

Travis County Commissioners Court Agenda Request

Meeting Date: February 14, 2012 Prepared By: Michael Hettenhausen Phone #: 854-7563 Division Director/Manager: Anna Bowlin, Division Director of Development Services

Department Head: Steven M. Manilla, P.E., County Executive-TNR **Sponsoring Court Member:** Commissioner Davis, Precinct One

AGENDA LANGUAGE: Consider and take appropriate action on the Shadowglen Phase 1 Section 1C Final Plat (Short Form Final Plat - three total lots - 0.860 acre -City of Manor ETJ) in Precinct One.

BACKGROUND/SUMMARY OF REQUEST:

This final plat consists of three single family residential lots on 0.860 acre. The property fronts on Runnel Ridge Road, which connects to Shadowglen Boulevard. The proposed plat does not include any new public or private streets. Water and wastewater service will be provided by Travis County Municipal Utility District (MUD) Number 2. The City of Manor is the park provider, and parkland dedication has been satisfied with the City of Manor through a development agreement. Fiscal surety is not required with the final plat application.

STAFF RECOMMENDATIONS:

As this final plat application meets all Travis County requirements and was approved by the City of Manor at their January meeting, TNR staff recommends approval of the final plat.

ISSUES AND OPPORTUNITIES:

The three lots included in this final plat were not originally platted with the Shadowglen Section 1A, 2A, 3A, and 4A final plat (document number 200300126) as the property was located in the Federal Emergency Management Agency (FEMA) 100-year floodplain at that time. FEMA has since issued a Letter of Map Revision (LOMR) for this area which removed the 0.860 acre from the 100-year floodplain allowing the developer to final plat this property for residential use. The lots within this plat will match the layout of the lots within Block L.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A

ATTACHMENTS/EXHIBITS:

Precinct map Location map Proposed final plat

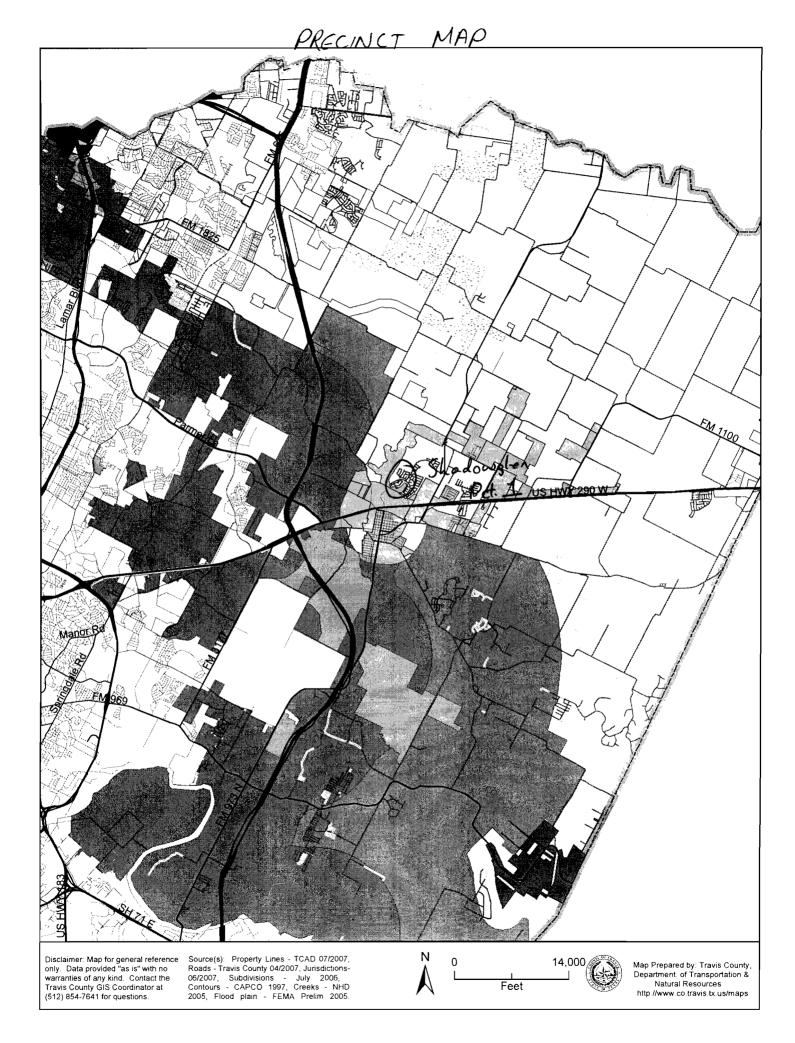
REQUIRED AUTHORIZATIONS:

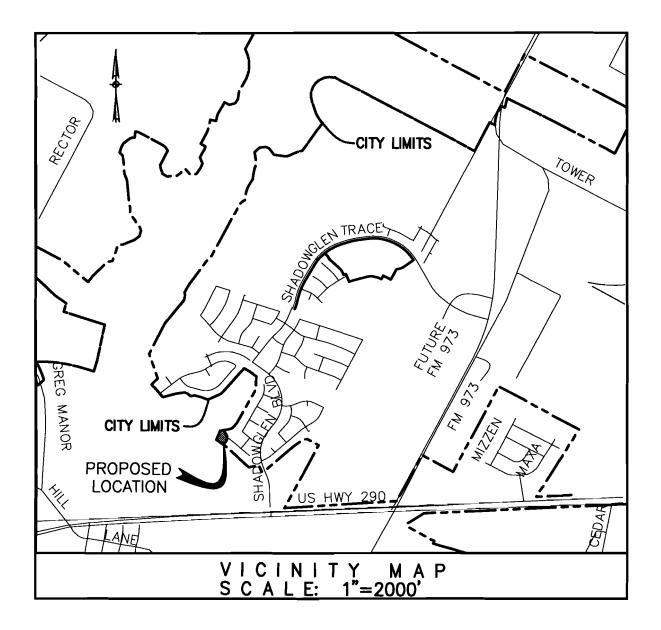
Cynthia McDonald	Financial Manager 🖓 🗥	TNR	854-4239
Steve Manilla	County Executive	TNR	854-9429

CC:

SM:AB:mh

1101 - Development Services - Shadowglen Phase 1 Section 1C Final Plat





SHADOWGLEN PHASE 1 SECTION 1C FINAL PLAT

0.860 TOTAL ACRES OUT OF 228.4626 OF THE 2010 SHADOWGLEN, LLC. (2011001812).

3 LOTS 1 BLOCKS

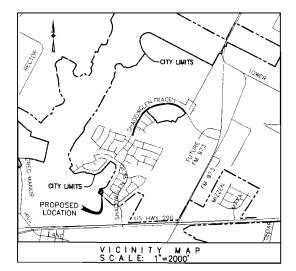
OWNER: 2010 SHADOWGLEN, LLC 7676 WOODWAY, SUITE 104 HOUSTON, TEXAS 77063 PHONE (713) 952-6767

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.

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. BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

THIS CAN AFFECT THE VALUE OF YOUR PROPERTY. TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES.



SHADOWGLEN PHASE 1 SECTION 1C FINAL PLAT

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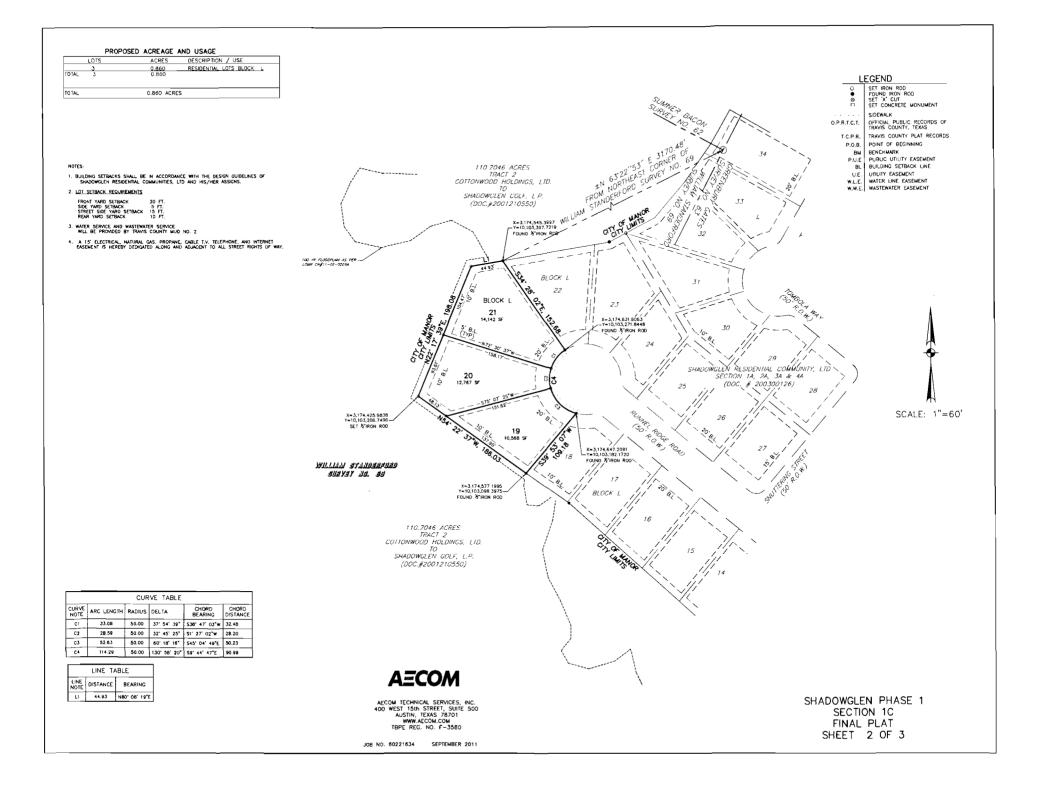
OWNER: 2010 SHADOWGLEN, LLC 7678 WOODWAY, SUITE 104 HOUSTON, TEXAS 77083 PHONE (713) 952-6767 FAX (713) 974-2954



AECOM TECHNICAL SERVICES, INC. 400 WEST 15th STREET, SUITE 500 AUSTIN, TEXAS 78701 WWW.AECOM.COM TBPE REG. NO. F-3580

JOB NO. 60221634 NOVEMBER 2011

SHEET 1 OF 3



ENCINEER'S CERTIFICATION

I ROGER DURDEN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACIDE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THS THAT FEYSIELE FROM AN EXDIMERERING STANDPOINT AND COMPLEX WITH THE KANNEERING RELATED PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION OROMANCE, AND IS TRUE AND CORRECT DIFE BEST OF VENTIONERS.

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE LETTER OF MAP REVISION (BASED ON FILL) FOR SHADOWGLEN SUBDIVISION PHASE ONE, CNJ11-06-0269A

ROCER DURDEN DATE REGISTERED PROFESSIONAL ENGINEER NO. 76590

SURVEYOR'S CERTIFICATION

I, JOE D. WEBBER, JR. AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SUMAYING AND HEREBY CERTIFY THAT THIS PLAT COMPLEX WIT THE SUMAYING RELATED POSITIONS OF THE CITY OF MANGE TEXAS SUBDAVIOUS ORDINANCE, IS TRUE AND CORRECT, AND WAS PREPARED FOR AN ACTUAL SURVEY MADE DAT THE GROUND UNDER WY DIRECTION AND SUPERVISION.

JOE D. WEBBER, JR. DATE REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4552

STATE OF TEXAS COUNTY OF TRAVIS

NOW THEEFORE, MOW ALL LEN BY THESE PRESENTS: THAT WE THE UNDERGOND OWNERS OF THE LIND SHOWN ON THES PAIL AND DESIGNATED HEREN AS "SHOUDWICH PAUSE I SECTION IC" OF THE CITY OF MANOR, TRAVIS CONTY, TEAS, AND WHOSE NAUE SUBJECTIED HEREO, HERED SUBMINIES SAN DERÓ ACRES OF SAND DWA IN SECTION, UNE HEREO, HERET SUBMINIES SAND DERÓ ACRES OF SAND DWA IN SECTION, UN DAN DE HERED Y DEDICATE TO THE USE OF THE PUBLIC SOMERER ALL SECTION, USE AND DO HERED Y DEDICATE TO THE USE OF THE PUBLIC SOMERER ALL SECTION, USE AND DO HERED Y DEDICATE TO THE USE OF THE PUBLIC SOMERER ALL SUBJECT TO AUXTO, AND DO HERED Y DEDICATE TO THE USE OF THE PUBLIC SOMERER ALL SUBJECT TO AUXTO, SHOWN FOR THE PUBLIC RESERVORD AND THERE NEOPERSEN PLACES THEREON SHOWN FOR THE PUBLIC RESERVORD AND THERE RESERVORD

WITNESS MY HAND THIS DAY OF _____. 20___ A.D.

2010 SHADOWGLEN LLC BY MCGUYER HOLEBUILDERS, ING., GENERAL PARTNER BY CARY R. FESCH PESIGEN 7876 WOODWAY, SUITE 104 HOLSION, RY 72063

STATE OF TEXAS COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS OAY PERSONALLY APPEARED GARY R TESCH, KNOWN TO ME TO BE THE PERSON OR ACENT WHOSE NAME IS SUBSCREED OA THE FORECONE, ONSTRUMENT, AND ACKNOMERCODE TO ME ITAH THE REACULTE OF ALS FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATUE

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____

WE, RESIGNITAL FUNDING CORPORATION, OWNER AND HOLDER OF A LEN AGAINST THE PROPERTY DESCRIPED NI THE FULL INNOW AS "SHADOWGLEN PARSE I SECTION IC", SAU HE OFFIC PROBLEM RESOLUTION OF THE SECTION IC", SAU HE OFFIC PROBLEM RESOLUTION OF THE SECTION OF THE SECTION OF THE SUBGRIANTE OUR INTERST IN SAU PROBLEM TO THE PURPOSES AND FIFETS OF THE PURPOSE AND THE DESCRIPTION OF THE PRESENT OWNER OF SAU PLAT DAN HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAU LEN AND HAVE NOT ASSIGNED THE SAUL NOR AND DANT THEREDS.

BY. TERENCE E. STIFTER DIRECTOR

STATE OF MD COUNTY OF MONTGOMERY

EEFORE WE, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TERENCE E STIFTER, KNOWN TO WE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND CANNOWLEDGED TO WE THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____

NOTARY PUBLIC IN AND FOR MONTCOMERY COUNTY, MO. MY COMMISSION EXPIRES.

CITY OF MANOR ACKNOWLEDEMENTS

THIS SUBOMSION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. ______DAY OF ______ 20___.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONNIG COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE ______ DAY OF ______ DAY OF ______.

APPROVED: ATTEST:

MARY ANN PARKER, CHAIRPERSON PAULINA TORRES, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE ______ DAY OF ______ 20__ APPROVED: ATTEST:

JEFF TURNER, MAYOR PAULINA TORRES, CITY SECRETARY

STATE OF TEXAS COUNTY OF TRAVIS

COMMISSIONERS COURT RESOLUTION

The DEPOSITION OF THE COMMENSIONES COULD OF THMS COUNTY TEXAS ASSUME TO DEBCARD, TO BLACK THE COMMENSIONES CONSTITUTION OF THE THE AT MONOCOMPARES SAMON ON THS PART OF ANY BRIDGES OF CLUCETS IN CONNECTION INFERENTE. THE BUILDING THAL STREETS, RADAS, MO OTHER PUBLIC. HOROUGHARES SOMON ON THIS PART, AND ALTERTORES AND CLUTERS RECESSANT DUE CONSTRUCTED ON FUNCTION IN THE PART, AND ALTERTORES AND CLUTERS RECESSANT AND SECONSTRUCTED ON FUNCTION SUCCESSANT THE RESERVISION OF THE OWNER MAY/OR DEPOSITION OF THE TEXAS BUILT OF THE OWNER AND/OR DESCLOPER OF THE TRANSCRIPTION OF THE DEMUSSIONERS COLLING TO ANY AND SECONSTRUCTED OF LACE OF UND BUILT OF THE OWNER AND/OR DESCLOPER OF THE TRANSCRIPTION OF THE DEMUSSIONERS COLLING TO ANY AND SECONSTRUCTED OF LACE OF UND COVERED BY THIS PART IN ACCORDANCE WITH PANS AND SECONSTRUCTS OF DESCRIPTIONS PRESCRIPTION

THE OWNER(S) OF THE SUBJOYSION SHALL CONSTRUCT THE SUBJOYSION'S STREET AND DRIVING LIMPROFEMENTS (THE "LIMPROVEMENTS, TO COUNTY STANDARDS IN DRICE FOR DRIVING LIMPROFEMENTS, THE DRIVING THE SUBJOYSION'S STREET AND DRIVING LIMPROFEMENTS, TO SCHOOL THE DRIVING LIMPROVEMENTS. TO SCHOOL THE DRIVING CONSTRUCT STREET, THE SUBJOYSION STREET AND THE SUCH CONSTRUCTION IS A CONTINUES THE OWNER'S MORE THE OWNER'S SUCH CONSTRUCTION IS A CONTINUES ON DRIVING THE OWNER'S AND THE SUCH CONSTRUCTION IS A CONTINUES OF DRIVING THE OWNER'S AND THE SUCH CONSTRUCTION IS A CONTINUES OF DRIVING BROWN FILL OWNERS AND THE SUCH CONSTRUCTION IS A CONTINUES OF DRIVING BROWN FILL OWNERS AND THE SUCH CONSTRUCTION IS A CONTINUES OF DRIVING BROWN FILL OWNERS AND THE SUCH CONSTRUCTION IS A CONTINUES OF DRIVING BROWN FILL OWNERS AND THE SUCH CONSTRUCTION IS A CONTINUES OF DRIVING BROWN FILL OWNERS AND THE AND ASSIGN WITH THE PUBLIC LIMPROVEMENTS HAVE BEEN ACCEPTOF OR MANTEMACE BY THE CONTY OR THE PRIVATE MARQUEMENTS HAVE BEEN CONSTRUCTED

THE AUTHORIZATION OF THIS PLAT BY THE COMMESSIONERS COURT FOR FILING OR THE SUBSTOLIENT ACCEPTIANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STRETS IN THE SUBMOSION OBSINGT THE COUNTY TO INSTALL STRETE NAME SURVS ON ERECT TRAFFIC CONTROL, SURVS, SUCH AS SPEED LIMT, STOP SIGNS, AND YELD SURVS, WHICH IS CONSIDERE TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS COUNTY OF TRAVIS

I, DANA DEBEAUNDR, CLERK OF THE COUNTY COURT, DR TRAVIS COUNTY, TEXAS, OO HEREBY CERTITY TANT ON THE $____$, OA OF $__$, ZO $__$, AD. THE COUMSSIONERS' COURT OF TRAVIS COURTY, TEXAS PASSED AN ORDER AUTHORIZING. THE FLUNG FOR RECORD OF THE FLAT AND THAT SAMD ORDER WAS OULY ENTERED IN THE MINUTES OF SMO COURT.

WITNESS MY HAND AND SEAL OF DFFICE OF THE COUNTY COURT OF SAID COUNTY, THE

DANA DEBEAUVOIR, CLERK OF COURT TRAVIS COUNTY, TEXAS

BY DEPUTY

THE STATE OF TEXAS COUNTY OF TRAVIS

 LOAN GERANDER, CLER OF THINKS COUNTY FOLS, DO HERER CERTIT THAT THE FOREGORE INSTRUMENT OF WITHING AND ISS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN WY OFFICE ON THE ______ ARY OF ALL OCLCCK ______ N. OUY RECORD IN THE DAY OF ALL COLCCK ______ OUT SHOED IN THE DAY OF ALL OCLCCK ______ N. OF SHOE COUNTY AND STATE IN OCCUMENT NUMBER OCLCCK ______ N. OF SHOE COUNTY AND STATE IN OCCUMENT NUMBER

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF

DANA DEBEAUVIOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY ______OEPUTY

WATER AND WASTEWATER

THE TRACT OF LAND SHOWN HEREON IS WITHIN THE BOUNDARES OF TRAVIS COUNTY MUD. NO 2 AND SAD MUD, HAS WATER AND WASTEWATER SERVICE AVAILABLE UPON COMPLETION OF FACILITES BY THE DEVELOPER

DATE M U.D. ENGINEER

GENERAL NOTES:

- PROPERTY OWNER OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE LASELENT AS MAY BE HERESSARY AND SHALL NOT PROMIBIT ACCESS BY CITY OF MANOR, TRANS COUNTY LILD NO. 2, AND TRANS COUNTY, FOR INSPECTION DR MAINTENANCE OF SAND EASEWENT.
- 2. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS
- A 15' ELECTRICAL, NATURAL GAS, PROPANE, CABLE TV. TELEPHONE, AND INTERNET EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.
- 4. PUBLIC SDEWALKS, BUILT TO THE OTY OF MANOR STANDARDS, ARE PROVINED ALONG ALL STREETS WITHIN THIS SUBDIVISION. INTES SIDEWALKS SHALL BE IN FLACE PROOR TO THE ALONDARY CLI DEACH OCCUPANCE, TALLIKE TO CONSTRUCT THE OCCUPANCY, BUILDAND PERMITS, OR UTULY CONNECTIONS BY THE GOVERNING BODY OR UTLIFT COMPANY.
- 5 DRIVEWAY AND DRAINAGE CONSTRUCTION STANDARDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TRAVIS COUNTY STANDARDS UNLESS OTHERWISE SPECIFIED AND APPROVED BY TRAVIS COUNTY.
- 5. PRIOR TO BEGINNING ANY CONSTRUCTION, A TRAVIS COUNTY BASIC DEVELOPMENT PERMIT SHALL BE, OBTANED AND POSTED ON THE JOB STE. DEVELOPMENT OUTSIDE OF APPROVED CONSTRUCTION BOUNDARES IS PROHIBIED WITHOUT A REVISEO PERMIT.
- 7. THE DWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSULTS RESPONSIBILIT: FOR FLARE FOR CONSTRUCTION OF SUBDIVISION CONSTRUCTION OF SUBDIVISION, AND HIS OF THE CITY OF MANOR AND TRAVE COUNTY. ALL LOSS IN THIS SUBDIVISION NOT DESIGNATED AS SINGLE FAMILY WILL BE MAINTAINED BY SHADOWGLEN RESIDENTIAL COMMUNITY AND ITS SUCCESSORS AND ASSIGNS.
- 8. WATER AND WASTEWATER WILL BE PROVIDED BY TRAVIS COUNTY MUD ND. 2
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE TRAVIS COUNTY MUD NO. 2 WATER AND WASTEWATER SYSTEM.
- 10 A TRAVIS COUNTY OEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT OF ANY LOTS IN THIS SUBDIVISION.
- 11. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR DIMER OBSTRUCTIONS SINGL BE ALLONED WITHIN ANY ORANACE EASEMENT SHOWN HERION EXCEPT AS SPECIFICALLY APPROVED BY THE CITY OF MANOR AND TRANS COUNTY
- 17 ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER UNES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF MANOR STANDARDS
- 13. EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIMULAL LOTS, INCLUDING DETACHED SINGLE FAMILY IN ACCORDANCE WITH SECTION 1.4.0 OF THE MANOR ENVIRONMENTAL CRITERIA MANUAL
- 14. ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED TO CITY OF MANOR URBAN STREET STANDARDS. ALL STREETS WILL BE CONSTRUCTED WITH CURB AND GUITER.
- 15. PRIDR TO CONSTRUCTION, EXCEPT OFTACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE OFFELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR NAD/OR TRANS COUNTY
- 15. THE COVENANTS, CONDITIONS AND RESTRICTIONS ASSOCIATED WITH THIS SUBDIVISION ARE RECORDED UNDER DOCUMENT NUMBER 2003065593 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- 17 WITH A SIGHT DISTANCE EASEMENT ANY OBSTRUCTION OF SIGHT DISTANCE BY VECENTION, REVIOUS, LORINNORK, BULDINGS, SIGHS OF ANY OTHER DESICT WHICH BY ORDER OF COMMISSIONERS' COURT AT OWNERS DEFINES. THE PROFENSION BY ORDER OF COMMISSIONERS' COURT AT OWNERS DEFINES. THE PROFENSION OWNER IS TO MAINTAIN AN UNDESTRUCTED VIEW CORREOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL THES.
- A TRAFFIC STUDY, PERFORMED BY ALLIANCE TEXAS ENGINEERING, WAS SUBMITTED TO TRAVIS COUNTY ON APRIL 14, 2004 AND SUBSEQUENTLY APPROVED BY RATMOND REEO, P.E.
- 13. THE DEVELOPER AGREES TO CRANT AND CONVEY UNTO THE CITY A PROPERTY INTEREST AND DASENENT THE "PUBLIC DASEMUNT" AS IT PERTANGS TO THE SECTION THE DEVELOPMENT ADDRESS TO THE SECTION OF THE SECTION OF RETERENCES UNKER AND LED TO ALL OT THE DEVELOPMENT ADDRESSENT FOR THE SUNDOWLEN SUBDIVISION (AS RENSED, RESTANDE AND APPROVED BY CITY OF MANOR COUNCIL ON ULLY THE GITH 2011)

APPLICABLE P.U.D. VARIANCES FROM CITY OF MANOR DEVELOPMENT STANDARDS

A. SINGLE-FAMILY RESIDENTIAL LOTS IN THE PROPERTY SHALL HAVE A MINIMUM OF 6.000 SO. FT., AND TEN PERGENT (10%) OF THE LOTS IN THE PROPERTY TO HAVE A MINIMUM OF 5.000 SOL FT.

B. SINGLE-FAMILY RESIDENTIAL LOTS IN THE PROPERTY SHALL HAVE A MINIMUM OF 50 FEET OF WOTH ALONG THE FRONT PROPERTY LINE, EXCEPT AS OTHERWISE APPROVED BY THE CITY OF MANOR.

C. SINGLE-FAMILY RESIDENTIAL LOTS IN THE PROPERTY SHALL HAVE A MINIMUM SETBACK FROM THE FRONT OF EACH LOT OF TWENTY (20) FEET.

0. SINGLE-FAMILY RESIDENTIAL LOTS IN THE PROPERTY SHALL HAVE A MINIMUM SETBACK FROM THE SIDES OF EACH LOT OF FIVE (5) FEET.

E. SINGLE-FAMILY RESIDENTIAL LOTS IN THE PROPERTY SHALL HAVE A MINIMUM SETBACK FROM THE REAR OF EACH LOT OF TEN (10) FEET.

F. THE CLUBHOUSE AND RELATED PERMITTED STRUCTURES IN THE SPACE SHALL HAVE A MAXIMUM HEIGHT OF THREE (3) STORIES OR FIFTY (50) FEET.

C. A DEVELOPEMENT PLAN AND REPORT SHALL BE SUBMITTED WITH THE FILING OF EACH FINAL PLAT.

H. REVOKED BY COTTONWOOD HOLDING.

I. A WALKWAY/BICYCLE PATH SYSTEM SHALL BE SUBMITTED WITH THE FILING OF FINAL PLAT,

J. A LO M.R. SHALL BE SUBMITTED PRIOR TO FINAL PLATTING OF ANY LOT LOCATED WITHIN THE PRESENT 100-YEAR FLOODPLAN.

K. SINGLE-FAMILY HAVE GRANTED A VARIANCE FROM THE MINIMUM LOT WIDTHS AS SHOWN ON THE PRELIMINARY PLAN.

SUBDIVISION VARIANCES FROM CITY OF MANOR DEVELOPMENT STANDARDS

- 1. AN AERIAL PHOTOGRAPH MAY BE SUBMITTED AT THE PRELIMINARY PLAT STACE RATHER THAN A TREE SURVEY.
- 2. AN INVENTORY OF SUMPICANT TREES THAT IDENTIFIES THE NUMBER OF SUMPICANT TREES BY CATEGORY (TREES 16 INCHES IN CAUPER AND LARGER AND TREES BETWEEN 8 AND 18 INCHES IN CAUPER 10 REMAIN DURING CONSTRUCTION AND THE NUMBER OF SIGNARICANT TREES IN EACH CATEGORY DESIGNATED TO BE REWORD DURING CONSTRUCTION SHALL BE SUMMITED WITH CONSTRUCTION FUNDS.
- 3. THE NUMBER OF REPLACEMENT TREES THAT WILL BE INSTALLED, WITHOUT THE IDENTIFICATION OF THE PARTICULAR LOCATION AT WHICH THE REPLACEMENT TREES SHALL BE INSTALLED, SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
- 4. SICHIFICANT COTTONWOOD, HACKBERRY OR MESDUITE TREES REMOVED SHALL BE REPLACED AT A RATE OF 50% PER CALIPER INCH WITH AN APPROVED HARDWOOD TREE. ALL OTHER SIGNIFICANT TREES MUST BE REPLACED AT THE RATIOS DEFINED IN THE CITY'S SUBDIVISION DRDINANCE.
- 5. ALL ORANAGE IMPROVEMENTS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF AUSTIN'S DRAINAGE CRITERIA MANUAL ("DCA"), AS CARPENT'S AMENACD, SAVE AND CONCEPT. OF INSCRIPTION OF INSCRIPTION OF INSCRIPTION OF INSCRIPTION INSCRIPTION OF INSCRIPTION OF INSCRIPTION OF INFER PROVISIONS OF THE OCCUTAR FLOODFAIN ESTRAILISEC BY FLAM. OLLIVITION DE DE OFFERENT FROM THE ODCUTAR FLOODFAIN ESTRAILISEC BY FLAM. INEL DOCATION OF THE 100-YEAR FLOODFAIN SHALL BE THE LOCATION ESTRAILISEC BY THAN.
- 7. THE LOT SIZE, HEIGHT AND PLACEMENT, LOT COVERAGES, PARKING, AND LANOSCAPING FOR RACH LOT SHALL BE AS SET FORM IN THE MINILAU DOVELOPHENT STANDARGS FOR LOTS WITHIN THE MASTER LAND PLAN AND OUTSIDE THE COPPORATE BOUNDARES OF THE CITY OF AS SET FORM IN THE PLO VARIANCES FOR LOTS WITHIN THE PLO AND THE COPPORATE BOUNDARES OF THE CITY.
- 8. LOTS SHALL NOT BE REQUIRED TO FACE A SIMILAR LOT ACROSS THE STREET.
- 9. SIDE LOT LINES SHALL NOT BE REDURED TO PROJECT AWAY FROM THE FRONT LOT LINE AT APPROXIMATELY RIGHT ANGLES TO STREET LINES AND RADIAL TO CURVED STREET LINES.
- 10. THE AREA WITHIN THE CITY'S TERRITORIAL JURISDICTION ZONED DISTRICT "0-5" SHALL SATISFY THE CITY'S PARALAND DEDICATION REQUIREVENTS FOR ALL LAND SHOWN WITHIN THE PULD OR THE WASTER LAND PANA ALL PROPERTY IDENTIED AS OPEN SPACE ON THE PULD OR THE WASTER LAND PANA. LI PROPERTY IDENTIED AS SOPEN THE CITY OR TO A WINGHTME UTLITY DISTRICT.
- 11. THE AREA OF NON-RECTANGULAR LOTS SHALL BE PROVIDED WITH THE FILING OF A FINAL PLAT.

SHADOWGLEN PHASE 1 SECTION 1C FINAL PLAT SHEET 3 OF 3