

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2017-0277.1A**COMMISSION DATE:** September 7, 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.

After the conditions are met, the plat will comply with LDC 30-2-84(B). The conditions include recording a park easement for a trail, finalizing participation in the Regional Stormwater Management Program, posting fiscal, and adding final signatures to the plat. These are administrative actions that require no discretionary review. An application that has been approved with conditions may be updated to address those conditions until the application expires and the plat does not need to be heard before the Commission again.

STAFF RECOMMENDATION:

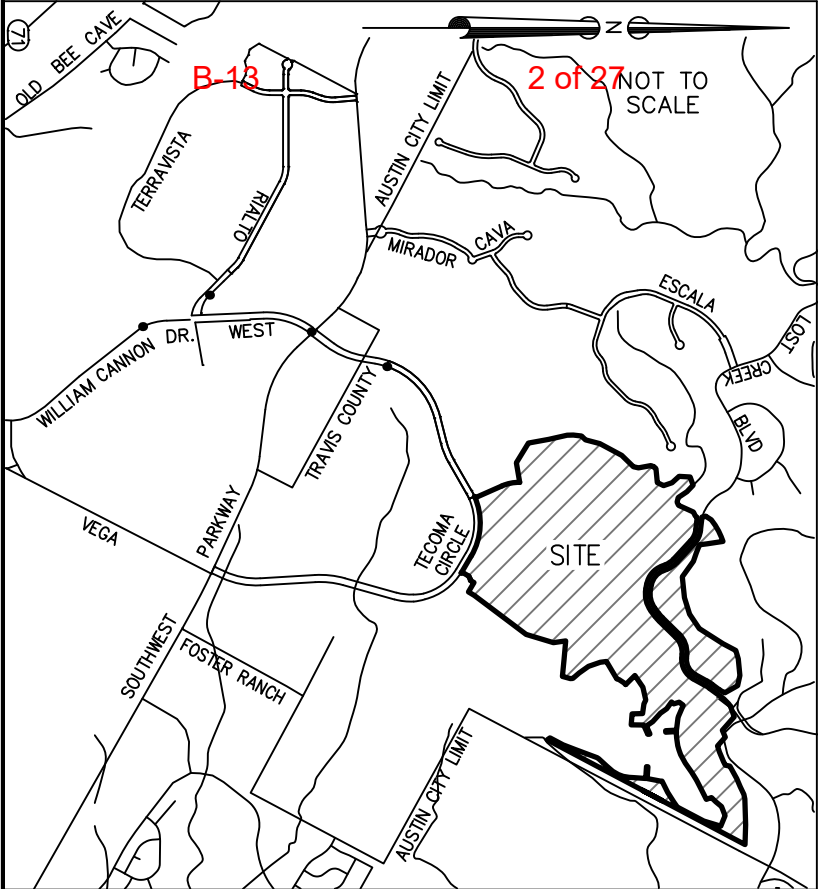
Staff recommends approval of the plat, subject to the conditions listed in the comment report dated September 1, 2021, and attached as Exhibit C.

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

Exhibit A: Vicinity map

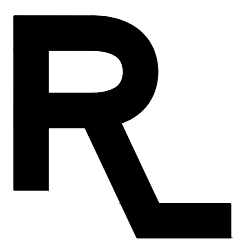
Exhibit B: Proposed plat

Exhibit C: Comment report dated September 1, 2021



LOCATION MAP

DRAWN BY	B-13	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 6_2021-3-17_TOT.dwg	



RAMSEY LAND SURVEYING

TBPELS FIRM LICENSE NO. 10033200
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AUSTIN, TEXAS 78746
PHONE (512) 301-9398
cseward@rlsurveying.com

BARTON CREEK
SECTIONS K, L & O
PHASE 1

				3 of 27
6.	REVISED PER COMMENTS	RJF	CS	8/19/2021
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

BARTON CREEK
SECTIONS K, L & O
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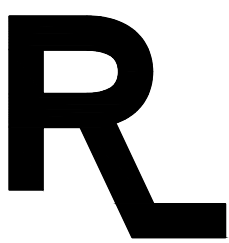
TRAVIS COUNTY CONSUMER
PROTECTION NOTICE FOR HOMEBUYERS.

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.

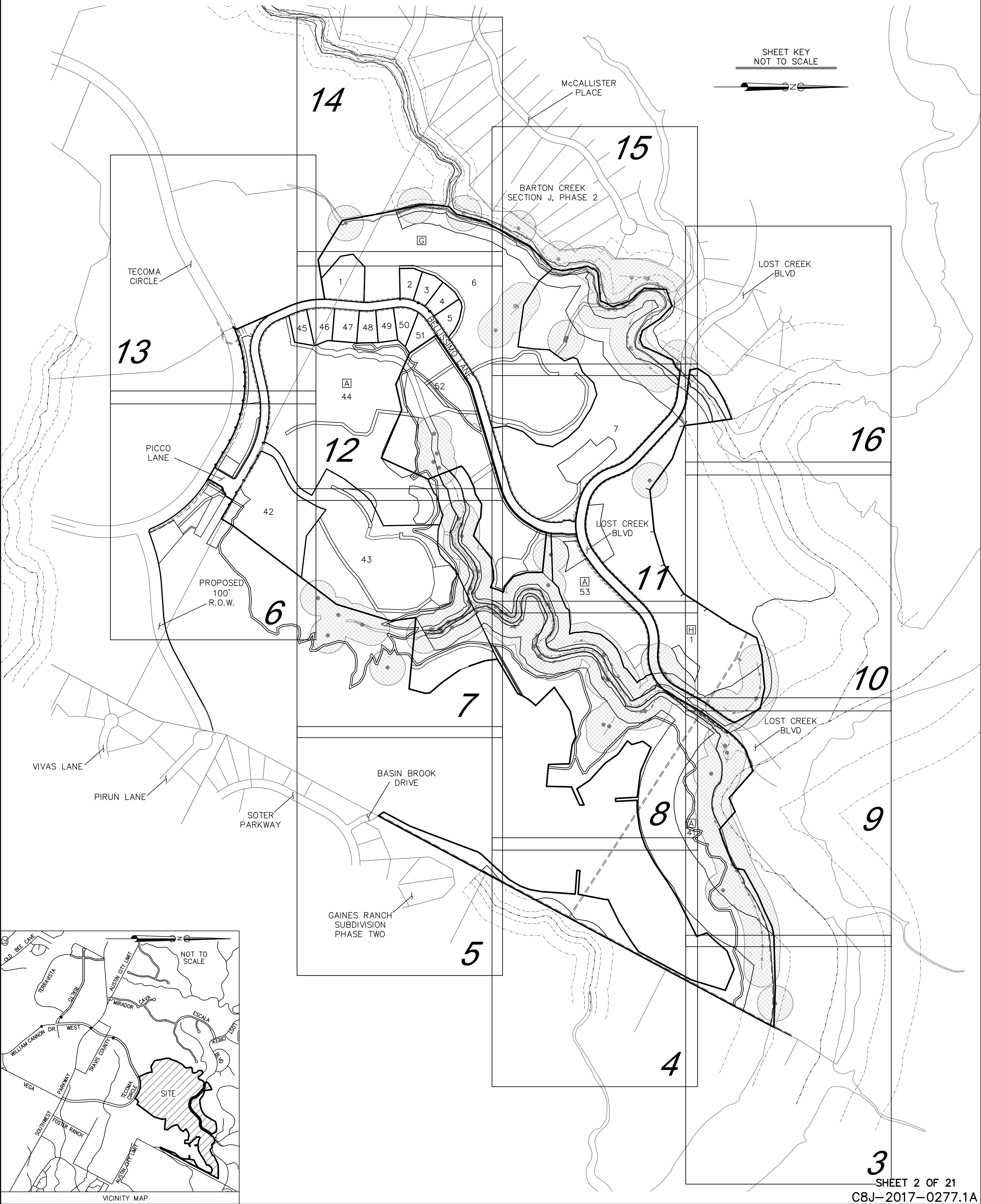
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SHEET NO. 2 OF 21
FILENAME
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2020-09-08.dwg



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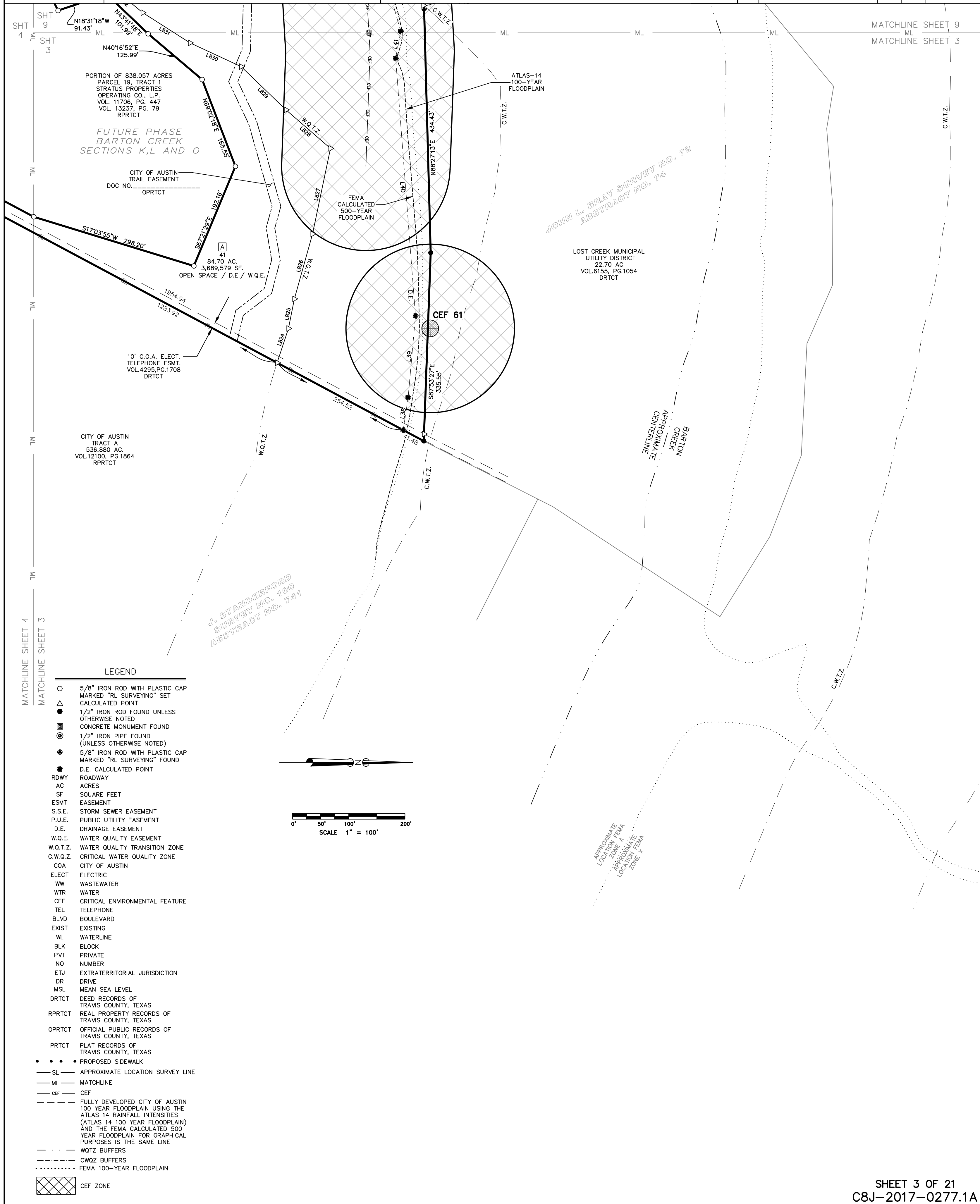
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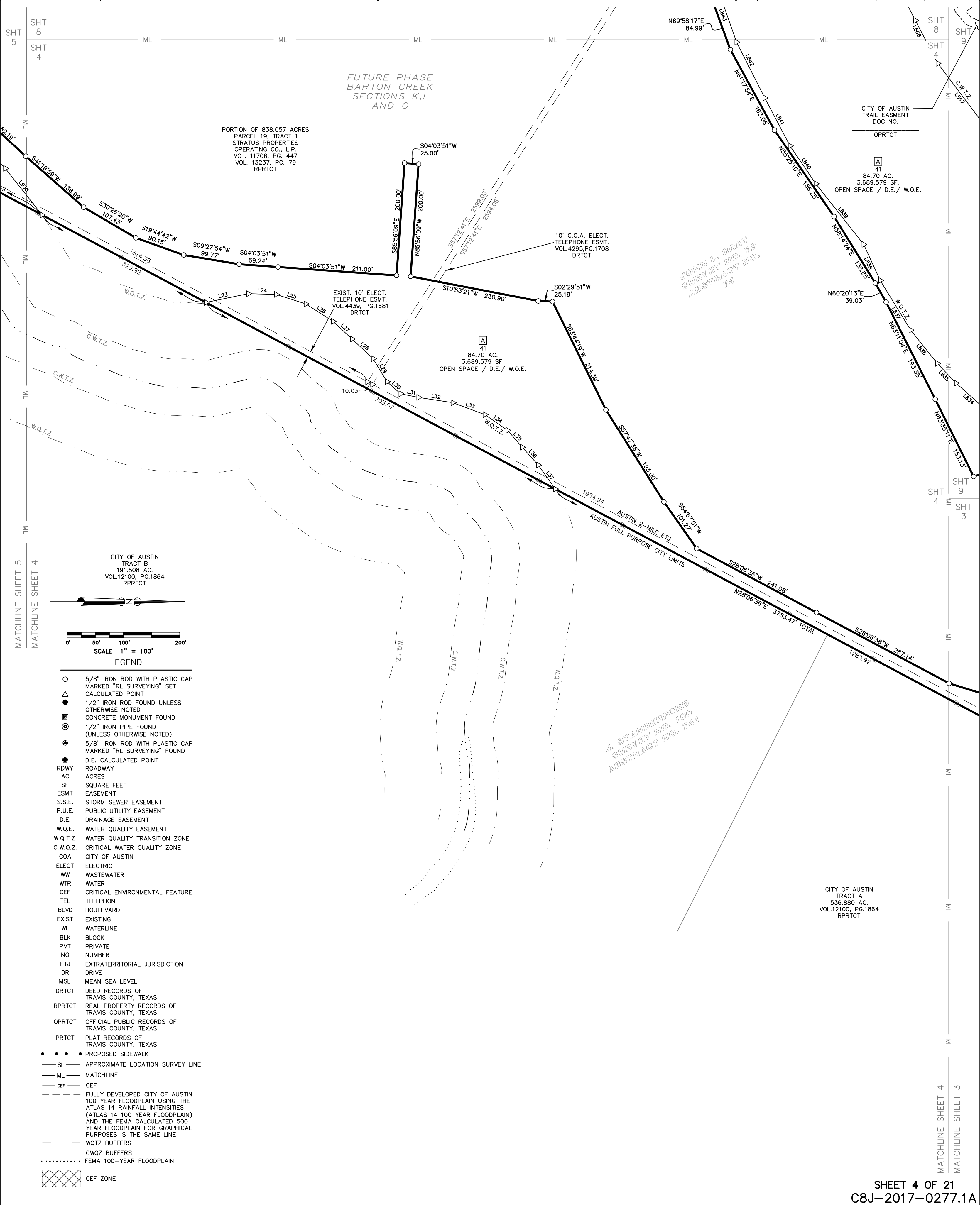
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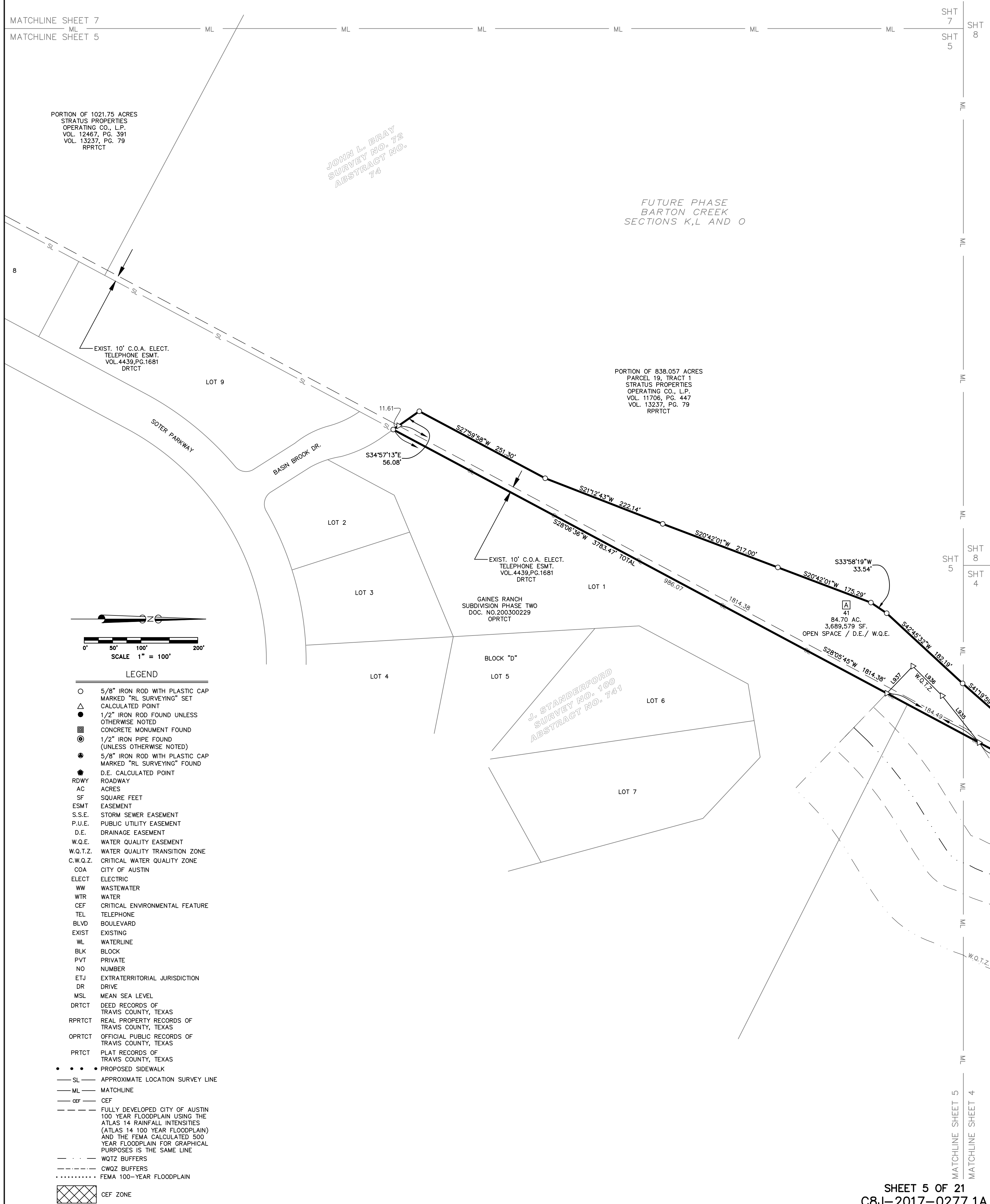
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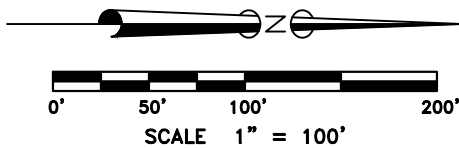
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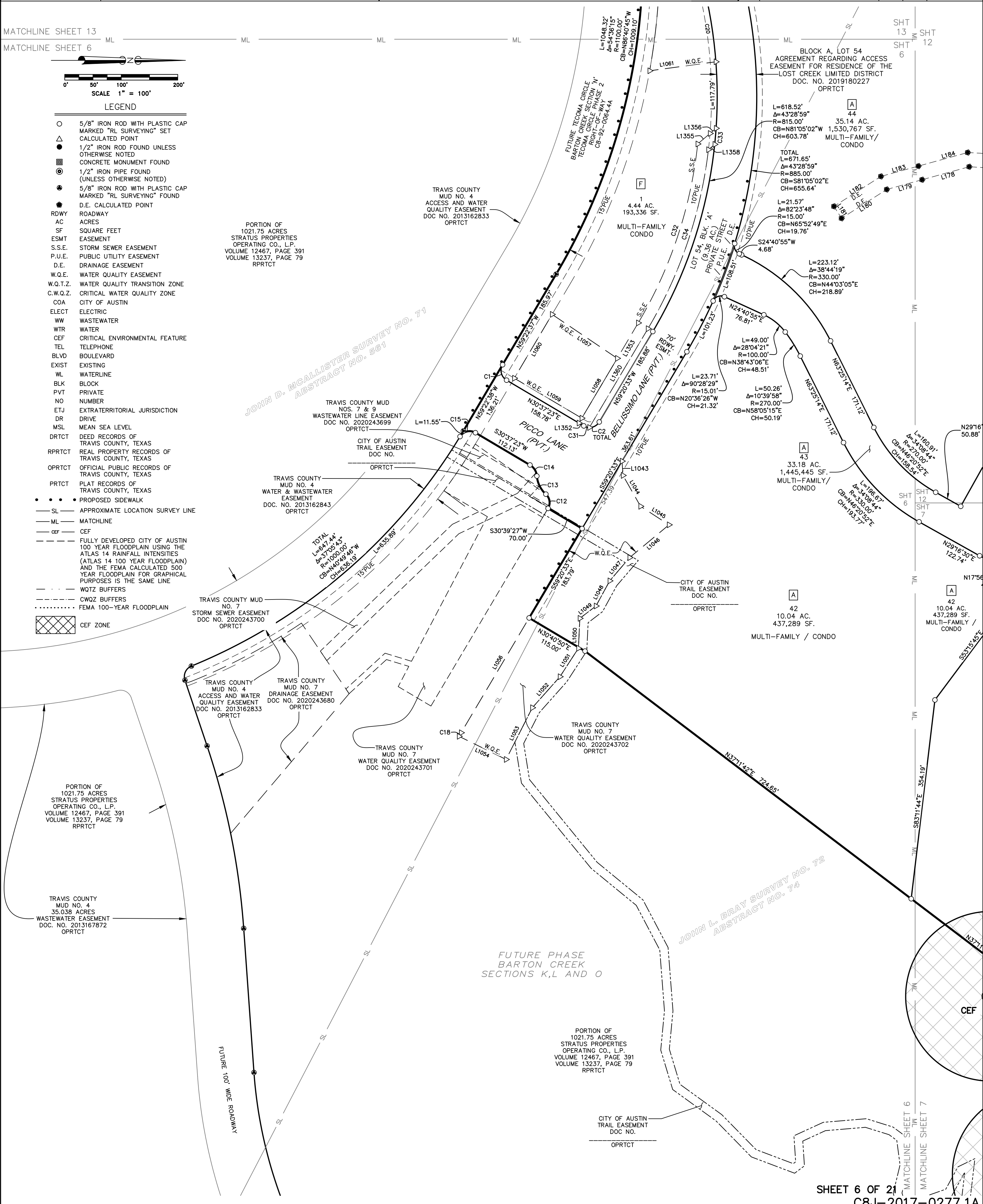
MATCHLINE SHEET 13

MATCHLINE SHEET 6



LEGEND

- 5/8" IRON ROD WITH PLASTIC CAP MARKED "RL SURVEYING" SET
- △ CALCULATED POINT
- 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
- ▨ CEF ZONE



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SHEET NO. 7 OF 21
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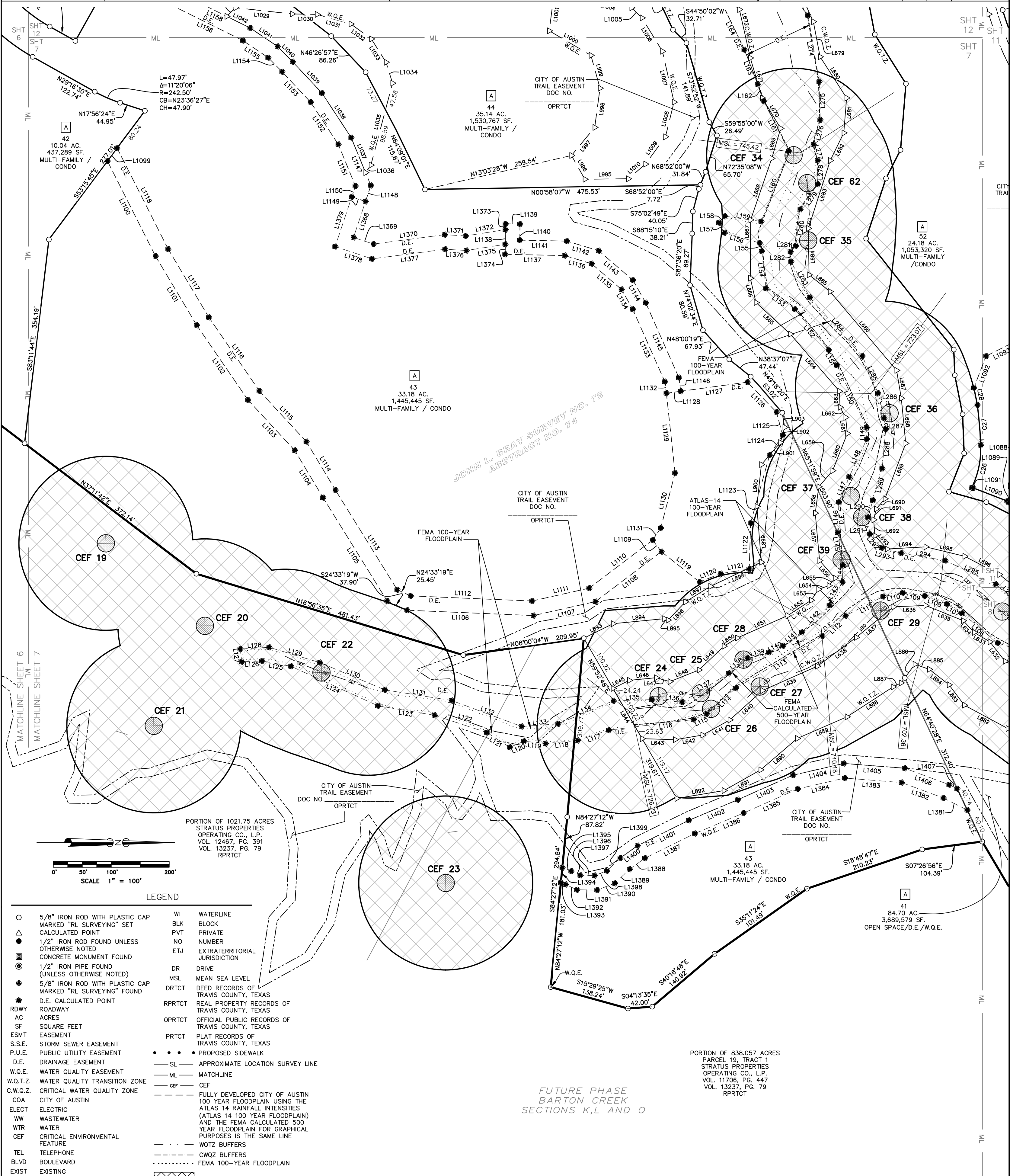
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BARTON CREEK
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9 of 27				
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MATCHLINE SHEET 7
ML
MATCHLINE SHEET 5

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DATE 11/18/2019
PROJECT NO 1743
DRAWING NO 1743.04
SHEET NO. 8 OF 21
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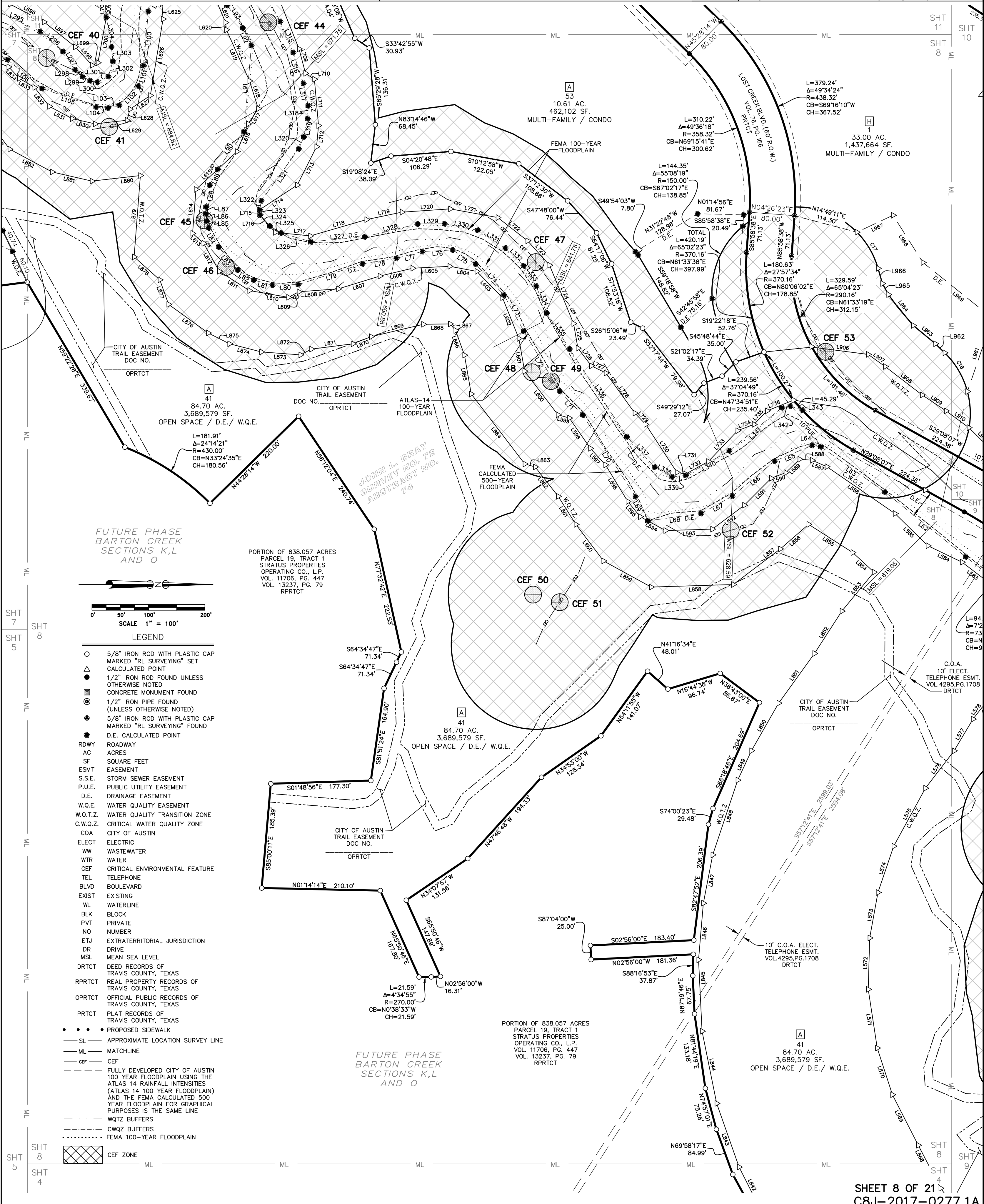
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**BARTON CREEK
SECTIONS K, L & O
PHASE 1**

				10 of 27
6.	REVISED PER COMMENTS	RJF	CS	8/19/2021
5.	REVISED PER COMMENTS	RJF	CS	6/7/2021
4.	REVISED PER COMMENTS	RJF	CS	4/1/2021
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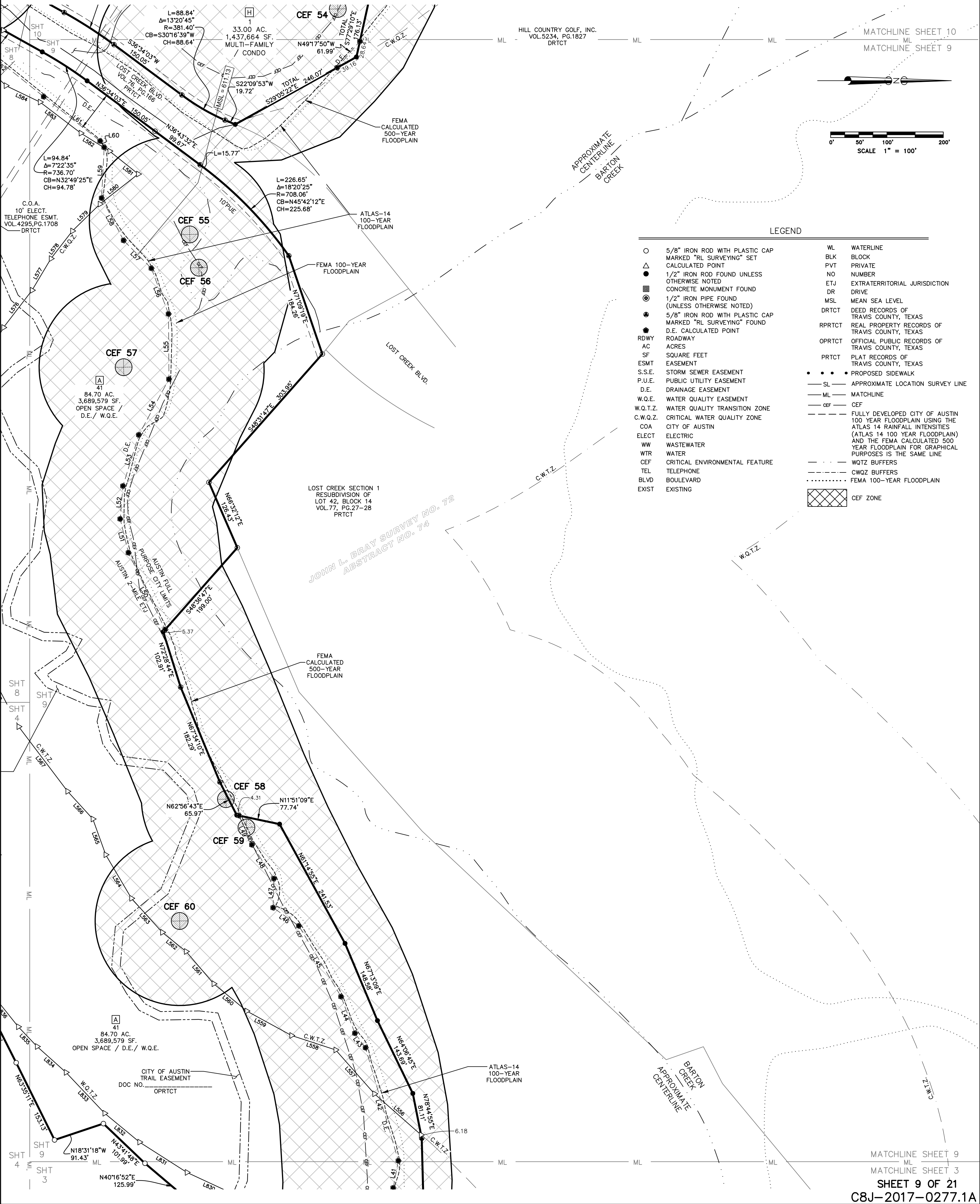
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PROJECT NO 1743
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BARTON CREEK
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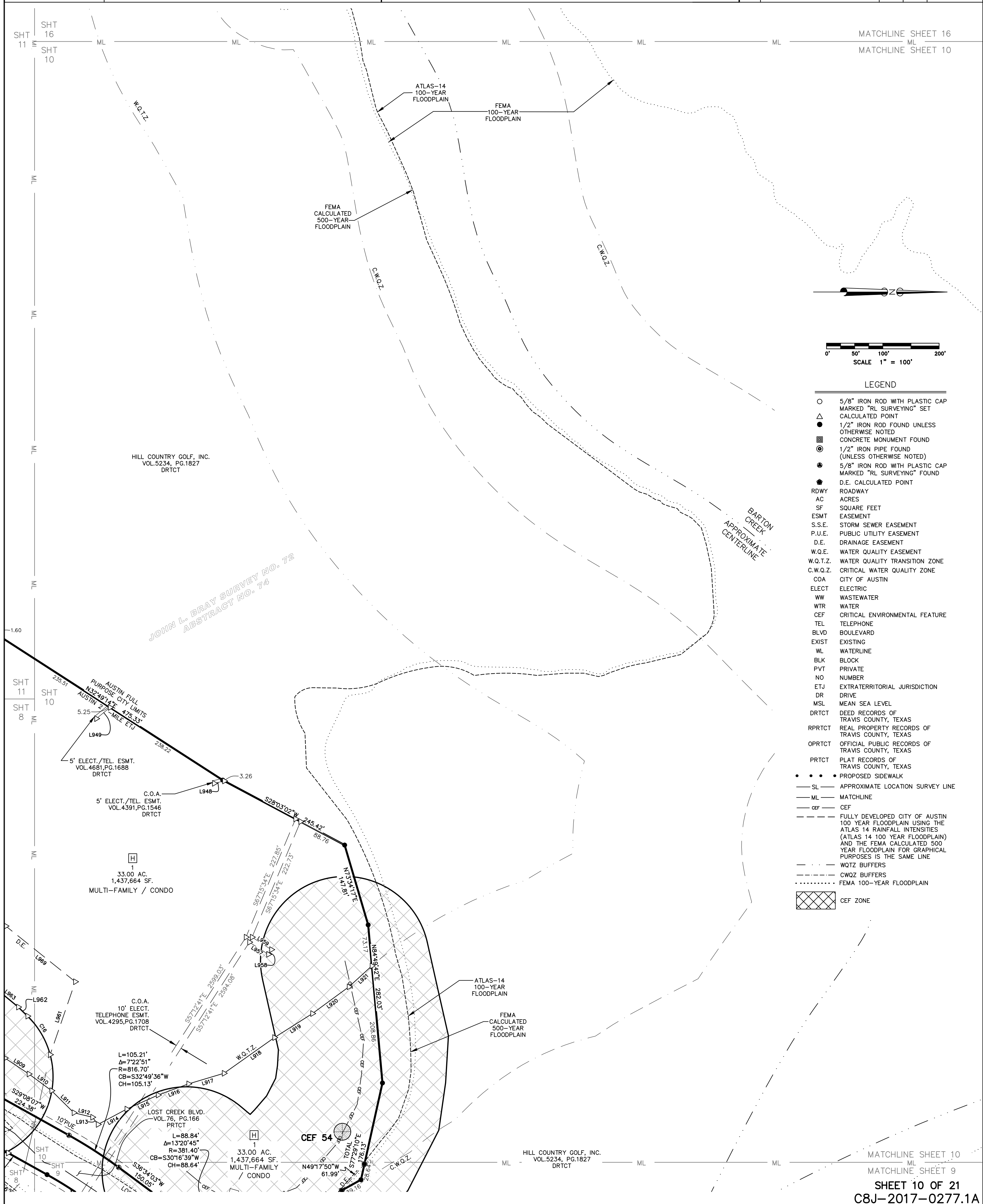
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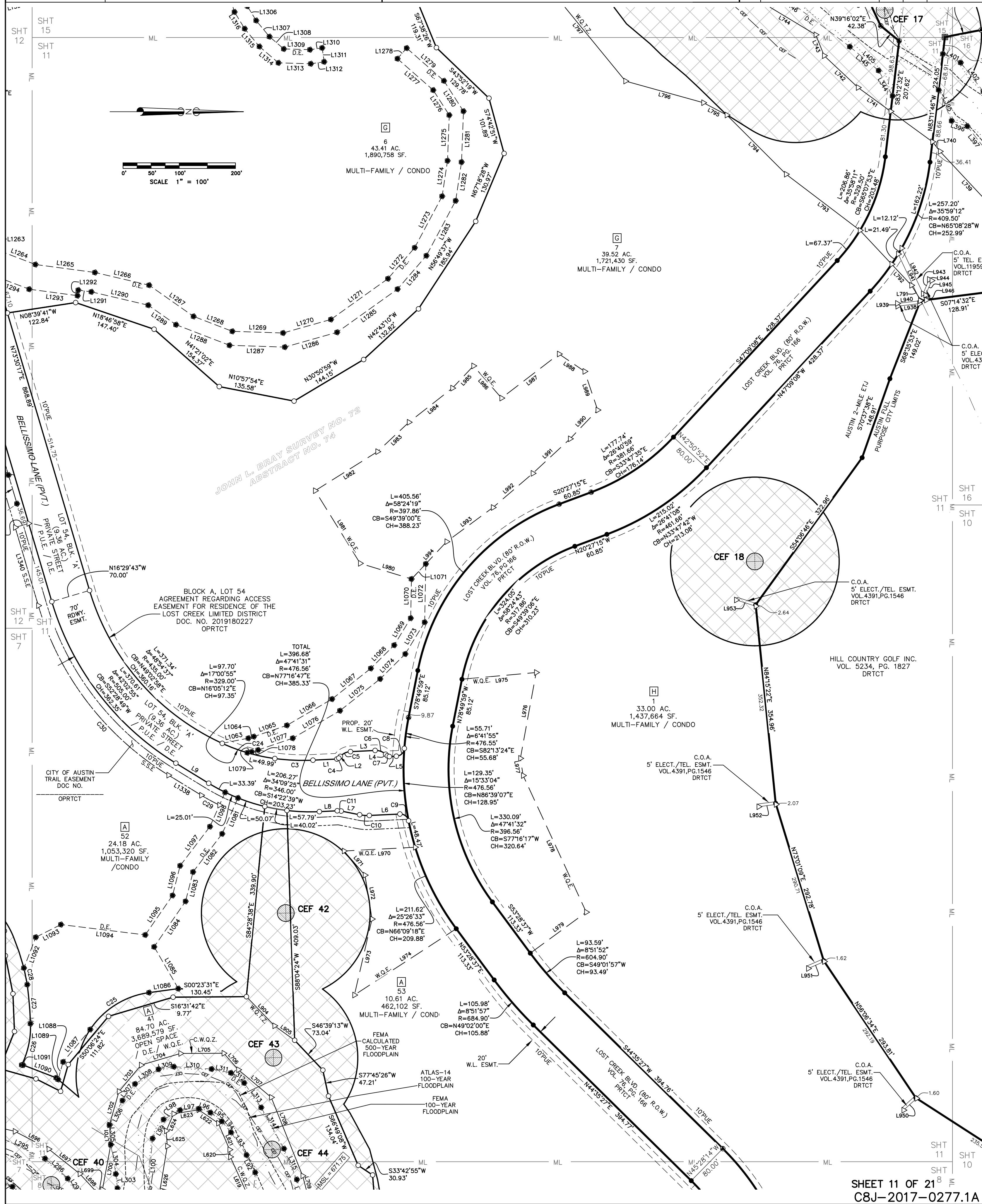


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BARTON CREEK
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SHEET 11 OF 21⁸ ML
C8J-2017-0277.1A



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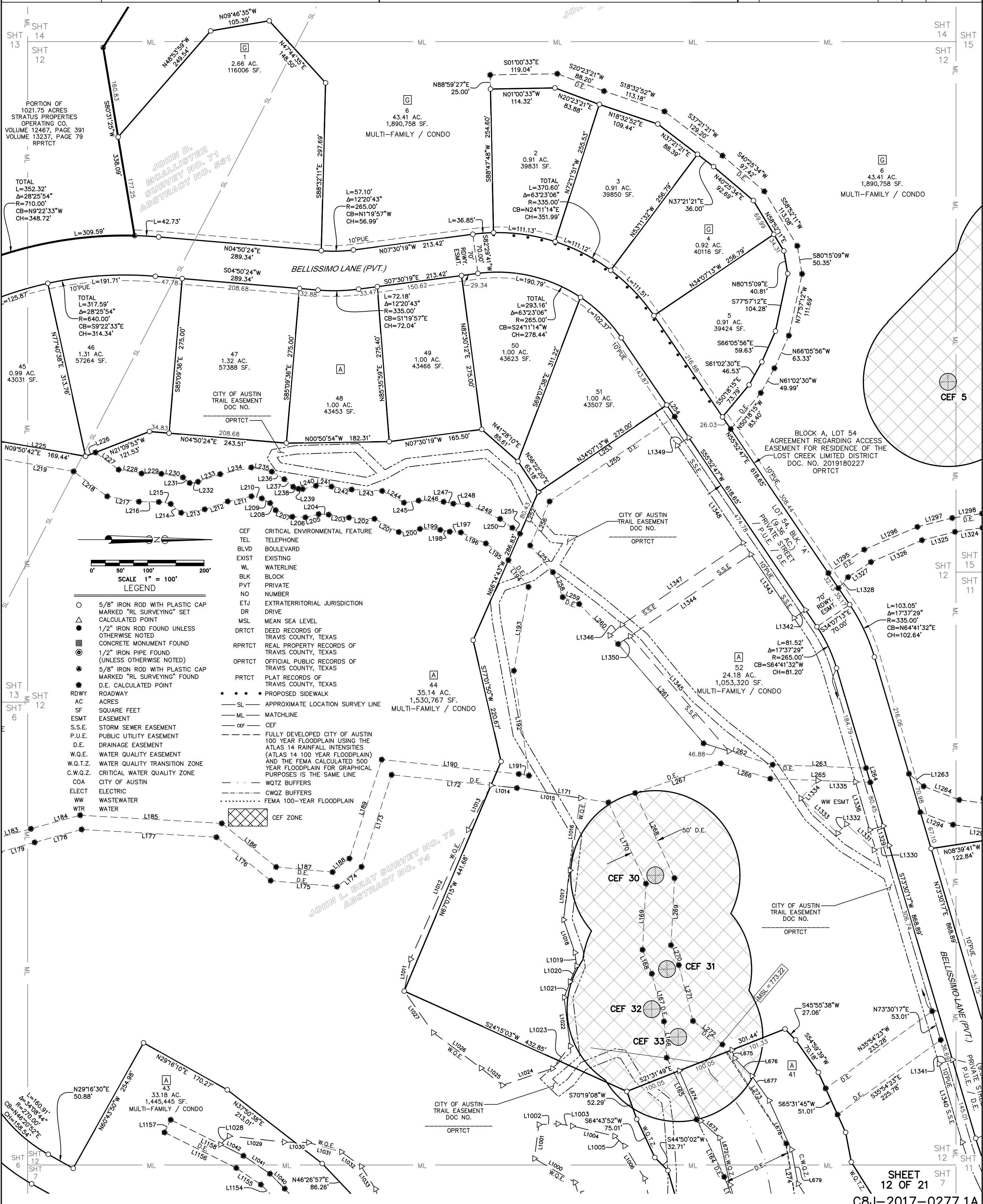
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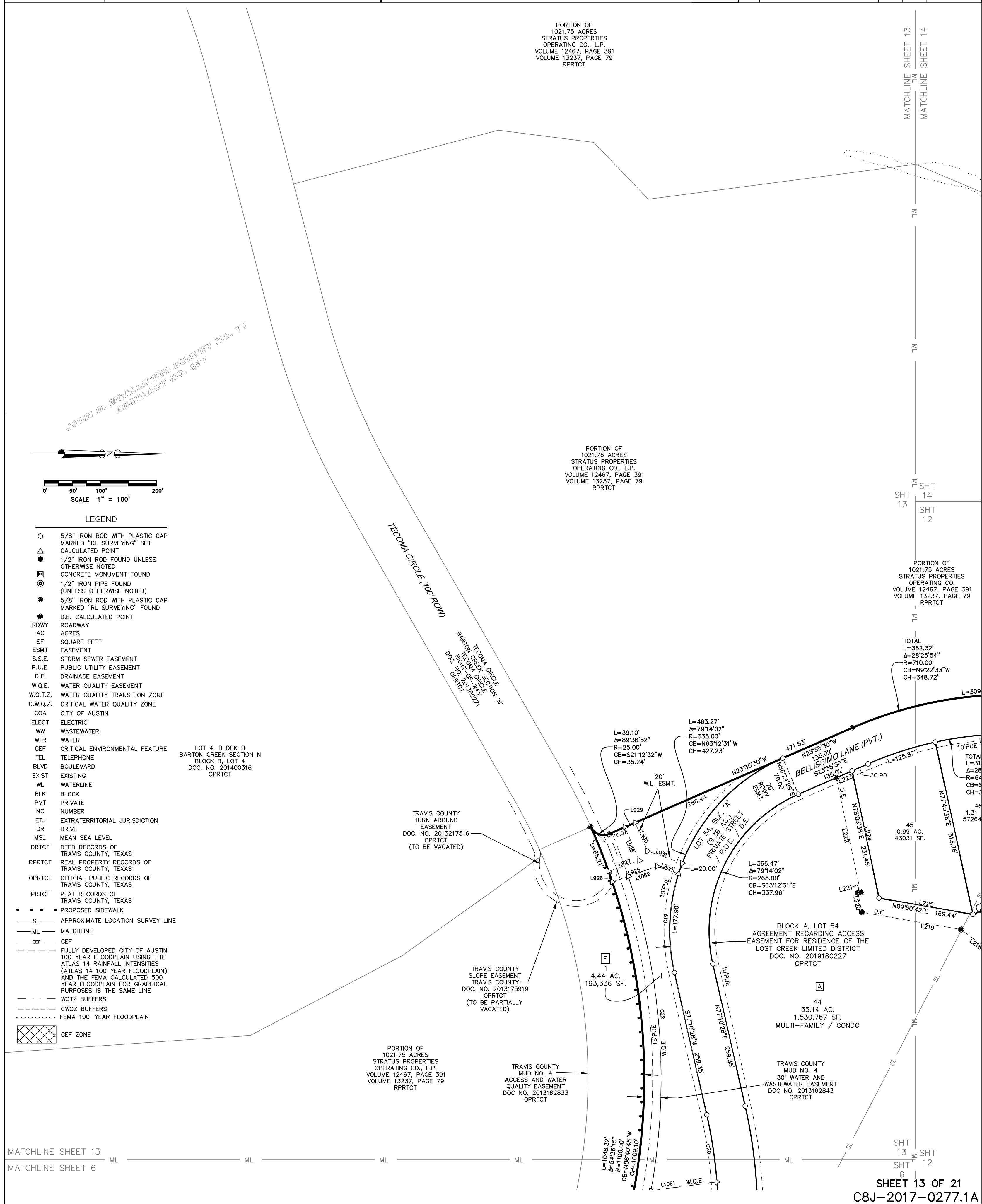
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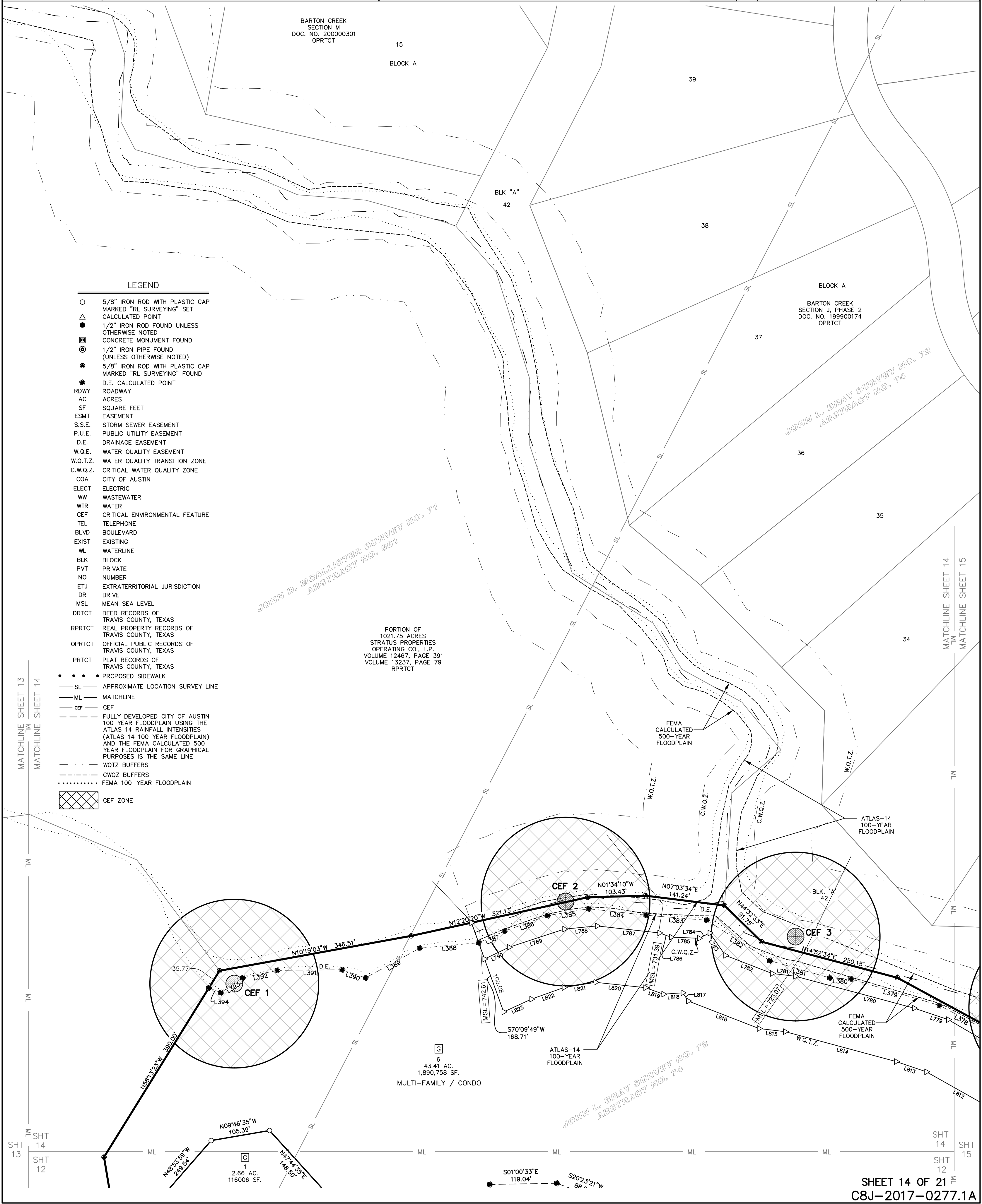
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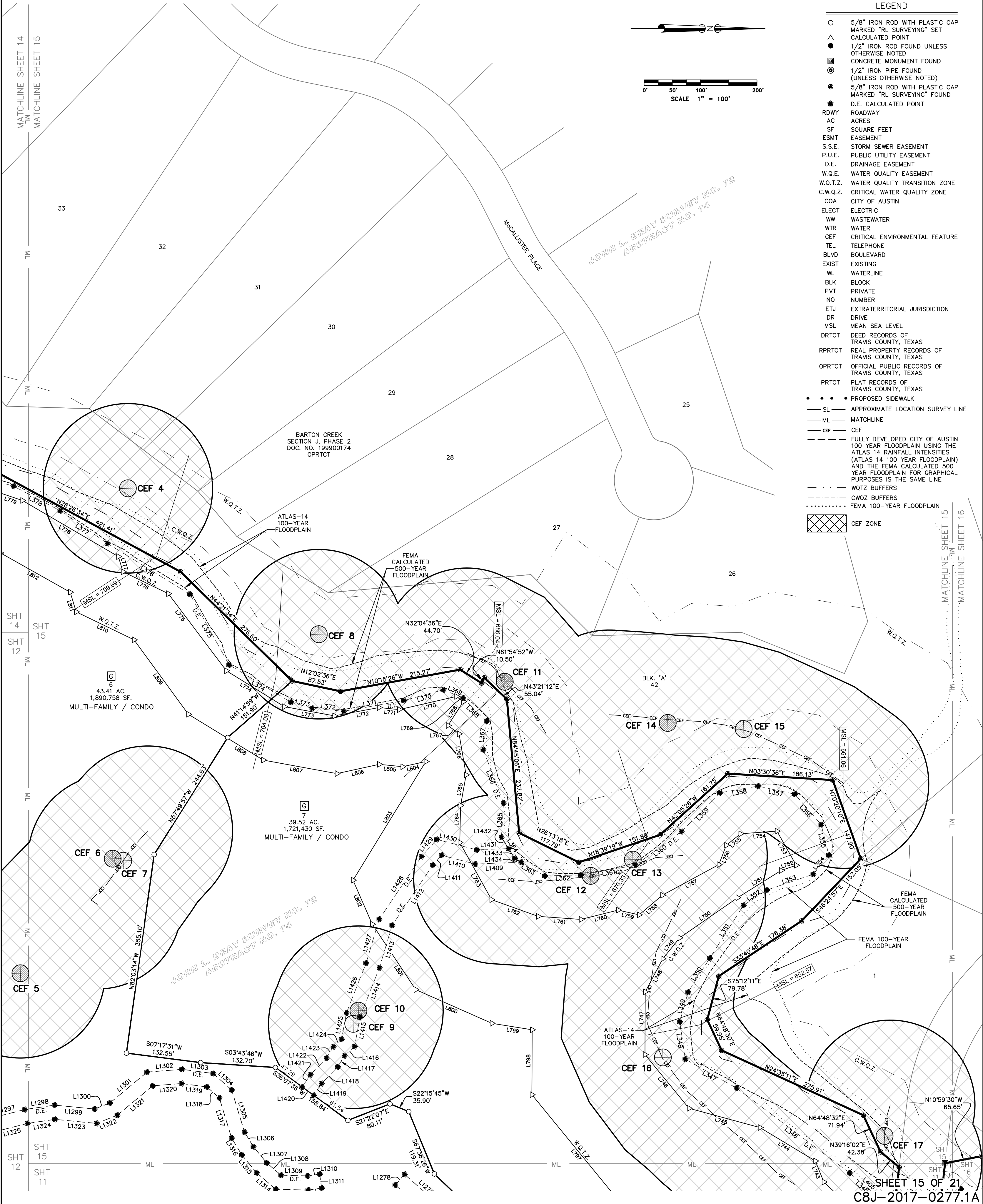
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- △ CALCULATED POINT
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- RDWY ROADWAY
- AC ACRES
- SF SQUARE FEET
- ESMT EASEMENT
- S.S.E. STORM SEWER EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- W.Q.E. WATER QUALITY EASEMENT
- 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 **B-13** RJF
CHECKED CS
DATE 11/18/2019
PROJECT NO 1743
DRAWING NO 1743.04
SHEET NO. 16 OF 21
FILENAME
1743_Phase 1_Plot_
Rev 6_2021-3-17_TOT.dwg

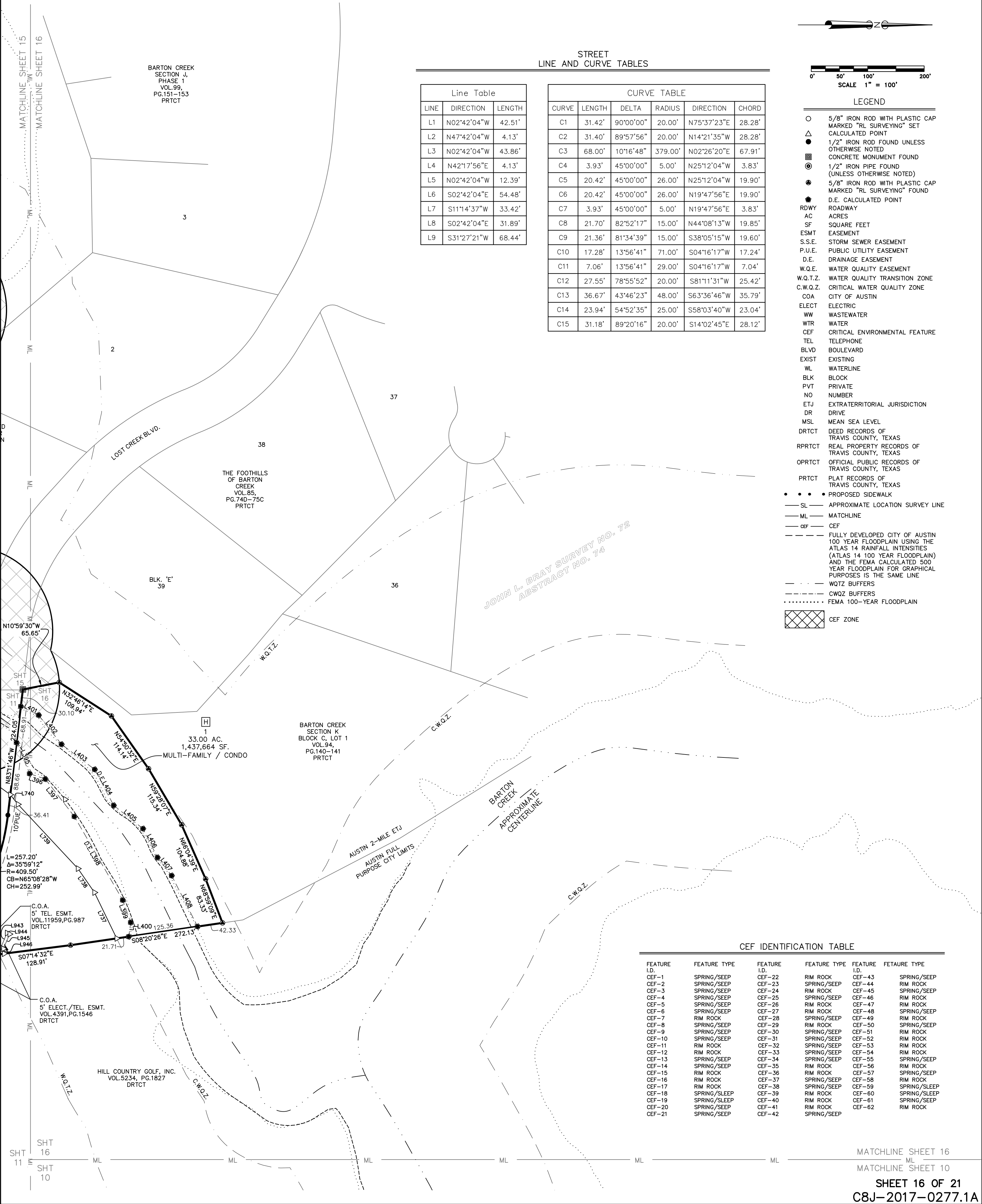
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RAMSEY LAND SURVEYING

TBPELS FIRM LICENSE NO. 10033200
6207 BEE CAVES RD STE. 160
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cseward@rlsurveying.com

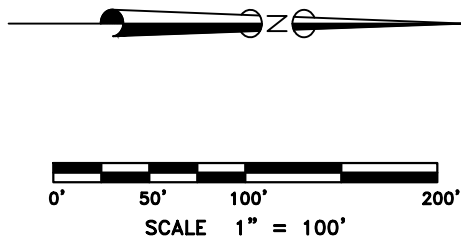
BARTON CREEK
SECTIONS K, L & O
PHASE 1

				18 of 27
6.	REVISED PER COMMENTS	RJF	CS	8/19/2021
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
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- - - - WQTZ BUFFERS
- - - - CWQZ BUFFERS
- FEMA 100-YEAR FLOODPLAIN
- ▨ CEF ZONE

CEF IDENTIFICATION TABLE

FEATURE I.D.	FEATURE TYPE	FEATURE I.D.	FEATURE TYPE	FEATURE I.D.	FETAURE 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	SPRING/SEEP	CEF-26	RIM ROCK	CEF-47	RIM ROCK
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/SLEEP
CEF-18	SPRING/SLEEP	CEF-39	RIM ROCK	CEF-60	SPRING/SLEEP
CEF-19	SPRING/SEEP	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		

MATCHLINE SHEET 16
ML
MATCHLINE SHEET 10

DRAWN BY	B-13	RJF
CHECKED		CS
DATE	11/18/2019	
PROJECT NO	1743	
DRAWING NO	1743.04	
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SECTIONS K, L & O
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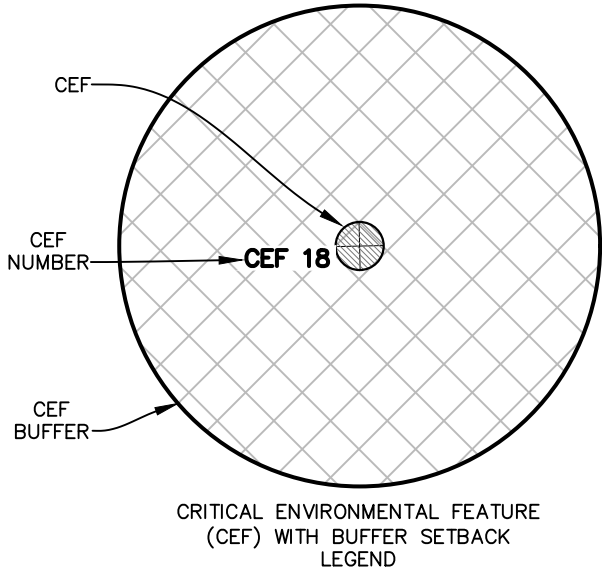
				20 of 27
6.	REVISED PER COMMENTS	RJF	CS	8/19/2021
5.	REVISED PER COMMENTS	RJF	CS	6/7/2021
4.	REVISED PER COMMENTS	RJF	CS	4/1/2021
3.	REVISED PER COMMENTS	RJF	CS	12/22/2020
2.	REVISED PER COMMENTS	RJF	CS	9/9/2020
1.	REVISED PER COA COMMENTS	RJF	CS	4/29/2020
NO	REVISIONS	DRN	CHK	DATE

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	13

DRAWN BYB-13

CHECKED

DATE11/18/2019

PROJECT NO1743

DRAWING NO1743.04

SHEET NO.19 OF 21

FILENAME1743_Phase 1_Plot_Rev 6_2021-3-17_TOT.dwg

R

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BARTON CREEK

SECTIONS K, L & O

PHASE 1

				21 of 27
6.	REVISED PER COMMENTS	RJF	CS	8/19/2021
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

CONTINUATION FROM PAGE 17

WATER QUALITY EASEMENT LINE TABLE

Line Table		
LINE	DIRECTION	LENGTH
L1063	S11°01'11"E	47.53'
L1064	S16°24'51"E	10.15'
L1065	S18°47'07"E	62.11'
L1066	S30°13'59"E	92.90'
L1067	S38°19'20"E	87.93'
L1068	S44°46'48"E	58.63'
L1069	S58°35'03"E	56.33'
L1070	S88°53'34"E	69.70'
L1071	S46°49'41"E	36.96'
L1072	N88°53'34"W	103.84'
L1073	N58°35'03"W	66.12'
L1074	N44°46'48"W	63.07'
L1075	N38°19'20"W	91.11'
L1076	N30°13'59"W	97.18'
L1077	N18°47'07"W	65.13'
L1078	N16°24'51"W	11.84'
L1079	N11°01'11"W	7.87'
L1081	N66°08'35"W	69.67'
L1082	N52°40'15"W	85.39'
L1083	N75°42'35"W	53.91'
L1084	N55°22'43"W	98.40'
L1085	S59°54'21"W	85.94'
L1086	N07°43'49"W	52.55'
L1087	N50°06'24"W	75.16'
L1088	N74°03'57"W	32.50'
L1089	N40°22'05"E	4.50'
L1090	N21°08'19"E	62.95'
L1091	N03°42'00"E	2.66'
L1092	S68°52'18"E	58.65'
L1093	S26°43'29"E	50.09'
L1094	S06°59'55"W	151.21'
L1095	S55°22'43"E	85.40'
L1096	S75°42'35"E	54.52'
L1097	S52°40'15"E	87.53'
L1098	S66°08'35"E	66.73'
L1099	N53°15'45"W	27.92'
L1100	S63°10'22"W	183.80'
L1101	S59°10'36"W	138.73'
L1102	S55°32'50"W	156.49'
L1103	S47°09'17"W	118.46'
L1104	S59°02'35"W	95.13'
L1105	S58°11'18"W	210.01'
L1106	S02°25'21"W	217.93'
L1107	S12°40'56"E	109.80'
L1108	S37°09'10"E	142.63'
L1109	N52°50'50"E	25.00'
L1110	N37°09'10"W	137.21'
L1111	N12°40'56"W	101.06'
L1112	N02°25'21"E	209.73'
L1113	N58°11'18"E	202.27'
L1114	N59°02'35"E	97.54'
L1115	N47°09'17"E	119.23'
L1116	N55°32'50"E	153.87'
L1117	N59°10'36"E	137.07'
L1118	N63°10'22"E	195.36'
L1119	N38°27'52"E	84.01'
L1120	N21°17'57"W	39.34'
L1121	N09°12'25"W	49.85'
L1122	N88°15'46"W	79.53'
L1123	N74°24'24"W	121.51'
L1124	N56°35'36"W	41.17'
L1125	S74°47'40"W	41.25'
L1126	S45°52'24"W	71.99'
L1127	S07°47'02"E	116.05'
L1128	S07°47'02"E	25.00'
L1129	S83°47'23"W	138.37'
L1130	N75°26'18"W	98.05'
L1131	N55°59'53"W	25.22'
L1132	N82°12'58"E	20.19'
L1133	N66°05'56"E	136.50'
L1134	N60°27'01"E	39.35'
L1135	N40°42'35"E	68.09'
L1136	N16°48'44"E	48.52'
L1137	N01°13'04"E	102.78'
L1138	S89°14'36"E	52.45'
L1139	S00°45'24"W	25.00'
L1140	N89°14°36"W	27.66'

Line Table		
LINE	DIRECTION	LENGTH
L1141	S01°13'04"W	81.41'
L1142	S16°48'44"W	57.23'
L1143	S40°42'35"W	77.73'
L1144	S60°27'01"W	44.94'
L1145	S66°05'56"W	141.27'
L1146	S82°12'58"W	23.73'
L1147	S67°39'03"W	89.24'
L1148	N71°30'46"W	29.07'
L1149	N18°29'14"E	25.00'
L1150	S71°30'46"E	19.77'
L1151	N67°39'03"E	77.54'
L1152	N56°43'19"E	87.24'
L1153	N46°51'58"E	71.64'
L1154	N45°22'59"E	34.43'
L1155	N34°02'08"E	52.54'
L1156	N26°20'17"E	142.06'
L1157	S63°39'43"E	25.00'
L1158	S26°20'17"W	143.74'
L1263	N40°24'26"E	34.13'
L1264	N20°51'38"E	67.57'
L1265	N07°38'09"E	106.79'
L1266	N13°11'31"E	98.98'
L1267	N35°06'04"E	96.49'
L1268	N21°04'32"E	74.04'
L1269	N01°50'58"E	90.38'
L1270	N15°48'27"W	88.34'
L1271	N35°33'23"W	124.76'
L1272	N49°12'16"W	72.81'
L1273	N61°55'53"W	103.70'
L1274	N81°22'51"W	63.87'
L1275	N87°47'56"W	81.20'
L1276	S57°16'59"W	52.89'
L1277	S41°17'37"W	84.70'
L1278	N48°49'36"W	25.00'
L1279	N41°17'19"E	88.24'
L1280	N57°16'59"E	64.29'
L1281	S87°47'56"E	90.47'
L1282	S81°22'51"E	69.56'
L1283	S61°55'53"E	110.77'
L1284	S49°12'16"E	78.59'
L1285	S35°33'23"E	132.11'
L1286	S15°48'27"E	96.57'
L1287	S01°50'58"W	98.50'
L1288	S21°04'32"W	101.98'
L1289	S35°06'04"W	60.35'
L1290	S13°11'31"W	103.91'
L1291	S07°38'09"W	23.54'
L1292	S82°21'51"E	10.00'
L1293	S07°38'09"W	86.77'
L1294	S20°51'38"W	61.89'
L1295	N33°17'58"W	76.15'
L1296	N23°08'45"W	102.46'
L1297	N14°15'46"W	63.79'
L1298	N08°26'05"W	53.57'
L1299	N05°33'29"E	70.99'
L1300	N21°27'57"W	29.53'
L1301	N39°41'59"W	85.38'
L1302	N04°34'41"W	62.10'
L1303	N07°41'09"E	55.59'
L1304	N41°35'34"E	43.86'
L1305	N73°00'51"E	78.28'
L1306	N58°39'03"E	29.92'
L1307	N50°27'59"E	37.17'
L1308	N40°34'44"E	33.58'
L1309	N01°37'27"E	46.59'
L1310	N08°17'00"W	21.89'
L1311	N81°43'00"E	25.00'
L1312	S08°17'00"E	24.06'
L1313	S01°37'27"W	57.60'
L1314	S40°34'44"W	44.58'
L1315	S50°27'59"W	41.12'
L1316	S58°39'03"W	34.86'
L1317	S73°00'51"W	74.40'
L1318	S41°35'34"W	29.21'
L1319	S07°41'09"W	45.28'
L1320	S04°34'41"E	51.50'
L1321	S39°41'59"E	81.48'

Line Table		
LINE	DIRECTION	LENGTH
L1322	S21°27'57"E	39.55'
L1323	S05°33'29"W	73.93'
L1324	S08°26'05"E	49.23'
L1325	S14°15'46"E	60.58'
L1326	S23°08'45"E	98.29'
L1327	S33°17'58"E	48.57'
L1328	S49°16°06"E	25.90'
L1368	S71°30'46"E	65.38'
L1369	N18°29'14"E	36.27'
L1370	N07°30'10"W	123.97'
L1371	N03°28'49"E	36.27'
L1372	N09°04'07"W	69.51'
L1373	N89°14'36"W	9.84'
L1374	N89°14'36"W	17.24'
L1375	S09°04'07"E	67.93'
L1376	S03°28'49"W	36.61'
L1377	S07°30'10"E	127.34'
L1378	S18°29'14"W	67.04'
L1379	N71°30'46"W	90.38'

L1381	N26°49'33"E	46.25'
L1382	N20°16'45"E	76.94'
L1383	N04°30'01"E	98.13'
L1384	N12°56'50"W	83.42'
L1385	N23°58'41"W	102.53'
L1386	N22°48'24"W	91.00'
L1387	N26°16'31"W	95.95'
L1388	N35°43'24"W	32.73'
L1389	N43°33'08"W	35.27'
L1390	N20°53'43"W	32.53'
L1391	N00°40'28"E	34.74'
L1392	N24°51'30"E	21.82'
L1393	N21°18'59"E	8.67'
L1394	S84°27'12"E	25.98'
L1395	S21°18'59"W	16.51'
L1396	S24°51'30"W	17.24'
L1397	S00°40'28"W	24.63'
L1398	S20°53'43"E	22.76'
L1399	S43°33'08"E	31.98'
L1400	S35°43'24"E	36.50'
L1401	S26°16'31"E	98.77'
L1402	S22°48'24"E	91.50'
L1403	S23°58'41"E	104.69'
L1404	S12°56'50"E	89.67'
L1405	S04°30'01"W	105.43'
L1406	S20°16'45"W	81.83'
L1407	S26°49'33"W	15.50'

L1409	S02°17'20"E	81.62'
L1410	S14°37'01"W	61.48'
L1411	S48°04'41"E	23.55'
L1412	S55°59'03"E	128.43'
L1413	S73°18'16"E	78.43'
L1414	S68°26'16"E	93.44'
L1415	S79°39'24"E	53.37'
L1416	S42°16'53"E	24.44'
L1417	S58°48'31"E	22.98'
L1418	S45°52'10"E	41.27'
L1419	S56°10'37"E	25.11'
L1420	S36°07'36"W	25.02'
L1421	N56°10'37"W	26.36'
L1422	N45°52'10"W	40.69'
L1423	N58°48'31"W	23.77'
L1424	N42°16'53"W	19.62'
L1425	N79°39°24"W	47.37'
L1426	N68°26'16"W	94.83'
L1427	N73°18'16"W	81.18'
L1428	N55°59'03"W	133.96'
L1429	N48°04'41"W	40.51'
L1430	N14°37'01"E	73.00'
L1431	N02°17'20"W	56.46'
L1432	N57°44'16"E	23.79'
L1433	N57°44'16"E	20.67'
L1434	N30°14'28"E	13.19'

Line Table		
LINE	DIRECTION	LENGTH
L970	S03°00'49"E	126.74'
L971	N49°07'04"E	56.87'
L972	N80°50'14"E	79.05'
L973	S76°57'24"E	138.75'
L974	N33°03'20"W	216.16'
L975	N05°10'23"W	132.57'
L976	S79°34'58"E	155.26'
L977	N80°55'02"E	30.93'
L978	N65°12'25"E	267.78'
L979	S36°14'09"E	123.37'
L980	S16°56'51"W	95.67'
L981	S58°13'41"W	152.01'
L982	N32°03'58"W	130.89'
L983	N43°02'12"W	76.55'
L984	N38°09°06"W	98.34'
L985	N46°33'44"W	54.47'
L986	N48°56'24"E	75.97'
L987	N37°27'45"W	128.91'
L988	N34°12'58"E	55.02'
L989	N71°21'32"E	72.55'
L990	S46°11'04"E	70.87'
L991	S42°50'46"E	90.37'
L992	S40°35'22"E	93.36'
L993	S36°24°24"E	102.46'

Line Table		
L994	S46°49'41"E	91.11'
L995	N00°39'57"W	74.99'
L996	N60°36'10"E	47.07'
L997	S50°21'58"E	62.88'
L998	S82°17'24"E	68.24'
L999	N74°31'51"E	58.85'
L1000	N30°28'11"E	83.45'
L1001	S82°34'34"E	60.72'
L1002	S02°13'48"E	33.59'
L1003	S08°41'00"W	26.02'
L1004	S13°24'54"W	77.09'
L1005	S44°19'27"W	24.98'
L1006	S58°28'59"W	67.55'
L1007	S77°07'10"W	89.95'
L1008	N76°04'19"W	61.58'
L1009	N53°50'10"W	58.36'
L1010	N40°29'06"W	38.97'
L1011	S78°50'45"E	57.71'
L1012	S65°58'48"E	250.94'
L1013	S62°46'18"E	88.76'
L1014	S06°00'42"W	46.31'
L1015	S08°58'23"W	113.85'
L1016	N81°45'18"W	129.46'
L1017	N82°37'35"W	88.47'
L1018	S70°57'24"W	61.51'
L1019	S82°40'28"W	23.58'
L1020	N67°16'10"W	30.41'
L1021	N69°37'07"W	29.75'
L1022	S82°57'31"W	86.81'
L1023	N51°50'49"W	50.75'
L1024	N18°31'22"W	93.63'
L1025	N38°55'51"E	48.62'
L1026	N36°36'19"E	105.59'
L1027	N55°01'20"E	89.67'

Line Table		
L1028	S44°15'53"E	21.36'
L1029	S06°17'00"W	98.08'
L1030	S01°02'55"W	43.04'
L1031	S15°51'21"W	60.67'
L1032	S36°05'01"W	43.80'
L1033	S57°49'20"W	47.47'
L1034	S72°38'34"W	37.78'
L1035	N75°12'06"W	146.16'
L1036	N54°50'46"W	15.92'
L1037	N67°39'03"E	65.29'
L1038	N56°43'19"E	91.79'
L1039	N46°51'58"E	74.12'
L1040	N45°22'59"E	37.24'
L1041	N34°02'08"E	56.70'
L1042	N26°20'17"E	45.31'

DRAWN BYB-13

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 6_2021-3-17_TOT.dwg

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BARTON CREEK
SECTIONS K, L & O
PHASE 1

				22 df 27
6.	REVISED PER COMMENTS	RJF	CS	8/19/2021
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 GENERAL 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. THE TRAIL EASEMENT, AS DEPICTED ON THIS PLAT, WILL BE RECORDED WITH THIS PLAT. CITY OF AUSTIN PARD SHALL CONSTRUCT THE TRAIL AT A LATER DATE. THE TRAIL SHALL BE MAINTAINED BY THE BARTON CREEK EAST MASTER COMMUNITY INC. THE TRAIL EASEMENT IS DEDICATED TO CITY OF AUSTIN IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THE MAXIMUM NUMBER OF DWELLING UNITS FOR BLOCK A, LOTS 42, 43, 44, 52, 53, BLOCK F, LOT 1, BLOCK G, LOTS 6 AND 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. THIS PLAT IS SUBJECT TO A LETTER AGREEMENT BETWEEN THE CITY OF AUSTIN AND TRAVIS COUNTY M.U.D. NO. 4, DATED AUGUST 23, 2007, REGARDING REVIEW AND INSPECTION OF WATER AND WASTEWATER INFRASTRUCTURE WITHIN THE BARTON CREEK SECTIONS K, L & O SUBDIVISION.

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 _____ BY THE CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT, OFFICE OF THE DIRECTOR. THE RSMP CASE NUMBER FOR THIS PROJECT IS RS-2021-0008R. REFER TO RSMP APPROVAL LETTER AND AGREEMENT FOR CONDITIONS OF PARTICIPATION.

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**

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

NO	REVISIONS	DRN	CHK	DATE
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

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 DEBEAUVOIR, 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, THIS _____ DAY OF _____, 2021 A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS.

BY: _____
DEPUTY

STATE OF TEXAS

COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, 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 DEBEAUVOIR, 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

KNOWN ALL MEN BY THESE PRESENTS

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. 581, 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 12487, 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 1, 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 L.L.C., BY STRATUS PROPERTIES INC., SOLE MEMBER, THIS THE 15th DAY OF July, 2021.

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

BY: STRS L.L.C., 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

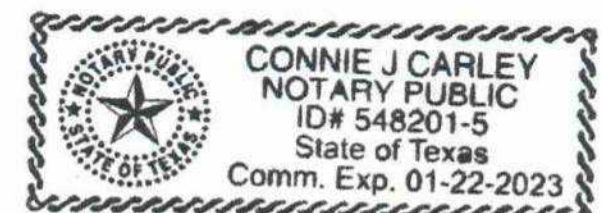
STATE OF TEXAS X

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 L.L.C., 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

DATE 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: U1
 PHONE #: 512-974-9002

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

SUBMITTAL DATE: August 23, 2021
 FINAL REPORT DATE: September 1, 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
 Water Quality: Kyle Virr
 PARD / Planning & Design: Justin Stewart
 Regional Stormwater Management: Emily Booth
 Subdivision: Jennifer Bennett

Environmental Review - Mike McDougal - 512-974-6380

EV 01 through EV 03 Update #1 Comments cleared.

EV 04 Update #1 The ESC fiscal estimate is approved. Please contact the Fiscal Office at fiscalsurety@austintexas.gov for ESC fiscal posting instructions. [LDC 25-4-84(D)]

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.

U1: Comments cleared
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.

U1: Comment cleared (easement dedicated by plat)

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.

Thank you for showing the easement. I intend on engaging WPD so they are aware of the brief moments that the trail crosses CEF buffers.

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.

Thank you for modifying the plat note. This note will be removed when easement is recorded and placeholders reflect unique easement ID.

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.]

U1: The "updated" submittal packet does not provide what was discussed at the referenced meeting between LJA and City staff. Documentation for requested deductible areas must have acreage information. Stating that an area is deductible is NOT acceptable documentation. Additionally, the updated RSMP application form and "exhibit" does not reflect what was reviewed during the Project Assessment process. New approval documentation will not be issued until the correct and complete supporting documentation for confirming the payment calculation has been provided.

FYI/Clarification: The "acreage of participation" in the RSMP application form should be ONLY the acreage of the final plat that is pursuing RSMP participation.

The "Area of allowable exclusions (acres)" should be ONLY the acreage of land that is UNDEVELOPABLE and must have supporting documentation provided as an attachment. As discussed at the referenced meeting, not all of the 84.7 acres of Lot 41 is necessarily deductible. Documentation of floodplain easement AREA must be provided to support this value. There are planned trails in the CWQZ and WQTZ which means that these zones are NOT deductible areas. CEF buffers are NOT deductible areas. The lines on the final plat are NOT acceptable as supporting documentation for this value as they do not provide any

information about what acreage each type of area (floodplain, EF buffers, CWQZ, etc.) contains. The approved preliminary plan included as documentation with the boxed note #7 actually provides documentation that the area being claimed as deductible is able to be developed.

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."

U1: the note on the latest version of the final plat only includes one RSMP case number. This project has two case numbers: one for the single-family residential area and one for the multi-family/commercial area. Both these numbers must be provided. The RSMP participation payment amount is NOT A FEE. Participation in the Regional Stormwater Management Program is an alternative means of compliance to providing on-site detention for flood control and must be approved by City staff.

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.]

U1: as the submitted information has changed, this comment stands until details are confirmed and updated, valid, approval documents are issued.

Subdivision Review - Jennifer Bennett - 512-974-9002

SR 1: CLEARED

SR 2. CLEARED

SR 3. 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)

UPDATE 1: Pending

SR 4. 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.

Water Quality Review - Kyle Virr - 512-974-2538
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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 to WQ3: CLEARED

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.

U1: Pending fiscal.

WQ5 to WQ6: CLEARED

END OF REPORT