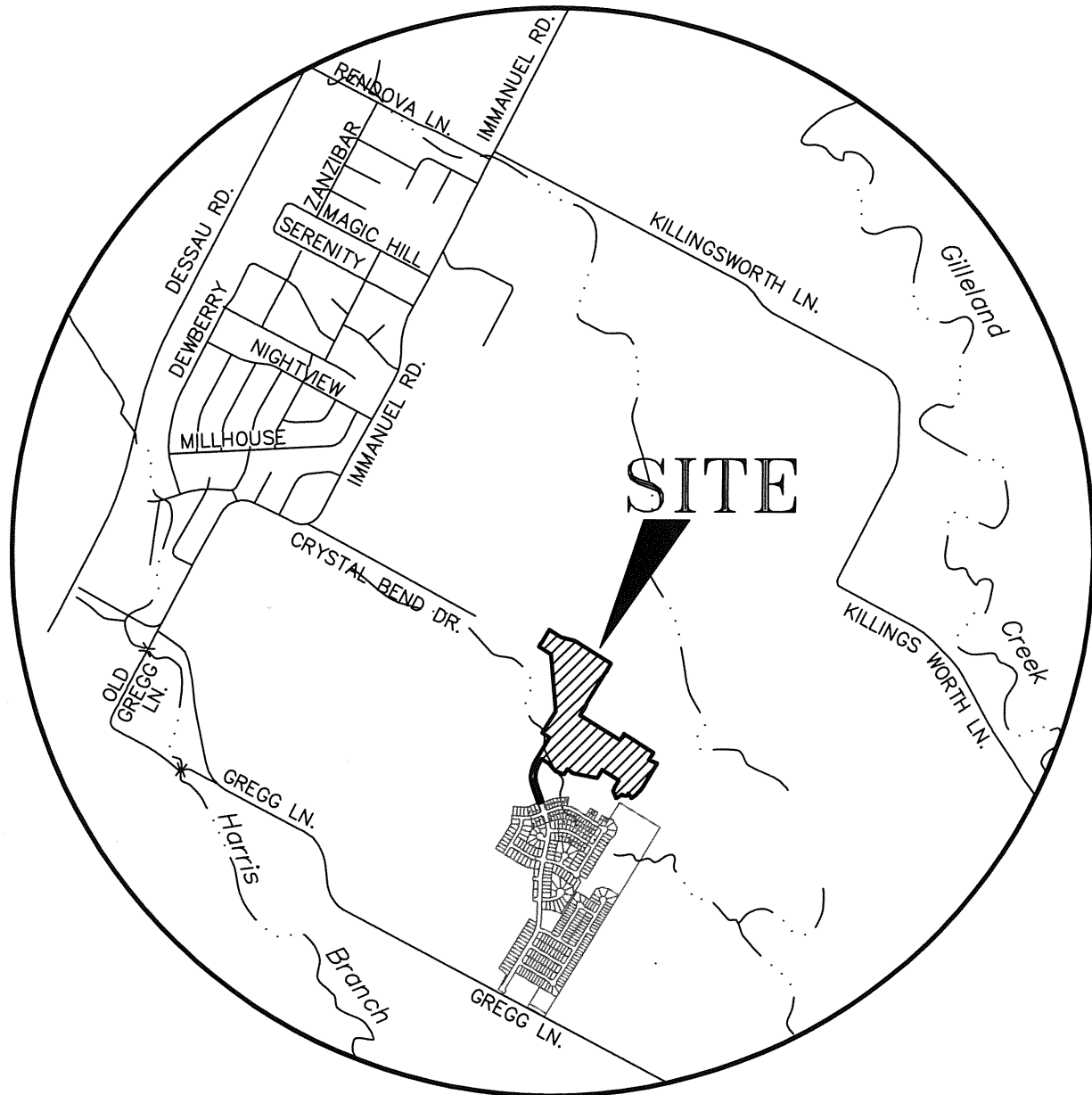


SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-05-0236.03.3A**ZAP DATE:** March 15, 2016**SUBDIVISION NAME:** Cantarra Section III-B**AREA:** 38.652 acres**LOTS:** 117**APPLICANT:** Continental Homes of Texas, LP., d.b.a. D.R. Horton (Richard Maier)**AGENT:** Carlson, Brigance Doering, Inc. (Charles Brigance)**ADDRESS OF SUBDIVISION:** Cantarra Drive and E Howard Lane**GRIDS:** Q32**COUNTY:** Travis**WATERSHED:** Gilliland Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-4A**DISTRICT:** 1**LAND USE:** Residential**NEIGHBORHOOD PLAN:** none**SIDEWALKS:** Sidewalks will be constructed along all internal streets and Cantarra Drive.

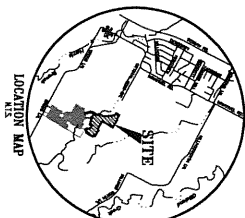
DEPARTMENT COMMENTS: The request is for the approval of Cantarra Section III-B. The plat is comprised of 100 lots on 38.652 acres. The lots will be developed with residential uses, in conformance with the SF-4A zone. The proposed lots comply with the approved preliminary plan, and the zoning requirements for use, lot width and lot size.

STAFF RECOMMENDATION: The staff recommends approval of the plat. The resubdivision meets all applicable State and City of Austin Land Development Code requirements.

ZONING AND PLATTING COMMISSION ACTION:**CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** steve.hopkins@austintexas.gov



LOCATION MAP
N.T.S.



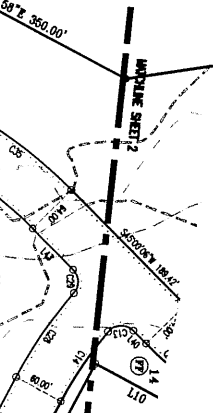
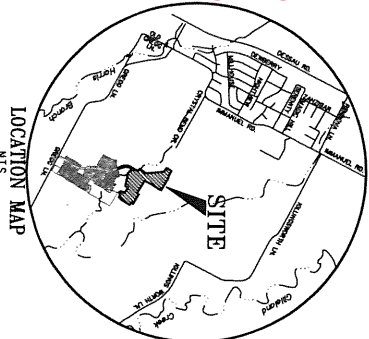
Line #	Length	Direction
(46)	15.0	S27°06'35"E
(46)	17.5	S27°06'35"E
(47)	12.0	S75°02'25"E
(48)	35.8	S27°04'4"

Curve #	Length	Radius	Chord Direction	Chord Length	Impact	BEA
(36)	13.1	38.0	S17°04'15"W	13.93	6.53	207°25'
(37)	20.6	20.0	S27°10'0"W	18.57	11.22	S2°32'2"
(38)	10.8	20.0	N17°45'1"W	10.83	5.82	317°13'

Curve #	Length	Radius	Chord Direction	Chord Length	Impact	BEA
C1	34.2	270.0	S27°17'31"	34.12	29.23	127°12'
C2	112.0	50.0	S77°02'0"W	90.14	104.08	128°45'35"
C3	80.0	380.0	S17°47'31"	80.24	40.36	127°10'2"
C4	122.9	430.0	N15°56'25"W	121.88	61.56	181°31'0"
C5	121.0	225.0	S17°32'2"	120.71	61.86	257°12'
C6	143.8	325.0	N14°13'15"W	141.83	72.72	257°12'
C7	31.42	20.0	S17°06'35"E	28.28	20.0	S27°06'35"
C8	31.42	20.0	S17°06'35"E	28.28	20.0	S27°06'35"
C9	31.42	20.0	S17°06'35"E	28.28	20.0	S27°06'35"
C10	31.6	20.0	S16°49'01"E	28.46	20.24	S27°10'0"
C11	22.0	20.0	S77°05'15"W	25.88	16.76	S75°02'25"
C12	63.9	520.0	N17°39'15"E	62.35	32.60	78°15'4"
C13	33.1	20.0	S27°04'11"E	29.52	21.80	S27°04'11"
C14	88.8	470.0	S27°07'1"	86.00	42.7	115°06'6"
C15	31.42	20.0	N17°35'25"E	28.28	20.0	S27°06'35"
C16	31.42	20.0	S17°06'35"E	28.28	20.0	S27°06'35"
C17	54.71	330.0	S27°05'15"E	54.65	27.42	S75°02'25"
C18	30.42	20.0	S17°37'25"W	27.27	19.03	S78°07'27"
C19	122.1	325.0	N27°12'2"	121.78	61.89	213°35'3"
C20	28.0	20.0	S17°02'15"W	26.13	15.61	S47°12'5"
C21	223.8	50.0	S27°06'35"E	184.1	62.55	248°39'27"
C22	161.42	275.0	N44°22'2"	159.11	83.1	337°34'
C23	31.42	20.0	N17°06'35"W	28.28	20.0	S27°06'35"
C24	21.03	25.0	N27°06'35"E	20.41	11.16	S47°12'5"
C25	162.5	50.0	S17°06'35"E	95.85	89.71	N27°06'35"
C26	21.03	25.0	N27°06'35"E	20.41	11.16	S47°12'5"
C27	31.42	20.0	N17°06'35"W	28.28	20.0	S27°06'35"
C28	119.38	550.0	S27°05'15"E	119.12	59.94	127°10'2"
C29	28.5	20.0	S27°05'15"E	27.23	16.8	S27°05'15"
C30	130.77	440.0	S27°04'11"E	129.25	70.41	178°44'1"
C31	31.42	20.0	S17°06'35"E	28.28	20.0	S27°06'35"
C32	218.8	50.0	N27°06'35"E	181.2	70.53	259°35'3"
C33	30.77	25.0	N27°06'35"E	28.87	17.85	75°14'4"
C34	31.42	20.0	S17°06'35"E	28.28	20.0	S27°06'35"
C35	130.77	440.0	N27°04'11"E	129.25	70.41	178°44'1"
C36	31.42	20.0	N17°06'35"W	28.28	20.0	S27°06'35"
C37	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C38	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C39	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C40	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C41	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C42	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C43	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C44	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C45	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C46	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C47	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C48	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C49	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C50	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C51	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C52	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C53	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C54	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C55	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C56	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C57	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C58	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C59	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C60	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C61	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C62	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C63	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C64	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C65	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C66	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C67	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C68	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C69	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C70	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C71	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C72	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C73	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C74	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C75	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C76	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C77	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C78	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C79	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C80	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C81	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C82	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C83	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C84	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C85	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C86	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C87	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C88	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C89	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C90	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C91	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C92	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C93	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C94	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C95	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C96	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C97	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C98	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C99	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"
C100	31.42	20.0	S27°05'15"E	28.28	20.0	S27°05'15"

Curve #	Length	Radius	Chord Direction	Chord Length	Impact	BEA
C96	6.0	325.0	N27°15'15"W	6.0	3.4	179°45'
C97	5.0	20.0	S27°03'1"	5.04	2.4	147°38'35"
C98	28.5	20.0	N27°06'35"E	27.49	15.49	75°12'1"
C99	8.0	275.0	N27°04'11"E	8.0	4.10	174°21'
C100	80.1	275.0	N27°03'1"	80.55	34.75	147°12'
C101	13.1	62.0	S27°02'25"W	13.22	9.74	183°17'
C102	25.77	62.0	S27°02'25"W	10.83	9.97	245°07'28"
C103	24.65	62.0	N17°03'15"E	24.77	12.66	23°49'35"
C104	24.6	25.0	N27°04'11"E	24.49	13.56	S27°03'1"
C105	5.0	25.0	N27°03'1"	5.27	2.6	125°32'27"
C106	50.10	50.0	S27°03'1"	50.35	30.72	63°00'3"
C107	50.10	50.0	S27°03'1"	50.35	30.72	63°00'3"
C108	50.10	50.0	S27°03'1"	50.35	30.72	63°00'3"
C109	50.10	50.0	S27°03'1"	50.35	30.72	63°00'3"
C110	50.10	50.0	S27°03'1"	50.35	30.72	63°00'3"
C111	50.10	50.0	S27°03'1"	50.35	30.72	63°00'3"
C112	50.10	50.0	S27°03'1"	50.35	30.72	63°00'3"
C113	50.10	50.0	S27°03'1"	50.35	30.72	63°00'3"
C114	50.10	50.0	S27°03'1"	50.35	30.72	63°00'3"
C115	50.10	50.0	S27°03'1"	50.35	30.72	63°00'3"
C116	50.10	50.0	S27°03'1"	50.35	30.72	63°00'3"
C117	50.10	50.0	S27°03'1"	50.35	30.72	63°00'3"
C118	50.10	50.0	S27°03'1"	50.35	30.72	63°00'3"
C119	50.10	50.0	S27°03'1"	50.35	30.72	63°00'3"
C120	50.10	50.0	S27°03'1"	50.35	30.72	63°00'3"
C121	50.10	50.0	S27°03'1"	50.35	30.72	63°00'3"
C122	50.10	50.0	S27°03'1"	50.35	30.72	63°00'3"
C123	50.10	50.0	S27°03'1"	50.35	30.72	63°00'3"
C124	50.10	50.0	S27°03'1"	50.35	30.72	63°00'3"
C125	50.10	50.0	S27°03'1"	50.35	30.72	63°00'3"
C126	50.10	50.0	S27°03'1"	50.35	30.72	63°00'3"
C127	50.10	50.0	S27°03'1"	50.35	30.72	63°00'3"
C128	50.10	50.0	S27°03'1"	50.35	30.72	63°00'3"
C129	50.10	50.0	S27°03'1"	50.35	30.72	63°00'3"
C130	50.10	50.0	S27°03'1"	50.35	30.72	63°00'3"
C131	50.10	50.0	S27°03'1"	50.35	30.72	63°00'3"
C132	50.10	50.0	S27°03'1"	50.35	30.72	63°00'3"
C133	50.10	50.0	S27°03'1"	50.35	30.72	63°00'3"
C134	50.10	50.0	S27°03'1"	50.35	30.72	63°00'3"
C135	50.10	50.0	S27°03'1"	50.35	30.72	63°00'3"
C136	50.10	50.0	S27°03'1"	50.35	30.72	63°00'3"
C137	50.10	50.0	S27°03'1"	50.35	30.72	63°00'3"
C138	50.10	50.0	S27°03'1"	50.35	30.72	63°00'3"
C139	50.10	50.0	S27°03'1"	50.35	30.72	63°00'3"
C140	50.10	50.0	S27°03'1"	50.35	30.72	63°00'3"
C141	50.10	50.0	S27°03'1"	50.35	30.72	63°00'3"
C142	50.10	50.0	S27°03'1"	50.35	30.72	63°00'3"
C143	50.10	50.0	S27°03'1"	50.35	30.72	63°00'3"
C144	50.10	50.0	S27°03'1"	50.35	30.72	63°

CANTARRA SECTION IIB A SMALL LOT SUBDIVISION



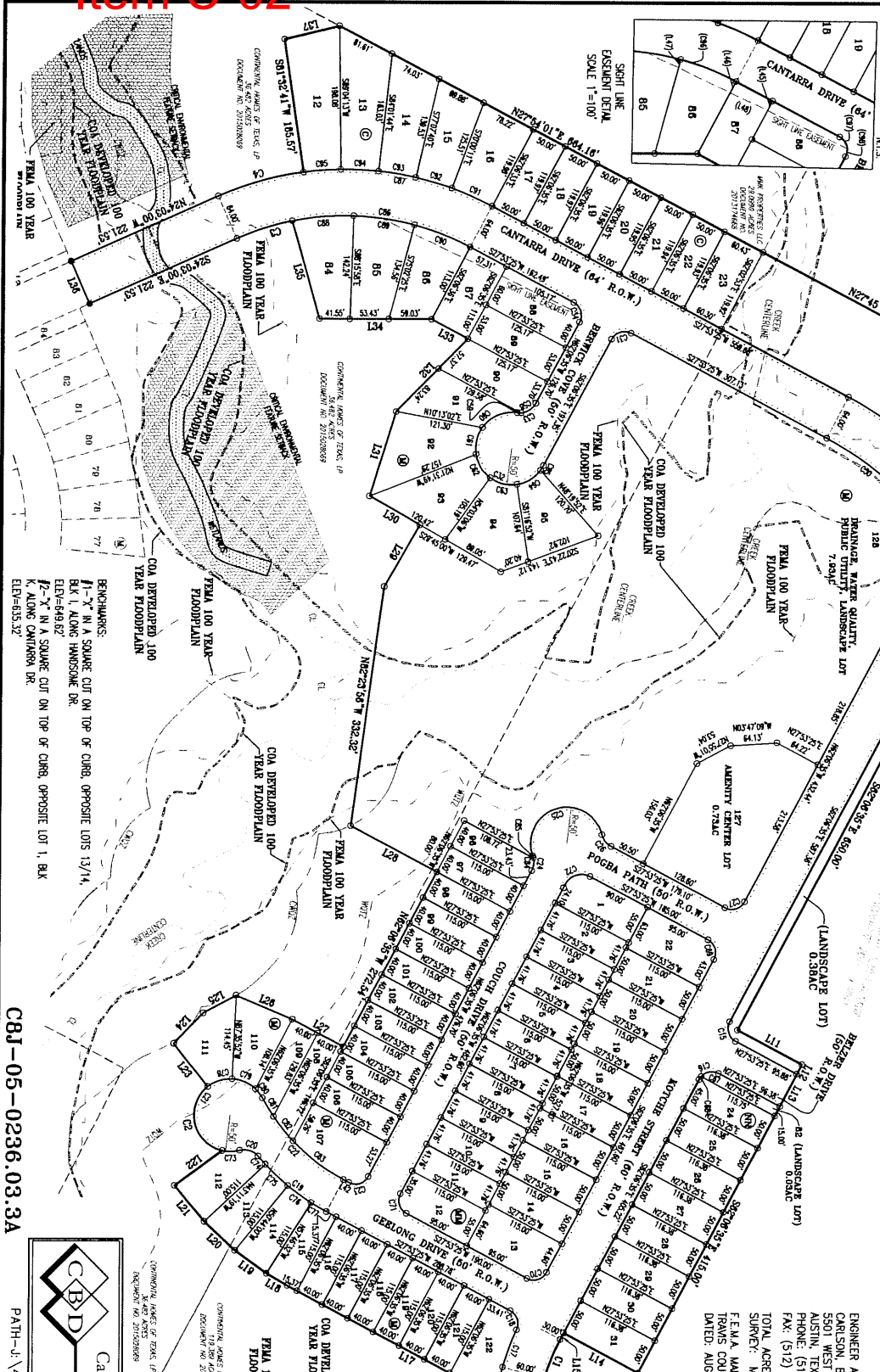
DATE: FEBRUARY 23, 2016
OWNER: RICHARD WILSON, JR. PRESENT
CANTARRA DRIVE, A TEXAS LIMITED PARTNERSHIP
DEA D.R. WILSON - AUSTIN'S BUILDER
10700 ROCK PARK BOULEVARD, SUITE 400
AUSTIN, TEXAS 78730
PHONE: (512) 533-1468

CANTARRA DRIVE	64' ROW	1,782'
BENCK DOVE	60' ROW	475'
KOTCHE STREET	50' ROW	274'
POGGA PIKE	50' ROW	1,358'
BECKER DRIVE	50' ROW	285'
COUCH DRIVE	50' ROW	146'
GEORGE PLACE	50' ROW	578'
BRIMWOOD DRIVE	50' ROW	539'
CRISTAL BEND DRIVE	50' ROW	57'
BURNING DRIVE	50' ROW	993'
TOTAL		6,765'

▲	600 MAIL FOUND
○	IRON ROD SET
●	IRON ROD FOUND
○	LANDSCAPE EASEMENT
---	BLD. SETBACK LINE
1	LOT NUMBER
①	BLOCK DESIGNATOR
---	APPROX. SURVEY LOCATION
---	WATER QUALITY TRANSITION ZONE (WQTZ)
---	CRITICAL WATER QUALITY ZONE (CWQZ)
---	FEPA 100 YEAR FLOODPLAIN
---	COA DEVELOPED 100 YEAR FLOODPLAIN

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: 41.547 ACRES
SURVEY: MARGOLTA CASTRO LEASO 50. ABSTRACT 160
F.E.M.A. MAP NO.: 48453C 0290 J
TRAFFIC COUNTY, TEXAS
DATED: AUGUST 18, 2014

SINGLE FAMILY LOTS:	108
AMENITY CENTER LOTS:	1
LSE LOTS:	5
DRNG. P.U.E. LSE LOTS:	2
DRNG. W.O. P.U.E. LSE LOTS:	1
BOOKS:	8
TOTAL LOTS:	117



REMARKS:
1. 7" N.A. SQUARE CUT ON TOP OF CORN. OPPOSITE LOTS 13/14.
2. 1" ALONG WINDSHOCK DR.
3. 7" N.A. SQUARE CUT ON TOP OF CORN. OPPOSITE LOT 1, B.L.K. ALONG CANTARRA DR.
ELEV=63.37

CB81-05-0236.03.3A

Carlson, Brigance & Doering, Inc.
FEMA ID #17790
5501 West William Cannon
Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

SHEET NO. 1 OF 4

PATH-D: \4767\SURVEY\PLAT CANTARRA IIB-B.dwg

CANTARRA SECTION IIIB A SMALL LOT SUBDIVISION

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS, THAT CONTINENTAL HOMES OF TEXAS, LP, A TEXAS LIMITED PARTNERSHIP DOING BUSINESS AS D.R. HORTON ~ AMERICA'S BUILDER, AND BEING OWNERS OF THAT CERTAIN 36.482 ACRE 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. 2015028069 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND THAT CERTAIN 119.389 ACRE 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. 2015028058 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 41.547 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 IIIB 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.

RICHARD MAIER, VICE PRESIDENT
CONTINENTAL HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP
DBA D.R. HORTON ~ AMERICA'S BUILDER
CHTEX OF TEXAS, INC., A DELAWARE CORPORATION ~ ITS GENERAL PARTNER
10700 PECAN PARK BOULEVARD, SUITE 400
AUSTIN, TEXAS 78750

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD MAIER, VICE PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE 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 WILLIAMSON 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, GABRIEL ROJAS

SECRETARY, LOUISA BRAINSMADE

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

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

APPROVED FOR ACCEPTANCE:

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

RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

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

SHEET NO. 3 OF 4



C8J-05-0236.03.3A

PATH-J:\4767\SURVEY\PLAT CANTARRA III-B.dwg

CANTARRA SECTION IIIB A SMALL LOT SUBDIVISION

GENERAL NOTES:

- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF CANTARRA DRIVE, BERNICK COVE, KOTCHE STREET, POGBA PATH, BELZER DRIVE, COUCH DRIVE, GEELONG PLACE, BRYWOOD DRIVE, CRYSTAL BEND DRIVE AND BUNBURY 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.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LAND DEVELOPMENT CODE.
- NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER COLLECTION SYSTEM.
- 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.
- 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 REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 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.
- 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.
- ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES ARE TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN URBAN STANDARDS.
- 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.
- 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 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.
- 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.
- 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.
- DRIVEWAY LOCATIONS SHALL CONFORM TO CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL SECTION 5.3.1 (J).
- 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.
- 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.
- 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.
- NO DRIVEWAYS SHALL BE CONSTRUCTED ON SLOPES GREATER THAN 15% UNLESS AN ENVIRONMENTAL VARIANCE IS GRANTED.
- THIS SUBDIVISION SHALL BE DEVELOPED AND CONSTRUCTED AS A SMALL LOT SUBDIVISION IN COMPLIANCE WITH TITLE 30-2-232.
- A MINIMUM OF TWO (2) OFF-STREET PARKING SPOTS IS REQUIRED FOR EACH SINGLE FAMILY RESIDENTIAL LOT IN THIS SUBDIVISION.
- 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.
- ALL CORNER LOTS SHALL BE A MINIMUM OF 4,500 SQUARE FEET.
- LANDSCAPE, MAINTENANCE, GREENBELT, DRAINAGE EASEMENTS AND PRIVATE DRAINAGE EASEMENTS SHALL BE OWNED AND MAINTAINED BY THE CANTARRA MEADOW RESIDENTIAL COMMUNITY INC.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
- FLOOD PLAN NOTES: THE 100 YEAR FLOOD PLAN 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-0290J, FOR TRAVIS COUNTY, TEXAS, DATED AUGUST 18, 2014.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS OR HER ASSIGNS.
- WATER AND WASTEWATER WILL BE PROVIDED BY CITY OF AUSTIN.
- SLOPES IN EXCESS OF 15% EXIST ON LOTS 29, 30, 31, 32, 36 BLOCK C AND LOTS 92, 93 BLOCK M. CONSTRUCTION ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE IN GENERAL.
- AN ADMINISTRATIVE VARIANCE FOR UP TO 8' OF CUT AND FILL PURSUANT TO SECTION 30-5-40(B7) AND HAS BEEN GRANTED BY THE DIRECTOR OF THE DEVELOPMENT SERVICES DEPARTMENT. AN ADMINISTRATIVE VARIANCE FOR FILL ASSOCIATED WITH THE POND UP TO 12' PURSUANT TO SECTION 30-5-42(B6) HAS BEEN GRANTED BY THE DIRECTOR OF THE DEVELOPMENT SERVICES DEPARTMENT.
- ALL NON-RESIDENTIAL LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ALL STREETS WITHIN THIS SUBDIVISION WILL BE PUBLIC ROADWAYS.
- WITHIN A SIGHT DISTANCE EASEMENT ANY OBSTRUCTION OF SIGHT DISTANCE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF COMMISSIONERS COURT AT OWNERS EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.

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.
ID# 133791

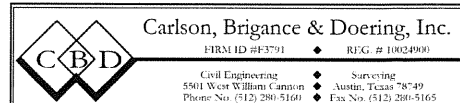
STATE OF TEXAS §
COUNTY OF TRAVIS §

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



SHEET NO. 4 OF 4



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