°32'55"
C132	33.63	50.00	N51°21'27"E	33.00	17.48	38°32'15"
C133	8.86	50.00	N27°00'54"E	8.84	4.44	10°08'50"
C134	22.33	325.00	N19°58'23"E	22.33	11.17	3°56'14"
C135	38.26	325.00	N14°37'56"E	38.24	19.15	6°44'40"
C136	18.08	325.00	N09°39'57"E	18.08	9.04	3°11'17"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C137	20.97	275.00	N14°01'28"E	20.96	10.49	4°22'06"
C138	18.09	275.00	N09°57'22"E	18.08	9.05	3°46'07"
C139	46.60	500.00	N42°04'08"W	46.58	23.31	5°20'22"
C140	51.45	500.00	N47°41'11"W	51.43	25.75	5°53'45"
C141	51.45	500.00	N53°34'57"W	51.43	25.75	5°53'45"
C142	51.61	500.00	N59°29'14"W	51.58	25.83	5°54'50"
C143	92.06	500.00	N67°43'08"W	91.93	46.16	10°32'58"
C144	105.51	500.00	S54°25'41"E	105.31	52.95	12°05'24"
C145	14.28	500.00	S61°17'29"E	14.28	7.14	1°38'12"
C146	1.88	25.00	N70°50'02"W	1.88	0.94	4°19'10"



# ENTRADA PHASE 5

## A SMALL LOT SUBDIVISION

STATE OF TEXAS §  
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS: THAT WE, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, BY AND THROUGH KEVIN PAPE, AUTHORIZED AGENT, AN AUTHORIZED REPRESENTATIVE OF LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., AND BEING OWNERS OF THAT CERTAIN CALLED 148.70 ACRE TRACT OF LAND OUT OF THE ALEXANDER WALTER SURVEY NUMBER 67, ABSTRACT NUMBER 791, SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED IN DOCUMENT NO. 2016135291 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 53.427 ACRES OF LAND IN ACCORDANCE WITH SECTION 212 OF THE LOCAL GOVERNMENT CODE AND WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS

### ”ENTRADA PHASE 5”

AND DOES 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.

\_\_\_\_\_  
KEVIN PAPE, AUTHORIZED AGENT  
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
13620 N FM 620,  
BUILDING B, SUITE 150  
AUSTIN, TEXAS 78759  
PHONE: 512-531-1375  
FAX: 512-230-8320

STATE OF TEXAS §  
COUNTY OF TRAVIS §

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

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

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

STATE OF TEXAS §  
COUNTY OF TRAVIS §

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 SUBDIVISIONS 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 TO COUNTY STANDARDS AND TO POST THE FISCAL TO SECURE SUCH CONSTRUCTION IS 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.

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 \_\_\_\_\_, 20\_\_\_, 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 \_\_\_\_\_, 20\_\_\_ A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

\_\_\_\_\_  
BY: DEPUTY

STATE OF TEXAS §  
COUNTY OF TRAVIS §

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY 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.,DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_, A.D. AT \_\_\_\_\_ O’CLOCK \_\_M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER\_\_\_\_\_ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_ A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

\_\_\_\_\_  
BY: DEPUTY

THIS PROJECT IS LOCATED IN THE GILLELAND WATERSHED, CLASSIFIED AS SUBURBAN.

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 ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_, A.D.

\_\_\_\_\_  
CHAIRPERSON, JOLENE KIOLBASSA

\_\_\_\_\_  
SECRETARY, ANA AGUIRRE

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ACTING DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS. THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_.

\_\_\_\_\_  
DENISE LUCAS, DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

### SHEET NO. 5 OF 6



Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 ♦ REG. # 10024900

Civil Engineering  
5501 West William Cannon  
Phone No. (512) 280-5160

♦  
♦  
♦

Surveying  
Austin, Texas 78749  
Fax No. (512) 280-5165

C8J-2008-0168.4A

PATH-J: \4934\SURVEY\PLAT – ENTRADA PHASE 5.dwg

# ENTRADA PHASE 5

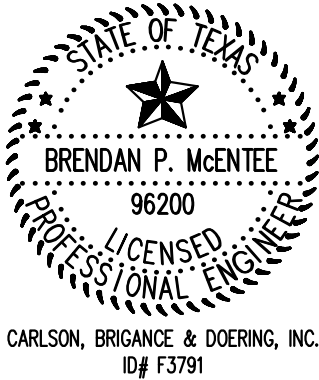
## A SMALL LOT SUBDIVISION

- GENERAL NOTES:
- ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED USING CITY OF AUSTIN URBAN STANDARDS AND WILL BE DEDICATED AS PUBLIC R.O.W. AT FINAL PLATTING.
  - NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
  - THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
  - PRIOR TO CONSTRUCTION ON ANY LOT 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 CONDITIONS.
  - NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 150 FEET (150') TO THE EDGE OF PAVEMENT OF AN INTERSECTING ARTERIAL STREET. TYPE I DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS OF WAY THAN 60 PERCENT OF PARCEL FRONTAGE OR 50 FEET, WHICHEVER IS LESS. DRIVEWAY ACCESS IS PROHIBITED TO SIDE STREETS OF CORNER LOTS.
  - ALL CORNER LOTS SHALL BE A MINIMUM OF 4,500 SQUARE FEET.
  - EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PER THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
  - AT THE TIME OF RECORDING THIS PLAT, A DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS, IN COMPLIANCE WITH TITLE 30-2-232 OF THE LDC, SHALL BE RECORDED IN DOCUMENT NUMBER 2018187175 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
  - PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF LOURIS LANE, BERNING ROAD, SHIMSHAM DRIVE, HEIMHOME BEND, ENTRILL PASS, DEZMOND DIAMOND COURT, DORA AMELLIA COVE, TWEEDY TRAIL AND WILLKOMEN WAY. 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 THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
  - PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AS SHOWN BY DOTTED LINE ON THE FACE OF THE PLAT: CRYSTAL BEND DRIVE. THE SIDEWALKS ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ABUTTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. 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.
  - 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 TITLE 30-5, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
  - 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. 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 TITLE 30-5 OF 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 DEVELOPER SHALL INCLUDE ALL AUSTIN ENERGY WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
  - 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) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
  - ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS OR HER ASSIGNS.
  - WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
  - THIS SUBDIVISION IS IN THE 2 MILE ETJ OF THE CITY OF AUSTIN.
  - TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO THE SITE DEVELOPMENT.
  - THE MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN TITLE 30-5, THE ENVIRONMENTAL CRITERIA MANUAL AND OTHER ORDINANCES AND REGULATIONS OF THE CITY OF AUSTIN.
  - ALL 15' DRAINAGE EASEMENTS TO BE ENCLOSED CONDUIT.
  - 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.
  - OWNER/DEVELOPER IS ADVISED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS. OTHER SPECIAL OR NON-STANDARD TREATMENTS OF THE R.O.W MAY ALSO REQUIRE A LICENSE AGREEMENT.
  - A 10 FOOT (10') P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL STREETS.
  - THE TWO YEAR PEAK FLOW CONTROL IS DETERMINED UNDER THE DRAINAGE CRITERIA MANUAL AND THE ENVIRONMENTAL CRITERIA MANUAL IS REQUIRED PURSUANT TO THE LAND DEVELOPMENT CODE SECTION 30-4-61.
  - LOT 109, BLOCK "I"; LOTS 17, BLOCK "V"; ARE RESTRICTED TO NON-RESIDENTIAL USES AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION AND/OR HIS/HER ASSIGNS.
  - THERE SHALL BE NO RESIDENTIAL USE FOR ANY LOTS NOT INTENDED FOR RESIDENTIAL USE.
  - A MINIMUM OF TWO (2) OFF-STREET PARKING SPOTS IS REQUIRED FOR EACH SINGLE FAMILY RESIDENTIAL LOT IN THIS SUBDIVISION.
  - THIS SUBDIVISION SHALL BE DEVELOPED AND CONSTRUCTED AS A SMALL LOT SUBDIVISION IN COMPLIANCE WITH TITLE 30-2-232.
  - 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 RE-PLATTING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSES, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
  - THERE WILL BE NO DRIVEWAYS ON SLOPES GREATER THAN 15%.
  - ALL ACTIVITIES WITHIN THE CEF SETBACKS MUST COMPLY WITH SECTION 25-8-281(C)(2). THIS SECTION STATES THAT THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION OTHER THAN WET POND CONSTRUCTION AND NECESSARY ROADWAY AND WASTEWATER LINE CROSSINGS IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
  - PER THE MAY 29, 2019 AMENDED AND RESTATED ENTRADA SUBDIVISION PHASING AGREEMENT, THE DEVELOPER SHALL CONSTRUCT A SIGNAL AT HOWARD LANE AND IMMANUEL ROAD CONCURRENTLY WITH THE SECOND PHASE OF DEVELOPMENT.
  - PARKLAND DEDICATION HAS BEEN SATISFIED VIA PAYMENT OF A FEE IN-LIEU OF LAND TO TRAVIS COUNTY FOR 146 DWELLINGS.
  - 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.
  - ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.
  - 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.
  - THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS:  
WATER & WASTEWATER - CITY OF AUSTIN  
ELECTRIC - AUSTIN ENERGY  
GAS - TEXAS GAS SERVICE  
PHONE - SPECTRUM  
CABLE - SPECTRUM
  - ACCESS IS RESTRICTED TO WILLKOMEN WAY FOR BLOCK "V", LOTS 15, ACCESS IS RESTRICTED TO HEIMHOME BEND FOR BLOCK "I", LOT 72, BLOCK "R", LOTS 1 AND 8 AND BLOCK "Q", LOT 37, ACCESS IS RESTRICTED TO EINTRILL PASS FOR BLOCK "R", LOTS 9 AND 16, BLOCK "S" LOTS 8 AND 15, ACCESS IS RESTRICTED TO DORA AMELLIA COVE FOR BLOCK "S", LOTS 16 AND 26, ACCESS IS RESTRICTED TO BERNING ROAD FOR BLOCK "S", LOT 27, BLOCK "Q", LOT 1, BLOCK "X", LOT 11, BLOCK "I", LOT 108, ACCESS IS RESTRICTED TO DEZMOND DIAMOND COURT FOR BLOCK "I", LOT 85, ACCESS IS RESTRICTED TO LOURIS LANE BLOCK "S", LOT 1, BLOCK "X", LOT 2, BLOCK "I", LOT 84 .
  - THE 100 YEAR DEVELOPED FLOODPLAIN (ATLAS 14) IS CONTAINED WITHIN THE DRAINAGE LOT AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C-0290 J & 48453C-0270 J TRAVIS COUNTY, TEXAS, DATED AUGUST 18, 2014, COMMUNITY # 481026.
  - 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 OWNERS EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
  - 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 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.
  - 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.

STATE OF TEXAS §  
COUNTY OF TRAVIS §

I, BRENDAN P. McENTEE, P.E., AM AUTHORIZED TO PRACTICE THE PROFESSION OF CIVIL ENGINEERING IN THE STATE OF TEXAS, AND HEREBY CERTIFY THAT THE ENGINEERING PORTIONS OF THIS PLAT COMPLY WITH TITLE 30, AUSTIN/TRAVIS COUNTY SUBDIVISION REGULATIONS, AS AMENDED, AND THAT THE 100 YEAR DEVELOPED FLOODPLAIN (ATLAS 14) IS CONTAINED WITHIN THE DRAINAGE LOT AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C-0290 J & 48453C-0270 J TRAVIS COUNTY, TEXAS, DATED AUGUST 18, 2014, COMMUNITY # 481026.

ENGINEERING BY: \_\_\_\_\_  
BRENDAN P. McENTEE, P.E. NO. 96200 DATE  
CARLSON, BRIGANCE & DOERING, INC.  
12129 RR 620 N, STE. 600  
AUSTIN, TEXAS 78750



STATE OF TEXAS §  
COUNTY OF TRAVIS §

I, AARON V. THOMASON, 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, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SURVEYED BY: \_\_\_\_\_  
AARON V. THOMASON, RPLS # 6214 DATE:  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749  
aaron@cbsdeng.com



THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.  
THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

## SHEET NO. 6 OF 6



Carlson, Brigance & Doering, Inc.  
FIRM ID #F3791 ♦ REG. # 10024900  
Civil Engineering ♦ Surveying  
5501 West William Cannon ♦ Austin, Texas 78749  
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

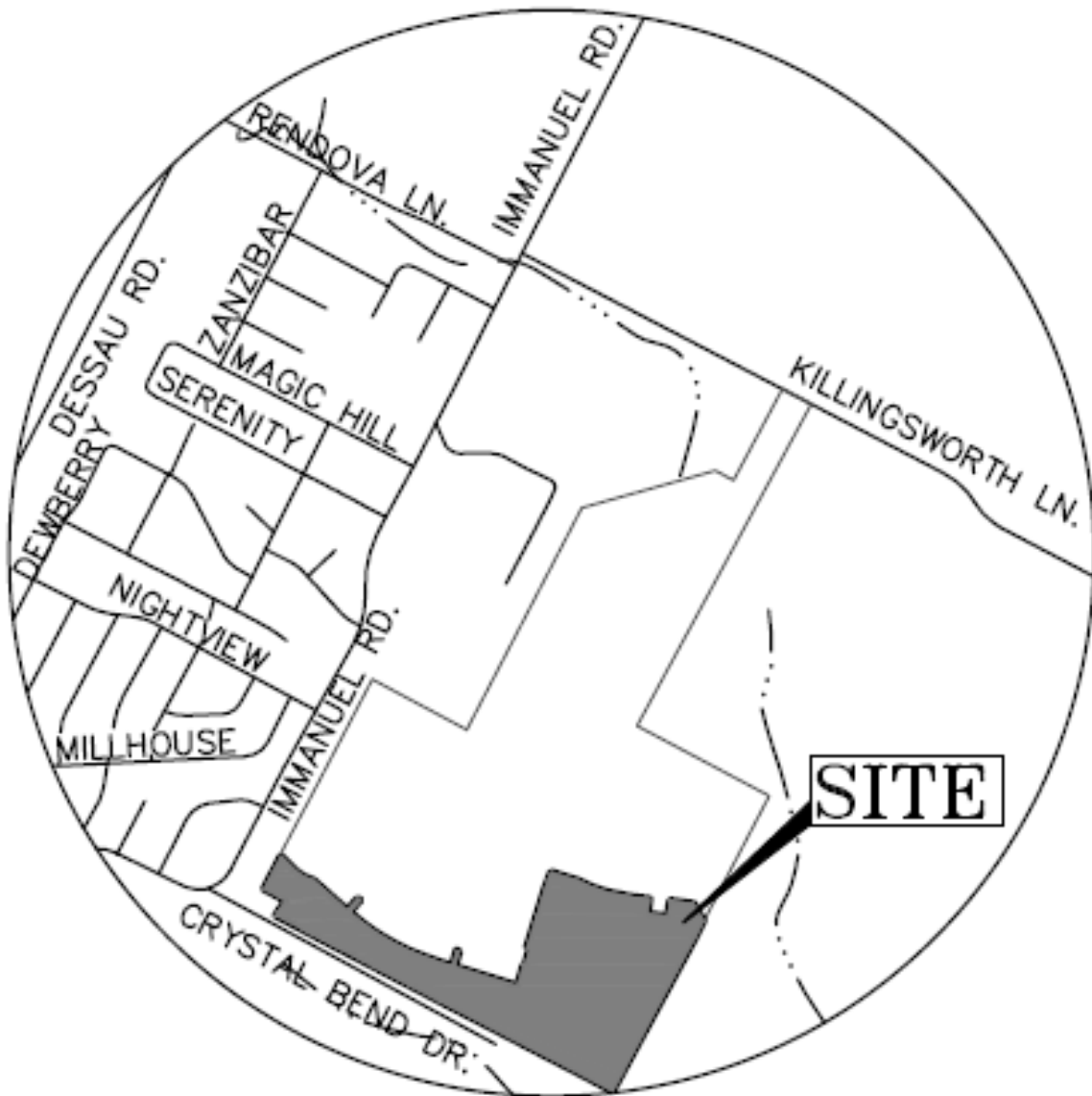
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# Entrada Phase 5 Final Plat

## Location Map



LOCATION MAP  
NTS