

## **SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8J-2008.0168.01.5A

**PC DATE:** 6/14/2022

**SUBDIVISION NAME:** Entrada Phase 6 A Small Lot Subdivision

**AREA:** 16.52 acres

**LOT(S):** 100

**OWNER/APPLICANT:** AG Essential Housing Multi State 2, LLC. (Steven Benson)

**AGENT:** Carlson, Brigrance & Doering, Inc. (Brendan McEntee)

**ADDRESS OF SUBDIVISION:** Louris Lane

**GRIDS:** Q-34, Q-35

**COUNTY:** Travis

**WATERSHED:** Gilleland Creek

**JURISDICTION:** 2-Mile  
ETJ

**EXISTING ZONING:** N/A

**MUD:** N/A

**PROPOSED LAND USE:** Single Family, Landscape/Sidewalk/Utility

**ADMINISTRATIVE WAIVERS:** N/A

**VARIANCES:** None

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

**DEPARTMENT COMMENTS:** The request is for approval with conditions of Entrada Phase 6 A Small Lot Subdivision consisting of 100 lots on 16.52 acres. Water and wastewater will be provided by the City of Austin.

**STAFF RECOMMENDATION:** 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 plat note revisions, choosing a new street name, and a water quality plan. 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. *The plat has also been scheduled to be approved with conditions by the Travis County Commissioners Court at the June 14, 2022 meeting.*

**ZONING AND PLATTING COMMISSION ACTION:**

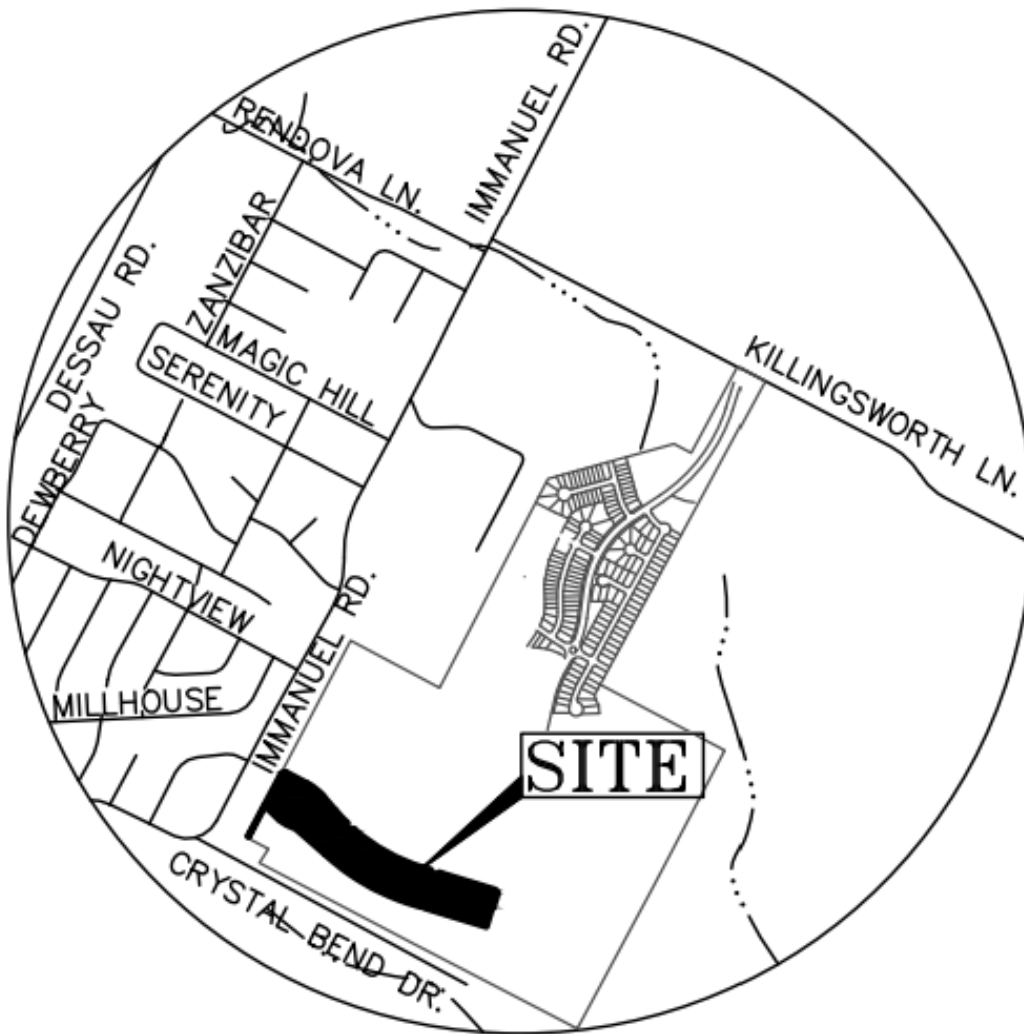
**CASE MANAGER:** Sarah Sumner

**PHONE:** 512-854-7687

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

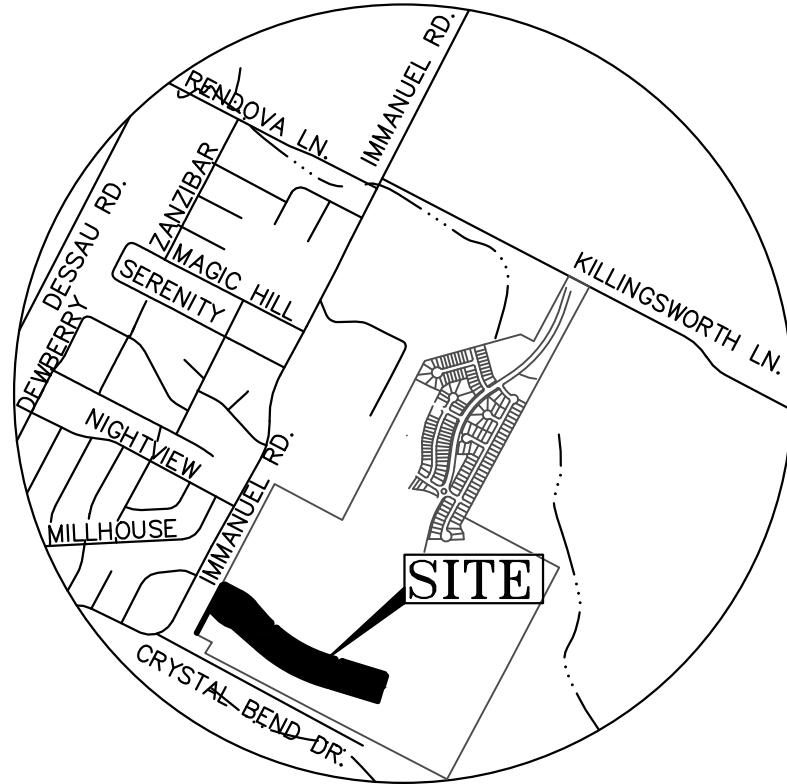
# Entrada Phase 6 Final Plat

## Location Map



LOCATION MAP

# ENTRADA PHASE 6 A SMALL LOT SUBDIVISION



LOCATION MAP  
N.T.S.

## 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.

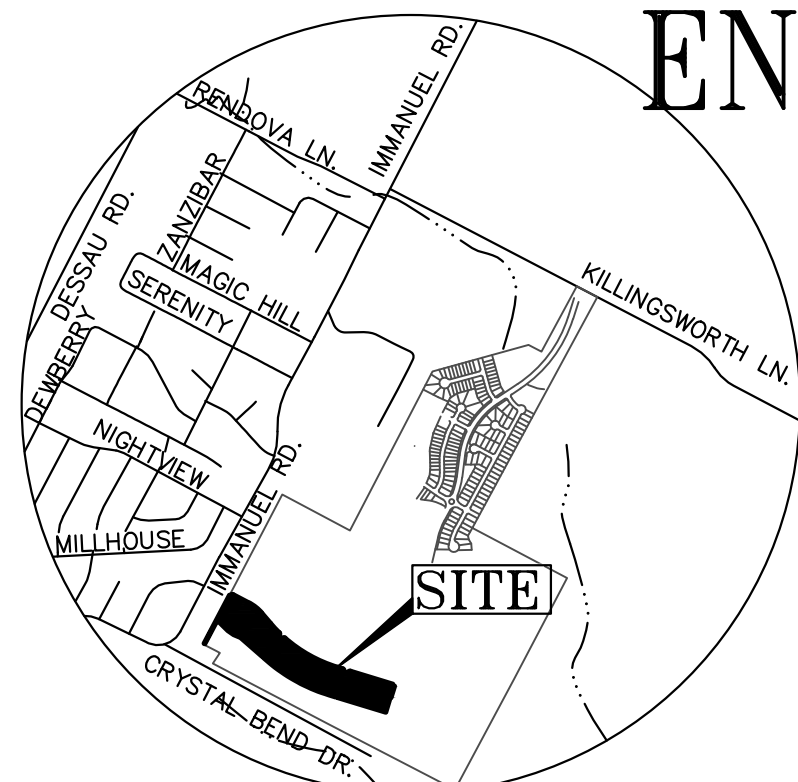
**SHEET NO. 1 OF 5**



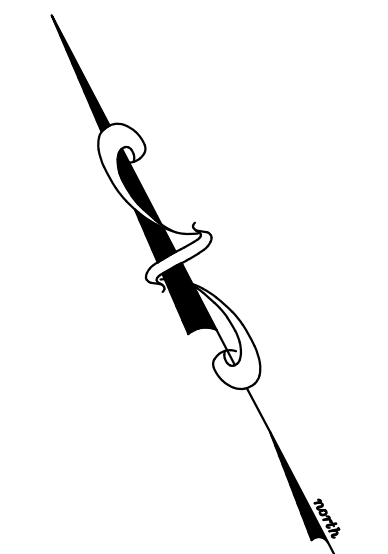
**C8J-2008-0168.01.5A**

PATH-J: \4935\SURVEY\PLAT - ENTRADA PHASE 6.dwg

# ENTRADA PHASE 6 A SMALL LOT SUBDIVISION



LOCATION MAP  
N.T.S.



SCALE: 1" = 100'

DATE: JANUARY 14, 2022

OWNER:  
AG ESSENTIAL HOUSING MULTI STATE 2, LLC  
ATTN: STEVEN S. BENSON, MANAGER  
8585 E. HARTFORD, SUITE 118  
SCOTTSDALE, ARIZONA 85255  
PHONE: 602-418-0443

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

RIGHT-OF-WAY LINEAR FOOTAGE		
WILKOMEN WAY	50' ROW	1981'
SHOSOM PASS	50' ROW	143'
TELMEWYE PASS	50' ROW	143'
TOTAL		2,267'

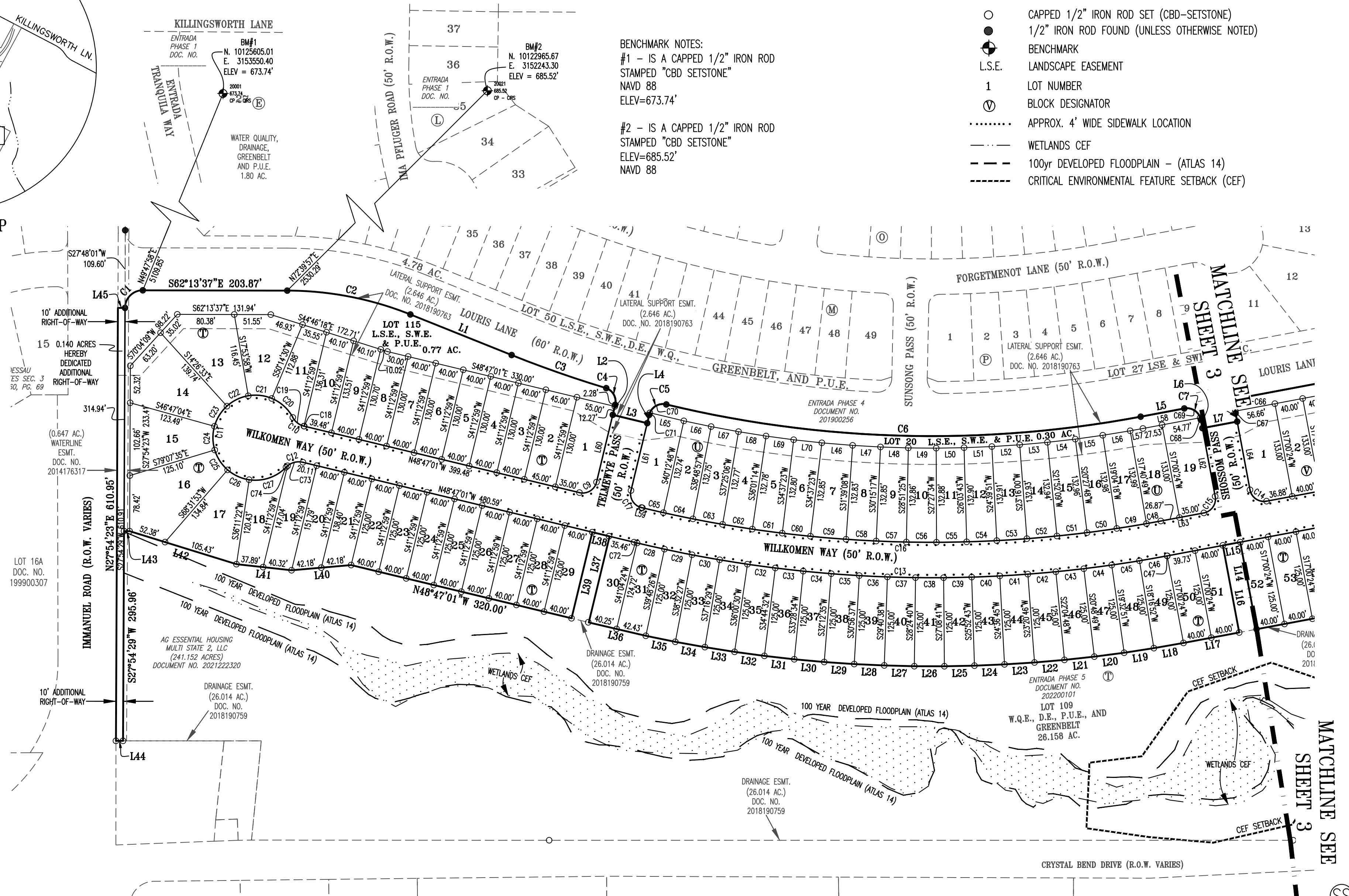
TOTAL ACREAGE: 16.520 ACRES  
SURVEY: ALEXANDER WALTERS  
SURVEY NO. 67, ABSTRACT NO. 791  
F.E.M.A. MAP NO.: 48453C 0290 J  
TRAVIS COUNTY, TEXAS  
DATED: AUGUST 18, 2014  
F.E.M.A. MAP NO.: 48453C 0270 J  
TRAVIS COUNTY, TEXAS  
DATED: AUGUST 18, 2014

SINGLE FAMILY LOTS:	97
L.S.E., S.W.E. & P.U.E. LOTS:	3
BLOCKS:	3
TOTAL LOTS:	100

40' SINGLE FAMILY LOTS:	89
50' SINGLE FAMILY LOTS:	
(LOTS 12-17, BLOCK T, LOT 19, BLOCK U & LOT 1, BLOCK V)	8
TOTAL SINGLE FAMILY LOTS:	97

## LEGEND

- CAPPED 1/2" IRON ROD SET (CBD-SETSTONE)
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ⊕ BENCHMARK
- L.S.E. LANDSCAPE EASEMENT
- 1 LOT NUMBER
- ⓧ BLOCK DESIGNATOR
- ..... APPROX. 4' WIDE SIDEWALK LOCATION
- WETLANDS CEF
- - - 100yr DEVELOPED FLOODPLAIN - (ATLAS 14)
- - - CRITICAL ENVIRONMENTAL FEATURE SETBACK (CEF)



SHEET NO. 2 OF 5

**Carlson, Brigance & Doering, Inc.**

FIRM ID #F3791 REG. # 10024900

Civil Engineering

5501 West William Cannon

Phone No. (512) 280-5160

Surveying

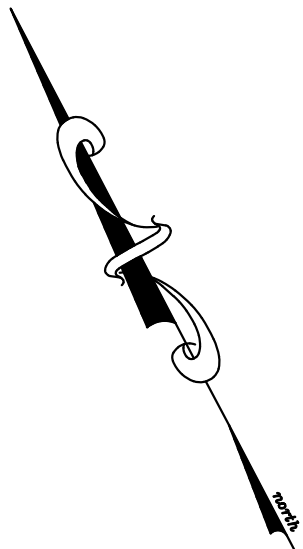
Austin, Texas 78749

Fax No. (512) 280-5165

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# ENTRADA PHASE 6 A SMALL LOT SUBDIVISION



SCALE: 1" = 100'

## LEGEND

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- - - 100yr DEVELOPED FLOODPLAIN - (ATLAS 14)
- - - CRITICAL ENVIRONMENTAL FEATURE SETBACK (CEF)

Line Table		
Line #	Length	Direction
L1	153.91	S40°31'18"E
L2	14.55	S41°12'59"W
L3	50.00	S48°47'01"E
L4	12.00	N41°12'59"E
L5	62.53	S72°59'36"E
L6	12.00	S17°00'24"W
L7	50.00	S72°59'36"E
L8	12.00	N17°00'24"E
L9	17.00	S17°00'24"W
L10	25.00	S72°59'36"E
L11	133.00	S17°00'24"W
L12	9.02	N72°59'36"W
L13	175.00	S17°00'24"W
L14	125.00	N17°00'24"E
L15	25.00	N72°59'36"W
L16	125.00	S17°00'24"W
L17	80.00	N72°59'36"W
L18	42.45	N72°21'08"W
L19	42.43	N71°05'08"W
L20	42.43	N69°49'10"W

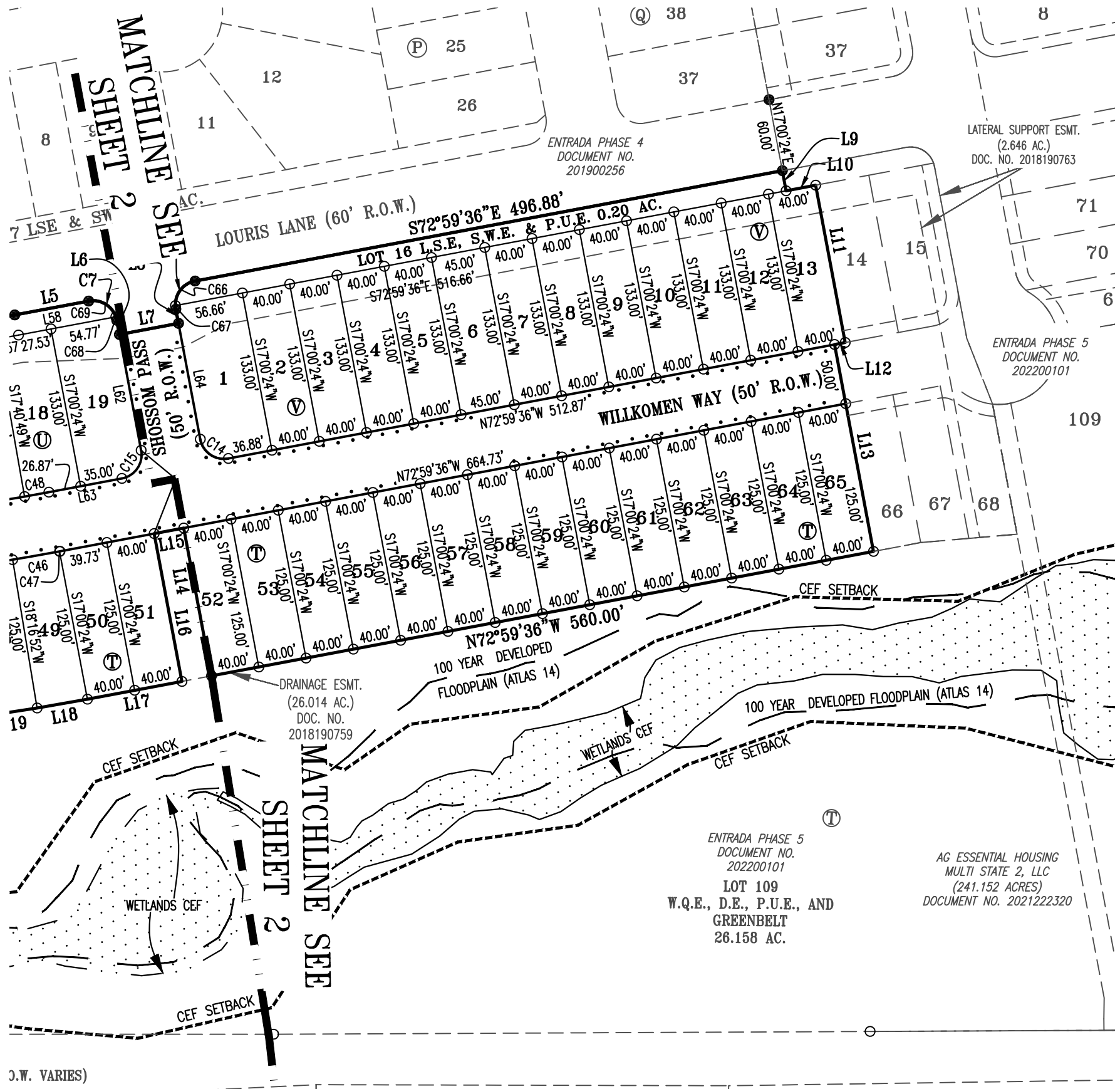
Line Table		
Line #	Length	Direction
L21	42.43	N68°33'11"W
L22	42.43	N67°17'13"W
L23	42.43	N66°01'15"W
L24	42.43	N64°45'16"W
L25	42.43	N63°29'18"W
L26	42.43	N62°13'19"W
L27	42.43	N60°57'21"W
L28	42.43	N59°41'22"W
L29	42.43	N58°25'24"W
L30	42.43	N57°09'26"W
L31	42.43	N55°53'27"W
L32	42.43	N54°37'29"W
L33	42.43	N53°21'30"W
L34	42.43	N52°05'32"W
L35	42.43	N50°49'33"W
L36	82.68	N49°11'10"W
L37	125.00	N41°12'59"E
L38	25.02	N48°47'01"W
L39	125.00	S41°12'59"W
L40	84.37	N67°17'59"W

Line Table		
Line #	Length	Direction
L41	78.21	N56°02'45"W
L42	157.81	N45°10'43"W
L43	7.92	N61°59'45"W
L44	10.00	N62°20'43"W
L45	10.02	S62°05'37"E
L46	43.59	S57°35'46"E
L47	39.32	S59°04'10"E
L48	39.32	S60°28'02"E
L49	39.32	S61°51'54"E
L50	39.32	S63°15'46"E
L51	39.32	S64°39'37"E
L52	39.32	S66°03'29"E
L53	39.32	S67°27'20"E
L54	39.55	S68°51'27"E
L55	39.15	S70°15'22"E
L56	39.15	S71°38'52"E
L57	18.29	S72°40'07"E
L58	82.31	S72°59'36"E
L59	1.29	N48°47'01"W
L60	97.73	S41°12'59"W

Line Table		
Line #	Length	Direction
L61	97.73	N41°12'59"E
L62	98.00	N17°00'24"E
L63	61.87	N72°59'36"W
L64	98.00	N17°00'24"E
L65	49.27	N48°55'58"W
L66	39.33	S50°30'26"E
L67	39.33	S51°54'18"E
L68	39.33	S53°18'10"E
L69	39.33	S54°42'02"E
L70	40.00	S56°06'38"E

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	39.26	25.00	N72°53'48"E	35.35	24.99	89°58'56"
C2	178.05	470.00	S51°22'28"E	176.99	90.10	21°42'19"
C3	140.38	1595.00	S43°02'35"E	140.34	70.24	5°02'35"
C4	30.29	20.00	S02°10'27"E	27.48	18.91	86°46'52"
C5	31.42	20.00	N86°13'43"E	28.29	20.01	90°01'28"
C6	674.63	1595.00	S60°52'35"E	669.61	342.44	24°14'03"
C7	31.42	20.00	S27°59'36"E	28.28	20.00	90°00'00"
C8	31.42	20.00	N62°00'24"E	28.28	20.00	90°00'00"
C9	31.42	20.00	N86°12'59"E	28.28	20.00	90°00'00"
C10	20.92	25.00	S24°48'47"E	20.31	11.12	47°56'29"
C11	301.07	60.00	S35°24'19"W	70.95	43.99	287°30'18"
C12	25.99	25.00	N78°33'56"W	24.83	14.31	59°33'49"
C13	758.46	1795.00	S60°53'19"E	752.83	384.98	24°12'35"
C14	31.42	20.00	S27°59'36"E	28.28	20.00	90°00'00"
C15	31.42	20.00	N62°00'24"E	28.28	20.00	90°00'00"
C16	737.33	1745.00	S60°53'19"E	731.86	374.25	24°12'35"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C49	42.38	1745.00	S71°37'27"E	42.38	21.19	1°23'30"
C50	42.38	1745.00	S70°13'57"E	42.38	21.19	1°23'30"
C51	42.81	1745.00	S68°50'02"E	42.81	21.41	1°24'21"
C52	42.57	1745.00	S67°25'56"E	42.56	21.28	1°23'51"
C53	42.59	1745.00	S66°02'03"E	42.58	21.29	1°23'54"
C54	42.57	1745.00	S64°38'13"E	42.56	21.28	1°23'51"
C55	42.57	1745.00	S63°14'22"E	42.56	21.28	1°23'51"
C56	42.57	1745.00	S61°50'30"E	42.56	21.28	1°23'51"
C57	42.57	1745.00	S60°26'39"E	42.56	21.28	1°23'51"
C58	42.57	1745.00	S59°02'48"E	42.56	21.28	1°23'51"
C59	50.47	1745.00	S57°31'09"E	50.47	25.24	1°39'26"
C60	40.00	1745.00	S56°02'01"E	40.00	20.00	1°18'49"
C61	42.57	1745.00	S54°40'41"E	42.56	21.28	1°23'51"
C62	42.57	1745.00	S53°16'50"E	42.56	21.28	1°23'51"
C63	42.57	1745.00	S51°52'59"E	42.56	21.28	1°23'51"
C64	42.57	1745.00	S50°29'07"E	42.56	21.28	1°23'51"



Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C17	31.42	20.00	S03°47'01"E	28.28	20.00	90°00'00"
C18	0.52	25.00	S48°11'06"E	0.52	0.26	1°11'50"
C19	20.40	25.00	S24°12'52"E	19.84	10.80	46°44'39"
C20	40.75	60.00	N20°18'01"W	39.97	21.20	38°54'58"
C21	33.87	60.00	N55°55'46"W	33.42	17.40	32°20'31"
C22	33.87	60.00	N88°16'17"W	33.42	17.40	32°20'31"
C23	33.87	60.00	S59°23'11"W	33.42	17.40	32°20'31"
C24	33.87	60.00	S27°02'40"W	33.42	17.40	32°20'31"
C25	33.87	60.00	S05°17'51"E	33.42	17.40	32°20'31"
C26	33.87	60.00	S37°38'22"E	33.42	17.40	32°20'31"
C27	57.11	60.00	S81°04'44"E	54.98	30.93	54°32'13"
C28	39.67	1795.00	S49°33'35"E	39.67	19.84	1°15'58"
C29	39.67	1795.00	S50°49'33"E	39.67	19.84	1°15'58"
C30	39.67	1795.00	S52°05'32"E	39.67	19.84	1°15'58"
C31	39.67	1795.00	S53°21'30"E	39.67	19.84	1°15'58"
C32	39.67	1795.00	S54°37'29"E	39.67	19.84	1°15'58"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C33	39.67	1795.00	S55°53'27"E	39.67	19.84	1°15'58"
C34	39.67	1795.00	S57°09'26"E	39.67	19.84	1°15'58"
C35	39.67	1795.00	S58°25'24"E	39.67	19.84	1°15'58"
C36	39.67	1795.00	S59°41'22"E	39.67	19.84	1°15'58"
C37	39.67	1795.00	S60°57'21"E	39.67	19.84	1°15'58"
C38	39.67	1795.00	S62°13'19"E	39.67	19.84	1°15'58"
C39	39.67	1795.00	S63°29'18"E	39.67	19.84	1°15'58"
C40	39.67	1795.00	S64°45'16"E	39.67	19.84	1°15'58"
C41	39.67	1795.00	S66°01'15"E	39.67	19.84	1°15'58"
C42	39.67	1795.00	S67°17'13"E	39.67	19.84	1°15'58"
C43	39.67	1795.00	S68°33'11"E	39.67	19.84	1°15'58"
C44	39.67	1795.00	S69°49'10"E	39.67	19.84	1°15'58"
C45	39.67	1795.00	S71°05'08"E	39.67	19.84	1°15'58"
C46	39.67	1795.00	S72°21'07"E	39.67	19.83	1°15'58"
C47	0.27	1795.00	S72°59'21"E	0.27	0.13	0°00'31"
C48	20.52	1745.00	S72°39'24"E	20.52	10.26	0°40'25"

C8J-2008-0168.01.5A

SHEET NO. 3 OF 5



Carlson, Brigrance & 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

PATH-J: \4935\SURVEY\PLAT - ENTRADA PHASE 6.dwg



# ENTRADA PHASE 6 A SMALL LOT SUBDIVISION

STATE OF TEXAS §  
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS: THAT WE, AG ESSENTIAL HOUSING MULTI STATE 2, LLC, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, BY AND THROUGH STEVEN S. BENSON, MANAGER, AN AUTHORIZED REPRESENTATIVE OF AG ESSENTIAL HOUSING MULTI STATE 2, LLC, AND BEING OWNERS OF THAT CERTAIN CALLED 241.152 ACRE TRACT OF LAND OUT OF THE ALEXANDER WALTER SURVEY NUMBER 67, ABSTRACT NUMBER 791, SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED IN DOCUMENT NO. 2021222320 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 16.520 ACRES OF LAND IN ACCORDANCE WITH SECTION 212 OF THE LOCAL GOVERNMENT CODE AND WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS

## "ENTRADA PHASE 6"

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.

\_\_\_\_\_  
STEVEN S. BENSON, MANAGER  
AG ESSENTIAL HOUSING MULTI STATE 2, LLC  
8585 E. HARTFORD, SUITE 118  
SCOTTSDALE, ARIZONA 85255  
PHONE: 602-418-0443

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVEN S. BENSON, AN AUTHORIZED AGENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE 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

STATE OF TEXAS §  
COUNTY OF TRAVIS §

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 SUBDIVISIONS 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 TO COUNTY STANDARDS AND TO POST THE FISCAL TO SECURE SUCH CONSTRUCTION IS 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.

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

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
SECRETARY

THIS PROJECT IS LOCATED IN THE HARRIS BRANCH AND GILLELAND WATERSHEDS, CLASSIFIED AS SUBURBAN.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE 2-MILE ETJ OF THE CITY OF AUSTIN ON THIS THE \_\_\_\_DAY OF \_\_\_\_\_, 20\_\_\_.

ACCEPTANCE:

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

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

DATE

STATE OF TEXAS §  
COUNTY OF TRAVIS §

I, REBECCA GUERRERO, 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.

REBECCA GUERRERO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

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

STATE OF TEXAS §  
COUNTY OF TRAVIS §

I, REBECCA GUERRERO, 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, TEXAS.

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

REBECCA GUERRERO, CLERK OF TRAVIS COUNTY, TEXAS

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

SHEET NO. 4 OF 5



C8J-2008-0168.01.5A

PATH-J: \4935\SURVEY\PLAT - ENTRADA PHASE 6.dwg

# ENTRADA PHASE 6 A SMALL LOT SUBDIVISION

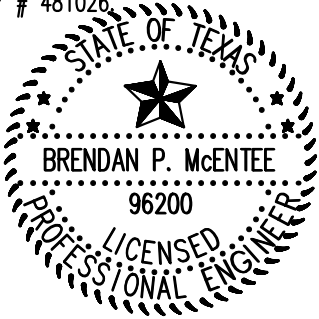
GENERAL NOTES:

1. ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED USING CITY OF AUSTIN URBAN STANDARDS AND WILL BE DEDICATED AS PUBLIC R.O.W. AT FINAL PLATTING.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
3. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. 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.
4. PRIOR TO CONSTRUCTION ON ANY LOT 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 CONDITIONS OR BELOW.
5. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 150 FEET (150') TO THE EDGE OF PAVEMENT OF AN INTERSECTING ARTERIAL STREET. TYPE I DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS OF WAY THAN 60 PERCENT OF PARCEL FRONTAGE OR 50 FEET, WHICHEVER IS LESS. DRIVEWAY ACCESS IS PROHIBITED TO SIDE STREETS OF CORNER LOTS.
6. ALL CORNER LOTS SHALL BE A MINIMUM OF 4,500 SQUARE FEET.
7. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PER THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
8. THESE LOTS ARE SUBJECT TO THE COVENANTS, EASEMENTS AND RESTRICTIONS RECORDED IN DOCUMENT NUMBER 2018187175, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
9. 4' WIDE PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF SHOSSOM PASS, TELMEWYE PASS, AND WILKOMEN WAY. 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 THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
10. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH TITLE 30-5, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
11. 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 TITLE 30-5 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
12. 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 DEVELOPER SHALL INCLUDE ALL AUSTIN ENERGY WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
13. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
14. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS OR HER ASSIGNS.
15. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LOT PURSUANT TO LDC TITLE 30-5-211.
16. THIS SUBDIVISION IS IN THE 2 MILE ETJ OF THE CITY OF AUSTIN.
17. THE MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN TITLE 30-5, THE ENVIRONMENTAL CRITERIA MANUAL AND OTHER ORDINANCES AND REGULATIONS OF THE CITY OF AUSTIN.
18. ALL 15' DRAINAGE EASEMENTS TO BE ENCLOSED CONDUIT.
19. 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 OTHER APPROPRIATE JURISDICTION) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
20. OWNER/DEVELOPER IS ADVISED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS. OTHER SPECIAL OR NON-STANDARD TREATMENTS OF THE R.O.W MAY ALSO REQUIRE A LICENSE AGREEMENT.
21. A 10 FOOT (10') P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL STREETS.
22. THE TWO YEAR PEAK FLOW CONTROL IS DETERMINED UNDER THE DRAINAGE CRITERIA MANUAL AND THE ENVIRONMENTAL CRITERIA MANUAL IS REQUIRED PURSUANT TO THE LAND DEVELOPMENT CODE SECTION 30-4-61.
23. A MINIMUM OF TWO (2) OFF-STREET PARKING SPOTS IS REQUIRED FOR EACH SINGLE FAMILY RESIDENTIAL LOT IN THIS SUBDIVISION.
24. THIS SUBDIVISION SHALL BE DEVELOPED AND CONSTRUCTED AS A SMALL LOT SUBDIVISION IN COMPLIANCE WITH TITLE 30-2-232.
25. 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 OWNERS SOLE EXPENSES, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
26. THERE WILL BE NO DRIVEWAYS ON SLOPES GREATER THAN 15%.
27. ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURE AND ASSOCIATED SETBACK MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE: CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
28. PARKLAND DEDICATION HAS BEEN SATISFIED VIA PAYMENT OF A FEE IN-LIEU OF LAND TO TRAVIS COUNTY FOR 97 DWELLING UNITS.
29. 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.
30. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.
31. 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.
32. THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS: WATER & WASTEWATER - CITY OF AUSTIN, ELECTRIC - AUSTIN ENERGY, GAS - TEXAS GAS SERVICE, PHONE - SPECTRUM, CABLE - SPECTRUM
33. ACCESS IS RESTRICTED TO WILKOMEN WAY FOR BLOCK "T", LOT 1, BLOCK "U", LOT 1 AND LOT 19, AND BLOCK "V", LOT 1.
34. LOT 115, BLOCK T; LOT 20, BLOCK U; AND LOT 16, BLOCK V, ARE RESTRICTED TO NON-RESIDENTIAL USES AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND/OR HIS/HER ASSIGNS.
35. WATERWAY SETBACKS AS DEFINED BY THE LAND DEVELOPMENT CODE MAY BE LOCATED ON THIS PROPERTY. DEVELOPMENT IS LIMITED WITHIN WATERWAY SETBACKS.
36. NO PORTION OF THIS TRACT IS WITHIN THE 100YR DEVELOPED FLOODPLAIN (ATLAS 14). NO PORTION OF THIS TRACT IS WITHING THE DESIGNATED FLOOD HAZARD AREA SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C 270 J, & #48453C 0290 J, TRAVIS COUNTY, TEXAS DATED AUGUST 18, 2014.
37. BEFORE BEGINNING CONSTRUCTION ACTIVITIES ON A SUBDIVISION LOT, THE OWNER MUST OBTAIN A TRAVIS COUNTY DEVELOPMENT PERMIT AND, WHEN APPLICABLE, OBTAIN AND IMPLEMENT A STORMWATER POLLUTION PREVENTION PLAN (SWP3). THE SWP3 REQUIRES 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.
38. TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY DEVELOPMENT.
39. 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 \_\_\_\_\_, 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 AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOC#, \_\_\_\_\_, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

STATE OF TEXAS §  
COUNTY OF TRAVIS §

I, BRENDAN P. McENTEE, 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, AUSTIN/TRAVIS COUNTY SUBDIVISION REGULATIONS, AS AMENDED, AND THAT THE 100 YEAR DEVELOPED FLOOD PLAIN (ATLAS 14) IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. NO 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) #48453C0-0290 J, AND #48453C0-0270 J, TRAVIS COUNTY, TEXAS, DATED AUGUST 18, 2014, COMMUNITY # 481026

ENGINEERING BY: \_\_\_\_\_  
BRENDAN P. McENTEE, P.E. NO. 96200      DATE  
CARLSON, BRIGANCE & DOERING, INC.  
12129 RR620 N, STE. 600  
AUSTIN, TEXAS 78750



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, AUSTIN/TRAVIS COUNTY SUBDIVISION REGULATIONS, AS AMENDED, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SURVEYED BY: \_\_\_\_\_  
AARON V. THOMASON, RPLS # 6214      DATE:  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749  
aaron@cbsdeng.com



C8J-2008-0168.01.5A

SHEET NO. 5 OF 5



PATH-J: \4935\SURVEY\PLAT - ENTRADA PHASE 6.dwg