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-2 – 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, 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 the 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 $82,380.00.

Access to Publicly Maintained Road
Cantarra, Section IIB-2 takes access from a section of Ortman Drive within Cantarra, Section IIB-1. Section IIB-1 is currently entering alternative fiscal status also, which

means its streets will be under construction and will not be maintained by Travis County until completed.

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 #14-3279. The estimated cost of the improvements is $577,905.25. 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-2

§ 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.

Executed this 20 day of February, 2014

OWNER: CANTARRA VENTURES, LTD. Address: 1401 Burnham Drive, Plano, TX 75093

By: Intermandeco GP, LLC
Its: General Partner

Phone: 972-964-9050

Fax: 972-964-0131

By: Cary L. Cobb

Its: Manager

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF ~~TRAVIS~~ Collin §

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

MARY P HUDSON
Notary Public
State of Texas
My Comm. Exp. 10/12/2016

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

_____
Printed or typed name of notary

My commission expires: _____

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 6.535 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 6.535 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at an iron rod found in the southwest corner of said Cantarra Ventures tract, and being in the north right-of-way line of Howard Lane (right-of-way width varies), being also at the most southeast corner of that certain tract of land described in a deed to M.M.K. Properties, LLC, recorded in Document Number 2013174668 of the Official Public Records of Travis County, Texas, for a **POINT OF COMMENCEMENT** for the herein described tract,

THENCE, with the common line of said M.M.K. Properties tract and said Cantarra Ventures, LTD. tract, N31°42'06"E, a distance of 1261.93 feet to a 1/2" capped (CBD SETSTONE) iron rod set in concrete, for the southwest corner and the **POINT OF BEGINNING** of the herein described 6.044 acre tract of land,

THENCE, continuing with said common line for said M.M.K. Properties tract and said Cantarra Ventures, LTD., N31°42'06" E, a distance of 917.29 feet to a 1/2" capped (CBD SETSTONE) iron rod set for the southwestern most corner of a 36.694 acre tract conveyed to Horizon Bank And Trust Custodian recorded in Document No. 2006068751, and the northwestern most corner of said 62.491 acre tract, from which an iron rod found for the northeast corner of said M.M.K. Properties tract, and the southeast corner of that certain tract of land described in a deed to Echo IV, LLC, recorded in Document Number 2008141832 of the Official Public Records of Travis County, Texas, also being a point in the east line of said Horizon Bank And Trust tract bears N31°42'06"E, a distance of 1103.66 feet,

THENCE, with the common property lines of said Horizon Bank And Trust, and said Cantarra Ventures tract, the following two (2) courses and distances, numbered 1 and 2,

1. S87°03'34"E, a distance of 381.80 feet to a 1/2" capped (CBD SETSTONE) iron rod set, and
2. S06°29'39"E, a distance of 49.16 feet to a capped (CBD SETSTONE) iron rod found for an angle point in the common property line of said Horizon Bank and Trust tract and said Cantarra Ventures tract,

THENCE, crossing said Cantarra Ventures tract, the following nine (9) courses and distances, numbered 1 through 9,

1. S84°32'14"W, a distance of 45.59 feet to a 1/2" capped (CBD SETSTONE) iron rod found,
2. N86°40'07"W, a distance of 150.00 feet to a 1/2" capped (CBD SETSTONE) iron rod found,
3. S03°19'53"W, a distance of 120.00 feet to a 1/2" capped (CBD SETSTONE) iron rod found,
4. N86°40'07"W, a distance of 15.40 feet to a 1/2" capped (CBD SETSTONE) iron rod found,
5. S03°19'53"W, a distance of 115.17 feet to a 1/2" capped (CBD SETSTONE) iron rod found, from which an iron found for the western most corner for Lot 18, Block "J", and the northerly most corner for Lot 19, Block "J" Cantarra Section One, Document No. 200800024 of the Official Public Records of Travis County, Texas, bears S78°56'49"E, a distance of 295.35 feet,

6. S31°41'30"W, a distance of 747.89 feet to a 1/2" capped (CBD SETSTONE) iron rod set,
7. N58°18'29"W, a distance of 115.10 feet to a 1/2" capped (CBD SETSTONE) iron rod set,
8. S31°42'06"W, a distance of 1.36 feet to a 1/2" capped (CBD SETSTONE) iron rod set,
9. N58°18'29"W, a distance of 180.00 feet to the **POINT OF BEGINNING** and containing 6.535 Acres of Land.

Surveyed by: _____ 29 Jun 2011

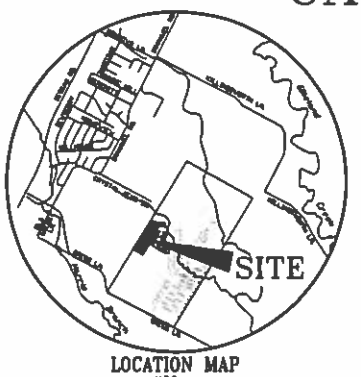
AARON V. THOMASON, R.P.L.S. NO. 6214
Carlson, Brigance and Doering, Inc.
5501 West William Cannon
Austin, TX 78749
Ph: 512-280-5160 Fax: 512-280-5165
aaron@cbdeng.com

STATE OF TEXAS
REGISTERED
AARON V. THOMASON
6214
PROFESSIONAL
LAND SURVEYOR

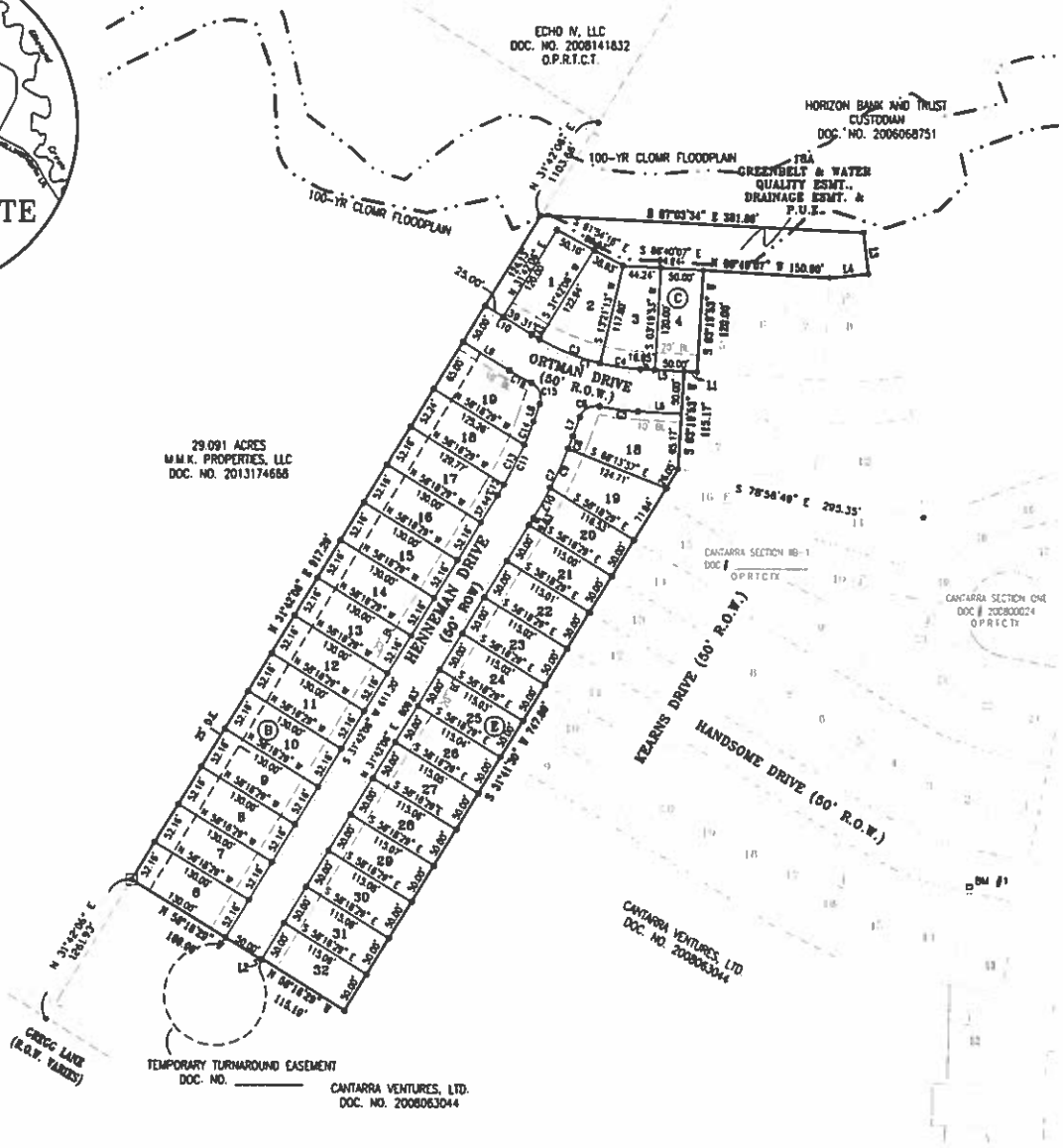
BEARING BASIS FROM CANTARRA VENTURES, LTD. IN DOCUMENT NO.2008063044 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

CANTARRA SECTION IIB-2

A SMALL LOT SUBDIVISION



LOCATION MAP
N.T.S.



SCALE: 1" = 100'

LEGEND

o	IRON ROD SET
•	IRON ROD FOUND
□	CONCRETE MONUMENT SET
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
WW. E.	WASTEWATER EASEMENT
1	LOT NUMBER
Ⓐ	BLOCK NUMBER
. . . . .	APPROX. SIDEWALK LOCATION
———	BUILDING SETBACK LINE
———	EASEMENT LINE

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	TANGENT
C1	275.00'	136.17'	134.78'	S 72°26'01" E	69.51
C2	275.00'	10.70'	10.70'	S 59°24'46" E	5.35
C3	275.00'	77.37'	77.11'	S 68°35'12" E	38.94
C4	275.00'	48.10'	48.04'	S 81°39'27" E	24.11
C5	325.00'	45.80'	45.77'	S 82°37'52" E	22.94
C6	20.00'	28.39'	26.07'	N 60°44'02" E	17.19
C7	525.00'	106.66'	106.47'	N 25°52'54" E	53.51
C8	525.00'	15.68'	15.68'	N 20°55'02" E	7.84
C9	525.00'	50.77'	50.75'	N 24°32'36" E	25.41
C10	525.00'	40.21'	40.20'	N 29°30'28" E	20.11
C11	475.00'	96.50'	96.33'	S 25°52'54" W	48.42
C12	475.00'	14.72'	14.72'	S 30°48'50" W	7.36
C13	475.00'	52.46'	52.44'	S 26°45'43" W	26.26
C14	475.00'	29.32'	29.31'	S 21°49'47" W	14.66
C15	20.00'	29.20'	26.66'	S 21°46'11"E	17.90
C16	325.00'	30.08'	30.07'	S 60°56'59" E	15.05

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.40'	N86°40'07"W
L2	1.36'	S31°42'06"W
L3	49.16'	S06°29'38"E
L4	45.50'	S84°32'14"W
L5	51.45'	N86°40'07"W
L6	51.45'	S86°40'07"E
L7	23.89'	N20°03'42"E
L8	22.07'	S20°03'42"W
L9	64.31'	S58°17'54"E
L10	64.31'	N58°17'54"W

DATE: JUNE 11, 2013

OWNER:
CANTARRA VENTURES, LTD.
BY: INTERMANDECO GP, LLC
MARIANNE PLANCKE, MANAGER
1401 BURNHAM 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 ACREAGE: 6.535 ACRES
SURVEY: MARIGUITA CASTRO LEAGUE 50, ABSTRACT 160

F.E.M.A. MAP NO.: 48453C 0290 H
TRAVIS COUNTY, TEXAS
DATED: SEPTEMBER 26, 2008

BENCHMARKS:
∫1-"X" IN A SQUARE CUT ON TOP OF CURB, OPPOSITE LOTS 13/14, BLK I, ALONG HANDSOME DR.
ELEV=649.62'
∫2-"X" IN A SQUARE CUT ON TOP OF CURB, OPPOSITE LOT 1, BLK K, ALONG CANTARRA DR.
ELEV=635.32'

SINGLE FAMILY LOTS:	33
BLOCKS:	3
TOTAL LOTS:	33

RIGHT-OF-WAY LINEAR FOOTAGE		
ORTMAN DRIVE	50' ROW	264'
HENNEMAN DRIVE	50' ROW	778'
TOTAL		1,042'

SHEET 1 OF 3

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

FILE NO. C8J-05-0236.01.4A

PATH- J: 4612\SURVEY\PLAT- PH IIB-2

CANTARRA SECTION IIB-2
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 MARIGUITA 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 6.535 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-2 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__, AD.

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

STATE OF TEXAS:
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, THE ____ DAY OF _____, 20__, A.D.

DANA DEBEAUVOIR, 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 DEBEAUVOIR, 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 DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

_____
BY: DEPUTY

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

PATH- J: 4612\SURVEY\PLAT- PH IIB-2

CANTARRA SECTION IIB-2

A SMALL LOT SUBDIVISION

GENERAL NOTES:

1. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF HENNEMAN 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 LAND DEVELOPMENT CODE.

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 SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE 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. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.

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 REPLATTING 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 CHAPTER 30-5, SUBCHAPTER B 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 CHAPTER 30-5 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 HOA IN DOCUMENT NO. 2013183964, 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. NO DRIVEWAYS SHALL BE CONSTRUCTED ON SLOPES GREATER THAN 15% UNLESS AN ENVIRONMENTAL VARIANCE IS GRANTED.

21. THIS SUBDIVISION SHALL BE DEVELOPED AND CONSTRUCTED AS A SMALL LOT SUBDIVISION IN COMPLIANCE WITH TITLE 30-2-232.

22. A MINIMUM OF TWO (2) OFF-STREET PARKING SPOTS IS REQUIRED FOR EACH SINGLE FAMILY RESIDENTIAL LOT IN THIS SUBDIVISION.

23. 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.

24. ALL CORNER LOTS SHALL BE A MINIMUM OF 4,500 SQUARE FEET.

25. LANDSCAPE, MAINTENANCE, GREENBELT AND DRAINAGE EASEMENTS SHALL BE OWNED AND MAINTAINED BY THE CANTARRA HOMEOWNERS ASSOCIATION.

26. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

27. FLOOD PLAIN NOTES: 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 FLOOD INSURANCE ADMINISTRATION RATE MAP 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

STATE OF TEXAS
LEE A. WHITED
102471
LICENSED
PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
F-3791

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: _____

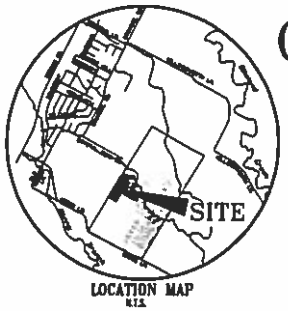
AARON V. THOMASON, RPLS # 6214 DATE:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
aaron@cbdeng.com

STATE OF TEXAS
REGISTERED
AARON V. THOMASON
6214
PROFESSIONAL
LAND SURVEYOR

SHEET 3 OF 3

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

PATH- J: 4612\SURVEY\PLAT- PH IIB-2



CANTARRA SECTION IIB-2

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.

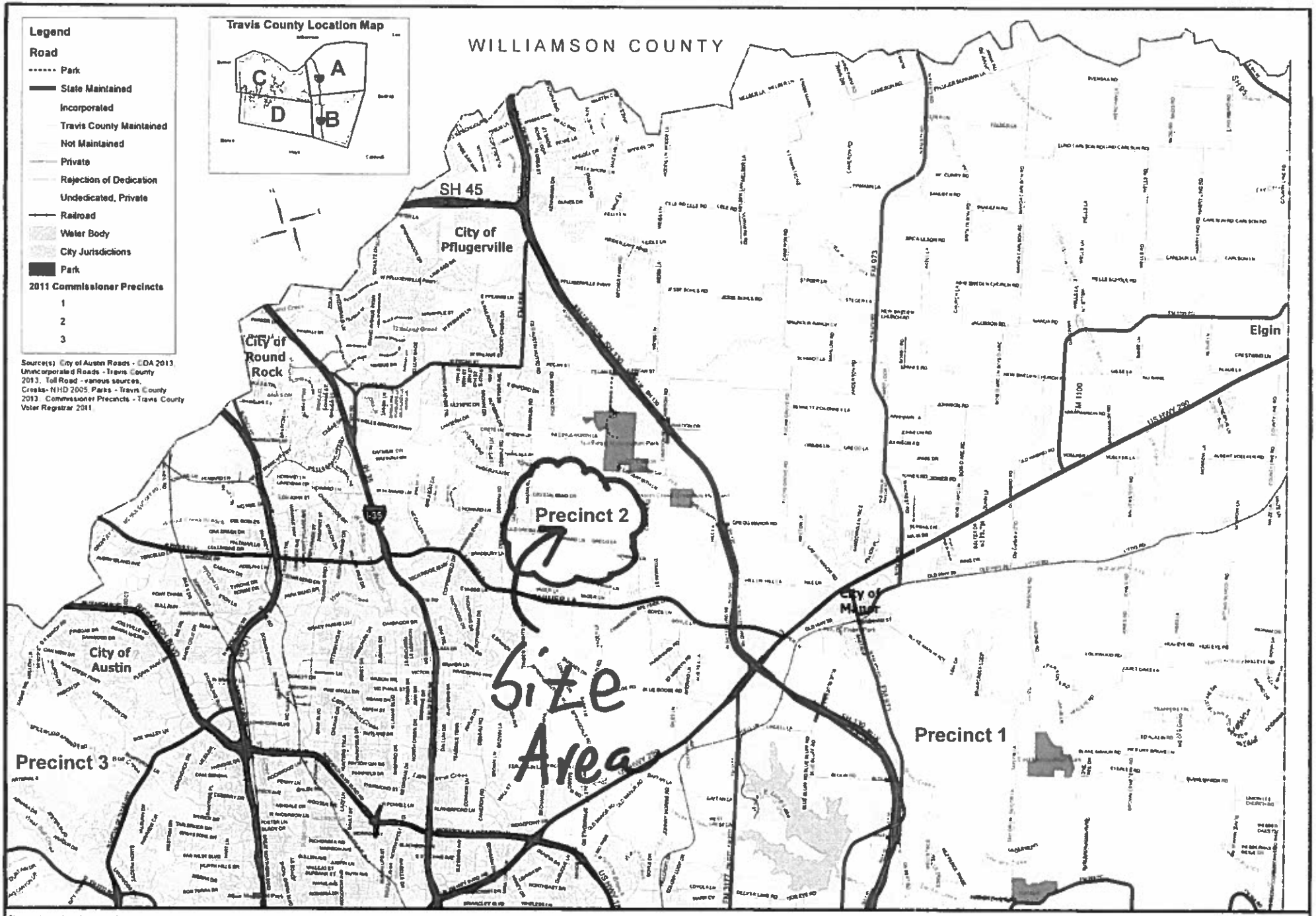
COVER SHEET

C8J-05-0236.01.4A

Carlson, Brigance & Doering, Inc.
Civil Engineering • Surveying

PATH-J:4612\survey\PLAT IIB-2

Site Area
Precinct 2
I-35
IH 35
W WELLS BRANCH PKWY
1825 RD
ORA LN
TACON LN
SPRING HILL LA
HORBORNE LA
DELAHUNTY LA
HEBBE LA
EATHER TRL
OLYMPIC DR
BROWN DR
RUTGERS DR
GEYSE
PIGEON FOR
IMMANUEL RD
LANTERN DR
CRETE LN
RENDOVA LN
KILLINGSWORTH LA
HYSON KING
LIPTON LN
DESSAU RD
MAGIC HILL DR
TOPAZ RD
TUDOR HOUSE
OATMEAL DR
WATSON WAY
Northeast Metropolitan Park
CC Carlton
Gilleland
KILLINGSWORTH LN
W HOWARD LN
SPRING HEATH RD
GREINERT DR
MERYSIDE DR
CAMBRIDGE DR
CRYSTAL BEND DR
Eastern
E HOWARD LN
LAZYRIDGE DR
MCCALLEN PASS
GLENN DR
HARRIS
OLD GREGG LN
HOWARD LN
GREGG LA
CAMERON RD
Wells Branch
BRADBURY LN
E PARMER LN
TECH RIDGE BLVD
COPPERFIELD DR
E YAGER LN
YAGER LA
PARMER LN
WILD DR
FARMS DR



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Travis County Roadways, Map A

0 1 Miles

Map Prepared by Travis County Dept. of Transportation & Natural Resources Date 5/21/2013