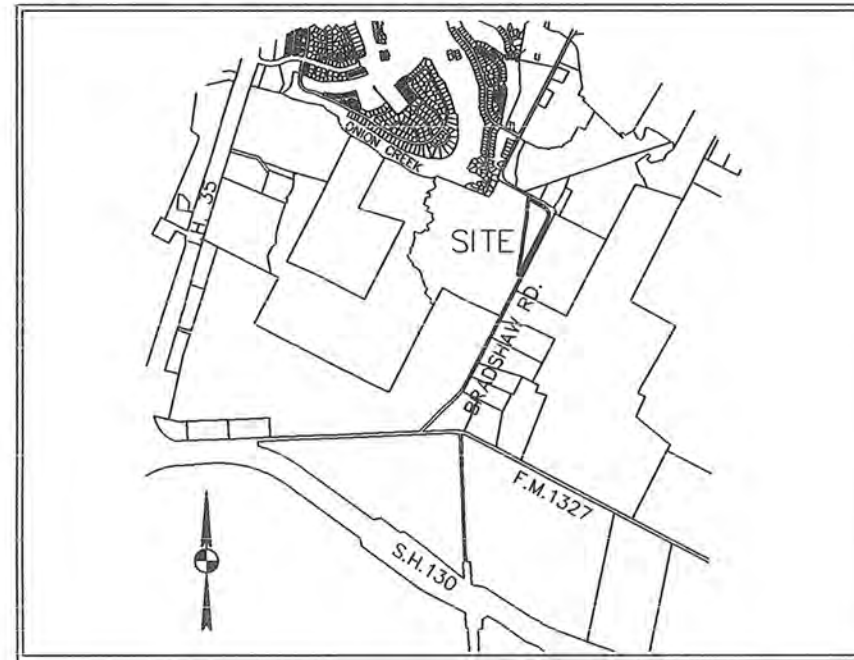


SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2017-0235.0A**Z.A.P. DATE:** 2/5/19**SUBDIVISION NAME:** Bella Fortuna Phase 1 Final Plat A Small Lot Subdivision**AREA:** 32.04 acres**LOT(S):** 147**OWNER/APPLICANT:** Views at Onion Creek, LP (Bob Ruggio)**AGENT:** Doucet & Assoc. (Davood Salek)**ADDRESS OF SUBDIVISION:** Approx. 11500 Bradshaw Road**GRIDS:** G-10**COUNTY:** Travis**WATERSHED:** Onion Creek**JURISDICTION:** 2-Mile
ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** Single Family, Commercial, Drainage, Landscape, Park**ADMINISTRATIVE WAIVERS:** N/A**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on all internal streets.**DEPARTMENT COMMENTS:** The request is for approval of the Bella Fortuna Phase 1 Final Plat A Small Lot Subdivision consisting of 147 lots on 32.04 acres. Water and wastewater will be provided by the City of Austin.**STAFF RECOMMENDATION:** The staff recommends approval of this final plat. This plan meets all applicable County, State and City of Austin LDC requirements.**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Sarah Sumner**PHONE:** 512-854-7687Email address: sarah.sumner@traviscountytexas.gov

VICINITY MAP

NOT TO SCALE



BELLA FORTUNA PHASE 1 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.

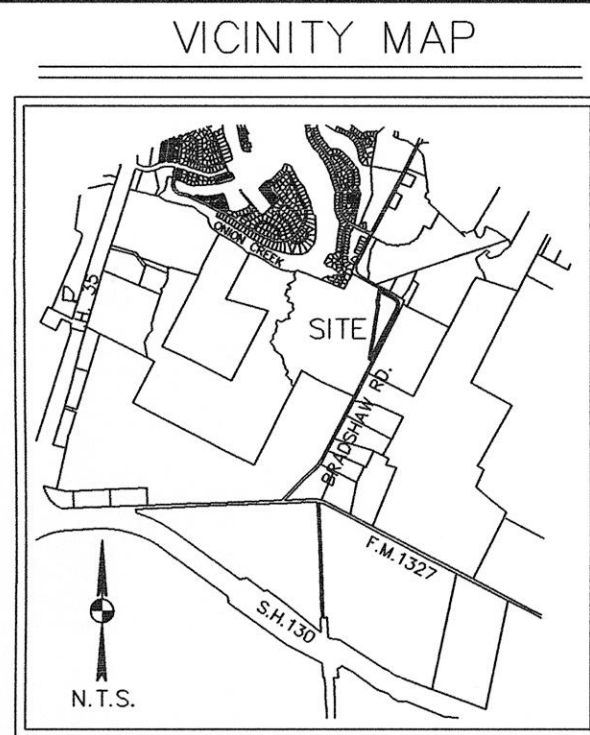
THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

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.

**DA DOUCET
& ASSOCIATES**
Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetengineers.com
TBPLS Firm #10105800 / TBPE Firm #3937

Date:	01-22-2019
Scale:	1"=100'
Drawn by:	DK
Reviewer:	GC
Project:	1701-001
Sheet:	1 of 4
Field Book:	—
Party Chief:	AM
Survey Date:	10/09/2017



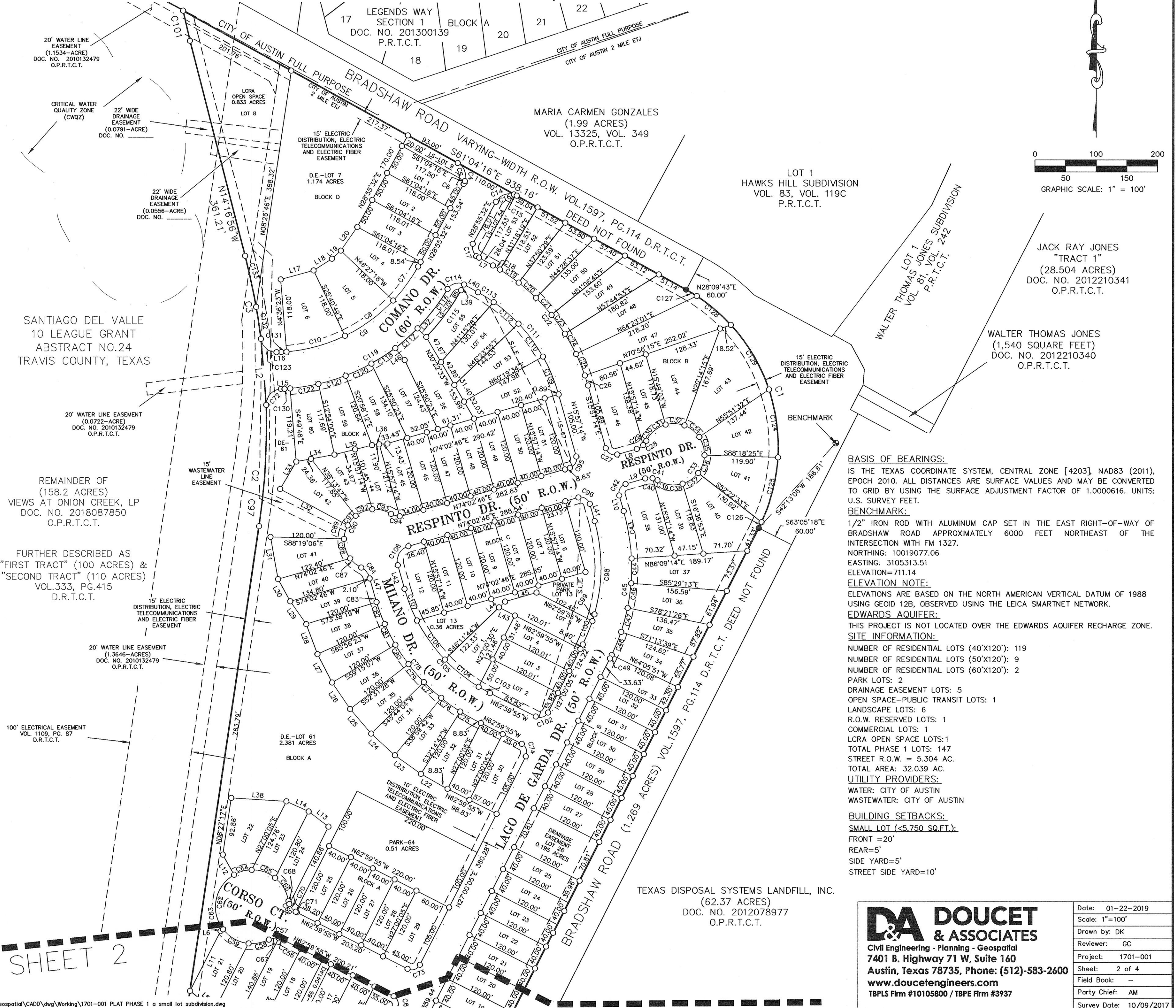
LEGEND

—	SUBJECT PROPERTY LINE
—	ADJOINING PROPERTY LINE
—	RIGHT-OF-WAY LINE [R.O.W.] LINE
●	1/2" IRON ROD FOUND [UNLESS OTHERWISE NOTED]
○	1/2" IRON ROD WITH "DOUCET" CAP SET
R.O.W.	RIGHT-OF-WAY
L.S.	LANDSCAPE LOT
D.E.	DRAINAGE EASEMENT
DOC.	DOCUMENT
NO.	NUMBER
---	SIDEWALK REQUIRED
---	(S.L.E.) SIGHT LINE EASEMENT
P.O.B.	POINT OF BEGINNING
VOL.	VOLUME
PG.	PAGE
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, OF TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, OF TRAVIS COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, OF TRAVIS COUNTY, TEXAS

LINE TABLE

NO.	BEARING	LENGTH
L1	N66°06'26"W	16.66'
L2	N04°33'56"W	107.70'
L3	S86°01'50"W	46.65'
L4	N76°33'50"W	41.15'
L5	N50°50'20"W	51.15'
L6	S52°36'04"W	4.94'
L7	S60°46'24"E	31.04'
L8	S74°02'46"W	33.26'
L9	N74°02'46"E	33.26'
L10	N15°57'14"W	26.42'
L11	S27°00'05"W	109.32'
L12	N29°31'37"W	37.50'
L13	S52°42'38"E	40.65'
L14	S65°34'50"E	40.04'
L15	N87°16'59"E	5.94'
L16	S88°03'15"W	7.61'
L17	N74°51'24"E	55.59'
L18	N57°39'46"E	35.24'
L19	N47°16'32"E	19.78'
L20	N34°54'53"E	47.17'
L21	N08°27'17"E	12.68'
L22	N60°22'34"W	40.72'
L23	N54°22'46"W	52.38'
L24	N47°38'07"W	52.31'
L25	N40°52'14"W	52.71'
L26	N34°06'43"W	52.22'
L27	N27°24'15"W	51.91'
L28	N20°42'39"W	52.00'
L29	N35°07'40"W	45.47'
L30	N28°58'02"W	41.05'
L31	N10°10'30"W	69.86'
L32	S61°44'27"E	125.15'
L33	N30°39'01"E	51.85'
L34	N79°45'12"E	63.13'
L35	S75°43'56"W	63.28'
L36	S84°33'33"W	25.33'
L37	N45°31'47"W	20.00'
L38	S86°29'29"E	90.29'
L39	S28°13'38"W	10.53'
L40	S61°04'28"E	26.02'
L41	S15°57'14"E	29.35'
L42	N15°57'14"W	40.02'
L43	S62°59'55"E	29.01'
L44	N46°11'44"E	13.57'
L45	N74°02'46"E	53.37'
L46	S37°52'00"E	25.00'
L47	N15°57'14"W	34.12'

BELLA FORTUNA PHASE 1 SUBDIVISION, A SMALL LOT SUBDIVISION



MATCHLINE SHEET 2

BASIS OF BEARINGS:
IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE [4203], NAD83 (2011), EPOCH 2010. ALL DISTANCES ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY USING THE SURFACE ADJUSTMENT FACTOR OF 1.0000616. UNITS: U.S. SURVEY FEET.

BENCHMARK:
1/2" IRON ROD WITH ALUMINUM CAP SET IN THE EAST RIGHT-OF-WAY OF BRADSHAW ROAD APPROXIMATELY 6000 FEET NORTHEAST OF THE INTERSECTION WITH FM 1327.
NORTHING: 10019077.06
EASTING: 3105313.51
ELEVATION=711.14

ELEVATION NOTE:
ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 USING GEOID 12B, OBSERVED USING THE LEICA SMARTNET NETWORK.

EDWARDS AQUIFER:
THIS PROJECT IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

SITE INFORMATION:
NUMBER OF RESIDENTIAL LOTS (40'X120'): 119
NUMBER OF RESIDENTIAL LOTS (50'X120'): 9
NUMBER OF RESIDENTIAL LOTS (60'X120'): 2
PARK LOTS: 2
DRAINAGE EASEMENT LOTS: 5
OPEN SPACE-PUBLIC TRANSIT LOTS: 1
LANDSCAPE LOTS: 6
R.O.W. RESERVED LOTS: 1
COMMERCIAL LOTS: 1
LCRA OPEN SPACE LOTS: 1
TOTAL PHASE 1 LOTS: 147
STREET R.O.W. = 5.304 AC.
TOTAL AREA: 32.039 AC.

UTILITY PROVIDERS:
WATER: CITY OF AUSTIN
WASTEWATER: CITY OF AUSTIN

BUILDING SETBACKS:
SMALL LOT (<5,750 SQ.FT.):
FRONT = 20'
REAR = 5'
SIDE YARD = 5'
STREET SIDE YARD = 10'

DA DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetengineers.com
TBPLS Firm #10105800 / TBPE Firm #3937

Date:	01-22-2019
Scale:	1"=100'
Drawn by:	DK
Reviewer:	GC
Project:	1701-001
Sheet:	2 of 4
Field Book:	-
Party Chief:	AM
Survey Date:	10/09/2017

BELLA FORTUNA PHASE 1 SUBDIVISION, A SMALL LOT SUBDIVISION

NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	448.29'	291.64'	88°04'20"	S17°02'06"E	405.44'
C2	197.69'	1107.00'	101°13'56"	N03°20'20"E	197.43'
C3	137.47'	1107.00'	07°06'54"	N10°54'41"W	137.38'
C4	39.27'	25.00'	89°59'48"	S16°04'22"E	35.35'
C5	34.24'	25.00'	78°27'47"	S21°50'22"E	31.62'
C6	5.03'	25.00'	11°32'01"	S23°09'32"W	5.02'
C7	68.89'	270.00'	14°37'09"	S36°14'07"W	68.70'
C8	97.90'	270.00'	20°46'29"	S53°55'56"W	97.36'
C9	274.83'	270.00'	58°19'16"	S58°05'11"W	263.12'
C10	99.31'	270.00'	21°04'27"	S74°51'24"W	98.75'
C11	127.46'	438.00'	16°40'24"	N71°20'08"W	127.01'
C12	40.09'	25.00'	91°52'23"	S54°23'29"W	35.93'
C13	74.10'	503.00'	08°26'25"	N75°50'57"W	74.03'
C14	39.27'	25.00'	90°00'12"	S73°55'38"W	35.36'
C15	5.04'	25.00'	11°32'25"	S66°50'28"E	5.03'
C16	34.24'	25.00'	78°27'47"	S68°09'26"W	31.62'
C17	22.36'	20.00'	64°03'20"	S16°04'28"E	21.21'
C18	13.16'	325.00'	02°19'09"	S59°54'53"E	13.15'
C19	37.42'	325.00'	06°35'47"	S55°27'25"E	37.40'
C20	37.64'	325.00'	06°38'08"	S48°50'27"E	37.62'
C21	37.64'	325.00'	06°38'08"	S42°12'19"E	37.62'
C22	255.94'	325.00'	45°07'14"	S38°30'51"E	249.38'
C23	37.64'	325.00'	06°38'08"	S35°34'11"E	37.62'
C24	37.64'	325.00'	06°38'08"	S28°56'03"E	37.62'
C25	37.67'	325.00'	06°38'27"	S22°17'45"E	37.65'
C26	17.14'	325.00'	03°01'18"	N17°27'53"W	17.14'
C27	23.56'	15.00'	90°00'00"	N60°57'14"W	21.21'
C28	21.03'	25.00'	48°11'23"	N49°57'05"E	20.41'
C29	12.23'	25.00'	28°01'09"	S60°02'12"W	12.10'
C30	8.80'	25.00'	20°10'14"	S35°56'31"W	8.76'
C31	42.17'	50.00'	48°19'34"	S50°01'10"W	40.93'
C32	31.46'	50.00'	36°03'17"	N87°47'24"W	30.95'
C33	241.19'	50.00'	276°22'46"	S15°57'14"E	66.67'
C34	31.09'	50.00'	35°37'18"	N51°57'07"W	30.59'
C35	31.27'	50.00'	35°50'03"	N16°13'26"W	30.76'
C36	31.36'	50.00'	35°55'52"	N19°39'31"E	30.84'
C37	31.21'	50.00'	35°45'40"	N55°30'17"E	30.70'
C38	42.63'	50.00'	48°51'02"	S82°25'49"E	40.97'
C39	8.80'	25.00'	20°10'14"	S67°50'58"E	8.76'
C40	12.23'	25.00'	28°01'09"	N88°03'21"E	12.10'
C41	21.03'	25.00'	48°11'23"	S81°51'32"E	20.41'
C42	23.56'	15.00'	90°00'00"	S29°02'46"W	21.21'
C43	78.44'	325.00'	13°49'42"	N09°31'02"W	78.25'
C44	40.39'	325.00'	07°07'13"	N00°57'25"E	40.36'
C45	246.37'	325.00'	43°26'02"	N05°17'08"E	240.51'
C46	40.39'	325.00'	07°07'13"	N08°04'38"E	40.36'
C47	40.39'	325.00'	07°07'14"	N15°11'52"E	40.36'
C48	40.39'	325.00'	07°07'15"	N22°19'06"E	40.37'
C49	6.37'	325.00'	01°07'25"	N26°26'26"E	6.37'
C50	31.42'	20.00'	90°00'00"	N17°59'55"W	28.28'
C51	34.24'	25.00'	78°27'47"	S77°46'11"W	31.62'
C52	5.03'	25.00'	11°32'13"	S32°46'11"W	5.03'
C53	39.27'	25.00'	90°00'00"	S72°00'05"W	35.36'
C54	39.27'	25.00'	90°00'00"	N17°59'55"W	35.36'
C55	38.63'	25.00'	88°31'56"	N35°48'41"W	34.90'
C56	6.88'	25.00'	15°46'28"	N70°53'09"W	6.86'
C57	23.55'	25.00'	53°58'05"	N89°58'58"W	22.69'
C58	34.05'	60.00'	32°31'01"	S79°17'30"W	33.60'
C59	49.27'	60.00'	47°03'03"	N60°55'28"W	47.90'
C60	20.44'	20.00'	58°32'42"	S67°41'25"W	19.56'
C61	23.56'	15.00'	90°00'00"	S17°59'55"E	21.21'
C62	301.53'	60.00'	287°56'10"	N27°00'05"E	70.59'
C63	102.49'	60.00'	97°52'19"	N11°32'13"E	90.48'
C64	30.00'	60.00'	28°38'52"	N74°47'49"E	29.69'
C65	41.22'	60.00'	39°21'40"	S71°11'55"E	40.41'
C66	44.49'	60.00'	42°29'14"	S30°16'27"E	43.48'
C67	16.67'	25.00'	38°11'38"	S82°07'48"W	16.36'
C68	5.13'	25.00'	11°45'29"	S14°54'35"E	5.12'
C69	23.55'	25.00'	53°58'05"	S36°00'52"E	22.69'
C70	16.62'	25.00'	38°05'23"	S39°50'01"E	16.32'
C71	1.80'	25.00'	04°07'13"	N60°56'19"W	1.80'
C72	39.08'	25.00'	89°34'34"	N43°00'39"E	35.22'
C73	23.56'	15.00'	90°00'00"	N72°00'05"E	21.21'
C74	23.56'	15.00'	90°00'00"	S17°59'55"E	21.21'
C75	29.75'	325.00'	05°14'42"	S60°22'34"E	29.74'
C76	38.28'	325.00'	06°44'55"	S54°22'46"E	38.26'
C77	38.23'	325.00'	06°44'22"	S47°38'07"E	38.21'
C78	266.85'	325.00'	47°02'42"	S39°28'35"E	259.42'
C79	38.52'	325.00'	06°47'25"	S40°52'14"E	38.49'
C80	38.16'	325.00'	06°43'38"	S34°06'43"E	38.14'
C81	37.94'	325.00'	06°41'16"	S27°24'15"E	37.91'
C82	38.00'	325.00'	06°41'57"	S20°42'39"E	37.98'
C83	7.98'	325.00'	01°24'27"	N16°39'27"W	7.98'
C84	21.03'	25.00'	48°11'23"	S40°02'55"E	20.41'
C87	23.64'	50.00'	27°05'22"	S50°35'56"E	23.42'
C88	33.80'	50.00'	38°44'08"	S17°41'10"E	33.16'
C89	23.19'	50.00'	26°34'39"	S14°58'14"W	22.99'
C90	162.65'	50.00'	186°22'46"	S27°40'29"W	162.65'
C91	20.52'	50.00'	23°30'40"	S40°00'53"W	20.37'
C92	29.41'	50.00'	33°42'13"	S68°37'20"W	28.99'
C93	32.08'	50.00'	36°45'43"	N76°08'42"W	31.53'
C94	14.97'	25.00'	34°18'53"	N74°55'17"W	14.75'
C95	23.56'	15.00'	90°00'00"	S29°02'46"W	21.21'
C96	23.56'	15.00'	90°00'00"	S60°57'14"E	21.21'
C97	79.09'	1107.00'	04°05'37"	S06°24'29"W	79.08'
C98	206.17'	275.00'	42°57'18"	S05°31'25"W	201.37'
C99	11.65'	275.00'	02°25'40"	S15°15'32"W	11.65'
C100	40.93'	275.00'	08°31'43"	S22°44'13"W	40.90'
C101	50.29'	943.00'	03°03'20"	N12°56'28"W	50.28'
C102	23.56'	15.00'	89°59'01"	S72°00'05"W	21.21'
C103	21.21'	275.00'	04°25'08"	N60°47'21"W	21.21'
C104	70.92'	275.00'	14°46'31"	N51°11'32"W	70.72'
C105	225.80'	275.00'	47°02'42"	N39°28'35"W	219.51'
C106	78.32'	275.00'	16°19'02"	N35°38'45"W	78.05'
C107	55.36'	275.00'	11°32'00"	N21°43'14"W	55.26'

NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C108	39.27'	25.00'	90°00'00"	N29°02'46"E	35.36'
C109	65.85'	275.00'	13°43'13"	N22°48'50"W	65.69'
C110	66.85'	275.00'	13°55'38"	S36°38'16"E	66.68'
C111	216.56'	275.00'	45°07'14"	S38°30'51"E	211.01'
C112	53.74'	275.00'	11°11'51"	S49°12'00"E	53.66'
C113	30.12'	275.00'	06°16'31"	S57°56'12"E	30.10'
C114	30.87'	20.00'	88°26'55"	S74°42'50"W	27.90'
C115	94.96'	350.00'	15°32'41"	S36°41'53"W	94.67'
C116	80.60'	330.00'	13°59'36"	S37°28'25"W	80.40'
C117	48.50'	330.00'	08°25'13"	S48°40'49"W	48.45'
C118	46.48'	330.00'	08°04'11"	S56°55'31"W	46.44'
C119	324.21'	330.00'	56°17'24"	S58°37'19"W	311.32'
C120	46.48'	330.00'	08°04'11"	S64°59'43"W	46.44'
C121	46.48'	330.00'	08°04'11"	S73°03'54"W	46.44'
C122	46.48'	330.00'	08°04'11"	S81°08'06"W	46.44'
C123	36.56'	25.00'	83°47'04"	N49°14'46"W	33.39'
C124	111.89'	291.64'	21°58'58"	S07°35'39"E	111.21'
C125	109.36'	291.64'	21°29'07"	S14°08'24"W	108.72'
C126	10.78'	291.64'	02°07'07"	S25°56'31"W	10.78'
C127	20.14'	291.64'	03°57'23"	S59°05'34"E	20.13'
C128	73.01'	291.64'	14°20'34"	S49°56'35"E	72.81'
C129	123.11'	291.64'	24°11'10"	S30°40'43"E	122.20'
C130	9.20'	330.00'	01°35'49"	S85°58'06"W	9.20'
C131	8.73'	270.00'	01°51'11"	S86°19'13"W	8.73'
C132	52.55'	1170.00'	02°43'12"	N08°42'50"W	5.55'
C133	84.91'	1170.00'	04°23'42"	N12°16'17"W	84.89'

SANTIAGO DEL VALLE
10 LEAGUE GRANT
ABSTRACT NO.24
TRAVIS COUNTY, TEXAS

20' WATER LINE EASEMENT
(0.0684-ACRE)
DOC. NO. 2010132479
O.P.R.T.C.T.

REMAINDER OF
(158.2 ACRES)
VIEWS AT UNION CREEK, LP
DOC. NO. 2018087850
O.P.R.T.C.T.

FURTHER DESCRIBED AS
"FIRST TRACT" (100 ACRES) &
"SECOND TRACT" (110 ACRES)
VOL.333, PG.415
D.R.T.C.T.

20' WATER LINE EASEMENT
(1.3646-ACRES)
DOC. NO. 2010132479
O.P.R.T.C.T.

100' ELECTRICAL EASEMENT
VOL. 1109, PG. 87
D.R.T.C.T.

12' ACCESS EASEMENT
DOC. NO. 1999116083
O.P.R.T.C.T.

TEXAS DISPOSAL SYSTEMS LANDFILL, INC.
(368.09 ACRES)
DOC. NO. 2007169652
O.P.R.T.C.T.

---	SUBJECT PROPERTY LINE
---	ADJOINING PROPERTY LINE
---	RIGHT-OF-WAY LINE [R.O.W.] LINE
●	1/2" IRON ROD FOUND [UNLESS OTHERWISE NOTED]
○	1/2" IRON ROD WITH "DOUCET" CAP SET
R.O.W.	RIGHT-OF-WAY
L.S.	LANDSCAPE LOT
D.E.	DRAINAGE EASEMENT
DOC.	DOCUMENT
NO.	NUMBER
P.O.B.	POINT OF BEGINNING
VOL.	VOLUME
PG.	PAGE
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, OF TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, OF TRAVIS COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, OF TRAVIS COUNTY, TEXAS

LOT TABLE, BLOCK A		
LOT #	SQUARE FOOTAGE	ACREAGE
1	5,130	0.118
2	5,130	0.118
3	5,130	0.118
4	5,130	0.118
5	5,130	0.118
6	5,130	0.118
7	5,130	0.118
8	5,130	0.118
9	5,130	0.118
10	5,130	0.118
11	5,130	0.118
12	5,130	0.118
13	5,130	0.118
14	5,130	0.118
15	5,952	0.137
16	4,800	0.110
17	4,800	0.110
18	4,800	0.110
19	5,278	0.121
20	5,292	0.121
21	5,751	0.132
22	8,002	0.184
23	4,816	0.111
24	5,085	0.117
25	4,800	0.110
26	4,800	0.110
27	4,800	0.110
28	4,800	0.110
29	7,152	0.164
30	5,952	0.137
31	4,800	0.110
32	5,276	0.121
33	5,415	0.124
34	5,407	0.124
35	5,448	0.125
36	5,398	0.124
37	5,366	0.123
38	5,375	0.123
39	5,292	0.121
40	5,219	0.120
41	6,068	0.139
42	5,829	0.134
43	5,275	0.121
44	4,441	0.102
45	4,815	0.111
46	4,800	0.110
47	4,800	0.110
48	4,800	0.110
49	4,800	0.110
50	4,800	0.110
51	4,800	0.110
52	7,208	0.165
53	7,197	0.165
54	6,552	0.150
55	5,629	0.129
56	8,665	0.199
57	7,182	0.165
58	6,646	0.153
59	6,491	0.149
60	6,448	0.148
61	103,730	2.385
62	58,085	1.333
63	2,927	0.067
64	22,000	0.505
65	1,972	0.045
66	1,800	0.041
67	2,787	0.064

BELLA FORTUNA PHASE 1 SUBDIVISION, A SMALL LOT SUBDIVISION

OWNER'S ACKNOWLEDGMENT:

STATE OF TEXAS }
COUNTY OF TRAVIS }

KNOW ALL MEN BY THESE PRESENTS:

THAT VIEWS AT ONION CREEK, LP, A TEXAS LIMITED PARTNERSHIP, OWNER OF THAT CERTAIN 158.2 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE, 10-LEAGUE GRANT, ABSTRACT NUMBER 24, SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED AS RECORDED IN DOCUMENT NO. 2018087850, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 32.039 ACRES OF LAND PURSUANT TO TITLE 30 OF THE AUSTIN CITY CODE AND CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, AND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

BELLA FORTUNA PHASE 1 SUBDIVISION, A SMALL LOT SUBDIVISION

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREET AND EASEMENTS SHOWN HEREON. SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE _____ DAY OF _____, 2019.

VIEWS AT ONION CREEK, LP, A TEXAS LIMITED PARTNERSHIP
BY: VIEW AT ONION CREEK GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER,

BY: BCP GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, MANAGING MEMBER

BY: _____
EDWARD S. BUTLER, SOLE MEMBER

STATE OF TEXAS }
COUNTY OF TRAVIS }

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY REPUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED EDWARD S. BUTLER, KNOWN TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2019

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

STATE OF TEXAS
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND IT'S CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2019 AT _____ O'CLOCK ____M., DULY RECORDED ON THE _____ DAY OF _____, 2019 AT _____ O'CLOCK ____M. IN DOCUMENT NO. _____, OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, OF THE COUNTY CLERK, THIS _____ DAY OF _____, 2019 A.D.

DANA DEBEAUVOIR
COUNTY CLERK TRAVIS COUNTY, TEXAS

BY _____
DEPUTY

STATE OF TEXAS
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, TEXAS, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 2019, 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 _____, 2019 A.D.

DANA DEBEAUVOIR
COUNTY CLERK TRAVIS COUNTY, TEXAS

BY _____
DEPUTY

COMMISSIONERS' COURT RESOLUTION:
IN APPROVING THIS PLAT, 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 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.

AUSTIN ENERGY STANDARD NOTES:

1. 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 CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

2. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE AUSTIN ENERGY WITH AN 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 CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

3. 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.

4. 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.

ENGINEER'S CERTIFICATION:

STATE OF TEXAS }
COUNTY OF TRAVIS }

I, DAVOOD SALEK, 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 OF THE AUSTIN CODE OF 2002, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. NO PORTION OF THE TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) #48453C0595J, TRAVIS COUNTY, TEXAS DATED JANUARY 6, 2016 AND 48453C0685H, TRAVIS COUNTY, TEXAS DATED SEPTEMBER 26, 2008.

Davood Salek 01/21/2019
DATE
DAVOOD SALEK, P.E.
P.E. NUMBER 87888
DOUCET & ASSOCIATES, INC.
7401 B HIGHWAY 71 WEST
SUITE 160
AUSTIN, TX 78735
512.583.2600



SURVEYOR'S CERTIFICATION:

STATE OF TEXAS }
COUNTY OF TRAVIS }

I, EDWARD A. PRINCE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE TITLE 30 OF THE AUSTIN CODE OF 2002, AS AMENDED, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.

Edward A. Prince 1/22/19
DATE
EDWARD A. PRINCE, R.F.L.S.
TEXAS REGISTRATION NO. 6465
DOUCET & ASSOCIATES, INC.
7401 B HIGHWAY 71 WEST
SUITE 160
AUSTIN, TX 78735
512.583.2600
EPRINCE@DOUCETENGINEERS.COM



ZONING AND PLATTING COMMISSION:
ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THE _____ DAY OF _____, 2019 A.D.

JOLENE KIOLBASSA, CHAIRPERSON ANA AGUIRRE, SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, TEXAS, THIS THE _____ DAY OF _____, 2019 A.D.

J. RODNEY GONZALES, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE 2-MILE EXTRATERRITORIAL JURISDICTION OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____, 2019 A.D.

GENERAL NOTES:

1. THIS PLAT COMPLIES WITH TITLE 30 SECTION 30-2-232, SMALL LOT SUBDIVISION.
2. WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF AUSTIN.
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 RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS, DETENTION AND WATER QUALITY WILL BE PROVIDED BY ON-SITE WATER QUALITY AND DETENTION POND. THIS POND WILL BE OWNED AND MAINTAINED BY CITY OF AUSTIN.
4. 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 _____. 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 THE SEPARATE INSTRUMENT RECORDED IN DOCUMENT #_____ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
5. ALL RESIDENTIAL LOTS IN BELLA FORTUNA PHASE 1 SHALL BE SUBJECT TO THE HOMEOWNERS ASSOCIATION DOCUMENTS AS RECORDED IN DOCUMENT NO. _____ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
6. 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 AND REPLATTING MAY BE REQUIRED AT THE OWNER'S EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
7. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES ARE TO BE CONSTRUCTED AND INSTALLED TO THE CITY OF AUSTIN STANDARDS.
8. PUBLIC SIDEWALKS BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS: COMANO DR., LAGO DE GARDA DR., RESPINTO DR., MILANO DR., CORSO CT., BELLA FORTUNA DR., AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. (TITLE 30, 30-3-191)
9. TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
10. ALL BUILDING FOUNDATIONS ON SLOPES OF FIFTEEN (15) PERCENT AND OVER AND ON FILL PLACED UPON SLOPES FIFTEEN (15) PERCENT AND OVER MUST UTILIZE DESIGN AND CONSTRUCTION PRACTICES CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER QUALIFIED TO PRACTICE IN THIS FIELD.
11. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS.
12. 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. THE WATER AND WASTEWATER UTILITY CONSTRUCTION MUST BE INSPECTED BY THE CITY. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
13. THE WATER QUALITY AND DRAINAGE EASEMENTS SHOWN ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE PURSUANT TO CHAPTERS 30-4 AND 30-5(A) OF TITLE 30. THE USE AND MAINTENANCE OF THESE EASEMENTS IS RESTRICTED BY CHAPTERS 30-4 AND 30-5 OF TITLE 30, THEREOF.
14. MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE ACCORDING TO THE CITY OF AUSTIN STANDARDS.
15. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
16. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
17. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION).
18. 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.
19. 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.
20. 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.
21. ACCESS FROM ALL LOTS OF BLOCK "B" TO BRADSHAW ROAD IS PROHIBITED.
22. SIDEWALKS ALONG BRADSHAW ROAD ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER ABUTTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. 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.
23. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
24. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
25. A MINIMUM OF TWO OFF STREET PARKING PLACES ARE REQUIRED FOR EACH DWELLING UNIT.
26. WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE 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 THE TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNER'S EXPENSE. THE PROPERTY OWNER OR HOA IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
27. TRAFFIC MOVEMENT ON COMANO ROAD AT THE FUTURE PLEASANT VALLEY ROAD IS RESTRICTED TO RIGHT-IN AND RIGHT-OUT.
28. PARKLAND DEDICATION FOR 130 RESIDENTIAL UNITS HAS BEEN PROVIDED BY THE DESIGNATION OF LOT 64 BLOCK A AS A PARK. LOT 64 BLOCK A WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION/PROPERTY OWNERS ASSOCIATION. UPON ANNEXATION FOR ALL PURPOSES, THIS LOT SHALL BE DEDICATED TO THE CITY OF AUSTIN AND THEREAFTER MAINTAINED BY THE CITY.
29. PARKLAND DEDICATION IS REQUIRED PER CITY CODE §25-1-601, AS AMENDED, PRIOR TO APPROVAL OF A SITE PLAN IN THIS SUBDIVISION. THIS WILL BE PROVIDED BY LAND DEED OR EASEMENT IN ADDITION TO IN-LIEU FEES. DISCUSS PARKLAND DEDICATION WITH THE PARD REVIEWER AT SITE PLAN.

DA DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetengineers.com
TBPLS Firm #10105800 / TBPE Firm #3937

Date:	01-22-2019
Scale:	1"=100'
Drawn by:	DK
Reviewer:	GC
Project:	1701-001
Sheet:	4 of 4
Field Book:	-
Party Chief:	AM
Survey Date:	10/09/2017

Bella Fortuna Phase 1 Final Plat

Location Map

VICINITY MAP

NOT TO SCALE

