

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2019-0146**Z.A.P. DATE:** March 1, 2022**SUBDIVISION NAME:** Thaxton Road (Small Lot) – Preliminary Plan**AREA:** 98.692 Acres**LOT(S):** 287 Total Lots**OWNER/APPLICANT:** M/I Homes of Austin, LLC
(Royce Rippy)**AGENT:** LJA Engineering, Inc.
(John Clark)**ADDRESS OF SUBDIVISION:** East Slaughter Lane and Thaxton Road**GRIDS:** R-23**COUNTY:** Travis**WATERSHED:** Marble Creek**JURISDICTION:** 2-Mile ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** Single-Family (Small Lot), Park, Open Space/Drainage, Landscape Right-of-Way, Amenity Lot, and Lift Station Lots.**ADMINISTRATIVE WAIVERS:** From Title 30-5-42 for a cut and fill, Title 30-2-34, original tract and Title 30-2-153 block length**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on both sides of all internal and boundary streets.

DEPARTMENT COMMENTS: The request is for approval of a final plat located in the county and in the City of Austin's 2 Mile ETJ. This is considered a small lot subdivision as per Title 30-2-232 Subdivision Regulations. The plat is composed of 287 total lots on 98.692 acres. The proposed subdivision includes 278 Single Family, Park, Open Space/Drainage, Landscape Right-of-Way, Amenity Lot, and Lift Station Lots. The applicant has secured a service extension from Austin Water Utility to provide water and wastewater. Lastly, the developer has agreed to make several transportation improvements to Slaughter Lane and Thaxton Road by adding turning lanes to those roadways as a result of increased traffic from proposed development.

COUNTY COMMENTS

This property is located in the 2-Mile, ETJ (Extra-Territorial Jurisdiction) of the City of Austin. Section 212.003 of 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 preliminary plan for input, review and comment and as of today, the staff has not received any comments from the school district. The closes school is the Blazier Elementary School located on Vertex Boulevard. The closes fire station is EDS #11 located on Elroy Road.

ISSUES:

Staff has not received any inquiries from anyone on this proposed subdivision.

STAFF RECOMMENDATION: As this preliminary plan complies with Title 30 Subdivision Requirements; Staff recommends approval

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Jose Luis Arriaga
Email address: joe.arriaga@traviscountytexas.gov

PHONE: 854-7562

THAXTON ROAD

SMALL LOT SUBDIVISION

PRELIMINARY PLAN

E. SLAUGHTER LANE AND THAXTON ROAD

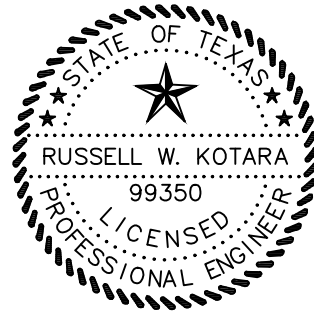
INDEX OF SHEETS

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1	COVER SHEET
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4	PRELIMINARY PLAN (2 OF 2)

THAXTON ROAD
PHASE 1 PRELIMINARY PLAN

THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT 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) #48453C063K TRAVIS COUNTY, TEXAS, DATED JANUARY 22, 2020.

I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS. I AM RESPONSIBLE FOR THE PREPARATION OF THE ENGINEERING PORTIONS OF THIS PLAN. ALL ENGINEERING INFORMATION SHOWN ON THE PLAN IS ACCURATE AND CORRECT WITH REGARD TO THE ENGINEERING PORTIONS THEREOF, THE PLAN COMPLIES WITH TITLE 30 OF THE AUSTIN CITY CODES, AS AMENDED, AND ALL OTHER APPLICABLE CITY AND TRAVIS COUNTY CODES, ORDINANCES AND RULES.



Russ Kotara
LICENSED PROFESSIONAL ENGINEER

9/14/2021
DATE

I AM AUTHORIZED TO PRACTICE THE PROFESSION OF SURVEYING IN THE STATE OF TEXAS. I AM RESPONSIBLE FOR THE PREPARATION OF THE SURVEYING PORTIONS OF THIS PLAN. ALL SURVEYING INFORMATION SHOWN ON THE PLAN IS ACCURATE AND CORRECT WITH REGARD TO THE SURVEYING PORTIONS THEREOF, THE PLAN COMPLIES WITH TITLE 30 OF THE AUSTIN CITY CODES, AS AMENDED, AND ALL OTHER APPLICABLE CITY AND TRAVIS COUNTY CODE, ORDINANCES AND RULES.

REGISTERED PROFESSIONAL LAND SURVEYOR

DATE

NOTES:

THIS SUBDIVISION SHALL BE DEVELOPED AND CONSTRUCTED AS A SMALL LOT SUBDIVISION IN COMPLIANCE WITH TITLE 30-2-232.

THIS PROJECT IS LOCATED WITHIN THE MARBLE CREEK WATERSHED; SUBURBAN CLASSIFICATION.

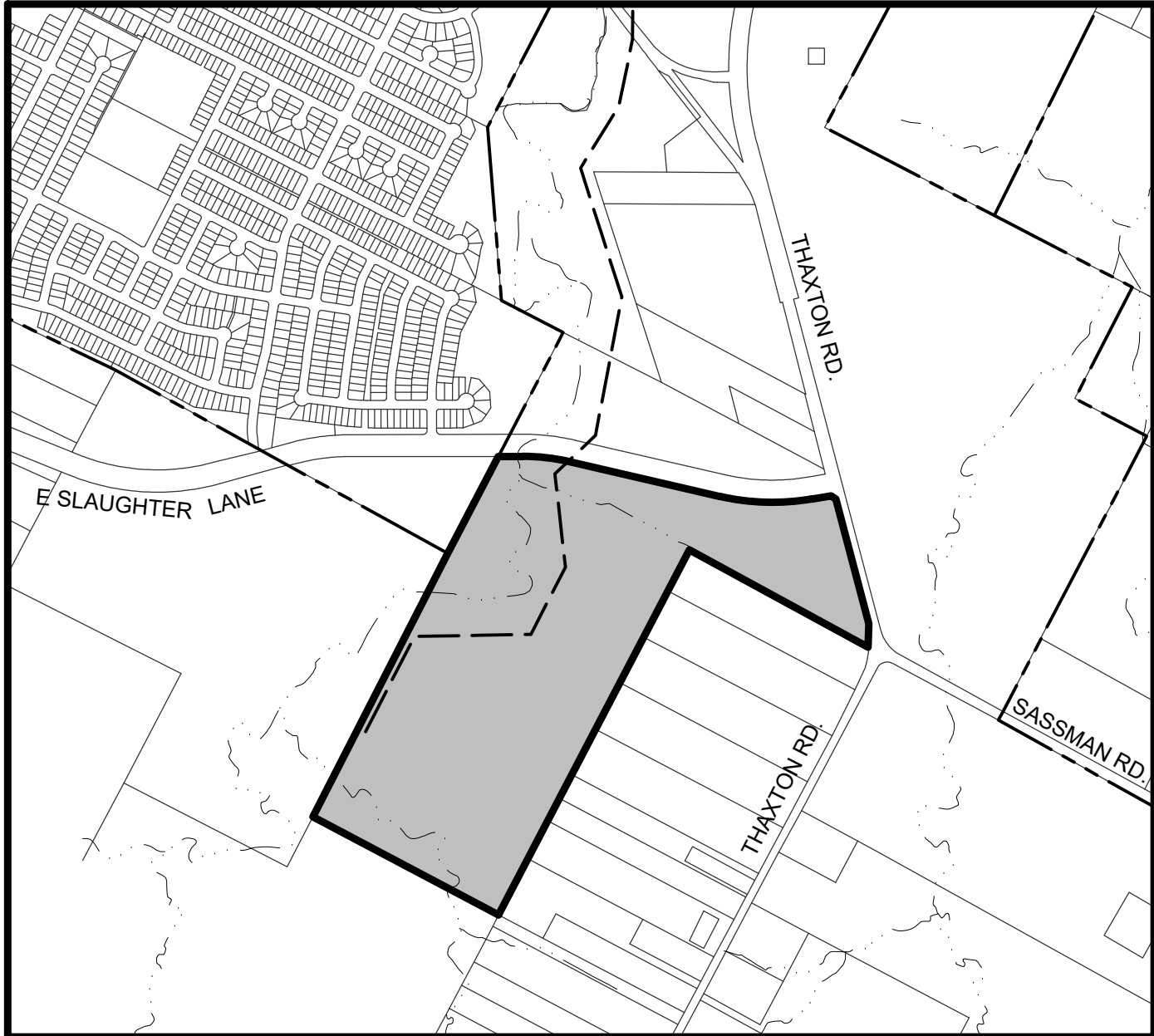
THIS PROJECT IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.

ADMINISTRATIVE VARIANCE:

1. AN ADMINISTRATIVE ENVIRONMENTAL VARIANCE HAS BEEN GRANTED IN ACCORANCE WITH LDC 30-5-42, TO ALLOW CUT TO 8 FEET IN THE DESIRED DEVELOPMENT ZONE [LDC 30-5-341].
2. AN ADMINISTRATIVE ENVIRONMENTAL VARIANCE HAS BEEN GRANTED IN ACCORANCE WITH LDC 30-5-42, TO ALLOW FILL TO 8 FEET IN THE DESIRED DEVELOPMENT ZONE [LDC 30-5-342].

ADMINISTRATIVE WAIVERS:

1. SECTION 30-2-34(B), ORIGINAL TRACT REQUIREMENT
2. SECTION 30-21-153(A), BLOCK LENGTH

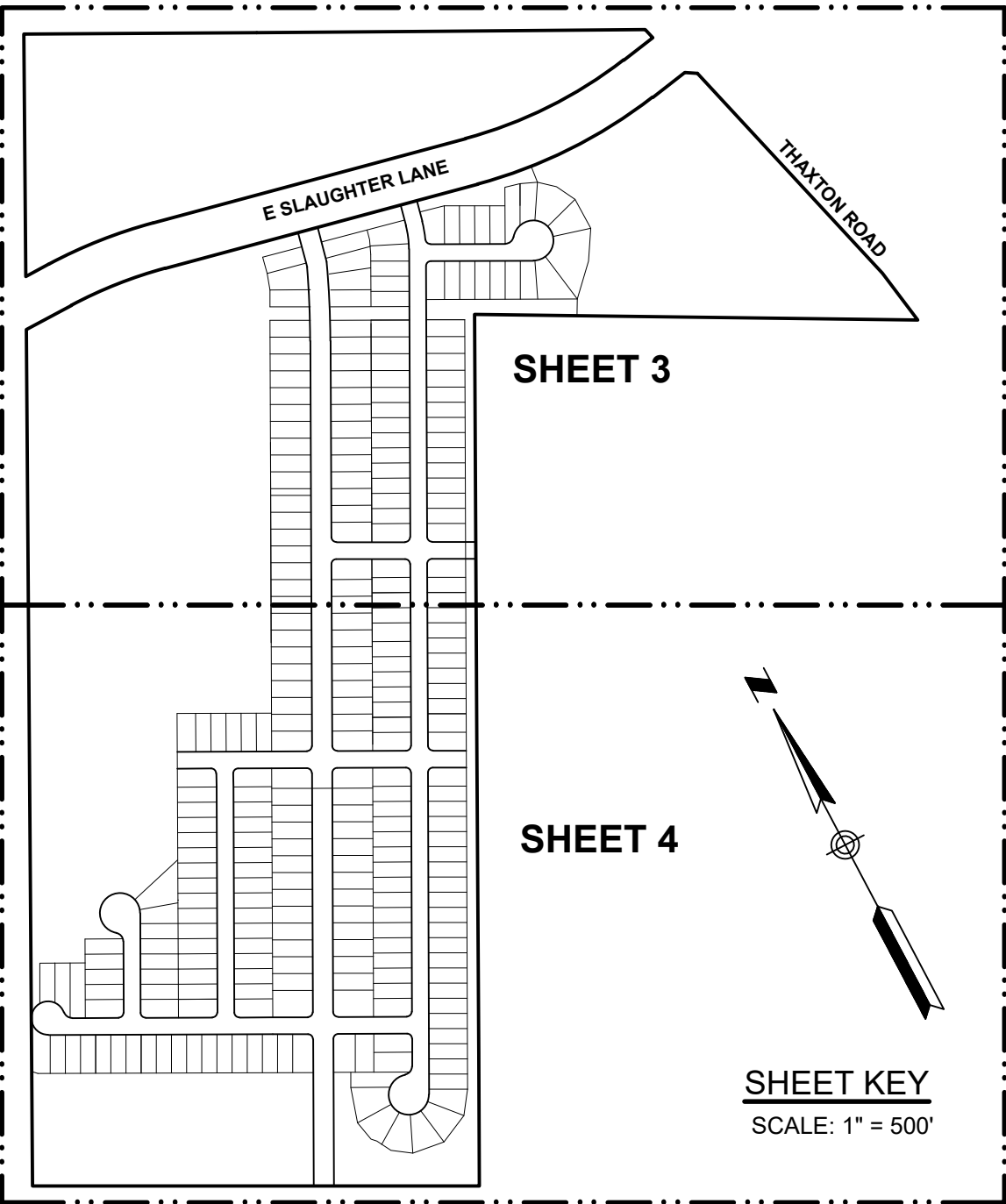


LOCATION MAP
N.T.S.

CITY OF AUSTIN GRID NO. J-11, J-12
MAPSCO PAGE NO. 703

LEGAL DESCRIPTION:

98.726 ACRES OUT OF THE DELVALLE ABSTRACT NO. 24,
TRAVIS COUNTY TEXAS.



SUBMITTAL DATE: _____

DEVELOPER:	M/I HOMES OF AUSTIN, L.L.C. 6801 N. CAPITAL OF TX. HWY. LAKEWOOD II, STE. 100 AUSTIN, TEXAS 78731 CONTACT PERSON: ROYCE RIPPING PHONE # (512) 770-8505
ENGINEER:	LJA ENGINEERING, INC. 7500 RIALTO BLVD, BLDG. II, SUITE 150 AUSTIN, TEXAS 78735 CONTACT PERSON: JOHN A CLARK, P.E. PHONE # (512) 439-4700 FAX # (512) 439-4716
SURVEYOR:	CAPITAL SURVEYING CO., INC. 925 SOUTH CAPITAL OF TEXAS HWY., B-115 AUSTIN, TEXAS 78746 CONTACT PERSON: GREG WAY, R.P.L.S. PHONE # (512) 327-4006

REVISIONS / CORRECTIONS						
Number	Description	Revise (R) Add (A) Void (V) Sheet No.'s	Total # Sheets in Plan Set	Net Change Imp. Cover (sq. ft.)	Total Site Imp. Cover (sq. ft.) %	Date Imaged

LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735

LJA
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

C8J-2019-0146

SHEET 1 OF 4

NOTES

LEGAL DESCRIPTION:

98.685 ACRES OUT OF THE DEL VALLE ABSTRACT NO. 24,
TRAVIS COUNTY TEXAS.

LAND USE SUMMARY

USE:	ACREAGE	# OF LOTS	% OF PROJECT
SINGLE FAMILY:	36.690	278	37.18%
PARK / OPEN SPACE : BLOCK 'A', LOT 66	28.391	1	28.77%
COMMERCIAL/ OPEN SPACE/ DRAINAGE/ PUE: BLOCK 'C', LOT 78	10.796	1	10.94%
OPEN SPACE/ DRAINAGE/ WATER QUALITY/ PUE: BLOCK 'B', LOT 38 BLOCK 'C', LOT 79 BLOCK 'G', LOT 19 BLOCK 'H', LOT 77 BLOCK 'I', LOT 78	10.332	5	10.47%
OPEN SPACE/ LANDSCAPE: BLOCK 'B', LOT 37 BLOCK 'C', LOT 80	0.725	2	0.74%
OPEN SPACE/ LANDSCAPE/ MAIL KIOSK: N/A	0.000	0	0.00%
AMENITY: N/A	0.000	0	0.00%
R.O.W.:	11.758	N/A	11.91%
TOTAL	98.692 AC	287	100%

APPENDIX Q-2
IMPERVIOUS COVER
(Suburban Watershed)

ALLOWABLE IMPERVIOUS COVER:
Impervious cover allowed at 55 % X Gross Area (98.726) = 54.3 Acres
ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY
Total Acreage 15-25% = 2.11 Acres X 10% = 0.211 Acres

PROPOSED TOTAL IMPERVIOUS COVER
Total Proposed Impervious Cover = 22.37 Acres = 22.7 %

IMPERVIOUS COVER

Slope Categories	Total Acres	Building & Other Impervious Cover Acreage	Driveways/Roadways Acres	Total Impervious Cover Acres	% of Categories
0-15%	95.23	16.00	6.37*	22.37*	23.5%
15-25%	2.11	0	0	0	0
25-35%	0.93	0	0	0	0
Over 35%	0.46	0	0	0	0

*IMPERVIOUS COVER SHOWN DOES NOT INCLUDE BLOCK C, LOT 78.
IMPERVIOUS COVER FOR THIS LOT WILL BE WITH SITE PLAN AND WILL BE
REQUIRED TO MEET CURRENT CODE.

CALCULATED IMPERVIOUS COVER

Single-Family Lot Sizes	Impervious Cover (ft²)	Number of Lots	Impervious Cover (ft²)
0 to 10,000 ft²	2,500	277	692,500
10,001 to 15,000 ft²	3,500	0	0
15,001 ft² to 21,750 ft²	4,250	1	4,250
21,751 ft² to 1 acre	5,000	0	0
1,001 acre to 3 acres	7,000	0	0
3,001 acres and Greater	10,000	0	0
		Subtotal (ft²)	696,750
		Acres	16.00
		Roadways Acres	6.37
		Grand Total Ac.	22.37

Proposed Impervious Cover = (22.3/98.726)x100 = 22.7%

CWQZ SUMMARY TABLE		
	ORIGINAL (AC.)	AVERAGE (AC.)
TOTAL (AC.)	28.1846	28.2668

3. IMPERVIOUS COVER

IMPERVIOUS COVER FOR SINGLE FAMILY LOTS WITHIN THIS SUBDIVISION IS
CALCULATED BASED ON THE FOLLOWING ASSUMPTIONS:

< 10,000 S.F. = 2,500 S.F. / LOT
10,001 - 15,000 S.F. = 3,500 S.F. / LOT
15,001 - 21,750 S.F. = 4,250 S.F. / LOT
21,751 - 1 Ac. = 5,000 S.F. / LOT
1,001 - 3 Ac. = 7,000 S.F. / LOT
3,001 Ac. + = 10,000 S.F. / LOT

4. ROADWAY STANDARDS

STREET WIDTH AND SIDEWALK LOCATIONS SHALL BE AS FOLLOWS.

STREET NAME	ACCESS STATUS	RIGHT OF WAY	PAVEMENT & CURB TYPE	SIDEWALKS	CUL-DE-SAC/ROW	CLASSIFICATION	LENGTH
FURMAN DRIVE	PUBLIC	60'	40' FOC-FOC*	4' - BOTH SIDES		LOCAL STREET	2904'
CORVALLIS DRIVE	PUBLIC	50'	30' FOC-FOC*	4' - BOTH SIDES	50R / 60R	LOCAL STREET	2756'
BOZEMAN DRIVE	PUBLIC	50'	30' FOC-FOC*	4' - BOTH SIDES		LOCAL STREET	456'
FAYETTEVILLE DRIVE	PUBLIC	50'	30' FOC-FOC*	4' - BOTH SIDES		LOCAL STREET	858'
TUCSON DRIVE	PUBLIC	50'	30' FOC-FOC*	4' - BOTH SIDES	40R / 50R	LOCAL STREET	1133'
TEMPE DRIVE	PUBLIC	50'	30' FOC-FOC*	4' - BOTH SIDES		LOCAL STREET	799'
PULLMAN COVE	PUBLIC	50'	30' FOC-FOC*	4' - BOTH SIDES	50R / 60R	LOCAL STREET	380'
BOISE COVE	PUBLIC	50'	30' FOC-FOC*	4' - BOTH SIDES	50R / 60R	LOCAL STREET	371'
EXISTING ABUTTING STREET							
E SLAUGHTER LANE	PUBLIC	140'	112' FOC-FOC	6' - ALONG DEVELOPMENT SIDE		ARTERIAL	N/A
THAXTON ROAD	PUBLIC	114'	25' EOP-EOP	4' - ALONG DEVELOPMENT SIDE		MAD 4	N/A
* FOC-FOC (FACE OF CURB TO FACE OF CURB) 6" STANDARD CURB							

5. SIDEWALKS

A. PUBLIC SIDEWALKS BUILT TO CITY OF AUSTIN STANDARDS ARE REQUIRED ALONG THE PROPOSED STREET LISTED IN NOTE 4. ABOVE.
SUCH SIDEWALKS SHALL BE CONSTRUCTED PRIOR TO OCCUPANCY OF THE LOTS. FAILURE TO CONSTRUCT SUCH SIDEWALK MAY
RESULT IN THE WITHHOLDING OF A CERTIFICATE OF OCCUPANCY, BUILDING PERMIT, OR UTILITY CONNECTION BY THE GOVERNING BODY
OR UTILITY.

6. FISCAL REQUIREMENTS

PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SECURITY SHALL BE PROVIDED
IN ACCORDANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

A. SIDEWALKS.

B. ENVIRONMENTAL AND SAFETY CONTROLS AND OTHER RELATED ITEMS (E.G. EROSION AND SEDIMENTATION CONTROLS,
RESTORATION, CHANNEL WORK, WATER QUALITY PONDS, ETC.) AS DETERMINED
PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS
INCLUDING THE FOLLOWING STREETS; (ALREADY LISTED IN PLAN NOTE #4 - ROADWAY STANDARDS).

7. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES THE 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 THIS SUBDIVISION DO NOT
COMPLY WITH SUCH CODES AND REQUIREMENTS.

8. DRAINAGE EASEMENTS

- A. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- B. 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 AND/OR CITY OF AUSTIN FOR INSPECTION OR
MAINTENANCE OF SAID EASEMENT.
- C. DRAINAGE EASEMENTS 15 FEET IN WIDTH ARE FOR ENCLOSED STORM SEWER PIPES. EASEMENTS FOR OPEN CHANNELS
SHALL BE A MINIMUM OF 25 FEET WIDE.
- D. 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/OR CITY OF AUSTIN.
- E. SEEDING AROUND DETENTION AND WET POND SHALL MEET CITY OF AUSTIN NATIVE GRASS SPECIFICATIONS 604S.6.

9. 100 AND 500 YEAR FLOODPLAINS

THE "COA 500YR FLOODPLAIN" SHOWN ON SHEETS 3 AND 4 HAS BEEN DELINEATED
USING CITY OF AUSTIN 500 YEAR TYPE III DISTRIBUTION FLOWS.

THE FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT 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) #48453C0613K TRAVIS COUNTY, TEXAS, DATED
JANUARY 22, 2020.

10. PARK LAND DEDICATION REQUIREMENTS

LAND TO BE DEDICATED IS SHOWN ON THIS PRELIMINARY PLAN AS BLOCK A LOT 66. LAND WILL BE DEDICATED
TO THE CITY OF AUSTIN UPON FINAL PLAT OF LOTS ADJACENT TO THE LOT TO BE DEDICATED.

11. UTILITY SYSTEM

- A. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
- B. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE BUILDING IS CONNECTED TO
THE CITY OF AUSTIN'S WATER AND WASTEWATER SYSTEM.
- C. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN
ACCORDANCE WITH THE CITY OF AUSTIN DESIGN CRITERIA. THE WATER AND WASTEWATER
UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. THE
WATER AND WASTEWATER UTILITY CONSTRUCTION MUST BE INSPECTED BY THE CITY AND
THE LANDOWNER MUST PAY THE CITY INSPECTION FEE.
- D. ELECTRIC SERVICE WILL BE PROVIDED BY AUSTIN ENERGY.
- E. 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 30-5,
SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- F. 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 30-5 OF THE CITY OF AUSTIN LAND DEVELOPMENT
CODE.
- G. 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.
- H. 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.

12. THE FOLLOWING LOTS SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS
ASSOCIATION: BLOCK B, LOTS 37 AND 38, AND BLOCK C LOTS 77 AND 79.

13. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE
SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFFS SHALL BE HELD TO
THE AMOUNT ESTABLISHED BY THE REGIONAL DETENTION PLANS APPROVED BY THE CITY
OF AUSTIN, EXCEPT THAT THE RUN-OFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE
REGIONAL DETENTION SYSTEM SHALL BE DETAINED BY THE USE OF ONSITE PONDING OR
OTHER APPROVED METHODS. DETENTION PONDS SHALL BE DESIGNED TO REDUCE
POST-DEVELOPMENT PEAK RATES OF DISCHARGE TO EXISTING PRE-DEVELOPMENT PEAK
RATES OF DISCHARGE FOR THE 2, 10, 25, AND 100 YEAR STORM EVENTS AT EACH POINT OF
DISCHARGE FROM THE PROJECT OR DEVELOPMENT SITE.

14. IT SHALL BE THE RESPONSIBILITY OF THE ENGINEER TO DEMONSTRATE THROUGH MAPS,
SCHEMATICS, CALCULATIONS AND SUPPORTING DATA THAT THE PROPOSED
INFRASTRUCTURE, R.O.W. AND DRAINAGE EASEMENTS ARE ADEQUATE TO CONVEY THE
DESIGN FLOWS IN ACCORDANCE WITH THE CITY OF AUSTIN'S DEVELOPMENT STANDARDS.
ADDITIONAL DEDICATION OF DRAINAGE EASEMENT(S) MAY BE REQUIRED AT THE TIME OF
FINAL PLATTING OR CONSTRUCTION.

15. THIS SUBDIVISION IS LOCATED WITHIN THE 2-MILE EXTRA-TERRITORIAL JURISDICTION OF
THE CITY OF AUSTIN.

16. ANY WATER QUALITY CONTROL FACILITY AS SHOWN ON THE APPROVED WATER QUALITY
CONTROL PLAN, THAT SERVES A PARTICULAR PHASE OF DEVELOPMENT SHALL BE
COMPLETED AND FULLY OPERATIONAL PRIOR TO RELEASE OF THAT PHASE. ALL DISTURBED
AREAS WITHIN EACH PHASE OF THIS PROJECT SHALL BE REVEGETATED AND ALL
PERMANENT EROSION/ SEDIMENTATION CONTROLS COMPLETED PRIOR TO THE ISSUANCE
OF OCCUPANCY PERMITS FOR THAT PHASE. TEMPORARY E/S CONTROLS SHALL BE
ADJUSTED AS NEEDED PRIOR TO THIS RELEASE TO ENSURE THAT SUBSEQUENT PHASE
DISTURBED AREAS ARE ADEQUATELY COVERED. ADDITIONALLY, ANY AREA WITHIN THE
LIMITS OF CONSTRUCTION OF THE PROJECT WHICH IS NOT ADEQUATELY REVEGETATED
SHALL BE BROUGHT INTO COMPLIANCE PRIOR TO THE RELEASE OF THE FINAL PHASE.

17. 10' P.U.E. HEREBY DEDICATED ADJACENT TO ALL R.O.W.

18. THE WATER QUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF ACHIEVING
COMPLIANCE PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE (LDC). THE
USE AND MAINTENANCE OF THESE EASEMENTS IS RESTRICTED BY THE LDC.

19. MAINTENANCE OF WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE ACCORDING
TO CITY OF AUSTIN STANDARDS.

20. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH
LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC AND
ENVIRONMENTAL CRITERIA MANUAL.

21. AERIAL TOPOGRAPHIC MAPPING FROM THE CITY OF AUSTIN, 2012.

22. ALL STREETS ARE PUBLIC.

23. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL NEW DEVELOPMENT.

24. PROJECT IS LOCATED WITHIN THE MARBLE CREEK WATERSHED.

25. PROJECT IS NOT WITHIN THE CONTRIBUTING ZONE OR RECHARGE ZONE OF THE EDWARDS
AQUIFER.

26. THIS PROJECT IS IN THE DESIRED DEVELOPMENT ZONE WITHIN A SUBURBAN WATERSHED.

27. ALL ACTIVITIES WITHIN THE CEF BUFFER 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.

28. THE SINGLE OFFICE MAY NOT RECORD A PLAT OF A SMALL LOT SUBDIVISION UNLESS A
DECLARATION OF COVENANTS, EASEMENTS, AND RESTRICTIONS OR SIMILAR DOCUMENT
HAS BEEN APPROVED BY THE CITY ATTORNEY, RECORDED, AND REFERENCED ON THE
PLAT.

29. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO DEVELOPMENT.

30. APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY
DEVIATION FROM THE CITY'S LAND DEVELOPMENT REGULATIONS IN THE FINAL PLAT.
CONSTRUCTION PLAN OR SITE PLAN STAGE, UNLESS SUCH DEVIATIONS HAVE BEEN
SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE
CITY. SUCH APPROVALS DO NOT RELIEVE THE ENGINEER OF THE OBLIGATION TO MODIFY
THE DESIGN OF THE PROJECT IF IT DOES NOT MEET ALL OTHER CITY LAND DEVELOPMENT
REGULATIONS OR IF IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD
ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE OR PROPERTY.

31. A FIFTEEN-FOOT ELECTRIC DISTRIBUTION, ELECTRIC TELECOMMUNICATIONS, AND
ELECTRIC FIBER EASEMENT IS REQUIRED ADJACENT TO THAXTON RD AND SLAUGHTER LN
R.O.W.'S. A TEN-FOOT ELECTRIC DISTRIBUTION, ELECTRIC TELECOMMUNICATIONS, AND
ELECTRIC FIBER EASEMENT IS REQUIRED ADJACENT TO REMAINING INTERIOR ROAD
R.O.W.'S.

32. PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY
PLAN, FISCAL SECURITY SHALL BE PROVIDED FOR THE FOLLOWING IMPROVEMENTS:

A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING,
DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION FOR THE
FOLLOWING STREETS: FURMAN DRIVE, CORVALLIS DRIVE, BOZEMAN DRIVE,
FAYETTEVILLE DRIVE, TUCSON DRIVE, TEMPE DRIVE, PULLMAN COVE, AND TEMPE COVE.

B. ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (E.G. EROSION
AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS,
DETENTION, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT
APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS
INCLUDING THE FOLLOWING STREETS: [LIST STREETS].

33. THIS PROJECT IS LOCATED WITHIN THE MARBLE CREEK WATERSHED.

34. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE
LAND DEVELOPMENT CODE.

35. SLOPES IN EXCESS OF 15% EXIST ON BLOCK 'A', LOT(S) 33 AND 34 AND BLOCK 'B', LOT(S) 5,
20, AND 33. CONSTRUCTION ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE.

36. DRAINAGE PLANS SHALL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR
REVIEW PRIOR TO SITE DEVELOPMENT. RAINFALL RUN-OFF SHALL BE HELD TO THE
AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED
METHODS.

37. ALL ACTIVITIES WITHIN THE C.E.F. BUFFER 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.

38. THIS SUBDIVISION COMPLIES WITH TITLE 30 OF THE AUSTIN / TRAVIS COUNTY SUBDIVISION
REGULATIONS REGARDING SMALL LOT SUBDIVISIONS (30-2-232).

39. A HOME OWNERS ASSOCIATION SHALL BE CREATED WITH EACH FINAL PLAT.

40. RESIDENTIAL USE IS RESTRICTED ON COMMERCIAL LOT 78 BLOCK 'C'.

41. THERE ARE NO CEMETERIES WITHIN THE PROJECT BOUNDARY.

42. ACCESS RESTRICTIONS:

LOT(S) 28 AND 35, BLOCK 'A' ARE RESTRICTED FROM ACCESSING FAYETTEVILLE DRIVE.
LOT(S) 50, 51, AND 63, BLOCK 'A' ARE RESTRICTED FROM ACCESSING TUCSON DRIVE.
LOT(S) 19 AND 20, BLOCK 'B' ARE RESTRICTED FROM ACCESSING BOZEMAN DRIVE.
LOT(S) 1 AND 18, BLOCK 'C' ARE RESTRICTED FROM ACCESSING CORVALLIS DRIVE.
LOT(S) 32, BLOCK 'C' IS RESTRICTED FROM ACCESSING BOZEMAN DRIVE.
LOT(S) 1 AND 23, BLOCK 'D' ARE RESTRICTED FROM ACCESSING BOZEMAN DRIVE.
LOT(S) 11 AND 12, BLOCK 'D' ARE RESTRICTED FROM ACCESSING FAYETTEVILLE DRIVE.
LOT(S) 1 AND 30, BLOCK 'E' ARE RESTRICTED FROM ACCESSING FAYETTEVILLE DRIVE.
LOT(S) 14 AND 15, BLOCK 'E' ARE RESTRICTED FROM ACCESSING TUCSON DRIVE.
LOT(S) 1 AND 30, BLOCK 'F' ARE RESTRICTED FROM ACCESSING FAYETTEVILLE DRIVE.
LOT(S) 16 AND 17, BLOCK 'F' ARE RESTRICTED FROM ACCESSING TUCSON DRIVE.
LOT(S) 1, BLOCK 'G' ARE RESTRICTED FROM ACCESSING FURMAN DRIVE.
LOT(S) 45, BLOCK 'H' ARE RESTRICTED FROM ACCESSING FAYETTEVILLE DRIVE.
LOT(S) 74, BLOCK 'H' ARE RESTRICTED FROM ACCESSING TUCSON DRIVE.
LOT(S) 76, BLOCK 'H' ARE RESTRICTED FROM ACCESSING FURMAN DRIVE.
LOT(S) 33, BLOCK 'I' ARE RESTRICTED FROM ACCESSING BOZEMAN DRIVE.
LOT(S) 44, BLOCK 'I' ARE RESTRICTED FROM ACCESSING FAYETTEVILLE DRIVE.

43. A 12 FOOT WIDE CONCRETE TRAIL WITHIN THE R.O.W. OF SLAUGHTER LANE WILL BE
REQUIRED TO BE CONSTRUCTED WITH THE FIRST PHASE OF DEVELOPMENT.

44. A WETLAND MITIGATION PLAN FOR DISTURBANCE WITHIN THE WETLAND CEF BUFFERS AND
FOR WETLAND 5 IS REQUIRED TO BE REVIEWED AND APPROVED DURING THE REVIEW OF
THE SUBDIVISION CONSTRUCTION PLANS. NO LOT CAN RECEIVE A CERTIFICATE OF
OCCUPANCY UNTIL MITIGATION PLANS HAVE BEEN APPROVED AND EXECUTED.

THAXTON ROAD TRACT
PRELIMINARY PLAN
GENERAL NOTES

REVISIONS	DATE	BY	DESCRIPTION
NO.			
1	July 23, 2019	JMC	
2		JDS	
3		DVR	
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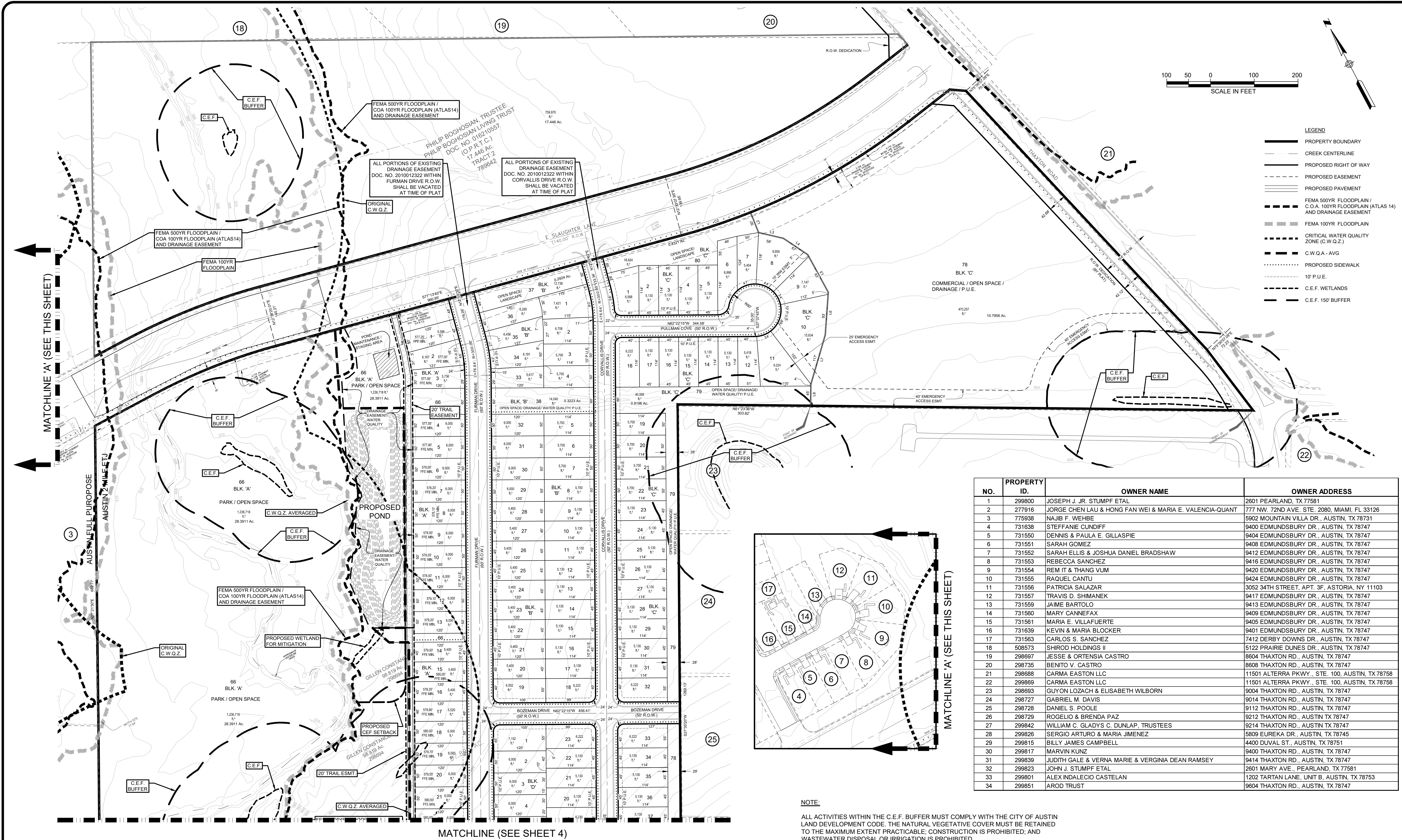


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JOB NUMBER:
A276-0409

SHEET NO.



- LEGEND
- PROPERTY BOUNDARY
 - CREEK CENTERLINE
 - PROPOSED RIGHT OF WAY
 - PROPOSED EASEMENT
 - PROPOSED PAVEMENT
 - FEMA 500YR FLOODPLAIN / COA 100YR FLOODPLAIN (ATLAS 14) AND DRAINAGE EASEMENT
 - FEMA 100YR FLOODPLAIN
 - CRITICAL WATER QUALITY ZONE (C.W.Q.Z.)
 - C.W.Q.A - AVG
 - PROPOSED SIDEWALK
 - 10' P.U.E.
 - C.E.F. WETLANDS
 - C.E.F. 150' BUFFER

NO.	PROPERTY ID.	OWNER NAME	OWNER ADDRESS
1	299800	JOSEPH J. JR. STUMPF ETAL	2601 PEARLAND, TX 77581
2	277916	JORGE CHEN LAU & HONG FAN WEI & MARIA E. VALENCIA-QUANT	777 NW. 72ND AVE. STE. 2080, MIAMI, FL 33126
3	775938	NAJIB F. WEHBE	5902 MOUNTAIN VILLA DR., AUSTIN, TX 78731
4	731638	STEFFANIE CUNDIFF	9400 EDMUNDSBURY DR., AUSTIN, TX 78747
5	731550	DENNIS & PAULA E. GILLASPIE	9404 EDMUNDSBURY DR., AUSTIN, TX 78747
6	731551	SARAH GOMEZ	9408 EDMUNDSBURY DR., AUSTIN, TX 78747
7	731552	SARAH ELLIS & JOSHUA DANIEL BRADSHAW	9412 EDMUNDSBURY DR., AUSTIN, TX 78747
8	731553	REBECCA SANCHEZ	9416 EDMUNDSBURY DR., AUSTIN, TX 78747
9	731554	REM IT & THANG VUM	9420 EDMUNDSBURY DR., AUSTIN, TX 78747
10	731555	RAQUEL CANTU	9424 EDMUNDSBURY DR., AUSTIN, TX 78747
11	731556	PATRICIA SALAZAR	3052 34TH STREET, APT. 3F, ASTORIA, NY 11103
12	731557	TRAVIS D. SHIMANEK	9417 EDMUNDSBURY DR., AUSTIN, TX 78747
13	731559	JAIME BARTOLO	9413 EDMUNDSBURY DR., AUSTIN, TX 78747
14	731560	MARY CANNEFAX	9409 EDMUNDSBURY DR., AUSTIN, TX 78747
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17	731563	CARLOS S. SANCHEZ	7412 DERBY DOWNS DR., AUSTIN, TX 78747
18	508573	SHIROD HOLDINGS II	5122 PRAIRIE DUNES DR., AUSTIN, TX 78747
19	298697	JESSE & ORTENSIA CASTRO	8604 THAXTON RD., AUSTIN, TX 78747
20	298735	BENITO V. CASTRO	8608 THAXTON RD., AUSTIN, TX 78747
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22	298969	CARMA EASTON LLC	11501 ALTERRA PKWY., STE. 100, AUSTIN, TX 78758
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26	298729	ROGELIO & BRENDA PAZ	9212 THAXTON RD., AUSTIN, TX 78747
27	298842	WILLIAM C. GLADYS C. DUNLAP, TRUSTEES	9214 THAXTON RD., AUSTIN, TX 78747
28	298826	SERGIO ARTURO & MARIA JIMENEZ	5809 EUREKA DR., AUSTIN, TX 78745
29	299815	BILLY JAMES CAMPBELL	4400 DUVAL ST., AUSTIN, TX 78751
30	299817	MARVIN KUNZ	9400 THAXTON RD., AUSTIN, TX 78747
31	299839	JUDITH GALE & VERA MARIE & VERGINIA DEAN RAMSEY	9414 THAXTON RD., AUSTIN, TX 78747
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33	299801	ALEX INDALECIO CASTELAN	1202 TARTAN LANE, UNIT B, AUSTIN, TX 78753
34	299851	AROD TRUST	9604 THAXTON RD., AUSTIN, TX 78747

NOTE:
ALL ACTIVITIES WITHIN THE C.E.F. BUFFER 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.

LINE	BEARING	LENGTH
L1	N89°48'03"E	152.14'
L2	S06°17'11"W	49.55'
L3	S48°50'21"E	58.31'
L4	S28°03'55"E	67.17'
L5	S00°36'08"E	97.88'
L6	S32°04'03"W	97.88'
L7	S44°19'11"W	117.22'
L8	S28°35'05"W	49.28'

CURVE	DELTA	RADIUS	ARC	CHORD	CH. BEARING
C1	12°58'12"	1330.00'	301.07'	300.43'	S83°42'51"E
C2	06°29'22"	1470.00'	166.50'	166.41'	S80°28'26"E
C3	16°15'12"	1470.00'	417.00'	415.61'	N88°09'16"E
(C4)	(22°45'12")	(1470.00')	(583.77')	(579.94')	(N88°35'26"W)

THAXTON ROAD TRACT
PRELIMINARY PLAN

SHEET 1 OF 2

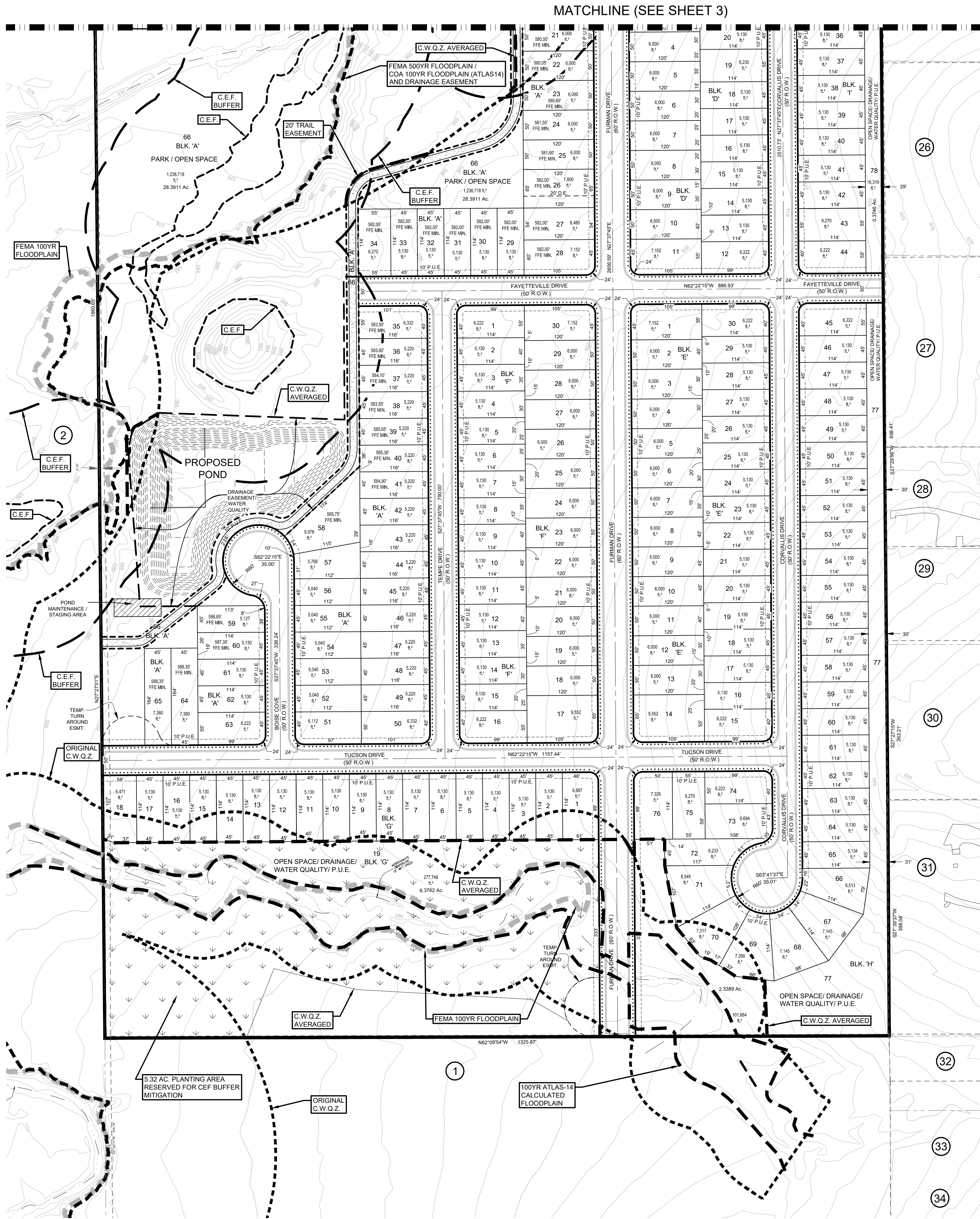
NO.	DATE	BY	DESCRIPTION
1	July 23, 2019	JMC	DESIGNED BY
2		JDS	DRAWN BY
3		DVR	CHECKED BY
4			DRAWING NAME



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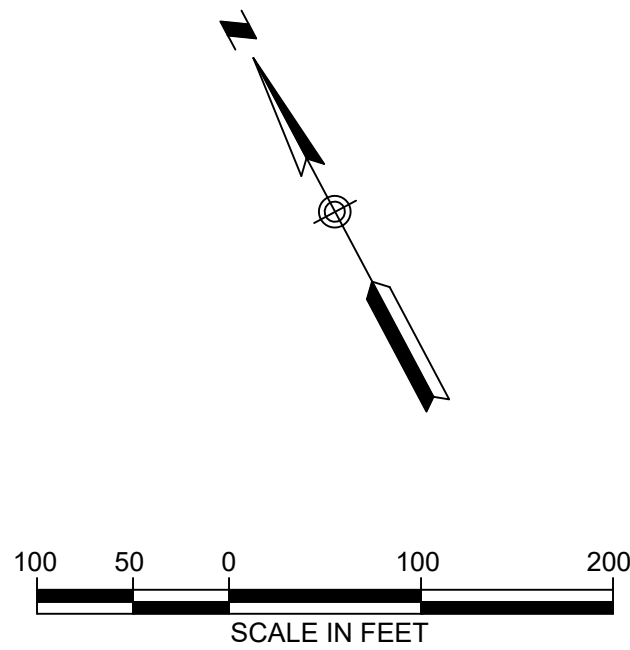
JOB NUMBER:
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SHEET NO.
3



LINE TABLE		
LINE	BEARING	LENGTH
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THAXTON ROAD TRACT
PRELIMINARY PLAN

SHEET 2 OF 2

REVISIONS		DATE	BY	DESCRIPTION
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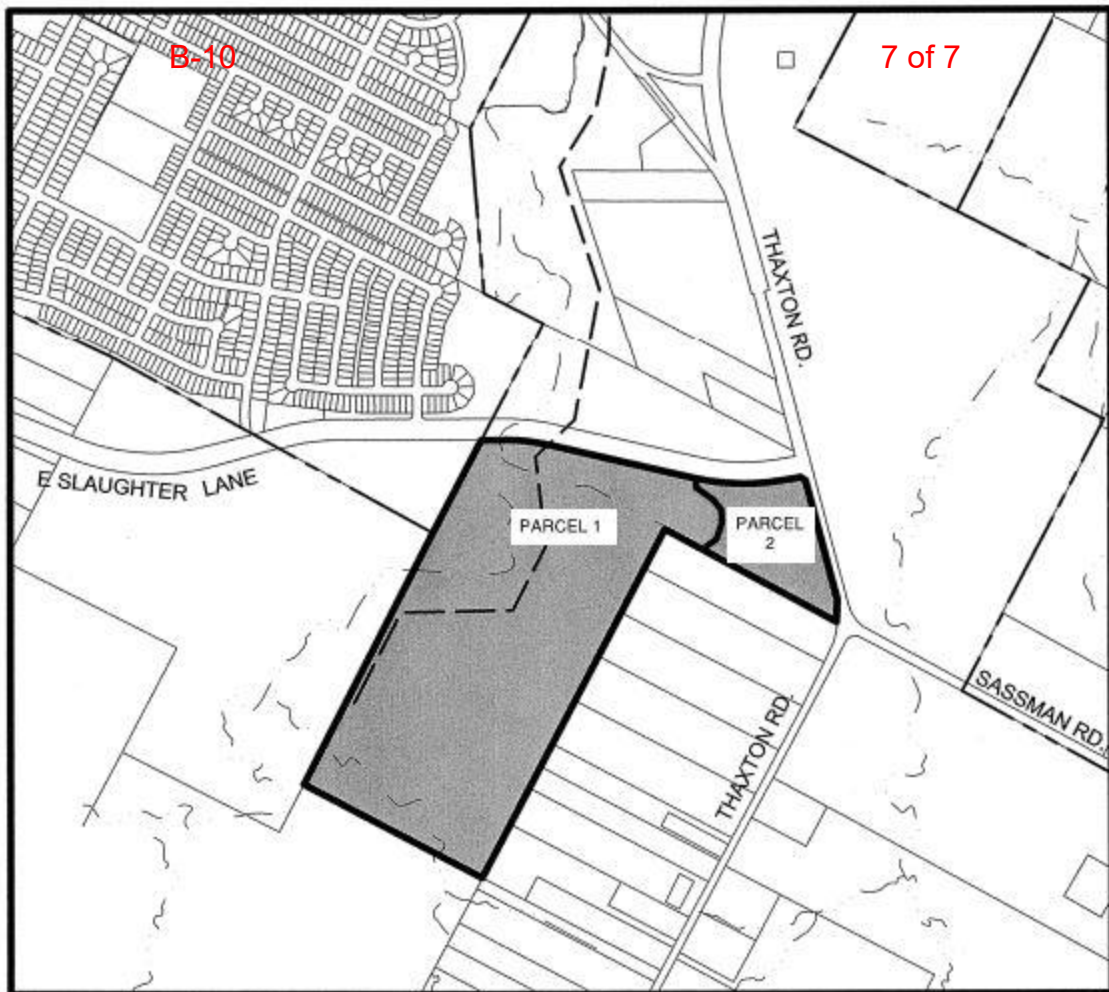
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SHEETS

B-10

7 of 7



LOCATION MAP

N.T.S.