

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8J-2012-0161.01.1A**Z.A.P. DATE:** June 5, 2018**SUBDIVISION NAME:** Addison, Section 4**AREA:** 18.44 Acres**LOT(S):** 117 Total Lots**OWNER/APPLICANT:** CARMA Properties LLC  
(Chad Matheson)**AGENT:** Kitchen Table Civil  
Solutions  
(Peggy Carrasquillo)**ADDRESS OF SUBDIVISION:** South US Highway 183 and Kara Drive**GRIDS:** Q-23**COUNTY:** Travis**WATERSHED:** Onion and Cottonmouth Creeks**JURISDICTION:** 2-Mile ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** Single-Family Residential**ADMINISTRATIVE WAIVERS:** None**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on both sides of all internal and boundary streets.

**DEPARTMENT COMMENTS:** The request is for approval of a final plat located in the county and in the City of Austin's 2 Mile ETJ. This is considered a small lot subdivision as per Title 30 Subdivision Regulations. The plat is composed of 117 total lots on 18.44 acres. The proposed subdivision includes 116 single-family lots, and 1 open-space and drainage lots. The applicant has secured a service extension from the City of Austin to provide water and wastewater to the proposed development.

**COUNTY COMMENTS**

This property is located in the 2-Mile, ETJ (Extra-Territorial Jurisdiction) of the City of Austin. Section 212.003 of Texas Local Government prohibits the city and the county from regulating land uses, lot size, density, height and building coverage in the ETJ to name a few. There are no land use controls that can be imposed by the city or the county. In the county, there are 2 uses: Single-Family and Other. "Other" can mean commercial, retail, multi-family, office and industrial, any use that is not single-family residential. There are no zoning laws in the county. Public transportation is not available in the county. As part of review process, the local school district was sent a copy of the proposed preliminary plan for input, review and comment and as of today, the staff has not received any comments from the school district. The closes school is

the John Ojeda Jr. High School on McKinney Falls Parkway and the Smith Elementary School on Smith School Road. The closes fire station is EDS #11 located on FM 812.

**ISSUES:**

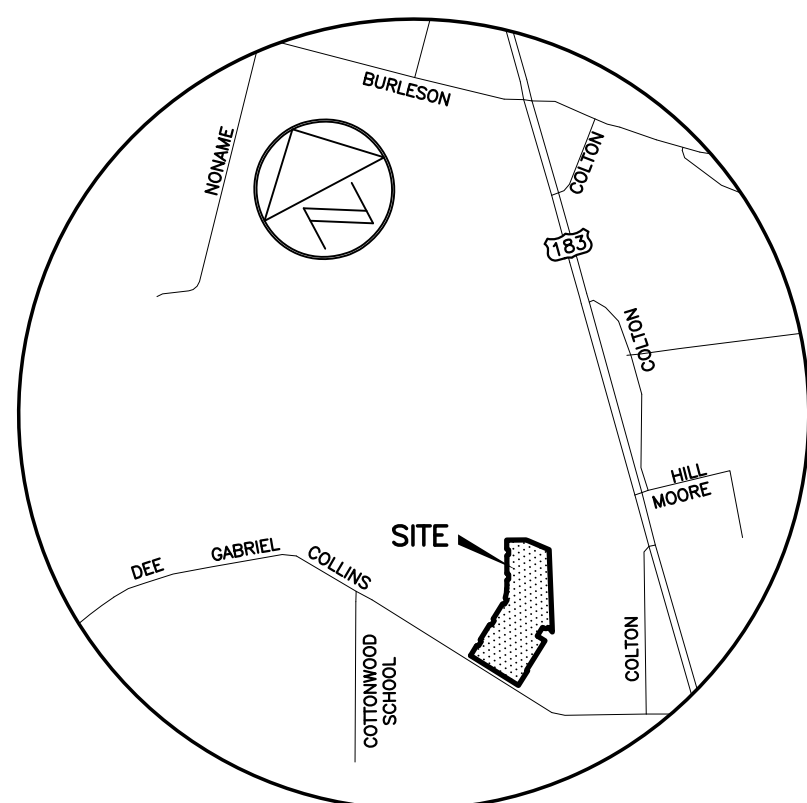
Staff has not received any inquiries from anyone on this proposed subdivision.

**STAFF RECOMMENDATION:** The staff's recommendation is pending at this time. The applicant has not addressed all comments.

**ZONING AND PLATTING COMMISSION ACTION:**

**CASE MANAGER:** Jose Luis Arriaga  
Email address: [joe.arriaga@traviscountytexas.gov](mailto:joe.arriaga@traviscountytexas.gov)

**PHONE:** 854-7562



LOCATION MAP  
NOT TO SCALE

# FINAL PLAT OF ADDISON SECTION 4 A SMALL LOT SUBDIVISION

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## 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.

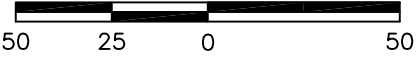
DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL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



FINAL PLAT OF  
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SCALE: 1" = 50'

GRAPHIC SCALE



LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- CH 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
- P 1/2" REBAR WITH "PELTON" CAP FOUND
- A 1/2" REBAR WITH ALUMINUM CAP IN CONC. FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- △ CALCULATED POINT
- CONCRETE MONUMENT SET
- ⊕ CONTROL POINT LOCATION
- P.U.E. PUBLIC UTILITY EASEMENT
- E. & T.E. ELECTRIC & TELECOMMUNICATIONS EASEMENT
- D.E. DRAINAGE EASEMENT
- ( ) RECORD INFORMATION
- ..... SIDEWALK

BLOCK S  
ADDISON  
SECTION 3  
(201600267)

BLOCK G  
ADDISON  
SECTION 3  
(201600267)

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L1         | S30°07'46"E | 4.50'    |
| L2         | N59°52'14"E | 50.00'   |
| L3         | N30°07'46"W | 4.50'    |
| L4         | S30°07'46"E | 4.50'    |
| L5         | N30°07'46"W | 4.50'    |
| L6         | S30°07'46"E | 4.50'    |
| L7         | N59°52'14"E | 50.00'   |
| L8         | N30°07'46"W | 14.51'   |
| L9         | S62°07'09"E | 4.50'    |
| L10        | N62°07'09"W | 4.50'    |
| L11        | S62°07'09"E | 4.50'    |
| L12        | N27°52'51"E | 50.00'   |
| L13        | N62°07'09"W | 4.50'    |
| L14        | S42°21'22"E | 25.99'   |
| L15        | N30°07'46"W | 10.91'   |
| L16        | S30°07'46"E | 11.41'   |
| L17        | S62°07'09"E | 32.85'   |
| L18        | N62°07'09"W | 32.85'   |
| L19        | N55°40'02"W | 20.82'   |
| L20        | N46°40'12"W | 49.82'   |
| L21        | N40°28'49"W | 49.20'   |
| L22        | N52°15'39"W | 49.21'   |
| L23        | N54°25'58"W | 11.89'   |
| L24        | N42°21'22"W | 14.04'   |
| L25        | N30°07'45"W | 60.00'   |
| L26        | N79°03'26"W | 20.51'   |
| L27        | S64°14'03"E | 19.05'   |

OWNER:

CARMA PROPERTIES WESTPORT LLC  
11501 ALTERRA PARKWAY, SUITE #100  
AUSTIN, TX 78758  
PHONE: 512-391-1343  
FAX: 512-391-1333

TOTAL ACREAGE: 18.439 ACRES  
SANTIAGO DEL VALLE GRANT

SURVEYOR:

CHAPARRAL PROFESSIONAL LAND SURVEYING  
3400 McCALL LANE  
AUSTIN, TX 78744  
PHONE: 512-443-1724

ENGINEER:

KITCHEN TABLE CIVIL SOLUTIONS  
6805 N. CAPITAL OF TEXAS HIGHWAY, SUITE 315  
AUSTIN, TEXAS 78731  
(512) 758-7474

LINEAR FOOTAGE OF PUBLIC STREETS: 2,430'

LOT SUMMARY:

116 SINGLE FAMILY LOTS  
1 OPEN SPACE, DRAINAGE, WATER QUALITY, LANDSCAPE

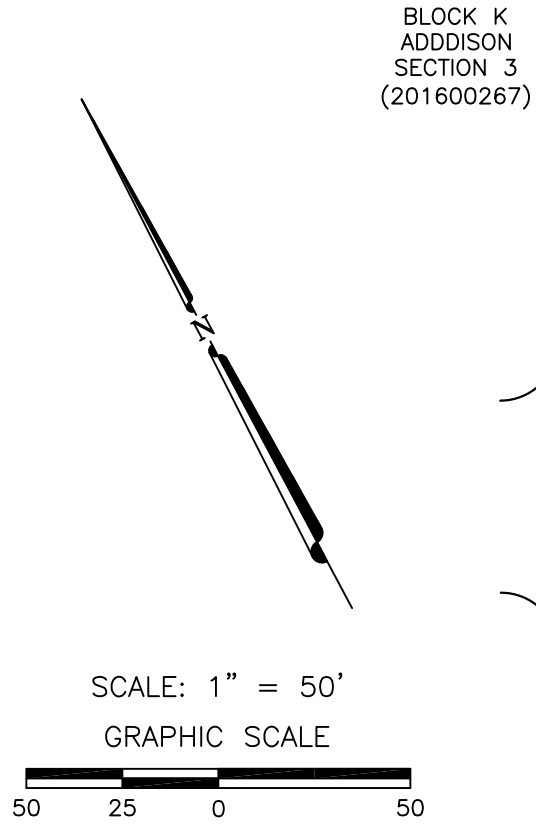
117 TOTAL LOTS

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

PROJECT NO.:  
500-020  
DRAWING NO.:  
500-020-PL1  
PLOT DATE:  
005/08/2018  
PLOT SCALE:  
1" = 50'  
DRAWN BY:  
JDB  
SHEET  
02 OF 06



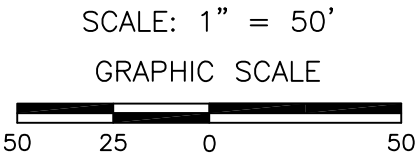
FINAL PLAT OF  
ADDISON SECTION 4  
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| CURVE TABLE |         |            |         |             |         |
|-------------|---------|------------|---------|-------------|---------|
| CURVE       | RADIUS  | DELTA      | ARC     | BEARING     | CHORD   |
| C1          | 15.00'  | 90°00'00"  | 23.56'  | S75°07'46"E | 21.21'  |
| C2          | 15.00'  | 90°00'00"  | 23.56'  | N14°52'14"E | 21.21'  |
| C3          | 15.00'  | 90°00'00"  | 23.56'  | S75°07'46"E | 21.21'  |
| C4          | 15.00'  | 90°00'00"  | 23.56'  | N14°52'14"E | 21.21'  |
| C5          | 15.00'  | 90°00'00"  | 23.56'  | S75°07'46"E | 21.21'  |
| C6          | 15.00'  | 76°10'00"  | 19.94'  | N07°57'14"E | 18.50'  |
| C7          | 330.00' | 18°09'23"  | 104.57' | N36°57'33"E | 104.14' |
| C8          | 15.00'  | 90°00'00"  | 23.56'  | N72°52'51"E | 21.21'  |
| C9          | 15.00'  | 90°00'00"  | 23.56'  | N17°07'09"W | 21.21'  |
| C10         | 15.00'  | 90°00'00"  | 23.56'  | N72°52'51"E | 21.21'  |
| C11         | 15.00'  | 90°00'00"  | 23.56'  | N17°07'09"W | 21.21'  |
| C12         | 50.00'  | 138°55'40" | 121.24' | S80°24'25"W | 93.65'  |
| C13         | 25.00'  | 70°31'44"  | 30.77'  | S65°23'38"E | 28.87'  |
| C14         | 50.00'  | 178°47'44" | 156.03' | S11°15'37"E | 99.99'  |
| C15         | 205.00' | 45°19'22"  | 162.16' | S39°27'28"E | 157.97' |
| C16         | 155.00' | 13°19'59"  | 36.07'  | S23°27'46"E | 35.99'  |
| C17         | 25.00'  | 70°31'44"  | 30.77'  | S65°23'38"E | 28.87'  |
| C18         | 50.00'  | 250°31'45" | 218.63' | S24°36'23"W | 81.65'  |
| C19         | 205.00' | 13°19'59"  | 47.70'  | N23°27'46"W | 47.60'  |
| C20         | 155.00' | 45°19'22"  | 122.61' | N39°27'28"W | 119.44' |
| C21         | 475.00' | 22°40'58"  | 188.05' | S50°46'40"E | 186.82' |
| C22         | 50.00'  | 250°31'44" | 218.63' | S85°49'41"W | 81.65'  |
| C23         | 25.00'  | 70°31'44"  | 30.77'  | N04°10'19"W | 28.87'  |
| C24         | 425.00' | 22°40'58"  | 168.25' | N50°46'40"W | 167.16' |
| C25         | 50.00'  | 28°39'01"  | 25.00'  | S86°19'59"E | 24.74'  |
| C26         | 50.00'  | 82°57'03"  | 72.39'  | S30°31'57"E | 66.23'  |
| C27         | 50.00'  | 67°11'41"  | 58.64'  | N44°32'25"E | 55.34'  |
| C28         | 155.00' | 8°19'18"   | 22.51'  | S57°57'30"E | 22.49'  |
| C29         | 155.00' | 37°00'04"  | 100.10' | S35°17'49"E | 98.37'  |
| C30         | 205.00' | 11°56'08"  | 42.70'  | S22°45'51"E | 42.63'  |
| C31         | 205.00' | 1°23'51"   | 5.00'   | S29°25'50"E | 5.00'   |
| C32         | 50.00'  | 27°17'33"  | 23.82'  | S43°46'31"E | 23.59'  |
| C33         | 50.00'  | 96°48'45"  | 84.48'  | N74°10'20"E | 74.79'  |
| C35         | 50.00'  | 96°50'33"  | 84.51'  | N22°39'20"W | 74.80'  |
| C36         | 50.00'  | 29°34'54"  | 25.81'  | N85°52'03"W | 25.53'  |
| C37         | 155.00' | 6°54'27"   | 18.69'  | N26°40'33"W | 18.68'  |
| C38         | 155.00' | 6°25'32"   | 17.38'  | N20°00'33"W | 17.37'  |
| C39         | 205.00' | 4°37'17"   | 16.54'  | N19°06'25"W | 16.53'  |
| C40         | 205.00' | 12°45'31"  | 45.65'  | N27°47'50"W | 45.56'  |
| C41         | 205.00' | 13°14'07"  | 47.36'  | N40°47'39"W | 47.25'  |
| C42         | 205.00' | 12°34'07"  | 44.97'  | N53°41'46"W | 44.88'  |
| C43         | 205.00' | 2°08'19"   | 7.65'   | N61°02'59"W | 7.65'   |
| C44         | 425.00' | 3°25'43"   | 25.43'  | S60°24'17"E | 25.43'  |
| C45         | 425.00' | 9°02'38"   | 67.08'  | S54°10'06"E | 67.01'  |
| C46         | 425.00' | 9°05'59"   | 67.50'  | S45°05'48"E | 67.43'  |
| C47         | 425.00' | 1°06'37"   | 8.24'   | S39°59'30"E | 8.24'   |
| C48         | 50.00'  | 61°58'06"  | 54.08'  | S00°06'30"W | 51.48'  |
| C49         | 50.00'  | 46°03'21"  | 40.19'  | S53°54'14"E | 39.12'  |
| C50         | 50.00'  | 67°30'03"  | 58.91'  | N69°19'04"E | 55.56'  |
| C51         | 50.00'  | 75°00'13"  | 65.45'  | N01°56'04"W | 60.88'  |
| C52         | 475.00' | 3°06'15"   | 25.73'  | N40°59'18"W | 25.73'  |
| C53         | 475.00' | 5°47'24"   | 48.00'  | N45°26'08"W | 47.98'  |
| C54         | 475.00' | 5°47'24"   | 48.00'  | N51°13'31"W | 47.98'  |
| C55         | 475.00' | 5°47'24"   | 48.00'  | N57°00'55"W | 47.98'  |
| C56         | 475.00' | 2°12'32"   | 18.31'  | N61°00'53"W | 18.31'  |

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON 1983/93 HARN VALUES FROM LCRA CONTROL NETWORK. CHAPARRAL CONTROL POINT "CM02".

4" ALUMINUM DISK SET IN CONCRETE

SURFACE COORDINATES:  
N 10034515.19  
E 3129639.28

TEXAS STATE PLANE COORDINATES:  
N 10034123.43  
E 3129517.10

COMBINED SCALE FACTOR = 0.999960959  
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000039043  
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0,0

| STREET TABLE       |               |              |                |               |          |                |
|--------------------|---------------|--------------|----------------|---------------|----------|----------------|
| STREET NAME        | STREET LENGTH | R.O.W. WIDTH | PAVEMENT WIDTH | CROSS SECTION | SIDEWALK | CLASSIFICATION |
| McKAMY DRIVE       | 601.9'        | 50'          | 30' F-F        | 2 LANE, C & G | 4'       | LOCAL          |
| COTTAGE ROSE DRIVE | 590.5'        | 50'          | 30' F-F        | 2 LANE, C & G | 4'       | LOCAL          |
| GREYHAWK COVE      | 440.2'        | 50'          | 30' F-F        | 2 LANE, C & G | 4'       | LOCAL          |
| DAMPTON LANE       | 450.4'        | 50'          | 30' F-F        | 2 LANE, C & G | 4'       | LOCAL          |
| TURNBERRY LANE     | 347.0'        | 50'          | 30' F-F        | 2 LANE, C & G | 4'       | LOCAL          |
| TOTAL              | 2430.0'       |              |                |               |          |                |



Professional Land Surveying, Inc.  
Surveying and Mapping

3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
Firm No. 10124500

PROJECT NO.:  
500-020

DRAWING NO.:  
500-020-PL1

PLOT DATE:  
005/08/2018

PLOT SCALE:  
1" = 50'

DRAWN BY:  
JDB

SHEET  
04 OF 06



FINAL PLAT OF  
ADDISON SECTION 4  
A SMALL LOT SUBDIVISION

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT CARMA PROPERTIES WESTPORT LLC, A TEXAS LIMITED LIABILITY COMPANY, BEING OWNER OF A PORTION OF 167.281 ACRES IN THE SANTIAGO DEL VALLE GRANT, IN TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2006122815 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

DOES HEREBY SUBDIVIDE 18.439 ACRES, PURSUANT TO TITLE 30 OF THE AUSTIN CITY CODE AND CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE AND IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

FINAL PLAT OF ADDISON SECTION 4 A SMALL LOT SUBDIVISION

AND DOES 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: \_\_\_\_\_  
CHAD MATHESON  
CARMA PROPERTIES WESTPORT, LLC  
11501 ALTERRA PARKWAY, SUITE #100  
AUSTIN, TEXAS 78758

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHAD MATHESON, 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

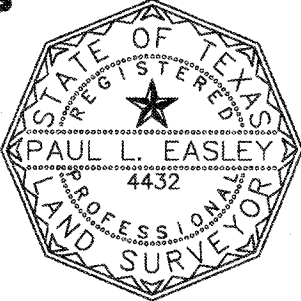
PRINTED NAME \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

SURVEYOR'S CERTIFICATION:

I, PAUL L. EASLEY, 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, 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 MARCH 14, 2017.

  
PAUL L. EASLEY, R.P.L.S. 4432

05/08/18  
DATE

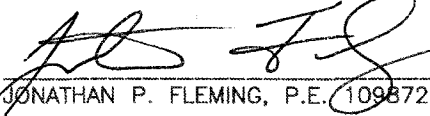


SURVEYING BY:  
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
3500 MCCALL LANE  
AUSTIN, TEXAS 78744  
(512) 443-1724

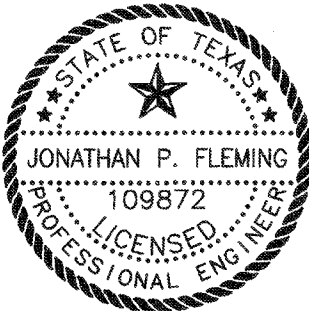
ENGINEER'S CERTIFICATION:

I, JONATHAN P. FLEMING, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48453C0615J, DATED JANUARY 6, 2016, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

  
JONATHAN P. FLEMING, P.E. 109872

05/08/18  
DATE



ENGINEERING BY: KITCHEN TABLE CIVIL SOLUTIONS  
6805 N. CAPITAL OF TEXAS HIGHWAY, SUITE 315  
AUSTIN, TEXAS 78731  
(512) 758-7474  
TEXAS REGISTERED ENGINEERING FIRM 18129

NOTES:

1. A TRAVIS COUNTY SITE DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
2. ALL STREETS, DRAINAGE AND SIDEWALKS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
3. EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO THE CITY OF AUSTIN STANDARDS.
4. OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.
5. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT IS RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURE, INCLUDING WATER AND WASTEWATER IMPROVEMENTS AND SYSTEM UPGRADES.
6. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
7. 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 AUSTIN WATER. 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.
8. ELECTRIC SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
9. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS AS NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 30-5, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
10. 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. 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 CHAPTER 30-5 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
11. 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 OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
12. 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 COST INCURRED BECAUSE OF FAILURE TO COMPLY WITH REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
13. 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 AND TRAVIS COUNTY. 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.
14. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY OR CITY OF AUSTIN.
15. 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 OR CITY OF AUSTIN FOR INSPECTION MAINTENANCE OF SAID EASEMENT.
16. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
17. 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 OF AUSTIN 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.
18. PUBLIC SIDEWALKS, BUILT TO TRAVIS COUNTY STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: McKAMY DRIVE, COTTAGE ROSE DRIVE, DAMPTON LANE, TURNBERRY LANE, GREYHAWK COVE AND KARA DRIVE. 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 TITLE 30-3-191.
19. THE 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 TRAVIS COUNTY AND THE CITY OF AUSTIN DATED \_\_\_\_\_. THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL IMPROVEMENTS NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THE RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT FOR THE SUBDIVISION CONSTRUCTION AGREEMENT PERTAINING TO THE SUBDIVISION BY SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
20. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
21. A TEN FOOT ELECTRIC DISTRIBUTION, ELECTRIC TELECOMMUNICATIONS, AND ELECTRIC FIBER EASEMENT IS HEREBY DEDICATED ALONG ALL AND ADJACENT TO ALL STREETS, UNLESS OTHERWISE NOTED ON THE FACE OF THE PLAT.
22. FOR HOMEOWNERS'S ASSOCIATION BYLAWS REFERENCE DOCUMENT NO. 2014002679 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
23. A MINIMUM OF TWO OFF-STREET PARKING SPACES IS REQUIRED FOR EACH UNIT. THE DRIVEWAY MAY BE COUNTED AS ONE OF THE TWO SPACES REQUIRED FOR EACH UNIT.
24. WATER AND WASTEWATER WILL BE PROVIDED BY THE CITY OF AUSTIN.
25. THIS SUBDIVISION COMPLIES WITH ALL REQUIREMENTS OF A SMALL LOT SUBDIVISION PER TITLE 30-2-232.
26. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH TITLE 30-2-232 OF THE CITY OF AUSTIN CODE OF ORDINANCES.
27. A TEN/FIFTEEN FOOT ELECTRIC DISTRIBUTION, ELECTRIC TELECOMMUNICATIONS, AND ELECTRIC FIBER EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO DEE GABRIEL COLLINS ROAD UNLESS OTHERWISE NOTED ON THE FACE OF THE PLAT.
28. PARKLAND DEDICATION HAS BEEN SATISFIED VIA PAYMENT OF A FEE IN-LIEU OF LAND TO TRAVIS COUNTY FOR 116 DWELLING UNITS.

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

PROJECT NO.:  
500-020  
DRAWING NO.:  
500-020-PL1  
PLOT DATE:  
005/08/2018  
PLOT SCALE:  
1" = 50'  
DRAWN BY:  
JDB  
SHEET  
05 OF 06



FINAL PLAT OF  
ADDISON SECTION 4  
A SMALL LOT SUBDIVISION

TRAVIS COUNTY COMMISSIONERS COURT RESOLUTION:

IN APPROVING THIS PLAT BY 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 BUILDINGS OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF 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 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 COMMISSIONER'S 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.

\_\_\_\_\_  
DEPUTY

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE TWO (2) MILE ETJ OF THE CITY OF AUSTIN ON

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN,

TEXAS, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

\_\_\_\_\_  
JOLENE KIOLBASSA  
CHAIRPERSON

\_\_\_\_\_  
ANA AGUIRRE  
SECRETARY

\_\_\_\_\_  
JAMES DUNCAN  
VICE-CHAIRPERSON

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

THE STATE OF TEXAS  
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE

ON THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M., AND DULY

RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M., IN SAID COUNTY

AND STATE, IN DOCUMENT NUMBER \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,

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

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY \_\_\_\_\_  
DEPUTY



Professional Land Surveying, Inc.  
Surveying and Mapping

3500 McCall Lane  
Austin, Texas 78744  
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Firm No. 10124500

PROJECT NO.:  
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DRAWING NO.:  
500-020-PL1

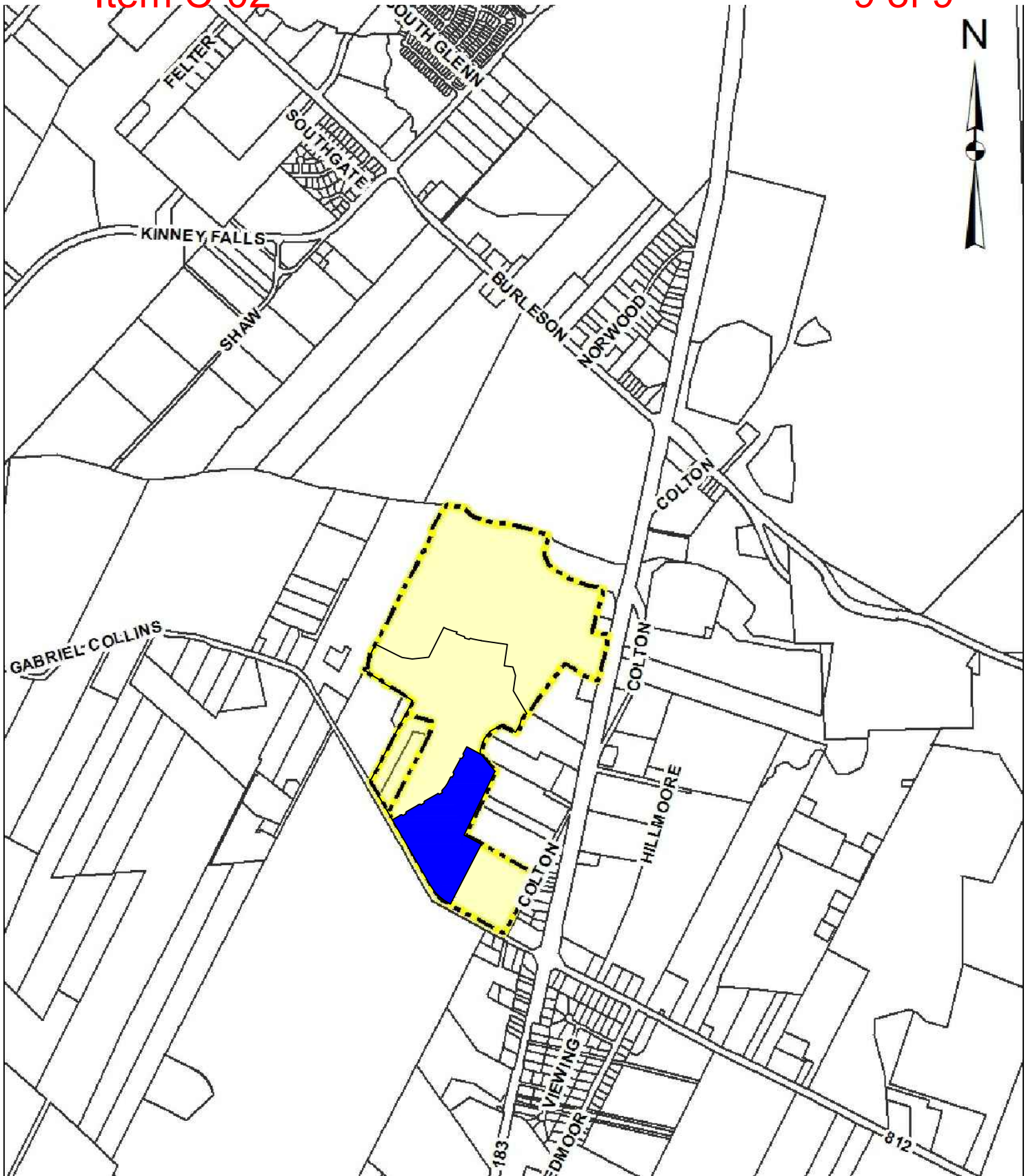
PLOT DATE:  
005/08/2018

PLOT SCALE:  
1" = 50'

DRAWN BY:  
JDB

SHEET  
06 OF 06





**PELTON**  
LAND SOLUTIONS

7004 BEE CAVE ROAD  
BUILDING 2, SUITE 100  
AUSTIN, TX 78746  
512-831-7700, TX FIRM NO 12207

# Brookfield Residential

SITE VICINITY MAP  
ADDISON SECTION 4

EXHIBIT

1