

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2017-0147.2A**ZAP DATE:** April 2, 2019**SUBDIVISION NAME:** Cantarra 1 North, Sections 6 & 7**AREA:** 27.25 acres**LOTS:** 151**APPLICANT:** Continental Home of Texas, LP**AGENT:** Chris Rawls (BGE, Inc.)**ADDRESS OF SUBDIVISION:** 13641 Cantarra Drive**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 internal streets.**DEPARTMENT COMMENTS:** The request is for the approval of the final plat of Cantarra 1 North, Sections 6 & 7, comprised of 151 lots on 27.54 acres. The plat contains 148 residential lots, and three parkland, landscape and public utility lots. 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
SECTIONS 6 AND 7

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: 07/2018

DRAWN BY: AWS



- LEGEND**
- DOC. DOCUMENT
 - ESMT. EASEMENT
 - L.S.&P.U.E. LANDSCAPE, SIDEWALK & PUBLIC UTILITY EASEMENT
 - NO. NUMBER
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 - PG. PAGE
 - R.P.R.T.C.T. 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. NO. 201600120 O.P.R.T.C.T.
 - { } RECORD INFORMATION FOR DOC. NO. 2016208074 O.P.R.T.C.T.
 - SET 1/2" IRON ROD W/ "BGE INC" CAP
 - FOUND 40D NAIL IN 12" CONCRETE FENCE POST
 - ▲ FOUND 1/2" IRON ROD W/ "CBD/SETSTONE" CAP (UNLESS OTHERWISE NOTED)
 - △ FOUND 1/2" IRON PIPE
 - CALCULATED POINT
 - PROPOSED SIDEWALK
 - BLOCK IDENTIFICATION
 - ▨ CRITICAL ENVIRONMENTAL FEATURE BUFFER AREA
 - ① SIGHT LINE EASEMENTS, SEE DETAILS SHEET 2.

CANTARRA SECTION III B
A SMALL LOT SUBDIVISION
DOC. NO. 201600067
O.P.R.T.C.T.

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CANTARRA SECTION IV
A SMALL LOT SUBDIVISION
DOC. NO. 201600120
O.P.R.T.C.T.

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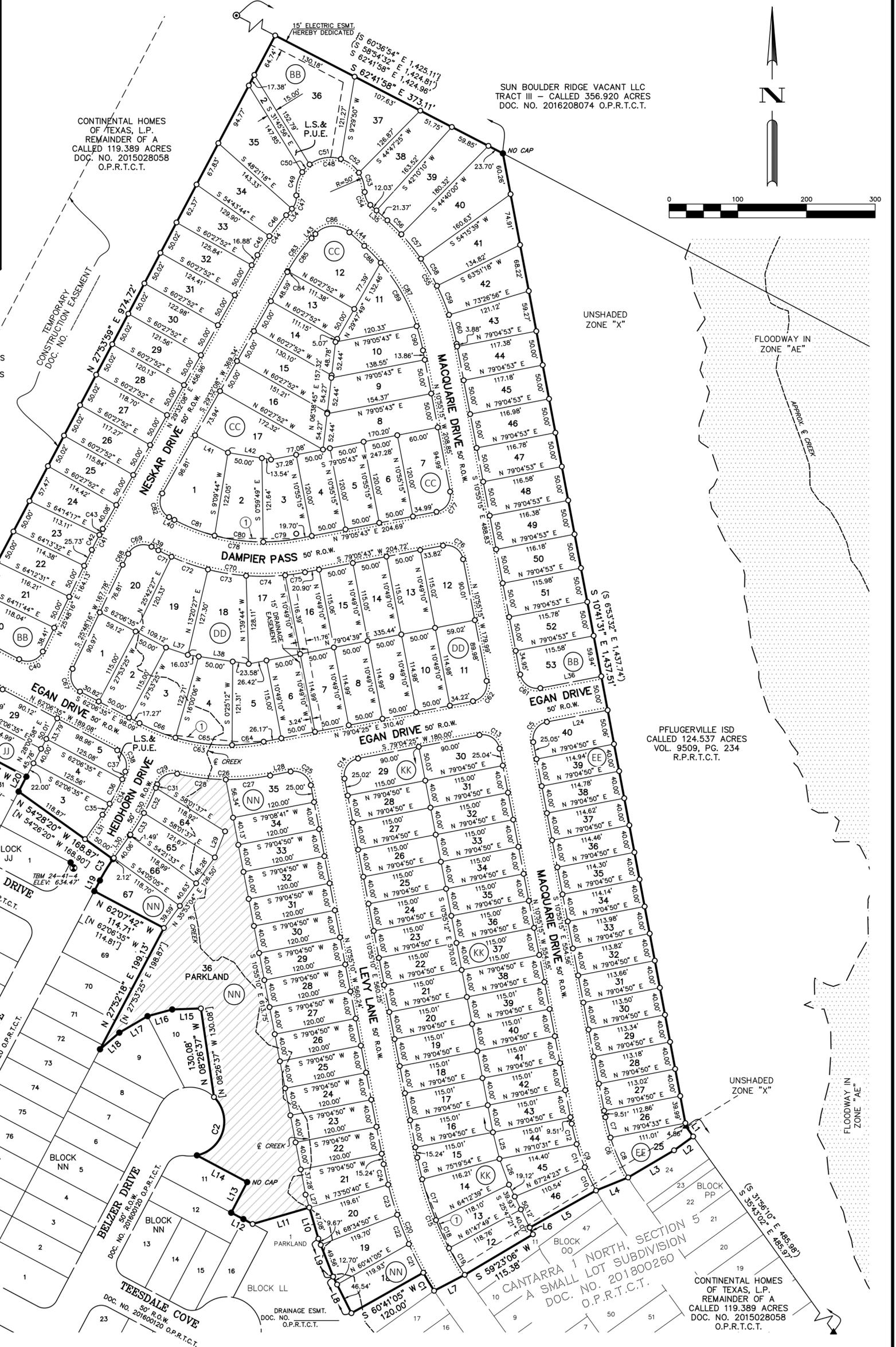
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FINAL PLAT
CANTARRA 1 NORTH,
SECTIONS 6 AND 7
A SMALL LOT SUBDIVISION

A SUBDIVISION OF 27.254 ACRES OF LAND
LOCATED IN THE
MARIGUITA CASTRO SURVEY NO. 50,
TRAVIS COUNTY, TEXAS

BENCHMARKS:

TBM 19-46-2:
BOX CUT ON "C" INLET AT THE NORTHWEST CORNER OF CANTARRA DRIVE AND CRYSTAL BEND DRIVE.
ELEVATION = 643.62' (NAVD 88)

TBM 24-41-4:
BOX CUT ON SOUTHWEST CORNER OF "C" INLET ON WEST SIDE OF HEIDHORN DRIVE, NORTH OF THE INTERSECTION WITH CRYSTAL BEND DRIVE.
ELEVATION = 634.47' (NAVD 88)

BEARING BASIS:

HORIZONTAL DATUM BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE. DISTANCES SHOWN HEREON ARE IN SURFACE, USING A COMBINED SCALE FACTOR OF 1.0000883474



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

| LINE TABLE | | |
|------------|---------------|----------|
| NUMBER | BEARING | DISTANCE |
| L1 | S 35°43'02" E | 18.03' |
| L2 | S 54°13'08" W | 34.40' |
| L3 | S 59°29'36" W | 77.61' |
| L4 | S 67°59'26" W | 50.47' |
| L5 | S 60°48'29" W | 110.63' |
| L6 | S 25°47'21" E | 10.76' |
| L7 | S 62°32'09" W | 50.23' |
| L8 | N 26°41'00" W | 59.24' |
| L9 | N 21°25'10" W | 59.24' |
| L10 | N 16°09'20" W | 47.08' |
| L11 | S 73°50'40" W | 85.99' |
| L12 | N 62°12'16" W | 35.21' |
| L13 | N 27°36'39" E | 50.19' |
| L14 | N 62°02'49" W | 82.84' |
| L15 | S 87°56'45" W | 41.73' |
| L16 | S 74°52'32" W | 37.20' |
| L17 | S 59°43'46" W | 47.54' |
| L18 | S 49°28'26" W | 37.10' |

| LINE TABLE | | |
|------------|---------------|----------|
| NUMBER | BEARING | DISTANCE |
| L19 | N 27°52'18" E | 17.36' |
| L20 | N 27°27'41" E | 24.35' |
| L21 | N 67°38'14" W | 50.23' |
| L22 | N 27°51'02" E | 75.73' |
| L23 | N 35°33'19" E | 50.45' |
| L24 | S 79°04'25" W | 90.14' |
| L25 | N 13°51'42" W | 39.87' |
| L26 | S 20°20'26" E | 39.89' |
| L27 | S 16°09'20" E | 19.45' |
| L28 | S 79°04'25" W | 30.39' |
| L29 | N 21°31'28" E | 40.67' |
| L30 | S 35°28'06" W | 43.66' |
| L31 | N 35°28'06" E | 43.61' |
| L32 | S 27°51'02" W | 70.86' |
| L33 | S 62°06'35" E | 94.38' |
| L34 | N 42°10'10" E | 12.41' |
| L35 | S 47°49'50" E | 33.40' |
| L36 | N 79°04'25" E | 90.34' |

| LINE TABLE | | |
|------------|---------------|----------|
| NUMBER | BEARING | DISTANCE |
| L37 | S 71°38'43" E | 33.49' |
| L38 | S 81°30'43" E | 89.60' |
| L39 | N 62°06'01" W | 11.35' |
| L40 | S 62°06'01" E | 8.66' |
| L41 | N 62°23'20" W | 54.12' |
| L42 | S 80°50'16" E | 63.54' |
| L43 | S 42°10'10" W | 8.31' |
| L44 | N 47°49'50" W | 29.30' |
| L45 | S 75°06'28" E | 33.23' |
| L46 | S 89°35'19" E | 105.12' |
| L47 | S 84°16'02" E | 102.96' |
| L48 | S 88°49'37" E | 21.80' |
| L49 | N 87°14'27" E | 24.71' |
| L50 | S 23°19'20" E | 16.10' |
| L51 | S 22°51'51" E | 77.86' |
| L52 | S 28°06'38" E | 29.12' |

| LAND USE SCHEDULE | | |
|---|------------|---------------------|
| DESCRIPTION | NUMBER | ACREAGE |
| RESIDENTIAL | 148 | 19.929 ACRES |
| LANDSCAPE, SIDEWALK & PUBLIC UTILITY EASEMENT | 2 | 0.145 ACRES |
| PARKLAND | 1 | 1.578 ACRES |
| RIGHT-OF-WAY | - | 5.602 ACRES |
| TOTAL LOTS | 151 | 27.254 ACRES |

| RECORD LINE TABLE | | |
|-------------------|-----------------|----------|
| NUMBER | BEARING | DISTANCE |
| [L12] | [N 62°06'35" W] | |
| [L13] | [N 27°53'25" E] | [50.00'] |
| [L14] | [N 62°06'35" W] | [83.36'] |
| [L15] | [S 88°15'58" W] | [41.85'] |
| [L16] | [S 74°34'30" W] | [37.23'] |
| [L17] | [S 59°43'39" W] | [47.57'] |
| [L18] | [S 49°26'51" W] | [37.09'] |
| [L19] | [N 27°53'25" E] | [17.71'] |
| [L20] | [N 27°53'25" E] | [24.30'] |
| [L21] | [N 67°49'13" W] | [50.25'] |

| RIGHT-OF-WAYS | | |
|--------------------------|--------------|-------------------|
| STREET NAME | R.O.W. WIDTH | CENTERLINE LENGTH |
| MACQUARIE DRIVE | 50 FEET | 1,525 FEET |
| EGAN DRIVE | 50 FEET | 1,000 FEET |
| NESKAR DRIVE | 50 FEET | 840 FEET |
| LEVY LANE | 50 FEET | 802 FEET |
| DAMPIER PASS | 50 FEET | 518 FEET |
| HEIDHORN DRIVE | 50 FEET | 167 FEET |
| HEYWOOD DRIVE | 50 FEET | 123 FEET |
| TOTAL LINEAR FEET | | 4,975 FEET |

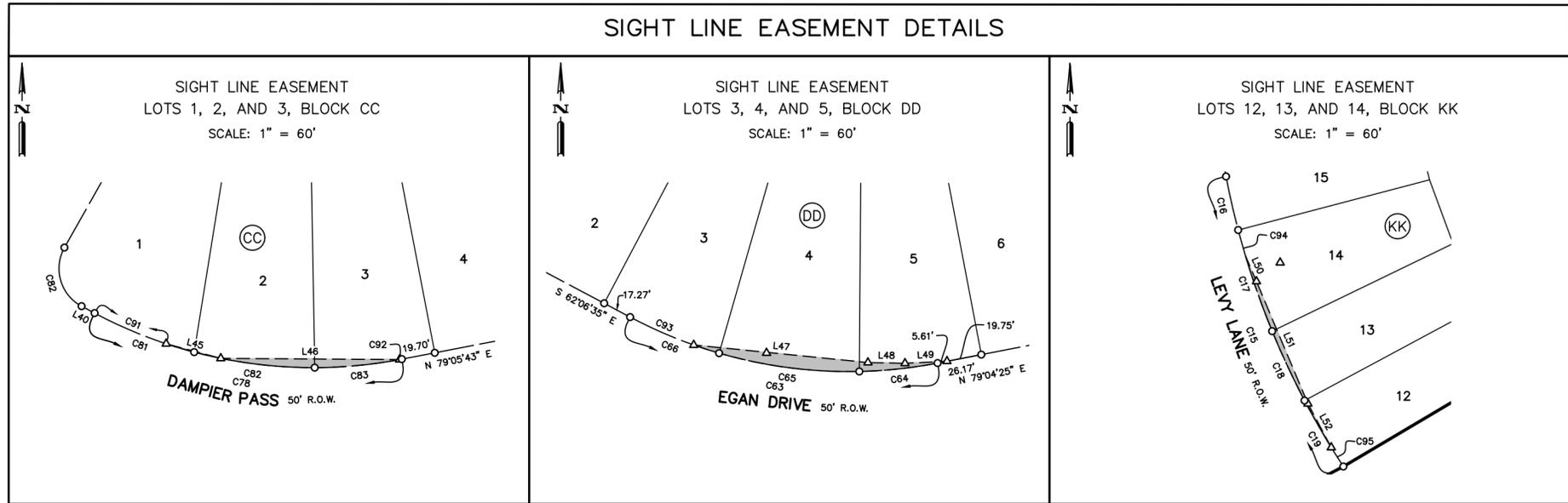
NOTE:
ALL STREET PAVEMENT WIDTHS IN THIS SUBDIVISION SHALL BE 30 FEET FROM FACE OF CURB TO FACE OF CURB.

| RECORD CURVE TABLE | | | | | |
|--------------------|------------|-----------|--------------|-----------------|----------------|
| NUMBER | ARC LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD DISTANCE |
| [C2] | [108.16'] | [50.00'] | [123°56'33"] | [N 16°39'28" E] | [88.27'] |
| [C3] | [36.27'] | [275.00'] | [7°33'22"] | [N 31°40'06" E] | [36.24'] |

| CURVE TABLE | | | | | |
|-------------|------------|---------|------------|---------------|----------------|
| NUMBER | ARC LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD DISTANCE |
| C1 | 30.62' | 525.00' | 3°20'32" | N 30°59'11" W | 30.62' |
| C2 | 107.95' | 50.00' | 123°42'23" | N 16°20'10" E | 88.17' |
| C3 | 36.46' | 275.00' | 7°35'48" | N 31°40'12" E | 36.43' |
| C4 | 39.25' | 25.00' | 89°57'37" | N 17°07'46" W | 35.34' |
| C5 | 39.27' | 25.00' | 89°59'40" | S 34°04'35" W | 35.35' |
| C6 | 94.01' | 275.00' | 19°35'09" | S 20°42'50" E | 93.55' |
| C7 | 30.55' | 275.00' | 6°21'54" | S 14°06'12" E | 30.53' |
| C8 | 63.46' | 275.00' | 13°13'15" | S 23°53'47" E | 63.32' |
| C9 | 103.64' | 325.00' | 18°16'16" | N 20°03'23" W | 103.20' |
| C10 | 37.42' | 325.00' | 6°35'47" | N 25°53'37" W | 37.40' |
| C11 | 35.69' | 325.00' | 6°17'31" | N 19°26'58" W | 35.67' |
| C12 | 30.53' | 325.00' | 5°22'58" | N 13°36'44" W | 30.52' |
| C13 | 39.27' | 25.00' | 90°00'20" | N 55°55'25" W | 35.36' |
| C14 | 39.27' | 25.00' | 89°59'34" | S 34°04'37" W | 35.35' |
| C15 | 184.76' | 475.00' | 22°17'11" | S 22°03'45" E | 183.60' |
| C16 | 32.20' | 475.00' | 3°53'02" | S 12°51'41" E | 32.19' |
| C17 | 62.67' | 475.00' | 7°33'33" | S 18°34'58" E | 62.62' |
| C18 | 44.95' | 475.00' | 5°25'19" | S 25°04'25" E | 44.93' |
| C19 | 44.94' | 475.00' | 5°25'17" | S 30°29'43" E | 44.93' |
| C20 | 199.19' | 525.00' | 21°44'17" | N 21°47'18" W | 197.99' |
| C21 | 46.55' | 525.00' | 5°04'48" | N 26°46'31" W | 46.53' |
| C22 | 45.75' | 525.00' | 4°59'35" | N 21°44'19" W | 45.74' |
| C23 | 45.75' | 525.00' | 4°59'35" | N 16°44'45" W | 45.74' |
| C24 | 30.51' | 525.00' | 3°19'48" | N 12°35'04" W | 30.51' |
| C25 | 39.27' | 25.00' | 90°00'26" | N 55°55'23" W | 35.36' |
| C26 | 136.49' | 325.00' | 24°03'44" | N 88°53'43" W | 135.49' |
| C27 | 65.04' | 325.00' | 11°28'01" | S 84°48'25" W | 64.94' |
| C28 | 71.44' | 325.00' | 12°35'43" | N 83°09'43" W | 71.30' |
| C29 | 35.91' | 25.00' | 82°18'01" | S 61°59'08" W | 32.90' |
| C30 | 83.00' | 325.00' | 14°37'59" | S 28°09'06" W | 82.78' |
| C31 | 5.61' | 325.00' | 0°59'21" | S 21°19'48" W | 5.61' |
| C32 | 40.29' | 325.00' | 7°06'12" | S 25°22'34" W | 40.27' |

| CURVE TABLE | | | | | |
|-------------|------------|---------|------------|---------------|----------------|
| NUMBER | ARC LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD DISTANCE |
| C33 | 37.10' | 325.00' | 6°32'25" | S 32°11'53" W | 37.08' |
| C34 | 71.05' | 275.00' | 14°48'15" | N 28°03'58" E | 70.86' |
| C35 | 19.01' | 275.00' | 3°57'41" | N 33°29'15" E | 19.01' |
| C36 | 40.04' | 275.00' | 8°20'30" | N 27°20'10" E | 40.00' |
| C37 | 12.00' | 275.00' | 2°30'04" | N 21°54'53" E | 12.00' |
| C38 | 36.12' | 25.00' | 82°46'25" | N 20°43'22" W | 33.06' |
| C39 | 39.29' | 25.00' | 90°02'23" | S 72°52'14" W | 35.37' |
| C40 | 40.18' | 25.00' | 92°05'09" | N 71°50'51" E | 35.99' |
| C41 | 34.19' | 525.00' | 3°43'52" | N 27°40'12" E | 34.18' |
| C42 | 24.27' | 525.00' | 2°38'55" | N 27°07'44" E | 24.27' |
| C43 | 9.92' | 525.00' | 1°04'56" | N 28°59'40" E | 9.92' |
| C44 | 71.66' | 325.00' | 12°38'02" | N 35°51'09" E | 71.52' |
| C45 | 32.53' | 325.00' | 5°44'09" | N 32°24'12" E | 32.52' |
| C46 | 39.13' | 325.00' | 6°53'54" | N 38°43'13" E | 39.11' |
| C47 | 21.03' | 25.00' | 48°11'23" | N 18°04'29" E | 20.41' |
| C48 | 162.65' | 50.00' | 186°22'46" | N 87°10'10" E | 99.85' |
| C49 | 35.75' | 50.00' | 40°58'17" | N 14°27'56" E | 35.00' |
| C50 | 15.55' | 50.00' | 17°48'58" | N 43°51'33" E | 15.48' |
| C51 | 48.02' | 50.00' | 55°01'40" | N 80°16'52" E | 46.20' |
| C52 | 33.51' | 50.00' | 38°24'15" | S 53°00'11" E | 32.89' |
| C53 | 29.81' | 50.00' | 34°09'37" | S 16°43'15" E | 29.37' |
| C54 | 21.03' | 25.00' | 48°11'23" | S 23°44'08" E | 20.41' |
| C55 | 209.36' | 325.00' | 36°54'35" | S 29°22'32" E | 205.76' |
| C56 | 28.66' | 325.00' | 5°03'10" | S 45°18'15" E | 28.65' |
| C57 | 45.77' | 325.00' | 8°04'06" | S 38°44'36" E | 45.73' |
| C58 | 45.61' | 325.00' | 8°02'25" | S 30°41'20" E | 45.57' |
| C59 | 45.69' | 325.00' | 8°03'17" | S 22°38'29" E | 45.65' |
| C60 | 43.64' | 325.00' | 7°41'36" | S 14°46'03" E | 43.61' |
| C61 | 39.27' | 25.00' | 90°00'20" | S 55°55'25" E | 35.36' |
| C62 | 39.27' | 25.00' | 89°59'40" | N 34°04'35" E | 35.35' |
| C63 | 186.31' | 275.00' | 38°49'01" | S 81°31'05" E | 182.76' |
| C64 | 46.36' | 275.00' | 9°39'30" | N 83°54'10" E | 46.30' |

| CURVE TABLE | | | | | |
|-------------|------------|---------|-----------|---------------|----------------|
| NUMBER | ARC LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD DISTANCE |
| C65 | 83.41' | 275.00' | 17°22'39" | S 82°34'45" E | 83.09' |
| C66 | 56.54' | 275.00' | 11°46'51" | S 68°00'00" E | 56.44' |
| C67 | 38.36' | 25.00' | 87°54'51" | S 18°09'09" E | 34.71' |
| C68 | 17.83' | 475.00' | 2°09'01" | S 26°52'46" W | 17.82' |
| C69 | 39.25' | 25.00' | 89°56'42" | S 72°55'38" W | 35.34' |
| C70 | 220.11' | 325.00' | 38°48'16" | N 81°30'09" W | 215.93' |
| C71 | 21.31' | 325.00' | 3°45'23" | N 63°58'43" W | 21.30' |
| C72 | 56.35' | 325.00' | 9°56'02" | N 70°49'26" W | 56.28' |
| C73 | 56.33' | 325.00' | 9°55'52" | N 80°45'23" W | 56.26' |
| C74 | 56.98' | 325.00' | 10°02'46" | S 89°15'18" W | 56.91' |
| C75 | 29.14' | 325.00' | 5°08'12" | S 81°39'49" W | 29.13' |
| C76 | 39.26' | 25.00' | 89°59'02" | N 55°54'46" W | 35.35' |
| C77 | 39.28' | 25.00' | 90°00'58" | N 34°05'14" E | 35.36' |
| C78 | 186.25' | 275.00' | 38°48'16" | S 81°30'09" E | 182.71' |
| C79 | 51.57' | 275.00' | 10°44'37" | N 84°28'01" E | 51.49' |
| C80 | 71.70' | 275.00' | 14°56'16" | S 82°41'32" E | 71.49' |
| C81 | 62.99' | 275.00' | 13°07'23" | S 68°39'43" E | 62.85' |
| C82 | 39.98' | 25.00' | 91°38'09" | S 16°16'57" E | 35.86' |
| C83 | 60.64' | 275.00' | 12°38'02" | S 35°51'09" W | 60.52' |
| C84 | 1.41' | 275.00' | 0°17'36" | S 29°40'56" W | 1.41' |
| C85 | 59.23' | 275.00' | 12°20'26" | S 35°59'57" W | 59.12' |
| C86 | 54.98' | 35.00' | 90°00'00" | S 87°10'10" W | 49.50' |
| C87 | 177.15' | 275.00' | 36°54'35" | N 29°22'32" W | 174.11' |
| C88 | 34.24' | 275.00' | 7°07'58" | N 44°15'51" W | 34.21' |
| C89 | 106.67' | 275.00' | 22°13'30" | N 29°35'07" W | 106.00' |
| C90 | 36.25' | 275.00' | 7°33'07" | N 14°41'48" W | 36.22' |
| C91 | 45.80' | 275.00' | 9°32'34" | S 66°52'18" E | 45.75' |
| C92 | 1.42' | 275.00' | 0°17'48" | N 79°14'37" E | 1.42' |
| C93 | 40.82' | 275.00' | 8°30'17" | S 66°21'43" E | 40.78' |
| C94 | 15.94' | 475.00' | 1°55'21" | S 15°45'52" E | 15.94' |
| C95 | 13.28' | 475.00' | 1°36'08" | S 32°24'17" E | 13.28' |



FINAL PLAT
CANTARRA 1 NORTH,
SECTIONS 6 AND 7
A SMALL LOT SUBDIVISION

A SUBDIVISION OF 27.254 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

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 OUT OF THE MARIGUITA CASTRO SURVEY NUMBER 50 SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2015028058 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 27.254 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, SECTIONS 6 AND 7 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

NO 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, CHRISTOPHER R. RAWLS, 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 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

 CHRISTOPHER R. RAWLS, P.E.
 LICENSED PROFESSIONAL ENGINEER NO. 124994

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 HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND 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 DIRECTION AND SUPERVISION.

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

DATE: 01/11/2019

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:

1. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS 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 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.
3. NO BUILDINGS, FENCES, LANDSCAPING, OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE OR WATER QUALITY EASEMENTS EXCEPT AS APPROVED BY CITY OF AUSTIN.
4. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITY.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND DETENTION FACILITY HAVE BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN.
11. THE POND CONSTRUCTED WITH CANTARRA 1 NORTH, SECTION 5, CASE NUMBER C8-2017-0147.1B, ON WHICH THIS SITE RELIES FOR WATER QUALITY TREATMENT AND DETENTION MUST BE COMPLETE AND ACCEPTED BY THE CITY OF AUSTIN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THIS SITE.
12. AN EROSION HAZARD ZONE ANALYSIS WAS DONE WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION.
13. 10 FOOT WIDE PUBLIC UTILITY EASEMENTS PARALLEL AND ADJOINING ALL DEDICATED RIGHT-OF-WAY LINES SHOWN HEREON ARE HEREBY DEDICATED.
14. NO 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.
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 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.
16. LOT 36, BLOCK BB AND LOT 5, BLOCK JJ TO BE OWNED AND MAINTAINED BY THE CANTARRA HOMEOWNERS ASSOCIATION OR ITS ASSIGNS. NO RESIDENTIAL USES ARE ALLOWED ON SAID LOTS. IF CONVEYED TO A PUBLIC ENTITY OR NEIGHBORHOOD ORGANIZATION, RECREATION FACILITIES AND REST AREAS MAY BE CONSTRUCTED.
17. A MINIMUM OF FOUR OFF-STREET PARKING SPACES ARE REQUIRED FOR EACH DWELLING UNIT.
18. 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: MACQUARIE DRIVE, EGAN DRIVE, NESKAR DRIVE, LEVY LANE, DAMPIER PASS, HEIDHORN DRIVE AND HEYWOOD DRIVE. 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.
19. ALL STREETS SHOWN WITHIN THIS SUBDIVISION SHALL BE PUBLIC ROADWAYS.
20. 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.
21. PARKLAND DEDICATION HAS BEEN PROVIDED FOR 148 UNITS WITH A COMBINATION OF FEES AND BY THE DEDICATION OF 2.04 ACRES ON LOT 36, BLOCK NN.
22. ALL FINISHED FLOOR ELEVATIONS IN THIS SUBDIVISION SHALL BE 1.0 FOOT MINIMUM ABOVE THE 100 YEAR FREQUENCY FLOOD LEVEL.
23. 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.
24. WITHIN A SIGHT DISTANCE EASEMENT, ANY OBSTRUCTION OF SIGHT DISTANCE BY VEGETATION, FENCING, EARTHWORK, BUILDING, SIGNS, PARKED CARS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY TRAVIS COUNTY OR THE CITY OF AUSTIN AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN BOUNDS OF SUCH EASEMENT AT ALL TIMES.

FINAL PLAT
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 SECTIONS 6 AND 7
 A SMALL LOT SUBDIVISION**

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