

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2018-0065.3A

PC DATE: 08/08/2023

SUBDIVISION NAME: Lagos Austin Section 1 Phase 2A Murchison Street Subdivision

AREA: 4.249 acres

LOT(S): ROW

OWNER/APPLICANT: 706 Investment Partnership, LTD (Pete Dwyer)

AGENT: Kimley-Horn and Associates, Inc. (Jacob Kondo)

ADDRESS OF SUBDIVISION: 11215 N FM 973

GRIDS: MT27

COUNTY: Travis

WATERSHED: Gilleland Creek

JURISDICTION: 2-Mile ETJ

EXISTING ZONING: N/A

MUD: N/A

PROPOSED LAND USE: Public Right of Way

ADMINISTRATIVE WAIVERS: N/A

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on all internal streets.

DEPARTMENT COMMENTS: This request is for approval with conditions of Lagos Austin Section 1 Phase 2A Murchison Street Subdivision consisting of the extension of Murchison Street public right of way on 4.249 acres connecting Section 1 Phase 1 with Section 2 Phase 1. Water provided by Manville Water Supply Corporation 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. Provided the conditions are met by October 8, 2023, the plat will comply with City of Austin Land Development Code, Chapter 30-2-84(B). The conditions include street name label compliance and drainage report updates. 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

Email address: sarah.sumner@traviscountytx.gov

PHONE: 512-854-7687

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



CASE NUMBER: C8J-2018-0065.3A
UPDATE: U0
CASE MANAGER: Sarah Sumner Phone: 512-854-7687

PROJECT NAME: Lagos Austin Sec 1 Ph 1A Murchison Street Extension
LOCATION: 11215 N FM 973 RD



SUBMITTAL DATE: July 10, 2023
FINAL REPORT DATE: August 3, 2023

STAFF REPORT:

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. If you have any questions, concerns or if you require additional information about this report, please contact your case manager at the phone number listed above or by using the contact information listed for each reviewer in this report.

Any change to the plan/plat shall not cause noncompliance with any applicable code or criteria. In addition, any change to the plat may trigger new comments.

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

All comments must be addressed by filing an updated submittal prior to the update deadline of October 9, 2023 (**90 calendar days after submittal**). Otherwise, the application will expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

Extension of Review Period, Extension of Update Deadline and Tolling of Application Period do not apply to applications for preliminary plan, plat or subdivision construction plans (LDC).

UPDATE SUBMITTAL INSTRUCTIONS (LDC 30-1-113):

1. Applicants must contact Intake Staff (974-1770) in order to submit an update.
2. Your update must include the following items:
 - a. The revised plat/plan in pdf format
 - b. A letter that addresses each comment in the master comment report
3. Updates must be submitted on an approved submittal date. Refer to the submittal calendar for a list of approved submittal dates.

Case Expiration Date: Formal July 10, LUC/CC Aug 8, All comments cleared by Oct. 9, 2023.
90-day fiscal posting date:

REVIEWERS:

Planner 1 : Shakayla Stevenson
PARL / Planning & Design : Scott Grantham
911 Addressing : Janny Phung
Drainage Engineering : Kyle Virr
Environmental : Enrique Maiz-Torres
Water Quality : Kyle Virr

Electric Review - Andrea Katz - 512-322-6957

No Review Required. Out of Austin Energy service area, served by Bluebonnet Electric Cooperative, Inc.

911 Addressing Review - Janny Phung - Janny.Phung@austintexas.gov

AD1: This plat review is Rejected;

AD2: Please remove all street labels in the vicinity map **EXCEPT** the following:

1. Please update label for N **FM 973 RD** the street type RD and the directional N must be included
2. Please update label for **BLAKE MANOR RD** the street type RD must be included
3. Please update label for **BLUE BLUFF RD** the street type RD must be included
4. Please include the label for **N SH 130** the directional N must be included

NOTE: Punctuation or diacritical marks cause confusion for first responders

NOTE: Location maps help identify the location of the project. Major roads and surrounding streets in the immediate area should only be included. Extraneous streets can be omitted.

NOTE: If streets names are labeled on the plat, street types must be included

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

Active streets and address points can be viewed on Property Profile. Please label what is shown

<https://maps.austintexas.gov/GIS/PropertyProfile/>

§30-2-155

End of Comments

Drainage Engineering 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.

- DE1: Please demonstrate compliance with LDC 25-7, LDC 30-4 and the Drainage Criteria Manual (DCM) as applicable. Please clarify the proposed plat. The engineering report details the whole subdivision section, but the plat
- DE2: DCM 1.2.2(D) states, "Stormwater runoff peak flow rates shall not be increased at any point of discharge from a site for the two (2), ten (10), twenty-five (25) and one hundred (100) year storm frequency events". Please provide the information necessary to verify compliance.
- DE3: Ponds must comply with applicable portions of the Maintenance and Construction requirements of DCM 1.2.4 (E) (1-18). If an applicant desires a waiver from these requirements, please provide a separate submittal with a sealed waiver request letter to the Drainage Engineering reviewer with clear justification for the departure from the DCM. The City charges a drainage waiver fee.

Environmental Review - Enrique Maiz-Torres – Enrique.maiz-torres@austintexas.gov

EV 1 Add the following note: *“Waterway setbacks as defined by the Land Development Code may be located on this property. Development is limited within waterway setbacks.”* [LDC 25-8, Article 7]

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

EV 2 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. 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 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]

Flood Plain Review - Zach Kretsch - (512) 552-5174

Reviewer's Notes: The project assessment for this plat, C8J-2018-0065.2APA included the floodplain study and model and was approved. The floodplain does not encroach on the proposed ROW. There are no formal comments at this time.

PARD / Planning & Design Review - Scott Grantham - 512-974-9457

Update 0:

- PR1. Parkland dedication is required per Section 30-2-213 of the City Code. Travis County is the nearest park provider, and parkland fees will be paid to Travis County. Contact the Travis County reviewer to arrange payment and provide the receipt to clear this comment.
- PR2. FYI - thank you for note #39, regarding Parkland dedication being satisfied with Travis County.

Subdivision Review - Juan Enriquez juan.enriquez@austintexas.gov

1. This property is in the City of **Austin's 2 Mile ETJ** and within the Suburban Desired Development Zone. Therefore, Travis County will be the lead agency for this application as well as the subdivision reviewer.

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: Projects submitted after November 7, 2022, will be required to provide green stormwater control measures to meet water quality control requirements (with some exceptions) in accordance with the recently passed Ordinance No. 20221027-045, Part 18 [25-8-213 (C) and (D)]. Green

infrastructure options are outlined in ECM 1.6.7. Administrative waivers may be granted on a case-by-case basis. The ordinance document can be found here (see pg. 24-26 for green infrastructure requirements): <https://services.austintexas.gov/edims/document.cfm?id=399108>.

- WQ3: 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.
- WQ4: 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
- WQ5: Fiscal arrangements are required for street, sidewalk, drainage, restoration, erosion controls and boundary street improvements [LDC 25-1-112]: In the City of Austin jurisdiction, fiscal surety is not collected for local streets and drainage. Please contact me to discuss what will need to be included in the fiscal estimate. Remember to include fiscal for sidewalks located next to greenbelts, open spaces, landscape areas, and other common areas. Please provide an engineer's estimate of fiscal requirements for review and approval.
- WQ6: Ponds must comply with applicable portions of the Maintenance and Construction requirements of DCM 1.2.4 (E) (1-18). If an applicant desires a waiver from these requirements, please provide a separate submittal with a sealed waiver request letter to the Drainage Engineering reviewer with clear justification for the departure from the DCM. The City charges a drainage waiver fee.

Travis Co. Transportation Review - Teresa Calkins - 512-854-7569

Travis County Transportation Review has been cleared.

Travis Co. Drainage Construction Review - Teresa Calkins - 512-854-7569

Travis County Drainage Review has been cleared.

Site Plan Plumbing - Cory Harmon - 512-974-2882

APPROVED

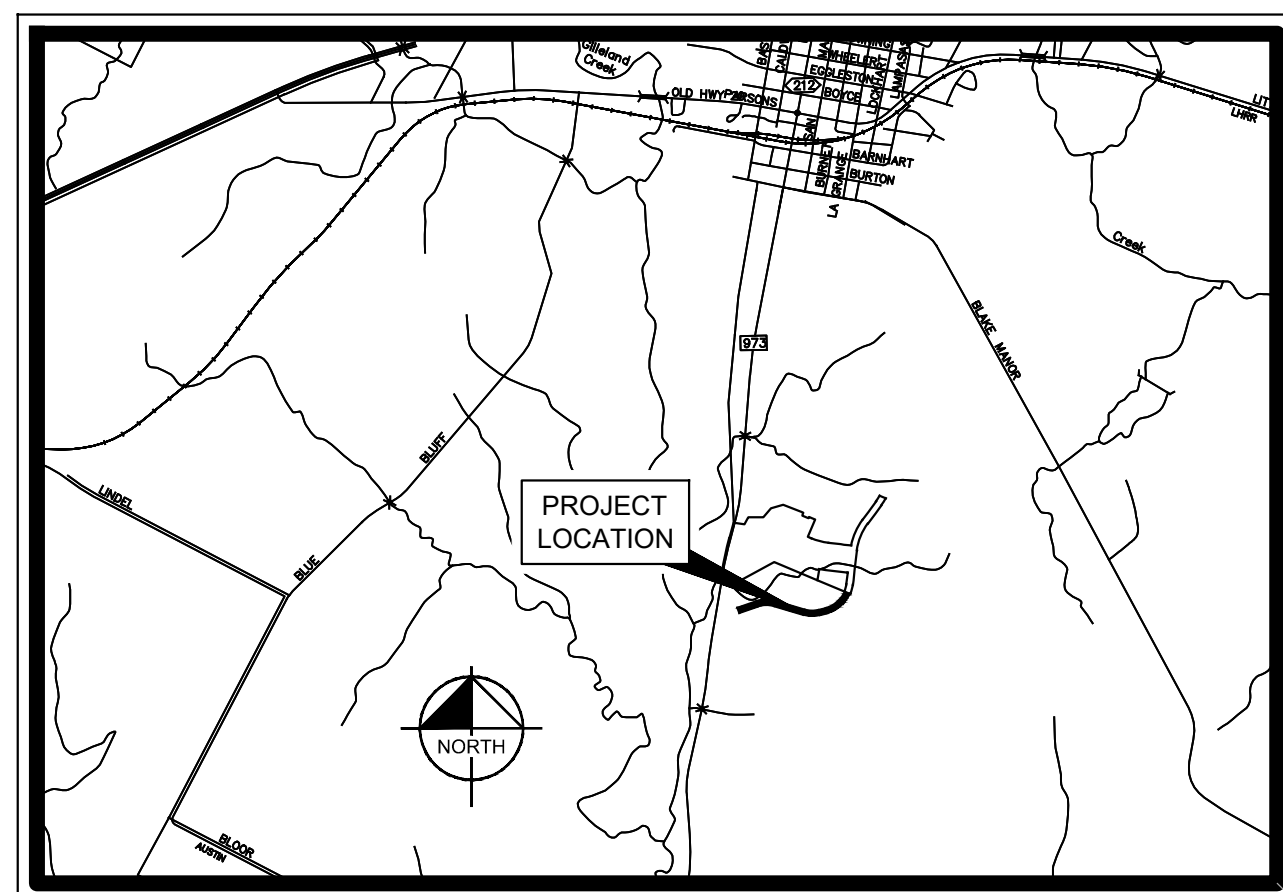
The proposed final plat (C8J-2018-0065.3A) is approved from a plumbing code perspective.

TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS
IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT
IS 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.



VICINITY MAP

NOT TO SCALE

**FINAL PLAT ESTABLISHING
LAGOS AUSTIN
SECTION 1 PHASE 2A
MURCHISON STREET
SUBDIVISION**

BEING 4.249 ACRES (185,086 SQUARE FEET)
OUT OF THE JAMES H. MANNING SURVEY NO. 37, ABSTRACT NO.
520, AND BEING THE REMAINING PORTION OF THAT CERTAIN
TRACT CONVEYED TO 706 INVESTMENT PARTNERSHIP, LTD., AS
RECORDED IN DOCUMENT NO. 2005114143 OF THE OFFICIAL
PUBLIC RECORDS OF TRAVIS COUNTY CITY OF AUSTIN ETJ,
TRAVIS COUNTY, TEXAS

CASE NO. C8J-2018-0065-3A

Kimley»Horn

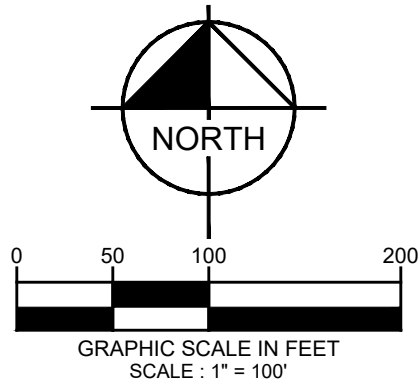
10101 Reunion Place, Suite 400 Tel. No. (210) 541-9166
San Antonio, Texas 78216 FIRM # 10193973 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MAV	JGM	6/30/2023	069241731	1 OF 3

CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	9°48'09"	520.00'	88.97'	N28°41'38"E	88.86'	C19	82°11'11"	25.00'	35.86'	S82°46'40"W	32.86'
C2	87°45'14"	15.00'	22.98'	S10°16'56"E	20.79'	C20	34°23'57"	510.00'	306.19'	N58°53'03"E	301.62'
C3	76°29'35"	15.00'	20.03'	S79°55'52"W	18.57'	C21	30°27'58"	510.00'	271.18'	S88°40'59"E	268.00'
C4	34°23'57"	520.00'	312.20'	N58°53'03"E	307.53'	C22	90°00'00"	25.00'	39.27'	S61°32'59"W	35.36'
C5	30°27'58"	520.00'	276.50'	S88°40'59"E	273.25'	C23	90°00'00"	25.00'	39.27'	N28°27'01"W	35.36'
C6	90°00'00"	15.00'	23.56'	S61°32'59"W	21.21'	C24	35°17'10"	465.00'	286.37'	S88°54'24"W	281.87'
C7	90°00'00"	15.00'	23.56'	N28°27'01"W	21.21'	C25	35°17'10"	535.00'	329.48'	S88°54'24"W	324.30'
C8	35°17'10"	455.00'	280.22'	S88°54'24"W	275.81'	C26	90°00'00"	25.00'	39.27'	N61°32'59"E	35.36'
C9	35°17'10"	545.00'	335.64'	S88°54'24"W	330.36'	C27	90°00'00"	25.00'	39.27'	S28°27'01"E	35.36'
C10	90°00'00"	15.00'	23.56'	N61°32'59"E	21.21'	C28	30°27'58"	440.00'	233.96'	S88°40'59"E	231.22'
C11	90°00'00"	15.00'	23.56'	S28°27'01"E	21.21'	C29	90°00'00"	25.00'	39.27'	N31°05'02"E	35.36'
C12	30°27'58"	430.00'	228.64'	S88°40'59"E	225.96'	C30	90°00'00"	25.00'	39.27'	S58°54'58"E	35.36'
C13	90°00'00"	15.00'	23.56'	N31°05'02"E	21.21'	C31	34°23'57"	440.00'	264.17'	N58°53'03"E	260.22'
C14	90°00'00"	15.00'	23.56'	S58°54'58"E	21.21'	C32	17°42'56"	440.00'	136.05'	N32°49'37"E	135.50'
C15	34°23'57"	430.00'	258.16'	N58°53'03"E	254.30'	C33	17°48'00"	475.00'	147.57'	N32°47'05"E	146.98'
C16	17°41'20"	430.00'	132.75'	N32°50'25"E	132.23'	C34	34°23'57"	475.00'	285.18'	N58°53'03"E	280.92'
C17	9°47'01"	510.00'	87.08'	N28°42'12"E	86.98'	C35	30°27'58"	475.00'	252.57'	S88°40'59"E	249.61'
C18	87°45'14"	25.00'	38.29'	S10°16'56"E	34.66'	C36	35°17'10"	500.00'	307.93'	N88°54'24"E	303.09'

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S35°50'27"W	10.00'	L10	N76°05'02"E	15.77'
L2	S42°16'25"W	70.63'	L11	N41°41'05"E	44.57'
L3	S41°41'05"W	9.78'	L12	S41°41'05"W	9.78'
L4	N73°27'00"W	15.76'	L13	N73°27'00"W	15.76'
L5	N73°27'01"W	70.00'	L14	S73°27'01"E	22.46'
L6	S73°27'01"E	22.46'	L15	N76°05'02"E	15.74'
L7	S73°27'01"E	70.00'	L16	N76°05'02"E	15.77'
L8	N76°05'02"E	15.74'	L17	N41°41'05"E	44.57'
L9	N76°05'02"E	70.00'	L19	N41°41'05"E	44.57'

STREET NAME	LINEAR FT.	ACRES	WIDTH	CLASSIFICATION
MURCHISON STREET	2,006	3.365	70'	RESIDENTIAL COLLECTOR
TOTAL RIGHT-OF-WAY	2,006	3.365		



FINAL PLAT ESTABLISHING
LAGOS AUSTIN
SECTION 1 PHASE 2A
MURCHISON STREET
SUBDIVISION

BEING 4.249 ACRES (185,086 SQUARE FEET)
OUT OF THE JAMES H. MANNING SURVEY NO. 37, ABSTRACT NO. 520,
AND BEING THE REMAINING PORTION OF THAT CERTAIN TRACT
CONVEYED TO 706 INVESTMENT PARTNERSHIP, LTD., AS RECORDED
IN DOCUMENT NO. 2005114143 OF THE OFFICIAL PUBLIC RECORDS
OF TRAVIS COUNTY CITY OF AUSTIN ETJ, TRAVIS COUNTY, TEXAS

REMAINING PORTION
706 INVESTMENT
PARTNERSHIP LTD
DOC# 2005114143 OPRTC

PROPOSED
LAGOS AUSTIN PHASE 1 SECTION 2
DOC# _____ OPRTC
(NOT YET OF RECORD)

REMAINING PORTION
706 INVESTMENT
PARTNERSHIP LTD
DOC# 2005114143 OPRTC

REMAINING PORTION
706 INVESTMENT
PARTNERSHIP LTD
DOC# 2005114143 OPRTC

REMAINING PORTION
706 INVESTMENT
PARTNERSHIP LTD
DOC# 2005114143 OPRTC

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200
AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: JACOB KONDO, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
TBPLS FIRM REGISTRATION NO. 10193973
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: JOHN G. MOSIER, R.P.L.S.

OWNER/DEVELOPER:
706 INVESTMENT PARTNERSHIP, LTD
9900 US HIGHWAY 290 E
MANOR, TX 78653-9720
PH: (512) 327-7415
CONTACT: DANNY BURNETT

CASE NO. C8J-2018-0065-3A

Kimley»Horn

10101 Reunion Place, Suite 400 San Antonio, Texas 78216 Tel. No. (210) 541-9166 FIRM # 10193973 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MAV	JGM	6/30/2023	069241731	2 OF 3

SURVEYOR'S NOTES

- THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS).
- ALL DISTANCES AND COORDINATES SHOWN HEREON ARE ON THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
- ALL PROPERTY CORNERS OF THE LOTS IN THIS SUBDIVISION WILL BE MONUMENTED PRIOR TO LOTS SALES AND AFTER ROAD CONSTRUCTION WITH A 1/2-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KHA", UNLESS OTHERWISE NOTED.
- ACCORDING TO COMMUNITY PANEL NO. 48453C0485J DATED AUGUST 18, 2014 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), THE SUBJECT TRACT IS WITHIN ZONE "X" (UN-SHADED) DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." ALL ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE. THIS STATEMENT DOES NOT IMPLY THAT ANY PORTION OF THE SUBJECT TRACT IS TOTALLY FREE OF POTENTIAL FLOOD HAZARD. LOCALIZED FLOODING CAN OCCUR DUE TO NATURAL AND/OR MAN-MADE INFLUENCES. THIS FLOOD STATEMENT SHALL CREATE NO LIABILITY ON THE PART OF KIMLEY-HORN OR THE UNDERSIGNED.

BENCH MARK LIST

NOTE: POINTS SHOWN BELOW ARE -0.72'(AVERAGE) BELOW NAVD88-GEOID 12A

BM #111 MAG NAIL WITH WASHER SET ON AT THE NORTH CORNER OF HEADWALL LOCATED ON THE NORTHWESTERLY RIGHT-OF-WAY OF F.M. 973 (100' ROW) AND BEING N4°49'41"W 1527.74 FEET FROM THE NORTH WEST CORNER OF MURCHISON STREET (AS SHOWN) ELEVATION = 484.390'

BM #112 MAG NAIL WITH WASHER SET ON AT THE NORTH CORNER OF HEADWALL LOCATED ON THE EASTERLY RIGHT-OF-WAY OF F.M. 973 (100' ROW) AND BEING N30°41'27"W 587.28 FEET FROM THE NORTH WEST CORNER OF MURCHISON STREET (AS SHOWN) ELEVATION = 481.800'

LEGEND

- CALCULATED POINT UNLESS OTHERWISE NOTED
- 1/2" IRON ROD WITH KHA CAP SET UNLESS OTHERWISE NOTED
- OPRTC TRAVIS COUNTY, TEXAS
- DRTC DEED RECORDS, TRAVIS COUNTY
- R.O.W. RIGHT OF WAY
- IRSC 1/2" IRON ROD W/ "KHA" CAP SET
- IRFC IRON ROD FOUND WITH CAP
- IRF IRON ROD FOUND
- S.D.E. SIGHT DISTANCE EASEMENT
- ⊕ BENCHMARKS
- SIDEWALK
- Ⓐ BLOCK IDENTIFIERS
- BOUNDARY LINE
- - - EXISTING FEMA FLOODPLAIN
- . - ATLAS 14 100-YR COA FULLY DEVELOPED FLOODPLAIN
- - - ATLAS 14 25-YR COA FULLY DEVELOPED FLOODPLAIN

NOTE:

CITY OF AUSTIN AND FEMA FLOODPLAIN ARE OUTSIDE OF THE FINAL PLAT LIMITS AND WILL BE CONTAINED WITHIN A DRAINAGE EASEMENT WITHIN THE NEXT FINAL PLAT PHASE.

SUBDIVISION INFORMATION

OWNER: 706 INVESTMENT PARTNERSHIP, LTD
ACREAGE: 4.249
SURVEY: JAMES H. MANNING SURVEY NO. 37, ABSTRACT NO. 520

NO. OF BLOCKS: 0
NO. OF LOTS: 0
NO. OF SF LOTS: 0

NEW STREETS: 1
DATE: APRIL 2023

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STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS;

WHEREAS, 706 INVESTMENT PARTNERSHIP, LTD., AND 706 INVESTMENT PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP, THE OWNERS OF 4.249 ACRE TRACT OF LAND OUT OF THE JAMES H. MANNING SURVEY NO. 37, ABSTRACT NO. 520 SITUATED IN TRAVIS COUNTY, TEXAS, AND BEING THE REMAINING PORTION OF THAT CERTAIN 675.6978 ACRE TRACT CONVEYED TO 706 INVESTMENT PARTNERSHIP, LTD., AS RECORDED IN DOCUMENT NO. 2005114143 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTYTEXAS, DOES HEREBY SUBDIVIDE 4.249 ACRE TRACT OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

LAGOS SECTION 1 PHASE 2A, MURCHISON STREET SUBDIVISION

AND DO 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.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS DAY OF _____, 20__

BY: 706 INVESTMENT PARTNERSHIP, LTD.
9900 US HIGHWAY 290 E
MANOR, TX 78653-9720

STATE OF TEXAS §
COUNTY OF TRAVIS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20__, BY _____, AS _____ OF _____, ON BEHALF OF SAID CORPORATION.

NOTARY PUBLIC
NOTARY REGISTRATION NUMBER _____
MY COMMISSION EXPIRES: _____
COUNTY OF TRAVIS
THE STATE OF TEXAS

I, JACOB KONDO, 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 STAND POINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE CITY OF AUSTIN CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0485J, TRAVIS COUNTY, TEXAS DATED AUGUST 18, 2014.

JACOB KONDO, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 115813
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
AVALLON IV, SUITE 200
AUSTIN, TEXAS 78759

I, JOHN G. MOSIER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF CHAPTER 30 OF THE AUSTIN CITY CODE OF 1988 AS AMENDED, IS ACCURATE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON JUNE 14, 2021.

WITNESS MY HAND THIS THE _____ DAY OF _____.

JOHN G. MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166
greg.mosier@kimley-horn.com

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200
AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: JACOB KONDO, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
TBPLS FIRM REGISTRATION NO. 10193973
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: JOHN G. MOSIER, R.P.L.S.

OWNER/DEVELOPER:
706 INVESTMENT PARTNERSHIP, LTD
9900 US HIGHWAY 290 E
MANOR, TX 78653-9720
PH: (512) 327-7415
CONTACT: DANNY BURNETT

GENERAL NOTES:

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF AUSTIN'S 2-MILE EXTRA TERRITORIAL JURISDICTION (ETJ).
- WASTEWATER SERVICE FOR THE LAGOS AUSTIN DEVELOPMENT WILL BE PROVIDED BY THE CITY OF AUSTIN.
- WATER SERVICE FOR THE LAGOS AUSTIN DEVELOPMENT WILL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION.
- THE WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY AUSTIN WATER. ALL WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- ALL STREETS, DRIVEWAYS, SIDEWALKS, WASTEWATER, AND STORM SEWER LINES SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE CITY OF AUSTIN STANDARDS.
- ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC COOPERATIVE.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
- THE PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION) FOR THE PLACEMENT, INSPECTION, OR MAINTENANCE OF SAID EASEMENTS.
- PUBLIC SIDEWALK BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG ALL STREETS. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALK(S) MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. VERIFICATION LETTER THAT SIDEWALKS MEET ADA REQUIREMENTS WILL BE REQUIRED.
- PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THESE CONSTRUCTION PLANS, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH SEC 30-1-132 OF THE LAND DEVELOPMENT CODE FOR THE FOLLOWING IMPROVEMENTS:
 - STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION FOR THE FOLLOWING STREET: ALL PROPOSED SINGLE-FAMILY STREETS.
 - ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (e.g., EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING STREETS: ALL PROPOSED SINGLE-FAMILY STREETS.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- STANDARD STREET SIGNS WILL BE INSTALLED AT ALL STREET INTERSECTIONS.
- A 10' PUBLIC UTILITY EASEMENT IS HEREBY RESERVED ADJACENT TO ALL STREET RIGHT-OF-WAY AS SHOWN.
- PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS SHALL BE SUBMITTED TO THE CITY OF AUSTIN AND/OR TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION) FOR REVIEW PRIOR TO SITE DEVELOPMENT. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES THE APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
- EROSION / SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION OF EACH LOT, INCLUDING SINGLE-FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
- WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE MANVILLE WATER SUPPLY CORPORATION WATER UTILITY SYSTEM AND THE CITY OF AUSTIN WASTEWATER UTILITY SYSTEM.
- WITHIN A SIGHT DISTANCE 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 AND/OR THE CITY OF AUSTIN AT THE OWNERS EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITH THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
- ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL.
- SLOPE EASEMENT DEDICATION WILL BE REQUIRED FOR FILL/CUT SLOPES SUPPORTING ROADWAYS WHICH EXTEND BEYOND THE RIGHT-OF-WAY.
- A SETBACK SHALL BE PROVIDED FOR ALL DETENTION, RETENTION, AND WATER QUALITY FACILITIES FOR SINGLE-FAMILY OR DUPLEX RESIDENTIAL DEVELOPMENT. NO SUCH FACILITY SHALL BE LOCATED WITHIN 15-FT OF A RESIDENTIAL STRUCTURE.
- NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0485J, TRAVIS COUNTY, TEXAS DATED AUGUST 18, 2014.
- 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.
- ALL PROPOSED CONSTRUCTION REQUIRES THE APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
- ACCESS TO ADJACENT ARTERIAL ROADWAYS FROM RESIDENTIAL LOTS THAT ARE DIRECTLY FRONTING ADJACENT TO ARTERIAL ROADWAYS IS PROHIBITED.
- ALL STREETS IN THIS SUBDIVISION ARE PUBLIC.
- THIS PLAT COMPLIES WITH THE APPROVED PRELIMINARY PLANS.
- AS APPLICABLE, OBTAIN AND IMPLEMENT A STORMWATER POLLUTION PREVENTION PLAN (SWP3). THE SWP3 REQUIRES THE 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.
- THE 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.
- ALL EASEMENTS SHOWN ON THE FACE OF THIS PLAT ARE HEREBY DEDICATED UNLESS A PREVIOUSLY RECORDED DOCUMENT NUMBER IS SHOWN.
- HOA BYLAWS FOR THIS SUBDIVISION HAVE BEEN RECORDED AS DOCUMENT NUMBER _____.
- TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
- BY APPROVING THIS PLAT, THE CITY OF AUSTIN AND/OR TRAVIS COUNTY ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. THE INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNER OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO THE CITY AND/OR TRAVIS COUNTY STANDARDS MAY BE JUST THE CAUSE FOR THE CITY AND/OR THE COUNTY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
- PARKLAND DEDICATION HAS BEEN SATISFIED VIA PAYMENT OF A FEE IN-LIEU OF LAND TO TRAVIS COUNTY.
- 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.
- AT THE TIME OF FINAL PLAT AND SUBDIVISION CONSTRUCTION PLANS THE DEVELOPER WILL HAVE A REGISTERED ACCESSIBILITY SPECIALIST CERTIFY THAT CONSTRUCTION PLAN PROVIDED HAVE SIDEWALKS COMPLIANT WITH STATE ACCESSIBILITY STANDARDS ADOPTED UNDER TEXAS CHAPTER 469, TEXAS GOVERNMENT CODE.
- DESIGN SPEED FOR MURCHISON STREET IS 35MPH. HORIZONTAL CURVES MEET THE MINIMUM CRITERIA FOR THE DESIGN SPEED OF THE ROADWAY.

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 THE 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 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.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DYANA LIMON-MERCADO, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 2023, 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.

DYANA LIMON-MERCADO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DYANA LIMON-MERCADO, CLERK OF THE COUNTY COURT, 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.

DYANA LIMON-MERCADO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE CITY OF AUSTIN 2 MILE ETJ ON THIS THE _____ DAY OF _____, 20__ A.D.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS IS THE _____ DAY OF _____, 20__ A.D.

JOSE G. ROIG, INTERIM DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

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

CHAIR

SECRETARY

FINAL PLAT ESTABLISHING
LAGOS AUSTIN
SECTION 1 PHASE 2A
MURCHISON STREET
SUBDIVISION

BEING 4.249 ACRES (185,086 SQUARE FEET)

OUT OF THE JAMES H. MANNING SURVEY NO. 37, ABSTRACT NO. 520, AND BEING THE REMAINING PORTION OF THAT CERTAIN TRACT CONVEYED TO 706 INVESTMENT PARTNERSHIP, LTD., AS RECORDED IN DOCUMENT NO. 2005114143 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY CITY OF AUSTIN ETJ, TRAVIS COUNTY, TEXAS

CASE NO. C8J-2018-0065-3A

Kimley»Horn

10101 Reunion Place, Suite 400 Tel. No. (210) 541-9166
San Antonio, Texas 78216 FIRM # 10193973 www.kimley-horn.com

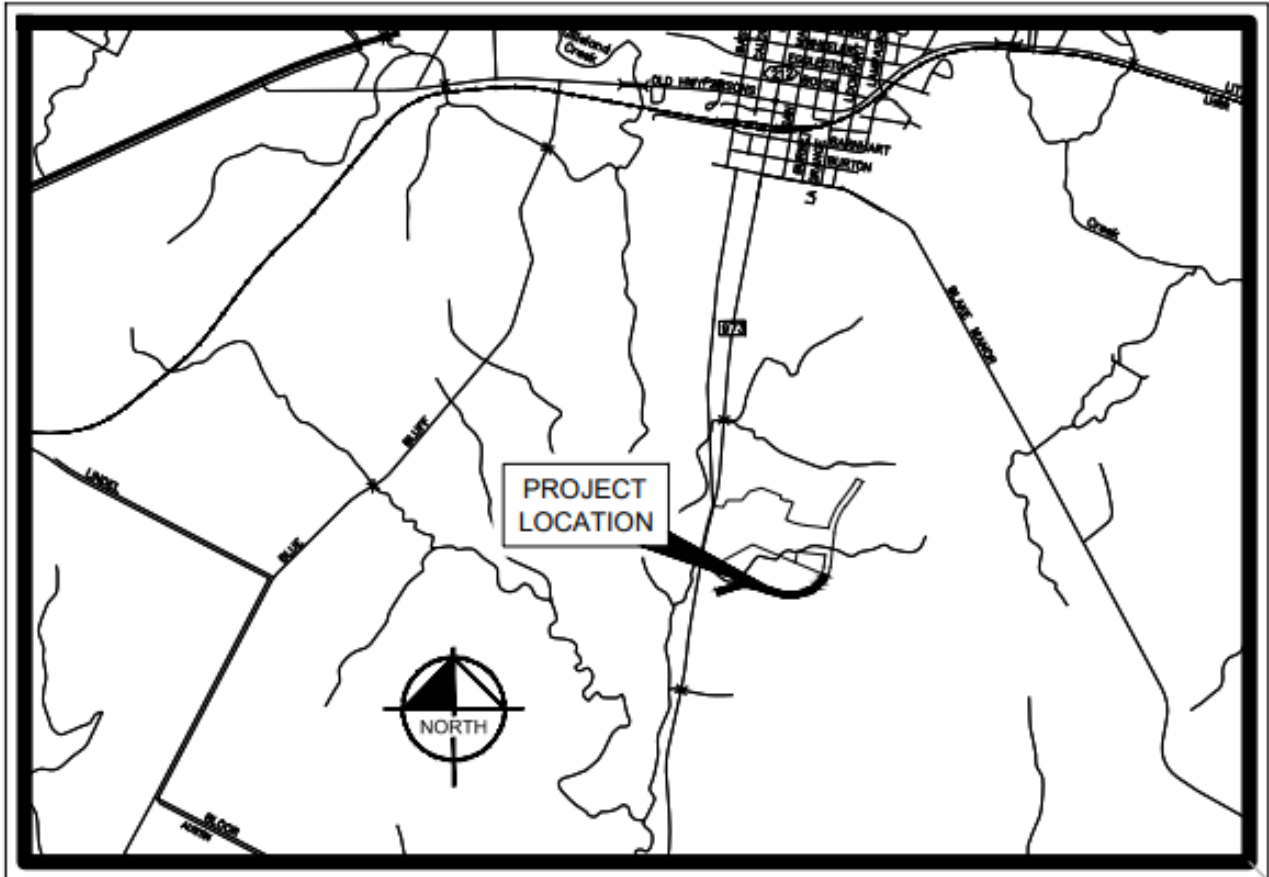
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MAV	JGM	6/30/2023	069241731	3 OF 3

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Lagos Austin Sec 1 Ph 2A

Murchison Street Subdivision

Location Map



VICINITY MAP

NOT TO SCALE

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