



Travis County Commissioners Court Agenda Request

Meeting Date: March 11, 2014

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

Division Director/Manager: Anna Bowlin, Division Director of Development Services and Long Range Planning

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

Sponsoring Court Member: Commissioner Todd, Precinct Two

AGENDA LANGUAGE: Consider and take appropriate action on a request to use an Alternative Fiscal Agreement for Cantarra, Section IIB-1 – Precinct Two.

BACKGROUND/SUMMARY OF REQUEST:

The developer of the subject subdivision requests to enter into an Alternative Fiscal Agreement with Travis County. Under this agreement the plat will be held in abeyance while the street and drainage facilities are constructed.

STAFF RECOMMENDATIONS:

The request has been reviewed by TNR staff which finds the use of the subject agreement meets all Travis County standards. As such, TNR staff recommends the approval of the proposed motion.

ISSUES AND OPPORTUNITIES:

Under alternative fiscal the County Executive of TNR holds the plat in abeyance and, upon completion of the items listed below, the Division Director of Development Services and Long Range Planning authorizes the issuance of a Basic Development Permit for construction of streets and drainage facilities.

Plat Status

Staff has reviewed the plat and all comments have been addressed. It meets current standards and has everything in place such that it could be recommended for approval and recordation at this time.

Restoration/Erosion Control Fiscal

The fiscal for the subdivision restoration and improvements has been posted with the City of Austin in escrow in the amount of \$96,206.00.

Access to Publicly Maintained Road

Cantarra, Section IIB-1 takes access from Handsome Drive. Handsome Drive is located within the City of Austin and is not a Travis County maintained road.

Wastewater Service

Wastewater service for this subdivision will be provided by the City of Austin.

Construction Plans and Engineer's Estimate of Construction Cost Approved

All comments by Travis County staff have been addressed and the reviewer is prepared to sign the cover sheets of the plans and issue permit #14-3272. The estimated cost of the improvements is \$1,113,826.50. This amount includes all costs related to the construction of all streets and drainage facilities (including temporary erosion controls and all structures contributing to the total detention).

The developer has signed the attached statement acknowledging that this action does not imply nor guarantee plat approval by the Commissioners Court and that he/she understands the constraints related to the use of alternative fiscal.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A

ATTACHMENTS/EXHIBITS:

- Alternative Fiscal Acknowledgment
- Exhibit "A" – Description
- Proposed Plat
- 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:

Stacey Scheffel	Permit Program Manager	TNR	(512) 854-7565

SM:AB:ps

1101 - Development Services Long Range Planning - Cantarra, Section IIB-1

§ EXHIBIT 82.401 (D)

ALTERNATIVE FISCAL POLICY REQUEST AND ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

TO THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS:

The undersigned Owner proposes to subdivide that certain tract of land more particularly described in **Exhibit "A"**, which is attached hereto and made a part hereof. The Owner requests that Travis County's Transportation and Natural Resources Department ("TNR") hold the proposed plat of land in abeyance until all of the proposed subdivision Improvements have been constructed to Travis County Standards for the Construction of Streets and Drainage in Subdivisions (the "Standards") to the satisfaction of the County Executive of TNR. In order to qualify for this Alternative Fiscal Policy, the proposed subdivision must meet the access criteria set forth in the Standards.

Under this Policy, the Owner is not required to post fiscal Security to secure the construction of the Improvements, but is required to obtain a Travis County Basic Development Permit. The owner will be required to post fiscal for boundary streets improvements if they are not to be completed during the construction of the Improvements. Additionally, the Owner shall file Security with the submitted Final Plat to secure restoration of disturbed areas should construction not be completed.

Upon satisfactory completion of the Improvements, the submitted plat shall be forwarded by TNR to the Commissioners Court for approval and recording.

If the Owner elects to proceed under this option, the Owner acknowledges and agrees that, until the plat is filed, the Owner may not use the proposed subdivision's description in a contract to convey real property, unless the conveyance is expressly contingent on the recording and approval of the final plat and the purchaser is not given the use or the occupancy of the real property before the recording of the final plat, under penalty of prosecution under Section 12.002 of the Texas Property Code. In addition, the approval of Alternative Fiscal in no way constitutes approval of the proposed plat.

If the plat is to be approved and filed, the Owner must post Security in the amount of 10% of the cost of the completed Improvements and 100% of the cost of the incomplete Improvements to secure the performance of the construction of the Improvements for one year, or more, from the date of the approval of the plat and acceptance of the dedication by the County.

Alternative Fiscal

Executed this 20 day of February, 2014

OWNER: Cantarra Ventures, Ltd.

Address: 1401 Burnham Drive, Plano, TX 75093

By: Intermandeco GP, LLC

Phone: 972-964-9050

Its: General Partner

By: Cary L. Cobb

Fax: 972-964-0131

Its: Manager

ACKNOWLEDGEMENT

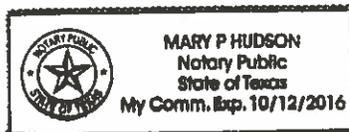
STATE OF TEXAS §

Cobb
COUNTY OF ~~TRAVIS~~ §

This instrument was acknowledged before me on the 20th day of February, 2014, by Cary L. Cobb in the capacity stated herein.

Mary P Hudson
Notary Public in and for the State of Texas
MARY P HUDSON
Printed or typed name of notary

My Commission Expires: 10/12/16



TRAVIS COUNTY, TEXAS:

Alternative Fiscal

By: _____
County Judge

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me by County Judge Samuel T. Biscoe, on the _____ day of _____, 20____, in the capacity stated herein.

Notary Public in and for the State of Texas

My commission expires: _____

Printed or typed name of notary

SAMPLE EXHIBIT "A" OR FIELD NOTES

EXHIBIT "A"

That certain tract of land described as _____
subdivision is _____ acres, being a portion of that same tract of land described in
Volume _____, Page _____ of the Real Property Records of Travis County, Texas, or
Doc# _____ of the Official Public Records, as delineated on a plat under the same
name which will be held in abeyance until approval is granted by the Travis County
~~Commissioners' Court.~~

SEE ATTACHED FIELD NOTES FOR 6.158 ACS.

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE MARIGUITA CASTRO LEAGUE NO. 50, ABSTRACT NO. 160, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF THAT CERTAIN 43.025 ACRE TRACT OF LAND CONVEYED TO CANTARRA VENTURES, LTD. RECORDED IN DOCUMENT NO. 2008063044 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING 6.158 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron rod found in the west line of said Cantarra Ventures tract, being also at the northeast corner of that certain tract of land described in a deed to Jorge L. Gonzalez, recorded in Document No. 2002004523 of the Official Public Records of Travis County, Texas, and being also at the southeast corner of that certain tract of land described in a deed to Horizon Bank and Trust, SSB (Compass Bank), recorded in Volume 12839, Page 1191 of the Deed Records of Travis County, Texas, for the **POINT OF REFERENCE** of the herein described tract,

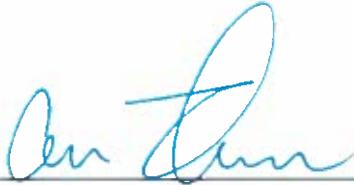
THENCE, crossing said Horizon Bank and Trust, SSB (Compass Bank) tract, $N04^{\circ}58'45''E$, a distance of 691.72 feet to capped (CBD/SETSTONE) iron rod set at the southwest corner of Lot 13, Block I, Cantarra Section One, a subdivision recorded in Document No. 200800024, Official Public Records, Travis County, Texas, and for the southeast corner and the **POINT OF BEGINNING** of the herein described 6.158 acre tract of land,

THENCE, continuing crossing said Cantarra Ventures tract, the following twenty three (23) courses and distances, numbered 1 through 23,

1. $N80^{\circ}37'03''W$, a distance of 101.60 feet to a capped (CBD/SETSTONE) iron rod set,
2. $S63^{\circ}57'34''W$, a distance of 117.96 feet to a capped (CBD/SETSTONE) iron rod set,
3. $N58^{\circ}18'57''W$, a distance of 215.00 feet to a capped (CBD/SETSTONE) iron rod set,
4. $N58^{\circ}41'36''W$, a distance of 50.00 feet to a capped (CBD/SETSTONE) iron rod set,
5. $S58^{\circ}18'29''W$, a distance of 115.00 feet to a concrete monument set,
6. $N31^{\circ}41'30''E$, a distance of 397.89 feet to a capped (CBD/SETSTONE) iron rod set,
7. $N03^{\circ}19'53''E$, a distance of 115.17 feet to a capped (CBD/SETSTONE) iron rod set,
8. $S86^{\circ}40'06''E$, a distance of 15.40 feet to a capped (CBD/SETSTONE) iron rod set,
9. $N03^{\circ}19'53''E$, a distance of 120.00 feet to a capped (CBD/SETSTONE) iron rod set,
10. $S86^{\circ}40'07''E$, a distance of 150.00 feet to a capped (CBD/SETSTONE) iron rod set,
11. $S86^{\circ}40'07''E$, a distance of 150.00 feet to a capped (CBD/SETSTONE) iron rod set,
12. $S05^{\circ}14'30''E$, a distance of 125.14 feet to a capped (CBD/SETSTONE) iron rod set,
13. With a curve to the left having a radius of 275.00 feet, an arc length of 31.68 feet and whose chord bears, $N81^{\circ}27'28''E$, a distance of 31.67 feet to a capped (CBD/SETSTONE) iron rod set,
14. $S11^{\circ}50'34''E$, a distance of 50.00 feet to a capped (CBD/SETSTONE) iron rod set,
15. $S06^{\circ}41'53''E$, a distance of 117.99 feet to a capped (CBD/SETSTONE) iron rod set,
16. $S23^{\circ}00'10''W$, a distance of 209.40 feet to a capped (CBD/SETSTONE) iron rod set,
17. $S58^{\circ}18'29''E$, a distance of 118.91 feet to a capped (CBD/SETSTONE) iron rod set,
18. $S70^{\circ}53'03''E$, a distance of 74.83 feet to a capped (CBD/SETSTONE) iron rod set,

19. S11°45'05"W, a distance of 115.00 feet to a capped (CBD/SETSTONE) iron rod set,
20. N78°14'55"W, a distance of 19.65 feet to a capped (CBD/SETSTONE) iron rod set,
21. S11°45'05"W, a distance of 50.00 feet to a capped (CBD/SETSTONE) iron rod set,
22. S78°14'55"E, a distance of 16.65 feet to a capped (CBD/SETSTONE) iron rod set,
23. S11°45'05"W, a distance of 111.29 feet to the POINT OF BEGINNING and containing 6.158 Acres of Land.

Surveyed by:

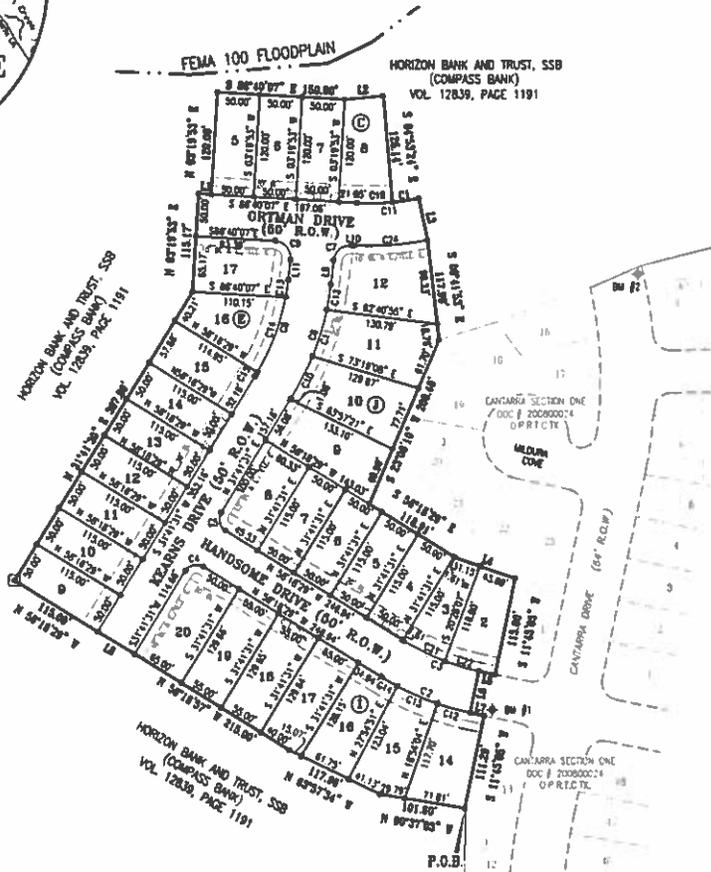
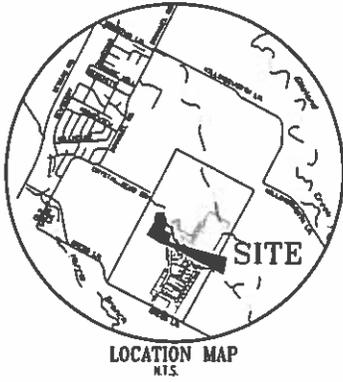
 24 JUL 2013

Aaron V. Thomason ~ R.P.L.S. No. 6214
Carlson, Brigance & Doering, Inc.
5501 West William Cannon Drive
Austin, TX 78749
Phone: (512) 280-5160



BEARING BASIS FROM CANTARRA VENTURES, LTD. IN DOCUMENT NO.2008063044
OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

CANTARRA SECTION IIB-1 A SMALL LOT SUBDIVISION



LEGEND

- IRON ROD SET
- IRON ROD FOUND
- CONCRETE MONUMENT SET
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- W.W. E. WASTEWATER EASEMENT
- E./T.E. E. ELECTRIC & TELECOMMUNICATION EASEMENT
- 1 LOT NUMBER
- Ⓐ BLOCK NUMBER
- APPROX. SIDEWALK LOCATION
- - - - - BUILDING SETBACK LINE
- - - - - EASEMENT LINE

DATE: JANUARY 22, 2014

OWNER:
CANTARRA VENTURES, LTD.
BY: INTERMANDECO GP, LLC
MARIANNE PLANCKE, MANAGER
1401 BURHAM DRIVE
PLANO, TEXAS 75093
PHONE: (972) 964-9050
FAX: (972) 964-0131

ENGINEER AND SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
PHONE: (512) 280-5160
FAX: (512) 280-5165

TOTAL ACRES: 6.160 ACRES
SURVEY: MARIQUITA CASTRO LEAGUE 50, ABSTRACT 160
F.E.M.A. MAP NO.: 48453C 0290 H
TRAVIS COUNTY, TEXAS
DATED: SEPTEMBER 26, 2008

BENCHMARKS:
"X" IN A SQUARE CUT ON TOP OF CURB, OPPOSITE LOTS 13/14,
BLK 1, ALONG HANDSOME DR.
ELEV=649.62'
"Y" IN A SQUARE CUT ON TOP OF CURB, OPPOSITE LOT 1, BLK X,
ALONG CANTARRA DR.
ELEV=635.32'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	TANGENT
C1	275.00'	31.36'	31.36'	N81°25'33"E	15.71
C2	323.00'	113.11'	112.54'	S68°16'42"E	57.13
C3	275.00'	65.71'	65.23'	S68°16'42"E	48.34
C4	15.00'	23.56'	21.21'	S78°41'31"W	15.00
C5	15.00'	23.56'	21.21'	S13°18'29"E	15.00
C6	323.00'	143.04'	141.89'	N18°04'56"E	72.70
C7	20.00'	30.32'	27.50'	S48°54'10"W	18.93
C8	275.00'	721.04'	120.06'	N18°04'56"E	81.51
C9	20.00'	32.51'	29.05'	N40°05'50"W	21.13
C10	323.00'	55.47'	55.40'	N26°48'08"E	27.80
C11	323.00'	57.34'	57.27'	N16°51'29"E	28.74
C12	323.00'	30.23'	30.22'	N09°08'20"E	15.13
C13	275.00'	20.79'	20.78'	N06°38'21"E	10.40
C14	275.00'	94.74'	94.27'	N20°40'28"E	47.84
C15	275.00'	5.51'	5.51'	N31°07'03"E	2.78
C16	275.00'	94.74'	94.27'	N20°40'28"E	47.84
C17	275.00'	11.87'	11.87'	N09°34'05"E	5.94
C18	275.00'	41.45'	41.41'	N09°03'37"E	20.77
C19	323.00'	57.34'	57.27'	N16°51'29"E	28.74
C20	323.00'	55.47'	55.40'	N26°48'08"E	27.80
C21	275.00'	53.87'	53.78'	S63°55'11"E	27.02
C22	275.00'	41.84'	41.80'	S73°37'47"E	20.96
C23	323.00'	19.70'	19.69'	N10°04'01"E	9.85
C24	323.00'	86.07'	85.97'	N85°44'40"E	43.29

LINE TABLE		
LINE	LENGTH	BEARING
L1	13.40'	S86°47'07"E
L2	40.59'	N86°27'12"E
L3	50.00'	S11°38'34"E
L4	74.83'	S70°51'03"E
L5	19.60'	N78°14'30"E
L6	30.00'	S11°45'05"W
L7	18.60'	S78°14'30"E
L8	30.00'	N68°41'38"W
L9	28.38'	N06°28'24"E
L10	3.56'	S86°48'07"E
L11	23.42'	N86°28'24"E

RIGHT-OF-WAY LINEAR FOOTAGE

SINGLE FAMILY LOTS:	31
BLOCKS:	4
TOTAL LOTS:	31

ORTMAN DRIVE	50' ROW	267'
HANDSOME DRIVE	50' ROW	391'
KEARNS DRIVE	50' ROW	554'
TOTAL		1,212'

SHEET 1 OF 3



Carlson, Brigance & Doering, Inc.

404 E. Engineering Surveying
5501 West William Cannon Dr. Austin, Texas 78729
Phone No. (512) 280-5160 Fax No. (512) 280-5164

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PATH-J:4579\survey\PLAT IIB-1

CANTARRA SECTION IIB-1

A SMALL LOT SUBDIVISION

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS: THAT INTERMANDECO, GP, LLC, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, AND HAVING ITS HOME OFFICE IN PLANO, TEXAS, ACTING HEREIN BY AND THROUGH, MARIANNE PLANCKE, MANAGER, AND BEING OWNERS OF THAT CERTAIN TRACT OF LAND OUT OF THE MARIGUTA CASTRO LEAGUE 50, ABSTRACT NO. 160, SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED AS RECORDED IN DOCUMENT NO. 2008063044 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 6.160 ACRES OF LAND IN ACCORDANCE WITH SECTION 212 OF THE LOCAL GOVERNMENT CODE AND WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS

"CANTARRA SECTION IIB-1 A SMALL LOT SUBDIVISION"

AND DOES HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

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

CANTARRA VENTURES, LTD.
BY: INTERMANDECO GP, LLC
ITS: GENERAL PARTNER
MARIANNE PLANCKE, MANAGER
1401 BURNHAM DRIVE
PLANO, TEXAS 75093

STATE OF TEXAS:
COUNTY OF COLLIN:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARIANNE PLANCKE, MANAGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND SHE ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR COLLIN COUNTY, TEXAS

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

CHAIRPERSON, BETTY BAKER

SECRETARY, CYNTHIA BANKS

THIS PROJECT IS LOCATED IN THE HARRIS BRANCH AND GILLELAND WATERSHEDS, CLASSIFIED AS SUBURBAN.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____, 20____.

APPROVED FOR ACCEPTANCE:

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

GREG GUERNSEY, A.I.C.P., DIRECTOR
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____, A.D., THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

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

DANA DEBEAUVOR, CLERK, COUNTY COURT, TRAVIS COUNTY, TEXAS

By: DEPUTY

IN APPROVING THIS PLAT BY 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 THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

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

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK ____ M., AND DULY RECORDED ON THE _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK ____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____.

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

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

By: DEPUTY

SHEET 2 OF 3



Carlson, Brignace & Doering, Inc.

Civil Engineering • Surveying
3501 West William Cannon • Austin, Texas 78749
Phone No. (512) 280-5160 • Fax No. (512) 280-5165

PATH-J:4579\survey\PLAT IIB-1

CANTARRA SECTION IIB-1

A SMALL LOT SUBDIVISION

GENERAL NOTES:

1. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF HANDSOME DRIVE, KEARNS DRIVE, AND ORTMAN DRIVE, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
2. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
3. NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER COLLECTION SYSTEM.
4. THE WATER AND WASTEWATER UTILITY SYSTEM IMPROVEMENTS SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. THE WATER AND WASTEWATER UTILITY CONSTRUCTION MUST BE INSPECTED BY THE CITY. THE LANDOWNER MUST PAY THE CITY INSPECTION WITH THE WATER AND WASTEWATER UTILITY CONSTRUCTION. THE WATER AND WASTEWATER SHALL BE PROVIDED BY THE CITY OF AUSTIN.
5. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITIES 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 REPLACING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
6. THIS SUBDIVISION WAS APPROVED AND RECORDED PRIOR TO THE CONSTRUCTION AND ACCEPTANCE OF ALL STREETS AND OTHER SUBDIVISION IMPROVEMENTS, PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND TRAVIS COUNTY, DATED _____ 20____. THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NUMBER _____ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
7. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF A SURFACE AND GEOMETRIC DESIGN PROPOSAL BY THE CITY OF AUSTIN.
8. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES ARE TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN URBAN STANDARDS.
9. IN ADDITION TO THE EASEMENTS SHOWN HEREON, THE FOLLOWING PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED: TEN FOOT (10') ALONG AND ADJACENT TO ALL STREET RIGHT-OF-WAYS.
10. 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 TITLE 30 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
11. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE AUSTIN ENERGY DEPARTMENT 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 TITLE 30 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
12. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE DEVELOPER SHALL INCLUDE ALL AUSTIN ENERGY WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
13. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
14. IN ACCORDANCE WITH THE PRELIMINARY PLAN, THIS SUBDIVISION IS LOCATED ON PROPERTY THAT HAS BEEN ANNEXED INTO THE MOA IN DOCUMENT NO. 2013163964, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, IS SUBJECT TO A DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS, IN COMPLIANCE WITH CHAPTER 30-5 AS RECORDED IN DOCUMENT NO. 2007227827, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
15. TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO SITE DEVELOPMENT.
16. DRIVEWAY LOCATIONS SHALL CONFORM TO CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL SECTION 5.3.1 (j)
17. PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING CONDITIONS.
18. NO OBJECTS NOT LIMITED TO BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT OR WATER QUALITY EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
19. OWNER/DEVELOPER IS ADVISED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS. OTHER SPECIAL OR NON-STANDARD TREATMENTS OF THE ROW MAY ALSO REQUIRE A LICENSE AGREEMENT.
20. THIS SUBDIVISION SHALL BE DEVELOPED AND CONSTRUCTED AS A SMALL LOT SUBDIVISION IN COMPLIANCE WITH TITLE 30-2-232.
21. A MINIMUM OF TWO (2) OFF-STREET PARKING SPOTS IS REQUIRED FOR EACH SINGLE FAMILY RESIDENTIAL LOT IN THIS SUBDIVISION.
22. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURE, INCLUDING THE WATER AND WASTEWATER UTILITY IMPROVEMENTS, OFFSITE MAIN EXTENSION, AND SYSTEM UPGRADES TO SERVE EACH LOT.
23. ALL CORNER LOTS SHALL BE A MINIMUM OF 4,500 SQUARE FEET.

FLOOD PLAN NOTE: THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48453C-0290H FOR TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, LEE A. WHITED, P.E., AM AUTHORIZED TO PRACTICE THE PROFESSION OF CIVIL ENGINEERING IN THE STATE OF TEXAS, AND HEREBY CERTIFY THAT THE ENGINEERING PORTIONS OF THIS PLAT COMPLY WITH CHAPTER 30 OF THE AUSTIN CITY CODE, OF 1981, AS AMENDED.

ENGINEERING BY:

LEE A. WHITED, P.E. NO. 102471 DATE _____
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



CARLSON, BRIGANCE & DOERING, INC.
5473791

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, AARON V. THOMASON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 30 OF THE AUSTIN CITY CODE, OF 1981 AS AMENDED, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SURVEYED BY:

AARON V. THOMASON, RPLS # 6214 DATE _____
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
www.cbdlc.com

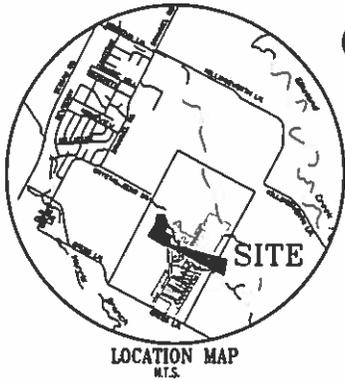


SHEET 3 OF 3



Carlson, Brigance & Doering, Inc.

Civil Engineering • Surveying
5501 West William Cannon • Austin, Texas 78749
Phone No. (512) 260-5160 • Fax No. (512) 260-5160



CANTARRA SECTION IIB-1 A SMALL LOT SUBDIVISION

CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS.

THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. 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.

THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

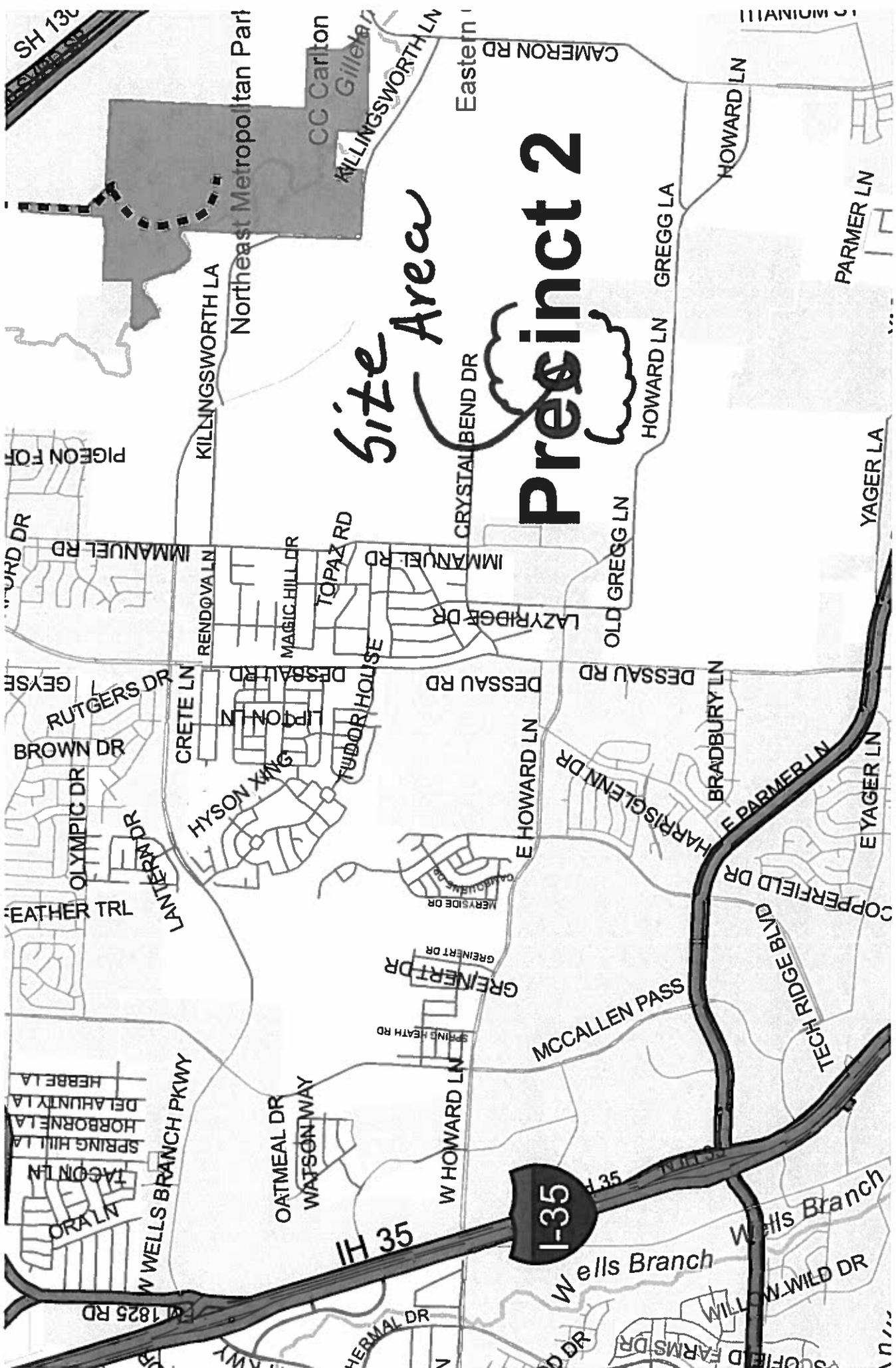
DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

COVER SHEET

	Carlson, Brigrance & Doering, Inc.
	Land Engineering & Surveying
	3501 N. 1st St. Suite 1000, Phoenix, AZ 85018 Phone No. (602) 251-1100 Fax No. (602) 251-1101

C8J-05-0236.01.3A

PATH-J:4579\survey\PLAT IIB-1



SH 130

Northeast Metropolitan Park

CC Carlton
Gilliland

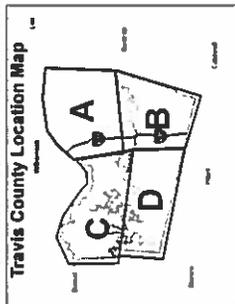
Site Area

Precinct 2

IH 35

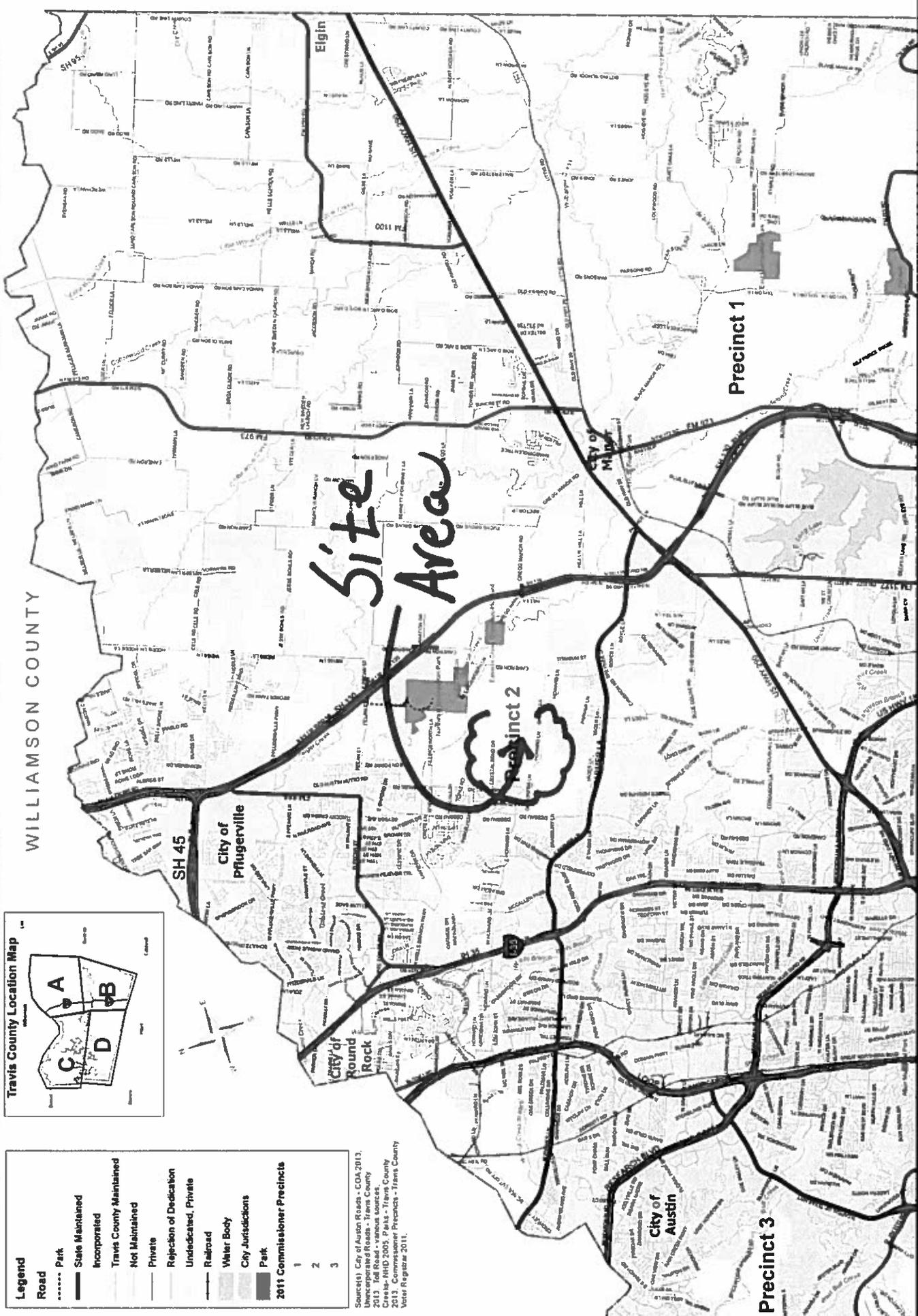
I-35

Wells Branch
Wells Branch



Legend	
Road	State Maintained
.....	Incorporated
-----	Travis County Maintained
-----	Not Maintained
-----	Private
-----	Rejection of Dedication
-----	Undedicated, Private
-----	Railroad
-----	Water Body
-----	City Jurisdictions
-----	Park
-----	2011 Commissioner Precincts
-----	1
-----	2
-----	3

Sources: City of Austin Roads - COA 2013.
 Unincorporated Roads - Travis County
 2013. Toll Road - various sources.
 Creator: NHD 2005. Parks - Travis County
 Precincts - Travis County
 2011 Registrar 2011.



Map Prepared by Travis County
 Dept. of Transportation & Natural
 Resources Date 02/02/13



Travis County Roadways, Map A

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