

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2019-0124.0A**COMMISSION DATE:** December 7, 2021**SUBDIVISION NAME:** Rayviva Price Tract**ADDRESS:** 7651 Delwau Lane**APPLICANT:** Everett C. Price, Jr.**AGENT:** Dunway (J. Segura)**ZONING:** SF-2**NEIGHBORHOOD PLAN:** n/a**AREA:** 9.559 acres (416,390 sf)**LOTS:** 5**COUNTY:** Travis**DISTRICT:** 1**WATERSHED:** Boggy Creek**JURISDICTION:** Full Purpose**VARIANCES:** none**DEPARTMENT COMMENTS:**

The request is for the approval of the Rayviva Price Tract subdivision, the applicant proposes to resubdivide an existing lot and unplatted property into a 5 lot subdivision on 9.559 acres.

STAFF RECOMMENDATION:

Staff recommends approval of the subdivision case, the plat meets City of Austin code requirements.

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

Exhibit A: Vicinity map

Exhibit B: Proposed plat



B-15 Property Profile

Legend

- ☐ Council District
- Jurisdiction
 - ☐ FULL PURPOSE
 - ☐ LIMITED PURPOSE
 - ☐ EXTRATERRITORIAL JURISDICTION
 - ☐ 2 MILE ETJ AGRICULTURAL AGR
 - ☐ OTHER CITY LIMITS
 - ☐ OTHER CITIES ETJ
- Jurisdiction
 - ☐ FULL PURPOSE
 - ☐ LIMITED PURPOSE
 - ☐ EXTRATERRITORIAL JURISDICTION
 - ☐ 2 MILE ETJ AGRICULTURAL AGR
 - ☐ OTHER CITY LIMITS
 - ☐ OTHER CITIES ETJ
- ☐ Zoning Text



1: 11,015



0.3 0 0.17 0.3 Miles

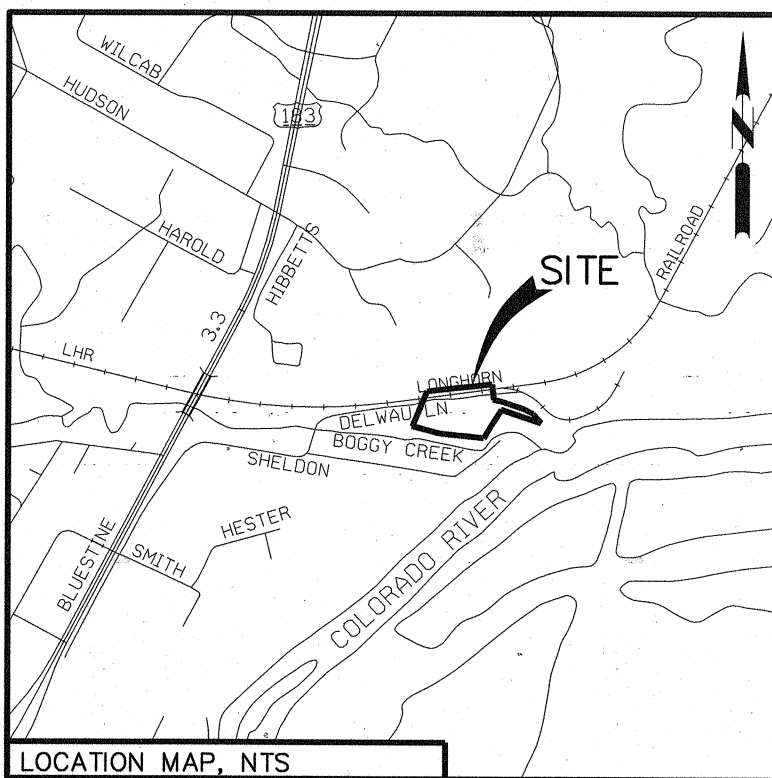
NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Notes

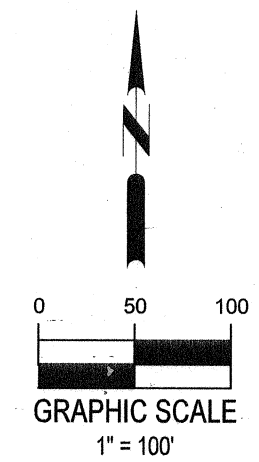
Case # C8-2019-0124.0A
Address: 7651 Dleau Lane



RAYVIVA PRICE ACRES

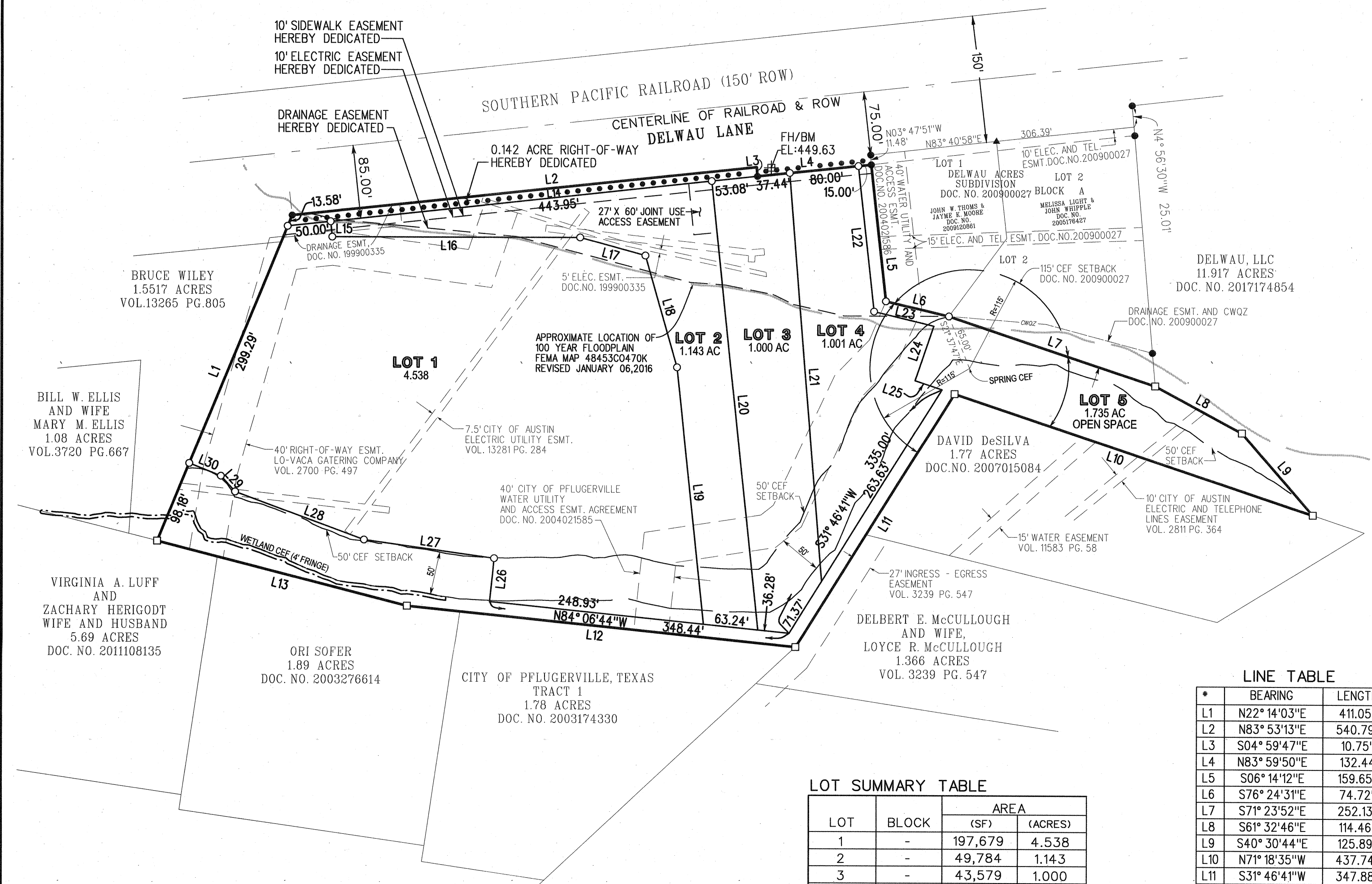
APPLICATION SUBMITTAL DATE: 08/01/2019

ORIGINAL PREPARATION DATE: 03/02/2018



LEGEND

- | | |
|-----------------|---|
| ● | 1/2" IRON ROD FOUND
CAP INDICATED IF PRESENT |
| ○ | 1/2" IRON ROD SET W/ PLASTIC CAP |
| ▲ | NAIL FOUND |
| ⊕ | BENCHMARK |
| □ | CALCULATED INUNDATED POINT |
| CEF | CRITICAL ENVIRONMENTAL FEATURE |
| ● ● ● ● ● ● ● ● | REQUIRED SIDEWALK |



LINE TABLE

*	BEARING	LENGTH
L1	N22° 14'03"E	411.05'
L2	N83° 53'13"E	540.79'
L3	S04° 59'47"E	10.75'
L4	N83° 59'50"E	132.44'
L5	S06° 14'12"E	159.65'
L6	S76° 24'31"E	74.72'
L7	S71° 23'52"E	252.13'
L8	S61° 32'46"E	114.46'
L9	S40° 30'44"E	125.89'
L10	N71° 18'35"W	437.74'
L11	S31° 46'41"W	347.88'
L12	N84° 06'44"W	452.66'
L13	N75° 30'17"W	298.62'
L14	N83° 45'38"E	547.03'
L15	S06° 14'22"E	17.96'
L16	N90° 00'00"E	286.99'
L17	S74° 32'25"E	78.34'
L18	S15° 53'46"E	135.04'
L19	S05° 54'39"E	301.41'
L20	S05° 54'00"E	525.96'
L21	S04° 32'01"E	477.40'
L22	S06° 14'12"E	170.25'
L23	S76° 24'31"E	70.93'
L24	N18° 41'25"E	67.26'
L25	S71° 18'35"E	32.87'
L26	N05° 53'16"E	50.79'
L27	N82° 00'24"W	152.30'
L28	N69° 35'04"W	159.22'
L29	N42° 01'36"W	24.58'
L30	N67° 45'57"W	39.48'

LOT SUMMARY TABLE

LOT		BLOCK		AREA	
				(SF)	(ACRES)
1	-	197,679	4.538		
2	-	49,784	1.143		
3	-	43,579	1.000		
4	-	43,591	1.001		
5	-	75,594	1.735		
ROW	-	6,172	0.142		
TOTAL		416,390	9.559		

TOTAL # OF LOTS: 5

BENCHMARK INFORMATION:

DESCRIPTION:
CROSS CUT ON TOP OF FIRE HYDRANT BOLT
BETWEEN THE WORD "OPEN" AND AN ARROW SYMBOL

Grid Coordinate:
N:10069691.07
E:3139514.38
ORTHO ELEVATION: 449.63
VERTICAL DATUM IS NAVD-88.(GEOID 12B)

DESCRIPTION:
CROSS CUT ON TOP OF FIRE HYDRANT BOLT
BETWEEN THE WORD "OPEN" AND AN ARROW SYMBOL

Grid Coordinate:
N:10069663.33
E:3138957.51
ORTHO ELEVATION: 438.06
VERTICAL DATUM IS NAVD-88.(GEOID 12B)

BEARING BASIS:

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (1986 Adjustment), TEXAS CENTRAL ZONE (4203). ALL BEARINGS, DISTANCES AND ACRESAGES SHOWN HEREON RELATE TO THIS DATUM AND GRID COORDINATE SYSTEM. VERTICAL DATUM IS NAVD-88. (GEOID 12B) BASED ON LEICA SMARTNET NORTH AMERICA NETWORK RTCM-REFERENCE STATION 2292 (LCAS AUSTIN - SE TX.)

RAYVIVA PRICE ACRES

APPLICATION SUBMITTAL DATE: 08/01/2019

ORIGINAL PREPARATION DATE: 03/02/2018

THE STATE OF TEXAS:
THE COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS:

THAT EVERETT C. PRICE, JR., BEING OWNER OF ALL OF LOT 1, BLOCK A OF THE FLEURY ACRES, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 199900335 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND 8.50 ACRES OF LAND OUT OF THE JAMES BURLESON LEAGUE, SURVEY NO. 19, ABSTRACT 4 CONVEYED BY DEED OF RECORD DOCUMENT NUMBER 2007214518 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND 0.416 ACRES OF LAND OUT OF THE JAMES BURLESON LEAGUE, SURVEY NO. 19, ABSTRACT NO. 4 CONVEYED BY DEED OF RECORD DOCUMENT NUMBER 2011128986 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE 9.559 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

RAYVIVA PRICE ACRES

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 _____, 2021, A.D.

EVERETT C. PRICE, JR.
507 WEST ELSMERE PLACE
SAN ANTONIO, TX 78212-2648

THE STATE OF TEXAS:
THE COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EVERETT C. PRICE, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE 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 ____ DAY OF _____, 2021, A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME

MY COMMISSION EXPIRES

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

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

DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

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

_____, CHAIR

_____, SECRETARY

THE STATE OF TEXAS:
THE COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND IT'S 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., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ____ DAY OF _____, 20____, A.D.

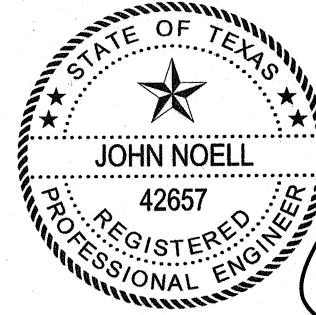
DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

DEPUTY

ENGINEER'S CERTIFICATE:

I, JOHN NOELL, P.E. NO. 42657, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

A PORTION OF THIS TRACT IS LOCATED WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD HAZARD AREA, AS INDICATED ON FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 48453C0470K, DATED JANUARY 6, 2016.



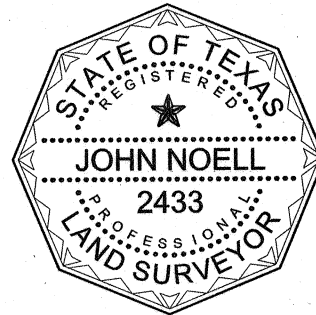
JOHN NOELL, P.E.
DUNAWAY :UDG
TEXAS FIRM NO. F-1114
5707 SOUTHWEST PARKWAY
BUILDING 2, SUITE 250
AUSTIN, TX 78735
(512) 306-8252

DATE

12.1.21

SURVEYOR'S CERTIFICATE:

I, JOHN NOELL, 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 CHAPTER 25 OF THE AUSTIN CITY CODE OF 1988 AS AMENDED, IS ACCURATE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON FEBRUARY 16, 2018.



DUNAWAY |UDG
TBPLS 10065900

JOHN NOELL
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 2433
TBPLS FIRM NO. 10065900
DUNAWAY :UDG
TEXAS FIRM NO. F-1114
5707 SOUTHWEST PARKWAY
BUILDING 2, SUITE 250
AUSTIN, TX 78735
(512) 306-8252

DATE

12.1.21

RAYVIVA PRICE ACRES

APPLICATION SUBMITTAL DATE: 08/01/2019

ORIGINAL PREPARATION DATE: 03/02/2018

GENERAL NOTES:

1. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN LAND DEVELOPMENT CODE.
2. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
3. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
5. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
6. THE WATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY AUSTIN WATER. ALL WATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
7. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER SYSTEM AND AN ON-SITE SEWAGE FACILITY APPROVED BY THE CITY.
8. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THE SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
9. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
10. 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 CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
11. 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 CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
12. 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.
13. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCE 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.
14. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
15. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, WATER QUALITY PLANS AND DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF RATES SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
16. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE.
17. ALL DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF AUSTIN.
18. NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL FACILITY HAS BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN.

19. AN ADMINISTRATIVE VARIANCE TO LDC 25-8-281(C)(1)(A) WAS GRANTED TO REDUCE THE SPRING CRITICAL ENVIRONMENTAL FEATURE (CEF) BUFFER TO 115 FEET.

20. A FEE-IN-LIEU OF PARKING DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 1 RESIDENTIAL UNIT. NO FEE WAS CHARGED FOR THE EXISTING RESIDENCES.

21. WATERWAY SETBACKS AS DEFINED BY THE LAND DEVELOPMENT CODE MAY BE LOCATED ON THIS PROPERTY. DEVELOPMENT IS LIMITED WITHIN WATERWAY SETBACKS.

22. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, FLEURY ACRES, SHALL APPLY TO THIS RESUBDIVISION PLAT.

23. DEVELOPMENT OF THESE LOTS SHALL COMPLY WITH THE REQUIREMENTS OF THE AIRPORT HAZARD AND COMPATIBLE LAND USE REGULATIONS, (CHAPTER 25-13) AS AMENDED.

24. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: DELWAU LANE. 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.

25. ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURE AND ASSOCIATED SETBACK MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.

26. LOT 5 IS DESIGNATED FOR OPEN SPACE USE AND NO OTHER USES ARE ALLOWED. MAINTENANCE OF THIS LOT IS THE RESPONSIBILITY OF THE LOT OWNER.

27. EACH LOT WITHIN THIS SUBDIVISION SHALL HAVE SEPARATE WATER METERS AND THEIR RESPECTIVE PRIVATE WATER AND SEWER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.

28. PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM THROUGH CONSTRUCTION OF DRAINAGE IMPROVEMENTS AS DESCRIBED IN THE CONDITIONAL APPROVAL LETTER, AND AS DEPICTED IN EXHIBIT A OF THE FORMAL RSMP AGREEMENT, WAS GRANTED FOR THIS SUBDIVISION ON FEBRUARY 1, 2021 BY THE CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT, OFFICE OF THE DIRECTOR. THE RSMP CASE NUMBER FOR THIS PROJECT IS BOG-RS-2020-0048R.

29. FOR INTEGRATED PEST MANAGEMENT PLAN, SEE AGREEMENT FILED IN DOCUMENT NO. 2021075991, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

30. THE PRESENCE OF A CRITICAL ENVIRONMENTAL FEATURE ON OR NEAR A PROPERTY MAY AFFECT DEVELOPMENT. ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURES (CEF) BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.

31. FOR LIMITING IMPERVIOUS COVER RESTRICTIVE COVENANT, SEE AGREEMENT FILED IN DOCUMENT NO. 2021075992 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

OSSF PLAT NOTES

1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE SEWAGE FACILITY THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE CITY OF AUSTIN.
2. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED PUBLIC WATER SYSTEM.
3. NO CONSTRUCTION MAY BEGIN ON ANY LOT IN THIS SUBDIVISION UNTIL PLANS FOR A PRIVATE ON-SITE SEWAGE FACILITY TO SERVE THE LOT ARE APPROVED BY THE CITY OF AUSTIN.
4. THESE RESTRICTIONS ARE ENFORCEABLE BY THE CITY OF AUSTIN.

AUSTIN WATER UTILITY, UTILITY DEVELOPMENT SERVICES DIVISION

DATE

05/11/2021