

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8J-2019-0138.1A**Planning Commission DATE:**  
March 8, 2022**SUBDIVISION NAME:** Schwetman, Phase 1(Small Lot) - Final Plat**AREA:** 49.499 Acres**LOT(S):** 181 Total Lots**OWNER/APPLICANT:** Starlight Homes Texas, LLC  
(Lindsay Motley)**AGENT:** Carlson, Brigrance &  
Doering Inc (C. Brigrance)**ADDRESS OF SUBDIVISION:** Old Webberville Road (FM 969)**GRIDS:** Q-23**COUNTY:** Travis**WATERSHED:** Decker**JURISDICTION:** 2-Mile ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** Single-Family (Small Lot), Private Park, Drainage, Right-of-Way, Amenity Lot, and Lift Station Lots**ADMINISTRATIVE WAIVERS:** None**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 181 total lots on 49.499 acres. The proposed subdivision includes 171 Single Family lots and 10 Private Park, Drainage, Right-of-Way, Amenity, and Lift Station Lots. The applicant has secured Water Service from Manville Water Supply Corporation and Wastewater Service from the Hornsby Bend Utility Company to the 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 Hornsby-Dunlap Elementary School located on Hound Dog Trail. The closes fire station is EDS #4 located on Hunters Bend Road.

**ISSUES:**

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

**STAFF RECOMMENDATION:** This final plat is recommended with conditions outlined on attached case manager report.

**ZONING AND PLATTING COMMISSION ACTION:**

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

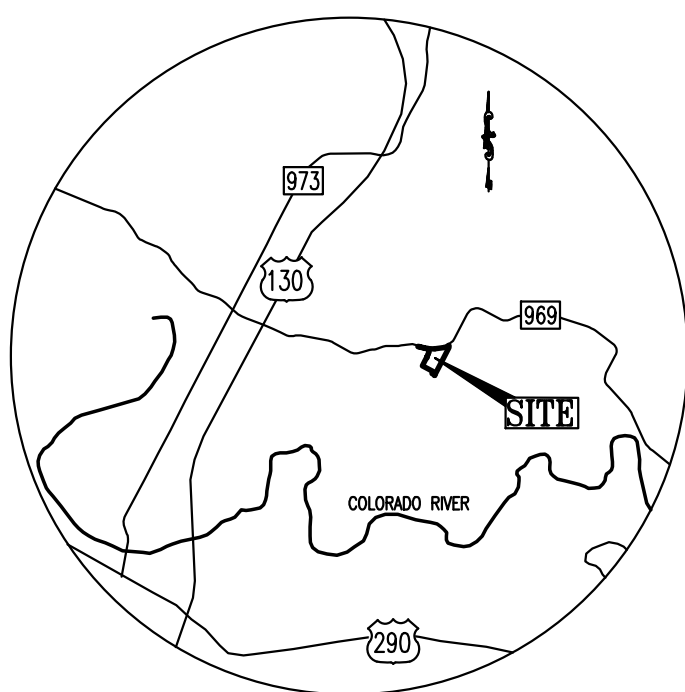
**PHONE:** 854-7562

# SCHWETMAN PHASE 1

## A SMALL LOT SUBDIVISION

### CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS. THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS. THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.



LOCATION MAP  
(N.T.S.)

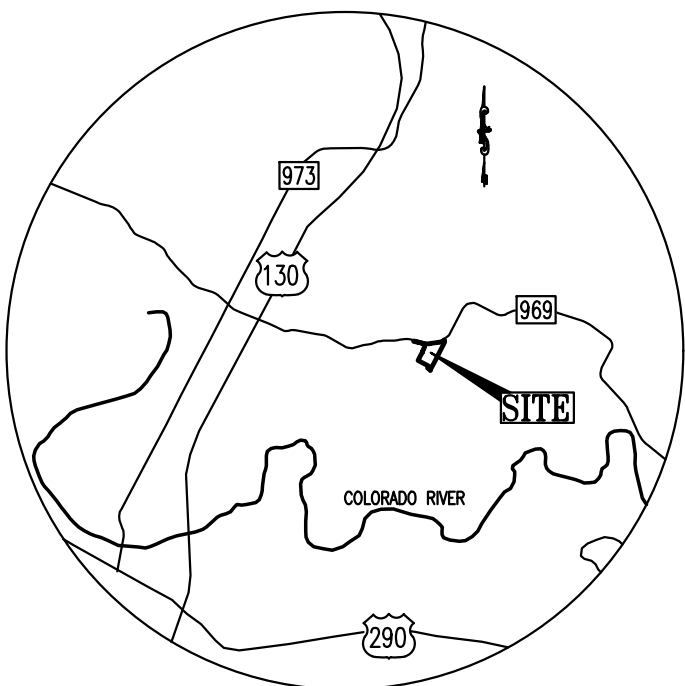
**SHEET NO. 1 OF 6**



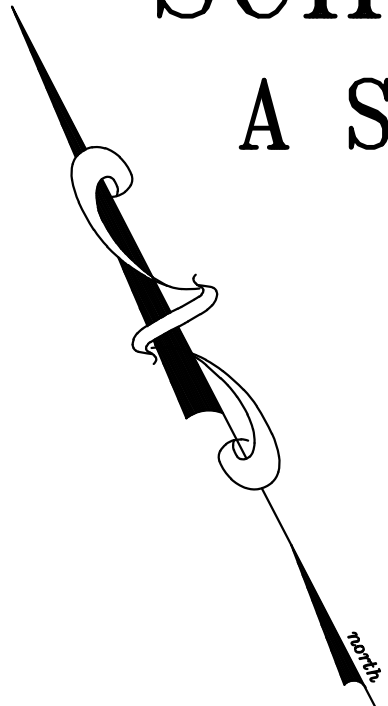
**C8J-2019-0138.1A**

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LOCATION MAP  
(N.T.S.)



SCALE: 1" = 100'  
GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

LEGEND

- CONCRETE MONUMENT
- CAPPED IRON ROD SET
- IRON PIPE FOUND
- CAPPED IRON ROD FOUND
- P.U.E. PUBLIC UTILITY EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- W.Q.E. WATER QUALITY EASEMENT
- D.E. DRAINAGE EASEMENT
- W.W.E. WASTEWATER EASEMENT
- E.T.F. ELECTRIC DISTRIBUTION, ELECTRIC TELECOMMUNICATIONS AND ELECTRIC FIBER EASEMENT
- LOT NUMBER
- BLOCK DESIGNATION
- APPROXIMATE LOCATION OF PROPOSED SIDEWALKS
- CRITICAL WATER QUALITY ZONE
- FEMA 500 YEAR FLOODPLAIN
- COA 100 YEAR FULLY DEVELOPED FLOODPLAIN
- FEMA 100 YEAR FLOODPLAIN
- COA 25 YEAR FULLY DEVELOPED FLOODPLAIN

MATCHLINE  
SEE SHEET 4

MATCHLINE SEE SHEET 3

DATE: SEPTEMBER 21, 2021

OWNER:  
STARLIGHT HOMES TEXAS, LLC  
10721 RESEARCH BOULEVARD  
SUITE B210  
AUSTIN, TEXAS 78759  
PHONE: 512-610-7000  
FAX: 512-610-7004

ENGINEER AND SURVEYOR:  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749  
PHONE: 512-280-5160  
FAX: 512-280-5165

TOTAL ACREAGE: 49.499 ACRES  
SURVEY: JOHN BURLESON SURVEY NO. 33,  
ABSTRACT NO. 5  
F.E.M.A. MAP NO. 48453C0635K  
TRAVIS COUNTY, TEXAS  
DATED: JANUARY 6, 2016  
F.E.M.A. MAP NO. 48453C0630L  
TRAVIS COUNTY, TEXAS  
DATED: JANUARY 22, 2021

TOTAL OF LOTS :	181
NO. OF SINGLE FAMILY LOTS:	171
NO. OF LANDSCAPE AND OPEN SPACE LOTS:	5
NO. OF WATER EASEMENT LOTS:	1
NO. OF PRIVATE PARK AND OPEN SPACE LOTS:	1
NO. OF LIFT STATION LOTS:	1
NO. OF AMENITY AND LANDSCAPE LOTS:	1
NO. OF DRAINAGE AND WATER QUALITY LOTS:	1
NO. OF BLOCKS:	5

RIGHT-OF-WAY LINEAR FOOTAGE		
KATIEJACK TRAIL	64' R.O.W.	1,460'
NARCISSUS WAY	56' R.O.W.	922'
COWSLIP WAY	56' R.O.W.	918'
LARUSTINUS STREET	56' R.O.W.	719'
VIBURNUM DRIVE	56' R.O.W.	647'
CALLUNA DRIVE	56' R.O.W.	614'
CYCLAMEN DRIVE	56' R.O.W.	296'
ALYSSUM FIELD PATH	60' R.O.W.	260'
ROSE GARDEN TRAIL	56' R.O.W.	58'
TOTAL		5,894'

SHEET NO. 2 OF 6

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering 5501 West William Cannon Phone No. (512) 280-5160  
Surveying Austin, Texas 78749 Fax No. (512) 280-5165



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# SCHWETMAN PHASE 1

## A SMALL LOT SUBDIVISION

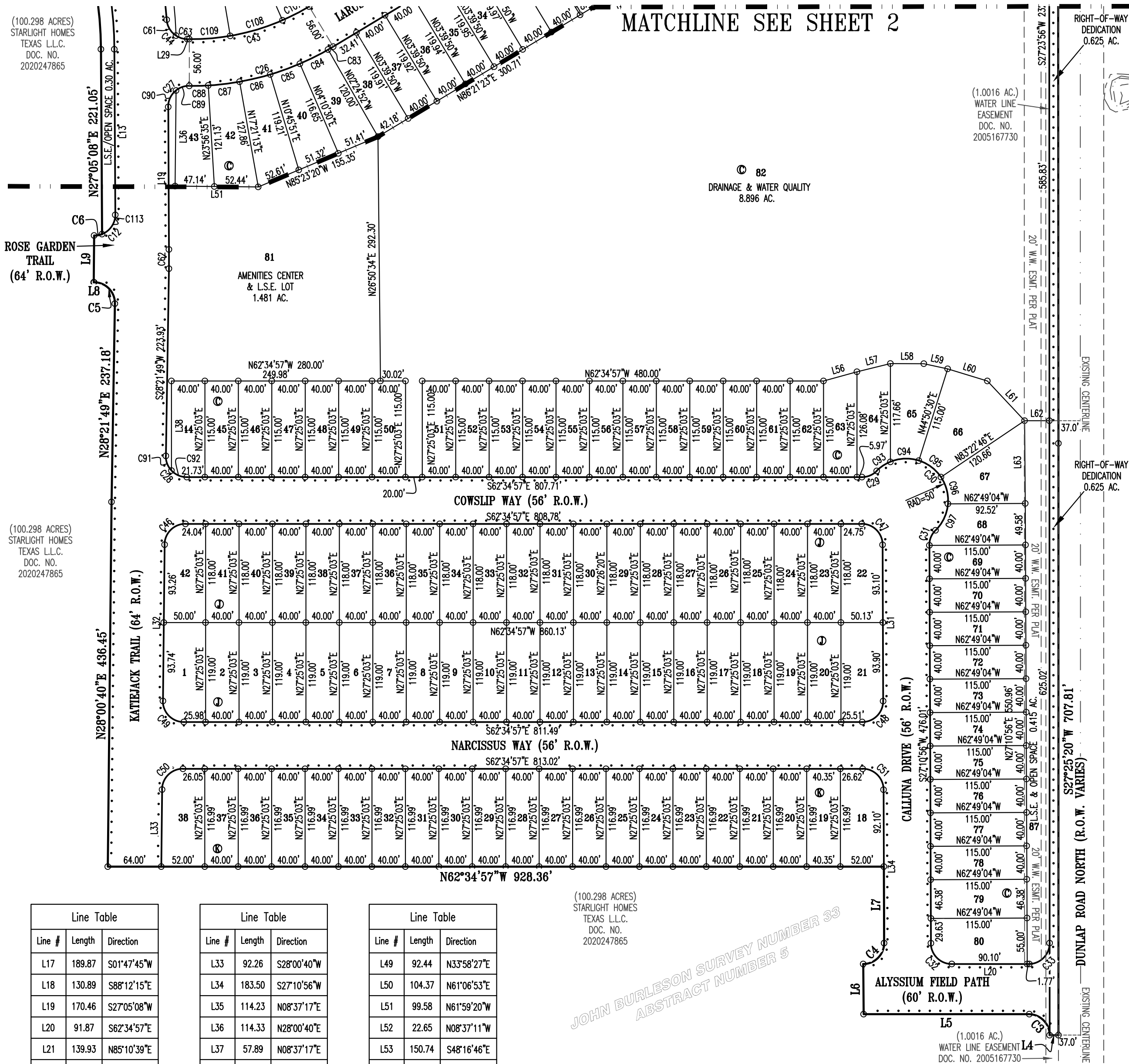
### LEGEND

- CONCRETE MONUMENT
- CAPPED IRON ROD SET
- IRON PIPE FOUND
- CAPPED IRON ROD FOUND
- P.U.E.
- L.S.E.
- W.Q.E.
- D.E.
- W.W.E.
- E.T.F.
- LOT NUMBER
- BLOCK DESIGNATION
- APPROXIMATE LOCATION
- OF PROPOSED SIDEWALKS
- CRITICAL WATER QUALITY ZONE
- FEMA 500 YEAR FLOODPLAIN
- COA 100 YEAR FULLY DEVELOPED FLOODPLAIN
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SCALE: 1" = 100'  
GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.



Line Table		
Line #	Length	Direction
L1	114.94	N81°21'39"E
L2	78.35	S32°50'24"E
L3	92.36	S03°11'12"W
L4	10.48	N62°35'04"W
L5	197.46	N62°34'57"W
L6	60.00	N26°59'11"E
L7	91.40	N27°10'56"E
L8	0.51	N61°59'40"W
L9	56.00	N28°00'20"E
L10	130.70	N08°37'17"E
L11	121.81	N25°02'42"W
L12	32.96	N27°42'23"E
L13	198.12	S27°05'08"W
L14	95.57	S08°37'17"W
L15	26.60	S81°22'43"E
L16	135.47	S88°12'15"E

Line Table		
Line #	Length	Direction
L17	189.87	S01°47'45"W
L18	130.89	S88°12'15"E
L19	170.46	S27°05'08"W
L20	91.87	S62°34'57"E
L21	139.93	N85°10'39"E
L22	115.74	S89°59'05"E
L23	20.48	S39°48'19"E
L24	41.81	S87°00'14"E
L25	26.60	S81°22'43"E
L26	135.54	S88°12'15"E
L27	190.00	S01°47'45"W
L28	130.96	S88°12'15"E
L29	2.34	S61°59'20"E
L30	36.95	S08°37'17"W
L31	187.00	S27°10'56"W
L32	187.01	S28°00'40"W

Line Table		
Line #	Length	Direction
L33	92.26	S28°00'40"W
L34	183.50	S27°10'56"W
L35	114.23	N08°37'17"E
L36	114.33	N28°00'40"E
L37	57.89	N08°37'17"E
L38	107.07	S27°25'03"W
L39	25.00	N02°12'19"E
L40	60.37	N81°22'43"W
L41	45.09	N64°17'54"E
L42	90.41	N82°29'50"W
L43	78.11	N48°16'46"W
L44	91.73	N25°37'08"W
L45	63.92	N07°01'20"E
L46	43.98	N26°21'15"E
L47	45.06	N25°36'58"W
L48	67.89	N06°20'47"E

Line Table		
Line #	Length	Direction
L49	92.44	N33°58'27"E
L50	104.37	N61°06'53"E
L51	99.58	N61°59'20"W
L52	22.65	N08°37'11"W
L53	150.74	S48°16'46"E
L54	134.38	N81°22'24"E
L55	139.00	N08°37'36"W
L56	41.51	N78°03'35"W
L57	41.19	N76°22'42"W
L58	40.00	N62°14'46"W
L59	29.12	N50°13'16"W
L60	49.78	N45°43'55"W
L61	64.98	N15°38'45"W
L62	29.78	N62°36'02"W
L63	99.07	S26°52'03"W

Line Table		
Line #	Length	Direction
(L64)	161.00	N23°42'58"W
(L65)	192.63	N14°32'10"W
(L66)	139.20	N06°39'34"W
(L67)	83.69	N18°18'04"E
(L68)	615.79	S27°23'56"W

Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent
(C110)	266.72	773.00	N70°50'57"E	265.40	134.70

SHEET NO. 3 OF 6

Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering  
5501 West William Cannon  
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Surveying  
Austin, Texas 78749  
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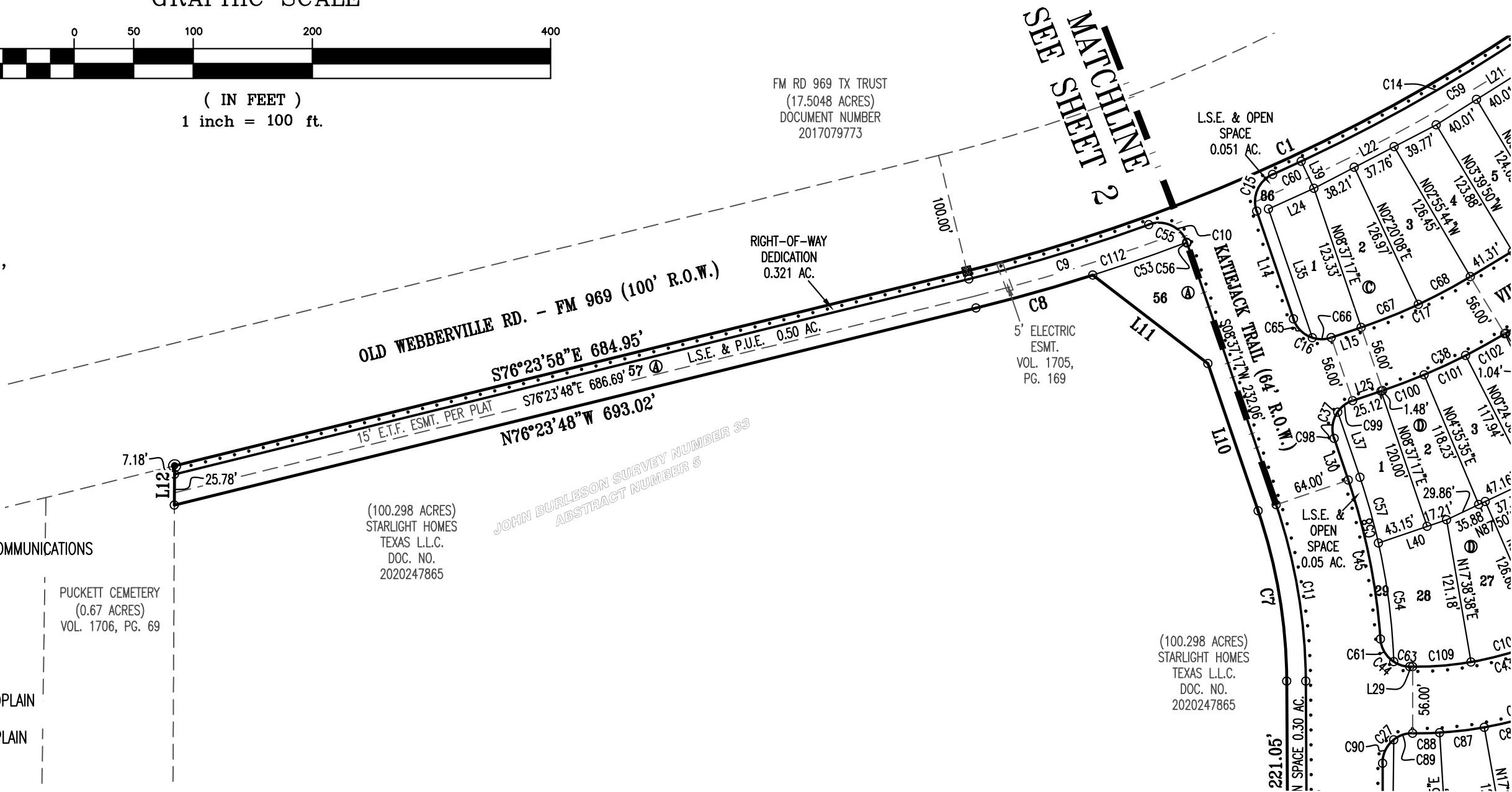


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Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	575.25	1482.48	S87°30'37"E	571.65	291.29	22°13'58"
C2	391.79	766.14	N66°43'24"E	387.53	200.28	29°18'00"
C3	39.27	25.00	N17°35'00"W	35.35	25.00	89°59'53"
C4	39.37	25.00	N72°18'00"E	35.43	25.10	90°14'07"
C5	39.43	25.00	N16°48'55"W	35.47	25.16	90°21'29"
C6	9.60	25.00	S73°00'02"E	9.55	4.86	22°00'45"
C7	145.66	452.00	N17°51'12"E	145.03	73.47	18°27'51"
C8	101.79	1514.48	N78°19'20"W	101.77	50.92	3°51'04"
C9	157.73	1489.48	S79°25'37"E	157.66	78.94	6°04'03"
C10	39.74	25.00	N36°55'11"W	35.69	25.48	91°04'56"
C11	150.82	468.00	N17°51'12"E	150.17	76.07	18°27'51"
C12	39.27	25.00	N73°00'20"E	35.36	25.00	90°00'00"
C13	274.38	773.00	N71°08'00"E	272.95	138.65	20°20'16"
C14	309.80	1489.48	N87°15'31"E	309.24	155.46	1°15'01"
C15	36.91	25.00	S50°55'09"W	33.65	22.75	84°35'45"
C16	39.27	25.00	S36°22'43"E	35.36	25.00	90°00'00"
C17	101.21	472.00	S87°31'17"E	101.01	50.80	12°17'07"
C18	50.31	528.00	S89°03'57"W	50.29	25.18	5°27'35"
C19	19.65	25.00	N69°16'41"E	19.15	10.36	45°02'08"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C20	157.14	50.00	N43°12'15"W	100.00	80357.12	180°04'17"
C21	19.65	25.00	S24°18'49"W	19.15	10.36	45°02'08"
C22	19.65	25.00	S20°43'19"E	19.15	10.36	45°02'08"
C23	157.14	50.00	N46°47'45"E	100.00	80357.11	180°04'17"
C24	19.65	25.00	N65°41'11"W	19.15	10.36	45°02'08"
C25	25.92	272.00	S89°03'57"W	25.91	12.97	5°27'35"
C26	180.80	328.00	S77°52'23"E	178.52	92.76	31°34'55"
C27	39.63	25.00	S72°30'06"W	35.61	25.37	90°49'57"
C28	39.68	25.00	S17°06'34"E	35.65	25.42	90°56'46"
C29	19.65	25.00	S85°06'01"E	19.15	10.36	45°02'08"
C30	157.54	50.00	N17°21'09"W	100.00	10784.48	180°31'53"
C31	19.95	25.00	S50°02'52"W	19.43	10.54	45°43'51"
C32	39.17	25.00	S17°42'00"E	35.28	24.90	89°45'53"
C33	39.28	25.00	N72°24'30"E	35.36	25.01	90°01'07"
C34	125.50	107.00	N06°12'12"W	118.43	71.10	67°12'16"
C35	36.79	25.00	N82°04'46"W	33.56	22.63	84°18'25"
C36	112.32	1489.48	S84°37'27"E	112.30	56.19	4°19'15"
C37	39.27	25.00	S53°37'17"W	35.36	25.00	90°00'00"
C38	113.21	528.00	S87°31'17"E	113.00	56.82	12°17'07"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C39	44.98	472.00	S89°03'57"W	44.96	22.51	5°27'35"
C40	39.27	25.00	N43°12'15"W	35.36	25.00	90°00'00"
C41	39.27	25.00	N46°47'45"E	35.36	25.00	90°00'00"
C42	31.26	328.00	S89°03'57"W	31.24	15.64	5°27'35"
C43	150.37	272.00	S77°49'35"E	148.46	77.16	31°40'30"
C44	37.22	25.00	S19°20'07"E	33.88	23.03	85°18'25"
C45	136.46	532.00	N15°58'11"E	136.09	68.61	14°41'48"
C46	39.01	25.00	S72°42'52"W	35.17	24.74	89°24'23"
C47	39.17	25.00	N17°42'00"W	35.28	24.90	89°45'53"
C48	39.37	25.00	N72°18'00"E	35.43	25.10	90°14'07"
C49	39.53	25.00	S17°17'08"E	35.54	25.26	90°35'37"
C50	39.01	25.00	S72°42'52"W	35.17	24.74	89°24'23"
C51	39.17	25.00	N17°42'00"W	35.28	24.90	89°45'53"
C52	89.39	766.14	N58°53'13"E	89.34	44.74	6°41'05"
C53	83.53	1514.48	S81°49'40"E	83.52	41.78	3°09'37"
C54	100.76	540.00	N20°02'18"E	100.62	50.53	10°41'28"
C55	39.06	25.00	N37°42'07"W	35.21	24.79	89°31'03"
C56	0.68	25.00	N07°50'21"E	0.68	0.34	1°33'53"
C57	57.22	540.00	N11°39'25"E	57.19	28.64	6°04'16"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C58	157.98	540.00	N17°00'09"E	157.42	79.56	16°45'45"
C59	283.49	1489.48	N86°45'10"E	283.06	142.18	10°54'18"
C60	26.30	1489.48	S87°17'20"E	26.30	13.15	1°00'43"
C61	22.96	25.00	S02°59'26"E	22.16	12.36	52°37'03"
C62	23.02	1032.00	N27°43'28"E	23.02	11.51	1°16'41"
C63	14.26	25.00	S45°38'39"E	14.07	7.33	32°41'22"
C64	46.42	766.14	N53°48'32"E	46.41	23.22	3°28'17"
C65	23.18	25.00	S17°56'37"E	22.36	12.50	53°07'48"
C66	16.09	25.00	S62°56'37"E	15.81	8.33	36°52'12"
C67	51.78	472.00	S84°31'17"E	51.76	25.92	6°17'09"
C68	49.43	472.00	N89°20'09"E	49.40	24.74	5°59'59"
C69	20.00	528.00	S87°25'16"W	20.00	10.00	2°10'13"
C70	30.31	528.00	N89°50'57"W	30.31	15.16	3°17'23"
C71	18.73	50.00	S57°29'37"W	18.62	9.48	21°28'01"
C72	33.63	50.00	S87°29'45"W	33.00	17.48	38°32'15"
C73	33.63	50.00	N53°57'59"W	33.00	17.48	38°32'15"
C74	33.64	50.00	N15°25'26"W	33.01	17.48	38°32'52"
C75	37.51	50.00	N25°20'27"E	36.64	19.69	42°58'53"
C76	18.04	50.00	N32°54'06"W	17.95	9.12	20°40'36"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C77	35.28	50.00	N02°20'57"W	34.55	18.41	40°25'41"
C78	33.63	50.00	N37°08'01"E	33.00	17.48	38°32'15"
C79	33.64	50.00	N75°40'26"E	33.00	17.48	38°32'36"
C80	36.55	50.00	S64°06'41"E	35.74	19.14	41°53'09"
C81	17.22	25.00	N62°54'06"W	16.88	8.97	39°27'59"
C82	2.43	25.00	N85°25'10"W	2.43	1.22	5°34'10"
C83	7.15	328.00	N86°57'39"E	7.15	3.58	1°14'58"
C84	37.72	328.00	S89°07'11"E	37.70	18.88	6°35'22"
C85	37.72	328.00	S82°31'50"E	37.70	18.88	6°35'22"
C86	37.72	328.00	S75°56'28"E	37.70	18.88	6°35'22"
C87	37.72	328.00	S69°21'06"E	37.70	18.88	6°35'22"
C88	22.76	328.00	S64°04'10"E	22.75	11.38	3°58'30"
C89	17.13	25.00	N81°42'35"W	16.80	8.92	39°15'20"
C90	22.50	25.00	S52°52'26"W	21.75	12.08	51°34'37"
C91	19.20	25.00	S06°21'42"W	18.73	10.10	4°00'14"
C92	20.48	25.00	S39°06'41"E	19.91	10.86	46°56'32"
C93	19.77	50.00	S83°42'32"W	19.64	10.02	22°39'13"
C94	34.74	50.00	N65°03'41"W	34.04	18.10	39°48'22"
C95	33.63	50.00	N25°53'22"W	33.00	17.48	38°32'15"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C96	33.63	50.00	N12°38'53"E	33.00	17.48	38°32'15"
C97	35.78	50.00	N52°24'54"E	35.02	18.69	40°59'47"
C98	23.18	25.00	S35°11'11"W	22.36	12.50	53°07'48"
C99	16.09	25.00	S80°11'11"W	15.81	8.33	36°52'12"
C100	37.12	528.00	S83°23'34"E	37.12	18.57	4°01'42"
C101	38.55	528.00	S87°29'55"E	38.54	19.28	4°10'59"
C102	37.54	528.00	N88°22'23"E	37.53	18.78	4°04'26"
C103	26.35	472.00	S87°56'07"W	26.35	13.18	3°11'55"
C104	18.63	472.00	N89°20'05"W	18.63	9.32	2°15'40"
C105	17.74	328.00	N89°45'13"W	17.74	8.87	3°05'55"
C106	13.52	328.00	S87°31'00"W	13.52	6.76	2°21'41"
C107	35.85	272.00	S89°53'18"E	35.82	17.95	7°33'05"
C108	65.31	272.00	S79°14'04"E	65.15	32.81	13°45'24"
C109	49.22	272.00	S67°10'21"E	49.15	24.68	10°22'02"
C111	255.99	766.14	N71°48'05"E	254.80	129.20	19°08'38"
C112	185.32	1514.48	S79°54'08"E	185.21	92.78	7°00'40"
C113	29.67	25.00	N61°59'58"E	27.96	16.86	67°59'15"

### SHEET NO. 4 OF 6



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C8J-2019-0138.1A

J: \AC3D\5355\Survey\PLAT - SCHWETMANN PHASE 1



# SCHWETMAN PHASE 1

## A SMALL LOT SUBDIVISION

GENERAL NOTES:

1. THIS SUBDIVISION IS IN THE 5-MILE ETJ OF THE CITY OF AUSTIN.

2. ALL STREETS IN THE SUBDIVISION WILL BE CONSTRUCTED USING CITY OF AUSTIN URBAN STANDARDS AND WILL BE DEDICATED AS PUBLIC R.O.W. AT FINAL PLATTING.

3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE MANVILLE WATER SUPPLY CORP. AND HIORNSBY BEND UTILITY COMPANY WASTEWATER SYSTEM.

4. THE WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.

5. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS SHALL BE SUBMITTED TO TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION) 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. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES THE APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.

6. A DRIVEWAY PERMIT FROM TRAVIS COUNTY AND/OR TXDOT IS REQUIRED PRIOR TO THE CONSTRUCTION OF ANY DRIVEWAY. DRIVEWAY LOCATIONS SHALL CONFORM TO THE CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL AND TXDOT REQUIREMENTS.

7. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO CITY OF AUSTIN LAND DEVELOPMENT CODE.

8. PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS INCLUDING: ALYSSUM FIELD PATH, VIBURNUM BEND, CALLUNA DRIVE, KATIEJACK TRAIL, LARUSTINUS STREET, COWSLIP WAY, ROSE GARDEN TRAIL, NARCISSUS WAY, CYCLAMEN DRIVE AND THE SUBDIVISION SIDE OF DUNLAP ROAD AND WEBBERVILLE ROAD (FM 969); AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS ARE REQUIRED TO BE IN PLACE PRIOR TO THE LOTS 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.

9. THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

10. 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).

11. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.

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

13. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH TITLE 30 OF THE CITY OF AUSTIN CODE FOR SMALL LOT SUBDIVISIONS.

14. TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO SITE DEVELOPMENT FOR THIS PROJECT IN TRAVIS COUNTY.

15. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY AND CITY OF AUSTIN (OR OTHER APPROPRIATE JURISDICTION) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.

16. THE OWNER/DEVELOPER IS ADVISED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS. OTHER SPECIAL OR NONSTANDARD TREATMENTS OF THE R.O.W. MAY ALSO REQUIRE A LICENSE AGREEMENT.

17. APPROVAL OF THIS FINAL 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.

18. A 10 FOOT (10') P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL RIGHT-OF-WAYS.

19. THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS:

WATER – MANVILLE WATER SUPPLY CORP.  
WASTEWATER – HORNSBY BEND UTILITY COMPANY  
ELECTRIC – AUSTIN ENERGY

20. LOTS 56 & 57 BLOCK "A"; LOTS 81, 82, 84, 86 & 87 BLOCK "C"; LOT 29 BLOCK D ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION OR HIS ASSIGNS AND ARE RESTRICTED TO NON-RESIDENTIAL USES. LOT 83 BLOCK "C" SHALL BE OWNED AND MAINTAINED BY HORNSBY BEND UTILITY COMPANY, AND LOT 85 BLOCK "C" SHALL BE OWNED AND MAINTAINED BY MANVILLE WATER SUPPLY CORP.

21. TOTAL LINEAR FOOTAGE OF STREETS 5,894 LF.

22. 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 RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

23. RESIDENTIAL USES OF ANY TYPE ARE PROHIBITED ON ALL NON-RESIDENTIAL LOTS.

24. A MINIMUM OF THREE (3) OFF STREET PARKING SPOTS ARE REQUIRED FOR EACH SINGLE FAMILY LOT IN THIS SUBDIVISION.

25. SINGLE FAMILY LOTS ARE SUBJECT TO COMPLIANCE TO SMALL LOT SUBDIVISIONS PER LDC IN CHAPTER 30.

26. 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

27. THE OWNER/DEVELOPER OF THIS SUBDIVISION 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.

28. 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.

29. THE CITY'S ENVIRONMENTAL CRITERIA MANUAL (ECM) SECTIONS 2.4.1.D AND 2.4.2.C STATE, IN AREAS WHERE UTILITY LINES ARE PRESENT OR PROPOSED ONLY TREES FROM THE UTILITY COMPATIBLE SHADE TREES LIST (SEE APPENDIX F) SHALL BE PLANTED WITHIN: 30 TO 40 LATERAL FEET FROM ANY OVERHEAD TRANSMISSION CONDUCTOR, UNLESS A MORE RESTRICTIVE DEDICATED RIGHT-OF-WAY HAS BEEN ESTABLISHED. ALL TREES ARE PROHIBITED TO BE PLANTED WITHIN 25 FEET OF THE BASE OF TRANSMISSION STRUCTURES.

30. ANY PLANNED TEMPORARY OR PERMANENT FENCING MUST NOT PREVENT ACCESS TO THE EASEMENT. AUSTIN ENERGY WILL INSTALL A LOCK ON THE GATE TO PROVIDE ACCESS. IDENTIFY LOCATION AND PROVIDE SPECIFICATIONS FOR PROPOSED FENCING. ACCESS MUST BE GIVEN 24 HOURS A DAY.

31. PROPERTY OWNER IS RESPONSIBLE FOR ALL DAMAGES TO CURBING, LANDSCAPE AND WALLS PLACED AROUND THE ELECTRIC TRANSMISSION STRUCTURES/POLES/LINES CAUSED BY AUSTIN ENERGY DURING MAINTENANCE AND REPAIRS.

32. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.

33. A DRIVEWAY PERMIT FROM TXDOT IS REQUIRED PRIOR TO THE CONSTRUCTION OF ANY DRIVEWAY TO STATE HIGHWAY FACILITIES.

34. SLOPE EASEMENT DEDICATION WILL BE REQUIRED FOR FILL/CUT SLOPES SUPPORTING ROADWAYS, WHICH EXTEND BEYOND THE RIGHT-OF-WAY.

35. A SETBACK SHALL BE PROVIDED FOR ALL DETENTION, RETENTION AND WATER QUALITY FACILITIES FOR SINGLE-FAMILY OR DUPLEX RESIDENTIAL DEVELOPMENT. NO SUCH FACILITY SHALL BE LOCATED WITHIN 15 FT OF A RESIDENTIAL LOT LINE.

36. 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.

37. AS APPLICABLE, OBTAIN AND IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWP3). THE SWP3 REQUIRES THE IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENTATION CONTROLS, FOR PROTECTION OF STORM WATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.

38. ALL DRAINAGE LOTS/EASEMENTS MUST COMPLY WITH THE COA DCM TO BE OF SUFFICIENT WIDTH TO PROVIDE CONTINUOUS ACCESS FOR THE OPERATION, MAINTENANCE, OR REPAIR OF A DRAINAGE FACILITY OR CONVEYANCE OF STORM WATER. A MINIMUM OF 25 FT IN WIDTH FOR AN OPEN DRAINAGE SYSTEM, OR A MINIMUM OF 15 FT IN WIDTH FOR AN ENCLOSED DRAINAGE SYSTEM.

39. LOTS FRONTING MULTIPLE STREETS SHALL BE LIMITED TO TAKING ACCESS FROM ONLY ONE STREET. THE FOLLOWING LOTS ARE PERMITTED ACCESS AS FOLLOWS:

LOT	BLOCK	ACCESS STREET
14	D	VIBURNUM DRIVE
15	D	LARUSTINUS STREET
1	J	NARCISSUS WAY
21	J	NARCISSUS WAY
22	J	COWSLIP WAY
42	J	COWSLIP WAY
18	K	NARCISSUS WAY
38	K	NARCISSUS WAY

40. HOME OWNERS ASSOCIATION (HOA) BYLAWS WILL BE RECORDED DOCUMENT NUMBER \_\_\_\_\_ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

41. ALL APPLICABLE WATER AND WASTEWATER UTILITY FEES SHALL BE PAID TO THE INDEPENDENT UTILITY DISTRICT AND/OR PRIVATE UTILITY CORPORATION PRIOR TO SCHEDULING OF THE FINAL PLAT FOR EACH PHASE FOR APPROVAL AT COMMISSIONERS COURT IN ACCORDANCE WITH TITLE 30 OF THE CITY OF AUSTIN CODE.

42. THIS SUBDIVISION WAS APPROVED AND RECORDED PRIOR TO THE CONSTRUCTION AND ACCEPTANCE OF ALL STREETS AND OTHER SUBDIVISION IMPROVEMENTS, PURSUANT TO THE TERMS OF A SUBDIVISION 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 PERTAINING TO THE SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN DOCUMENT \_\_\_\_\_ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

43. THIS SUBDIVISION COMPLIES WITH THE CONDITIONS REQUIRED BY THE PHASING AGREEMENT BETWEEN THE DEVELOPER AND TRAVIS COUNTY AS RECORDED IN DOCUMENT NUMBER 2021225492, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

44. BY APPROVING THIS PLAT, THE CITY OF AUSTIN AND/OR TRAVIS COUNTY ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. THE 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 THE CITY AND/OR COUNTY STANDARDS MAY BE JUST CAUSE FOR THE CITY AND/OR COUNTY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.

45. WITHIN A SITE LINE EASEMENT, ANY OBSTRUCTION OF SIGHTLINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS, OR ANY OTHER OBJECT, WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD, IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AND/OR THE CITY OF AUSTIN AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.

46. AS APPLICABLE, OBTAIN AND IMPLEMENT A STORMWATER POLLUTION PREVENTION PLAN (SWP3). THE SWP3 REQUIRES THE IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORMWATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.

STATE OF TEXAS §  
COUNTY OF TRAVIS §

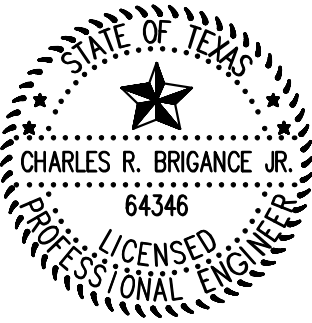
I, CHARLES R. BRIGANCE, P.E., AM AUTHORIZED TO PRACTICE THE PROFESSION OF CIVIL ENGINEERING IN THE STATE OF TEXAS, AND HEREBY CERTIFY THAT THE ENGINEERING PORTIONS OF THIS PLAT COMPLY WITH TITLE 30 OF THE AUSTIN CITY CODE, OF 2002, AS AMENDED.

FLOOD PLAIN NOTES: THE 500-YEAR FEMA FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0630L-JANUARY 22, 2020 & #48453C0635K JANUARY 6, 2016, TRAVIS COUNTY, TEXAS, COMMUNITY #481026. MINIMUM FINISHED FLOOR ELEVATION FOR ALL AFFECTED STRUCTURES SHALL BE TWO (2) FOOT ABOVE THE ELEVATION OF THE 500 YEAR FLOODPLAIN AS SHOWN HEREON: 421.0' M.S.L..

ENGINEERING BY:

CHARLES R. BRIGANCE, P.E. NO. 64346  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749

DATE



CARLSON, BRIGANCE & DOERING, INC.  
ID# F3791

STATE OF TEXAS §  
COUNTY OF TRAVIS §

I, AARON V. THOMASON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 30 OF THE AUSTIN CITY CODE, OF 2002 AS AMENDED, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.



SURVEYED BY:

AARON V. THOMASON, R.P.L.S. NO. 6214  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749  
aaron@cbdeng.com

DATE

C8J-2019-0138.1A

SHEET NO. 5 OF 6

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J: \AC3D\5355\Survey\PLAT – SCHWETMANN PHASE 1

# SCHWETMAN PHASE 1

## A SMALL LOT SUBDIVISION

STATE OF TEXAS §  
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS: THAT STARLIGHT HOMES TEXAS L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH, LINDSAY MOTLEY, DIVISION PRESIDENT, AND BEING THE OWNER OF A CALLED 100.928 ACRE TRACT OF LAND AND A CALLED 2.999 ACRE TRACT OF LAND, OUT OF THE JOHN BURLESON SURVEY NO. 33 ABSTRACT NUMBER 5, SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2020247865 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTRY, TEXAS, DOES HEREBY SUBDIVIDE 49.499 ACRES OF LAND IN ACCORDANCE WITH CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE AND WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS

”SCHWETMAN PHASE 1  
A SMALL LOT SUBDIVISION”

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

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

\_\_\_\_\_  
BY: STARLIGHT HOMES TEXAS L.L.C., GENERAL PARTNER  
LINDSAY MOTLEY, DIVISION PRESIDENT  
10721 RESEARCH BOULEVARD, SUITE B210  
AUSTIN, TEXAS 78759

STATE OF TEXAS §  
COUNTY OF TRAVIS §

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

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

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

\_\_\_\_\_  
NADIA BARRERA-RAMIREZ, CHAIR

\_\_\_\_\_  
DAVID KING, SECRETARY

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

\_\_\_\_\_  
DENISE LUCAS, DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

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

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT 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 THE 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 COMMISSIONERS 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, CLERK, COUNTY COURT, TRAVIS COUNTY, TEXAS

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

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 \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_\_ O’CLOCK \_\_\_\_M., DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_\_ O’CLOCK \_\_\_\_M., 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 THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

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

SHEET NO. 6 OF 6



Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 ♦ REG. # 10024900

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♦  
♦  
♦

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Austin, Texas 78749  
Fax No. (512) 280-5165



B-25

# SCHWETMAN FINAL PLAT LOCATION MAP

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