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SUBDIVISION REVIEW SHEET

<u>CASE NO.</u>: C8-2018-0165.3A <u>Z.A.P. DATE</u>: July 20, 2021

SUBDIVISION NAME: Cascades at Onion Creek East, Phase Three

AREA: 23.1107 acres **LOTS**: 120

APPLICANT: M/I Homes of Austin, LLC **AGENT:** LJA Engineering Inc.

(William G. Peckman) (Russell Kotara, P.E.)

ADDRESS OF SUBDIVISION: 2333 Cascades Ave

WATERSHED: Onion Creek **COUNTY:** Travis

EXISTING ZONING: I-SF-2 **JURISDICTION:** Full Purpose

PROPOSED LAND USE: Residential / Open Space / Right-of-Way

DEPARTMENT COMMENTS:

The request is for the approval of Cascades at Onion Creek East, Phase Three, comprised of 120 lots on 23.1107 acres.

The plat does not comply with the criteria for approval in LDC 25-4-84(B) and staff recommends disapproval for the reasons listed in the attached comment report. An application that has been disapproved with reasons may be updated to address those reasons until the application expires. If the applicant submits an update to address the reasons for disapproval, that update will be presented to the Land Use Commission within fifteen days of submittal.

STAFF RECOMMENDATION: Disapproval for reason listed in Exhibit C in the support material.

CASE MANAGER: Cesar Zavala PHONE: 512-974-3404

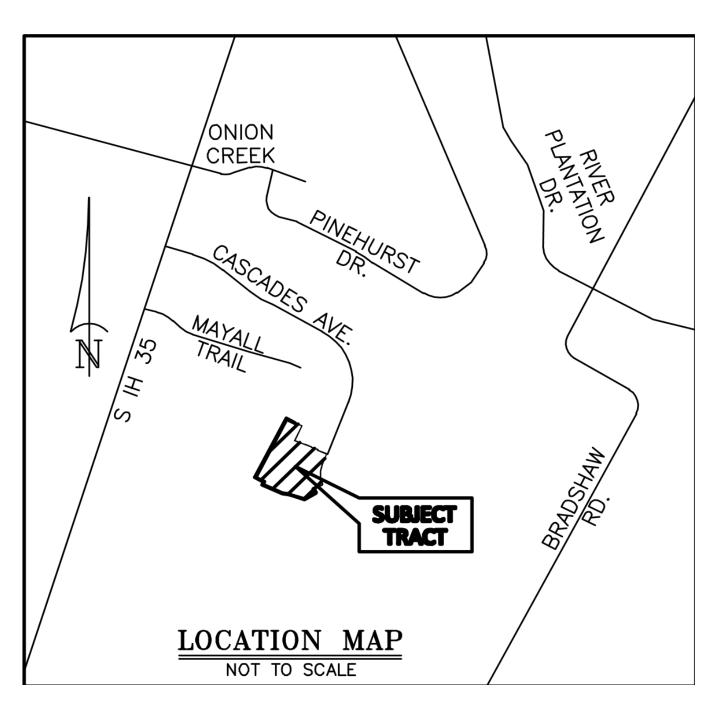
E-mail: cesar.zavala@austintexas.gov

ATTACHMENTS

Exhibit A: Vicinity map Exhibit B: Proposed plat

Exhibit C: Comment report dated July 15, 2021





CASCADES AT ONION CREEK EAST, PHASE THREE

THE STATE OF TEXAS)(KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS)(

THAT M/I HOMES OF AUSTIN, LLC, AN OHIO LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH WILLIAM G. PECKMAN, AREA PRESIDENT, OWNER OF THAT CERTAIN 42.7327 ACRES, DESCRIBED AS EXHIBIT "A-1", CONVEYED BY DEED RECORDED IN DOCUMENT No. 2019124192 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND THAT 33.9259 ACRE TRACT CONVEYED BY DEED RECORDED IN DOCUMENT No. 2020145321 OF THE SAID OFFICIAL PUBLIC RECORDS, BOTH OUT OF THE SANTIAGO DEL VALLE GRANT, SITUATED IN TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 23.1107 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS: "CASCADES AT ONION CREEK EAST, PHASE THREE", 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 THE HAND OF WILLIAM G. PECKMAN, AREA PRESIDENT, THIS THE ___ DAY OF _____, 2021, A.D.

WILLIAM G. PECKMAN, AREA PRESIDENT M/I HOMES OF AUSTIN, LLC, 6801 N. CAPITAL OF TEXAS HIGHWAY LAKEWOOD II, SUITE 100 AUSTIN, TEXAS 78731

THE STATE OF TEXAS COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED WILLIAM G. PECKMAN, AREA PRESIDENT, 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.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, RUSSELL KOTARA, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999 AS AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

RUSSELL KOTARA LICENSED PROFESSIONAL ENGINEER NO. 99350

LJA ENGINEERING 5316 W. HIGHWAY 290 SUITE 150 AUSTIN, TEXAS 78735 06/03/2021



THE 100-YEAR FLOODPLAIN, AS DEFINED BY CITY REGULATIONS, IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL #48453C0595K AND #48453C0685J, DATED JANUARY 22, 2020 FOR TRAVIS COUNTY AND INCORPORATED AREAS.

RUSSELL KOTARA LICENSED PROFESSIONAL ENGINEER NO. 99350 LJA ENGINEERING 5316 W. HIGHWAY 290 SUITE 150 AUSTIN, TEXAS 78735

06/03/2021

DATE



I, GREGORY A. WAY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION.

GREGORY A. WAY REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4567 CAPITAL SURVEYING COMPANY 925 CAPITAL OF TEXAS HIGHWAY SOUTH BUILDING B, SUITE 115, AUSTIN, TEXAS 78746



GENERAL NOTES:

- 1. ALL STREETS ARE PUBLIC.
- 2. ALL DRAINAGE, SIDEWALKS WATER AND WASTEWATER LINES IN THE SUBDIVISION ARE TO BE
- CONSTRUCTED AND INSTALLED TO THE CITY OF AUSTIN STANDARDS.
- 3. EROSION/SEDIMENTATION 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.
- 4. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEMS.
- 5. 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 OWNERS' SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 6. FOR A MINIMUM TRAVEL DISTANCE OF 25' FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.

GENERAL NOTES:

- 7. 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 SEPARATE INSTRUMENT RECORDED IN DOCUMENT No. _____ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- 8. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
- 9. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS/HERS ASSIGNS.
- 10. PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
- 11. MAINTENANCE OF WATER QUALITY CONTROLS SHALL BE ACCORDING TO THE CITY OF AUSTIN
- 12. BUILDING SETBACK LINES SHALL BE IN COMPLIANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE.
- 13. ELECTRIC SERVICE IS BEING PROVIDED BY AUSTIN ENERGY.
- 14. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP ANY EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN'S LAND DEVELOPMENT CODE.
- 15. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE THE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 16. THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE OVERHEAD ELECTRIC 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.
- 17. ALL DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF AUSTIN.
- 18 NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND/OR DETENTION FACILITY HAVE BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN.
- 19. THE OWNER/DEVELOPER IS ADVISED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS. OTHER SPECIAL OR NONSTANDARD TREATMENTS OF THE R.O.W. MAY ALSO REQUIRE A LICENSE AGREEMENT.
- 20. 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 AUSTIN WATER. 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.
- 21. STREETS ARE TO BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS, LDC 25-6-171(a).
- 22. 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: AQUA REEF DRIVE, BEACON BAY DRIVE, BRIDAL VEIL DRIVE, DILLON FALLS DRIVE, LAVA ISLAND DRIVE, AND SEA SALT 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. LDC 25-6-351.
- 23. WATERWAY SETBACKS, AS DEFINED BY THE LAND DEVELOPMENT CODE, MAY BE LOCATED ON THIS PROPERTY. DEVELOPMENT IS LIMITED WITHIN WATERWAY SETBACKS.
- 24. 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.
- 25. PARKLAND DEDICATION AND PARKLAND DEVELOPMENT FEE REQUIREMENTS WILL BE MET WITH A COMBINATION OF PARKLAND DEDICATION 12' WIDE CONCRETE TRAIL CONSTRUCTION, AND PARK IMPROVEMENTS LOCATED WITHIN BLOCK V, LOT 1 OF CASCADES AT ONION CREEK EAST PHASE ONE (C8-2018-0165.1A) AND BLOCK T, LOT 1 OF CASCADES AT ONION CREEK WEST
- PHASE ONE (C8-2018-0181.1A). 26. BYLAWS FOR HOMEOWNERS ASSOCIATION PERTAINING TO THIS SUBDIVISION ARE RECORDED BY SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. 2020019772 OF THE OFFICIAL PUBLIC
- RECORDS OF TRAVIS COUNTY, TEXAS. 27. A 10 FOOT ELECTRIC DISTRIBUTION, ELECTRIC TELECOMMUNICATIONS, AND ELECTRIC FIBER EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL R.O.W.

THIS SUBDIVISION PLAT IS LOCATED IN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE _____, 2021.

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

CESAR ZAVALA, FOR: DENISE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE ____ DAY OF ______, 2021.

TODD SHAW, CHAIR

YVETTE FLORES, SECRETARY

THE 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 _____, 2021, A.D. AT ___ O'CLOCK _.M., AND DULY RECORDED ON THE ___ DAY OF _____, 2021 A.D, AT ___ O'CLOCK _.M., IN DOCUMENT No. _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY ,TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ___ DAY OF _____, 2021, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

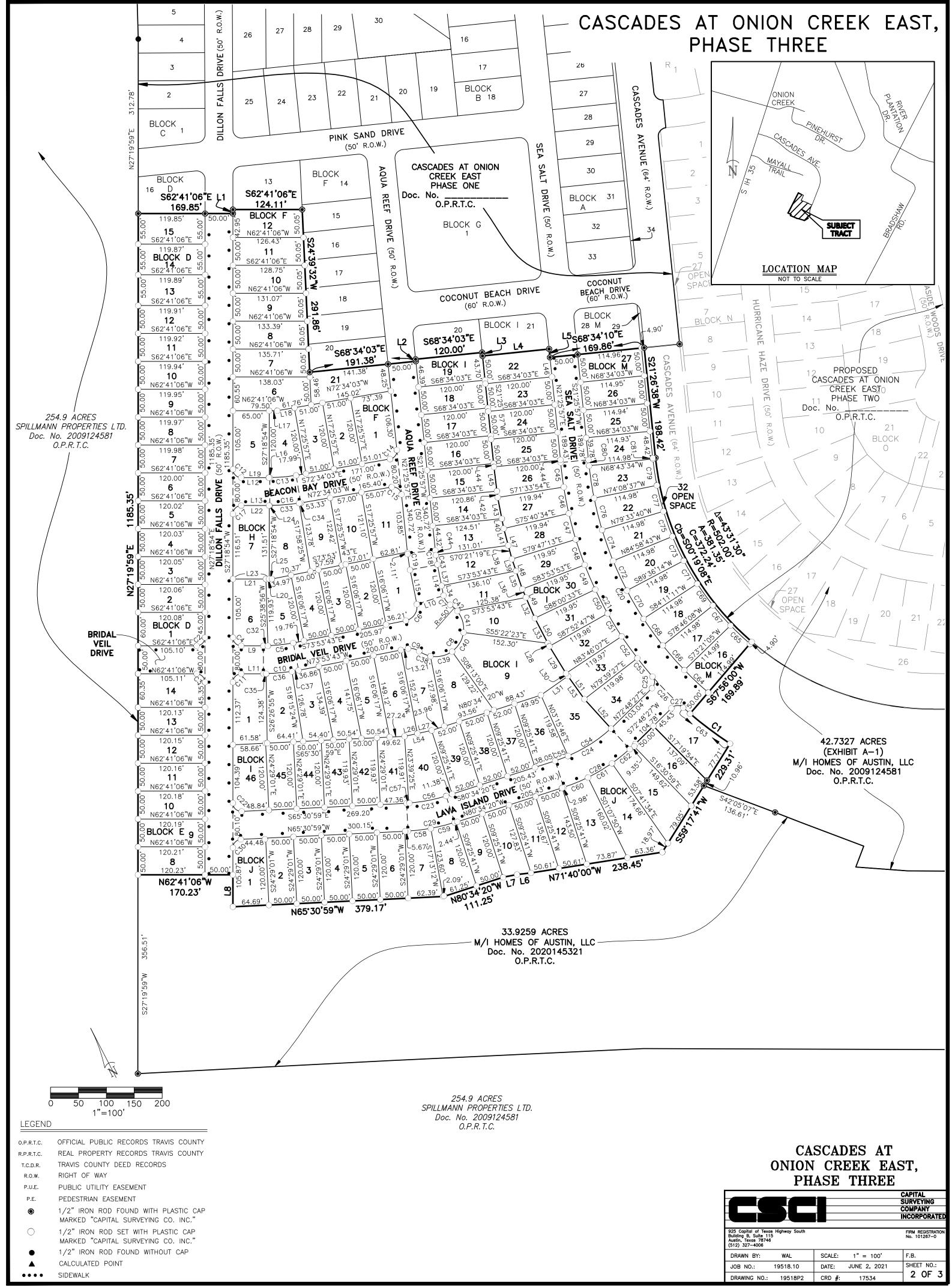
DEPUTY

CASCADES AT ONION CREEK EAST, PHASE THREE

			1111111	
				CAPITAL
7	7			SURVEYING
				COMPANY
				INCORPORATED
925 Capital of Texa Building B, Suite 11 Austin, Texas 78746 (512) 327—4006	15 [*]			FIRM REGISTRATION No. 101267-0
DRAWN BY:	WAL	SCALE:	N/A	F.B.
JOB NO.:	19518.10	DATE:	JUNE 2, 2021	SHEET NO.:
DRAWING NO.:	19518p2	CRD #:	17534	1 01 3

APPLICATION SUBMITTAL DATE: NOVEMBER 9, 2020

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CASCADES AT ONION CREEK EAST, PHASE THREE

CURVE	DELTA	RADIUS	RVE TABLE ARC	CHORD	CH. BEARING
C1	7'38'12"	671.88'	89.55'	89.49'	S25'53'46"E
C2	90.00,00,	15.00	23.56'	21.21'	N72'18'54"E
C3	90.00,00,	15.00'	23.56'	21.21	N17'41'06"W
C4	90.00,00,	15.00'	23.56'	21.21'	S17'41'06"E
C5	11'12'37"	275.00'	53.81'	53.72'	S68'17'24"E
C6	90.00,00,	25.00'	39.27	35.36'	N61'06'17"E
C7	48'11'22"	25.00'	21.03'	20.41'	S07'59'25"E
C8	186'22'46"	50.00'	162.65	99.85'	S61'06'17"W
C9	48'11'23"	25.00'	21.03'	20.41'	N49'48'02"W
C10	11'12'38"	325.00'	63.59'	63.49'	N68'17'24"W
C11	90.00,00,	15.00'	23.56'	21.21'	S72'18'55"W
C12	90.00,00,	15.00'	23.56'	21.21'	S17'41'06"E
C13	9.52.57"	275.00'	47.43'	47.37'	S67'37'34"E
C14	86.00,00,	15.00'	22.51'	20.46'	N64'25'57"E
C15	94'00'00"	15.00'	24.61'	21.94'	N25'34'02"W
C16	9.52.57"	325.00'	56.06'	55.99'	N67'37'34"W
C17	90.00,00,	15.00'	23.56'	21.21'	S72'18'55"W
C18	5'19'41"	275.00'	25.57	25.56'	S18'46'07"W
C19	5'19'41"	325.00'	30.22'	30.21	N18'46'07"E
C20	44'18'58"	621.88	481.01	469.11	S00.04,44,7,M
C21	44'17'06"	671.88'	519.31'	506.48'	N00'03'53"E
C22	92'49'54"	15.00'	24.30'	21.73'	S19'06'02"E
C23	15.03,51	275.00'	72.26'	72.05'	S73'02'39"E
C23	24.17,49	275.00	116.62'	115.75	N87'16'46"E
C25	87'45'19"	15.00'	22.97'	20.79'	N29'53'02"E
C25	6'40'37"	671.88	78.30'	78.25'	S17'20'32"E
C20	89'37'56"	15.00'	23.47'	21.15'	N65°14'47"W
C27	24.17,44	325.00'	137.81	136.78	S87:16'48"W
C28	15'03'21"	325.00	85.40'	85.16'	N73'02'39"W
C29	87.10,07,	15.00'	22.82	20.68'	S70°53'59"W
C31	9'32'39"	275.00'	45.81	45.76'	N69'07'24"W
C32	1'39'59"	275.00	8.00'	8.00'	N63'31'06"W
C33	9'20'29"	325.00	52.99'	52.93'	S67'21'20"E
C34	0.32,58	325.00	3.07'	3.07'	S72'17'50"E
C35	0'51'59"	325.00	4.91	4.91'	S63'07'05"E
C36	8'11'31"	325.00	46.47'	46.43'	S67'38'51"E
	2.09,07,	325.00	12.21	12.21'	S72'49'10"E
C37	25'43'07"	50.00	22.44	22.26'	S38'33'53"E
C38 C39	46'47'33"	50.00	40.83'	39.71	S74'49'13"E
	47'09'23"	50.00	41.15'	40.00'	N58'12'18"E
C40 C41	47'09'23"	50.00	41.15	40.00'	N11'02'56"E
	19'33'20"	50.00	17.07	16.98	N22°18'26"W
C42	3'32'25"	275.00	16.99	16.99	N17'52'29"E
C43 C44	1'47'16"	275.00'	8.58'	8.58'	N20:32'20"E
C44 C45	3'46'29"	671.88	44.26'	44.25'	S20'19'12"W
C45	4.06,43	671.88	48.22'	48.21'	S16'22'36"W
C40 C47	4.06,43	671.88	48.22'	48.21	S12.15,230 M
	4.06,43	671.88	48.22	48.21	S08'09'09"W
C48	4.06,43	671.88	48.22	48.21	S04'02'25"W
C49 C50	4.06,43	671.88	48.22'	48.21	S00'04'18"E
	4.06,43	671.88	48.22	48.21	S04'11'01"E
C51	4'06'43"	671.88	48.22	48.21	S08'17'44"E
C52			42.83	42.82'	
C53	3'39'08"	671.88'	ı 4 ∠.0J	H / A /	
(.74 .	10'09'04"	275 00'		<u> </u>	S12'10'40"E
C54 C55	19'08'04"	275.00°	91.84'	91.41'	S84'41'53"W
C55	5'09'44"	275.00'	91.84' 24.78'	91.41' 24.77'	S84'41'53"W N83'09'12"W
C55 C56	5'09'44" 14'13'28"	275.00' 275.00'	91.84' 24.78' 68.27'	91.41' 24.77' 68.10'	S84'41'53"W N83'09'12"W N73'27'35"W
C55 C56 C57	5'09'44" 14'13'28" 0'49'53"	275.00' 275.00' 275.00'	91.84' 24.78' 68.27' 3.99'	91.41' 24.77' 68.10' 3.99'	S84'41'53"W N83'09'12"W N73'27'35"W N65'55'58"W
C55 C56 C57 C58	5'09'44" 14'13'28" 0'49'53" 7'15'49"	275.00' 275.00' 275.00' 325.00'	91.84' 24.78' 68.27' 3.99' 41.20'	91.41' 24.77' 68.10' 3.99' 41.17'	S84'41'53"W N83'09'12"W N73'27'35"W N65'55'58"W S69'08'53"E
C55 C56 C57 C58 C59	5'09'44" 14'13'28" 0'49'53" 7'15'49" 7'47'31"	275.00' 275.00' 275.00' 325.00' 325.00'	91.84' 24.78' 68.27' 3.99' 41.20' 44.20'	91.41' 24.77' 68.10' 3.99' 41.17' 44.16'	S84'41'53"W N83'09'12"W N73'27'35"W N65'55'58"W S69'08'53"E S76'40'34"E
C55 C56 C57 C58 C59	5'09'44" 14'13'28" 0'49'53" 7'15'49" 7'47'31" 8'17'50"	275.00' 275.00' 275.00' 325.00' 325.00' 325.00'	91.84' 24.78' 68.27' 3.99' 41.20' 44.20' 47.06'	91.41' 24.77' 68.10' 3.99' 41.17' 44.16' 47.02'	S84'41'53"W N83'09'12"W N73'27'35"W N65'55'58"W S69'08'53"E S76'40'34"E S84'43'14"E
C55 C56 C57 C58 C59 C60	5'09'44" 14'13'28" 0'49'53" 7'15'49" 7'47'31" 8'17'50" 8'49'24"	275.00' 275.00' 275.00' 325.00' 325.00' 325.00' 325.00'	91.84' 24.78' 68.27' 3.99' 41.20' 44.20' 47.06' 50.05'	91.41' 24.77' 68.10' 3.99' 41.17' 44.16' 47.02' 50.00'	S84'41'53"W N83'09'12"W N73'27'35"W N65'55'58"W S69'08'53"E S76'40'34"E S84'43'14"E N86'43'08"E
C55 C56 C57 C58 C59 C60 C61	5'09'44" 14'13'28" 0'49'53" 7'15'49" 7'47'31" 8'17'50" 8'49'24" 7'10'28"	275.00' 275.00' 275.00' 325.00' 325.00' 325.00' 325.00' 325.00'	91.84' 24.78' 68.27' 3.99' 41.20' 44.20' 47.06' 50.05' 40.70'	91.41' 24.77' 68.10' 3.99' 41.17' 44.16' 47.02' 50.00' 40.67'	\$84'41'53"W N83'09'12"W N73'27'35"W N65'55'58"W \$69'08'53"E \$76'40'34"E \$84'43'14"E N86'43'08"E N78'43'16"E
C55 C56 C57 C58 C59 C60 C61 C62 C63	5'09'44" 14'13'28" 0'49'53" 7'15'49" 7'47'31" 8'17'50" 8'49'24" 7'10'28" 9'02'01"	275.00' 275.00' 275.00' 325.00' 325.00' 325.00' 325.00' 325.00' 671.88'	91.84' 24.78' 68.27' 3.99' 41.20' 44.20' 47.06' 50.05' 40.70' 105.93'	91.41' 24.77' 68.10' 3.99' 41.17' 44.16' 47.02' 50.00' 40.67' 105.83'	S84'41'53"W N83'09'12"W N73'27'35"W N65'55'58"W S69'08'53"E S76'40'34"E S84'43'14"E N86'43'08"E N78'43'16"E S25'11'51"E
C55 C56 C57 C58 C59 C60 C61 C62 C63 C64	5'09'44" 14'13'28" 0'49'53" 7'15'49" 7'47'31" 8'17'50" 8'49'24" 7'10'28" 9'02'01" 5'25'07"	275.00' 275.00' 275.00' 325.00' 325.00' 325.00' 325.00' 325.00' 671.88' 621.88'	91.84' 24.78' 68.27' 3.99' 41.20' 44.20' 47.06' 50.05' 40.70' 105.93' 58.81'	91.41' 24.77' 68.10' 3.99' 41.17' 44.16' 47.02' 50.00' 40.67' 105.83' 58.79'	S84'41'53"W N83'09'12"W N73'27'35"W N65'55'58"W S69'08'53"E S76'40'34"E S84'43'14"E N86'43'08"E N78'43'16"E S25'11'51"E N19'22'09"W
C55 C56 C57 C58 C59 C60 C61 C62 C63 C64 C65	5'09'44" 14'13'28" 0'49'53" 7'15'49" 7'47'31" 8'17'50" 8'49'24" 7'10'28" 9'02'01" 5'25'07"	275.00' 275.00' 275.00' 325.00' 325.00' 325.00' 325.00' 671.88' 621.88' 506.90'	91.84' 24.78' 68.27' 3.99' 41.20' 44.20' 47.06' 50.05' 40.70' 105.93' 58.81' 47.94'	91.41' 24.77' 68.10' 3.99' 41.17' 44.16' 47.02' 50.00' 40.67' 105.83' 58.79' 47.92'	\$84'41'53"W N83'09'12"W N73'27'35"W N65'55'58"W \$69'08'53"E \$76'40'34"E \$84'43'14"E N86'43'08"E N78'43'16"E \$25'11'51"E N19'22'09"W \$19'22'20"E
C55 C56 C57 C58 C59 C60 C61 C62 C63 C64 C65 C66	5·09'44" 14·13'28" 0·49'53" 7·15'49" 7·47'31" 8·17'50" 8·49'24" 7·10'28" 9·02'01" 5·25'07" 5·25'07"	275.00' 275.00' 275.00' 325.00' 325.00' 325.00' 325.00' 325.00' 671.88' 621.88' 506.90' 621.88'	91.84' 24.78' 68.27' 3.99' 41.20' 44.20' 47.06' 50.05' 40.70' 105.93' 58.81' 47.94' 58.81'	91.41' 24.77' 68.10' 3.99' 41.17' 44.16' 47.02' 50.00' 40.67' 105.83' 58.79' 47.92' 58.79'	\$84'41'53"W N83'09'12"W N73'27'35"W N65'55'58"W \$69'08'53"E \$76'40'34"E \$84'43'14"E N86'43'08"E N78'43'16"E \$25'11'51"E N19'22'09"W \$19'22'20"E N13'57'02"W
C55 C56 C57 C58 C59 C60 C61 C62 C63 C64 C65 C66 C67	5·09'44" 14·13'28" 0·49'53" 7·15'49" 7·47'31" 8·17'50" 8·49'24" 7·10'28" 9·02'01" 5·25'07" 5·25'07" 5·25'07"	275.00' 275.00' 275.00' 325.00' 325.00' 325.00' 325.00' 325.00' 671.88' 621.88' 506.90' 621.88'	91.84' 24.78' 68.27' 3.99' 41.20' 44.20' 47.06' 50.05' 40.70' 105.93' 58.81' 47.94' 58.81'	91.41' 24.77' 68.10' 3.99' 41.17' 44.16' 47.02' 50.00' 40.67' 105.83' 58.79' 47.92' 58.79' 47.92'	\$84'41'53"W N83'09'12"W N73'27'35"W N65'55'58"W \$69'08'53"E \$76'40'34"E \$84'43'14"E N86'43'08"E N78'43'16"E \$25'11'51"E N19'22'09"W \$19'22'20"E N13'57'02"W \$13'57'11"E
C55 C56 C57 C58 C59 C60 C61 C62 C63 C64 C65 C66 C67 C68	5'09'44" 14'13'28" 0'49'53" 7'15'49" 7'47'31" 8'17'50" 8'49'24" 7'10'28" 9'02'01" 5'25'07" 5'25'07" 5'25'08"	275.00' 275.00' 275.00' 325.00' 325.00' 325.00' 325.00' 671.88' 621.88' 506.90' 621.88'	91.84' 24.78' 68.27' 3.99' 41.20' 44.20' 47.06' 50.05' 40.70' 105.93' 58.81' 47.94' 58.81' 47.94' 58.81'	91.41' 24.77' 68.10' 3.99' 41.17' 44.16' 47.02' 50.00' 40.67' 105.83' 58.79' 47.92' 58.79' 47.92' 58.79'	\$84'41'53"W N83'09'12"W N73'27'35"W N65'55'58"W \$69'08'53"E \$76'40'34"E \$84'43'14"E N86'43'08"E N78'43'16"E \$25'11'51"E N19'22'09"W \$19'22'20"E N13'57'02"W \$13'57'11"E N08'31'55"W
C55 C56 C57 C58 C59 C60 C61 C62 C63 C64 C65 C66 C67 C68 C69	5'09'44" 14'13'28" 0'49'53" 7'15'49" 7'47'31" 8'17'50" 8'49'24" 7'10'28" 9'02'01" 5'25'07" 5'25'07" 5'25'08" 5'25'08"	275.00' 275.00' 275.00' 325.00' 325.00' 325.00' 325.00' 325.00' 671.88' 621.88' 506.90' 621.88' 506.90'	91.84' 24.78' 68.27' 3.99' 41.20' 44.20' 47.06' 50.05' 40.70' 105.93' 58.81' 47.94' 58.81' 47.94'	91.41' 24.77' 68.10' 3.99' 41.17' 44.16' 47.02' 50.00' 40.67' 105.83' 58.79' 47.92' 58.79' 47.92' 58.79' 47.92'	\$84'41'53"W N83'09'12"W N73'27'35"W N65'55'58"W \$69'08'53"E \$76'40'34"E \$84'43'14"E N86'43'08"E N78'43'16"E \$25'11'51"E N19'22'09"W \$19'22'20"E N13'57'02"W \$13'57'11"E N08'31'55"W \$08'32'03"E
C55 C56 C57 C58 C59 C60 C61 C62 C63 C64 C65 C66 C67 C68 C69 C70	5·09'44" 14·13'28" 0·49'53" 7·15'49" 7·47'31" 8·17'50" 8·49'24" 7·10'28" 9·02'01" 5·25'07" 5·25'07" 5·25'08" 5·25'08" 5·25'08"	275.00' 275.00' 275.00' 325.00' 325.00' 325.00' 325.00' 325.00' 671.88' 621.88' 506.90' 621.88' 506.90' 621.88'	91.84' 24.78' 68.27' 3.99' 41.20' 44.20' 47.06' 50.05' 40.70' 105.93' 58.81' 47.94' 58.81' 47.94' 58.81' 47.94' 58.82'	91.41' 24.77' 68.10' 3.99' 41.17' 44.16' 47.02' 50.00' 40.67' 105.83' 58.79' 47.92' 58.79' 47.92' 58.79' 47.92' 58.79'	\$84'41'53"W \$N83'09'12"W \$N73'27'35"W \$N65'55'58"W \$69'08'53"E \$76'40'34"E \$84'43'14"E \$N86'43'08"E \$N78'43'16"E \$25'11'51"E \$N19'22'09"W \$19'22'20"E \$N13'57'02"W \$13'57'11"E \$N08'31'55"W \$08'32'03"E \$N03'06'47"W
C55 C56 C57 C58 C59 C60 C61 C62 C63 C64 C65 C66 C67 C68 C69 C70 C71	5·09'44" 14·13'28" 0·49'53" 7·15'49" 7·47'31" 8·17'50" 8·49'24" 7·10'28" 9·02'01" 5·25'07" 5·25'07" 5·25'08" 5·25'08" 5·25'08" 5·25'08"	275.00' 275.00' 275.00' 325.00' 325.00' 325.00' 325.00' 325.00' 671.88' 621.88' 506.90' 621.88' 506.90' 621.88' 506.90'	91.84' 24.78' 68.27' 3.99' 41.20' 44.20' 47.06' 50.05' 40.70' 105.93' 58.81' 47.94' 58.81' 47.94' 58.82' 47.94'	91.41' 24.77' 68.10' 3.99' 41.17' 44.16' 47.02' 50.00' 40.67' 105.83' 58.79' 47.92' 58.79' 47.92' 58.79' 47.92' 58.79' 47.92' 58.79' 47.92'	\$84'41'53"W N83'09'12"W N73'27'35"W N65'55'58"W \$69'08'53"E \$76'40'34"E \$84'43'14"E N86'43'08"E N78'43'16"E \$25'11'51"E N19'22'09"W \$19'22'20"E N13'57'02"W \$13'57'11"E N08'31'55"W \$08'32'03"E N03'06'47"W \$03'06'54"E
C55 C56 C57 C58 C59 C60 C61 C62 C63 C64 C65 C66 C67 C68 C69 C70	5·09'44" 14·13'28" 0·49'53" 7·15'49" 7·47'31" 8·17'50" 8·49'24" 7·10'28" 9·02'01" 5·25'07" 5·25'07" 5·25'08" 5·25'08" 5·25'08" 5·25'08" 5·25'08" 5·25'08"	275.00' 275.00' 275.00' 325.00' 325.00' 325.00' 325.00' 325.00' 671.88' 621.88' 506.90' 621.88' 506.90' 621.88' 506.90' 621.88' 506.90' 621.88'	91.84' 24.78' 68.27' 3.99' 41.20' 44.20' 47.06' 50.05' 40.70' 105.93' 58.81' 47.94' 58.81' 47.94' 58.82' 47.94' 58.82'	91.41' 24.77' 68.10' 3.99' 41.17' 44.16' 47.02' 50.00' 40.67' 105.83' 58.79' 47.92' 58.79' 47.92' 58.79' 47.92' 58.79' 47.92' 58.79' 47.92' 58.79'	\$84'41'53"W \text{N83'09'12"W} \text{N73'27'35"W} \text{N65'55'58"W} \text{S69'08'53"E} \text{S76'40'34"E} \text{S84'43'14"E} \text{N86'43'08"E} \text{N78'43'16"E} \text{S25'11'51"E} \text{N19'22'09"W} \text{S19'22'20"E} \text{N13'57'02"W} \text{S13'57'11"E} \text{N08'31'55"W} \text{S08'32'03"E} \text{N03'06'47"W} \text{S03'06'54"E} \text{N02'18'21"E}
C55 C56 C57 C58 C59 C60 C61 C62 C63 C64 C65 C66 C67 C68 C69 C70 C71 C72 C73	5·09'44" 14·13'28" 0·49'53" 7·15'49" 7·47'31" 8·17'50" 8·49'24" 7·10'28" 9·02'01" 5·25'07" 5·25'07" 5·25'08" 5·25'08" 5·25'08" 5·25'08" 5·25'08" 5·25'08" 5·25'08" 5·25'08"	275.00' 275.00' 275.00' 325.00' 325.00' 325.00' 325.00' 325.00' 671.88' 621.88' 506.90' 621.88' 506.90' 621.88' 506.90' 621.88' 506.90' 621.88' 506.90'	91.84' 24.78' 68.27' 3.99' 41.20' 44.20' 47.06' 50.05' 40.70' 105.93' 58.81' 47.94' 58.81' 47.94' 58.82' 47.94' 58.82' 47.94'	91.41' 24.77' 68.10' 3.99' 41.17' 44.16' 47.02' 50.00' 40.67' 105.83' 58.79' 47.92' 58.79' 47.92' 58.79' 47.92' 58.79' 47.92' 58.79' 47.92' 58.79' 47.92' 58.79' 47.92'	\$84'41'53"W \$N83'09'12"W \$N73'27'35"W \$N65'55'58"W \$69'08'53"E \$76'40'34"E \$84'43'14"E \$N86'43'08"E \$N78'43'16"E \$25'11'51"E \$N19'22'09"W \$19'22'20"E \$N13'57'02"W \$13'57'11"E \$N08'31'55"W \$08'32'03"E \$N03'06'47"W \$03'06'54"E \$N02'18'21"E \$02'18'15"W
C55 C56 C57 C58 C59 C60 C61 C62 C63 C64 C65 C66 C67 C68 C69 C70 C71 C72	5:09'44" 14:13'28" 0:49'53" 7:15'49" 7:47'31" 8:17'50" 8:49'24" 7:10'28" 9:02'01" 5:25'07" 5:25'07" 5:25'08" 5:25'08" 5:25'08" 5:25'08" 5:25'08" 5:25'08" 5:25'08" 5:25'08" 5:25'08"	275.00' 275.00' 275.00' 325.00' 325.00' 325.00' 325.00' 325.00' 671.88' 621.88' 506.90' 621.88' 506.90' 621.88' 506.90' 621.88' 506.90' 621.88' 506.90' 621.88'	91.84' 24.78' 68.27' 3.99' 41.20' 44.20' 47.06' 50.05' 40.70' 105.93' 58.81' 47.94' 58.81' 47.94' 58.82' 47.94' 58.82' 47.94' 58.82'	91.41' 24.77' 68.10' 3.99' 41.17' 44.16' 47.02' 50.00' 40.67' 105.83' 58.79' 47.92' 58.79' 47.92' 58.79' 47.92' 58.79' 47.92' 58.79' 47.92' 58.79' 47.93' 58.79' 47.93' 58.80'	\$84'41'53"W N83'09'12"W N73'27'35"W N65'55'58"W \$69'08'53"E \$76'40'34"E \$84'43'14"E N86'43'08"E N78'43'16"E \$25'11'51"E N19'22'09"W \$19'22'20"E N13'57'02"W \$13'57'11"E N08'31'55"W \$08'32'03"E N03'06'47"W \$03'06'54"E N02'18'21"E \$02'18'15"W
C55 C56 C57 C58 C59 C60 C61 C62 C63 C64 C65 C66 C67 C68 C69 C70 C71 C72 C73	5·09'44" 14·13'28" 0·49'53" 7·15'49" 7·47'31" 8·17'50" 8·49'24" 7·10'28" 9·02'01" 5·25'07" 5·25'07" 5·25'08" 5·25'08" 5·25'08" 5·25'08" 5·25'08" 5·25'08" 5·25'08" 5·25'08" 5·25'08" 5·25'08" 5·25'08" 5·25'08"	275.00' 275.00' 275.00' 325.00' 325.00' 325.00' 325.00' 325.00' 671.88' 621.88' 506.90' 621.88' 506.90' 621.88' 506.90' 621.88' 506.90' 621.88' 506.90' 621.88' 506.90' 621.88' 506.90'	91.84' 24.78' 68.27' 3.99' 41.20' 44.20' 47.06' 50.05' 40.70' 105.93' 58.81' 47.94' 58.81' 47.94' 58.82' 47.94' 58.82' 47.94' 58.82' 47.94'	91.41' 24.77' 68.10' 3.99' 41.17' 44.16' 47.02' 50.00' 40.67' 105.83' 58.79' 47.92' 58.79' 47.92' 58.79' 47.92' 58.79' 47.92' 58.79' 47.93' 58.80' 47.93'	\$84'41'53"W \text{N83'09'12"W} \text{N73'27'35"W} \text{N65'55'58"W} \text{S69'08'53"E} \text{S76'40'34"E} \text{S84'43'14"E} \text{N86'43'08"E} \text{N78'43'16"E} \text{S25'11'51"E} \text{N19'22'09"W} \text{S19'22'20"E} \text{N13'57'02"W} \text{S13'57'11"E} \text{N08'31'55"W} \text{S08'32'03"E} \text{N03'06'47"W} \text{S03'06'54"E} \text{N02'18'21"E} \text{S02'18'15"W} \text{N07'43'29"E} \text{S07'43'24"W}
C55 C56 C57 C58 C59 C60 C61 C62 C63 C64 C65 C66 C67 C68 C69 C70 C71 C72 C73 C74	5:09'44" 14:13'28" 0:49'53" 7:15'49" 7:47'31" 8:17'50" 8:49'24" 7:10'28" 9:02'01" 5:25'07" 5:25'07" 5:25'08" 5:25'08" 5:25'08" 5:25'08" 5:25'08" 5:25'08" 5:25'08" 5:25'08" 5:25'08" 5:25'08" 5:25'08" 5:25'08" 5:25'08"	275.00' 275.00' 275.00' 325.00' 325.00' 325.00' 325.00' 325.00' 671.88' 621.88' 506.90' 621.88' 506.90' 621.88' 506.90' 621.88' 506.90' 621.88' 506.90' 621.88' 506.90' 621.88'	91.84' 24.78' 68.27' 3.99' 41.20' 44.20' 47.06' 50.05' 40.70' 105.93' 58.81' 47.94' 58.81' 47.94' 58.82' 47.94' 58.82' 47.94' 58.82' 47.94' 58.82' 47.94' 58.82'	91.41' 24.77' 68.10' 3.99' 41.17' 44.16' 47.02' 50.00' 40.67' 105.83' 58.79' 47.92' 58.79' 47.92' 58.79' 47.92' 58.79' 47.92' 58.79' 47.92' 58.79' 47.92' 58.80' 47.93' 58.80'	\$84'41'53"W \text{N83'09'12"W} \text{N73'27'35"W} \text{N65'55'58"W} \text{S69'08'53"E} \text{S76'40'34"E} \text{S84'43'14"E} \text{N86'43'08"E} \text{N78'43'16"E} \text{S25'11'51"E} \text{N19'22'09"W} \text{S19'22'20"E} \text{N13'57'02"W} \text{S13'57'11"E} \text{N08'31'55"W} \text{S08'32'03"E} \text{N03'06'54"E} \text{N02'18'21"E} \text{S02'18'15"W} \text{N07'43'29"E} \text{S07'43'24"W} \text{N13'08'37"E}
C55 C56 C57 C58 C59 C60 C61 C62 C63 C64 C65 C66 C67 C68 C69 C70 C71 C72 C73 C74 C75	5:09'44" 14:13'28" 0:49'53" 7:15'49" 7:47'31" 8:17'50" 8:49'24" 7:10'28" 9:02'01" 5:25'07" 5:25'07" 5:25'08" 5:25'08" 5:25'08" 5:25'08" 5:25'08" 5:25'08" 5:25'08" 5:25'08" 5:25'08" 5:25'08" 5:25'08" 5:25'08" 5:25'08" 5:25'09" 5:25'09" 5:25'09"	275.00' 275.00' 275.00' 325.00' 325.00' 325.00' 325.00' 325.00' 671.88' 621.88' 506.90' 621.88' 506.90' 621.88' 506.90' 621.88' 506.90' 621.88' 506.90' 621.88' 506.90' 621.88' 506.90'	91.84' 24.78' 68.27' 3.99' 41.20' 44.20' 47.06' 50.05' 40.70' 105.93' 58.81' 47.94' 58.81' 47.94' 58.82' 47.94' 58.82' 47.94' 58.82' 47.94' 58.82' 47.94' 58.82' 47.94'	91.41' 24.77' 68.10' 3.99' 41.17' 44.16' 47.02' 50.00' 40.67' 105.83' 58.79' 47.92' 58.79' 47.92' 58.79' 47.92' 58.79' 47.93' 58.80' 47.93' 58.80' 47.93'	\$84'41'53"W N83'09'12"W N73'27'35"W N65'55'58"W \$69'08'53"E \$76'40'34"E \$84'43'14"E N86'43'08"E N78'43'16"E \$25'11'51"E N19'22'09"W \$19'22'20"E N13'57'02"W \$13'57'11"E N08'31'55"W \$08'32'03"E N03'06'54"E N02'18'21"E \$02'18'15"W N07'43'29"E \$07'43'24"W N13'08'37"E \$13'08'34"W
C55 C56 C57 C58 C59 C60 C61 C62 C63 C64 C65 C66 C67 C68 C69 C70 C71 C72 C73 C74 C75 C76	5:09'44" 14:13'28" 0:49'53" 7:15'49" 7:47'31" 8:17'50" 8:49'24" 7:10'28" 9:02'01" 5:25'07" 5:25'07" 5:25'08" 5:25'08" 5:25'08" 5:25'08" 5:25'08" 5:25'08" 5:25'08" 5:25'08" 5:25'08" 5:25'08" 5:25'08" 5:25'08" 5:25'08" 5:25'08" 5:25'08" 5:25'09" 5:25'09" 5:25'09" 5:25'09"	275.00' 275.00' 275.00' 325.00' 325.00' 325.00' 325.00' 325.00' 671.88' 621.88' 506.90' 621.88' 506.90' 621.88' 506.90' 621.88' 506.90' 621.88' 506.90' 621.88' 506.90' 621.88'	91.84' 24.78' 68.27' 3.99' 41.20' 44.20' 47.06' 50.05' 40.70' 105.93' 58.81' 47.94' 58.81' 47.94' 58.82' 47.94' 58.82' 47.94' 58.82' 47.94' 58.82' 47.94' 58.82'	91.41' 24.77' 68.10' 3.99' 41.17' 44.16' 47.02' 50.00' 40.67' 105.83' 58.79' 47.92' 58.79' 47.92' 58.79' 47.92' 58.79' 47.92' 58.79' 47.92' 58.79' 47.92' 58.80' 47.93' 58.80'	\$84'41'53"W \$N83'09'12"W \$N73'27'35"W \$N65'55'58"W \$69'08'53"E \$76'40'34"E \$84'43'14"E \$N86'43'08"E \$N78'43'16"E \$25'11'51"E \$N19'22'09"W \$19'22'20"E \$N13'57'02"W \$13'57'11"E \$N08'31'55"W \$08'32'03"E \$N03'06'47"W \$03'06'54"E \$N02'18'21"E \$02'18'15"W \$N07'43'29"E \$07'43'24"W \$N13'08'37"E
C55 C56 C57 C58 C59 C60 C61 C62 C63 C64 C65 C66 C67 C68 C69 C70 C71 C72 C73 C74 C75 C76 C77	5:09'44" 14:13'28" 0:49'53" 7:15'49" 7:47'31" 8:17'50" 8:49'24" 7:10'28" 9:02'01" 5:25'07" 5:25'07" 5:25'08" 5:25'08" 5:25'08" 5:25'08" 5:25'08" 5:25'08" 5:25'08" 5:25'08" 5:25'08" 5:25'08" 5:25'08" 5:25'08" 5:25'08" 5:25'09" 5:25'09" 5:25'09"	275.00' 275.00' 275.00' 325.00' 325.00' 325.00' 325.00' 325.00' 671.88' 621.88' 506.90' 621.88' 506.90' 621.88' 506.90' 621.88' 506.90' 621.88' 506.90' 621.88' 506.90' 621.88' 506.90'	91.84' 24.78' 68.27' 3.99' 41.20' 44.20' 47.06' 50.05' 40.70' 105.93' 58.81' 47.94' 58.81' 47.94' 58.82' 47.94' 58.82' 47.94' 58.82' 47.94' 58.82' 47.94' 58.82' 47.94'	91.41' 24.77' 68.10' 3.99' 41.17' 44.16' 47.02' 50.00' 40.67' 105.83' 58.79' 47.92' 58.79' 47.92' 58.79' 47.92' 58.79' 47.93' 58.80' 47.93' 58.80' 47.93'	\$84'41'53"W N83'09'12"W N73'27'35"W N65'55'58"W \$69'08'53"E \$76'40'34"E \$84'43'14"E N86'43'08"E N78'43'16"E \$25'11'51"E N19'22'09"W \$19'22'20"E N13'57'02"W \$13'57'11"E N08'31'55"W \$08'32'03"E N03'06'54"E N02'18'21"E \$02'18'15"W N07'43'29"E \$07'43'24"W N13'08'37"E \$13'08'34"W

Street Name	Linear Ft.	Acres
AQUA REEF DRIVE	450	0.4917 Ac.
BEACON BAY DRIVE	325	0.3501 Ac.
BRIDAL VEIL DRIVE	450	0.5570 Ac.
BRIDAL VEIL DRIVE WEST	125	0.1401 Ac.
DILLON FALLS DRIVE	1,185	1.3606 Ac.
LAVA ISLAND DRIVE	855	0.9718 Ac.
SEA SALT DRIVE	700	0.7917 Ac.
Total	4,090	4.6630 Ac.

BLOCK "D" BLOCK "E" BLOCK "F" BLOCK "H" BLOCK "I" BLOCK "J" BLOCK "M" BLOCK "M"	15 Single Family Lots 7 Single Family Lots 13 Single Family Lots 11 Single Family Lots 44 Single Family Lots 17 Single Family Lots 12 Single Family Lots	2.1334 Ac. 0.9930 Ac. 2.0671 Ac. 1.7860 Ac. 6.9388 Ac. 2.8087 Ac. 1.6553 Ac. 0.0654 Ac.
Total Lots 1: Total Right o		18.4477 Ac. 4.6630 Ac. 23.1107 Ac.

LINE TABLE			
LINE	BEARING	LENGTH	
L1	N27'19'59"E	7.05'	
L2	N21'25'53"E	3.61'	
L3	S21'25'58"W	6.30'	
L4	S68'34'03"E	120.00'	
L5	S21'25'58"W	15.01'	
L6	N69'19'50"W	25.31'	
L7	N73'59'59"W	25.34'	
L8	N27'18'54"E	57.37'	
L9	S62'41'06"E	39.71'	
L10	S80:37'37"E	50.35'	
L11	N62°41'06"W	39.71	
L12	S62'41'06"E	51.10'	
L13	N62°41'06"W	51.10'	
L14	S16'06'17"W	56.82'	
L15	N16'06'17"E	62.72'	
L16	N62°41'02"W	1.10'	
L17	S62'41'04"E	14.50'	
L18	S72'34'03"E	31.39'	
L19	N62°41'06"W	50.00'	
L20	S62'41'06"E	10.70'	
L21	S62'41'06"E	59.22'	
L22	S62'41'06"E	50.00'	
L23 L24	N62'41'06"W	65.00'	
L24 L25	S62'40'45"E N62'41'06"W	1.10'	
L25	N75'11'13"W	4.92' 23.06'	
L27	N75 11 13 W	26.21	
L28	S00'03'51"E	6.16'	
L29	S04'10'33"E	56.81'	
L30	S08'17'10"E	6.25	
L31	S82:19'55"W	59.19'	
L32	S04'02'47"W	40.47	
L33	S00'03'53"E	50.66'	
L34	N16'06'17"E	18.06'	
L35	S08'09'27"W	34.34'	
L36	S04'02'46"W	16.35'	
L37	N16'06'17"E	38.76'	
L38	S12'16'06"W	25.45'	
L39	S08'09'27"W	22.47'	
L40	S16'22'47"W	17.92'	
L41	S12'16'06"W	31.36'	
L42	S20'18'10"W	11.26'	
L43	S16'22'46"W	38.89'	
L44 L45	S21'25'57"W	6.30' 43.71'	
L45 L46	S20'18'10"W S21'25'57"W	34.99'	
L47	N12'16'07"E	56.81	
L48	N08'09'27"E	56.81	
L49	N04'02'46"E	56.81	
L50	N00'03'53"W	56.81	
L51	N08'17'12"W	56.81'	
L52	N14'52'09"W	71.18'	
L53	S08'17'12"E	50.56'	
L54	S75'11'13"E	49.27'	
_			

Block I	_	44 Lots
Lot	Square Feet	Acres
1 2 3 4 5 6 7 8 9 0 1 1 2 3 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	7,575 6,913 6,720 6,904 7,272 7,595 7,237 8,171 17,978 8,137 6,752 6,880 6,486 6,119 6,000 6,000 6,000 6,000 6,000 6,000 6,000 6,000 6,280 6,240 6,240 6,240 6,240 6,240 6,000	0.1739 0.1587 0.1583 0.1585 0.1669 0.1744 0.1662 0.1880 0.4137 0.1868 0.1550 0.1489 0.1405 0.1377 0.1377 0.1377 0.1377 0.1377 0.1377 0.1377 0.1377 0.1377 0.1424 0.1442 0.1443 0.1433 0.1433 0.1377 0.1377 0.1377 0.1377 0.1378 0.1378 0.1378 0.1378 0.1378
TOTAL		6.9388

Block	D —	15 Lots
Lot	Square Feet	Acres
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15	7,157 6,002 6,002 6,002 6,002 6,002 5,998 5,998 5,998 5,998 5,998 5,995 6,594 6,594 6,592	0.1643 0.1378 0.1378 0.1378 0.1378 0.1377 0.1377 0.1377 0.1377 0.1377 0.1376 0.1514 0.1513 0.1513
TOTAL		2.1334

Block	E —	7 Lots
Lot	Square Feet	Acres
8 9	6,011 6,010	0.1380 0.1380
10	6,009	0.1380
11 12	6,008 6,008	0.1379 0.1379
13	6,008 6,008	0.1379
14	7,201	0.1653
TOTAL		0.9930

Block	F -	13 Lots
Lot	Square Feet	Acres
1 2 3 4 5 6 7 8 9 10 11 12 21	8,263 6,120 6,120 6,736 7,752 8,117 6,843 6,727 6,611 6,495 6,379 6,263 7,616	0.1896 0.1405 0.1405 0.1546 0.1780 0.1863 0.1571 0.1544 0.1518 0.1491 0.1464 0.1438 0.1748
TOTAL		2.0671

Block	H –	11 Lots
Lot	Square Feet	Acres
1 2 3 4 5 6 7 8 9 10 11	7,228 6,000 6,000 6,000 6,661 7,267 8,500 8,188 7,014 6,940 8,002	0.1659 0.1377 0.1378 0.1378 0.1529 0.1668 0.1951 0.1880 0.1610 0.1593 0.1837
TOTAL		1.7860

Block	J —	17 Lots
Lot	Square Feet	Acres
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17	7,365 6,000 6,000 6,000 6,000 6,000 6,605 6,659 6,000 6.170 6,588 6,979 9,193 10,907 10,046 7,303 8,516	0.1691 0.1378 0.1378 0.1378 0.1377 0.1516 0.1529 0.1377 0.1416 0.1512 0.1602 0.2110 0.2504 0.2306 0.1679 0.1956
TOTAL	•	2.8087

Block M -		13 Lots
Lot	Square Feet	Acres
16 17 18 19 20 21 22 23 24 25	6,137 6,137 6,137 6,137 6,138 6,138 6,138 6,138 5,758 5,747	0.1409 0.1409 0.1409 0.1409 0.1409 0.1409 0.1409 0.1409 0.1322 0.1319
26 27 ?? ***	5,747 5,748 2,850	0.1320 0.1320 0.0654
TOTAL	•	1.7207

*** DENOTES OPEN SPACE LOT

CASCADES AT
ONION CREEK EAST
PHASE THREE

				CAPITAL
				SURVEYING COMPANY
				INCORPORATED
925 Capital of Texas Building B, Suite 11 Austin, Texas 78746 (512) 327-4006	5			FIRM REGISTRATION No. 101267-0
DRAWN BY:	WAL	SCALE:	N/A	F.B.
JOB NO.:	19518.10	DATE:	JUNE 2, 2021	SHEET NO.:
DRAWING NO.:	19518P2	CRD #:	17534	3 OF 3



CITY OF AUSTIN -DEVELOPMENT SERVICES DEPARTMENT SUBDIVISION APPLICATION - MASTER COMMENT REPORT

CASE NUMBER: C8-2018-0165.3A

REVISION #: **00** UPDATE: U0

CASE MANAGER: Cesar Zavala PHONE #: 512-974-3404

PROJECT NAME: Cascades at Onion Creek East Phase Three Final Plat

LOCATION: 11601 S IH 35 SVRD NB

SUBMITTAL DATE: June 21, 2021 REPORT DUE DATE: July 20, 2021 FINAL REPORT DATE: July 15, 2021

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent subdivision application submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated submittal. The subdivision application will be approved when all requirements from each review discipline have been addressed. If you have any questions, concerns or if you require additional information about this report, please contact your case manager at the phone number listed above or by using the contact information listed for each reviewer in this report.

Any change to the plan/plat shall not cause noncompliance with any applicable code or criteria. In addition, any change to the plat may trigger new comments.

UPDATE DEADLINE INFORMATION (LDC 25-4-56; 25-4-82):

All comments must be addressed by filing an updated submittal prior to the update deadline of December 31, 2021. Otherwise, the application will expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

Extension of Review Period, Extension of Update Deadline and Tolling of Application Period do not apply to applications for preliminary plan, plat or subdivision construction plans (LDC 25-1-88; 25-1-89; 25-1-90).

UPDATE SUBMITTAL INSTRUCTIONS (LDC 25-1-83):

- 1. Applicants must make an appointment with Intake Staff (974-1770) in order to submit an update.
- 2. Your update must include the following items:
 - a. This report
 - b. The revised plat/plan in pdf format
 - c. A letter that addresses each comment in the master comment report
- 3. Updates must be submitted on an approved submittal date, between the hours of 8:30 am and 4:00 pm. Refer to the submittal calendar for a list of approved submittal dates.

REVIEWERS:

Planner 1 : Cindy Edmond Electric : Andrea Katz Subdivision : Cesar Zavala B-11 7 of 8

Electric Review - Andrea Katz - 512-322-6957

EL 1. LDC § 25-4-132 - EASEMENTS AND ALLEYS.

(A) Easements for public utilities and drainage ways shall be retained in all subdivisions in the widths and locations determined necessary by the director. All easements shall be dedicated to public use for the named purpose and shall be aligned to minimize construction and future maintenance costs.

Source: § 13-2-421; Ord. 990225-70; Ord. 010607-8; Ord. 031211-11; Ord. 20131017-046

EL 2. Please label lot 32 Open Space as a PUE and add an additional 10' electric distribution, electric telecom, and electric fiber easement from the open space lot.

Subdivision Review - Cesar Zavala - 512-974-3404

- SR 1. Add the following plat note to list any lot that will be maintained by the property owner or organization, such as opens space lots. 25-1-83 or 30-1-113 "Lot XX, Block YY will be maintained by the owner or his/her assigns. No residential development shall be allowed on this lot. If conveyed to a public entity or neighborhood organization, recreation facilities and rest areas may be constructed".
- SR 2. Amend the Land Use Commission approval block to read as follows: 25-1-83 or 30-1-113:
 Accepted and authorized for record by the Land Use Commission of the City of Austin, Texas, on this, the _____day of _____20__.

 Chair Secretary
- SR 3. Update the application submittal date on the plat to June 21, 2021. (L.D.C 25-1-83)
- SR 4. Verify that the lots with residential use meet SF-2 lot requirements to avoid amendments to the plat during the Residential Permitting phase. Lots for residential development should have a minimum lot size of 5,750 square feet and have a minimum lot width of 50 feet. Lots 7 and 8 Block J do not appear to have a 50 foot width, and Lots 25, 26 and 27 Block M do not have minimum lot size of 5,750 feet as shown in the lot table. (L.D.C. 25-2-492)
- SR 5. On Sheet 3 in the table for Block M, add the lot number for the last listed lot with a 2,850 square footage.
- SR 6. The following items are needed to approve the case and record the plat at Travis County (T.L.G.C 212.004(d) / T.L.G.C 212.014):
- Mylars containing original signatures, with appropriate seals and dates. All signatures, seals and stamps on the plat must be legible and in black ink.
- Original tax certificate(s) showing all taxes paid for the previous year. (can be provided after approval of the plat)
- Check for the plat recordation fee and any associated documents. (can be provided after approval of the plat)

911 Addressing Review - Jorge Perdomo - 512-974-1620

AD1: This plat review is cleared; however, any changes to street names, street name labels, or street layouts will require a new review. §25-4-155

B-11 8 of 8

ATD Engineering Review - Allison Shinn - 512-974-6521

No ATD comments

Drainage Engineering Review - David Marquez - 512-974-3389

No comments

Environmental Review - Mike McDougal - 512-974-6380

No EV Review comments.

Flood Plain Review - Jason Recker - 512-974-2382

No comments.

AW Utility Development Services - Bradley Barron - 512-972-0078

AW1. Per Utility Criteria Manual Section 2, §15-9, §25-4, §25-5, §25-9, and the Uniform Plumbing Code: The landowner intends to serve each lot with City of Austin water and wastewater utilities. Each lot must have a separate water and wastewater utility connection and no existing or proposed plumbing may cross lot lines. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments to serve each lot.

FYI. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Water Quality Review - David Marquez - 512-974-3389

No comments

Site Plan Plumbing - Cory Harmon - 512-974-2882

APPROVED

The proposed final plat (C8-2018-0165.3A) is approved from a plumbing code perspective.

End of report