



## Travis County Commissioners Court Agenda Request

**Meeting Date:** August 27, 2013

**Prepared By:** Paul Scoggins **Phone #:** (512) 854-7619

**Division Director/Manager:** Stacey Scheffel, Permit Program Manager

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

**Sponsoring Court Member:** Commissioner Gomez, Precinct Four

**AGENDA LANGUAGE:** Consider and take appropriate action the satisfactory completion of construction of the joint use access easement in the Berdoll Commercial Subdivision - a subdivision in Precinct Four.

### **BACKGROUND/SUMMARY OF REQUEST:**

This subdivision was recorded on August 28, 2008 at Document #200800250. All items required for Approval of Construction have been received, including the documents showing that this subdivision is added to the Declaration of Covenants, Conditions, and Restrictions (DCCRs), as recorded at Document 2008146158 in the Official Public Records of Travis County, Texas. These DCCRs show that there is a body in place to take over maintenance of the joint use access easement.

### **STAFF RECOMMENDATIONS:**

According to Standards for Construction of Streets and Drainage in Subdivisions [§82.401(c)(2)] adopted by Travis County Commissioners Court August 28, 1997, the Executive Manager will notify the Commissioners Court of the satisfactory construction of private improvements. Upon approval of the private improvements (aka, joint use access easement), the Executive Manager will release the security for the private improvements. TNR recommends approval of this item.

### **ISSUES AND OPPORTUNITIES:**

After this is approved, the developer can request the release of the balance of the fiscal which they posted.

### **FISCAL IMPACT AND SOURCE OF FUNDING:**

None.

**ATTACHMENTS/EXHIBITS:**

Construction Acceptance Letter  
Requirements List  
Maps

**REQUIRED AUTHORIZATIONS:**

Cynthia McDonald	Financial Manager	TNR	(512) 854-4239
Steven M. Manilla	County Executive	TNR	(512) 854-9429
Anna Bowlin	Division Director of Development Services and Long Range Planning	TNR	(512) 854-7561

**CC:**

Roy Wright	Inspector	TNR	(512) 854-9114

**SM:SS:ps**

**1101 - Development Services Long Range Planning - Berdoll Commercial Subdivision**



**TRANSPORTATION AND NATURAL RESOURCES**

**STEVEN M. MANILLA, P.E., COUNTY EXECUTIVE**

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700 Lavaca Street  
Travis County Administration Building  
P.O. Box 1748  
Austin, Texas 78767  
tel 512-854-9383  
fax 512-854-4649

**APPROVAL OF CONSTRUCTION AND RECOMMENDATION FOR FISCAL  
RELEASE**

**DATE: July 23, 2013**

<b>TO:</b>	<b><u>Developer</u></b> Hankins-Kenny Ventures, LLC c/o Michael Hankins 825 Ryan Street Lake Charles, LA 70601	<b><u>Engineer</u></b> Stansberry Engineering Co. P. O. Box 309 Manchaca, Texas 78652
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**SUBJECT: Berdoll Commercial Subdivision**

Effective this date, the drainage construction within this project appear to be in conformance with the permitted construction documents. All performance period maintenance punch list items have been completed and/or corrected. Fiscal held by Travis County will be released.

**OTHER REMARKS:**

See attached "Requirements for Approval of Construction" - Received

BY: *Roy Wright*  
TNR Construction Inspector – Roy Wright  
*Paul Scoggins 8/14/13*  
TNR Engineering Specialist – Paul Scoggins

1102 Fiscal File  
1105 Subdivision File





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700 Lavaca Street  
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PO Box 1748  
Austin, Texas 78767  
(512) 854-9383

**BERDOLL COMMERCIAL SUBDIVISION**

**REQUIREMENTS FOR APPROVAL OF CONSTRUCTION  
JOINT USE DRIVEWAY SUBDIVISIONS PER STANDARDS FOR CONSTRUCTION  
OF STREETS AND DRAINAGE IN SUBDIVISIONS - AUGUST 28, 1997**

- Rcv'd 1. Professional Engineer's certification of quantities of work completed (Engineer's Concurrence Letter) § 82.401(c)(1)(A) § 82.604(c)(2)
- Rcv'd 2. **If applicable**, Construction Summary Report § 82.604(c)(1)
- Rcv'd 3. Contractor's invoice or receipt of payment for work completed § 82.401(c)(1)(B)
- Rcv'd 4. Reproducible Plans, certified as "**Record Drawings**", by the Owner's Consulting Engineer § 82.604(c)(3)
- NA 5. **If applicable**, a copy of the Conditional Letter of Map Amendment or Revision from FEMA and the completed application for a Letter of Map Amendment or Revision § 82.604(c)(5)
- Rcv'd 6. A TNR inspection report, indicating the completion of that portion of the work represented by the reduction of fiscal (streets and drainage, including detention ponds and common area sidewalks and traffic control devices shown on the approved traffic control plan) § 82.401(c)(1)(C)
- Rcv'd 7. Approval of other agencies - cities, **if in their ETJ**; Municipal or other Utility Districts
- Rcv'd \*8. The Certificate of Incorporation of the Homeowners Association filed with the Texas Secretary of State, **if any**.
- Rcv'd \*9. A recorded copy of the Declaration of Covenants, Conditions, and Restrictions (AND/OR Declaration of Joint Use Access, Public Utility, and Drainage Easement), showing the responsibility of the property owners to maintain the streets and drainage.

\* These two items are in lieu of warranty bond , sidewalk fiscal posting and ADA statement.



PLATS 200800250

3 PGS

# PLAT

## PLAT RECORDS INDEX SHEET:

### SUBDIVISION NAME:

BERDOLL COMMERCIAL SUBDIVISION

### OWNERS NAME:

HOUMA DOLLAR PARTNERS, LLC

RESUBDIVISION? YES  NO

### ADDITIONAL RESTRICTIONS / COMMENTS:

DOC# 2008146157 -- EASEMENT -- JOINT USE ACCESS EASEMENT  
DOC# 2008146158 -- DECLARATION -- DECLARATION OF EASEMENTS AND  
RESTRICTIVE COVENANTS REGARDING THE MAINTENANCE OF DRAINAGE  
FACILITIES

### RETURN:

TRAVIS COUNTY TNR PICK UP  
ATTN: SARA HAMMERSCHMIDT  
512/854-4620

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

2008 Aug 28 02:38 PM 200800250

BARTHOD \$92.00

DANA DEBEAUVOIR COUNTY CLERK  
TRAVIS COUNTY TEXAS

UNOFFICIAL COPY



PHOTOGRAPHIC MYLAR

\$92.00

8-28-2008

200800250

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS THAT HOUMA DOLLAR PARTNERS, L.L.C., ACTING HEREIN BY AND THROUGH CHARLES REEVES, OWNERS OF 1.013 ACRES IN THE JOSE ANTONIO NAVARRO GRANT, ALL IN TRAVIS COUNTY, TEXAS, CONVEYED TO HOUMA DOLLAR PARTNERS, L.L.C., DESCRIBED AS 1.013 ACRES IN DOCUMENT NUMBERS 2008099953 AND 2008099954 OF THE OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS, AND AUSTIN GROWTH PROPERTIES, L.L.C., ACTING HEREIN BY AND THROUGH ANDY PHAM, OWNERS OF 9.006 ACRES IN THE JOSE ANTONIO NAVARRO GRANT, ALL IN TRAVIS COUNTY, TEXAS, CONVEYED TO AUSTIN GROWTH PROPERTIES, L.L.C., AND DESCRIBED IN DOCUMENT NUMBER 2008038309 OF THE OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS, IN TOTAL BEING 9.019 ACRES, DO HEREBY SUBDIVIDE SAID 9.019 ACRE TRACT IN ACCORDANCE WITH 212 OF THE TEXAS LOCAL GOVERNMENT CODE AS SHOWN HEREON TO BE KNOWN AS:

BERDOLL COMMERCIAL SUBDIVISION

AND DO HEREBY DEDICATE TO THE PUBLIC, THE STREETS, AND EASEMENTS HEREON, SUBJECT TO ANY EASEMENTS AND OR RESTRICTIONS GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS 18 DAY OF June, 2008.

CHARLES REEVES, JR., MANAGING MEMBER  
HOUMA DOLLAR PARTNERS, L.L.C.  
825 RYAN STREET, SECOND FLOOR,  
LAKE CHARLES, LA. 70601

STATE OF LOUISIANA  
PARISH OF CALCASIEU

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED MICHAEL HANKINS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

SUSAN D. MEADOR  
NOTARY PUBLIC #7820  
CALCASIEU PARISH, LOUISIANA  
Commissioned For Life

WITNESS MY HAND THIS 30 DAY OF JUNE, 2008.

AUSTIN GROWTH PROPERTIES, L.L.C.  
ANDY PHAM, MANAGING MEMBER  
6040 SOUTH DURANGO DRIVE, SUITE 105  
LAS VEGAS, NV. 89113

STATE OF NEVADA CALIFORNIA - LOS ANGELES

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED ANDY PHAM, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

RONARD G. CHEFFARI -  
NOTARY PUBLIC  
- 10-110 NOTARY PUBLIC  
NOTARY MY COMMISSION EXPIRES: 04-15, 2008 A.D.

ACCORDING TO THE F.E.M.A. MAP No. - 48453C0100, DATED JUNE 16, 1993, SUBJECT TRACT LIES IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN). THIS STATEMENT IS MADE FOR INSURANCE PURPOSES AND IS NOT A GUARANTEE THAT THE PROPERTY WILL OR WILL NOT FLOOD.

STATE OF TEXAS  
COUNTY OF TRAVIS

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

Blayne E. Stansberry 6-16-2008  
BLAYNE E. STANSBERRY  
REGISTERED PROFESSIONAL ENGINEER NO. 88646  
STANSBERRY ENGINEERING CO., INC.  
P.O. BOX 309  
MANCHACA, TEXAS 78652  
TEL: (512) 292-8000  
FAX: (512) 292-7270



STATE OF TEXAS  
COUNTY OF TRAVIS

I, JOHN E. BRAUTIGAM, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND DO HEREBY CERTIFY THAT THIS PLAT COMPLES WITH THE SURVEY RELATED PORTIONS OF TITLE 30, OF THE AUSTIN CITY CODE OF 1988, AS AMENDED, AND TO THE BEST OF MY KNOWLEDGE IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

John E. Brautigam 6/16/08  
JOHN E. BRAUTIGAM  
REGISTERED PROFESSIONAL LAND SURVEYOR  
No. 8057 STATE OF TEXAS  
DELTA SURVEY GROUP, INC.  
8213 BRODIE LANE, STE 102  
AUSTIN, TEXAS 78745



THIS SUBDIVISION PLAT IS LOCATED WITHIN THE 2 mile ETJ OF THE CITY OF AUSTIN ON THIS THE 5th DAY OF August 2008.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 5th DAY OF August 2008, A.D.

Victoria L. P.E. Director  
WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE 5th DAY OF August 2008.

Betty Baker  
BETTY BAKER, CHAIRPERSON

Clarke Hammond  
CLARKE HAMMOND, SECRETARY

STATE OF TEXAS  
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY, TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 19th DAY OF August, 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 19th DAY OF August, 2008, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

G. Porter  
DEPUTY



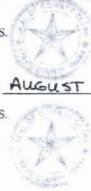
STATE OF TEXAS  
COUNTY OF TRAVIS

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 28th DAY OF August, 2008, A.D., AT 2:30 O'CLOCK P.M. AND DULY RECORDED ON THE 28th DAY OF August, 2008, A.D., AT 2:30 O'CLOCK P.M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 200800250

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 28th DAY OF August, 2008, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

D. Bartholomew  
DEPUTY



FILED FOR RECORD AT 2:30 O'CLOCK P.M., THIS THE 28th DAY OF August, 2008, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

D. Bartholomew  
DEPUTY

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, OR 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.

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 ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER'S OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO THE COUNTY STANDARDS AND TO POST THIS SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING THE OWNER(S) 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 DEVELOPER 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.

NOTES:

- 1) THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH 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.
- 2) PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT PRIOR TO DEVELOPMENT BY ON-SITE PONDS OR OTHER APPROVED METHODS.
- 3) NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY.
- 4) ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY, SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS.
- 5) THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR CONSTRUCTION PLANS OF THE 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.
- 6) PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
- 7) FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE MATERIALS AND GEOMETRIC DESIGN APPROVED BY THE CITY OF AUSTIN.
- 8) PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS ARE REQUIRED ALONG THE FOLLOWING STREETS) AND SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: BOSS ROAD. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED OR WHEN THE STREET IS IMPROVED TO CURB AND GUTTER STANDARDS. 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.
- 9) PRIOR TO CONSTRUCTION, EXCEPT FOR SINGLE FAMILY RESIDENTIAL ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- 10) NO CUT OR FILL ON ANY LOT SHALL EXCEED A MAXIMUM OF FOUR FEET OF DEPTH EXCEPT FOR STRUCTURAL EXCAVATION UNLESS A VARIANCE IS APPROVED.
- 11) NO LOT ON THE SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTE WATER SYSTEMS.
- 12) THE DEVELOPER OF THIS SUBDIVISION 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 ELECTRICAL FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRICAL SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH TITLE 30 OF THE CITY OF AUSTIN'S LAND DEVELOPMENT CODE.
- 13) THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION, IN ADDITION THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRICAL SERVICE TO THIS PROJECT. THIS AUSTIN ENERGY WORK SHALL BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- 14) A TELEPHONE AND TELECOMMUNICATIONS EASEMENT IS HEREBY DEDICATED ADJACENT ALL ROADWAYS.
- 15) WATER QUALITY CONTROL IS REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 30% OF THE NET SITE AREA OF EACH LOT PURSUANT TO LAND DEVELOPMENT CODE 25-8-211. TWO-YEAR PEAK FLOW CONTROL AS DETERMINED UNDER THE DRAINAGE CRITERIA MANUAL AND THE ENVIRONMENTAL CRITERIA IS REQUIRED PURSUANT TO LAND DEVELOPMENT TITLE 30.
- 16) LOTS IN THIS SUBDIVISION ARE RESTRICTED TO NON RESIDENTIAL USE.
- 17) EROSION/SEDIMENTATION CONTROL IS REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO LAND DEVELOPMENT TITLE 30, AND THE ENVIRONMENTAL CRITERIA MANUAL.
- 18) WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 30% OF THE NET SITE AREA OF EACH LOT PURSUANT TO LAND DEVELOPMENT TITLE 30. DETENTION, RETENTION, AND WATER QUALITY FACILITIES, SHALL NOT BE LOCATED WITHIN 50 FEET OF AN EXISTING RESIDENTIAL STRUCTURE.
- 19) OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.
- 20) THIS PROJECT IS LOCATED IN THE DRY CREEK EAST WATERSHED, WHICH IS CLASSIFIED AS A SUBURBAN WATERSHED. THIS PROJECT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONE.
- 21) A TRAVIS COUNTY SITE DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SUBDIVISION PERMIT.
- 22) LOTS IN THIS SUBDIVISION SHALL MAINTAIN COMPLIANCE WITH THE EASEMENT AGREEMENT RECORDED IN DOCUMENT NO. 2008146157, IN THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
- 23) WATER AND WASTEWATER SERVICE IS PROVIDED BY THE CITY OF AUSTIN WATER UTILITY.
- 24) LOTS IN THIS SUBDIVISION SHALL MAINTAIN COMPLIANCE WITH THE DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS REGARDING THE MAINTENANCE OF DRAINAGE FACILITIES RECORDED IN DOCUMENT NO. 2008146158, IN THE OFFICIAL RECORDS, TRAVIS COUNTY, TEXAS.
- 25) BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO LIABILITY FOR 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 DEVELOPED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATION FOR CERTAIN DEVELOPMENT PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.

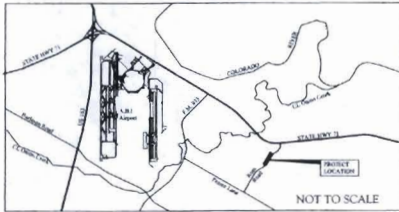
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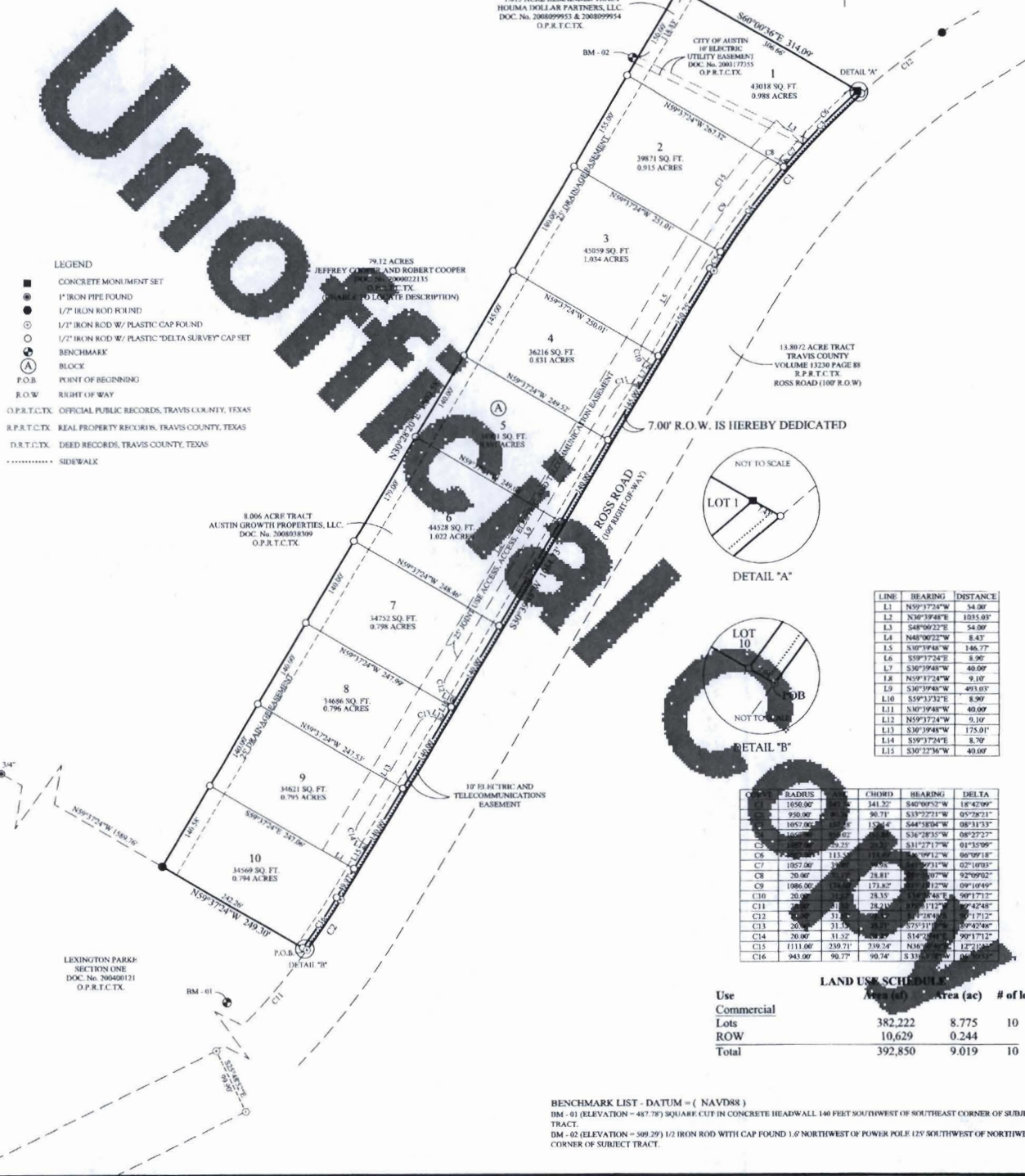
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PHOTOGRAPHIC MYLAR

SITE LOCATION MAP



JOSE ANTONIO NAVARRO GRANT  
TRAVIS COUNTY, TEXAS  
JUNE 2008



LEGEND

- CONCRETE MONUMENT SET
- 1" IRON ROD FOUND
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD W/ PLASTIC CAP FOUND
- 1/2" IRON ROD W/ PLASTIC "DELTA SURVEY" CAP SET
- ⊙ BENCHMARK
- Ⓐ BLOCK
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- D.R.T.C.TX. DEED RECORDS, TRAVIS COUNTY, TEXAS
- ..... SIDEWALK

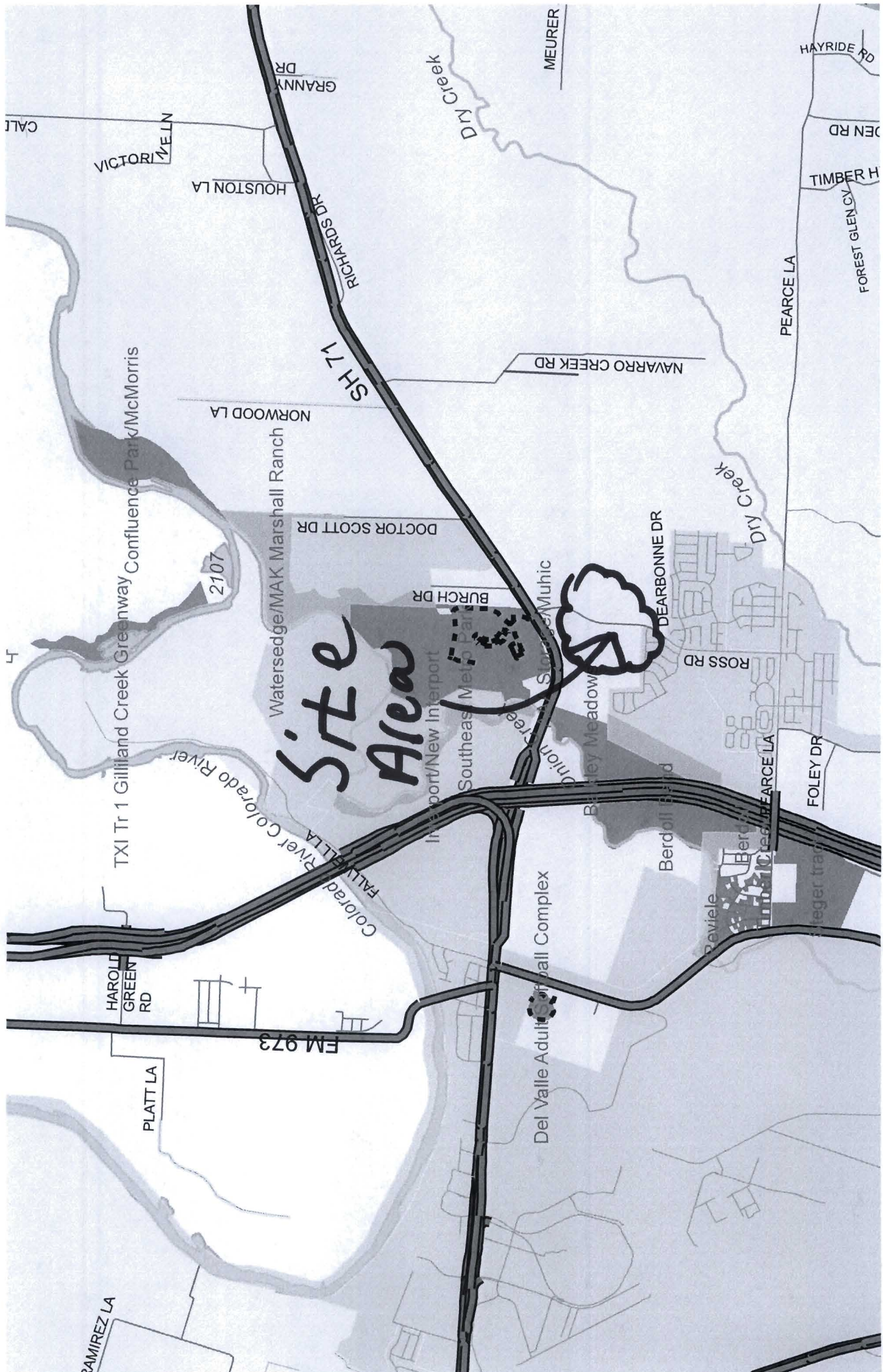
LINE	BEARING	DISTANCE
L1	N59°17'24"W	54.00'
L2	N30°39'48"E	1035.03'
L3	S48°00'22"E	54.00'
L4	N48°00'22"W	8.43'
L5	N30°39'48"W	146.77'
L6	S59°17'24"E	8.90'
L7	S30°39'48"W	40.00'
L8	N59°17'24"W	9.10'
L9	S30°39'48"W	49.13'
L10	S59°17'32"E	8.90'
L11	N30°39'48"W	40.00'
L12	N59°17'24"W	9.10'
L13	S30°39'48"W	175.01'
L14	S59°17'24"E	8.70'
L15	S30°22'36"W	40.00'

CURVE	RADIUS	CHORD	BEARING	DELTA
C1	1050.00'	341.22'	S40°00'52"W	18°42'09"
C2	950.00'	90.71'	S33°22'21"W	05°28'21"
C3	1057.00'	152.64'	S44°38'04"W	08°31'33"
C4	1057.00'	152.64'	S36°28'55"W	08°22'27"
C5	1057.00'	152.64'	S31°27'17"W	01°33'09"
C6	1133.00'	188.96'	S29°09'12"W	06°09'18"
C7	1057.00'	152.64'	S29°09'12"W	02°10'03"
C8	20.00'	28.81'	S07°07'07"W	92°09'02"
C9	1086.00'	173.82'	S07°07'07"W	08°10'09"
C10	20.00'	28.35'	S07°07'07"W	90°17'12"
C11	20.00'	28.35'	S07°07'07"W	06°42'48"
C12	20.00'	31.25'	S07°07'07"W	09°17'12"
C13	20.00'	31.25'	S07°07'07"W	09°42'48"
C14	20.00'	11.32'	S14°25'00"W	90°17'12"
C15	1111.00'	230.71'	N30°39'48"W	12°21'00"
C16	943.00'	90.77'	S31°31'36"W	06°50'52"

Use	Area (sf)	Area (ac)	# of lots
Commercial			
Lots	382,222	8.775	10
ROW	10,629	0.244	
Total	392,850	9.019	10

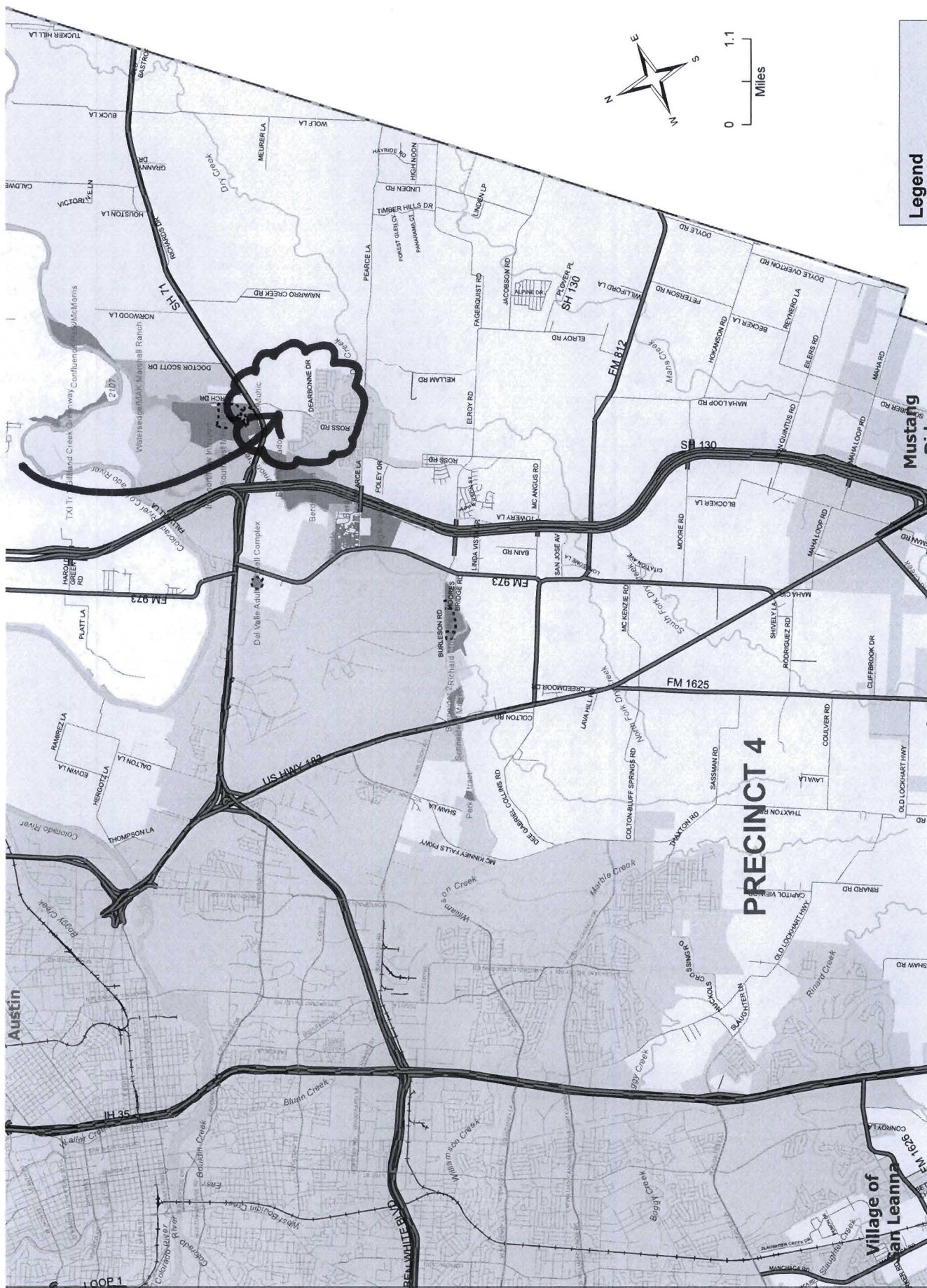
BENCHMARK LIST - DATUM = ( NAVD88 )  
 BM - 01 (ELEVATION = 487.78) SQUARE CUT IN CONCRETE HEADWALL 140 FEET SOUTHWEST OF SOUTHEAST CORNER OF SUBJECT TRACT.  
 BM - 02 (ELEVATION = 509.29) 1/2" IRON ROD WITH CAP FOUND 1.6' NORTHWEST OF POWER POLE 129 SOUTHWEST OF NORTHWEST CORNER OF SUBJECT TRACT.







# Site Area



Legend

Mustang

Village of San Leanna

PRECINCT 4