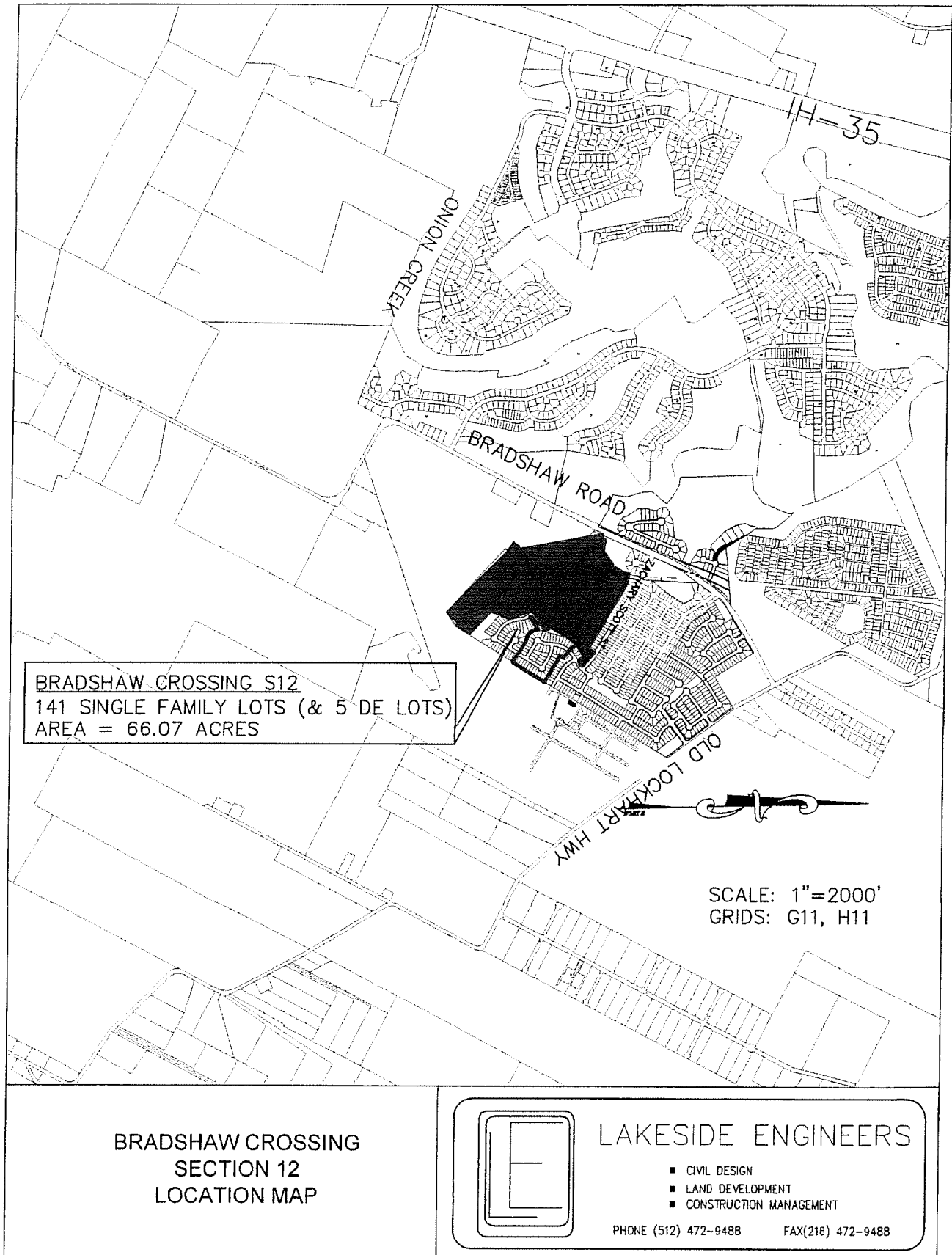


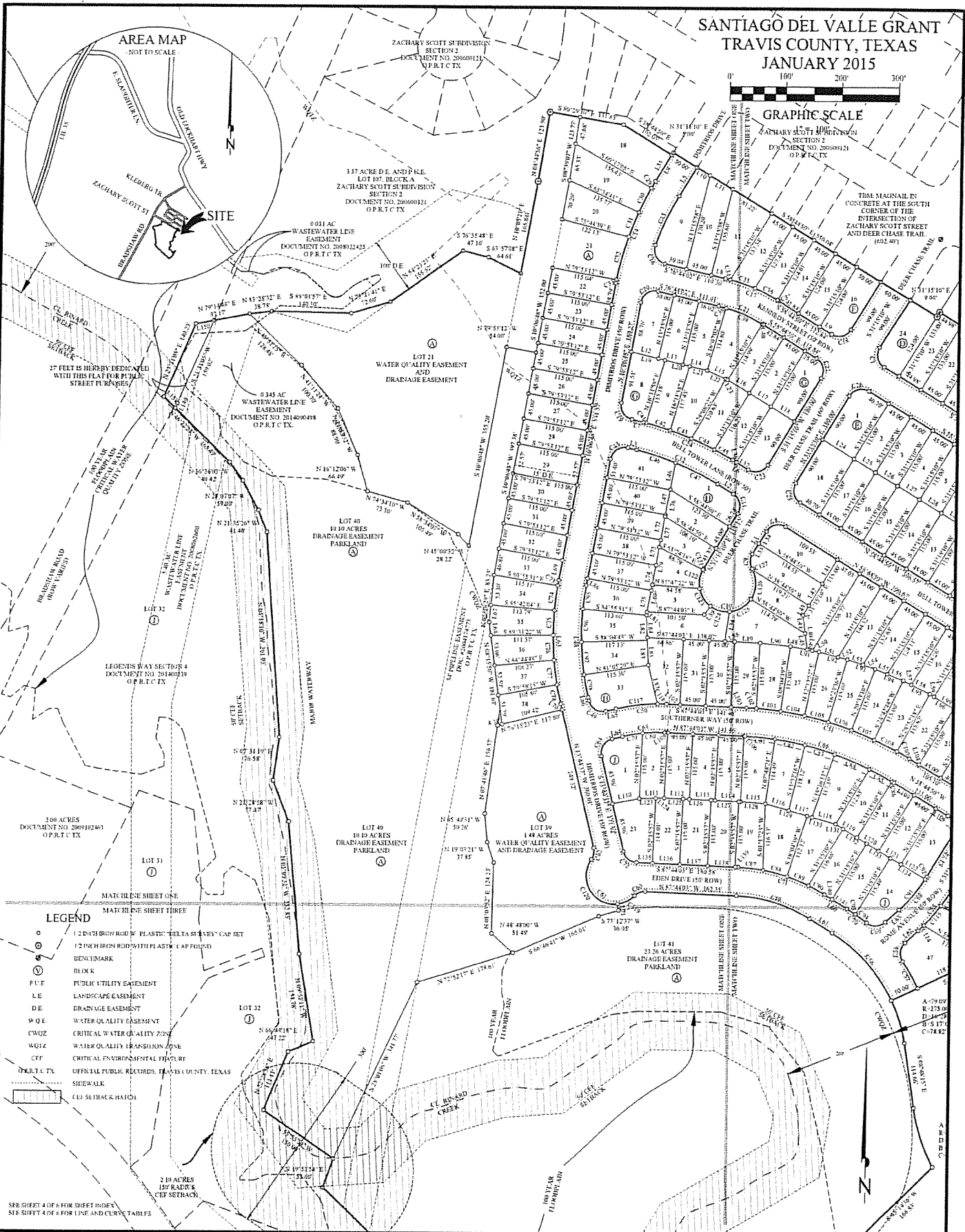
**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2015-0093.1A.SH**ZAP DATE:** August 2, 2016**SUBDIVISION NAME:** Bradshaw Crossing Section Twelve**AREA:** 66.07**LOT(S):** 146**OWNER/APPLICANT:** Lennar Buffington Zach Scott  
(Ryan Mattox)**AGENT:** Lakeside Engineers  
(Christopher M. Ruiz, P.E.)**ADDRESS OF SUBDIVISION:** Bradshaw Road at Zachary Scott Street**GRIDS:** MH11**COUNTY:** Travis**WATERSHED:** Onion Creek**JURISDICTION:** Full-Purpose**EXISTING ZONING:** SF-4A**DISTRICT:** 2**PROPOSED LAND USE:** Single Family Residence, ROW and Open Space**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.**DEPARTMENT COMMENTS:** The request is for approval of the final plat out of an approved preliminary namely, Bradshaw Crossing Section Twelve. The proposed plat is composed of 146 lots on 66.07 acres.**STAFF RECOMMENDATION:** The staff recommends approval of the final plat out of an approved preliminary. This plat meets all applicable State and City of Austin LDC requirements.**ZONING AND PLATTING ACTION:****CASE MANAGER:** Sylvia Limon  
Email: [Sylvia.limon@austintexas.gov](mailto:Sylvia.limon@austintexas.gov)**PHONE:** 512-974-2767



SANTIAGO DEL VALLE GRANT  
TRAVIS COUNTY, TEXAS  
JANUARY 2015

GRAPHIC SCALE

0' 100' 200' 300'



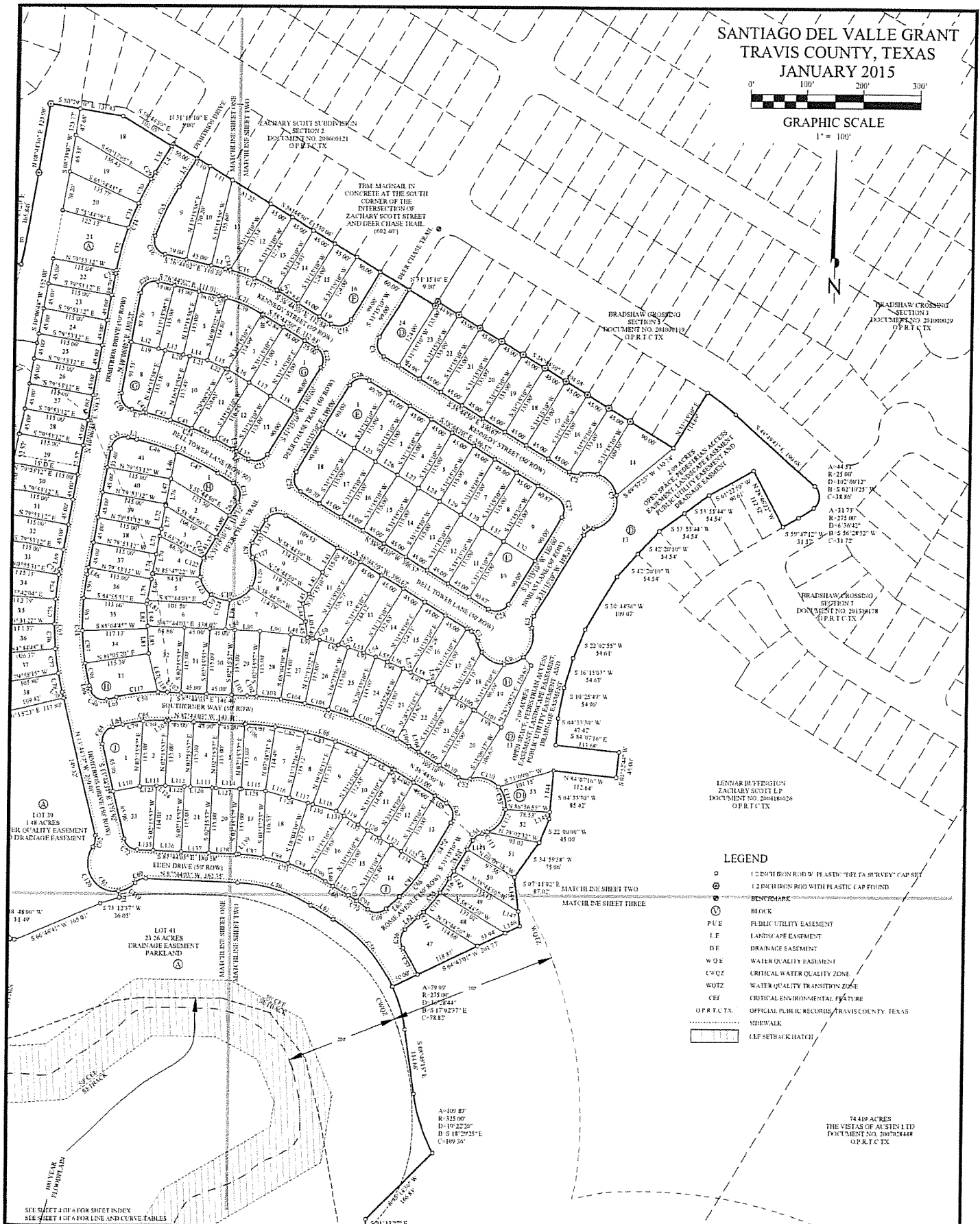
**Delta Survey Group Inc.**

8213 Brodie Lane Ste 102 Austin, TX 78745  
office: (512) 282-5200 fax: (512) 282-5230  
TBLS FIRM NO. 10004700

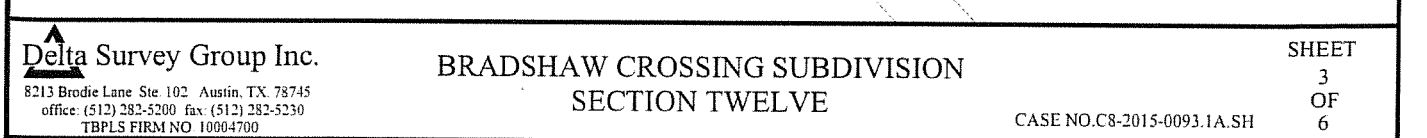
**BRADSHAW CROSSING SUBDIVISION  
SECTION TWELVE**

**SHEET  
1  
OF  
6**

CASE NO. C8-2015-0093.1A.SH







## LINE AND CURVE TABLES

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	35.00'	39.37'	33.36'	S 13°44'50"E	90.0000°
C2	35.00'	21.03'	20.41'	S 82°59'31"E	48°11'23"
C3	50.00'	163.63'	99.85'	S 13°44'50"E	186°37'46"
C4	35.00'	31.03'	30.41'	S 55°20'51"E	48°11'23"
C5	35.00'	31.03'	30.41'	S 67°09'29"E	48°11'23"
C6	50.00'	163.63'	99.85'	S 76°15'10"E	186°37'46"
C7	35.00'	21.03'	20.41'	S 34°39'09"E	48°11'23"
C8	35.00'	39.37'	33.36'	S 76°15'10"E	90.0000°
C9	35.00'	27.13'	26.42'	S 69°09'29"E	62°10'52"
C10	50.00'	211.34'	85.81'	S 82°59'31"E	252°10'55"
C11	35.00'	39.37'	33.36'	S 13°44'50"E	90.0000°
C12	50.00'	156.96'	156.12'	S 67°44'20"E	17°59'12"
C13	35.00'	40.63'	36.31'	S 56°41'25"E	91°09'10"
C14	35.00'	193.76'	121.05'	S 29°49'09"E	31°48'32"
C15	475.00'	96.23'	95.06'	S 25°26'57"E	11°36'26"
C16	35.00'	42.03'	37.37'	S 38°32'00"E	96°37'46"
C17	325.00'	102.03'	101.01'	S 67°44'20"E	17°59'12"
C18	35.00'	39.37'	33.36'	S 76°15'10"E	90.0000°
C19	35.00'	37.89'	34.17'	S 31°19'37"E	86°52'02"
C20	35.00'	40.63'	36.31'	S 56°41'25"E	91°09'10"
C21	375.00'	86.37'	85.98'	S 67°44'20"E	17°59'12"
C22	35.00'	39.37'	33.36'	S 13°44'50"E	90.0000°
C23	35.00'	39.37'	33.36'	S 76°15'10"E	90.0000°
C24	550.00'	172.66'	171.05'	S 67°44'20"E	17°59'12"
C25	35.00'	39.37'	33.36'	S 13°44'50"E	90.0000°
C26	35.00'	39.37'	33.36'	S 76°15'10"E	90.0000°
C27	35.00'	39.37'	33.36'	S 13°44'50"E	90.0000°
C28	35.00'	39.37'	33.36'	S 76°15'10"E	90.0000°
C29	325.00'	14.09'	14.09'	S 10°29'01"E	1°32'15"
C30	325.00'	48.51'	48.49'	S 21°04'06"E	5°17'58"
C31	325.00'	46.46'	46.45'	S 31°31'09"E	5°04'15"
C32	325.00'	78.47'	78.36'	S 14°54'17"E	8°13'12"
C33	325.00'	6.21'	6.21'	S 10°27'08"E	0°40'07"
C34	325.00'	8.58'	8.58'	S 71°58'34"E	1°30'48"
C35	325.00'	46.11'	46.08'	S 71°07'20"E	8°07'47"
C36	325.00'	45.17'	45.13'	S 61°06'34"E	7°57'46"
C37	325.00'	2.16'	2.16'	S 58°56'15"E	0°29'11"
C38	375.00'	13.08'	13.06'	S 72°18'36"E	2°51'04"
C39	275.00'	70.49'	70.29'	S 66°52'24"E	14°41'08"
C40	275.00'	2.16'	2.16'	S 58°56'15"E	0°29'11"
C41	550.00'	2.24'	2.24'	S 76°07'09"E	0°52'47"
C42	330.00'	43.01'	43.00'	S 71°56'35"E	4°41'21"
C43	550.00'	40.74'	40.73'	S 69°23'31"E	4°14'10"
C44	550.00'	44.55'	44.54'	S 64°56'02"E	4°36'27"
C45	550.00'	37.11'	37.11'	S 60°49'49"E	3°51'18"
C46	500.00'	71.66'	71.57'	S 72°30'09"E	8°26'27"
C47	500.00'	83.30'	83.21'	S 63°41'15"E	9°52'28"
C48	475.00'	107.78'	106.30'	S 01°48'54"E	23°51'15"
C49	35.00'	39.37'	33.36'	S 58°44'37"E	90°00'00"
C50	325.00'	90.81'	90.52'	S 84°15'41"E	16°08'54"
C51	665.00'	306.08'	325.43'	S 73°12'26"E	28°59'15"
C52	35.00'	21.03'	20.41'	S 82°59'31"E	48°11'23"
C53	50.00'	163.63'	99.85'	S 13°44'50"E	186°37'46"
C54	35.00'	21.03'	20.41'	S 55°20'51"E	48°11'23"
C55	35.00'	31.03'	30.41'	S 67°09'29"E	48°11'23"
C56	35.00'	31.03'	30.41'	S 76°15'10"E	48°11'23"
C57	325.00'	33.92'	33.86'	S 10°32'10"E	9°30'21"
C58	375.00'	160.62'	158.54'	S 42°06'34"E	31°27'51"
C59	375.00'	139.13'	137.63'	S 71°14'26"E	28°49'19"
C60	35.00'	39.37'	33.36'	S 13°44'50"E	90.0000°
C61	50.00'	148.68'	99.05'	S 25°04'20"E	170°22'12"
C62	35.00'	21.03'	20.41'	S 10°21'05"E	48°11'23"
C63	325.00'	218.60'	217.02'	S 01°48'54"E	23°51'15"
C64	35.00'	39.37'	33.36'	S 13°44'50"E	90.0000°
C65	275.00'	26.84'	26.59'	S 84°12'40"E	1°06'34"
C66	550.00'	286.78'	277.80'	S 71°14'26"E	28°49'19"
C67	35.00'	39.37'	33.36'	S 13°44'50"E	90.0000°
C68	375.00'	73.57'	73.33'	S 29°07'07"E	15°44'41"
C69	35.00'	26.66'	26.33'	S 85°23'25"E	81°47'32"
C70	325.00'	42.72'	42.60'	S 54°58'34"E	5°31'55"
C71	325.00'	164.42'	162.67'	S 77°14'26"E	28°49'19"
C72	35.00'	39.37'	33.36'	S 56°44'20"E	77°59'26"
C73	325.00'	43.52'	43.31'	S 67°55'39"E	1°02'18"
C74	325.00'	43.76'	43.70'	S 67°17'17"E	1°46'34"
C75	325.00'	43.76'	43.70'	S 61°54'30"E	4°46'34"
C76	325.00'	43.76'	43.70'	S 67°51'55"E	4°46'34"
C77	325.00'	43.76'	43.70'	S 67°38'29"E	4°46'34"
C78	325.00'	43.76'	43.70'	S 61°54'30"E	4°46'34"
C79	325.00'	43.76'	43.70'	S 67°38'29"E	4°46'34"
C80	275.00'	40.25'	40.21'	S 88°04'24"E	2°25'07"
C81	550.00'	53.66'	53.64'	S 84°57'51"E	5°52'23"
C82	550.00'	35.52'	35.50'	S 79°19'42"E	5°41'55"
C83	550.00'	53.52'	53.50'	S 79°19'42"E	5°41'55"
C84	550.00'	67.01'	66.97'	S 67°16'17"E	6°55'05"
C85	550.00'	45.06'	45.03'	S 61°59'08"E	4°50'08"
C86	550.00'	4.09'	4.08'	S 58°57'13"E	0°24'45"
C87	325.00'	44.65'	44.62'	S 89°47'33"E	7°52'19"
C88	325.00'	45.04'	45.00'	S 75°41'06"E	7°46'33"
C89	325.00'	41.64'	41.61'	S 68°15'07"E	7°26'29"
C90	325.00'	31.03'	31.00'	S 61°59'08"E	5°50'08"
C91	275.00'	70.31'	70.12'	S 19°40'24"E	14°38'14"
C92	275.00'	2.26'	2.26'	S 19°40'24"E	14°38'14"
C93	325.00'	17.85'	17.81'	S 57°10'07"E	5°08'27"
C94	325.00'	24.91'	24.91'	S 59°24'12"E	4°23'36"
C95	475.00'	41.82'	41.80'	S 67°15'28"E	5°02'09"
C96	475.00'	37.09'	37.01'	S 61°36'27"E	4°59'24"
C97	475.00'	37.09'	37.01'	S 59°24'12"E	4°23'36"
C98	475.00'	40.06'	40.03'	S 11°19'38"E	4°49'57"
C99	605.00'	17.76'	17.76'	S 86°53'35"E	1°40'55"
C100	605.00'	43.55'	43.54'	S 83°52'24"E	4°07'26"
C101	605.00'	43.55'	43.51'	S 79°52'54"E	4°09'11"
C102	605.00'	43.55'	43.54'	S 75°41'06"E	4°09'44"
C103	605.00'	43.55'	43.51'	S 71°31'57"E	4°09'44"
C104	605.00'	43.55'	43.51'	S 67°32'51"E	4°09'44"
C105	605.00'	43.55'	43.51'	S 63°22'51"E	4°09'44"
C106	605.00'	43.55'	43.51'	S 59°13'51"E	4°09'44"
C107	605.00'	43.55'	43.51'	S 55°04'51"E	4°09'44"
C108	605.00'	43.55'	43.51'	S 50°55'51"E	4°09'44"
C109	605.00'	43.55'	43.51'	S 46°46'51"E	4°09'44"
C110	605.00'	43.55'	43.51'	S 42°37'51"E	4°09'44"
C111	605.00'	43.55'	43.51'	S 38°28'51"E	4°09'44"
C112	605.00'	43.55'	43.51'	S 34°19'51"E	4°09'44"
C113	605.00'	43.55'	43.51'	S 30°10'51"E	4°09'44"
C114	605.00'	43.55'	43.51'	S 26°01'51"E	4°09'44"
C115	605.00'	43.55'	43.51'	S 21°52'51"E	4°09'44"
C116	605.00'	43.55'	43.51'	S 17°43'51"E	4°09'44"
C117	605.00'	43.55'	43.51'	S 13°34'51"E	4°09'44"
C118	605.00'	43.55'	43.51'	S 9°25'51"E	4°09'44"
C119	605.00'	43.55'	43.51'	S 5°16'51"E	4°09'44"
C120	605.00'	43.55'	43.51'	S 1°07'51"E	4°09'44"
C121	605.00'	43.55'	43.51'	S 0°00'00"E	4°09'44"
C122	605.00'	43.55'	43.51'	S 0°00'00"E	4°09'44"
C123	605.00'	43.55'	43.51'	S 0°00'00"E	4°09'44"
C124	605.00'	43.55'	43.51'	S 0°00'00"E	4°09'44"
C125	605.00'	43.55'	43.51'	S 0°00'00"E	4°09'44"
C126	605.00'	43.55'	43.51'	S 0°00'00"E	4°09'44"
C127	605.00'	43.55'	43.51'	S 0°00'00"E	4°09'44"

LINE	BEARING	DISTANCE
L1	S 31°15'10"W	46.78'
L2	N 76°44'00"E	12.60'
L3	N 76°44'00"E	15.66'
L4	N 31°15'10"E	39.62'
L5	S 31°15'10"W	39.62'
L6	N 38°44'50"E	33.95'
L7	N 76°44'00"E	21.17'
L8	S 76°44'00"E	36.25'
L9	S 58°44'50"E	25.00'
L10	S 58°44'50"E	25.00'
L11	S 58°44'50"E	25.00'
L12	N 76°44'00"E	36.00'
L13	N 76°44'00"E	45.00'
L14	N 76°44'00"E	45.00'
L15	N 66°26'27"E	40.00'
L16	N 58°44'50"E	45.00'
L17	N 58°44'50"E	45.00'
L18	N 58°44'50"E	50.00'
L19	N 58°44'50"E	62.51'
L20	N 58°44'50"E	45.00'
L21	N 76°44'00"E	31.70'
L22	N 66°26'27"E	36.27'
L23	S 66°26'27"E	3.76'
L24	S 58°44'50"E	65.76'
L25	S 58°44'50"E	45.00'
L26	S 58°44'50"E	45.00'
L27	S 58°44'50"E	45.00'
L28	S 58°44'50"E	45.00'
L29	S 58°44'50"E	45.00'
L30	S 58°44'50"E	45.00'
L31	S 58°44'50"E	45.00'
L32	S 58°44'50"E	65.87'
L33	N 31°15'10"E	21.78'
L34	N 31°15'10"E	25.00'
L35	S 31°15'10"W	54.63'
L36	N 38°44'50"E	7.92'
L37	S 38°44'50"E	25.00'
L38	S 58°44'50"E	23.38'
L39	S 56°14'40"E	18.41'
L40	S 57°41'28"E	60.69'
L41	S 31°15'10"W	50.00'
L42	S 31°15'10"W	45.00'
L43	S 31°15'10"W	20.00'
L44	S 57°41'28"E	32.16'
L45	S 57°41'28"E	28.54'
L46	N 10°06'48"E	46.05'
L47	N 10°06'48"E	45.00'
L48	N 79°52'54"E	36.42'
L49	N 79°52'54"E	9.49'
L50	N 79°52'54"E	12.37'
L51	N 79°52'54"E	14.98'
L52	N 75°41'06"E	17.35'
L53	N 75°41'06"E	29.16'
L54	N 71°31'57"E	33.10'
L55	N 67°32'51"E	22.73'
L56	N 67°32'51"E	29.57'
L57	N 63°23'51"E	16.42'
L58	N 63°23'51"E	36.42'
L59	N 58°44'50"E	8.73'
L60	N 58°44'50"E	47.16'
L61	N 58°44'50"E	47.16'
L62	S 46°59'51"E	31.63'
L63	S 46°59'51"E	31.63'
L64	S 76°15'10"E	18.30'
L65	N 76°15'10"E	18.30'
L66	S 12°40'17"E	6.31'
L67	S 08°16'29"E	29.91'
L68	S 08°16'29"E	23.61'
L69	S 10°06'48"E	35.21'
L70	S 13°44'50"E	10.69'
L71	N 07°30'55"E	14.32'
L72	S 10°06'48"E	45.00'
L73	S 10°06'48"E	45.00'
L74	S 10°06'48"E	45.00'
L75	S 10°06'48"E	44.33'
L76	S 10°06'48"E	48.25'
L77	S 10°06'48"E	54.57'
L78	S 10°06'48"E	67.11'
L79	S 10°06'48"E	48.25'
L80	S 10°06'48"E	54.57'
L81	S 10°06'48"E	44.33'
L82	S 05°01'51"E	43.99'
L83	S 05°01'51"E	43.78'
L84	S 05°01'51"E	39.49'
L85	S 05°01'51"E	48.25'
L86	S 10°06'48"E	12.46'
L87	S 11°13'10"E	70.12'

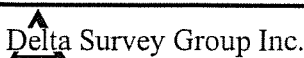
## NOTES:

- 1) 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.
- 2) PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT ESTABLISHED BY REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN, EXCEPT THAT RUNOFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM SHALL BE DETAILED BY THE USE OF ON-SITE PONDING OR OTHER APPROVED METHOD.
- 3) NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
- 4) ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS. AREAS OWNED BY HOMEOWNERS ASSOCIATION WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 5) THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR CONSTRUCTION PLANS OF THE SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RELATINGS MAY BE REQUIRED AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 6) PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
- 7) NO DEVELOPMENT WILL BE PERMITTED WITHIN THE CONSERVATION, DRAINAGE AND PUBLIC UTILITY EASEMENTS, EXCEPT FOR DRAINAGE FACILITIES AND UTILITIES PROVIDED THAT EVEN THESE CANNOT BE CONSTRUCTED WITHIN CRITICAL ENVIRONMENTAL FEATURE SETBACKS.
- 8) FOR A MINIMUM TRAVEL DISTANCE OF 15 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE MATERIALS AND GEOMETRIC DESIGN APPROVED BY THE CITY OF AUSTIN.
- 9) 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: DEER CHASE TRAIL, NORIAS LANE, EDITHRIS DRIVE, BELL TOWER LANE, SOUTHVIEW WAY, EDEN DRIVE, ROME AVENUE AND KENNEDY STREET. 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 CONVEYING BODY OR UTILITY COMPANY.
- 10) PRIOR TO CONSTRUCTION EXCEPT FOR DETACHED SINGLE FAMILY RESIDENTIAL ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- 11) ALL LOTS SHALL PROVIDE A MINIMUM OF 4 PARKING SPACES PER LOT. THIS INCLUDES 1 IN THE DRIVEWAY AND 3 IN THE GARAGE.
- 12) EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS IN ACCORDANCE WITH THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.
- 13) NO LOT ON THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTE WATER SYSTEMS.
- 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 ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRICAL SERVICE TO THIS PROJECT. THIS AUSTIN ENERGY WORK SHALL BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- 17) A TEN FOOT ELECTRIC AND TELECOMMUNICATIONS EASEMENT IS HEREBY DEDICATED ADJACENT ALL ROADWAYS.
- 18) BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- 19) ALL STREETS WILL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS.
- 20) WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 50% AS PER THE CITY OF AUSTIN'S RULES AND REGULATIONS IN PLACE AS OF NOVEMBER 2003. THIS PROJECT HAS BEEN APPROVED AS A "PROJECT IN PROGRESS" UNDER CHAPTER 24 (HD 1790).
- 21) ALL DRAINAGE FACILITIES ARE LOCATED WITHIN DRAINAGE EASEMENTS AND COMPLY WITH THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL.
- 22) THE HOMEOWNERS DOCUMENT DECLARATION OF COVENANTS AND RESTRICTIONS FOR TOWNHOUSES SMALL LOT SUBDIVISIONS IS REFERENCED FROM THE CITY'S LAND DEVELOPMENT CODE AND IS RECORDED IN DOCUMENT NO. 2005173446 AND AS AMENDED IN DOCUMENT NO. 20100931, BOTH IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- 23) THE SUBDIVISION SHALL BE DEVELOPED AND CONSTRUCTED AS A SMALL LOT SUBDIVISION IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 24) PARKLAND DEDICATION PER ORDINANCE 20070631-027 WILL BE SATISFIED FOR 141 UNITS BY THE DEDICATION TO THE CITY OF BLOCK A, LOT 41, 23.36 ACRES AND BLOCK A, LOT 40, 10.1 ACRES.
- 25) THE WATER QUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE PURSUANT TO THE CITY'S LAND DEVELOPMENT CODE. THE USE AND MAINTENANCE OF THESE EASEMENTS ARE RESTRICTED BY SAID LAND DEVELOPMENT CODE.
- 26) MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE ACCORDING TO CITY OF AUSTIN STANDARDS.
- 27) EROSION SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE CITY'S LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
- 28) PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM IS BY SPECIAL AGREEMENT RIN 2003-149-R AND (SH-2003-141-R).
- 29) 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 FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION. SEE THE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. \_\_\_\_\_ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- 30) COMMON AREAS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. REFER TO RESTRICTIVE COVENANT FILED IN \_\_\_\_\_ DOCUMENT NO. 2005173446, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
- 31) PER THE CITY'S LAND DEVELOPMENT CODE, FOR ALL SINGLE FAMILY RESIDENCE LOTS, EACH SINGLE FAMILY LOT IN A RESIDENTIAL SUBDIVISION MUST CONTAIN AT LEAST THREE TREES OF AT LEAST TWO DIFFERENT SPECIES LISTED IN EGM APPENDIX F FOR LOTS ZONED SF 4A. EACH LOT MUST CONTAIN AT LEAST TWO TREES OF AT LEAST TWO DIFFERENT SPECIES LISTED IN EGM APPENDIX F. EACH TREE MUST HAVE A MINIMUM DIAMETER OF 2 INCHES AND EACH TREE MUST BE MAINTAINED IN ACCORDANCE WITH THE EGM.
- 32) NO CONSTRUCTION IS ALLOWED ON SLOPES EXCEEDING 25% UNLESS A FORMAL VARIANCE IS REQUESTED AND APPROVED BY THE PLANNING COMMISSION.
- 33) THIS SUBDIVISION IS SUBJECT TO THE COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT NO. 2005173446, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
- 34) 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 AUSTIN WATER UTILITY.
- 35) LOTS 21, 39, 40 & 41 BLOCK A AND LOT 17 BLOCK D WILL NOT BE FOR RESIDENTIAL USE.
- 36) THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULANCES, 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 ELECTRICAL SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- 37) ALL ELECTRIC EASEMENTS MUST BE SHOWN ON ALL PLAN SHEETS. LEFT CLEAR FOR ELECTRIC USE AND MAINTENANCE ON A 24/7 BASIS IN PERPETUITY AND MAINTAIN NECESSARY CLEARANCES FROM ANY PROPOSED STRUCTURES, VEGETATION, ETC. AT ALL TIMES. NECESSARY CLEARANCE INFORMATION (AE, OSHA, NESC & NEC) MAY BE FOUND IN AUSTIN ENERGY'S DESIGN CRITERIA MANUAL - SECTION 1.4.3.9. THE MANUAL IS AVAILABLE ON AUSTIN ENERGY'S WEBSITE UNDER CONTRACTORS - ELECTRIC SERVICE DESIGN & PLANNING.
- 38) AN ENVIRONMENTAL ADMINISTRATIVE VARIANCE HAS BEEN GRANTED IN ACCORDANCE WITH LDC 25-8-42(b)(6) FOR CUT BETWEEN 4 AND 8 FEET IN THE DIZ.
- 39) AN ENVIRONMENTAL ADMINISTRATIVE VARIANCE HAS BEEN GRANTED IN ACCORDANCE WITH LDC 25-8-42(b)(6) FOR FILL BETWEEN 4 AND 8 FEET IN THE DIZ.
- 40) AN ENVIRONMENTAL ADMINISTRATIVE VARIANCE HAS BEEN GRANTED IN ACCORDANCE WITH LDC 25-8-42(b)(6) FOR FILL EXCEEDING 4 FEET FOR A STORMWATER CONTROL.

PLAT PREPARATION DATE: 06/21/2016

APPLICATION SUBMITTAL DATE: APRIL 14, 2016

LAND USE SCHEDULE		
USE	AREA (AC)	# OF LOTS
<b>RESIDENTIAL</b>		
LOTS	18.79	141
ROW	6.80	
<b>NON-RESIDENTIAL USES</b>		
<b>DE, LSE, WQE, PAE, AND OPEN SPACE</b>		
TOTAL	40.48	5
TOTAL OVERALL	66.07	146
ALL USES ARE ZONED SF4-A		
ROW LINEAR FOOTAGE: 5577'		



8213 Brodie Lane Ste 102 Austin, TX 78745  
 office (512) 282-5200 fax (512) 282-5230  
 TBPLS FIRM NO. 10004700

## BRADSHAW CROSSING SUBDIVISION SECTION TWELVE

CASE NO. C8-2015-0093.1A.SH

SHEET  
5  
OF  
6



STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS THAT LENNAR BUFFINGTON ZACHARY SCOTT, I.P., HAVING ITS HOME OFFICE LOCATED IN AUSTIN, TEXAS, ACTING THROUGH ITS AUTHORIZED AGENTS, LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION ACTING HEREIN BY AND THROUGH JOHN W. HAMMOND, VICE PRESIDENT, BEING OWNERS OF A REMAINDER OF 211.819 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24 IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED RECORDED IN DOCUMENT NO. 2004186026 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 66.07 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS

"BRADSHAW CROSSING SUBDIVISION, SECTION TWELVE"

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

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

LENNAR BUFFINGTON ZACHARY SCOTT, I.P.,  
A TEXAS LIMITED PARTNERSHIP

BY: LENNAR TEXAS HOLDING COMPANY,  
A TEXAS CORPORATION, GENERAL PARTNER

BY: JOHN W. HAMMOND, VICE PRESIDENT

THE STATE OF TEXAS )  
 )  
COUNTY OF HARRIS )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BY JOHN W. HAMMOND, IN THE CAPACITY OF VICE PRESIDENT OF LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION, GENERAL PARTNER FOR LENNAR BUFFINGTON ZACHARY SCOTT, I.P.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

\_\_\_\_\_  
PRINTED/TYPED NAME OF NOTARY

\_\_\_\_\_  
MY COMMISSION EXPIRES

STATE OF TEXAS  
KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF TRAVIS

I, JOHN E. BRAUTIGAM, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF CHAPTER 25, OF THE AUSTIN CITY CODE, AS AMENDED, AND TO THE BEST OF MY KNOWLEDGE IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION

JOHN E. BRAUTIGAM  
REGISTERED PROFESSIONAL LAND SURVEYOR  
No. 5057 STATE OF TEXAS  
DELTA SURVEY GROUP, INC.  
8213 BRODIE LANE, STE 102  
AUSTIN, TEXAS 78745  
FIRM NO. 10004700

\_\_\_\_\_  
DATE

THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. NO PORTION OF ANY RESIDENTIAL LOT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP NO. 48453C0595 IL, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008

I, CHRISTOPHER M. RUIZ, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CHAPTER 25, OF THE AUSTIN CITY CODE, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE

CHRISTOPHER M. RUIZ  
REGISTERED PROFESSIONAL ENGINEER NO. 80894  
LAKESIDE ENGINEERS  
1713 PALMA PLAZA  
AUSTIN, TEXAS 78703

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, A.D.

APPROVED, 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

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
THOMAS WEBER, CHAIR

\_\_\_\_\_  
JOLENE KROLHASSA, SECRETARY

STATE OF TEXAS  
COUNTY OF TRAVIS

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

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

DANA DEBEAUVOR, COUNTY CLERK,  
TRAVIS COUNTY, TEXAS

\_\_\_\_\_  
DEPUTY