

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2017-0147.1A**ZAP DATE:** September 18, 2018**SUBDIVISION NAME:** Cantarra 1 North, Section 5**AREA:** 21.019 acres**LOTS:** 67**APPLICANT:** Ian Cude (Continental Home of Texas LP)**AGENT:** Jacob Kondo (BGE, Inc.)**ADDRESS OF SUBDIVISION:** 4608 E Howard Lane**GRIDS:** MQ32**COUNTY:** Travis**WATERSHED:** Gilliland Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-4A**DISTRICT:** 1**LAND USE:** Residential**SIDEWALKS:** Sidewalks will be constructed along all streets.**DEPARTMENT COMMENTS:** The request is for the approval of the final plat of Cantarra 1 North, Section 5, comprised of 67 lots on 21.01 acres. The proposed lots comply with the zoning requirements for use, lot width and lot size.**STAFF RECOMMENDATION:** The staff recommends approval. The final plat 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



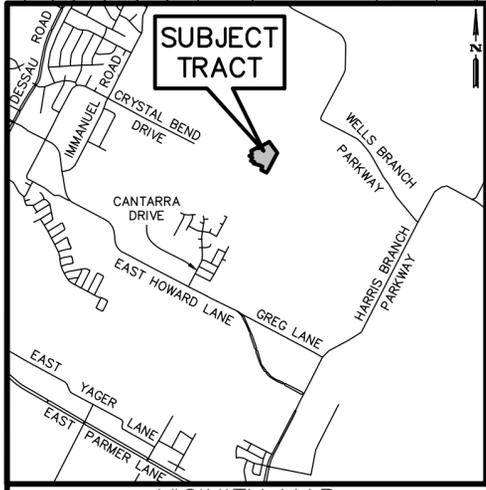
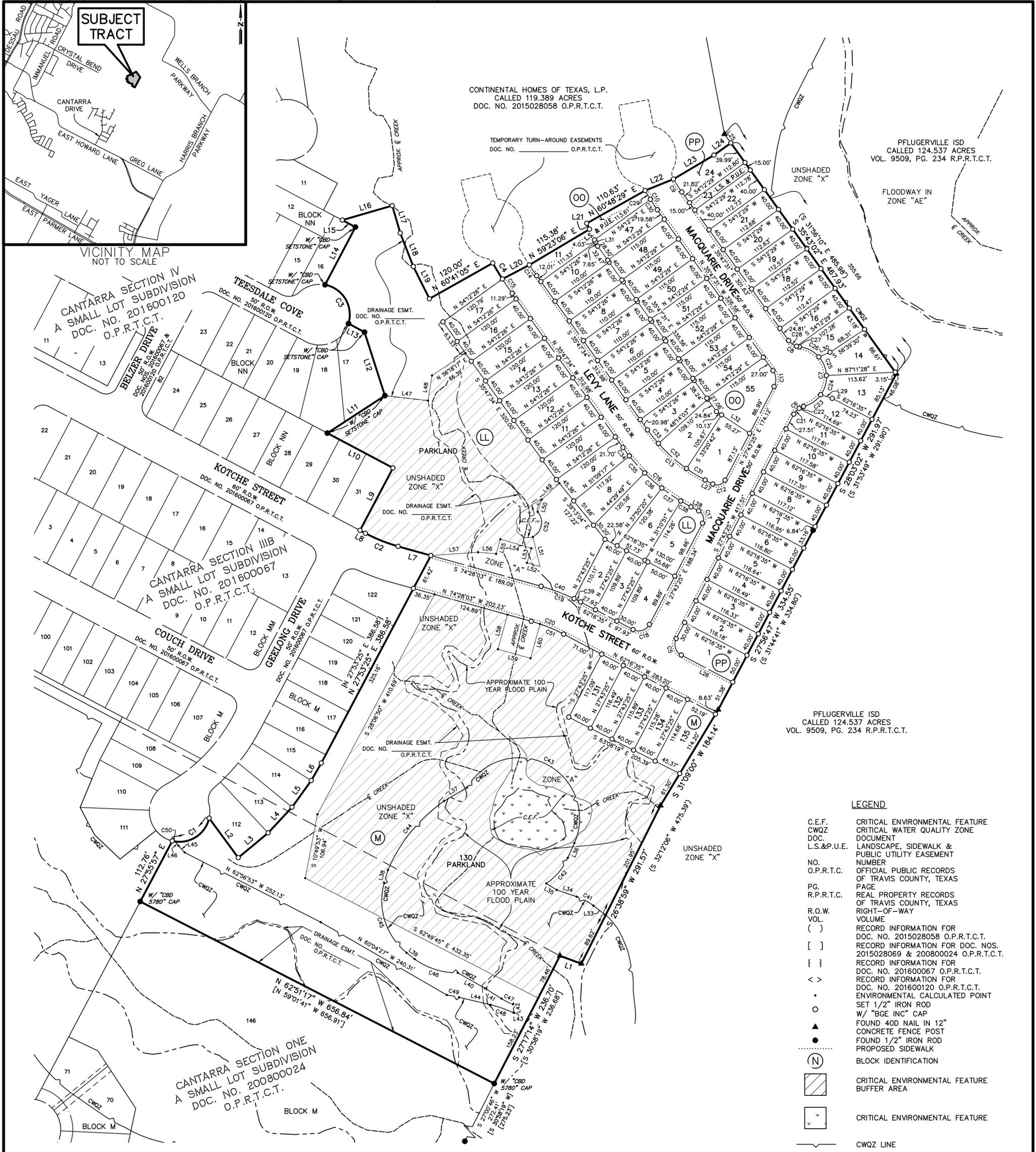
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SHEET 1 OF 1	CANTARRA I
	LOCATION MAP

BROWN & GAY ENGINEERS, INC.
 7000 NORTH MOPAC, SUITE 330 AUSTIN,
 TX 78731 TBPE Registration No. F-1046
 TEL: 512-879-0400 www.browngay.com



DATE: 06/2017
DRAWN BY: JK



CONTINENTAL HOMES OF TEXAS, L.P.
CALLED 119.389 ACRES
DOC. NO. 2015028058 O.P.R.T.C.T.

PFLUGERVILLE ISD
CALLED 124.537 ACRES
VOL. 9509, PG. 234 R.P.R.T.C.T.

PFLUGERVILLE ISD
CALLED 124.537 ACRES
VOL. 9509, PG. 234 R.P.R.T.C.T.

LEGEND

- C.E.F. CRITICAL ENVIRONMENTAL FEATURE
- CWQZ CRITICAL WATER QUALITY ZONE
- DOC. DOCUMENT
- L.S.&P.U.E. LANDSCAPE, SIDEWALK & PUBLIC UTILITY EASEMENT
- NO. NUMBER
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- PG. PAGE
- R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- VOL. VOLUME
- () RECORD INFORMATION FOR DOC. NO. 2015028058 O.P.R.T.C.T.
- [] RECORD INFORMATION FOR DOC. NOS. 2015028069 & 200800024 O.P.R.T.C.T.
- { } RECORD INFORMATION FOR DOC. NO. 201600067 O.P.R.T.C.T.
- < > RECORD INFORMATION FOR DOC. NO. 201600120 O.P.R.T.C.T.
- ENVIRONMENTAL CALCULATED POINT SET 1/2" IRON ROD
- W/ "BGE INC" CAP
- FOUND 40D NAIL IN 12" CONCRETE FENCE POST
- FOUND 1/2" IRON ROD
- ⋯ PROPOSED SIDEWALK
- (N) BLOCK IDENTIFICATION
- ▨ CRITICAL ENVIRONMENTAL FEATURE BUFFER AREA
- ▭ CRITICAL ENVIRONMENTAL FEATURE
- ⋯ CWQZ LINE

BENCHMARKS (BY OTHERS):

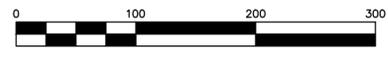
- BM-1: 'SQUARE' CUT ON S.E. CORNER OF INLET ON NORTH RIGHT-OF-WAY LINE OF EAST HOWARD LANE AT S.W. CORNER OF 48.812 ACRE TRACT.
ELEVATION = 646.38' (NAVD 88)
- BM-2: 'SQUARE' CUT IN BACK OF CURB AT NORTHEAST TERMINUS OF YEOMAN STREET (50 FEET WIDE) OF CANTARRA SECTION ONE.
ELEVATION = 648.81' (NAVD 88)

BEARING BASIS NOTE:

HORIZONTAL DATUM BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE. COORDINATES SHOWN HEREON ARE IN GRID. DISTANCES SHOWN HEREON ARE IN SURFACE, USING A COMBINED SCALE FACTOR OF 1.0000833474

FINAL PLAT
CANTARRA 1 NORTH, SECTION 5
A SMALL LOT SUBDIVISION

A SUBDIVISION OF 21.019 ACRES OF LAND
LOCATED IN THE
MARIGUITA CASTRO SURVEY NO. 50,
TRAVIS COUNTY, TEXAS



BGE, Inc.
7000 North Mopac, Suite 330
Austin, TX 78731
Tel: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 10106502

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	79.69'	50.00'	91°18'49"	N 58°24'01" E	71.52'
C2	58.24'	270.00'	12°21'29"	N 68°17'19" W	58.12'
C3	84.33'	50.00'	96°38'09"	N 31°12'48" W	74.68'
C4	30.62'	525.00'	3°20'32"	S 30°59'11" E	30.62'
C5	31.42'	20.00'	90°00'00"	S 17°16'35" E	28.28'
C6	21.03'	25.00'	48°11'23"	S 51°49'07" W	20.41'
C7	139.53'	50.00'	159°53'42"	S 04°02'03" E	98.46'
C8	21.03'	25.00'	48°11'23"	S 59°53'13" E	20.41'
C9	25.37'	275.00'	5°17'07"	S 33°08'58" E	25.36'
C10	37.44'	325.00'	6°36'00"	N 32°29'31" W	37.42'
C11	27.71'	25.00'	63°30'57"	N 04°02'03" W	26.32'
C12	23.56'	15.00'	90°00'00"	N 72°43'25" E	21.21'
C13	127.11'	275.00'	26°29'01"	S 49°02'04" E	125.98'
C14	21.45'	475.00'	2°35'13"	S 34°29'58" E	21.44'
C15	28.73'	525.00'	3°08'07"	N 34°13'31" W	28.73'
C16	150.22'	325.00'	26°29'01"	N 49°02'04" W	148.89'
C17	23.56'	15.00'	90°00'00"	N 17°16'35" W	21.21'
C18	31.42'	20.00'	90°00'00"	N 72°43'25" E	28.28'
C19	70.22'	330.00'	12°11'28"	S 68°22'19" E	70.08'
C20	57.45'	270.00'	12°11'28"	N 68°22'19" W	57.34'
C21	13.08'	25.00'	29°58'27"	S 42°42'39" W	12.93'
C22	7.95'	25.00'	18°12'56"	S 66°48'20" W	7.91'
C23	35.00'	50.00'	40°06'17"	S 55°51'40" W	34.29'
C24	33.70'	50.00'	38°37'03"	S 16°29'59" W	33.07'
C25	33.70'	50.00'	38°37'03"	S 22°07'04" E	33.07'
C26	37.14'	50.00'	42°33'18"	S 62°42'15" E	36.29'
C27	4.71'	25.00'	10°47'12"	S 78°35'18" E	4.70'
C28	16.32'	25.00'	37°24'11"	S 54°29'37" E	16.03'
C29	17.01'	325.00'	2°59'54"	N 30°41'28" W	17.01'
C30	20.43'	325.00'	3°36'06"	N 33°59'28" W	20.43'
C31	36.26'	275.00'	7°33'17"	S 58°29'56" E	36.23'
C32	62.18'	275.00'	12°57'20"	S 48°14'37" E	62.05'
C33	28.67'	275.00'	5°58'23"	S 38°46'46" E	28.66'
C34	17.31'	325.00'	3°03'08"	N 37°19'08" W	17.31'
C35	37.77'	325.00'	6°39'29"	N 42°10'27" W	37.74'
C36	37.77'	325.00'	6°39'29"	N 48°49'56" W	37.74'
C37	37.77'	325.00'	6°39'29"	N 55°29'24" W	37.74'
C38	19.61'	325.00'	3°27'26"	N 60°32'52" W	19.61'
C39	12.07'	330.00'	2°05'46"	S 63°19'28" E	12.07'
C40	58.14'	330.00'	10°05'42"	S 69°25'12" E	58.07'
C41	31.36'	104.51'	17°11'33"	N 61°55'03" W	31.24'
C42	55.83'	101.23'	31°36'03"	N 40°05'09" E	55.13'
C43	303.01'	100.00'	173°36'21"	N 62°45'36" W	199.69'
C44	148.81'	262.98'	32°25'19"	S 39°15'57" W	146.83'
C45	128.13'	110.66'	66°20'33"	S 17°48'37" E	121.09'
C46	75.80'	119.41'	36°22'07"	S 72°22'18" E	74.53'
C47	21.03'	100.04'	12°02'50"	S 63°53'20" E	21.00'
C48	40.33'	191.72'	12°03'07"	N 70°38'36" W	40.25'
C49	20.75'	200.20'	5°56'19"	N 79°31'40" W	20.74'
C50	5.30'	50.00'	6°04'04"	N 78°58'37" W	5.29'
C51	42.48'	270.00'	9°00'54"	S 66°47'02" E	42.44'
C52	48.83'	25.79'	108°29'13"	S 10°52'23" W	41.86'

RECORD CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
{C1}		{50.00'}			
{C2}	{58.24'}	{270.00'}	{12°21'29"}	{N 68°17'19" W}	{58.12'}
<C3>	<84.37'>	<50.00'>	<96°41'05" >	<N 31°09'59" W>	<74.71'>

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 69°34'37" W	37.63'
L2	S 36°25'14" E	80.84'
L3	N 50°20'24" E	64.17'
L4	N 43°02'48" E	57.90'
L5	N 35°44'46" E	54.05'
L6	N 30°02'58" E	33.27'
L7	N 74°28'04" W	55.97'
L8	N 62°06'35" W	10.22'
L9	N 27°53'25" E	116.38'
L10	N 62°06'35" W	122.53'
L11	N 56°59'08" E	113.28'
L12	N 17°51'32" W	109.69'
L13	N 61°46'45" W	29.93'
L14	N 27°48'51" E	107.40'
L15	N 62°12'16" W	24.58'
L16	N 73°50'40" E	85.99'
L17	S 16°09'20" E	47.08'
L18	S 21°25'10" E	59.24'
L19	S 26°41'00" E	59.24'
L20	N 62°32'09" E	50.23'
L21	N 25°47'21" W	10.76'
L22	N 67°59'26" E	50.47'
L23	N 59°29'36" E	77.61'
L24	N 54°13'08" E	34.40'
L25	N 35°43'02" W	18.03'
L26	S 62°16'35" E	95.98'
L27	S 62°16'35" E	14.19'
L28	N 62°16'35" W	14.19'
L29	S 72°46'44" E	19.86'
L30	N 67°09'39" E	19.86'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L31	N 25°47'21" W	11.68'
L32	S 56°39'18" E	65.40'
L33	N 52°30'07" W	25.58'
L34	N 71°21'53" W	34.82'
L35	N 58°03'28" W	20.15'
L36	N 24°04'31" E	26.50'
L37	S 59°32'11" W	43.48'
L38	S 16°25'50" W	21.83'
L39	S 52°19'36" E	16.97'
L40	S 60°33'20" E	51.73'
L41	S 57°51'51" E	32.11'
L42	S 06°07'38" E	13.62'
L43	S 11°08'42" W	0.75'
L44	N 76°33'18" W	53.60'
L45	N 42°12'49" W	14.95'
L46	N 37°16'00" W	8.62'
L47	S 83°23'38" E	71.63'
L48	N 09°07'36" E	41.95'
L49	S 47°13'29" W	39.58'
L50	S 18°25'49" W	21.32'
L51	S 13°25'35" E	50.42'
L52	N 73°43'57" W	22.41'
L53	N 16°16'03" E	25.00'
L54	N 73°43'57" W	53.05'
L55	S 16°16'03" W	25.00'
L56	N 85°13'29" W	29.92'
L57	S 86°08'40" W	78.25'
L58	N 15°31'57" E	59.00'
L59	N 74°28'03" W	55.95'
L60	S 15°31'57" W	58.58'

RECORD LINE TABLE		
NUMBER	BEARING	DISTANCE
(L1)	(N 65°42'58" W)	(37.52')
{L2}	{S 36°25'14" E}	{80.84'}
{L3}	{N 50°20'24" E}	{64.17'}
{L4}	{N 43°02'48" E}	{57.90'}
{L5}	{N 35°44'46" E}	{54.05'}
{L6}	{N 30°02'58" E}	{33.27'}
{L7}	{N 74°28'03" W}	{55.97'}
{L8}	{N 62°06'35" W}	{10.22'}
{L9}	{N 27°53'25" E}	{116.38'}
{L10}	{N 62°06'35" W}	
<L11>	<N 57°00'51" E>	<113.43'>
<L12>	<N 17°56'57" W>	<109.31'>
<L13>	<N 61°16'27" W>	<29.98'>
<L14>	<N 27°53'25" E>	<107.29'>
<L15>	<N 62°06'35" W>	

LAND USE SCHEDULE		
DESCRIPTION	NUMBER	ACREAGE
RESIDENTIAL	63	6.945 ACRES
LANDSCAPE, SIDEWALK & PUBLIC UTILITY EASEMENT	2	0.173 ACRES
PARKLAND	2	11.493 ACRES
RIGHT-OF-WAY	-	2.408 ACRES
TOTAL LOTS	67	21.019 ACRES

RIGHT-OF-WAYS		
STREET NAME	R.O.W. WIDTH	CENTERLINE LENGTH
MACQUARIE DRIVE	50 FEET	912 FEET
KOTCHE	60 FEET	543 FEET
LEVY LANE	50 FEET	531 FEET
TOTAL LINEAR FEET	1,986 FEET	

NOTES:
 1. ALL STREET PAVEMENT WIDTHS IN THIS SUBDIVISION SHALL BE 30 FEET FROM FACE OF CURB TO FACE OF CURB EXCEPT KOTCHE STREET, WHICH SHALL BE 40 FEET.
 2. PARKING SHALL BE RESTRICTED ON BOTH SIDES OF THE STREET WITHIN THIS SUBDIVISION.

FINAL PLAT
CANTARRA 1 NORTH, SECTION 5
A SMALL LOT SUBDIVISION

A SUBDIVISION OF 21.019 ACRES OF LAND
 LOCATED IN THE
 MARIGUITA CASTRO SURVEY NO. 50,
 TRAVIS COUNTY, TEXAS



BGE, Inc.
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 Tel: 512-879-0400 • www.bgeinc.com
 TBPE Registration No. F-1046
 TBPLS Licensed Surveying Firm No. 10106502

STATE OF TEXAS §
 COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT CONTINENTAL HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH CHTEX OF TEXAS, INC., A DELAWARE CORPORATION, IT'S GENERAL PARTNER, BY IAN CUDE, ASSISTANT SECRETARY, BEING THE OWNER OF A 119.389 ACRE TRACT OF LAND AND A 36.482 ACRE TRACT OF LAND, BOTH OUT OF THE MARIGUITA CASTRO SURVEY NUMBER 50 SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY SPECIAL WARRANTY DEEDS RECORDED IN DOCUMENT NUMBERS 2015028058 AND 2015028069 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 21.019 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: CANTARRA 1 NORTH, SECTION 5 A SMALL LOT SUBDIVISION AND DOES 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.

BY: CONTINENTAL HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP

BY: CHTEX OF TEXAS, INC., A DELAWARE CORPORATION, IT'S GENERAL PARTNER

IAN CUDE, ASSISTANT SECRETARY
 10700 PECAN PARK BOULEVARD, SUITE 400
 AUSTIN, TEXAS 78750

STATE OF TEXAS §
 COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED IAN CUDE, VICE PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME

MY COMMISSION EXPIRES _____

A PORTION OF THIS SUBDIVISION LIES WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. MAP 48453C0290J DATED AUGUST 18, 2014.

I, JACOB KONDO, 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 IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND SHALL COMPLY WITH CHAPTER 82, TRAVIS COUNTY SUBDIVISION REGULATIONS.

JACOB KONDO, P.E.
 LICENSED PROFESSIONAL ENGINEER NO. 115813

DATE: _____

BGE, INC.
 7000 N. MOPAC EXPRESSWAY, SUITE 330
 AUSTIN, TEXAS 78731

I, JONATHAN O. NOBLES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY UNDER MY SUPERVISION AND SHALL COMPLY WITH CHAPTER 82, TRAVIS COUNTY SUBDIVISION REGULATIONS.

JONATHAN O. NOBLES, R.P.L.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5777

DATE: _____

BGE, INC.
 7000 N. MOPAC EXPRESSWAY, SUITE 330
 AUSTIN, TEXAS 78731

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE CITY OF AUSTIN'S FULL PURPOSE JURISDICTION 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____, A.D.

JOLENE KIOLBASSA, CHAIR

ANA AGUIRRE, 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., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

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

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

GENERAL NOTES:

- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- 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.
- NO BUILDINGS, FENCES, LANDSCAPING, OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE OR WATER QUALITY EASEMENTS EXCEPT AS APPROVED BY CITY OF AUSTIN.
- PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITY.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS 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 CODES AND REQUIREMENTS.
- 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 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.
- 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.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- 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.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- 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.
- ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO ACCORDING TO CITY OF AUSTIN STANDARDS.
- 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 AUSTIN WATER.
- NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND DETENTION FACILITY HAVE BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN.
- EROSION/SEDIMENTATION CONTROLS AREA REQUIRED FOR ALL CONSTRUCTION IN THIS SUBDIVISION.
- 10 FOOT WIDE PUBLIC UTILITY EASEMENTS PARALLEL AND ADJOINING ALL DEDICATED RIGHT-OF-WAY LINES SHOWN HEREON ARE HEREBY DEDICATED.
- A PORTION OF THIS TRACT LIES WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE F.E.M.A. MAP NUMBER 48453C0290J, FOR TRAVIS COUNTY, TEXAS, DATED AUGUST 18, 2014.
- 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. THIS 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 NUMBER _____, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- LOT 11, BLOCK OO AND LOT 23, BLOCK PP TO BE OWNED AND MAINTAINED BY THE CANTARRA HOMEOWNERS ASSOCIATION OR ITS ASSIGNS. NO RESIDENTIAL USES ARE ALLOWED ON SAID LOTS.
- A MINIMUM OF FOUR OFF-STREET PARKING SPACES ARE REQUIRED FOR EACH DWELLING UNIT.
- 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: KOTCHE STREET, MACQUARIE DRIVE AND LEVY LANE. 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.
- ALL STREETS SHOWN WITHIN THIS SUBDIVISION SHALL BE PUBLIC ROADWAYS.
- ALL ACTIVITIES WITHIN CRITICAL ENVIRONMENTAL FEATURES AND ASSOCIATED SETBACKS MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED. DISTURBANCE WITHIN C.E.F. SETBACKS RELATED TO CONSTRUCTION OF APPROVED STORMWATER CONTROLS IS ACCEPTABLE FOR THE PURPOSES OF THIS SITE PLAN.
- PARKLAND HAS BEEN PROVIDED FOR 63 UNITS BY THE DEDICATION OF 11.493 ACRES (5.09 ACRES CREDITED) ON LOT 1 BLOCK LL AND LOT 130 BLOCK M. THE PARK DEVELOPMENT FEE WAS PAID FOR 63 UNITS IN LIEU OF CONSTRUCTION OF PARK AMENITIES. FISCAL SURETY WAS POSTED WITH THE CITY UNTIL THE PARKLAND IS DEDICATED TO THE CITY. THIS PARKLAND EXCEEDS THE REQUIREMENT FOR THIS SECTION BY 3.79 ACRES. AFTER DEDICATION, THIS SURPLUS ACREAGE MAY BE APPLIED TO FUTURE PLATS IN THIS PRELIMINARY PLAN.
- THIS DEVELOPMENT IS SUBJECT TO AN ALTERNATIVE METHOD OF COMPLIANCE (AMOC) TO ALLOW A PERFORMANCE BASED DESIGN AS REQUIRED AND APPROVED BY THE FIRE MARSHAL.
- ALL DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF AUSTIN.
- THE 100-YEAR FLOODPLAIN, AS DEFINED BY CITY REGULATIONS, IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL NO. 48453C0290J DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS, AND INCORPORATED AREAS.
- ALL FINISHED FLOOR ELEVATIONS IN THIS SUBDIVISION SHALL BE 1.0 FOOT MINIMUM ABOVE THE 100 YEAR FREQUENCY FLOOD LEVEL. THE FOLLOWING MINIMUM FINISHED FLOOR ELEVATIONS ARE HEREBY SET FOR THE AFFECTED LOTS:

LOT	BLOCK	F.F. ELEV. (TO NEAREST TENTH)
131	M	602.7'
132-135	M	601.8'
2 & 7	LL	607.0'
8-17	LL	609.0'

FINAL PLAT
CANTARRA 1 NORTH, SECTION 5
A SMALL LOT SUBDIVISION

A SUBDIVISION OF 21.019 ACRES OF LAND
 LOCATED IN THE
 MARIGUITA CASTRO SURVEY NO. 50,
 TRAVIS COUNTY, TEXAS

PLAT PREPARED BY: _____

APPLICATION SUBMITTED BY: _____



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 TBPE Registration No. F-1046
 TBPLS Licensed Surveying Firm No. 10106502