

**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8J-2020-0013.3A

**P.C. DATE:** 4/26/2022

**SUBDIVISION NAME:** West Bella Fortuna Phase 3

**AREA:** 27.795 acres

**LOT(S):** 131

**OWNER/APPLICANT:** Clayton Properties Group (Tyler Gatewood)

**AGENT:** Doucet & Associated (Sumita Kadariya)

**ADDRESS OF SUBDIVISION:** Bella Fortuna Drive

**GRIDS:** G10

**COUNTY:** Travis

**WATERSHED:** Onion Creek

**JURISDICTION:** 2 Mile ETJ

**EXISTING ZONING:**

**MUD:**

**PROPOSED LAND USE:** Single Family, Drainage

**ADMINISTRATIVE WAIVERS:**

**VARIANCES:** None

**SIDEWALKS:** Sidewalks will be provided on all internal streets.

**DEPARTMENT COMMENTS:** Approval with Conditions of West Bella Fortuna Ph 3 Final Plat, consisting of 131 lots on 27.795 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 **STUFF**. 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.

**ZONING AND PLATTING COMMISSION ACTION:**

**CASE MANAGER:** Sarah Sumner

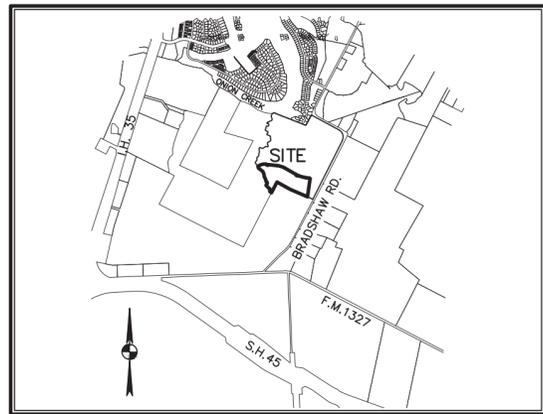
**PHONE:** 512-854-7687

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

# WEST BELLA FORTUNA PHASE 3 (A SMALL LOT SUBDIVISION)

VICINITY MAP

NOT TO SCALE



## 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.**

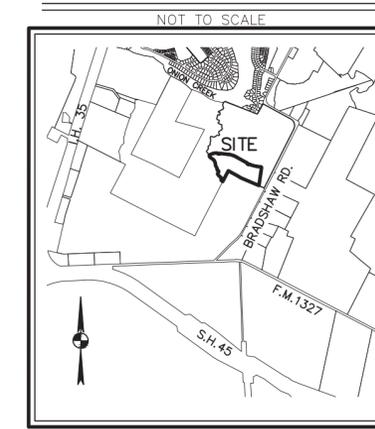
**DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.**

**DA DOUCET & ASSOCIATES**  
Civil Engineering - Planning - Geospatial  
7401 B. Highway 71 W, Suite 160  
Austin, Texas 78735, Phone: (512)-583-2600  
www.doucetandassociates.com  
TBPLS Firm No.: 10105800  
TBPE Firm No.: F-3937

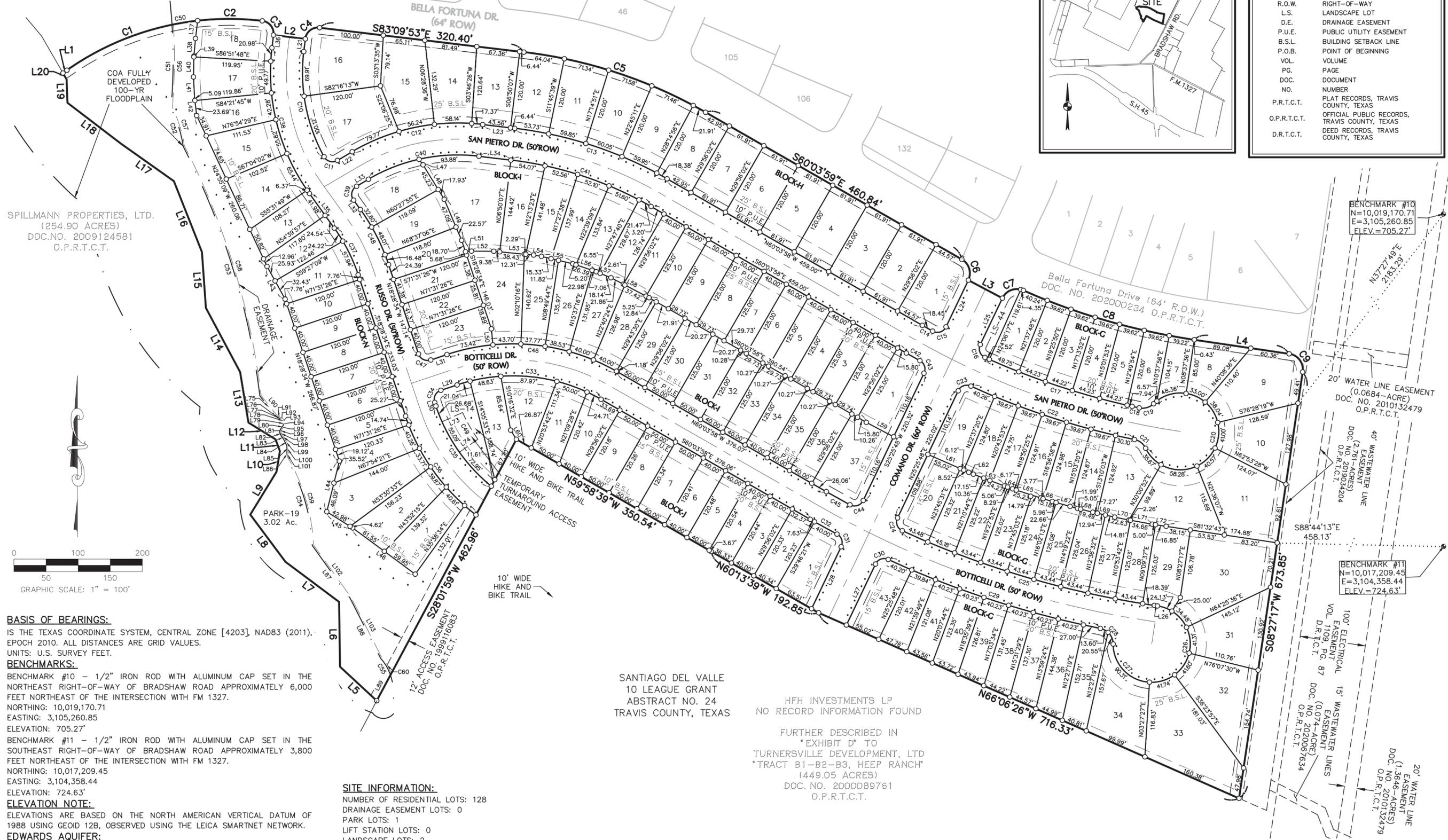
Case #: C&J-2020-0013.3A  
Date: 02/07/2022  
Scale: N/A  
Drawn by: SWP  
Reviewer: DF  
Project: 1814-001  
Sheet: 1 OF 4  
Field Book: N/A  
Party Chief: AM  
Survey Date: 10/09/2017

# WEST BELLA FORTUNA PHASE 3 (A SMALL LOT SUBDIVISION)

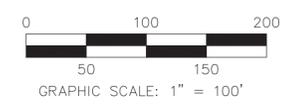
## VICINITY MAP



LEGEND	
	SUBJECT PROPERTY LINE
	LOT LINE
	EXISTING PROPERTY LINE
	RIGHT-OF-WAY [R.O.W.] LINE
	4' SIDEWALK REQUIRED
	SIGHT LINE EASEMENT
	1/2" IRON ROD FOUND [UNLESS OTHERWISE NOTED]
	1/2" IRON ROD WITH "DOUCET" CAP SET
	R.O.W.
	LANDSCAPE LOT
	DRAINAGE EASEMENT
	PUBLIC UTILITY EASEMENT
	B.S.L.
	P.O.B.
	VOLUME
	PAGE
	DOC.
	NO.
	PLAT RECORDS, TRAVIS COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
	DEED RECORDS, TRAVIS COUNTY, TEXAS



SPILLMANN PROPERTIES, LTD.  
(254.90 ACRES)  
DOC. NO. 2009124581  
O.P.R.T.C.T.



**BASIS OF BEARINGS:**  
IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE [4203], NAD83 (2011), EPOCH 2010. ALL DISTANCES ARE GRID VALUES.  
UNITS: U.S. SURVEY FEET.

**BENCHMARKS:**  
BENCHMARK #10 - 1/2" IRON ROD WITH ALUMINUM CAP SET IN THE NORTHEAST RIGHT-OF-WAY OF BRADSHAW ROAD APPROXIMATELY 6,000 FEET NORTHEAST OF THE INTERSECTION WITH FM 1327.  
NORTHING: 10,019,170.71  
EASTING: 3,105,260.85  
ELEVATION: 705.27'

BENCHMARK #11 - 1/2" IRON ROD WITH ALUMINUM CAP SET IN THE SOUTHEAST RIGHT-OF-WAY OF BRADSHAW ROAD APPROXIMATELY 3,800 FEET NORTHEAST OF THE INTERSECTION WITH FM 1327.  
NORTHING: 10,017,209.45  
EASTING: 3,104,358.44  
ELEVATION: 724.63'

**ELEVATION NOTE:**  
ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 USING GEOID 12B, OBSERVED USING THE LEICA SMARTNET NETWORK.

**EDWARDS AQUIFER:**  
THIS PROJECT IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

**CRITICAL ENVIRONMENT FEATURES:**  
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.

**UTILITY PROVIDERS:**  
WATER: CITY OF AUSTIN  
WASTEWATER: CITY OF AUSTIN

**SITE INFORMATION:**  
NUMBER OF RESIDENTIAL LOTS: 128  
DRAINAGE EASEMENT LOTS: 0  
PARK LOTS: 1  
LIFT STATION LOTS: 0  
LANDSCAPE LOTS: 2  
TOTAL PHASE 3 LOTS: 131  
STREET R.O.W. = 5,076 AC.  
TOTAL AREA: 27.795 AC.

**BUILDING SETBACKS:**  
UNDER 5,750 SQ. FT.  
FRONT = 20'  
REAR = 10'  
SIDE YARD = 5'  
STREET SIDE YARD = 15'

**BUILDING SETBACKS:**  
OVER 5,750 SQ. FT.  
FRONT = 25'  
REAR = 10'  
SIDE YARD = 5'  
STREET SIDE YARD = 15'

SANTIAGO DEL VALLE  
10 LEAGUE GRANT  
ABSTRACT NO. 24  
TRAVIS COUNTY, TEXAS

HFH INVESTMENTS LP  
NO RECORD INFORMATION FOUND

FURTHER DESCRIBED IN  
"EXHIBIT D" TO  
TURNERSVILLE DEVELOPMENT, LTD  
"TRACT B1-B2-B3, HEEP RANCH"  
(449.05 ACRES)  
DOC. NO. 2000089761  
O.P.R.T.C.T.

BENCHMARK #10  
N=10,019,170.71  
E=3,105,260.85  
ELEV.=705.27'

BENCHMARK #11  
N=10,017,209.45  
E=3,104,358.44  
ELEV.=724.63'

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Drawn by: SWP
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# WEST BELLA FORTUNA PHASE 3 (A SMALL LOT SUBDIVISION)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	220.12'	438.00'	28°47'42"	N69°10'06"E	217.81'
C2	100.88'	438.00'	13°11'46"	S89°50'10"E	100.66'
C3	31.44'	20.00'	90°04'25"	S38°12'05"E	28.30'
C4	31.42'	20.00'	90°00'00"	N51°50'07"E	28.28'
C5	300.34'	745.00'	23°05'55"	S71°36'55"E	298.31'
C6	37.35'	25.00'	85°35'54"	S17°22'09"E	33.97'
C7	38.59'	25.00'	88°26'04"	N69°38'50"E	34.87'
C8	277.55'	1,032.00'	15°24'34"	S73°50'25"E	276.72'
C9	39.27'	25.00'	90°00'00"	S36°32'43"E	35.36'
C10	170.03'	275.00'	35°25'32"	N10°52'39"W	167.33'
C11	24.05'	15.00'	91°51'50"	N74°31'19"W	21.56'
C12	211.52'	325.00'	37°17'22"	S78°11'27"W	207.80'
C13	251.97'	625.00'	23°05'55"	N71°36'55"W	250.26'
C14	18.38'	1,152.00'	0°54'51"	N60°31'24"W	18.38'
C15	24.57'	15.00'	93°51'21"	S72°21'26"W	21.91'
C16	23.81'	15.00'	90°57'05"	N20°02'45"W	21.39'
C17	242.12'	1,152.00'	12°02'31"	N71°32'33"W	241.67'
C18	11.29'	1,152.00'	0°33'42"	N77°50'39"W	11.29'
C19	24.33'	25.00'	55°45'41"	S73°59'39"W	23.38'
C20	301.41'	60.00'	287°49'18"	N10°06'58"E	70.69'
C21	22.91'	25.00'	52°30'50"	S52°03'12"E	22.12'
C22	268.69'	1,202.00'	12°48'28"	S71°51'46"E	268.13'
C23	23.33'	15.00'	89°06'40"	N69°59'08"E	21.05'
C24	23.77'	15.00'	90°47'25"	N19°57'55"W	21.36'
C25	411.10'	1,452.00'	16°13'19"	N73°26'03"W	409.73'
C26	183.26'	60.00'	175°00'10"	N05°57'22"E	119.89'
C27	90.24'	60.00'	86°10'30"	S43°27'18"E	81.97'
C28	34.22'	25.00'	78°25'37"	S39°22'34"E	31.61'
C30	23.38'	15.00'	89°17'13"	N70°04'24"E	21.08'
C31	22.87'	15.00'	87°20'44"	S18°14'34"E	20.72'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C32	47.62'	1,502.13'	1°48'59"	S60°58'27"E	47.62'
C33	232.35'	275.00'	48°24'36"	S84°16'16"E	225.50'
C34	23.56'	15.00'	90°00'00"	N26°31'26"E	21.21'
C35	154.12'	275.00'	32°06'37"	N34°31'52"W	152.11'
C36	192.17'	325.00'	33°52'46"	S35°24'56"E	189.39'
C37	82.16'	275.00'	17°07'02"	S27°02'05"E	81.85'
C38	240.67'	325.00'	42°25'43"	S14°22'44"E	235.21'
C39	24.91'	15.00'	95°08'22"	N11°58'35"E	22.14'
C40	178.98'	275.00'	37°17'22"	N78°11'27"E	175.83'
C41	231.81'	575.00'	23°05'55"	S71°36'55"E	230.24'
C42	24.20'	1,202.00'	1°09'13"	S60°38'35"E	24.20'
C43	22.68'	15.00'	86°38'59"	S17°53'42"E	20.58'
C44	24.30'	15.00'	92°50'13"	S71°50'54"W	21.73'
C45	42.25'	1,452.00'	1°40'01"	N60°53'59"W	42.24'
C46	274.60'	325.00'	48°24'36"	N84°16'16"W	266.50'
C47	23.56'	15.00'	90°00'00"	N63°28'34"W	21.21'
C48	97.09'	325.00'	17°07'02"	N27°02'05"W	96.73'
C49	48.08'	240.00'	11°28'42"	N29°38'55"W	48.00'
C50	38.33'	438.00'	5°00'49"	S81°03'32"W	38.31'
C51	130.47'	872.16'	8°34'16"	N00°42'00"E	130.35'
C52	62.84'	191.46'	18°48'14"	N17°36'13"W	62.55'
C53	410.37'	1,151.21'	20°25'27"	N17°01'02"W	408.20'
C54	145.21'	296.32'	28°04'42"	N16°27'26"W	143.76'
C55	30.44'	79.31'	21°59'36"	N30°11'44"W	30.26'
C56	130.48'	874.16'	8°33'07"	N00°40'19"E	130.36'
C57	62.58'	193.46'	18°32'04"	N17°34'06"W	62.31'
C58	410.19'	1,153.21'	20°22'46"	N17°01'22"W	408.03'
C59	144.89'	298.32'	27°49'43"	N16°26'48"W	143.47'
C60	30.96'	81.31'	21°48'58"	N30°06'25"W	30.77'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N54°46'15"E	7.62'
L2	S83°09'54"E	50.00'
L3	S61°58'18"E	60.06'
L4	S81°32'43"E	149.88'
L5	N47°05'54"W	78.10'
L6	N00°51'53"W	101.25'
L7	N53°01'53"W	104.40'
L8	N36°38'54"W	91.98'
L9	N31°29'07"E	78.25'
L10	N09°23'07"E	32.79'
L11	N20°14'54"W	19.79'
L12	N58°13'54"W	49.63'
L13	N09°22'53"W	80.15'
L14	N27°57'53"W	113.53'
L15	N04°00'54"W	87.58'
L16	N21°31'54"W	118.99'
L17	N54°37'54"W	101.05'
L18	N52°29'54"W	105.24'
L19	N01°57'54"W	36.53'
L20	N29°52'54"W	11.48'
L21	N06°50'07"E	20.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L22	S59°32'46"W	26.75'
L23	N83°09'53"W	50.00'
L24	S25°25'48"W	80.89'
L25	N25°25'48"E	80.24'
L26	N81°32'43"W	4.88'
L27	N25°25'48"E	105.45'
L28	S25°25'48"W	107.31'
L29	N71°31'26"E	26.60'
L30	N18°28'34"W	5.89'
L31	S71°31'26"W	26.60'
L32	N35°35'36"W	18.07'
L33	N59°32'46"E	21.50'
L34	S83°09'53"E	50.00'
L35	S35°35'36"E	66.52'
L36	S06°50'07"W	20.00'
L37	S06°50'07"W	27.96'
L38	N05°05'36"E	27.74'
L39	N01°12'35"E	1.33'
L40	S01°12'35"W	31.25'
L41	S02°56'06"E	31.79'
L42	S06°50'06"E	28.78'

LINE TABLE		
LINE	BEARING	DISTANCE
L43	S28°50'12"E	58.36'
L44	S13°59'37"W	81.61'
L45	N57°51'26"W	47.59'
L46	S53°29'02"E	121.51'
L47	S35°35'36"E	10.57'
L48	S31°31'25"E	63.16'
L49	S22°57'54"E	69.66'
L50	S05°31'57"E	25.00'
L51	N84°56'26"E	9.50'
L52	S89°41'41"E	34.67'
L53	S84°36'19"E	62.41'
L54	S80°13'30"E	12.36'
L55	S76°33'53"E	50.13'
L56	S71°21'51"E	38.65'
L57	S67°39'16"E	24.69'
L58	S62°16'26"E	67.15'
L59	S61°58'39"E	48.13'
L60	S32°13'15"E	16.84'
L61	S66°14'29"E	69.66'
L62	S67°54'47"E	7.76'
L63	S69°11'55"E	51.79'

LINE TABLE		
LINE	BEARING	DISTANCE
L64	S70°36'18"E	13.35'
L65	S71°53'26"E	46.20'
L66	S73°17'49"E	18.94'
L67	S74°34'57"E	40.61'
L68	S75°59'20"E	24.53'
L69	S77°16'28"E	35.02'
L70	S78°31'08"E	22.63'
L71	S79°48'17"E	36.92'
L72	S81°04'24"E	21.85'
L73	S66°05'26"W	35.00'
L74	S54°36'44"W	35.00'
L75	N38°25'01"W	41.96'
L76	N66°15'30"W	4.10'
L77	N64°11'20"W	5.17'
L78	N24°38'03"W	3.96'
L79	N04°45'59"W	5.42'
L80	N36°37'08"E	6.54'
L81	N22°23'16"E	5.52'
L82	N21°32'59"W	6.13'
L83	N35°22'38"W	7.61'
L84	N26°08'29"W	11.08'

LINE TABLE		
LINE	BEARING	DISTANCE
L85	N00°35'10"W	9.19'
L86	N08°15'08"E	8.79'
L87	N35°32'59"W	101.25'
L88	N26°56'47"W	105.33'
L89	S28°01'59"W	45.54'
L90	N38°25'01"W	40.90'
L91	N66°15'30"W	3.64'
L92	N64°11'20"W	5.93'
L93	N24°38'03"W	5.03'
L94	N04°45'59"W	6.53'
L95	N36°37'08"E	7.05'
L96	N22°23'16"E	4.46'
L97	N21°32'59"W	5.08'
L98	N35°22'38"W	7.53'
L99	N26°08'29"W	11.69'
L100	N00°35'10"W	9.80'
L101	N08°15'08"E	8.24'
L102	N35°32'59"W	100.80'
L103	N26°56'47"W	105.24'

BLOCK G		
LOT	SQUARE FOOTAGE	ACREAGE
1	5658	0.130
2	5029	0.115
3	5029	0.115
4	5029	0.115
5	5030	0.115
6	4913	0.113
7	3752	0.086
8	5468	0.126
9	11419	0.262
10	9864	0.226
11	12973	0.298
12	9788	0.225
13	7836	0.180
14	5219	0.120
15	5217	0.120
16	5215	0.120
17	5216	0.120
18	5215	0.120
19	7198	0.165
20	7071	0.162
21	5295	0.122
22	5198	0.119
23	5196	0.119
24	5193	0.119
25	5195	0.119
26	5194	0.119
27	5193	0.119
28	5192	0.119
29	6943	0.159
30	15804	0.363
31	9889	0.227
32	11905	0.273
33	16114	0.370
34	10600	0.243
35	6263	0.144
36	6271	0.144
37	5931	0.136
38	5647	0.130
39	5418	0.124
40	5241	0.120
41	5116	0.117
42	5276	0.121
43	6556	0.151
LANDSCAPE--44	2388	0.055

BLOCK H		
LOT	SQUARE FOOTAGE	ACREAGE
1	8742	0.201
2	7430	0.171
3	7430	0.171
4	7430	0.171
5	7430	0.171
6	7430	0.171
7	7430	0.171
8	7571	0.174
9	7884	0.181
10	7897	0.181
11	7870	0.181
12	7838	0.180
13	7702	0.177
14	8685	0.199
15	9725	0.223
16	11403	0.262
17	11469	0.263

BLOCK N		
LOT	SQUARE FOOTAGE	ACREAGE
1	6766	0.155
2	7653	0.176
3	8745	0.201
4	5649	0.130
5	4802	0.110
6	4800	0.110
7	4800	0.110
8	4800	0.110
9	4800	0.110
10	4800	0.110
11	6423	0.147
12	5270	0.121
13	5555	0.128
14	7891	0.181
15	6879	0.158
16	5856	0.134
17	7063	0.162
18	7299	0.168
PARK--19	131388	3.016

BLOCK J		
LOT	SQUARE FOOTAGE	ACREAGE
1	7068	0.162
2	4832	0.111
3	4815	0.111
4	4820	0.111
5	4820	0.111
6	4818	0.111
7	6019	0.138
8	6014	0.138
9	6012	0.138
10	5910	0.136
11	5790	0.133
12	6150	0.141
13	6023	0.138
LANDSCAPE--14	7330	0.168

BLOCK I		
LOT	SQUARE FOOTAGE	ACREAGE
1	7316	0.168
2	4999	0.115
3	5000	0.115
4	5000	0.115
5	5000	0.115
6	5000	0.115
7	5000	0.115
8	6250	0.143
9	6250	0.143
10	5000	

# WEST BELLA FORTUNA PHASE 3 (A SMALL LOT SUBDIVISION)

## OWNER'S ACKNOWLEDGMENT:

STATE OF TEXAS }  
COUNTY OF TRAVIS }

KNOW ALL MEN BY THESE PRESENTS:

THAT CLAYTON PROPERTIES GROUP, INC. A TENNESSEE CORPORATION DOING BUSINESS IN TEXAS AS BROHN HOMES, OWNER OF THAT CERTAIN 158.2 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE, 10-LEAGUE GRANT, ABSTRACT NUMBER 24, SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED AS RECORDED IN DOCUMENT NO. 2019085045, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 27.795 ACRES OF LAND PURSUANT TO TITLE 30 OF THE AUSTIN CITY CODE AND CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, AND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

## WEST BELLA FORTUNA PHASE 3 (A SMALL LOT SUBDIVISION)

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREET AND EASEMENTS SHOWN HEREON. SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.

CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION DOING BUSINESS IN TEXAS AS BROHN HOMES  
BY: CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION DOING BUSINESS IN TEXAS AS BROHN HOMES, GENERAL PARTNER,

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

ADAM B. BOENIG, VICE PRESIDENT  
6720 VAUGHT RANCH RD. STE. 200  
AUSTIN, TX 78730

STATE OF TEXAS }  
COUNTY OF TRAVIS }

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY REPUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ADAM B. BOENIG, KNOWN 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 CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

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

MY COMMISSION EXPIRES ON: \_\_\_\_\_

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 \_\_\_\_\_, 2021 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M. IN DOCUMENT NO. \_\_\_\_\_ OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, OF THE COUNTY CLERK, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 A.D.

DANA DEBEAUVOIR  
COUNTY CLERK TRAVIS COUNTY, TEXAS

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

STATE OF TEXAS }  
COUNTY OF TRAVIS }

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, TEXAS, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, 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 \_\_\_\_\_, 2021 A.D.

DANA DEBEAUVOIR  
COUNTY CLERK TRAVIS COUNTY, TEXAS

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

## 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 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 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 DEVELOPER'S CONSTRUCTION.

## AUSTIN ENERGY STANDARD NOTES:

1. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
2. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE AUSTIN ENERGY WITH AN EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
3. 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.
4. 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.
5. OWNER MAY NOT PLACE, ERECT, CONSTRUCT OR MAINTAIN THE FOLLOWING WITHIN ELECTRIC TRANSMISSION EASEMENT: ANY PERMANENT STRUCTURES, INCLUDING, BUT NOT LIMITED TO HABITABLE STRUCTURES SUCH AS HOMES, MOBILE HOMES, GARAGES, OR OFFICES, ANY STRUCTURE OF ANY KIND IN SUCH PROXIMITY TO THE ELECTRIC TRANSMISSION OR DISTRIBUTION LINES, POLES, STRUCTURES, TOWERS, OR APPURTENANT FACILITIES AS WOULD CONSTITUTE A VIOLATION OF THE NATIONAL ELECTRIC SAFETY CODE IN EFFECT AT THE TIME THE STRUCTURE IS ERECTED, NOR ANY STRUCTURES, INCLUDING BUT NOT LIMITED TO, FENCES, STORAGE SHEDS, DRAINAGE, FILTRATION, ONSITE SEPTIC FIELDS OR DETENTION PONDS WHICH WOULD IMPAIR AUSTIN ENERGY'S ACCESS TO THE TRANSMISSION EASEMENTS OR ITS LINES, POLES, STRUCTURES, TOWERS OR APPURTENANT FACILITIES IN THE EASEMENTS.
6. THE OWNER/DEVELOPER OF THIS PROPERTY SHALL PROVIDE AUSTIN ENERGY WITH 24 HOUR ACCESS ACROSS THE PROPERTY TO THE EASEMENT, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF ELECTRIC FACILITIES IF THE SUBDIVISION IMPEDES FULL ACCESS TO OUR EASEMENT, AN SEPARATE ACCESS EASEMENT MAY BE REQUIRED, IF THE PROPOSED SUBDIVISION IMPEDES FULL ACCESS TO OUR FACILITIES.
7. ANYTHING INSTALLED IN THE EASEMENT ROW (PAVEMENT, BRIDGES, SUBSURFACE INFRASTRUCTURE, WALLS, ETC.) MUST BE DESIGNED TO SUPPORT A 46,000 LB TANDEM AXLE (5 FOOT SPACING). AUSTIN ENERGY WILL NOT BE RESPONSIBLE FOR DAMAGE DONE TO FACILITIES PLACED IN THE EASEMENT OR TO FACILITIES PLACED OUTSIDE THE EASEMENT (SUCH AS WALLS) THAT ARE DAMAGED A RESULT OF AE EQUIPMENT TRAVERSING THE EASEMENT TO ENSURE SAFETY AND ACCESS BY AUSTIN ENERGY AND THEIR CONTRACTORS.

## ENGINEER'S CERTIFICATION:

STATE OF TEXAS }  
COUNTY OF TRAVIS }

I, SUMITA KADARIYA, 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 CODE OF 2002, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. NO PORTION OF THE TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) #48453C0595K, TRAVIS COUNTY, TEXAS DATED JANUARY 22, 2020 AND #48453C0685J, TRAVIS COUNTY, TEXAS DATED JANUARY 22, 2020. A PORTION OF THIS PROPERTY IS WITHIN THE CITY OF AUSTIN FULLY DEVELOPED 100-YEAR FLOODPLAIN AND IS CONTAINED IN A DRAINAGE EASEMENT.

  
\_\_\_\_\_  
SUMITA KADARIYA, P.E.  
P.E. NUMBER 120590  
DOUCET & ASSOCIATES, INC.  
7401 B HIGHWAY 71 WEST  
SUITE 160  
AUSTIN, TX 78735  
512.583.2600

02/07/2022  
DATE



## SURVEYOR'S CERTIFICATION:

STATE OF TEXAS }  
COUNTY OF TRAVIS }

I, J. DILLON FUGATE, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE TITLE 30 OF THE AUSTIN CODE OF 2002, AS AMENDED, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.

\_\_\_\_\_  
J. DILLON FUGATE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6360  
DOUCET & ASSOCIATES  
DFUGATE@DOUCETENGINEERS.COM

02/07/2022  
DATE

## LAND USE COMMISSION:

ACCEPTED AND AUTHORIZED FOR RECORD BY THE LAND USE COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 A.D.

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
SECRETARY

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

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

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE 2-MILE EXTRATERRITORIAL JURISDICTION OF THE CITY OF AUSTIN ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 A.D.

## GENERAL NOTES:

1. WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF AUSTIN. EACH LOT WITHIN THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS, AND THEIR RESPECTIVE WATER AND SEWER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.
2. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS, DETENTION AND WATER QUALITY WILL BE PROVIDED BY ON-SITE WATER QUALITY AND DETENTION POND.
3. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION 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 THIS 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 INSTRUMENT RECORDED IN DOCUMENT # \_\_\_\_\_ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
4. ALL RESIDENTIAL LOTS IN WEST BELLA FORTUNA PHASE 3 SHALL BE SUBJECT TO THE HOMEOWNERS ASSOCIATION DOCUMENTS AS RECORDED IN DOCUMENT NO. \_\_\_\_\_ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
5. 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 AND REPLATING MAY BE REQUIRED AT THE OWNER'S EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
6. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES ARE TO BE CONSTRUCTED AND INSTALLED TO THE CITY OF AUSTIN STANDARDS.
7. 4' PUBLIC SIDEWALKS BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS: RUSSO DR., COMANO DR., BOTTICELLI DR., SAN PIETRO DR., AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. (TITLE 30, 30-3-191)
8. TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
9. ALL BUILDING FOUNDATIONS ON SLOPES OF FIFTEEN (15) PERCENT AND OVER AND ON FILL PLACED UPON SLOPES FIFTEEN (15) PERCENT AND OVER MUST UTILIZE DESIGN AND CONSTRUCTION PRACTICES CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER QUALIFIED TO PRACTICE IN THIS FIELD.
10. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
11. 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 THE AUSTIN WATER UTILITY. THE WATER AND WASTEWATER UTILITY CONSTRUCTION MUST BE INSPECTED BY THE CITY. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
12. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
13. 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 OTHER APPROPRIATE JURISDICTION) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
14. 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).
15. 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.
16. 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.
17. THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY AUSTIN WATER UTILITY.
18. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
19. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
20. WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE 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 AT THE OWNER'S EXPENSE. THE PROPERTY OWNER OR H.O.A. IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
21. PARKLAND DEDICATION FOR 128 RESIDENTIAL UNITS HAS BEEN PROVIDED BY THE DESIGNATION OF PARK LOTS IN THE PREVIOUS DEVELOPMENT (WEST BELLA FORTUNA PHASE 1; LOTS 13 & 98) AND PARK LOT 19 IN CURRENT DEVELOPMENT. THE LOTS WILL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION/PROPERTY OWNER'S ASSOCIATION. UPON ANNEXATION FOR ALL PURPOSES, THESE LOTS SHALL BE DEDICATED TO THE CITY OF AUSTIN AND THEREAFTER MAINTAINED BY THE CITY.
22. ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENT FEATURES (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.
23. ALL SMALL LOTS ARE REQUIRED TO HAVE TWO OFF STREET PARKING PLACES AND COMPLY WITH CITY OF AUSTIN TITLE 30-2-232.
24. LOTS 1 AND 17, BLOCK H, LOTS 1, 19, 20 AND 43, BLOCK G, LOTS 1, 18, 23 AND 37, BLOCK I, AND LOT 1, BLOCK J ARE ALLOWED ONE DRIVEWAY DUE TO FRONTING TWO STREETS.
25. WATERWAY SETBACKS AS DEFINED BY THE LAND DEVELOPMENT CODE MAY BE LOCATED ON THIS PROPERTY. DEVELOPMENT IS LIMITED WITHIN WATERWAY SETBACKS.

Case #: C&J-2020-0013.3A

Date: 02/07/2022

Scale: N/A

Drawn by: SWP

Reviewer: DF

Project: 1814-001

Sheet: 4 OF 4

Field Book: N/A

Party Chief: AM

Survey Date: 10/09/2017

**DOUCET & ASSOCIATES**  
Civil Engineering - Planning - Geospatial  
7401 B. Highway 71 W, Suite 160  
Austin, Texas 78735, Phone: (512)-583-2600  
www.doucetandassociates.com  
TBPLS Firm No.: 10105800  
TBPE Firm No.: F-3937

CITY OF AUSTIN – TRAVIS COUNTY – SINGLE SUBDIVISION OFFICE  
SUBDIVISION APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: C8J-2020-0013.3A  
REVISION #: 00 UPDATE: U0  
CASE MANAGER: Sarah Sumner PHONE #: 512-854-7687

PROJECT NAME: West Bella Fortuna Phase 3 Final Plat  
LOCATION: 11328 BRADSHAW RD



SUBMITTAL DATE: March 28, 2022  
REPORT DUE DATE: April 18, 2022  
FINAL REPORT DATE: April 21, 2022

**STAFF REPORT: 3 DAYS HAVE BEEN ADDED TO THE UPDATE DEADLINE**

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. However, until this happens, your application is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Development Services Department, P.O. Box 1088, Austin, Texas 78767.

**UPDATE DEADLINE (LDC 30-2-56; 30-2-82):**

It is the responsibility of the applicant or their agent to update this subdivision application. **The final update to clear all comments must be submitted by the update deadline, which is June 30, 2022.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

**EXTENSION OF UPDATE DEADLINE (LDC 30-1-119):**

You may request an extension to the update deadline by submitting a written justification to your case manager on or before the update deadline. Extensions may be granted for good cause at the Director's discretion.

**UPDATE SUBMITTALS:**

**An informal update submittal is required. You must submit the distribution to the case manager. Please submit 3.0 copies of the plans and 3.0 copies of a letter** that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name if intended for a specific reviewer. **No distribution is required for the Planner 1.**

Updates may be submitted between the hours of 8:30 am and 4:00 pm. Updates submitted after 3 pm may be processed on the following business day.

**Please note:** if Austin Water rejects a plan on Update 2, a fee is due at or before resubmittal. Please contact Intake for the fee amount.

**REVIEWERS:**

Planner 1 : Sophia Briones  
Electric : Andrea Katz  
Environmental : Mike Mcdougal  
PARD / Planning & Design : Justin Stewart  
Water Quality : Kyle Virr

Travis Co. Subdivision : Sarah Sumner  
Travis Co. Transportation : Manny Durate

**Electric Review - Andrea Katz - 512-322-6957**

Note: it is unclear whether the 10' PUE is being shown across the front of Block J Lot 13 and Block G Lot 33. If not, please add the PUE to these two lots.

**911 Addressing Review - Jorge Perdomo - 512-974-1620**

AD1: This plat review is cleared; however, any changes to street names, street name labels, or street layouts will require a new review.

§ 30-2-155

End of Comments

**Environmental Review - Mike McDougal - 512-974-6380**

Tuesday, April 19, 2022

**ESC FISCAL SURETY**

EV 01 Provide a fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1. Note:

- Sites with a limit of construction greater than one acre must include a \$3000 per acre LOC clean-up fee in the fiscal estimate. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]
- The revegetation line item quantity must equal the entire LOC area less any existing impervious cover proposed to remain and less proposed public streets and sidewalks. This is necessary in the event that construction ceases after vegetation has been removed from within the LOC. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]
- Fiscal Surety must be posted within 90 calendar days after the approval of plat review. [LDC 25-4-84(D)]

**Flood Plain Review - Zach Kretsch - 512-974-3363**

**DATE REVIEWED: 4/8/2022**  
**UPDATE # U0**

General notes: The floodplain has been reviewed and approved with C8J-2020-0013 preliminary plan. The ATLAS 14 100-year floodplain is contained within a drainage easement that will be dedicated via plat. Plat notes are correct, and the linework for the drainage easements are shown correctly. Floodplain comments cleared.

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

Update: 0  
April 19, 2022

PR1: Parkland dedication is required per Section 30-2-213 of the City Code and is satisfied for the 128 units by the 3.02 acre park. However, the legend for the trail through this parkland reads “4 feet” when the preliminary plan agreed to 10’ concrete trails (PARD will not accept trails under 8’ improved surface). There appear to be some lost “10’ concrete trail” labels on this plat. Please point these labels to the trail running through the park. Recommend you come up with a different symbology for 4’ vs 10’.

**Water Quality Review - Kyle Virr - 512-974-2538**

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

WQ1: Provide a water quality plan using the assumed impervious cover as described in Land Development Code Section 25-8-64. Include all items specified in the Subdivision Application Packet, Page 17.

WQ2: ECM 1.6.8 states, “On-site control of the two-year storm is achieved when the developed-conditions peak runoff rate leaving the site for a given drainage area is less than or equal to the existing-conditions runoff rate. The flow rates can be considered equal if the developed rate is no more than one-half (0.5) cfs greater than the existing rate or if the developed rate is no more than one-half (0.5) percent greater than the existing rate and there are no existing erosion problems downstream of the site” (LDC 25-7-61). Please provide compliance.

WQ3: Please provide Certification of Compliance 25-1-83 – Applications Related to a Closed Municipal Solid Waste Landfill. The certification form can be found at the following website: [http://austintexas.gov/sites/default/files/files/Planning/Applications\\_Forms/Landfill\\_Verification\\_Form.pdf](http://austintexas.gov/sites/default/files/files/Planning/Applications_Forms/Landfill_Verification_Form.pdf)

**Travis Co. Subdivision Review - Sarah Sumner - 512-854-7687**

1. Please update all dates to 2022 and update the Travis County Clerk blocks to interim Clerk of Travis County, Rebecca Guerrero.
2. Please update all dates to 2022.
3. Please fill in the HOA document number for note 4.
4. Please verify all 10’ hike and bike trail labels as one is just floating on adjacent property.
5. Please add a label for Future Pleasant Valley.

**GENERAL COMMENTS**

**SHEET 2**

1. Label all surrounding Phases around Phase 3.
2. It is recommended to add an inset detail of the line distance callouts for Park Lot 19, Block N due to the numerous callouts in this area.
3. Add a symbol for the hike and bike trail.
4. Clarify the hike and bike trail callout located southeast of Lot 1, Block N.
5. Clarify the use of the temporary turnaround access easement in LS-14, Block J.

**Please provide on the next submittal a summary letter describing in detail how the comments were addressed. Also include in the letter if any sheets are deleted, combined or new sheets added in the submittal.**

**Site Plan Plumbing - Juan Beltran - 512-972-2095**

APPROVED

The proposed final plat (C8J-2020-0013.3A) is approved from a plumbing code perspective.

**END OF REPORT**

# West Bella Fortuna Ph 3

## Location Map

### VICINITY MAP

NOT TO SCALE

