SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2009-0142.02.8A **ZAP DATE:** 8/20/19

SUBDIVISION NAME: Estancia Hill Country Subdivision, Phase 7

AREA: 10.673 acres **LOT(S)**: 1

OWNER/APPLICANT: SLF III-Onion Creek LP (Ocie Vest)
AGENT: Land Dev Consulting, LLC (Shervin Nooshin)

ADDRESS OF SUBDIVISION: Estancia Parkway south of Camino Vaquero Parkway

GRIDS: E-9, F-11, F-9, F-10 **COUNTY:** Travis

WATERSHED: Onion Creek **JURISDICTION:** Limited Purpose

EXISTING ZONING: N/A **MUD:** N/A

PROPOSED LAND USE: ROW

ADMINISTRATIVE WAIVERS: N/A

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on all internal streets.

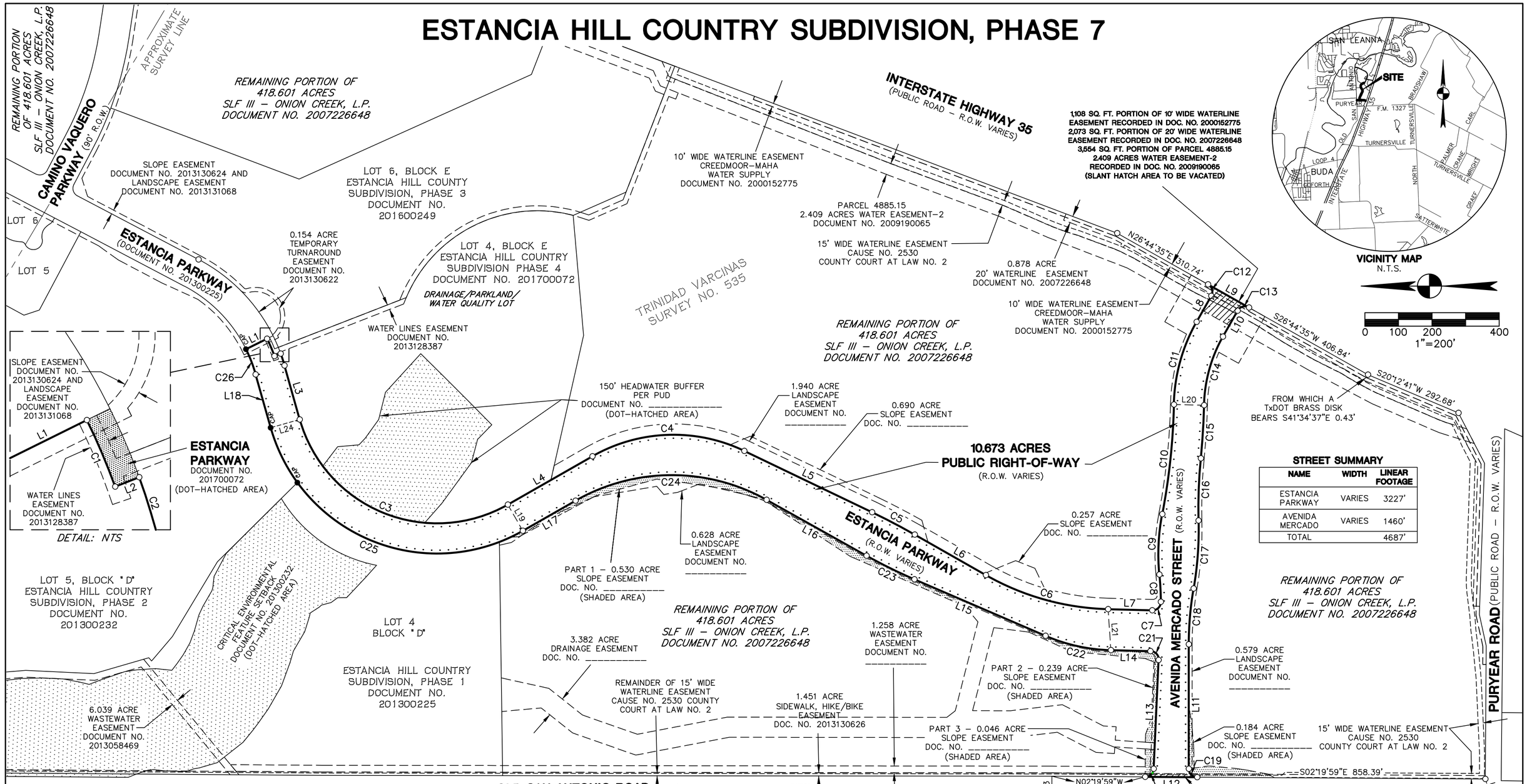
DEPARTMENT COMMENTS: The request is for approval of the Estancia Hill Country Subdivision, Phase 7 Final Plat consisting of 1 lot of 10.673 acres. Water and wastewater will be provided by the City of Austin.

STAFF RECOMMENDATION: The staff recommends approval of this resubdivision. This plan meets all applicable County, State and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Sarah Sumner **PHONE:** 512-854-7687
Email address: sarah.sumner@traviscountytx.gov

ESTANCIA HILL COUNTRY SUBDIVISION, PHASE 7



STREET SUMMARY

NAME	WIDTH	LINEAR FOOTAGE
ESTANCIA PARKWAY	VARIES	3227'
AVENIDA MERCADO	VARIES	1460'
TOTAL		4687'

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	56.13'	495.00'	6°29'49"	N64°13'15"E	56.10'
C2	37.08'	515.00'	4°07'33"	N69°28'34"E	37.08'
C3	771.25'	425.00'	103°58'30"	S19°33'05"W	669.69'
C4	470.76'	487.00'	55°23'07"	N04°44'36"W	452.65'
C5	143.30'	2037.00'	4°01'51"	N24°57'53"E	143.27'
C6	381.75'	775.00'	28°13'23"	S12°52'07"W	377.91'
C7	40.18'	25.00'	92°05'04"	S47°17'07"E	35.99'
C8	81.41'	975.00'	4°47'03"	N84°16'50"E	81.39'
C9	180.92'	637.00'	16°16'22"	N89°58'31"W	180.31'
C10	328.69'	1963.00'	9°35'38"	S86°38'08"E	328.31'
C11	258.17'	525.00'	28°10'32"	N77°20'41"W	255.58'
C12	39.27'	25.00'	90°00'00"	N71°44'35"E	35.36'
C13	39.27'	25.00'	90°00'00"	N18°15'25"W	35.36'

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C14	213.91'	435.00'	28°10'32"	N77°20'41"W	211.77'
C15	158.47'	2053.00'	4°25'22"	S89°13'16"E	158.43'
C16	185.72'	1475.00'	7°12'51"	S89°22'59"W	185.60'
C17	203.37'	1025.00'	11°22'05"	S88°32'24"E	203.04'
C18	167.16'	975.00'	9°49'22"	N87°46'03"W	166.95'
C19	39.12'	25.00'	89°39'16"	S42°29'38"W	35.25'
C20	38.28'	25.00'	87°43'49"	S46°11'46"E	34.65'
C21	39.79'	25.00'	91°10'58"	N44°20'54"E	35.72'
C22	200.21'	525.00'	21°51'00"	S09°40'55"W	199.00'
C23	158.89'	1537.00'	5°55'23"	S23°34'06"W	158.82'
C24	594.85'	578.00'	58°57'57"	N02°57'11"W	568.94'
C25	934.57'	515.00'	103°58'30"	S19°33'05"W	811.51'
C26	80.82'	425.00'	10°53'44"	N66°25'12"E	80.70'

LINE TABLE

NO.	BEARING	DISTANCE
L1	S29°01'40"E	70.00'
L2	S23°58'47"E	20.00'
L3	S71°32'20"W	167.21'
L4	S32°26'10"E	290.06'
L5	S22°56'57"W	422.38'
L6	S26°58'48"W	244.05'
L7	S1°14'35"E	131.25'
L8	S63°15'25"E	88.78'
L9	S26°44'35"W	140.00'
L10	N63°15'25"W	88.78'
L11	S87°19'16"W	370.90'
L12	N2°19'59"W	154.70'

LINE TABLE

NO.	BEARING	DISTANCE
L13	N89°56'23"E	324.69'
L14	N1°14'35"W	117.99'
L15	N20°36'25"E	425.68'
L16	N26°31'48"E	341.13'
L17	N32°26'10"W	180.92'
L18	N71°32'20"E	164.77'
L19	S57°33'50"W	90.00'
L20	S1°25'57"E	90.00'
L21	S83°29'05"W	122.52'
L22	S68°21'45"W	77.52'
L23	S87°40'15"W	71.53'
L24	N18°27'40"W	90.00'

LEGEND

- ○ 1/2" IRON ROD WITH "STANTEC" CAP SET
- ●CAP 1/2" IRON ROD WITH "BURY" CAP FOUND
- ■ CONCRETE MONUMENT FOUND
- ●SPINDLE COTTON SPINDLE FOUND
- ⊙ IRON PIPE FOUND
- R.O.W. RIGHT–OF–WAY
- PLAT BOUNDARY LINE
- ADJOINING PROPERY BOUNDARY LINE
- EASEMENT LINE
- SIDEWALK LINE

ESTANCIA HILL COUNTRY SUBDIVISION, PHASE 7

A 1 LOT SUBDIVISION CONSISTING OF 10.673 ACRES

DATE: JANUARY, 2017

PREPARED BY:

Stantec
1905 Aldrich Street, Suite 300
Austin, Texas 78723
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-6324 TBPLS # 10194230
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Drawn by: DLB Approved by: JTB Project No.: 222010574 FILE V:\2220\active\222010574\Survey\222010574PL3.dwg

SHEET 1 OF 2

C8J–2009–0142.02.8A

ESTANCIA HILL COUNTRY SUBDIVISION, PHASE 7

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS §

COUNTY OF TRAVIS §

THAT SLF III – ONION CREEK, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH ITS GENERAL PARTNER, SLF III PROPERTY GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY AND THROUGH ITS SOLE AND MANAGING MEMBER, STRATFORD LAND FUND III, L.P., A DELAWARE LIMITED PARTNERSHIP, BY AND THROUGH ITS GENERAL PARTNER, STRATFORD FUND III GP, LLC, A TEXAS LIMITED LIABILITY COMPANY REPRESENTED BY OCIE L. VEST, SENIOR VICE PRESIDENT – ENTITLEMENTS, BEING THE OWNER OF THAT CERTAIN **10.673 ACRES** TRACT OF LAND OUT OF THE TRINIDAD VARCINAS SURVEY NO. 535, SITUATED IN TRAVIS COUNTY, TEXAS, SAID **10.673 ACRES** BEING A PART OF THE REMAINING PORTION OF 418.601 ACRES OF LAND, AS CONVEYED TO SLF III – ONION CREEK, L.P., BY DEED OF RECORD IN DOCUMENT NO. 2007226648 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; DO HEREBY SUBDIVIDE SAID **10.673 ACRES** OF LAND IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS **"ESTANCIA HILL COUNTRY SUBDIVISION, PHASE 7"**, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS HEREON, SUBJECT TO ANY EASEMENTS PREVIOUSLY GRANTED BUT NOT RELEASED, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE AND TITLE 30 OF THE AUSTIN CITY CODE.

SLF III – ONION CREEK, L.P.,
A TEXAS LIMITED PARTNERSHIP

BY: SLF III PROPERTY GP, LLC,
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: STRATFORD LAND FUND III, L.P.,
A DELAWARE LIMITED PARTNERSHIP,
ITS SOLE AND MANAGING MEMBER

BY: STRATFORD FUND III GP, LLC,
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

_____
OCIE L. VEST,
SENIOR VICE PRESIDENT – ENTITLEMENTS
5949 CHERRY LANE, SUITE 1750
DALLAS, TEXAS 75225

STATE OF TEXAS §
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF

_____, 2018, BY OCIE L. VEST, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

_____, 2019 A.D.

_____
NOTARY PUBLIC,
THE STATE OF TEXAS.

_____
MY COMMISSION EXPIRES

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 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 IMPROVEMENTS. THE OWNER(S)' OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

ENGINEER'S CERTIFICATION & FLOOD PLAIN NOTE:

I, SHERVIN NOOSHIN, P.E., 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 CITY CODE OF 2002, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS LOCATED WITHIN THE BOUNDARY OF THE 100 YEAR FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, SHOWN ON MAP NUMBERS 48453C0595H AND 48453C0685H, DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

_____
SHERVIN NOOSHIN, P.E.
TEXAS REGISTRATION NO. 96807
STANTEC CONSULTING SERVICES, INC.
1905 ALDRICH STREET, SUITE 300
AUSTIN, TEXAS 78723

SHEET
2
OF 2

GENERAL NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
2. THE WATER AND WASTEWATER 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. LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH UTILITY CONSTRUCTION.
3. 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 AND TRAVIS COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
4. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
5. 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: ESTANCIA PARKWAY & AVENIDA MERCADO STREET. THESE SIDEWALKS SHALL BE IN THE 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. LDC,25–6–351
6. OFF STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.
7. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THEIR EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
8. 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. 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
9. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.
10. ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT.
11. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT DEVELOPER'S EXPENSE.
12. THIS SUBDIVISION IS LOCATED IN THE CITY OF AUSTIN 2–MILE LIMITED PURPOSE JURISDICTION WITHIN TRAVIS COUNTY, TEXAS. A TRAVIS COUNTY SITE DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
13. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
14. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.
15. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LOT PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.
16. 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 SERVED 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 DOC#._____, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
17. PRIOR TO CONSTRUCTION ON THE LOT IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY. RAINFALL RUN–OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
18. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
19. NO CONSTRUCTION OR PLACEMENT OF STRUCTURES INCLUDING BUILDINGS, SHEDS, POOLS, LANDSCAPING OR GARDENS IS ALLOWED WITHIN A CRITICAL ENVIRONMENTAL FEATURE (C.E.F.) BUFFER ZONE PER SECTION 25–8–281 OF THE CITY OF AUSTIN'S LAND DEVELOPMENT CODE.
20. ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH THE LAND DEVELOPMENT CODE BY MAINTAINING THE NATURAL VEGETATIVE COVER TO THE MAXIMUM EXTENT PRACTICABLE; PROHIBITING CONSTRUCTION AND WASTEWATER DISPOSAL OR IRRIGATION, EXCEPT IN NOTED EASEMENT AND MITIGATION AREAS.
21. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY.
22. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
23. 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 ANY MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
24. FLOOD ZONES SHOWN HEREON ARE APPROXIMATE AND ARE SCALED FROM FEMA FLOOD INSURANCE RATE MAPS.
25. LOTS IN THIS SUBDIVISION ARE RESTRICTED TO NON–RESIDENTIAL USE.
26. 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.
27. TRAVIS COUNTY WILL NOT ISSUE FINAL ACCEPTANCE OF THE ROADWAY IMPROVEMENTS UNTIL TXDOT DRIVEWAY PERMIT HAS BEEN ISSUED.

SURVEYOR'S CERTIFICATION:

I, JOHN T. BILNOSKI, 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 SURVEYING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CODE OF 2002, AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, AND ALL NECESSARY MONUMENTS ARE IN PLACE PRIOR TO RECORDATION OF THIS SUBDIVISION PLAT.

_____
JOHN T. BILNOSKI, R.P.L.S.
TEXAS REGISTRATION NO. 4998
STANTEC CONSULTING SERVICES, INC.
1905 ALDRICH STREET, SUITE 300
AUSTIN, TEXAS 78723

DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

THIS THE _____ DAY OF _____, 2019, A.D.

_____
J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE LIMITED PURPOSE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____ 2019.

_____
J. RODNEY GONZALES, DIRECTOR,
DEVELOPMENT SERVICES DEPARTMENT

PLANNING COMMISSION:

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS. THIS THE ____ DAY OF _____, 2019.

_____ _____
CHAIRPERSON SECRETARY

STATE OF TEXAS §
COUNTY OF TRAVIS §

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

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 _____ , 2019, A.D., AT _____ O'CLOCK ___.M., DULY RECORDED ON THE _____ DAY OF _____, 2019, A.D. AT _____ O'CLOCK_.M, OF 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 _____ DAY OF _____ , 2019, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

_____
DEPUTY

ESTANCIA HILL COUNTRY SUBDIVISION, PHASE 7

A 1 LOT SUBDIVISION CONSISTING OF 10.673 ACRES

DATE: JANUARY, 2017
PREPARED BY:

Stantec
1905 Aldrich Street, Suite 300
Austin, Texas 78723
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-6324 TBPLS # 10194230
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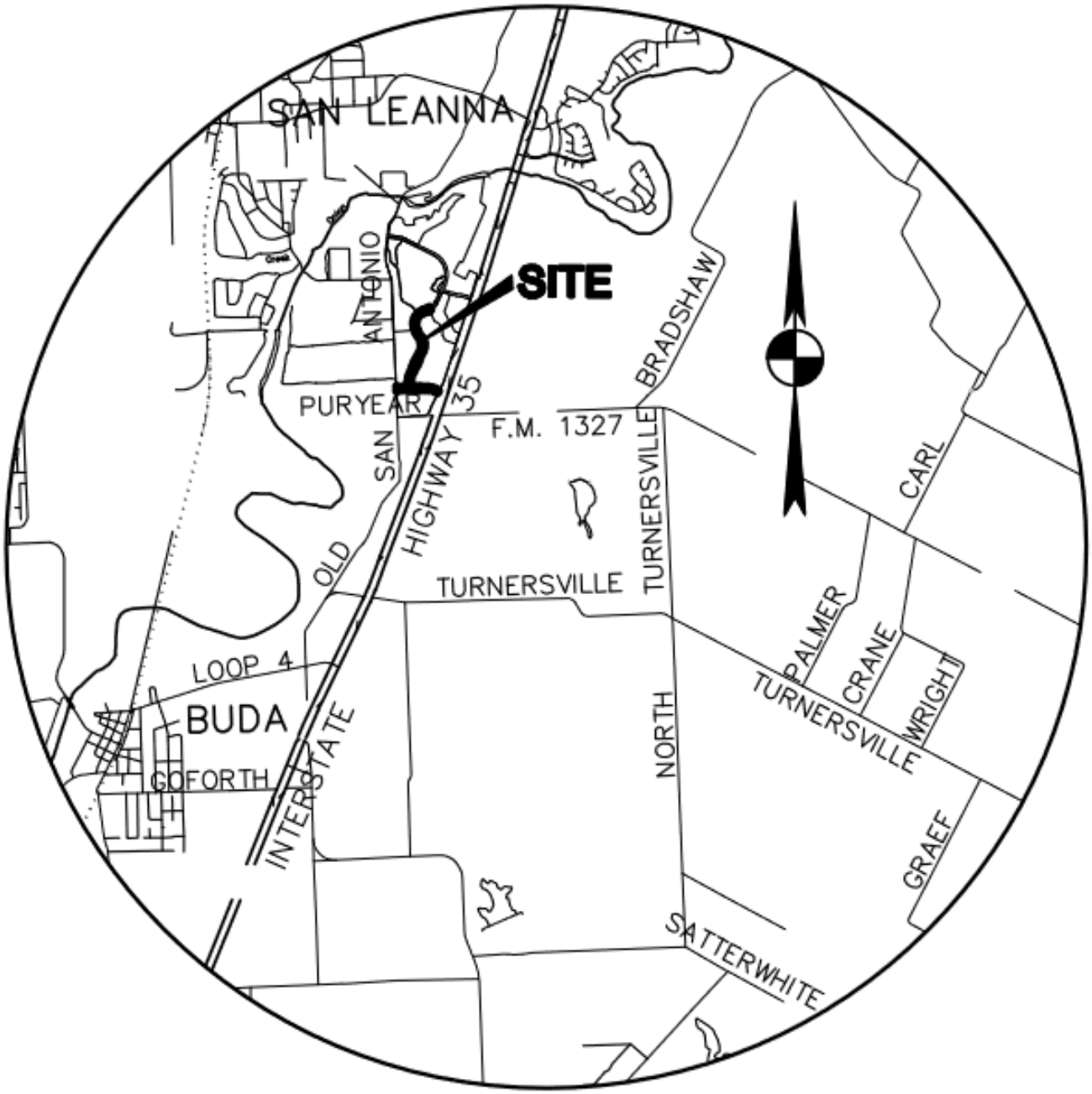
Drawn by: DLB Approved by: JTB Project No.: 222010574 FILE V:\2220\active\222010574\Survey\222010574PL3.dwg

Estancia Hill Country Phase 7

Location Map



VICINITY MAP
N.T.S.