

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2008-0195.0A(VAC)**COMMISSION DATE:** May 18, 2021**SUBDIVISION NAME:** Stoneridge Estates Subdivision (plat vacation)**ADDRESS:** 9820 Flintrock Circle**APPLICANT:** Alpha Invesco Corporation Profit Sharing Plan**AGENT:** FNF Cad Services**ZONING:** Not applicable (ETJ)**NEIGHBORHOOD PLAN:** Not applicable**AREA:** 10.08 acres**LOTS:** Vacating 5 lots**COUNTY:** Travis**DISTRICT:** Not applicable**WATERSHED:** Slaughter Creek**JURISDICTION:** ETJ**SIDEWALKS:** Not applicable**VARIANCE:** None**DEPARTMENT COMMENTS:**

This request is for the approval of the Stoneridge Estates Subdivision plat vacation. The applicant proposes to vacate this subdivision, comprised of 5 lots on approximately 10.08 acres. This property will be replatted as the Flintrock Subdivision (C8J-2018-0010.0A).

Note: Plat vacations are not subject to the State H.B. 3167 timelines or approval processes.

STAFF RECOMMENDATION:

The staff recommends approval of the subdivision vacation. The vacation of the subdivision meets applicable State and City of Austin Land Development Code requirements.

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

Exhibit A: Vicinity map

Exhibit B: Plat to be vacated

Exhibit C: Vacation document

B-12



290

SITE

LEDGESTONE
CIR

FLINT ROCK
CIR

CIRCLE DR

290

SITE MAP
(NOT TO SCALE)

71

1826

290

SLAUGHTER LN



TRV

201200205

4 PGS

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: STONEBRIDGE ESTATES SUBDIVISION

OWNERS NAME: MELVIN J. ARLDT

RESUBDIVISION? YES ☐ NO ☒

ADDITIONAL RESTRICTIONS / COMMENTS:

DOC# 2012195861, TAX CERTIFICATE

DOC# 2012195862, SUBDIVISION CONSTRUCTION AGREEMENT

DOC# 2012195863, RESTRICTIVE COVENANT

RETURN:

SYLVIA @ CITY OF AUSTIN
TO BE PICKED UP
512-974-2767

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Nov 19, 2012 01:50 PM

201200205

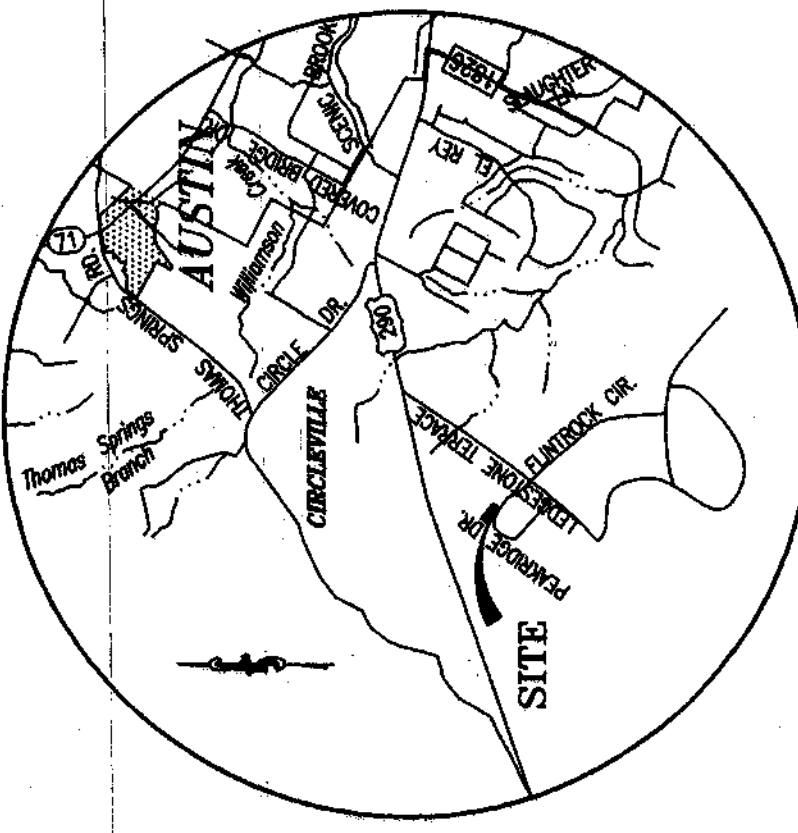
MITCHELLM: \$119.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS

\$119.00 11/19/2012 2012.00205

STONERIDGE ESTATES SUBDIVISION



LOCATION MAP

NOT TO SCALE

LEGEND

- IRON PIN SET
- CONCRETE MONUMENT SET
- P.U.E.
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT
- W.W. E.
- WASTEWATER EASEMENT
- 1
- LOT NUMBER
- (A)
- BLOCK NUMBER
- APPROX. SIDEWALK LOCATION
- BUILDING SETBACK LINE
- EASEMENT LINE

FOR DRAINAGE AND WATER QUALITY
EASEMENT DETAILS
SEE SHEET 2 OF 4

DATE: MAY 26, 2009
OWNER:
MELVIN J. ARLOT
7804 HUDSON LOOP
AUSTIN, TEXAS 78736-7009
PHONE: (512) 288-0176

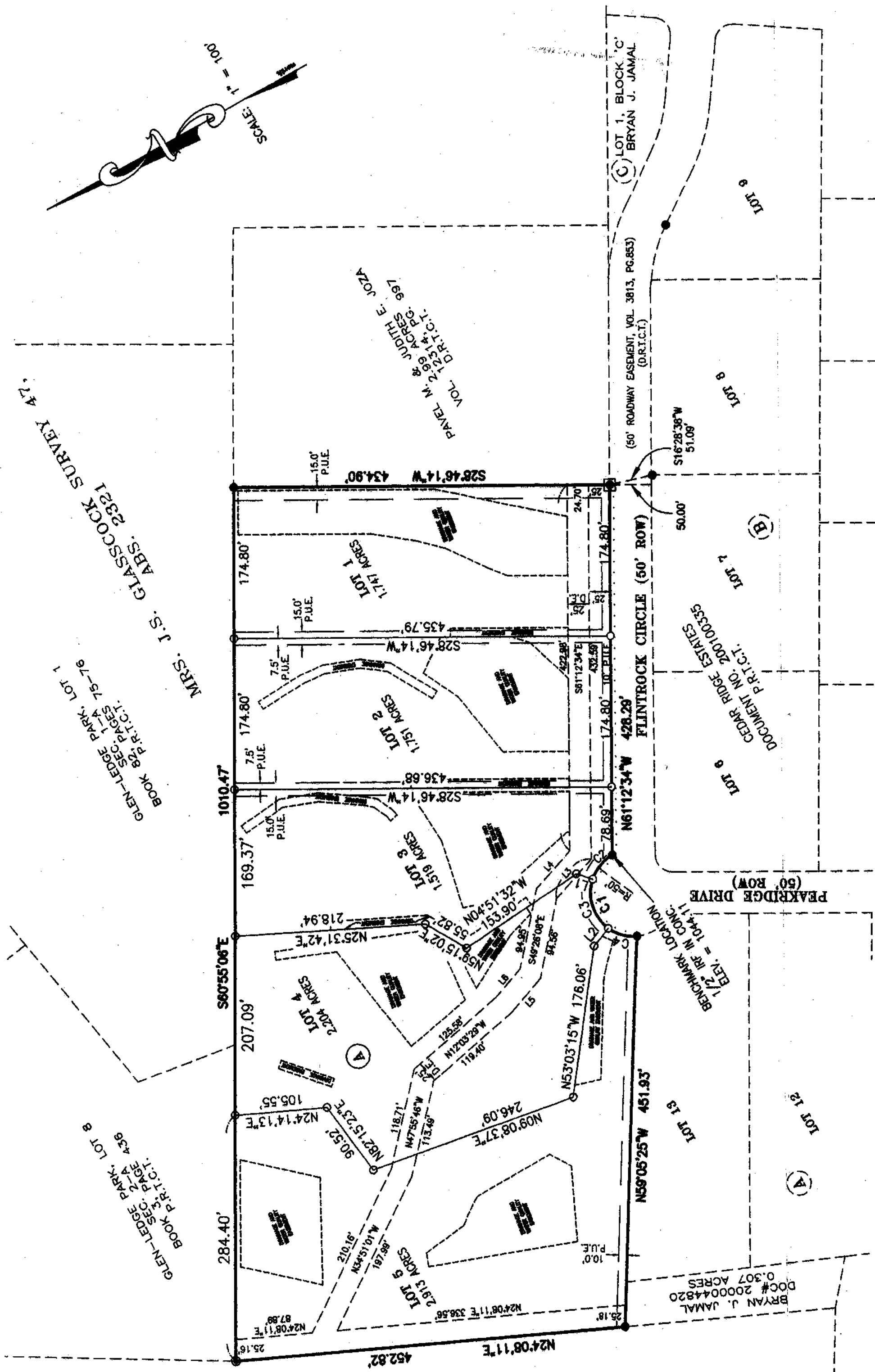
ENGINEER AND SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON
AUSTIN, TEXAS 78749
PH: (512) 280-5160
FAX (512) 280-5165

BENCHMARK: IRON ROD FOUND FOR THE P.R.C.
OF A CURVE, NORTH RIGHT-OF-WAY LINE
OF FLINTLOCK CIRCLE AND IN THE SOUTH LINE OF
LOT 3, BLOCK "A", STONERIDGE ESTATES SUBDIVISION.
ELEVATION=1044.11

TOTAL ACRES: 10.134 ACRES
SURVEY: MRS. J.S. GLASSCOCK SURVEY NO. 47, ABSTRACT 2321

F.E.M.A. MAP NO. 48453C-0560H
TRAVIS COUNTY, TEXAS DATED: SEPTEMBER 26, 2008

| | |
|----------------------------|---|
| TOTAL OF LOTS : | 5 |
| NO. OF SINGLE FAMILY LOTS: | 5 |
| NO. OF BLOCKS: | 1 |



| CURVE TABLE | | | | |
|-------------|--------|---------|---------|------------|
| CURVE | RADIUS | LENGTH | TANGENT | DELTA |
| C1 | 50.00' | 137.25' | 248.81' | 157°16'29" |
| C2 | 50.00' | 37.38' | 19.61' | 42°50'07" |
| C3 | 50.00' | 64.11' | 37.31' | 73°27'53" |
| C4 | 50.00' | 35.76' | 18.68' | 40°58'29" |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L1 | N47°14'02"E | 19.98' |
| L2 | N21°33'39"W | 26.63' |
| L3 | S19°07'27"E | 61.60' |
| L4 | S19°07'27"E | 58.76' |
| L5 | N20°48'04"W | 51.45' |
| L6 | N20°48'04"W | 43.15' |

SHEET 1 OF 4

Carlson, Brigrance & Doering, Inc.

Civil Engineering ♦ Surveying
5501 West William Cannon ♦ Austin, Texas 78749
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

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FILE NO. C8J-2008-0195.0A

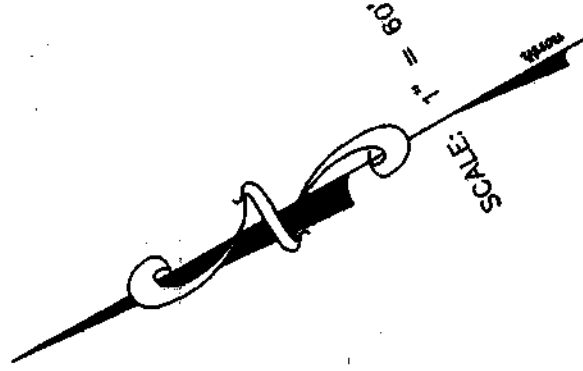
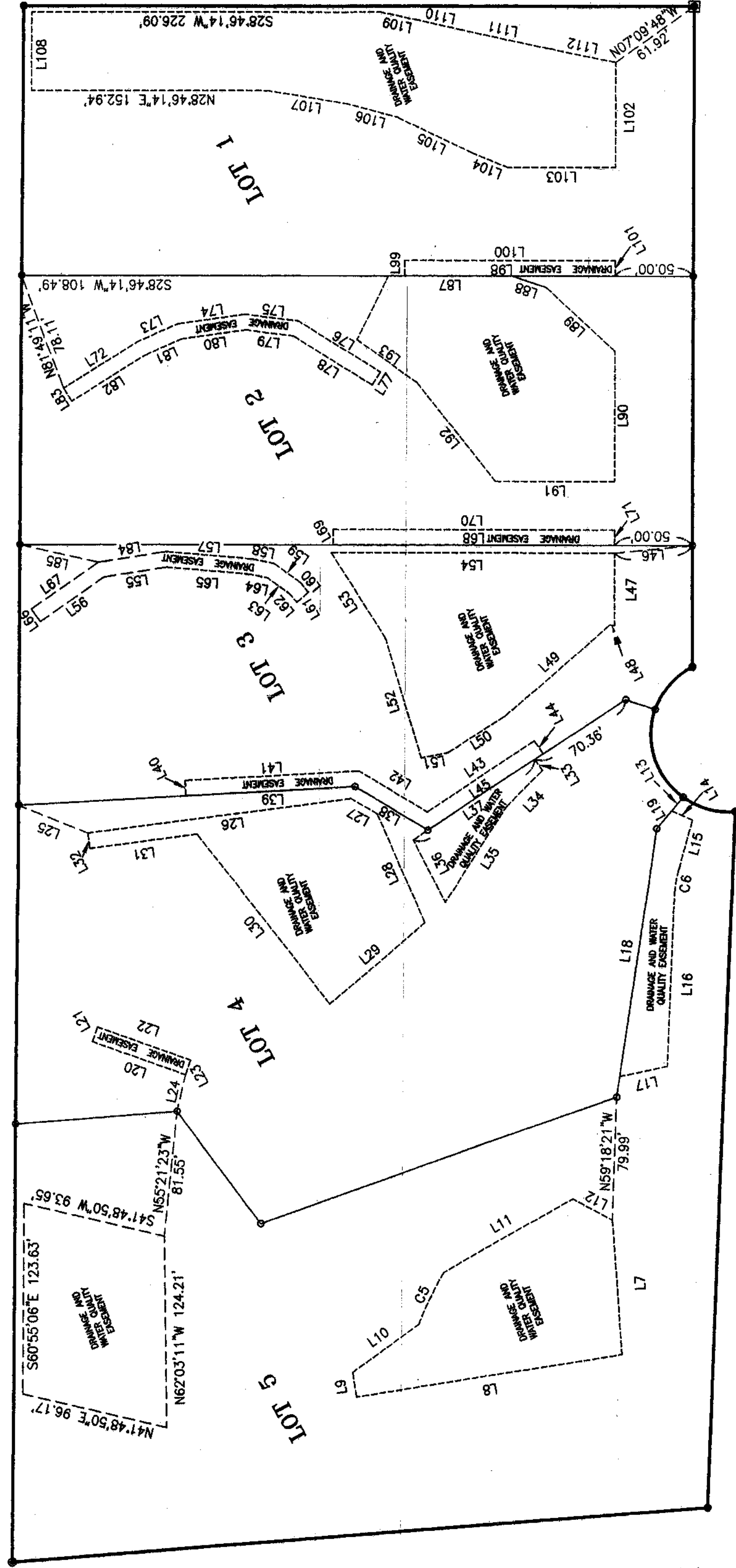
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STONERIDGE ESTATES SUBDIVISION

DRAINAGE EASEMENT AND WATER QUALITY EASEMENT

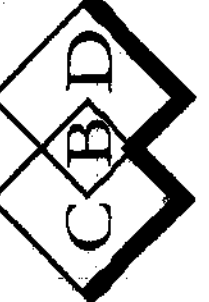
DETAIL SHEET

| LINE TABLE | | |
|------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L7 | 87.28 | N85°18'55"W |
| L8 | 174.95 | N19°33'03"E |
| L9 | 16.24 | S70°07'30"E |
| L10 | 53.67 | N06°57'48"W |
| L11 | 96.54 | S01°03'20"E |
| L12 | 29.01 | N67°08'38"E |
| L13 | 11.58 | N21°33'38"W |
| L14 | 14.36 | N62°47'20"E |
| L15 | 33.52 | S46°14'43"E |
| L16 | 112.99 | N89°05'25"W |
| L17 | 31.06 | S16°26'36"W |
| L18 | 162.54 | N53°03'15"W |
| L19 | 15.05 | S21°33'39"E |
| L20 | 64.80 | S48°08'16"W |
| L21 | 10.00 | S41°51'44"E |
| L22 | 64.60 | S48°08'16"W |
| L23 | 10.00 | S41°51'44"E |
| L24 | 24.29 | S48°20'14"E |
| L25 | 48.54 | S50°47'13"W |
| L26 | 172.18 | S21°10'56"W |
| L27 | 19.76 | S58°13'10"W |
| L28 | 77.78 | N85°30'55"W |
| L29 | 81.72 | N11°39'45"W |
| L30 | 140.13 | N80°38'56"E |
| L31 | 70.49 | S21°10'56"W |
| L32 | 10.00 | S88°49'04"E |
| L33 | 8.65 | S85°08'28"W |
| L34 | 33.64 | N17°26'00"W |
| L35 | 73.19 | N28°27'27"W |
| L36 | 45.51 | S88°55'12"E |
| L37 | 95.19 | S04°51'32"E |
| L38 | 55.82 | S89°15'02"W |
| L39 | 109.45 | S25°31'42"W |
| L40 | 10.00 | S84°28'18"E |
| L41 | 112.46 | S25°31'42"W |
| L42 | 52.59 | S89°15'02"W |
| L43 | 63.67 | S04°51'32"E |
| L44 | 10.00 | S85°08'28"W |
| L45 | 89.93 | S04°51'32"E |
| L46 | 50.25 | N23°03'37"E |
| L47 | 46.80 | N81°12'34"W |
| L48 | 3.31 | N28°47'26"E |
| L49 | 66.68 | N12°45'56"W |
| L50 | 44.13 | N03°35'53"W |
| L51 | 17.85 | N17°36'50"E |
| L52 | 81.28 | S78°19'48"E |
| L53 | 65.94 | N85°20'18"E |
| L54 | 184.50 | S28°46'14"W |
| L55 | 41.26 | N19°52'01"E |
| L56 | 50.72 | N06°18'25"W |
| L57 | 55.89 | N35°35'58"E |
| L58 | 14.05 | N40°53'29"E |
| L59 | 20.98 | N40°53'29"E |
| L60 | 8.27 | S78°52'39"W |
| L61 | 10.00 | N11°07'21"W |
| L62 | 7.05 | S78°52'39"W |
| L63 | 17.63 | N84°56'41"E |
| L64 | 11.28 | N40°53'29"E |
| L65 | 54.05 | N35°35'58"E |
| L66 | 10.00 | N83°41'35"E |
| L67 | 53.04 | S06°18'25"E |
| L68 | 183.25 | S28°46'14"W |
| L69 | 10.00 | N81°13'46"W |
| L70 | 183.25 | S28°46'14"W |
| L71 | 10.00 | S81°13'46"E |
| L72 | 57.03 | N03°24'56"W |
| L73 | 28.49 | N05°09'33"E |
| L74 | 44.02 | N20°35'30"E |
| L75 | 34.43 | N36°05'17"E |
| L76 | 62.76 | N80°30'36"E |
| L77 | 10.00 | S29°29'22"E |
| L78 | 60.59 | N80°30'36"E |
| L79 | 30.91 | N36°05'17"E |
| L80 | 41.30 | N20°35'30"E |
| L81 | 26.39 | N05°09'33"E |
| L82 | 56.34 | N03°24'56"W |
| L83 | 10.00 | N86°56'46"E |
| L84 | 44.78 | S19°52'01"W |
| L85 | 52.39 | S41°28'17"W |
| L86 | 81.53 | N28°46'14"E |
| L87 | 23.34 | N47°37'13"E |
| L88 | 60.47 | N71°47'12"E |
| L89 | 84.55 | S81°12'34"E |
| L90 | 76.52 | S28°47'26"W |
| L91 | 82.21 | S79°39'24"W |
| L92 | 48.61 | S83°59'56"W |
| L93 | 136.85 | N28°46'14"E |
| L94 | 10.00 | N81°13'46"W |
| L95 | 136.85 | S28°46'14"W |
| L96 | 10.00 | S81°13'46"E |
| L97 | 68.13 | S81°13'46"E |
| L98 | 68.48 | S28°47'26"W |
| L99 | 24.35 | S50°43'06"W |
| L100 | 55.48 | S53°41'19"W |
| L101 | 33.82 | S43°36'58"W |
| L102 | 52.25 | S38°09'01"W |
| L103 | 50.88 | N81°13'46"W |
| L104 | 24.76 | N40°54'35"E |
| L105 | 28.65 | M41°09'08"E |
| L106 | 50.29 | M40°44'38"E |
| L107 | 44.13 | M40°25'30"E |



| CURVE TABLE | | | | |
|-------------|---------|--------|--------|---------|
| CURVE | RADIUS | LENGTH | CHORD | TANGENT |
| C5 | 230.77' | 37.19' | 37.15' | 18.64' |
| C6 | 67.00' | 14.97' | 14.94' | 7.52' |

SHEET 2 OF 4



Carlson, Brigrance & Doering, Inc.

Civil Engineering Surveying

5501 West William Cannon Austin, Texas 78749

Phone No. (512) 280-5160 Fax No. (512) 280-5165

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FILE NO. C8J-2008-0195.0A

STONERIDGE ESTATES SUBDIVISION

GENERAL NOTES:

1. 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.
2. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO CHAPTER 30-5, LAND DEVELOPMENT CODE.
3. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE LCRA'S WATER UTILITY SYSTEM AND A TRAVIS COUNTY APPROVED ON-SITE SEWAGE FACILITY.
4. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITIES 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 REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
5. ~~THIS SUBDIVISION WAS APPROVED AND RECORDED PRIOR TO THE CONSTRUCTION AND ACCEPTANCE OF ANY STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED OCTOBER 4, 2001, 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 2012195862 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.~~
6. 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.
7. ALL STREETS, DRAINAGE, SIDEWALKS ARE TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN URBAN STANDARDS.
8. IN ADDITION TO THE EASEMENTS SHOWN HEREON, THE FOLLOWING PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED: TEN FOOT (10') ALONG AND ADJACENT TO ALL STREET RIGHT-OF-WAYS.
9. 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.
10. TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO SITE DEVELOPMENT.
11. DRIVEWAY LOCATIONS SHALL CONFORM TO CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL SECTION 5.3.1 (j)
12. WATERSHED STATUS THIS PROJECT IS LOCATED WITHIN THE SLAUGHTER CREEK WATERSHED, IS CLASSIFIED AS BARTON SPRINGS ZONE. LAND IN THIS SUBDIVISION IS RESTRICTED TO THE IMPERVIOUS COVER LIMITATIONS OF CHAPTER 30-5, LAND DEVELOPMENT CODE.
13. 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.
14. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
15. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
16. 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.
17. NO DRIVEWAYS SHALL BE CONSTRUCTED ON SLOPES GREATER THAN 15%.
18. THE WATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
19. THIS PROJECT IS LOCATED OVER THE EDWARDS AQUIFER CONTRIBUTING ZONE.
20. THE MAXIMUM PORTION OF ANY COMMERCIAL, MULT-FAMILY, OR SINGLE FAMILY / DUPLEX LOT THAT MAY BE ESTABLISHED AS TURF OR LANDSCAPED IS 15 PERCENT. HOWEVER, NO LOT SHALL BE RESTRICTED TO LESS THAN 2000 SQUARE FEET OF TURF OR LANDSCAPED AREA. UNDISTURBED NATURAL AREAS OR AREAS RESTORED TO NATURAL CONDITIONS SHALL NOT BE CONSIDERED LANDSCAPING OR TURF.
21. EACH LOT IS LIMITED TO ONE RESIDENTIAL UNIT.
22. THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS:
WATER / WASTEWATER: LCRA / OSSF
ELECTRIC: PEC
PHONE: VERIZON
23. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, CONSTRUCTION PLANS FOR ALL SUBDIVISION INFRASTRUCTURE, INCLUDING DRAINAGE AND WATER QUALITY FACILITIES, WILL 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 CONSTRUCTION OR SITE ALTERATION ON LOT(S) 1-5 BLOCK A REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
24. WATER QUALITY EASEMENTS ARE REQUIRED TO BE PLACED ON EACH LOT PRIOR TO BUILDING PERMIT OR ANY CONSTRUCTION ON SAID LOT. THESE EASEMENTS WILL BE RECORDED BY SEPERATE INSTRUMENT.
25. THE WATER QUALITY EASEMENT SHOWN ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE PURSUANT TO TITLE 30. THE USE AND MAINTENANCE OF THESE EASEMENTS IS RESTRICTED BY SECTION 30-5-211 AND 30-5-213 THEREOF.
26. MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO ACCORDING TO CITY OF AUSTIN STANDARDS.
27. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO TITLE 30-5-181, AND THE ENVIRONMENTAL CRITERIA MANUAL.

TRAVIS COUNTY TRANSPORTATION AND NATURAL RESOURCES ON-SITE WASTEWATER PROGRAM

28. NO 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.
29. NO ON-SITE WASTEWATER SYSTEM MAY BE INSTALLED WITHIN 100 FEET OF A PRIVATE WATER WELL NOR MAY AN ON-SITE WASTEWATER DISPOSAL SYSTEM BE INSTALLED WITHIN 150 FEET OF A PUBLIC WELL.
30. NO CONSTRUCTION MAY BEGIN ON ANY LOT IN THIS SUBDIVISION UNTIL PLANS FOR THE PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM ARE APPROVED BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
31. DEVELOPMENT ON EACH LOT IN THIS SHALL BE IN COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF THE TEXAS ADMINISTRATIVE CODE CHAPTER 285 AND CHAPTER 48 OF THE TRAVIS COUNTY CODE THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION.
32. LOTS IN THIS SUBDIVISION ARE RESTRICTED TO ONE SINGLE FAMILY DWELLING AND APPURTENANT STRUCTURES PER LOT.
33. THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.


STACEY SCHEFFEL, D.R. PROGRAM MANAGER
ON-SITE WASTEWATER PROGRAM, TRAVIS COUNTY TNR

6/23/2009
DATE


34. 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 SUBDIVIDER AND THE CITY OF AUSTIN, DATED OCTOBER 4, 2001, 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 TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. 2012195862 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

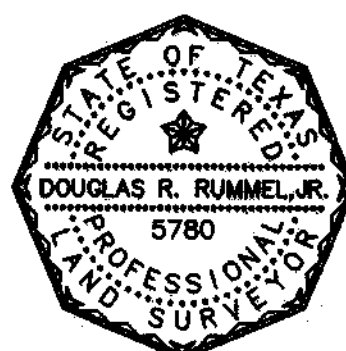
35. LOTS 1-5, BLOCK A CONTAIN SLOPES WITH GRADIENT GREATER THAN 15% NO BUILDINGS WILL BE CONSTRUCTED ON LOTS WITH A GRADIENT GREATER THAN 13% NO DRIVEWAYS WILL BE CONSTRUCTED ON LOTS WITH A GRADIENT GREATER THAN 13% EXCEPT FOR LOT 5, BLOCK WILL HAVE A DRIVEWAY GREATER THAN 15% IN CONJUNCTION WITH TITLE 30-5-301.

36. LOT OWNERS AND THEIR SUCCESSORS SHALL COMPLY WITH THE INTEGRATED PEST MANAGEMENT PLAN (IPM) FILED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY DOCUMENT NO. 2012195863 LOT OWNERS AND THEIR SUCCESSORS SHALL PROVIDE NOTICE OF THE IPM PLAN TO WORKERS AND OCCUPANTS.

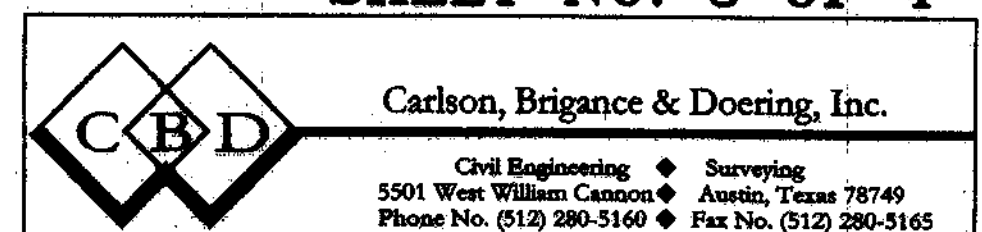
STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DOUGLAS R. RUMMEL JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 30 OF THE AUSTIN CITY CODE, OF 1999 AS AMENDED, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SURVEYED BY: 
DOUGLAS R. RUMMEL JR., R.P.L.S. NO. 5780 DATE: 6/22/09
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



SHEET NO. 3 OF 4



FILE NO. C8J-2008-0195.0A PATH-J:\AutoCad 2004 Land Projects\4354\dwg\PLAT.DWG

201200205

STONERIDGE ESTATES SUBDIVISION

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS: THAT MELVIN J. ARLDT BEING OWNER OF THAT CERTAIN TRACT OF LAND OUT OF THE MRS. J.S. GLASSCOCK SURVEY NO. 47, ABSTRACT NO. 2321, SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED AS RECORDED IN VOLUME NO. 4577, PAGE 2051 OF THE DEED RECORDS, TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 10.134 ACRES OF LAND IN ACCORDANCE WITH SECTION 212 OF THE LOCAL GOVERNMENT CODE AND WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS

"STONERIDGE ESTATES 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 7th DAY OF July, 2009, A.D.

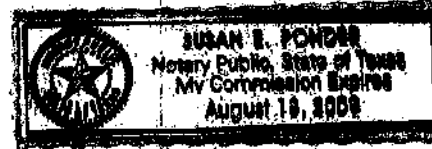
MELVIN J. ARLDT
7804 HUDSON LOOP
AUSTIN, TEXAS 78736-8009

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MELVIN J. ARLDT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 7th DAY OF July, 2009, A.D.

Susan E. Ponder
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS



THIS SUBDIVISION PLAT IS LOCATED WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION OF THE CITY OF AUSTIN ON THIS THE 18th DAY OF August, 2009.

APPROVED FOR ACCEPTANCE:

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 18th DAY OF August, 2009, A.D.

Victoria Li
VICTORIA LI, P.E., DIRECTOR
WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, THIS THE 18th DAY OF August, 2009, A.D.

Betty Baker
BETTY BAKER, CHAIRPERSON

Theresa Rabago
SECRETARY

THIS PLAT IS WITHIN THE SLAUGHTER CREEK WATERSHED AND IS CLASSIFIED AS BARTON SPRINGS ZONE.

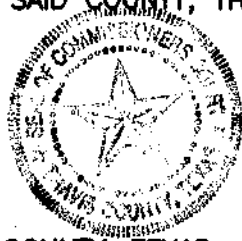
STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 17th DAY OF November, 2009, 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 14th DAY OF November, 2009, A.D.

DANA DEBEAUVOIR, CLERK, COUNTY COURT, TRAVIS COUNTY, TEXAS

Robert Ruenick
BY: DEPUTY



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 THE 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.

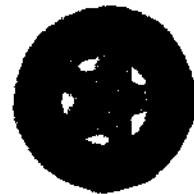
STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 19th DAY OF NOVEMBER, 2009, A.D., AT 1:50 O'CLOCK P.M., AND DULY RECORDED ON THE 19th DAY OF NOVEMBER, 2009, A.D., AT 1:50 O'CLOCK P.M., OF SAID DAY AND STATE IN DOCUMENT NUMBER 201200205.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE 19th DAY OF November, 2009, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

M. Mitchell
BY: DEPUTY

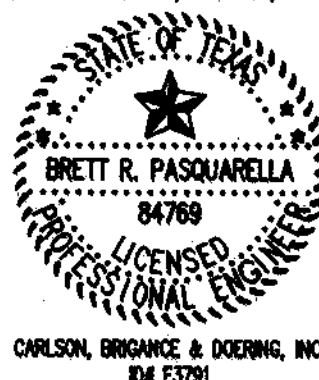


STATE OF TEXAS:
COUNTY OF TRAVIS:

I, BRETT R. PASQUARELLA, P.E., AM AUTHORIZED TO PRACTICE THE PROFESSION OF CIVIL ENGINEERING IN THE STATE OF TEXAS, AND HEREBY CERTIFY THAT THE ENGINEERING PORTIONS OF THIS PLAT COMPLY WITH TITLE 30 OF THE AUSTIN CITY CODE, OF 1999, AS AMENDED.

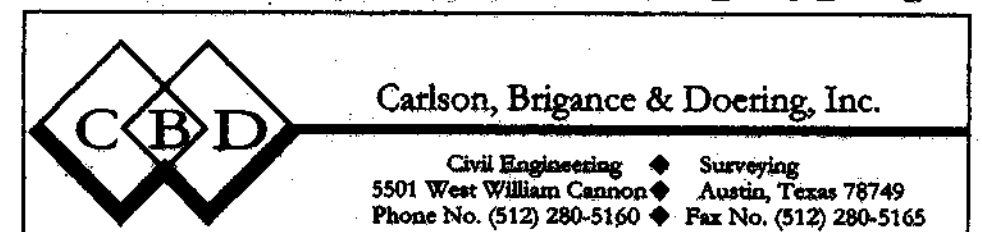
FLOOD PLAIN NOTES: THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) # 48453C-0560H, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

ENGINEERING BY: Brett R. Pasquarella 6/15/09
BRETT R. PASQUARELLA, P.E. NO. 84769 DATE
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



CARLSON, BRIGANCE & DOERING, INC.
F3791

SHEET NO. 4 OF 4



Carlson, Brigance & Doering, Inc.

Civil Engineering ♦ Surveying
5501 West William Cannon ♦ Austin, Texas 78749
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

201200205

TOTAL PLAT VACATION OF STONERIDGE ESTATES SUBDIVISION

THE STATE OF TEXAS

COUNTY OF TRAVIS

Whereas MELVIN J. ARLDT, owner of that certain tract of land out of the Mrs. J.S. Glasscock Survey No. 47, Abstract No. 2321, as conveyed by deed recorded in Volume 4577, Page 2051 of the Deed Records of Travis County, Texas, did heretofore subdivide the same into the subdivision designated as STONERIDGE ESTATES SUBDIVISION, the plat of which is recorded in Document Number 201200205 of the Official Records of Travis County, Texas, and

WHEREAS, all of said subdivision is now owned by the parties indicated, to wit:

LOTS: 1-5 OWNER: ALPHA INVESCO CORPORATION PROFIT SHARING PLAN

WHEREAS, ALPHA INVESCO CORPORATION PROFIT SHARING PLAN, for and in consideration of the premises and pursuant to the provisions of Chapter 212.013 of the Local Government code, do hereby vacate all of STONERIDGE ESTATES SUBDIVISION.

EXECUTED THE DAYS HEREAFTER NOTED.

DATE

3-14-21

OWNER'S SIGNATURE

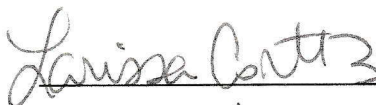


Alpha Invesco Corporation Profit Sharing Plan
{Insert Company Address}
By: J. Glen Lee, Trustee

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared J. Glen Lee, known to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

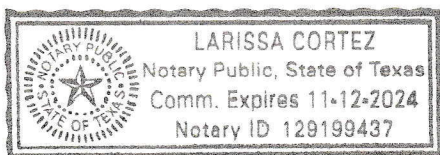
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 14th DAY OF March, 2021



Printed name: Larissa Cortez
Notary Public in and for the State of Texas

SEAL

My commission expires: 11-12-24



APPROVAL OF TOTAL PLAT VACATION

BE IT KNOWN, that on the _____ day of _____, 20____, the _____ Commission of the City of Austin, at its regular meeting, did approve the total vacation of the subdivision known as STONERIDGE ESTATES SUBDIVISION, a subdivision located in Travis County, Texas, and within the Extra Territorial Jurisdiction of the City of Austin, as recorded in Document 201200205 of the Official Records of Travis County, Texas, upon application therefore by all of the owners of all the lots in said subdivision.

EXECUTED, this _____ day of _____, 20____.

 Printed name: _____, Chair
 _____ Commission
 City of Austin
 Travis County, Texas

ATTEST:

 Jennifer L. Bennett-Reumuth, Senior Planner
 City of Austin Development Services Department

THE STATE OF TEXAS
 COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jennifer L. Bennett-Reumuth known to be the person whose name is subscribed to the foregoing instrument as Senior Planner with the City of Austin Development Services Department, a municipal corporation, and he acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____

 Printed name: _____
 Notary Public in and for the State of Texas

SEAL

My commission expires: _____

APPROVAL OF TOTAL PLAT VACATION

BE IT KNOWN, that on the _____ day of _____, 20____, the Travis County Commissioners Court, at its regular meeting, did approve the total vacation of the subdivision known as STONERIDGE ESTATES, a subdivision located in Travis County, Texas, and within the Extra Territorial Jurisdiction of the City of Austin, as recorded in document number 201200205, Travis County, Texas Plat Records, upon application therefore by all of the owners of all of the lots in said subdivision.

EXECUTED, this _____ day of _____, 20_____.

_____, Travis County Judge
Commissioners Court
Travis County, Texas

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ known to be the person whose name is subscribed to the foregoing instrument as Travis County Judge of the County Commissioners Court, Travis County, Texas, and he acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

Printed name: _____
Notary Public in and for the State of Texas

SEAL

My commission expires: _____

After recorded, please return to:
Alpha Invesco Corporation Profit Sharing Plan
P.O Box 19562
Houston, Texas 77224

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