




Travis County Commissioners Court Agenda Request

Meeting Date: September 4, 2012

Prepared By: Don Perryman **Phone #:** 974-2786

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

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

Sponsoring Court Member: Commissioner Huber, Precinct Three

AGENDA LANGUAGE: Consider and take appropriate action on the Austin Seventy One Final Plat (Long Form final plat - 19 total lots - 30.94 acres - State Highway 71 - City of Austin ETJ) in Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

This final plat consists of 19 total lots (15 single family lots, 2 water quality pond lots, 1 commercial lot, and 1 private street lot) on 30.94 acres. The applicant proposes a 987 foot private internal street called Barton Estates Place. Water service will be provided by the City of Austin, and wastewater service will be provided by on-site septic facilities. Parkland fees in lieu of dedication have paid to the City of Austin in the amount of \$13,300.00.

The Travis County Commissioners Court approved a variance on September 6, 2011, to allow the use of the private street.

STAFF RECOMMENDATIONS:

This final plat meets all Single Office requirements and was approved by the City of Austin Zoning and Platting Commission on August 8, 2012. Staff recommends approval of the final plat.

ISSUES AND OPPORTUNITIES:

The City of Austin's Zoning and Platting Commission approved the preliminary plan without discussion on September 20, 2011. Staff has not been contacted by any interested parties.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A

ATTACHMENTS/EXHIBITS:

Precinct map
Location map
Proposed final plat

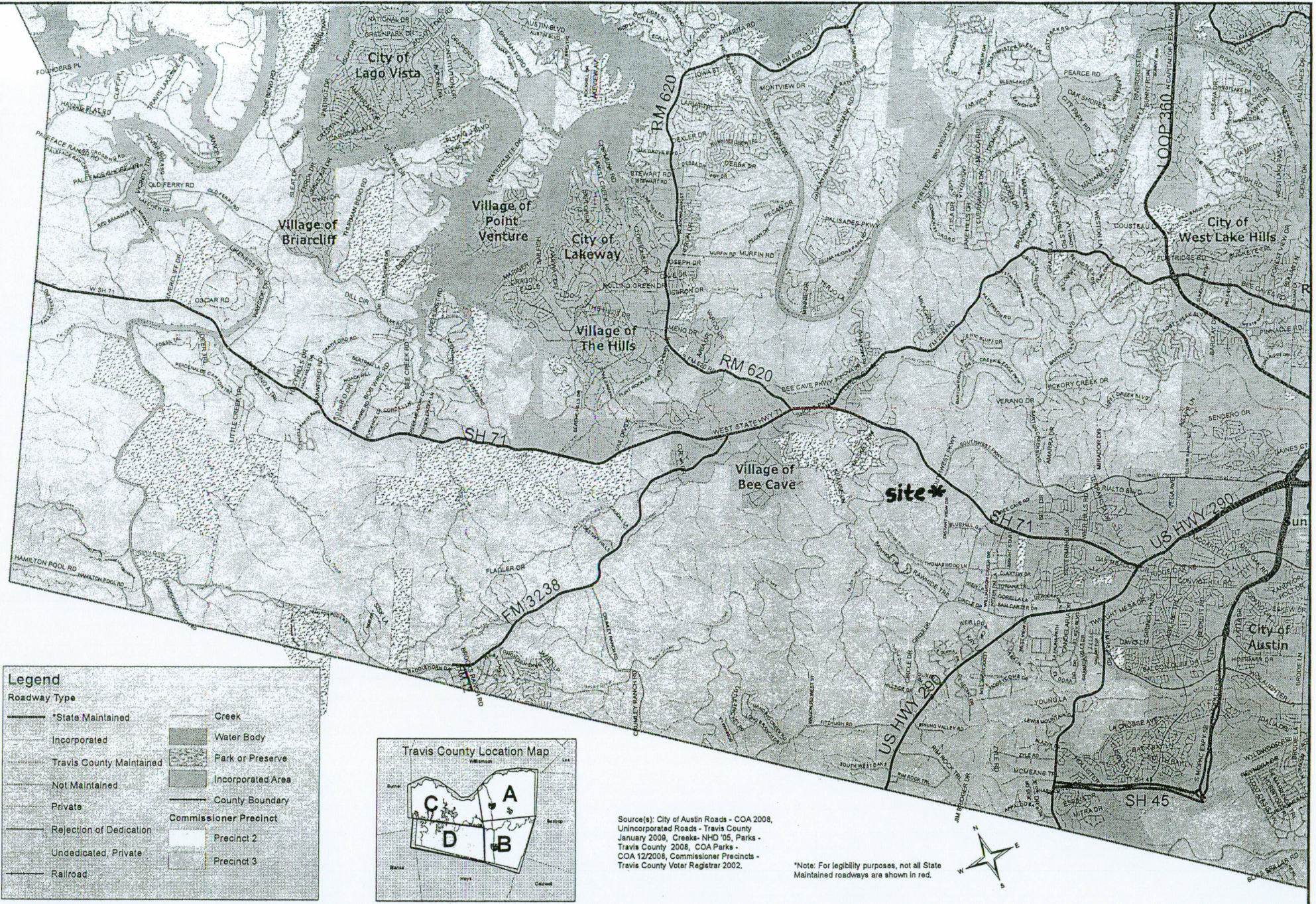
REQUIRED AUTHORIZATIONS:

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

CC:

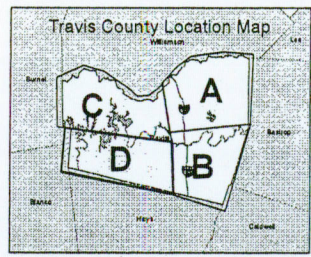
SM:AB:dp

1101 - Development Services - Austin Seventy One Final Plat



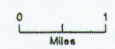
Legend

Roadway Type	
	*State Maintained
	Incorporated
	Travis County Maintained
	Not Maintained
	Private
	Rejection of Dedication
	Undedicated, Private
	Railroad
	Creek
	Water Body
	Park or Preserve
	Incorporated Area
	County Boundary
	Commissioner Precinct
	Precinct 2
	Precinct 3



Source(s): City of Austin Roads - COA 2008, Unincorporated Roads - Travis County January 2008, Creeks - NHD '05, Parks - Travis County 2008, COA Parks - COA 12/2008, Commissioner Precincts - Travis County Voter Registrar 2002.

*Note: For legibility purposes, not all State Maintained roadways are shown in red.



Map Disclaimer: This map was created for the Travis County Sign Crew for Identifying Travis County's maintained roadways. The data is provided "as is" with no warranties of any kind. For questions, contact the Travis County GIS Coordinator at (512) 854-9383.

Travis County Roadways, Map D

Map Prepared by: Travis County, Dept. of Transportation & Natural Resources. Date: 1/7/2009 <http://www.co.travis.tx.us/maps>

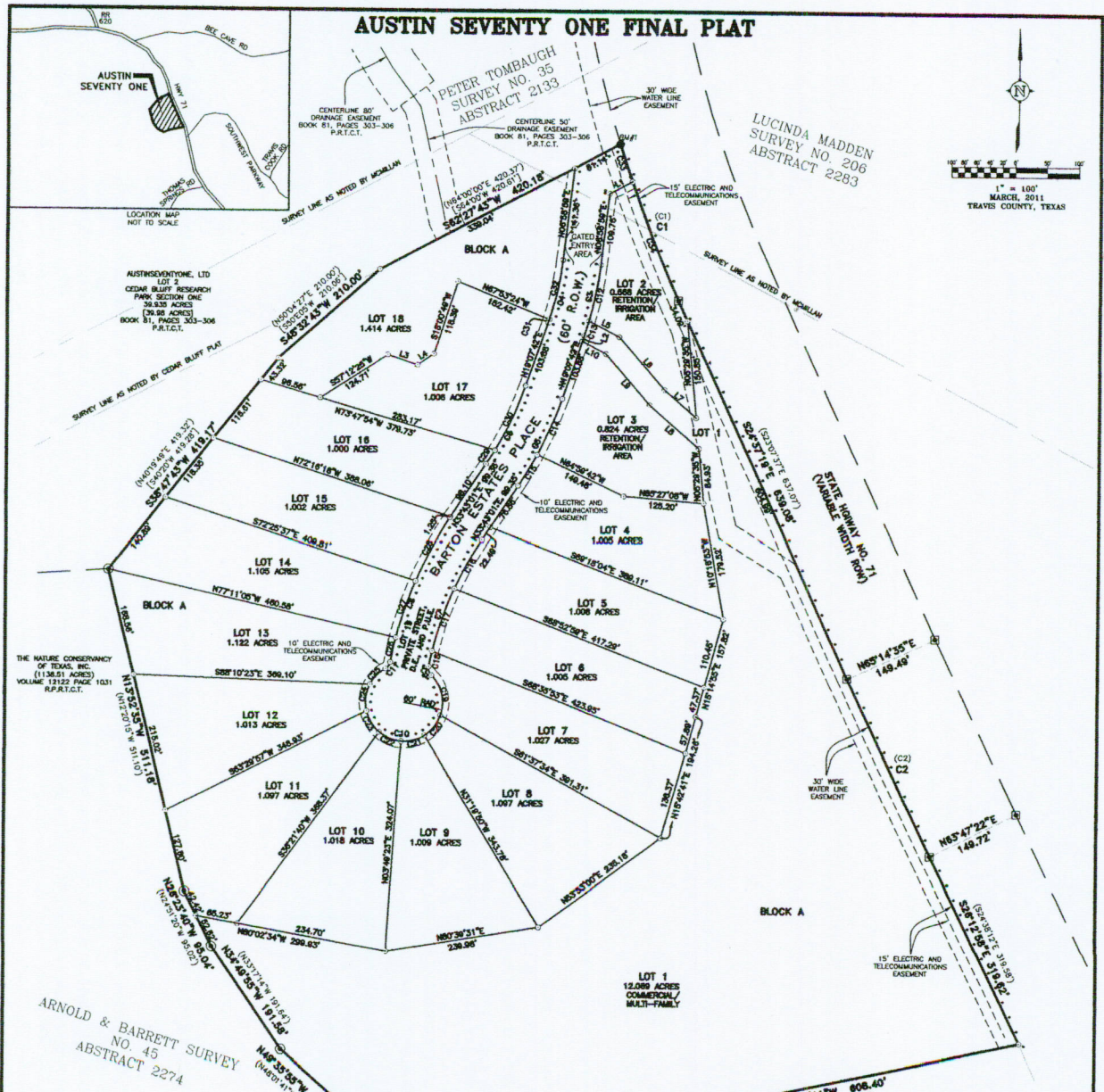
AustinSeventyOne Site Location Map

Address: 10549 W Highway 71 Austin, Texas 78735



SCANNED

AUSTIN SEVENTY ONE FINAL PLAT



LEGEND:

- 1/2" IRON ROD FOUND UNLESS NOTED
- CONCRETE TYPE I MONUMENT FOUND
- ⊙ 5/8" IRON PIPE FOUND
- ⊙ 604 NAIL FOUND
- ▲ FENCE POST FOUND
- △ CALCULATED POINT
- 1/2" IRON ROD SET WITH CAP UNLESS OTHERWISE NOTED
- ⊙ BM BENCHMARK
- SIDEWALK
- DRAINAGE EASEMENT
- PUBLIC UTILITY EASEMENT
- ELECTRIC & TELECOMMUNICATIONS EASEMENT
- () RECORD INFORMATION 2003100770
- () RECORD INFORMATION BOOK 81, PAGES 303-306
- OPAWCT OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- DAWCT DEED RECORDS TRAVIS COUNTY, TEXAS
- PAWCT PLAT RECORDS TRAVIS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

AUSTIN SEVENTY ONE

OWNER: AUSTINSEVENTYONE, LTD.
4202 LAKEMAY BOULEVARD
C/O JOHN BOSWELL
AUSTIN, TEXAS 78734
PHONE: (512)608-0405

ACREAGE: 30.948 ACRES

SURVEY: ARNOLD & BARRETT SURVEY NO. 45, A-2274,
15 SINGLE FAMILY LOTS
1 COMMERCIAL/MULTI FAMILY LOT
2 POND LOTS

NUMBER OF BLOCKS: 1
NUMBER OF LOTS: 1

DATE: MARCH, 2011

SURVEYOR: ZAMORA, LLC
1435 SOUTH LOOP 4
BUDA, TEXAS 78610
PHONE: (512)295-6201 FAX: (512)295-6091
PERALES ENGINEERING, L.L.C.
703 PATTERSON AVENUE
AUSTIN, TEXAS 78703
PHONE: (512)297-5019
T.S.P.E. # F-12013

LINEAR FEET OF NEW STREET
BARTON ESTATES PLACE: 987 LF

SURVEY NOTE:
SEARCHES ARE BASED ON TEXAS STATE PLANE (TEXAS CENTRAL ZONE 4203),
NAD 83. PROJECT REFERENCE POINTS WERE BASED FROM RICH REFERENCE
POINTS 0724, 0733 AND 0734. BEARINGS SHOWN HEREON ARE GRID
BEARINGS.

THE NAULVE CONSERVANCY OF TEXAS, INC.
(11,382.51 ACRES)
VOLUME 12122 PAGE 1031
R.P.R.T.C.T.

PROJECT: AUSTIN SEVENTY ONE
JOB NUMBER: 11-1003-01
DATE: MARCH 2011
SCALE: 1"=100'
SURVEYOR: ZAMORA
TECHNICIAN: SECURA
DRAWING: 11-1003-01-Sheet.dwg
FIELDNOTES:
PARTYCHIEF:
FIELDBOOKS:

ZWA
Zamora, L.L.C.
Professional Land Surveyors
1435 South Loop 4 • Buda, Texas 78610
Telephone: (512) 295-6201 • Fax (512) 295-6091

PROJECT NO: 002.001
FILE NO: CBJ-2010-0134
DATE: MARCH, 2011
SCALE: 1" = 100'

DESIGNED BY: JRP, JFM
DRAWN BY: JFM
CHECKED BY: JRP
REVIEWED BY:

PERALES ENGINEERING, L.L.C.
Land Development and Environmental Consulting Services
703 Patterson Avenue
Austin, Texas 78703
Phone: (512)297-5019
TSPE # F-12013

AUSTIN SEVENTY ONE FINAL PLAT

SHEET 1 OF 3
ZWA PLAT No. 11-1003-01

AUSTIN SEVENTY ONE FINAL PLAT

BEGINNING at a 5/8 inch iron pipe found for the southeast corner of Lot 2, Cedar Bluff Research Park Section One, a subdivision of record in Book 81, Pages 303 through 306 of the Plat Records of Travis County, Texas, being also in the west line of State Highway No. 71, a variable width Right-of-Way, being also the northeast corner of the herein described tract and being in a curve to the left;

THENCE departing the north line of said Lot 2, Cedar Bluff Research Park Section One, with the west line of State Highway No. 71, and the east line of the herein described the following four (4) courses and distances:

1. along said curve to the left, an arc distance of 256.46 feet, said curve having a radius of 2000.00 feet, a central angle of 07°29'51" and a chord bearing of S 20°28'41" E, for a chord distance of 256.30 feet to a Type I concrete monument found at the end of said curve, and
2. S 24°37'19" E, for a distance of 639.00 feet to a Type I concrete monument found, at the beginning of a curve to the left,
3. along said curve to the left, an arc distance of 301.83 feet, said curve having a radius of 11549.16 feet, a central angle of 01°29'51" and a chord bearing of S 25°32'40" E, for a chord distance of 301.82 feet to a Type I concrete monument found at the end of said curve, and
4. S 26°12'58" E, for a distance of 319.83 feet to a 1/2 inch iron rod set with cap stamped "ZWA", in the north line of a 1138.51 acre tract as described in a deed to The Nature Conservancy of Texas, Inc., of record in Volume 12122, Page 1031 of the Real Property Records Travis County, Texas and being the southeast corner of the herein described tract;

THENCE departing the west line of State Highway No. 71, with the north line of said 1138.51 acre tract and being the south and west lines of the herein described tract, the following seven (7) courses and distances:

1. S 78°04'11" W, for a distance of 608.40 feet to a 1/2 inch iron pipe found,
2. S 69°54'47" W, for a distance of 264.31 feet to a 1/2 inch iron pipe found,
3. N 60°42'40" W, for a distance of 243.54 feet to a 3/4 inch iron pipe found,
4. N 49°35'55" W, for a distance of 120.53 feet to a 1/2 inch iron pipe found,
5. N 34°49'55" W, for a distance of 191.58 feet to a 1/2 inch iron pipe found,
6. N 26°23'40" W, for a distance of 95.03 feet to a 3/4 inch iron pipe found, and
7. N 13°52'35" W, for a distance of 511.18 feet to a 3/4 inch iron pipe with an 80d nut found for an angle point in the said 1138.51 acre tract, being also an angle point in the south line of said Lot 2, Cedar Bluff Research Park, and being the northeast corner of the herein described tract;

THENCE departing the north line of said 1138.51 acre tract, with the south line of said Lot 2, Cedar Bluff Research Park Section One and being the north line of the herein described tract, the following three (3) courses and distances:

1. N 36°47'43" E, for a distance of 419.17 feet to a 1/2 inch iron rod set with cap stamped "ZWA",
2. N 48°32'43" E, for a distance of 210.00 feet to a 1/2 inch iron rod set with cap stamped "ZWA", and
3. N 62°27'43" E, for a distance of 420.18 feet to the POINT OF BEGINNING and containing 30.946 acres of land.

THE STATE OF TEXAS §
THE COUNTY OF TRAVIS §

I, JEROME PERALES, AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE F.E.M.A. 100 YEAR FLOODPLAIN AS SHOWN ON THE F.E.M.A. FIRM PANEL 48453C0420N FOR TRAVIS COUNTY, TEXAS EFFECTIVE DATE SEPTEMBER 26, 2006.

WITNESS MY HAND THIS _____ DAY OF _____, 2011, A.D.

PERALES ENGINEERING, L.L.C.
703 PATTERSON AVENUE
AUSTIN TEXAS 78703
TSPE # F-12013

JEROME PERALES
REGISTERED PROFESSIONAL ENGINEER NO. 94676

DATE

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

THAT I, G. RENE ZAMORA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT ALL CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREOF.

G. RENE ZAMORA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5662
STATE OF TEXAS
ZAMORA, L.L.C. (ZWA)
1435 SOUTH LOOP #
BUDA, TEXAS 78610
PHONE: (512) 295-6201, FAX: (512) 295-6091

DATE

LINE	BEARING	DISTANCE
L1	S84°24'47" W	30.72
L2	S33°42'38" W	9.88
L3	S71°15'12" E	48.89
L4	N56°38'48" E	30.84
L5	S62°28'17" E	63.72
L6	S41°00'20" E	108.04
L7	S48°00'18" E	82.80
L8	N49°00'18" W	104.32
L9	N41°00'20" W	104.12
L10	N62°28'17" W	42.00

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	256.46	2000.00	07°29'51"	S20°28'41" E	256.30
(C1)	256.58	2000.00		S19°27'00" E	256.40
C2	301.83	11549.16	01°29'51"	S25°32'40" E	301.82
(C2)				S21°47'00" E	301.90
C3	112.38	830.00	12°08'43"	N13°03'20" E	112.14
C4	89.83	470.00	12°08'43"	N13°03'20" E	89.44
C5	181.50	965.00	14°36'20"	N28°28'22" E	181.00
C6	134.22	838.00	14°36'20"	N28°28'22" E	133.88
C7	213.55	838.00	22°44'34"	S22°20'44" W	212.15
C8	242.40	998.00	22°13'30"	S22°08'17" W	240.74
C9	14.78	15.00	88°11'09"	S12°10'55" E	14.72
C10	249.84	80.00	288°03'21"	S88°18'21" E	75.10
C11	13.16	15.00	89°18'17"	N30°37'40" E	12.74
C12	84.45	830.00	8°36'04"	N10°28'01" E	84.41
C13	24.07	830.00	8°36'04"	N12°49'38" E	24.07
C14	85.15	965.00	8°08'44"	N22°42'34" E	85.04
C15	86.36	865.00	8°28'36"	N13°09'13" E	86.33
C16	86.01	838.00	8°36'20"	S22°08'14" W	85.82
C17	102.58	838.00	102°17'18"	S12°24'48" E	102.71
C18	24.88	838.00	83°7'52"	S12°17'18" W	24.88
C19	87.58	80.00	84°30'39"	N12°07'18" W	84.04
C20	48.18	80.00	82°11'11"	N38°18'41" E	38.48
C21	38.23	80.00	38°30'33"	N78°44'33" E	37.58
C22	37.88	80.00	38°58'13"	S88°00'44" E	37.07
C23	38.48	80.00	38°44'37"	S31°38'38" E	37.82
C24	42.48	80.00	42°33'50"	S27°00'38" E	41.88
C25	35.05	80.00	33°28'18"	S44°01'40" W	34.58
C26	38.95	865.00	7°43'50"	S12°21'29" W	38.84
C27	83.34	865.00	8°36'01"	S18°21'47" W	83.15
C28	110.21	865.00	10°43'24"	S29°21'18" W	110.08
C29	25.46	838.00	7°43'30"	N32°11'18" E	25.46
C30	110.77	838.00	11°01'46"	N28°03'38" E	110.58
C31	8.88	470.00	7°51'28"	N18°48'08" E	8.86
C32	83.97	470.00	11°27'18"	N12°42'28" E	83.81
C33	80.82	2000.00	01°44'33"	S18°10'32" E	80.82
C34	189.85	2000.00	08°38'19"	S21°30'58" E	189.55

PROJECT: AUSTIN SEVENTY ONE
JOB NUMBER: 11-1003-01
DATE: MARCH 2011
SCALE: 1"=100'
SURVEYOR: ZAMORA
TECHNICIAN: SECURA
DRAWING: 11-1003-01-Sheet2.dwg
FIELDNOTES:
PARTYCHIEF:
FIELDBOOKS:



Zamora, L.L.C.
Professional Land Surveyors
1435 South Loop # 4 Buda, Texas 78610
Telephone: (512) 295-6201 • Fax (512) 295-6091

PROJECT NO: 002.001
FILE NO: CBSJ-2010-0134
DATE: MARCH, 2011
SCALE: 1" = 100'

DESIGNED BY: JRP, JFM
DRAWN BY: JFM
CHECKED BY: JRP
REVISED BY:

PERALES ENGINEERING, L.L.C.
Land Development and Environmental Consulting Services
703 Patterson Avenue
Austin, Texas 78703
Phone: (512) 997-5019
TSPE # F-12013

AUSTIN SEVENTY ONE FINAL PLAT

SHEET
2
OF
3
ZWA PLAT No.
11-1003-01

AUSTIN SEVENTY ONE FINAL PLAT

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

THAT AUSTINSEVENTYONE, LTD., ACTING HEREIN BY AND THROUGH JOHN BOSWELL OF AUSTINSEVENTYONE, LTD., BEING THE OWNER OF 30.946 ACRES OF LAND OUT OF THE ARNOLD & BARRETT SURVEY NO. 45, ABSTRACT NO. 2274, AND THE LUCHINA MADDEN SURVEY NO. 206, ABSTRACT NO. 2283, SITUATED IN TRAVIS COUNTY, TEXAS, CONVEYED BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2003100770 OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS, PURSUANT TO CHAPTERS 212 OF THE TEXAS LOCAL GOVERNMENT CODE, THE UNDERSIGNED OWNER DOES HEREBY SUBDIVIDE SAID 30.946 ACRES OF LAND IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

AUSTIN SEVENTY ONE

SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND HEREBY DEDICATES TO THE OWNERS OF THE LOTS IN THE SUBDIVISION, PUBLIC UTILITIES SERVING THE SUBDIVISION, EMERGENCY SERVICES PROVIDERS WITH JURISDICTION, AND PUBLIC SERVICE AGENCIES, THE USE OF ALL THE PRIVATE STREETS AND OTHER EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, THE MAINTENANCE AND PAYMENT OF REAL PROPERTY TAXES ON SUCH PRIVATE STREETS ARE THE RESPONSIBILITY OF THE OWNERS OF THE SUBDIVISION OR ANY DULY CONSTITUTED HOMEOWNERS' ASSOCIATION UNDER THAT CERTAIN INSTRUMENT OF RECORD AT DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AN EXPRESS EASEMENT IS HEREBY GRANTED ACROSS SAID PRIVATE STREETS AND ANY COMMON AREAS FOR THE USE OF THE SURFACE FOR ALL GOVERNMENTAL FUNCTIONS, VEHICULAR AND NON-VEHICULAR, INCLUDING FIRE AND POLICE PROTECTION, SOLID AND OTHER WASTE MATERIAL PICKUP, AND ANY OTHER PURPOSE ANY GOVERNMENTAL AUTHORITY DEEMS NECESSARY, AND OWNER FURTHER AGREES THAT ALL GOVERNMENTAL ENTITIES, THEIR AGENTS OR EMPLOYEES, SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGE OCCURRING TO THE SURFACE OF THE SAID PRIVATE STREET AND ANY COMMON AREA AS A RESULT OF ANY SUCH USE BY GOVERNMENTAL VEHICLES.

"ALL PRIVATE STREETS SHOWN HEREON [BARTON ESTATES PLACE] AND ANY SECURITY GATES OR DEVICES CONTROLLING ACCESS TO SUCH STREETS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION OF THIS SUBDIVISION."

WITNESS MY HAND THIS _____ DAY OF _____, 2011, A.D.

AUSTINSEVENTYONE, LTD.

BY: AUSTINSEVENTYONE, LTD.
4202 LAKEWAY BOULEVARD
AUSTIN, TEXAS 78734

BY: JOHN BOSWELL

THE STATE OF TEXAS §
THE COUNTY OF TRAVIS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2011, BY JOHN BOSWELL OF AUSTINSEVENTYONE, LTD.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES ON _____

TRAVIS COUNTY 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 THE 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 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 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.

TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM

1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE WASTEWATER (SEPTIC) SYSTEM THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
2. 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.
3. NO CONSTRUCTION MAY BEGIN ON ANY LOT IN THIS SUBDIVISION UNTIL PLANS FOR THE PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM ARE APPROVED BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
4. DEVELOPMENT OF EACH LOT IN THIS SHALL BE IN COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF THE TEXAS ADMINISTRATIVE CODE CHAPTER 285 AND CHAPTER 48 OF THE TRAVIS COUNTY CODE THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION.
5. THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

STACEY SCHEFFEL D.R., PROGRAM MANAGER, ON-SITE WASTEWATER, TRAVIS COUNTY TNR

DATE

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

GREG GUERNSEY, DIRECTOR PLANNING & DEVELOPMENT REVIEW DEPARTMENT

THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER IMPROVEMENTS, PURSUANT TO THE TERMS OF A SUBDIVISION 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 IS ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NUMBER _____ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS/COLUMBIAN COUNTY, TEXAS.

ZONING AND PLATTING COMMISSION:

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

CHAIRPERSON SECRETARY

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

PLAT NOTES

1. THIS SUBJECT PROPERTY IS LOCATED IN TRAVIS COUNTY, WITHIN THE CITY OF AUSTIN 2 MILE ETJ. THE DEVELOPMENT IS SUBJECT TO THE PROVISIONS OF THE CITY OF AUSTIN URBAN DEVELOPMENT CODE.
2. ALL STREET(S) WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED TO CITY OF AUSTIN STANDARD STANDARDS WITH CURB AND GUTTER AND SIDEWALKS. SIDEWALK LOCATIONS SHALL BE SHOWN ON STANDARD ROADWAY SECTIONS.
3. PUBLIC SIDEWALKS BUILT TO THE CITY OF AUSTIN STANDARDS ARE REQUIRED ALONG BOTH SIDES OF BARTON ESTATES PLACE AND THE SUBDIVISION SIDE OF US 71 IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARDS. SUCH SIDEWALKS SHALL BE CONSTRUCTED PRIOR TO THE OCCUPANCY OF THE LOTS. FAILURE TO CONSTRUCT SUCH SIDEWALKS MAY RESULT IN THE WITHHOLDING OF A CERTIFICATE OF OCCUPANCY.
4. FISCAL SURETY SHALL BE REQUIRED UNTIL FINAL PLAT APPROVAL. FISCAL SURETY SHALL BE PROVIDED FOR THE SUBDIVISION IMPROVEMENTS: INCLUDING PUBLIC STREETS, SIDEWALKS, UTILITIES, DRAINAGE AND STORMWATER QUALITY FACILITIES, AND EROSION CONTROL DEVICES.
5. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE F.E.M.A. 100 YEAR FLOODPLAIN AS SHOWN ON PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FIRM PANEL 46453C0420H, TRAVIS COUNTY, TEXAS.
6. OPEN SPACE EASEMENTS AND DRAINAGE/WATER QUALITY EASEMENTS AND POND LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR SUCCESSOR IN TITLE. PUBLIC UTILITY EASEMENTS WILL BE FURTHER DEFINED ON THE FINAL PLAT. LOTS 2 AND 3 ARE RESTRICTIVE AGAINST RESIDENTIAL DEVELOPMENT.
7. IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER/BUILDER TO INSTALL AND MAINTAIN TEMPORARY EROSION CONTROL (SILT FENCE) DOWNHILL OF ALL DISTURBED AREAS DURING THE PERIOD OF THE HOUSE CONSTRUCTION.
8. THE WATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY UTILITY DESIGN CRITERIA. THE WATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. THE WATER UTILITY SYSTEM CONSTRUCTION MUST BE INSPECTED BY THE CITY. THE LANDOWNER MUST PAY THE ASSOCIATED CITY INSPECTION FEES.
9. ALL RIGHT-OF-WAY RETURNS ARE 15' AND CUL-DE-SAC THROAT RADI ARE 25' UNLESS OTHERWISE NOTED.
10. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND MULTIFAMILY CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
11. MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE ACCORDING TO THE CITY OF AUSTIN STANDARDS.
12. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
13. NO STRUCTURE SHALL BE OCCUPIED UNTIL THE ASSOCIATED STORMWATER QUALITY AND DETENTION CONTROL FACILITIES HAVE BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN.
14. THE WATER QUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE PURSUANT TO THE CITY LAND DEVELOPMENT CODE. THE USE AND MAINTENANCE OF THESE EASEMENTS IS RESTRICTED BY THE LAND DEVELOPMENT CODE.
15. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
16. ALL PROPOSED STREETS ARE TO BE PRIVATE RIGHT-OF-WAY.
17. OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.
18. UTILITY PROVIDERS FOR THIS SITE INCLUDE AUSTIN ENERGY, AND AT&T.
19. THIS SUBDIVISION PLAN INCLUDES SINGLE FAMILY LOTS ON SLOPES WITH A GRADIENT OF MORE THAN 15%. THESE LOTS INCLUDE LOTS 4-16. IMPROVED CONVEYANCE AND EROSION CONTROL MEASURES SHALL BE REQUIRED FOR THE SLOPES. THE TERRACING TECHNIQUES IN THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL ARE REQUIRED FOR CONSTRUCTION THAT IS UPHILL OR DOWNHILL OF A SLOPE WITH A GRADIENT OF MORE THAN 15%. HILLSIDE VEGETATION MAY NOT BE DISTURBED EXCEPT AS NECESSARY FOR CONSTRUCTION, AND DISTURBED AREAS MUST BE RESTORED WITH NATIVE VEGETATION. A CUT OR FILL MUST BE REVEGETATED, OR IF A CUT OR FILL HAS A FINISHED GRADIENT OF MORE THAN 33% STABILIZED WITH A PERMANENT STRUCTURE. THIS DOES NOT APPLY TO A STABLE CUT.
20. IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE, INDIVIDUAL DRIVEWAYS FOR SINGLE FAMILY LOTS SHALL NOT BE CONSTRUCTED ON SLOPES GREATER THAN 15% WITHOUT A VARIANCE.
21. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BENCHES, FENCES OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF AUSTIN.
22. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLACING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
23. ALL DRAINAGE FACILITIES: HEADWALLS, OPEN CHANNELS, STORM SEWERS, AREA INLETS, DETENTION/RETENTION PONDS, WATER QUALITY CONTROLS, ETC. WILL BE LOCATED WITHIN DRAINAGE EASEMENTS AND COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
24. THE WATER QUALITY PONDS WILL BE CONSTRUCTED NOT TO BE INUNDATED BY THE 100 YEAR STORM FLOOD.
25. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN, AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT 26. ALL SIGNS SHALL COMPLY WITH THE AUSTIN SIGN ORDINANCE OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
27. WITHIN A SIGHT DISTANCE EASEMENT, ANY OBSTRUCTION OF SIGHT DISTANCE BY VEGETATION, FENCINGS, EARTHWORK, BUILDINGS, SIGNS OR OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED IN ORDER OF COMMISSIONER'S COURT AT OWNERS EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
28. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY AND/OR CITY OF AUSTIN FOR INSPECTION AND MAINTENANCE OF SAID EASEMENT.
29. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
30. ALL SINGLE FAMILY RESIDENTIAL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS AS RECORDED DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
31. THE MAXIMUM PORTION OF ANY COMMERCIAL, MULTI-FAMILY, OR SINGLE FAMILY/DUPEX LOT THAT MAY BE ESTABLISHED AS TURF OR LANDSCAPED IS 15 PERCENT. HOWEVER, NO LOT SHALL BE RESTRICTED TO LESS THAN 2000 SQUARE FEET OF TURF OR LANDSCAPED AREA. UNDISTURBED NATURAL AREAS OR AREAS RESTORED TO NATURAL CONDITION SHALL NOT BE CONSIDERED LANDSCAPING OR TURF.
32. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER UTILITY SYSTEM AND ON-SITE SEWAGE FACILITY APPROVED BY TRAVIS COUNTY.
33. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
34. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
35. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR THE DRAINAGE FACILITIES. THE DESIGN TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
36. RESIDENTIAL USE RESTRICTED TO A TOTAL OF 27 UNITS.
37. AN ADMINISTRATIVE VARIANCE WAS GRANTED PER SECTION 30-5-42(B)(5) OF THE LDC FOR CUT UP TO 5' AND FILL UP TO 5' ASSOCIATED WITH THE WATER QUALITY AND/OR DETENTION FACILITIES.
38. THE EXISTING HOUSE LOCATED ON LOT 18 CANNOT BE OCCUPIED UNTIL AN NEW OSSF IS INSTALLED AND APPROVED BY TRAVIS COUNTY.

THE STATE OF TEXAS §
THE COUNTY OF TRAVIS §

I, DANA DEBEAUVOUR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 2011, A.D., THE COMMISSIONER'S 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 _____, 2011, A.D.

DANA DEBEAUVOUR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: DEPUTY

THE STATE OF TEXAS §
THE COUNTY OF TRAVIS §

I, DANA DEBEAUVOUR, 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 _____, 2011, A.D., AT _____ O'CLOCK _____ M., DULY RECORDED ON THE _____ DAY OF _____, 2011, A.D., AT _____ O'CLOCK _____ M. IN THE _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 2011, A.D.

DANA DEBEAUVOUR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: DEPUTY

PROJECT: AUSTIN SEVENTY ONE
JOB NUMBER: 11-1003-01
DATE: MARCH 2011
SCALE: 1"=100'
SURVEYOR: ZAMORA
TECHNICIAN: SECURA
DRAWING: 11-1003-01-Sheet2.dwg
FIELDNOTES:
PARTYCHIEF:
FIELDBOOKS:



Zamora, L.L.C.
Professional Land Surveyors
1435 South Loop 4 • Buda, Texas 78601
Telephone: (512) 295-6201 • Fax: (512) 295-6091

PROJECT NO: 002.001
FILE NO: CBB4-2010-0134
DATE: MARCH, 2011
SCALE: 1" = 100'
PERALES ENGINEERING, L.L.C.
Land Development and Environmental Consulting Services
703 Patterson Avenue
Austin, Texas 78703
Phone: (512)297-5019
TSP# F-12013

DESIGNED BY: JRP, JFM
DRAWN BY: JFM
CHECKED BY: JRP
REVISED BY:

AUSTIN SEVENTY ONE FINAL PLAT

SHEET 3 OF 3

ZWA PLAT No. 11-1003-01