



Travis County Commissioners Court Agenda Request

Meeting Date: April 24, 2012

Prepared By: Michael Hettenhausen **Phone #:** 854-7563

Division Director/Manager: Anna Bowlin, Division Director, Development Services

Department Head: Steven M. Manilla, P.E., County Executive-TNR

Sponsoring Court Member: Commissioner Gomez, Precinct Four

AGENDA LANGUAGE: Consider and take appropriate action on a plat for recording: Soto Subdivision Final Plat (Resubdivision of Lot 1 Block A Buttross Farms Subdivision Final Plat - Two Lots - Martin Lane - City of Austin ETJ) in Precinct Four.

BACKGROUND/SUMMARY OF REQUEST:

This resubdivision final plat proposes to create two single family lots out of the 10.0 acre Lot 1 of the Buttross Farms Subdivision Final Plat. There are no new public or private streets proposed with this resubdivision final plat. Parkland fees in lieu of dedication have been paid to Travis County in the amount of \$350.00. Fiscal surety is not required for this short form plat. Water service to be provided by private water wells, and wastewater service to be provided by on-site septic facilities.

STAFF RECOMMENDATIONS:

As this resubdivision final plat meets all Travis County standards and was approved by the City of Austin Zoning and Platting Commission at its meeting on April 3, 2012, Single Office staff recommends approval of the resubdivision final plat.

ISSUES AND OPPORTUNITIES:

Notification

Notification of this resubdivision final plat's hearing at the City of Austin's Zoning and Platting Commission (ZAP) as well as Commissioners Court was mailed to all current owners of property and all registered neighborhood associations within 500 feet of the proposed subdivision. These addresses were obtained from the Travis Central Appraisal District current tax rolls. Single Office records show that all property owners that are required to be notified under Title 30 were notified. The Single Office has registered no interested parties for this application.

As part of the requirements for a plat resubdivision, a notice of public hearing sign was placed on the subject property on April 10, 2012, announcing the date, time, and location of the public hearing. As of the writing on this request, staff has not received any inquiries regarding this resubdivision.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A

ATTACHMENTS/EXHIBITS:

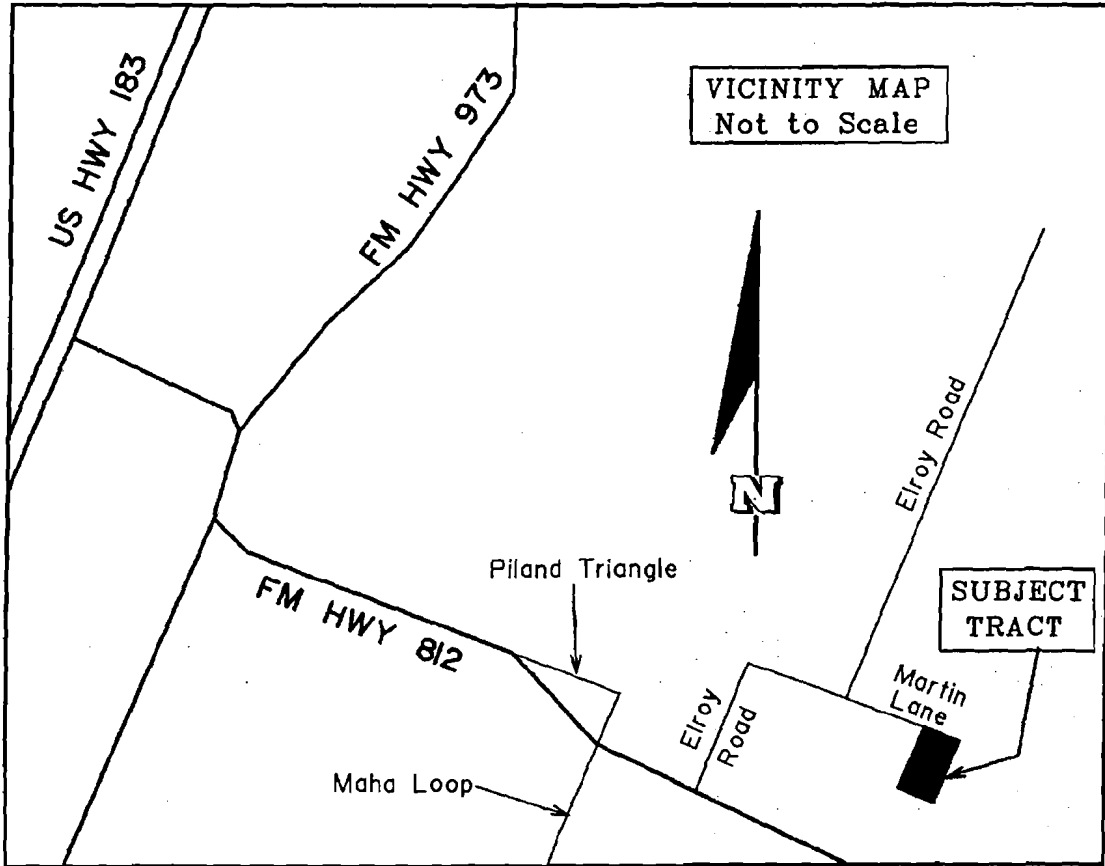
- Location map
- Precinct map
- Existing final plat
- Proposed final plat

REQUIRED AUTHORIZATIONS:

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

CC:

SM:AB:mh
1101 - Development Services - Soto Subdivision Final Plat



BUTTROSS FARMS SUBDIVISION

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS: THAT 812 ELROY ESTATES, L.P. BEING THE OWNER OF THAT CERTAIN 27.815 ACRE TRACT OF LAND LOCATED IN THE PETER C. HARRISON SURVEY NO. 3, A-2104, TRAVIS COUNTY, TEXAS, IN A DEED DATED JUNE 1, 2007 AND DESCRIBED IN DOCUMENT NO. 200709259 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND IN ACCORDANCE WITH CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS "BUTTROSS FARMS" IN ACCORDANCE WITH THE MAP OR PLAT SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

BY Prasad Patil 10/10/08
PRASAD PATIL, GENERAL PARTNER DATE

STATE OF TEXAS
COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 10th DAY OF October, 2008
BY PRASAD PATIL

Deborah Carter
NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES: 2-06-2012

STATE OF TEXAS
COUNTY OF TRAVIS



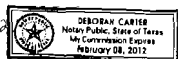
KNOW ALL MEN BY THESE PRESENTS: THAT ARMANDO SOTO, OWNER OF THAT CERTAIN 10.002 ACRE TRACT OF LAND LOCATED IN THE PETER C. HARRISON SURVEY NO. 3, A-2104, TRAVIS COUNTY, TEXAS, IN A DEED OF TRUST DATED JANUARY 23, 2004 AND DESCRIBED IN DOCUMENT NO. 200401534 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND IN ACCORDANCE WITH CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS "BUTTROSS FARMS" IN ACCORDANCE WITH THE MAP OR PLAT SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

BY Armando Soto 10-20-08
ARMANDO SOTO DATE

STATE OF TEXAS
COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 20th DAY OF October, 2008
BY ARMANDO SOTO

Deborah Carter
NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES: February 06, 2012



STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS: THAT CATALINO BAUTISTA, BEING THE OWNER OF THAT CERTAIN 10.000 ACRE TRACT OF LAND LOCATED IN THE PETER C. HARRISON SURVEY NO. 3, A-2104, TRAVIS COUNTY, TEXAS, IN A DEED OF TRUST DATED JANUARY 23, 2004 AND DESCRIBED IN DOCUMENT NO. 200401534 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND IN ACCORDANCE WITH CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS "BUTTROSS FARMS" IN ACCORDANCE WITH THE MAP OR PLAT SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

BY Catalino Bautista 10-29-08
CATALINO BAUTISTA DATE

STATE OF TEXAS
COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 29th DAY OF October, 2008
BY CATALINO BAUTISTA

Karen Hoffman
NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES: 9/1/2009



STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS: THAT BERNICE CEBALLOS BEING THE OWNER OF THAT CERTAIN 10.001 ACRE TRACT OF LAND LOCATED IN THE PETER C. HARRISON SURVEY NO. 3, A-2104, TRAVIS COUNTY, TEXAS, IN A DEED OF TRUST DATED MARCH 31, 2006 AND DESCRIBED IN DOCUMENT NO. 200608724 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND IN ACCORDANCE WITH CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS "BUTTROSS FARMS" IN ACCORDANCE WITH THE MAP OR PLAT SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

BY Bernice Ceballos 11/10/08
BERNICE CEBALLOS DATE

STATE OF TEXAS
COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 16th DAY OF October, 2008
BY BERNICE CEBALLOS

Deborah Carter
NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES: February 06, 2012



STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS: THAT EDGAR LUMINOS AND ANGEL VALDEZ BEING THE OWNERS OF THAT CERTAIN 1.000 ACRE TRACT OF LAND LOCATED IN THE PETER C. HARRISON SURVEY NO. 3, A-2104, TRAVIS COUNTY, TEXAS, IN A DEED OF TRUST DATED MAY 2, 2007 AND DESCRIBED IN DOCUMENT NO. 2007083045 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND IN ACCORDANCE WITH CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS "BUTTROSS FARMS" IN ACCORDANCE WITH THE MAP OR PLAT SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

BY Edgar Luminos 10/16/08
EDGAR LUMINOS DATE

STATE OF TEXAS
COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 16th DAY OF October, 2008
BY ANGEL VALDEZ

Deborah Carter
NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES: February 6, 2012

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS: THAT DAVID ANTHONY, INC. BEING THE OWNERS OF THAT CERTAIN 3.180 ACRE TRACT OF LAND, THE REMAINDER OF THE 82.799 ACRE TRACT LOCATED IN THE PETER C. HARRISON SURVEY NO. 3, A-2104, TRAVIS COUNTY, TEXAS, AND BEING A PART OF THE 88 ACRE TRACT DESCRIBED IN A DEED FROM N.B.H. NELSON, ET AL. TO LILLIAN NELSON BLOMQUIST, DATED MAY 2, 1982 RECORDED IN VOLUME 2453, PAGE 123, TRAVIS COUNTY DEED RECORDS IN ACCORDANCE WITH CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS "BUTTROSS FARMS" IN ACCORDANCE WITH THE MAP OR PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

BY David Anthony, Inc. 10-17-08
DAVID ANTHONY, INC. A TEXAS CORPORATION DATE

STATE OF TEXAS
COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 17th DAY OF October, 2008
BY DAVID ANTHONY BUTTROSS, II

Deborah Carter
NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES: February 6, 2012

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS: THAT DANA DEBEALVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 20th DAY OF October, 2008, 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 20th DAY OF October, 2008.

STATE OF TEXAS
COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 17th DAY OF October, 2008
BY DAVID ANTHONY BUTTROSS, II

Deborah Carter
NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES: February 6, 2012

STATE OF TEXAS
COUNTY OF TRAVIS

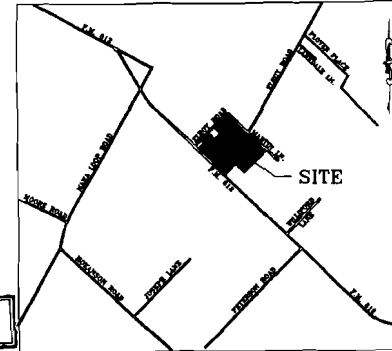
KNOW ALL MEN BY THESE PRESENTS: THAT DANA DEBEALVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 20th DAY OF October, 2008, A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE 20th DAY OF October, 2008.

STATE OF TEXAS
COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 16th DAY OF October, 2008
BY BERNICE CEBALLOS

Deborah Carter
NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES: February 06, 2012



LOCATION MAP
N.T.S.

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEALVOIR, 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 20th DAY OF October, 2008, A.D. AT 10⁰⁰ O'CLOCK A.M. OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 200803071 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

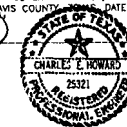
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT, THE 20th DAY OF October, 2008.

DANA DEBEALVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

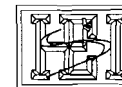
WATERSHED STATUS:

NO PORTION OF THIS SUBDIVISION IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 130300440E TRAVIS COUNTY, TEXAS, DATED 11-17-1999.
08-13-2007
4/29/2008
CHARLES E. HOWARD, P.E. 125321
HOWARD ENGINEERS, INC.
4303 RUSSELL DR.



BUTTROSS FARMS
SUBDIVISION

HOWARD ENGINEERS, INC.
4303 Russell Drive
Austin, Texas 78704
Phone: (512) 448-0081
Fax: (512) 448-0080
Email: hsi@howardengineers.com



CASE NO: CBJ-2007-0134.0A
FILING DATE: JUNE 2007

SHEET 1 OF 4

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 OF 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 ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE ____ DAY OF _____, 20__.

BETTY DAKER

CLARKE HAMMOND

SURVEYOR'S CERTIFICATION:

I, DALE L. OLSON, AM AUTHORIZED UNDER THE LAW OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH AND IS IN COMPLIANCE WITH TITLE 30, AS AMENDED, OF THE TEXAS LOCAL GOVERNMENT CODE AND CHAPTER B2 OF THE TEXAS COUNTY CODE, AS AMENDED. THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE

Dale L. Olson 9/25/08 DATE
DALE L. OLSON R.P.S. #1753
DALE L. OLSON SURVEYING CO.
711 WATER STREET
BASTROP, TEXAS
512-321-5475



WATERSHED PROTECTION AND DEVELOPMENT:

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE _____ OF THE CITY OF AUSTIN ON THIS THE ____ DAY OF _____, 20__.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, WATERSHED PROTECTION & DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____ DAY OF _____, 20__.

VICTORIA L. P.E., DIRECTOR

WATERSHED PROTECTION AND DEVELOPMENT REVIEW

TRAVIS COUNTY (TC) ON-SITE WASTEWATER PROGRAM NOTES:

- NO CONSTRUCTION MAY BEGIN ON A LOT IN THIS SUBDIVISION UNTIL PLANS FOR THE PRIVATE ON-SITE SEWAGE FACILITY (OSSF) ARE SUBMITTED TO AND APPROVED BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
- EACH LOT IN THIS SUBDIVISION IS RESTRICTED TO ONE SINGLE FAMILY RESIDENCE ONLY PER TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) TITLE 30 TEXAS ADMINISTRATIVE CODE (TAC) CHAPTER 285.2(56).
- NO STRUCTURE IN THE SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED WATER SYSTEM. CITY OF AUSTIN WATER UTILITY SYSTEM IS SCHEDULED TO PROVIDE WATER FOR THE NINE (9) LOTS IN SUBDIVISION.
- NO ON-SITE SEWAGE FACILITY (OSSF) MAY BE INSTALLED WITHIN TEN (10) FEET OF A POTABLE SUPPLY LINE, OR A POTABLE WATER SPRINKLER SUPPLY LINE.
- NO STRUCTURE IN THE SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE SEWAGE FACILITY (OSSF) WHICH HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
- ALL DEVELOPMENT ON ALL LOTS IN THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF TCEQ TITLE 30 TAC CHAPTER 285 AND TRAVIS COUNTY CODE CHAPTER 48.
- ON LOTS 7 (SEVEN) AND 8 (EIGHT), BUILDING A RESIDENCE LARGER THAN 4,000 SQUARE FEET (SINGLE STORY OR FIRST STORY SLAB AREA) MAY NOT BE POSSIBLE DUE TO LOT SIZE.
- THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM AND/OR LOT OWNERS IN THIS SUBDIVISION.

PHIL C. ICE, P.E.
ON-SITE WASTEWATER PROGRAM
TRAVIS COUNTY TWR

DATE

PLAT NOTES:

- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER UTILITY SYSTEM AND AN ON-SITE SEWAGE DISPOSAL SYSTEM APPROVED BY TRAVIS COUNTY.
- THE WATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- 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 OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- CITY OF AUSTIN WATER SERVICE IS LIMITED TO DOMESTIC USE.
- FIRE PROTECTION WILL BE PROVIDED BY TRAVIS COUNTY EMERGENCY SERVICES DISTRICT NO. 11 AND ALL DEVELOPMENT MUST MEET DISTRICT REQUIREMENTS.
- A VARIANCE TO TITLE 30-3-191 (REQUIRES NEW SUBDIVISIONS TO CONSTRUCT SIDEWALKS) WAS APPROVED BY TRAVIS COUNTY COMMISSIONERS' COURT ON 02/02/02, 2/2/02.

ELECTRIC NOTES:

- 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 25-B SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED FOR INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION 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 OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROPOSED PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

ENVIRONMENTAL NOTES:

- THIS SUBDIVISION IS LOCATED IN THE MAMA WATERSHED. MAMA IS CLASSIFIED AS A SUBURBAN WATERSHED, WITHIN A 4187 ACRE CONTRIBUTING BASIN UPSTREAM OF THIS SUBDIVISION.
- THIS SUBDIVISION IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LOC SECTION 30-5-181, AND THE ENVIRONMENTAL CRITERIA MANUAL.
- CONSTRUCTION ON SLOPES EXCEEDING 25% IS PROHIBITED.
- NO DEVELOPMENT IS ALLOWED ON LOT 9 WHICH ENCOMPASSES A CRITICAL ENVIRONMENTAL FEATURE. ALL ACTIVITIES WITHIN THE WETLANDS CRITICAL ENVIRONMENTAL FEATURE SETBACK MUST COMPLY WITH TITLE 30 (30-5). THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM PRACTICABLE EXTENT. CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.

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.

GENERAL NOTES:

- TOTAL ACREAGE: 61.798 ACRES
TOTAL ROW: 1.705 ACRES CAMPO 2030 RESERVE
TOTAL LINEAR FEET OF PUBLIC STREET: 0 L.F.
TOTAL NUMBER OF LOTS: 9

DEVELOPER INFORMATION:

OWNERS:

DAVID ANTHONY INC.
PO BOX 5306
AUSTIN, TX 78763

ARMANDO SOTO
407 TREYS WAY
AUSTIN, TX 78745

BERNIECE CEBALLOS
5936 COUNTRY MESA CIRCLE
DEL VALLE, TX 78817

CATALINO BAUTISTA
407 TREYS WAY
AUSTIN, TX 78745

812 ELROY ESTATES, L.P.
833 CASTLE RIDGE ROAD
AUSTIN, TX 78746

EDGAR LUMANDS & ANGEL VALDEZ
126 CREEKWOOD TRAIL
AUSTIN, TX

DEVELOPER:

DAVID BUTTROSS
7921 CAMERON RD #100
AUSTIN, TEXAS 78754
(512) 320-0888

SURVEYOR:

DALE L. OLSON R.P.S. #1753
DALE L. OLSON SURVEYING CO., INC.
711 WATER STREET
BASTROP, TEXAS
(512) 321-5476

ENGINEER:

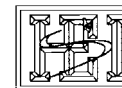
CHARLES E. HOWARD, P.E. #25321
HOWARD ENGINEERS, INC.
4303 RUSSELL DRIVE
AUSTIN, TX 78704
(512) 448-0881

ELECTRIC:

AUSTIN ENERGY
721 BARTON SPRINGS RD.
AUSTIN, TEXAS 78704-1194
(512) 494-9400

LAND USE TABLE		
LOT	DESIGNATED USE	ACRES
1	SINGLE FAMILY	10.002
2	SINGLE FAMILY	10.000
3	SINGLE FAMILY	10.001
4	SINGLE FAMILY	24.475
5	SINGLE FAMILY	1.000
6	SINGLE FAMILY	1.000
7	SINGLE FAMILY	1.090
8	SINGLE FAMILY	1.090
9	C.E.F.	3.740
9 LOTS TOTAL		61.798

**BUTTROSS FARMS
SUBDIVISION**



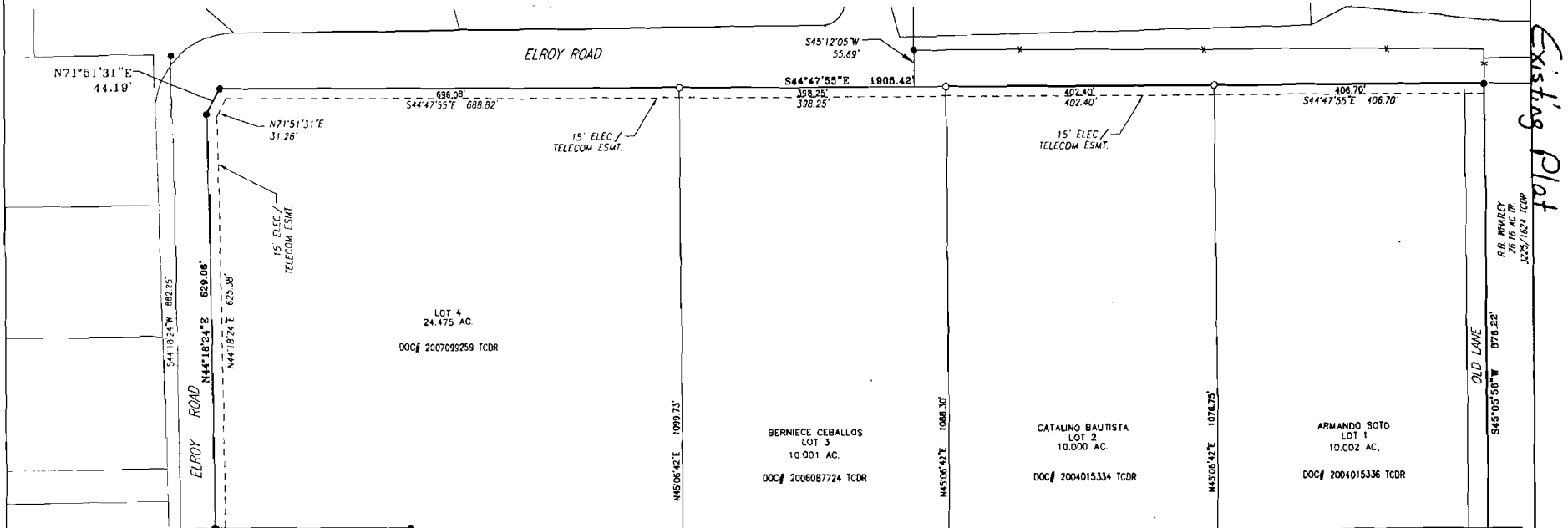
HOWARD ENGINEERS, INC.
4303 Russell Drive
Austin, Texas 78704
Phone: (512) 448-0881
Fax: (512) 448-0889
Email: hei@howardengineers.com

BUTTROSS FARMS SUBDIVISION

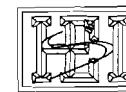
LEGEND	
	PROPERTY LINE
	LOT LINE
	15' ELEC./TELECOM EASEMENT
	ROW RESERVE
	OVERHEAD ELECTRIC LINE
	1/2" IRON ROD W/ PLASTIC CAP SET
	1/2" IRON ROD FOUND
	CONCRETE MONUMENT SET
	CONCRETE MONUMENT FOUND
	UTILITY EASEMENT
	DRAINAGE EASEMENT
	BENCH MARK
	CRITICAL ENVIRONMENTAL FEATURE SETBACK



SCALE: 1" = 100'



MATCHLINE - SEE SHEET 4 OF 4

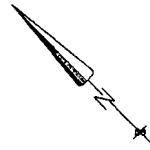


**BUTTROSS FARMS
SUBDIVISION**
HOWARD ENGINEERS, INC.
 4303 Russell Drive
 Austin, Texas 78704
 Phone: (512) 448-0881
 Fax: (512) 448-0889
 Email: hel@howardengineers.com

CASE NO: CBJ-2007-0134.0A
 FILING DATE: JUNE 2007

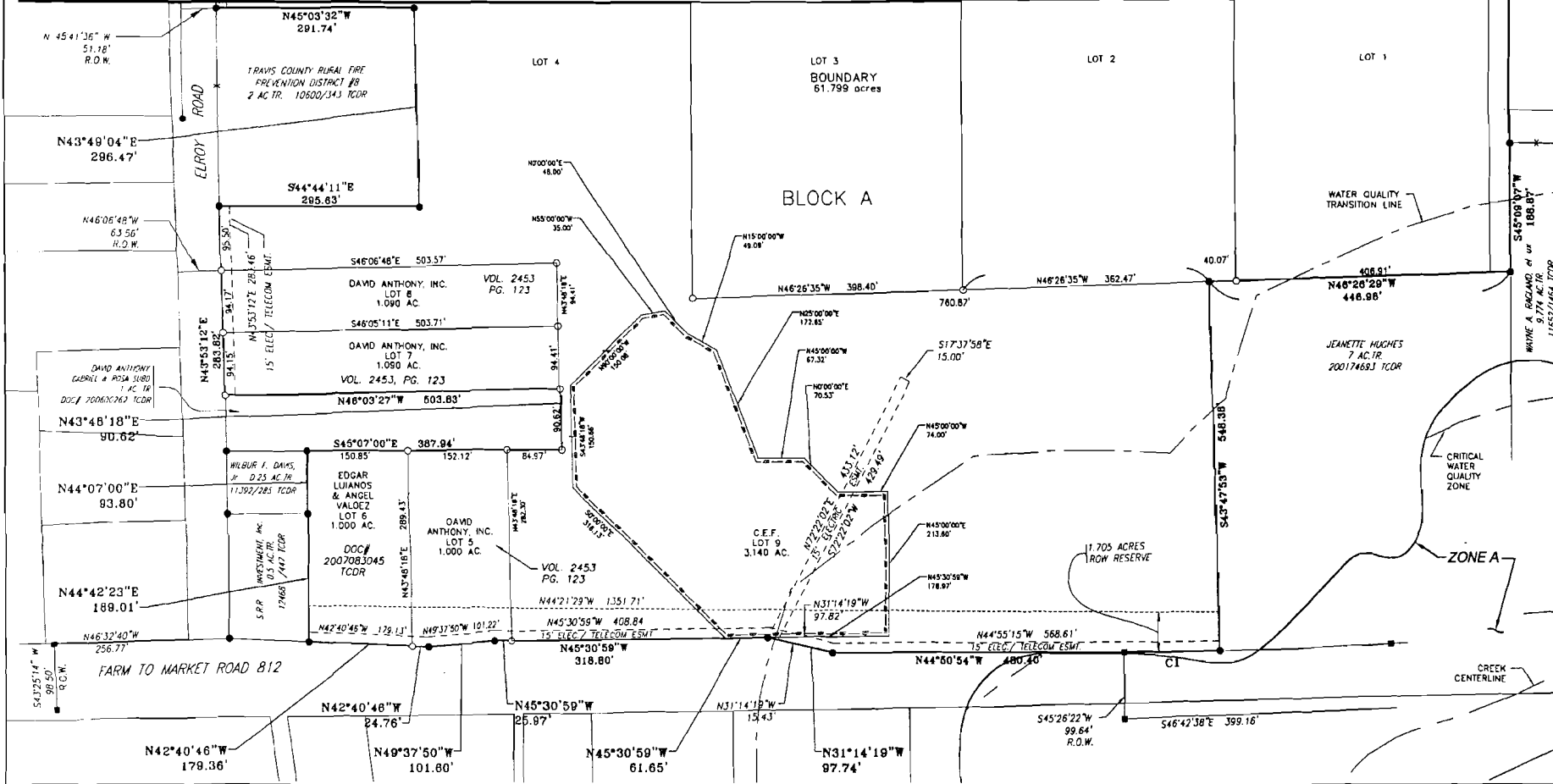
SHEET 3 OF 4

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
C1	1°23'29"	5779.58'	140.35'	70.18'	N 45°08'53" W	140.35'



MATCHLINE - SEE SHEET 3 OF 4

SCALE: 1" = 100'



**BUTTROSS FARMS
SUBDIVISION**



HOWARD ENGINEERS, INC.
4303 Russell Drive
Austin, Texas 78704
Phone: (512) 448-0881
Fax: (512) 448-0880
Email: he@howardengineers.com

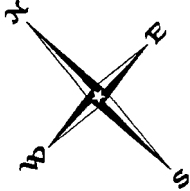
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SHEET 4 OF 4

Proposed Plat

SOTO SUBDIVISION

(RESUBDIVISION OF LOT 1 BLOCK A BUTTROSS FARMS SUBDIVISION)



SCALE: 1" = 100'

Legend

- Iron Rod Found (size noted)
- 3/4" Iron Pipe Found
- Capped Rod Found (marked "Properly Corner")
- 1/2" Iron Rod Set with plastic cap imprinted with "Hall Corson, Inc."
- E.T.E. - Electric and Telecommunications Easement (Record Bearing and Distance)

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS:

That I, Armando Soto, owner of all that certain (10.002 acre) tract of land, out of the Peter C. Harrison Survey Abstract No. 2104, in Travis County, Texas, being all of Lot 1, Block A, Buttross Farms Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 201100128 of the Official Public Records of Travis County, Texas, as conveyed to me by virtue of General Warranty Deed recorded in Document No. 2004015335 of the Official Public Records of Travis County, Texas, do hereby resubdivide said Lot 1 pursuant to Chapter 212 of the Texas Local Government Code, and in accordance with the attached plat to be known as

SOTO SUBDIVISION

(RESUBDIVISION OF LOT 1 BLOCK A BUTTROSS FARMS SUBDIVISION)

subject to any easements and/or restrictions heretofore granted and do hereby dedicate to the Public Use of the streets and easements shown hereon.

WITNESS MY HAND this the ____ day of _____, AD 20__

Armando Soto
107 Treys Way Austin, TX 78745

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the ____ day of _____, AD, 20__ did personally appear Armando Soto, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____
Printed Name _____
Commission Expires _____

Lot 2-C
Resubdivision of Lot 2
Hodgkins Addition
Volume 86 Page 106B

Juan and Elva Bautista
(5.00 Acres)
Correction General Warranty Deed
Document No. 2006159477

ELROY ROAD

MARTIN LANE

**BUTTROSS FARMS
SUBDIVISION
DOC. 201100128**

**PETER C. HARRISON SURVEY
ABSTRACT No. 2104**

LOT 2

**LOT 1A
5.00 ACRES**

BLOCK A

LOT 4

**LOT 1B
5.00 ACRES**

Jeanette Hughes
(7 Acres)
Warranty Deed
Document No. 2000174693

Rayburn R. Whitley (6.00 Acres)
Volume 3225 Page 1624

Wayne A. Ragland and
Carilyn A. Ragland
(9.774 Acres) Special Warranty Deed
Volume 11652 Page 1464

This subdivision is located in the 5 mile ETJ of the City of Austin
this the ____ day of _____, 20__

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND
DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN COUNTY OF TRAVIS, THIS THE
____ DAY OF _____, 20__ AD.

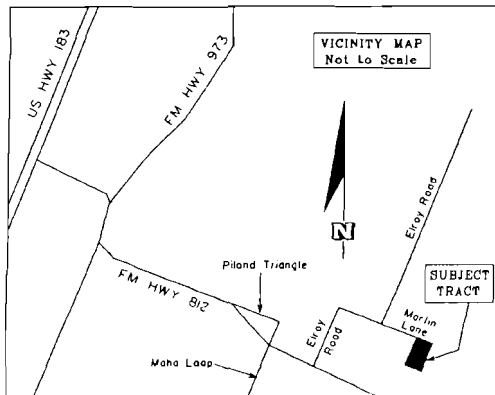
GREG GUERNSEY, DIRECTOR
PLANNING AND DEVELOPMENT REVIEW

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION
OF THE CITY OF AUSTIN, TEXAS, THIS THE ____ DAY OF _____, 20__.

Chairperson _____ Secretary _____

LAND USE SUMMARY TABLE

LOT 1A	5.00 Acres	Residential Use
LOT 1B	5.00 Acres	Residential Use
TOTAL AREA = 10.00 Acres		



SOTO SUBDIVISION

**(RESUBDIVISION OF
LOT 1 BLOCK A
BUTTROSS FARMS
SUBDIVISION)**

PLAT NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO A PRIVATE WATER WELL AND AN ON-SITE SEWAGE FACILITY APPROVED BY TRAVIS COUNTY.
2. 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 OWNERS' SOLE EXPENSE.
3. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
4. FIRE PROTECTION WILL BE PROVIDED BY TRAVIS COUNTY EMERGENCY SERVICES DISTRICT NO. 11 AND ALL DEVELOPMENT MUST MEET DISTRICT REQUIREMENTS.
5. A VARIANCE TO TITLE 30-3-191 (REQUIRES NEW SUBDIVISIONS TO CONSTRUCT SIDEWALKS) WAS APPROVED BY TRAVIS COUNTY COMMISSIONERS' COURT ON OCTOBER 21, 2008.

ELECTRIC NOTES:

1. 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 25-B SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
2. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED IN ADDITION TO THOSE INDICATED FOR INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES.
3. 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 OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROPOSED PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

ENVIRONMENTAL NOTES:

1. THIS SUBDIVISION IS LOCATED IN THE MAHA CREEK WATERSHED AND IS CLASSIFIED AS A SUBURBAN WATERSHED WITHIN A 4.187 ACRE CONTRIBUTING BASIN UPSTREAM OF THIS SUBDIVISION.
2. THIS SUBDIVISION IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
3. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR CONSTRUCTION ON EACH LOT.
4. CONSTRUCTION ON SLOPES EXCEEDING 25% IS PROHIBITED.

THE STATE OF TEXAS *
THE COUNTY OF TRAVIS *

I do hereby certify that the engineering work being submitted herein complies with all provisions of the Texas Engineering Practice Act, including Section 131.152(e), hereby acknowledge that any misrepresentation regarding this certification constitutes a violation of the Act, and may result in criminal, civil and/or administrative penalties against me as authorized by the Act.

No portion of this subdivision is within the boundaries of the 100-year flood plain of any waterway that is within the limits of study of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), 48453C 0710 H, dated September 26, 2008

Kurt Prasener 3/14/12
Kurt Prasener P.E. No. 58191 Date
13377 Pond Springs Road Austin, Texas 78748 (512) 918-7729 (512)-918-3343



THE STATE OF TEXAS *
THE COUNTY OF TRAVIS *

I, Holt Carson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat and subdivision is based upon an actual survey made on the ground, and is true and correct to the best of my knowledge.

Holt Carson 3-14-2012
Holt Carson Date
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704 (512)-442-0990



TRAVIS COUNTY (TC) ON-SITE WASTEWATER PROGRAM NOTES:

1. NO CONSTRUCTION MAY BEGIN ON A LOT IN THIS SUBDIVISION UNTIL PLANS FOR THE PRIVATE ON-SITE SEWAGE FACILITY (OSSF) ARE SUBMITTED TO AND APPROVED BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
2. EACH LOT IN THIS SUBDIVISION IS RESTRICTED TO ONE SINGLE FAMILY RESIDENCE ONLY PER TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) TITLE 30 TEXAS ADMINISTRATIVE CODE (TAC) CHAPTER 285.2 (66).
3. NO STRUCTURE IN THE SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED WATER SYSTEM OR AN ON-SITE PRIVATE WATER WELL.
4. NO ON-SITE SEWAGE FACILITY (OSSF) MAY BE INSTALLED WITH TEN (10) FEET OF A POTABLE SUPPLY LINE OR A POTABLE WATER SPRINKLER SUPPLY LINE.
5. NO STRUCTURE IN THE SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE SEWAGE FACILITY (OSSF) WHICH HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
6. ALL DEVELOPMENT ON ALL LOTS IN THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF TCEQ TITLE 30 TAC CHAPTER 285 AND TRAVIS COUNTY CODE CHAPTER 48.
7. THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM AND/OR LOT OWNERS IN THIS SUBDIVISION.
8. NO ON-SITE WASTEWATER SYSTEM MAY BE INSTALLED WITHIN 100 FEET OF A PRIVATE WATER WELL NOR MAY AN ON-SITE WASTEWATER DISPOSAL SYSTEM BE INSTALLED WITHIN 150 FEET OF A PUBLIC WELL.

Brandon Couch, D.R. 3-15-2012
for STACY SCHEFFEL, D.R. Program Manager Date
ON-SITE WASTEWATER PROGRAM
TRAVIS COUNTY - TNR

THE STATE OF TEXAS *

THE COUNTY OF TRAVIS * I, Dana DeBeauvoir, 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, this the _____ day of _____, A.D. 20____.
DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

By _____
Deputy

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 part of the developer's construction.

THE STATE OF TEXAS *
THE COUNTY OF TRAVIS *

I, Dana DeBeauvoir, 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.
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK,
this the _____ day of _____, 20____, A.D.

Dana DeBeauvoir, County Clerk
Travis County, Texas



NOTICE OF PUBLIC HEARING

APRIL 24, 2012, AT 9:00 AM

SUBDIVISION A RESUBDIVISION
BLOCK A OF BUTTRESS FARMS
SUBDIVISION PROJECT 4

DEWEY COUNTY

DEWEY COUNTY



TRANSPORTATION AND NATURAL RESOURCES

STEVEN M. MANILLA, P.E., COUNTY EXECUTIVE
411 West 13th Street
Executive Office Building
P.O. Box 1748
Austin, Texas 78767
tel 512-854-9383
fax 512-854-4649

AFFIDAVIT OF POSTING

**TO: County Judge
County Commissioners
Travis County, Texas**

A public notice of a resubdivision final plat sign was posted on Martin Lane
2012, at a point as near as practical to the area being resubdivided, and was also posted at the
Travis County Courthouse.

CERTIFIED THIS THE 10th DAY OF April, 2012.

SIGNATURE: David Greear

NAME (PRINT): David Greear

TITLE: Traffic Program Manager

cc: Garcia (sign shop)

M:\PERMITS\SUBDIVN\Subdivision Review\Soto Subdivision\Work Request for Sign Posting (2).doc