



TRV
2 PGS

201400195

PLAT DOCUMENT # _____

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: FINAL PLAT OF CIMA HOMES

OWNERS NAME: 16 CIMA SERENA LP

RESUBDIVISION? YES NO

ADDITIONAL RESTRICTIONS / COMMENTS:

2014133311, 2014133312

RETURN:

PLANNING AND DEVELOPMENT
505 BARTON SPRINGS RD 4TH FL
AUSTIN TX 78704
ATTN CESAR ZAVALA

PLAT FILE STAMP

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Sep 04, 2014 04:41 PM

201400195

BENAVIDESV: \$75.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS

9.4.14

875

201400195

FINAL PLAT OF CIMA HOMES CITY OF AUSTIN, TEXAS



SCALE: 1" = 50'

Reading Base: Texas State Plane Coordinate System (Central Zone) NAD83

LEGEND	
•	1/2" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
o	1/4" IRON PIN SET W/YELLOW PLASTIC CAP "CS, LTD"
(A)	BLOCK DESIGNATION
B.L.	BUILDING SETBACK LINE
E.E.	ELECTRICAL EASEMENT
D.E.	DRAINAGE EASEMENT
D.R.T.C.	DEED RECORDS TRAVIS CO.
P.R.T.C.	PLAT RECORDS TRAVIS CO.
W.Q.E.	WATER QUALITY EASEMENT

SAVOY SUBDIVISION DOC. NO. 201100123 O.P.R.T.C.

SURVEYOR: TEXAS LAND SURVEYING, INC. 3513 WILLIAMS DRIVE, SUITE 503 GEORGETOWN, TEXAS 78628 (512) 930-1800

TOTAL ACRES: 2.701 TOTAL NO. BLOCKS: 1 TOTAL RESIDENTIAL (RS1) LOTS: 16 WATER QUALITY AND DRAINAGE LOT: 1

PLAT NOTES

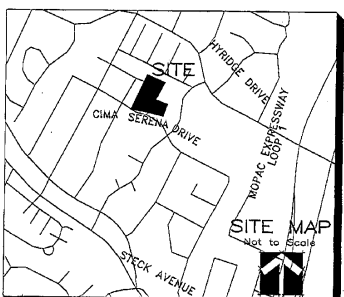
- All lots will have Single Family Attached Residential use.
- No lot shall be occupied until the structure is connected to the City of Austin water and wastewater utility system.
- The water and wastewater utility system serving this subdivision must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility, its water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction.
- Building Setback Lines shall be in conformance with the City of Austin Zoning ordinance requirements.
- No buildings, fences, landscaping, or other obstructions are permitted in drainage easements except as approved by the City of Austin.
- All drainage easements on private property shall be maintained by the property owner or his assignee.
- Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by government authorities.
- 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 replatting may be required of the owners sole expense, if plans to construct this subdivision do not comply with such codes and requirements.
- Prior to construction, except detached single family Development Permit must be obtained from the City of Austin.
- All streets, drainage, sidewalks, erosion control, and water and wastewater lines are required to be constructed and installed to City of Austin Standards.
- Austin Energy has the right to cut and trim trees and shrubbery and remove obstructions to the extent necessary to keep the easements clear of obstructions. Austin Energy will perform all tree work in compliance with the City of Austin Land Development Code.
- The owner/developer of this subdivision/lot may provide Austin Energy with any easement and/or access required for the installation and ongoing maintenance of overhead and underground electric facilities within or along the perimeter of this subdivision/lot. These easements/access are required to provide electric service to the buildings 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, revegetation and tree protection. In addition, the owner shall be responsible for any initial pruning and tree removal that is within ten feet of the centerline of the proposed overhead electric facilities designed to provide electric service to this project. The owner shall include Austin Energy's work within the limits of construction for this project.
- 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 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.
- Public sidewalks, built to City of Austin standards, are required along the following and as shown by a dotted line on the face of the plat: Honeysuckle Trail and the North side of Cima Serena Drive. These sidewalks shall be placed 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.
- The landowner is responsible for providing the subdivision infrastructure, including the water and wastewater utility improvements.
- Erosion/Sedimentation controls are required for all construction on each lot, including single family and duplex construction pursuant to the City of Austin Land Development and the Environmental Criteria Manual (ECM).
- 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 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 cost incurred because of failure to comply with the required clearances will be charged to the owner.
- This site is subject to the City of Austin Void and Water Flow Mitigation Rule.
- A minimum of two off-street parking spaces is required for each unit. The driveway may be counted as one of the two parking spaces required for each unit. For any lot with 6' or more bedrooms, the minimum parking requirement is one space per bedroom.
- A FEE in lieu of paroland has been paid for 15 dwelling units.
- Joint access drives will be provided for lots 1A, 1B, 2A, 2B, 3A and 3B.

CURVE TABLE						
NUMBER	CELEA	RADIUS	ARC	CHORD	DIRECTION	
C1	7°23'22"	774.87	99.93	96.88'	N 77°43'08" W	
C2	1°20'56"	1164.83	20.48'	20.48'	N 74°20'30" W	
C3	98°50'45"	15.00'	23.35'	22.44'	N 21°21'32" W	

LINEAR FOOTAGE OF ROADWAYS: Honeysuckle Trail: 423.50 L.F.

23. DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS WAS FILED WITH THIS PLAT AS DOCUMENT NO. 201418333-17

LOT TABLE			
LOT NO.	BLOCK	ACRES	SQ. FT.
1A	A	0.11	4870
1B	A	0.12	5018
2A	A	0.11	4946
2B	A	0.12	5127
3A	A	0.12	5220
3B	A	0.13	5667
4A	A	0.20	6553
4B	A	0.12	5103
5A	A	0.12	5177
5B	A	0.12	5191
6A	A	0.12	5264
6B	A	0.12	5318
7A	A	0.12	5232
7B	A	0.12	5245
8A	A	0.12	5259
8B	A	0.12	5273
9	A	0.10	5202



APPLICATION SUBMITTAL: DECEMBER 23, 2013 CS-2013-0134.1A

Texas Land Surveying, Inc. SHEET 1 OF 2
 3513 Williams Drive, Suite 503 - Georgetown, Texas 78628
 (512) 930-1800/(512) 530-9389 fax
 www.texas-land.com
 TSPS FIRM NO.10055200

201400195

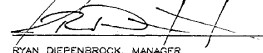
FINAL PLAT OF
CIMA HOMES
CITY OF AUSTIN, TEXAS

OWNERS CERTIFICATION

STATE OF TEXAS §
COUNTY OF TRAVIS §
KNOW ALL MEN BY THESE PRESENTS:

That 16 Cima Serena, LP, being the owner of that land called 1.98 acres of land, more or less situated in Travis County Texas, of the James P. Wallace Survey No. 18, Abstract No. 792 and land called Tract 2 being a tract or parcel of land out of and a part of the James P. Wallace Survey No. 18, Abstract No. 792 and being all of that called 1.50 acre tract described as Tract 2, except that portion of said Tract #2 dedicated as Serena Wood recorded in Volume 76, page 55 of the plat records of Travis County Texas, said tracts conveyed to 16 Cima Serena, LP by deed of record in Document 2013117564 of the Official Public Records of Travis County, Texas; do hereby subdivision 2.701 acres of land pursuant to Chapter 212 of Texas Local Government Code in accordance with this plat herein to be known as CIMA HOMES. Do hereby dedicate to the public the use of all streets, alleys, parks, and easements shown hereon, subject to any easements or restrictions heretofore granted and not released.

TO CERTIFY WHICH, WITNESS by my hand this 17th day of JUNE, 2014.


RYAN DIEPENBROCK, MANAGER

By:
16 CIMA SERENA, LP
2003 SOUTH 1st STREET
AUSTIN, TEXAS, 78704

STATE OF TEXAS §
COUNTY OF TRAVIS §
BEFORE ME, the undersigned authority personally appeared Ryan Diepenbrock

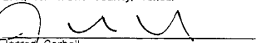
SWORN TO AND SUBSCRIBED BEFORE ME THIS 12th day of June, 2014
Marcia S. Roig
Notary Public, State of Texas



This subdivision plat is located within the Full Purpose Jurisdiction of the City of Austin on this the 12th day of June, 2014.

ENGINEER'S CERTIFICATION

No portion of this tract is within the boundaries of the 100-year flood plain as indicated on the Federal Flood Insurance Administration, FIRM Panel No. #48453C0265H, Dated September, 26, 2008, for Travis County, Texas.


Jerrad Corbell
Registered Professional Engineer No. 108795
State of Texas



SURVEYOR'S CERTIFICATION

I, Kenneth L. Crider, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land shown hereon, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Austin, Texas and that all known easements within the boundary of the plat are shown hereon.

Bearing Basis: Grid North Texas State Plane Coordinate System (Central Zone)
 6-18-14
Kenneth L. Crider
Registered Professional Land Surveyor No. 5624
State of Texas



Accepted and authorized for record by the Zoning & Platting Commission of the City of Austin, Texas, this the 17 day of JUNE, 2014.

 Betty Sager, Chairman
Planning & Zoning Commission
 Jason Meeler, Secretary

Accepted and authorized for record by the Director, Planning & Development Review Department, City of Austin, County of Travis, Texas, this the 12 day of JUNE, 2014.


 Greg Guernsey, Director
Planning & Development Review Department

COUNTY CLERK'S CERTIFICATION:

State of Texas §
County of Travis §

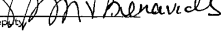
I, Dana Debeauvoir, Clerk of Travis County, do hereby certify that the foregoing instrument in writing with its certificate of presentation was filed for record in my office on the 1 day of September, 2014 a.d., or 1st September 2014 a.d., at 4:41 o'clock, P m., in the office of Public Records of said county and state in Document Number 201400195.

Witness my hand and seal of office the County Clerk, 1 day of September, 2014 a.d.

Dana Debeauvoir, County Clerk, Travis County, Texas
By:  Deputy



Filed for record, at 4:41 o'clock, P m., this the 1 day of September, 2014 a.d.

By:  Deputy



APPLICATION SUBMITAL, DECEMBER 23, 2013 CB-2013-0134.1A

Texas Land Surveying, Inc.
3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
(512) 930-1800/(512) 930-8389 fax
www.tlsgis.com
TBLPS FIRM NO. 10056200

SHEET
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OF
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