

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2015-0134.2A**Z.A.P. DATE:** 03/20/2018**SUBDIVISION NAME:** Preston Park Section 2A**AREA:** 23.12 acres**LOT(S):** 76 total lots**OWNER/APPLICANT:** Pulte Homes of Texas, LP**AGENT:** CSF Civil Group, LLC - Christine Potts, PE**ADDRESS OF SUBDIVISION:** Pearson Boulevard and Grand Avenue Parkway**GRIDS:** M39**COUNTY:** Travis**WATERSHED:** Gilleland Creek**JURISDICTION:** 2-Mile
ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** 72 single family lots; 2 drainage/water quality and open space lots; 1 commercial lot; and 1 amenity center lot**ADMINISTRATIVE WAIVERS:** N/A**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets and the subdivision sides of Bratton Lane, Pearson Boulevard, and Grand Avenue Parkway.**DEPARTMENT COMMENTS:** The request is for approval of Preston Park Section 2A (a small lot subdivision). The final plat is composed of 76 total lots on 23.12 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:** Jennifer Bennett-Reumuth**PHONE:** 512-854-1434Email address: jennifer.bennettreumuth@traviscountytexas.gov



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.

PRESTON PARK SECTION 2A

A SMALL LOT SUBDIVISION

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THE PRESENTS:

THAT PULTE HOMES OF TEXAS, LP., A TEXAS LIMITED PARTNERSHIP, BY AND THROUGH STEPHEN ASHLOCK, AS THE OWNERS OF 23.120 ACRES IN THE WILLIAM BRATTON SURVEY 103, IN TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2017184306 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 23.120 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, THAT, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE CHAPTER 212, TO BE KNOWN AS

PRESTON PARK SECTION 2A

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 25th DAY OF January, 2018, A.D.

BY: PULTE HOMES OF TEXAS, LP.

BY: Stephen Ashlock
STEPHEN ASHLOCK, DIRECTOR OF LAND
DEVELOPMENT, CENTRAL TEXAS
9401 AMBERGLEN BLVD. SUITE 150
AUSTIN, TEXAS 78729

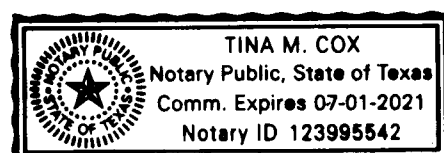
STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEPHEN ASHLOCK, 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 25 DAY OF January, 2018 AD.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME Tina Cox MY COMMISSION EXPIRES 7-1-2021



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.

JOLENE KIOLBASSA - CHAIRPERSON

ANA AGUIRRE - 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____, AD.

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

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 AUSTIN WATER. 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, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.

5. A FEE-IN-LIEU OF PARKLAND DEDICATION WAS PAID TO THE CITY OF AUSTIN FOR 72 DWELLING UNITS.

6. ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH CODE. THIS SECTION STATES THAT THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT POSSIBLE. CONSTRUCTION IS PROHIBITED (OTHER THAN UTILITIES SHOWN), AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.

7. STREETS WILL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS.

8. 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.

9. 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 AND TRAVIS COUNTY. 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 CODES AND REQUIREMENTS.

10. PRIOR TO CONSTRUCTION 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 USE OF PONDING OR OTHER APPROVED METHODS.

11. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.

12. 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.

13. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS EXCEPT FOR THE WATER QUALITY DRAINAGE EASEMENT WHICH WILL BE MAINTAINED BY THE CITY OF AUSTIN.

14. TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.

15. 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 THIS 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 NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

16. STANDARD STREET NAME SIGNS WILL BE INSTALLED AT ALL STREET INTERSECTIONS.

17. FOR PROPERTY OWNERS COVENANTS, CONDITIONS AND RESTRICTIONS PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN DOC. NO. 20184307 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

18. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

19. DRAINAGE EASEMENTS OR STORM SEWER EASEMENTS THAT ARE 15 FEET IN WIDTH CAN ONLY BE USED FOR ENCLOSED CONDUIT STORM SEWER SYSTEM (I.E., PIPES).

20. CONSTRUCTION OF BUILDINGS AND DRIVEWAYS ON SLOPES EXCEEDING 25% IS PROHIBITED.

21. A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL R.O.W.

22. PUBLIC SIDEWALKS BUILT TO CITY OF AUSTIN STANDARDS ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS AS SHOWN BY A DOTTED LINE ON THE FACE THE PLAT ALONG THE FOLLOWING STREETS: PEARSON BOULEVARD, GRAND AVENUE PARKWAY, BRATTON LANE, FILAREE ST., BETONY ST., WINDROOT ST., MESALLA ST., CESSIDA ST. SIDEWALKS SHALL BE CONSTRUCTED PRIOR TO OCCUPANCY OF THE LOTS. FAILURE TO CONSTRUCT SUCH SIDEWALKS MAY RESULT IN THE WITHHOLDING OF A CERTIFICATE OF OCCUPANCY, BUILDING PERMIT, OR UTILITY CONNECTION BY THE GOVERNING BODY OR UTILITY.

23. TWO OFF-STREET PARKING SPACES ARE REQUIRED FOR EACH DWELLING UNIT.

24. ALL LOTS IN THIS SUBDIVISION MUST COMPLY WITH SECTION 30-2-232 OF THE AUSTIN CITY CODE FOR SMALL LOTS.

25. 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.

26. THERE ARE NO STUBS THAT EXTEND BEYOND 150'.

27. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH TITLE 30-2-232.

28. MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED FOR THIS PROJECT SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN SECTION 30-5 OF THE ENVIRONMENTAL CRITERIA MANUAL, AND OTHER ORDINANCES AND REGULATIONS OF THE CITY OF AUSTIN STANDARDS.

29. LOT 1 BLOCK E, 1 BLOCK D, 8 BLOCK D, 63 BLOCK D ARE RESTRICTED TO NON-RESIDENTIAL USES AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND/OR HIS/HER ASSIGNS.

30. THIS PROJECT IS LOCATED IN THE CITY OF AUSTIN 2 MILE ETJ AND TRAVIS COUNTY.

31. PER LAND DEVELOPMENT CODE TITLE 30-5-231, WATER QUALITY PONDS SERVING RESIDENTIAL DEVELOPMENT SHALL BE MAINTAINED BY THE WATERSHED PROTECTION DEPARTMENT.

32. AN ADMINISTRATIVE VARIANCE WAS GRANTED PER SECTIONS 30-5-341 AND 30-5-342 OF THE LDC FOR CUT/FILL UP TO 8 FEET.

33. THIS DEVELOPMENT IS SUBJECT TO A PHASING AGREEMENT FOR GRAND AVENUE PARKWAY AND PEARSON BOULEVARD.

34. OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.

35. 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 BEING OCCUPIED. 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.

36. LOTS 1E AND 8D ARE DEDICATED AS DRAINAGE LOTS.

37. WATER SERVICE SHALL BE PROVIDED BY THE CITY OF AUSTIN.

38. WASTEWATER SERVICE SHALL BE PROVIDED BY THE CITY OF AUSTIN.

39. ELECTRIC SERVICE WILL BE PROVIDED BY ONCOR ELECTRIC DELIVERY.

40. TELEPHONE SERVICE WILL BE PROVIDED BY AT&T.

41. ALL STREETS WITHIN THIS SUBDIVISION WILL BE CONSTRUCTED TO URBAN STREET STANDARDS WITH A CURB AND GUTTER SECTION AND SIDEWALKS.

42. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE ELECTRIC UTILITY 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 CODE 30-58 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

43. THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN ACCORDANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

44. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.

45. 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 LAND DEVELOPMENT CODE.

46. ALL CORNER LOTS. ARE REQUIRED TO BE A MINIMUM OF 4,500 SQUARE FEET.

47. ACCESS TO LOT 8 BLOCK D SHALL BE FROM FILAREE STREET; ACCESS TO LOTS 1 AND 14 BLOCK E, LOTS 14 AND 26 BLOCK G SHALL BE FROM WINDROOT STREET; ACCESS TO LOT 4 BLOCK E, LOT 16 BLOCK F, AND LOTS 1 AND 13 BLOCK G SHALL BE FROM CESSIDA STREET

WILLIAM BRATTON
SURVEY NO. 103

NELSON MERRILL
SURVEY NO. 70

Mutls 1.23.18

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

PROJECT NO.:
035-015

DRAWING NO.:
035-015-PL2

PLOT DATE:
01/23/2018

PLOT SCALE:
1"=100'

DRAWN BY:
JDB/RCW

SHEET
03 OF 04

C8J-2015-0134.2A

PRESTON PARK SECTION 2A A SMALL LOT SUBDIVISION

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S58°01'18"E	39.95'
L2	S61°51'23"E	377.14'
L3	S61°52'34"E	219.89'
L4	S28°00'35"W	132.88'
L5	S61°59'25"E	105.00'
L6	S28°00'35"W	1080.00'
L7	N61°59'25"W	105.00'
L8	S28°00'35"W	14.08'
L9	N61°59'25"W	56.00'
L12	N61°59'25"W	45.36'
L13	S28°00'35"W	105.00'
L14	N61°59'25"W	210.00'
L15	N28°00'35"E	105.00'
L16	N61°59'25"W	20.66'
L17	N28°00'35"E	56.00'
L18	S61°59'25"E	9.66'
L19	N28°00'35"E	40.00'
L20	N61°59'25"W	105.00'
L21	N28°00'35"E	300.00'
L22	N61°59'25"W	95.00'
L23	N61°59'25"W	56.00'
L24	S28°00'35"W	220.00'
L25	N61°59'25"W	255.00'
L26	S28°00'35"W	120.00'
L27	S36°36'08"E	15.31'
L28	N61°59'25"W	100.03'
L29	S28°00'35"W	323.05'
L30	S02°39'00"W	45.17'
L31	N62°08'20"W	11.05'
L32	N02°39'00"E	183.65'
L33	N73°24'03"E	186.17'

LINE TABLE		
LINE	BEARING	DISTANCE
L34	N57°06'15"E	56.00'
L35	N28°00'06"E	99.60'
L36	N61°59'25"W	210.00'
L37	N28°00'35"E	290.00'
L38	N61°59'25"W	95.00'
L39	N61°59'25"W	45.03'
L40	N33°36'08"W	34.71'
L41	S33°36'08"E	34.02'
L42	S61°59'25"E	311.03'
L43	N28°00'35"E	140.57'
L44	S61°59'25"E	181.57'
L45	S28°00'35"W	555.00'
L46	N61°59'25"W	190.00'
L47	N28°00'35"E	540.00'
L48	S61°59'25"E	175.00'
L49	N54°50'52"E	142.39'
L50	N47°49'59"E	116.25'
L51	N61°52'34"W	133.94'
L52	N61°51'23"W	378.31'
L53	N58°01'18"W	38.60'
L54	S61°59'25"E	105.00'
L55	S50°03'07"E	98.52'
L56	S32°33'07"E	95.59'
L57	S15°04'43"E	120.23'
L58	S02°24'39"W	108.82'
L59	S18°55'34"W	118.81'
L60	S28°00'35"W	120.00'
L61	S61°59'25"E	105.00'
L62	S02°39'00"W	27.83'
L63	N87°21'00"W	114.00'
L64	N32°31'39"W	114.22'

BENCHMARK LIST

BM #1: A SQUARE CUT ON TOP OF CURB, WEST SIDE OF GRAND AVENUE PARKWAY, +/- 91' SOUTH OF THE TERMINUS OF PAVEMENT, WEST CORNER OF SUBJECT TRACT.
ELEV.=867.67'

BM #2: A ALUMINUM DISK IN CONCRETE STAMPED "CHAPARRAL LAND SURVEYING GEODETIC CONTROL JOH1", +/- 12' WEST OF THE WEST EDGE OF PAVEMENT OF BRATTON LANE, +/- 10' SOUTH OF A WASTEWATER MANHOLE, SOUTH CORNER OF SUBJECT TRACT.
ELEV.=866.89'

BM #3: A ALUMINUM DISK IN CONCRETE STAMPED "CHAPARRAL LAND SURVEYING GEODETIC CONTROL JOH2", +/- 15' EAST OF THE EAST EDGE OF PAVEMENT OF BRATTON LANE AT THE MIDPOINT OF CURVE OF BRATTON LANE, EAST CORNER OF SUBJECT TRACT.
ELEV.=849.20'

VERTICAL DATUM IS NAVD '88(GEIOD '99) FROM THE TRAVIS COUNTY/LCRA COOPERATIVE HARN NETWORK.

BM #4: SQUARE CUT IN TOP OF CURB IN THE NORTH CURBLINE OF A DRIVE ON THE WEST SIDE OF BRATTON LANE, +/- 1585' NORTH OF THE INTERSECTION OF BRATTON LANE AND LONG VISTA DRIVE, BEING THE LAST DRIVE BEFORE NORTH BOUND BRATTON LANE TURNS WEST.
ELEV.=855.30'

VERTICAL DATUM IS NAVD '88(GEIOD '99) FROM THE TRAVIS COUNTY/LCRA COOPERATIVE HARN NETWORK.

BM #4: SQUARE CUT IN THE CENTER OF AN INLET IN THE WEST CURBLINE OF BRATTON LANE, FIRST INLET NORTH OF THE FIRST DRIVE NORTH OF THE INTERSECTION OF BRATTON DRIVE AND LONG VISTA DRIVE.
ELEV.=867.93'

VERTICAL DATUM IS NAVD '88(GEIOD '99) FROM THE TRAVIS COUNTY/LCRA COOPERATIVE HARN NETWORK.

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON 1983/93 HARN VALUES FROM LCRA CONTROL NETWORK. FOR CHAPARRAL CONTROL POINT "JOH1".

4" ALUMINUM DISK SET IN CONCRETE

SURFACE COORDINATES:
N 10142301.80
E 3134116.97

TEXAS STATE PLANE COORDINATES:
N 10141287.67
E 3133803.59

ELEVATION = 866.89'
VERTICAL DATUM: NAVD 88 (GEOID 99)

COMBINED SCALE FACTOR = 0.999900010
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000100
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0

STREET SUMMARY:

STREET NAME	LINEAR FEET
MESALLA STREET	265 L.F.
FILAREE STREET	470 L.F.
CESSIDA STREET	630 L.F.
BETONY STREET	312 L.F.
WINDROOT STREET	1245 L.F.

TOTALS: 2922 L.F. 3,746 AC.

*NOTE: ALL STREETS TO BE PUBLIC

LOT USE SUMMARY:

TOTAL NO. OF LOTS: 76
SINGLE FAMILY LOTS: 72
DRAINAGE/WATER QUALITY AND OPEN SPACE LOTS: 2
COMMERCIAL LOTS: 1
AMENITY CENTER LOTS: 1

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD
C1	5.00'	90°06'50"	7.86'	S73°04'01"W 7.08'
C2	10.00'	90°00'00"	15.71'	N73°00'35"E 14.14'
C3	10.00'	90°00'00"	15.71'	S73°00'35"W 14.14'
C4	50.00'	74°08'07"	64.70'	S16°19'48"W 60.28'
C5	1057.00'	14°54'10"	274.93'	N04°48'05"W 274.15'
C6	25.00'	85°39'13"	37.37'	N30°34'26"E 33.99'
C7	1387.53'	13°11'01"	319.26'	N66°01'25"E 318.56'
C8	25.00'	86°57'34"	37.94'	S77°04'55"E 34.40'
C9	25.00'	87°42'44"	38.27'	N10°15'14"E 34.64'
C10	1257.00'	28°06'30"	616.66'	N40°03'21"E 610.50'
C11	10.00'	90°00'00"	15.71'	N16°59'25"W 14.14'
C12	10.00'	90°00'00"	15.71'	N16°59'25"W 14.14'
C13	208.00'	28°23'16"	103.06'	N47°47'46"W 102.01'
C14	152.00'	28°23'16"	75.31'	S47°47'46"E 74.54'
C15	10.00'	90°00'00"	15.71'	N73°00'35"E 14.14'
C16	10.00'	50°42'13"	8.85'	N02°39'29"E 8.56'
C17	50.00'	191°24'25"	167.03'	N73°00'35"E 99.50'
C18	10.00'	50°42'13"	8.85'	S36°38'18"E 8.56'
C19	10.00'	90°00'00"	15.71'	N73°00'35"E 14.14'
C20	10.00'	90°00'00"	15.71'	S16°59'25"E 14.14'
C21	10.00'	90°00'00"	15.71'	S73°00'35"W 14.14'
C22	10.00'	90°00'00"	15.71'	N16°59'25"W 14.14'
C23	25.00'	90°00'00"	39.27'	N73°00'35"E 35.36'
C24	25.00'	89°53'10"	39.22'	N16°55'59"W 35.32'
C25	10.00'	42°56'05"	7.49'	N40°31'22"W 7.32'
C26	10.00'	7°46'07"	1.36'	N15°10'16"W 1.35'
C27	50.00'	46°26'16"	40.52'	N34°30'20"W 39.42'
C28	50.00'	44°29'17"	38.82'	N79°58'06"W 37.86'
C29	50.00'	44°03'11"	38.44'	S55°45'40"W 37.50'
C30	50.00'	48°39'07"	42.46'	S09°24'31"W 41.19'
C31	50.00'	7°46'35"	6.79'	S18°48'20"E 6.78'
C32	208.00'	14°16'01"	51.79'	N54°51'24"W 51.66'
C33	208.00'	14°07'15"	51.26'	N40°39'46"W 51.13'
C34	10.00'	87°57'51"	15.35'	N15°56'05"W 13.89'

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- CH 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
- LDS 1/2" REBAR WITH "LAND DESIGN SURVEY" CAP FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- CONCRETE MONUMENT SET
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- SIDEWALK LOCATION
- Ⓟ BLOCK DESIGNATION
- W. & W.W.E. WATER & WASTEWATER EASEMENT
- S.L.E. SIGHT LINE EASEMENT
- L.S.L. LANDSCAPE LOT
- W.W.E. WASTEWATER EASEMENT
- D.E. DRAINAGE EASEMENT
- P.S.B. POND SET BACK
- CWQZ CRITICAL WATER QUALITY ZONE
- TP&L TEXAS POWER & LIGHT
- ESMT. EASEMENT
- () RECORD INFORMATION
- LINE TYPE FOR CEF SETBACK
- LINE TYPE FOR EASEMENT OR SETBACK (AS LABELED)

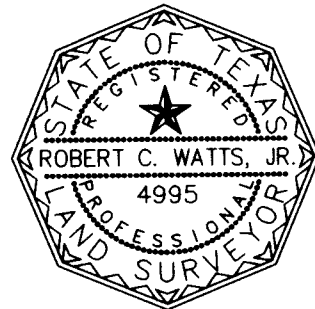
SURVEYOR'S CERTIFICATION

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, AUSTIN/TRAVIS COUNTY SUBDIVISION REGULATIONS, 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 JANUARY, 2018.

Robert C. Watts, Jr. 1-23-18

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, JAMES M. COOK, 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, AUSTIN/TRAVIS COUNTY SUBDIVISION REGULATIONS, 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. 48453C0260 J, DATED AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

James M. Cook 1-23-18
JAMES M. COOK, P.E. DATE
CSF CIVIL GROUP, LLC
3636 EXECUTIVE CENTER DRIVE, SUITE 209
AUSTIN, TEXAS 78731
TEXAS REGISTERED ENGINEERING FIRM F-12377



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

PROJECT NO.:
035-015
DRAWING NO.:
035-015-PL2
PLOT DATE:
01/23/2018
PLOT SCALE:
1"=100'
DRAWN BY:
JDB/RCW
SHEET
04 OF 04