



## Travis County Commissioners Court Agenda Request

**Meeting Date:** November 22, 2016

**Prepared By:** Jose Luis Arriaga, Planner, Sr. **Phone #:** (512) 854-7562

**Division Director/Manager:** Anna Bowlin, Development Services and Long Range Planning Division Director

**Department Head:** Steven M. Manilla, P.E., County Executive-TNR

**Sponsoring Court Member:** Commissioner Daugherty, Precinct Three

**AGENDA LANGUAGE:** Consider and take appropriate action on a variance request only to Title 30-3-191 (all new subdivisions must install sidewalks) to not install sidewalks for the south side side of Twin Creeks Road - Bear Creek Crossing, Phase 1 (aka: Cebolla Creek, Twin Creeks Road) in Precinct Three.

### **BACKGROUND/SUMMARY OF REQUEST:**

The applicant is requesting a variance not to install sidewalks on the south side of Twin Creeks Road, which is the subdivision boundary of this proposed single-family subdivision. Twin Creeks Road is non-curb and non-gutter roadway located in the proposed Bear Creek Crossing residential development. This development proposes approximately 197 residential units. It is located just south of FM 1626. Water service will be provided by the City of Austin.

Title 30-3-191 of the City of Austin/Travis County Single Office Subdivision Regulations requires that all new subdivisions must install sidewalks.

### **STAFF RECOMMENDATIONS:**

The applicant states in the variance request letter (attached) that sidewalks are not warranted by the existing residents of the surrounding area. The residents expressed their concerns at a public hearing at the time the preliminary plan was being considered by the county commissioners on August 4, 2015. The subject property is located in the ETJ, so there is no public transportation available to the proposed development. There are no pedestrian generators such as shopping centers, schools or churches within 0.5 mile of the proposed development. Lastly, there are no worn paths on any of the nearby streets. The staff recommends the proposed sidewalk variance.

### **ISSUES AND OPPORTUNITIES:**

Staff has not received any inquiries from any adjacent property owners nor registered any interested parties for this application.

**FISCAL IMPACT AND SOURCE OF FUNDING:**

N/A

**ATTACHMENTS/EXHIBITS:**

Location map

Variance Request, support letter from area residents

Final plat

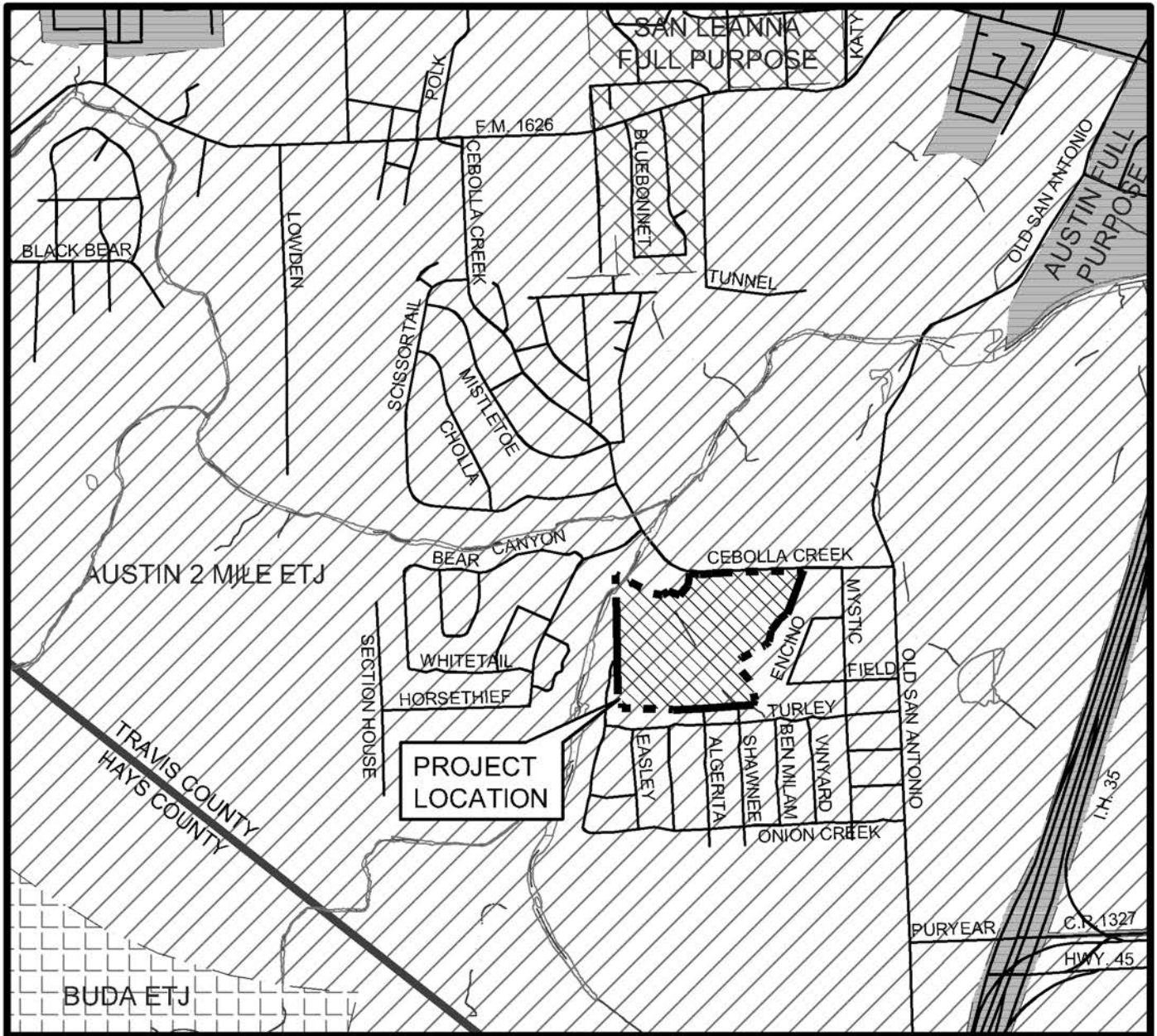
Precinct Map

**REQUIRED AUTHORIZATIONS:**

Sydnia Crosbie	Financial Manager	TNR	(512) 854-7682
Steven M. Manilla, P.E.	County Executive	TNR	(512) 854-9429
Anna Bowlin	Development Services and Long Range Planning Division Director	TNR	(512) 854-7561

**JA:AB:ifs**

**1101 - Development Services Long Range Planning - Variance request to not install sidewalks, Bear Creek Crossing, Phase 1 (aka: Cebolla Creek, Twin Creeks Road)**



**LOCATION MAP**

SCALE: 1" = 2,000'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF DANIEL RYAN, P.E. 89458, ON 11/07/16. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

**LJA Engineering, Inc.**

5316 Highway 290 West  
Suite 150  
Austin, Texas 78735



Phone 512.439.4700  
Fax 512.439.4716  
FRN - F-1386

**BEAR CREEK CROSSING**

**PROJECT LOCATION MAP**

SHEET NAME

1 OF 1

5316 Highway 290 West  
Suite 150  
Austin, Texas 78735  
TBPE No F-1386

Phone 512.439.4700  
Fax 512.439.4716  
www.ljaengineering.com

November 7, 2016

Joe Arriaga  
Travis County Transportation and Natural Resources  
700 Lavaca Street, Suite 540  
Austin, Texas 78701

Re: Bear Creek Crossing (aka Cebolla Creek Preliminary Plan)  
City of Austin, File No. C8J-2014-0131  
LJA Job No. A276-401-427

Dear Joe:

This letter is submitted to request a variance from the City of Austin Land Development Code, Title 30, Section 30-3-191(B) which requires sidewalk construction for new subdivisions.

This request is made due to the fact that there are no existing sidewalks on Twin Creeks Road and therefore the sidewalk will not provide any connectivity for pedestrians outside the neighborhood. In addition, after approval of the original preliminary plan, neighbors requested this sidewalk not be installed due to concern over pedestrian safety.

Please find enclosed a redline markup of the approved preliminary plan showing the proposed sidewalk to be deleted.

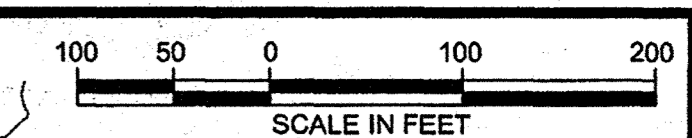
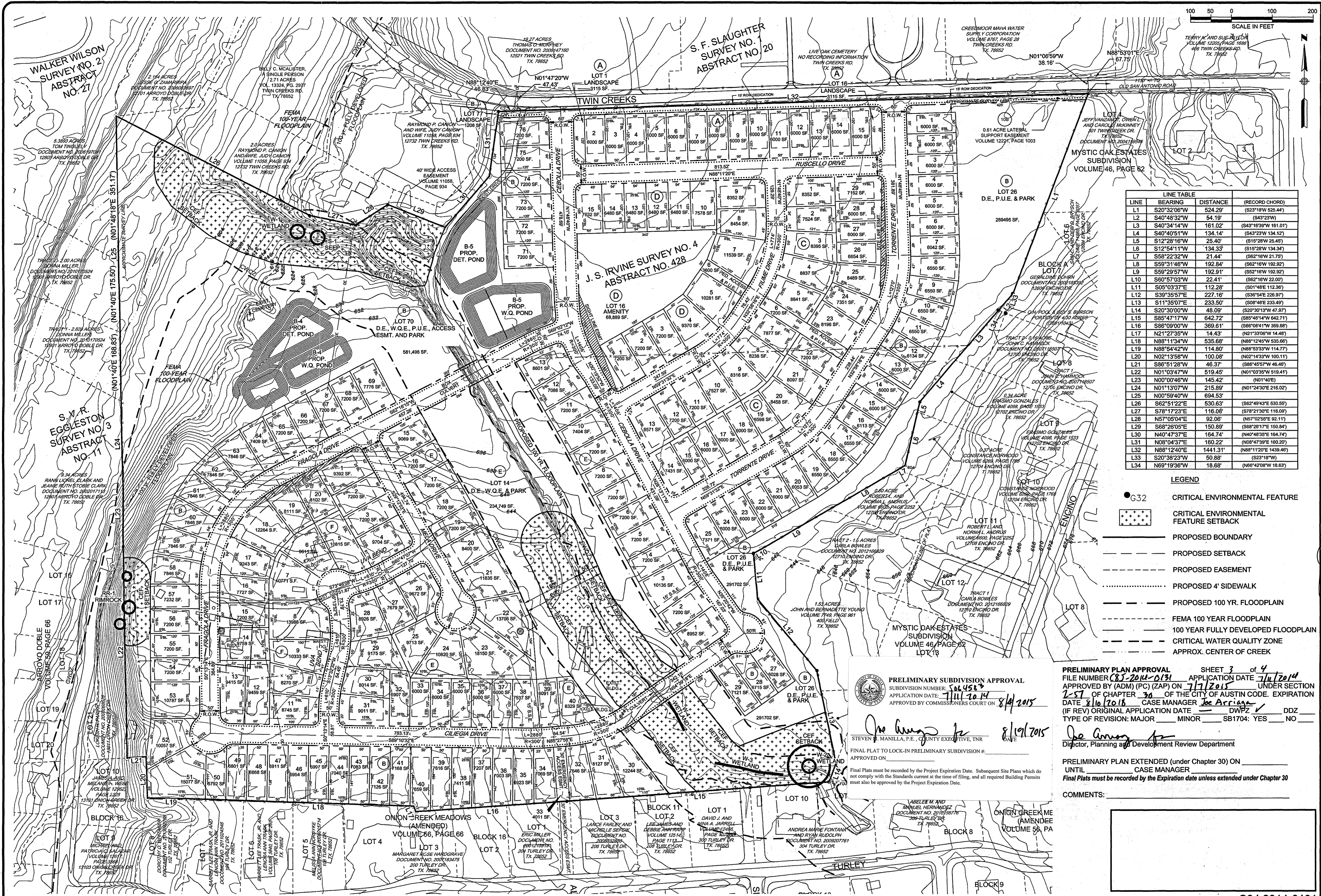
If you have any questions, please contact me at 439-4700.

Sincerely,



Daniel Ryan, P.E.

cc: Royce Rippy, M/I Homes  
John A. Clark, P.E.



**LINE TABLE**

LINE	BEARING	DISTANCE	(RECORD CHORD)
L1	S20°32'06"W	524.29'	(S23°18'W 525.44')
L2	S40°48'32"W	54.19'	(S43°23'W)
L3	S40°34'14"W	161.02'	(S43°16'39"W 161.01')
L4	S40°40'51"W	134.14'	(S43°23'W 134.12')
L5	S12°28'16"W	25.40'	(S15°28'W 25.45')
L6	S12°54'11"W	134.33'	(S15°28'W 134.34')
L7	S58°22'32"W	21.44'	(S62°16'W 21.75')
L8	S59°31'46"W	192.84'	(S62°16'W 192.82')
L9	S59°29'57"W	192.91'	(S62°16'W 192.92')
L10	S60°57'03"W	22.41'	(S62°16'W 22.00')
L11	S05°03'37"E	112.28'	(S01°48'E 112.36')
L12	S39°35'57"E	227.16'	(S38°54'E 226.97')
L13	S11°35'07"E	233.50'	(S08°48'E 233.49')
L14	S20°30'00"W	48.09'	(S20°30'13"W 47.97')
L15	S85°47'17"W	642.72'	(S85°46'14"W 642.71')
L16	S86°09'00"W	369.61'	(S86°09'41"W 369.88')
L17	N21°27'35"W	14.43'	(N21°33'06"W 14.48')
L18	N88°11'34"W	535.68'	(N88°12'45"W 535.66')
L19	N88°54'42"W	114.80'	(N88°53'33"W 114.77')
L20	N02°13'58"W	100.08'	(N02°14'33"W 100.11')
L21	S86°51'28"W	46.37'	(S86°45'57"W 46.46')
L22	N01°03'47"W	519.45'	(N01°03'35"W 519.41')
L23	N00°00'46"W	145.42'	(N01°40'E)
L24	N01°13'07"W	215.89'	(N01°24'30"E 216.02')
L25	N00°59'40"W	694.53'	
L26	S62°51'22"E	530.63'	(S62°49'43"E 530.55')
L27	S78°17'23"E	116.08'	(S78°21'30"E 116.09')
L28	N57°05'04"E	92.06'	(N57°02'56"E 92.11')
L29	S68°26'05"E	150.89'	(S68°26'17"E 150.84')
L30	N40°47'37"E	164.74'	(N40°48'35"E 164.74')
L31	N08°04'37"E	160.22'	(N08°47'39"E 160.20')
L32	N88°12'40"E	1441.31'	(N88°11'20"E 1439.45')
L33	S20°38'23"W	50.88'	(S23°18'W)
L34	N69°19'38"W	18.68'	(N66°42'08"W 18.63')

**LEGEND**

- CRITICAL ENVIRONMENTAL FEATURE
- CRITICAL ENVIRONMENTAL FEATURE SETBACK
- PROPOSED BOUNDARY
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED 4' SIDEWALK
- PROPOSED 100 YR. FLOODPLAIN
- 100 YEAR FULLY DEVELOPED FLOODPLAIN
- CRITICAL WATER QUALITY ZONE
- APPROX. CENTER OF CREEK

**PRELIMINARY SUBDIVISION APPROVAL**

SUBDIVISION NUMBER: 06458  
 APPLICATION DATE: 7/11/2014  
 APPROVED BY COMMISSIONERS COURT ON: 8/14/2015

*Joe Arriaga* for 8/19/2015  
 STEVEN M. MANILLA, P.E., COUNTY EXECUTIVE, TNR

FINAL PLAT TO LOCK-IN PRELIMINARY SUBDIVISION:  
 APPROVED ON \_\_\_\_\_

Final Plats must be recorded by the Project Expiration Date. Subsequent Site Plans which do not comply with the Standards current at the time of filing, and all required Building Permits must also be approved by the Project Expiration Date.

**PRELIMINARY PLAN APPROVAL** SHEET 3 of 4

FILE NUMBER 88-2014-0131 APPLICATION DATE 7/17/2014  
 APPROVED BY (ADM) (PC) (ZAP) ON 7/17/2015 UNDER SECTION 2-57 OF CHAPTER 30 OF THE CITY OF AUSTIN CODE. EXPIRATION DATE 8/16/2016 CASE MANAGER Joe Arriaga  
 (IF REV) ORIGINAL APPLICATION DATE \_\_\_\_\_ DWPZ \_\_\_\_\_ DDZ \_\_\_\_\_  
 TYPE OF REVISION: MAJOR \_\_\_\_\_ MINOR \_\_\_\_\_ SB1704: YES \_\_\_\_\_ NO \_\_\_\_\_

*Joe Arriaga*  
 Director, Planning & Development Review Department

PRELIMINARY PLAN EXTENDED (under Chapter 30) ON \_\_\_\_\_  
 UNTIL \_\_\_\_\_ CASE MANAGER \_\_\_\_\_  
**Final Plats must be recorded by the Expiration date unless extended under Chapter 30**

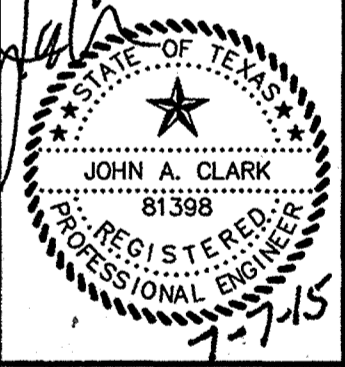
COMMENTS:

**CEBOLLA CREEK  
PRELIMINARY PLAN  
PRELIMINARY PLAN**

**REVISIONS**

NO.	DESCRIPTION	DATE	BY

DESIGNED BY: JAC  
 DRAWN BY: JAC  
 CHECKED BY: JAC  
 DRAWING NAME: mfc-creaks-prelim.dwg



**LJA Engineering, Inc.**  
 Phone 512.439.4700  
 5316 Highway 290 West  
 Suite 150  
 Austin, Texas 78735  
 FRN - F-1386

November 11, 2016

Mr. Royce Rippy  
Vice President of Land  
M/I Homes of Austin, LLC  
6801 N. Capital of Texas Highway, Lakewood II, 100  
Austin, TX, 78731

RE: Bear Creek Crossing Sidewalk Variance

Dear Mr. Rippy,

Representatives of the neighborhoods of Arroyo Doble, Arroyo Doble Estates, Mystic Oaks, Onion Creek Meadows, and other residents along Twin Creeks Road in Manchaca, Texas met multiple times in 2014 and 2015 regarding the development of Cebolla Creek Preliminary Plan, now referred to as Bear Creek Crossing. The project is located on Twin Creeks Road across from Live Oak Cemetery in Manchaca and within the City of Austin 2 mile extra territorial jurisdiction.

Twin Creeks Road is an old, rural road with a forty foot wide Right of Way, twenty two foot of pavement and roadside ditches. The City of Austin subdivision regulations require a sidewalk to be constructed along the project frontage of Twin Creeks. Since there are no existing sidewalks anywhere along this road, the neighborhood representatives did not see the value of a sidewalk "to nowhere" as documented in an email to County staff August 3, 2015. This section of sidewalk would not enhance pedestrian safety along the roadway as a whole, does not create connectivity, and does not provide a net benefit for the neighborhood community along Twin Creeks.

During the public hearing for the preliminary plan, you agreed to provide a new fence for the historic Live Oak Cemetery. Although the sidewalk variance was not an option at the time of approval of the preliminary plan, the idea for the new fencing was suggested by the neighborhood representatives based on the cost savings of not constructing this section of the sidewalk. Therefore, **the neighborhood representatives support a variance request to eliminate the portion of sidewalk on Twin Creeks Road for the Bear Creek Crossing project.**

However, the neighborhood representatives have continued concerns of increased traffic on Twin Creeks. It is the main egress for the adjoining neighborhoods and also used as a pass through for motorists on IH 35 to cross over to Manchaca Road and Mopac. In addition, it is the most direct access to Menchaca Elementary.

We have previously requested Travis County 1) complete a comprehensive traffic study of the area including both roadway and sidewalk improvements for the area "as a whole" and 2) coordinate with TxDOT on both signal and turn lane improvements to the Twin Creeks/FM 1626 intersection.

Our area will grow rapidly in the next few years and Twin Creeks has the potential to become the next Brodie Lane. We appreciate your willingness to cooperate with the adjacent neighborhoods.

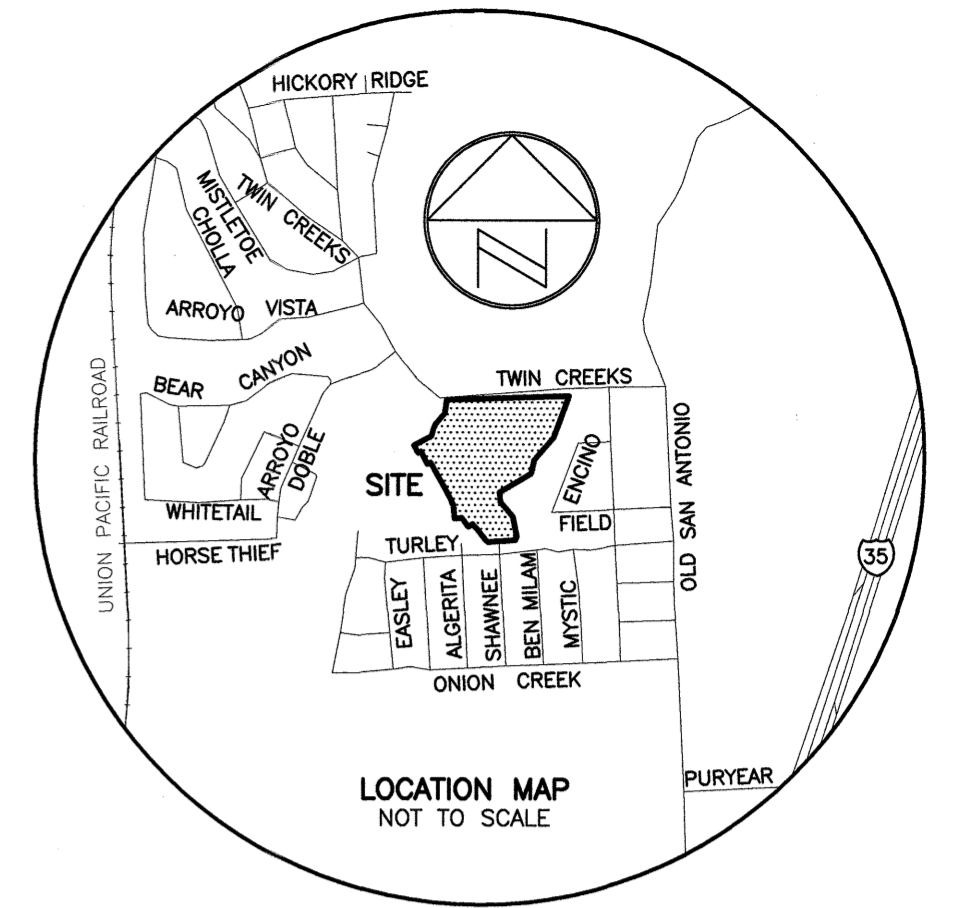
Sincerely,



Blayne Stansberry  
Arroyo Doble Estates

**BEAR CREEK CROSSING  
PHASE 1**

TRAVIS COUNTY CONSUMER PROTECTION  
NOTICE FOR HOMEBUYERS



IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

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

\*INDIVIDUAL LOT CORNERS TO BE SET AT OWNERS CONVENIENCE AFTER REVIEW AND APPROVAL PROCESS.

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

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P646" (SEE SHEET 2)

4" ALUMINUM DISK SET IN CONCRETE

SURFACE COORDINATES:  
N 10019256.22  
E 3091658.29

TEXAS STATE PLANE COORDINATES:  
N 10018254.40  
E 3091349.16

ELEVATION = 643.26'  
VERTICAL DATUM: NAVD 88 (GEOID 09)

COMBINED SCALE FACTOR = 0.999900010  
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000100  
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0,0  
THETA ANGLE: 1'17'42"

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- <sup>B</sup> 1/2" REBAR WITH "BURY PARTNERS" CAP FOUND
- <sup>CB</sup> 1/2" REBAR WITH "CARSON BUSH" CAP FOUND
- <sup>HG</sup> 1/2" REBAR WITH "HARRIS GRANT" CAP FOUND
- ⊙ PUNCH HOLE FOUND IN CONCRETE
- ⊙ 1/2" IRON PIPE FOUND (OR AS NOTED)
- 1/2" REBAR WITH "CHAPARRAL" CAP TO BE SET\*
- CONCRETE MONUMENT TO BE SET\*
- △ CALCULATED POINT
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- C.E.F. CRITICAL ENVIRONMENTAL FEATURE
- W.Q.E. WATER QUALITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- ( ) RECORD INFORMATION
- · · · · SIDEWALK LOCATION

**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping  
3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
Firm No. 10124500

PROJECT NO.:  
1034-001  
DRAWING NO.:  
1034-001-PL1  
PLOT DATE:  
9/16/16  
PLOT SCALE:  
1" = 60'  
DRAWN BY:  
BBP & JBE  
**SHEET**  
**1 OF 7**

# BEAR CREEK CROSSING PHASE 1

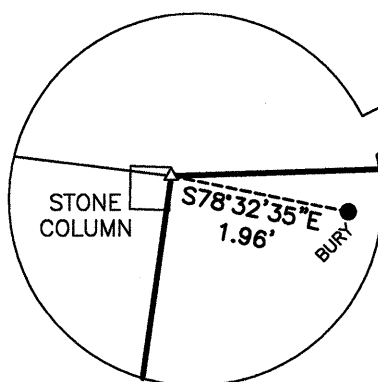
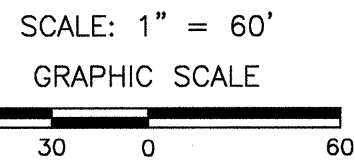
S.F. SLAUGHTER SURVEY NO. 1, ABS. 20

CHAIN LINK FENCE = OCCUPATION LINE OF CEMETERY.

TWIN CREEKS ROAD  
(R.O.W. WIDTH VARIES)

TWIN CREEKS ROAD  
(R.O.W. WIDTH VARIES)

N88°12'40"E 1441.31' TOTAL (N88°11'20"E 1439.46')



RAYMOND P. & JUDY CANON  
NO ACREAGE GIVEN  
(11058/934)  
(PLOTS 4.25 ACRES)

RAYMOND P. & JUDY CANON  
2.0 ACRES  
(5527/2016)

100 YEAR FULLY DEVELOPED FLOODPLAIN

JARROD GAITHER  
PORTION OF 70.863 ACRES  
(2013222907)

100 YEAR FULLY DEVELOPED FLOODPLAIN

CRITICAL WATER QUALITY ZONE

BLOCK "B"

100 YEAR FULLY DEVELOPED FLOODPLAIN

CRITICAL WATER QUALITY ZONE

BLOCK "E"

JARROD GAITHER  
PORTION OF 70.863 ACRES  
(2013222907)

5.389 ACRES

LOT 70  
D.E., P.U.E.,  
ACCESS ESMT &  
PRIVATE PARKLAND  
2.974 ACRES

LOT 16  
AMENITY  
1.581 ACRES

FRAGOLA DRIVE  
50' R.O.W. WIDTH

RUSCELLO DRIVE  
50' R.O.W. WIDTH

CEBOLLA DRIVE  
R.O.W. WIDTH VARIES

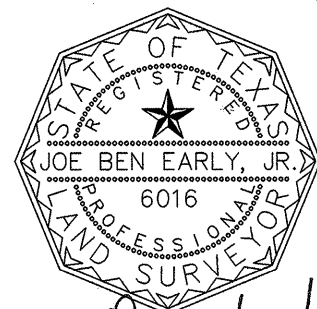
FLUME DRIVE  
50' R.O.W. WIDTH

MATCHLINE SHEETS 2-3

MATCHLINE SHEETS 4-5

MATCHLINE SHEET 2

MATCHLINE SHEET 3



JOSEPH S. IRVINE  
SURVEY NO. 4,  
ABS. 428

DRAWING NO.:  
1034-001-PL1

SHEET  
2 OF 7



S.F. SLAUGHTER SURVEY NO. 1, ABS. 20

CHAIN LINK FENCE = OCCUPATION LINE OF CEMETERY.

TWIN CREEKS ROAD  
(R.O.W. WIDTH VARIES)

TWIN CREEKS ROAD  
(R.O.W. WIDTH VARIES)

S88°53'08"W 412.74'  
(N88°24'05"W 412.67')

N01°06'52"W 38.19'

N88°12'40"E 1441.31' TOTAL (N88°11'20"E 1439.46')

S88°04'19"W 90.00' 0.504 ACRES HEREBY DEDICATED FOR R.O.W.

S88°12'40"W 424.71'

LATERAL SUPPORT ESMT.  
(12221/1003)

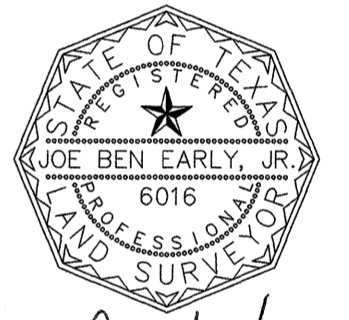
LOT 1  
BLOCK A  
MYSTIC OAK ESTATES  
(46/62)

BLOCK "B"

LOT 26  
D.E., P.U.E. &  
PRIVATE PARKLAND  
6.407 ACRES

LOT 6  
BLOCK A  
MYSTIC OAK ESTATES  
(46/62)

LOT 7  
BLOCK A  
MYSTIC OAK ESTATES  
(46/62)



*Handwritten signature and date: 8/19/16*

O.H. POOL & GUY S. BURSON  
PORTION OF 4.30 ACRES  
(3691/1043)

JOHN C. HAMMOCK  
0.16 ACRE  
TRACT 2  
(2007116507)

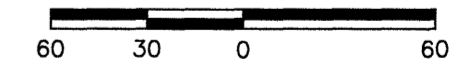
LOT 8  
BLOCK A  
MYSTIC OAK ESTATES  
(46/62)

ERASMO & BERTA GONZALEZ  
0.34 ACRE  
TRACT 2  
(2005129944)

LOT 9  
BLOCK A  
MYSTIC OAK ESTATES  
(46/62)

W.J. RIDDELL  
0.37 ACRE  
TRACT 2  
(6269/1768)

SCALE: 1" = 60'  
GRAPHIC SCALE



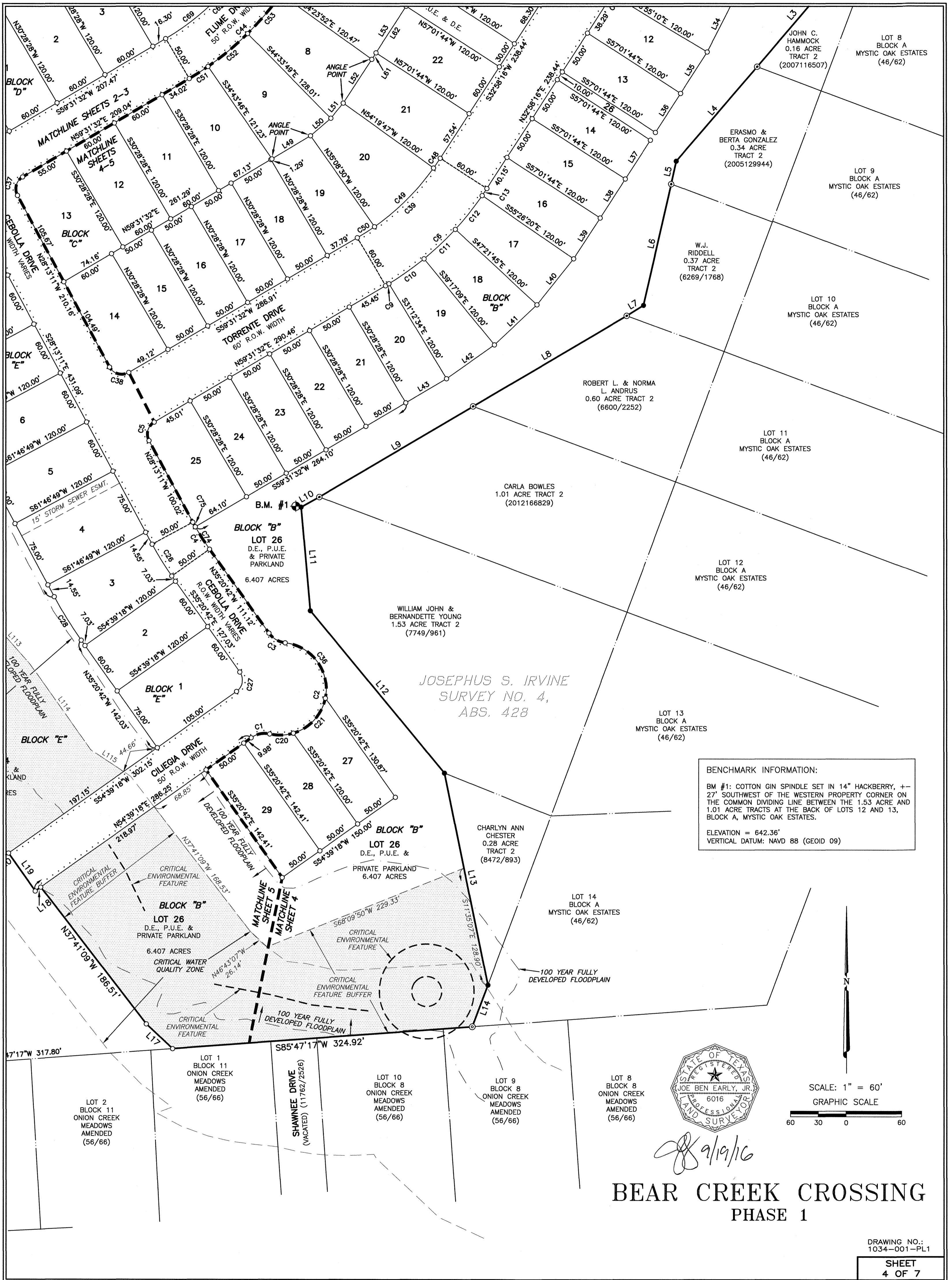
BEAR CREEK  
CROSSING  
PHASE 1

DRAWING NO.:  
1034-001-PL1

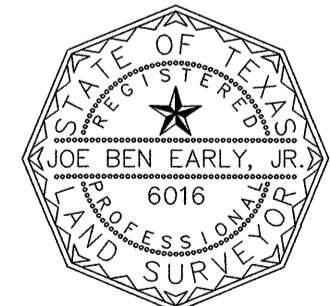
SHEET  
3 OF 7

C8J-2014-0131.1A





**BENCHMARK INFORMATION:**  
 BM #1: COTTON GIN SPINDLE SET IN 14" HACKBERRY, +- 27' SOUTHWEST OF THE WESTERN PROPERTY CORNER ON THE COMMON DIVIDING LINE BETWEEN THE 1.53 ACRE AND 1.01 ACRE TRACTS AT THE BACK OF LOTS 12 AND 13, BLOCK A, MYSTIC OAK ESTATES.  
 ELEVATION = 642.36'  
 VERTICAL DATUM: NAVD 88 (GEOID 09)



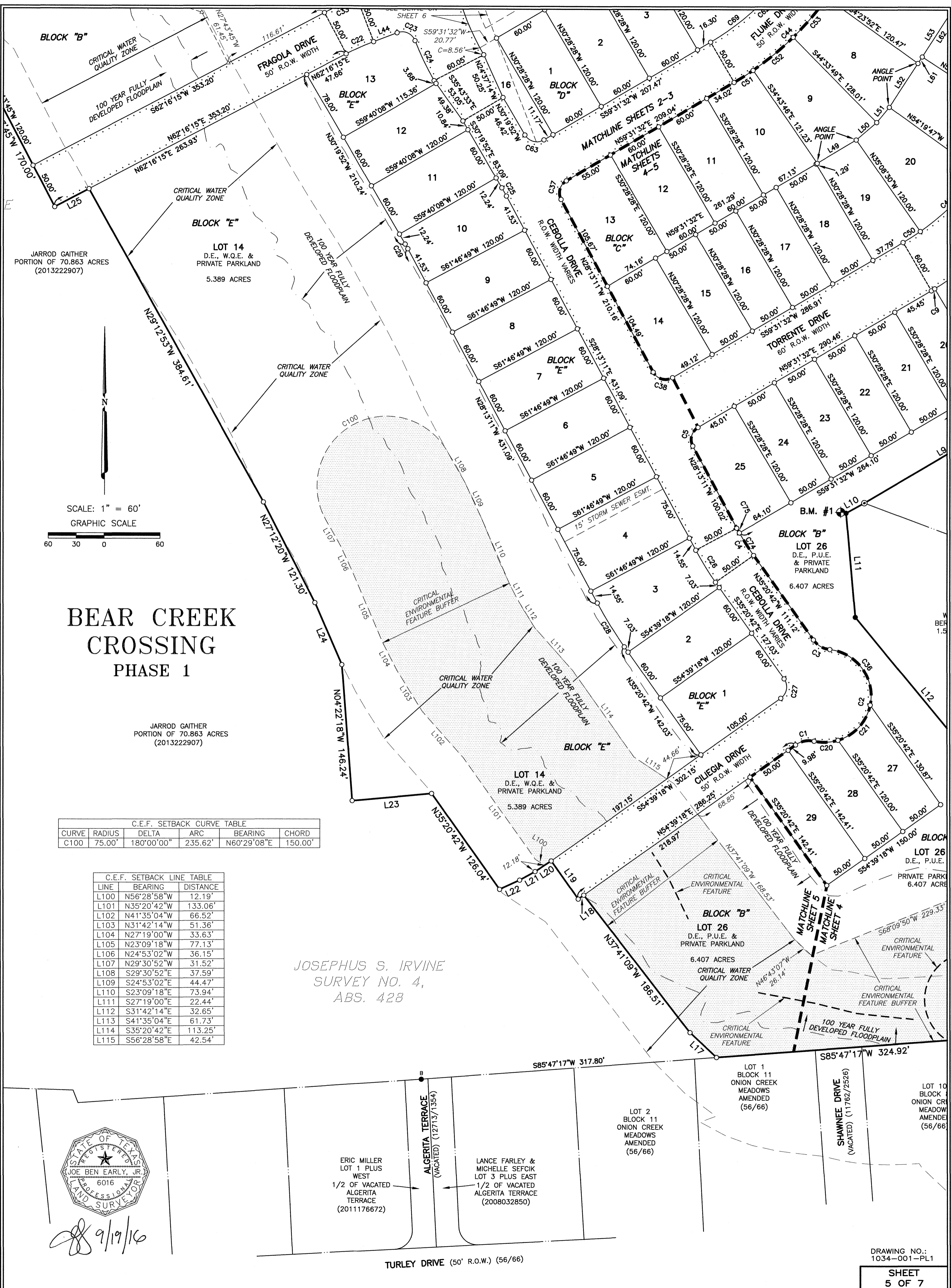
*9/19/16*

# BEAR CREEK CROSSING PHASE 1

SCALE: 1" = 60'  
 GRAPHIC SCALE  
 60 30 0 60

DRAWING NO.:  
1034-001-PL1

SHEET  
4 OF 7



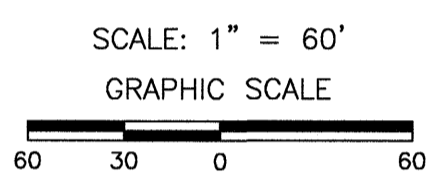
JARROD GAITHER  
PORTION OF 70.863 ACRES  
(2013222907)

LOT 14  
D.E., W.Q.E. &  
PRIVATE PARKLAND  
5.389 ACRES

BLOCK "B"  
LOT 26  
D.E., P.U.E.  
& PRIVATE PARKLAND  
6.407 ACRES

JARROD GAITHER  
PORTION OF 70.863 ACRES  
(2013222907)

# BEAR CREEK CROSSING PHASE 1



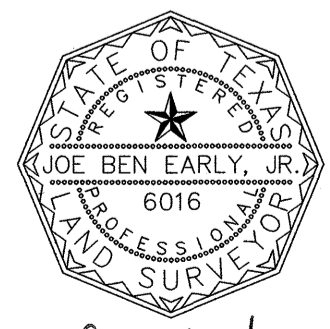
C.E.F. SETBACK CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C100	75.00'	180°00'00"	235.62'	N60°29'08"E	150.00'

C.E.F. SETBACK LINE TABLE

LINE	BEARING	DISTANCE
L100	N56°28'58"W	12.19'
L101	N35°20'42"W	133.06'
L102	N41°35'04"W	66.52'
L103	N31°42'14"W	51.36'
L104	N27°19'00"W	33.63'
L105	N23°09'18"W	77.13'
L106	N24°53'02"W	36.15'
L107	N29°30'52"W	31.52'
L108	S29°30'52"E	37.59'
L109	S24°53'02"E	44.47'
L110	S23°09'18"E	73.94'
L111	S27°19'00"E	22.44'
L112	S31°42'14"E	32.65'
L113	S41°35'04"E	61.73'
L114	S35°20'42"E	113.25'
L115	S56°28'58"E	42.54'

JOSEPHUS S. IRVINE  
SURVEY NO. 4,  
ABS. 428



9/19/16

ERIC MILLER  
LOT 1 PLUS WEST  
1/2 OF VACATED  
ALGERITA TERRACE  
(2011176672)

LANCE FARLEY &  
MICHELLE SEFCIK  
LOT 3 PLUS EAST  
1/2 OF VACATED  
ALGERITA TERRACE  
(2008032850)

LOT 2  
BLOCK 11  
ONION CREEK  
MEADOWS  
AMENDED  
(56/66)

SHAWNEE DRIVE  
(VACATED) (11762/2526)

LOT 10  
BLOCK 11  
ONION CREEK  
MEADOWS  
AMENDED  
(56/66)

TURLEY DRIVE (50' R.O.W.) (56/66)

DRAWING NO.:  
1034-001-PL1

SHEET  
5 OF 7



STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THE PRESENTS:

THAT JARROD GAITHER, BEING OWNER OF 70.863 ACRES IN THE JOSEPHUS S. IRVINE SURVEY NO. 4, ABS. 428, IN TRAVIS COUNTY, TEXAS, CONVEYED BY SPECIAL WARRANTY DEED OF RECORD IN DOCUMENT NO. 2013222907, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 39.941 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL AND GOVERNMENT CODE, TO BE KNOWN AS:

**BEAR CREEK CROSSING, PHASE 1**

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

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

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

JARROD GAITHER  
12343 HYMEADOW DR., STE 3E  
AUSTIN, TX 78750

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JARROD GAITHER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT 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 SEALED IN MY OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AD.

NOTARY PUBLIC, STATE OF TEXAS

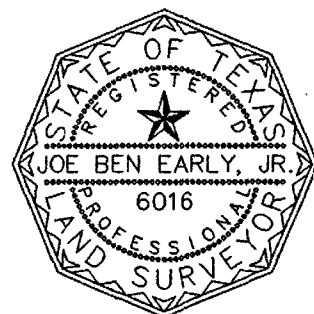
PRINTED NAME \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**SURVEYOR'S CERTIFICATION:**

I, JOE BEN EARLY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE OF 1999 AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND January 8, 2015

*[Signature]* 9/19/16

JOE BEN EARLY, R.P.L.S. 6016  
SURVEYING BY:  
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
3500 MCCALL LANE  
AUSTIN, TEXAS 78744  
(512) 443-1724  
FIRM NO. 10124500



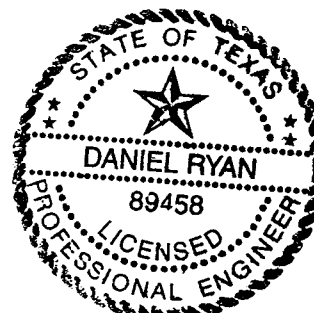
**ENGINEER'S CERTIFICATION:**

I, DANIEL RYAN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING; THAT I PREPARED THE PLAT SUBMITTED HERewith; THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF. THIS PLAT SHALL COMPLY WITH TITLE 30, SUBDIVISION REQUIREMENTS.

THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. A PORTION OF THIS SUBDIVISION IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NOS. 48453C0590H AND 48453C0680H.

*[Signature]* 9-21-2016

DANIEL RYAN, P.E.  
ENGINEERING BY:  
LJA ENGINEERING, INC.  
5316 HIGHWAY 290 WEST, SUITE 150  
AUSTIN, TEXAS 78735  
512-439-4700  
TEXAS REGISTERED ENGINEERING FIRM FRN-F1386



ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT-SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AD.

J. RODNEY GONZALES, DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

THOMAS WEBER, CHAIRPERSON

JOLENE KIOLBASSA, SECRETARY

**GENERAL NOTES:**

- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- 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.
- PRIOR TO CONSTRUCTION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- PEDERNALES ELECTRIC COOPERATIVE (PEC) HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THEIR EASEMENTS CLEAR. PEC WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 30-5, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE PEC 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.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF ANY PROPOSED OVERHEAD ELECTRIC FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE PEC'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE-FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR THE 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, REPLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. POST-DEVELOPMENT STORMWATER RUN-OFF SHALL BE MAINTAINED AT OR BELOW PREDEVELOPMENT LEVELS BY USING PONDING OR OTHER APPROVED METHODS.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
- PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER(S) OR HIS/HER ASSIGNS.
- TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- 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.
- THE OWNERS OF THE PROPERTY ARE RESPONSIBLE FOR THE IMPLEMENTATION OF THE INTEGRATED PEST MANAGEMENT PLAN APPROVED BY THE CITY OF AUSTIN AND AS AMENDED FROM TIME TO TIME BY THE CITY OF AUSTIN.
- A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL RIGHT-OF-WAYS
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AS SHOWN BY A DOTTED LINE ON THE FACE OF THIS PLAT: FRAGOLA DRIVE, CEBOLLA DRIVE, CILIEGIA DRIVE, TORRENTE DRIVE, FLUME DRIVE, AND RUSCELLO DRIVE. THE SIDEWALKS ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ABUTTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMIT, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
- WITHIN A SIGHTLINE EASEMENT ANY OBSTRUCTION OF SIGHT DISTANCE 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 COMMISSIONER'S COURT AT OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIME.
- ALL ACTIVITIES WITH THE CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
- ALL STREETS ARE PUBLIC.
- WATER AND WASTEWATER WILL BE PROVIDED BY THE CITY OF AUSTIN.
- ALL NONRESIDENTIAL LOTS SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- PARKLAND DEDICATION HAS BEEN PROVIDED FOR THE 103 UNITS BY THE DEDICATION TO THE CITY OF AUSTIN OF 12.935 ACRES OF LAND FROM LOT 70, BLOCK B, LOT 26, BLOCK B, AND LOT 14, BLOCK E.
- A 50' SETBACK IS REQUIRED FROM WATER QUALITY AND DETENTION FACILITIES SUCH AS THE TOP OF FACILITY EMBANKMENT, END OF CONCRETE APRON/ROCK RIPRAP OR TOP OF STRUCTURAL WALL AND SHALL BE DEDICATED BY DEED RESTRICTION OR RESTRICTIVE COVENANT.
- BYLAWS FOR HOMEOWNERS ASSOCIATION PERTAINING TO THIS SUBDIVISION ARE RECORDED BY SEPARATE INSTRUMENT IN DOCUMENT NO. \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

# BEAR CREEK CROSSING PHASE 1

**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 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.

THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS AND CONDITIONS, RESTRICTIONS AND ASSOCIATED AMENDMENTS FOR THE BEAR CREEK CROSSING AS RECORDED IN DOCUMENT NO. \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

STATE OF TEXAS:

COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER

AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY COURT, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

DEPUTY, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE 2-MILE EXTRATERRITORIAL JURISDICTION OF THE CITY OF AUSTIN ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AD.

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., AND DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., OFFICIAL PUBLIC RECORDS

OF SAID COUNTY AND STATE IN DOCUMENT # \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

DEPUTY

 <b>Chaparral</b> Professional Land Surveying, Inc. Surveying and Mapping 3500 McCall Lane Austin, Texas 78744 512-443-1724 Firm No. 10124500	PROJECT NO.: 1034-001
	DRAWING NO.: 1034-001-PL1
	PLOT DATE: 9/16/16
	PLOT SCALE: 1" = 60'
	DRAWN BY: BBP & JBE
	<b>SHEET</b> 7 OF 7

# CEBOLLA CREEK PRELIMINARY PLAN

CEBOLLA CREEK  
PRELIMINARY PLAN

**ADMINISTRATIVE VARIANCE:**

AN ADMINISTRATIVE VARIANCE WAS GRANTED PER 30-5-42(B)(6) OF THE LAND DEVELOPMENT CODE 30-5-341 AND 30-5-342 FOR CUT/FILL UP TO 8 FEET ASSOCIATED WITH THE WATER QUALITY AND/OR DETENTION FACILITIES.

THIS PROJECT IS SUBJECT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE, TITLE 30.

THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT 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) #48453C0590H AND #48453C0680H, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS. I AM RESPONSIBLE FOR THE PREPARATION OF THE ENGINEERING PORTIONS OF THIS PLAN. ALL ENGINEERING INFORMATION SHOWN ON THE PLAN IS ACCURATE AND CORRECT WITH REGARD TO THE ENGINEERING PORTIONS THEREOF. THE PLAN COMPLIES WITH TITLE 30 OF THE AUSTIN CITY CODES, AS AMENDED, AND ALL OTHER APPLICABLE CITY AND TRAVIS COUNTY CODES, ORDINANCES AND RULES.



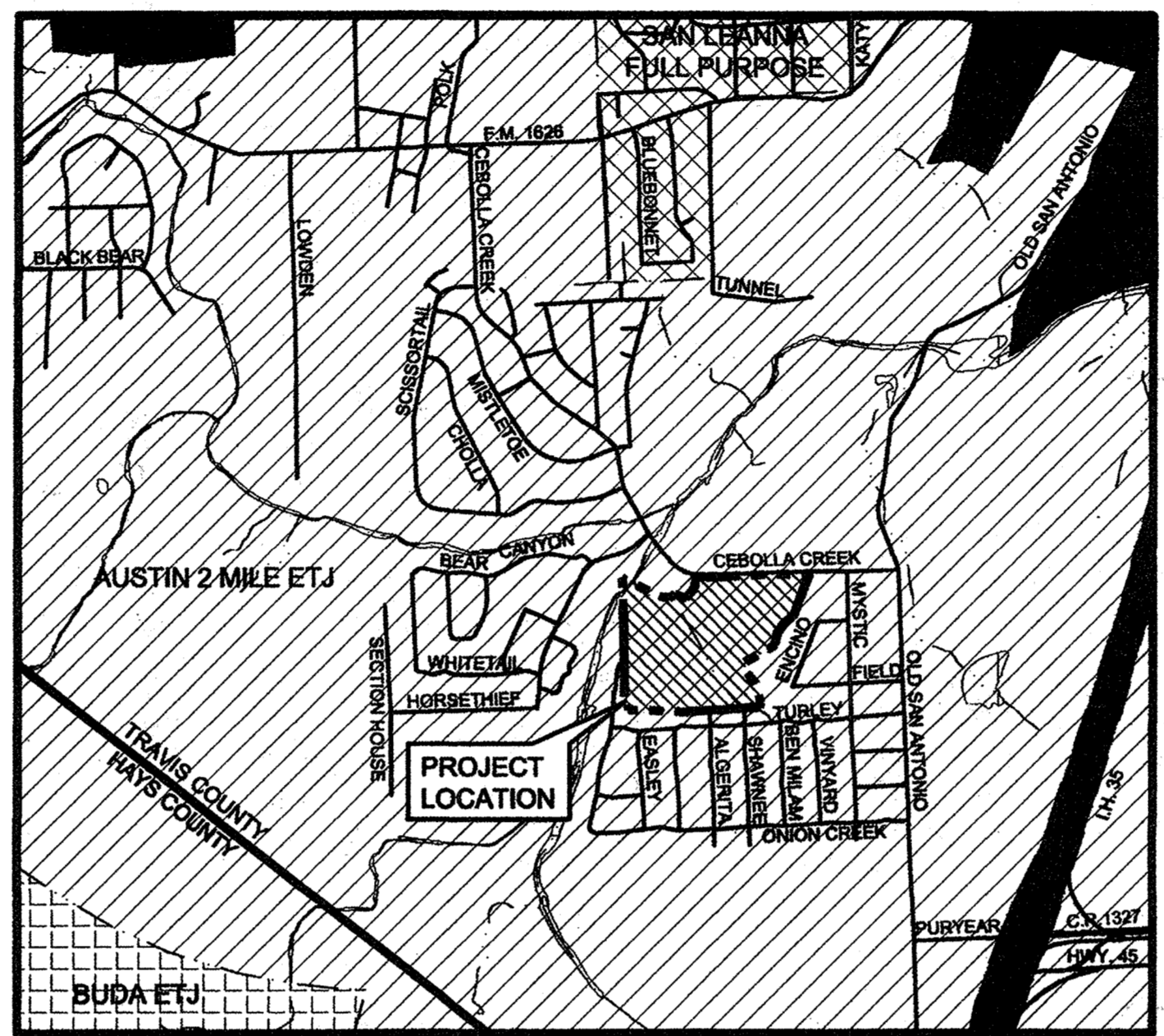
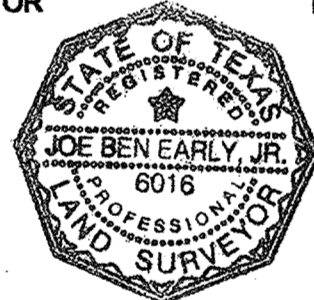
*J.A.C.*  
REGISTERED PROFESSIONAL ENGINEER

5-25-15  
DATE

I AM AUTHORIZED TO PRACTICE PROFESSION OF SURVEYING IN THE STATE OF TEXAS. I AM RESPONSIBLE FOR THE PREPARATION OF THE SURVEYING PORTIONS OF THIS PLAN. ALL SURVEYING INFORMATION SHOWN ON THE PLAN IS ACCURATE AND CORRECT WITH REGARD TO THE SURVEYING PORTIONS THEREOF. THE PLAN COMPLIES WITH TITLE 30 OF THE AUSTIN CITY CODES, AS AMENDED, AND ALL OTHER APPLICABLE CITY AND TRAVIS COUNTY CODE, ORDINANCES AND RULES.

*J.B.E.*  
REGISTERED PROFESSIONAL LAND SURVEYOR

5/20/15  
DATE



**LOCATION MAP**  
SCALE: 1" = 2,000'  
CITY OF AUSTIN GRID NO. E-10  
MAPSCO PAGE NO. 703

**LEGAL DESCRIPTION:**  
70.883 ACRES OUT OF THE J.S. IRVINE SURVEY NO. 4,  
ABSTRACT NO. 42, TRAVIS COUNTY TEXAS.

**INDEX OF SHEETS**

SHEET NO.	DESCRIPTION
1	TITLE PAGE
2	GENERAL NOTES
3	PRELIMINARY PLAN
4	ADJACENT OWNERS MAP

**PRELIMINARY PLAN APPROVAL** SHEET 1 of 4  
FILE NUMBER CS-2014-0131 APPLICATION DATE 7/11/2014  
APPROVED BY (ADM) (PC) (ZAP) ON 7/7/2014 UNDER SECTION 1-57 OF CHAPTER 30 OF THE CITY OF AUSTIN CODE. EXPIRATION DATE 8/11/2018 CASE MANAGER Joe Arcius  
(IF REV) ORIGINAL APPLICATION DATE 7/11/2014 DWBZ  DDZ   
TYPE OF REVISION: MAJOR  MINOR  SB1704: YES  NO

*Joe Arcius*  
Director, Planning and Development Review

PRELIMINARY PLAN EXTENDED (under Chapter 30) ON \_\_\_\_\_  
UNTIL \_\_\_\_\_ CASE MANAGER \_\_\_\_\_  
Final Plans must be recorded by the Expiration date unless extended under Chapter 30

**PRELIMINARY SUBDIVISION APPROVAL**  
SUBDIVISION NUMBER: 5064683  
APPLICATION DATE: 7/11/2014  
APPROVED BY COMMISSIONERS COURT ON 8/14/2015

*Steve M. Manilla*  
STEVEN M. MANILLA, P.E., COUNTY EXECUTIVE, TNR DATE 8/19/2015

FINAL PLAN TO LOCK-IN PRELIMINARY SUBDIVISION # \_\_\_\_\_  
APPROVED ON \_\_\_\_\_

Final Plans must be recorded by the Project Expiration Date. Subsequent Site Plans which do not comply with the Standards current at the time of filing, and all required Building Permits must also be approved by the Project Expiration Date.

**SUBMITTAL DATE: AUGUST 11, 2014**

**DEVELOPER:** MI HOMES OF AUSTIN, L.L.C.  
1301 S. CAPITAL OF TX. HWY. B315  
AUSTIN, TEXAS 78746  
CONTACT PERSON: ROYCE RIPPING  
PHONE # (512) 330-1708

**ENGINEER:** LJA ENGINEERING, INC.  
5316 HIGHWAY 290 WEST, SUITE 150  
AUSTIN, TEXAS 78735  
CONTACT PERSON: JOHN A. CLARK, P.E.  
PHONE # (512) 439-4700  
FAX # (512) 439-4718

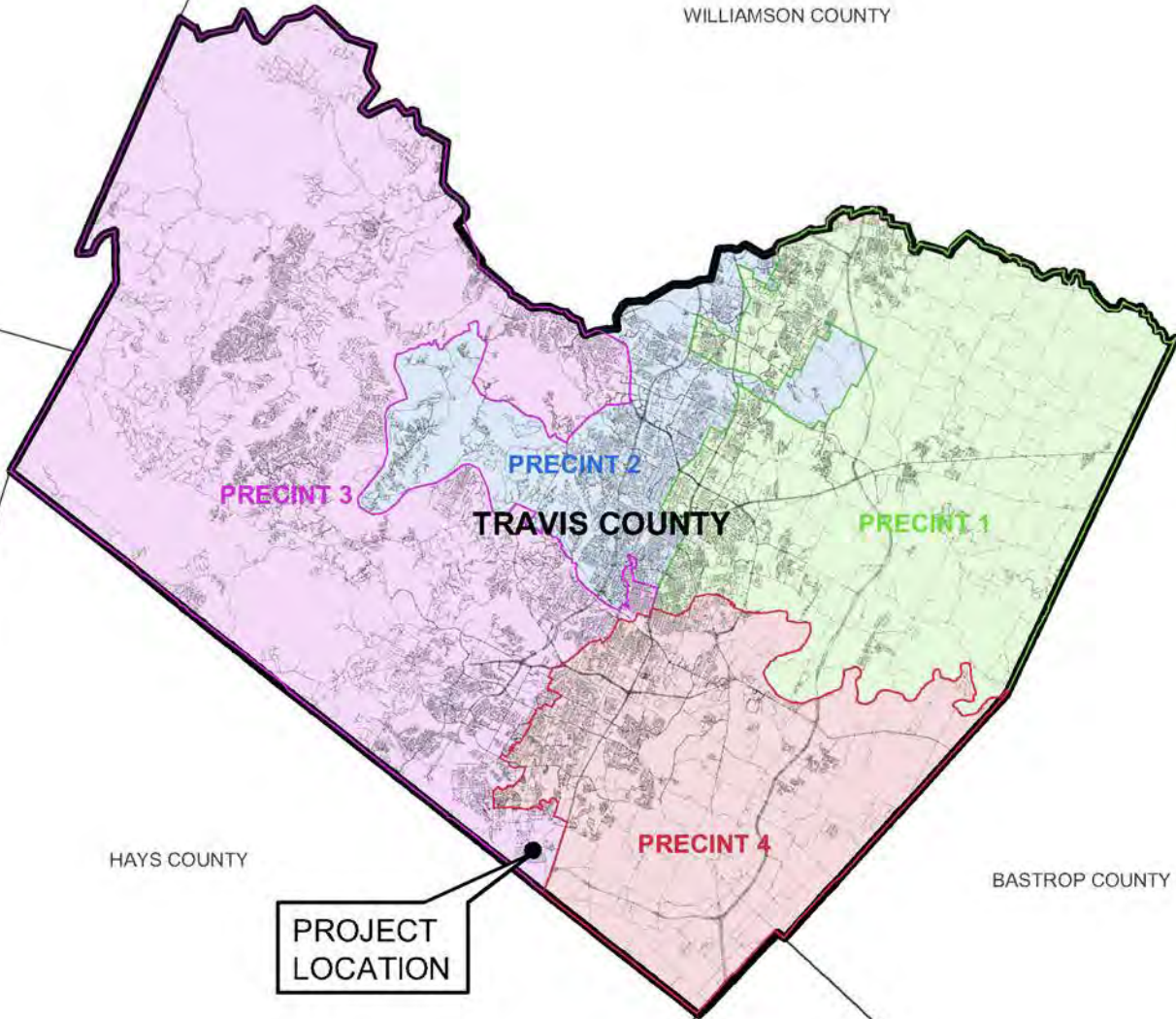
**SURVEYOR:** CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
3500 McCALL LANE  
AUSTIN, TEXAS 78744  
CONTACT PERSON: JOE EARLY, R.P.L.S.  
PHONE # (512) 443-1724

Number	Description	Revise (R) Add (A) Void (V) Sheet No.'s	Approval Date

**LJA Engineering, Inc.**  
5316 Highway 290 West  
Suite 150  
Austin, Texas 78735  
Phone 512.439.4700  
Fax 512.439.4716  
FRN-F-1386  
C8J-2014-0131

BURNET COUNTY

WILLIAMSON COUNTY



HAYS COUNTY

BASTROP COUNTY

PROJECT LOCATION

CALDWELL COUNTY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF DANIEL RYAN, P.E. 89458, ON 11/07/16. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

**LJA Engineering, Inc.**

5316 Highway 290 West  
Suite 150  
Austin, Texas 78735



Phone 512.439.4700  
Fax 512.439.4716  
FRN - F-1386

# BEAR CREEK CROSSING

PRECINCT MAP

SHEET NAME

1 OF 1