

**C8JSUBDIVISION REVIEW SHEET****CASE NO.:** C8J-2020-0047.1A**Z.A.P. DATE:** 10.05.2021**SUBDIVISION NAME:** Jennings Place (Small Lot Subdivision)**AREA:** 11.494 acres**LOT(S):** 70 Total Lots**OWNER/APPLICANT:** The Kathleen T. Gilmore Living Trust (Kathleen Toomey)**AGENT:** LJA Engineering (Russell Kotara)**ADDRESS OF SUBDIVISION:** Nuckols Crossing Road**GRIDS:** N/A**COUNTY:** Travis**WATERSHED:** Onion Creek**JURISDICTION:** 2-Mile ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** Single family residences (small lots), right-of-way, detention, and open space. drainage and water quality, detention, and open space.**ADMINISTRATIVE WAIVERS:**

None

**VARIANCES:**

None

**SIDEWALKS:** Sidewalks will be provided on proposed and adjacent streets.**DEPARTMENT COMMENTS:** The request is for approval of a final plat consisting of 70 total lots on 11.494 acres: 64 single family residences (small lot) and 6 right-of-way, detention, and open space. drainage and water quality, detention, and open space lots.

This proposed development fronts and takes access from Nuckols Crossing Road and is located in the county and in the City of Austin's 2 Mile ETJ. The applicant has secured a service extension from the City of Austin to provide water and wastewater to the proposed development.

**COUNTY COMMENTS**

This property is located in the 2-Mile, ETJ (Extra-Territorial Jurisdiction) of the City of Austin. The Texas Local Government prohibits the city and the county from regulating land uses, lot size, density, height and building coverage in the ETJ to name a few. There are no land use controls that can be imposed by the city or the county. In the county, there are 2 uses: Single-Family and Other. "Other" can mean commercial, retail, multi-family, office and industrial, any use that is not single-family residential. There are no zoning laws in the county. Public

transportation is not available in the county. As part of review process, the local school district was sent a copy of the proposed final plat for input, review and comment. As of today the staff has not received any comments from the school district. The closes school is Blazier Elementary School located on Vertex Boulevard. The development will be served by Emergency Services District #11.

**ISSUES:**

Staff has not received any inquiries from anyone regarding the proposed preliminary plan.

**STAFF RECOMMENDATION:** This plat is subject to HB3167. Staff recommends approval of the plat, subject to the conditions listed in the attached comment report. After the conditions are met, the plat will comply with City of Austin Land Development Code, Chapter 30-2-84(B). The conditions in the report include, but not limited to: obtaining approval for water, payment of parkland fees. At the time this report was written the following City of Austin reviewers had not signed off: environmental, hydro geologist, drainage engineering, 911 addressing, electric, arborist, and water quality. The plat has also been scheduled to be approved with conditions by the Travis County Commissioners Court at the June 812, 2021 meeting.

**ZONING AND PLATTING COMMISSION ACTION:**

**CASE MANAGER:** Jose Luis Arriaga  
Email address: [joe.arriaga@traviscountytexas.gov](mailto:joe.arriaga@traviscountytexas.gov)

**PHONE:** 512-854-7562

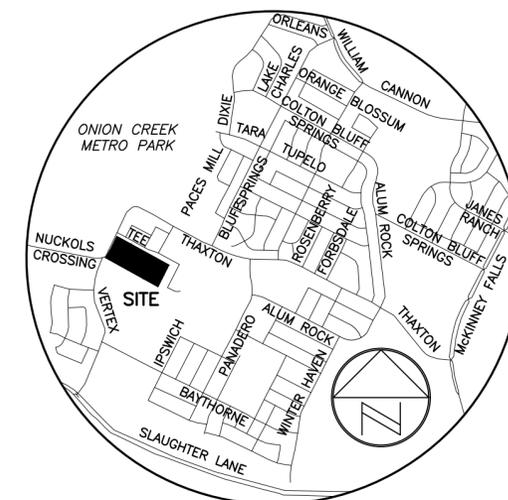
# JENNINGS PLACE A SMALL LOT SUBDIVISION

## TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. 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.

BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD. THIS CAN AFFECT THE VALUE OF YOUR PROPERTY.

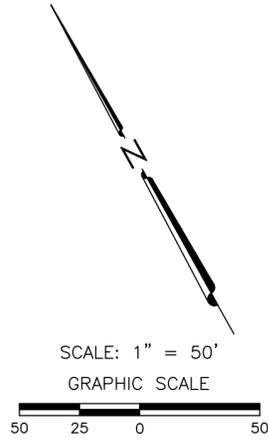
TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES.



LOCATION MAP  
NOT TO SCALE

<b>EARLY LAND SURVEYING</b> <small>A LIMITED LIABILITY COMPANY</small>	PROJECT NO.: 1087-001
	DRAWING NO.: 1087-001-PL1
<small>P.O. BOX 92588 AUSTIN, TX 78709 512-202-8631 TBPELS FIRM NO. 10194487</small>	PLOT DATE: 7/21/21
	PLOT SCALE: 1" = 50'
DRAWN BY: MAW & JBE	
<b>SHEET 1 OF 5</b>	

# JENNINGS PLACE A SMALL LOT SUBDIVISION



THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS OBSERVATIONS ON EARLY LAND SURVEYING CONTROL POINT "BM #1"

MAG NAIL WITH WASHER SET IN CONCRETE SIDEWALK ALONG THE SOUTHEAST SIDE OF NUCKOLS CROSSING ROAD APPROX. 162' NORTHEAST OF THE INTERSECTION OF NUCKOLS CROSSING ROAD AND VERTEX BOULEVARD AND APPROX. 73' SOUTHWEST OF AN IRON PIPE FOUND FOR A COMMON CORNER OF THE TWO SUBJECT TRACTS.

SURFACE COORDINATES:  
N 10031718.89  
E 3112623.21

TEXAS STATE PLANE COORDINATES:  
N 10030715.82  
E 3112311.97

ELEVATION = 577.40'  
VERTICAL DATUM: NAVD 88 (GEOID 12B)

COMBINED SCALE FACTOR = 0.999900010  
(FOR SURFACE TO GRID CONVERSION)

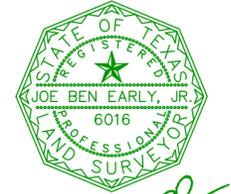
INVERSE SCALE FACTOR = 1.000100  
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0  
THETA ANGLE: 1'19"46"

- LEGEND
- 1/2" REBAR FOUND (OR AS NOTED)
  - <sup>CH</sup> 1/2" REBAR WITH "CHAPARRAL BOUNDARY" CAP FOUND
  - <sup>DIXON</sup> 1/2" REBAR WITH "DIXON" CAP FOUND
  - <sup>OR</sup> 1/2" REBAR WITH "OPEN RANGE" CAP FOUND
  - <sup>SC</sup> 1/2" REBAR WITH "SURVEY CONTROL" CAP FOUND
  - 1/2" REBAR WITH "EARLY BOUNDARY" CAP TO BE SET
  - ▲<sup>SC</sup> MAG NAIL WITH "SURVEY CONTROL" WASHER FOUND
  - ⊙ 1/2" IRON PIPE FOUND (OR AS NOTED)
  - CONCRETE MONUMENT TO BE SET
  - △ CALCULATED POINT
  - ⊕ CONTROL POINT/BENCHMARK LOCATION
  - B.L. BUILDING SETBACK LINE
  - E.T.E. ELECTRIC & TELEPHONE EASEMENT
  - E.T.F.E. ELECTRIC DIST., TELECOM & FIBER EASEMENT
  - P.U.E. PUBLIC UTILITY EASEMENT
  - ... SIDEWALK LOCATION
  - ( ) RECORD INFORMATION



AUSTIN INDEPENDENT SCHOOL DISTRICT  
15.604 ACRES  
(2006099949)



7/21/21  
C8J-2020-0047.1A

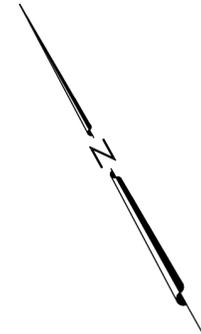
**EARLY**  
LAND SURVEYING  
A LIMITED LIABILITY COMPANY

P.O. BOX 92588  
AUSTIN, TX 78709  
512-202-8631  
TBPELS FIRM NO. 10194487

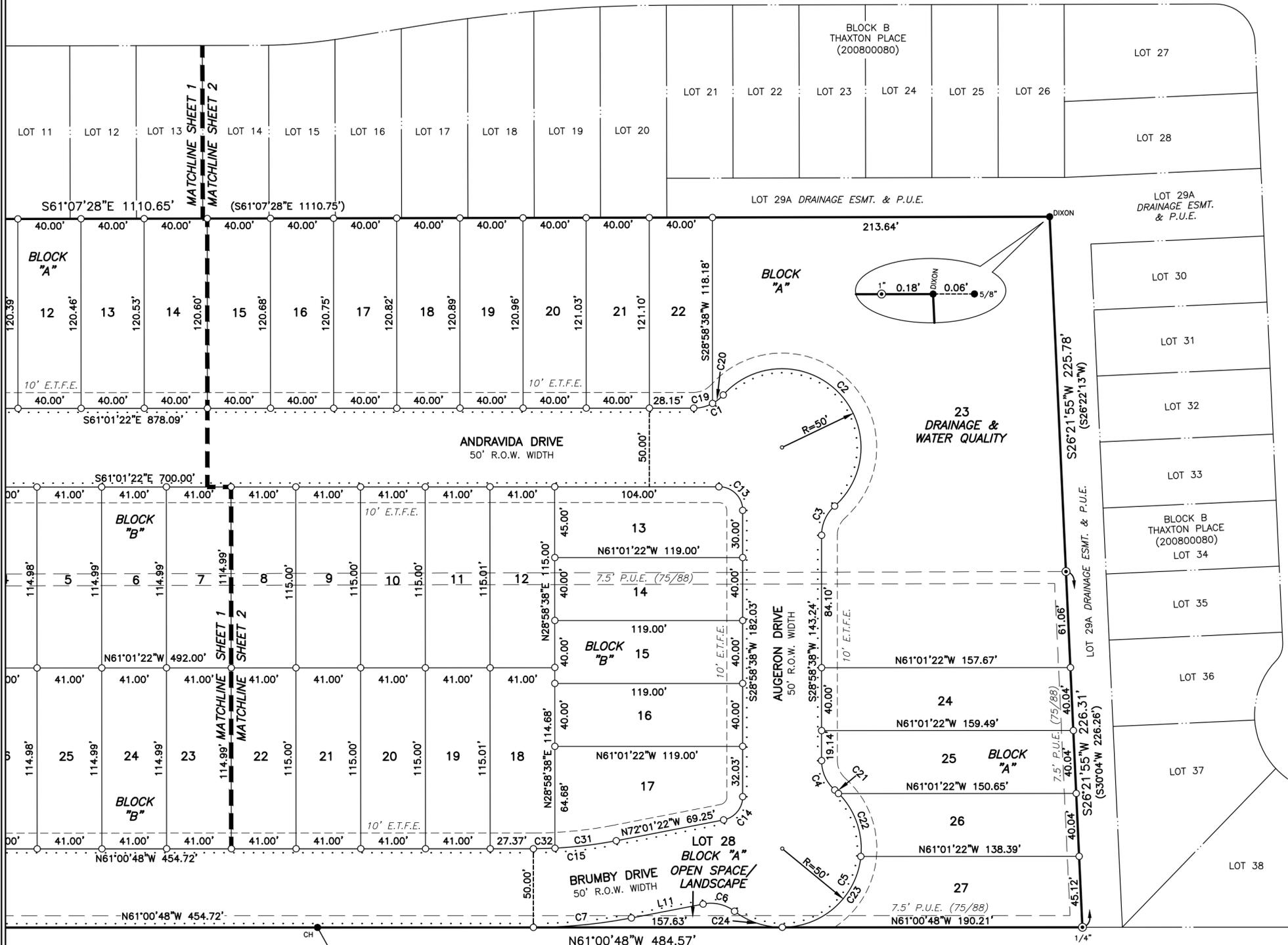
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SHEET 2 OF 5

# JENNINGS PLACE A SMALL LOT SUBDIVISION

TEE DRIVE



SCALE: 1" = 50'  
GRAPHIC SCALE



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	25.00'	48°11'23"	21.03'	S85°07'04"E	20.41'
C2	50.00'	186°22'46"	162.65'	S16°01'22"E	99.85'
C3	25.00'	48°11'23"	21.03'	S53°04'19"W	20.41'
C4	25.00'	48°11'23"	21.03'	S04°52'56"W	20.41'
C5	50.00'	175°25'21"	153.09'	S68°29'55"W	99.92'
C6	25.00'	48°13'58"	21.05'	N47°54'23"W	20.43'
C7	325.00'	11°00'34"	62.45'	N66°31'05"W	62.35'
C8	325.00'	9°59'26"	56.67'	N56°01'05"W	56.60'
C9	25.00'	48°06'09"	20.99'	N75°04'27"W	20.38'
C10	50.00'	176°17'32"	153.84'	N10°58'46"W	99.95'
C11	25.00'	48°11'23"	21.03'	N53°04'19"E	20.41'
C12	15.00'	90°00'00"	23.56'	N16°01'22"W	21.21'
C13	15.00'	90°00'00"	23.56'	S16°01'22"E	21.21'
C14	15.00'	79°00'00"	20.68'	S68°28'38"W	19.08'
C15	275.00'	11°00'34"	52.84'	N66°31'05"W	52.76'
C16	275.00'	9°59'26"	47.95'	N56°01'05"W	47.89'
C17	15.00'	80°00'00"	20.94'	N11°01'22"W	19.28'
C18	15.00'	90°00'00"	23.56'	N73°58'38"E	21.21'
C19	25.00'	28°18'13"	12.35'	S75°10'29"E	12.22'
C20	25.00'	19°53'10"	8.68'	N80°43'50"E	8.63'
C21	50.00'	3°41'37"	3.22'	S17°21'57"E	3.22'
C22	50.00'	50°11'08"	43.80'	S09°34'26"W	42.41'
C23	50.00'	84°18'37"	73.57'	S76°49'19"W	67.11'
C24	50.00'	37°13'59"	32.49'	N42°24'23"W	31.92'
C25	50.00'	38°06'10"	33.25'	N80°04'27"W	32.64'
C26	50.00'	58°14'20"	50.82'	N31°54'12"W	48.66'
C27	50.00'	36°05'11"	31.49'	N15°15'34"E	30.97'
C28	50.00'	43°51'51"	38.28'	N55°14'05"E	37.35'
C29	25.00'	43°24'07"	18.94'	N55°27'57"E	18.49'
C30	25.00'	4°47'16"	2.09'	N31°22'15"E	2.09'
C31	275.00'	8°10'05"	39.20'	N67°56'20"W	39.17'
C32	275.00'	2°50'30"	13.64'	N62°26'03"W	13.64'
C33	275.00'	4°56'02"	23.68'	N58°32'47"W	23.67'
C34	275.00'	5°03'24"	24.27'	N53°33'04"W	24.26'

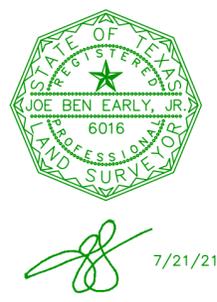
LINE TABLE		
LINE	BEARING	DISTANCE
L11	N72°01'22"W	46.28'
L12	S58°09'10"E	22.61'
L13	S83°51'41"E	5.32'
L14	N61°00'48"W	2.63'

LOT SUMMARY	
RIGHT-OF-WAY	2.728 ACRES
SINGLE FAMILY (64)	7.329 ACRES
DRAINAGE & WATER QUALITY LOT (1)	1.119 ACRES
OPEN SPACE/LANDSCAPE LOT (3)	0.084 ACRES
EMERGENCY ACCESS (1)	0.075 ACRES
UTILITY/COMM. (1)	0.159 ACRES
TOTAL LOTS (70)/LOT AC:	8.766 ACRES
TOTAL	11.494 ACRES

TABLE OF LAND USES	
LOTS 1-22, 24-27, BLOCK A	SINGLE FAMILY
LOT 23, BLOCK A	DRAINAGE & WATER QUALITY
LOT 28, BLOCK A	OPEN SPACE/LANDSCAPE
LOTS 1-34, BLOCK B	SINGLE FAMILY
LOT 1, BLOCK C	UTILITY/COMM.
LOTS 2-5, BLOCK C	SINGLE FAMILY
LOT 6, BLOCK C	EMERGENCY ACCESS
LOTS 7-8, BLOCK C	OPEN SPACE/LANDSCAPE

STREET SUMMARY	
ANDRAVIDA DRIVE	933 L.F.
AUGERON DRIVE	255 L.F.
BRUMBY DRIVE	784 L.F.
HAFLINGER DRIVE	255 L.F.
TOTAL LINEAR FEET:	2,227

ONION CREEK METRO PARK DISTRICT  
26.361 ACRES  
(2016129843)



7/21/21

**EARLY LAND SURVEYING**  
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**SHEET 3 OF 5**

# JENNINGS PLACE A SMALL LOT SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS:

THAT KATHLEEN TOOMEY GILMORE, TRUSTEE OF THE KATHLEEN T. GILMORE LIVING TRUST U/A, BEING OWNER OF A 5.74 ACRE TRACT IN THE SANTIAGO DEL VALLE GRANT CONVEYED IN A DEED OF RECORD IN DOCUMENT NO. 2020084593 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND LOT 1, GENTRY ESTATES A SUBDIVISION OF RECORD IN VOLUME 75, PAGE 88 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2020084594 OF THE DEED RECORDS OF TRAVIS COUNTY TEXAS;

SAID GENTRY ESTATES HAVING BEEN VACATED AS RECORDED IN DOCUMENT NO. \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,

DO HEREBY SUBDIVIDE 11.494 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL AND GOVERNMENT CODE, TO BE KNOWN AS:

### JENNINGS PLACE A SMALL LOT SUBDIVISION

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

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

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

KATHLEEN TOOMEY GILMORE, TRUSTEE OF THE KATHLEEN T. GILMORE LIVING TRUST U/A  
KATHLEEN T. GILMORE LIVING TRUST  
8449 NUCKOLS CROSSING  
AUSTIN, TX 78744

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KATHLEEN TOOMEY GILMORE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE/SHE ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, AD.

NOTARY PUBLIC, STATE OF TEXAS

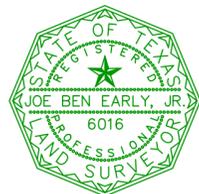
PRINTED NAME \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

#### SURVEYOR'S CERTIFICATION

I, JOE BEN EARLY, JR., 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 SURVEYING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE, AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND NOVEMBER 16, 2020.

7/21/21

JOE BEN EARLY, JR., R.P.L.S. NO. 6016 DATE



SURVEYING BY:  
EARLY LAND SURVEYING, LLC  
P.O. BOX 92588  
AUSTIN, TX 78709  
512-202-8631  
TBPELS FIRM NO. 10194487

#### ENGINEER'S CERTIFICATION:

I, RUSSELL KOTARA, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING; AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48453C0595K, 48453C0611K and 48453C0613K, DATED JANUARY 22, 2020, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

08/02/2021

RUSSELL KOTARA, P.E., DATE  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF TEXAS NO. 99350



LJA ENGINEERING  
7500 RIALTO BLVD, BLDG 2, STE 100  
AUSTIN, TX 78735  
512-439-4700

1. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
2. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LAND OWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
3. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED \_\_\_\_\_, 20\_\_, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOC. NO. \_\_\_\_\_, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
4. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
5. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY THE OFF-SITE POND SERVING THIS SUBDIVISION AS APPROVED BY THE CITY OF AUSTIN AND CONSTRUCTED WITHIN \_\_\_\_\_ (C8-06-\_\_\_\_\_).
6. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS AS NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK.
7. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
8. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
9. ALL BUILDING SETBACK LINES SHALL CONFORM TO THE APPLICABLE ZONING ORDINANCE REQUIREMENTS OF THE APPROVED PUD (ORDINANCE NO. 20061116-053), AND AS AMENDED.
10. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS, AND ARE SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: ANDRAVIDA DRIVE, AUGERON DRIVE, BRUMBY DRIVE AND HAFLINGER DRIVE. 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.
11. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL.
12. ALL STREETS WILL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS. STREET SECTIONS WILL BE PER THE \_\_\_\_\_ P.U.D. ORDINANCE (\_\_\_\_\_).
13. 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.
14. WATER QUALITY CONTROLS ARE PROVIDED BY THE OFFSITE POND SERVING THIS SUBDIVISION AS APPROVED BY THE CITY OF AUSTIN (C8-06-0133.02.3B.SH)
15. FOR DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS PERTAINING TO THIS SUBDIVISION, SEE PRIVATE INSTRUMENT RECORDED IN DOCUMENT NO. \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
16. ALL DRAINAGE, SIDEWALKS, EROSION CONTROLS, WATER AND WASTEWATER LINES SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
17. 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.
18. PER AUSTIN CITY CODE SECTION 6-3-62, A PERSON MAY NOT PLANT A TREE ON PUBLIC PROPERTY WITHIN (1) TEN LATERAL FEET OF AN OVERHEAD UTILITY LINE IF THE TREE MAY REACH A HEIGHT OF 20 FEET; OR (2) FIVE LATERAL FEET OF AN UNDERGROUND UTILITY LINE.

19. TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
20. COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR ITS ASSIGNS FOR THIS SUBDIVISION.
21. ALL ELECTRIC EASEMENTS MUST BE SHOWN ON ALL PLAN SHEETS, LEFT CLEAR FOR ELECTRIC USE AND MAINTENANCE ON A 24/7 BASIS IN PERPETUITY AND MAINTAIN NECESSARY CLEARANCES FROM ANY PROPOSED STRUCTURES, VEGETATION, ETC. AT ALL TIMES. NECESSARY CLEARANCE INFORMATION (AE, OSHA, NESC, & NEC) MAY BE FOUND IN AUSTIN ENERGY'S DESIGN CRITERIA MANUAL- SECTION 1.5.3.9. THE MANUAL IS AVAILABLE ON AUSTIN ENERGY'S WEBSITE UNDER CONTRACTORS/ELECTRIC SERVICE DESIGN AND PLANNING.
22. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION).
23. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
24. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
25. WATER WILL BE PROVIDED BY AUSTIN WATER UTILITY.
26. WASTEWATER WILL BE PROVIDED BY AUSTIN WATER UTILITY.

#### ACCESS RESTRICTIONS:

LOT(S) 1, BLOCK 'A' IS RESTRICTED FROM ACCESSING NUCKOLS CROSSING RD.  
LOT(S) 3, BLOCK 'B' IS RESTRICTED FROM ACCESSING ANDRAVIDA DR.  
LOT(S) 17, BLOCK 'B' IS RESTRICTED FROM ACCESSING BRUMBY DR.  
LOT(S) 30, BLOCK 'B' IS RESTRICTED FROM ACCESSING BRUMBY DR.  
LOT(S) 34, BLOCK 'B' IS RESTRICTED FROM ACCESSING ANDRAVIDA DR.  
LOT(S) 1, 2, 3, 4, AND 5, BLOCK 'C' ARE RESTRICTED FROM ACCESSING NUCKOLS CROSSING RD.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF AUSTIN ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 2021.

NADIA BARRERA-RAMIREZ, CHAIR

DAVID KING, SECRETARY

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

DENISE LUCAS, DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT



P.O. BOX 92588  
AUSTIN, TX 78709  
512-202-8631  
TBPELS FIRM NO. 10194487

PROJECT NO.: 1087-001  
DRAWING NO.: 1087-001-PL1  
PLOT DATE: 7/21/21  
PLOT SCALE: 1" = 50'  
DRAWN BY: MAW & JBE  
SHEET 4 OF 5

# JENNINGS PLACE A SMALL LOT SUBDIVISION

### TRAVIS COUNTY COMMISSIONERS COURT RESOLUTION

IN APPROVING THIS PLAT BY 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 BUILDINGS OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE 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 IMPROVEMENTS. THE OWNER(S)' OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

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

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS.

\_\_\_\_\_  
DEPUTY

THE STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., DULY

RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., PLAT RECORDS OF SAID COUNTY

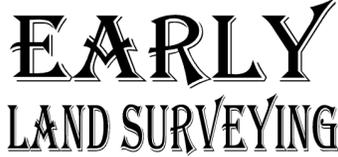
AND STATE, IN DOCUMENT NUMBER \_\_\_\_\_ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

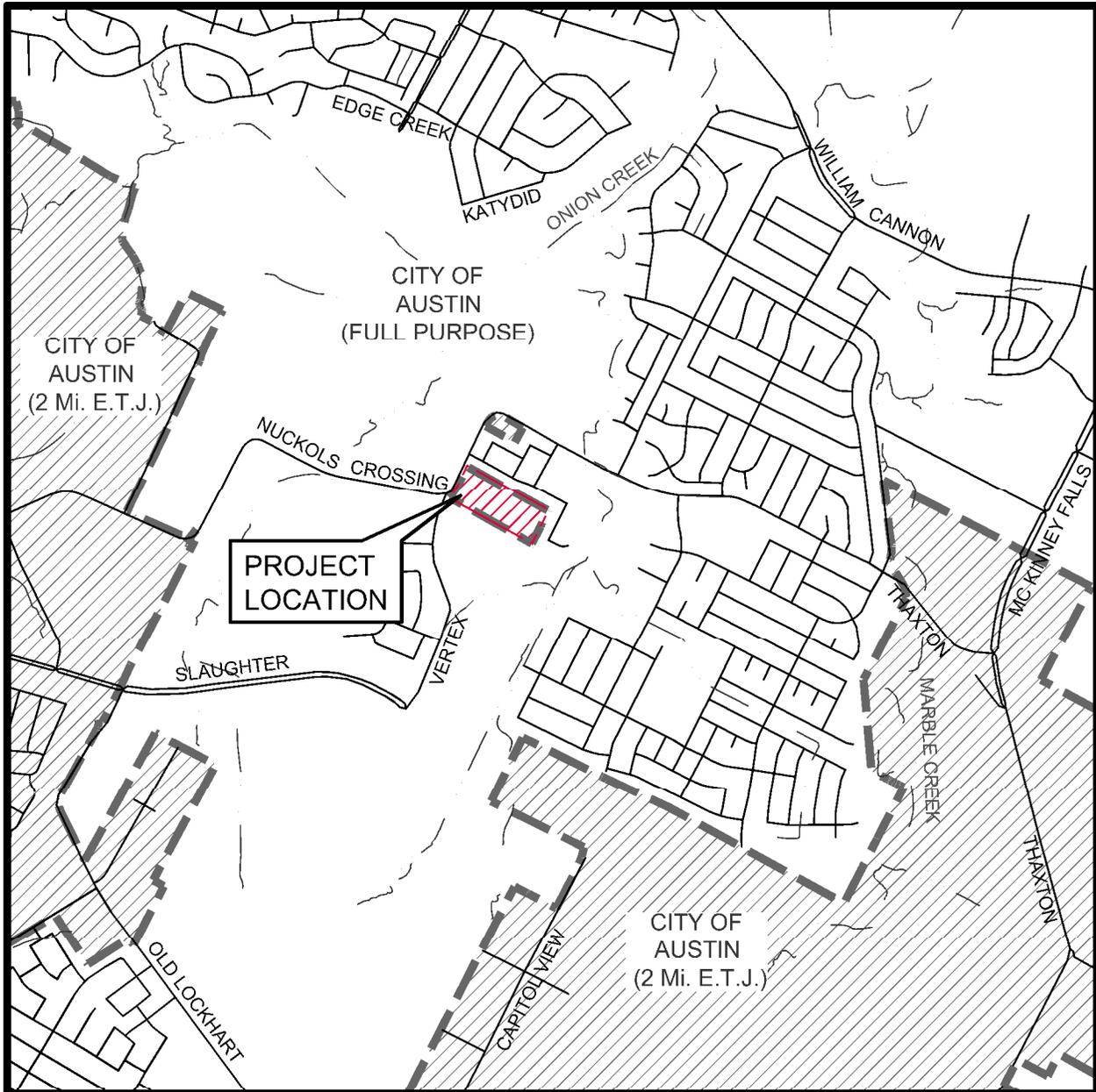
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

DANA DEBEAUVOIR, COUNTY CLERK,  
TRAVIS COUNTY, TEXAS

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

C8J-2020-0047.1A

 <p><b>EARLY LAND SURVEYING</b> A LIMITED LIABILITY COMPANY</p>	PROJECT NO.: 1087-001
	DRAWING NO.: 1087-001-PL1
	PLOT DATE: 7/21/21
	PLOT SCALE: 1" = 50'
	DRAWN BY: MAW & JBE
	<b>SHEET 5 OF 5</b>
<p>P.O. BOX 92588 AUSTIN, TX 78709 512-202-8631 TBPELS FIRM NO. 10194487</p>	



# LOCATION MAP

SCALE: 1" = 2,000'

CITY OF AUSTIN GRID NO. H-13, J-13, & J-12  
MAPSCO: 674Z, 675W, & 705A