

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2019-0011.1A**Z.A.P. DATE:** May 21, 2019**SUBDIVISION NAME:** Forest Bluff Section 7-Final Plat**AREA:** 19.27 Acres**LOT(S):** 86 Total Lots**OWNER/APPLICANT:** JBDI Development**AGENT:** Randall Jones Assoc. Eng.
(Israel Ramirez)**ADDRESS OF SUBDIVISION:** Wideleaf Drive**GRIDS:** L: 13/14**COUNTY:** Travis**WATERSHED:** Decker Creek**JURISDICTION:** 2-Mile ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** Single-Family Residential, Detention and Right-of-Way**ADMINISTRATIVE WAIVERS:** N/A

VARIANCE(S): Applicant was granted the following environmental variances from environmental board and approved by ZAP on March 19, 2019: Variance from Title 30-5-341 and 30-5-342 (1) to allow cut/fill exceeding 8 feet with the preliminary plan.

SIDEWALKS: Sidewalks will be provided on both sides of all internal and boundary streets.

DEPARTMENT COMMENTS: The request is for approval of a final plat located in the county and in the City of Austin's 2 Mile ETJ. The plat is composed of 86 lots on 19.27 acres. The proposed subdivision includes 85 single-family lots, 1 detention lot. The applicant has secured a service extension from the City of Austin to provide water and wastewater to the proposed development.

COUNTY COMMENTS

This property is located in the 2-Mile, ETJ (Extra-Territorial Jurisdiction) of the City of Austin. Section 212.003 of Texas Local Government prohibits the city and the county from regulating land uses, lot size, density, height and building coverage in the ETJ to name a few. There are no land use controls that can be imposed by the city or the county. In the county, there are 2 uses: Single-Family and Other. "Other" can mean commercial, retail, multi-family, office and industrial, any use that is not single-family residential. There are no zoning laws in the county. Public transportation is not available in the county. As part of review process, the local school district was sent a copy of the proposed preliminary plan for input, review and comment and as of today, the staff has not received any comments from the school district. The closes school is

Hornsby Bend-Dunlap Elementary School on Hound Dog Trail. The closes fire station is from EDS #12 located on Hunters Bend Road.

ISSUES:

Staff has not received any calls from anyone on this final plat.

STAFF RECOMMENDATION: This final plat meets all applicable state and Title 30 – Land Development Code requirements, therefore, staff recommends approval.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Jose Luis Arriaga
Email address: joe.arriaga@co.travis.tx.us

PHONE: 854-7562

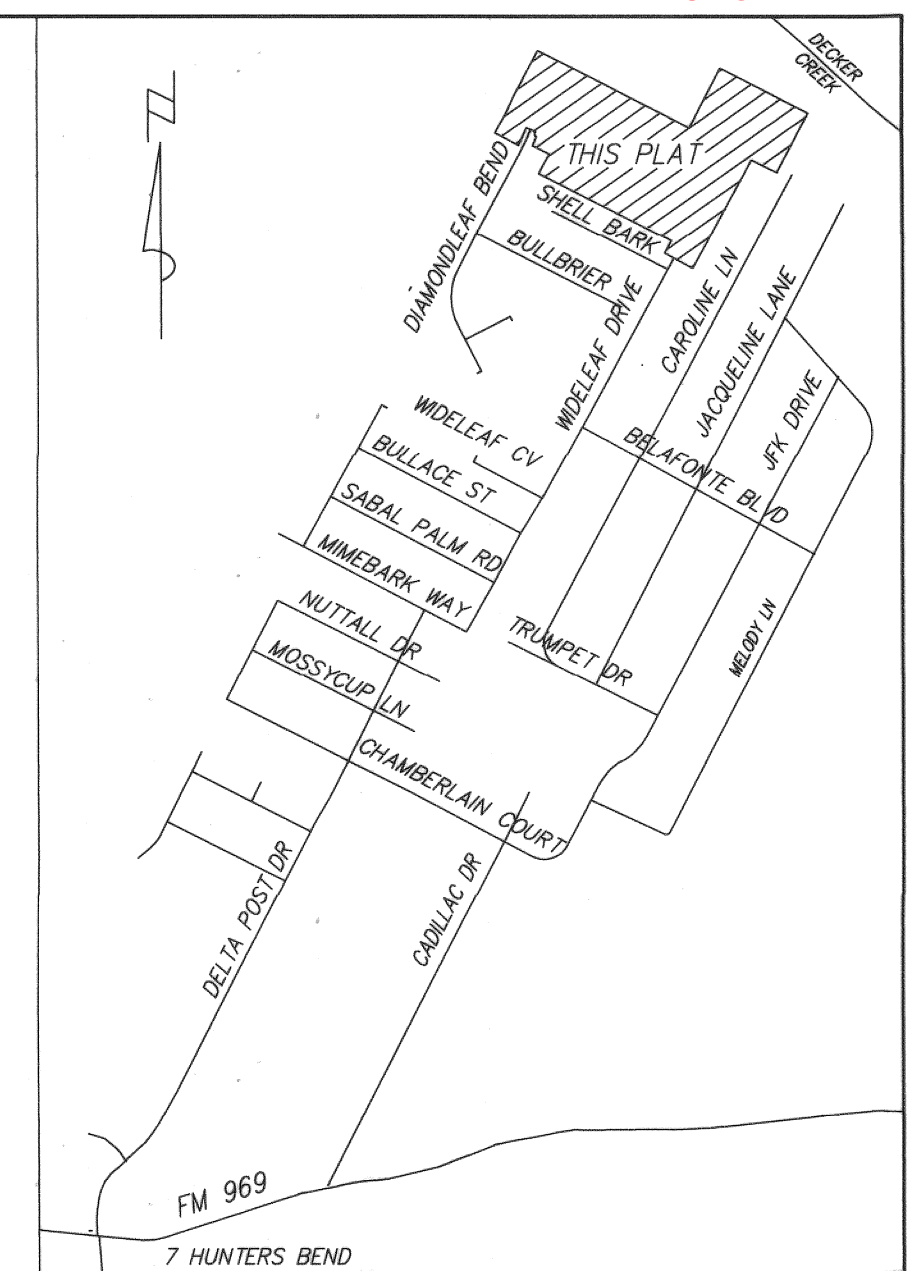
PLAT OF
FOREST BLUFF SECTION 7
TRAVIS COUNTY, TEXAS

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.



LOCATION MAP

SHEET 1 OF 4 SHEETS

C8J-2019-0011.1A

DATE: FEBRUARY 6, 2018

SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.

2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664

(512) 836-4793 FAX: (512) 836-4817

F-9784

RJ SURVEYING & ASSOCIATES, INC.

2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664

(512) 836-4793 FAX: (512) 836-4817

F-10015400

PLAT OF FOREST BLUFF SECTION 7 TRAVIS COUNTY, TEXAS

SCALE: 1"=100'



LEGEND:

- = FOUND 1/2" IRON ROD
- = SET 1/2" IRON ROD WITH CAP STAMPED "RJS"
- = SET CONCRETE MONUMENT
- DE = DRAINAGE EASEMENT
- PUE = PUBLIC UTILITY EASEMENT
- WWE = WASTE WATER EASEMENT
- BL = BUILDING SETBACK LINE
- (H) = BLOCK NAME
- = SIDEWALK REQUIRED
- FFE = FINISHED FLOOR ELEVATION
- M.S.L. = MEAN SEA LEVEL
- DRTC = DEED RECORDS TRAVIS COUNTY
- RPRTC = REAL PROPERTY RECORDS TRAVIS COUNTY
- PRTC = PLAT RECORDS TRAVIS COUNTY
- OPRTC = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY

LINEAR FEET OF NEW STREETS:

NAME	RIGHT OF WAY WIDTH	LENGTH
DIAMONDLEAF BEND	50	236
UPLAND WILLOW ROAD	50	1089
SIBERIAN ELM LANE	50	885
WIDELEAF DRIVE	50	494
TOTAL		2704

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	21.03	25.00	48°11'23"	N87°03'55"W	20.41
C2	23.70	50.00	27°09'48"	N82°25'18"E	23.48
C3	140.28	50.00	160°44'47"	N03°37'24"W	98.59
C4	163.98	50.00	187°54'36"	N17°12'18"W	99.76
C5	39.94	25.00	91°31'50"	N17°12'18"W	35.82
C6	23.16	15.00	88°28'10"	N72°47'42"E	20.93
C7	23.96	15.00	91°31'50"	N17°12'18"W	21.49
C8	22.93	15.00	87°34'07"	N19°11'10"W	20.76
C9	49.55	1439.66	1°58'19"	N25°35'03"E	49.54
C10	22.93	15.00	87°34'07"	N19°11'10"W	20.76
C11	24.20	15.00	92°25'53"	N70°48'50"E	21.66
C12	21.03	25.00	48°11'23"	S52°39'18"W	20.41

LINE TABLE

LINE	BEARING	LENGTH
L1	N23°36'24"E	50.09'
L2	N24°35'54"E	5.48'
L3	N65°24'06"W	50.00'
L4	S24°35'54"W	50.59'
L5	N27°53'59"E	6.02'

BENCH MARK:

COTTON SPINDLE SET IN POST OAK TREE
 ELEVATION = 518.39'. (IN LOT 66, BLOCK F, SEC 6)

SHEET 2 OF 4 SHEETS

C8J-2019-0011.1A

FINISHED FLOOR ELEVATION TABLE		
LOT	BLOCK	FFE MIN.
18	H	458.74
19	H	458.82
20	H	459.07
21	H	459.42

SITE DATA:

85 SINGLE FAMILY LOTS
 1 DRAINAGE EASEMENT LOT
 86 TOTAL LOTS
 TOTAL AREA OF SITE: 19.27 ACRES
 JOHN BURLESON SURVEY NO. 33, ABSTRACT NO. 5

OWNER:

JBDI DEVELOPMENT, INC.
 A TEXAS CORPORATION
 JOHN S. LLOYD, PRESIDENT
 4720-4 ROCKCLIFF ROAD
 AUSTIN, TEXAS 78746

DATE: FEBRUARY 6, 2018

SCALE: 1" = 100'

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PLAT OF
FOREST BLUFF SECTION 7
TRAVIS COUNTY, TEXAS

NOTES:

1. WATER AND WASTEWATER WILL BE PROVIDED BY HORNSBY BEND UTILITY COMPANY. NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE HORNSBY BEND UTILITY COMPANY WATER AND WASTEWATER SYSTEMS.

2. ALL BUILDING SETBACK LINES WILL BE 15 FEET FOR THE FRONT BUILDING LINE, 10 FEET FOR STREET SIDE BUILDING LINES, AND 5 FEET ON INTERIOR SIDE LOT LINES.

3. 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 LAND OWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.

4. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG ALL PUBLIC STREETS 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 THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY BY THE GOVERNING BODY OR UTILITY COMPANY. TITLE 30 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE (LDC).

5. ALL STREETS WILL BE BUILT TO CITY OF AUSTIN URBAN STANDARDS.

6. 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 TITLE 30 LDC.

7. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH 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.

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 CENTERLINE OF ANY 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 OF THIS PROJECT.

9. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.

10. 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. TITLE 30 LDC.

11. 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. TITLE 30 LDC.

12. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.

13. THE 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 THE CITY OF AUSTIN OR ASSIGNS FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.

14. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSAL BY THE CITY OF AUSTIN.

15. THE WATER QUALITY EASEMENT IN FOREST BLUFF SECTION 7, LOT 22, BLOCK H, IS FOR THE PURPOSE OF ACHIEVING COMPLIANCE PURSUANT TO TITLE 30 OF THE CITY LAND DEVELOPMENT CODE. THE USE AND MAINTENANCE OF THESE EASEMENTS IS RESTRICTED BY SECTIONS 30-8-211 AND 30-8-213 THEREOF. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA PURSUANT TO LDC SECTION 30-8-211.

16. 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.

17. MAINTENANCE OF THE WATER QUALITY CONTROLS SHALL BE PERFORMED ACCORDING TO THE CITY OF AUSTIN STANDARDS.

18. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES SHALL BE ALLOWED IN A DRAINAGE EASEMENT, EXCEPT AS APPROVED BY TRAVIS COUNTY, AND THE CITY OF AUSTIN.

19. ALL DRAINAGE EASEMENT ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.

20. STREETS IN THIS SECTION WILL NOT BE APPROVED AND ACCEPTED FOR MAINTENANCE UNTIL AFTER THE STREETS IN FOREST BLUFF SECTION 4 HAVE BEEN APPROVED BY TRAVIS COUNTY AND ACCEPTED FOR MAINTENANCE.

21. 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 _____, _____, 200____, 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 SEPARATE INSTRUMENT RECORDED IN DOCUMENT NUMBER _____, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

22. ALL STREETS, DRAINAGE, SIDEWALKS, AND EROSION CONTROLS ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.

23. NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND DETENTION FACILITY TO SERVE THIS SECTION HAVE BEEN CONSTRUCTED, INSPECTED AND ACCEPTED BY THE CITY OF AUSTIN.

24. THIS SUBDIVISION IS SUBJECT TO THE RESTRICTIVE COVENANTS RECORDED IN DOCUMENT NUMBER 2003119897 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THIS PLAT WAS ANNEXED TO THE FOREST BLUFF OWNERS ASSOCIATION BY INSTRUMENT RECORDED IN DOCUMENT NUMBER 2004227529 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

25. THE SUBDIVISION OWNER/DEVELOPER AS IDENTIFIED ON THIS PLAN IS RESPONSIBLE FOR POSTING FISCAL SURETY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THE PLAN. WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL HOME BUILDERS, IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE ALL SIDEWALKS ARE ADA COMPLIANT UNLESS A WAIVER HAS BEEN GRANTED BY TDLR.

26. 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.

27. ALL STREETS IN THIS SUBDIVISION ARE PUBLIC STREETS.

28. PARKLAND DEDICATION HAS BEEN SATISFIED VIA PAYMENT IN-LIEU OF LAND TO TRAVIS COUNTY FOR 85 DWELLING UNITS.

29. 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.

30. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.
- DATE: FEBRUARY 6, 2018
- RANDALL JONES & ASSOCIATES ENGINEERING, INC.
- 2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
- (512) 836-4793 FAX: (512) 836-4817
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- F-10015400
- SHEET 3 OF 4 SHEETS
- C8J-2019-0011.1A
- S:\LAND\151-119\1175.dwg 4/12/2019 10:18:25 AM CDT

PLAT OF
FOREST BLUFF SECTION 7
TRAVIS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS THAT JBDI DEVELOPMENT, A TEXAS CORPORATION, ACTING BY AND THROUGH JOHN S. LLOYD, PRESIDENT, BEING THE OWNER OF THAT 118.516 ACRE TRACT OF LAND AS FOUND OF RECORD IN DOCUMENT NUMBER 2003077829 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND THE OWNER OF THAT 3.99 ACRE TRACT OF LAND AS FOUND OF RECORD IN DOCUMENT NUMBER 2016185812 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 19.267 ACRES OUT OF SAID TRACTS IN ACCORDANCE WITH CHAPTERS 212 OF THE LOCAL GOVERNMENT CODE AS SHOWN ON THE ATTACHED MAP, TO BE KNOWN AS "FOREST BLUFF SECTION 7" AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND / OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE 27 DAY OF February 2019 A. D.

John S. Lloyd

JOHN S. LLOYD, PRESIDENT
JBDI DEVELOPMENT, INC., A TEXAS CORPORATION
4111 LAKEPLACE LANE
AUSTIN, TEXAS 78746

THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #481026-0490-J, TRAVIS COUNTY, TEXAS, DATED AUGUST 18, 2014.

MINIMUM FINISHED FLOOR FOR ALL AFFECTED STRUCTURES SHALL BE ONE (1) FOOT ABOVE THE ELEVATION OF THE 100-YEAR FLOOD PLAIN AS SHOWN HEREON: 434' M.S.L.

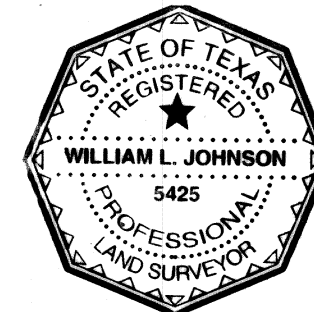
I, ISRAEL RAMIREZ, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FORM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE OF 1981, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Israel Ramirez 2.22.2019
ISRAEL RAMIREZ
LICENSED PROFESSIONAL ENGINEER No. 114495



THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF SURVEYING IN THE STATE OF TEXAS; I AM RESPONSIBLE FOR THE PREPARATION OF THE SURVEYING PORTIONS OF THE PLAN OR PLAT SUBMITTED HERewith; ALL SURVEYING INFORMATION SHOWN ON THE PLAN OR PLAT IS ACCURATE AND CORRECT; AND WITH REGARD TO THE SURVEYING PORTIONS THEREOF, THE PLAN OR PLAT COMPLIES WITH TITLE 30 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AS AMENDED, AND TRAVIS COUNTY CHAPTER 82.

William L. Johnson 22 FEBRUARY 2019
WILLIAM L. JOHNSON
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5425



THIS SUBDIVISION IS LOCATED WITHIN THE 5 MILE ETJ OF THE CITY OF AUSTIN ON THIS THE ____ DAY OF _____, 20__.

APPROVED FOR ACCEPTANCE:

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____ DAY OF _____, 20__.

DIRECTOR
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN ON THE ____ DAY OF _____, 20__ A. D.

JOLENE KIOLBASSA, CHAIR ANA AGUIRE, SECRETARY

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 THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER 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 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 THE 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 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 IN THE PLAT RECORDS OF THE SAID COUNTY AND STATE IN DOCUMENT NUMBER ____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE ____ DAY OF _____, 20__ A. D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE ____ DAY OF _____, 20__ 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 INTO THE MINUTES OF SAID COURT.

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

BY: _____
DEPUTY

DATE: FEBRUARY 6, 2018

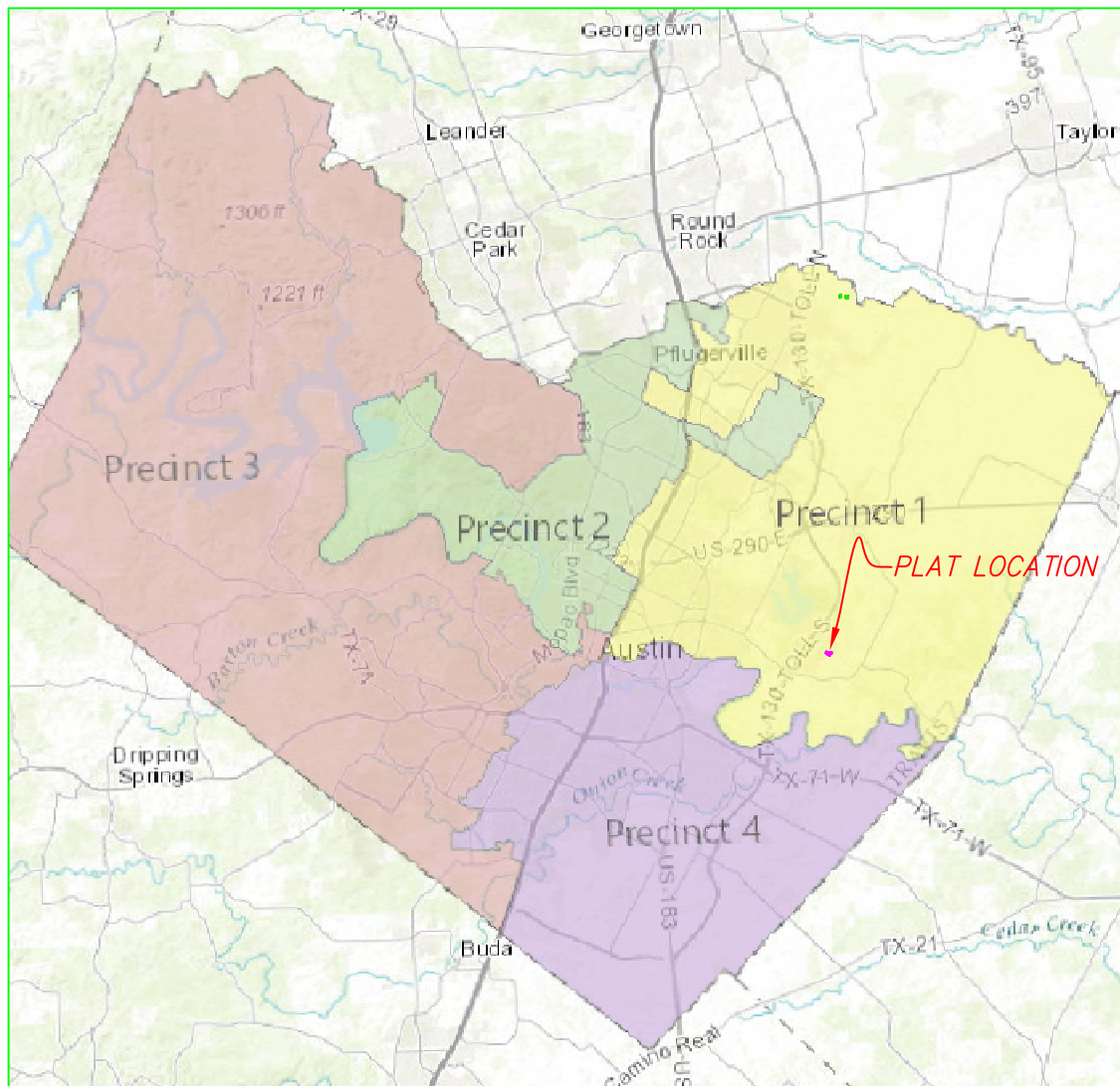
SHEET 4 OF 4 SHEETS

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PLAT/PRECINCT LOCATION MAP
(NOT TO SCALE)

FOREST BLUFF SECTION 7