

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2023-0174.0A

PC DATE: 10/24/2023

SUBDIVISION NAME: Clarius Elroy Subdivision

AREA: 103.31 acres

LOT(S): 8

OWNER/APPLICANT: B6 Investments, LLC (Walter Biel)

AGENT: Kimley-Horn and Associates, Inc. (Ian Roberts)

ADDRESS OF SUBDIVISION: 6005 FM 973

GRIDS: N13, N14

COUNTY: Travis

WATERSHED: Onion Creek

JURISDICTION: 2-Mile ETJ

EXISTING ZONING: N/A

MUD: N/A

PROPOSED LAND USE: Commercial, Drainage

ADMINISTRATIVE WAIVERS: N/A

VARIANCES: None

SIDEWALKS: Sidewalks will be provided along boundary streets.

DEPARTMENT COMMENTS: This request is for approval with conditions of Clarius Elroy Subdivision consisting of 7 commercial lots and 1 drainage lot on 103.31 acres. Water and wastewater will be provided by the City of Austin. Staff recommends approval of the plat subject to the conditions listed in a comment report due to be sent on Oct. 26. Owing to the commission not meeting on Oct. 31, and the requirement of action within 30 days, this plat has to be submitted early before the report is complete. Provided the conditions are met by December 31, 2023, the plat will comply with City of Austin Land Development Code, Chapter 30-2-84(B). An application that has been approved with conditions may be updated to address conditions identified in the report until the application expires and the plat does not need to be heard before the Commission again.

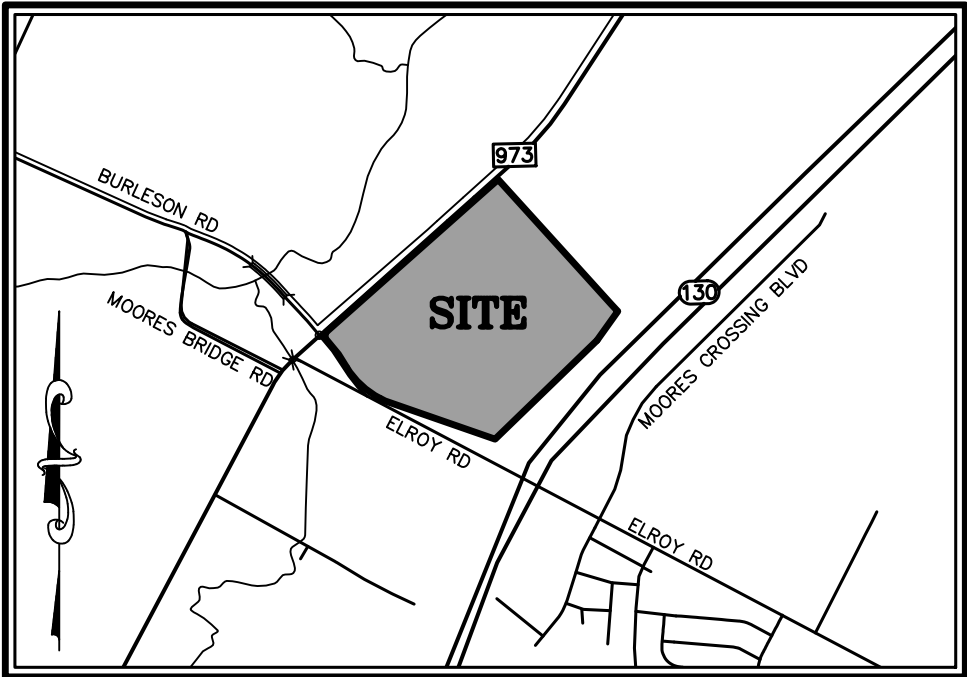
STAFF RECOMMENDATION: The staff recommends approval with conditions of this subdivision. This plat will meet all applicable County, State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Sarah Sumner

Email address: sarah.sumner@traviscountytx.gov

PHONE: 512-854-7687



VICINITY MAP

SCALE: 1" = 2000'

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000035391868.

SURVEY CONTROL:
CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES (STATE PLANE TEXAS CENTRAL - 4203) AND ELEVATIONS (NAVD88) SHOWN HEREON WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4WARD STATIC DATA COLLECTED SEPTEMBER 23, 2021.

BENCHMARK NOTE:
TBM #1- SQUARE CUT ON TOP OF CONCRETE CURB IN THE MEDIAN OF ELROY ROAD, ±580 FEET SOUTHEAST OF THE INTERSECTION BETWEEN FM 973 AND ELROY ROAD, AND ±230 SOUTH OF A TELECOMMUNICATIONS MANHOLE ON THE NORTH SIDE OF ELROY ROAD. ELEVATION = 470.97'.

LOT SUMMARY:		
TOTAL NUMBER OF LOTS : 7		
TOTAL NUMBER OF BLOCKS : 1		
LOT 1	5.7467 ACRES	(250,324 SQ. FT.)
LOT 2	18.3750 ACRES	(800,416 SQ. FT.)
LOT 3	11.2389 ACRES	(489,568 SQ. FT.)
LOT 4	11.8370 ACRES	(515,621 SQ. FT.)
LOT 5	16.0121 ACRES	(697,488 SQ. FT.)
LOT 6	13.3354 ACRES	(580,890 SQ. FT.)
LOT 7	26.7629 ACRES	(1,165,788 SQ. FT.)
TOTAL	103.3080 ACRES	(4,500,095 SQ. FT.)

AYRES MOODY
SURVEY NO. 168
ABSTRACT NO. 2196

APPROXIMATE LOCATION
OF SURVEY LINE

BURLESON ROAD
(R.O.W. VARIES)

F.M. 973 (R.O.W. VARIES)

LOT 1
(COMMERCIAL)

LOT 3
(COMMERCIAL)

SHEET 2
SHEET 3

LOT 4
(COMMERCIAL)

SHEET 2
SHEET 5
LOT 2
(COMMERCIAL)

SHEET 3
SHEET 4
LOT 6
(COMMERCIAL)
LOT 7
(COMMERCIAL)

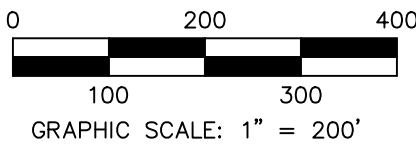
LOT 5
(COMMERCIAL)

SHEET 5
SHEET 4

ELROY ROAD
(R.O.W. VARIES)

STATE HIGHWAY 130
(R.O.W. VARIES)

NOEL M. BAIN
SURVEY NO. 1
ABSTRACT NO. 61

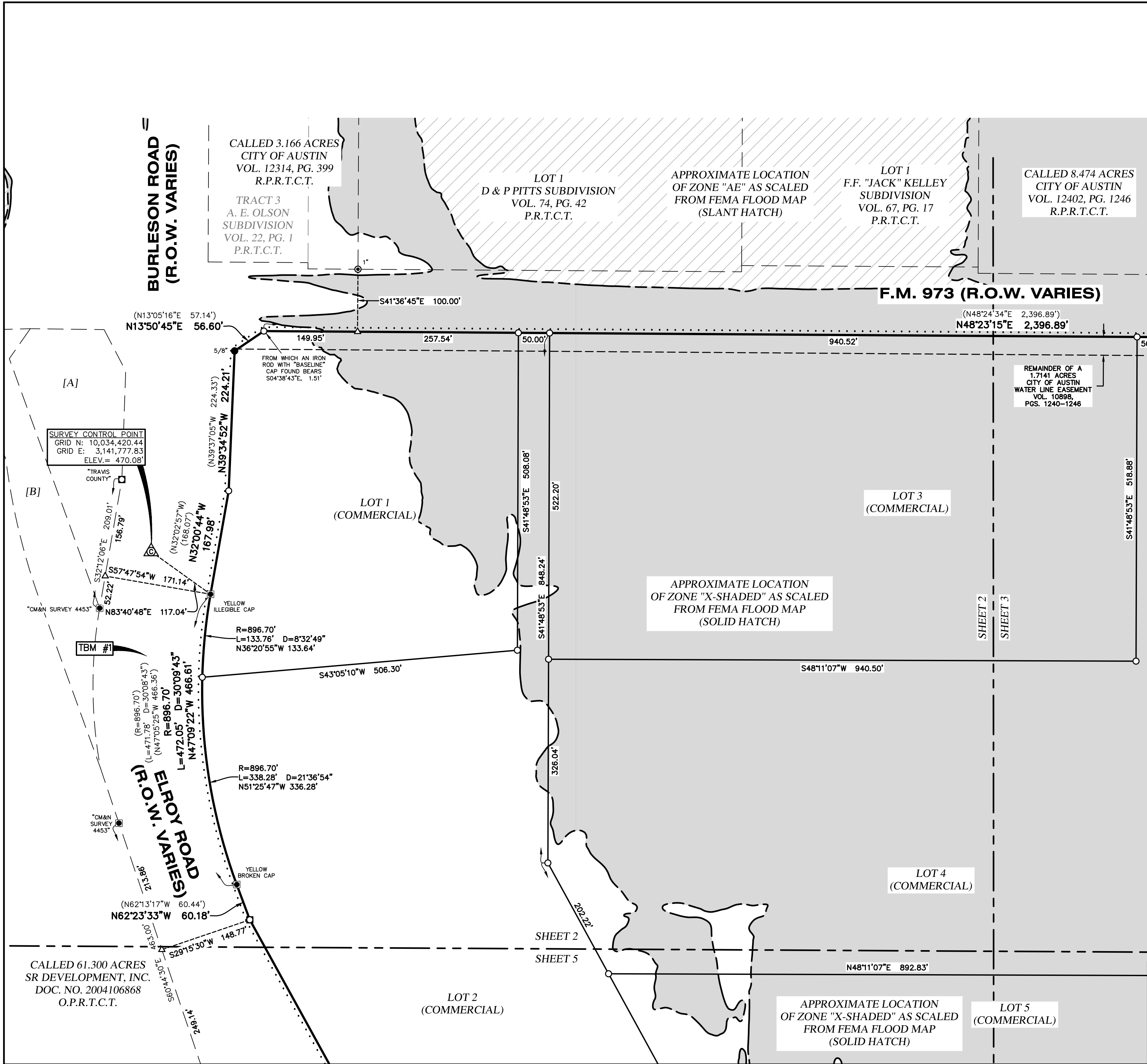


CLARIUS ELROY
SUBDIVISION
City of Austin ETJ,
Travis County, Texas



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

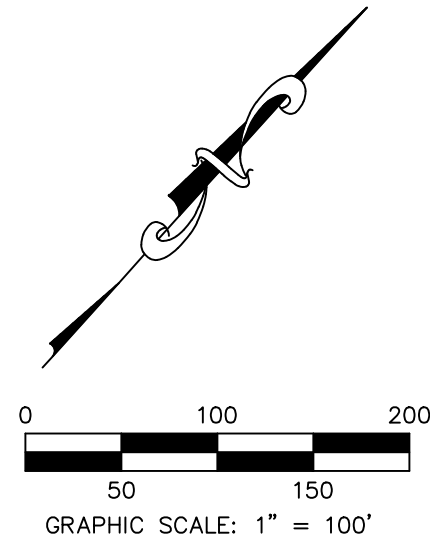
Date:	6/8/2023
Project:	01296
Scale:	1" = 200'
Reviewer:	FM
Tech:	BAP
Field Crew:	MW/MM
Survey Date:	OCT. 2021
Sheet:	1 OF 6



LEGEND	
	PROPERTY LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	PROPOSED SIDEWALK
	1/2" IRON ROD FOUND (UNLESS NOTED)
	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
	1/2" IRON PIPE FOUND (UNLESS NOTED)
	IRON ROD WITH "MACIAS AND ASSOC." CAP FOUND (UNLESS NOTED)
	AXLE FOUND
	BENCHMARK
	CALCULATED POINT
	TXDOT TYPE III 5/8" ALUMINUM CAPPED FOUND
	SURVEY CONTROL POINT
VOL./PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
{.....}	RECORD INFORMATION PER DEED DOC. NO. 2009078114
[.....]	RECORD INFORMATION PER DEED DOC. NO. 2020159449
{.....}	RECORD INFORMATION PER DEED DOC. NO. 2011095081

[A]
REMAINDER OF A
CALLED 1.425 ACRES
SR DEVELOPMENT, INC.
DOC. NO. 2004106868
O.P.R.T.C.T.

[B]
CALLED 1.075 ACRES
SR DEVELOPMENT, INC.
DOC. NO. 2007087977
O.P.R.T.C.T.

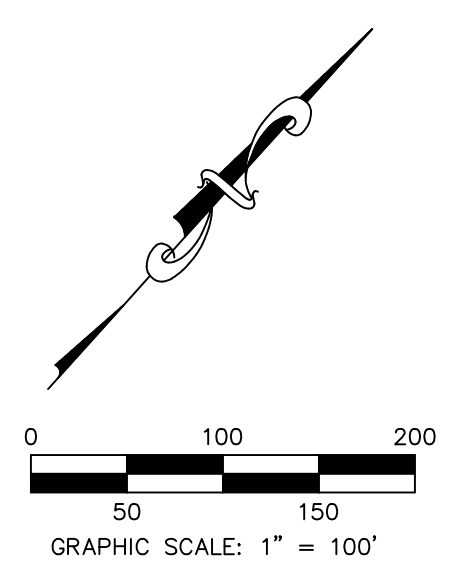
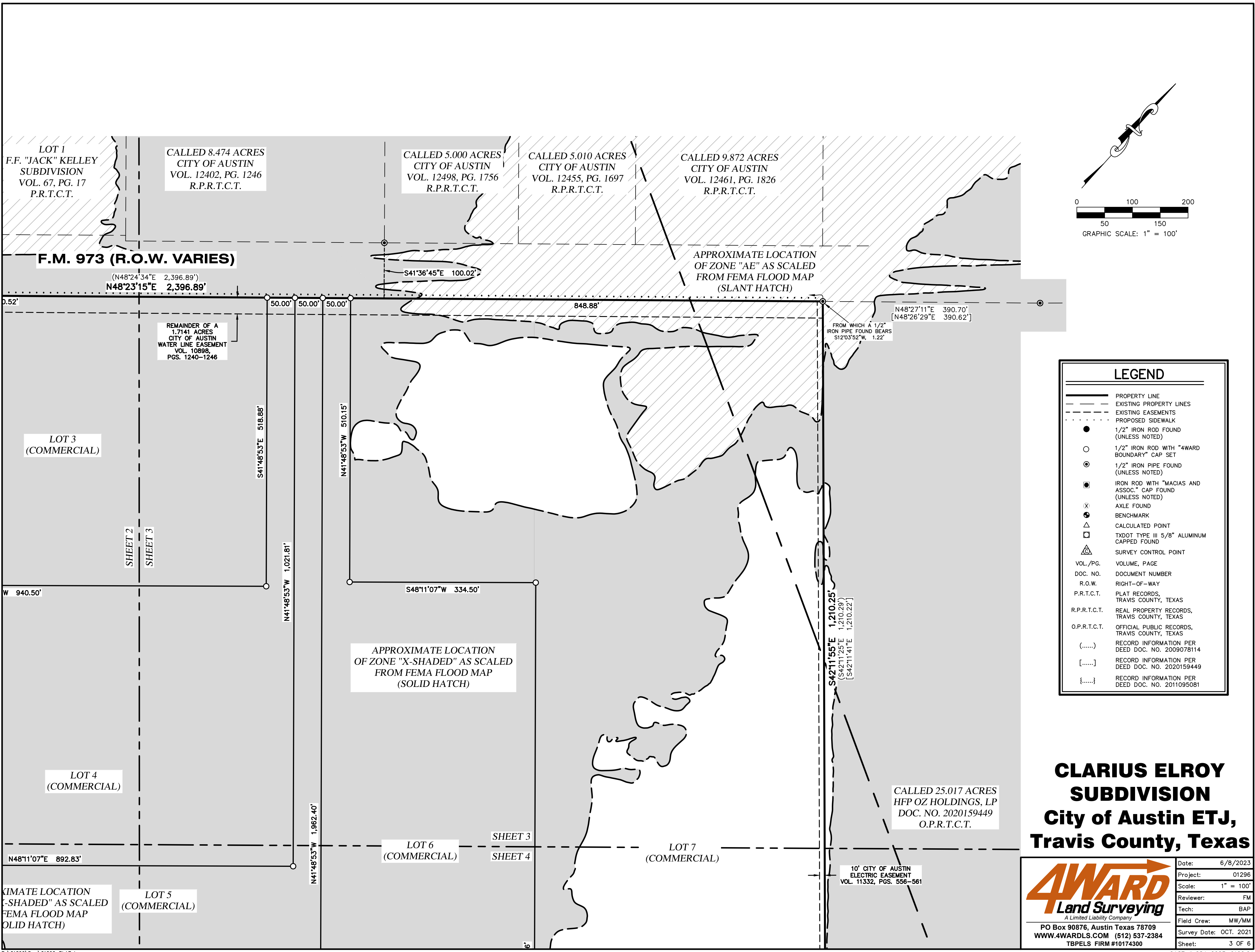


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TBPELS FIRM #10174300

Date: 6/8/2023

Project: 01296

Scale: 1" = 100'

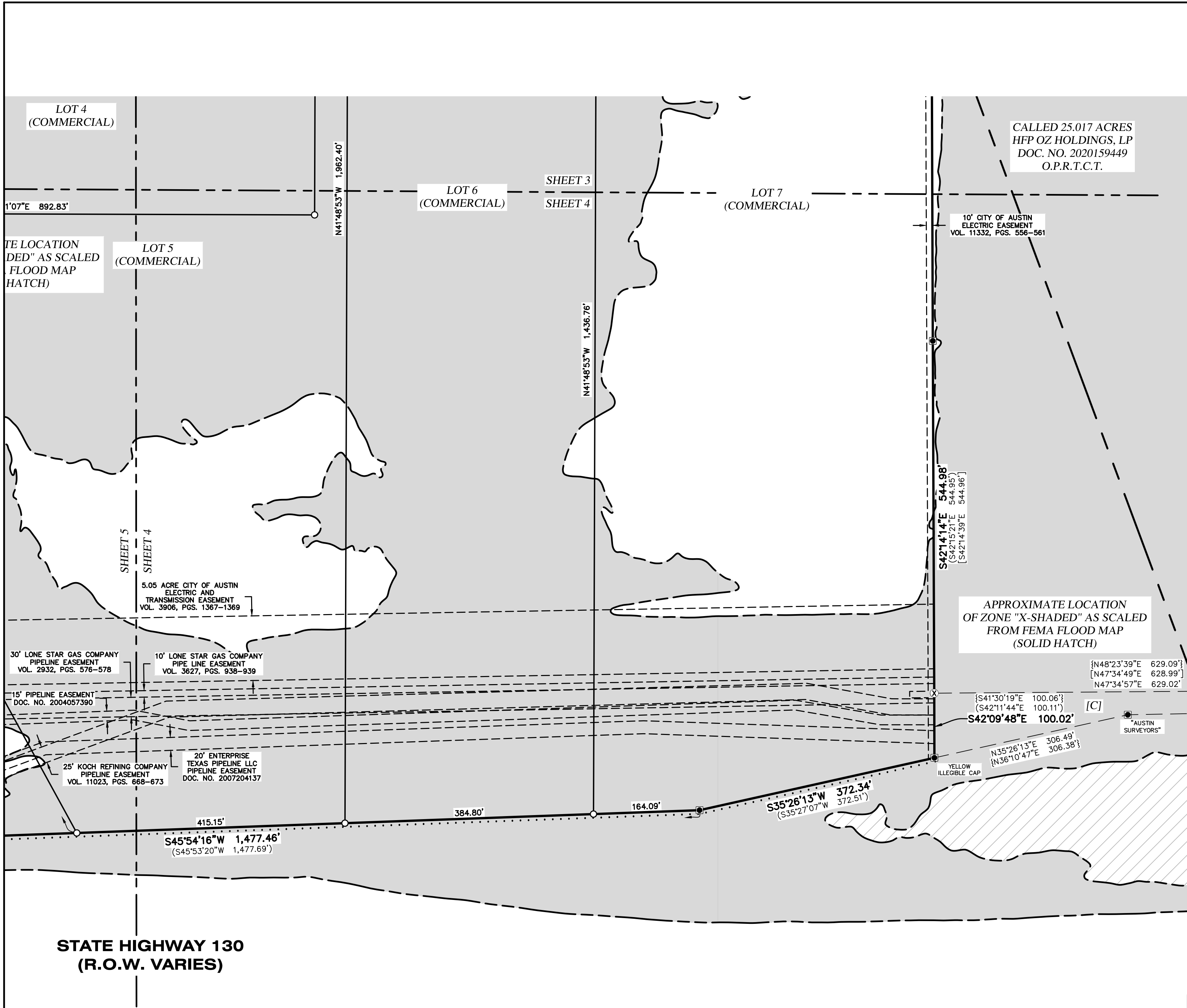
Reviewer: FM

Tech: BAP

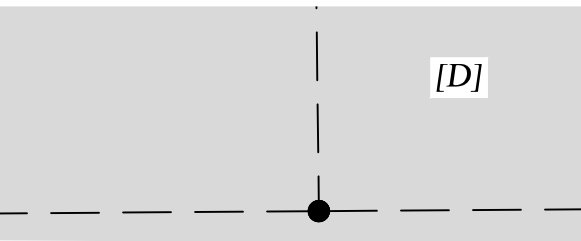
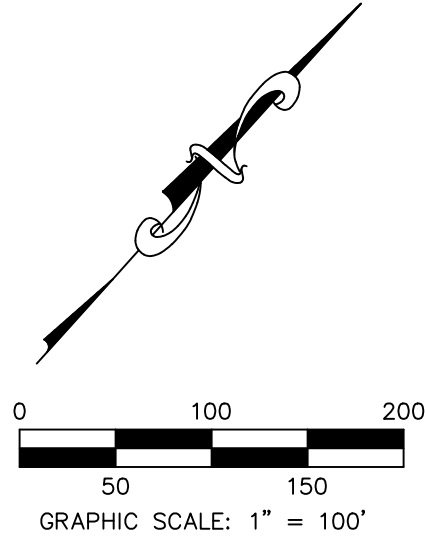
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[C]
CALLED 120.725 ACRES
TRAVIS COUNTY
DOC. NO. 2011095081
O.P.R.T.C.T.

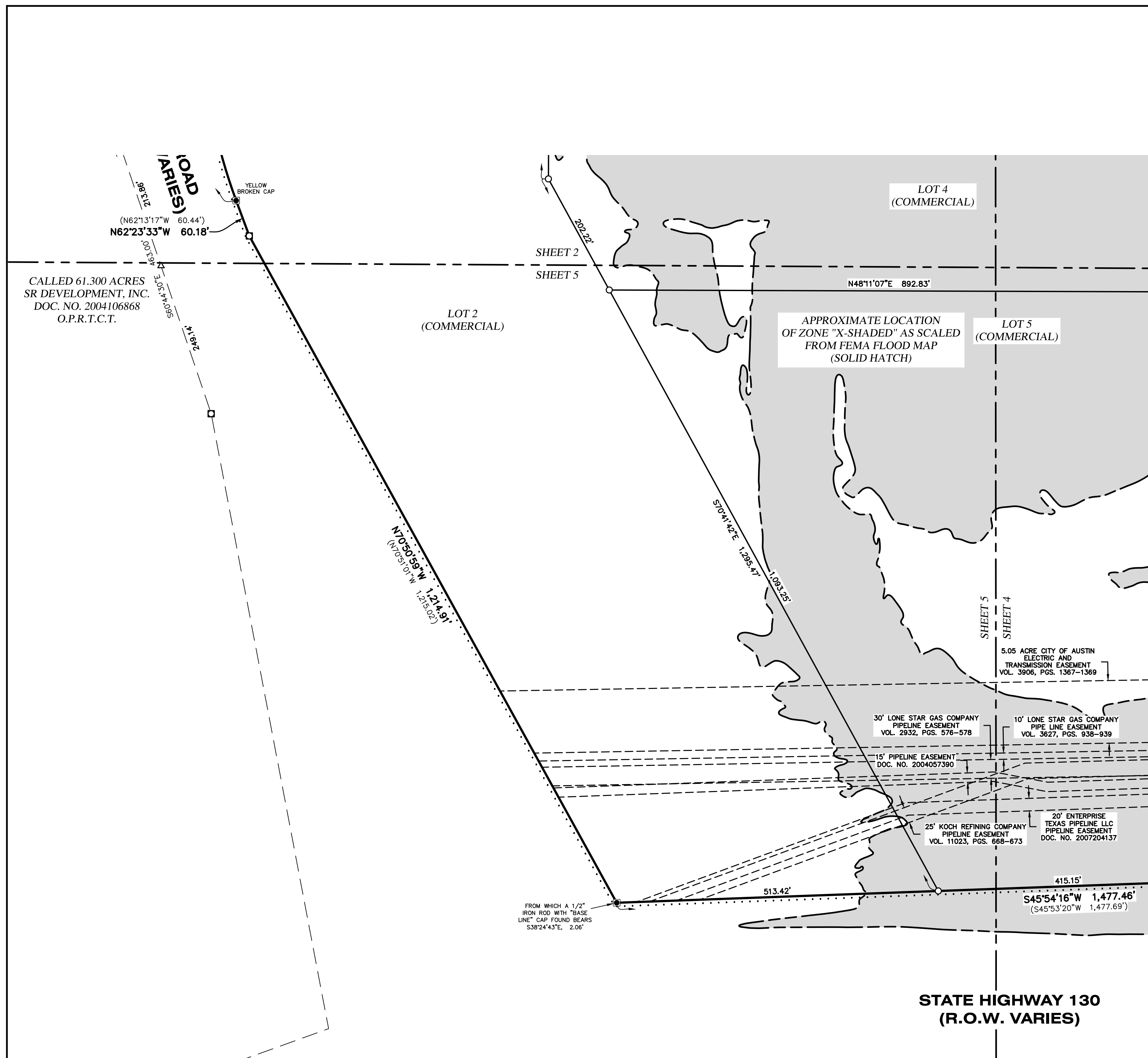
[D]
CALLED 12.22 ACRES
PATAMATIP TEEPATIGANOND
AND CHIRDCAI SALELANONDA
VOL. 11772, PG. 1212
R.P.R.T.C.T.

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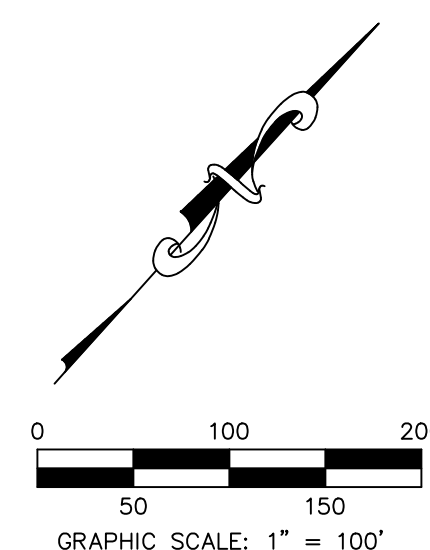
4WARD
Land Surveying
A Limited Liability Company

PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

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STATE OF TEXAS §
COUNTY OF TRAVIS §
KNOW ALL MEN BY THESE PRESENTS: WALTER BIEL, BEING OWNER OF THAT 103.3080 ACRE (4,500,095 SQ. FT.) TRACT OUT OF THE NOEL M. BAIN SURVEY NO. 1, ABSTRACT NO. 61, AND OUT OF THE AYRES MOODY SURVEY NO. 168, ABSTRACT NO. 2196, SITUATED IN TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN 103.353 ACRE TRACT CONVEYED TO WALTER BIEL BY DEED OF RECORD IN DOCUMENT NUMBER 2009078114 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; DOES HEREBY SUBDIVIDE SAID 103.3080 ACRES OF LAND PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE AND TITLE 30 OF THE CODE OF THE CITY OF AUSTIN IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS

CLARIUS ELROY 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.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20____ A.D.

WALTER BIEL, OWNER
_____, _____ LANE
_____, TEXAS _____

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WALTER BIEL, 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 FOR TRAVIS COUNTY, TEXAS

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20____ A.D.

WALTER BIEL, OWNER
_____, _____ STREET
_____, TEXAS _____

ENGINEER’S CERTIFICATION:

THE 100–YEAR AND 500–YEAR FLOOD PLAINS ARE 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–620K, TRAVIS COUNTY, TEXAS, DATED JANUARY 22, 2020.

I, IAN ROBERTS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

IAN ROBERTS, P.E. _____ DATE
TEXAS REGISTRATION NO. 137086

SURVEYOR’S CERTIFICATION:

I, JASON WARD, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 30 OF THE AUSTIN CODE, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION. INTERIOR LOT CORNERS SHALL BE SET AFTER FINAL GRADING IS COMPLETE.

JASON WARD, R.P.L.S. _____ DATE
TEXAS REGISTRATION NO. 5811

GENERAL NOTES:

1. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR ASSIGNS.
2. ALL FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF 1 FOOT ABOVE ANY POINT ON THE LOT WITHIN 5 FEET OF THE PERIMETER OF THE BUILDING.
3. ALL LOTS IN THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS, AND THEIR RESPECTIVE PRIVATE WATER AND SEWER SERVICE LINE SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.
4. ALL SIGNS SHALL COMPLY WITH THE CITY OF AUSTIN SIGN ORDINANCE CHAPTER 25–10, ARTICLE VII.
5. ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
6. ANY ELECTRIC UTILITY ACTIVITY INSIDE THIS SUBDIVISION SHALL BE INCLUDED UNDER THE CITY OF AUSTIN ELECTRIC UTILITY DEPARTMENT’S GENERAL DEVELOPMENT PERMIT.
7. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT OWNERS EXPENSE.
8. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO EXTENT NECESSARY TO KEEP 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.
9. BY APPROVING THIS PLAT, THE CITY OF AUSTIN AND TRAVIS COUNTY ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY OF AUSTIN AND TRAVIS COUNTY 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.
10. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION IN THE SUBDIVISION, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL (ECM).
11. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS.
12. NO OBJECTS INCLUDING BUT NOT LIMITED TO, BUILDING, FENCES OR LANDSCAPING SHALL BE ALLOWED IN DRAINAGE EASEMENTS EXCEPT AS SPECIFICALLY APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
13. PUBLIC SIDEWALKS, BUILT TO TRAVIS COUNTY STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: FM 973, ELROY ROAD, AND STATE HIGHWAY 130. 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.
14. THE 100–YEAR FLOODPLAIN, AS DEFINED BY CITY REGULATIONS, IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON.
15. THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
16. THE OWNERS 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 AND TRAVIS COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER’S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
17. 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 THE 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 OWNERS.
18. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY’S WORK WITHIN THE. LIMITS OF CONSTRUCTION FOR THIS PROJECT.
19. THE OWNERS/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE ELECTRIC UTILITY PROVIDER 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 CHAPTER 25–8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
20. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. 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.
21. THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY, TEXAS.
22. THIS SUBDIVISION PLAT IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF AUSTIN.
23. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS SHALL BE SUBMITTED TO TRAVIS COUNTY FOR REVIEW. 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.
24. MINIMUM FINISHED FLOOR ELEVATION FOR ALL AFFECTED STRUCTURES SHALL BE TWO (2) FEET ABOVE THE ELEVATION OF THE 100–YEAR FLOODPLAIN AS SHOWN HEREON: XXX’ M.S.L.
25. THE 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 FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
26. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
27. 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.
28. TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY DEVELOPMENT.

THIS SUBDIVISION IS LOCATED IN THE CITY OF AUSTIN’S 2–MILE ETJ THIS THE _____ DAY OF _____, 20____ A.D.

CITY CERTIFICATIONS:

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, OF THE CITY OF AUSTIN, TEXAS, ON 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, TEXAS, THIS THE _____ DAY OF _____, 20____ A.D.

SECRETARY _____ CHAIR

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DYANA LIMON–MERCADO, 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., AND DULY RECORDED ON THE _____ DAY OF _____, 20____ A.D., AT _____ O’CLOCK ____ M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE _____ DAY OF _____, 20____ A.D.

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

BY: DEPUTY

COMMISSIONERS COURT RESOLUTION:

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION’S STREET AND DRAINAGE IMPROVEMENTS (THE “IMPROVEMENTS”) TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S)’ OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER’S CONSTRUCTION.

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 _____, 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.

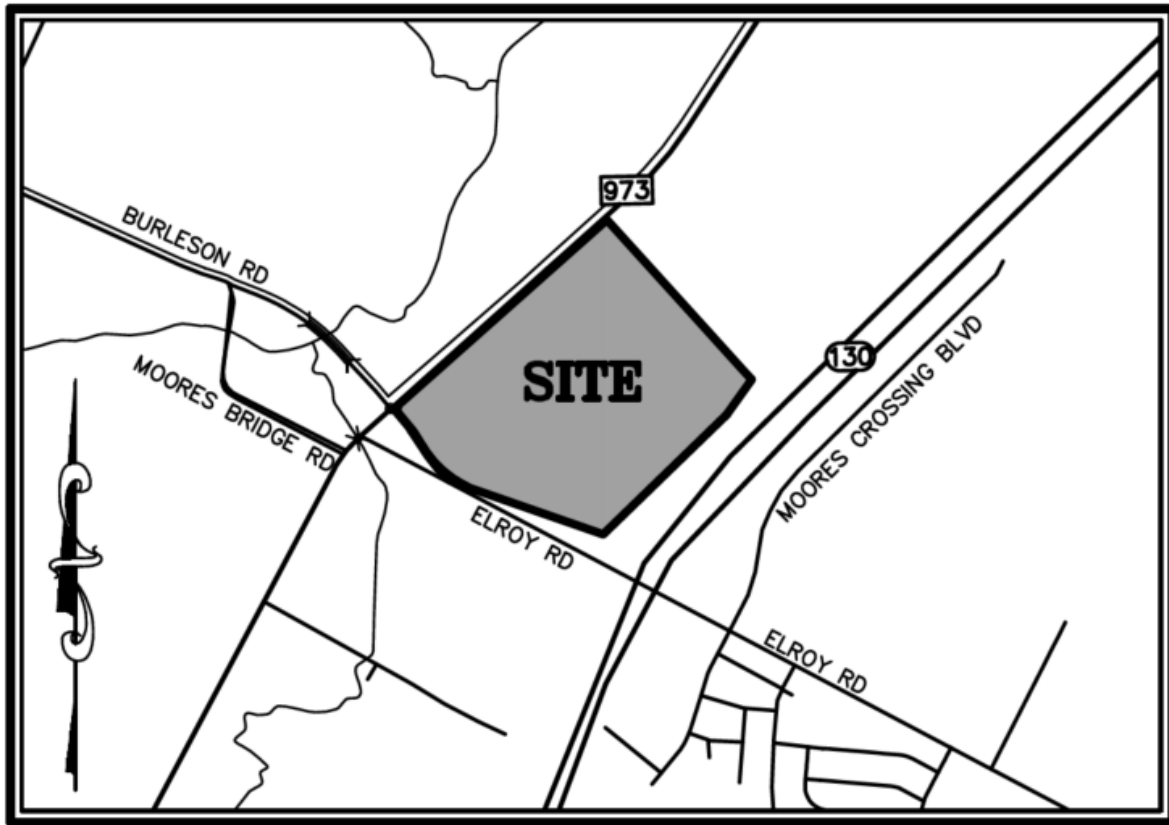
DYANA LIMON–MERCADO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

CLARIUS ELROY
SUBDIVISION
City of Austin ETJ,
Travis County, Texas

 A Limited Liability Company PO Box 90876, Austin Texas 78709 WWW.4WARDLS.COM (512) 537-2384 TBPELS FIRM #10174300	Date:	6/8/2023
	Project:	01296
	Scale:	N/A
	Reviewer:	FM
	Tech:	BAP
	Field Crew:	MW/MM
	Survey Date:	OCT. 2021
	Sheet:	6 OF 6

Clarius Elroy Location Map



VICINITY MAP