

BOA GENERAL REVIEW COVERSHEET

CASE: C15-2022-0028

BOA DATE: April 11th, 2022

ADDRESS: 7125 & 7129 Dancing Wind Ln

COUNCIL DISTRICT: 2

OWNER: Lennar –Kevin Pape

AGENT: Michele Rogerson Lynch

ZONING: MF-2

LEGAL DESCRIPTION: LOT 4A BLK C STONEY RIDGE PHS C SEC 3 and LOT 4B BLK C STONEY RIDGE PHS C SEC 3

VARIANCE REQUEST: setback requirements to decrease the minimum front yard setback from 25 feet (required) to 20.5 feet

SUMMARY: erect Single-Family attached residential homes

ISSUES: properties located in the City of Austin's Limited Purpose jurisdiction and is subject to 30-2-233 per approved plat.

	ZONING	LAND USES
<i>Site</i>	MF-2	Multi-Family
<i>North</i>	MF-2	Multi-Family
<i>South</i>	MF-2	Multi-Family
<i>East</i>	MF-2	Multi-Family
<i>West</i>	MF-2	Multi-Family

NEIGHBORHOOD ORGANIZATIONS:

Austin Lost and Found Pets
 Del Valle Community Coalition
 Del Valle Independent School District
 Elroy Neighborhood Association
 Friends of Austin Neighborhoods
 Onion Creek HOA
 Sierra Club, Austin Regional Group



CITY OF AUSTIN

Development Services Department

Permitting & Development Center

Phone: 512.978.4000

6310 Wilhelmina Delco Dr, Austin, Texas 78752

Board of Adjustment General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. *If more space is required, please complete Section 6 as needed.* All information is required (if applicable).

For Office Use Only

Case # _____ ROW # _____ Tax # _____

Section 1: Applicant Statement

Street Address: 7125 and 7129 Dancing Wind

Subdivision Legal Description:

Stoney Ridge Phase C, Section 3 Subdivision

Lot(s): 4A and 4B

Block(s): Block C

Outlot: _____

Division: _____

Zoning District: MF-2 - Limited Purpose Jurisdiction

I/We Michele Rogerson Lynch on behalf of myself/ourselves as
authorized agent for Lennar affirm that on
Month March, Day Select, Year 2022, hereby apply for a hearing before the
Board of Adjustment for consideration to (select appropriate option below):

☐ Erect ☐ Attach ☐ Complete ☐ Remodel ☒ Maintain ☐ Other: _____

Type of Structure: Single Family Attached Residential

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

25-2-492 (Site Development Regulations) - MF-2 - 25 foot front yard setback. Seeking relief of 4.5 feet to allow a 20.5 foot front yard setback for an existing single family attached residential dwelling.

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

The property is located in the City's Limited Purpose Jurisdiction and is subject to both 25-2-492 for MF-2 site development regulations as well as 30-2-233 for single family attached use in the ETJ per approved plat. The plat is being partially vacated and replatted to remove the 30-2-233 setback restriction. The single family attached dwelling was nearing final construction as part of an entire subdivision when it was discovered that the structure was 4.5 feet into the 25 foot required setback.

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

The setback deviation is minor and is specific to this particular set of lots.

b) The hardship is not general to the area in which the property is located because:

The entire subdivision of 94 single family attached dwelling units and 47 lots is nearly completed and this is one of only two single family attached dwellings that will have slightly less than the 25 foot setback for MF-2 site development regulations.

Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

As noted above the subdivision is nearly completed and this is only one of two single family attached dwellings that will have a slight deviation from the MF-2 setback regulations that were discovered by the owner in the field. The modified setback will not materially alter the character of the area in comparison to adjacent dwelling units and does not conflict with any easements. The subdivision plat is also being revised to remove the conflicting Title 30 setback provision for single family attached dwellings.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: Michele Rogerson Lynch Digitally signed by Michele Rogerson Lynch
Date: 2022.03.01 20:16:27 -06'00' Date: 03/01/2022

Applicant Name (typed or printed): Michele Rogerson Lynch

Applicant Mailing Address: 221 West 6th Street, Suite 1300

City: Austin State: Texas Zip: 78701

Phone (will be public information): (512) 797-2129

Email (optional – will be public information): [REDACTED]

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: [Signature] Date: _____

Owner Name (typed or printed): Lennar - Kevin Pape

Owner Mailing Address: 13620 N FM 620 Bldg. B. Ste 150

City: Austin State: Texas Zip: 78717

Phone (will be public information): (512) 621-4167

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: Michele Rogerson Lynch - Metcalfe Wolff Stuart & Williams

Agent Mailing Address: 221 West 6th Street, Ste. 1300

City: Austin State: Texas Zip: 78701

Phone (will be public information): (512) 404-2251

Email (optional – will be public information): [REDACTED]

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

Lennar is the owner and builder of all subdivision lots. Lennar discovered in the field after the single family attached dwelling was constructed that there was a 4.5 foot encroachment into the 25 foot setback due to a survey error. The dwelling had already passed multiple inspections. The dwelling is also under contract to be sold. Pictures provided demonstrate that the minor

Additional Space (continued)

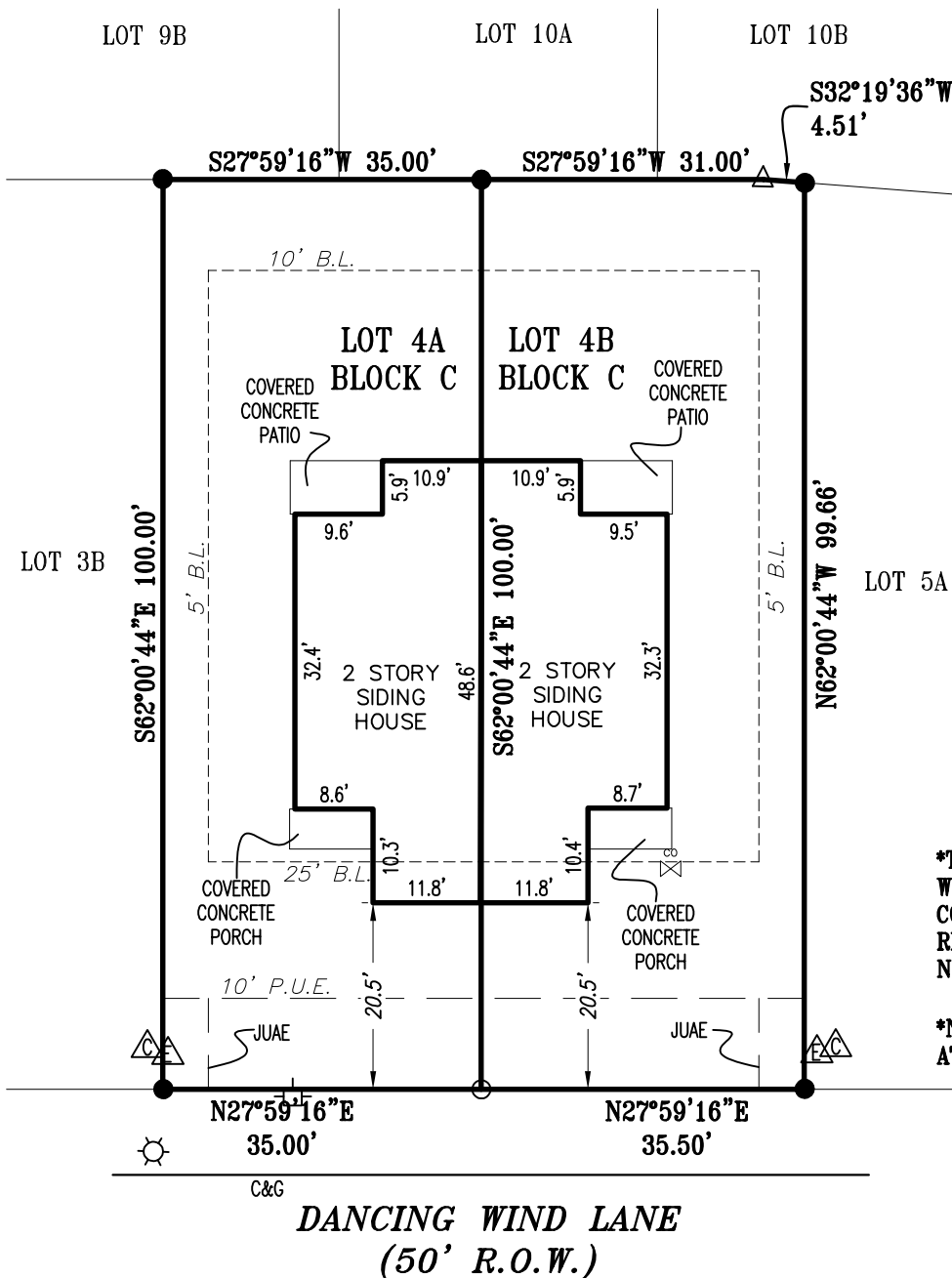
encroachment is minor in comparison to the adjacent dwelling units under construction. This is a unique and unfortunate circumstance for only two attached dwellings in the entire subdivision. Due to time constraints with the dwelling under contract, we respectfully request the minor deviation be allowed.

SAVE

SURVEY PLAT OF

Local Address: 7125/7129 DANCING WIND LANE, DEL VALLE, TX

Legal description: LOT 4A & 4B, BLOCK C, STONEY RIDGE PHASE C, SECTION 3 FINAL PLAT, a Subdivision located in Travis County, Texas, according to the map or plat thereof, recorded under County Clerk's File No. 201900187, Official Public Records, Travis County, Texas.



SCALE: 1" = 20'

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" CAPPED IRON ROD SET
- ⊗ CLEAN OUT
- WATER METER
- ⊙ LIGHT POLE
- △ CABLE PEDESTAL
- △ ELECTRIC PEDESTAL
- B.L. BUILDING LINE SETBACK
- P.U.E. PUBLIC UTILITY EASEMENT

***THIS TITLE SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE RESTRICTIONS, COVENANTS, OR EASEMENTS NOT SHOWN HEREON.**

***NO DRIVEWAY OR SIDEWALKS EXIST AT TIME OF SURVEY**

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

D-3/8



D-3/9



D-3/10



**REPLAT of STONEY RIDGE PHASE C, SECTION 3,
LOTS 4A AND 4B, BLOCK C
FINAL PLAT**

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.

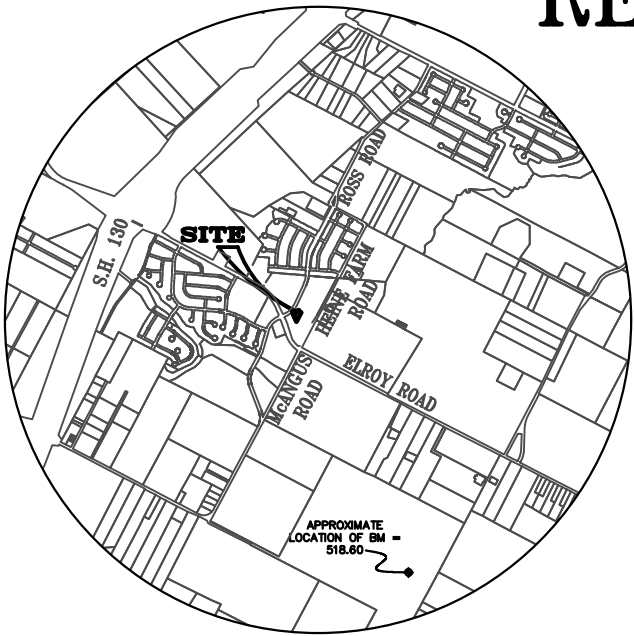
DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

SHEET NO. 1 OF 4

CASE# C8J-2016-0112.1A



REPLAT of STONEY RIDGE PHASE C, SECTION 3,
LOTS 4A AND 4B, BLOCK C
FINAL PLAT



VICINITY MAP
NOT TO SCALE

SCALE: 1" = 50'

DATE: FEBRUARY 28, 2022

OWNER:
KEVIN PAPE, AUTHORIZED AGENT
LENNAR HOMES OF TEXAS LAND AND
CONSTRUCTION, LTD.
12401 RESEARCH BLVD.
BUILDING 1, SUITE #300
AUSTIN, TEXAS 78759
PHONE:(512) 531-1351
FAX: (512) 230-8320

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

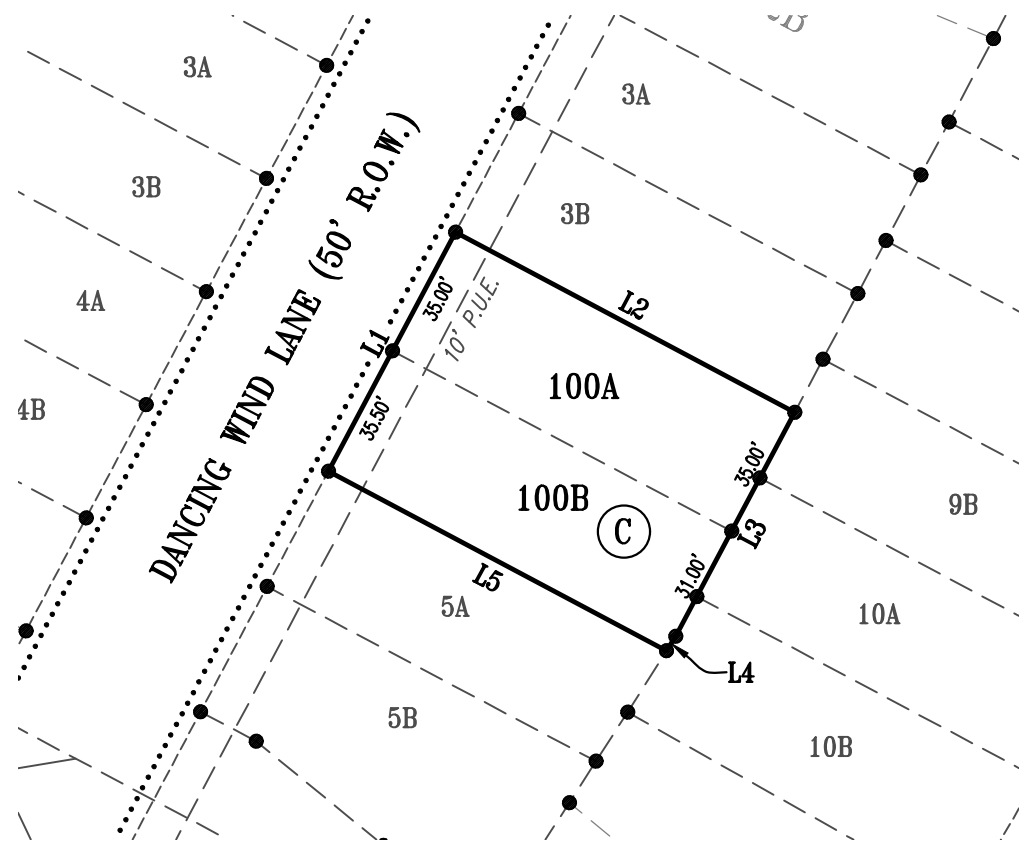
FEMA MAP NUMBER 48453C0620J
DATED: JANUARY 6, 2016

BENCH MARKS:

*X IN SQUARE CUT ON CENTER OF CONCRETE INLET,
N: 10,024,750.78,
E: 3,150,423.15,
ELEV.= 518.60'

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD
83, CENTRAL ZONE (4203),

TOTAL ACREAGE: 0.162 ACRES
SURVEY: NOEL M. BAIN SURVEY NO. 1, ABSTRACT NO. 61
TOTAL OF LOTS : 2
NO. OF SINGLE FAMILY LOTS: 2
NO. OF BLOCKS: 1



Line Table		
Line #	Length	Direction
L1	70.50	S27°59'16"W
L2	100.00	N62°00'44"W
L3	66.00	N27°59'16"E
L4	4.51	N32°19'36"E
L5	99.66	S62°00'44"E

LEGEND

- △ CALCULATED POINT
- CONCRETE MONUMENT
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" CAPPED IRON ROD SET (UNLESS OTHERWISE NOTED)
- ✱ COTTON SPINDLE FOUND
- D.E. DRAINAGE EASEMENT
- H.O.A. HOME OWNER ASSOCIATION
- P.U.E. PUBLIC UTILITY EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- W.L.E. WATER LINE EASEMENT
- R.O.W. RIGHT OF WAY
- A.E. JOINT ACCESS EASEMENT AND PEDESTRIAN EASEMENT
- B.L. BUILDING LINE
- AC. ACRES
- S.W. SIDEWALK EASEMENT
- ① BLOCK NUMBER
- 1 LOT NUMBER
- APPROX. SIDEWALK LOCATION
- - - - EASEMENT LINE

SHEET NO. 2 OF 4

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# C8J-2016-0112.1A

REPLAT of STONEY RIDGE PHASE C, SECTION 3,
LOTS 4A AND 4B, BLOCK C
FINAL PLAT

GENERAL NOTES:

1. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
2. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY 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.
3. DRIVEWAY LOCATIONS SHALL CONFORM TO CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL.
4. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO CITY OF AUSTIN LAND DEVELOPMENT CODE.
5. PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS INCLUDING: DANCING WIND LANE, SHORT LEAF PATH, RED SLEEVE WAY, RISING MOON LANE AND THE SUBDIVISION SIDE OF HEINE FARM ROAD; AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS ARE REQUIRED TO BE IN PLACE PRIOR TO THE LOTS 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.
6. 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
7. 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
8. THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
9. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS. 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 CITY OF AUSTIN (OR OTHER APPROPRIATE JURISDICTION) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
10. ALL ELECTRIC EASEMENTS MUST BE SHOWN ON ALL PLAN SHEETS, LEFT CLEAR FOR ELECTRIC USE AND MAINTENANCE ON A 24/7 BASIS IN PERPETUITY AND MAINTAIN NECESSARY CLEARANCES FROM ANY PROPOSED STRUCTURES, VEGETATION, ETC AT ALL TIMES. NECESSARY CLEARANCE INFORMATION (AE, OSHA, NESC & NEC) MAY BE FOUND IN AUSTIN ENERGY'S DESIGN CRITERIA MANUAL – SECTION 1.5.3.9. THE MANUAL IS AVAILABLE ON AUSTIN ENERGY'S WEBSITE UNDER CONTRACTORS / ELECTRIC SERVICE DESIGN & PLANNING
11. 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.
12. THE CITY'S ENVIRONMENTAL CRITERIA MANUAL (ECM) SECTIONS 2.4.1.D AND 2.4.2.C STATE, IN AREAS WHERE UTILITY LINES ARE PRESENT OR PROPOSED ONLY TREES FROM THE UTILITY COMPATIBLE SHADE TREES LIST (SEE APPENDIX F) SHALL BE PLANTED WITHIN: 30 TO 40 LATERAL FEET FROM ANY OVERHEAD TRANSMISSION CONDUCTOR, UNLESS A MORE RESTRICTIVE DEDICATED RIGHT-OF-WAY HAS BEEN ESTABLISHED. ALL TREES ARE PROHIBITED TO BE PLANTED WITHIN 25 FEET OF THE BASE OF TRANSMISSION STRUCTURES.
13. 24-HOUR ACCESS TO ELECTRIC FACILITIES SHALL BE MAINTAINED.
14. ANY TEMPORARY OR PERMANENT FENCE PREVENTING ACCESS TO THE EASEMENT, SHALL BE COORDINATED WITH AUSTIN ENERGY STAFF. AE STAFF SHALL INSTALL A LOCK ON THE GATE FOR ACCESS.
15. PROPERTY OWNER IS RESPONSIBLE FOR ANY DAMAGES TO CURBING, LANDSCAPING, WALLS, PAVING PLACED AROUND THE ELECTRIC TRANSMISSION STRUCTURES/POLES/LINES CAUSED BY AUSTIN ENERGY DURING MAINTENANCE AND REPAIRS.
16. OWNER MAY NOT 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 MATERIALLY IMPAIR AUSTIN ENERGY'S ACCESS TO THE TRANSMISSION EASEMENTS OR ITS LINES, POLES, STRUCTURES, TOWERS OR APPURTENANT FACILITIES IN THE EASEMENTS.
17. THE PROPERTY IN THIS SUBDIVISION IS SUBJECT TO THE AGREEMENT CONCERNING CREATION AND OPERATION OF THE MOORE'S CROSSING MUNICIPAL UTILITY DISTRICT (MUD CONSENT AGREEMENT) AND ANY AMENDMENTS PRIOR TO RECORDATION. PARKLAND REQUIREMENTS HAVE BEEN MET PER THE THIRD AMENDMENT TO THE MUD CONSENT AGREEMENT BY POSTING FISCAL SURETY FOR RECREATIONAL IMPROVEMENTS AT STONEY RIDGE PARK.
18. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THESE CONTROLS ARE SET IN PLACE IN THE STONEY RIDGE NORTH POND, CITY FILE # C83-04-0027.08, AND HAVE BEEN ACCEPTED BY THE MOORE'S CROSSING M.U.D. FOR MAINTENANCE.
19. 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 OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
20. CITY OF AUSTIN AND TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO SITE DEVELOPMENT.
21. A 10 FOOT (10') E.T.E. IS HEREBY DEDICATED ADJACENT TO ALL STREETS, EXCEPT HEINE FARM ROAD.
22. THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS:

WATER – CITY OF AUSTIN
WASTEWATER – CITY OF AUSTIN
ELECTRIC – AUSTIN ENERGY
GAS – TEXAS GAS
TELECOM – AT&T

23. DIRECT ACCESS TO ROSS ROAD AND HEINE FARM ROAD IS PROHIBITED FROM ANY SINGLE FAMILY LOT IN THIS SUBDIVISION.
24. LOTS 21, 22, AND 23 BLOCK "A"; LOTS 15 AND 16 BLOCK "B"; AND LOT 14 BLOCK "C" ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION AND/OR HIS/HER ASSIGNS AND RESTRICTED TO NON-RESIDENTIAL USES.
25. LOT 24 BLOCK "A" IS TO BE MAINTAINED BY THE MOORE'S CROSSING MUD.
26. A MINIMUM OF TWO OFF-STREET PARKING SPACES IS REQUIRED FOR EACH UNIT. THE DRIVEWAY MAY BE COUNTED AS ONE OF THE TWO SPACES REQUIRED FOR EACH UNIT. FOR ANY LOT WITH 6 OR MORE BEDROOMS, THE MINIMUM PARKING REQUIREMENT IS ONE SPACE PER BEDROOM.
27. NO TREES ARE PERMITTED WITHIN EXISTING ELECTRIC, GAS AND WASTEWATER EASEMENTS.
28. 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 THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. 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.
29. THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE AUSTIN WATER UTILITY.
30. THIS SUBDIVISION WILL BE SINGLE FAMILY "ATTACHED" RESIDENTIAL AND IS SUBJECT TO 30-2-233. IMPERVIOUS COVER FOR EACH RESIDENTIAL LOT WILL BE CALCULATED IN THE FOLLOWING MANNER [(TOTAL SITE AREA IN SQUARE FEET)-AMENITY LOT AREA IN SQUARE FEET)] x 45%]] = TOTAL IMPERVIOUS COVER ALLOWED. [(TOTAL IMPERVIOUS COVER IN SQUARE FEET – STREET PAVEMENT AREA IN SQUARE FEET)/94] TO ARRIVE AT THE TOTAL ALLOWED IMPERVIOUS COVER FOR EACH INDIVIDUAL RESIDENTIAL LOT.
31. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AS RECORDED IN DOCUMENT NO. 2019113804, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
32. CORNER LOTS 20B & 23, BLOCK "A"; LOTS 1A, 11B & 15, BLOCK "B"; LOTS 1A, 6A, & 13B, BLOCK "C" ACCESS IS RESTRICTED TO ONLY ONE STREET.
33. 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 OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
34. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
35. DEVELOPMENT OF THESE LOTS SHALL COMPLY WITH REQUIREMENTS OF THE AIRPORT HAZARD AND COMPATIBLE LAND USE REGULATIONS, (CHAPTER 25-13) AS AMENDED.
36. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM CITY OF AUSTIN AND TRAVIS COUNTY.
37. THE SINGLE FAMILY ATTACHED RESIDENTIAL (SFAR) LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO A JOINT USE DRIVEWAY ACCESS EASEMENT (JUAE). THE OWNERS OF AN A/B LOT PAIRING SHALL MAINTAIN THE JUAE DRIVEWAY IN ACCORDANCE WITH TRAVIS COUNTY STANDARDS AND THE RESTRICTIVE COVENANTS AND CONDITIONS RECORDED IN DOC # 2019113804, AND ANY RELATED RULES THAT MAY BE ESTABLISHED BY THE HOME OWNERS ASSOCIATION (HOA) OR REGULATORY AUTHORITIES ADDRESSING DESIGN, MATERIAL, MAINTENANCE, DRIVEWAY REPAIRS AND MODIFICATIONS SHALL BE IN ACCORDANCE WITH THE ESTABLISHED REGULATIONS AND WITHIN THE JOINT USE ACCESS EASEMENT. TRAVIS COUNTY, THE CITY OF AUSTIN, THE STONEY RIDGE C-3 HOA OR THE ADJOINED LOT OWNER MAY ENFORCE THE OWNERS RESPONSIBILITY TO COMPLY WITH ESTABLISHED STANDARDS.
38. ALL JOINT USE ACCESS EASEMENTS ARE TO BE MAINTAINED AND/OR REPAIRED BY THE INDIVIDUAL HOMEOWNER'S SHARING THE EASEMENT. THE COSTS ASSOCIATED WITH THE MAINTENANCE AND REPAIR OF THE JOINT USE ACCESS DRIVEWAY SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER'S USING THE ACCESS AND SHARED EQUALLY BETWEEN THE PARTIES. NO OBSTRUCTIONS, STRUCTURES, FENCES OR ANY OTHER MATERIAL THAT MAY IMPAIR THE JOINT USE ACCESS EASEMENT FROM FUNCTIONING AS DESIGNED.
39. 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 OF EXISTING CONDITIONS VIA AN EXISTING WET DETENTION POND (STONEY RIDGE NORTH POND) (C8J-04-0027.08) PERMIT NUMBER (04-1062)
40. ALL 15 FOOT DRAINAGE EASEMENT TO BE ENCLOSED CONDUIT.
41. THE JOINT USE ACCESS EASEMENTS FOR THE SFAR LOTS IN THIS SUBDIVISION ARE DEFINED AND RECORDED IN DOCUMENT NUMBER 2019113804 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

COMMISSIONERS' COURT RESOLUTION:

- 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 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 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.

SHEET NO. 3 OF 4

CASE# C8J-2016-0112.1A

J:\Autocad 2004 Land Projects\4736\SURVEY\REPLAT LOTS 4A AND 4B, BLOCK C



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

REPLAT of STONEY RIDGE PHASE C, SECTION 3,
LOTS 4A AND 4B, BLOCK C
FINAL PLAT

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF 0.169 ACRES OF LAND OUT OF THE NOEL M. BAIN SURVEY NO. 1, ABSTRACT NO. 61, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., IN DOCUMENT NO. 2018074013 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DOES HEREBY REPLAT 0.169 ACRES OF LAND IN ACCORDANCE WITH CHAPTERS 212 OF THE TEXAS LOCAL GOVERNMENT CODE AND WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

”REPLAT OF STONEY RIDGE PHASE C SECTION 3, LOTS 4A AND 4B, BLOCK C, FINAL PLAT”

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.

BY: LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION, ITS GENERAL PARTNER.

KEVIN PAPE, AUTHORIZED AGENT
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
12401 RESEARCH BLVD., BUILDING 1, SUITE 300
(512)–531–1375

STATE OF TEXAS §
COUNTY OF TRAVIS §

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS ____ DAY OF _____, 20____, TO CERTIFY WHICH WITNESS MY HAND AND OFFICIAL SEAL.

_____, NOTARY PUBLIC

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE LIMITED PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE ____ DAY OF _____, 20____.

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

DENISE LUCAS, ACTING DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

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

FEYEZ KAZI, CHAIRPERSON

YVETTE FLORES, SECRETARY

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEARBLY 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 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

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

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 ____ DAY OF _____, 20____, A.D., AT ____ O’CLOCK ____M., AND DULY RECORDED ON THE ____ DAY OF _____, 20____, A.D., AT ____ O’CLOCK ____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE ____ DAY OF _____, 20____ A.D.

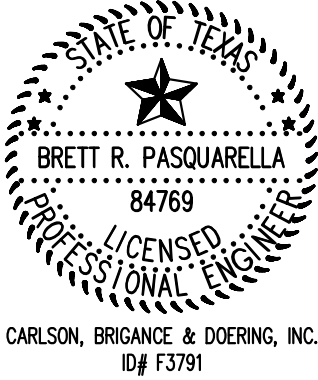
DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

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 CHAPTER 30 OF THE AUSTIN CITY CODE, OF 2002, AS AMENDED. NO PORTION OF THIS TRACT LIES WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL INSURANCE RATE MAP PANEL NO. 48453C0620J, DATED JANUARY 6, 2016, FOR TRAVIS COUNTY, TEXAS. THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON.

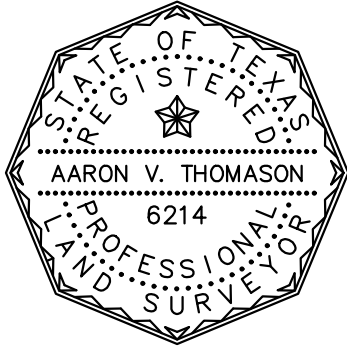
ENGINEERING BY: _____ DATE _____
BRETT R. PASQUARELLA, P.E. NO. 84769
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



STATE OF TEXAS §
COUNTY OF TRAVIS §

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 30 OF THE AUSTIN CITY CODE, OF 2002 AS AMENDED, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SURVEYED BY: _____ DATE: _____
AARON V. THOMASON, R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



SHEET NO. 4 OF 4

CASE# C8J–2016–0112.1A

J:\Autocad 2004 Land Projects\4736\SURVEY\REPLAT LOTS 4A AND 4B, BLOCK C



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

**VACATION of STONEY RIDGE PHASE C, SECTION 3,
LOTS 4A AND 4B, BLOCK C
FINAL PLAT**

**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.

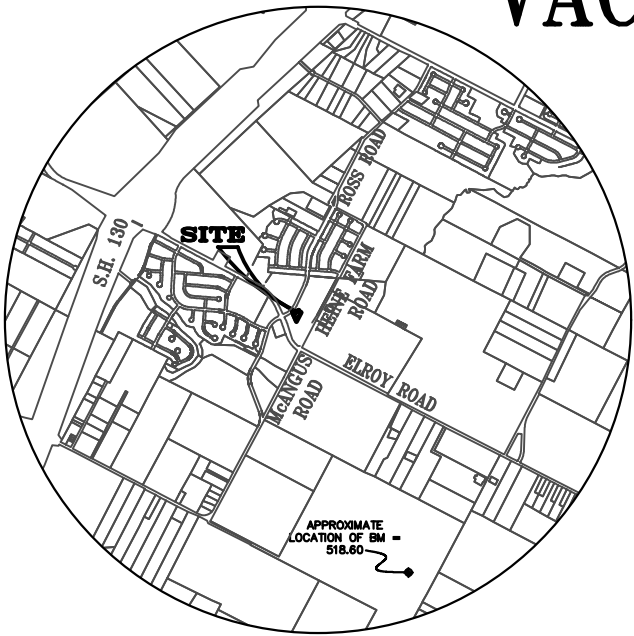
DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

SHEET NO. 1 OF 4

CASE# C8J-2016-0112.1A



VACATION of STONEY RIDGE PHASE C, SECTION 3,
LOTS 4A AND 4B, BLOCK C
FINAL PLAT



VICINITY MAP
NOT TO SCALE

SCALE: 1" = 50'

DATE: FEBRUARY 28, 2022

OWNER:
KEVIN PAPE, AUTHORIZED AGENT
LENNAR HOMES OF TEXAS LAND AND
CONSTRUCTION, LTD.
12401 RESEARCH BLVD.
BUILDING 1, SUITE #300
AUSTIN, TEXAS 78759
PHONE:(512) 531-1351
FAX: (512) 230-8320

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

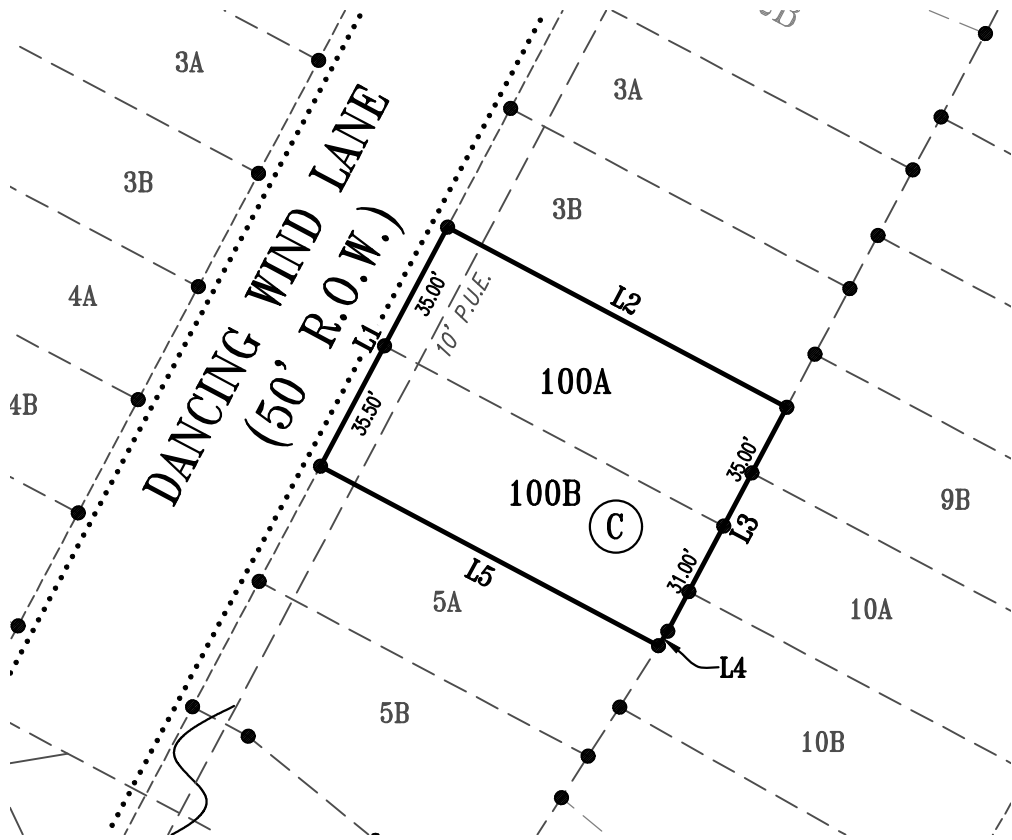
FEMA MAP NUMBER 48453C0620J
DATED: JANUARY 6, 2016

BENCH MARKS:

*X IN SQUARE CUT ON CENTER OF CONCRETE INLET,
N: 10,024,750.78,
E: 3,150,423.15,
ELEV.= 518.60'

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD
83, CENTRAL ZONE (4203),

TOTAL ACREAGE: 0.162 ACRES
SURVEY: NOEL M. BAIN SURVEY NO. 1, ABSTRACT NO. 61
TOTAL OF LOTS : 2
NO. OF SINGLE FAMILY LOTS: 2
NO. OF BLOCKS: 1



Line Table		
Line #	Length	Direction
L1	70.50	S27°59'16"W
L2	100.00	N62°00'44"W
L3	66.00	N27°59'16"E
L4	4.51	N32°19'36"E
L5	99.66	S62°00'44"E

LEGEND

- △ CALCULATED POINT
- CONCRETE MONUMENT
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" CAPPED IRON ROD SET (UNLESS OTHERWISE NOTED)
- ✱ COTTON SPINDLE FOUND
- D.E. DRAINAGE EASEMENT
- H.O.A. HOME OWNER ASSOCIATION
- P.U.E. PUBLIC UTILITY EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- W.L.E. WATER LINE EASEMENT
- R.O.W. RIGHT OF WAY
- A.E. JOINT ACCESS EASEMENT AND PEDESTRIAN EASEMENT
- B.L. BUILDING LINE
- AC. ACRES
- S.W. SIDEWALK EASEMENT
- ① BLOCK NUMBER
- 1 LOT NUMBER
- APPROX. SIDEWALK LOCATION
- - - - EASEMENT LINE

SHEET NO. 2 OF 4

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# C8J-2016-0112.1A

J:\Autocad 2004 Land Projects\4736\SURVEY\VACATE LOTS 4A AND 4B, BLOCK C

VACATION of STONEY RIDGE PHASE C, SECTION 3,
LOTS 4A AND 4B, BLOCK C
FINAL PLAT

GENERAL NOTES:

1. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
2. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY 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.
3. DRIVEWAY LOCATIONS SHALL CONFORM TO CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL.
4. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO CITY OF AUSTIN LAND DEVELOPMENT CODE.
5. PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS INCLUDING: DANCING WIND LANE, SHORT LEAF PATH, RED SLEEVE WAY, RISING MOON LANE AND THE SUBDIVISION SIDE OF HEINE FARM ROAD; AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS ARE REQUIRED TO BE IN PLACE PRIOR TO THE LOTS 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.
6. 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
7. 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
8. THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
9. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS. 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 CITY OF AUSTIN (OR OTHER APPROPRIATE JURISDICTION) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
10. ALL ELECTRIC EASEMENTS MUST BE SHOWN ON ALL PLAN SHEETS, LEFT CLEAR FOR ELECTRIC USE AND MAINTENANCE ON A 24/7 BASIS IN PERPETUITY AND MAINTAIN NECESSARY CLEARANCES FROM ANY PROPOSED STRUCTURES, VEGETATION, ETC AT ALL TIMES. NECESSARY CLEARANCE INFORMATION (AE, OSHA, NESC & NEC) MAY BE FOUND IN AUSTIN ENERGY'S DESIGN CRITERIA MANUAL – SECTION 1.5.3.9. THE MANUAL IS AVAILABLE ON AUSTIN ENERGY'S WEBSITE UNDER CONTRACTORS / ELECTRIC SERVICE DESIGN & PLANNING
11. 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.
12. THE CITY'S ENVIRONMENTAL CRITERIA MANUAL (ECM) SECTIONS 2.4.1.D AND 2.4.2.C STATE, IN AREAS WHERE UTILITY LINES ARE PRESENT OR PROPOSED ONLY TREES FROM THE UTILITY COMPATIBLE SHADE TREES LIST (SEE APPENDIX F) SHALL BE PLANTED WITHIN: 30 TO 40 LATERAL FEET FROM ANY OVERHEAD TRANSMISSION CONDUCTOR, UNLESS A MORE RESTRICTIVE DEDICATED RIGHT-OF-WAY HAS BEEN ESTABLISHED. ALL TREES ARE PROHIBITED TO BE PLANTED WITHIN 25 FEET OF THE BASE OF TRANSMISSION STRUCTURES.
13. 24-HOUR ACCESS TO ELECTRIC FACILITIES SHALL BE MAINTAINED.
14. ANY TEMPORARY OR PERMANENT FENCE PREVENTING ACCESS TO THE EASEMENT, SHALL BE COORDINATED WITH AUSTIN ENERGY STAFF. AE STAFF SHALL INSTALL A LOCK ON THE GATE FOR ACCESS.
15. PROPERTY OWNER IS RESPONSIBLE FOR ANY DAMAGES TO CURBING, LANDSCAPING, WALLS, PAVING PLACED AROUND THE ELECTRIC TRANSMISSION STRUCTURES/POLES/LINES CAUSED BY AUSTIN ENERGY DURING MAINTENANCE AND REPAIRS.
16. OWNER MAY NOT 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 MATERIALLY IMPAIR AUSTIN ENERGY'S ACCESS TO THE TRANSMISSION EASEMENTS OR ITS LINES, POLES, STRUCTURES, TOWERS OR APPURTENANT FACILITIES IN THE EASEMENTS.
17. THE PROPERTY IN THIS SUBDIVISION IS SUBJECT TO THE AGREEMENT CONCERNING CREATION AND OPERATION OF THE MOORE'S CROSSING MUNICIPAL UTILITY DISTRICT (MUD CONSENT AGREEMENT) AND ANY AMENDMENTS PRIOR TO RECORDATION. PARKLAND REQUIREMENTS HAVE BEEN MET PER THE THIRD AMENDMENT TO THE MUD CONSENT AGREEMENT BY POSTING FISCAL SURETY FOR RECREATIONAL IMPROVEMENTS AT STONEY RIDGE PARK.
18. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THESE CONTROLS ARE SET IN PLACE IN THE STONEY RIDGE NORTH POND, CITY FILE # C83-04-0027.08, AND HAVE BEEN ACCEPTED BY THE MOORE'S CROSSING M.U.D. FOR MAINTENANCE.
19. 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 OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
20. CITY OF AUSTIN AND TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO SITE DEVELOPMENT.
21. A 10 FOOT (10') E.T.E. IS HEREBY DEDICATED ADJACENT TO ALL STREETS, EXCEPT HEINE FARM ROAD.
22. THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS:

WATER – CITY OF AUSTIN
WASTEWATER – CITY OF AUSTIN
ELECTRIC – AUSTIN ENERGY
GAS – TEXAS GAS
TELECOM – AT&T

23. DIRECT ACCESS TO ROSS ROAD AND HEINE FARM ROAD IS PROHIBITED FROM ANY SINGLE FAMILY LOT IN THIS SUBDIVISION.
24. LOTS 21, 22, AND 23 BLOCK "A"; LOTS 15 AND 16 BLOCK "B"; AND LOT 14 BLOCK "C" ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION AND/OR HIS/HER ASSIGNS AND RESTRICTED TO NON-RESIDENTIAL USES.
25. LOT 24 BLOCK "A" IS TO BE MAINTAINED BY THE MOORE'S CROSSING MUD.
26. A MINIMUM OF TWO OFF-STREET PARKING SPACES IS REQUIRED FOR EACH UNIT. THE DRIVEWAY MAY BE COUNTED AS ONE OF THE TWO SPACES REQUIRED FOR EACH UNIT. FOR ANY LOT WITH 6 OR MORE BEDROOMS, THE MINIMUM PARKING REQUIREMENT IS ONE SPACE PER BEDROOM.
27. NO TREES ARE PERMITTED WITHIN EXISTING ELECTRIC, GAS AND WASTEWATER EASEMENTS.
28. 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 THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. 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.
29. THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE AUSTIN WATER UTILITY.
30. THIS SUBDIVISION WILL BE SINGLE FAMILY "ATTACHED" RESIDENTIAL AND IS SUBJECT TO 30-2-233. IMPERVIOUS COVER FOR EACH RESIDENTIAL LOT WILL BE CALCULATED IN THE FOLLOWING MANNER [(TOTAL SITE AREA IN SQUARE FEET)-AMENITY LOT AREA IN SQUARE FEET)] x 45%]] = TOTAL IMPERVIOUS COVER ALLOWED. [(TOTAL IMPERVIOUS COVER IN SQUARE FEET – STREET PAVEMENT AREA IN SQUARE FEET)/94] TO ARRIVE AT THE TOTAL ALLOWED IMPERVIOUS COVER FOR EACH INDIVIDUAL RESIDENTIAL LOT.
31. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AS RECORDED IN DOCUMENT NO. 2019113804, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
32. CORNER LOTS 20B & 23, BLOCK "A"; LOTS 1A, 11B & 15, BLOCK "B"; LOTS 1A, 6A, & 13B, BLOCK "C" ACCESS IS RESTRICTED TO ONLY ONE STREET.
33. 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 OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
34. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
35. DEVELOPMENT OF THESE LOTS SHALL COMPLY WITH REQUIREMENTS OF THE AIRPORT HAZARD AND COMPATIBLE LAND USE REGULATIONS, (CHAPTER 25-13) AS AMENDED.
36. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM CITY OF AUSTIN AND TRAVIS COUNTY.
37. THE SINGLE FAMILY ATTACHED RESIDENTIAL (SFAR) LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO A JOINT USE DRIVEWAY ACCESS EASEMENT (JUAE). THE OWNERS OF AN A/B LOT PAIRING SHALL MAINTAIN THE JUAE DRIVEWAY IN ACCORDANCE WITH TRAVIS COUNTY STANDARDS AND THE RESTRICTIVE COVENANTS AND CONDITIONS RECORDED IN DOC # 2019113804, AND ANY RELATED RULES THAT MAY BE ESTABLISHED BY THE HOME OWNERS ASSOCIATION (HOA) OR REGULATORY AUTHORITIES ADDRESSING DESIGN, MATERIAL, MAINTENANCE, DRIVEWAY REPAIRS AND MODIFICATIONS SHALL BE IN ACCORDANCE WITH THE ESTABLISHED REGULATIONS AND WITHIN THE JOINT USE ACCESS EASEMENT. TRAVIS COUNTY, THE CITY OF AUSTIN, THE STONEY RIDGE C-3 HOA OR THE ADJOINED LOT OWNER MAY ENFORCE THE OWNERS RESPONSIBILITY TO COMPLY WITH ESTABLISHED STANDARDS.
38. ALL JOINT USE ACCESS EASEMENTS ARE TO BE MAINTAINED AND/OR REPAIRED BY THE INDIVIDUAL HOMEOWNER'S SHARING THE EASEMENT. THE COSTS ASSOCIATED WITH THE MAINTENANCE AND REPAIR OF THE JOINT USE ACCESS DRIVEWAY SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER'S USING THE ACCESS AND SHARED EQUALLY BETWEEN THE PARTIES. NO OBSTRUCTIONS, STRUCTURES, FENCES OR ANY OTHER MATERIAL THAT MAY IMPAIR THE JOINT USE ACCESS EASEMENT FROM FUNCTIONING AS DESIGNED.
39. 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 OF EXISTING CONDITIONS VIA AN EXISTING WET DETENTION POND (STONEY RIDGE NORTH POND) (C8J-04-0027.08) PERMIT NUMBER (04-1062)
40. ALL 15 FOOT DRAINAGE EASEMENT TO BE ENCLOSED CONDUIT.
41. THE JOINT USE ACCESS EASEMENTS FOR THE SFAR LOTS IN THIS SUBDIVISION ARE DEFINED AND RECORDED IN DOCUMENT NUMBER 2019113804 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

COMMISSIONERS' COURT RESOLUTION:

- 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 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 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.

SHEET NO. 3 OF 4

CASE# C8J-2016-0112.1A

J:\Autocad 2004 Land Projects\4736\SURVEY\VACATE LOTS 4A AND 4B, BLOCK C



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

VACATION of STONEY RIDGE PHASE C, SECTION 3,
LOTS 4A AND 4B, BLOCK C
FINAL PLAT

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF 0.169 ACRES OF LAND OUT OF THE NOEL M. BAIN SURVEY NO. 1, ABSTRACT NO. 61, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., IN DOCUMENT NO. 2018074013 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DOES HEREBY VACATE 0.169 ACRES OF LAND IN ACCORDANCE WITH CHAPTERS 212 OF THE TEXAS LOCAL GOVERNMENT CODE AND WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

"VACATION OF STONEY RIDGE PHASE C SECTION 3, LOTS 4A AND 4B, BLOCK C, FINAL PLAT"

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.

BY: LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION, ITS GENERAL PARTNER.

KEVIN PAPE, AUTHORIZED AGENT
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
12401 RESEARCH BLVD., BUILDING 1, SUITE 300
(512)-531-1375

STATE OF TEXAS §
COUNTY OF TRAVIS §

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS ____ DAY OF _____, 20____, TO CERTIFY WHICH WITNESS MY HAND AND OFFICIAL SEAL.

_____, NOTARY PUBLIC

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE LIMITED PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE ____ DAY OF _____, 20____.

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

DENISE LUCAS, ACTING DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

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

FEYEZ KAZI, CHAIRPERSON

YVETTE FLORES, SECRETARY

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEARBLY 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 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

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

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 ____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK ____M., AND DULY RECORDED ON THE ____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK ____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE ____ DAY OF _____, 20____ A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

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 CHAPTER 30 OF THE AUSTIN CITY CODE, OF 2002, AS AMENDED. NO PORTION OF THIS TRACT LIES WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL INSURANCE RATE MAP PANEL NO. 48453C0620J, DATED JANUARY 6, 2016, FOR TRAVIS COUNTY, TEXAS. THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON.

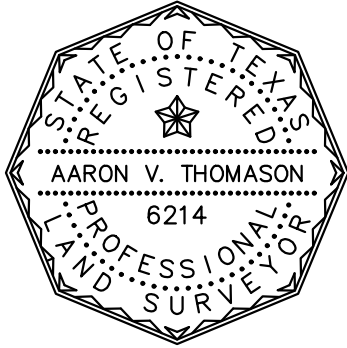
ENGINEERING BY: _____ DATE _____
BRETT R. PASQUARELLA, P.E. NO. 84769
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



STATE OF TEXAS §
COUNTY OF TRAVIS §

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 30 OF THE AUSTIN CITY CODE, OF 2002 AS AMENDED, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SURVEYED BY: _____ DATE: _____
AARON V. THOMASON, R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



SHEET NO. 4 OF 4

CASE# C8J-2016-0112.1A

J:\Autocad 2004 Land Projects\4736\SURVEY\VACATE LOTS 4A AND 4B, BLOCK C



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