

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2017-0277.1A**COMMISSION DATE:** August 17, 2021**SUBDIVISION NAME:** Barton Creek Sections K, L, and O Phase 1 Final Plat**ADDRESS:** 3101 Lost Creek Blvd.**APPLICANT:** Stratus Properties (Erin D. Pickens)**AGENT:** LJA Engineering (John Clark, PE)**ZONING:** Not applicable - ETJ**NEIGHBORHOOD PLAN:** Not applicable**AREA:** 341.51 acres**LOTS:** 23**COUNTY:** Travis**DISTRICT:** Not applicable - ETJ**WATERSHED:** Barton Creek**JURISDICTION:** Full Purpose**SIDEWALKS:** Sidewalks will be along interior streets and the subdivision side of Tecoma Circle.**VARIANCE:** N/A**DEPARTMENT COMMENTS:**

The request is for the approval of Barton Creek Sections K, L, and O Phase 1, a final plat out of an approved preliminary plan. This plat proposes 12 single-family lots, one open space/drainage/water quality easement lot, one private street/drainage easement/public utility easement lot, and 9 multi-family/condo lots on 341.51 acres.

The plat does not comply with the criteria for approval in LDC 30-2-84(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:

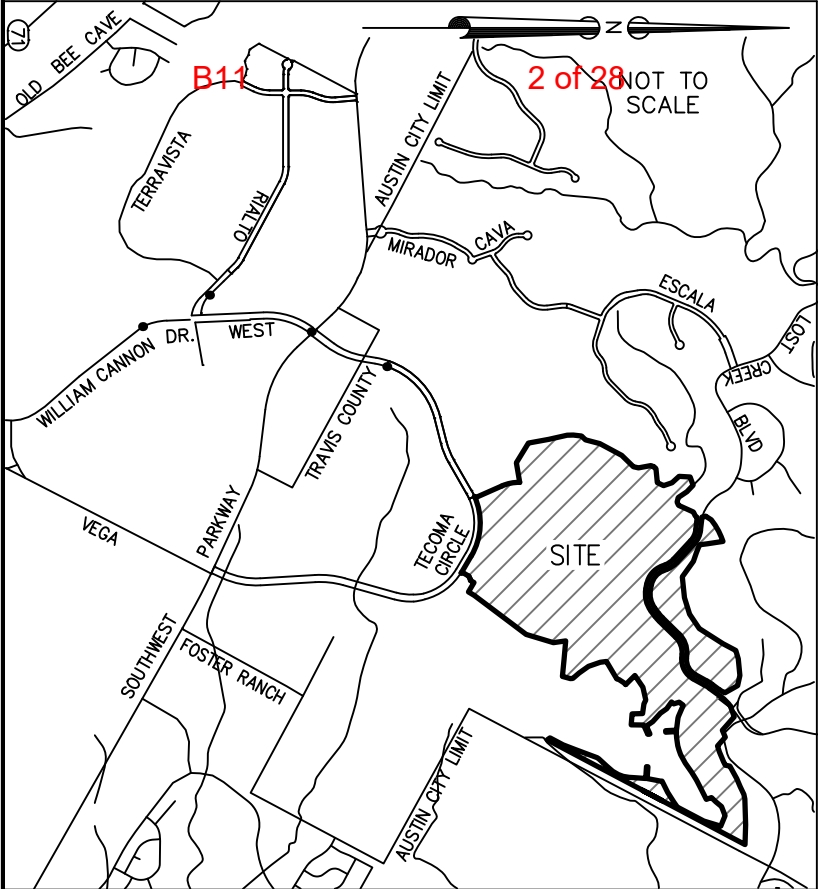
Staff recommends disapproval of the plat for the reasons listed in the comment report dated August 12, 2021 and attached as Exhibit C.

CASE MANAGER: Jennifer Bennett**PHONE:** 512-974-9002**E-mail:** jennifer.bennett-reumuth@austintexas.gov**ATTACHMENTS**

Exhibit A: Vicinity map

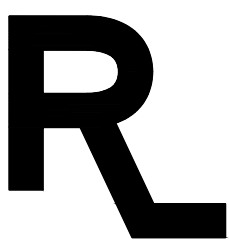
Exhibit B: Proposed plat

Exhibit C: Comment report dated August 12, 2021



LOCATION MAP

DRAWN BY	B11	RJF
CHECKED		CS
DATE	11/18/2019	
PROJECT NO	1743	
DRAWING NO	1743.04	
SHEET NO.	1 OF 21	
FILENAME	1743_Phase 1_Plot_Rev 5_2021-6-7_TOT.dwg	



RAMSEY LAND SURVEYING

TBPELS FIRM LICENSE NO. 10033200
6207 BEE CAVES RD STE. 160
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*BARTON CREEK
SECTIONS K, L & O
PHASE 1*

				3 of 28
5.	REVISED PER COMMENTS	RJF	CS	6/7/2021
4.	REVISED PER COMMENTS	RJF	CS	4/1/2021
3.	REVISED PER COMMENTS	RJF	CS	12/22/2020
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NO	REVISIONS	DRN	CHK	DATE

*BARTON CREEK
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TRAVIS COUNTY 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.

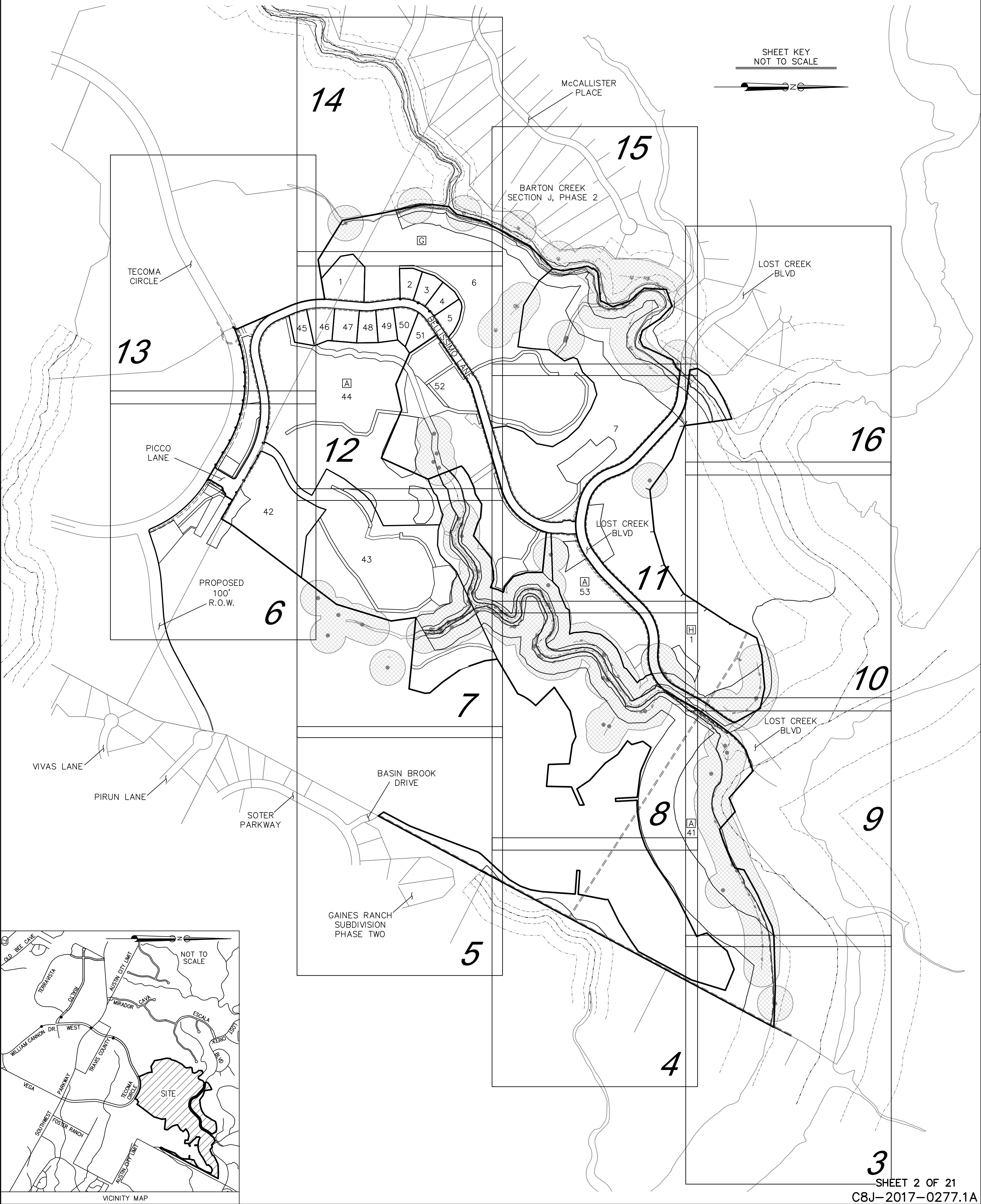
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SHEET NO. 2 OF 21
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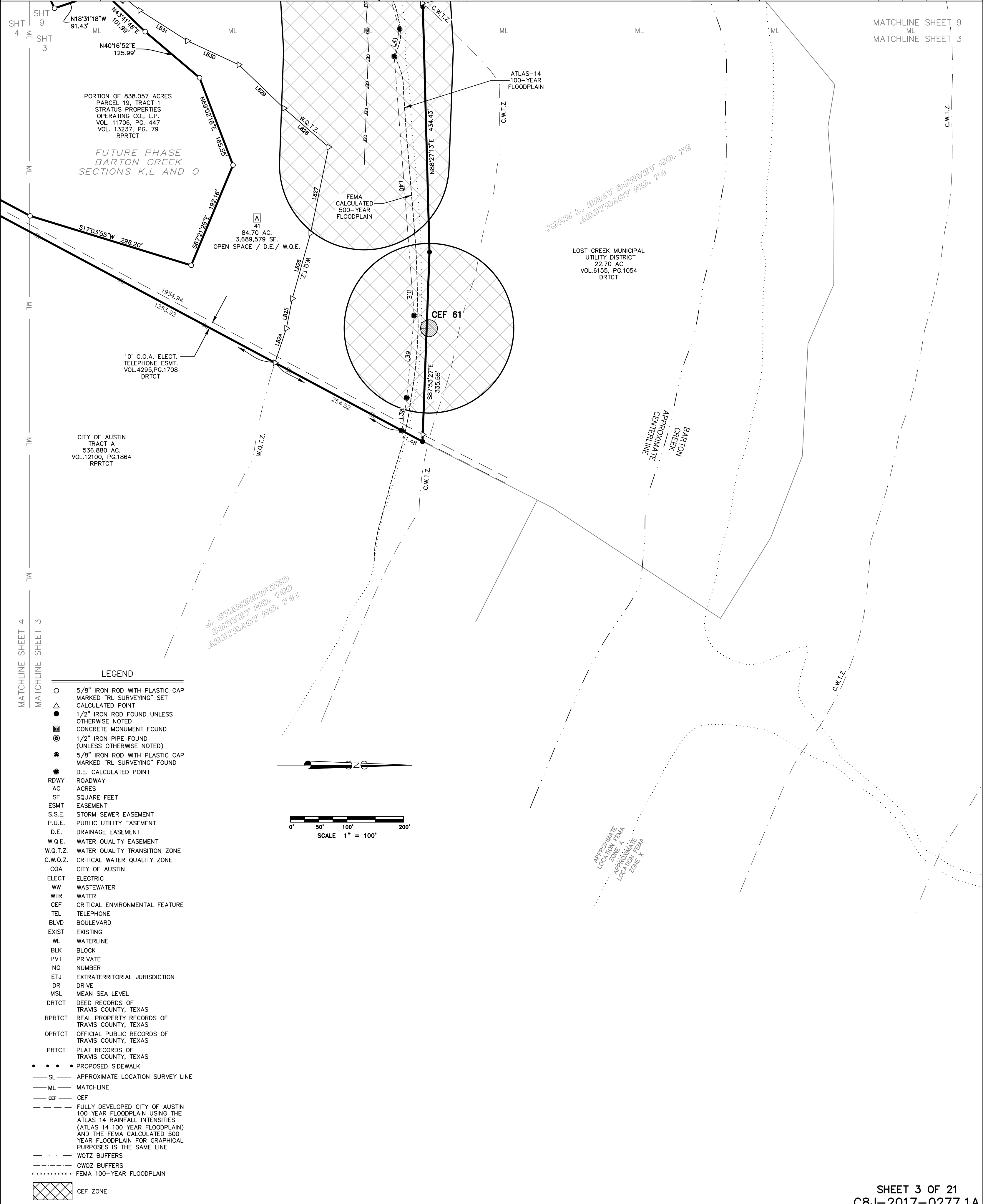
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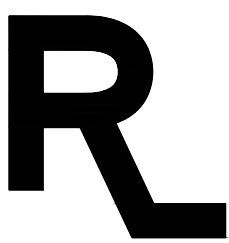
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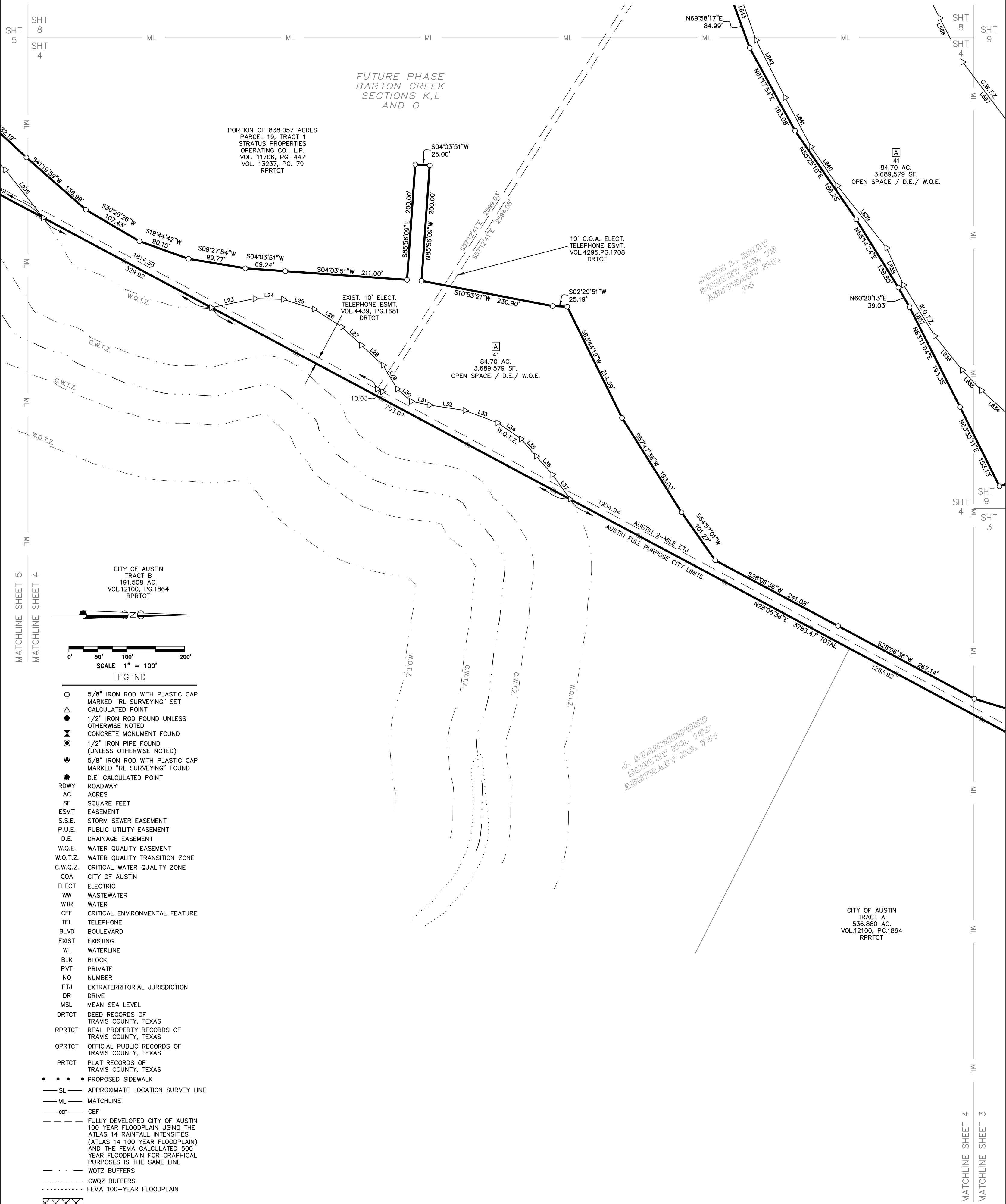
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BARTON CREEK SECTIONS K, L & O PHASE 1

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JOHN L. BRAY
SURVEY NO. 72
ABSTRACT NO. 74

J. STANDERFORD
SURVEY NO. 100
ABSTRACT NO. 741

CITY OF AUSTIN
TRACT A
536,880 AC.
VOL.12100, PG.1864
RPRTCT

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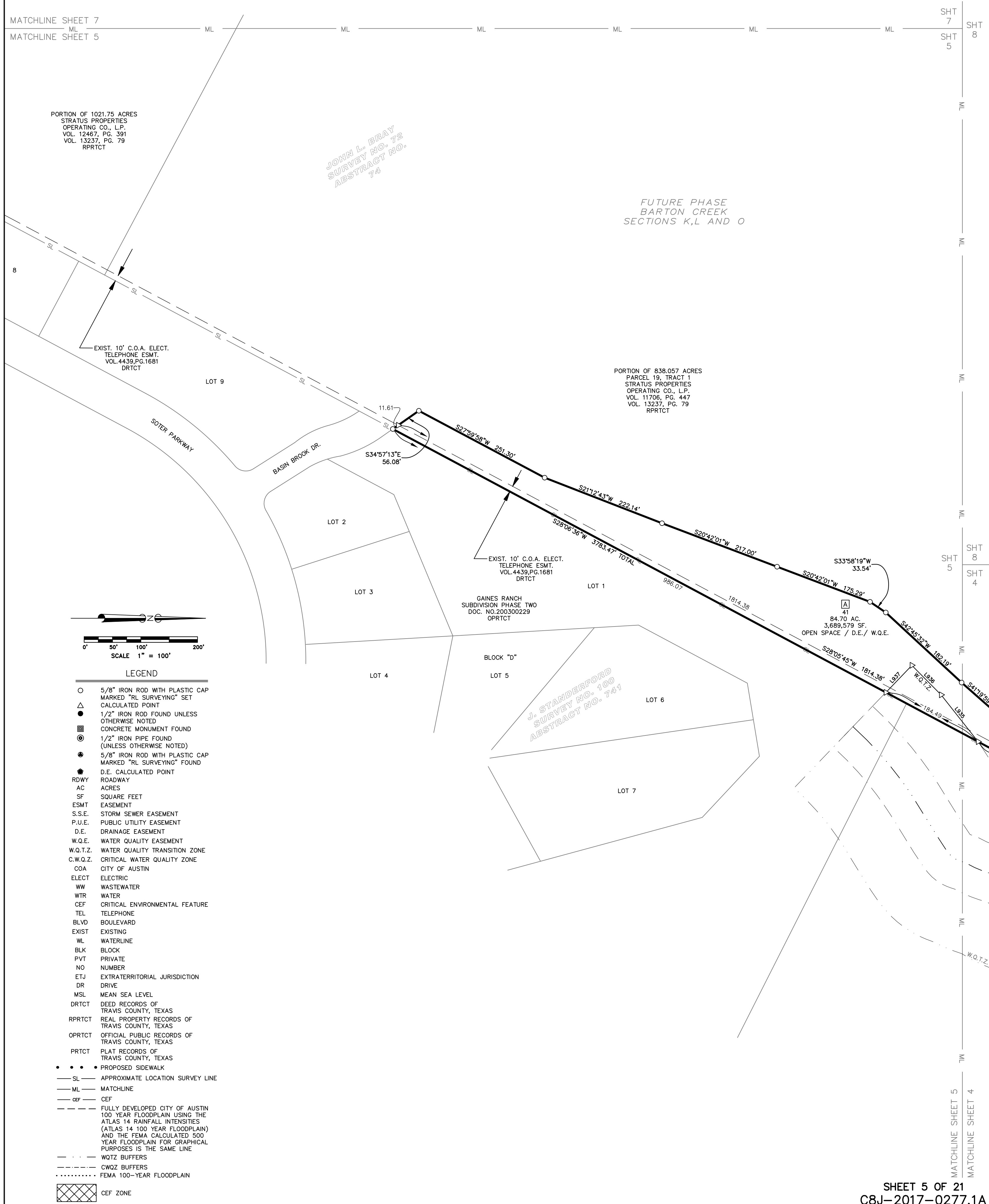
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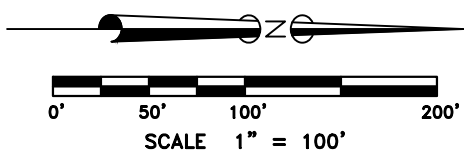
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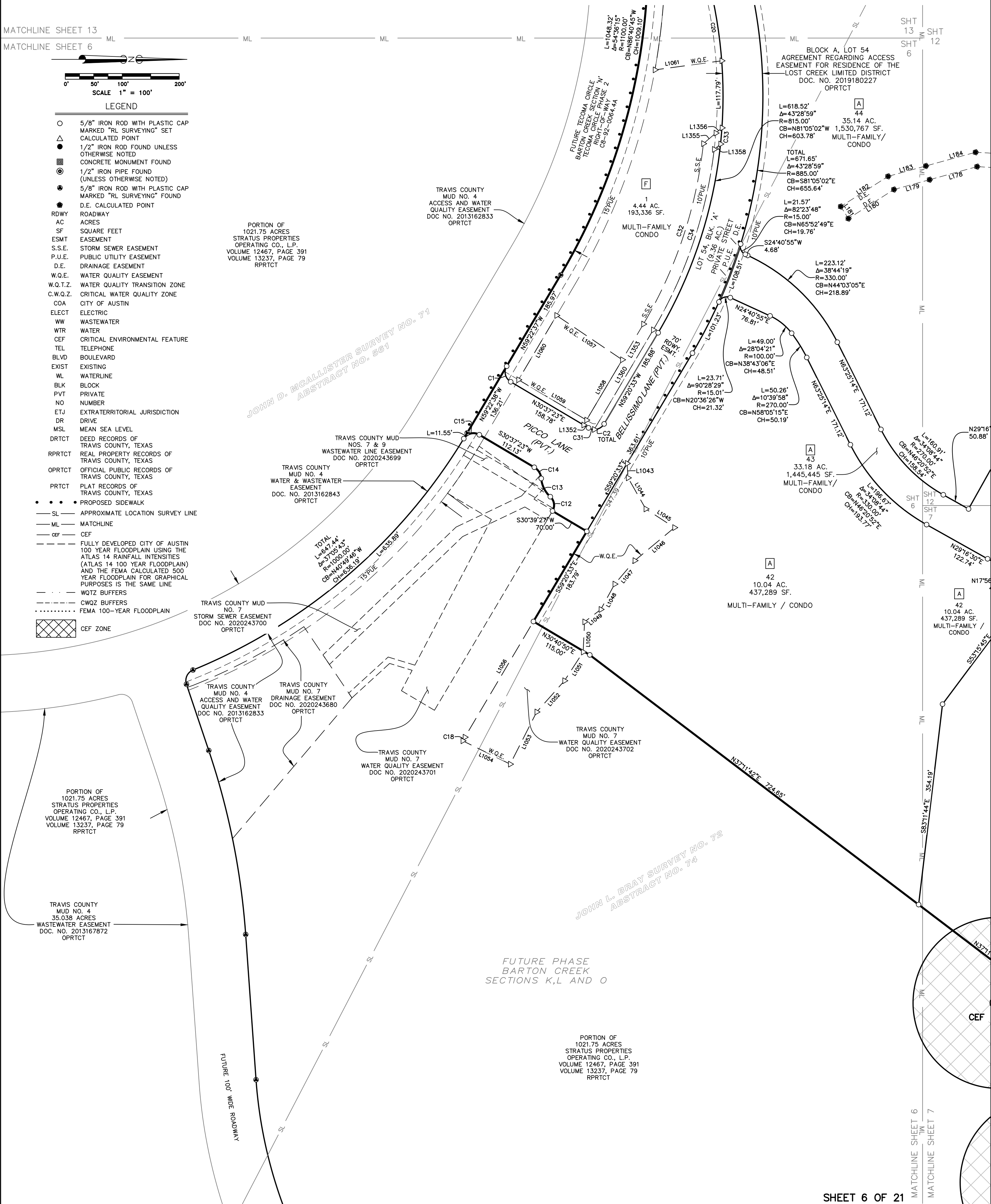
MATCHLINE SHEET 13

MATCHLINE SHEET 6



LEGEND

- 5/8" IRON ROD WITH PLASTIC CAP MARKED "RL SURVEYING" SET
- △ CALCULATED POINT
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- DR DRIVE
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- - - - - FULLY DEVELOPED CITY OF AUSTIN 100 YEAR FLOODPLAIN USING THE ATLAS 14 RAINFALL INTENSITIES (ATLAS 14 100 YEAR FLOODPLAIN) AND THE FEMA CALCULATED 500 YEAR FLOODPLAIN FOR GRAPHICAL PURPOSES IS THE SAME LINE
- - - - - WQTZ BUFFERS
- - - - - CWQZ BUFFERS
- FEMA 100-YEAR FLOODPLAIN
- ▨ CEF ZONE



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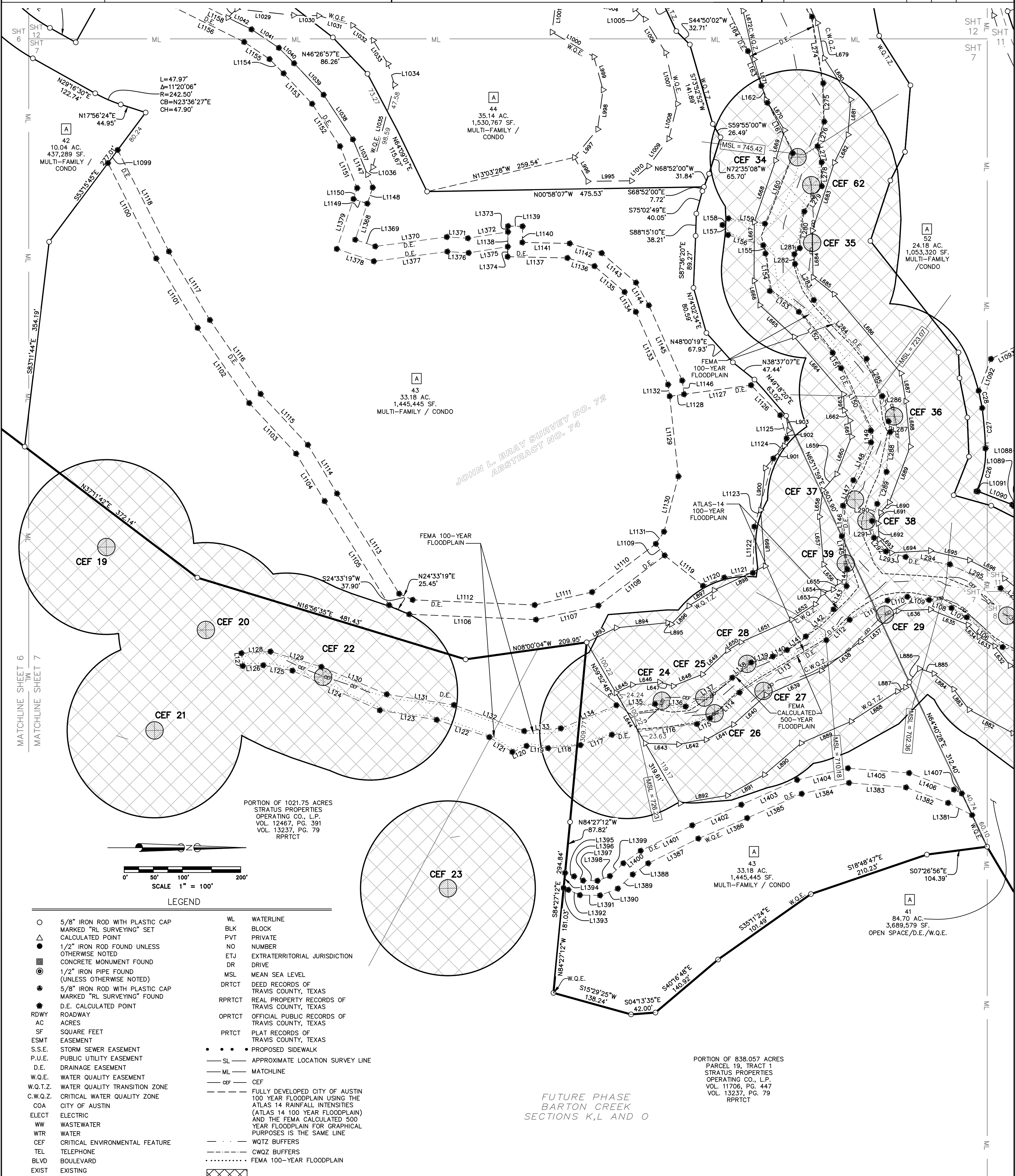
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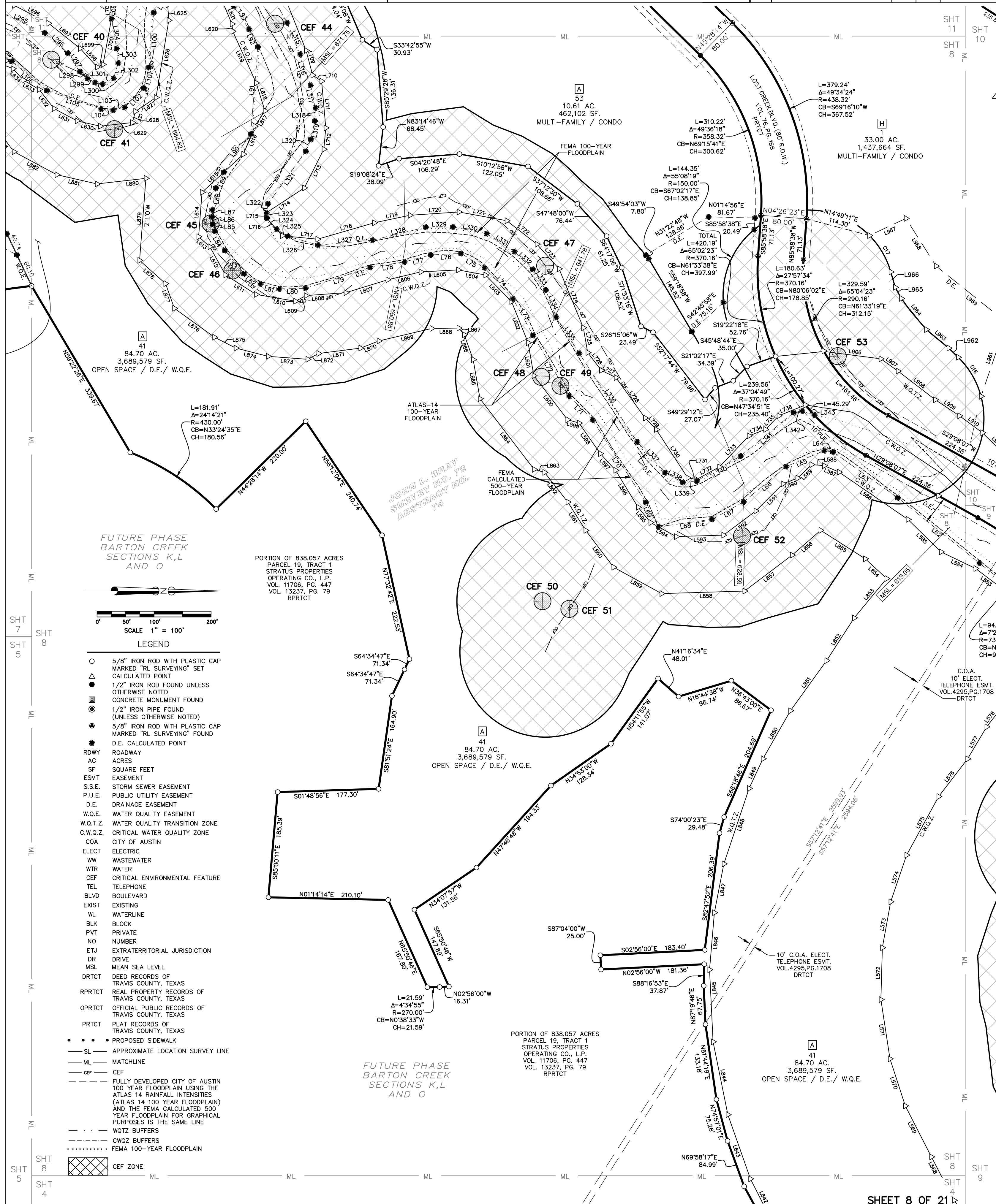
MATCHLINE SHEET 7
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MATCHLINE SHEET 5

SHEET 7 OF 21
C8J-2017-0277.1A

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BARTON CREEK
SECTIONS K, L & O
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SHEET NO. 9 OF 20
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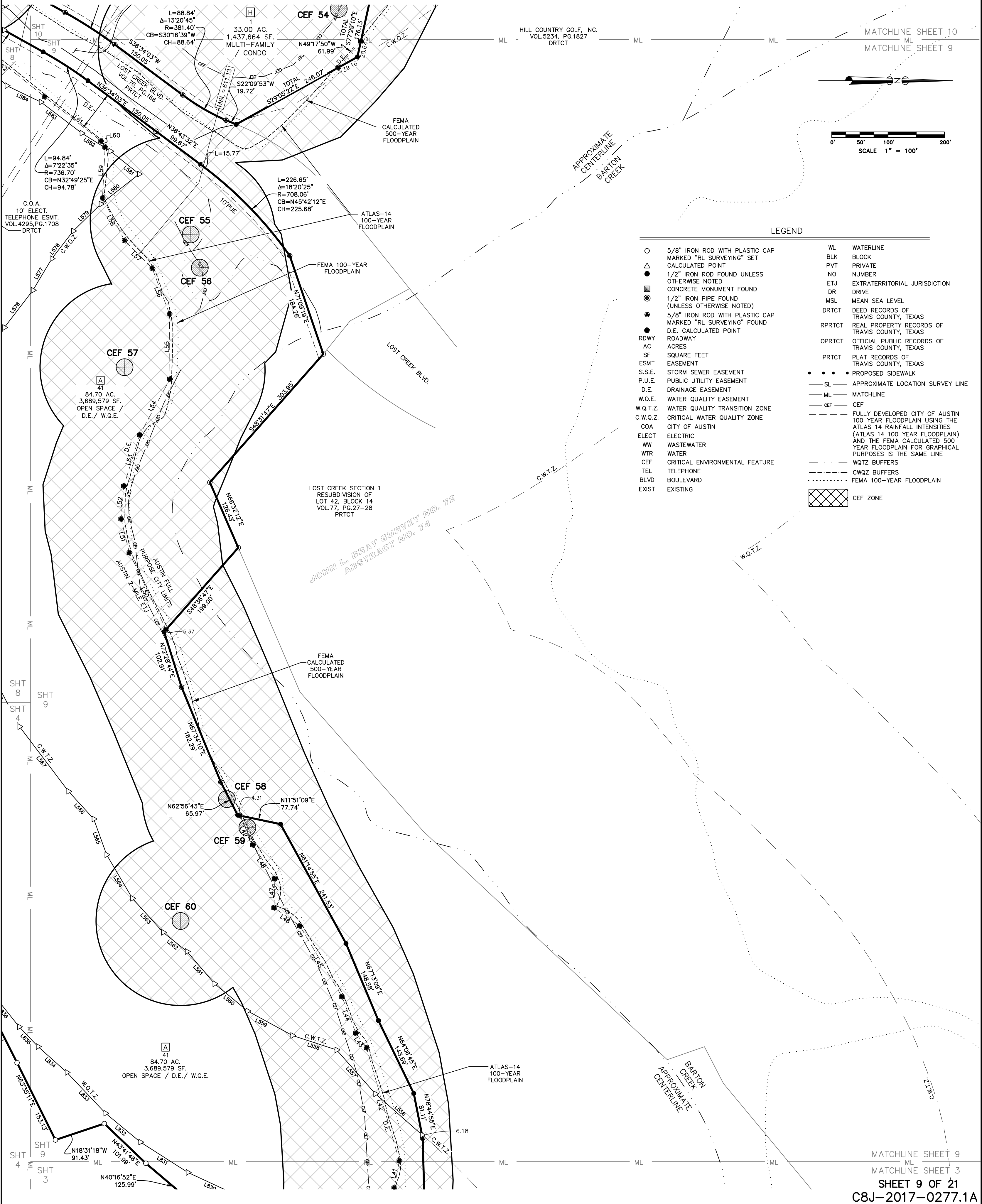
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**BARTON CREEK
SECTIONS K, L & O
PHASE 1**

11 of 28

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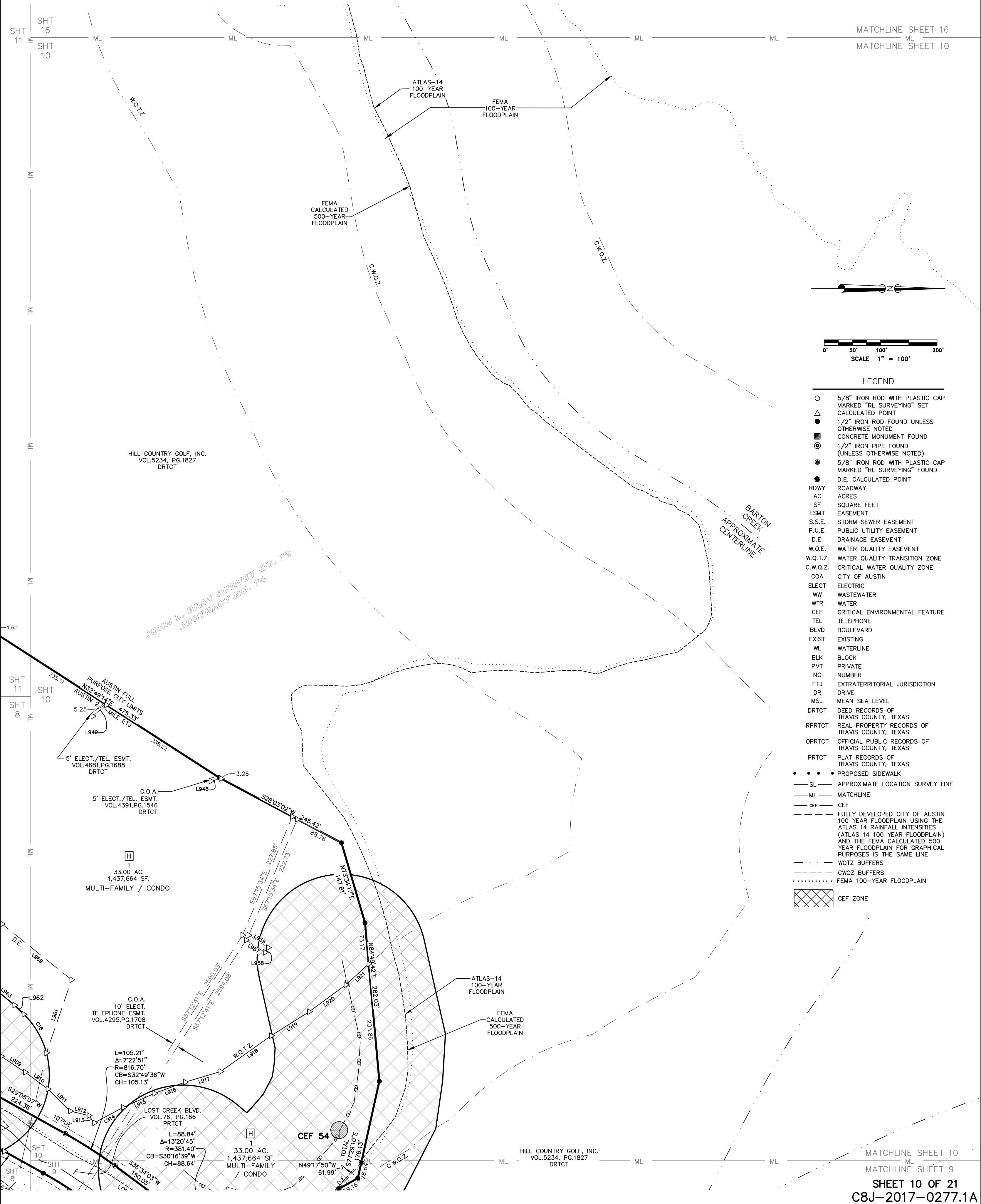
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MATCHLINE SHEET 16
ML
MATCHLINE SHEET 10

0' 50' 100' 200'
SCALE 1" = 100'

LEGEND

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MATCHLINE SHEET 9

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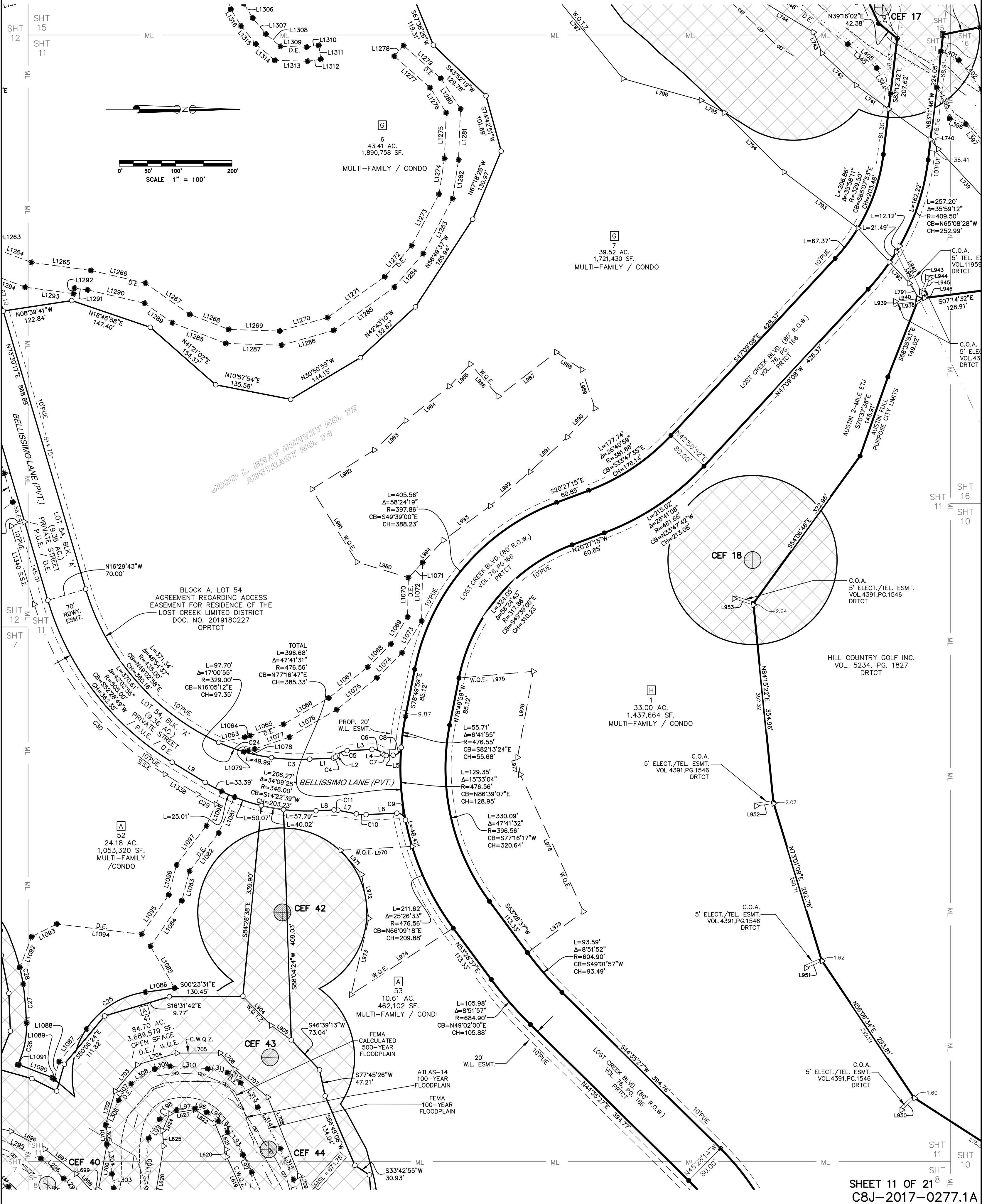
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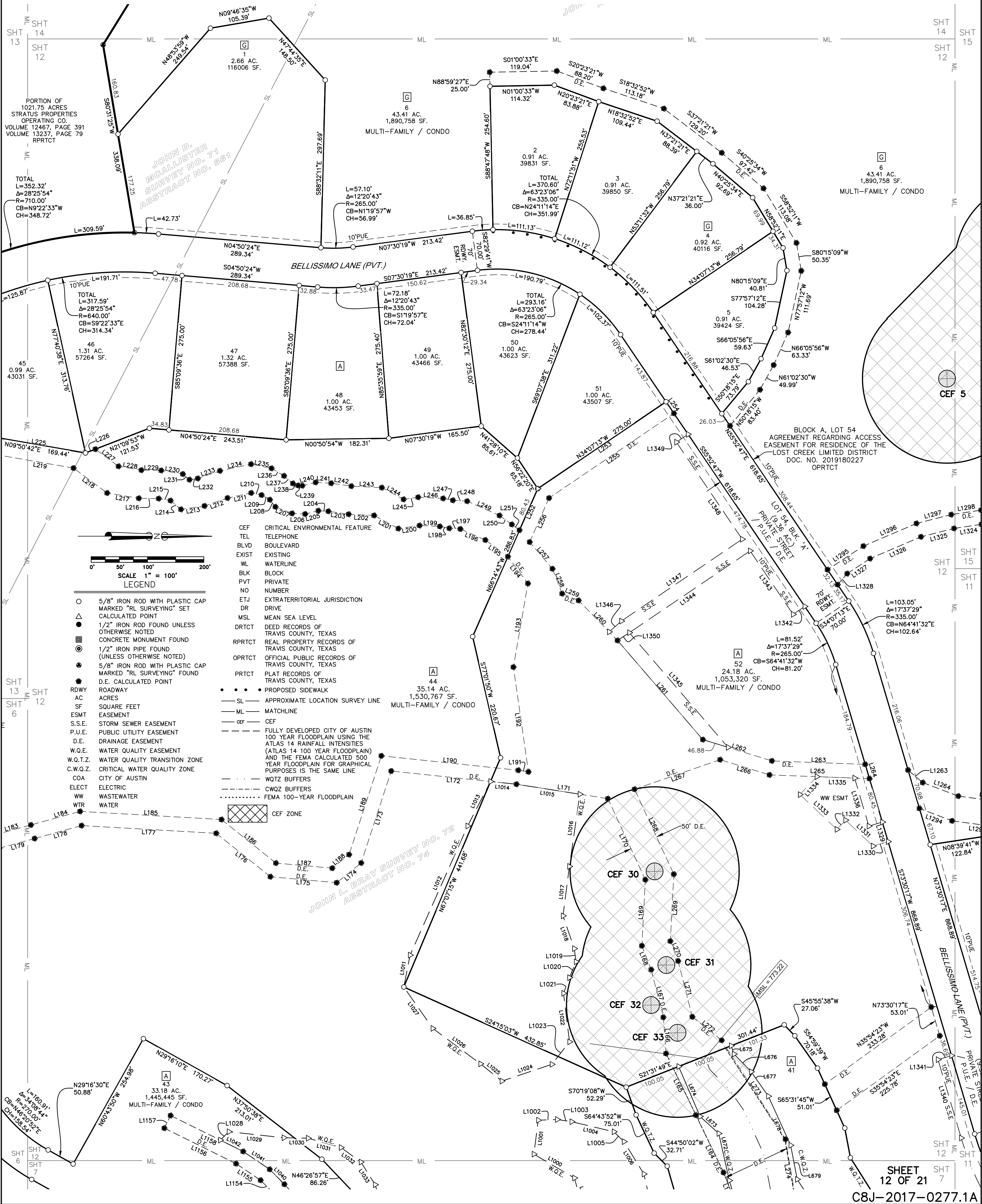
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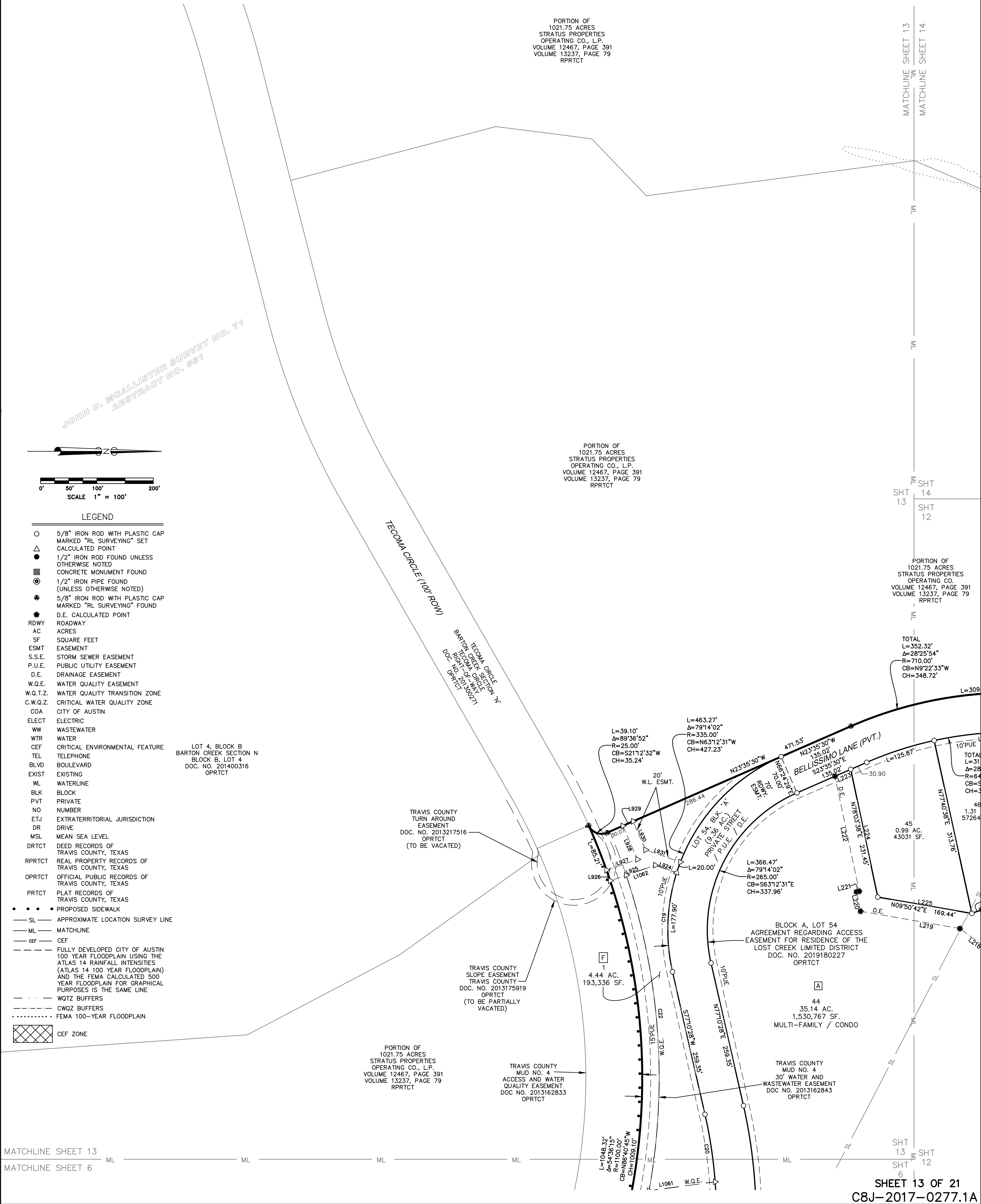
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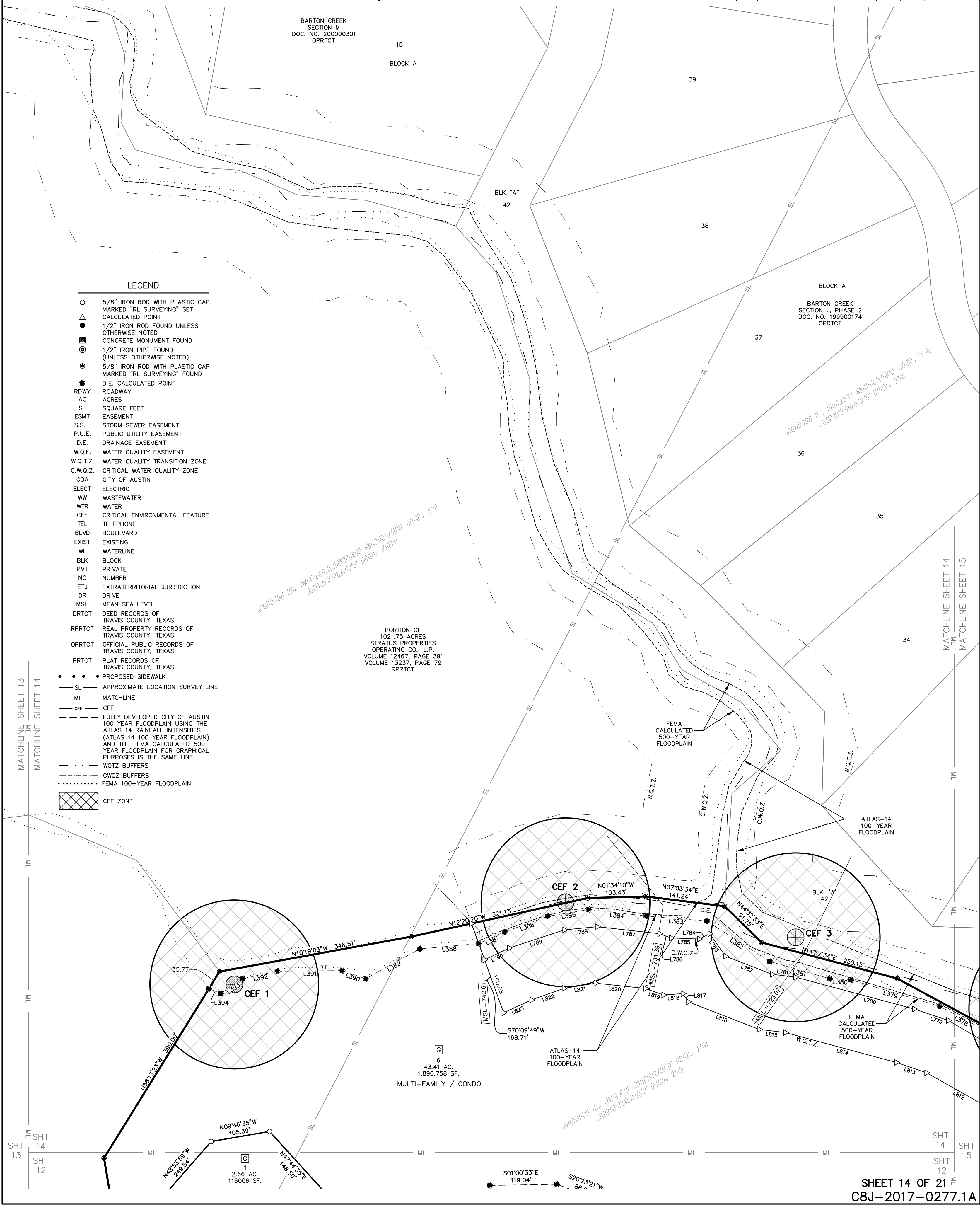
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PHONE (512) 301-9398
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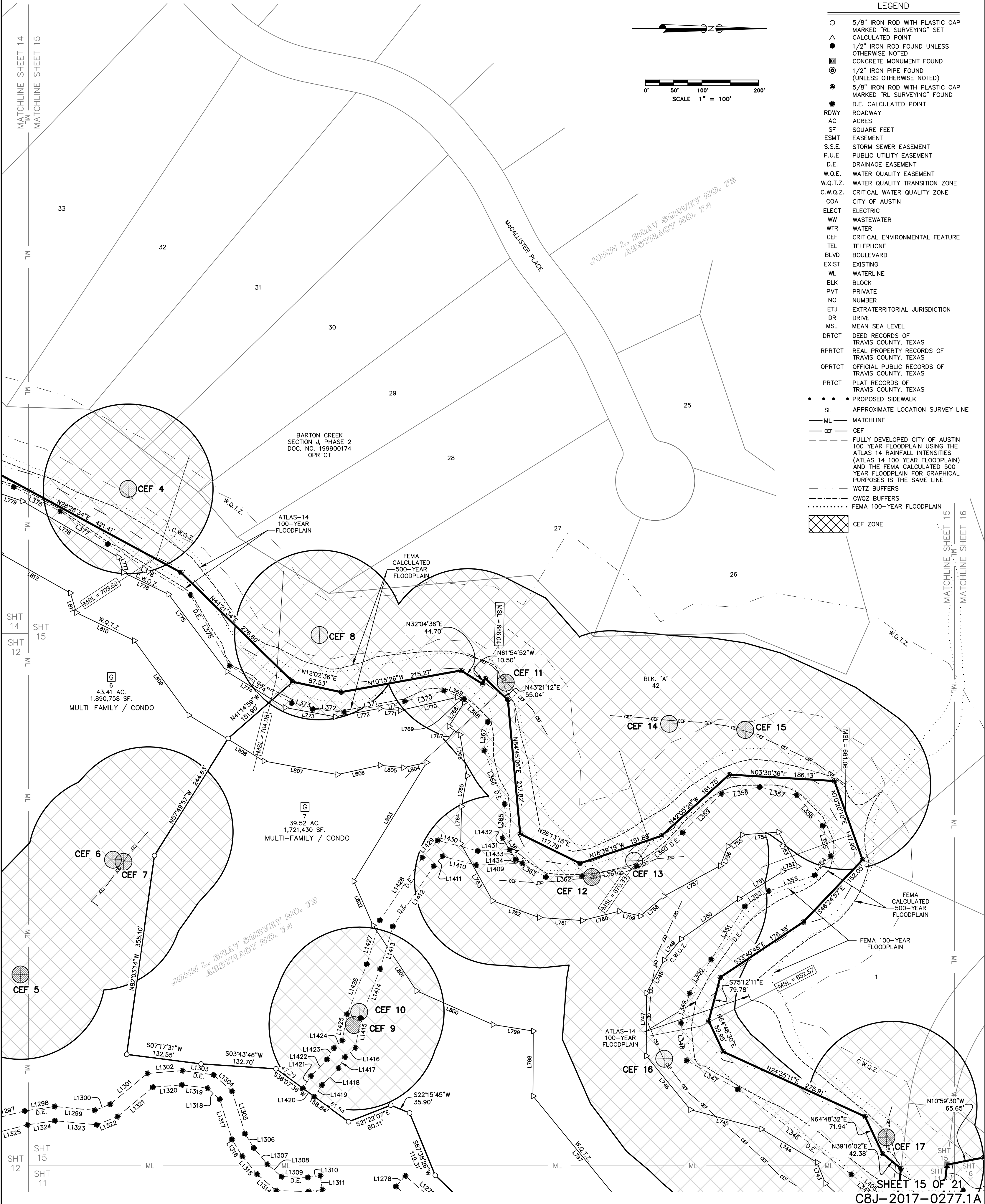
**BARTON CREEK
SECTIONS K, L & O
PHASE 1**

17 of 28

5.	REVISED PER COMMENTS	RJF	CS	6/7/2021
4.	REVISED PER COMMENTS	RJF	CS	4/1/2021
3.	REVISED PER COMMENTS	RJF	CS	12/22/2020
2.	REVISED PER COMMENTS	RJF	CS	9/9/2020
1.	REVISED PER COA COMMENTS	RJF	CS	4/29/2020
NO	REVISIONS	DRN	CHK	DATE

LEGEND

- 5/8" IRON ROD WITH PLASTIC CAP MARKED "RL SURVEYING" SET
- △ CALCULATED POINT
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- CONCRETE MONUMENT FOUND
- ⊙ 1/2" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 5/8" IRON ROD WITH PLASTIC CAP MARKED "RL SURVEYING" FOUND
- D.E. CALCULATED POINT
- RDWY ROADWAY
- AC ACRES
- SF SQUARE FEET
- ESMT EASEMENT
- S.S.E. STORM SEWER EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- W.Q.E. WATER QUALITY EASEMENT
- W.Q.T.Z. WATER QUALITY TRANSITION ZONE
- C.W.Q.Z. CRITICAL WATER QUALITY ZONE
- COA CITY OF AUSTIN
- ELECT ELECTRIC
- WW WASTEWATER
- WTR WATER
- CEF CRITICAL ENVIRONMENTAL FEATURE
- TEL TELEPHONE
- BLVD BOULEVARD
- EXIST EXISTING
- WL WATERLINE
- BLK BLOCK
- PVT PRIVATE
- NO NUMBER
- ETJ EXTRATERRITORIAL JURISDICTION
- DR DRIVE
- MSL MEAN SEA LEVEL
- DRTCT DEED RECORDS OF TRAVIS COUNTY, TEXAS
- RPRTCT REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- OPRTCT OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- PRTCT PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- • • • PROPOSED SIDEWALK
- SL — APPROXIMATE LOCATION SURVEY LINE
- ML — MATCHLINE
- CEF — CEF
- FULLY DEVELOPED CITY OF AUSTIN 100 YEAR FLOODPLAIN USING THE ATLAS 14 RAINFALL INTENSITIES (ATLAS 14 100 YEAR FLOODPLAIN) AND THE FEMA CALCULATED 500 YEAR FLOODPLAIN FOR GRAPHICAL PURPOSES IS THE SAME LINE
- WQTZ BUFFERS
- CWQZ BUFFERS
- FEMA 100-YEAR FLOODPLAIN
- CEZ CEF ZONE



DRAWN BY	B11	RJF
CHECKED		CS
DATE	11/18/2019	
PROJECT NO	1743	
DRAWING NO	1743.04	
SHEET NO.	16 OF 21	
FILENAME	1743_Phase 1_Plat_ Rev 5_2021-6-7_TOT.dwg	

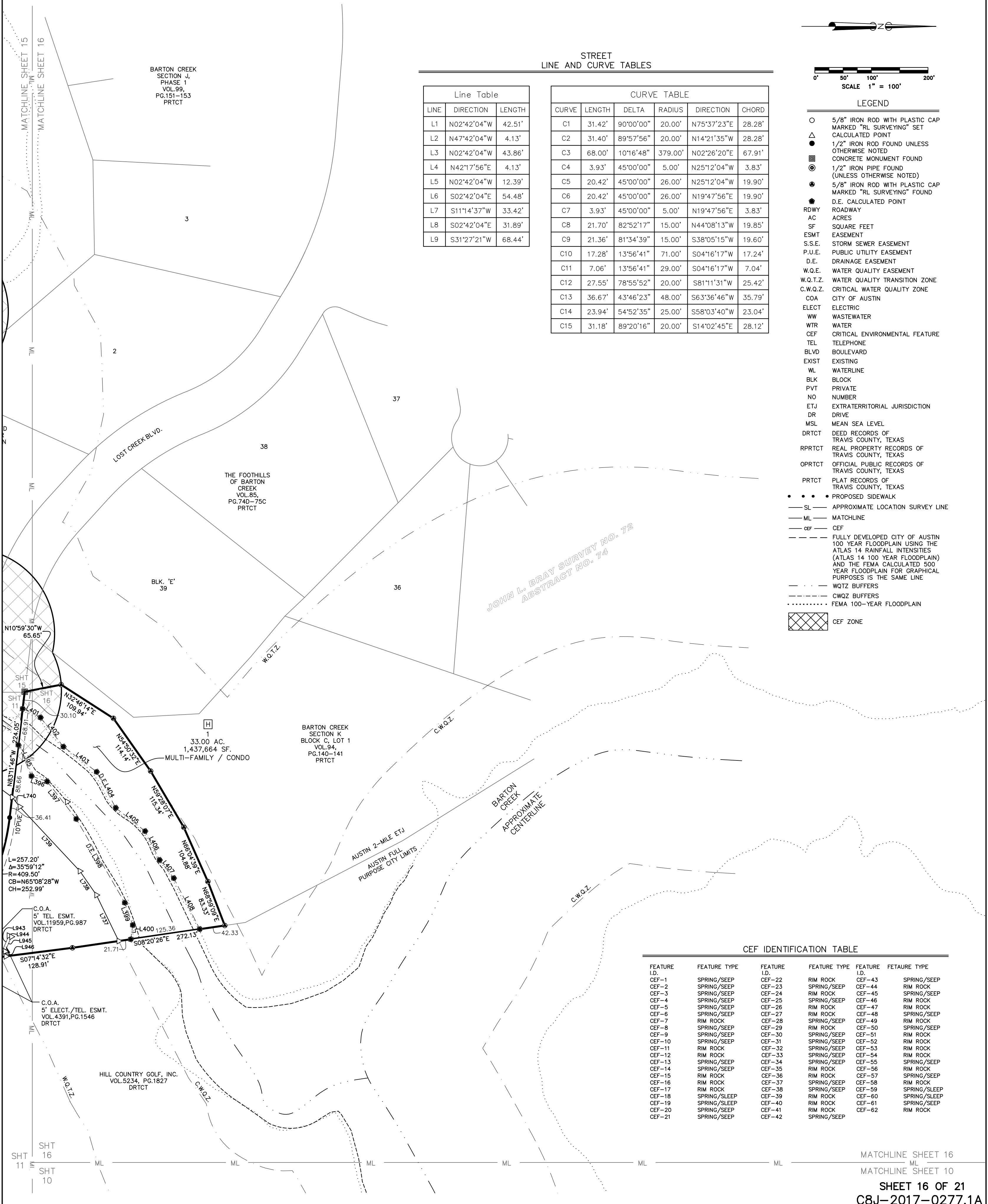
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RAMSEY LAND SURVEYING

TBPELS FIRM LICENSE NO. 10033200
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BARTON CREEK
SECTIONS K, L & O
PHASE 1

			18 of 28	
5.	REVISED PER COMMENTS	RJF	CS	6/7/2021
4.	REVISED PER COMMENTS	RJF	CS	4/1/2021
3.	REVISED PER COMMENTS	RJF	CS	12/22/2020
2.	REVISED PER COMMENTS	RJF	CS	9/9/2020
1.	REVISED PER COA COMMENTS	RJF	CS	4/29/2020
NO	REVISIONS	DRN	CHK	DATE



STREET LINE AND CURVE TABLES								
Line Table			CURVE TABLE					
LINE	DIRECTION	LENGTH	CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
L1	N02°42'04"W	42.51'	C1	31.42'	90°00'00"	20.00'	N75°37'23"E	28.28'
L2	N47°42'04"W	4.13'	C2	31.40'	89°57'56"	20.00'	N14°21'35"W	28.28'
L3	N02°42'04"W	43.86'	C3	68.00'	10°16'48"	379.00'	N02°26'20"E	67.91'
L4	N42°17'56"E	4.13'	C4	3.93'	45°00'00"	5.00'	N25°12'04"W	3.83'
L5	N02°42'04"W	12.39'	C5	20.42'	45°00'00"	26.00'	N25°12'04"W	19.90'
L6	S02°42'04"E	54.48'	C6	20.42'	45°00'00"	26.00'	N19°47'56"E	19.90'
L7	S11°14'37"W	33.42'	C7	3.93'	45°00'00"	5.00'	N19°47'56"E	3.83'
L8	S02°42'04"E	31.89'	C8	21.70'	82°52'17"	15.00'	N44°08'13"W	19.85'
L9	S31°27'21"W	68.44'	C9	21.36'	81°34'39"	15.00'	S38°05'15"W	19.60'
			C10	17.28'	13°56'41"	71.00'	S04°16'17"W	17.24'
			C11	7.06'	13°56'41"	29.00'	S04°16'17"W	7.04'
			C12	27.55'	78°55'52"	20.00'	S81°11'31"W	25.42'
			C13	36.67'	43°46'23"	48.00'	S63°36'46"W	35.79'
			C14	23.94'	54°52'35"	25.00'	S58°03'40"W	23.04'
			C15	31.18'	89°20'16"	20.00'	S14°02'45"E	28.12'

- LEGEND**

○	5/8" IRON ROD WITH PLASTIC CAP MARKED "RL SURVEYING" SET
△	CALCULATED POINT
●	1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
⊗	CONCRETE MONUMENT FOUND
⊙	1/2" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
⊕	5/8" IRON ROD WITH PLASTIC CAP MARKED "RL SURVEYING" FOUND
◆	D.E. CALCULATED POINT
RDWY	ROADWAY
AC	ACRES
SF	SQUARE FEET
ESMT	EASEMENT
S.S.E.	STORM SEWER EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
W.Q.E.	WATER QUALITY EASEMENT
W.Q.T.Z.	WATER QUALITY TRANSITION ZONE
C.W.Q.Z.	CRITICAL WATER QUALITY ZONE
COA	CITY OF AUSTIN
ELECT	ELECTRIC
WW	WASTEWATER
WTR	WATER
CEF	CRITICAL ENVIRONMENTAL FEATURE
TEL	TELEPHONE
BLVD	BOULEVARD
EXIST	EXISTING
WL	WATERLINE
BLK	BLOCK
PVT	PRIVATE
NO	NUMBER
ETJ	EXTRATERRITORIAL JURISDICTION
DRIVE	DRIVE
MSL	MEAN SEA LEVEL
DRCTCT	DEED RECORDS OF TRAVIS COUNTY, TEXAS
RPRTCT	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
OPRTCT	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
PRCTCT	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
● . . ●	PROPOSED SIDEWALK
— SL —	APPROXIMATE LOCATION SURVEY LINE
— ML —	MATCHLINE
— CEF —	CEF
— . . . —	FULLY DEVELOPED CITY OF AUSTIN 100 YEAR FLOODPLAIN USING THE ATLAS 14 RAINFALL INTENSITIES (ATLAS 14 100 YEAR FLOODPLAIN) AND THE FEMA CALCULATED 500 YEAR FLOODPLAIN FOR GRAPHICAL PURPOSES IS THE SAME LINE
— . . . —	WQTZ BUFFERS
- - - - -	CWQZ BUFFERS
.....	FEMA 100-YEAR FLOODPLAIN
	CEF ZONE

FEATURE I.D.	FEATURE TYPE	FEATURE I.D.	FEATURE TYPE	FEATURE I.D.	FEATURE TYPE
CEF-1	SPRING/SEEP	CEF-22	RIM ROCK	CEF-43	SPRING/SEEP
CEF-2	SPRING/SEEP	CEF-23	SPRING/SEEP	CEF-44	RIM ROCK
CEF-3	SPRING/SEEP	CEF-24	RIM ROCK	CEF-45	SPRING/SEEP
CEF-4	SPRING/SEEP	CEF-25	SPRING/SEEP	CEF-46	RIM ROCK
CEF-5	SEEP	CEF-26	RIM ROCK	CEF-47	SPRING/SEEP
CEF-6	SPRING/SEEP	CEF-27	RIM ROCK	CEF-48	SPRING/SEEP
CEF-7	RIM ROCK	CEF-28	SPRING/SEEP	CEF-49	RIM ROCK
CEF-8	SPRING/SEEP	CEF-29	RIM ROCK	CEF-50	SPRING/SEEP
CEF-9	SPRING/SEEP	CEF-30	SPRING/SEEP	CEF-51	RIM ROCK
CEF-10	SPRING/SEEP	CEF-31	SPRING/SEEP	CEF-52	RIM ROCK
CEF-11	RIM ROCK	CEF-32	SPRING/SEEP	CEF-53	RIM ROCK
CEF-12	RIM ROCK	CEF-33	SPRING/SEEP	CEF-54	RIM ROCK
CEF-13	SPRING/SEEP	CEF-34	SPRING/SEEP	CEF-55	SPRING/SEEP
CEF-14	SPRING/SEEP	CEF-35	RIM ROCK	CEF-56	RIM ROCK
CEF-15	RIM ROCK	CEF-36	RIM ROCK	CEF-57	SPRING/SEEP
CEF-16	RIM ROCK	CEF-37	SPRING/SEEP	CEF-58	RIM ROCK
CEF-17	RIM ROCK	CEF-38	SPRING/SEEP	CEF-59	SPRING/SEEP
CEF-18	SPRING/SLEEP	CEF-39	RIM ROCK	CEF-60	SPRING/SLEEP
CEF-19	SPRING/SLEEP	CEF-40	RIM ROCK	CEF-61	SPRING/SEEP
CEF-20	SPRING/SEEP	CEF-41	RIM ROCK	CEF-62	RIM ROCK
CEF-21	SPRING/SEEP	CEF-42	SPRING/SEEP		

DRAWN BY	B11	RJF
CHECKED		CS
DATE	11/18/2019	
PROJECT NO	1743	
DRAWING NO	1743.04	
SHEET NO.	17	OF 21
FILENAME	1743_Phase 1_Plot_Rev 5_2021-6-7_TOT.dwg	

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BARTON CREEK
SECTIONS K, L & O
PHASE 1

			19	df 28
5.	REVISED PER COMMENTS	RJF	CS	6/7/2021
4.	REVISED PER COMMENTS	RJF	CS	4/1/2021
3.	REVISED PER COMMENTS	RJF	CS	12/22/2020
2.	REVISED PER COMMENTS	RJF	CS	9/9/2020
1.	REVISED PER COA COMMENTS	RJF	CS	4/29/2020
NO	REVISIONS	DRN	CHK	DATE

DRAINAGE EASEMENT LINE TABLE

Line Table		
LINE	DIRECTION	LENGTH
L38	N81°24'07"W	58.88'
L39	N84°52'41"W	145.84'
L40	S85°36'08"W	459.87'
L41	N79°14'10"W	48.99'
L42	S73°48'59"W	208.94'
L43	S53°39'08"W	31.91'
L44	S69°16'01"W	69.48'
L45	S59°13'01"W	146.32'
L46	S35°11'00"W	55.89'
L47	N88°20'18"W	51.60'
L48	S56°53'52"W	71.69'
L49	S66°19'24"W	56.45'
L50	S64°25'23"W	151.25'
L51	S76°16'21"W	61.64'
L52	N85°10'02"W	58.74'
L53	N72°44'51"W	94.89'
L54	N61°36'30"W	112.50'
L55	S89°37'42"W	115.77'
L56	S69°22'49"W	86.56'
L57	S45°06'47"W	69.80'
L58	S62°33'44"W	84.78'
L59	N87°04'13"W	90.17'
L60	S57°27'58"W	13.31'
L61	S38°06'54"W	127.41'
L62	S38°42'08"W	183.27'
L63	S35°15'01"W	139.12'
L64	S08°27'53"W	15.44'
L65	S22°36'43"E	72.33'
L66	S39°42'54"E	97.16'
L67	S28°58'29"E	63.05'
L68	S07°54'20"E	95.27'
L69	S62°55'02"W	48.20'
L70	S57°06'42"W	172.28'
L71	S45°52'55"W	58.70'
L72	S59°09'32"W	123.48'
L73	S61°17'29"W	72.78'
L74	S47°27'08"W	74.54'
L75	S31°27'20"W	48.07'
L76	S02°52'50"E	53.41'
L77	S14°42'00"E	47.56'
L78	S09°11'43"E	60.81'
L79	S17°53'28"E	119.29'
L80	S01°25'35"E	45.99'
L81	S15°10'33"W	34.27'
L82	S31°47'01"W	33.72'
L83	S50°41'02"W	52.69'
L84	S61°53'14"W	38.46'
L85	S75°37'48"W	12.21'
L86	S82°55'18"W	13.24'
L87	N88°39'09"W	12.09'
L88	N80°37'32"W	39.06'
L89	N62°52'05"W	31.40'
L90	N54°57'51"W	81.42'
L91	N85°10'36"W	153.39'
L92	S63°37'31"W	34.57'
L93	S55°33'18"W	49.02'
L94	S50°18'26"W	25.55'
L95	S37°32'20"W	25.40'
L96	S18°15'29"W	22.05'
L97	S04°24'58"E	33.22'
L98	S29°31'31"E	33.85'
L99	S60°06'17"E	38.96'
L100	S84°56'39"E	96.44'
L101	S75°36'45"E	37.48'
L102	S45°18'07"E	47.86'
L103	S13°52'23"E	20.51'
L104	S04°45'37"W	21.15'
L105	S18°59'01"W	100.97'
L106	S39°43'51"W	79.89'
L107	S31°23'28"W	30.80'
L108	S19°50'20"W	40.83'
L109	S08°13'51"W	37.77'
L110	S10°39'30"E	34.62'
L111	S26°56'58"E	72.97'
L112	S41°07'24"E	53.25'
L113	S31°07'29"E	174.08'
L114	S41°10'15"E	67.17'

Line Table		
LINE	DIRECTION	LENGTH
L115	S23°47'15"E	24.55'
L116	S07°08'26"E	147.21'
L117	S18°14'18"E	56.88'
L118	S05°30'53"E	55.55'
L119	S06°03'44"W	37.40'
L120	S23°04'53"E	26.56'
L121	S32°48'31"W	46.98'
L122	S18°13'22"W	95.14'
L123	S09°31'45"W	98.94'
L124	S24°24'27"W	164.74'
L125	S10°25'31"W	50.90'
L126	S02°04'33"E	35.05'
L127	S83°23'43"W	22.09'
L128	N03°19'38"W	49.99'
L129	N16°45'49"E	91.17'
L130	N22°45'28"E	121.90'
L131	N09°01'58"E	116.68'
L132	N20°21'21"E	128.65'
L133	N04°08'29"W	63.23'
L134	N22°38'00"W	103.24'
L135	N01°47'08"W	66.43'
L136	N04°47'07"E	52.57'
L137	N31°48'29"W	94.26'
L138	N38°50'39"W	41.68'
L139	N15°24'59"W	38.45'
L140	N24°39'44"W	26.86'
L141	N35°46'43"W	39.72'
L142	N44°21'07"W	66.68'
L143	N60°40'22"W	45.71'
L144	N87°55'12"W	29.16'
L145	S80°44'38"W	57.26'
L146	N87°41'17"W	52.60'
L147	N67°51'53"W	47.14'
L148	N64°57'11"W	71.65'
L149	S89°01'48"W	20.33'
L150	S64°29'23"W	118.52'
L151	S61°21'55"W	30.23'
L152	S50°24'49"W	91.28'
L153	S35°47'54"W	61.28'
L154	S83°17'26"W	64.56'
L155	S75°22'50"W	14.67'
L156	S16°16'16"W	63.23'
L157	S61°17'23"W	19.75'
L158	N48°05'59"W	15.07'
L159	N08°14'04"E	63.59'
L160	N68°29'50"W	130.16'
L161	S63°18'00"W	96.81'
L162	S70°13'08"W	30.83'
L163	S68°57'03"W	63.88'
L164	S64°15'59"W	112.96'
L165	S64°10'27"W	121.56'
L166	S85°45'17"W	64.47'
L167	S75°44'40"W	87.33'
L168	S68°40'37"W	45.54'
L169	N87°01'34"W	117.41'
L170	S65°12'07"W	158.44'
L171	S08°58'23"W	164.20'
L172	S06°00'42"W	223.53'
L173	S71°54'16"E	171.60'
L174	S38°55'50"E	55.87'
L175	S05°10'33"W	118.11'
L176	S38°42'08"W	123.17'
L177	S03°17'14"W	239.33'
L178	S15°23'03"E	86.44'
L179	S15°23'03"E	64.98'
L180	S32°30'56"E	94.80'
L181	S57°29'04"W	25.00'
L182	N32°30'56"W	98.56'
L183	N15°23'03"W	68.75'
L184	N15°23'03"W	90.55'
L185	N03°17'14"E	251.42'
L186	N38°42'08"E	123.62'
L187	N05°10'33"E	100.46'
L188	N38°55'50"W	38.35'
L189	N71°54'16"W	184.42'
L190	N06°00'42"E	244.39'
L191	N08°58'23"E	18.18'

Line Table		
LINE	DIRECTION	LENGTH
L192	S81°50'33"W	187.84'
L193	N80°09'45"W	150.67'
L194	S53°18'31"W	59.55'
L195	S36°15'16"W	49.59'
L196	S23°51'42"W	48.44'
L197	S03°36'59"W	19.66'
L198	S11°00'45"W	17.14'
L199	S02°41'47"W	36.03'
L200	S08°14'42"E	38.00'
L201	S28°22'05"W	48.98'
L202	S02°43'46"W	45.14'
L203	S08°16'46"W	36.37'
L204	S03°07'30"W	17.86'
L205	S13°57'48"E	24.13'
L206	S02°43'46"W	23.13'
L207	S21°25'33"W	31.95'
L208	S52°11'27"W	16.01'
L209	S29°19'26"W	16.85'
L210	S11°32'41"W	18.77'
L211	S12°07'39"E	42.98'
L212	S18°59'07"E	43.24'
L213	S08°15'24"E	42.09'
L214	S40°04'36"W	24.20'
L215	S09°26'38"W	21.35'
L216	S00°52'32"W	35.21'
L217	S09°29'13"W	57.04'
L218	S36°32'42"W	74.30'
L219	S09°50'42"W	178.80'
L220	S78°03'38"W	35.18'
L221	N11°56'22"W	5.00'
L222	S78°03'38"W	208.41'
L223	N23°35'30"W	30.63'
L224	N78°03'38"E	231.45'
L225	N09°50'42"E	169.44'
L226	N21°09'53"W	18.76'
L227	N36°32'42"E	51.13'
L228	N09°29'13"E	41.24'
L229	N00°52'32"E	35.19'
L230	N09°26'38"E	38.79'
L231	N40°04'36"E	15.46'
L232	N08°15'24"W	14.96'
L233	N18°59'07"W	41.54'
L234	N12°07'39"W	56.45'
L235	N11°32'41"E	37.06'
L236	N31°07'06"E	25.88'
L237	N40°27'03"E	20.69'
L238	N21°25'33"E	9.96'
L239	N02°43'46"E	7.56'
L240	N13°57'48"W	24.30'
L241	N03°07'30"E	27.62'
L242	N08°16'46"E	36.20'
L243	N02°43'46"E	54.10'
L244	N28°22'05"E	43.82'
L245	N08°14'42"W	26.24'
L246	N02°41'47"E	44.45'
L247	N11°00'45"E	17.54'
L248	N03°36'59"E	25.35'
L249	N23°51'42"E	62.80'
L250	N36°08'48"E	26.90'
L251	N36°25'29"E	17.03'
L252	N66°14'43"W	80.43'
L253	N34°07'13"W	275.00'
L254	N55°52'47"E	25.00'
L255	S34°07'13"E	267.80'
L256	S66°14'43"E	85.32'
L257	N49°33'36"E	62.37'
L258	N68°40'56"E	47.35'
L259	N22°31'03"E	31.62'
L260	N45°47'01"E	99.03'
L261	N49°17'23"E	232.14'
L262	N17°09'22"E	128.26'
L263	N02°07'55"E	165.76'
L264	N73°30'17"E	26.38'
L265	S02°07'55"W	177.48'
L266	S17°09'22"W	91.76'
L267	S19°05'15"E	160.63'
L268	N65°12'07"E	166.06'

Line Table		
LINE	DIRECTION	LENGTH
L269	S87°01'34"E	119.00'
L270	N68°40'37"E	37.87'
L271	N75°44'40"E	102.23'
L272	N38°34'50"E	66.71'
L273	N57°08'46"E	208.87'
L274	N80°26'02"E	115.91'
L275	N88°30'26"E	65.85'
L276	S74°35'36"E	43.99'
L277	N75°33'09"E	28.61'
L278	N89°35'38"E	40.93'
L279	S55°15'00"E	52.72'
L280	S82°53'55"E	63.48'
L281	S48°11'01"E	13.75'
L282	N86°27'12"E	17.03'
L283	N62°31'51"E	69.75'
L284	N48°04'57"E	135.73'
L285	N67°01'17"E	69.55'
L286	N76°16'03"E	44.44'
L287	N81°16'44"E	18.54'
L288	S84°46'40"E	68.63'
L289	S73°49'18"E	57.21'
L290	S73°11'54"E	30.72'
L291	N83°12'11"E	29.12'
L292	N49°07'21"E	31.11'
L293	N15°30'36"E	35.13'
L294	N09°30'54"E	76.95'
L295	N25°10'27"E	96.27'
L296	N41°24'31"E	53.82'
L297	N56°29'49"E	38.93'
L298	N42°28'08"E	17.89'
L299	N28°15'23"E	15.10'
L300	N11°46'15"E	13.04'
L301	N27°43'42"W	21.90'
L302	N72°47'39"W	27.99'
L303	S83°41'31"W	25.62'
L304	S80°17'54"W	53.26'
L305	S86°00'29"W	34.86'
L306	N61°53'47"W	49.21'
L307	N52°52'53"W	37.04'
L308	N32°02'55"W	49.18'
L309	N09°25'43"W	27.78'
L310	N03°29'50"E	67.32'
L311	N11°21'01"E	34.95'
L312	N37°12'25"E	29.63'
L313	N55°14'47"E	53.16'
L314	N61°04'26"E	83.70'
L315	N67°17'56"E	59.46'
L316	N71°41'28"E	57.71'
L317	N77°57'59"E	40.16'
L318	S87°54'30"E	23.03'
L319	S77°59'52"E	33.15'
L320	S66°42'48"E	22.92'
L321	S54°13'59"E	113.17'
L322	S79°16'52"E	16.20'
L323	N85°17'08"E	9.24'
L324	N49°01'02"E	26.01'
L325	N31°50'55"E	23.41'
L326	N16°17'03"E	55.22'
L327	N05°08'05"W	95.70'
L328	N13°41'15"W	96.33'
L329	N00°30'01"W	47.71'
L330	N11°04'34"E	59.99'
L331	N32°50'05"E	58.19'
L332	N43°56'41"E	45.07'
L333	N58°21'22"E	42.58'
L334	N68°43'32"E	51.16'
L335	N57°31'59"E	75.21'
L336	N56°48'55"E	185.64'
L337	N47°46'43"E	72.91'
L338	N28°46'21"E	35.46'
L339	N05°58'31"W	24.22'
L340	N29°31'59"W	88.57'
L341	N39°18'22"W	120.67'
L342	N10°14'11"W	14.99'
L343	N18°45'34"E	22.75'
L344	S61°11'10"W	51.58'
L345	S39°36'47"W	66.54'

Line Table		
LINE	DIRECTION	LENGTH
L346	S36°52'51"W	250.42'
L347	S29°24'06"W	104.07'
L348	S81°34'34"W	66.96'
L349	N74°13'32"W	54.49'
L350	N57°29'29"W	71.37'
L351	N57°28'06"W	111.04'
L352	N33°08'15"W	49.51'
L353	N18°47'26"W	86.71'
L354	N50°42'58"W	43.68'
L355	S75°53'45"W	55.71'
L356	S49°09'12"W	71.27'
L357	S12°22'58"W	66.70'
L358	S09°53'39"E	68.59'
L359	S45°09'26"E	96.82'
L360	S36°15'06"E	100.95'
L361	S10°06'13"E	98.11'
L362	S01°33'39"E	63.90'
L363	S30°14'28"W	61.56'
L364	S57°44'16"W	44.46'
L365	N86°27'56"W	60.44'
L366	S69°16'06"W	101.01'
L367	N83°27'19"W	51.23'
L368	S44°18'07"W	58.17'
L369	S22°49'18"W	37.99'
L370	S15°11'10"E	72.59'
L371	S10°06'19"E	108.42'
L372	S05°22'18"W	55.71'
L373	S15°58'08"W	39.06'
L374	S31°09'43"W	128.13'
L375	S60°58'16"W	142.75'
L376	S31°37'44"W	171.75'
L377	S34°43'19"W	101.73'
L378	S27°41'40"W	93.22'
L379	S16°40'16"W	164.01'
L380	S02°55'36"W	37.76'
L381	S16°02'20"W	110.97'

DRAWN BY	B11	RJF
CHECKED		CS
DATE	11/18/2019	
PROJECT NO	1743	
DRAWING NO	1743.04	
SHEET NO.	18 OF 21	
FILENAME	1743_Phase 1_Plot_Rev 5_2021-6-7_TOT.dwg	

RAMSEY LAND SURVEYING

TBPELS FIRM LICENSE NO. 10033200
6207 BEE CAVES RD STE. 160
AUSTIN, TEXAS 78746
PHONE (512) 301-9398
cseward@rlsurveying.com

BARTON CREEK
SECTIONS K, L & O
PHASE 1

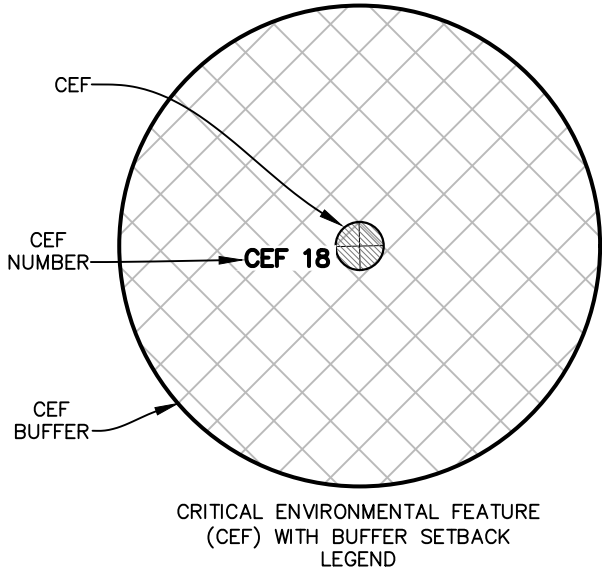
				20 of 28
5.	REVISED PER COMMENTS	RJF	CS	6/7/2021
4.	REVISED PER COMMENTS	RJF	CS	4/1/2021
3.	REVISED PER COMMENTS	RJF	CS	12/22/2020
2.	REVISED PER COMMENTS	RJF	CS	9/9/2020
1.	REVISED PER COA COMMENTS	RJF	CS	4/29/2020
NO	REVISIONS	DRN	CHK	DATE

EASEMENT LINE TABLE

Line Table		
LINE	DIRECTION	LENGTH
L924	S19°18'45"W	40.22'
L925	S19°01'19"E	84.55'
L926	S70°58'41"W	20.00'
L927	N19°01'19"W	57.98'
L928	S66°24'30"W	64.94'
L929	N23°35'30"W	20.00'
L930	N66°24'30"E	55.14'
L931	N19°18'45"E	65.48'
L938	S06°39'00"E	38.96'
L939	S83°21'00"W	5.00'
L940	N06°39'00"W	41.08'
L941	S64°49'13"W	91.74'
L942	N64°49'13"E	89.48'
L943	N67°00'00"W	27.55'
L944	N23°00'00"E	5.00'
L945	S67°00'00"E	28.24'
L946	N82°06'45"E	8.81'
L948	S13°15'00"E	18.56'
L949	S39°25'00"E	31.39'
L950	S42°15'00"E	31.24'
L951	S23°30'00"E	31.11'
L952	S07°30'00"E	31.17'
L953	S17°45'00"W	36.68'
L957	S32°47'13"W	40.00'
L958	S57°12'47"E	10.00'
L959	N32°47'13"E	40.89'

LINEAR FOOTAGE OF STREETS	
BELLISSIMO LANE (VARIES)	400'
BELLISSIMO LANE (70')	4977'
PICCO LANE	234'

LOT USE SUMMARY	
12 SINGLE FAMILY LOTS	13.93 AC.
1 PRIVATE STREET, D.E. & P.U.E. LOTS	9.36 AC.
1 OPEN SPACE D.E. AND W.Q.E. LOT	84.70 AC.
9 MULTI-FAMILY/CONDO LOTS	233.52 AC.
TOTAL 23 LOTS	341.51 AC.



WATER QUALITY TRANSITION ZONE AND CRITICAL WATER QUALITY ZONE

Line Table		
LINE	DIRECTION	LENGTH
L23	N11°43'29"W	76.76'
L24	N01°32'04"E	49.31'
L25	N17°42'28"E	55.56'
L26	N32°44'11"E	57.16'
L27	N42°49'23"E	46.14'
L28	N42°59'05"E	51.08'
L29	N59°03'58"E	47.78'
L30	N41°23'56"E	32.38'
L31	N11°32'40"E	32.42'
L32	N08°41'53"E	61.57'
L33	N20°26'24"E	60.64'
L34	N34°37'03"E	49.20'
L35	N49°12'12"E	39.50'
L36	N48°00'06"E	42.75'
L37	N54°34'03"E	52.22'
L556	S41°21'21"W	110.24'
L557	S48°32'03"W	103.94'
L558	S18°06'56"W	82.43'
L559	S28°39'08"W	90.65'
L560	S39°33'31"W	75.94'
L561	S49°24'09"W	75.43'
L562	S38°47'51"W	54.21'
L563	S47°49'02"W	81.54'
L564	S59°28'16"W	89.80'
L565	S70°09'54"W	67.44'
L566	S47°35'35"W	66.48'
L567	S52°55'39"W	143.92'
L568	S62°28'30"W	85.89'
L569	S62°55'53"W	100.55'
L570	S71°58'15"W	86.88'
L571	S81°17'48"W	105.10'
L572	N88°24'11"W	91.06'
L573	N79°42'51"W	81.82'
L574	N71°11'54"W	86.64'
L575	N61°18'47"W	117.07'
L576	N52°30'10"W	83.28'
L577	N59°11'10"W	65.47'
L578	N52°10'27"W	62.06'
L579	N44°19'20"W	68.34'
L580	N38°06'21"W	86.38'
L581	S38°39'03"W	65.01'
L582	S32°03'11"W	60.28'
L583	S37°17'04"W	90.99'
L584	S25°41'08"W	67.31'
L585	S44°24'48"W	81.46'
L586	S34°30'22"W	146.50'
L587	S23°27'31"W	28.45'
L588	S04°37'07"W	22.09'
L589	S44°01'40"E	34.10'
L590	S21°02'17"E	27.62'
L591	S45°04'46"E	67.45'
L592	S36°47'09"E	70.74'
L593	S01°43'26"E	82.95'
L594	S28°45'18"W	51.10'
L595	S50°36'25"W	34.74'
L596	S58°40'21"W	75.93'
L597	S47°29'37"W	39.70'
L598	S55°14'29"W	65.31'
L599	S16°05'47"W	20.99'
L600	S52°36'43"W	97.35'
L601	S80°05'21"W	58.64'
L602	S68°06'57"W	77.93'
L603	S45°32'24"W	65.03'
L604	S10°38'08"W	48.71'
L605	S02°57'57"E	65.71'
L606	S13°27'09"E	59.70'
L607	S17°05'53"E	76.94'
L608	S04°13'23"E	70.10'
L609	S28°07'15"E	20.90'
L610	S09°48'15"W	70.10'
L611	S32°32'06"W	63.48'
L612	S60°54'04"W	56.78'
L613	S41°46'12"W	26.35'
L614	N85°34'42"W	78.07'
L615	N42°39'13"W	98.92'
L616	N68°05'21"W	52.94'
L617	N56°25'12"W	32.29'

Line Table		
LINE	DIRECTION	LENGTH
L618	S72°29'59"W	51.32'
L619	S65°37'38"W	99.48'
L620	S84°03'32"W	12.94'
L621	S66°57'41"W	51.19'
L622	S34°24'15"W	42.17'
L623	S08°59'49"E	45.29'
L624	S66°34'11"E	33.12'
L625	N86°00'29"E	27.29'
L626	S80°34°53"E	137.24'
L627	S33°54'29"E	43.41'
L628	S74°30'43"E	20.36'
L629	S06°30'20"E	56.74'
L630	S12°54'00"W	41.76'
L631	S28°14'25"W	45.72'
L632	S51°58'03"W	42.54'
L633	S30°45'49"W	31.47'
L634	S47°07'55"W	27.71'
L635	S22°05'51"W	69.87'
L636	S02°23'15"E	55.50'
L637	S39°18'48"E	83.27'
L638	S36°30'22"E	83.55'
L639	S23°54'46"E	103.57'
L640	S41°59'23"E	75.74'
L641	S29°04'01"E	53.82'
L642	S09°33'24"E	47.94'
L643	S01°44'07"W	57.11'
L644	S59°52'48"W	100.22'
L645	N26°17'08"W	31.45'
L646	N05°34'22"W	46.74'
L647	N16°06'02"E	24.49'
L648	N21°51'06"W	54.19'
L649	N43°38'47"W	59.37'
L650	N31°42'39"W	27.03'
L651	N23°56'48"W	95.22'
L652	N33°02'37"W	48.58'
L653	N56°23'51"W	22.52'
L654	N19°43'31"W	19.01'
L655	N50°29'08"W	16.71'
L656	S48°37'18"W	40.41'
L657	S84°48'20"W	82.21'
L658	N82°19'48"W	45.86'
L659	N49°18°37"W	36.61'
L660	N68°27'05"W	69.04'
L661	S84°02'40"W	27.85'
L662	S61°03'04"W	19.96'
L663	S87°43'19"W	27.69'
L664	S49°20'24"W	129.89'
L665	S42°33'29"W	80.57'
L666	S76°55'13"W	42.97'
L667	N89°43'09"W	100.65'
L668	N71°00'53"W	112.25'
L669	N73°27'19"W	53.94'
L670	S58°43'33"W	61.23'
L671	S73°22'09"W	72.21'
L672	S77°20'15"W	85.59'
L673	S42°14'19"W	44.86'
L674	S66°49'17"W	96.55'
L675	N70°19'08"E	15.52'
L676	N45°55'38"E	43.85'
L677	N54°59'39"E	53.03'
L678	N65°31'45"E	95.62'
L679	N79°10'42"E	61.62'
L680	N57°12'38"E	84.53'
L681	S85°20'33"E	60.48'
L682	S63°54'38"E	53.11'
L683	S72°06'58"E	122.92'
L684	N89°08'35"E	80.14'
L685	N38°37'07"E	46.31'
L686	N49°48'10"E	178.00'
L687	N80°26'10"E	48.63'
L688	N84°21'29"E	78.27'
L689	S69°23'46"E	102.17'
L690	S49°18'37"E	23.02'
L691	S76°54'32"E	19.29'
L692	N85°40'58"E	27.44'
L693	N47°34'29"E	31.20'
L694	N03°10'24"W	66.85'

Line Table		
LINE	DIRECTION	LENGTH
L695	N13°37'13"E	69.01'
L696	N27°38'11"E	67.93'
L697	N38°32'22"E	70.68'
L698	N47°25'05"E	44.35'
L699	N23°56'37"W	11.18'
L700	N79°30'19"W	81.70'
L701	S86°00'29"W	34.86'
L702	N74°03'57"W	61.90'
L703	N50°06'24"W	61.23'
L704	N16°24'04"W	73.12'
L705	N00°15'30"W	76.85'
L706	N48°21'01"E	39.20'
L707	N40°02'18"E	76.38'
L708	N68°11'19"E	150.43'
L709	N75°05'47"E	44.85'
L710	N33°42'55"E	18.85'
L711	N84°53'02"E	82.41'
L712	S84°38'03"E	37.54'
L713	S25°38'35"E	48.33'
L714	S33°13'33"E	79.68'
L715	N85°17'08"E	9.24'
L716	N49°01'02"E	41.05'
L717	N05°39°59"E	62.43'
L718	N16°09'49"W	103.58'
L719	N11°53'53"W	63.97'
L720	N03°49'09"W	85.99'
L721	N10°20'08"E	85.41'
L722	N37°58'46"E	66.96'
L723	N47°58'12"E	58.11'
L724	N67°36'15"E	111.78'
L725	N80°05'21"E	44.23'
L726	N52°40'05"E	39.24'
L727	N26°15'06"E	28.75'
L728	N54°11'45"E	87.50'
L729	N46°03'40"E	27.92'
L730	N56°55'39"E	101.36'
L731	N10°40'13"E	15.55'
L732	N28°47'39"W	46.08'
L733	N46°31'18"W	75.21'
L734	N21°02'17"W	31.01'
L735	N45°48'44"W	33.47'
L736	N21°59'59"W	50.56'
L737	S64°08'16"W	90.34'
L738	S55°19'50"W	51.42'
L739	S46°58'12"W	155.68'
L740	S51°30'10"W	21.79'
L741	S36°05'59"W	72.08'
L742	S43°14'15"W	82.67'
L743	S68°08'23"W	40.07'
L744	S31°04'28"W	114.65'
L745	S15°10'53"W	130.21'
L746	S50°41'26"W	123.04'
L747	N89°45'37"W	111.04'
L748	N62°04'18"W	66.31'
L749	N50°58'24"W	47.68'
L750	N34°42'44"W	124.86'
L751	N32°01'44"W	90.70'
L752	N19°01'24"W	28.39'
L753	S60°30'40"W	69.43'
L754	S04°10'53"E	64.64'
L755	S38°47'42"E	32.31'
L756	S68°53'03"E	36.79'
L757	S28°27'08"E	113.73'
L758	S40°09'31"E	53.92'
L759	S12°43'16"W	38.13'
L760	S14°02'42"E	67.90'
L761	S04°05'03"W	75.95'
L762	S19°40'52"W	87.70'
L763	S60°55'40"W	115.80'
L764	N88°42'44"W	65.60'
L765	N79°49'41"W	55.09'
L766	S80°15'08"W	73.68'
L767	S37°04'38"W	24.56'
L768	N57°10'59"W	50.21'
L769	S36°38'50"W	15.42'
L770	S12°56'33"E	103.92'
L771	S05°45'06"W	35.89'

Line Table		
LINE	DIRECTION	LENGTH
L772	S10°32'07"E	80.39'
L773	S10°24'48"W	90.20'
L774	S31°46'59"W	120.75'
L775	S53°00'16"W	170.91'
L776	S25°46'46"W	89.15'
L777	S73°01'55"W	28.11'
L778	S30°18'27"W	196.79'
L779	S18°35'54"W	64.06'
L780	S15°01'55"W	218.60'
L781	S06°49'36"W	41.69'
L782	S21°11'09"W	89.06'
L783	S55°02'02"W	48.67'
L784	S26°35'13"E	20.95'
L785	S02°10'24"W	49.89'
L786	S19°52'22"W	22.13'
L787	S06°25'04"W	111.62'
L788	S05°31'04"E	58.35'
L789	S18°09'43"E	103.60'
L790	S25°38'35"E	48.33'
L791	S57°50'34"W	32.23'
L792	S46°52'26"W	51.39'
L793	S37°13'15"W	165.06'
L794	S44°57'46"W	149.04'
L795	S27°44'39"W	47.10'
L796	S15°29'40"W	143.83'
L797	S50°41'26"W	258.25'
L798	N89°45'37"W	114.88'
L799	S09°07'30"W	72.29'
L800	S23°51'08"W	147.45'
L801	S56°24'33"W	139.10'
L802	S66°20'17"W	84.99'
L803	N58°28'09"W	246.62'
L804	S12°33'54"E	42.18'
L805	S05°45'06"W	41.63'
L806	S12°19'08"E	76.83'
L807	S10°25'12"W	132.50'
L808	S31°26'41"W	155.43'
L809	S53°51'09"W	163.33'
L810	S25°46'46"W	113.69'
L811	S73°01'55"W	36.37'
L812	S29°23'40"W	141.70'
L813	S18°45'27"W	56.90'
L814	S15°04'56"W	204.36'
L815	S06°49'36"W	46.85'
L816	S21°15'20"W	134.97'
L817	S56°20'07"W	17.55'
L818	S04°02'00"E	34.42'
L819	S19°52'22"W	34.01'
L820	S06°07'17"W	89.13'
L821	S09°20'37"E	57.25'
L822	S19°39'36"E	61.23'
L823	S24°42'23"E	54.41'
L824	N71°39'18"W	64.26'
L825	N78°43'05"W	53.71'
L826	N74°23'15"W	119.97'
L827	N78°09'02"W	155.72'
L828	S40°54'50"W	104.86'
L829	S43°59'03"W	110.81'
L830	S24°53'38"W	100.43'
L831	S32°35'42"W	99.88'
L832	S39°35'15"W	80.35'
L833	S46°35'37"W	99.84'
L834	S41°50'09"W	68.87'
L835	S46°23'55"W	48.42'
L836	S51°20'29"W	75.66'
L837	S58°28'37"W	103.46'
L838	S65°22'17"W	70.41'
L839	S51°43'33"W	137.14'
L840	S55°44'49"W	81.49'
L841	S62°14'46"W	96.14'
L842	S63°10'57"W	110.90'
L843	S70°37'32"W	119.40'
L844	S78°32'13"W	130.42'
L845	S87°12'21"W	126.65'
L846	N85°08'55"W	100.53'
L847	N79°01'31"W	87.12'
L848	N71°31'11"W	139.62'

DRAWN BYB11

RJF

CHECKED

CS

DATE

11/18/2019

PROJECT NO

1743

DRAWING NO

1743.04

SHEET NO.

20 OF 21

FILENAME

1743_Phase 1_Plot_Rev 5_2021-6-7_TOT.dwg

RAMSEY LAND SURVEYING

TBPELS FIRM LICENSE NO. 10033200
6207 BEE CAVES RD STE. 160
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PHONE (512) 301-9398
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BARTON CREEK
SECTIONS K, L & O
PHASE 1

22 df 28

5.

REVISED PER COMMENTS

RJF

CS

6/7/2021

4.

REVISED PER COMMENTS

CBC

CS

03/17/2021

3.

REVISED PER COMMENTS

RJF

CS

12/22/2020

2.

REVISED PER COMMENTS

RJF

CS

9/9/2020

1.

REVISED PER COA COMMENTS

RJF

CS

4/29/2020

NO

REVISIONS

DRN

CHK

DATE

NOTES:

1. THIS SUBDIVISION IS LOCATED IN THE BARTON CREEK WATERSHED, AND IS CLASSIFIED AS BARTON SPRINGS ZONE.

2. THIS SUBDIVISION IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE, BUT IS LOCATED OVER THE EDWARDS AQUIFER CONTRIBUTING ZONE.

3. WATER AND WASTEWATER WILL BE PROVIDED BY TRAVIS COUNTY M.U.D. NO.'S 4, 7 & 9.

4. ELECTRIC SERVICE WILL BE PROVIDED BY AUSTIN ENERGY.

5. PROJECT IS LOCATED IN AUSTIN INDEPENDENT SCHOOL DISTRICT.

6. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER(S) OR HIS/HER ASSIGNS.

7. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN, TRAVIS COUNTY, OR TRAVIS COUNTY M.U.D. NO.'S 7 OR 9.

8. PROPERTY OWNER AND HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTIONS) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT .

9. TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.

10. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO PUBLIC WATER AND WASTEWATER SYSTEM APPROVED AND PERMITTED BY THE STATE OF TEXAS (TRAVIS COUNTY M.U.D. NO.'S 4, 7, OR 9.)

11. PRIOR TO CONSTRUCTION ON LOTS 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 AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATIONS REQUIRE APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.

12. ALL PRIVATE STREETS SHOWN HEREON AND ANY SECURITY GATES OR DEVICES CONTROLLING ACCESS TO SUCH STREETS WILL BE OWNED AND MAINTAINED BY THE BARTON CREEK EAST MASTER COMMUNITY INC., A TEXAS NON-PROFIT CORPORATION.

13. BY APPROVING THIS PLAT, THE CITY OF AUSTIN/TRAVIS COUNTY 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 APPLICABLE 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.

14. THE MAXIMUM PORTION OF ANY MULTI-FAMILY/CONDO OR SINGLE FAMILY LOT THAT MAY BE ESTABLISHED AS TURF OR LANDSCAPED IS 15 PERCENT. HOWEVER, NO LOT SHALL BE RESTRICTED TO LESS THAN 2000 SQUARE FEET OF TURF OR LANDSCAPED AREA. UNDISTURBED NATURAL AREAS OR AREAS RESTORED TO NATURAL CONDITIONS SHALL NOT BE CONSIDERED LANDSCAPING OR TURF. (SECTION 1.6.9.2E OF ENVIRONMENTAL CRITERIA MANUAL).

15. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN/TRAVIS COUNTY.

16. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT PURSUANT TO SECTION 30-5-181 AND SECTION 30-5-184 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.

17. ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL.

18. ACCORDING TO SECTION 30-5-514 OF THE LAND DEVELOPMENT CODE, ALL DEVELOPMENT REQUIRES THAT WATER QUALITY CONTROLS AND ONSITE POLLUTION PREVENTION TECHNIQUES BE PROVIDED WHICH RESULT IN NO INCREASES IN RESPECTIVE AVERAGE ANNUAL LOADING OF THE SPECIFIED POLLUTANTS, PER THE ENVIRONMENTAL CRITERIA MANUAL.

19. ALL DRAINAGE LOTS/EASEMENTS MUST COMPLY WITH THE COA DCM TO BE OF SUFFICIENT WIDTH TO PROVIDE CONTINUOUS ACCESS FOR THE OPERATION, MAINTENANCE, OR REPAIR OF A DRAINAGE FACILITY OR CONVEYANCE OF STORMWATER. A MINIMUM OF 25 FT IN WIDTH FOR AN OPEN DRAINAGE SYSTEM; OR A MINIMUM OF 15 FT IN WIDTH FOR AN ENCLOSED DRAINAGE SYSTEM.

20. PARKLAND REQUIREMENTS FOR THIS SUBDIVISION SHALL BE IN ACCORDANCE WITH SECTION 30-2-214 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND PRELIMINARY PLAN C8J-2017-0277. PARKLAND REQUIREMENTS WILL BE MET WITH THE DEDICATION OF A 6.47 ACRE TRAIL EASEMENT CONTAINING A NATURAL, AT-GRADE HIKE AND BIKE TRAIL. OWNER SHALL CONSTRUCT THE NATURAL TRAIL WHICH SHALL BE MAINTAINED BY THE BARTON CREEK EAST HOMEOWNERS ASSOCIATION. THE TRAIL EASEMENT IS DEDICATED TO CITY OF AUSTIN IN DOCUMENT NO. . THE MAXIMUM NUMBER OF DWELLING UNITS FOR BLOCK A, LOTS 42, 43, 44, 52, 53, BLOCK F, LOT 1, BLOCK G, LOTS 6, 7, AND BLOCK H, LOT 1 SHALL NOT EXCEED SIX (6) DWELLING UNITS PER ACRE, BASED ON A GROSS SITE LOT AREA.

21. STANDARD STREET NAME SIGNS WILL BE INSTALLED AT ALL PRIVATE STREET INTERSECTIONS. AN ADDITIONAL "PRIVATE STREET" SIGN WILL BE POSTED AT ALL INTERSECTIONS OF PRIVATE STREETS WITH PUBLIC STREETS.

22. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISIONS IMPROVEMENTS, WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN/TRAVIS COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

23. 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.

24. 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.

25. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOTS SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REASONABLY REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESSES ARE REQUIRED TO PROVIDE ELECTRIC SERVICE 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.

26. 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 ELECTRIC FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

27. THE FOLLOWING LOTS WILL BE DESIGNATED AS SPECIAL COMMON AREAS PURSUANT TO THE TERMS OF THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION BARTON CREEK EAST MASTER COMMUNITY INC. TRAVIS COUNTY, TEXAS. LOT 41, BLK A. LOT 54, BLK A.

28 IPM NOTES:

MULTI-FAMILY/CONDO PLAN NOTE:
THE OWNER OF THIS PROPERTY IS RESPONSIBLE FOR THE IMPLEMENTATION AND ON-GOING MAINTENANCE OF THE INTEGRATED PEST MANAGEMENT (IPM) PLAN FOR POLLUTION PREVENTION AND SOURCE CONTROL OF PESTICIDES AND HERBICIDES. ADDITIONALLY, THE OWNER SHALL PROVIDE TENANTS WITH THE IPM PLAN AND, A PUBLIC EDUCATION PROGRAM DESCRIBING METHODS TO REDUCE NON-POINT SOURCE POLLUTION. THE IPM PLAN AND PUBLIC EDUCATION PROGRAM SHALL HAVE BEEN APPROVED BY PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.

SINGLE FAMILY PLAN NOTE:
THE SELLER IS REQUIRED TO PROVIDE THE OCCUPANT OF EACH LOT, AT THE TIME OF OCCUPANCY, A HOMEOWNER ENVIRONMENTAL EDUCATION PACKET THAT HAS BEEN APPROVED BY THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT. THIS PACKET SHALL INCLUDE AN INTEGRATED PEST MANAGEMENT PLAN (IPM) FOR POLLUTION PREVENTION AND SOURCE CONTROL OF PESTICIDES AND HERBICIDES, AND A PUBLIC EDUCATION PROGRAM DESCRIBING METHODS TO REDUCE NON-POINT SOURCE POLLUTION.

29. ADMINISTRATIVE VARIANCE TO 30-2-153 (BLOCK LENGTH) OF THE LAND DEVELOPMENT CODE.

30. VARIANCE TO 30-2-159 (PRIVATE STREETS) OF THE LAND DEVELOPMENT CODE.

31. WAIVER TO 30-3-191 (SIDEWALK INSTALLATION IN SUBDIVISIONS) OF THE LAND DEVELOPMENT CODE.

32. ADMINISTRATIVE WAIVER FROM SECTION 1.2.2.B OF THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL.

33. ADMINISTRATIVE WAIVER FROM SECTION 1.2.2.C OF THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL.

34. ADMINISTRATIVE WAIVER FROM SECTION 1.2.3.B OF THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL.

35. ADMINISTRATIVE WAIVER FROM SECTION 6.4.1.D OF THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL.

36. ADMINISTRATIVE WAIVER FROM SECTION 6.4.1.F OF THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL.

37. ADMINISTRATIVE WAIVER FROM TABLE 1-12 AND TCM FIGURE 1-47 OF THE CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL TO ALLOW A PAVEMENT WIDTH OF 22' WITH 24" RIBBON CURBS, FOR A TOTAL WIDTH OF 26' FOR LOCAL STREETS.

38. ADMINISTRATIVE WAIVER FROM TABLE 1-12 AND TCM FIGURE 1-49 OF THE CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL TO ALLOW A PAVEMENT WIDTH OF 24 WITH 24" RIBBON CURBS, FOR A TOTAL WIDTH OF 28' FOR RESIDENTIAL COLLECTORS.

39. SLOPE IN EXCESS OF 15% EXISTS ON THE FOLLOWING LOTS: BLOCK A, LOTS 45-51, BLOCK G, LOTS 1 AND 2. CONSTRUCTION ON SLOPES IS LIMITED PER THE LDC.

40. FIRE DEPARTMENT ACCESS MUST HAVE A VERTICAL CLEARANCE OF 14 FEET.

41. THIS SUBDIVISION IS LOCATED IN THE CITY OF AUSTIN 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ).

42. THE CITY AGREES THAT STAFF WILL RECOMMEND, AS PART OF PLAT APPROVAL, A WAIVER OF THE REQUIREMENT TO REVIEW AND INSPECT THE DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER INFRASTRUCTURE IN SECTIONS K, L, AND O PROVIDED THAT TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 4 WILL ENSURE THE DESIGN AND CONSTRUCTION OF FACILITIES TO MEET FIRE FLOW REQUIREMENTS AS SPECIFIED BY THE INTERNATIONAL FIRE CODE.

43. ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED. PER ENVIRONMENTAL CRITERIA MANUAL SECTION 1.5.3 A NATURAL SURFACE TRAIL FOR HIKING MAY BE LOCATED WITHIN 50 FEET OF A CRITICAL ENVIRONMENTAL FEATURE (CEF). OTHERWISE, MULTI-USE TRAILS ARE PROHIBITED WITHIN CEF SETBACKS. THE TRAIL SHOULD AVOID OTHER ENVIRONMENTALLY SENSITIVE AREAS WHERE POSSIBLE OR TAKE SUFFICIENT STEPS TO MINIMIZE IMPACTS ON THESE SYSTEMS.

44. SIDEWALKS BUILT TO CITY OF AUSTIN STANDARDS, ALONG BELLISSIMO LANE, ARE REQUIRED 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.

45. THE BEARINGS ON THIS PLAT ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, NAD83.

46. 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 , 2021. 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. OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

47. ALL PRIVATE STREETS SHOWN HEREON (BELLISSIMO LANE AND PICCO LANE) AND ANY SECURITY GATES OR DEVICES CONTROLLING ACCESS TO SUCH STREETS WILL BE OWNED AND MAINTAINED BY THE ESTABLISHED PROPERTY OWNERS ASSOCIATION FOR THE SUBDIVISION.
SEE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. 2021019993 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, IF THE ESTABLISHED PROPERTY OWNERS ASSOCIATION FOR THIS SUBDIVISION FAILS TO PERFORM THE MAINTENANCE RESPONSIBILITIES, THEN THE MAINTENANCE WILL BECOME THE RESPONSIBILITY OF THE LOT OWNERS UTILIZING THE PRIVATE STREETS.

48. FOR PROPERTY OWNERS COVENANTS, CONDITIONS AND RESTRICTIONS PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. 2021019993 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

49. THE FEMA CALCULATED 500-YEAR FLOODPLAIN, FEMA 100-YEAR FLOODPLAIN, AND THE ATLAS 14 FULLY DEVELOPED 100-YEAR FLOODPLAIN ARE CONTAINED WITHIN THE DRAINAGE EASEMENT 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) #48453C0440J, TRAVIS COUNTY, TEXAS. DATED JANUARY 22, 2020, COMMUNITY NUMBER 481026.
MINIMUM FINISHED FLOOR ELEVATION FOR ALL AFFECTED STRUCTURES SHALL BE TWO (2) FEET ABOVE THE ELEVATION OF THE ATLAS 14 FULLY DEVELOPED 100-YEAR AND/OR 500-YEAR FLOODPLAIN AS SHOWN HEREON: XXX MSL

50. AS APPLICABLE, OBTAIN AND IMPLEMENT A STORMWATER POLLUTION PREVENTION PLAN (SWP3). THE SWP3 REQUIRES IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORMWATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.

51. SLOPE EASEMENT DEDICATION WILL BE REQUIRED FOR FILL/CUT SLOPES SUPPORTING PUBLIC ROADWAYS, WHICH EXTEND BEYOND THE RIGHT-OF-WAY.

52. 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.

53. A SETBACK SHALL BE PROVIDED FOR ALL DETENTION, RETENTION, AND WATER QUALITY FACILITIES FOR SINGLE-FAMILY OR DUPLEX RESIDENTIAL DEVELOPMENT. NO SUCH FACILITY SHALL BE LOCATED WITHIN 15 FT OF A RESIDENTIAL STRUCTURE.

54. PARKING IS NOT ALLOWED ON ALL PRIVATE STREETS.

55. NO CEMETERIES WERE FOUND ON THIS PROPERTY.

56. PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM WAS GRANTED FOR THIS SUBDIVISION THROUGH PAYMENT ON MARCH 20, 2021 BY THE CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT, OFFICE OF THE DIRECTOR, THE RSMP CASE NUMBERS FOR THIS PROTECTION AS BAR-RS-2021-0002R AND BAR-RS-2021-0008R.

57. BLOCK A, LOT 54 IS SUBJECT TO AN AGREEMENT BETWEEN STRATUS PROPERTIES OPERATING CO., L.P. AND LOST CREEK LIMITED DISTRICT AS RECORDED IN DOCUMENT NO. 2019180227 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

58. THIS PLAT COMPLIES WITH THE APPROVED PRELIMINARY PLAN CASE NUMBER C8J-2017-0277.

59. THE WATER QUALITY EASEMENTS (W.Q.E.), DRAINAGE EASEMENTS (D.E.), STORM SEWER EASEMENTS (S.S.E), WATER LINE EASEMENTS (W.L.E.) AND WASTEWATER EASEMENTS SHOWN ON THIS PLAT SHALL BE OWNED AND MAINTAINED BY TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 4, A POLITICAL SUBDIVISION OF THE STATE OF TEXAS.

SHEET 20 OF 21
C8J-2017-0277.1A

DRAWN BY

RJF

CHECKED

CS

DATE

11/18/2019

PROJECT NO

1743

DRAWING NO

1743.04

SHEET NO.

21 OF 21

FILENAME

1743_Phase 1_Plat_Rev 5_2021-6-7_TOT.dwg

R

RAMSEY LAND SURVEYING

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BARTON CREEK
SECTIONS K, L & O
PHASE 1

5.	REVISED PER COMMENTS	RJF	CS	6/7/2021
4.	REVISED PER COMMENTS	RJF	CS	4/1/2021
3.	REVISED PER COMMENTS	RJF	CS	12/22/2020
2.	REVISED PER COMMENTS	RJF	CS	9/9/2020
1.	REVISED PER COA COMMENTS	RJF	CS	4/29/2020
NO	REVISIONS	DRN	CHK	DATE

COMMISSIONER COURT RESOLUTION

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 SUBDIVISION'S 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. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNER(S) 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.

STATE OF TEXAS

COUNTY OF TRAVIS

I, DANA DEBEAUVOR, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 2021 A.D., THE COMMISSIONER COURT OF TRAVIS COUNTY, TEXAS PASSED AND 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 COUNTY COURT OF SAID COUNTY, THE _____ DAY OF _____, 2021 A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS.

BY: _____
DEPUTY

STATE OF TEXAS

COUNTY OF TRAVIS

I, DANA DEBEAUVOR, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH 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. _____ OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE.

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

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS.

BY: _____
DEPUTY

THE SUBDIVISION IS LOCATED WITHIN THE 2 MILE ETJ AND THE LIMITED PURPOSE JURISDICTION OF THE CITY OF AUSTIN THIS THE _____ DAY OF _____, 2021.

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

DENISE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE _____ DAY OF _____, 2021 A.D.

CHAIR PERSON, JOLENE KIOLBASSA

SECRETARY, ANA AGUIRRE

STATE OF TEXAS X
COUNTY OF TRAVIS X

THAT STRATUS PROPERTIES OPERATING CO., LP, A DELAWARE LIMITED PARTNERSHIP, BY ITS GENERAL PARTNER, STRS LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY STRATUS PROPERTIES, INC., A DELAWARE CORPORATION, SOLE MEMBER, BY AND THROUGH ERIN D. PICKENS, SENIOR VICE PRESIDENT, BEING THE OWNER OF THAT CERTAIN 341.51 ACRES OF LAND SITUATED IN THE JOHN L. BRAY SURVEY NO. 72 ABSTRACT NO. 74 AND THE JOHN D. MCALLISTER SURVEY NO. 71, ABSTRACT NO. 561, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 838.057 ACRE PARCEL 19, TRACT I, CONVEYED TO STRATUS PROPERTIES OPERATING CO., L.P., AS RECORDED IN VOLUME 11706, PAGE 447 AND VOLUME 13237, PAGE 79 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN 3.989 ACRE PARCEL J, TRACT 2, AND A PORTION OF THAT CERTAIN 205.015 ACRE PARCEL B, CONVEYED TO STRATUS PROPERTIES OPERATING CO., L.P., AS RECORDED IN VOLUME 11706, PAGE 590 AND SAID VOLUME 13237, PAGE 79 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, ALSO A PORTION OF THAT CERTAIN 1021.75 ACRE TRACT, CONVEYED TO STRATUS PROPERTIES OPERATING CO., L.P., AS RECORDED IN VOLUME 12467, PAGE 391 AND SAID VOLUME 13237, PAGE 79 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING THAT CERTAIN 30.029 ACRE PARCEL 19, TRACT II, CONVEYED TO STRATUS PROPERTIES OPERATING CO., L.P., AS RECORDED IN SAID VOLUME 11706, PAGE 447 AND SAID VOLUME 13237, PAGE 79 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF THAT CERTAIN 8.317 ACRE PARCEL J, TRACT I, CONVEYED TO STRATUS PROPERTIES OPERATING CO., L.P., AS RECORDED IN SAID VOLUME 11706, PAGE 590 AND SAID VOLUME 13237, PAGE 79 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 341.51 ACRES OF LAND IN ACCORDANCE WITH CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE.

ALL PRIVATE STREETS SHOWN HEREON PICCO LANE, BELLISSIMO LANE AND ANY SECURITY GATES OR DEVICES CONTROLLING ACCESS TO SUCH STREETS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION.

THE UNDERSIGNED OWNER DOES HEREBY SUBDIVIDE 341.51 ACRES OF LAND OUT OF SAID 2107.157 ACRES IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS "BARTON CREEK SECTIONS K, L & O PHASE 1" SUBDIVISION, SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND HEREBY DEDICATES TO THE OWNERS OF THE LOTS IN THE SUBDIVISION, PUBLIC UTILITIES SERVING THE SUBDIVISION, EMERGENCY SERVICES PROVIDERS WITH JURISDICTION, AND PUBLIC SERVICE AGENCIES, THE USE OF ALL THE PRIVATE STREET AND OTHER EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED. THE MAINTENANCE AND PAYMENT OF REAL PROPERTY TAXES ON SUCH PRIVATE STREETS ARE THE RESPONSIBILITY OF THE OWNER(S) OF THE SUBDIVISION OR ANY DULY CONSTITUTED HOMEOWNERS ASSOCIATION UNDER THAT CERTAIN INSTRUMENT OF RECORD AT DOCUMENT NUMBER _____ OF THE TRAVIS COUNTY OFFICIAL PUBLIC RECORDS. AN EXPRESS EASEMENT IS HEREBY GRANTED ACROSS SAID PRIVATE STREETS AND ANY COMMON AREAS FOR THE USE OF THE SURFACE FOR ALL GOVERNMENTAL FUNCTIONS, VEHICULAR AND NON-VEHICULAR, INCLUDING FIRE AND POLICE PROTECTION, SOLID AND OTHER WASTE MATERIAL PICKUP, AND ANY OTHER PURPOSE ANY GOVERNMENTAL AUTHORITY DEEMS NECESSARY; AND OWNER FURTHER AGREES THAT ALL GOVERNMENTAL ENTITIES, THEIR AGENTS OR EMPLOYEES, SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGE OCCURRING TO THE SURFACE OF THE SAID PRIVATE STREET AND ANY COMMON AREA AS A RESULT OF ANY SUCH USE BY GOVERNMENTAL VEHICLES.

IN WITNESS WHEREOF, STRATUS PROPERTIES OPERATING CO., LP., HAS CAUSED THESE PRESENTS TO BE EXECUTED BY THEIR GENERAL PARTNER, STRS LLC., BY STRATUS PROPERTIES INC., SOLE MEMBER, THIS THE 15th DAY OF July, 2021, A.D.

BY: STRATUS PROPERTIES OPERATING CO., L.P., A DELAWARE LIMITED PARTNERSHIP

BY: STRS LLC., A DELAWARE LIMITED LIABILITY COMPANY, GENERAL PARTNER

BY: STRATUS PROPERTIES INC., A DELAWARE CORPORATION, SOLE MEMBER

Erin D. Pickens
ERIN D. PICKENS, SENIOR VICE PRESIDENT
212 LAVACA STREET, SUITE 300
AUSTIN, TEXAS 78701
PHONE: 512.478.5788

STATE OF TEXAS X
COUNTY OF TRAVIS X

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE 15th DAY OF July, 2021, A.D. BY ERIN D. PICKENS, SENIOR VICE PRESIDENT OF STRATUS PROPERTIES INC., A DELAWARE CORPORATION, SOLE MEMBER OF STRS LLC., A DELAWARE LIMITED LIABILITY COMPANY, GENERAL PARTNER OF STRATUS PROPERTIES OPERATING CO., L.P., A DELAWARE LIMITED PARTNERSHIP, ON BEHALF OF EACH SAID ENTITY.

Connie J. Carley
NOTARY PUBLIC IN AND FOR STATE OF TEXAS

(PRINT OR TYPE NOTARY'S NAME)



ENGINEERS CERTIFICATION:

THE FEMA CALCULATED 500-YEAR FLOODPLAIN, FEMA 100-YEAR FLOODPLAIN AND THE ATLAS 14 100-YEAR FLOODPLAIN ARE CONTAINED WITHIN THE DRAINAGE EASEMENTS 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) #48453C0440J, TRAVIS COUNTY, TEXAS, DATED JANUARY 22, 2020, COMMUNITY #481026.

I, JOHN A. CLARK, 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 30 AUSTIN/TRAVIS COUNTY SUBDIVISION REGULATIONS, AS AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

John A. Clark
JOHN A. CLARK, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 81398
LJA ENGINEERING, INC.
TBPELS FIRM NO. F-1386
7500 RIALTO BLVD., SUITE 100
AUSTIN, TEXAS 78735
PHONE: 512.439.4700



SURVEYOR'S CERTIFICATION:

I, CLIFTON SEWARD, 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 30 AUSTIN/TRAVIS COUNTY SUBDIVISION REGULATIONS, AS AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Clifton Seward
CLIFTON SEWARD, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4337
RAMSEY LAND SURVEYING
TBPELS FIRM NO. 10033200
6207 BEE CAVES ROAD, SUITE 160
AUSTIN, TEXAS 78746
PHONE: 512.301.9398

06/07/2021
DATE



**CITY OF AUSTIN – TRAVIS COUNTY – SINGLE SUBDIVISION OFFICE
SUBDIVISION APPLICATION – MASTER COMMENT REPORT**

CASE NUMBER: C8J-2017-0277.1A
REVISION #: 00
CASE MANAGER: Jennifer Bennett
UPDATE: U0
PHONE #: 512-974-9002

PROJECT NAME: Barton Creek Sections K, L, and O Phase 1 Final Plat
LOCATION: 3101 LOST CREEK BLVD

SUBMITTAL DATE: July 19, 2021
FINAL REPORT DATE: August 12, 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 (LDC 30-2-56; 30-2-82):

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).

UPDATE SUBMITTAL INSTRUCTIONS (LDC 30-1-113):

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: Elsa Garza
Environmental: Mike McDougal
Flood Plain: Shesh Koirala
PARD / Planning & Design: Justin Stewart
Regional Stormwater Management: Emily Booth
Subdivision: Jennifer Bennett
Water Quality: Kyle Virr

Electric Review - Andrea Katz - 512-322-6957

Approved

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

Flood Plain Review - Shesh Koirala - 512-974-9396 (voice message only) Email:
shesh.koirala@austintexas.gov

Comments:

1. **Notice to applicant: Applicant must remedy all compliance issues without creating additional compliance issues with the LDC and/or Criteria manuals. A response that fails to correct an issue, or which creates other issues does not comply with the LDC and is insufficient to address the comments. The comments provided describe an issue that must be remedied in order for the application to be approved. Any specific examples are provided as a courtesy and are not intended as an exhaustive list, especially as the site may be updated to have additional compliance issues. Contact this reviewer if you have any questions via email: shesh.koirala@austintexas.gov**
2. FYI: Atlas 14 regulations became effective on 11/25/2019. This site is affected by Atlas 14. Please ensure associated floodplain study and Finished Floor Elevations of proposed buildings adjacent to the 100-year floodplain, are in compliance with these regulations. Atlas 14 regulations require FFE's be 2' above the current FEMA 500-year floodplain or Atlas 14 100-yr floodplain. FFE requirements will be based on current code at time of application.
3. From topographic inspection and submittals, it appears that the CREEK/CHANNEL/AREA OF CONCENTRATED FLOW has a contributing drainage area of at least 64 acres and the proposed development is in/near the floodplain. As such, provisions in Austin's Drainage Criteria Manual (DCM) Section 1.2.6 require applicant to perform a floodplain study to determine the limits of the fully-developed 100-year floodplain using methods outlined in the criteria manual. Please do the following:
 - Floodplain Exhibit(s) with HEC-RAS cross sections on top the proposed plan would help us to review and verify the delineation. So please submit a Floodplain Exhibit showing Floodplain delineation, HEC-RAS cross sections, LOC (if applicable or available), lots with lot #, and all improvements related to land movement activities as applicable. You can include this exhibit as a separate sheet or within a Drainage/Floodplain Study report. (Similar to the one that was submitted for RSMP but with additional information as requested above).
 - If floodplain encroaches the proposed development area (after reviewing the above requested exhibits and models if applicable), the applicant must show that there are no adverse impacts to the floodplain as a result of the modification. Adverse impacts include a loss of floodplain storage volume and rises in flood elevations on adjacent properties (Note: should not be any rise in WSE i.e. 0.00 ft). Applicant may have to provide supporting documentation, including modeling to show no adverse impacts as a result of the proposed development.
 - Provide to this reviewer a copy of the floodplain study, **including electronic copies of the hydrologic and hydraulic models** (even if downloaded from FloodPro) used to determine the flows and water surface elevations.

The delineations should be based on the submitted models.

4. The applicant is required to contain the limits of the FEMA and City of Austin Regulatory floodplain within a drainage easement per LDC 25-7-152 and/or LDC 30-4-152. Please provide documentation demonstrating this or provide requisite easement. **This Comment remains open until easement has been recorded.**

Hydro Geologist Review - Eric Brown - 512-978-1539

All CEFs and setbacks are appropriately identified, in addition to CEF note being included as Note 43. No additional comments at this time.

Regional Stormwater Management Review - Emily Booth - RSMP@austintexas.gov

- RSMP FYI.** The RSMP payment rate structure for calculating participation payments changed on October 1, 2020. Please visit the program website for more information (www.austintexas.gov/rsmp). A payment calculator spreadsheet is available on the program website which can be used to estimate the RSMP participation payment amount based on user-provided information. Payment calculations are finalized at the time of RSMP application approval and issuance of formal agreement for owner signature. RSMP application reviews are completed during the site development plan or subdivision review process and will not be approved out of cycle.
- RS1. An approval letter and formal agreement will be issued. Participation is not complete until the formal agreement has been signed and returned to Watershed Protection staff and payment has been made. The date in the plat note described in RS2 should be updated to reflect the date on the approval letter. [DCM 8.2.2.E.]
 - RS2. Please place the following note on the plat. The blanks should be filled in upon receipt of the approval letter and agreement. "Participation in the Regional Stormwater Management Program was granted for this subdivision through payment on _____(date) by the City of Austin Watershed Protection Department, Office of The Director. The RSMP case number for this project is _____. Refer to RSMP Approval Letter and Agreement for conditions of participation."
 - RS3. A signed agreement must be returned, and payment must be made prior to subdivision approval. Refer to instructions in the email delivering an approval letter and formal agreement for details on completing the participation process. [DCM 8.2.2.E.]

Subdivision Review - Jennifer Bennett - 512-974-9002

- SR 1: Delete Plat Notes 13, 15, 41 (this is part of the City of Austin approval statement), 42, 55, and 58. (LDC Section 30-1-113)
- SR 2: Modify Plat Note 28 to reference Watershed Protection Department instead of Planning and Development Review Department. (LDC Section 30-1-113)
- SR 3: Modify Plat Note 49 to include the MSL number instead of the XXX placeholder. (LDC Section 30-1-113)
- SR 4: Please contact the Fiscal Surety Office to process a City of Austin Subdivision Construction Agreement before plat approval. This agreement will be recorded simultaneously with the plat and the document number added to Plat Note 46. (LDC Section 30-2-38, 30-2-84)

- SR 5. FYI: After all comments are cleared, please send the original tax certificates (crimped) showing all taxes have been paid through 2020, a recording fee check made out to "Travis County Clerk", and one set of mylars (with original signatures and seals) of the plat to this reviewer.

ATD Engineering Review - Amber Hutchens - 512-974-5646

No comments.

Water Quality Review - Kyle Virr - 512-974-2538

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

- WQ1: Provide a water quality plan using the assumed impervious cover as described in Land Development Code Section 25-8-64. Include all items specified in the Subdivision Application Packet, Page 17.
- WQ2: The City maintains all water quality controls for single-family subdivision. All water quality controls to be City maintained must meet the maintenance and access requirements of DCM 1.2.4(E). Please demonstrate the plan provides the necessary space within the designated easements to meet the requirements of this section.
- WQ3: ECM 1.6.8 states, "On-site control of the two-year storm is achieved when the developed-conditions peak runoff rate leaving the site for a given drainage area is less than or equal to the existing-conditions runoff rate. The flow rates can be considered equal if the developed rate is no more than one-half (0.5) cfs greater than the existing rate or if the developed rate is no more than one-half (0.5) percent greater than the existing rate and there are no existing erosion problems downstream of the site" (LDC 25-7-61). Please provide compliance.
- WQ4: Fiscal arrangements are required for street, detention, sidewalk, drainage, restoration, erosion controls, water quality ponds [LDC 25-1-112]. Remember to include fiscal for sidewalks located next to greenbelts, open spaces, landscape areas, drainage easements, etc.
- WQ5: Please add the following note. [LDC 25-7-2, LDC 25-7-3, LDC 25-7-4]
"No buildings, fences, landscaping or other obstructions are permitted in drainage easements except as approved by the City of Austin or Travis County."
- WQ6: Please add the following note.[LDC 25-7-152]
"Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities."

Travis Co. Subdivision Review - Joe Arriaga - 512-854-7562

1. Comments cleared 8.04.2021

Site Plan Plumbing - Juan Beltran - 512-972-2095

No site plan plumbing review required

The proposed final plat (c8j-2017-0277.1a) is outside of the zoning jurisdiction of the city of austin and will not receive water or wastewater service from austin water utility, therefore the austin plumbing code is not applicable per chapter 25-1.

PARD / Planning & Design Review - Justin Stewart - 512-974-9475

PR 1: Parkland dedication is required per Section 30-2-213 of the City Code prior to final plat approval. The City of Austin is the nearest park provider. A park easement 15 ft wide and approximately 18,800 linear feet (6.47 acres) will be recorded prior to plat approval and will be depicted on the plat. Contact this reviewer at Justin.Stewart@austintexas.gov to schedule meetings with other departments to achieve approval.

PR 2: Parkland dedication is required per Section 30-2-213 of the City Code prior to final plat approval. PARD will develop the trail as development fees are not applicable to an applicant in ETJ. Please modify plat note #20 to read that the easement will be recorded prior to final plat approval "as depicted on the plat" and that PARD will construct the trail at a later date. PARD recommends applicant maintain easement with a Parkland Maintenance Agreement.

Environmental Review - Mike McDougal - 512-974-6380

EV 01 Remove plat note numbers 1 and 2.

EV 02 Revise plat note number 16 to state:

"Erosion/sedimentation controls are required for all construction on each lot pursuant to the City of Austin Land Development Code and the Environmental Criteria Manual."

EV 03 Add the following note: "Waterway setbacks as defined by the Land Development Code may be located on this property. Development is limited within waterway setbacks."

EV 04 Provide a conceptual erosion & sedimentation control plan along with the fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1. A conceptual ESC plan is necessary to assess the accuracy of the ESC fiscal estimate. ESC fiscal surety must be posted with the City of Austin prior to Plat approval. Additional fiscal posting might be required at the time of subdivision construction plan ESC review.

- Sites with a limit of construction greater than one acre must include a \$3000 per acre LOC clean-up fee in the fiscal estimate. [LDC 30-5, Subchapter A, Article 5; ECM Appendix S-1]
- The revegetation line item quantity must equal the entire LOC area less any existing impervious cover proposed to remain and less proposed public streets and sidewalks. This is necessary in the event that construction ceases after vegetation has been removed from within the LOC. [LDC 30-5, Subchapter A, Article 5; ECM Appendix S-1]

Travis Co. Transportation Review - T. Calkins for Mohammad Farhoud - (512) 854-1777

Travis County Transportation Review comments have been cleared.

Travis Co. Drainage Engineering Review - T. Calkins for Mohammad Farhoud - (512) 854-1777

Travis County Drainage Engineering Review comments have been cleared.

END OF REPORT