

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2008.0168.01.4A**Z.A.P. DATE:** 11/16/2021**SUBDIVISION NAME:** Entrada Phase 3 A Small Lot Subdivision**AREA:** 18.306 acres**LOT(S):** 91**OWNER/APPLICANT:** Lennar Homes of Texas Land and Construction, Ltd. (Kevin Pape)**AGENT:** Carlson, Brigrance & Doering, Inc. (Brendan McEntee)**ADDRESS OF SUBDIVISION:** Entrada Tranquila Way**GRIDS:** MQ35**COUNTY:** Travis**WATERSHED:** Gilleland Creek**JURISDICTION:** 2-Mile
ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** Single Family, Landscape and Sidewalk**ADMINISTRATIVE WAIVERS:** N/A**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on all internal streets.**DEPARTMENT COMMENTS:** The request is for approval with conditions of Entrada Phase 3 A Small Lot Subdivision consisting of 91 lots on 18.306 acres. Water and wastewater will be provided by the City of Austin.**STAFF RECOMMENDATION:** Staff recommends approval of the plat and construction agreement, subject to the conditions listed in the attached comment report. After the conditions are met, the plat will comply with City of Austin Land Development Code, Chapter 30-2-84(B). The conditions include a street name correction, adding a note regarding water lines and verifying a CEF label. These are administrative actions that require no discretionary review. An application that has been approved with conditions may be updated to address those conditions until the application expires and the plat does not need to be heard before the Commission again. *The plat has also been scheduled to be approved with conditions by the Travis County Commissioners Court at the November 16, 2021 meeting.***ZONING AND PLATTING COMMISSION ACTION:**

CASE MANAGER: Sarah Sumner

Email address: sarah.sumner@traviscountytx.gov

PHONE: 512-854-7687

**CITY OF AUSTIN – TRAVIS COUNTY – SINGLE SUBDIVISION OFFICE
SUBDIVISION APPLICATION – MASTER COMMENT REPORT**



CASE NUMBER: C8J-2008-0168.01.4A
 REVISION #: 00 UPDATE: U0
 CASE MANAGER: Sarah Sumner PHONE #: 512-854-7687

PROJECT NAME: Entrada Phase 3
 LOCATION: IMMANUEL RD



SUBMITTAL DATE: October 18, 2021
 REPORT DUE DATE: November 8, 2021
 FINAL REPORT DATE: November 10, 2021

STAFF REPORT: 2 DAYS HAVE BEEN ADDED TO THE UPDATE DEADLINE

This report includes all staff comments received to date concerning your most recent subdivision application submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated submittal.

The subdivision application will be approved when all requirements from each review discipline have been addressed. However, until this happens, your application is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Development Services Department, P.O. Box 1088, Austin, Texas 78767.

UPDATE DEADLINE (LDC 30-2-56; 30-2-82):

It is the responsibility of the applicant or their agent to update this subdivision application. **The final update to clear all comments must be submitted by the update deadline, which is January 20, 2022.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

EXTENSION OF UPDATE DEADLINE (LDC 30-1-119):

You may request an extension to the update deadline by submitting a written justification to your case manager on or before the update deadline. Extensions may be granted for good cause at the Director's discretion.

UPDATE SUBMITTALS:

A formal update submittal is required. You must make an appointment with the Intake Staff (974-2689) to submit the update. Please bring a copy of this report with you upon submittal to Intake. Please submit 2.0 copies of the plans and 2.0 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name if intended for a specific reviewer. No distribution is required for the Planner 1.

Updates may be submitted between the hours of 8:30 am and 4:00 pm. Updates submitted after 3 pm may be processed on the following business day.

Please note: if Austin Water rejects a plan on Update 2, a fee is due at or before resubmittal. Please contact Intake for the fee amount.

REVIEWERS:
 Planner 1 : Sophia Briones
 Site Plan Plumbing : Cory Harmon
 Travis Co. Transportation : Manny Durate

911 Addressing : Jorge Perdomo
 Environmental : Pamela Abee-Taulli
 Water Quality : Kyle Virr
 Wetlands Biologist : Hank Marley

Electric Review - Andrea Katz - 512-322-6957

Approved

911 Addressing Review - Jorge Perdomo - 512-974-1620

AD1: This plat review is Rejected;

AD2: Please update label for CARPATHIAN CV as it reads here. It is incorrectly labeled.

NOTE: CARPARTHIAN CV is listed as reserved for this project/case number

§ 30-2-155

End of Comments

Environmental Review - Pamela Abee-Taulli - 512-974-1879

PLAT NOTES [LDC 25-1, Article 4]

- EV 1 Remove the specific reference to Land Development Code Section 30-5 shown in plat notes number 9, 10, & 31 regarding Austin Energy and trees. A subdivision final plat note should only reference the Land Development Code in general. [[LDC 25-1, Article 4]
- EV 2 This subdivision plan proposes single-family residential lot(s) on a slope with a gradient in excess of 15%. Provide the following:
- A slope exhibit showing slopes exceeding 15 percent.
 - A note stating: *"Slopes in excess of 15 percent exist on [insert Block __, Lot __]. Construction on slopes is limited per the Land Development Code and Environmental Criteria Manual."*
[LDC 25-8, Subchapter A, Article 7; ECM 1.8.0, 1.11.0]

ESC FISCAL SURETY [LDC 25-1, Article 5; ECM Appendix S-1]

- EV 3 Provide a conceptual erosion & sedimentation control plan along with the fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1. A conceptual ESC plan is necessary to assess the accuracy of the ESC fiscal estimate. ESC fiscal surety must be posted with the City of Austin prior to Plat approval. Additional fiscal posting might be required at the time of subdivision construction plan ESC review.
- Sites with a limit of construction greater than one acre must include a \$3000 per acre LOC clean-up fee in the fiscal estimate. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]
 - Sites with a limit of construction greater than 25 acres are required to show phasing of disturbance tailored to the specific site conditions. A phased ESC plan and phased fiscal estimate are required. [LDC 25-8, Subchapter A, Article 7, Division 4; ECM 1.4.4]
 - The revegetation line item quantity must equal the entire LOC area less any existing impervious cover proposed to remain and less proposed public streets and sidewalks. This is necessary in the event that construction ceases after vegetation has been removed from within the LOC. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]

Flood Plain Review - Katina Bohrer - 512-974-3558

Reviewer notes: Site is located in ETJ in Gilleland watershed. Atlas 14 updated HMS and RAS models provided for review (models previously reviewed and approved by David Marquez, Hanh Thai, and Henry Price). Modeling has been appropriately updated for Atlas 14. Floodplain is not in area to be platted.

No comments

PARD / Planning & Design Review - Justin Stewart - 512-974-9475

Approved.

AW Utility Development Services - Bradley Barron - 512-972-0078

AW1. Per Utility Criteria Manual Section 2, §15-9, §30-2, §25-5, §25-9, and the Uniform Plumbing Code: The landowner intends to serve each lot with City of Austin water and wastewater utilities. Each lot must have a separate water and wastewater utility connection and no existing or proposed plumbing may cross lot lines. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments to serve each lot.

FYI. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Water Quality Review - Kyle Virr - 512-974-2538

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

- WQ1: Fiscal arrangements are required for street, sidewalk, drainage, restoration, erosion controls and boundary street improvements [LDC 25-1-112]: In the City of Austin jurisdiction, fiscal surety is not collected for local streets and drainage. Please contact me to discuss what will need to be included in the fiscal estimate. Remember to include fiscal for sidewalks located next to greenbelts, open spaces, landscape areas, and other common areas. Please provide an engineer's estimate of fiscal requirements for review and approval.
- WQ2: Provide a water quality plan using the assumed impervious cover as described in Land Development Code Section 25-8-64. Include all items specified in the Subdivision Application Packet, Page 17.
- WQ3: ECM 1.6.8 states, "On-site control of the two-year storm is achieved when the developed-conditions peak runoff rate leaving the site for a given drainage area is less than or equal to the existing-conditions runoff rate. The flow rates can be considered equal if the developed rate is no more than one-half (0.5) cfs greater than the existing rate or if the developed rate is no more than one-half (0.5) percent greater than the existing rate and there are no existing erosion problems downstream of the site" (LDC 25-7-61). Please provide compliance.

Wetlands Biologist Review - Hank Marley - hank.marley@austintexas.gov

WB 1 Revise the plat to remove the wetland CEF **Setback** delineation. The only thing required to be shown in the plat is the CEF itself.

Travis Co. Transportation Review - Manny Duarte - 512-854-7581

SHEET 2

1. Clarify the distance of the CEF setbacks.

Comment not cleared as response is not clear. In addition, please identify all acronyms in future responses.

UPDATE: Comment still pending as there was no response in comment letter.

2. Indicate if any line of sight easements are needed on any of the edge of the single family lots.

Comment cleared.

3. Label and identify in the Legend the S.W.E. callout.

Comment cleared.

SHEET 3

4. Clarify if there should be benchmarks in these phases as the benchmarks called out are in another phase.

Comment cleared.

Engineering Report

5. Under the Introduction and Project summary, paragraph, keep the name of the drainage easement lot as a drainage/park/open space easement as it was called out in the plat.

Comment cleared. Comment from another project.

6. Under the Proposed Development – Summary Section, paragraph 1, clarify where the remaining 129 residential lots will be located (Phase 1 has 104 residential lots and Phase 2 has 102 residential lots).

Comment cleared. Comment from another project.

Travis Co. Drainage Construction Review - Manny Duarte - 512-854-7581

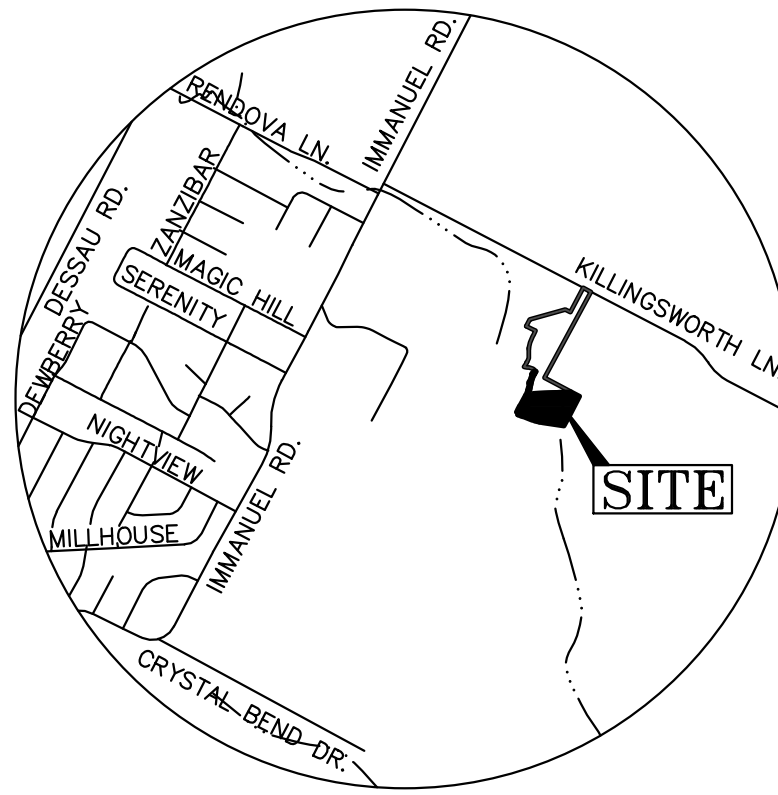
All comments cleared.

Site Plan Plumbing - Cory Harmon - 512-974-2882

Pursuant to compliance with Sections 307.1, 609.6, and 721.1 of the 2015 Uniform Plumbing Code, add a plat note that conveys the following: **Each Lot within this subdivision shall have separate sewer taps, separate water meters, and their respective private water and sewer service lines shall be positioned or located in a manner that will not cross lot lines.**

END OF REPORT

ENTRADA PHASE 3



LOCATION MAP
N.T.S.

TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS.

IF YOU ARE BUYING A LOT OR HOME IN THIS SUBDIVISION,
YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR
OUTSIDE THE CITY LIMITS.

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, BECAUSE
OF THIS, LOCAL GOVERNMENTS MAY NOT BE ABLE TO
RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR
THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES
THAT ARE INCOMPATIBLE WITH A RESIDENTIAL
NEIGHBORHOOD.

THIS CAN AFFECT THE VALUE OF YOUR PROPERTY. TRAVIS
COUNTY REQUIRES THIS NOTICE TO BE PLACED ON
SUBDIVISION PLATS. IT IS NOT A STATEMENT OR
REPRESENTATION OF THE OWNER OF THE PROPERTY, THE
SUBDIVIDER, OR THEIR REPRESENTATIVES.

SHEET NO. 1 OF 5



CASE NO. C8J-2008-0168.01.4A

PATH-J: \4878\SURVEY\PLAT - PHASE 3 ENTRADA.dwg

ENTRADA PHASE 3

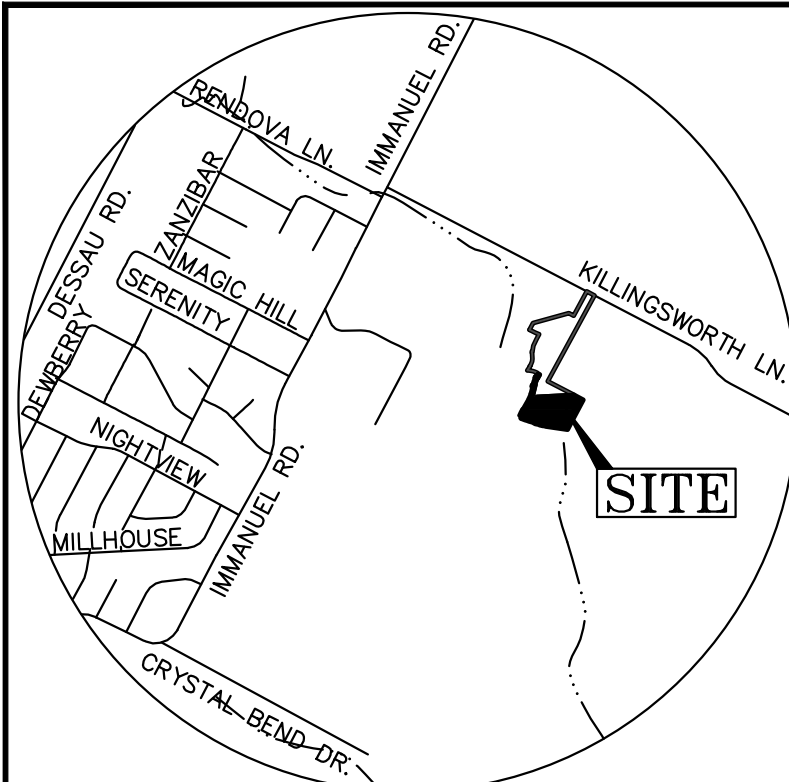
BENCHMARK NOTES:

#1 - IS A CAPPED 1/2" IRON ROD STAMPED "CBD SETSTONE"
NAVD 88
ELEV=673.74'

#2 - IS A CAPPED 1/2" IRON ROD STAMPED "CBD SETSTONE"
ELEV=685.52'
NAVD 88

LENNAR HOMES OF TEXAS
LAND AND CONSTRUCTION,
LTD.
(92.44 ACRES)
DOCUMENT NO. 2016135291
BM#1
N: 10,125,605.01
E: 3,153,550.40
ELEV. = 673.74'

SUN COMMUNITIES TEXAS
LIMITED PARTNERSHIP
(356.920 ACRES)
DOCUMENT NO.
2004116903



LOCATION MAP
N.T.S.

SCALE: 1" = 100'

LEGEND

- CAPPED 1/2" IRON ROD SET (CBD-SETSTONE)
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ⊙ IRON PIPE FOUND
- L.S.E. LANDSCAPE EASEMENT
- S.W.E. SIDEWALK EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- B.L. BUILDING SETBACK LINE
- 1 LOT NUMBER
- Ⓛ BLOCK DESIGNATOR
- APPROX. SIDEWALK LOCATION
- - - 100 YEAR FEMA FLOODPLAIN
- - - 100 YEAR DEVELOPED FLOODPLAIN - ATLAS 14
- - - CRITICAL ENVIRONMENTAL FEATURE (CEF) SETBACK
- WETLANDS CEF AREA

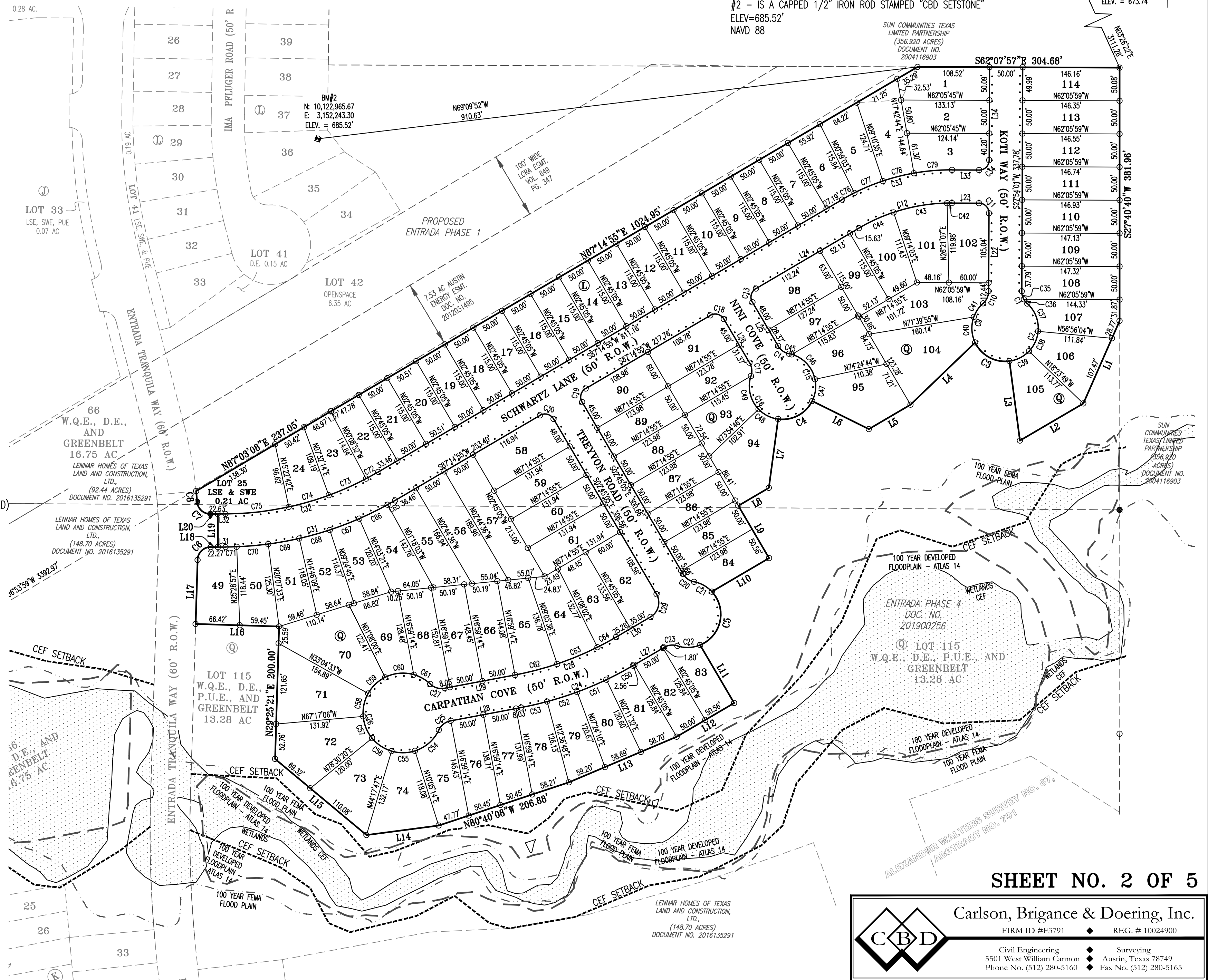
DATE: JULY 2, 2021

OWNER:
KEVIN PAPE, AUTHORIZED AGENT
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
13620 N FM 620, BUILDING B, SUITE 150
AUSTIN, TEXAS 78759
PHONE: (512)-531-1375
FAX: (512)-230-8320

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

TOTAL ACREAGE: 18.306 ACRES
SURVEY: ALEXANDER WALTERS SURVEY NO. 67,
ABSTRACT NO. 791

F.E.M.A. MAP NO.: 48453C 0290 J
TRAVIS COUNTY, TEXAS
DATED: AUGUST 18, 2014



SHEET NO. 2 OF 5

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 REG. # 10024900
Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

CASE NO. C8J-2008-0168.01.4A

PATH-J:\4878\SURVEY\PLAT - PHASE 3 ENTRADA.dwg

ENTRADA PHASE 3

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	21.03	25.00	N03°48'19"E	20.41	11.18	48°11'23"
C2	113.82	50.00	S44°55'32"W	90.79	108.28	130°25'49"
C3	62.74	50.00	N33°54'35"W	58.71	36.26	71°53'57"
C4	62.18	50.00	S89°45'01"W	58.25	35.83	71°14'59"
C5	96.80	50.00	S39°59'58"W	82.37	72.64	110°55'12"
C6	30.70	20.00	N73°23'41"E	27.77	19.29	87°56'39"
C7	30.03	20.00	N19°37'07"W	27.29	18.66	86°01'49"
C8	16.18	630.00	N22°39'39"E	16.18	8.09	1°28'18"
C9	64.62	50.00	S39°03'53"W	60.22	37.71	74°03'00"
C10	21.03	25.00	S51°59'42"W	20.41	11.18	48°11'23"
C11	23.56	15.00	S17°05'59"E	21.21	15.00	90°00'00"
C12	147.12	275.00	S77°25'32"E	145.37	75.36	30°39'06"
C13	23.56	15.00	S42°14'55"W	21.21	15.00	90°00'00"
C14	21.03	25.00	S26°50'47"E	20.41	11.18	48°11'23"
C15	91.69	50.00	S01°35'32"W	79.37	65.24	105°04'00"
C16	87.32	50.00	S04°35'36"E	76.64	59.65	100°03'47"
C17	21.03	25.00	S21°20'36"W	20.41	11.18	48°11'23"
C18	23.56	15.00	S47°45'05"E	21.21	15.00	90°00'00"
C19	23.56	15.00	S42°14'55"W	21.21	15.00	90°00'00"
C20	21.03	25.00	S26°50'47"E	20.41	11.18	48°11'23"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C21	30.96	50.00	S33°12'03"E	30.47	16.00	35°28'50"
C22	34.89	50.00	S64°33'04"E	34.18	18.19	39°58'44"
C23	21.03	25.00	S68°39'24"E	20.41	11.18	48°11'23"
C24	180.86	525.00	S82°52'56"E	179.97	91.34	19°44'19"
C25	23.55	25.00	S80°00'11"W	22.69	12.73	53°58'05"
C26	301.53	60.00	S16°59'14"W	70.59	43.64	287°56'10"
C27	23.55	25.00	S46°01'43"E	22.69	12.73	53°58'05"
C28	163.64	475.00	S82°52'56"E	162.83	82.64	19°44'19"
C29	39.27	25.00	S42°14'55"W	35.36	25.00	90°00'00"
C30	23.56	15.00	S47°45'05"E	21.21	15.00	90°00'00"
C31	268.08	510.00	S77°41'33"E	265.01	137.22	30°07'04"
C32	241.80	460.00	S77°41'33"E	239.03	123.76	30°07'04"
C33	173.87	325.00	S77°25'32"E	171.80	89.07	30°39'06"
C34	23.56	15.00	S72°54'01"W	21.21	15.00	90°00'00"
C35	12.75	25.00	S13°17'06"W	12.62	6.52	29°13'50"
C36	8.27	25.00	S10°48'36"E	8.23	4.17	18°57'33"
C37	46.56	50.00	N06°23'17"E	44.90	25.12	53°21'18"
C38	33.63	50.00	N52°20'04"E	33.00	17.48	38°32'15"
C39	33.63	50.00	S89°07'41"E	33.00	17.48	38°32'15"
C40	39.61	50.00	S24°44'07"W	38.58	20.91	45°23'29"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C41	25.01	50.00	S61°45'38"W	24.75	12.77	28°39'32"
C42	7.43	275.00	N62°52'26"W	7.43	3.72	1°32'53"
C43	82.16	275.00	N72°12'25"W	81.85	41.39	17°07'04"
C44	57.53	275.00	N86°45'31"W	57.42	28.87	11°59'08"
C45	4.30	50.00	N48°28'41"W	4.30	2.15	4°55'34"
C46	53.76	50.00	N15°12'49"W	51.21	29.81	61°36'11"
C47	33.63	50.00	N34°51'24"E	33.00	17.48	38°32'15"
C48	33.63	50.00	S35°21'22"E	33.00	17.48	38°32'15"
C49	53.69	50.00	S14°40'32"W	51.15	29.76	61°31'32"
C50	45.30	525.00	N89°43'14"E	45.29	22.66	4°56'38"
C51	47.74	525.00	S85°12'09"E	47.73	23.89	5°12'38"
C52	47.74	525.00	S79°59'31"E	47.73	23.89	5°12'38"
C53	40.08	525.00	S75°11'59"E	40.07	20.05	4°22'26"
C54	49.29	60.00	N76°33'11"E	47.92	26.13	47°04'05"
C55	35.82	60.00	S62°48'30"E	35.29	18.46	34°12'33"
C56	35.82	60.00	S28°35'56"E	35.29	18.46	34°12'33"
C57	35.82	60.00	S05°36'37"W	35.29	18.46	34°12'33"
C58	35.82	60.00	S39°49'10"W	35.29	18.46	34°12'33"
C59	35.82	60.00	S74°01'44"W	35.29	18.46	34°12'33"
C60	44.35	60.00	N67°41'31"W	43.35	23.24	42°20'57"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C61	28.77	60.00	N32°46'52"W	28.49	14.67	27°28'22"
C62	65.71	475.00	S76°58'34"E	65.66	32.91	7°55'36"
C63	65.71	475.00	S84°54'10"E	65.66	32.91	7°55'36"
C64	32.21	475.00	N89°11'28"E	32.20	16.11	3°53'07"
C65	12.91	510.00	N87°58'26"E	12.91	6.46	1°27'02"
C66	47.68	510.00	S88°37'21"E	47.66	23.86	5°21'24"
C67	47.68	510.00	S83°15'57"E	47.66	23.86	5°21'24"
C68	47.68	510.00	S77°54'33"E	47.66	23.86	5°21'24"
C69	47.68	510.00	S72°33'09"E	47.66	23.86	5°21'24"
C70	47.68	510.00	S67°11'45"E	47.66	23.86	5°21'24"
C71	16.77	510.00	S63°34'32"E	16.77	8.38	1°53'02"
C72	20.90	460.00	N88°33'02"E	20.90	10.45	2°36'13"
C73	61.70	460.00	S86°18'19"E	61.65	30.90	7°41'05"
C74	62.95	460.00	S78°32'32"E	62.90	31.53	7°50'28"
C75	96.25	460.00	S68°37'40"E	96.07	48.30	11°59'17"
C76	21.19	325.00	S89°06'59"W	21.19	10.60	3°44'08"
C77	46.47	325.00	N84°55'11"W	46.43	23.27	8°11'32"
C78	48.42	325.00	N76°33'20"W	48.37	24.25	8°32'10"
C79	57.79	325.00	N67°11'37"W	57.71	28.97	10°11'16"

Line Table		
Line #	Direction	Length
L1	S51°21'49"W	136.24
L2	S87°20'18"W	110.68
L3	N20°08'26"E	121.00
L4	S73°48'55"W	135.31
L5	S87°14'55"W	72.85
L6	N35°52'28"W	95.28
L7	S35°22'31"W	104.67
L8	S87°14'55"W	53.29
L9	S02°45'05"E	91.61
L10	S87°14'55"W	100.20
L11	S02°45'05"E	101.35
L12	S87°14'50"W	100.56
L13	N85°16'22"W	176.59
L14	N69°51'30"W	109.73
L15	N22°31'55"W	179.40
L16	N60°34'39"W	125.87
L17	N29°25'21"E	96.49
L18	S62°38'01"E	10.72
L19	N27°21'59"E	50.00
L20	N62°38'01"W	11.09

Line Table		
Line #	Direction	Length
L22	S27°54'01"W	117.48
L23	S62°05'59"E	40.81
L24	S87°14'55"W	180.00
L25	S02°45'05"E	76.37
L26	S02°45'05"E	76.37
L27	S87°14'55"W	54.36
L28	S73°00'46"E	108.03
L29	S73°00'46"E	108.03
L30	S87°14'55"W	60.26
L31	S62°38'01"E	11.55
L32	S62°38'01"E	11.55
L33	S62°05'59"E	40.81
L34	S27°54'01"W	140.30

RIGHT-OF-WAY AND LINEAR FOOTAGE		
SCHWARTZ LANE	50' ROW	1,319'
CARPATHAN COVE	50' ROW	459'
TREYVON ROAD	50' ROW	397'
KOTI WAY	50' ROW	394'
NINI COVE	50' ROW	172'
TOTAL		2,741'

BENCHMARKS:
#1—"X" IN A SQUARE CUT ON TOP OF CURB,
OPPOSITE LOTS 13/14, BLK I, ALONG HANDSOME
DR.
ELEV=649.62'
#2—"X" IN A SQUARE CUT ON TOP OF CURB,
OPPOSITE LOT 1, BLK K, ALONG CANTARRA DR.
ELEV=635.32'

50' SINGLE FAMILY LOTS:	90
TOTAL SINGLE FAMILY LOTS:	90

SINGLE FAMILY LOTS:	90
LANDSCAPE AND SIDEWALK LOTS:	1

BLOCKS:	2
TOTAL LOTS:	91

SHEET NO. 3 OF 5



Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 ♦ REG. # 10024900

Civil Engineering
5501 West William Cannon
Phone No. (512) 280-5160

Surveying
Austin, Texas 78749
♦ Fax No. (512) 280-5165

CASE NO. C8J-2008-0168.01.4A

PATH-J: \4878\SURVEY\PLAT - PHASE 3 ENTRADA.dwg

ENTRADA PHASE 3

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS: THAT WE, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, AND BEING OWNERS OF THAT CERTAIN 92.44 ACRE TRACT OF LAND OUT OF THE ALEXANDER WALTER SURVEY NUMBER 67, ABSTRACT NUMBER 791, SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED AS RECORDED IN DOCUMENT NO. 2016135291 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND THAT CERTAIN 148.70 ACRE TRACT OF LAND OUT OF THE ALEXANDER WALTER SURVEY NUMBER 67, ABSTRACT NUMBER 791, SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED AS RECORDED IN DOCUMENT NO. 2016135291 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 18.306 ACRES OF LAND IN ACCORDANCE WITH SECTION 212 OF THE LOCAL GOVERNMENT CODE AND WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS

"ENTRADA PHASE 3"

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 THE_____, DAY OF _____, 20___, A.D.

KEVIN PAPE, AUTHORIZED AGENT
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
13620 N FM 620,
BUILDING B, SUITE 150
AUSTIN, TEXAS 78759
PHONE: 512-531-1375
FAX: 512-230-8320

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KEVIN PAPE, AUTHORIZED AGENT, 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 _____ DAY OF _____, 20___, A.D.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF TRAVIS §

IN APPROVING THIS PLAT, 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 SUBDIVISIONS 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 TO COUNTY STANDARDS AND TO POST THE FISCAL TO SECURE SUCH CONSTRUCTION IS CONTINUING OBLIGATION BINDING ON 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 THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20___, A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE _____ DAY OF _____, 20___ A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: DEPUTY

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY 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, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE _____ DAY OF _____, 20___ A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: DEPUTY

THIS PROJECT IS LOCATED IN THE GILLELAND WATERSHED, CLASSIFIED AS SUBURBAN.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE 2-MILE ETJ OF THE CITY OF AUSTIN ON THIS THE ____DAY OF _____, 20___.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE LAND USE COMMISSION OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, THIS THE _____ DAY OF _____, 20___, A.D.

CHAIRPERSON

SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ACTING DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS. THIS THE _____ DAY OF _____, 20___.

DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

SHEET NO. 4 OF 5



Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 ♦ REG. # 10024900

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

ENTRADA PHASE 3

- GENERAL NOTES:
- ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED USING CITY OF AUSTIN URBAN STANDARDS AND WILL BE DEDICATED AS PUBLIC R.O.W. AT FINAL PLATTING.
 - NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
 - THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
 - PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING CONDITIONS.
 - NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 150 FEET (150') TO THE EDGE OF PAVEMENT OF AN INTERSECTING ARTERIAL STREET. TYPE I DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS OF WAY THAN 60 PERCENT OF PARCEL FRONTAGE OR 50 FEET, WHICHEVER IS LESS. DRIVEWAY ACCESS IS PROHIBITED TO SIDE STREETS OF CORNER LOTS.
 - EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PER THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
 - THIS SUBDIVISION IS SUBJECT TO THE CCR'S FOUND IN DOCUMENT NUMBER 2018187175 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
 - PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF SCHWARTZ LANE, CARPATHAN COVE, TREYVON COURT, NINI COVE, AND KOTI WAY. 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.
 - AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH TITLE 30-5, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
 - THE OWNER/DEVELOPER OF THIS SUBDIVISION 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 TITLE 30-5 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
 - THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL 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.
 - NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
 - ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS OR HER ASSIGNS.
 - 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 LDC TITLE 30-5-211.
 - THIS SUBDIVISION IS IN THE 2 MILE ETJ OF THE CITY OF AUSTIN.
 - TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO THE SITE DEVELOPMENT.
 - THE MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN TITLE 30-5, THE ENVIRONMENTAL CRITERIA MANUAL AND OTHER ORDINANCES AND REGULATIONS OF THE CITY OF AUSTIN.
 - ALL 15' DRAINAGE EASEMENTS TO BE ENCLOSED CONDUIT.
 - PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
 - 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 R.O.W MAY ALSO REQUIRE A LICENSE AGREEMENT.
 - A 10 FOOT (10') P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL STREETS.
 - THE TWO YEAR PEAK FLOW CONTROL IS DETERMINED UNDER THE DRAINAGE CRITERIA MANUAL AND THE ENVIRONMENTAL CRITERIA MANUAL IS REQUIRED PURSUANT TO THE LAND DEVELOPMENT CODE SECTION 30-4-61.
 - LOT 25 BLOCK "L"; IS RESTRICTED TO NON-RESIDENTIAL USE AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION AND/OR HIS/HER ASSIGNS.
 - THERE SHALL BE NO RESIDENTIAL USE FOR ANY LOTS NOT INTENDED FOR RESIDENTIAL USE.
 - A MINIMUM OF TWO (2) OFF-STREET PARKING SPOTS IS REQUIRED FOR EACH SINGLE FAMILY RESIDENTIAL LOT IN THIS SUBDIVISION.
 - 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 RE-PLATTING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSES, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
 - THERE WILL BE NO DRIVEWAYS ON SLOPES GREATER THAN 15%.
 - ALL ACTIVITIES WITHIN THE CEF SETBACKS MUST COMPLY WITH SECTION 25-8-281(C)2). THIS SECTION STATES THAT THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION OTHER THAN WET POND CONSTRUCTION AND NECESSARY ROADWAY AND WASTEWATER LINE CROSSINGS IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
 - PER THE JUNE 15, 2021 SECOND AMENDED AND RE-STATEMENT ENTRADA SUBDIVISION PHASING AGREEMENT, THE DEVELOPER SHALL CONSTRUCT A SIGNAL AT HOWARD LANE AND IMMANUEL ROAD, WHICH WILL BE COMPLETE WITHIN 18 MONTHS OF THE DATE OF AGREEMENT.
 - PARKLAND DEDICATION HAS BEEN SATISFIED VIA PAYMENT OF A FEE IN-LIEU OF LAND TO TRAVIS COUNTY FOR 90 DWELLINGS.
 - 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. THE 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 TITLE 30-5 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
 - THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
 - ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.
 - BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
 - THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS:
WATER & WASTEWATER - CITY OF AUSTIN
ELECTRIC - AUSTIN ENERGY
GAS - TEXAS GAS SERVICE
PHONE - SPECTRUM
CABLE - SPECTRUM
 - ACCESS IS RESTRICTED TO TREYVON COURT FOR BLOCK "Q", LOTS 58 AND 90, ACCESS IS RESTRICTED TO NINI COVE FOR BLOCK "Q", LOT 91 AND 98, ACCESS IS RESTRICTED TO SCHWARTZ LANE FOR BLOCK "Q", LOTS 49 AND 102, ACCESS IS RESTRICTED TO KOTI WAY FOR BLOCK "L", LOT 3, AND ACCESS IS RESTRICTED TO CARPATHAN WAY, BLOCK "Q", LOT 62.
 - THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE LOT AS SHOWN HEREON. A PORTION OF THE ADJACENT TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C-0290 J, TRAVIS COUNTY, TEXAS, DATED AUGUST 18, 2014, COMMUNITY # 481026.
 - 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 AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNERS EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
 - OWNER MAY NOT PLACE, ERECT, CONSTRUCT OR MAINTAIN WITHIN THE ELECTRIC TRANSMISSION EASEMENT:
 - ANY PERMANENT STRUCTURES, INCLUDING, BUT NOT LIMITED TO HABITABLE STRUCTURES SUCH AS HOMES, MOBILE HOMES, GARAGES, OR OFFICES,
 - ANY STRUCTURE OF ANY KIND IN SUCH PROXIMITY TO THE ELECTRIC TRANSMISSION OR DISTRIBUTION LINES, POLES, STRUCTURES, TOWERS, OR APPURTENANT FACILITIES AS WOULD CONSTITUTE A VIOLATION OF THE NATIONAL ELECTRIC SAFETY CODE IN EFFECT AT THE TIME THE STRUCTURE IS ERECTED, NOR
 - ANY STRUCTURES, INCLUDING BUT NOT LIMITED TO, FENCES, STORAGE SHEDS, DRAINAGE, FILTRATION OR DETENTION PONDS WHICH WOULD IMPAIR AUSTIN ENERGY'S ACCESS TO THE TRANSMISSION EASEMENTS OR ITS LINES, POLES, STRUCTURES, TOWERS OR APPURTENANT FACILITIES IN THE EASEMENTS.
 - 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 TRAVIS COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, BRENDAN P. McENTEE, 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, AUSTIN/TRAVIS COUNTY SUBDIVISION REGULATIONS, AS AMENDED, AND THAT THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS 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-0290J, TRAVIS COUNTY, TEXAS DATED AUGUST 18, 2014, COMMUNITY # 481026..

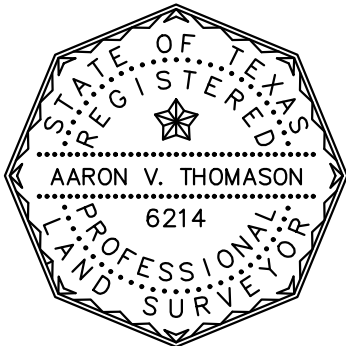
ENGINEERING BY: _____
BRENDAN P. McENTEE, P.E. NO. 96200 DATE _____
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



STATE OF TEXAS §
COUNTY OF TRAVIS §

I, AARON V. THOMASON, 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 1981 AS AMENDED, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SURVEYED BY: _____
AARON V. THOMASON, RPLS # 6214 DATE: _____
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
aaron@cdbgeng.com



SHEET NO. 5 OF 5



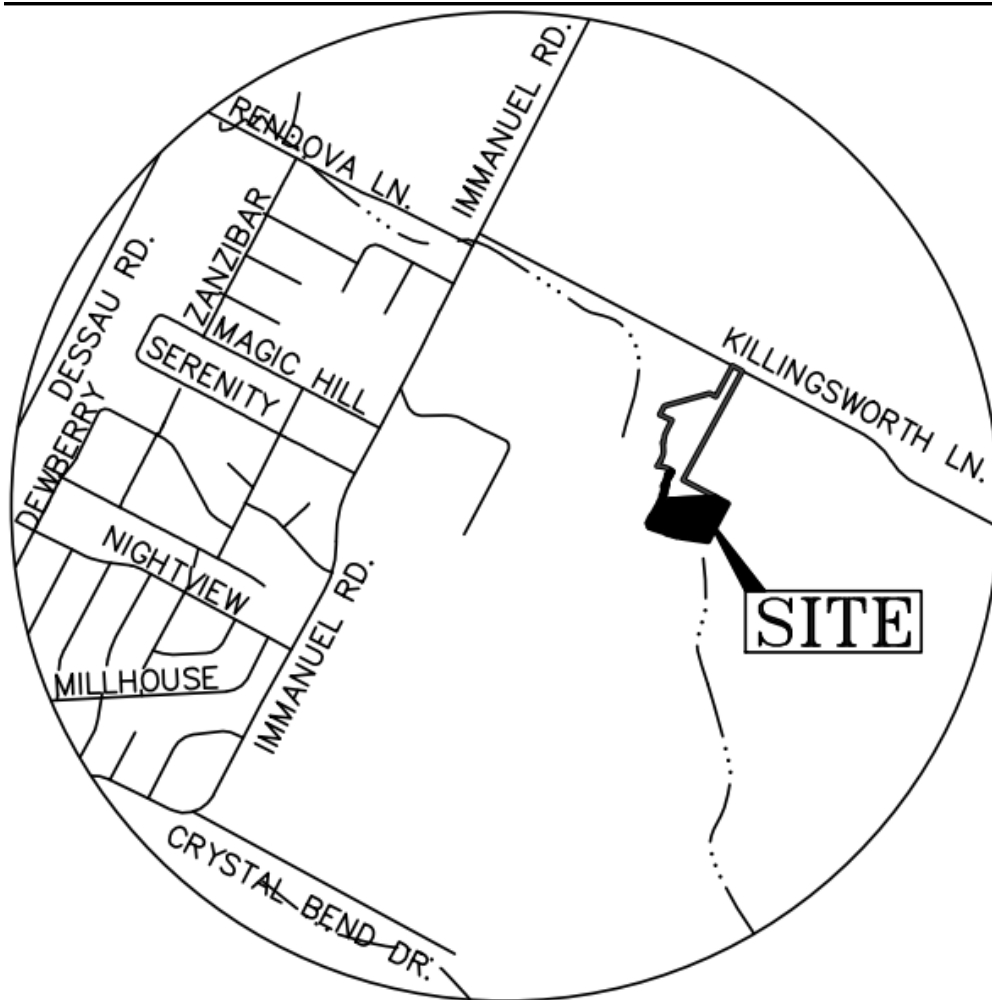
Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering
5501 West William Cannon
Phone No. (512) 280-5160

Surveying
Austin, Texas 78749
Fax No. (512) 280-5165

Entrada Phase 3 Location Map



LOCATION MAP
N.T.S.