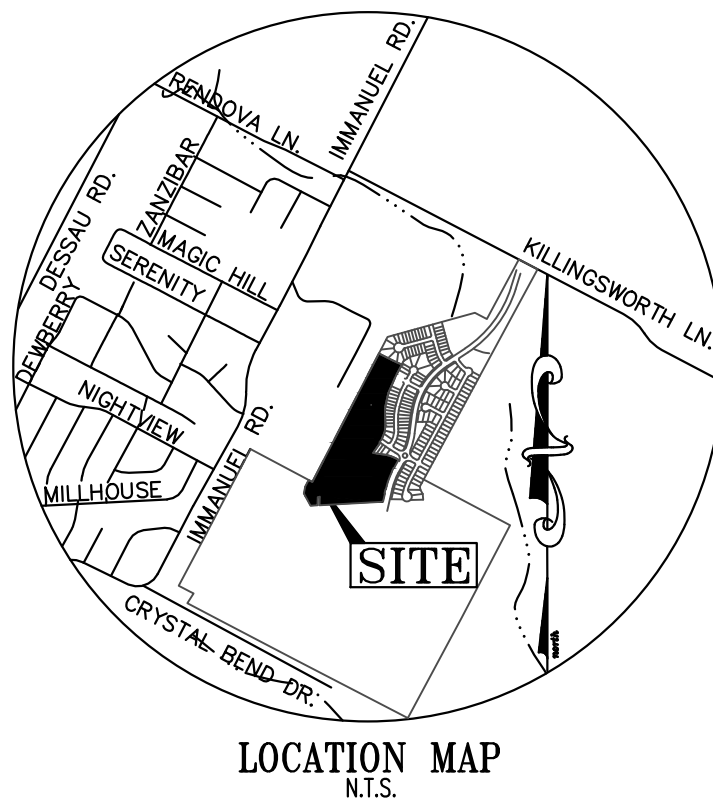


**SUBDIVISION REVIEW SHEET****CASE NO.:** C8J-2008.0168.01.6A**PC DATE:** 7/12/2022**SUBDIVISION NAME:** Entrada Phase 2 A Small Lot Subdivision**AREA:** 24.56 acres**LOT(S):** 139**OWNER/APPLICANT:** AG Essential Housing Multi State 2, LLC. (Steven Benson)**AGENT:** Carlson, Brigrance & Doering, Inc. (Brendan McEntee)**ADDRESS OF SUBDIVISION:** Entrada Tranquila Way**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**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 2 A Small Lot Subdivision consisting of 139 lots on 24.56 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, payment of parkland fees 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 July 12, 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 2 A SMALL LOT SUBDIVISION



## CONSUMER PROTECTION NOTICE FOR HOMEBUYERS.

IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS.

THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

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

**SHEET NO. 1 OF 5**

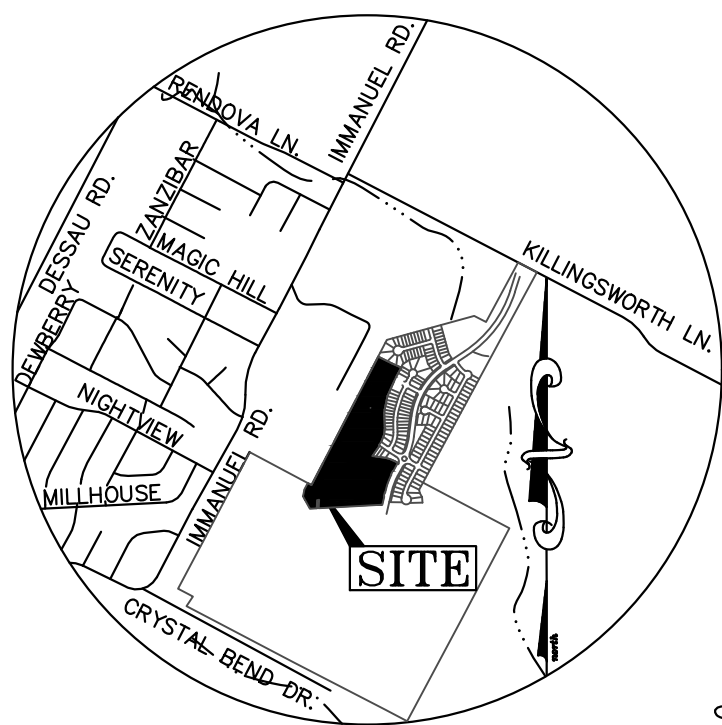


**C8J-2008-0168.01.6A**

PATH-J: \4933\SURVEY\PLAT - ENTRADA PHASE 2.dwg



# ENTRADA PHASE 2 A SMALL LOT SUBDIVISION



LOCATION MAP  
N.T.S.

SCALE: 1" = 100'

## LEGEND

- CAPPED 1/2" IRON ROD SET (CBD-SETSTONE)
- 1/2" IRON ROD FOUND STAMPED CBD-SETSTONE (UNLESS OTHERWISE NOTED)
- ⊕ BENCHMARK
- L.S.E. LANDSCAPE EASEMENT
- 1 LOT NUMBER
- ⊙ BLOCK DESIGNATOR
- ..... APPROX. 4' WIDE SIDEWALK LOCATION
- 100 YEAR FEMA FLOODPLAIN
- 100 YEAR FULLY DEVELOPED FLOOD PLAIN
- CRITICAL ENVIRONMENTAL FEATURE SETBACK (CEF)

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

SINGLE FAMILY LOTS:	139
BLOCKS:	5
TOTAL LOTS:	139
40' SINGLE FAMILY LOTS:	115
50' SINGLE FAMILY LOTS:	24
TOTAL SINGLE FAMILY LOTS:	139

TOTAL ACREAGE: 24.559 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

BENCHMARK NOTES:  
#1 - IS A CAPPED 1/2" IRON ROD  
STAMPED "CBD SETSTONE"  
ELEV=673.74'  
NAVD 88

#2 - IS A CAPPED 1/2" IRON ROD  
STAMPED "CBD SETSTONE"  
ELEV=685.52'  
NAVD 88

LOT 66, BLOCK K  
ENTRADA PHASE 4  
DOCUMENT NO. 201900256

N: 10122739.08  
E: 3150927.61

LOT 66, BLOCK K  
ENTRADA PHASE 4  
DOCUMENT NO. 201900256

100' WIDE  
LCRA ESMT.  
VOL. 649  
PG. 345

LOT 66, BLOCK K  
ENTRADA PHASE 4  
DOCUMENT NO. 201900256

N: 10122785.78  
E: 3151812.36

100' WIDE  
LCRA ESMT.  
VOL. 649  
PG. 347

BM#1  
N: 10125605.01  
E: 3153550.40  
ELEV = 673.74'

BM#2  
N: 10122965.67  
E: 3152243.30  
ELEV = 685.52'

LAMAR WEISS WAY	50' ROW	847'
MAIAH WAY	50' ROW	837'
LIVINGTON DAILY WAY	50' ROW	821'
TAMILLA PASS	50' ROW	425'
AMADORA WAY	50' ROW	321'
SHERIPOP LANE	50' ROW	310'
CAIAH CORNER COURT	50' ROW	187'
TOTAL		3,748'

## 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

C8J-2008-0168.01.6A

PATH-J: \4933\SURVEY\PLAT - ENTRADA PHASE 2.dwg



# ENTRADA PHASE 2 A SMALL LOT SUBDIVISION

Curve Table						
Curve #	Length	Radius	DELTA	Chord Direction	Chord Length	Tangent
C1	30.03	325.00	5°17'41"	N57°33'56"W	30.02	15.03
C2	5.05	20.00	14°28'39"	N68°39'33"W	5.04	2.54
C3	4.22	20.00	12°05'47"	S55°22'20"E	4.21	2.12
C4	202.62	845.00	13°44'18"	S19°59'05"W	202.13	101.80
C5	5.54	20.00	15°51'25"	N84°48'46"W	5.52	2.79
C6	5.05	20.00	14°28'39"	S69°38'44"E	5.04	2.54
C7	76.16	275.00	15°52'01"	N84°49'04"W	75.91	38.32
C8	13.62	15.00	52°01'12"	S61°14'19"W	13.16	7.32
C9	247.87	50.00	284°02'25"	N02°45'05"W	61.54	39.04
C10	13.62	15.00	52°01'12"	S66°44'29"E	13.16	7.32
C11	31.42	20.00	90°00'00"	N42°14'55"E	28.28	20.00
C12	263.58	495.00	30°30'34"	N12°30'12"E	260.48	135.00
C13	31.42	20.00	90°00'00"	N17°14'31"W	28.28	20.00
C14	90.00	325.00	15°52'01"	N84°49'04"W	89.72	45.29
C15	31.42	20.00	90°00'00"	N47°45'05"W	28.28	20.00
C16	236.96	445.00	30°30'34"	N12°30'12"E	234.17	121.36
C17	31.42	20.00	90°00'00"	N72°45'29"E	28.28	20.00
C18	173.06	325.00	30°30'34"	S77°29'48"E	171.02	88.63
C19	150.38	275.00	31°19'52"	S77°05'09"E	148.51	77.12
C20	177.72	325.00	31°19'52"	N77°05'09"W	175.51	91.14
C21	146.44	275.00	30°30'34"	N77°29'48"W	144.71	75.00

Curve Table						
Curve #	Length	Radius	DELTA	Chord Direction	Chord Length	Tangent
C22	153.92	275.00	32°04'10"	S76°14'51"E	151.92	79.04
C23	23.55	25.00	53°58'05"	N60°44'01"E	22.69	12.73
C24	301.53	60.00	287°56'10"	S02°16'56"E	70.59	43.64
C25	23.55	25.00	53°58'04"	N65°17'53"W	22.69	12.73
C26	37.53	325.00	6°36'56"	N88°58'28"W	37.50	18.78
C27	28.80	20.00	82°30'19"	S53°04'50"W	26.38	17.54
C28	67.72	275.00	14°06'37"	S04°46'22"W	67.55	34.03
C29	30.31	20.00	86°49'16"	S45°41'34"E	27.49	18.92
C30	21.03	25.00	48°11'23"	N66°48'06"E	20.41	11.18
C31	241.19	50.00	276°22'46"	S00°53'48"W	66.67	44.72
C32	21.03	25.00	48°11'23"	N65°00'31"W	20.41	11.18
C33	29.38	20.00	84°09'32"	S48°49'01"W	26.81	18.06
C34	304.77	860.00	20°18'17"	S16°53'24"W	303.18	154.00
C35	31.17	20.00	89°17'03"	S17°35'59"E	28.11	19.75
C36	59.36	325.00	10°27'52"	S65°26'42"E	59.27	29.76
C37	28.80	20.00	82°30'19"	S29°25'29"E	26.38	17.54
C38	80.04	325.00	14°06'37"	S04°46'22"W	79.84	40.22
C39	59.03	375.00	9°01'11"	S02°13'40"W	58.97	29.58
C40	287.05	810.00	20°18'17"	S16°53'24"W	285.55	145.05
C41	31.67	20.00	90°42'57"	S72°24'01"W	28.46	20.25
C42	25.50	810.00	1°48'13"	S26°08'25"W	25.50	12.75

Curve Table						
Curve #	Length	Radius	DELTA	Chord Direction	Chord Length	Tangent
C43	45.01	810.00	3°11'01"	S23°38'49"W	45.00	22.51
C44	45.01	810.00	3°11'01"	S20°27'48"W	45.00	22.51
C45	45.01	810.00	3°11'01"	S17°16'47"W	45.00	22.51
C46	45.01	810.00	3°11'01"	S14°05'47"W	45.00	22.51
C47	45.01	810.00	3°11'01"	S10°54'46"W	45.00	22.51
C48	36.52	810.00	2°35'01"	S08°01'45"W	36.52	18.26
C49	46.62	375.00	7°07'24"	S03°10'33"W	46.59	23.34
C50	2.60	325.00	0°27'28"	S87°28'39"W	2.60	1.30
C51	37.70	325.00	6°38'48"	N88°58'13"W	37.68	18.87
C52	46.43	325.00	8°11'06"	N81°33'16"W	46.39	23.25
C53	3.28	325.00	0°34'39"	N77°10'23"W	3.28	1.64
C54	20.79	860.00	1°23'07"	S26°20'58"W	20.79	10.40
C55	39.32	860.00	2°37'10"	S24°20'50"W	39.31	19.66
C56	39.32	860.00	2°37'10"	S21°43'40"W	39.31	19.66
C57	39.32	860.00	2°37'10"	S19°06'30"W	39.31	19.66
C58	45.53	860.00	3°02'00"	S16°16'55"W	45.52	22.77
C59	39.32	860.00	2°37'10"	S13°27'20"W	39.31	19.66
C60	39.32	860.00	2°37'10"	S10°50'10"W	39.31	19.66
C61	41.86	860.00	2°47'19"	S08°07'55"W	41.85	20.93
C62	5.23	275.00	1°05'26"	N77°25'47"W	5.23	2.62
C63	59.58	275.00	12°24'45"	N84°10'52"W	59.46	29.90

Curve Table						
Curve #	Length	Radius	DELTA	Chord Direction	Chord Length	Tangent
C64	11.35	275.00	2°21'50"	S88°25'50"W	11.35	5.67
C65	1.58	15.00	6°02'37"	S84°13'36"W	1.58	0.79
C66	12.04	15.00	45°58'36"	S58°13'00"W	11.72	6.36
C67	41.65	50.00	4°43'52"	N59°05'38"E	40.46	22.12
C68	34.94	50.00	40°02'24"	S77°01'13"E	34.23	18.22
C69	34.94	50.00	40°02'24"	S36°58'49"E	34.23	18.22
C70	34.94	50.00	40°02'24"	S03°03'35"W	34.23	18.22
C71	34.94	50.00	40°02'24"	S43°05'59"W	34.23	18.22
C72	45.14	50.00	51°43'22"	S88°58'52"W	43.62	24.24
C73	21.32	50.00	24°25'34"	N52°56'40"W	21.15	10.82
C74	88.56	495.00	10°15'04"	S02°22'27"W	88.45	44.40
C75	40.66	495.00	4°42'23"	S09°51'11"W	40.65	20.34
C76	40.66	495.00	4°42'23"	S14°33'34"W	40.65	20.34
C77	40.66	495.00	4°42'23"	S19°15'58"W	40.65	20.34
C78	40.66	495.00	4°42'23"	S23°58'21"W	40.65	20.34
C79	12.37	495.00	1°25'56"	S27°02'31"W	12.37	6.19
C80	9.57	445.00	1°13'57"	S02°08'07"E	9.57	4.79
C81	55.17	445.00	7°06'11"	S02°01'57"W	55.13	27.62
C82	50.45	445.00	6°29'45"	S08°49'55"W	50.42	25.25
C83	53.82	445.00	6°55'47"	S15°32'42"W	53.79	26.94
C84	53.82	445.00	6°55'47"	S22°28'29"W	53.79	26.94

Curve Table						
Curve #	Length	Radius	DELTA	Chord Direction	Chord Length	Tangent
C85	14.12	445.00	1°49'07"	S26°50'56"W	14.12	7.06
C86	40.65	325.00	7°09'59"	S65°49'31"E	40.62	20.35
C87	40.23	325.00	7°05'34"	S72°57'17"E	40.21	20.14
C88	42.60	325.00	7°30'37"	S80°15'23"E	42.57	21.33
C89	42.60	325.00	7°30'37"	S87°46'00"E	42.57	21.33
C90	6.97	325.00	1°13'46"	N87°51'48"E	6.97	3.49
C91	22.12	275.00	4°36'33"	S64°32'47"E	22.12	11.07
C92	61.62	275.00	12°50'20"	S73°16'14"E	61.49	30.94
C93	62.69	275.00	13°03'42"	S86°13'14"E	62.56	31.48
C94	23.41	275.00	4°52'37"	S89°41'14"W	23.40	11.71
C95	60.56	275.00	12°37'05"	N81°33'55"W	60.44	30.40
C96	60.56	275.00	12°37'05"	N68°56'51"W	60.44	30.40
C97	5.85	275.00	1°13'05"	N62°01'46"W	5.85	2.92
C98	16.21	325.00	2°51'27"	N62°50'57"W	16.21	8.11
C99	45.63	325.00	8°02'39"	N68°18'01"W	45.59	22.85
C100	40.85	325.00	7°12'06"	N75°55'23"W	40.82	20.45
C101	40.85	325.00	7°12'06"	N83°07'30"W	40.82	20.45
C102	34.18	325.00	6°01'32"	N89°44'19"W	34.16	17.11
C103	59.50	275.00	12°23'47"	N66°24'40"W	59.38	29.87
C104	71.49	275.00	14°53'43"	N80°03'25"W	71.29	35.95
C105	22.93	275.00	4°46'39"	N89°53'36"W	22.92	11.47

Curve Table						
Curve #	Length	Radius	DELTA	Chord Direction	Chord Length	Tangent
C106	2.15	60.00	2°03'12"	N34°46'35"E	2.15	1.08
C107	51.45	60.00	49°08'05"	N60°22'14"E	49.89	27.43
C108	33.43	60.00	31°55'27"	S79°06'00"E	33.00	17.16
C109	33.43	60.00	31°55'26"	S47°10'34"E	33.00	17.16
C110	33.43	60.00	31°55'27"	S15°15'07"E	33.00	17.16
C111	33.43	60.00	31°55'26"	S16°40'19"W	33.00	17.16
C112	33.43	60.00	31°55'27"	S48°35'46"W	33.00	17.16
C113	33.43	60.00	31°55'26"	S80°31'12"W	33.00	17.16
C114	47.34	60.00	45°12'14"	N60°54'58"W	46.12	24.98
C115	35.58	50.00	40°46'35"	N63°05'42"E	34.84	18.58
C116	33.77	50.00	38°41'51"	S77°10'05"E	33.13	17.56
C117	74.39	50.00	85°14'49"	S15°11'45"E	67.72	46.02
C118	97.44	50.00	111°39'31"	S83°15'25"W	82.74	73.65
C119	12.41	375.00	1°53'47"	S01°20'02"E	12.41	6.21
C120	36.23	325.00	6°23'13"	N00°54'40"E	36.21	18.13
C121	39.84	325.00	7°01'23"	N07°36'58"E	39.81	19.94
C122	3.97	325.00	0°42'01"	N11°28'40"E	3.97	1.99
C123	89.39	325.00	15°45'33"	N62°47'52"W	89.11	44.98
C124	0.60	25.00	1°22'40"	N88°24'25"E	0.60	0.30

Line Table		
Line #	Direction	Length
L1	S65°37'38"E	122.56
L2	S27°45'29"W	135.29
L3	S27°02'32"W	50.00
L4	S05°33'52"W	39.76
L5	S05°21'36"W	75.91
L6	S21°39'03"W	96.41
L7	S81°51'54"E	175.13
L8	S75°55'23"E	55.27
L9	S68°18'01"E	61.73
L10	S61°58°59"E	55.73
L11	S28°34'47"W	114.36
L12	S27°12'50"W	50.01
L13	S12°09'56"W	28.02
L14	S13°06'56"W	50.00
L15	S13°06'56"W	102.45
L16	N02°45'05"W	121.84
L17	S87°14'55"W	25.00
L18	S02°45'05"E	121.96
L19	N29°05'27"W	169.94

Line Table		
Line #	Direction	Length
L20	N11°27'05"E	88.35
L21	N27°59'27"E	87.67
L22	S62°00'19"E	50.88
L23	N76°53'04"W	31.48
L24	N87°14'55"E	62.93
L25	N02°45'05"W	20.43
L26	N27°45'29"E	64.14
L27	N76°53'04"W	31.48
L28	N02°45'05"W	20.43
L29	N27°45'29"E	64.14
L30	S62°14'31"E	66.36
L31	S61°25'13"E	29.98
L32	N61°25'13"W	28.79
L33	N87°43'04"E	84.40
L34	S87°43'04"W	84.40
L35	S11°49'41"W	36.92
L36	S89°06'12"E	87.73
L37	N89°06'12"W	88.20
L38	S06°44'15"W	52.43

Line Table		
Line #	Direction	Length
L39	S27°02'32"W	59.70
L40	S11°49'41"W	36.92
L41	S06°44'15"W	52.14
L42	S27°02'32"W	58.58
L43	S81°51'54"E	20.17
L44	N87°14'55"E	16.93
L45	S87°14'55"W	0.63
L46	S87°43'04"W	18.49
L47	N81°51'54"W	24.38
L48	N81°51'54"W	27.26
L49	N88°54'52"W	34.69
L50	N88°54'52"W	40.07
L51	N88°54'52"W	40.07
L52	N88°54'52"W	38.23
L53	N88°54'52"W	41.39
L54	N62°14'31"W	61.59
L55	N62°14'31"W	108.41
L56	N62°14'31"W	80.72
L57	N76°07'42"W	50.37

# ENTRADA PHASE 2 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 24.559 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 2”

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 GILLELAND WATERSHED, CLASSIFIED AS SUBURBAN.

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

APPROVED FOR ACCEPTANCE:

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

\_\_\_\_\_  
J. RODNEY GONZALES, 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

\_\_\_\_\_  
PHONE: \_\_\_\_\_ 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



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

C8J–2008–0168.01.6A

PATH–J: \4933\SURVEY\PLAT – ENTRADA PHASE 2.dwg



# ENTRADA PHASE 2 A SMALL LOT SUBDIVISION

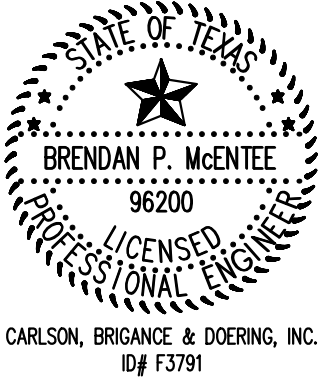
GENERAL NOTES:

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 OF EXISTING CONDITIONS OR LESS.
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. AT THE TIME OF RECORDING THIS PLAT, A DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS, IN COMPLIANCE WITH TITLE 30-2-232 OF THE LDC AND 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 LAMAR WEISS WAY, MAIAH WAY, LIVINGTON DAILY WAY, TAMILLA PASS, AMADORA WAY, SHERIPOD LANE AND CAIAH CORNER COURT. 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 OTHER 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 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) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
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. TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO THE SITE DEVELOPMENT.
18. 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.
19. ALL 15' DRAINAGE EASEMENTS TO BE ENCLOSED CONDUIT.
20. 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.
21. 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.
22. A 10 FOOT (10') P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL STREETS.
23. 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.
24. THERE SHALL BE NO RESIDENTIAL USE FOR ANY LOTS NOT INTENDED FOR RESIDENTIAL USE.
25. A MINIMUM OF TWO (2) OFF-STREET PARKING SPOTS IS REQUIRED FOR EACH SINGLE FAMILY RESIDENTIAL LOT IN THIS SUBDIVISION.
26. THIS SUBDIVISION SHALL BE DEVELOPED AND CONSTRUCTED AS A SMALL LOT SUBDIVISION IN COMPLIANCE WITH TITLE 30-2-232.
27. 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.
28. THERE WILL BE NO DRIVEWAYS ON SLOPES GREATER THAN 15%.
29. 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.
30. PARKLAND DEDICATION HAS BEEN SATISFIED VIA PAYMENT OF A FEE IN-LIEU OF LAND TO TRAVIS COUNTY FOR 139 DWELLING UNITS.
31. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT 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. THE 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.
32. 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.
33. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.
34. 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.
35. 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
36. THE 100 YEAR FLOOD PLAIN (ATLAS14) IS CONTAINED WITHIN THE DRAINAGE LOT AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #458453CO-0290 J, TRAVIS COUNTY, TEXAS DATED AUGUST 18, 2014, COMMUNITY # 481026.
37. ACCESS IS RESTRICTED TO MAIAH WAY FOR BLOCK "H", LOTS 1 AND 17, BLOCK "G", LOTS 1, ACCESS IS RESTRICTED TO CAIAH CORNER COURT FOR BLOCK "G", LOT 9 AND 16, ACCESS IS RESTRICTED TO TAMILLA PASS FOR BLOCK "J" LOTS 1, AND 7, BLOCK "K", LOT 65, ACCESS IS RESTRICTED TO LIVINGTON DAILY WAY FOR BLOCK "K", LOT 59 AND ACCESS IS RESTRICTED TO AMADORA WAY FOR BLOCK "G", LOT 17.
38. 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 FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453CO-0290 J, TRAVIS COUNTY, TEXAS, DATED AUGUST 18, 2014, COMMUNITY # 481026.

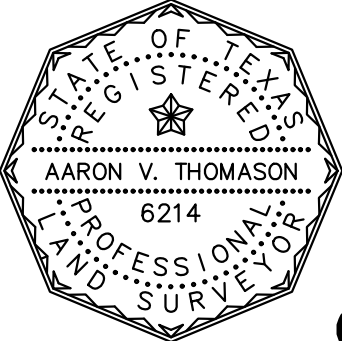
ENGINEERING BY: \_\_\_\_\_  
BRENDAN P. McENTEE, P.E. NO. 96200      DATE  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749



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@cbdeng.com



THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.  
THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

## SHEET NO. 5 OF 5



Carlson, Brigance & Doering, Inc.  
FIRM ID #F3791      REG. # 10024900  
Civil Engineering      Surveying  
5501 West William Cannon      Austin, Texas 78749  
Phone No. (512) 280-5160      Fax No. (512) 280-5165

C8J-2008-0168.01.6A

PATH-J: \4933\SURVEY\PLAT – ENTRADA PHASE 2.dwg

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

CASE NUMBER: C8J-2008-0168.01.6A  
REVISION #: 00 UPDATE: U0  
CASE MANAGER: Sarah Sumner PHONE #: 512-854-7687

PROJECT NAME: Entrada Phase 2 Final Plat  
LOCATION: IMMANUEL RD



SUBMITTAL DATE: June 13, 2022  
REPORT DUE DATE: July 5, 2022  
FINAL REPORT DATE: July 7, 2022

**STAFF REPORT: 2 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 September 14, 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:**

**A formal update submittal is required. Please bring a copy of this report with you upon submittal to Intake.** 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.

**REVIEWERS:**

Planner 1: Chima Onyia  
Site Plan Plumbing: Juan Beltran  
Electric: Betty Nguyen  
911 Addressing: Janny Phung

Environmental: Pamela Abee-Taulli  
Water Quality: Joydeep Goswami  
Travis Co. Subdivision: Sarah Sumner

**911 Addressing Review - Janny Phung - [janny.phung@austintexas.gov](mailto:janny.phung@austintexas.gov)**

AD1: This plat review is rejected for the following:

AD2: **MAIAH WAY** was approved but the name is difficult to spell over emergency situation



AD3: **CAIAH CORNER CT** was approved but the name is difficult to spell over emergency situation

AD4: Please remove the punctuation marks in CRYSTAL BEND DR on the location map

AD5: Please remove the punctuation marks in DESSAU RD on the location map

AD6: Please remove the punctuation marks in RENDOVA LN on the location map

AD7: Please remove the punctuation marks in KILLINGSWORTH LN on the location map

AD8: Please remove the punctuation marks in IMMANUEL RD on the location map

AD9: **ZANZIBAR LN** is the correct name for this project on the location map. The street type is missing. Please update as seen here.

AD10: **MAGIC HILL DR** is the correct name for this project on the location map. The street type is missing. Please update as seen here.

AD11: **SERENITY DR** is the correct name for this project on the location map. The street type is missing. Please update as seen here.

AD12: **DEWBERRY DR** is the correct name for this project on the location map. The street type is missing. Please update as seen here.

AD12: **NIGHTVIEW DR** is the correct name for this project on the location map. The street type is missing. Please update as seen here.

AD12: **MILLHOUSE DR** is the correct name for this project on the location map. The street type is missing. Please update as seen here.

NOTE: Punctuation or diacritical marks cause confusion for first responders

NOTE: The standards applied to all new street names in Travis County can be found at this link: [http://www.austintexas.gov/sites/default/files/files/Information\\_Technology/911Addressing/Street\\_Name\\_Standards.pdf](http://www.austintexas.gov/sites/default/files/files/Information_Technology/911Addressing/Street_Name_Standards.pdf)

(This document takes less than 10 minutes to read.)

NOTE: A link to [Reserve A Street Name](#), which includes links to both the Standards and to an online searchable list of names already in use can be found by visiting the Addressing Website <http://www.austintexas.gov/department/911-addressing> and navigating to Reserve a Street Name. To search the Street Name Database efficiently, avoid using Internet Explorer.

§ 30-2-155

End of Comment

**Environmental Review - Pamela Abee-Taulli - 512-974-1879**

**ESC FISCAL SURETY [LDC 25-1, Article 5; ECM Appendix S-1]**

EV 1 Provide a conceptual erosion & sedimentation control plan along with the fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1. A conceptual ESC plan is necessary to assess the accuracy of the ESC fiscal estimate. ESC fiscal surety must be posted with the City of Austin prior to Plat approval. Additional fiscal posting might be required at the time of subdivision construction plan ESC review.

- 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 30-5, 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 30-5, Subchapter A, Article 5; ECM Appendix S-1]

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

**DATE REVIEWED: 6/29/2022**  
**UPDATE # U0**

**General notes: The floodplain does not encroach phase 2 of entrada. The FEMA zone A floodplain lies to the southwest of the lot and has been studied to determine BFE for the area. No formal comments.**

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

Update: 0

County is park provider. PARD approves.

**Water Quality Review - Joydeep Goswami - 512-974-3521**

**DATE REVIEWED: 07/06/22**  
**UPDATE #: U0**  
**FORMAL UPDATE REQUIRED.**

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. Per the Engineer's Report, the northern portion of the subject tract is conveyed to a full sedimentation/filtration pond (Water Quality Pond A) proposed with Entrada Phase 1 (C8J-2008-0168.01.1B). The southern portion of the subject tract is conveyed to a sedimentation pond (Pond H) constructed with Entrada Phase 4 (C8J-2008-0168.2B). Please provide reference sheets from these previously approved construction plans demonstrating that runoff is conveyed to these ponds and the ponds have been designed to treat runoff from the subject site for water quality purposes. [LDC 30-5-211; ECM 1.6.0]
- WQ2. Per the Engineer's Report, an alternative design to the sedimentation pond treating runoff from the southern portion of the subject tract with the review of the Entrada Phase 4 construction plan. The alternative design allows for a 72-hour drawdown time and no filtration basin. Please provide documentation of approval of this alternative design. [ECM 1.6.5]
- WQ3. Please clarify whether the proposed water quality ponds associated with this final plat are to be privately maintained or maintained by the City of Austin. [LDC 30-5-231]
- WQ4. Please confirm whether fiscal posting was provided for the water quality ponds associated with this final plat. [LDC 30-1-132]



**Wetlands Biologist Review Andrew Clamann - 512-974-2694**

No comment at this time (appears in accordance with Prelim CEF considerations)

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

1. Information: Entrada Ph 1 will need to be approved prior to this plat. **Update 1 - cleared**
2. Revise the case number on each sheet: C8J-2008-0168.01.6A 30-1-113 **Update 1 - cleared**
3. Please submit a current letter of commitment from each utility company (telephone, gas) serving the immediate area, indicating whether and when service will be available to all lots in the subdivision. 30-1-113 **Update 1 - cleared**
4. Please provide the current deed and update the owner's information on the plat. 30-1-113 **Update 1 - cleared**
5. Please provide an original, signed Travis County Construction Agreement with the current owner who will be signing the plat and posting the fiscal. 30-1-113 **Update 1 – comment stands, must have with formal submittal**
6. All subdivision applications in Travis County must be forwarded to the Travis County Fire Marshal's office rather than to the local ESD for review. The Fire Marshal's office will determine if the local ESD has review authority of subdivisions and site plans and, if so, will forward the plans to the local ESD for review and comments. Please contact (512) 854-4621 or (fire.marshall@traviscountytexas.gov) as soon as possible to prevent delay of approval. Written documentation that the Travis County Fire Marshal's office or local ESD has reviewed and approved of the subdivision is a prerequisite for the application. 30-1-113 **Update 1 - cleared**
7. Please provide the location of the closest fire hydrants and any information about the fire flow and evacuation plans for this subdivision. 30-1-113 **Update 1 - cleared**
8. Please note parkland fees of \$169,536.00 must be satisfied prior to final plat approval. 30-2-214 **Update 1 – comment stands, due at formal submittal**
9. Please update the Clerk of County Court block for the interim Clerk of Travis County, Rebecca Guerrero 30-1-113 **Update 1 - cleared**
10. Update note 8 with the current CCR's. 30-1-113 **Update 1 – cleared, phrasing is awkward for note 8.**

**Travis Co. Transportation Review - Manny Duarte - 512-854-7581**

All Travis County Transportation comments cleared.

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

Pursuant to compliance with Sections 307.1, 609.6, and 721.1 of the 2021 Uniform Plumbing Code, add a plat note that conveys the following: **Each Lot within this subdivision shall have separate sewer taps, separate water meters, and their respective private water and sewer service lines shall be positioned or located in a manner that will not cross lot lines.**

**Electric Review - Betty Nguyen - [betty.nguyen@austinenergy.com](mailto:betty.nguyen@austinenergy.com)**

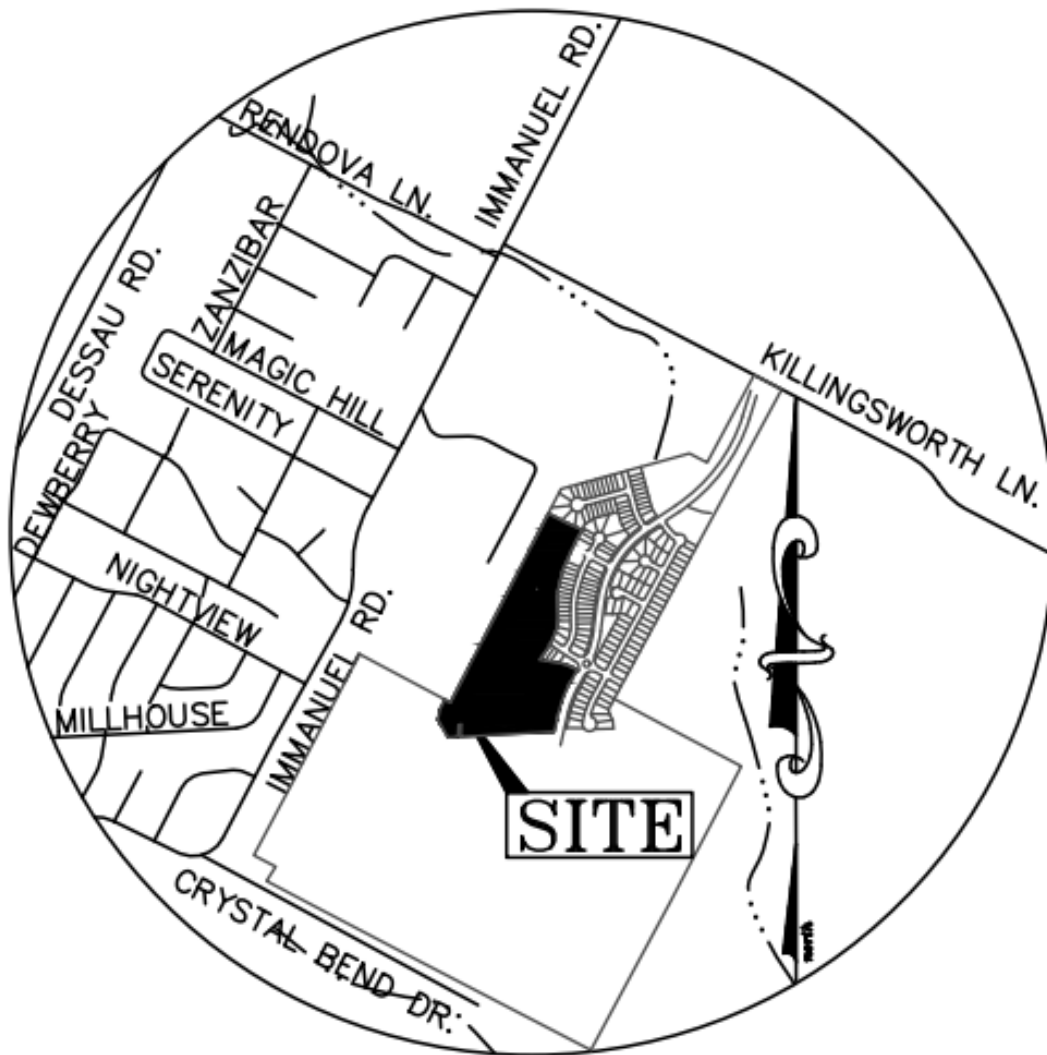
- EL 1.** Note 22 on page 5 shows a 10' PUE is being dedicated adjacent to all streets. Please show this 10' PUE on the face of the Plat as well.
- EL 2.** Please replace note 11 on page 5 with this note "Austin Energy has the right to prune and/or remove trees, shrubbery and other obstructions to the 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."

**End of Master Comment Report**



# Entrada Phase 2 Final Plat

## Location Map



LOCATION MAP  
N.T.S.