

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2018-0195.0A**Z.A.P. DATE:** June 15, 2021**SUBDIVISION NAME:** Resubdivision of Lot 10, Charro Estates**AREA:** 2.171 acres**LOT(S):** 2**OWNER/APPLICANT:** Maria F. Martinez**AGENT:** FNFCADD Services
(Fred Fuentes)**ADDRESS OF SUBDIVISION:** Caballo Rd and Privada Dr. (Parcel R25054)**WATERSHED:** Cedar Creek**COUNTY:** Bastrop**EXISTING ZONING:** n/a**JURISDICTION:** Full**NEIGHBORHOOD PLAN:** n/a**PROPOSED LAND USE:** Residential**VARIANCES:** none

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of Lot 10, Charro Estates subdivision composed of 2 lots on 2.171 acres. The applicant is proposing a 2 lot subdivision for residential uses.

STAFF RECOMMENDATION: Staff recommends approval of the case, the plat meets applicable State and City of Austin LDC requirements.

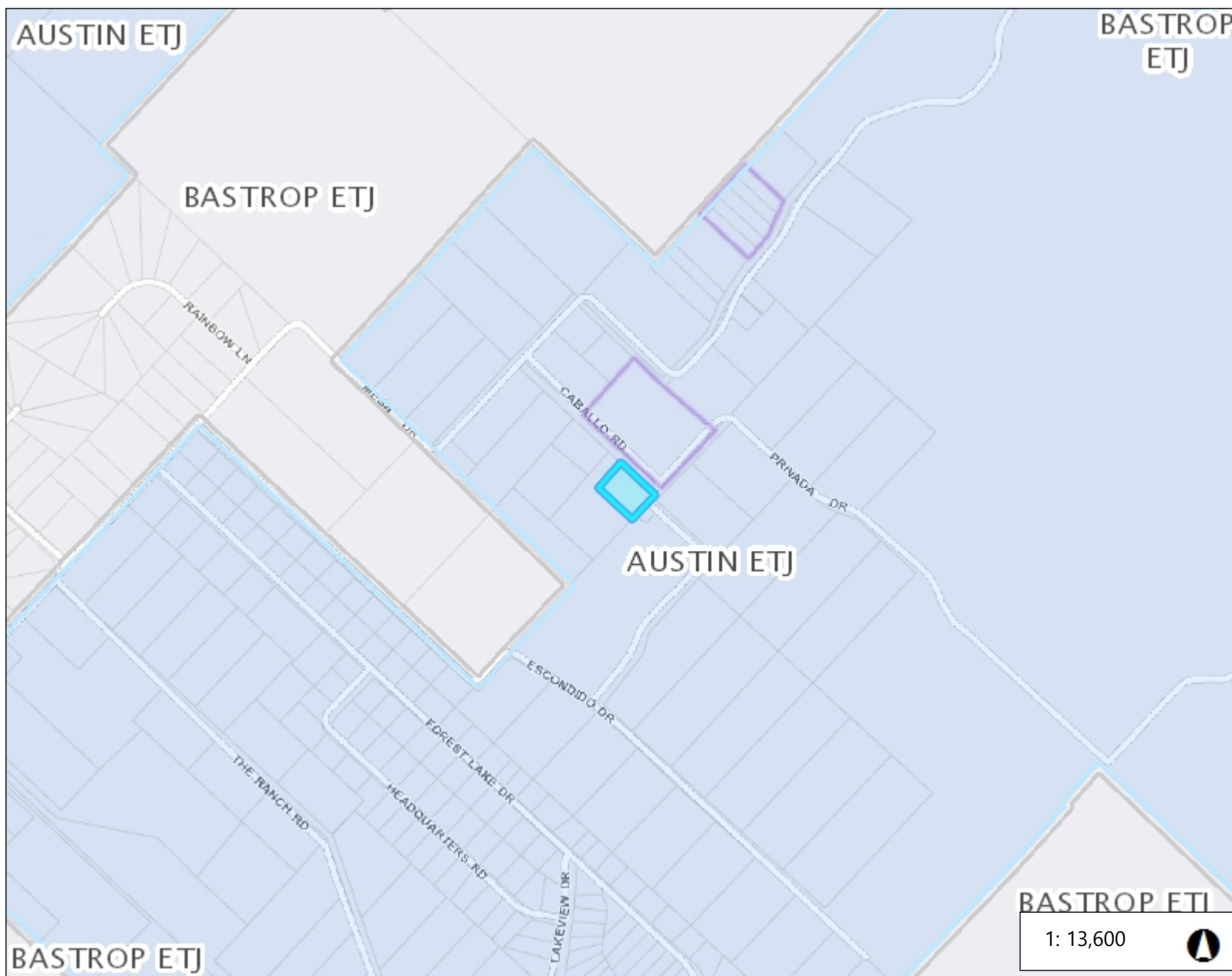
CASE MANAGER: Cesar Zavala**PHONE:** 512-974-3404Email address: cesar.zavala@austintexas.gov**ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Proposed plat



B-6 Property Profile



- Legend**
- Street Labels**
- Jurisdiction**
- FULL PURPOSE
 - LIMITED PURPOSE
 - EXTRATERRITORIAL JURISDICTION
 - 2 MILE ETJ AGRICULTURAL AGR
 - OTHER CITY LIMITS
 - OTHER CITIES ETJ
- Lot Line**
- Jurisdiction**
- FULL PURPOSE
 - LIMITED PURPOSE
 - EXTRATERRITORIAL JURISDICTION
 - 2 MILE ETJ AGRICULTURAL AGR
 - OTHER CITY LIMITS
 - OTHER CITIES ETJ
- Subdivision Review Cases (All Zoning)**
- Lake Austin, Rural Residence (LA; Single Family (SF-1; SF-2; SF-3; SI)
 - Mobile Home (MH)
 - Multi-family (MF-1; MF-2; MF-3; MF)
 - Commercial (CH; CR; CS; CS-1; GI)
 - Office (GO; LO; NO)
 - Industrial (IP; LI; MI; R&D; W/LO)
 - CBD; Downtown Mixed Use (DMU)
 - ERC; NBG; TND; TOD
 - Planned Unit Development (PUD)
 - Agriculture, Development Reserve
 - Aviation, Public, Unzoned (AV; P; L)
 - Unclassified
- Zoning Text**
- Zoning Ordinance**

Notes

Address: 137 Caballo Rd.

0.4 0 0.21 0.4 Miles

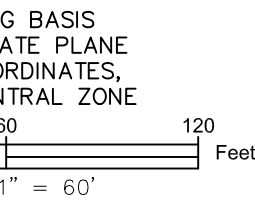
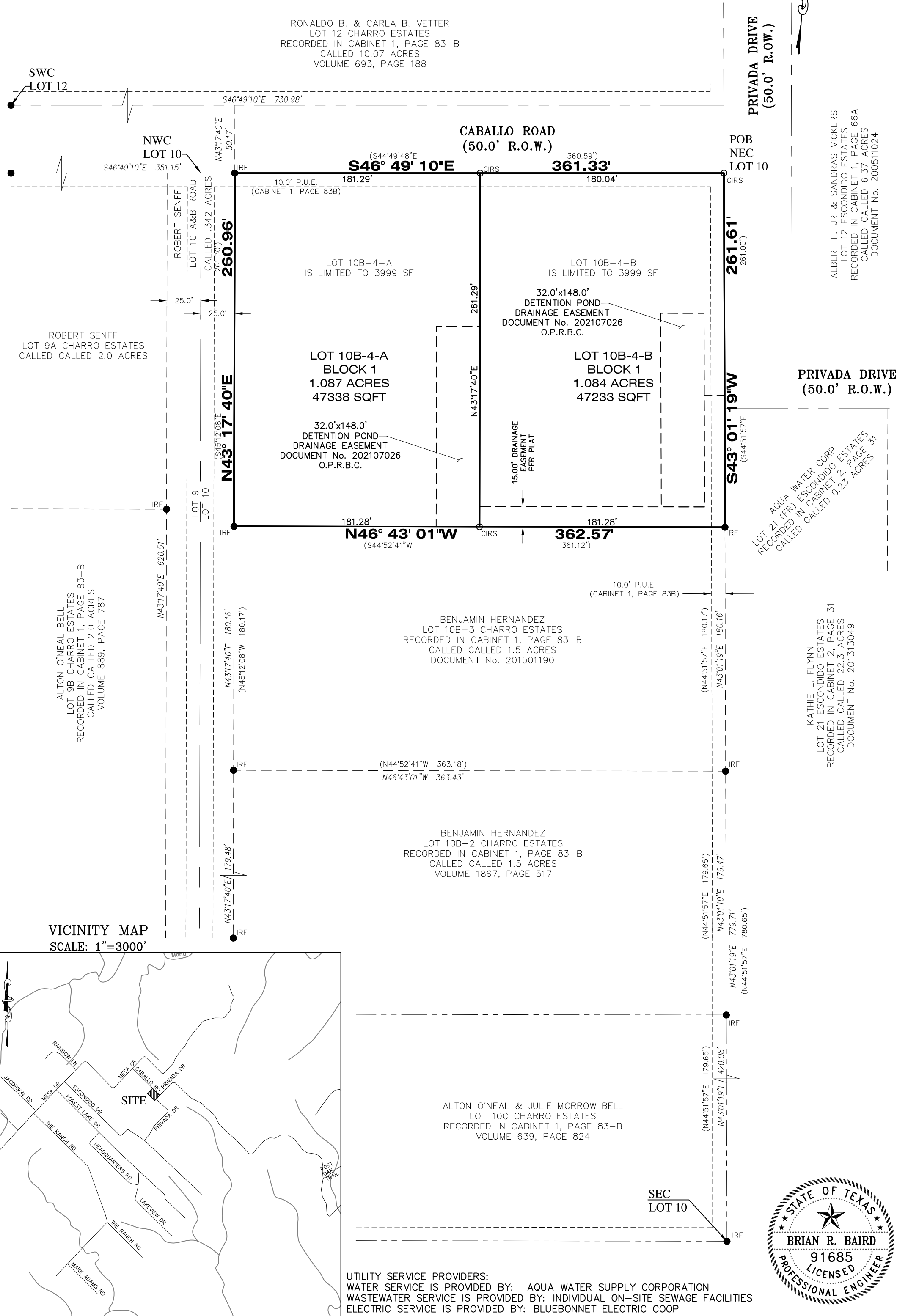
NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

June 8, 2021

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.

PREPARATION DATE NOVEMBER 8, 2018
SUBMITTAL DATE NOVEMBER 9, 2018

RESUBDIVISION OF LOT 10, CHARRO ESTATES,
RECORDED IN PLAT CABINET 1, PAGE 83-B,
PLAT RECORDS OF BASTROP COUNTY, TEXAS



- LEGEND
- 1/2" IRON ROD FOUND
 - 1/2" IRON ROD SET WITH PINK CAP
 - STAMPED "CLS 6388"
 - △ CALCULATED POINT
- (50°00'00"W 0.0') - RECORD BEARING & DISTANCE

- FLOODPLAIN PLAT NOTES:
1. THIS PROPERTY IS LOCATED IN ZONE X, AS PER THE FEMA MAP FIRM PANEL NUMBER 48021C0325E MAP REVISED: JANUARY 19, 2006 COMMUNITY NUMBER 481193
 2. FLOOD WARNING: THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE BASTROP COUNTY FLOOD DAMAGE PREVENTION ORDER IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PLAT BY THE COMMISSIONERS COURT DOES NOT IMPLY THAT LAND OUTSIDE THE AREAS OF SPECIAL FLOOD HAZARDS OR USES PERMITTED WITHIN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PLAT CREATE LIABILITY ON THE PART OF BASTROP COUNTY OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE THEREUNDER.
 3. NO STRUCTURE OR LAND USE (INCLUDING BUT NOT LIMITED TO BUILDING, FENCES, LANDSCAPING, ETC) THAT NEGATIVELY IMPACTS STORM WATER FLOWS SHALL BE ALLOWED IN AREAS DESIGNATED AS PONDS, DRAINAGE EASEMENTS, OR DETENTION/RETENTION AREAS.
 4. DRAINAGE EASEMENTS, STORM WATER FACILITIES/FEATURES, AND EROSION CONTROLS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR BY INDIVIDUAL PROPERTY OWNER.
 5. PROPERTY OWNERS AND THERE ASSIGNS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY BASTROP COUNTY.
- GENERAL NOTES:
1. EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR CONSTRUCTION ON EACH LOT, INCLUDING SINGLE-FAMILY AND DUPLEX CONSTRUCTION.
 2. INDIVIDUAL ON-SITE SEWAGE FACILITY DESIGNS MUST BE SUBMITTED FOR APPROVAL FOR EACH LOT AND BUILT TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RULES AND THE REQUIREMENTS OF THE BASTROP COUNTY ORDER FOR ON-SITE SEWAGE FACILITIES PRIOR TO OCCUPATION OF THE RESIDENCE.
 3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION SYSTEM AND WASTEWATER COLLECTION FACILITIES.
 4. PERMITS: PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING, BUT NOT LIMITED TO: BASTROP COUNTY 9-1-1 ADDRESSING ASSIGNMENT, DRIVEWAY/CULVERT, DEVELOPMENT, FLOODPLAIN, ON-SITE SEWAGE FACILITY, AND LOST PINES HABITAT CONSERVATION PLAN. PREVIOUS PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
 5. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS FROM THE PREVIOUS SUBDIVISION, CHARRO ESTATES, RECORDED IN PLAT CABINET 1, PAGE 83-B, PLAT RECORDS OF BASTROP COUNTY, TEXAS.
 6. ALL DRIVEWAYS IN THIS SUBDIVISION MUST BE CONSTRUCTED TO FACILITATE DRAINAGE ALONG THE ROW. THE DEVELOPER AND/OR PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF DRIVEWAYS IN ACCORDANCE WITH BASTROP COUNTY SPECIFICATIONS, WHICH MAY INCLUDE CULVERT PIPE INSTALLATION. A PERMIT MUST BE OBTAINED FROM BASTROP COUNTY PRIOR TO THE CREATION OF A DRIVEWAY.
 7. NO ON-SITE WATER WELL MAY BE PLACED WITHIN 100' (50' IF ENCASED) OF AN ON-SITE SEWAGE DISPOSAL AREA, NOR CAN ANY ON-SITE SEWAGE DISPOSAL AREA BE PLACED WITHIN 100' (50' IF ENCASED) OF AN ON-SITE WELL.

- EACH LOT SHALL HAVE A 50' WATER WELL SETBACK ADJACENT TO PROPERTY LINES. PROPERTY OWNERS AND/OR REGISTERED WATER WELL INSTALLERS ARE RESPONSIBLE TO DETERMINE APPROPRIATE LOCATIONS FOR SAME, IF NOT SPECIFIED HEREIN. FURTHER INFORMATION AND REGISTRATION OF ON-SITE WATER WELLS IS OBTAINED AND ISSUED THROUGH THE LOST PINES GROUNDWATER CONSERVATION DISTRICT.
8. IT IS UNDERSTOOD THAT ON APPROVAL OF THIS PLAT BY THE CITY OF AUSTIN, TEXAS, THAT THE CONSTRUCTION OF ALL BRIDGES, CULVERTS, STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, SHALL REMAIN THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT, IN ACCORDANCE WITH PLANS AND SPECIFICATION PRESCRIBED BY THE CITY OF AUSTIN, TEXAS. THE CITY ASSUMES NO OBLIGATION TO CONSTRUCT ANY BRIDGES, CULVERTS, STREETS, ROADS OR PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.
 9. UPON APPROVAL OF THIS PLAT BY THE CITY OF AUSTIN FOR FILING AND SUBSEQUENT ACCEPTANCE OF MAINTENANCE OF STREETS BY BASTROP COUNTY, IT IS UNDERSTOOD THAT PLACEMENT OF ANY AND ALL TRAFFIC CONTROL DEVICES REQUIRING SIGNAGE SUCH AS STREET NAMES, SPEED LIMITS, STOP SIGNS, YIELD SIGNS, ETC., SHALL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER UNDER THE DIRECTION OF THE CITY OF AUSTIN AND/OR THE COUNTY ENGINEER.
 10. NEITHER APPROVAL OF A SUBDIVISION PLAT BY THE CITY OF AUSTIN, NOR THE FILING/RECORDING OF AN APPROVED SUBDIVISION PLAT CONSTITUTES ACCEPTANCE BY BASTROP COUNTY OF ANY DEDICATION OF THE ROADS/STREETS DEPICTED ON THE PLAT. ONLY THE BASTROP COUNTY COMMISSIONERS COURT, ACTING AS A BODY, HAS THE AUTHORITY TO ACCEPT ROADS/STREETS INTO THE BASTROP COUNTY ROAD SYSTEM FOR COUNTY MAINTENANCE. INDIVIDUAL MEMBERS OF THE BASTROP COUNTY COMMISSIONERS COURT HAVE NO AUTHORITY TO BIND BASTROP COUNTY BY SEPARATE ACTION. UNTIL BASTROP COUNTY, THROUGH ITS COMMISSIONERS COURT, ACCEPTS A ROAD/STREET THAT HAS BEEN DEDICATED IN A PLAT, SAID ROAD/STREET IS NOT A COUNTY ROAD, AND IS NOT SUBJECT TO COUNTY MAINTENANCE.
 11. THE OWNER OF THIS SUBDIVISION AND THE OWNER'S SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS THAT COMPLY WITH CITY OF AUSTIN AND BASTROP COUNTY REGULATIONS. THE OWNER UNDERSTANDS THAT PLAT VACATION OR REPLATING MAY BE REQUIRED, AT THE OWNER'S EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH THE REGULATIONS.
 12. 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 THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. 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.
 13. A FEE-IN-LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 2 UNITS.
 14. SIDEWALKS ALONG CABALLO DRIVE AND PRIVADA DRIVE ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ADJUTING 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.
 15. NO OBSTRUCTIONS, INCLUDING FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENT BEING DEDICATED WITH THIS PLAT. THE LOT OWNERS WILL BE RESPONSIBLE FOR THE DRAINAGE EASEMENT, OPERATION AND MAINTENANCE OF THE PONDS.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE _____ OF THE CITY OF AUSTIN

ON THIS THE _____ DAY OF _____, 2021.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS,

THIS, THE _____ DAY OF _____, 2021.

CHAIR _____ SECRETARY _____

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE _____ DAY OF _____, 2021, AD.

DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS
COUNTY OF BASTROP

I, MANUEL CARRIZALES, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF BASTROP COUNTY, TEXAS.

DATE _____

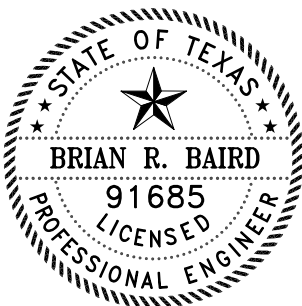
MANUEL CARRIZALES, RPLS # 6388
TEXAS REGISTERED SURVEYING FIRM
TBPLS FIRM NO: 10194417
512-470-1489
FNFCAD@GMAIL.COM

I, BRIAN R. BAIRD, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT ENCLOSED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48021C0325E, EFFECTIVE DATE: JANUARY 19, 2006, AND THAT EACH LOT CONFORMS TO THE COUNTY OF BASTROP COUNTY REGULATIONS, THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT BASTROP COUNTY, TEXAS, THIS _____ DAY OF _____, 2021.

BRIAN R. BAIRD
REGISTERED PROFESSIONAL ENGINEER
NO. 91685 STATE OF TEXAS

DATE _____



METES AND BOUNDS

BEING 2.171 ACRES OUT OF LOT 10 CHARRO ESTATES, RECORDED IN PLAT CABINET 1, PAGE 83-B, PLAT RECORDS OF BASTROP COUNTY, TEXAS, SAME BEING DESCRIBED IN A CORRECTION WARRANTY DEED WITH VENDOR'S LIEN CONVEYED TO MARIA FRANCISCA MARTINEZ, DATED JUNE 7, 2017, RECORDED IN DOCUMENT NO. 201708109, OFFICIAL PUBLIC RECORDS BASTROP COUNTY, TEXAS, SAID 2.171 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT CAPPED IRON WITH A PINK CAP SET, THE NORTHEAST CORNER OF THE SAID LOT 10, SAME BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF CABALLO ROAD, AND SAME BEING A POINT ON THE WESTERLY RIGHT-OF-WAY OF PRIVADA DRIVE, AND THE POINT OF BEGINNING;

THENCE S43°01'19"W, ALONG THE EAST LINE OF THE SAID LOT 10, SAME BEING THE WEST RIGHT-OF-WAY OF PRIVADA DRIVE, A DISTANCE OF 261.61 FEET TO AN IRON ROD FOUND, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N46°43'01"W, ACROSS THE SAID LOT 10, A DISTANCE OF 362.57 FEET TO AN IRON ROD FOUND, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N43°17'40"E, ACROSS THE SAID LOT 10, A DISTANCE OF 260.96 FEET TO AN IRON ROD WITH PINK CAP SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S46°49'10"E, ALONG THE NORTH LINE OF THE SAID LOT 10, SAME BEING THE SOUTH RIGHT-OF-WAY OF CABALLO ROAD, A DISTANCE OF 361.33 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.171 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MARIA FRANCISCA MARTINEZ, BEING OWNER OF LOT 10B-4, OUT OF LOT 10 CHARRO ESTATES, RECORDED IN PLAT CABINET 1, PAGE 83-B, PLAT RECORDS OF BASTROP COUNTY, TEXAS, AND AS CONVEYED TO ME BY DEED RECORDED DOCUMENT NO. 201708109 OF THE OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS, AND SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE LOT 10 IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

RESUBDIVISION OF LOT 10 CHARRO ESTATES

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENT SHOWN HEREON.

WITNESS MY HAND THIS THE _____ DAY OF _____, 2021, A.D.

MARIA FRANCISCA MARTINEZ
15935 FM 812
DEL VALLE, TEXAS 78617

DATE _____

STATE OF TEXAS:
COUNTY OF BASTROP:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARIA FRANCISCA MARTINEZ, 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 CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2021, A.D.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

PRINTED NAME OF NOTARY / EXPIRES

AS OF THE DAY INDICATED BELOW AQUA WATER SUPPLY CORPORATION HAS NOT AGREE TO PROVIDE WATER SUPPLY SERVICE TO THIS SUBDIVISION BECAUSE THE SUBDIVISION HAS NOT COMPLIED WITH THE TARIFF, OF THE AQUA WATER SUPPLY CORPORATION INCLUDING SPECIFICALLY THE RULES AND REGULATIONS CONCERNING AQUA SERVICE TO THE SUBDIVISION UNDER THE AQUA TARIFF RETAIL WATER SERVICE IS NOT AVAILABLE ANY LOT IN A SUBDIVISION THAT IS NOT IN COMPLIES WITH ALL OF SUCH AND RULES AND REGULATIONS INCLUDING THE PAYMENT OF APPLICABLE FEES. NOT LOT IN THE SUBDIVISION WILL BE DELEGABLE TO RECEIVE RETAIL WATER SERVICE FROM AQUAS DISTRIBUTION SYSTEM UNTIL THE SUBDIVISION FULLY COMPLIES WITH ALL THE PROVISIONS OF AQUA'S TARIFF, INCLUDING THE RULES AND REGULATIONS CONCERNING AQUAS SERVICE TO SUBDIVISION.

ALAN DAVID MCMURRY
GENERAL MANAGER
AQUA WATER SUPPLY CORPORATION

DATE _____

STATE OF TEXAS
COUNTY OF BASTROP

I, ROSE PIETSCH, COUNTY CLERK OF BASTROP 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 _____, 2021, A.D., AT _____ O'CLOCK _____ M.,

IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET _____, PAGE _____

FILED FOR RECORD ON THE _____ DAY OF _____, 2021, A.D.

ROSE PIETSCH DEPUTY
COUNTY CLERK
BASTROP COUNTY, TEXAS

By: _____