

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2008.0168.01.1A

PC DATE: 5/10/2022

SUBDIVISION NAME: Entrada Phase 1 A Small Lot Subdivision

AREA: 55.789 acres

LOT(S): 172

OWNER/APPLICANT: AG Essential Housing Multi State 2, LLC. (Steven Benson)

AGENT: Carlson, Brigrance & Doering, Inc. (Brendan McEntee)

ADDRESS OF SUBDIVISION: Killingsworth Lane

GRIDS: Q-34, Q-35

COUNTY: Travis

WATERSHED: Gilleland Creek

JURISDICTION: 2-Mile
ETJ

EXISTING ZONING: N/A

MUD: N/A

PROPOSED LAND USE: Single Family, Water Quality and Drainage, Landscape,
Park, Greenbelt

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 1 A Small Lot Subdivision consisting of 172 lots on 55.789 acres. Water and wastewater will be provided by the City of Austin.

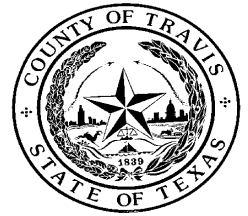
STAFF RECOMMENDATION: Staff recommends approval of the plat, subject to the conditions listed in the attached comment report. After the conditions are met, the plat will comply with City of Austin Land Development Code, Chapter 30-2-84(B). The conditions include AE notes, electric easements, a street name change, a lot label and plat note revisions. 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 May 10, 2022 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-2008-0168.01.1A
REVISION #: 00 UPDATE: U0
CASE MANAGER: Sarah Sumner PHONE #: 512-854-7687

PROJECT NAME: Entrada Phase I
LOCATION: IMMANUEL RD



SUBMITTAL DATE: April 11, 2022
REPORT DUE DATE: May 5, 2022
FINAL REPORT DATE: May 5, 2022

STAFF REPORT:

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 July 11, 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 4.0 copies of the plans and 4.0 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 : Cindy Edmond
Electric : Andrea Katz
Site Plan Plumbing : Juan Beltran
AW Utility Development Services : Bradley Barron

Travis Co. Transportation : Manny Durate
Environmental : Pamela Abee-Taulli
Flood Plain : Zach Kretsch
Water Quality : Kyle Virr
Travis Co. Subdivision : Sarah Sumner

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.

AW2. Per Utility Criteria Manual Section 2, §15-9, §30-2, §25-5, §25-9, and the Uniform Plumbing Code: Easements shown on the plat must be approved by Pipeline Engineering as to form, width, and type. Contact Roberto Chapa (or his designee) with AW Pipeline Engineering at Roberto.Chapa@austintexas.gov or (512)-972-0494 for review and approval of the wastewater easements as proposed. Additional plat notes may be required with the Pipeline Engineering review.

As an alternative, remove all proposed water and wastewater easements as they will be recorded by separate instrument during the construction plan or site plan review.

AW3. Per Utility Criteria Manual Section 2, §15-9, §30-2, §25-5, §25-9: Provide approval from AW Facility Engineering for location of proposed lift station. Contact Joannette Aird at Joannette.Aird@austintexas.gov or (512)972-0185.

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.

Electric Review - Andrea Katz - Andrea.Katz@austinenergy.com

EL 1. [LDC § 25-4-132 - EASEMENTS AND ALLEYS.](#)

(A) Easements for public utilities and drainage ways shall be retained in all subdivisions in the widths and locations determined necessary by the director. All easements shall be dedicated to public use for the named purpose and shall be aligned to minimize construction and future maintenance costs.

Source: § 13-2-421; Ord. 990225-70; Ord. 010607-8; Ord. 031211-11; Ord. 20131017-046

Fifteen (15') foot electric distribution, electric telecommunications, and electric fiber easement is required adjacent to Killingsworth Ln and Entrada Traquila Way. Show the easements on the face of the plat.

Ten (10') foot electric distribution, electric telecommunications, and electric fiber easement is required adjacent to all other ROWs. Show the easements on the face of the plat.

Change note 22 on sheet 7 to reflect changes.

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

AD1: This plat review is Rejected;

AD2: TIUS CT does not meet criteria, would be difficult to pronounce in emergency situation

AD3: E WELLS BRANCH PARKWAY should not include punctuation points or marks

NOTE1: Please submit a street name review in place of TIUS CT

§ 30-2-155

Flood Plain Review - Zach Kretsch - 512-974-3363

DATE REVIEWED: 3/27/2022
UPDATE # U0

General notes: This site lies south of Wells Branch Parkway just east of Dessau Road. There is a portion of the floodplain located on the lot. The lot is within Gilleland Creek watershed. **Please label the drainage easements appropriately on the lot. It is unclear what L55-L61 on sheet 3 of the final plat is a DE or not. Confirm during formal review.** Currently, the proposed floodplain is being reviewed with C8J-2008-0168.3B entrada phase 1 construction plans. The proposed floodplain has not been approved yet. If you wish to dedicate drainage easement to contain the pre-project floodplain on this plat, that is acceptable at this time. If you wish to contain the post-project floodplain on this plat, the easement will be pending approval until the proposed floodplain is approved with the case listed above. **Clearly state which floodplain/s you plan on containing and label the drainage easement accordingly.** Code reference 30-4-61 is regarding if you are only wanting to contain the post-project floodplain, in which it would be in compliance once the post-project floodplain is reviewed and approved with the construction plans listed above.

FP1: The site, as shown on the plan provided, is not in compliance with the following sections of the Land Development Code. Please correct your application to be in compliance with Code.

30-4-61 – Criteria for Approval of Development Applications

30-4-152 – Dedication of Easements and Rights-of-Way

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

Update: 0

PR 1: Parkland dedication is required per Section 30-2-213 of the City Code. Travis County is the nearest park provider, and Travis County will be the recipient of your parkland dedication

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: 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.

WQ2: 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 - Eric Brown - 512-978-1539

Wetland CEF correctly shown on plat and CEF note included as Note 30. No additional comments at this time.

Travis Co. Subdivision Review - Sarah Sumner - 512-854-7687

SUBDIVISION

1. Provide updated plat and current deed. 30-1-113
2. Revise the case number on each sheet: C8J-2008-0168.01.1A 30-1-113
3. Please remove the street centerline so the street names and ROW information is clearly visible. 30-1-113
4. Between Phase 3 and Phase 1 there are two lot 25s in Block L. There can be only one. 30-1-113
5. The boundary of Lot 42 Block L is different in Phase 1 and Phase 3 and it should be the same. 30-1-113
6. Please submit a current letter of commitment from each utility company (telephone, gas) serving the immediate area, indicating whether and when service will be available to all lots in the subdivision. 30-1-113
7. Please provide an original, signed Travis County Construction Agreement from the owner on the current deed. 30-1-113
8. All subdivision applications in Travis County must be forwarded to the Travis County Fire Marshal's office rather than to the local ESD for review. The Fire Marshal's office will determine if the local ESD has review authority of subdivisions and site plans and, if so, will forward the plans to the local ESD for review and comments. Please contact (512) 854-4621 or (fire.marshall@traviscountytexas.gov) as soon as possible to prevent delay of approval. Written documentation that the Travis County Fire Marshal's office or local ESD has reviewed and approved of the subdivision is a prerequisite for the application. 30-1-113
9. Please provide the location of the closest fire hydrants and any information about the fire flow and evacuation plans for this subdivision. 30-1-113
10. Please note parkland fees of \$83,407.62 must be satisfied prior to final plat approval. 30-2-214

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

Summary Letter

1. Under the General section, indicate the exact number of drainage/water Quality/greenbelt/landscape and sidewalk lots in the next submittal.
2. Under Section 2.0, indicate the limit on impervious cover allowed.
3. Under Section 5.0, indicate when the lift station will be constructed.

SHEET 2

4. Show the location of the ROW change from 70' wide to 60' wide.

5. In the street widths table, provide the total acres of ROW.

SHEET 4

6. There is no listing on sheet 2 under the summary of lots for Drainage Easement and Greenbelt.

SHEET 5

7. Add a Summary table by block for each lot in the next submittal and showing the acreage of each lot.

SHEET 7

8. On note # 4, add "or below" after "existing conditions".

9. On note # 9, indicate the width of the proposed sidewalks along with indicating it on the legend on Sheets 2-4.

10. On note # 24, Lot 33, Block J and Lot 18, Block I could not be located on sheets 2-4.

11. On note # 24, there is a typo after "Block I".

12. On the first note # 31, provide detailed information on the signal that is to be constructed.

13. After note # 31, the number restarts at Note #30.

Please provide on the next submittal a summary letter describing in detail how the comments were addressed. Also include in the letter if any sheets are deleted, combined or new sheets added in the submittal.

Site Plan Plumbing - Juan Beltran - 512-972-2095 juan.beltran2@austintexas.gov

Pursuant to compliance with Sections 307.1, 609.6, and 721.1 of the 2021 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.**

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

This project is vested to August 5, 2008.

PLAT NOTES [LDC 25-1, Article 4, Division 2]

EV 1 Remove note # 29 stating that there will be no driveways on slopes greater than 15%.

EV 2 Add the following note: *"Waterway setbacks as defined by the Land Development Code may be located on this property. Development is limited within waterway setbacks."* [LDC 30-5, Subchapter A, Article 7]

EV 3 Remove critical water quality zone and water quality transition zone buffers from the plat.

EV 4 This subdivision plan proposes single-family residential lot(s) on a slope with a gradient in excess of 15%. Provide 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 30-5, Subchapter A, Article 7; ECM 1.8.0, 1.11.0]

IMPERVIOUS COVER COMMENTS [LDC 25, Subchapter A, Articles 9 through 13; ECM Appendices Q1 and Q2]

EV 5 Provide Q1 and Q2 tables to demonstrate compliance with watershed impervious cover regulations in place on August 5, 2008. This plan has some lots that are smaller than 5750 sf and some that are larger.

- Either provide one Q2 table showing the allowable IC as 50%,
- Or provide two Q2 tables,
 - one for the area of lots that are less than 5750 sf in size and have an allowable IC limit of 55%, and

- a second for the area of lots that are greater than 5750 sf in size and are allowed 50% IC.

*Note: The Total Proposed Impervious Cover must equal the sum of the Impervious Cover Assumptions (next comment) and any other proposed impervious cover (e.g., stormwater pond access drives).

EV 6 Provide the following information adjacent to the Q2 table [LDC 30-5-64 Impervious Cover Assumptions]:

Lot size	Number of lots	Assumed IC per lot (SF)	Proposed IC (SF)
greater than 3 ac.		10,000	
greater than 1 ac. and no more than 3 ac.		7,000	
greater than 15,000 SF and no more than 1 ac.		5,000	
greater 10,000 SF and no more than 15,000 SF		3,500	
10,000 SF or less in size		2,500	
Total lots and proposed IC			
ROW impervious cover*			
Other impervious cover, such as stormwater pond access drives			
TOTAL			

CLASSIFIED WATERWAYS / CWQZ / WQTZ / FLOODPLAIN [LDC 30-5, Subchapter A]

Excerpts from Austin Code of Ordinances 2007-04-30:

ARTICLE 7: REQUIREMENTS IN ALL WATERSHEDS

§ 30-5-261 CRITICAL WATER QUALITY ZONE DEVELOPMENT.

(E) A utility line may cross a critical water quality zone. In the Barton Springs Zone, approval by the director is required for a utility line crossing

(F) Except in the Barton Springs Zone, detention basins and floodplain alterations are permitted in the critical water quality zone if the requirements of Chapter 25-7 (Drainage) and the other provisions of this subchapter are met.

ARTICLE 8: SUBURBAN

WATERSHED REQUIREMENTS

§ 30-5-393 WATER QUALITY TRANSITION ZONE.

(A) In a water quality transition zone, the impervious cover of the land area of a site may not exceed 30 percent. In determining land area, land in the 100 year floodplain is excluded.

(B) Water quality controls may be located in a water quality transition zone.

EV 7 Provide an exhibit demonstrating that the detention and water quality facilities comply with regulations and rules in place on August 5, 2008.

EV 8 Provide an exhibit showing all proposed utility line crossings of the CWQZ. The utility line and all associated maintenance access routes must be delineated to demonstrate compliance with regulations and rules for utilities within the CWQZ, per the code of 2008. [LDC 30-5, Subchapter A, Article 7; ECM 1.5.0]

SLOPES & GRADING [LDC 30-5, Article 7, Division 3, ECM 1.8.0, 1.11.0]

EV 9 This project may need to be resubmitted through Project Assessment. Provide a slope exhibit demonstrating compliance with regulations and rules for construction on slopes. [LDC 30-5, Subchapter A, Article 7; ECM 1.8.0, 1.11.0]

EV 10 This project may need to be resubmitted through Project Assessment. Provide a slope exhibit demonstrating compliance with regulations and rules for grading. [LDC 30-5, Article 7; ECM 1.8.0]

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

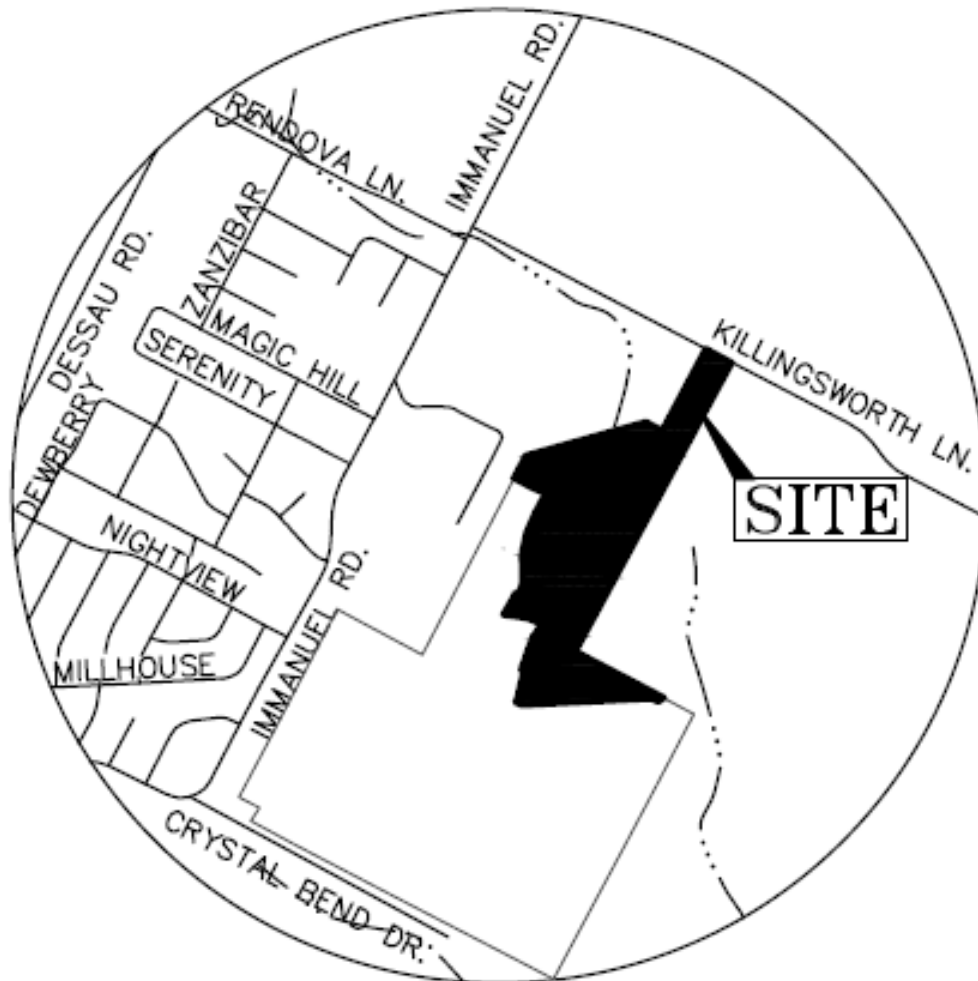
EV 11 Provide a conceptual erosion & sedimentation control plan along with the fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1. A conceptual ESC plan is necessary to assess the accuracy of the ESC fiscal estimate. ESC fiscal surety must be posted with the 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]
- 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]

End of report

Entrada Phase 1 Final Plat

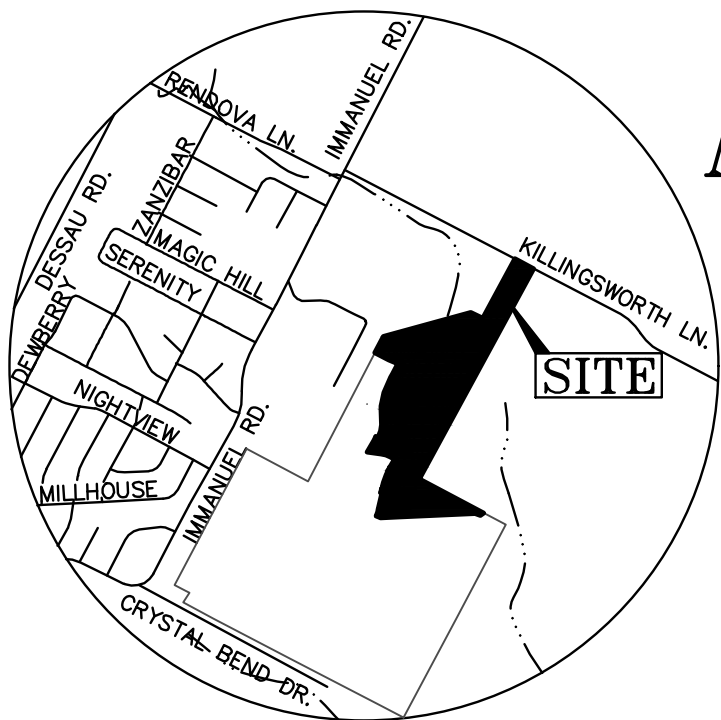
Location Map



LOCATION MAP
N.T.S.

ENTRADA PHASE 1

A SMALL LOT SUBDIVISION



LOCATION MAP
N.T.S.

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 7

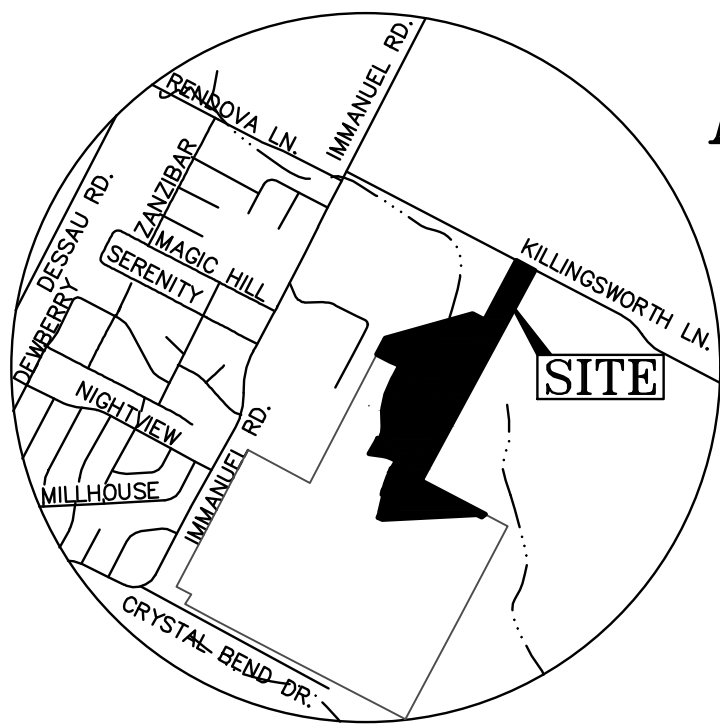


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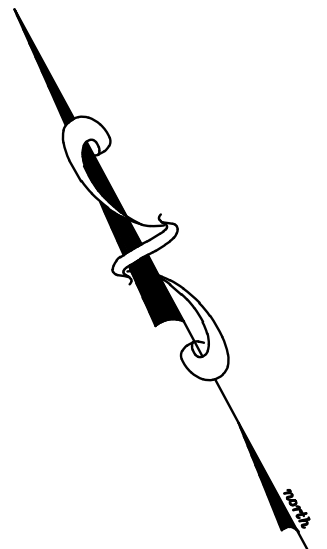
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ENTRADA PHASE 1

A SMALL LOT SUBDIVISION



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)
- CONCRETE MONUMENT SET
- ⊕ BENCHMARK
- L.S.E. LANDSCAPE EASEMENT
- S.W.E. SIDEWALK EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- D.E. DRAINAGE EASEMENT
- AC. ACRES
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
- 1 LOT NUMBER
- (A) BLOCK DESIGNATOR
- APPROX. SIDEWALK LOCATION
- - - - - CRITICAL WATER QUALITY ZONE (CWQZ)
- - - - - WATER QUALITY TRANSITION ZONE (WQTZ)
- - - - - 100 YEAR FEMA FLOODPLAIN
- - - - - 100 YEAR FULLY DEVELOPED FLOOD PLAIN
- - - - - CRITICAL ENVIRONMENTAL FEATURE SETBACK (CEF)
- WETLAND CEF

RIGHT-OF-WAY LINEAR FOOTAGE

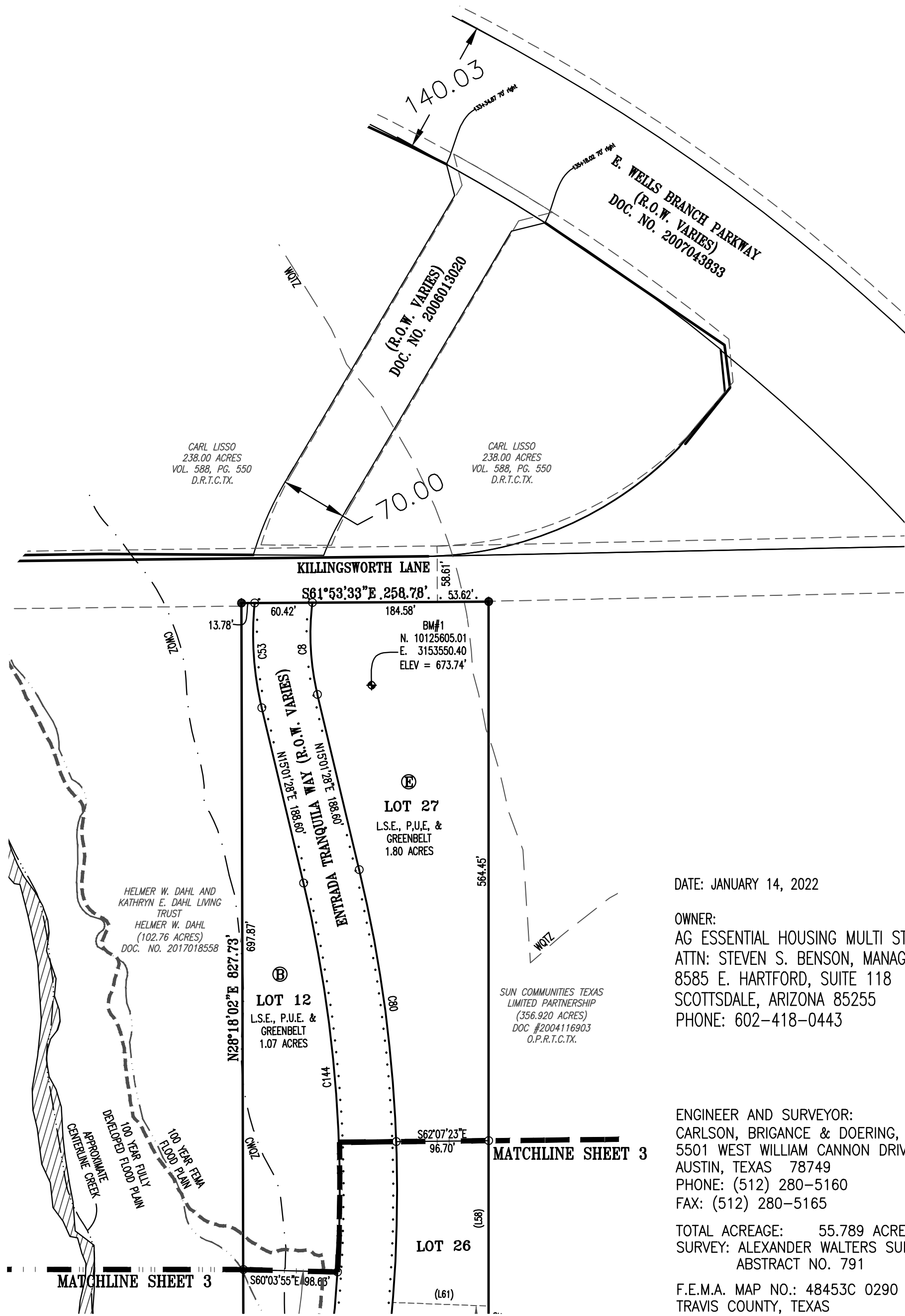
ENTRADA TRANQUILA WAY	60' ROW	3,700'
IMA PFLUGER ROAD	50' ROW	1,973'
LOVINGTON WAY	50' ROW	1,072'
AMADORA WAY	50' ROW	717'
BERN VINDO ROAD	50' ROW	518'
WITAMY COVE	50' ROW	448'
SHERIPOP LANE	50' ROW	363'
TREANNA COURT	50' ROW	275'
THUIS COURT	50' ROW	171'
TOTAL		9,237'

STREET WIDTHS

ENTRADA TRANQUILA WAY	40' FOC-FOC
IMA PFLUGER ROAD	30' FOC-FOC
LOVINGTON WAY	30' FOC-FOC
AMADORA WAY	30' FOC-FOC
BERN VINDO ROAD	30' FOC-FOC
WITAMY COVE	30' FOC-FOC
SHERIPOP LANE	30' FOC-FOC
TREANNA COURT	30' FOC-FOC
THUIS COURT	30' FOC-FOC

40' SINGLE FAMILY LOTS:	72
50' SINGLE FAMILY LOTS:	87
TOTAL SINGLE FAMILY LOTS:	159

SINGLE FAMILY LOTS:	159
L.S.E., S.W.E., & P.U.E. LOTS:	6
PRIVATE PARK LOTS:	1
WATER QUALITY, DRAINAGE EASEMENT, GREENBELT, PUBLIC UTILITY LOTS:	2
OPENSOURCE LOTS:	1
L.S.E., P.U.E. & GREENBELT LOTS:	2
D.E. LOTS:	1
BLOCKS:	9
TOTAL LOTS:	172



DATE: JANUARY 14, 2022

OWNER:
AG ESSENTIAL HOUSING MULTI STATE 2, LLC
ATTN: STEVEN S. BENSON, MANAGER
8585 E. HARTFORD, SUITE 118
SCOTTSDALE, ARIZONA 85255
PHONE: 602-418-0443

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: 55.789 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

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"
NAVD 88
ELEV=685.52'

SHEET NO. 2 OF 7 [®]

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

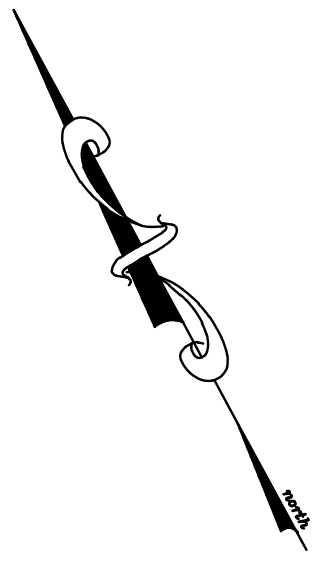
Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

C8J-2008-0168.01.1A

PATH-J: \4855\SURVEY\PLAT - PHASE 1.DWG

ENTRADA PHASE 1

A SMALL LOT SUBDIVISION



SCALE: 1" = 100'

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- CAPPED 1/2" IRON ROD SET (CBD-SETSTONE)
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- - - - CRITICAL ENVIRONMENTAL FEATURE SETBACK (CEF)
- WETLAND CEF

HELMER W. DAHL AND
KATHRYN E. DAHL LIVING
TRUST
HELMER W. DAHL
(102.76 ACRES)
DOC. NO. 2017018558

AG ESSENTIAL HOUSING
MULTI STATE 2, LLC
(241.152 ACRES)
DOCUMENT NO.
2021222320

PATRICIA F. WEISS
(7.01 ACRES)
DOC #2018001519
O.P.R.T.C.T.X.

ALEXANDER WALTERS SURVEY NO. 67,
ABSTRACT NO. 704

MATCHLINE SHEET 2

MATCHLINE SHEET 2

MATCHLINE
SHEET 4

SHEET NO. 3 OF 7

C8J-2008-0168.01.1A



Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

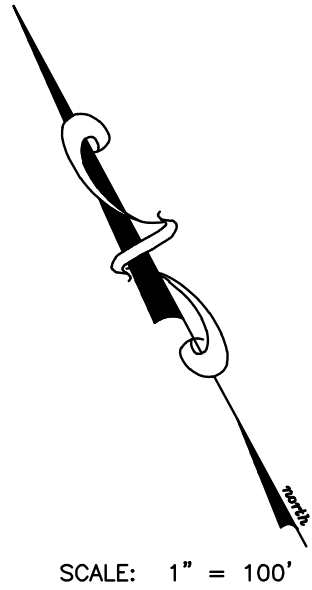
Civil Engineering
5501 West William Cannon
Phone No. (512) 280-5160

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

PATH-J:\4855\SURVEY\PLAT - PHASE 1.DWG

ENTRADA PHASE 1

A SMALL LOT SUBDIVISION



SCALE: 1" = 100'

LEGEND

- CAPPED 1/2" IRON ROD SET (CBD-SETSTONE)
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- CONCRETE MONUMENT SET
- ⊕ BENCHMARK
- L.S.E. LANDSCAPE EASEMENT
- S.W.E. SIDEWALK EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- D.E. DRAINAGE EASEMENT
- AC. ACRES
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
- 1 LOT NUMBER
- (A) BLOCK DESIGNATOR
- APPROX. SIDEWALK LOCATION
- CRITICAL WATER QUALITY ZONE (CWQZ)
- WATER QUALITY TRANSITION ZONE (WQTZ)
- 100 YEAR FEMA FLOODPLAIN
- 100 YEAR FULLY DEVELOPED FLOOD PLAIN
- CRITICAL ENVIRONMENTAL FEATURE SETBACK (CEF)
- ▨ WETLAND CEF

MATCHLINE
SHEET 3

ALEXANDER WALTERS SURVEY NO. 67,
ABSTRACT NO. 701

AG ESSENTIAL HOUSING
MULTI STATE 2, LLC
(241.152 ACRES)
DOCUMENT NO.
2021222320

SUN COMMUNITIES TEXAS
LIMITED PARTNERSHIP
(356.920 ACRES)
DOC #2004116903
O.P.R.T.C.TX.

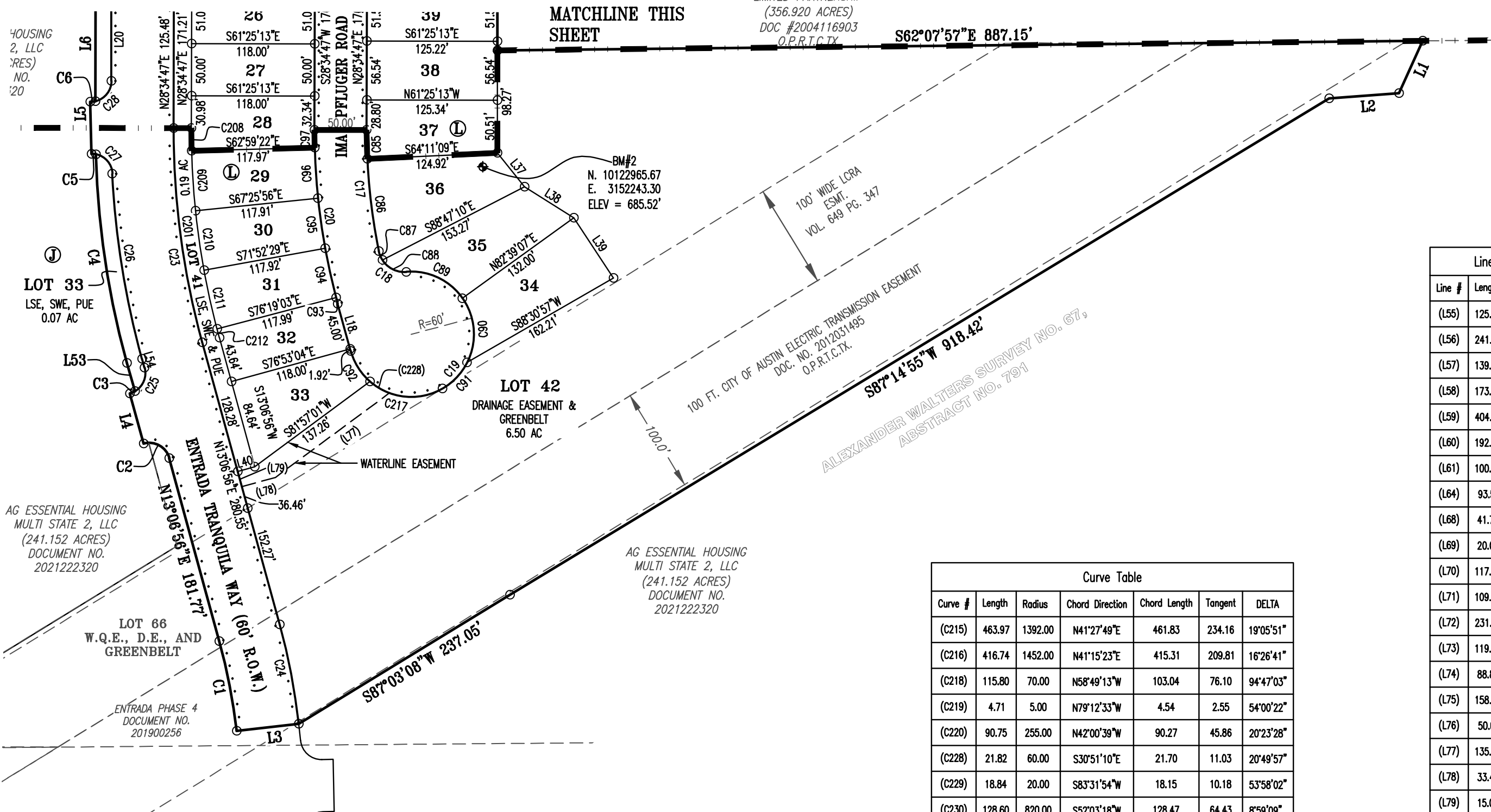
AG ESSENTIAL HOUSING
MULTI STATE 2, LLC
(241.152 ACRES)
DOCUMENT NO.
2021222320

MATCHLINE
SHEET 3

SUN COMMUNITIES TEXAS
LIMITED PARTNERSHIP
(356.920 ACRES)
DOC #2004116903
O.P.R.T.C.TX.

MATCHLINE THIS
SHEET

BM#2
N. 101229.6
E. 315224



Line Table		
Line #	Length	Direction
(L55)	125.19	S51°09'23"E
(L56)	241.78	S05°27'56"E
(L57)	139.25	S74°34'41"W
(L58)	173.17	S28°27'22"W
(L59)	404.95	S28°27'22"W
(L60)	192.42	N60°26'47"W
(L61)	100.45	S59°24'51"E
(L64)	93.51	N61°25'22"W
(L68)	41.70	N31°48'55"W
(L69)	20.00	N28°34'38"E
(L70)	117.26	S56°32'53"W
(L71)	109.48	N32°12'00"W
(L72)	231.80	N15°20'25"W
(L73)	119.05	N74°39'09"E
(L74)	88.83	N15°30'35"W
(L75)	158.79	N74°34'31"E
(L76)	50.01	N56°32'53"E
(L77)	135.80	S81°57'01"W
(L78)	33.42	N76°53'04"W
(L79)	15.09	N13°06'56"E
(L80)	242.62	N56°06'58"E

Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent
(C215)	463.97	1392.00	N41°27'49"E	461.83	234.16
(C216)	416.74	1452.00	N41°15'23"E	415.31	209.81
(C218)	115.80	70.00	N58°49'13"W	103.04	76.10
(C219)	4.71	5.00	N79°12'33"W	4.54	2.55
(C220)	90.75	255.00	N42°00'39"W	90.27	45.86
(C228)	21.82	60.00	S30°51'10"E	21.70	11.03
(C229)	18.84	20.00	S83°31'54"W	18.15	10.18
(C230)	128.60	820.00	S52°03'18"W	128.47	64.43

SHEET NO. 4 OF 7

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

C8J-2008-0168.01.1A

PATH-J: \4855\SURVEY\PLAT - PHASE 1.DWG

ENTRADA PHASE 1

A SMALL LOT SUBDIVISION

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	87.64	570.00	N17°31'13"E	87.55	43.91	8°48'34"
C2	31.42	20.00	N31°53'04"W	28.28	20.00	90°00'00"
C3	5.54	20.00	S84°48'46"E	5.52	2.79	15°51'25"
C4	202.62	845.00	N19°58'05"E	202.13	101.80	13°44'18"
C5	4.22	20.00	N65°22'20"W	4.21	2.12	12°05'47"
C6	5.05	20.00	S68°39'33"E	5.04	2.54	14°28'39"
C7	30.03	325.00	S57°33'56"E	30.02	15.03	5°17'41"
C8	96.82	270.00	S25°17'52"W	96.31	48.94	20°32'48"
C9	1052.30	1452.00	N35°47'10"E	1029.42	550.45	41°31'25"
C10	30.84	20.00	S12°21'59"W	27.88	19.44	88°21'48"
C11	97.87	275.00	S42°00'39"E	97.35	48.46	20°23'28"
C12	23.56	25.00	S79°12'33"E	22.70	12.74	54°00'22"
C13	159.68	50.00	N14°43'17"W	99.97	1921.22	182°58'54"
C14	21.03	25.00	S52°40'28"W	20.41	11.18	48°11'23"
C15	31.42	20.00	S16°25'13"E	28.28	20.00	90°00'00"
C16	31.42	20.00	S73°34'47"W	28.28	20.00	90°00'00"
C17	116.99	575.00	S22°45'04"W	116.78	58.70	11°39'25"
C18	36.13	25.00	S24°28'58"E	33.07	22.04	82°48'38"
C19	271.23	60.00	N6°36'50"E	92.59	72.78	258°00'13"
C20	168.69	625.00	S20°50'51"W	168.17	84.86	15°27'50"
C21	31.42	20.00	N16°25'13"W	28.28	20.00	90°00'00"
C22	109.96	70.00	S73°34'47"W	98.99	70.00	90°00'00"
C23	207.82	770.00	S20°50'51"W	207.19	104.55	15°27'50"
C24	96.86	630.00	N17°31'13"E	96.77	48.53	8°48'34"
C25	25.88	20.00	N60°11'14"E	24.11	15.11	74°08'35"
C26	180.05	830.00	S19°19'49"W	179.70	90.38	12°25'45"
C27	26.13	20.00	N11°53'22"W	24.31	15.31	74°52'08"
C28	26.36	20.00	N66°20'27"E	24.49	15.49	75°31'21"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C29	109.96	70.00	N16°25'13"W	98.99	70.00	90°00'00"
C30	59.58	525.00	S58°10'09"E	59.55	29.82	6°30'08"
C31	25.41	275.00	N57°33'56"W	25.40	12.72	5°17'41"
C32	31.69	20.00	N79°40'57"E	28.48	20.28	90°47'55"
C33	219.36	275.00	N12°13'50"E	213.59	115.89	45°42'10"
C34	200.19	425.00	S02°52'24"W	198.34	101.99	26°59'17"
C35	102.47	550.00	S21°42'18"W	102.32	51.38	10°40'28"
C36	31.17	20.00	N17°35'59"W	28.11	19.75	89°17'03"
C37	31.67	20.00	N72°24'01"E	28.46	20.25	90°42'57"
C38	218.63	50.00	N27°41'36"W	81.65	70.71	250°31'44"
C39	30.77	25.00	S62°18'24"W	28.87	17.68	70°31'44"
C40	31.17	20.00	S17°35'59"E	28.11	19.75	89°17'03"
C41	30.35	20.00	N74°05'26"E	27.52	18.96	86°57'23"
C42	349.60	880.00	S42°00'07"W	347.31	177.14	52°45'44"
C43	29.63	20.00	N08°37'10"E	26.99	18.29	84°52'56"
C44	104.83	325.00	S24°34'52"E	104.38	52.88	18°28'53"
C45	31.42	20.00	N60°20'25"W	28.28	20.00	90°00'00"
C46	23.55	25.00	S47°40'32"W	22.69	12.73	53°58'05"
C47	301.53	60.00	S15°20'25"E	70.59	43.64	287°56'10"
C48	23.55	25.00	S78°21'23"E	22.69	12.73	53°58'05"
C49	31.42	20.00	N29°39'35"E	28.28	20.00	90°00'00"
C50	88.70	275.00	S24°34'52"E	88.32	44.74	18°28'53"
C51	31.29	20.00	S78°38'13"E	28.19	19.87	89°37'49"
C52	1008.81	1392.00	N35°47'10"E	986.88	527.71	41°31'25"
C53	110.49	330.00	S24°36'59"W	109.98	55.77	19°11'02"
C54	31.99	20.00	N77°38'01"W	28.69	20.58	91°38'12"
C55	133.33	325.00	S43°34'05"E	132.40	67.62	23°30'19"
C56	36.61	25.00	N13°22'14"W	33.42	22.47	83°54'01"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C57	31.42	20.00	N73°34'47"E	28.28	20.00	90°00'00"
C58	21.03	25.00	S37°19'32"E	20.41	11.18	48°11'23"
C59	241.19	50.00	S28°34'47"W	66.67	44.72	276°22'46"
C60	21.03	25.00	N85°30'56"W	20.41	11.18	48°11'20"
C61	31.42	20.00	N16°25'13"W	28.28	20.00	90°00'00"
C62	31.42	20.00	N73°34'47"E	28.28	20.00	90°00'00"
C63	218.63	50.00	S06°41'05"E	81.65	70.71	250°31'45"
C64	30.77	25.00	S83°18'55"W	28.87	17.68	70°31'44"
C65	31.42	20.00	N16°25'13"W	28.28	20.00	90°00'00"
C66	31.42	20.00	N73°34'47"E	28.28	20.00	90°00'00"
C67	115.80	80.00	S19°57'04"E	105.95	70.70	82°56'18"
C68	204.27	830.00	N14°28'03"E	203.75	102.65	14°06'03"
C69	703.15	820.00	S31°58'57"W	681.80	374.83	49°07'51"
C70	30.36	20.00	N18°34'57"W	27.53	18.97	86°58'16"
C71	176.64	880.00	S16°09'10"W	267.30	135.22	17°28'17"
C72	184.49	770.00	N14°16'51"E	184.05	92.69	13°43'40"
C73	102.03	60.00	N69°51'44"E	90.18	68.34	97°26'05"
C74	45.39	475.00	S58°40'59"E	45.37	22.71	5°28'30"
C75	31.56	20.00	S10°43'59"E	28.39	20.15	90°25'30"
C76	259.24	325.00	N12°13'50"E	252.42	136.96	45°42'10"
C77	176.64	375.00	S02°52'24"W	175.01	89.99	26°59'17"
C78	93.15	500.00	S21°42'18"W	93.02	46.71	10°40'28"
C79	31.67	20.00	S72°24'01"W	28.46	20.25	90°42'57"
C80	287.80	1452.00	N20°42'10"E	287.33	144.37	11°21'24"
C81	676.27	1452.00	N39°43'26"E	670.18	344.39	26°41'09"
C82	91.45	50.00	N53°49'03"W	79.22	64.91	104°47'22"
C83	64.95	50.00	N35°47'26"E	60.48	37.97	74°25'37"
C84	3.29	50.00	N74°53'12"E	3.29	1.64	3°45'55"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C85	27.75	575.00	S27°11'49"W	27.75	13.88	2°45'56"
C86	89.23	575.00	S21°22'06"W	89.14	44.71	8°53'29"
C87	9.18	25.00	S06°23'51"W	9.13	4.64	21°03'00"
C88	26.95	25.00	S35°00'28"E	25.66	14.95	61°45'38"
C89	61.98	60.00	N36°17'43"W	59.26	34.07	59°11'07"
C90	64.70	60.00	N24°11'18"E	61.61	35.90	61°46'55"
C91	34.70	60.05	N71°38'18"E	34.22	17.85	33°06'16"
C92	35.14	60.00	S03°39'38"E	34.64	18.09	33°33'08"
C93	6.18	625.00	S13°23'57"W	6.18	3.09	0°34'01"
C94	48.46	625.00	S15°54'14"W	48.45	24.24	4°26'34"
C95	48.46	625.00	S20°20'47"W	48.45	24.24	4°26'34"
C96	48.46	625.00	S24°47'21"W	48.45	24.24	4°26'34"
C97	17.12	625.00	S27°47'42"W	17.12	8.56	1°34'09"
C98	60.12	70.00	N86°01'37"W	58.29	32.06	49°12'47"
C99	49.83	70.00	S48°58'23"W	48.79	26.02	40°47'13"
C100	17.96	275.00	N33°12'39"E	17.96	8.98	3°44'31"
C101	59.58	275.00	N25°08'01"E	59.46	29.90	12°24'45"
C102	59.58	275.00	N12°43'16"E	59.46	29.90	12°24'45"
C103	50.58	275.00	N01°14'44"E	50.51	25.36	10°32'19"
C104	31.66	275.00	N07°19'21"W	31.65	15.85	6°35'49"
C105	45.02	425.00	S07°35'10"E	45.00	22.53	6°04'10"
C106	38.65	425.00	S01°56'46"E	38.64	19.34	5°12'38"
C107	38.65	425.00	S03°15'52"W	38.64	19.34	5°12'38"
C108	38.65	425.00	S08°28'30"W	38.64	19.34	5°12'38"
C109	39.22	425.00	S13°43'26"W	39.20	19.62	5°17'14"
C110	3.95	550.00	S16°34'25"W	3.95	1.98	0°24'42"
C111	38.95	550.00	S18°48'29"W	38.94	19.48	4°03'26"
C112	38.95	550.00	S22°51'55"W	38.94	19.48	4°03'26"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C113	20.62	550.00	S25°58'05"W	20.62	10.31	2°08'54"
C114	29.49	50.00	S43°56'27"W	29.07	15.19	33°47'50"
C115	37.34	50.00	S82°13'58"W	36.48	19.59	42°47'11"
C116	39.42	50.00	N53°47'25"W	38.40	20.80	45°10'04"
C117	51.38	50.00	N01°46'08"W	49.15	28.22	58°52'30"
C118	61.00	50.00	N62°37'12"E	57.29	34.95	69°54'08"
C119	4.96	25.00	N88°07'06"W	4.96	2.49	11°22'44"
C120	25.81	25.00	S56°37'02"W	24.68	14.19	59°09'00"
C121	25.37	20.00	N14°43'11"E	23.70	14.71	72°40'55"
C122	4.26	20.00	N27°43'17"W	4.25	2.14	12°12'02"
C123	2.50	325.00	S33°36'04"E	2.50	1.25	0°26'29"
C124	37.16	325.00	S30°08'16"E	37.14	18.60	6°33'06"
C125	37.16	325.00	S23°33'10"E	37.14	18.60	6°33'06"
C126	28.00	325.00	S17°48'31"E	27.99	14.01	4°56'12"
C127	13.60	25.00	S59°04'50"W	13.43	6.97	31°09'29"
C128	9.95	25.00	S32°05'47"W	9.89	5.04	22°48'36"
C129	40.52	60.00	N40°02'23"E	39.76	21.07	38°41'48"
C130	39.12	60.00	N78°04'02"E	38.43	20.28	37°21'30"
C131	39.12	60.00	S64°34'28"E	38.43	20.28	37°21'30"
C132	39.12	60.00	S27°12'57"E	38.43	20.28	37°21'30"
C133	39.12	60.00	S10°08'33"W	38.43	20.28	37°21'30"
C134	39.12	60.00	S47°30'03"W	38.43	20.28	37°21'30"
C135	38.24	60.00	S84°26'19"W	37.60	19.80	36°31'03"
C136	27.15	60.00	N64°20'15"W	26.92	13.81	25°55'49"
C137	23.01	25.00	S77°44'34"E	22.21	12.39	52°44'28"
C138	0.54	25.00	N75°16'24"E	0.54	0.27	1°13'38"
C139	55.49	275.00	S21°07'14"E	55.39	27.84	11°33'37"
C140	33.22	275.00	S30°21'40"E	33.20	16.63	6°55'16"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C141	2.88	20.00	S37°57'01"E	2.88	1.44	8°15'26"
C142	28.40	20.00	S82°45'56"E	28.08	17.19	81°22'23"
C143	598.46	1392.00	N44°13'53"E	593.86	303.93	24°37'59"
C144	410.35	1392.00	N23°28'11"E	408.87	206.68	16°53'26"
C145	34.10	325.00	S34°49'15"E	34.08	17.06	6°00

ENTRADA PHASE 1
A SMALL LOT SUBDIVISION

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS: THAT WE, AG ESSENTIAL HOUSING MULTI STATE 2, LLC, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, BY AND THROUGH STEVEN S. BENSON, MANAGER, AN AUTHORIZED REPRESENTATIVE OF AG ESSENTIAL HOUSING MULTI STATE 2, LLC, AND BEING OWNERS OF THAT CERTAIN CALLED 241.152 ACRE TRACT OF LAND OUT OF THE ALEXANDER WALTER SURVEY NUMBER 67, ABSTRACT NUMBER 791, SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED IN DOCUMENT NO. 2021222320 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 55.789 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 1"

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.

STEVEN S. BENSON, MANAGER
AG ESSENTIAL HOUSING MULTI STATE 2, LLC
8585 E. HARTFORD, SUITE 118
SCOTTSDALE, ARIZONA 85255
PHONE: 602-418-0443

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVEN S. BENSON, AN 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 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., 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____.

APPROVED FOR ACCEPTANCE:

APPROVED, ACCEPTED, AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____DAY OF _____, 20____, AD.

DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT
DATE

C8J-2008-0168.01.1A

SHEET NO. 6 OF 7

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

PATH-J: \4855\SURVEY\PLAT - PHASE 1.DWG

ENTRADA PHASE 1

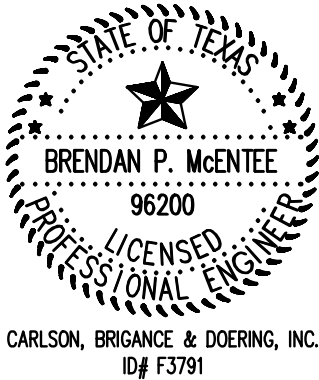
A SMALL LOT SUBDIVISION

- 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. BY THIS PLAT.
 - 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.
 - ALL CORNER LOTS SHALL BE A MINIMUM OF 4,500 SQUARE FEET.
 - 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.
 - AT THE TIME OF RECORDING THIS PLAT, A DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS, IN COMPLIANCE WITH TITLE 30-2-232 OF THE LDC, IS RECORDED IN DOCUMENT No. 2018187175 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
 - PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ENTRADA TRANQUILA WAY, IMA PFLUGER ROAD, LOVINGTON WAY, AMADORA WAY, BERN VINDO ROAD, WITAMY COVE, SHERIPOP LANE, TREANNA COURT, THUIS COURT AND THE SUBDIVISION SIDE OF KILLINGSWORTH LANE. 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, 26 AND 27, BLOCK "C"; LOT 11 AND 12, BLOCK "B"; LOT 49, BLOCK "C"; LOT 31, BLOCK "F"; LOT 18, BLOCK "I", LOT 1; LOT 56, BLOCK "G"; LOT 33, BLOCK "J"; LOT 41 AND 42, BLOCK "L"; ARE RESTRICTED TO NON-RESIDENTIAL USES 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.
 - THIS SUBDIVISION SHALL BE DEVELOPED AND CONSTRUCTED AS A SMALL LOT SUBDIVISION IN COMPLIANCE WITH TITLE 30-2-232.
 - 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-PLATING 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 CRITICAL ENVIRONMENTAL FEATURE AND ASSOCIATED SETBACK MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE: CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
 - PER THE SECOND AMENDED AND RESTATED ENTRADA SUBDIVISION PHASING AGREEMENT, RECORDED IN DOCUMENT NO. 2021148467 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, EXECUTED JUNE 21, 2021, THE DEVELOPER SHALL CONSTRUCT A SIGNAL AT HOWARD LANE AND IMMANUEL ROAD WITHIN 18 MONTHS OF THE DATE OF THE AGREEMENT.
 - 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 CHAPTER 25-8 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 WITAMY COVE FOR BLOCK "C", LOT 48, ACCESS IS RESTRICTED TO BERN VINDO COVE FOR BLOCK "C", LOT 26, ACCESS IS RESTRICTED TO LOVINGTON WAY FOR BLOCK "C" LOTS 8 AND 19, BLOCK "I" LOTS 1 AND 17, BLOCK "H", LOTS 18 AND 34, ACCESS IS RESTRICTED TO IMA PFLUGER ROAD FOR BLOCK "F", LOT 30, BLOCK "E", LOT 1, AND BLOCK "L", LOT 25 AND 40, ACCESS IS RESTRICTED TO THUIS COURT FOR BLOCK "F", LOTS 4 AND 12, ACCESS IS RESTRICTED TO TREANNA COURT FOR BLOCK "F", LOTS 13 AND 21.
 - THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE LOTS AS SHOWN HEREON. A 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) #458453C0-0290 J, TRAVIS COUNTY, TEXAS DATED AUGUST 18, 2014, COMMUNITY # 481026.
 - 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. NO. _____, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
 - 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.

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 DEVELOPED FLOODPLAIN (ATLAS 14) IS CONTAINED WITHIN THE DRAINAGE LOT AS SHOWN HEREON. A 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-0290 J & 48453C-0270 J TRAVIS COUNTY, TEXAS, DATED AUGUST 18, 2014, COMMUNITY # 481026.

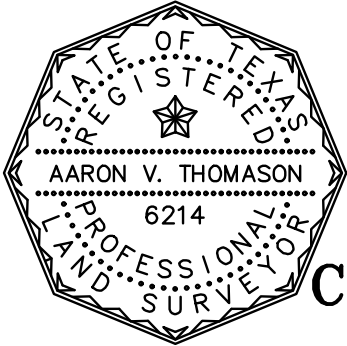
ENGINEERING BY: BRENDAN P. McENTEE, P.E. NO. 96200 DATE
CARLSON, BRIGANCE & DOERING, INC.
12129 RR 620 N, STE. 600
AUSTIN, TEXAS 78750



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, AUSTIN/TRAVIS COUNTY SUBDIVISION REGULATIONS, 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



THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

SHEET NO. 7 OF 7



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

C8J-2008-0168.01.1A

PATH-J:\4855\SURVEY\PLAT - PHASE 1.DWG