

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2021-0057.0A

COMMISSION DATE: February 1, 2022

SUBDIVISION NAME: Cadence Country Ranch Final Plat

ADDRESS: 200-715 Chaparral Road (HCAD R174872)

APPLICANT: Curtis Austin Investments, LLC (Curtis Davidson)

AGENT: Brian Faltesek (LJA Engineering, Inc.)

ZONING: RR (rural residence)

NEIGHBORHOOD PLAN: None

AREA: 205.8127 acres

LOTS: 5

COUNTY: Hays

DISTRICT: 8

WATERSHED: Little Bear Creek

JURISDICTION: Limited Purpose

VARIANCE: NA

DEPARTMENT COMMENTS:

The request is for the approval of Cadence Country Ranch Final Plat, comprised of 5 lots on 205.81 acres (8,965,083.6 sf).

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 LDC 25-4-84(B). The conditions include completing a joint use access easement document and updating notes on 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 January 28, 2022, and attached as Exhibit C.

CASE MANAGER: Cesar Zavala

PHONE: 512-974-3404

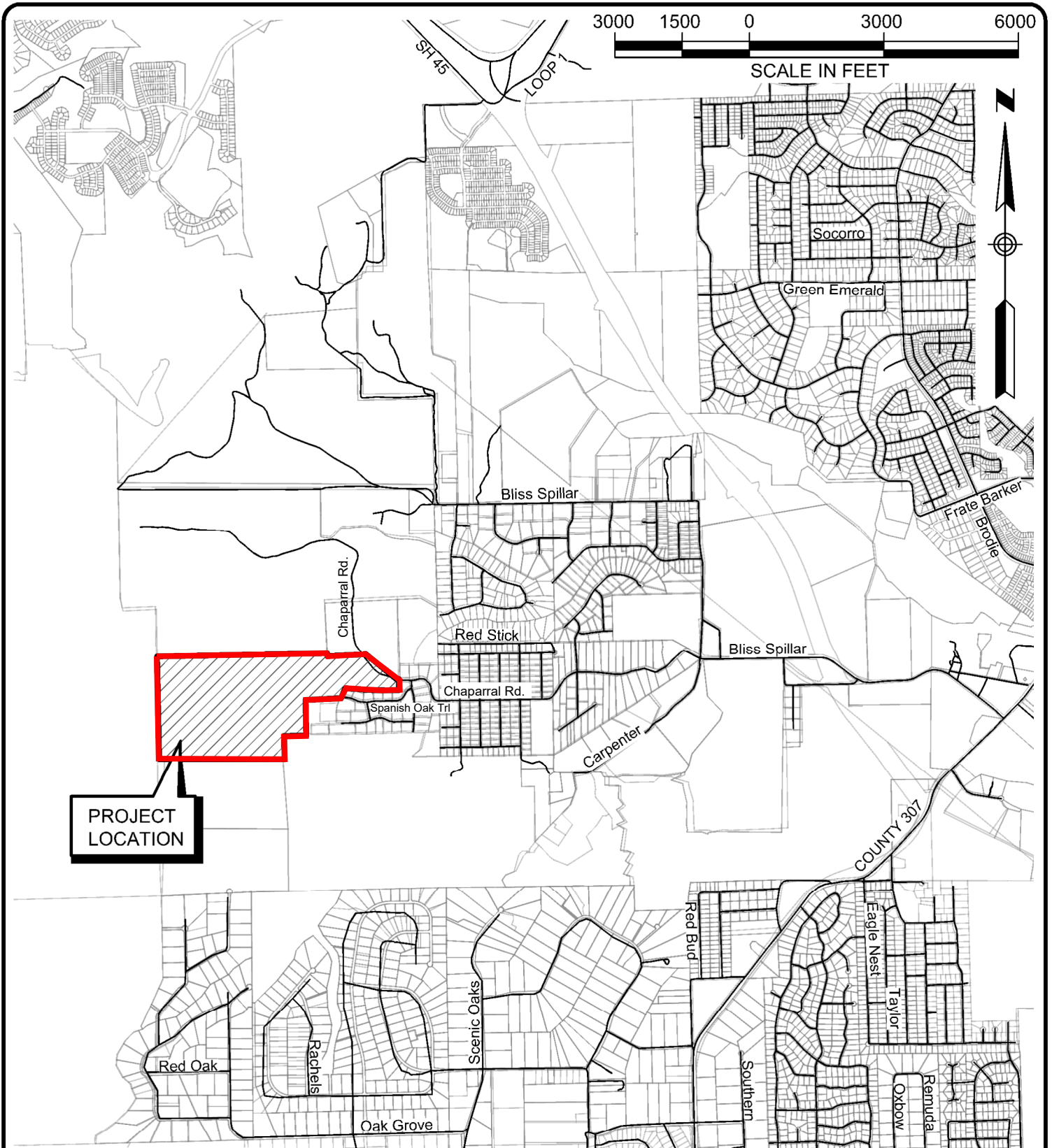
E-mail: cesar.zavala@austintexas.gov

ATTACHMENTS

Exhibit A: Vicinity map

Exhibit B: Proposed plat

Exhibit C: Comment report dated January 28, 2022



LJA Engineering, Inc.

7500 Rialto Boulevard, Building II
Suite 100
Austin, Texas 78735



Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

CADENCE COUNTRY RANCH

LOCATION MAP

loc.dwg

1 OF 1

THE STATE OF TEXAS)
COUNTY OF HAYS)(

KNOW ALL MEN BY THESE PRESENTS:

THAT TIER THREE LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH ROBERT RUGGIO, BEING OWNER OF THAT 173.512 ACRE TRACT OF LAND AS CONVEYED BY THE DEED RECORDED IN DOCUMENT No. 20021915 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND CURTIS AUSTIN INVESTMENTS, LLC, ACTING HEREIN AND THROUGH CURTIS DAVIDSON, BEING OWNER OF THAT 32.300 ACRE TRACT OF LAND AS CONVEYED BY THE DEED RECORDED IN DOCUMENT No. 20022010 OF THE SAID OFFICIAL PUBLIC RECORDS, OUT OF THE JOSEPH S. ARRINGTON SURVEY No. 56, ABSTRACT No. 24, THE EL PASO IRRIGATION COMPANY SURVEY, ABSTRACT No. 524, THE JAMES WELLS SURVEY No. 84, ABSTRACT No. 496, IN HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 205.8127 ACRES OF LAND TO BE KNOWN AS "CADENCE COUNTRY RANCH", IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS THE _____ DAY OF _____, 20____.

BY: _____
ROBERT RUGGIO, MANAGER
TIER THREE, LLC
11612 FM 2244, BLDG. 1, SUITE 140
AUSTIN, TEXAS 78738

WITNESS MY HAND THIS THE _____ DAY OF _____, 20____.

BY: _____
CURTIS DAVIDSON, MANAGER
CURTIS AUSTIN INVESTMENTS, LLC
11612 FM 2244, BLDG. 1, SUITE 140
AUSTIN, TEXAS 78738

STATE OF TEXAS)
COUNTY OF HAYS)(

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT RUGGIO, MANAGER, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____. A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS)
COUNTY OF HAYS)(

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CURTIS DAVIDSON, MANAGER, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____. A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I GREGORY A. WAY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

WITNESS MY HAND THIS THE 6th DAY OF MAY, 2020.

GREGORY A. WAY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4567 – STATE OF TEXAS
CAPITAL SURVEYING COMPANY, INC.
925 SOUTH CAPITAL OF TEXAS HWY.
BLDG. B. STE. 115
AUSTIN, TEXAS 78746



GENERAL NOTES:

1. THIS SUBDIVISION IS LOCATED IN THE CITY OF AUSTIN LIMITED PURPOSE JURISDICTION WITHIN HAYS COUNTY, TEXAS.
2. THIS SUBDIVISION IS WITHIN THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
3. THIS SUBDIVISION IS LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE AND APPROXIMATELY 1.25 MILES FROM THE EDWARDS AQUIFER CONTRIBUTING ZONE.
4. NO FENCES SHALL BE PLACED SO AS TO IMPEDE THE FLOW OF DRAINAGE WITHIN AN EXISTING DRAINAGE WAY.

CADENCE COUNTRY RANCH, FINAL PLAT

GENERAL NOTES CONTINUED:

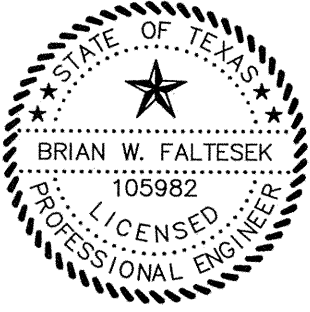
5. TOTAL ACREAGE OF DEVELOPMENT: 205.8127
TOTAL ACREAGE OF LOTS: 205.8127
TOTAL NUMBER OF LOTS: 5 AVERAGE SIZE OF LOTS: 41.1626
NUMBER OF LOTS: Greater than 10 acres 5
Larger than 5, less than 10 0
Between 2 & 5 acres 0
Between 1 & 2 acres 0
Less than an acre 0
6. WHILE THE WATER AVAILABILITY RULES ARE INTENDED TO PRESERVE AND PROTECT THE WATER RESOURCES OF HAYS COUNTY, THE COMMISSIONERS COURT OF HAYS COUNTY DOES NOT MAKE ANY WARRANTY – EXPRESSED, IMPLIED, OR OTHERWISE – THAT SUBDIVISIONS THAT COMPLY WITH THESE RULES WILL BE ABLE TO MEET THE WATER NEEDS OF THOSE PURCHASING LOTS WITHIN THE SUBDIVISION.
7. THE OWNER WILL ALLOW THE RIGHT-OF-ENTRY TO THE CITY, UTILITY OR PUBLIC SERVICE PROVIDERS AND EMERGENCY VEHICLES AS NECESSARY.
8. THIS SUBDIVISION IS LOCATED WITHIN ESD No. 2 AND ESD No. 8.
9. ALL CULVERTS, WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 8.3.1
10. THIS SUBDIVISION IS REQUIRED TO OBTAIN BUILDING PERMITS BEFORE CONSTRUCTION CAN BEGIN ON RESIDENTIAL LOTS, AND SITE DEVELOPMENT AND BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION CAN BEGIN ON COMMERCIAL LOTS.
11. ALL PRIVATE STREETS AND R.O.W. SHALL BE DEDICATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
12. NO CONSTRUCTION WILL OCCUR WITHIN THE ENTERPRISE GAS AND PEDERNALES ELECTRIC COOPERATIVE PROVIDERS, AND EASEMENTS WITHOUT PRIOR NOTIFICATION OF EASEMENT HOLDER.
13. POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL NOT BE GREATER THAN THE PRE-DEVELOPED CONDITION FOR 2, 5, 10, 25 AND 100 YEAR STORM EVENTS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 725, SUBCHAPTER 3.02. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
14. EACH LOT IS RESTRICTED TO SINGLE FAMILY USE.
15. DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751 UNLESS A VARIANCE HAS BEEN GRANTED.
16. ALL ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY STANDARDS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 5, OR OTHER METHODS, AS APPROVED.
17. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
18. NO LOTS SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE APPROVED WATER SYSTEM AND AN ON-SITE SEWAGE FACILITY APPROVED BY HAYS COUNTY.
19. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HERS ASSIGNS.
20. PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
21. ELECTRIC SERVICE IS PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE, INC.
22. THE PEDERNALES ELECTRIC COOPERATIVE, INC. (PEC) HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP ANY EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN'S LAND DEVELOPMENT CODE.
23. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE THE PEDERNALES ELECTRIC COOPERATIVE, INC. 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.
24. THIS SUBDIVISION IS SUBJECT TO (i) THE SETTLEMENT AGREEMENT BY AND BETWEEN THE CITY OF AUSTIN AND THE BRADLEY PARTIES AS RECORDED IN DOCUMENT NO. 2000-00009382 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
25. AS PER SETTLEMENT AGREEMENT BY AND BETWEEN THE CITY OF AUSTIN AND THE BRADLEY PARTIES, THIS SUBDIVISION CONSISTS OF TRACT 19 AS DEPICTED IN EXHIBIT C TO THE SETTLEMENT AGREEMENT AND IS SUBJECT TO THE WATER QUALITY REQUIREMENT AS SET OUT IN SECTION 6C OF THE SETTLEMENT AGREEMENT.
26. PARKLAND REQUIREMENTS FOR THIS SUBDIVISION WERE SATISFIED BY THE DEDICATION OF 79.4 ACRES OF LAND WITHIN THE HIELSHER SUBDIVISION.
27. PER SAID CONSERVATION EASEMENTS TO RESTRICT IMPERVIOUS COVER, 1.15 ACRES OF IMPERVIOUS COVER HAS BEEN ALLOCATED TO THIS SUBDIVISION.
28. THE USE OF PESTICIDES WILL BE IN ACCORDANCE WITH SPECIFICATION OF THE INTEGRATED PEST MANAGEMENT (IPM) PLAN AS REQUIRED BY SECTION 1.6.9.2D OF THE ENVIRONMENTAL CRITERIA MANUAL (ECM).

GENERAL NOTES CONTINUED ON SHEET 7 OF 7.

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

Brian Faltesek
BRIAN W. FALTESEK
LICENSED PROFESSIONAL ENGINEER NO. 105982
LJA ENGINEERING
7500 RIALTO BOULEVARD
BUILDING II, SUITE 100
AUSTIN, TEXAS 78735

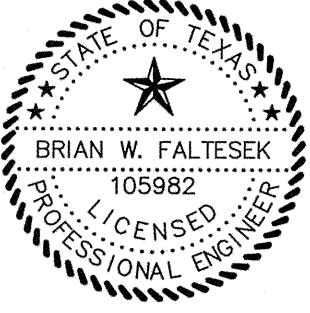
12-8-2021
DATE



NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL #48209C0145F DATED SEPTEMBER 2, 2005 FOR HAYS COUNTY AND INCORPORATED AREAS.

Brian Faltesek
BRIAN W. FALTESEK
LICENSED PROFESSIONAL ENGINEER NO. 105982
LJA ENGINEERING
7500 RIALTO BOULEVARD
BUILDING II, SUITE 100
AUSTIN, TEXAS 78735

12-8-2021
DATE



NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUNDWATER AVAILABILITY. RAINWATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

ERIC VAN GAASBEEK, R.S., C.F.M.
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

MARCUS PACHECO,
HAYS COUNTY DEVELOPMENT SERVICES

I, THE UNDERSIGNED, DIRECTOR OF HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY REQUIREMENTS AS STATED IN THE INTERLOCAL COOPERATION AGREEMENT BETWEEN HAYS COUNTY AND THE CITY OF BUDA FOR SUBDIVISION REGULATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF BUDA.

MARCUS PACHECO, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

DATE

ACCEPTED AND AUTHORIZED FOR RECORD BY THE LAND USE COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THIS THE _____ DAY OF _____, 20____.

_____, CHAIR

_____, SECRETARY

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE _____ DAY OF _____, 20____. AD.

CESAR ZAVALA FOR:
DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS)
COUNTY OF HAYS)(

I, ELAINE H. CARDENAS, CLERK OF HAYS COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, AT ____ O'CLOCK ____M., AND DULY RECORDED ON THE ____ DAY OF _____, 20____, AT ____ O'CLOCK ____M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN INSTRUMENT No. _____.

ELAINE H. CARDENAS, COUNTY CLERK
HAYS COUNTY, TEXAS

CADENCE COUNTRY RANCH

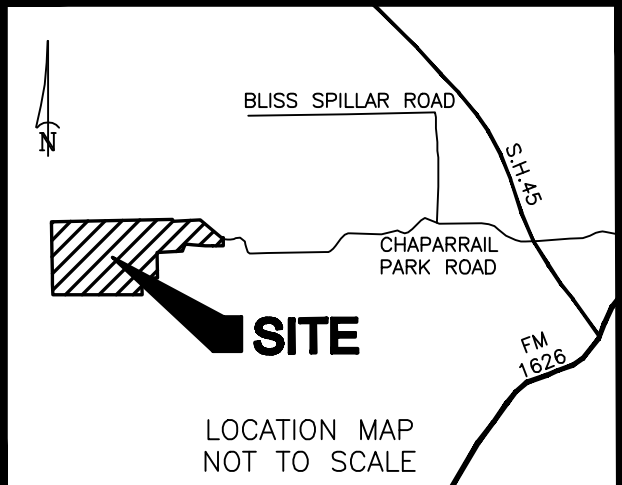
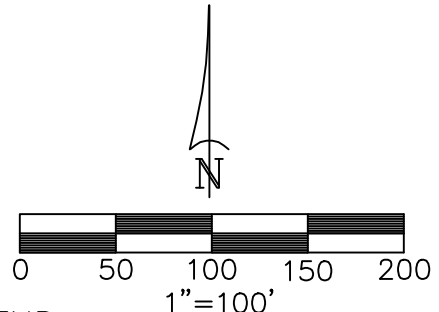
CSCI		CAPITAL SURVEYING COMPANY	
		INCORPORATED	
1101 Capital of Texas Highway South Austin, Texas 78746		Building D, Suite 110 (512) 327-4008	
DRAWN BY:	WAL	SCALE:	1" = 100
JOB NO.:	20502.12	DATE:	DECEMBER 1, 2021
DRAWING NO.:	20502P1	CRD #:	20502
			1 OF 7

PLAT INFORMATION:
TOTAL ACRES: 208.8127
TOTAL NUMBER OF LOTS: 5
NUMBER OF LOTS OVER 10 ACRES: 5

CADENCE COUNTRY RANCH,
FINAL PLAT

450.00 ACRES
CITY OF AUSTIN
Doc. No. 20021849
O.P.R.H.C.

49.96 ACRES
R. PFLUGER
NO RECORDING
INFORMATION
FOUND



LEGEND

- O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
H.C.D.R. HAYS COUNTY DEED RECORDS
H.C.P.R. HAYS COUNTY PLAT RECORDS
R.O.W. RIGHT-OF-WAY
- 1/2" IRON ROD SET WITH PLASTIC CAP
STAMPED "CAPITAL SURVEYING CO., INC."
● 1/2" IRON ROD FOUND WITH PLASTIC CAP
STAMPED "CAPITAL SURVEYING CO., INC."
● 1/2" IRON ROD FOUND
● 1" IRON PIPE FOUND
● FENCE POST FOUND
● 60D NAIL FOUND IN TREE
● 60D NAIL FOUND
● 60D NAIL FOUND IN FENCE POST
● CALCULATED POINT

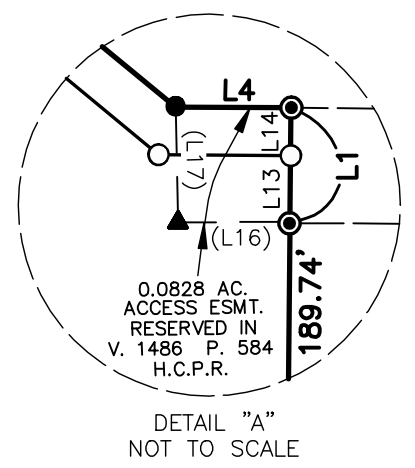
Block A - 5 Lots		
Lot	Square Feet	Acres
1	658,428	15.1154
2	ACCESS ESMTS. 35907	0.8243
1	748,570	17.1849
2	ACCESS ESMTS. 22,277	0.8655
3	522,720	12.0000
3	ACCESS ESMT. 37,700	0.8655
4	6,534,004	150.0001
4	ACCESS ESMT. 14,201	0.3260
5	501,476	11.5123
5	ACCESS ESMT. 12,763	0.2930
TOTAL	8,965,200	205.8127

BLOCK "A"

LOT 2
17.185 AC.

BLOCK "A"

LOT 1
15.115 AC.



SEE SHEET 3 OF 7
MATCHLINE
N01°06'20"W 978.45'

MATCHLINE
SEE SHEET 4 OF 7

RAJNI JANI AND
RANNA JANI
10.003 ACRES
Doc. No. 21031810
O.P.R.H.C.

0.3356 AC.
JOINT USE
ACCESS EASEMENT
Doc. No.
O.P.R.H.C.


JOINT USE
ACCESS EASEMENT
Doc. No.
O.P.R.H.C.

ALLEGRE MONANTIAL II
BOOK 2, PAGE 151
H.C.P.R.

ALLEGRE MONANTIAL
BOOK 2, PAGES 73-74
H.C.P.R.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°30'21"W	60.04'
L2	S63°43'17"W	36.32'
L3	S21°36'49"W	50.15'
L4	S89°30'47"E	60.01'
L5	S21°36'49"W	17.09'
L6	S21°36'49"W	16.53'
L7	S21°36'49"W	16.53'
L8	S88°45'00"E	34.72'
L9	S86°46'19"W	55.06'
L10	S86°46'19"W	57.92'
L11	N86°46'19"E	53.87'
L12	S02°39'47"E	50.33'
L13	S89°30'47"E	68.86'
L14	S00°30'21"W	35.04'
L15	S00°30'21"W	25.00'
(L16)	(N89°09'49"W)	(59.99')
(L17)	(N00°50'11"E)	(60.07')

CADENCE COUNTRY RANCH

**CSCI**

**CAPITAL
SURVEYING
COMPANY
INCORPORATED**

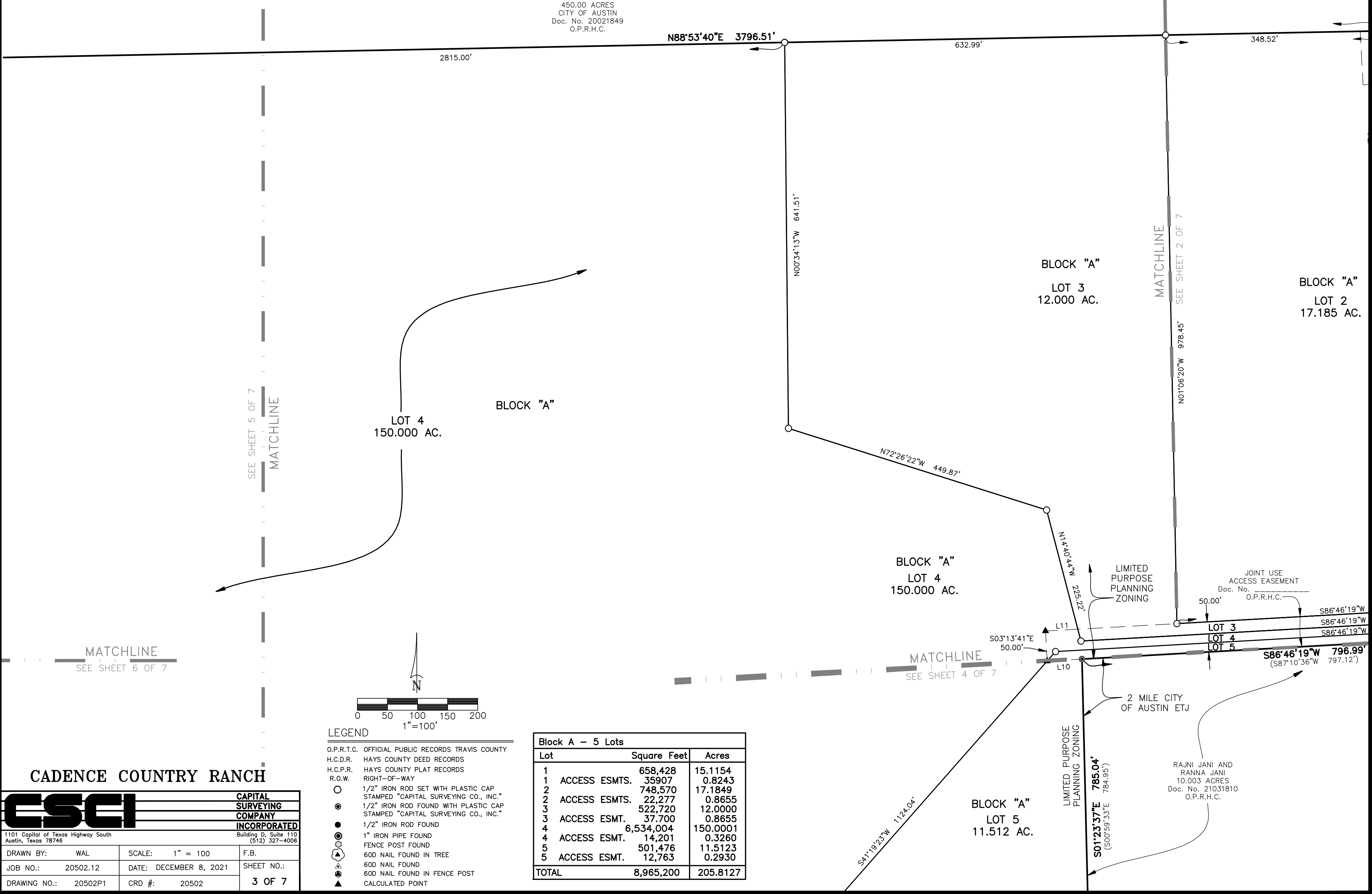
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Building D, Suite 110
(512) 327-4006

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CADENCE COUNTRY RANCH,
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1101 Capital of Texas Highway South
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Lot		Square Feet	Acres
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TOTAL		8,965,200	205.8127

CADENCE COUNTRY RANCH,
FINAL PLAT

BLOCK "A"

LOT 4
150.000 AC.

LOT 3
12.000 AC.

LOT 2
17.185 AC.

SEE SHEET 3 OF 7
MATCHLINE

JOINT USE
ACCESS EASEMENT
Doc. No. _____
O.P.R.H.C.

RAJNI JANI AND
RANNA JANI
10.003 ACRES
Doc. No. 21031810
O.P.R.H.C.

BLOCK "A"

LOT 5
11.512 AC.

DARRELL PATTERSON AND
CARLA PATTERSON
2.0 ACRES
Doc. No. 17017668
O.P.R.H.C.

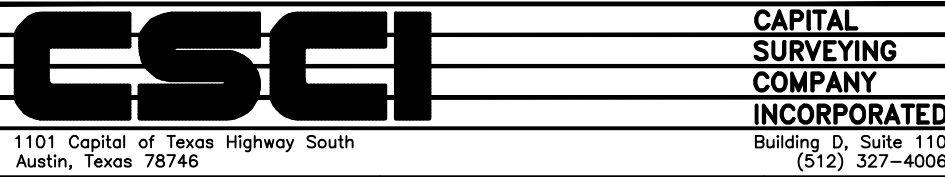
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Block A - 5 Lots		
Lot	Square Feet	Acres
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1 ACCESS ESMTS.	35907	0.8243
2	748,570	17.1849
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TOTAL	8,965,200	205.8127

CADENCE COUNTRY RANCH



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C8-2021-0057.0A

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FINAL PLAT

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CITY OF AUSTIN
Doc. No. 20021849
O.P.R.H.C.

N88°53'40"E 3796.51'
2815.00'

N01°06'20"W 482.33'

(N00°41'22"W 1454.31')

N01°06'20"W 972.16'

1325.0 ACRES
CITY OF AUSTIN
VOLUME 1473, PAGE 961
H.C.D.R.

BLOCK "A"

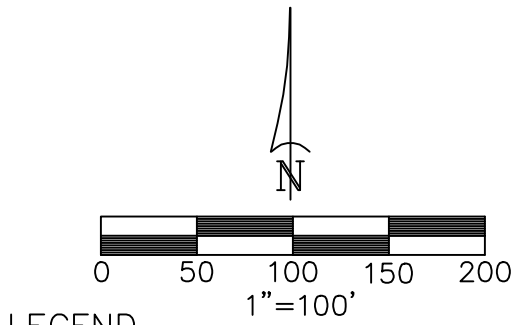
LOT 4
150.000 AC.

MATCHLINE
SEE SHEET 6 OF 7

SEE SHEET 3 OF 7
MATCHLINE

2 MILE CITY OF AUSTIN ETJ
LIMITED PURPOSE PLANNING ZONING
N01°10'13"W 689.71'
(N00°44'59"W 689.54')

Block A - 5 Lots			
Lot		Square Feet	Acres
1	ACCESS ESMTS.	658,428	15.1154
1		35907	0.8243
2	ACCESS ESMTS.	748,570	17.1849
2		22,277	0.8655
3	ACCESS ESMT.	522,720	12.0000
3		37,700	0.8655
4	ACCESS ESMT.	6,534,004	150.0001
4		14,201	0.3260
5	ACCESS ESMT.	501,476	11.5123
5		12,763	0.2930
TOTAL		8,965,200	205.8127



LEGEND

- O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
H.C.D.R. HAYS COUNTY DEED RECORDS
H.C.P.R. HAYS COUNTY PLAT RECORDS
R.O.W. RIGHT-OF-WAY
- 1/2" IRON ROD SET WITH PLASTIC CAP
● STAMPED "CAPITAL SURVEYING CO., INC."
● 1/2" IRON ROD FOUND WITH PLASTIC CAP
● STAMPED "CAPITAL SURVEYING CO., INC."
● 1/2" IRON ROD FOUND
● 1" IRON PIPE FOUND
○ FENCE POST FOUND
△ 60D NAIL FOUND IN TREE
△ 60D NAIL FOUND
△ 60D NAIL FOUND IN FENCE POST
▲ CALCULATED POINT

CADENCE COUNTRY RANCH

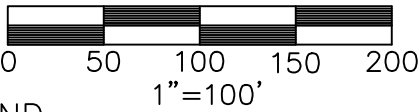
CSCI			CAPITAL SURVEYING COMPANY INCORPORATED
1101 Capital of Texas Highway South Austin, Texas 78746			Building D, Suite 110 (512) 327-4006
DRAWN BY:	WAL	SCALE: 1" = 100	F.B.
JOB NO.:	20502.12	DATE: DECEMBER 8, 2021	SHEET NO.:
DRAWING NO.:	20502P1	CRD #:	20502
			5 OF 7

CADENCE COUNTRY RANCH,
FINAL PLAT

SEE SHEET 5 OF 7
MATCHLINE

SEE SHEET 4 OF 7
MATCHLINE

BLOCK "A"
LOT 4
150.000 AC.



LEGEND

- O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
H.C.D.R. HAYS COUNTY DEED RECORDS
H.C.P.R. HAYS COUNTY PLAT RECORDS
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2 MILE CITY OF AUSTIN ETJ

57.00 ACRES
NORMAN EUERS
VOLUME 1074, PAGE 258
H.C.D.R.

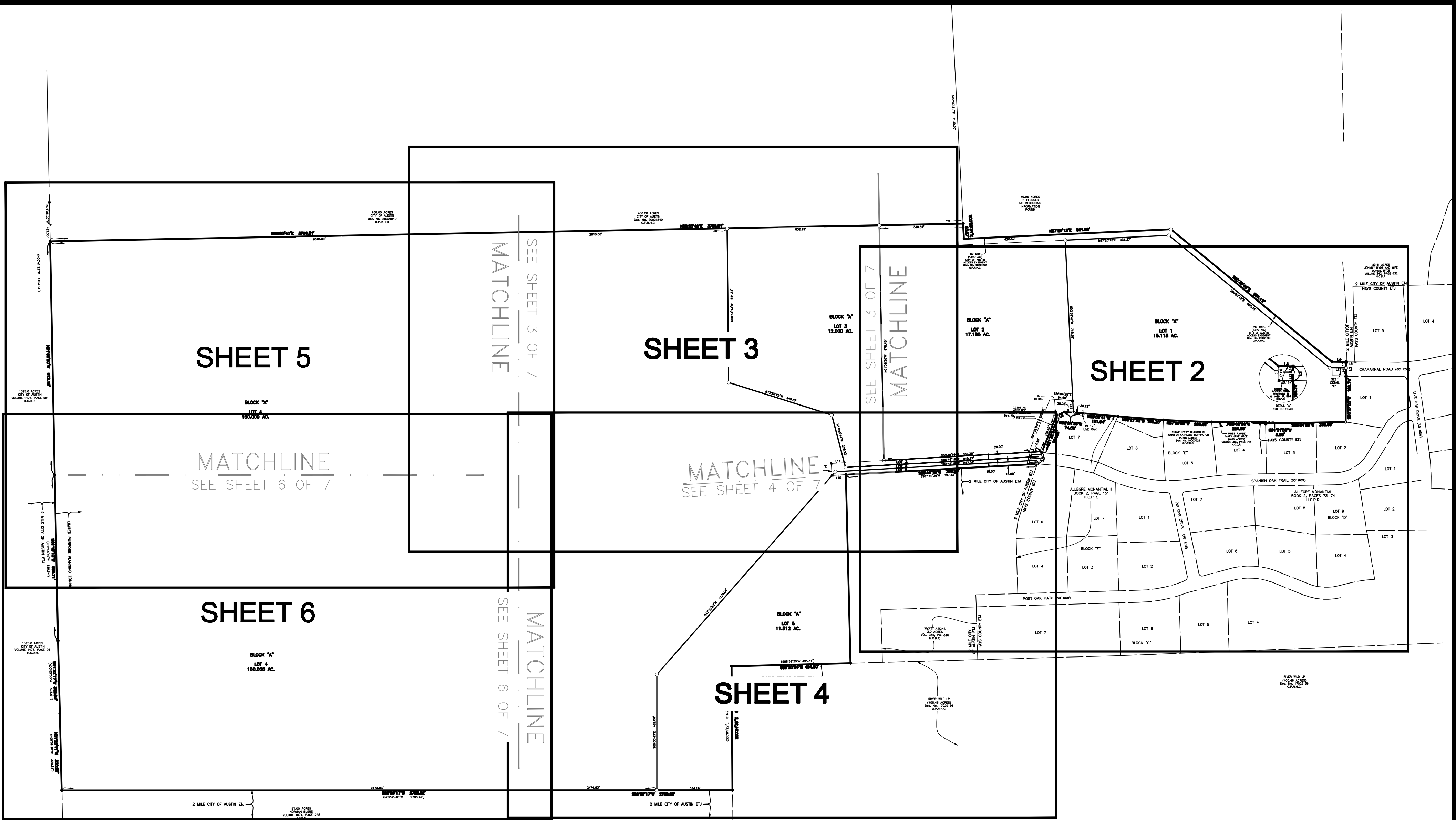
2474.63'
S89°59'17"W 2788.82'
(N89°35'40"W 2788.49')

CADENCE COUNTRY RANCH

CSCI		CAPITAL SURVEYING COMPANY INCORPORATED	
		1101 Capital of Texas Highway South Austin, Texas 78746	
DRAWN BY:	WAL	SCALE: 1" = 100'	F.B.
JOB NO.:	20502.12	DATE: DECEMBER 8, 2021	SHEET NO.:
DRAWING NO.:	20502P1	CRD #:	20502

6 OF 7

C8-2021-0057.0A



GENERAL NOTES CONTINUED:

29. THE PRESENCE OF A CRITICAL ENVIRONMENT FEATURE ON OR NEAR A PROPERTY MAY AFFECT DEVELOPMENT. ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENT FEATURE (CEF) SETBACK 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.
30. THREE (3) POINT RECHARGE CRITICAL ENVIRONMENT FEATURES ARE PRESENT WITHIN LOT 1 AND TWO (2) POINT RECHARGE CRITICAL ENVIRONMENT FEATURES ARE PRESENT WITHIN LOT 4. CITY OF AUSTIN LAND DEVELOPMENT CODE RESTRICTIONS APPLY THAT MAY LIMIT OR PROHIBIT THE EXTENT OF DEVELOPMENT NEAR THESE FEATURES.
31. THE OWNER OF THIS SUBDIVISION AND THE OWNER'S SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS THAT COMPLY WITH (CITY OF AUSTIN/TRAVIS COUNTY) REGULATIONS. THE OWNER UNDERSTANDS THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH THE REGULATIONS.
32. THE JOINT USE ACCESS EASEMENT SHOWN HEREON WILL BE OWNED AND MAINTAINED BY THE LOT OWNERS SERVED BY THE JOINT USE DRIVEWAY.
33. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF JOINT USE ACCESS DRIVEWAYS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF THE 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 THE AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOCUMENT No. _____, IN THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
34. NO PORTION OF THIS TRACT IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOODPLAIN AS DELINEATED ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL #48209C0145F, EFFECTIVE DATE OF SEPTEMBER 2, 2005 FOR HAYS COUNTY AND INCORPORATED AREAS.
35. WATER SERVICE IS PROVIDED BY AQUA TEXAS AND WASTEWATER IS PROVIDED BY ON-SITE SEWAGE FACILITIES.
36. THIS SUBDIVISION IS LOCATED IN THE BARTON SPRINGS/EDWARDS AQUIFER CONSERVATION DISTRICT.
37. MAILBOXES PLACED WITHIN THE R.O.W. SHALL BE OF AN APPROVED TXDOT OR FHWA DESIGN.

CADENCE COUNTRY RANCH

ESCI		CAPITAL SURVEYING COMPANY INCORPORATED	
1101 Capital of Texas Highway South Austin, Texas 78746		Building D, Suite 110 (512) 327-4006	
DRAWN BY:	WAL	SCALE:	N/A
JOB NO.:	20502.12	DATE:	DECEMBER 8, 2021
DRAWING NO.:	20502P1	CRD #:	20502
		SHEET NO.:	
		7 OF 7	

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



CASE NUMBER: C8-2021-0179.0A
REVISION #: 00 UPDATE: U0
CASE MANAGER: Cesar Zavala PHONE #: 512-974-3404

PROJECT NAME: Cadence Country Ranch Final Plat
LOCATION: 200-715 CHAPARRAL RD

SUBMITTAL DATE: January 3, 2022
REPORT DUE DATE: February 1, 2022
FINAL REPORT DATE: January 28, 2022

STAFF REPORT:

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

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

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

All comments must be addressed by filing an updated submittal prior to the update deadline of **April 3, 2021**. Otherwise, the application will expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

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

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

1. Applicants must make an appointment with Intake Staff (512-974-1770 or LURIntake@austintexas.gov) 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.

IMPORTANT NOTICE: the City of Austin Mayor and Travis County Judge COVID orders that suspended deadlines are set to end on March 1, 2022. Unless this deadline is extended, applications or determinations will begin expiring again on or after March 2, 2022. Please review the coversheet of the most recent staff report to find the expiration date. FYI: Preliminary Plan and Final Plat applications expire after 90 days and Subdivision Construction Plans expire after 1 year unless the application has been approved.

REVIEWERS:

Planner 1 : Chima Onyia
Site Plan Plumbing : Cory Harmon
PARD / Planning & Design : Justin Stewart
Transportation : Lee Miller

Fire For Site Plan : Tom Migl
Environmental : Mike McDougal
Subdivision : Cesar Zavala

Electric Review - Cody Shook - Cody.Shook@austinenergy.com

No Review Required. Out of Austin Energy service area, served by Pedernales Electric Cooperative, Inc.

ATD Engineering Review - Lee Miller - 512-974-6472

ATD 1. Please add the driveway detail included in the email to staff Amber Hutchens and Cesar Zavala on August 26, 2021 in the plat. LDC 25-6-451(B)

ATD 2. Easement for Lots 1-2
Before this can be sent to Legal for review and signature, please label each plot for which the easement is providing access and clearly depict the new lot lines. Similar to the exhibit shown for lots 1-5 (sheet 4). LDC 25-1-83

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

Due to the Bradley agreement to leave almost the entire area in undeveloped conditions, the vegetative strips and sheet flow conditions for drainage are approved.

Environmental Review - Mike McDougal - 512-974-6380

Tuesday, January 25, 2022

EV 01 A driveway may not be located in the Water Quality Transition Zone over the Recharge Zone in this watershed classification. This comment is pending approval of the Joint Use Access Easement to provide access for Lot 1 to Spanish Oak Trail.

Flood Plain Review - Shesh Koirala - 512-974-9396

FP Note: All floodplain comments from the associated project assessment for the tract (C8-2021-0057.0APA) were cleared. The subject tract is outside of the 100-year Atlas 14 floodplain.

FP comments:

No comments.

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

All required hydrogeologic plat notes are included as Note 3, 29, and 30. No additional comments at this time

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

Update: 0

PR 1: The parkland dedication and park development fee is required (City Code 25-1-601).
Please confirm you are only building 5 residential units.

Subdivision Review - Cesar Zavala – cesar.zavala@austintexas.gov

- SR 1. Revise the surveyor's certification as follows 25-1-83, 30-1-113:
"I, (name of surveyor), 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 25/Title 30) of the City of Austin Land Development Code, and is true and correct to the best of my knowledge, and was prepared from an actual on the ground survey of the property made under my direction and supervision."
- SR 2. Contact Customer Experience/Intake Department to update case number to C8-2021-0059.0A. 25-1-83
- SR 3. Clarify if note #14 is needed on the plat by Hays County, if not please remove. 25-1-83
- SR 4. Remove Travis County annotation in note #31. 25-1-83
- SR 5. Add the following note: "Addresses for residential flag lots must be displayed at their closest point of access to a public street." 25-4-175
- SR 6. Fiscal was not requested by a reviewer listed in this report, please verify if fiscal is needed. If fiscal is not required to be posted, update Note #33 to read with the following note: 25-1-83, 30-1-113
"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 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 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."
- SR 7. Signatures from Hays County departments are needed on the mylars prior to delivery of the mylars for approval. LDC 25-1-88

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

Due to the Bradley agreement to leave almost the entire area in undeveloped conditions, the vegetative strips and sheet flow conditions for drainage are approved.

Fire For Site Plan Review - Tom Migl - 512-974-0164

AFD1. For dead end driveways longer than 150 feet in length, provide an access easement for an approved AFD turn around. Section 503 of the Fire Code.

AFD2. FYI- At the building permit phase these lots will be subject to the Wildland-Urban Interface Code and Fire Code. Please anticipate defensible space for wildfires, AFD access within 150 feet of the most remoted portion of the building exterior walls, or mitigate access and hose pull lengths with an approved fire sprinkler system.

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

Pursuant to compliance with Sections 307.1, 609.6, and 721.1 of the 2021 Uniform Plumbing Code, add a plat note that conveys the following:

Each Lot within this subdivision shall have separate sewer taps, separate water meters, and their respective private water and sewer service lines shall be positioned or located in a manner that will not cross lot lines.

End comment report