SUBDIVISION REVIEW SHEET

CASE NO.: C8-06-0232.01.3A **ZAP DATE:** November 15, 2016

SUBDIVISION NAME: Bellingham Meadows, Section Three

AREA: 39.84 acres **LOTS:** 96

APPLICANT: CADG Bellingham (Brian Saathoff) **AGENT:** Lakeside Engineers (Christopher Ruiz, P.E.)

ADDRESS OF SUBDIVISION: 6805 Boyce Lane

GRIDS: R30 **COUNTY:** Travis

WATERSHED: Gilleland creek **JURISDICTION:** Full Purpose

EXISTING ZONING: I-SF-4

DISTRICT: 1

LAND USE: residential

NEIGHBORHOOD PLAN: none

VARIANCES: none

SIDEWALKS: Sidewalks will be constructed along all internal streets and the frontage of Farmhaven Rd. and Boyce Lane.

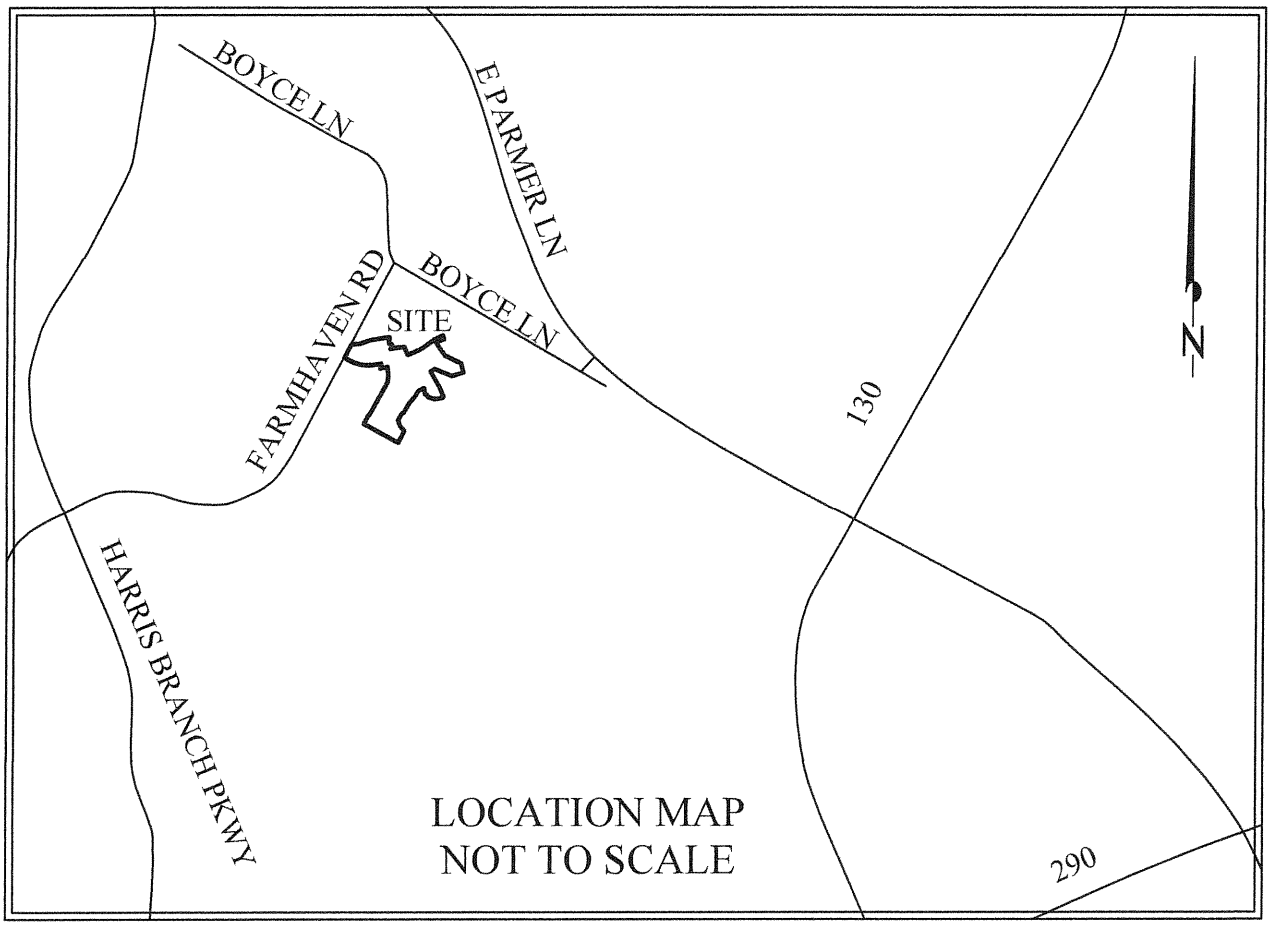
DEPARTMENT COMMENTS: The request is for the approval of the Bellingham Meadows, Section 3. The plat is comprised of 96 lots on 39.84 acres. The proposed lots comply with the preliminary plan, the zoning requirements for use, lot width and lot size.

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

ZONING AND PLATTING COMMISSION ACTION:

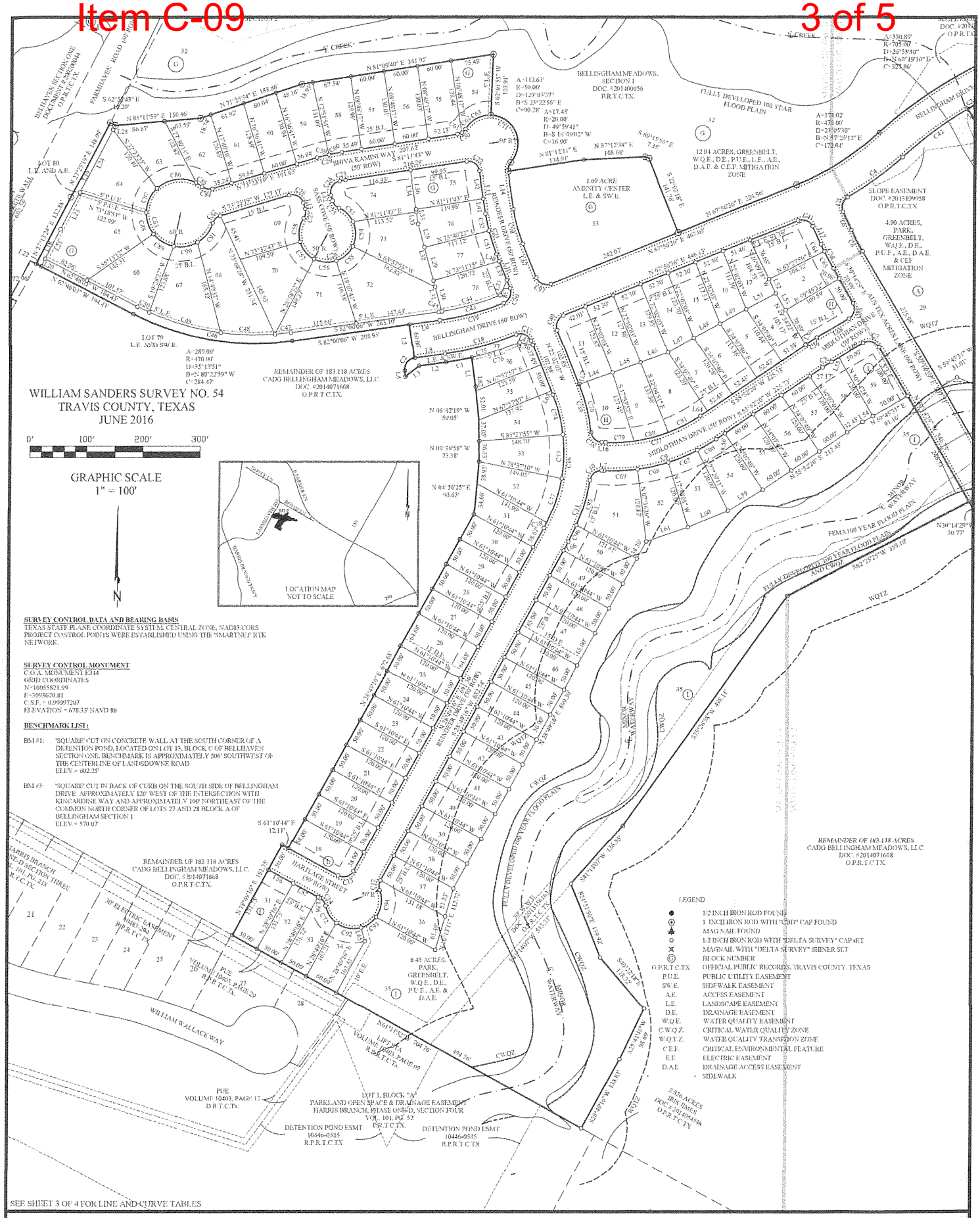
CASE MANAGER: Steve Hopkins **PHONE:** 512-974-3175

E-mail: steve.hopkins@austintexas.gov



COA GRID #:Q30 & R30, MAPSCO pg. 528

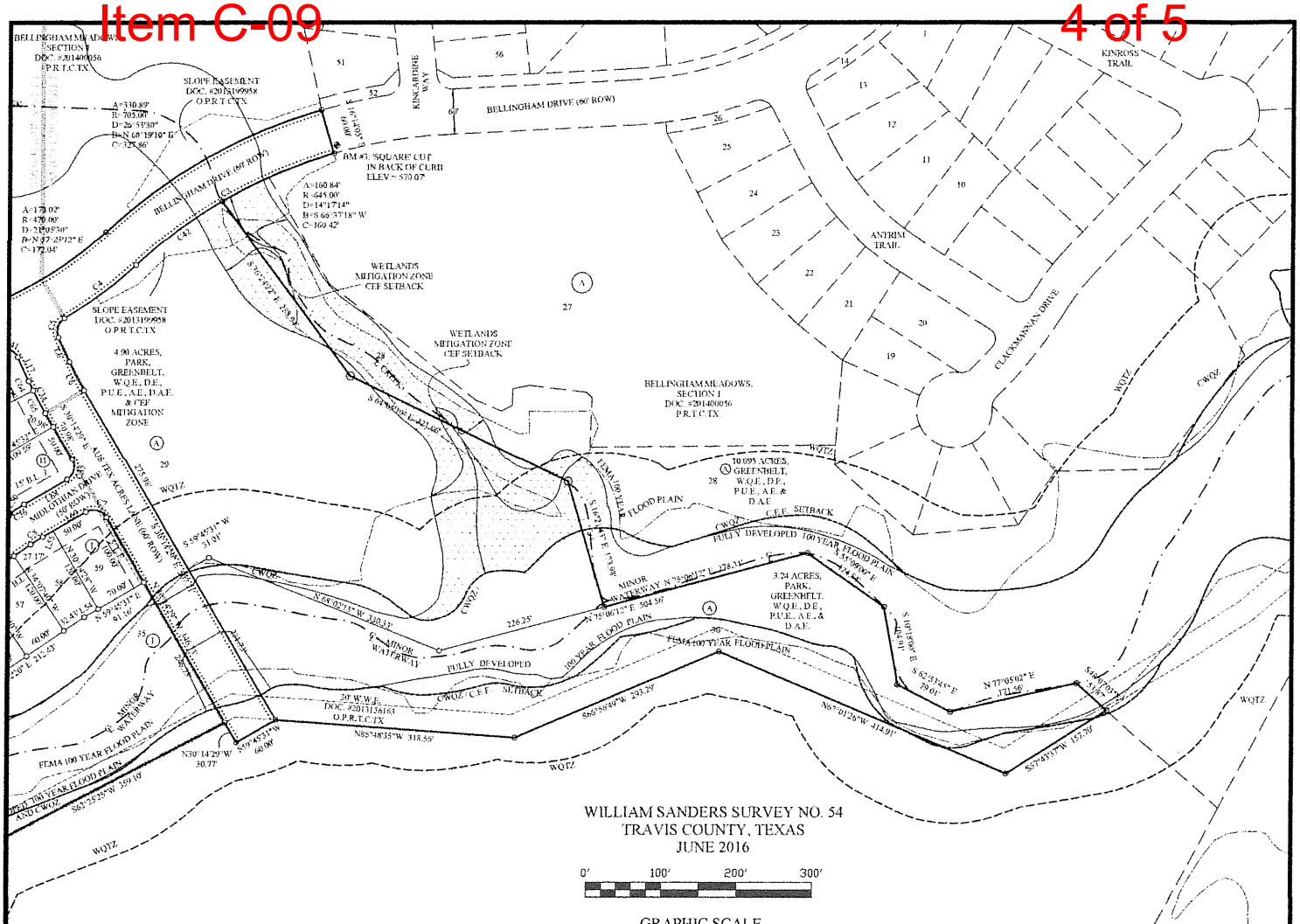
BELLINGHAM MEADOWS SECTION 3
89 SINGLE FAMILY LOTS
AREA = 38.16 ACRES



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

BELLINGHAM MEADOWS
SECTION 3

CASE # C8-06-0232.01.3A



WILLIAM SANDERS SURVEY NO. 54
TRAVIS COUNTY, TEXAS
JUNE 2016

0' 100' 200' 300'

GRAPHIC SCALE
1" = 100'

N

REMAINDER OF 183.118 ACRES
CAIDG BELLINGHAM MEADOWS, LLC
DOC. #2014071668
O.P.R.T.C.TX.

SURVEY CONTROL DATA AND BEARING BASIS
TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83/CORS
PROJECT CONTROL POINTS WERE ESTABLISHED USING THE 'SMARTNET' RTK NETWORK.

SURVEY CONTROL MONUMENT
C.O.A. MONUMENT E344
GRID COORDINATES
N=10055821.99
E=3095670.81
C.S.F. = 0.99997207
ELEVATION = 678.33' NAVD 88

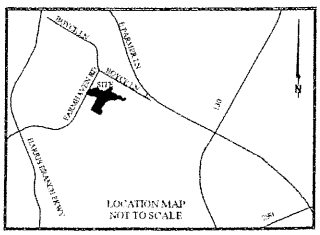
BENCHMARK LIST:

BM #1: 'SQUARE' CUT ON CONCRETE WALL AT THE SOUTH CORNER OF A DETENTION POND, LOCATED ON LOT 13, BLOCK C OF BELLHAVEN SECTION ONE. BENCHMARK IS APPROXIMATELY 500' SOUTHWEST OF THE CENTERLINE OF LANSDOWNE ROAD.
ELEV. = 602.25'

BM #3: 'SQUARE' CUT IN BACK OF CURB ON THE SOUTH SIDE OF BELLINGHAM DRIVE. APPROXIMATELY 120' WEST OF THE INTERSECTION WITH KINGARDINE WAY AND APPROXIMATELY 100' NORTHEAST OF THE COMMON NORTH CORNER OF LOTS 27 AND 28 BLOCK A OF BELLINGHAM SECTION 1.
ELEV. = 570.07'

LEGEND

●	1/2 INCH IRON ROD FOUND
⊕	1 INCH IRON ROD WITH "CBD" CAP FOUND
▲	MAG NAIL FOUND
○	1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP SET
✕	MAGNAIL WITH "DELTA SURVEY" SHINER SET
Ⓐ	BLOCK NUMBER
O.P.R.T.C.TX	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
P.U.E.	PUBLIC UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
A.E.	ACCESS EASEMENT
L.E.	LANDSCAPE EASEMENT
D.E.	DRAINAGE EASEMENT
W.Q.E.	WATER QUALITY EASEMENT
C.W.Q.Z.	CRITICAL WATER QUALITY ZONE
W.Q.T.Z.	WATER QUALITY TRANSITION ZONE
C.E.F.	CRITICAL ENVIRONMENTAL FEATURE
E.E.	ELECTRIC EASEMENT
D.A.E.	DRAINAGE ACCESS EASEMENT
.....	SIDEWALK



SEE SHEET 3 OF 4 FOR LINE AND CURVE TABLES

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BELLINGHAM MEADOWS
SECTION 3

CASE # C8-06-0232.01.3A

STATE OF TEXAS
COUNTY OF TRAVIS

THAT CADG BELLINGHAM MEADOWS, LLC., ACTING HEREIN BY AND THROUGH MEHRDAD MOAYEDI, REGISTERED AGENT, BEING OWNER OF THAT CERTAIN 183.118 ACRE TRACT OF LAND OUT OF THE WILLIAM SANDERS SURVEY NUMBER 54 SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED RECORDED IN DOCUMENT NUMBER 2014071668 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 39.84 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

BELLINGHAM MEADOWS SECTION 3

AND DO 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.

CADG BELLINGHAM MEADOWS LLC
ITS: REGISTERED AGENT

BY: _____
MEHRDAD MOAYEDI, REGISTERED AGENT
1221 N. INTERSTATE 35E
SUITE 200
CARROLLTON, TX 75006

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MEHRDAD MOAYEDI, REGISTERED AGENT, 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 CONSIDERATION 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

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 30, OF THE AUSTIN CITY CODE, AS AMENDED, AND TO THE BEST OF MY KNOWLEDGE IS TRUE AND CORRECT AND WAS PREPARED FROM AN AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

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

THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. NO PORTION OF ANY FUTURE BUILDING IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP NO. 48453C4813

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 30 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___.

_____ _____
CHAIRPERSON SECRETARY

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. 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 DEBEAUVOIR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS.

_____
DEPUTY