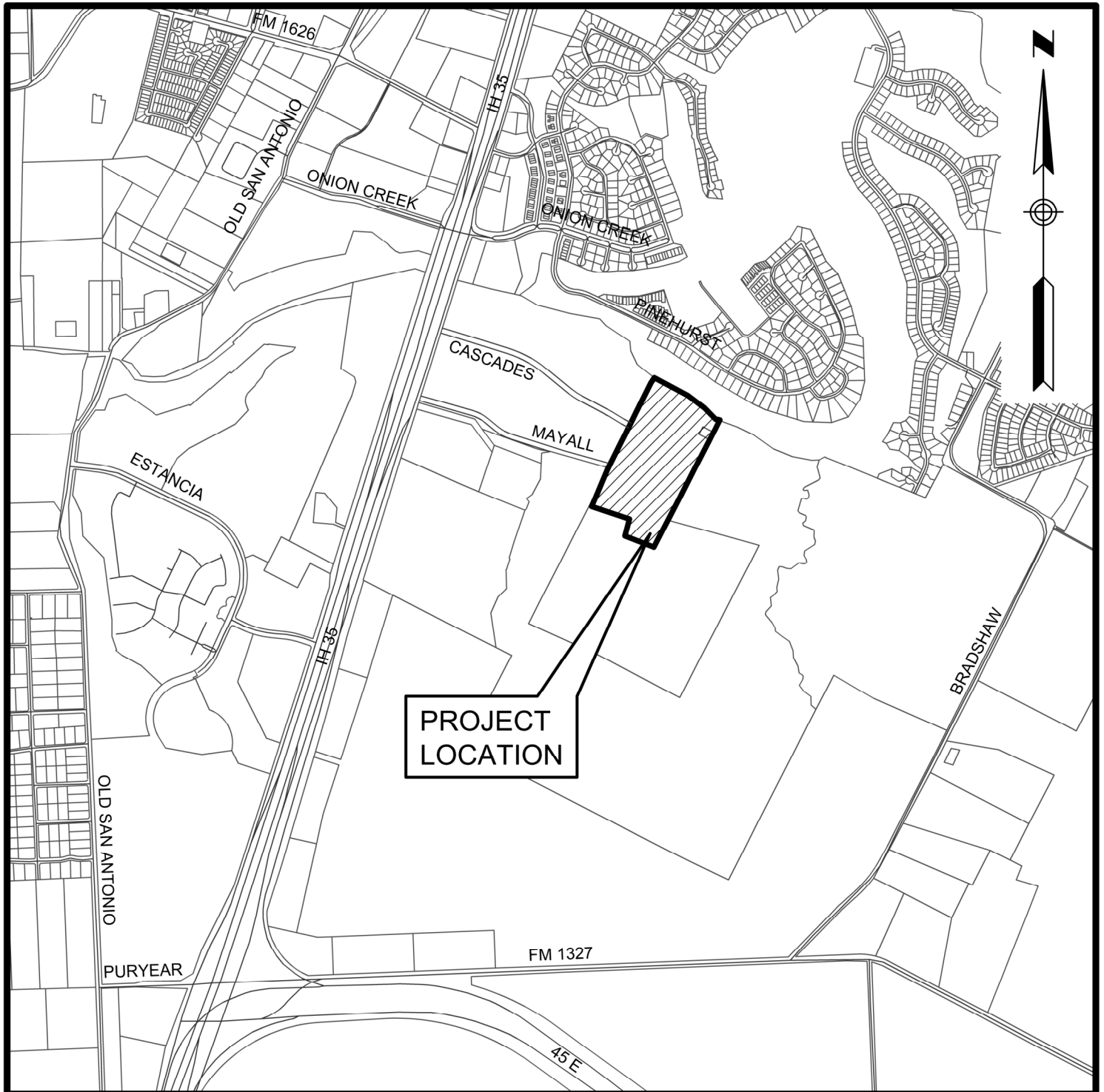


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2018-0165.1A**Z.A.P. DATE:** July 21, 2020**SUBDIVISION NAME:** Cascades at Onion Creek East, Phase One**AREA:** 40.5379 acres**LOTS:** 91**APPLICANT:** M/I Homes of Austin, LLC
(William G. Peckman)**AGENT:** LJA Engineering Inc.
(Russell Kotara, P.E.)**ADDRESS OF SUBDIVISION:** 11601 S. IH 35 Service Road NB**WATERSHED:** Onion Creek**COUNTY:** Travis**EXISTING ZONING:** I-SF-2**JURISDICTION:** Full Purpose**PROPOSED LAND USE:** Residential / Parkland / Open Space / Right-of-Way

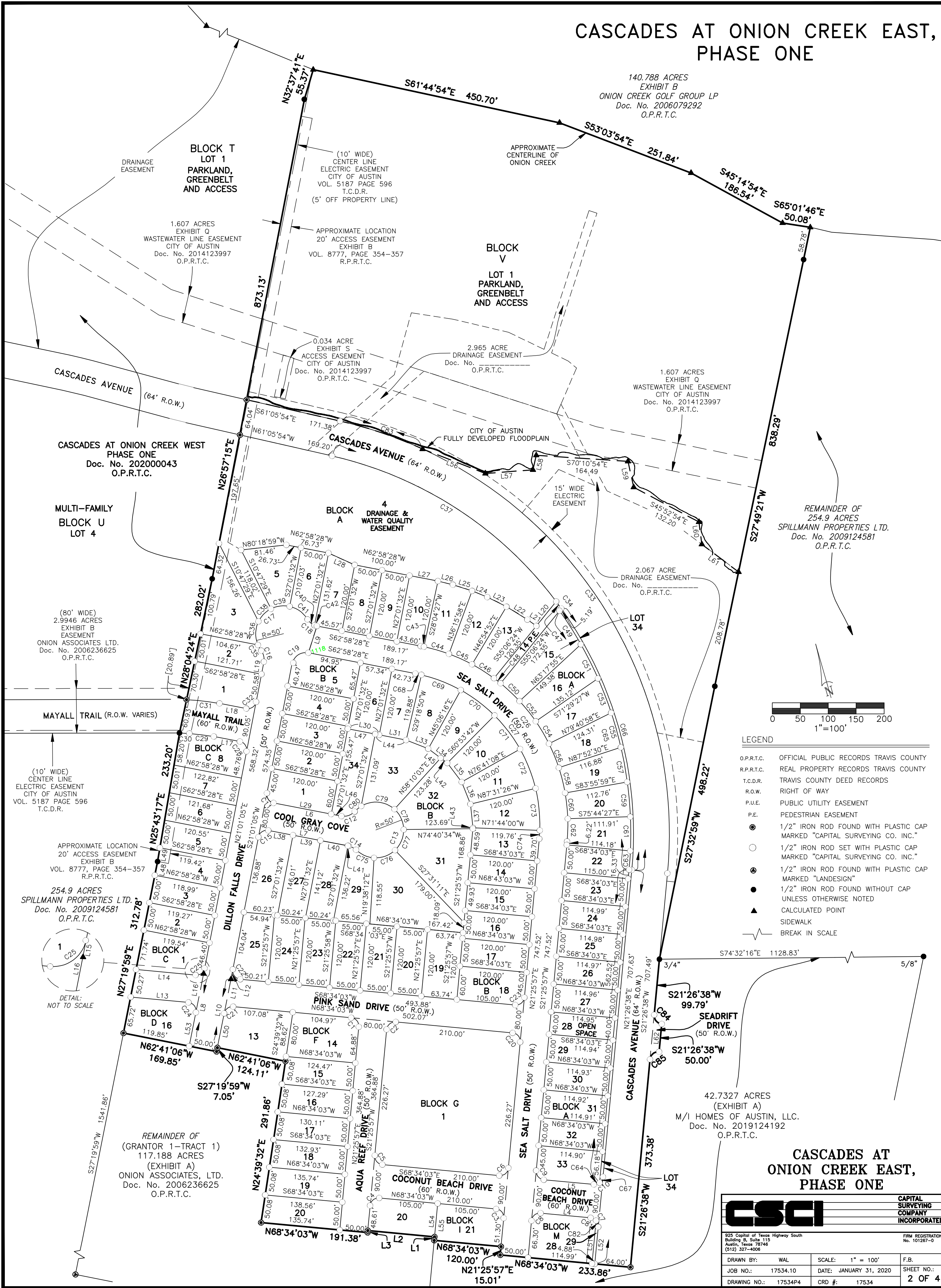
DEPARTMENT COMMENTS: The request is for the approval of the Cascades at Onion Creek East, Phase One plat composed of 91 lots on 45.5379 acres. The applicant proposes to subdivide the property into 91 lots for residential use with related improvements. The developer will be responsible for all cost associated with required improvements.

STAFF RECOMMENDATION: The staff recommends approval of the subdivision, the plat meets all applicable State and City of Austin Land Development Code requirements.

ZONING & PLATTING COMMISSION ACTION:**CASE MANAGER:** Cesar Zavala
E-mail: cesar.zavala@austintexas.gov**PHONE:** 512-974-3404



LOCATION MAP



CASCADES AT ONION CREEK EAST, PHASE ONE

THE STATE OF TEXAS)(
COUNTY OF TRAVIS)(

KNOW ALL MEN BY THESE PRESENTS:

THAT M/I HOMES OF AUSTIN, LLC, AN OHIO LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH WILLIAM G. PECKMAN, AREA PRESIDENT, OWNER OF THAT CERTAIN 40.5185 ACRE TRACT, DESCRIBED AS EXHIBIT "A-2", CONVEYED BY DEED RECORDED IN DOCUMENT No. 2019009190 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THAT 42.7327 ACRE, TRACT DESCRIBED AS EXHIBIT "A", CONVEYED BY DEED RECORDED IN DOCUMENT No. 2019124192 OF THE SAID OFFICIAL PUBLIC RECORDS, ALL OUT OF THE SANTIAGO DEL VALLE GRANT, SITUATED IN TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 40.5379 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: "CASCADES AT ONION CREEK EAST, PHASE ONE", AND DO 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 THE HAND OF WILLIAM G. PECKMAN, AREA PRESIDENT, THIS THE ____ DAY OF _____, 2020, A.D.

WILLIAM G. PECKMAN, AREA PRESIDENT
M/I HOMES OF AUSTIN, LLC,
6801 N. CAPITAL OF TEXAS HIGHWAY
LAKEWOOD II, SUITE 100
AUSTIN, TEXAS 78731

THE STATE OF TEXAS)(
COUNTY OF TRAVIS)(

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED WILLIAM G. PECKMAN, AREA PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2020, A.D.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

I, RUSSELL KOTARA, 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 AUSTIN CITY CODE OF 1999 AS AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

RUSSELL KOTARA
LICENSED PROFESSIONAL ENGINEER NO. 99350
LJA ENGINEERING
5316 W. HIGHWAY 290
SUITE 150
AUSTIN, TEXAS 78735

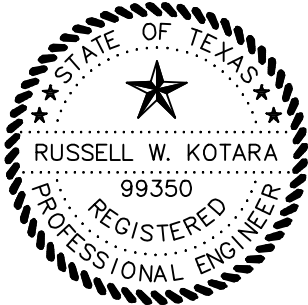
DATE



THE 100-YEAR FLOODPLAIN, AS DEFINED BY CITY REGULATIONS, IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL #48453C0595 J DATED JANUARY 6, 2016 FOR TRAVIS COUNTY AND INCORPORATED AREAS.

RUSSELL KOTARA
LICENSED PROFESSIONAL ENGINEER NO. 99350
LJA ENGINEERING
5316 W. HIGHWAY 290
SUITE 150
AUSTIN, TEXAS 78735

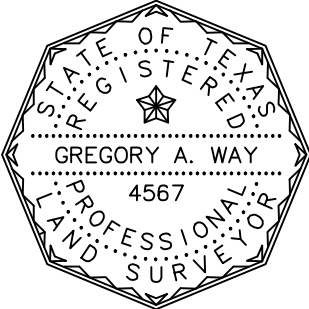
DATE



I, GREGORY A. WAY, 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 SURVEY 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 MADE UNDER MY DIRECTION AND SUPERVISION.

GREGORY A. WAY
REGISTERED PROFESSIONAL LAND
SURVEYOR NO. 4567
CAPITAL SURVEYING COMPANY
925 CAPITAL OF TEXAS HIGHWAY SOUTH
BUILDING B, SUITE 115, AUSTIN, TEXAS 78746

DATE



GENERAL NOTES:

- 1. ALL STREETS ARE PUBLIC.
- 2. ALL DRAINAGE, SIDEWALKS WATER AND WASTEWATER LINES IN THE SUBDIVISION ARE TO BE CONSTRUCTED AND INSTALLED TO THE CITY OF AUSTIN STANDARDS.
- 3. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
- 4. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEMS.
- 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 OWNERS’ SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 6. FOR A MINIMUM TRAVEL DISTANCE OF 25’ FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.

GENERAL NOTES:

- 7. 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 SEPARATE INSTRUMENT RECORDED IN DOCUMENT No. _____ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- 8. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
- 9. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS/HERS ASSIGNS.
- 10. PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
- 11. MAINTENANCE OF WATER QUALITY CONTROLS SHALL BE ACCORDING TO THE CITY OF AUSTIN STANDARDS.
- 12. BUILDING SETBACK LINES SHALL BE IN COMPLIANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE.
- 13. ELECTRIC SERVICE IS BEING PROVIDED BY AUSTIN ENERGY.
- 14. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP ANY EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN’S LAND DEVELOPMENT CODE.
- 15. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE THE 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.
- 16. THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE OVERHEAD ELECTRIC FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE DEVELOPER SHALL INCLUDE ALL AUSTIN ENERGY WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- 17. ALL DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF AUSTIN.
- 18. NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND/OR DETENTION FACILITY HAVE BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN.
- 19. THE OWNER/DEVELOPER IS ADVISED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS. OTHER SPECIAL OR NONSTANDARD TREATMENTS OF THE R.O.W. MAY ALSO REQUIRE A LICENSE AGREEMENT.
- 20. 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 AUSTIN WATER. 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.
- 21. LOT 1, BLOCK "V WILL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS. NO RESIDENTIAL DEVELOPMENT SHALL BE ALLOWED ON THESE LOTS. IF CONVEYED TO A PUBLIC ENTITY OR NEIGHBORHOOD ORGANIZATION, RECREATION FACILITIES AND REST AREAS MAY BE CONSTRUCTED
- 22. STREETS ARE TO BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS, LDC 25-4-154.
- 23. 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: AQUA REEF DRIVE, CASCADES AVENUE, COCONUT BEACH DRIVE, COOL GRAY COVE, DILLON FALLS DRIVE, MAYALL TRAIL, PINK SAND DRIVE AND SEA SALT 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. LDC 25-6-351.
- 24. 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.

GENERAL NOTES CONTINUED ON SHEET 3 OF 4.

THIS SUBDIVISION PLAT IS LOCATED IN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE ____ DAY OF _____, 2020.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____ DAY OF _____, 2020. AD.

DENISE LUCAS, DIRECTOR,
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE ____ DAY OF _____, 2020.

JOLENE KIOLBASSA, CHAIR

ANA AGUIRRE, SECRETARY

THE 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 _____, 2020, A.D. AT ____ O’CLOCK __.M., AND DULY RECORDED ON THE ____ DAY OF _____, 2020 A.D. AT ____ O’CLOCK __.M., IN DOCUMENT No. _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY ,TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ____ DAY OF _____, 2020, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

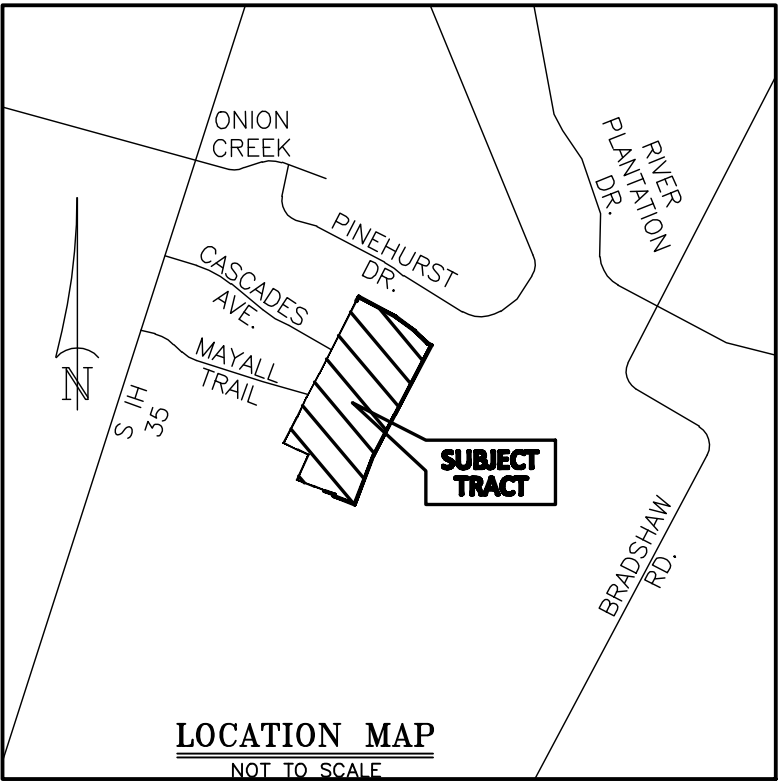
BY:
DEPUTY

CASCADES AT
ONION CREEK EAST,
PHASE ONE

CSCI		CAPITAL SURVEYING COMPANY INCORPORATED	
925 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4006		FIRM REGISTRATION No. 101267-O	
DRAWN BY:	WAL	SCALE:	1" = 100'
JOB NO.:	17534.10	DATE:	JANUARY 31, 2020
DRAWING NO.:	17534P4	CRD #:	17534
			SHEET NO.: 1 OF 4

CASCADES AT ONION CREEK EAST,
PHASE ONE

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CH. BEARING
C1	90°00'00"	15.00'	23.56'	21.21'	N23°34'03"W
C2	90°00'00"	15.00'	23.56'	21.21'	S66°25'58"W
C3	90°00'00"	15.00'	23.56'	21.21'	N23°34'02"W
C4	90°00'00"	15.00'	23.56'	21.21'	S66°25'57"W
C5	90°00'00"	15.00'	23.56'	21.21'	S23°34'03"E
C6	90°00'00"	15.00'	23.56'	21.21'	N66°25'57"E
C7	90°00'40"	15.00'	23.56'	21.22'	N23°33'43"W
C8	90°00'00"	15.00'	23.56'	21.21'	S66°25'57"W
C9	90°00'00"	15.00'	23.56'	21.21'	S23°34'02"E
C10	89°59'19"	15.00'	23.56'	21.21'	N66°26'17"E
C11	89°52'32"	15.00'	23.53'	21.19'	S17°55'10"E
C12	59°50'27"	25.00'	26.11'	24.94'	N87°06'18"E
C13	273°38'47"	50.00'	238.80'	68.43'	S14°00'28"W
C14	33°48'19"	25.00'	14.75'	14.54'	N46°04'18"W
C15	89°50'37"	15.00'	23.52'	21.18'	S71°56'50"W
C16	48°11'23"	25.00'	21.03'	20.41'	N02°55'51"E
C17	186°22'45"	50.00'	162.65'	99.84'	N72°01'32"E
C18	48°11'23"	25.00'	21.03'	20.41'	S38°52'47"E
C19	90°07'24"	25.00'	39.32'	35.39'	S72°05'14"W
C20	90°00'00"	15.00'	23.56'	21.21'	N23°34'03"W
C21	84°05'58"	15.00'	22.02'	20.09'	S69°22'58"W
C22	90°14'10"	15.00'	23.62'	21.26'	S23°43'36"E
C23	90°00'00"	15.00'	23.56'	21.21'	N66°25'58"E
C24	95°53'58"	15.00'	25.11'	22.28'	N20°37'03"W
C25	84°39'22"	15.00'	22.16'	20.20'	N69°06'17"E
C26	84°24'25"	325.00'	478.78'	436.65'	S20°46'15"E
C27	84°24'25"	275.00'	405.12'	369.47'	N20°46'15"W
C28	90°00'00"	15.00'	23.56'	21.21'	N17°58'55"W
C29	5°43'09"	440.00'	43.92'	43.90'	N66°53'51"W
C30	2°53'05"	354.85'	17.87'	17.86'	N71°11'59"W
C31	6°48'52"	500.00'	59.47'	59.43'	S67°26'43"E
C32	90°15'07"	15.00'	23.63'	21.26'	N71°53'33"E
C33	82°32'31"	757.00'	1090.56'	998.67'	S19°49'38"E
C34	82°31'51"	693.00'	998.22'	914.13'	N19°49'58"W
C35	13°31'31"	50.00'	11.80'	11.78'	S14°24'05"E
C36	49°58'3"	50.00'	43.61'	42.24'	S17°21'00"W
C37	40°20'34"	693.00'	487.95'	477.94'	N40°55'37"W
C38	36°52'12"	50.00'	32.18'	31.62'	S60°46'26"W
C39	39°30'19"	50.00'	34.47'	33.80'	N81°02'19"W
C40	37°59'12"	25.00'	16.57'	16.27'	N33°46'41"W
C41	46°30'04"	50.00'	40.58'	39.48'	N38°02'07"W
C42	10°12'11"	25.00'	4.45'	4.45'	N57°52'22"W
C43	1°02'54"	325.00'	5.95'	5.95'	N62°27'00"W
C44	8°11'31"	325.00'	46.47'	46.43'	N57°49'48"W
C45	8°00'11"	325.00'	45.40'	45.36'	N49°43'57"W
C46	8°11'31"	325.00'	46.47'	46.43'	N41°38'05"W
C47	1°16'57"	693.00'	15.51'	15.51'	S20°06'50"E
C48	2°38'43"	325.00'	15.01'	15.00'	N36°12'58"W
C49	5°56'20"	688.00'	71.31'	71.28'	S16°23'18"E
C50	8°11'31"	325.00'	46.47'	46.43'	N30°47'51"W
C51	5°41'10"	688.00'	68.28'	68.25'	S10°34'34"E
C52	8°11'31"	325.00'	46.47'	46.43'	N22°36'19"W
C53	5°29'09"	688.00'	65.87'	65.85'	S04°59'24"E
C54	8°11'31"	325.00'	46.47'	46.43'	N14°24'48"W
C55	5°20'20"	688.00'	64.11'	64.09'	S00°25'20"W
C56	8°11'31"	325.00'	46.47'	46.43'	N06°13'16"W
C57	5°14'44"	688.00'	62.99'	62.97'	S05°42'52"W
C58	8°11'31"	325.00'	46.47'	46.43'	N01°58'16"E
C59	5°12'19"	688.00'	62.50'	62.48'	S10°56'24"W
C60	8°11'31"	325.00'	46.47'	46.43'	N10°09'47"E
C61	5°05'07"	688.00'	61.06'	61.04'	S16°05'06"W
C62	7°10'24"	325.00'	40.69'	40.66'	N17°50'45"E
C63	2°48'18"	688.00'	33.68'	33.68'	S20°01'49"W
C64	41°47'58"	15.00'	10.94'	10.70'	N89°28'02"W
C65	40°47'26"	688.00'	489.81'	479.53'	N01°02'15"E
C66	40°54'19"	693.00'	494.76'	484.31'	S00°58'48"W
C67	48°11'22"	15.00'	12.62'	12.25'	S45°32'18"W
C68	2°17'18"	275.00'	10.98'	10.98	S61°49'49"E
C69	15°47'26"	275.00'	75.79'	75.55'	S52°47'27"E
C70	15°47'25"	275.00'	75.79'	75.55'	S37°00'01"E
C71	15°47'26"	275.00'	75.79'	75.55'	S21°12'35"E
C72	15°47'26"	275.00'	75.79'	75.55'	S05°25'09"E
C73	15°47'26"	275.00'	75.79'	75.55'	S10°22'17"W
C74	3°09'58"	274.99'	15.20'	15.19'	S19°50'59"W
C75	41°11'40"	50.00'	35.95'	35.18'	S49°45'59"E
C76	47°09'23"	50.00'	41.15'	40.00'	N86°03'31"E
C77	47°09'23"	50.00'	41.15'	40.00'	N38°54'08"E
C78	47°09'23"	50.00'	41.15'	40.00'	N08°15'16"W
C79	73°19'01"	50.00'	63.98'	59.70'	N68°29'27"W
C80	17°39'58"	50.00'	15.42'	15.36'	S66°01'03"W
C81	42°27'13"	15.00'	11.11'	10.86'	S47°20'26"E
C82	47°33'27"	15.00'	12.45'	12.10'	S02°20'06"E
C83	11°49'07"	757.00'	156.15'	155.87'	S55°11'20"E
C84	90°00'00"	15.00'	23.56'	21.21'	S23°33'22"E
C85	90°00'00"	15.00'	23.56'	21.21'	S66°26'38"W



Street Name	Linear Ft.	Acres
AQUA REEF DRIVE	390	0.4383 Ac.
CASCADES AVENUE	1,922	2.8242 Ac.
COCONUT BEACH DRIVE **	420	0.5046 Ac.
COOL GRAY COVE	280	0.3645 Ac.
DILLON FALLS DRIVE	850	0.9989 Ac.
MAYALL TRAIL	135	0.1728 Ac.
PINK SAND DRIVE***	680	0.7511 Ac.
SEA SALT DRIVE	1,380	1.5858 Ac.
SEADRIFT DRIVE	20	0.0194 Ac.
Total	5,057	7.6402 Ac.

** DOES NOT INCLUDE AREA WITHIN SEA SALT DRIVE.
*** DOES NOT INCLUDE AREA WITHIN DILLON FALLS DRIVE.

BLOCK "A"	32 Single Family Lots	4.6122 Ac.
BLOCK "A"	1 Pedestrian Easement	0.0601 Ac.
BLOCK "A"	1 Drainage & Water Quality Easement	2.1486 Ac.
BLOCK "A"	1 Open Space	0.1056 Ac.
BLOCK "B"	34 Single Family Lots	5.8694 Ac.
BLOCK "C"	8 Single Family Lots	1.1845 Ac.
BLOCK "D"	1 Single Family Lot	0.1964 Ac.
BLOCK "F"	8 Single Family Lots	1.3686 Ac.
BLOCK "G"	1 Open Space Lot	1.4075 Ac.
BLOCK "I"	2 Single Family Lots	0.3457 Ac.
BLOCK "M"	2 Single Family Lots	0.2215 Ac.
BLOCK "V"	1 Parkland, Greenbelt & Access	15.3852 Ac.
Total Lots 91		32.8783 Ac.
Total Right of Way		7.6402 Ac.
Total Acreage of Subdivision		40.5379 Ac.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N21°25'57"E	6.30'
L2	N68°34'03"W	120.00'
L3	S21°25'57"W	3.61'
L4	N68°34'03"W	89.88'
L5	S68°34'03"E	89.89'
L6	S62°58'28"E	123.72'
L7	N62°58'28"W	146.84'
L8	N27°19'59"E	131.93'
L9	S33°41'47"W	50.34'
L10	S27°19'59"W	132.05'
L11	N27°19'59"E	62.37'
L12	N27°01'05"E	16.49'
L13	N68°34'03"W	103.86'
L14	S68°34'03"E	106.91'
L15	S27°01'05"W	10.07'
L16	S27°19'59"W	70.50'
L17	N62°58'55"W	47.65'
L18	S62°58'55"E	48.76'
L19	S27°01'32"W	22.54'
L20	S55°06'24"W	56.31'
L21	N38°49'31"W	19.64'
L22	N42°18'24"W	43.98'
L23	N47°21'08"W	38.41'
L24	N51°50'59"W	29.26'
L25	N56°03'34"W	36.11'
L26	N60°09'20"W	27.50'
L27	N62°53'31"W	51.74'
L28	N49°27'56"W	51.42'
L29	N62°58'28"W	105.00'
L30	N62°58'28"W	57.34'
L31	N62°58'28"W	48.93'
L32	N62°58'28"W	48.93'
L33	N52°37'33"W	42.60'
L34	N37°00'01"W	42.58'
L35	N21°12'35"W	42.58'
L36	N05°25'09"W	42.58'
L37	N10°03'21"E	42.62'
L38	S62°58'28"E	45.00'
L39	S62°58'28"E	50.00'
L40	S62°46'44"E	50.00'
L41	S68°16'11"E	1.85'
L42	S37°00'01"E	14.76'
L43	S21°26'02"W	1.57'
L44	S62°58'28"E	56.26'
L45	S37°00'01"E	27.83'
L46	N62°58'28"W	18.72'
L47	S62°58'28"E	50.00'
L48	N27°20'00"E	25.05'
L49	N25°43'17"E	24.95'
L50	N27°19'59"E	62.63'
L51	N21°25'57"E	77.37'
L52	S21°26'38"W	66.30'
L53	S27°19'59"W	61.43'
L54	S21°25'57"W	60.00'
L55	N21°25'57"E	66.30'
L56	S52°38'16"E	120.49'
L57	S78°17'46"E	85.29'
L58	N28°55'43"E	26.61'
L59	S03°39'04"W	47.41'
L60	S08°43'08"W	40.26'
L61	S37°00'36"E	82.28'

GENERAL NOTES CONTINUED:

25. WATERWAY SETBACKS, AS DEFINED BY THE LAND DEVELOPMENT CODE, MAY BE LOCATED ON THIS PROPERTY. DEVELOPMENT IS LIMITED WITHIN WATERWAY SETBACKS.
26. ALL ACTIVITIES WITHIN THE CEF SETBACK MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATION COVER MUST BE RETAINED TO THE MINIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER IS PROHIBITED.
27. PARKLAND DEDICATION AND PARKLAND DEVELOPMENT FEE REQUIREMENTS WILL BE MET WITH A COMBINATION OF PARKLAND DEDICATION 12' WIDE CONCRETE TRAIL CONSTRUCTION, AND PARK IMPROVEMENTS LOCATED WITHIN BLOCK V, LOT 1.
28. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS FOR THE CASCADES AT ONION CREEK WEST SUBDIVISION AS RECORDED IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
29. BYLAWS FOR HOMEOWNERS ASSOCIATION PERTAINING TO THIS SUBDIVISION ARE RECORDED BY SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
30. A 10 FOOT ELECTRIC DISTRIBUTION, ELECTRIC TELECOMMUNICATIONS, AND ELECTRIC FIBER EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL R.O.W.
31. ACCESS TO CASCADES AVENUE IS PROHIBITED FROM BLOCK A AND BLOCK M.
32. LOT 14, BLOCK A SHALL BE TRANSECTED BY A MINIMUM 15-FOOT PUBLIC ACCESS EASEMENT FOR PEDSTRIAN/BICYCLE PATH CONNECTING SEA SALT DRIVE AND CASCADES AVENUE. THE PEDESTRIAN/BICYCLE PATH SHALL COMPLY WITH CITY OF AUSTIN STANDARDS. ALIGNMENT AND DESIGN OF THE PEDESTRIAN/BICYCLE PATH SHALL BE REVIEWED AND CONSTRUCTED AT THE TIME OF SUBDIVISION CONSTRUCTION APPLICATION.
33. LOTS 4, 14, 28 AND 34, BLOCK A, LOT 1, BLOCK G, LOT 29, BLOCK M AND LOT 1, BLOCK V WILL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS. NO RESIDENTIAL USES ARE ALLOWED ON THESE LOTS.

CASCADES AT
ONION CREEK EAST
PHASE ONE

		CAPITAL SURVEYING COMPANY INCORPORATED	
		925 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4006	
DRAWN BY:	WAL	SCALE:	N/A
JOB NO.:	17534-10	DATE:	JANUARY 31, 2020
DRAWING NO.:	17534P4	CRD #:	17534
			F.B.
			SHEET NO.: 3 OF 4

CASCADES AT UNION CREEK EAST,
PHASE ONE

Block A – 34 Lots		
Lot	Square Feet	Acres
1	8,084	0.1856
2	5,904	0.1355
3	10,001	0.2296
4*	93,598	2.1486
5	7,727	0.1774
6	5,750	0.1343
7	6,300	0.1446
8	6,000	0.1377
9	6,000	0.1377
10	6,075	0.1395
11	6,599	0.1514
12	6,769	0.1554
13	6,589	0.1513
14*	2,617	0.0601
15	9,127	0.2095
16	8,038	0.1845
17	7,213	0.1656
18	6,626	0.1521
19	6,261	0.1437
20	6,105	0.1401
21	6,088	0.1398
22	5,741	0.1318
23	5,750	0.1320
24	5,749	0.1320
25	5,749	0.1320
26	5,748	0.1320
27	5,748	0.1319
28*	4,598	0.1056
29	5,747	0.1319
30	5,746	0.1319
31	5,746	0.1319
32	5,745	0.1319
33	6,833	0.1569
34*	5,257	0.1207
TOTAL		6.9265

* DENOTES NON SINGLE
FAMILY LOTS

Block B – 34 Lots		
Lot	Square Feet	Acres
1	7,152	0.1642
2	6,000	0.1377
3	6,000	0.1377
4	6,000	0.1377
5	7,722	0.1773
6	6,880	0.1580
7	6,158	0.1414
8	7,150	0.1641
9	7,152	0.1642
10	7,152	0.1642
11	7,152	0.1642
12	7,147	0.1641
13	6,208	0.1425
14	6,000	0.1377
15	6,010	0.1380
16	6,000	0.1377
17	6,000	0.1377
18	7,152	0.1642
19	7,649	0.1756
20	6,600	0.1515
21	6,600	0.1515
22	6,600	0.1515
23	6,600	0.1515
24	6,600	0.1515
25	7,242	0.1662
26	8,885	0.2040
27	7,178	0.1648
28	6,929	0.1591
29	7,219	0.1657
30	14,636	0.3360
31	13,553	0.3111
32	11,499	0.2640
33	11,342	0.2604
34	7,511	0.1724
TOTAL		5.8694

Block C – 8 Lots		
Lot	Square Feet	Acres
1	7,845	0.1801
2	5,970	0.1371
3	5,957	0.1367
4	5,952	0.1366
5	5,999	0.1377
6	6,055	0.1390
7	6,113	0.1403
8	7,703	0.1768
TOTAL		1.1845

Block D – 1 Lot		
Lot	Square Feet	Acres
16	8,555	0.1964
TOTAL		0.1964

Block F – 8 Lots		
Lot	Square Feet	Acres
13	10,025	0.2301
14	9,714	0.2230
15	6,294	0.1445
16	6,435	0.1477
17	6,576	0.1510
18	6,717	0.1542
19	6,858	0.1574
20	6,998	0.1607
TOTAL		1.3686

Block G – 1 Lot		
Lot	Square Feet	Acres
1*	61,312	1.4075
TOTAL		1.4075

* DENOTES NON SINGLE
FAMILY LOTS

Block I – 2 Lots		
Lot	Square Feet	Acres
20	7,152	0.1642
21	7,907	0.1815
TOTAL		0.3457


Block M – 2 Lots		
Lot	Square Feet	Acres
28	9,289	0.2132
29*	361	0.0083
TOTAL		0.2215

* DENOTES NON SINGLE
FAMILY LOTS

Block V – 1 Lot		
Lot	Square Feet	Acres
1*	669,003	15.3582
TOTAL		15.3582

* DENOTES NON SINGLE
FAMILY LOTS

CASCADES AT
UNION CREEK EAST
PHASE ONE



CAPITAL
SURVEYING
COMPANY
INCORPORATED

925 Capital of Texas Highway South
Building B, Suite 115
Austin, Texas 78746
(512) 327-4006

FIRM REGISTRATION
No. 101287-D

DRAWN BY: WAL

SCALE: N/A

F.B.

JOB NO.: 17534.10

DATE: JANUARY 31, 2020

SHEET NO.:

DRAWING NO.: 17534P4

CRD #: 17534

4 OF 4