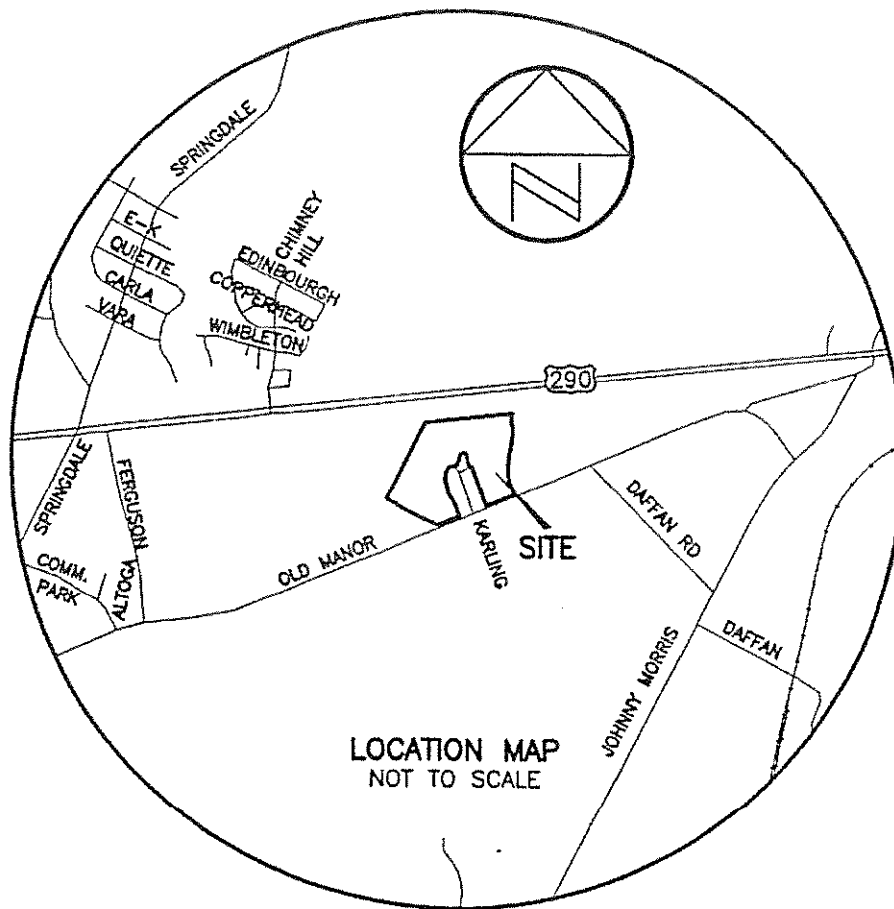


SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-66-029.02.2A**Z.A.P. DATE:** May 3, 2016**SUBDIVISION NAME:** Terrace at Walnut Creek Section One Final Plat**AREA:** 30.16 acres**LOT(S):** 6 total lots**OWNER/APPLICANT:** JB 290, Ltd. (E. Butler) & Travis County Housing Finance Corporation (A. Shields)**AGENT:** LJA Engineering, Inc. (D. Miller)**ADDRESS OF SUBDIVISION:** Highway 290 East**GRIDS:** M25**COUNTY:** Travis**WATERSHED:** Walnut Creek**JURISDICTION:** 2-mile ETJ**EXISTING ZONING:** County**MUD:** N/A**PROPOSED LAND USE:** Two open space lots, two slope/drainage easement lots, one multi-family residential lot, one detention lot, and public ROW**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on both sides of Eastern Heights Boulevard and the subdivision side of Old Manor Road.**DEPARTMENT COMMENTS:** The request is for approval of the Terrace at Walnut Creek Section One Final Plat. The final plat is composed of six lots on 30.16 acres. Water and wastewater will be provided by the City of Austin.**STAFF RECOMMENDATION:** Staff recommends approval of the final plat. This final plat meets all applicable state, county, and City of Austin LDC requirements.**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Michael Hettenhausen**PHONE:** (512) 854-7563Email address: Michael.Hettenhausen@traviscountytexas.gov

TERRACE AT WALNUT CREEK

SECTION ONE

FINAL PLAT



TERRACE AT WALNUT CREEK
SECTION ONE
FINAL PLAT

CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

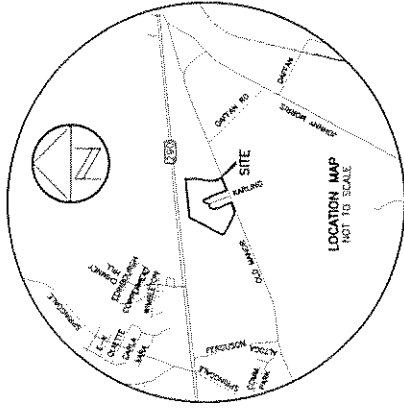
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
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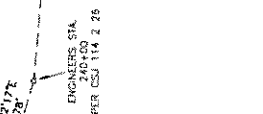
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NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR
THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL
NEIGHBORHOOD.



PROJECT NO.: 562-038	DRAWING NO.: 562-038-PL1	PLOT DATE: 04/25/2016	PLOT SCALE: 1"=100'	DRAWN BY: RCW/JDB	SHEET 01 OF 04
 Chaparral Professional Land Surveying, Inc. Surveying and Mapping 3550 McCall Lane Suite 144 5124 Lees Ferry Rd Firm No. 10124500					

2177
2a. ENGINEERS STA.
240+00
PER CSJ 114 2 26



OWNERS:
JB 200 LTD AND
TOTEY TRC LAND, LLC,
TOTAL ACREAGE: 30.150 ACRES
TOTAL NUMBER OF LOTS: 6
TOTAL LOT ACREAGE: 29.445 ACRES
TOTAL ROW DEDICATION ACREAGE: 1.714 ACRES

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping

TERRACE AT WALNUT CREEK SECTION ONE FINAL PLAT

SURVEYOR'S CERTIFICATION
I, ROBERT C. WATTS, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLES WITH THE SURVEYING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE OF 1939 AS AMENDED, IS TRUE AND CORRECT, AND I AM NOT PROVIDING ANY PROFESSIONAL OPINION OR GUARANTEE OF THE ACCURACY OF THE SURVEYING DATA OR THE RESULTS THEREOF, UNLESS MY SUPERVISION MADE ON THE GROUND IN JUNE, 2015.

FOR REVIEW ONLY

ROBERT C. WATTS, JR., R.E.L.S. 4395

SURVEYOR BY:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
(512) 443-1724

ENGINEER'S CERTIFICATION:

I, S. DANNY MILLER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT COMPLES WITH THE SURVEYING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE OF 1939 AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 484530406K, DATED JANUARY 06, 2016, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

S. DANNY MILLER, P.E.
ENGINEERING BY:
LIA ENGINEERING, INC.
5316 HIGHWAY 230 WEST, SUITE 150
AUSTIN, TEXAS 78735
TELEPHONE: 512-443-1724
TEAS REGISTERED ENGINEERING FIRM FRN-F1586

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ⊙ 5/8" IRON PIPE FOUND
- CONC. HIGHWAY MON. FOUND
- ▲ 600 MAIL FOUND
- A CALCULATED POINT
- ⬢ CONTROL POINT/BENCHMARK LOCATION
- D.E. DRAINAGE EASEMENT
- W.W.E. WASTEWATER LINE EASEMENT
- { } RECORD INFORMATION
- SIDEWALK LOCATION

BENCHMARK INFORMATION:

BM #1: 1/2" REBAR WITH "CHAPARRAL" CAP SET
LOCATED APPROX. 150' NORTH OF THE PROPERTY
APPROX. 150' NORTH OF A POWER POLE AND
APPROX. 725' NORTH OF THE INTERSECTION OF
KARLING DRIVE AND OLD MAJOR ROAD.
ELEVATION = 642.84'
VERTICAL DATUM: NAVD 88 (GEOID 09)

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SHEET
4 OF 04

[illegible]

PRINTED NAME _____ YOUR NAME TO ORDER _____ YOUR ORDER NUMBER _____ YOUR ORDER DATE _____

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE _____ DAY OF _____, 20____ AD.

TERRACE AT WALNUT CREEK
SECTION ONE
FINAL PLAT

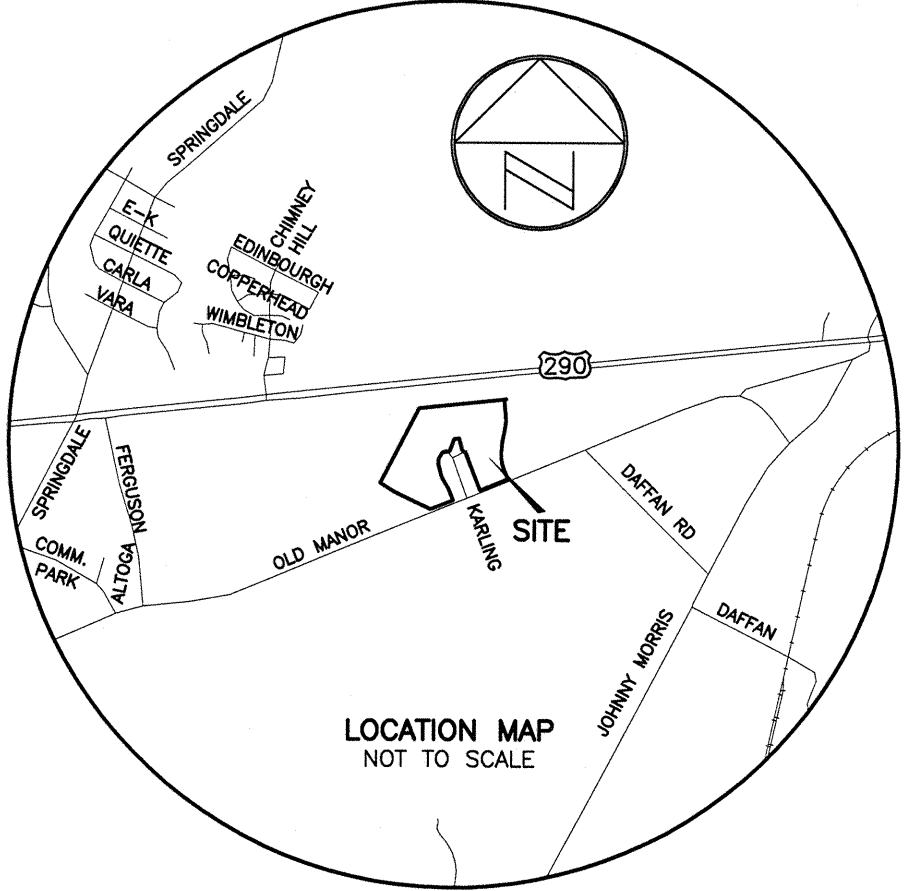
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FOR HOMEBUYERS

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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.

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Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
562-038
DRAWING NO.:
562-038-PL1
PLOT DATE:
04/25/2016
PLOT SCALE:
1"=100'
DRAWN BY:
RCW/JDB
SHEET
01 OF 04

C8J-66-029.02.2A

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THE PRESENTS:

THAT JB 290, LTD., BY AND THROUGH EDWARD S. BUTLER, BEING THE OWNER OF 49.985 ACRES CONVEYED BY SPECIAL WARRANTY DEED DATED SEPTEMBER 18, 2012, AND RECORDED IN DOCUMENT NO. 2012156890 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND CONTRIBUTION DEED DATED SEPTEMBER 18, 2012, AND RECORDED IN DOCUMENT NO. 2012156891 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (SAVE AND EXCEPT 10 ACRES CONVEYED TO CENTRAL TEXAS REGIONAL MOBILITY AUTHORITY BY SPECIAL WARRANTY DEED DATED OCTOBER 10, 2012, AND RECORDED IN DOCUMENT NO. 2012172636 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS); AND 0.031 ACRES AND 0.350 ACRES CONVEYED BY EXCHANGE WARRANTY DEED DATED MARCH 18, 2016 AND RECORDED IN DOCUMENT NO. 2016040896 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

AND TCHFC TWO LAND, LLC, ACTING BY AND THROUGH ANDREA SHIELDS, BEING THE OWNER OF 29.468 ACRES CONVEYED BY SPECIAL WARRANTY DEED DATED MARCH 18, 2016 AND RECORDED IN DOCUMENT NO. 2016040898 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 30.158 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, AND TITLE 30 OF THE CITY OF AUSTIN/TRAVIS COUNTY SUBDIVISION REGULATIONS AND CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS

TERRACE AT WALNUT CREEK SECTION ONE FINAL PLAT

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

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

BY: JB 290, LTD.
A TEXAS LIMITED PARTNERSHIP

BY: BCP GP, LLC
A TEXAS LIMITED LIABILITY COMPANY
ITS MANAGING PARTNER

BY: EDWARD S. BUTLER
10300 METROPOLITAN DR.
AUSTIN, TEXAS 78758

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EDWARD S. BUTLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT 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 SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME MY COMMISSION EXPIRES

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

TCHFC TWO LAND, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: TRAVIS COUNTY HOUSING FINANCE CORPORATION
A TEXAS HOUSING FINANCE CORPORATION, ITS SOLE MEMBER

BY: ANDREA SHIELDS, MANAGER

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANDREA SHIELDS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT 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 SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME MY COMMISSION EXPIRES

- GENERAL NOTES:
1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
 2. 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.
 3. THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY TEXAS.
 4. PRIOR TO CONSTRUCTION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
 5. 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.
 6. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR THE 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.
 7. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. POST-DEVELOPMENT STORMWATER RUN-OFF SHALL BE MAINTAINED AT OR BELOW PREDEVELOPMENT LEVELS BY USING PONDING OR OTHER APPROVED METHODS.
 8. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
 9. PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS, STORMSEWER EASEMENTS, AND WATER QUALITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES HAVING JURISDICTION.
 10. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER(S) OR HIS/HER ASSIGNS. LOT 2, BLOCK 4 SHALL BE DEDICATED AS A PRIVATE DRAINAGE EASEMENT LOT AND SHALL INCLUDE A STORMWATER DETENTION FOND, WHICH SHALL BE MAINTAINED BY THE OWNER OF LOT 1, BLOCK 4.
 11. TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
 12. THIS SUBDIVISION PLAT IS SUBJECT TO THE RULES AND REGULATIONS IN EFFECT IN 1966 PER THE APPROVED "EASTERN HEIGHTS" PRELIMINARY PLAN (C8-66--29) IN ACCORDANCE WITH CHAPTER 245 OF THE LOCAL GOVERNMENT CODE.
 13. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT:

EASTERN HEIGHTS BOULEVARD
OLD MANOR ROAD
HIGHWAY 290 E
 - THE SIDEWALKS ALONG HIGHWAY 290 E ARE SUBJECT TO THE APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION AT THE SITE PLAN PHASE. 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.
 - IF REQUIRED BY TxDOT, SIDEWALKS SHALL BE INSTALLED AT THE OWNER'S EXPENSE AT LOCATIONS SHOWN WHEN HIGHWAY 290 E IS IMPROVED WITH CURB AND GUTTER.
 - SIDEWALKS ALONG OLD MANOR ROAD ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ABUTTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. 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.
 14. 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.
 15. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
 16. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.
 17. ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT.
 18. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LAND OWNER/DEVELOPERS EXPENSE.
 19. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
 20. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT 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. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
 21. STREETS WILL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS.
 22. DRAINAGE AND LATERAL SUPPORT EASEMENTS TO THE LIMITS SHOWN ON THIS PLAT ON LOTS 1 AND 2, BLOCK B, ARE HEREBY DEDICATED TO THE PUBLIC FOR THE CONSTRUCTION, MAINTENANCE, AND THE RIGHT TO PLACE EARTHEN FILL FOR DRAINAGE AND LATERAL SUPPORT FOR PUBLIC ROADWAYS ON THIS PLAT. PROPERTY OWNERS MAY USE THEIR PROPERTY WITHIN THESE EASEMENTS ONLY IN THOSE WAYS THAT ARE CONSISTENT WITH THE CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF THE DRAINAGE AND LATERAL SUPPORT EASEMENTS DEDICATED HEREIN. PROPERTY OWNERS MAY DO NOTHING THAT WOULD IMPAIR, DAMAGE, OR DESTROY THE DRAINAGE AND LATERAL SUPPORT EASEMENTS. TRAVIS COUNTY AND ITS SUCCESSORS AND ASSIGNS HAVE THE RIGHT TO USE SO MUCH OF THE SURFACE OF THE PROPERTY WITHIN THE EASEMENTS AS MAY BE REASONABLY NECESSARY TO CONSTRUCT, INSTALL, AND MAINTAIN DRAINAGE AND LATERAL SUPPORT FACILITIES WITHIN THE EASEMENTS.

TERRACE AT WALNUT CREEK
SECTION ONE
FINAL PLAT

23. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED _____, 20____, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THE RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOC# _____, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

CITY OF AUSTIN:

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

CHAIRPERSON SECRETARY

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE TWO (2) MILE ETJ OF THE CITY OF AUSTIN ON THIS THE ____ DAY OF _____, 20____.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS

THIS THE ____ DAY OF _____, 20____, A.D.

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

TRAVIS COUNTY COMMISSIONERS COURT RESOLUTION:

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 BUILDINGS 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 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 THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT ON THE ____ DAY OF _____, 20____, A.D., THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

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

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS.

DEPUTY

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE

ON THE ____ DAY OF _____ A.D. 20____, AT ____ O'CLOCK ____ M., AND DULY

RECORDED ON THE ____ DAY OF _____, A.D. 20____, AT ____ O'CLOCK ____ M., IN SAID COUNTY AND STATE, IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,

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

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY DEPUTY

TERRACE AT WALNUT CREEK
SECTION ONE
FINAL PLAT

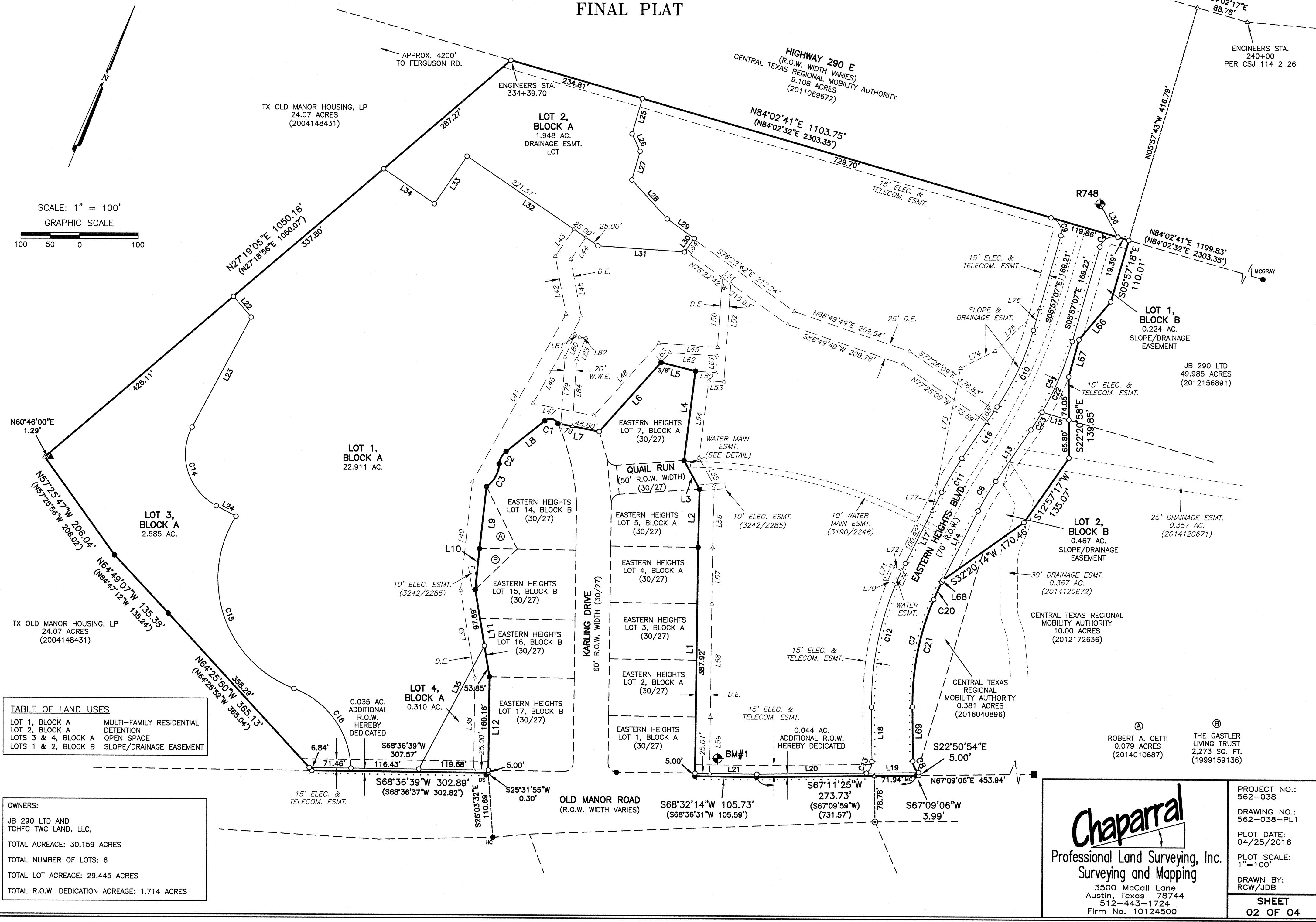


TABLE OF LAND USES

LOT 1, BLOCK A	MULTI-FAMILY RESIDENTIAL
LOT 2, BLOCK A	DETENTION
LOTS 3 & 4, BLOCK A	OPEN SPACE
LOTS 1 & 2, BLOCK B	SLOPE/DRAINAGE EASEMENT

OWNERS:
JB 290 LTD AND
TCHFC TWO LAND, LLC,
TOTAL ACREAGE: 30.159 ACRES
TOTAL NUMBER OF LOTS: 6
TOTAL LOT ACREAGE: 29.445 ACRES
TOTAL R.O.W. DEDICATION ACREAGE: 1.714 ACRES

SURVEYOR'S CERTIFICATION

I, ROBERT C. WATTS, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE OF 1999 AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND IN JUNE, 2015.

FOR REVIEW ONLY

ROBERT C. WATTS, JR. R.P.L.S. 4995

SURVEYING BY:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
(512) 443-1724

ENGINEER'S CERTIFICATION

I, S. DANNY MILLER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND 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 OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48453C0460K, DATED JANUARY 06, 2016, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

S. DANNY MILLER, P.E.

ENGINEERING BY:
LJA ENGINEERING, INC.
5316 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512-439-4700
TEXAS REGISTERED ENGINEERING FIRM FRN-F1386

TERRACE AT WALNUT CREEK
SECTION ONE
FINAL PLAT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N21°20'02"W	392.92'
L2	N20°37'21"W	100.03'
L3	N50°29'54"W	55.90'
L4	N14°55'23"W	154.80'
L5	S81°54'40"W	60.83'
L6	S19°48'17"W	159.86'
L7	S78°46'59"W	71.88'
L8	S29°16'44"W	84.67'
L9	S15°42'04"E	107.12'
L10	S16°05'51"E	70.93'
L11	S31°25'01"E	151.54'
L12	S21°20'19"E	165.16'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	15.00'	100°38'57"	26.35'	S79°30'37"W	23.09'
C2	30.00'	47°58'48"	25.12'	S06°50'19"W	24.39'
C3	50.00'	52°57'26"	46.21'	S07°00'32"W	44.59'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C4	25.00'	89°40'31"	39.13'	S38°53'09"W	35.26'
C5	535.00'	18°01'32"	168.31'	S03°03'39"W	167.62'
C6	465.00'	7°16'01"	58.98'	S08°26'24"W	58.94'
C7	465.00'	27°23'17"	222.27'	S08°53'15"E	220.16'
C8	25.00'	52°29'36"	22.90'	S48°49'41"E	22.11'
C9	25.00'	90°00'09"	39.27'	S50°57'11"E	35.36'
C10	465.00'	18°01'32"	146.29'	S03°03'39"W	145.69'
C11	535.00'	7°16'01"	67.86'	S08°26'24"W	67.81'
C12	535.00'	27°23'17"	255.74'	S08°53'15"E	253.31'
C13	25.00'	52°54'07"	23.08'	S03°52'10"W	22.27'
C14	100.00'	90°00'00"	157.08'	S39°10'04"E	141.42'
C15	200.87'	101°42'27"	356.57'	S40°37'11"E	311.57'
C16	150.01'	67°56'01"	177.86'	S57°37'05"E	167.62'
C20	465.00'	4°02'58"	32.87'	S02°46'54"W	32.86'
C21	465.00'	23°20'18"	189.41'	S10°54'44"E	188.10'
C22	535.00'	14°09'48"	132.25'	N01°07'47"E	131.91'
C23	535.00'	3°51'43"	36.06'	S10°08'33"W	36.05'
C24	535.35'	2°40'39"	25.00'	S02°08'07"W	25.00'
C25	1919.62'	0°18'39"	10.41'	N68°50'31"E	10.41'
C26	1919.62'	0°08'34"	4.78'	S68°50'31"W	4.78'

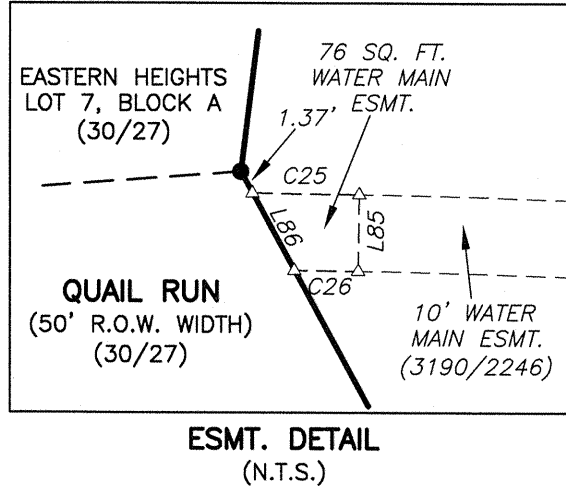
LINE TABLE		
LINE	BEARING	DISTANCE
L13	S12°04'25"W	107.18'
L14	S04°48'23"W	137.28'
L15	N84°02'26"E	48.10'
L16	S12°04'25"W	107.18'
L17	S04°48'23"W	137.28'
L18	S22°34'53"E	93.36'
L19	S67°11'19"W	89.70'
L20	S67°11'25"W	187.95'
L21	S68°32'14"W	105.67'
L22	S62°40'55"E	47.08'
L23	S06°07'09"W	214.60'
L24	S84°10'04"E	38.32'
L25	S05°57'30"E	63.14'
L26	S47°11'23"E	33.22'
L27	S05°57'28"E	51.11'
L28	S64°33'37"E	90.46'
L29	S76°22'46"E	57.54'
L30	S13°37'18"W	28.74'
L31	S71°48'18"W	150.01'
L32	N77°38'50"W	271.51'
L33	S12°21'10"W	99.25'
L34	N77°38'50"W	105.95'
L35	N05°59'52"E	240.10'
L36	N50°27'31"W	64.76'
L38	N21°20'19"W	157.99'
L39	N31°25'16"W	152.65'
L40	N15°51'33"W	186.53'
L41	N06°54'57"E	330.04'
L42	N32°38'50"W	101.74'
L43	N12°21'10"E	55.96'
L44	S12°21'10"W	45.60'
L45	S32°38'50"E	100.38'
L46	S06°54'57"W	170.56'
L47	N79°07'01"E	106.44'
L48	N19°48'17"E	168.00'
L49	N71°48'18"E	100.90'

LINE TABLE		
LINE	BEARING	DISTANCE
L50	N18°12'26"W	119.63'
L51	S76°22'42"E	17.65'
L52	S18°12'26"E	168.93'
L53	S71°47'34"W	25.86'
L54	S14°55'23"E	133.19'
L55	S50°29'54"E	54.55'
L56	S20°37'21"E	106.54'
L57	S21°20'02"E	96.60'
L58	S21°20'02"E	194.42'
L59	S21°20'02"E	96.69'
L60	N71°47'34"E	35.04'
L61	N18°12'26"W	28.61'
L62	S71°48'18"W	80.89'
L63	S19°48'17"W	22.77'
L64	N13°37'18"E	25.00'
L65	S12°04'25"W	25.00'
L66	S17°44'03"W	84.98'
L67	S06°39'25"E	66.26'
L68	S04°48'23"W	3.89'
L69	S22°34'53"E	93.11'
L70	N87°51'53"W	20.00'
L71	N02°08'07"E	25.00'
L72	S87°51'53"E	20.00'
L73	N10°55'59"W	250.42'
L74	N41°15'49"E	66.06'
L75	N23°58'05"E	106.02'
L76	S05°57'07"E	39.08'
L77	S04°48'23"W	36.30'
L78	S87°51'53"E	20.17'
L79	N18°35'35"W	115.43'
L80	N00°54'40"E	43.07'
L81	S77°35'57"E	10.50'
L82	N71°48'18"E	10.28'
L83	S00°54'40"W	40.91'
L84	S18°35'35"E	114.58'
L85	S21°05'51"E	10.00'
L86	N50°29'54"W	11.47'

- LEGEND
- 1/2" REBAR FOUND (OR AS NOTED)
 - 1/2" REBAR WITH CAP FOUND (AS NOTED)
 - 1/2" REBAR WITH "CHAPARRAL" CAP SET
 - 5/8" IRON PIPE FOUND
 - CONC. HIGHWAY MON. FOUND
 - 60D NAIL FOUND
 - CALCULATED POINT
 - CONTROL POINT/BENCHMARK LOCATION
 - D.E. DRAINAGE EASEMENT
 - W.W.E. WASTEWATER LINE EASEMENT
 - () RECORD INFORMATION
 - SIDEWALK LOCATION

BENCHMARK INFORMATION:
BM #1: 1/2" REBAR WITH "CHAPARRAL RANDOM" CAP SET ALONG THE SOUTHEAST EDGE OF THE PROPERTY, BEING APPROX. 50' NORTHEAST FROM A POWER POLE AND APPROX. 31' NORTH OF A BARBED-WIRE FENCE AND APPROX. 225' NORTHEAST OF THE INTERSECTION OF KARLING DRIVE AND OLD MANOR ROAD.
ELEVATION = 642.84'
VERTICAL DATUM: NAVD 88 (GEOID 09)

THIS IS A SURFACE DRAWING.
BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), TEXAS CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "R748".
MAG NAIL WITH WASHER IN SIDEWALK
SURFACE COORDINATES:
N 10094810.258
E 3147161.426
TEXAS STATE PLANE COORDINATES:
N 10093800.8753
E 3146846.8493
ELEVATION = 609.66'
VERTICAL DATUM: NAVD 88 (GEOID 09)
COMBINED SCALE FACTOR = 0.99990001 (FOR SURFACE TO GRID CONVERSION)
INVERSE SCALE FACTOR = 1.000100 (FOR GRID TO SURFACE CONVERSION)
SCALED ABOUT 0.0
THETA ANGLE: 1°23'17"



Chaparral
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Surveying and Mapping
3500 McCall Lane
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512-443-1724
Firm No. 10124500

PROJECT NO.:
562-038
DRAWING NO.:
562-038-PL1
PLOT DATE:
04/25/2016
PLOT SCALE:
1"=100'
DRAWN BY:
RCW/JDB
SHEET
03 OF 04