

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8J-2018-0010.0A**COMMISSION DATE:** May 18, 2021**SUBDIVISION NAME:** Flintrock Subdivision**ADDRESS:** 9820 Flintrock Circle**APPLICANT:** Alpha Invesco Corporation Profit Sharing Plan**AGENT:** Landmark Engineering, Inc. (Javier Barajas)**ZONING:** Not applicable (ETJ)**NEIGHBORHOOD PLAN:** Not applicable**AREA:** 10.08 acres**LOTS:** 9**COUNTY:** Travis**DISTRICT:** Not applicable**WATERSHED:** Slaughter Creek**JURISDICTION:** ETJ**SIDEWALKS:** Sidewalks will be constructed along the subdivision side of Flintrock Circle.**VARIANCE:** None**DEPARTMENT COMMENTS:**

The request is for the approval of the Flintrock Subdivision, consisting of 9 lots on 10.08 acres. This property was previously platted as the Stoneridge Estates Subdivision. The plat vacation for Stoneridge Estates (C8J-2008-0195.0A(VAC)) is also being considered by ZAP and recommended for approval.

Because this property falls within the City's ETJ, this application was reviewed under Title 30: Austin/Travis County Subdivision Regulations. Title 30 does not require variance or driveway/utility plans for flag lots.

Note: This plat is not subject to the State H.B. 3167 timelines or approval processes, as the application was received prior to those rule changes. Also, this application was extended under the old process due to delays and has remained active under mayoral orders for deadline extensions during the pandemic.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Flintrock Subdivision plat. This plat meets all applicable State and City of Austin LDC requirements.

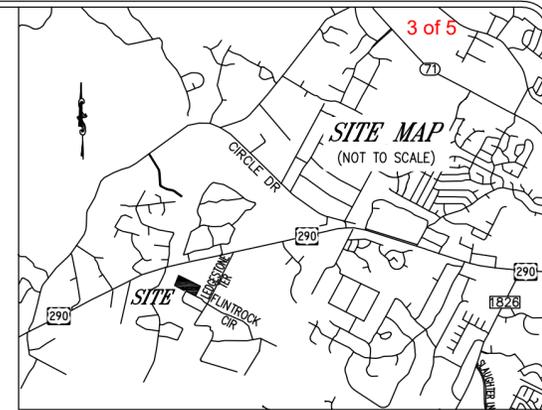
**CASE MANAGER:** Jennifer Bennett-Reumuth**PHONE:** 512-974-9002**E-mail:** [jennifer.bennett-reumuth@austintexas.gov](mailto:jennifer.bennett-reumuth@austintexas.gov)**ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Proposed plat



# FLINTROCK 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.

KNOW ALL MEN BY THESE PRESENTS:

Alpha Invesco Corporation Profit Sharing Plan

ACTING HEREIN THROUGH IT'S TRUSTEE, J. GLENN LEE, BEING THE OWNERS OF 10.0778 ACRES OF LAND OUT OF THE MRS. J.S. GLASSCOCK SURVEY NO. 47, A-2321, TRAVIS COUNTY, TEXAS, CONVEYED TO US BY DEED OF TRUST RECORDED IN DOCUMENT NO. 2018164511, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 10.0778 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 "FLINTROCK SUBDIVISION" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

Alpha Invesco Corporation Profit Sharing Plan

By: \_\_\_\_\_  
J. GLENN LEE, TRUSTEE  
ALPHA INVESCO CORPORATION PROFIT SHARING PLAN  
10497 TOWN & COUNTRY WAY #810  
HOUSTON, TX 77024

STATE OF TEXAS:  
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AD.

NOTARY PUBLIC FOR THE STATE OF TEXAS

(NAME: \_\_\_\_\_)

MY COMMISSION EXPIRES: \_\_\_\_\_

**ENGINEER'S CERTIFICATION**

I JAVIER BARAJAS, 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 THE CITY OF AUSTIN, TEXAS SUBDIVISION ORDINANCE, TITLE 30, CITY OF AUSTIN LAND DEVELOPMENT CODE OF 1988 AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO 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) 48453C0560H, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

LANDMARK ENGINEERING, INC.  
JAVIER BARAJAS, P.E. LIC. 99998  
5811 BLUE BLUFF ROAD  
AUSTIN, TEXAS 78724  
PHONE: (512) 913-5080  
FAX: (512)628-3528

DATE: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, HERMAN CRICHTON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH BOTH THE SURVEYING RELATED PORTIONS OF CHAPTER 30 OF THE AUSTIN CITY CODE OF 1988 AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION IN APRIL OF 2017

HERMAN CRICHTON, R.P.L.S. 4046  
SURVEYING BY:

DATE: 10/25/2019

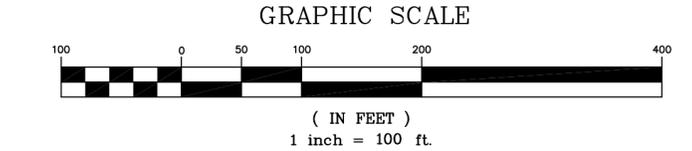
CRICHTON AND ASSOCIATES

TBLS Firm # 101727-00  
6448 East Highway 290  
Suite B105  
Austin, Texas 78723  
(512) 244-3395  
Orders@CrichtonandAssociates.com

**TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM NOTES**

1. EACH RESIDENTIAL LOT IN THIS SUBDIVISION IS RESTRICTED TO NO MORE THAN ONE SINGLE FAMILY DWELLING PER ACRE.
2. NO RESIDENTIAL STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE WASTEWATER (SEPTIC) SYSTEM THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
3. A CONSTRUCTION PERMIT MUST BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE CONSTRUCTED, ALTERED, MODIFIED, OR REPAIRED IN THIS SUBDIVISION. A LICENSE TO OPERATE MUST BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE OPERATED IN THIS SUBDIVISION.
4. THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

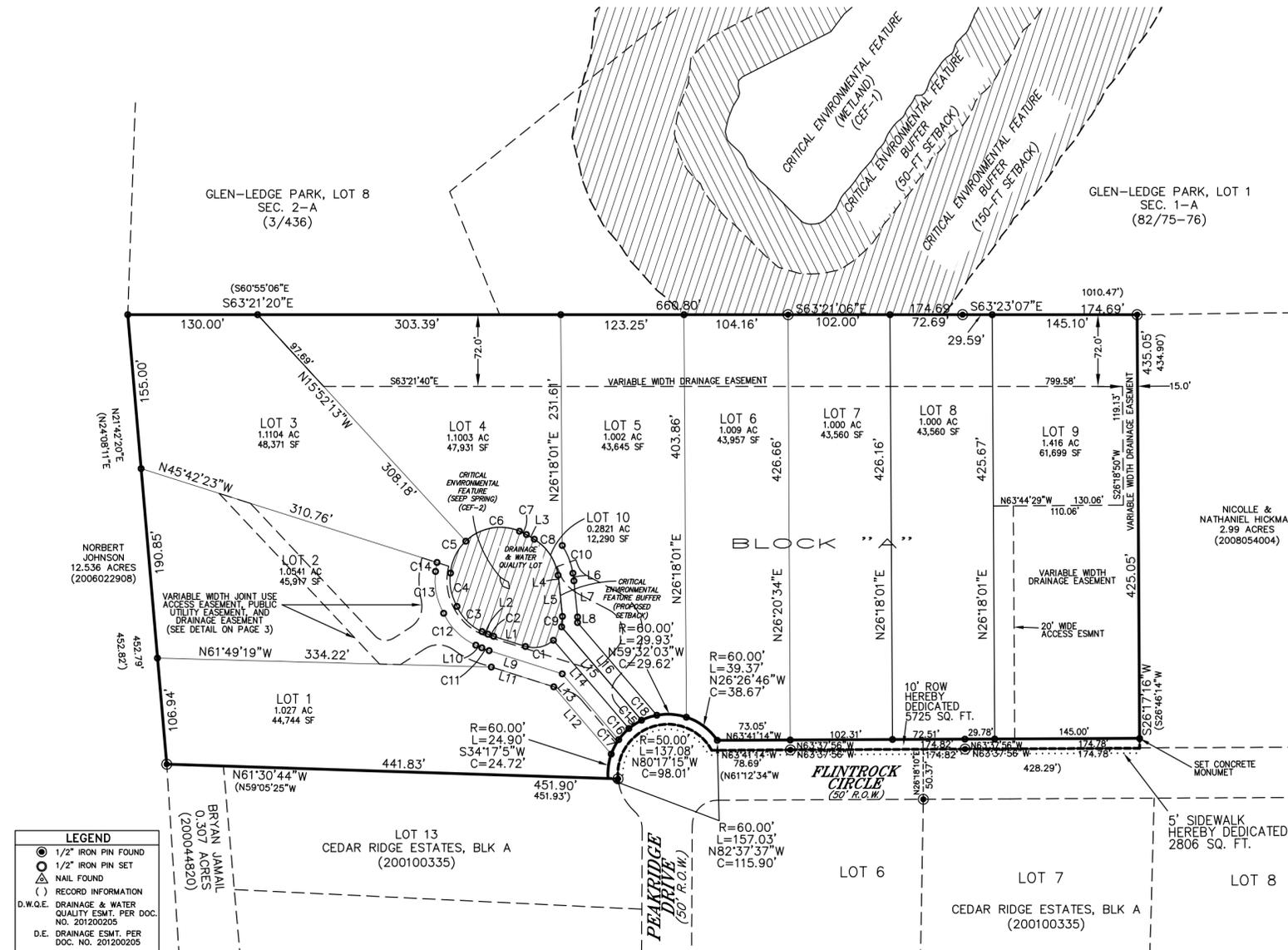
DATE: \_\_\_\_\_  
STACEY SCHEFFEL, D.R. #0S0011143  
PROGRAM MANAGER  
ON-SITE WASTEWATER, TRAVIS COUNTY TNR



APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD, UNDER SECTION 30-2-84(B)(2), AUSTIN/TRAVIS COUNTY SUBDIVISION REGULATIONS, BY THE EXECUTIVE MANAGER, TRANSPORTATION AND NATURAL RESOURCES, TRAVIS COUNTY, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AD.

CYNTHIA C. MCDONALD, COUNTY EXECUTIVE  
TRANSPORTATION AND NATURAL RESOURCES

DATE



CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	29.97	28.57	N75°47'16"W	28.61
C2	6.00	50.00	N42°18'17"W	6.00
C3	36.24	50.00	N18°06'08"W	35.45
C4	34.71	52.23	N15°31'04"E	34.07
C5	36.33	50.00	N52°07'52"E	35.53
C6	57.88	50.00	S73°53'20"E	54.71
C7	7.75	40.82	S36°48'06"E	7.74
C8	44.71	50.00	S06°45'31"E	43.24
C9	10.64	28.57	S31°27'14"W	10.58
C10	30.01	65.00	S05°38'00"W	29.74
C11	7.80	65.00	N42°18'17"W	7.80
C12	46.30	65.00	N18°27'35"W	45.33
C13	43.45	67.23	N15°40'54"E	42.69
C14	9.07	65.00	S05°41'15"E	9.06
C15	15.16	60.00	S83°24'46"W	15.12
C16	15.16	60.00	S68°56'07"W	15.12
C17	16.26	60.00	S53°56'07"W	16.21
C18	16.26	60.00	S81°35'14"E	16.21

LINE TABLE		
LINE	LENGTH	BEARING
L1	33.41	N45°44'38"W
L2	6.67	N38°51'56"W
L3	9.11	S32°22'37"E
L4	7.51	S18°51'35"W
L5	34.06	S20°47'17"W
L6	7.76	N18°51'35"E
L7	36.41	N20°47'17"E
L8	5.69	N26°18'01"E
L9	76.88	S45°44'38"E
L10	6.67	S38°51'56"E
L11	65.47	S45°44'38"E
L12	88.73	S13°49'33"E
L13	86.88	S13°49'33"E
L14	116.36	S13°49'33"E
L15	123.15	S13°49'33"E
L16	122.12	S13°49'33"E

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE TWO-MILE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF AUSTIN ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AD.

THIS SUBDIVISION PLAT IS HEREBY APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AD.

BY: \_\_\_\_\_  
STEVE HOPKINS, FOR:  
DENISE LUCAS, ACTING DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

THIS SUBDIVISION PLAT IS HEREBY ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, COUNTY OF TRAVIS, ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AD.

BY: \_\_\_\_\_  
JOLENE KIOLBASSA, CHAIR  
ZONING AND PLATTING COMMISSION

BY: \_\_\_\_\_  
ANA AGUIRRE, SECRETARY  
ZONING AND PLATTING COMMISSION

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 \_\_\_\_\_, 20\_\_\_\_, A.D. AT \_\_\_\_ O'Clock \_\_\_\_M., 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.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.  
DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

REVISED: APRIL 20, 2021 SHEET 2 OF 3

DATE: January 24, 2018	JOB NO. 17_121
SCALE: 1" = 100'	CASE NO. C8J-2018-0010.0A

# FLINTROCK SUBDIVISION

### GENERAL NOTES:

- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE NORTH SIDE OF FLINTROCK CIRCLE, 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 CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT PURSUANT TO THE LAND DEVELOPMENT CODE.
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE WTCPUA'S WATER UTILITY SYSTEM AND A TRAVIS COUNTY APPROVED ON-SITE SEWAGE FACILITY.
- THE OWNER OF THIS SUBDIVISION AND THE OWNER'S SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS THAT COMPLY WITH CITY OF AUSTIN AND TRAVIS COUNTY REGULATIONS. THE OWNER UNDERSTANDS THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH THE REGULATIONS.
- INTENTIONALLY DELETED
- FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF A SURFACE AND GEOMETRIC DESIGN PROPOSAL BY THE CITY OF AUSTIN.
- ALL STREETS, DRAINAGE, SIDEWALKS ARE TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN URBAN STANDARDS.
- IN ADDITION TO THE EASEMENTS SHOWN HEREON, THE FOLLOWING PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED: TEN FOOT (10') ALONG AND ADJACENT TO ALL STREET RIGHTS-OF-WAY. SAID PUBLIC UTILITY EASEMENTS SHALL BE MAINTAINED BY THE UTILITY COMPANIES UTILIZING SAME.
- EACH LOT IS HEREBY EXPRESSLY RESTRICTED TO ONE SINGLE-FAMILY RESIDENCE.
- TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO SITE DEVELOPMENT.
- DRIVEWAY LOCATIONS SHALL CONFORM TO CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL SECTION 5.3.1 (J)
- LOT 10 IS A DRAINAGE AND WATER QUALITY LOT WHICH CONTAINS A CRITICAL ENVIRONMENTAL FEATURE (CEF). THE BOUNDARIES OF LOT 10 FORM THE EDGES OF THE CEF BUFFER. ALL ACTIVITIES WITHIN THE LOT 10 CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED. THE HOMEOWNERS ASSOCIATION MUST MAINTAIN THE BUFFER ZONE AS PER LDC 30-5-281(C)(5) AND MUST REMOVE ALL TRASH FROM THE LOT 10 CEF BUFFER ON AN AS-NEEDED BASIS AND PERFORM PREVENTATIVE MAINTENANCE AT LEAST ONCE PER YEAR. NO HERBICIDES, PESTICIDES OR MOWING ARE ALLOWED WITHIN THE LOT 10 CEF BUFFER.
- NO OBJECTS NOT LIMITED TO BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
- THE DRAINAGE EASEMENTS ON THIS PLAT ARE DEDICATED FOR PUBLIC USE AND SHALL BE MAINTAINED BY THE CITY OF AUSTIN OR BY TRAVIS COUNTY. THE VARIABLE WIDTH DRAINAGE EASEMENT AT THE SOUTHEAST CORNER OF THE SITE IS FOR THE DETENTION AND WATER QUALITY PONDS. THE DRAINAGE EASEMENT ALONG THE NORTHERN EDGE OF THE SITE IS FOR IRRIGATION WITH STORMWATER FROM THE WATER QUALITY POND. THE 15' WIDE PORTION OF THE DRAINAGE EASEMENT ALONG THE EASTERN EDGE OF THE SITE IS FOR ACCESS AND FOR UNDERGROUND PIPING FROM THE WATER QUALITY POND TO THE IRRIGATION AREA.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- OWNER/DEVELOPER IS ADVISED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS. OTHER SPECIAL OR NON-STANDARD TREATMENTS OF THE ROW MAY ALSO REQUIRE A LICENSE AGREEMENT.
- NO DRIVEWAYS SHALL BE CONSTRUCTED ON SLOPES GREATER THAN 15% UNLESS IN COMPLIANCE CITY OF AUSTIN LAND DEVELOPMENT CODE (LDC) SECTION 30-5-301.
- THE DETENTION POND, WATER QUALITY POND, AND COMMON DRAINAGE IMPROVEMENTS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION UNTIL SUCH TIME THAT THE CITY OF AUSTIN AGREES TO TAKE OVER MAINTENANCE OF THESE IMPROVEMENTS.
- THIS PROJECT IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- THE MAXIMUM PORTION OF ANY LOT THAT MAY BE ESTABLISHED AS TURF OR LANDSCAPED IS FIFTEEN PERCENT (15%). HOWEVER, NO SUCH LOT SHALL BE RESTRICTED TO LESS THAN 2000 SQUARE FEET OF TURF OR LANDSCAPED AREA. UNDISTURBED NATURAL AREA RESTORED TO NATURAL CONDITIONS SHALL NOT BE CONSIDERED LANDSCAPING OR TURF.
- 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 DOC# \_\_\_\_\_ IN THE OFFICIAL PUBLIC RECORDS OF \_\_\_\_\_ COUNTY, TEXAS.
- THE UTILITY PROVIDERS FOR THIS SUBDIVISION ARE AS FOLLOWS: WATER: WTCPUA, WASTEWATER: OSSF, ELECTRIC: PEC, PHONE: VERIZON. WATER SHALL BE PROVIDED BY WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY (WTCPUA) AND WASTEWATER SHALL BE PROVIDED BY ON-SITE SEWAGE FACILITIES (OSSF).

- PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, CONSTRUCTION PLANS FOR ALL SUBDIVISION INFRASTRUCTURE, INCLUDING DRAINAGE AND WATER QUALITY FACILITIES, SHALL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW AND APPROVAL. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED INFRASTRUCTURE CONSTRUCTION AND INFRASTRUCTURE SITE ALTERATION ON LOTS 1-9 BLOCK A REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
- INTENTIONALLY DELETED
- THE EASEMENTS RECORDED WITH THIS PLAT ARE RECORDED FOR THE PURPOSE OF ACHIEVING COMPLIANCE PURSUANT TO THE REQUIREMENTS OF TITLE 30. - AUSTIN/TRAVIS COUNTY SUBDIVISION REGULATIONS.
- MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE ACCORDING TO CITY OF AUSTIN STANDARDS.
- THIS PROJECT IS SUBJECT TO THE VOID AND WATER FLOW MITIGATION RULE (CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL AND CITY OF AUSTIN STANDARD SPECIFICATIONS MANUAL).
- PARKLAND DEDICATION HAS BEEN SATISFIED VIA PAYMENT OF A FEE IN-LIEU OF LAND TO THE CITY OF AUSTIN FOR 4 DWELLING UNITS WITH THIS CASE (CASE C8J-2018-0010.0A) AND 5 UNITS WITH CASE C8J-2008-0195.0A.
- ALL NOTES, EASEMENTS, COVENANTS, AND RESTRICTIONS FROM THE ORIGINAL STONERIDGE ESTATES SUBDIVISION HAVE BEEN VACATED. ONLY THE NOTES, EASEMENTS, COVENANTS, AND RESTRICTIONS SHOWN HEREON APPLY TO THIS RESUBDIVISION.
- A TRAVIS COUNTY DRIVEWAY PERMIT IS REQUIRED PRIOR TO CONSTRUCTION OF ANY DRIVEWAY ACCESSING FLINTROCK CIRCLE.
- SLOPES IN EXCESS OF 15% EXIST ON ALL LOTS IN THIS SUBDIVISION. CONSTRUCTION ON SLOPES IS LIMITED AS PER THE LAND DEVELOPMENT CODE.
- THE 25'-WIDE JOINT ACCESS EASEMENT, PUBLIC UTILITY EASEMENT, AND DRAINAGE EASEMENT IS FOR A 20' WIDE PRIVATELY OWNED JOINT-USE DRIVEWAY AND ASSOCIATED DRAINAGE INFRASTRUCTURE THAT IS TO BE UTILIZED BY THE OWNERS OF BLOCK 'A' LOTS 1, 2, 3, 4, & 5 FOR ALL ACCESS FROM FLINTROCK CIRCLE TO THEIR LOTS. THE OWNERS OF BLOCK 'A' LOTS 1, 2, 3, 4, & 5 ARE EQUALLY RESPONSIBLE FOR ALL MAINTENANCE AND IMPROVEMENTS OF THE JOINT-USE DRIVEWAY AND ITS ASSOCIATED DRAINAGE INFRASTRUCTURE, WITH EACH OWNER BEING INDIVIDUALLY RESPONSIBLE FOR 1/5 OF ALL COSTS THEREFOR. SAID 25' WIDE EASEMENT IS ALSO FOR A 5' WIDE STRIP BETWEEN SAID 20' WIDE JOINT-USE DRIVEWAY AND THE EDGE OF THE EASEMENT FOR UTILITIES TO BE INSTALLED BY THE DEVELOPER AND TO BE UTILIZED AND MAINTAINED BY THE UTILITY COMPANIES UTILIZING SAME. NO PARKING IS ALLOWED ON THE SURFACE OF THE JOINT-USE DRIVEWAY.
- THIS SUBDIVISION IS SUBJECT TO ALL THE TERMS AND CONDITIONS OF CHAPTER 448, TRAVIS COUNTY CODE, RULES OF TRAVIS COUNTY, TEXAS FOR ON-SITE SEWAGE FACILITIES. THESE RULES REQUIRE, AMONG OTHER THINGS, THAT A CONSTRUCTION PERMIT BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE CONSTRUCTED, ALTERED, MODIFIED, OR REPAIRED IN THE SUBDIVISION AND THAT A LICENSE TO OPERATE BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE OPERATED IN THE SUBDIVISION.
- THE IMPERVIOUS COVER WITHIN THIS SUBDIVISION IS LIMITED TO 25% OF NET SITE AREA AS PER THE SOS ORDINANCE AND THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE IMPERVIOUS COVER ON INDIVIDUAL LOTS MUST BE LIMITED SO THAT THE ENTIRE SUBDIVISION COMPLIES WITH THE 25% IMPERVIOUS COVER LIMITATION.
- THE LOTS IN THIS SUBDIVISION RECEIVE POTABLE WATER SERVICE, EITHER DIRECTLY OR VIA WHOLESALE CONTRACT, FROM THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY (WTCPUA). AS SUCH, THE PROPERTY IS SUBJECT TO COMPLIANCE WITH THE TERMS SET FORTH IN THE MAY 24, 2000 UNITED STATES FISH AND WILDLIFE SERVICE (USFWS) MEMORANDUM OF UNDERSTANDING (MOA) WITH THE LOWER COLORADO RIVER AUTHORITY (LCRA).
- NO LOTS IN THIS SUBDIVISION CONTAIN ANY USFWS STREAM BUFFER ZONES, BUT LOT 10 IS A SENSITIVE FEATURE (SEEP SPRING) BUFFER ZONE AS INDICATED HEREON THAT MUST REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, OR OTHER ALTERATIONS.
- IMPERVIOUS COVER SHALL COMPLY WITH THE WATER QUALITY PLAN APPROVED FOR THIS SUBDIVISION AND SHALL NOT BE ALTERED.
- DECLARANT AGREES THAT THE LOTS IN THIS PLAT DOCUMENT ARE SUBJECT TO THE MAY 24, 2000 UNITED STATES FISH AND WILDLIFE SERVICE (USFWS) MEMORANDUM OF UNDERSTANDING (MOA) WITH THE LOWER COLORADO RIVER AUTHORITY (LCRA).
- THE DRAINAGE AND WATER QUALITY LOT (LOT 10) AND THE FIVE RESIDENTIAL LOTS AT THE WEST END OF THE SITE (LOTS 1, 2, 3, 4 & 5) MAY NOT TAKE ACCESS DIRECTLY FROM FLINTROCK CIRCLE, BUT MUST TAKE ACCESS DIRECTLY FROM THE JOINT USE DRIVEWAY WITHIN THE JOINT USE ACCESS EASEMENT SHOWN HEREON.  
STATE OF TEXAS  
COUNTY OF TRAVIS  
COMMISSIONERS COURT RESOLUTION

IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT AND IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, AND SAID COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE ACCEPTANCE FOR MAINTAINING BY TRAVIS COUNTY, TEXAS, OF THE ROADS OR STREETS IN REAL ESTATE SUBDIVISIONS DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET MARKING SIGNS, AS THIS IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

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 IMPROVEMENT TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING THE OWNER(S) 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.

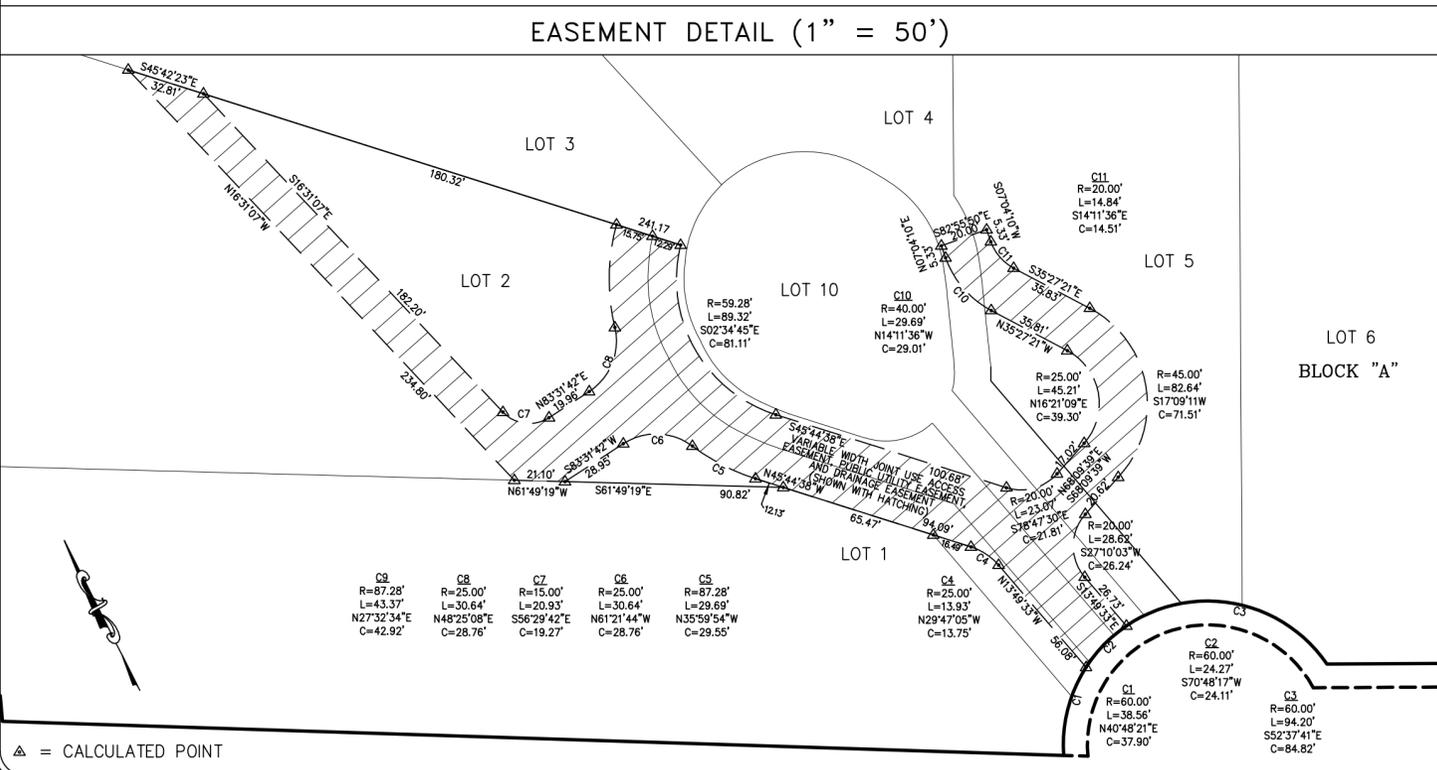
THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS,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

STATE OF TEXAS  
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK 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 IN THE MINUTES OF SAID COURT. WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK, THIS THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

DEPUTY, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

### EASEMENT DETAIL (1" = 50')



△ = CALCULATED POINT

REVISED: APRIL 20, 2021 SHEET 3 OF 3

DATE: January 24, 2018	JOB NO. 17_121
SCALE: 1" = 100'	CASE NO. C8J-2018-0010.0A

Note: Should additional backup be submitted after the online publishing of this staff report, it may be found at the following link:

[https://www.austintexas.gov/cityclerk/boards\\_commissions/meetings/54\\_1.htm](https://www.austintexas.gov/cityclerk/boards_commissions/meetings/54_1.htm)