

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8J-2015-0191.1A**Z.A.P. DATE:** 9.06.2016**SUBDIVISION NAME:** Travesia Subdivision**AREA:** 17.510 Acres**LOT(S):** 84 Total Lots**OWNER/APPLICANT:** Meritage Homes  
(Mathew Scrivener)**AGENT:** Jones & Cater  
(Josh Miksch)**ADDRESS OF SUBDIVISION:** Grand Avenue Parkway**GRIDS:** Q-23**COUNTY:** Travis**WATERSHED:** Walnut Creek**JURISDICTION:** 2-Mile ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** Single-Family Residential**ADMINISTRATIVE WAIVERS:** None**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on both sides of all internal and boundary streets.

**DEPARTMENT COMMENTS:** The request is for approval of a final plat located in the county and in the City of Austin's 2 Mile ETJ. The plat is composed of 84 total lots on 17.5 acres. The proposed subdivision includes 81 single-family lots, 3 open-space and drainage lots. The applicant has secured a service extension from the City of Austin to provide water and wastewater to the proposed development.

**COUNTY COMMENTS**

This property is located in the 2-Mile, ETJ (Extra-Territorial Jurisdiction) of the City of Austin. Section 212.003 of Texas Local Government prohibits the city and the county from regulating land uses, lot size, density, height and building coverage in the ETJ to name a few. There are no land use controls that can be imposed by the city or the county. In the county, there are 2 uses: Single-Family and Other. "Other" can mean commercial, retail, multi-family, office and industrial, any use that is not single-family residential. There are no zoning laws in the county. Public transportation is not available in the county. As part of review process, the local school district was sent a copy of the proposed preliminary plan for input, review and comment and as of today, the staff has not received any comments from the school district. The closes school is the John Ojeda Jr. High School on McKinney Falls Parkway and the Smith Elementary School on Smith School Road. The closes fire station is EDS #11 located on FM 812.

**ISSUES:**

Staff has not received any inquiries from anyone on this proposed subdivision.

**STAFF RECOMMENDATION:** The staff's recommendation is for approval of this final plat as it meets all Title 30 Land Development requirements.

**ZONING AND PLATTING COMMISSION ACTION:**

**CASE MANAGER:** Jose Luis Arriaga

Email address: [joe.arriaga@traviscountytexas.gov](mailto:joe.arriaga@traviscountytexas.gov)

**PHONE:** 854-7562



## TRAVESIA SINGLE FAMILY SUBDIVISION (A SMALL LOT SUBDIVISION)

CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

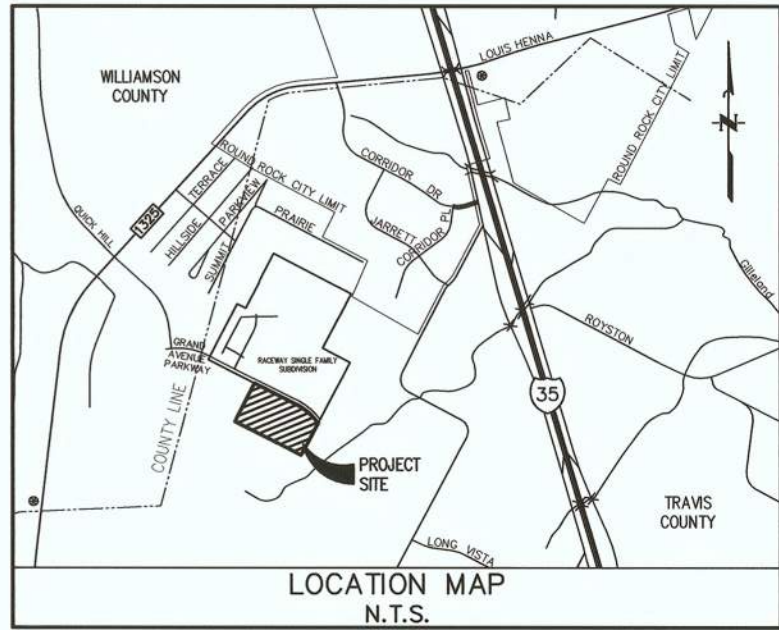
IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS.

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.

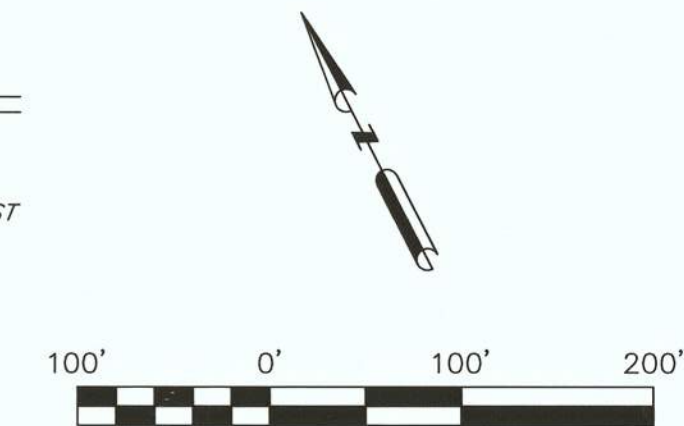
DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL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





LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ▲ P-K NAIL FOUND IN FENCE POST
- 1/2" IRON ROD SET W/CAP STAMPED "JONES/CARTER"
- CONCRETE MONUMENT SET
- ( ) RECORD INFORMATION
- SIDEWALK
- B.L. BUILDING LINE SETBACK



STREET NAMES	R.O.W. WIDTH	CENTERLINE LENGTH
BRISTOL MOTOR PASS	56 FT.	846.48 FT.
CADOZ DRIVE	60 FT.	683.79 FT.
CIRCUIT LANE	56 FT.	356.02 FT.
CANBERRA TRAIL	56 FT.	512.20 FT.
APEX PLAZA	56 FT.	306.52 FT.
TALLADEGA TRACE	56 FT.	787.70 FT.
TOTAL		3,492.71 FT.

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C5	267.00'	91.96'	91.50'	S 16°52'59" W
C6	333.00'	119.27'	118.63'	S 17°16'37" W
C7	15.00'	23.73'	21.33'	S 17°47'28" E
C8	15.00'	23.39'	21.09'	S 72°12'33" W
C9	15.00'	23.73'	21.33'	S 17°47'24" E
C10	15.00'	23.39'	21.09'	N 72°12'33" E
C11	273.00'	46.34'	46.29'	N 21°09'33" E
C12	15.00'	20.94'	19.28'	N 32°59'01" W
C13	15.00'	25.82'	22.75'	N 57°42'15" E
C14	327.00'	104.78'	104.33'	N 17°34'17" E
C15	272.00'	49.95'	49.88'	S 67°43'23" E
C16	328.00'	60.23'	60.14'	N 67°43'23" W
C17	15.00'	23.56'	21.21'	S 72°32'14" W
C18	15.00'	23.56'	21.21'	N 17°27'46" W
C19	15.00'	23.73'	21.33'	S 17°47'27" E
C20	15.00'	23.39'	21.09'	S 72°12'33" W
C21	15.00'	23.73'	21.33'	S 17°47'27" E
C22	15.00'	24.20'	21.66'	N 73°45'10" E
C23	15.00'	23.39'	21.09'	S 72°12'36" W
C24	15.00'	22.57'	20.50'	S 15°34'12" E
C25	15.00'	23.73'	21.33'	N 17°47'27" W
C26	15.00'	24.65'	21.97'	S 74°36'28" W
C27	15.00'	23.56'	21.21'	N 72°32'14" E
C28	15.00'	23.56'	21.21'	S 17°27'46" E
C29	328.00'	55.14'	55.07'	N 67°16'42" W
C30	25.00'	14.05'	13.86'	N 55°59'47" W
C31	40.00'	94.34'	73.94'	S 72°32'14" W
C32	25.00'	14.05'	13.86'	N 21°04'16" E
C33	328.00'	55.14'	55.07'	S 32°21'11" W
C34	272.00'	43.99'	43.95'	S 67°05'46" E
C35	25.00'	31.18'	29.20'	S 72°32'14" W
C36	272.00'	43.99'	43.95'	S 32°10'15" W
C37	328.00'	55.14'	55.07'	S 22°43'18" W
C38	25.00'	14.05'	13.86'	S 34°00'13" W
C39	40.00'	91.91'	72.98'	S 15°43'23" E
C40	25.00'	14.96'	14.74'	N 64°23'55" W
C41	988.79'	197.20'	196.88'	S 52°57'49" E
C42	272.00'	46.38'	46.32'	N 22°39'10" E
C43	25.00'	28.24'	26.76'	S 14°35'39" E
C44	932.79'	185.03'	184.73'	S 52°38'21" E
C45	928.00'	55.09'	55.08'	S 59°15'27" E
C46	928.00'	36.90'	36.90'	S 56°25'05" E

LOT TABLE		
DESCRIPTION	No. OF LOTS	ACREAGE
RESIDENTIAL-SINGLE FAMILY	81	10.557 ACRES
LANDSCAPE	2	0.254 ACRES
DRAINAGE/DETENTION	1	2.342 ACRES
TOTAL RIGHT-OF-WAY	N/A	4.357 ACRES
TOTALS	84	17.510 ACRES

BEARING BASIS NOTE:

HORIZONTAL DATUM BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE. COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.000116368.

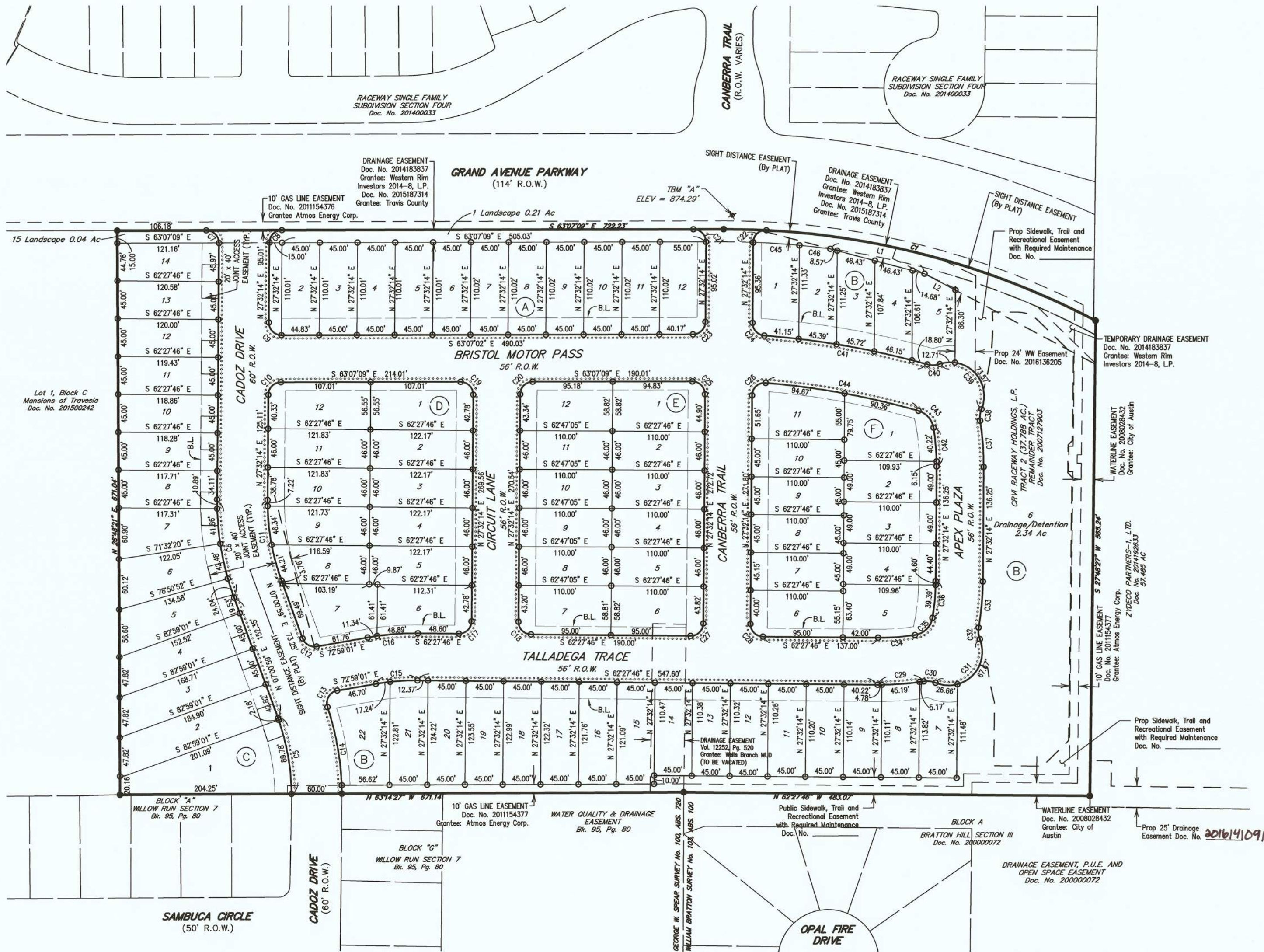
BENCHMARK NOTE:

TEMPORARY BENCHMARK FOR THIS SURVEY IS A COTTON GIN SPINDLE SET AT EDGE OF ASPHALT ON THE SOUTH SIDE OF GRAND AVENUE PARKWAY, +/- 20 FEET NORTHEAST OF A PROPERTY CORNER AT A POINT OF CURVATURE OF THE SUBJECT TRACT AND DIRECTLY ACROSS FROM THE INTERSECTION CANBERRA TRAIL AND GRAND AVENUE PARKWAY, AS SHOWN HEREON. (ELEVATION=874.29) (NAVD 88 DATUM)

LINE TABLE		
CURVE	BEARING	DISTANCE
L1	S 48°11'39" E	116.11'
L2	S 35°03'16" E	41.44'

TRAVESIA SUBDIVISION (A SMALL LOT SUBDIVISION)

TRAVIS COUNTY, TEXAS



SHEET 2 OF 3

FILE: J:\PROJECTS\A796-MERITAGE HOMES\002-00 MERITAGE TRAVESIA\SURVEY\DRAWING AND PDF FILES\PLAT\FINAL PLAT.DWG

JOB NO:	0A796-002	DRAWN BY:	KTS
DATE:	February 9, 2016	CHECKED BY:	GCB
SCALE:	N.T.S.	REVISED:	August 15, 2016



JONES CARTER

Texas Board of Professional Engineers Registration No. F-439  
Texas Board of Professional Land Surveying Registration No. 10046101  
1701 Directors Boulevard, Suite 400 • Austin, Texas 78744 • 512.441.9493

TRAVESIA SINGLE  
FAMILY SUBDIVISION  
(A SMALL LOT SUBDIVISION)

COA CASE NO.: C8J-2015-0191.1A



GENERAL NOTES:

1. IN A SUBURBAN WATERSHED, WATER QUALITY CONTROLS ARE REQUIRED FOR NEW DEVELOPMENT IN ACCORDANCE WITH THE ENVIRONMENTAL CRITERIA MANUAL OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
2. ALL STREETS, DRAINAGE AND SIDEWALKS SHALL BE CONSTRUCTED AND INSTALLED TO TRAVIS COUNTY STANDARDS, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
3. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHOD.
4. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
5. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY OR OTHER GOVERNMENTAL AUTHORITIES. FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
6. ENCLOSED STORM SEWER PIPES WILL BE LOCATED IN DRAINAGE EASEMENTS A MINIMUM OF 15 FEET WIDE. EASEMENTS FOR OPEN CHANNELS SHALL BE A MINIMUM OF 25 FEET WIDE.
7. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION PURSUANT TO LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL. IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER/BUILDER TO INSTALL AND MAINTAIN TEMPORARY CONTROLS (SILT FENCE). REVEGETATION AND TREE PROTECTION FOR ALL DISTURBED AREAS DURING THE PERIOD OF CONSTRUCTION UNTIL DISTURBED AREAS ARE ADEQUATELY STABILIZED AGAINST EROSION PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
8. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
9. 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.
10. ELECTRICAL SERVICE WILL BE PROVIDED BY ONCOR ELECTRIC DELIVERY. TELEPHONE SERVICE WILL BE PROVIDED BY AT&T.
11. THIS SUBDIVISION WILL BE DESIGNED IN ACCORDANCE WITH 30-2-232 OF THE LAND DEVELOPMENT CODE.
12. ALL CORNER LOTS SHALL BE A MINIMUM 4,500 SQUARE FEET.
13. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSOR AND ASSIGNS, ASSUMES RESPONSIBILITY 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 CODE AND REQUIREMENTS.
14. NO CONSTRUCTION OR PLACEMENT OF STRUCTURES INCLUDING BUILDINGS, SHEDS, POOLS, LANDSCAPING OR GARDENS IS ALLOWED WITHIN A CRITICAL ENVIRONMENTAL FEATURE BUFFER ZONE PER THE CITY OF AUSTIN'S LAND DEVELOPMENT CODE. WASTEWATER DISPOSAL IS PROHIBITED WITHIN THE CEF BUFFER ZONE AND VEGETATIVE COVER MUST BE MAINTAINED TO THE MAXIMUM EXTENT PRACTICABLE.
15. MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE ACCORDING TO THE CITY OF AUSTIN STANDARDS.
16. TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO DEVELOPMENT.
17. NO OBJECTS INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES OR LANDSCAPE SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION).
18. 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 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.
19. A TEN FOOT (10') PUBLIC UTILITY EASEMENT IS DEDICATED ADJACENT TO ALL STREET RIGHTS OF WAY, WITH THE EXCEPTION OF GRAND AVENUE PARKWAY. A FIFTEEN FOOT (15') PUBLIC UTILITY EASEMENT IS DEDICATED ADJACENT TO THE GRAND AVENUE PARKWAY RIGHT OF WAY.
20. 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: CADDOZ DRIVE, CIRCUIT LANE, CANBERRA TRAIL, APEX PLAZA, TALLADEGA TRACE, AND BRISTOL MOTOR PASS. 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.
21. IT IS DECLARED THAT ALL OF THE PROPERTY OF THE SUBDIVISION SHALL BE HELD, SOLD AND CONVEYED SUBJECT TO THE FOLLOWING RESTRICTIONS, COVENANTS AND CONDITIONS CONTAINED IN THE RESTRICTIONS ON FILE IN DOCUMENT NO. \_\_\_\_\_ PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
22. A LANDSCAPE LOT, SHALL BE OWNED AND MAINTAINED BY THE HOA. NO RESIDENTIAL DEVELOPMENT SHALL BE PERMITTED ON THESE LOTS: LOT 6, BLOCK B; LOT 15, BLOCK C; LOT 1, BLOCK A.
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 NEED 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 DOC. NO. \_\_\_\_\_ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
24. BYLAWS ARE CONTAINED IN DOCUMENT NO. \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
25. A TRAVIS COUNTY DRIVEWAY PERMIT IS REQUIRED PRIOR TO CONSTRUCTING A DRIVEWAY CONNECTION TO TRAVIS COUNTY RIGHT-OF-WAY.
26. PARKLAND DEDICATION HAS BEEN PROVIDED FOR 81 UNITS BY THE RECORDATION OF A SIDEWALK, TRAIL AND RECREATION EASEMENT WITH CONSTRUCTED RECREATION AMENITIES ON A PORTION OF LOT 6, BLOCK B. FISCAL SURETY WAS POSTED WITH THE CITY FOR THE TRAIL AMENITIES UNTIL SUCH A TIME AS THE AMENITIES ARE CONSTRUCTED AND APPROVED BY THE PARKS AND RECREATION DEPARTMENT.
27. ACCESS TO GRAND AVENUE PARKWAY FOR LOTS 1 THROUGH 12 BLOCK A, LOTS 1 THROUGH 6 BLOCK B, AND LOTS 14 AND 15 BLOCK C IS PROHIBITED.
28. 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 OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
29. 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.
30. ALL SETBACKS ON SINGLE-FAMILY LOTS SHALL BE IN ACCORDANCE WITH LDC 30-2-232 OF THE LAND DEVELOPMENT CODE.

TRAVESIA SUBDIVISION  
(A SMALL LOT SUBDIVISION)  
TRAVIS COUNTY, TEXAS

COMMISSIONERS' COURT RESOLUTION:

IN APPROVING THIS PLAT, THE COMMISSIONER'S 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 ON 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.

FLOOD PLAIN AND DRAINAGE EASEMENTS NOTES:

NO PORTION OF THIS SITE IS WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 48453C0260J, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, DATED AUGUST 18, 2014

I, JOSHUA W. MIKSCH, 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 AND ENGINEERING STANDARDS AND COMPLIES WITH TITLE 30 OF THE AUSTIN CITY CODE AS AMENDED AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Joshua W. Miksch 8/25/2016  
JOSHUA W. MIKSCH DATE  
REGISTERED PROFESSIONAL ENGINEER NO. 122089

JONES | CARTER.  
1701 DIRECTORS BOULEVARD, SUITE 400  
AUSTIN, TEXAS 78744



THIS SUBDIVISION IS WITHIN THE 2-MILE EXTRATERRITORIAL JURISDICTION OF THE CITY AUSTIN AS OF 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\_\_\_\_, AD.

\_\_\_\_\_  
J. RODNEY GONZALES, DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

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

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

\_\_\_\_\_  
JOLENE KIOLBASSA, SECRETARY

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, COUNTY CLERK, TRAVIS COUNTY, TEXAS

\_\_\_\_\_  
DEPUTY

STATE OF TEXAS §

COUNTY OF TRAVIS §

I, DANA DEBEAUVOIR, 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., OF SAID COUNTY AND STATE IN DOCUMENT NO. \_\_\_\_\_, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

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

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS §

THAT MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH MATTHEW SCRIVENER, VICE PRESIDENT OF LAND DEVELOPMENT, AUSTIN DIVISION, OWNER OF 17.510 ACRES OF LAND AS CONVEYED TO IT BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2016014055 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, OUT OF THE GEORGE W. SPEAR SURVEY NO. 100 AND THE WILLIAM BRATTON SURVEY NO. 103, TRAVIS COUNTY, TEXAS, THE UNDERSIGNED OWNERS DO HEREBY SUBDIVIDE 17.510 ACRES OF LAND PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS **TRAVESIA SUBDIVISION**, AND DOES HEREBY DEDICATE ALL ADDITIONAL RIGHT-OF-WAY, STREETS, ALLEYS, EASEMENTS, PARKS AND OTHER OPEN SPACES TO PUBLIC USE, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE 25th DAY OF August, 2016, A.D.

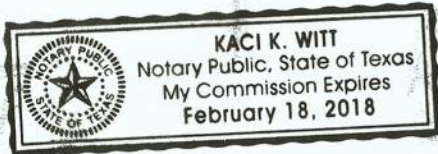
Matthew Scrivener  
MATTHEW SCRIVENER  
VICE PRESIDENT OF LAND DEVELOPMENT, AUSTIN DIVISION  
MERITAGE HOMES OF TEXAS, LLC,  
8920 BUSINESS PARK DRIVE, SUITE 350  
AUSTIN, TX 78759

STATE OF TEXAS §  
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MATTHEW SCRIVENER, 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

Kaci K. Witt  
NOTARY PUBLIC, STATE OF TEXAS

Kaci K. Witt  
PRINT NOTARY'S NAME  
MY COMMISSION EXPIRES: 2-18-18



I, GARY C. BOWES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 30 OF THE AUSTIN CITY CODE AS AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Gary C. Bowes  
GARY C. BOWES  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4053  
DATE 8/24/2016

JONES | CARTER  
1701 DIRECTORS BOULEVARD, SUITE 400  
AUSTIN, TEXAS 78744



JONES | CARTER

Texas Board of Professional Engineers Registration No. F-439  
Texas Board of Professional Land Surveying Registration No. 10046101  
1701 Directors Boulevard, Suite 400 • Austin, Texas 78744 • 512.441.9493

SHEET 3 OF 3

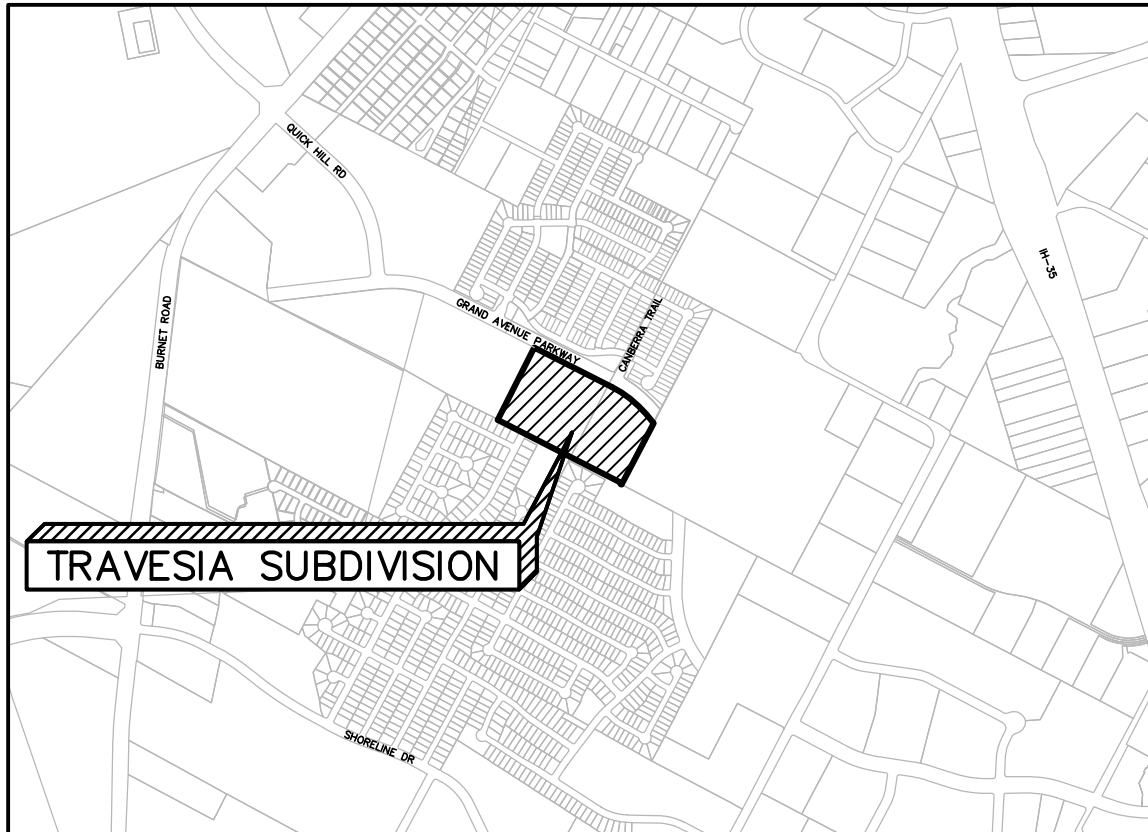
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JOB NO:	0A796-002	DRAWN BY:	KTS
DATE:	February 9, 2016	CHECKED BY:	GCB
SCALE:	N.T.S.	REVISED:	August 15, 2016

TRAVESIA SINGLE  
FAMILY SUBDIVISION  
(A SMALL LOT SUBDIVISION)

COA CASE NO.: C8J-2015-0191.1A





TRAVESIA SUBDIVISION

**LOCATION MAP****JONES CARTER**Texas Board of Professional Engineers Registration No. F-439  
1701 Directors Boulevard, Suite 400 • Austin, Texas 77081 • 512.441.9493

SCALE: \_\_\_\_\_ NTS

DATE: \_\_\_\_\_ 08/15/2016

JOB NO: \_\_\_\_\_ A796-0002