

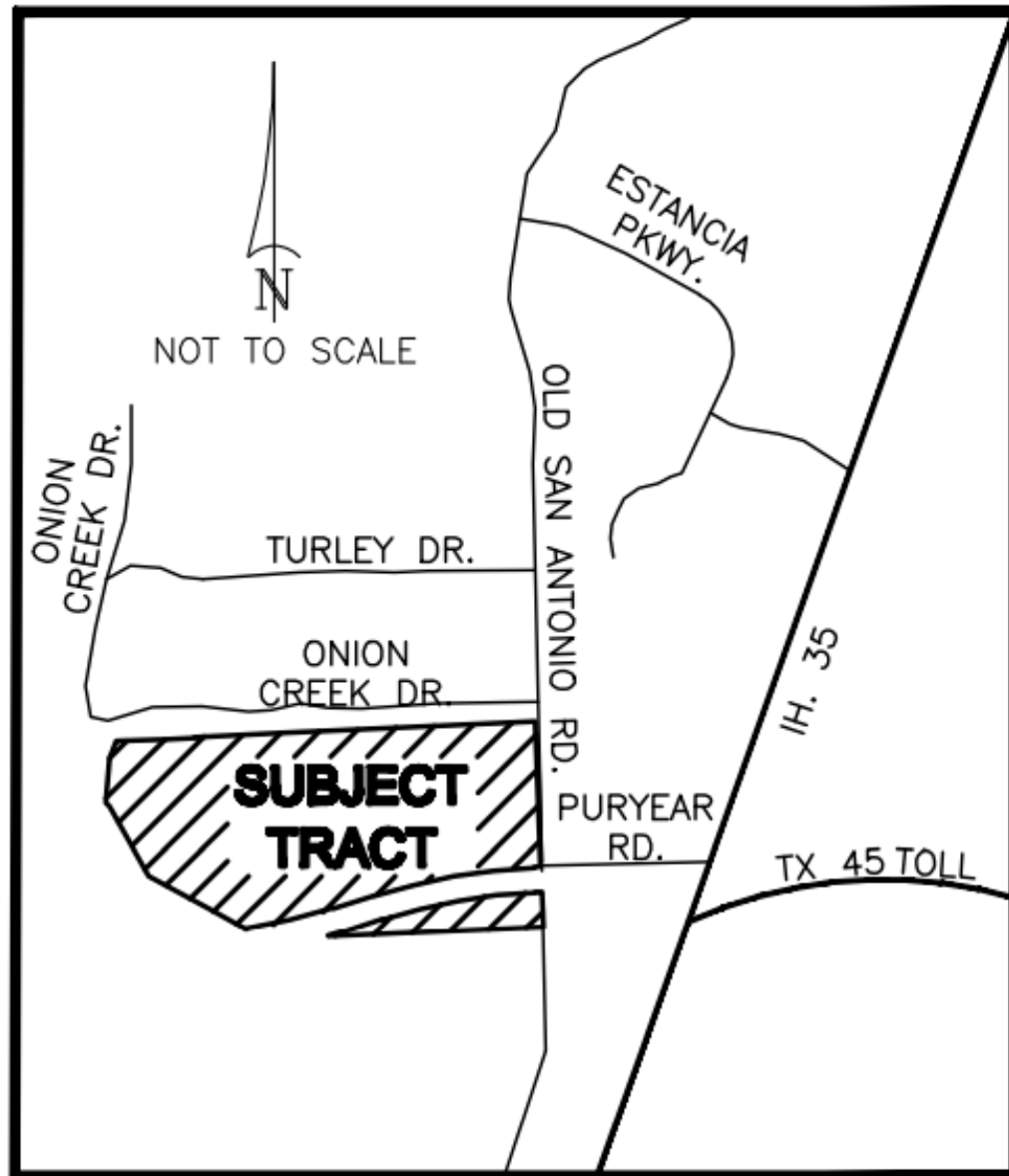
**SUBDIVISION REVIEW SHEET****CASE NO.:** C8J-2009-0142.05.1A**PC DATE:** 4/12/2022**SUBDIVISION NAME:** Estancia West**AREA:** 165.35 acres**LOT(S):** 7**OWNER/APPLICANT:** M/I Homes of Austin, LLC (William Peckman),  
Harriet Heep Shaffer Estate (Charles O. Grigson)**AGENT:** LJA Engineering (Brian Faltesek)**ADDRESS OF SUBDIVISION:** 13220 Old San Antonio**GRIDS:** E9, F9**COUNTY:** Travis**WATERSHED:** Onion Creek**JURISDICTION:** Limited  
Purpose**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** Commercial, Multi-Family/Condominium, Drainage/open  
space/water quality/park, Utility Lot**ADMINISTRATIVE WAIVERS:** N/A**VARIANCES:** 30-2-34 Original Tract, 30-2-151 Street Alignment, 30-2-152 Dead  
End St approved with preliminary plan C8J-2009-0142 6/28/2011**SIDEWALKS:** Sidewalks will be provided on all internal streets.**DEPARTMENT COMMENTS:** The request is for approval with conditions of Estancia West consisting of 7 lots on 165.35 acres. Water and wastewater will be provided by the City of Austin. Staff recommends approval of the plat subject to the conditions listed in the attached comment report. After the conditions are met, the plat will comply with City of Austin Land Development Code, Chapter 30-2-84(B). The conditions include adding a plat note and revising environmental fiscal. 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:** The staff recommends approval with conditions of this subdivision. This plan meets all applicable County, State and City of Austin LDC requirements.**PLANNING COMMISSION ACTION:**

**CASE MANAGER:** Sarah Sumner

Email address: [sarah.sumner@traviscountytx.gov](mailto:sarah.sumner@traviscountytx.gov)

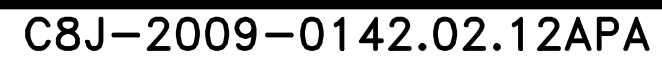
**PHONE:** 512-854-7687

# Estancia West Location Map

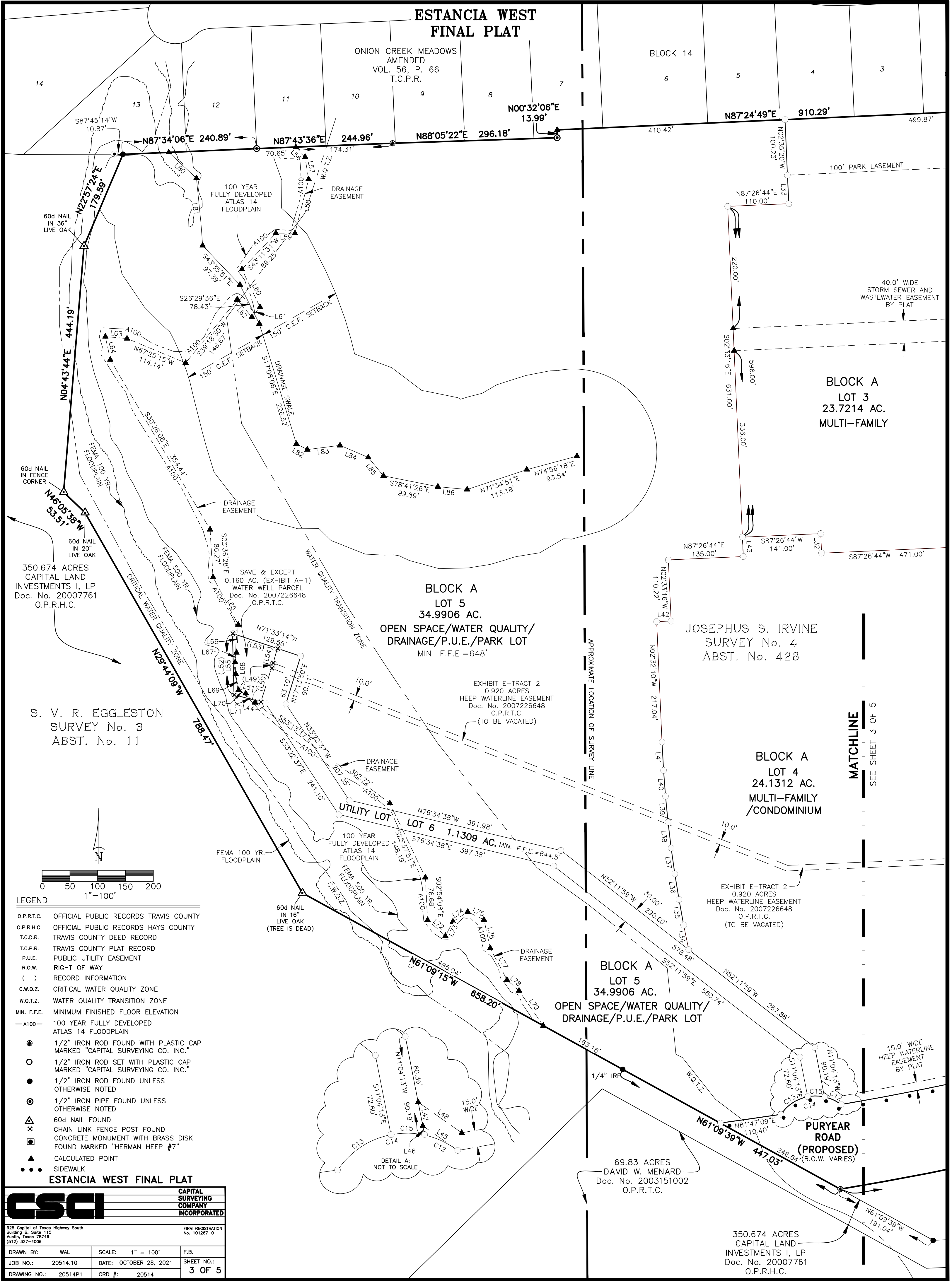


LOCATION MAP











ESTANCIA WEST FINAL PLAT

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CH. BEARING
C1	90°01'27"	25.00'	39.28'	35.36'	N42°43'12"E
C2	89°58'53"	25.00'	39.26'	35.35'	S42°27'17"W
C3	90°01'07"	25.00'	39.28'	35.36'	N47°32'43"W
C4	90°00'00"	56.00'	87.96'	79.20'	N47°33'16"W
C5	90°00'00"	25.00'	39.27'	35.36'	N47°33'16"W
C6	0°23'45"	6076.00'	41.97'	41.97'	S72°18'12"W
C7	89°58'53"	25.00'	39.26'	35.35'	S42°27'17"W
C8	90°01'06"	25.00'	39.28'	35.36'	N47°32'43"W
C9	89°58'53"	25.00'	39.26'	35.35'	S42°27'17"W
C10	90°01'07"	25.00'	39.28'	35.36'	N47°32'43"W
C11	90°00'00"	25.00'	39.27'	35.36'	N42°26'43"E
C12	25°02'55"	75.00'	32.79'	32.53'	N64°50'18"W
C13	45°16'24"	75.00'	59.26'	57.73'	S56°24'43"W
C14	93°54'39"	75.00'	122.93'	109.62'	N80°43'51"E
C15	23°35'20"	75.00'	30.88'	30.66'	N89°09'25"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N72°48'10"E	10.00'
L2	N16°59'06"W	52.00'
L3	N14°57'35"W	24.66'
L4	N13°15'57"W	19.75'
L5	N11°18'53"W	31.38'
L6	N09°37'15"W	13.03'
L7	N07°40'12"W	38.10'
L8	N05°58'32"W	6.31'
L9	N04°02'41"W	44.45'
L10	N02°32'10"W	45.00'
L11	S87°24'57"W	31.00'
L12	S87°26'43"W	8.95'
L13	N02°33'16"W	29.00'
L14	N02°33'16"W	31.00'
L15	S87°26'44"W	85.00'
L16	S72°48'12"W	10.00'
L17	N17°11'49"W	31.00'
L18	N16°47'59"W	65.08'
L19	N14°54'05"W	20.14'
L20	N13°37'39"W	24.41'
L21	N12°10'56"W	26.14'
L22	N10°54'29"W	18.42'
L23	N09°27'46"W	32.14'
L24	N08°11'20"W	12.42'
L25	N06°44'36"W	38.13'
L26	N05°28'11"W	6.43'
L27	N04°01'26"W	44.12'
L28	N02°32'46"W	45.40'
L29	S87°24'57"W	31.00'
L30	S87°24'57"W	31.00'
L31	N02°33'16"W	31.00'
L32	N02°33'16"W	35.00'
L33	N02°34'41"W	51.19'
L34	N11°32'25"W	45.00'
L35	N10°22'26"W	46.87'
L36	N09°11'03"W	46.87'
L37	N07°59'39"W	46.87'
L38	N06°48'16"W	46.87'
L39	N05°36'53"W	46.87'
L40	N04°25'29"W	46.87'
L41	N03°10'59"W	50.96'
L42	N87°55'09"E	26.07'
L43	N02°33'16"W	35.00'
L44	S75°12'14"E	58.24'
L45	N54°51'18"W	37.92'
L46	N11°04'13"W	8.15'

LINE TABLE		
LINE	BEARING	LENGTH
L47	N11°04'13"W	21.68'
L48	S54°51'18"E	47.36'
(L49)	(S15°59'58"W)	(10.05')
(L50)	(S17°34'23"W)	(63.10')
(L51)	(N75°35'44"W)	(50.51')
(L52)	(N01°27'44"W)	(110.12')
(L53)	(S71°47'02"W)	(85.33')
(L54)	(S15°59'58"W)	(27.22')
L55	S01°27'16"E	110.45'
L56	S43°12'55"E	24.12'
L57	S09°08'13"E	40.71'
L58	S14°06'13"W	100.42'
L59	N89°47'45"W	34.42'
L60	S25°34'12"E	75.47'
L61	S39°24'05"W	23.14'
L62	N40°15'22"W	40.66'
L63	N84°57'25"W	39.16'
L64	S11°56'31"E	42.39'
L65	S27°54'43"E	96.52'
L66	S03°23'45"W	50.38'
L67	S07°40'36"W	17.58'
L68	S02°19'35"E	20.93'
L69	S10°14'43"E	29.63'
L70	S58°00'43"E	13.38'
L71	S49°48'43"E	23.94'
L72	S48°32'48"E	42.89'
L73	N27°52'13"E	28.84'
L74	N56°31'17"E	31.95'
L75	S64°03'42"E	32.43'
L76	S12°29'29"E	52.46'
L77	S27°50'23"E	64.55'
L78	S47°44'52"E	29.19'
L79	S34°49'15"E	76.50'
L80	S46°53'56"E	68.23'
L81	S05°12'14"E	121.72'
L82	S62°48'19"E	22.13'
L83	N82°38'44"E	59.27'
L84	S66°58'24"E	55.13'
L85	S39°26'50"E	42.94'
L86	S84°32'10"E	52.81'

GENERAL NOTES:

- THIS SUBDIVISION IS BOUND BY THE TRANSPORTATION PHASING AGREEMENT RECORDED IN DOCUMENT No. 2012159683, AS AMENDED IN DOCUMENT No. 2015022110, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- OFF STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.
- THIS SUBDIVISION IS LOCATED IN THE CITY OF AUSTIN LIMITED PURPOSE JURISDICTION (PUD 20130620-077 AMENDED 20141211-177) WITHIN TRAVIS COUNTY, TEXAS.
- VARIANCES APPROVED WITH PRELIMINARY PLAN (CL8-2009-0142):  
\*VARIANCE FROM AUSTIN/TRAVIS COUNTY SUBDIVISION REGULATIONS, TITLE 30, SECTION 30-2-34, ORIGINAL TRACT REQUIREMENT, WAS APPROVED BY THE TRAVIS COUNTY COMMISSIONERS COURT ON JUNE 28, 2011.  
\*VARIANCE FROM AUSTIN/TRAVIS COUNTY SUBDIVISION REGULATIONS, TITLE 30, SECTION 30-2-151, STREET ALIGNMENT, WAS APPROVED BY THE TRAVIS COUNTY COMMISSIONERS COURT ON JUNE 28, 2011.  
\*VARIANCE FROM AUSTIN/TRAVIS COUNTY SUBDIVISION REGULATIONS, TITLE 30, SECTION 30-2-152, DEAD END STREET, WAS APPROVED BY THE TRAVIS COUNTY COMMISSIONERS COURT ON JUNE 28, 2011.
- PRIOR TO CONSTRUCTION ON THE LOT IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. DETENTION FOR LOTS 1-6, BLOCK A, WILL BE PROVIDED BY A FACILITY TO BE CONSTRUCTED ON LOTS 1 AND 5, BLOCK A, AS PART OF THE ESTANCIA WEST CONSTRUCTION PLANS. DETENTION FOR LOT 1, BLOCK B, WILL BE PROVIDED BY FUTURE FACILITY TO BE CONSTRUCTED WITH FUTURE SITE PLAN APPLICATION FOR LOT 1, BLOCK B.
- BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
- A TRAVIS COUNTY BASIC DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY DEVELOPMENT ON THE PROPERTY.
- REQUIREMENTS FOR PARKLAND DEDICATION ARE GOVERNED BY THE ESTANCIA HILL COUNTRY ANNEXATION AND DEVELOPMENT AGREEMENT.
- ALL DRAINAGE, SIDEWALKS WATER AND WASTEWATER LINES IN THE SUBDIVISION ARE TO BE CONSTRUCTED AND INSTALLED TO THE CITY OF AUSTIN STANDARDS. STREETS ARE TO BE DESIGNED TO THE CITY OF AUSTIN ALTERNATE URBAN STANDARDS.
- 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.
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED AT THE OWNERS' SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
- PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- BUILDING SETBACK LINES SHALL BE IN COMPLIANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE.
- ELECTRIC SERVICE IS BEING PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE, INC.
- 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.
- 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.
- NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND DETENTION FACILITY HAVE BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN.
- 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 ROW MAY ALSO REQUIRE A LICENSE AGREEMENT.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG PURYEAR ROAD AND OLD SAN ANTONIO ROAD. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY AUSTIN WATER. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE ESTANCIA HILL COUNTRY SUBDIVISION, AS RECORDED IN DOCUMENT No. 2019040020 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN DATED \_\_\_\_\_, \_\_\_\_\_. THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE DOCUMENT RECORDED IN DOCUMENT No. \_\_\_\_\_ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- THE PRESENCE OF A CRITICAL ENVIRONMENTAL FEATURE ON OR NEAR A PROPERTY MAY AFFECT DEVELOPMENT. ALL ACTIVITIES WITHIN THE 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.
- EACH LOT WITHIN THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS, AND THEIR RESPECTIVE PRIVATE WATER AND SEWER LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.

Street Name	Linear Ft.	Acreage
PURYEAR ROAD	3,120	10.7219
Total Right of Way	3,120	10.7219

BLOCK "A" 6 Lots	143.1579 Ac.
BLOCK "B" 1 Lot	11.4669 Ac.
Total Lots 7	154.6248 Ac.
Total Right of Way	10.7219 Ac.
Total Acreage of Subdivision	165.3467 Ac.

Block A - 6 Lots	
Lot No.	Acreage
1	22.6422
2	36.5416
3	23.7214
4	24.1312
5	34.9906
6	1.1309
TOTAL	143.1579

Block B - 1 Lot	
Lot No.	Acreage
1	11.4669
TOTAL	11.4669

ESTANCIA WEST FINAL PLAT

<b>CSCI</b>		<b>CAPITAL SURVEYING COMPANY INCORPORATED</b>	
925 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4006		FIRM REGISTRATION No. 101287-0	
DRAWN BY:	WAL	SCALE: 1" = 100'	F.B.
JOB NO.:	20514.10	DATE: OCTOBER 28, 2021	SHEET NO.:
DRAWING NO.:	20514P1	CRD #:	20514
			4 OF 5



THE STATE OF TEXAS        )  
COUNTY OF TRAVIS        )

KNOW ALL MEN BY THESE PRESENTS:

THAT M/I HOMES OF AUSTIN, LLC, AN OHIO LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH WILLIAM G. PECKMAN, AREA PRESIDENT, BEING THE OWNER OF THAT CERTAIN 153.720 ACRES, SAVE AND EXCEPT THAT 0.1604 ACRES, ALL OF THAT 11.467 ACRES, CONVEYED BY DEED RECORDED IN DOCUMENT No. 2021160165 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND HARRIET HEEP SHAFFER, ACTING BY AND THROUGH CHARLES O. GRIGSON, INDEPENDENT EXECUTOR OF THE ESTATE OF HARRIET HEEP SHAFFER, OWNER OF THAT 0.160 ACRE TRACT DESCRIBED IN THE DEED RECORDED IN 2007226648 OF THE SAID OFFICIAL PUBLIC RECORDS, BEING OUT OF THE TRINIDAD VARCINAS SURVEY No. 531, SITUATED IN TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 165.3467 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS "ESTANCIA WEST, FINAL PLAT" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS SHOWN HEREON, SUBJECT TO ANY EASEMENTS PREVIOUSLY GRANTED BUT NOT RELEASED, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE AND TITLE 30 OF THE AUSTIN CITY CODE.

M/I HOMES OF AUSTIN, LLC

BY: \_\_\_\_\_  
WILLIAM G. PECKMAN,  
AREA PRESIDENT  
7600 N. CAPITAL OF TEXAS HWY.  
BUILDING C, STE. 250  
AUSTIN, TEXAS 78731

THE STATE OF TEXAS        )  
COUNTY OF TRAVIS        )

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED WILLIAM G. PECKMAN, AREA PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, A.D.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

HARRIET HEEP SHAFFER

BY: \_\_\_\_\_  
CHARLES O. GRIGSON  
INDEPENDENT EXECUTOR OF THE  
ESTATE OF HARRIET HEEP SHAFFER  
604 W. 12 ST.  
AUSTIN, TEXAS 78701

THE STATE OF TEXAS        )  
COUNTY OF TRAVIS        )

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED CHARLES O. GRIGSON, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

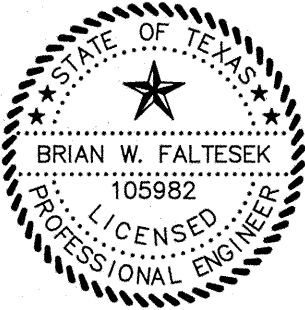
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, A.D.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

I, BRIAN 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 30 OF THE AUSTIN CITY CODE OF 2002 AS AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

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

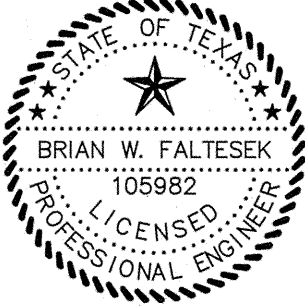
3-11-2022  
DATE



THE 100-YEAR AND 500 YEAR FEMA AND 100 YEAR FULLY DEVELOPED ATLAS 14 FLOODPLAIN, AS DEFINED BY CITY REGULATIONS, IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR AND 500 YEAR FLOODPLAIN AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANELS #48453C0680J AND #48453C0685 J DATED JANUARY 22, 2020 FOR TRAVIS COUNTY AND INCORPORATED AREAS.

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

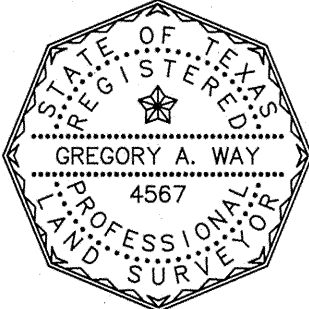
3-11-2022  
DATE



I, GREGORY A. WAY, 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 SURVEY RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE OF 2002, AS AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Gregory A. Way  
GREGORY A. WAY  
REGISTERED PROFESSIONAL LAND  
SURVEYOR NO. 4567  
CAPITAL SURVEYING COMPANY  
1101 CAPITAL OF TEXAS HIGHWAY SOUTH  
BUILDING C, SUITE 100 AUSTIN, TEXAS 78746

6-23-21  
DATE



COMMISSIONERS' COURT RESOLUTION

IN APPROVING THIS PLAT, 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 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 THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREETS AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF IMPROVEMENTS. THE OWNER(S)' OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON 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 DEVELOPERS' CONSTRUCTION.

THE STATE OF TEXAS        )  
COUNTY OF TRAVIS        )

I, REBECCA GUERRERO, INTERIM CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, 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, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022, A.D.

\_\_\_\_\_  
REBECCA GUERRERO, INTERIM CLERK  
TRAVIS COUNTY, TEXAS

LAND USE COMMISSION  
ACCEPTED AND AUTHORIZED FOR RECORD BY THE LAND USE COMMISSION OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CHAIRPERSON \_\_\_\_\_ SECRETARY \_\_\_\_\_

THIS SUBDIVISION IS LOCATED IN THE LIMITED PURPOSE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF AUSTIN, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

APPROVED FOR ACCEPTANCE

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

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, AD.

\_\_\_\_\_  
CESAR ZAVALA FOR:  
DENISE LUCAS, DIRECTOR,  
DEVELOPMENT SERVICES DEPARTMENT

THE STATE OF TEXAS        )  
COUNTY OF TRAVIS        )

I, REBECCA GUERRERO, INTERIM 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 \_\_\_\_\_, 2022, A.D. AT \_\_\_\_ O'CLOCK \_\_.M., AND DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022 A.D. AT \_\_\_\_ O'CLOCK \_\_.M., IN DOCUMENT No. \_\_\_\_\_, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY ,TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022, A.D.

\_\_\_\_\_  
REBECCA GUERRERO, INTERIM CLERK  
TRAVIS COUNTY, TEXAS

ESTANCIA WEST FINAL PLAT			
		CAPITAL	
		SURVEYING	
		COMPANY	
		INCORPORATED	
925 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4006		FIRM REGISTRATION No. 101267-D	
DRAWN BY:	WAL	SCALE:	1" = 100'
JOB NO.:	20514-10	DATE:	OCTOBER 28, 2021
DRAWING NO.:	20514P1	CRD #:	20514
			SHEET NO.:
			5 OF 5