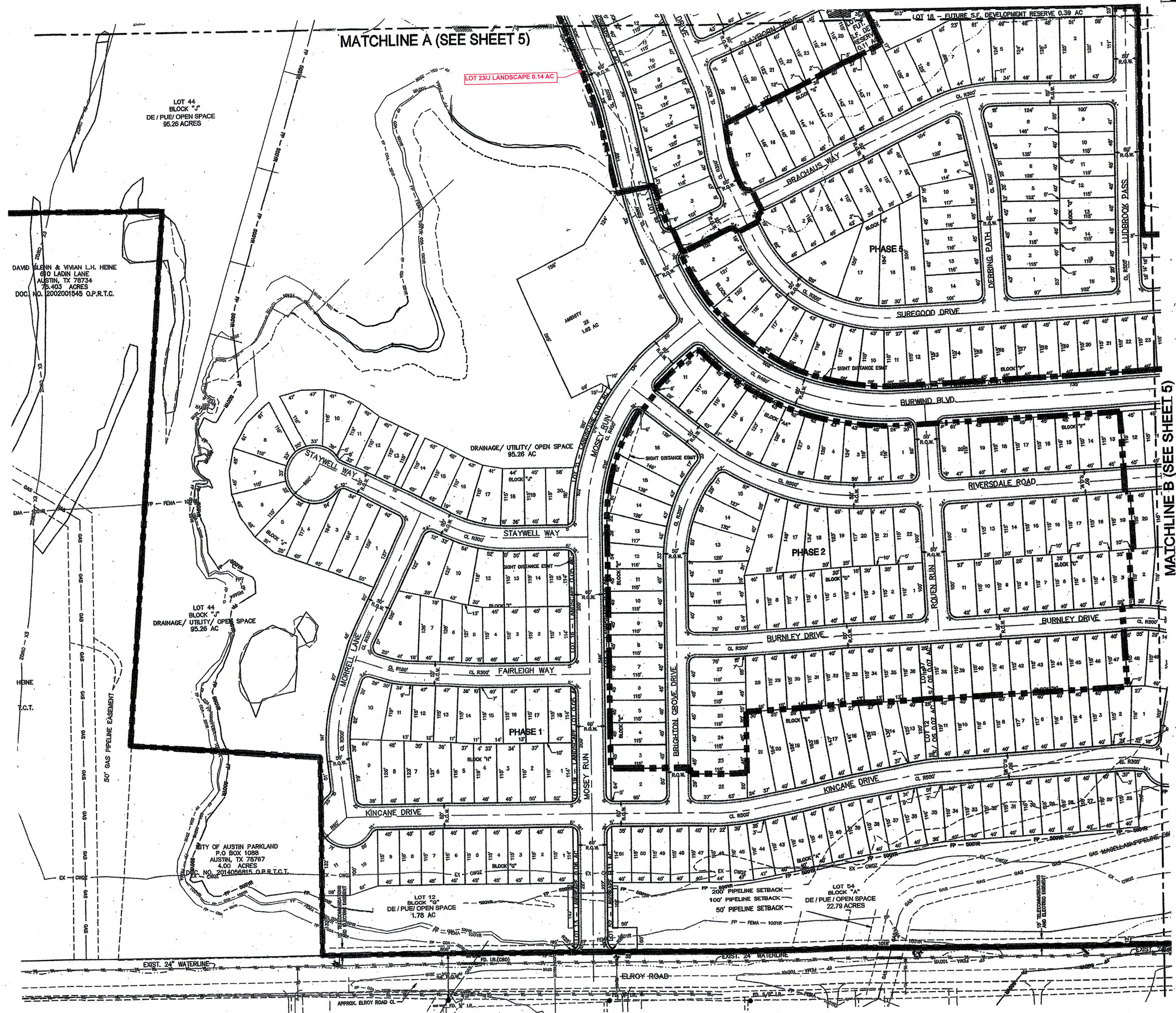


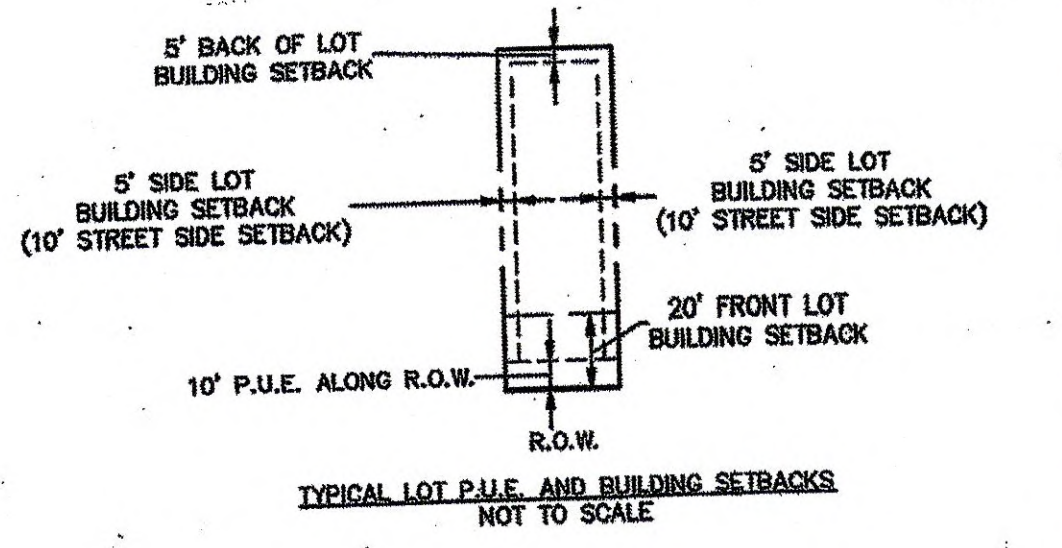
SCALE: 1"=100'

LEGEND

- BOUNDARY LINE
- PHASE LINE
- RIGHT-OF-WAY
- ROAD CENTER LINE (CL)
- LOT LINE
- EASEMENT (ESMT)
- SIDEWALK
- STREAM CL
- FEMA 100YR FLOODPLAIN
- CITY OF AUSTIN 25YR FLOODPLAIN
- CITY OF AUSTIN 100YR FLOODPLAIN
- EXISTING 500YR FLOODPLAIN
- PROPOSED DEVELOPED 500YR FLOODPLAIN
- CRITICAL WATER QUALITY ZONE
- IRON ROD PIN FOUND
- TEMPORARY TURNAROUND EASEMENT
- STREET END BARRICADE
- DRAINAGE EASEMENT
- PUBLIC UTILITY EASEMENT

NOTES:

- BEARING BASIS: NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE (FIPS 4203).
- TEMPORARY TURNAROUND EASEMENTS SHALL BE CONSTRUCTED PER CITY OF AUSTIN FIRE PROTECTION RULE, INTERNATIONAL FIRE CODE (LDC CHAPTER 25-12, ARTICLE 7, REFERENCE SECTION 503.2.5), DIMENSIONED AS A 25'X60' "T" SECTION OR "HAMMERHEAD" TURNAROUND WITH AN ADDITIONAL 10' R.O.W. ALONG EACH SIDE.
- TEMPORARY TURNAROUND EASEMENTS SHALL BE VACATED ONCE FUTURE DEVELOPMENT CONSTRUCTION IS COMPLETED AND THE CITY OF AUSTIN CRITERIA IS SATISFIED.
- THE AREAS DESIGNATED AS FUTURE SINGLE FAMILY (S.F.) DEVELOPMENT RESERVE ARE BASED ON THE POTENTIAL ACQUISITION OF THESE ADJACENT PROPERTIES FOR FUTURE DEVELOPMENT.
- REFERENCE EXHIBIT 12A - CEF MITIGATION FOR MORE INFORMATION REGARDING PROPOSED CEF MITIGATION.
- THE PROPOSED WATER AND WASTEWATER ALIGNMENTS, SIZING, AND EASEMENTS SHOWN ON THE PRELIMINARY PLAN HAVE NOT BEEN APPROVED BY AUSTIN WATER. FINAL EASEMENTS MUST BE APPROVED BY AUSTIN WATER AS TO FORM, TYPE, AND WIDTH BY SEPARATE INSTRUMENT WITH THE SUBDIVISION CONSTRUCTION PLAN AND/OR SITE PLAN.



PRELIMINARY SUBDIVISION APPROVAL SHEET — OF —
FILE NUMBER: CBJ-2021-0092 APPLICATION
DATE: JUNE 3, 2021
APPROVED BY LUC ON _____
APPROVED BY COMMISSIONER'S COURT ON _____
EXPIRATION DATE (LDC 30-2-62) _____
CASE MANAGER: _____
FOR: _____
DENISE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT
FINAL PLAT TO LOCK-IN PRELIMINARY FILE NO. _____
APPROVED ON _____
PRELIMINARY EXTENDED ON _____
UNTIL _____
FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CURRENT CODE AT THE TIME OF FILING, AND REQUIRE NOTICE OF CONSTRUCTION, MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.
PRELIMINARY SUBDIVISION APPROVAL:
SUBDIVISION NO. _____
APPLICATION DATE: _____
APPROVED BY COMMISSIONER'S COURT ON: _____
PRELIMINARY PLAN EXPIRATION DATE: _____
CYNTHIA C. McDONALD, COUNTY EXECUTIVE, TNR DATE: _____
All final plats must be recorded or have alternative fiscal approved before the preliminary plan expiration date. Revisions do not extend the expiration date. If the preliminary plan expires, unplatted land is subject to current regulations for development.

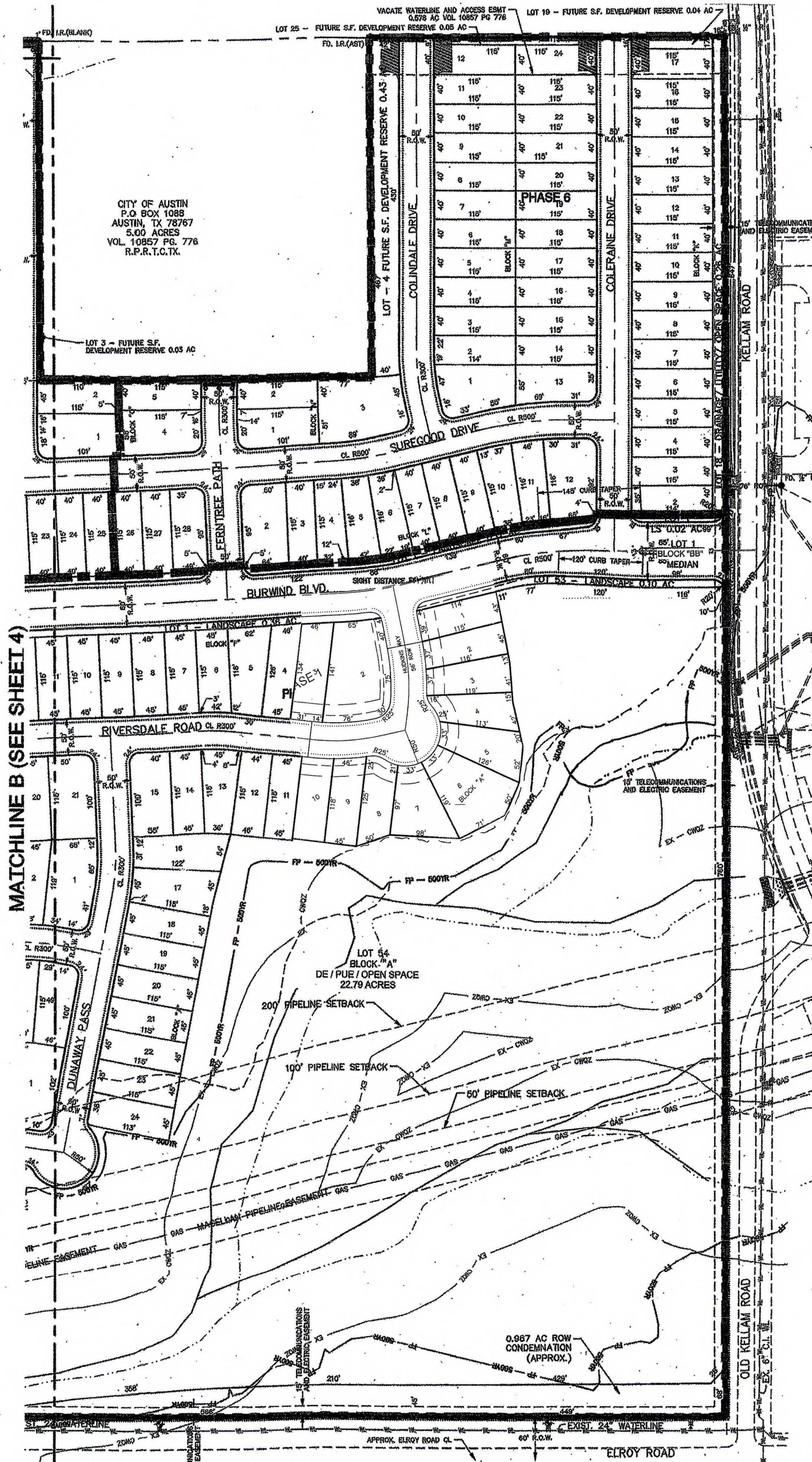
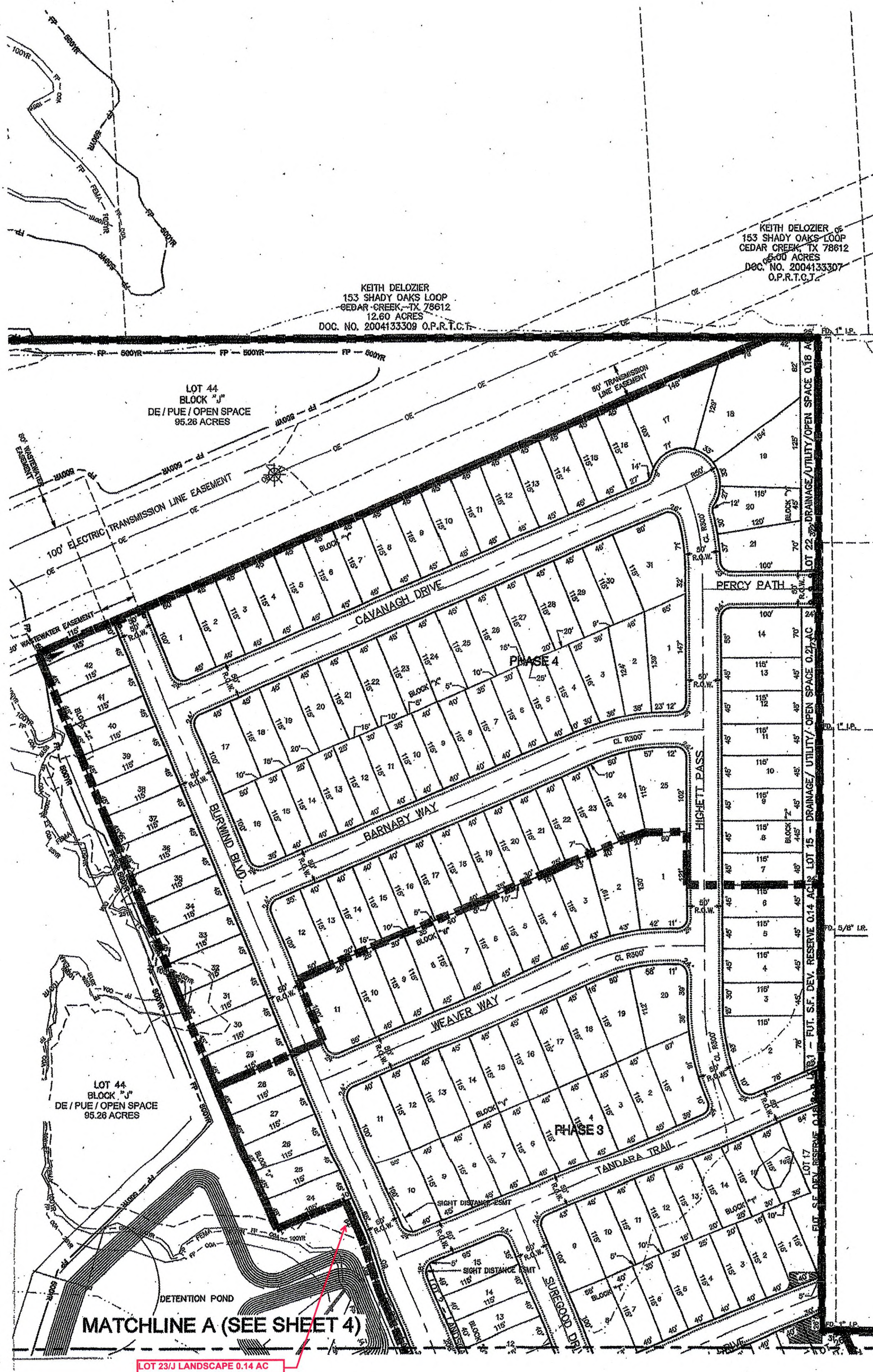
DESIGNED BY: CJB	DRAFTED BY: CJB/SCM
DATE: _____	DATE: _____
REVISION: _____	REVISION: _____

Carlson, Brigrace & Doering, Inc.
Civil Engineering & Surveying
FIRM ID: #83791
Main Office: 5901 West Williams Canyon Dr., Austin, Texas 78750
North Office: 12123 RE 620 N., Ste. 600, Austin, Texas 78750
Phone No. (512) 280-5160 Fax No. (512) 280-5165

PRELIMINARY PLAN 100 SCALE (1 OF 2)
STONEY RIDGE HIGHLANDS
PRELIMINARY PLAN - SMALL LOT SUBDIVISION

CHARLES R. BRIGRACE, JR.
REGISTERED PROFESSIONAL ENGINEER
No. 64344
EXPIRATION DATE: 12/31/2024

DATE: **JUNE 2021**
JOB NUMBER: **4726**
SHEET: **4 OF 5**
SHEET NO. **4**



LEGEND

—	BOUNDARY LINE
---	PHASE LINE
---	RIGHT-OF-WAY
---	ROAD CENTER LINE (CL)
---	LOT LINE
---	EASEMENT (ESMT)
---	SEWAGE
---	STREAM CL
---	FEMA 100YR FLOODPLAIN
---	CITY OF AUSTIN 25YR FLOODPLAIN
---	CITY OF AUSTIN 100YR FLOODPLAIN
---	EXISTING 500YR FLOODPLAIN
---	PROPOSED DEVELOPED 500YR FLOODPLAIN
---	CRITICAL WATER QUALITY ZONE
●	IRON ROD PIN FOUND
---	TEMPORARY TURNAROUND EASEMENT
---	STREET END BARRICADE
---	DRAINAGE EASEMENT
---	PUBLIC UTILITY EASEMENT

- NOTES:
- BEARING BASIS: NORTH AMERICAN DATUM OF 1983 (CORS 1986), FROM THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE (FIPS 4203).
 - TEMPORARY TURNAROUND EASEMENTS SHALL BE CONSTRUCTED PER CITY OF AUSTIN FIRE PROTECTION RULE, INTERNATIONAL FIRE CODE (LDC CHAPTER 25-12, ARTICLE 7, REFERENCE SECTION 503.2.5), DIMENSIONED AS A 25'x20' "T" SECTION OR "HAMMERHEAD" TURNAROUND WITH AN ADDITIONAL 10' R.O.W. ALONG EACH SIDE.
 - TEMPORARY TURNAROUND EASEMENTS SHALL BE VACATED ONCE FUTURE DEVELOPMENT CONSTRUCTION IS COMPLETED AND THE CITY OF AUSTIN CRITERIA IS SATISFIED.
 - THE AREAS DESIGNATED AS FUTURE SINGLE FAMILY (S.F.) DEVELOPMENT RESERVE ARE BASED ON THE POTENTIAL ACQUISITION OF THESE ADJACENT PROPERTIES FOR FUTURE DEVELOPMENT.
 - REFERENCE EXHIBIT 12A - CEF MITIGATION FOR MORE INFORMATION REGARDING PROPOSED CEF MITIGATION.
 - THE EXISTING WATER LINE AND ACCESS EASEMENT (VOL. 10857, PG. 776) IS TO REMAIN IN EFFECT UNTIL PHASE 6 OF THIS DEVELOPMENT IS APPROVED AND ACCEPTED BY AUSTIN WATER. RECORDS GROUP AND FERNETREE PATH IS DEDICATED A PUBLIC STREET AND OFFICIALLY RECORDED WITH TRAVIS COUNTY.
 - THE PROPOSED WATER AND WASTEWATER ALIGNMENTS, SIZING, AND EASEMENTS SHOWN ON THE PRELIMINARY PLAN HAVE NOT BEEN APPROVED BY AUSTIN WATER. FINAL EASEMENTS MUST BE APPROVED BY AUSTIN WATER AS TO FORM, TYPE, AND WIDTH BY SEPARATE INSTRUMENT WITH THE SUBDIVISION CONSTRUCTION PLAN AND/OR SITE PLAN.

PRELIMINARY SUBDIVISION APPROVAL SHEET OF

FILE NUMBER: CBJ-2019-0090 APPLICATION

DATE: June 3, 2019

APPROVED BY LUC ON _____

APPROVED BY COMMISSIONER'S COURT ON _____

EXPIRATION DATE (LDC 30-2-62) _____

CASE MANAGER: _____

DENSE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

FINAL PLAT TO LOCK-IN PRELIMINARY FILE NO. _____

APPROVED ON _____

PRELIMINARY EXTENDED ON _____

UNITS: _____

FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CURRENT CODE AT THE TIME OF FILING, AND REQUIRE NOTICE OF CONSTRUCTION, MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

PRELIMINARY SUBDIVISION APPROVAL: SUBDIVISION NO. _____ APPLICATION DATE: _____ APPROVED BY COMMISSIONER'S COURT ON: _____ PRELIMINARY PLAN EXPIRATION DATE: _____

CYNTHIA C. McDONALD, COUNTY EXECUTIVE, THIS DATE: _____

All final plats must be recorded or have alternative fiscal approved before the preliminary plan expiration date. Revisions do not extend the expiration date. If the preliminary plan expires, unplatd land is subject to current regulations for development.

DESIGNED BY: CRB

DRAWN BY: CRB/SOM

DATE: _____

REVISION: _____

CARLSON, BRIGANCE & DOERING, Inc.

Civil Engineering • Surveying

FORM ID: #25791

Main Office: 12129 RE 620 N, Ste. 600 Austin, Texas 78750

North Office: 12129 RE 620 N, Ste. 600 Austin, Texas 78750

Phone No. (512) 290-5160 Fax No. (512) 290-5165

PRELIMINARY PLAN 100 SCALE (2 OF 2)

STONEY RIDGE HIGHLANDS

PRELIMINARY PLAN - SMALL LOT SUBDIVISION

SHEET NAME: _____

JOB NAME: _____

PROJECT: _____

DATE: JUNE 2021

JOB NUMBER: 4726

SHEET: 5 OF 5

SHEET NO. 5

