

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2018-0167.1A**Z.A.P. DATE:** 7.21.2020**SUBDIVISION NAME:** Addison Section 5 (Small Lot Subdivision), Final Plat**AREA:** 23.718 Acres**LOT(S):** 144 Total Lots**OWNER/APPLICANT:** CARMA Properties Westport
(Chad Matheson)**AGENT:** Kitchen Table Solutions
(Jonathan Fleming)**ADDRESS OF SUBDIVISION:** Near South US Highway 183 and Dee Gabriel Collins Road**GRIDS:** L:13/14**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. The plat is composed of 144 lots on 23.718 acres. The proposed subdivision includes 141 single-family lots and 3 open-space and landscape lot. 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. The 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 final plat 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 regarding the proposed final plat.

STAFF RECOMMENDATION: The final plat meets all applicable state, county, and City of Austin Title 30 – Land Development Code requirements and staff recommends approval.

ZONING AND PLATTING COMMISSION ACTION:

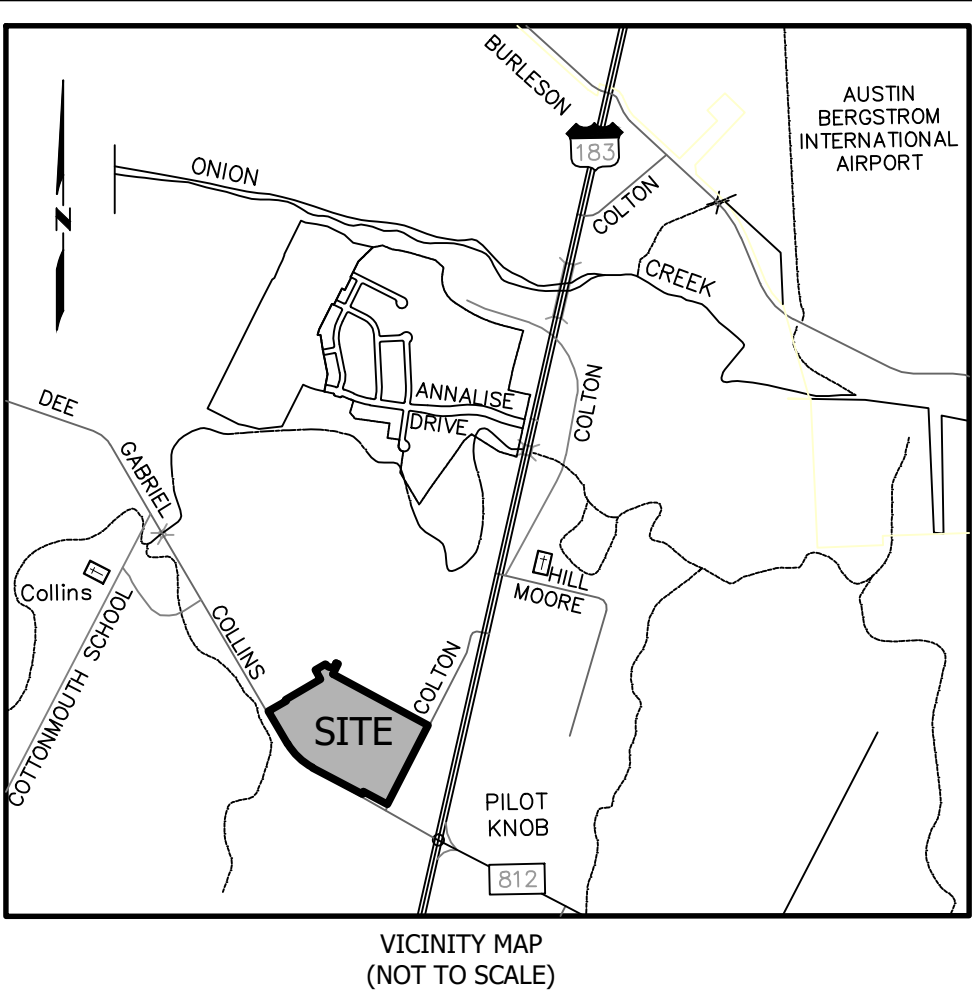
CASE MANAGER: Jose Luis Arriaga

Email address: joe.arriaga@traviscountytx.gov

PHONE: 854-7562

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 THE 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.





PELOTON
LAND SOLUTIONS

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FINAL PLAT OF
ADDISON, SECTION 5
A SMALL LOT SUBDIVISION
TRAVIS COUNTY, TEXAS

JOB #:	BRP17001
TECHNICIAN:	A. ROMERO
SURVEYOR:	R. HYSMITH
DATE:	JANUARY 2019
REVISIONS:	APRIL 2020

SHEET
1 OF 5


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

THAT CARMA PROPERTIES WESTPORT LLC, A TEXAS LIMITED LIABILITY COMPANY, BEING THE OWNERS OF A 167.281 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED, RECORDED UNDER DOCUMENT NO. 2006122815 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A 19.678 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2006216208 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 23.7184 ACRES PURSUANT TO TITLE 30 OF THE AUSTIN CITY CODE AND CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENTS CODE AND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

"ADDISON SECTION 5 A SMALL LOT SUBDIVISION"

SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS AS SHOWN HEREON, UNLESS OTHERWISE INDICATED, SUBJECT TO ANY RESTRICTIONS AND/OR EASEMENTS HERETOFORE GRANTED AND NOT RELEASED.

CARMA PROPERTIES WESTPORT LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: 
CHAD MATHESON
CHIEF FINANCIAL OFFICER
11501 ALTERRA PARKWAY, SUITE #100
AUSTIN, TEXAS 78758

THE STATE OF _____
COUNTY OF _____

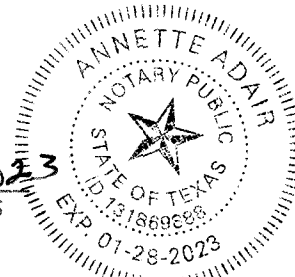
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHAD MATHESON, CHIEF FINANCIAL OFFICER OF CARMA PROPERTIES WESTPORT, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY NAME AND SEAL OF OFFICE THIS THE June DAY OF 2020.

NOTARY PUBLIC IN AND FOR THE Travis COUNTY,
Texas


PRINT OR STAMP NAME HERE

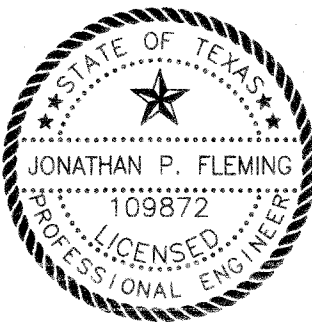
January 28, 2023
MY COMMISSION EXPIRES




THE STATE OF TEXAS :
COUNTY OF TRAVIS :

I, JONATHAN P. FLEMING, P.E., 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 RELATED STANDPOINT, IS COMPLETE AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

CERTIFIED TO THIS THE 20th DAY OF April, 2020, A.D.



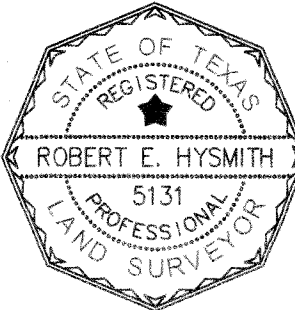

JONATHAN P. FLEMING, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 109872 - STATE OF TEXAS
KITCHEN TABLE CIVIL SOLUTIONS
TX FIRM NO. 18129
6805 N. CAPITAL OF TEXAS HIGHWAY
SUITE 315
AUSTIN, TEXAS 78731
PHONE: (512)758-7474

THE STATE OF TEXAS :
COUNTY OF TRAVIS :

I, ROBERT E. HYSMITH, A REGISTERED PROFESSIONAL LAND SURVEYOR, AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF TITLE 30, IS TRUE AND CORRECT TO THE BEST OF MY BELIEF AND WAS PREPARED FROM AN ON THE GROUND SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION DURING JANUARY, 2019.

CERTIFIED TO THIS THE 20th DAY OF APRIL, 2020, A.D.





ROBERT E. HYSMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5131 - STATE OF TEXAS
PELTON LAND SOLUTIONS, INC.
TBPELS FIRM NO. 10194108
4214 MEDICAL PARKWAY
SUITE 300
AUSTIN, TEXAS 78756
PHONE: (512)831-7700

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

ACREAGE: 23.718 AC.
SURVEY: SANTIAGO DEL VALLE GRANT

SURVEYOR PELOTON LAND SOLUTIONS, INC.
4214 MEDICAL PARKWAY
SUITE 300
AUSTIN, TEXAS 78756
PHONE: 512-831-7700

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

LINEAR FOOTAGE OF PUBLIC STREETS: 3,997.4'

NUMBER OF LOTS: 141 SINGLE FAMILY
2 OPEN SPACE
1 OPEN SPACE, LANDSCAPE & DRAINAGE
144 TOTAL

TOTAL ACREAGE OF NON- RESIDENTIAL LOTS 2.07 ACRES

FLOODPLAIN NOTE:
NO PORTION OF THE TRACT SHOWN HEREON LIES 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.

BASIS OF BEARINGS
ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203). DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTOR OF 0.999960959 EXACTLY.

ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, HOLDING MONUMENT "WL1" AS SHOWN ON SURVEY FILES FROM CHAPARRAL LAND SURVEYING AND THE SUBDIVISION PLAT KNOWN AS "EASTON PARK SECTION 1A" PREPARED BY JACOBS ENGINEERING, WHOSE PUBLISHED ELEVATION IS: 603.53'.

BENCHMARK NO. 1 = NGS DISK FOUND IN CONCRETE STAMPED "T1521" LOCATED APPROXIMATELY 174' EAST OF THE CENTERLINE OF COLTON ROAD AND APPROXIMATELY 4' SOUTH OF THE FENCE LINE ON THE NORTH MARGIN OF DEE GABRIEL COLLINS ROAD.
ELEVATION = 562.06'.

BENCHMARK NO. 2 = CHAPARRAL DISC FOUND IN CONCRETE STAMPED "WL1" IN THE NORTH MEDIAN ON MCKINNEY FALLS PARKWAY, APPROXIMATELY 48' NORTH OF THE INTERSECTION OF E. WILLIAM CANNON DRIVE.
ELEVATION = 603.53

COMMISSIONERS COURT

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

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S)' OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

THE 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 _____, 2020, 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 _____, 2020, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

THE 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 _____, 2020, AT _____ O'CLOCK _____ M., AND DULY RECORDED ON THE _____ DAY OF _____, 2020, 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, THIS _____ DAY OF _____, 2020, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE _____ DAY OF _____, 2020.

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 _____, 2020.

DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE TWO (2) MILE ETJ OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____, 2020.

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 CITY OF AUSTIN STANDARDS.

4. OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.

5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE BUILDING IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.

6. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY 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. LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH UTILITY CONSTRUCTION.

7. ELECTRIC SERVICE WILL BE PROVIDED BY CITY OF AUSTIN.

8. 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

9. 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

10. 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 (10) FEET OF THE CENTER LINE 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.

11. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS, AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COST INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

12. 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.

13. 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.

14. 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 OR MAINTENANCE OF SAID EASEMENT.

15. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.

16. 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. 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.

17. 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: Mc KAMY DRIVE, COTTAGE ROSE DRIVE, CUMBRAE LANE, DUMFRIES LANE, MATHILDA LANE, COLTON ROAD, AND DEE GABRIEL COLLINS ROAD. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY, TITLE 30-3-191.

18. 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. _____ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

19. 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.

20. 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.

21. FOR HOMEOWNERS'S ASSOCIATION BYLAWS REFERENCE DOCUMENT NO. _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS.

22. 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.

23. WATER AND WASTEWATER WILL BE PROVIDED BY THE CITY OF AUSTIN.

24. THIS SUBDIVISION COMPLIES WITH ALL REQUIREMENTS OF A SMALL LOT SUBDIVISION PER TITLE 30-2-232.

25. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH TITLE 30-2-232 OF THE CITY CODE OF ORDINANCES.

26. 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.

27. BLOCK W, LOTS 18-35 SHALL ONLY TAKE ACCESS FROM MC KAMY DRIVE. BLOCK W, LOTS 36-51 SHALL ONLY TAKE ACCESS FROM DUMFRIES LANE.

28. ALL LINE OF SIGHT EASEMENTS SHOWN ARE HEREBY DEDICATED BY PLAT.

29. WITHIN A LINE OF SIGHT EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNERS EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.

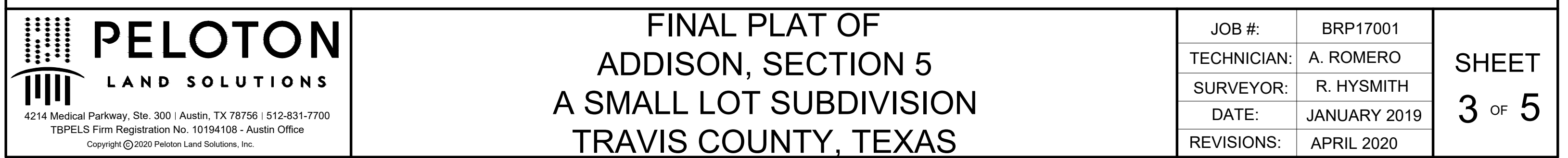
ALL LOT PINS ARE SET OR FOUND AS SHOWN.



FINAL PLAT OF
ADDISON, SECTION 5
A SMALL LOT SUBDIVISION
TRAVIS COUNTY, TEXAS

JOB #:	BRP17001
TECHNICIAN:	A. ROMERO
SURVEYOR:	R. HYSMITH
DATE:	JANUARY 2019
REVISIONS:	APRIL 2020

SHEET
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PELOTON
LAND SOLUTIONS

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SURVEYOR:	R. HYSMITH
DATE:	JANUARY 2019
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SHEET
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Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	592.00'	328.52'	31°47'44"	N46° 01' 41"W	324.32'
C2	50.00'	121.24'	138°55'39"	N80° 24' 25"E	93.65'
C3	1245.00'	364.43'	16°46'16"	N38° 30' 54"W	363.13'
C4	1025.00'	294.54'	16°27'52"	S38° 21' 42"E	293.53'
C5	15.00'	24.00'	91°40'41"	S87° 15' 37"W	21.52'
C6	15.00'	23.04'	88°00'55"	S02° 35' 11"E	20.84'
C8	1295.00'	732.47'	32°24'27"	S46° 19' 59"E	722.75'
C9	25.00'	21.03'	48°11'23"	S38° 26' 31"E	20.41'
C10	50.00'	162.65'	186°22'46"	N72° 27' 47"E	99.85'
C11	25.00'	21.03'	48°11'23"	N03° 22' 06"E	20.41'
C12	25.00'	21.03'	48°11'23"	N51° 33' 29"E	20.41'
C13	50.00'	162.65'	186°22'46"	N17° 32' 13"W	99.85'
C14	25.00'	21.03'	48°11'23"	N86° 37' 54"W	20.41'
C15	705.00'	206.65'	16°47'39"	N54° 08' 23"W	205.91'
C16	25.00'	32.06'	73°28'52"	N09° 00' 08"W	29.91'
C17	50.00'	216.47'	248°03'38"	S83° 42' 30"W	82.87'
C18	15.00'	22.86'	87°19'08"	S02° 14' 17"E	20.71'
C19	15.00'	24.12'	92°09'01"	S87° 29' 47"W	21.61'
C20	975.00'	277.36'	16°17'57"	N38° 16' 44"W	276.43'
C21	15.00'	24.25'	92°37'33"	N04° 53' 30"W	21.69'
C22	15.00'	22.70'	86°43'32"	N84° 47' 03"E	20.60'
C23	755.00'	140.78'	10°41'02"	S57° 11' 42"E	140.58'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C24	15.00'	23.56'	90°00'00"	S17° 32' 13"E	21.21'
C25	15.00'	23.56'	90°00'00"	S72° 27' 47"W	21.21'
C26	975.00'	192.84'	11°19'56"	N56° 52' 15"W	192.53'
C27	15.00'	22.93'	87°34'35"	N85° 12' 34"E	20.76'
C28	1025.00'	206.35'	11°32'04"	S56° 46' 11"E	206.00'
C29	15.00'	23.56'	90°00'00"	S17° 32' 13"E	21.21'
C30	15.00'	23.56'	90°00'00"	S72° 27' 47"W	21.21'
C31	1245.00'	258.78'	11°54'32"	N56° 36' 57"W	258.31'
C32	15.00'	24.10'	92°02'57"	N04° 36' 12"W	21.59'
C36	755.00'	78.80'	5°58'48"	S42° 54' 27"E	78.77'
C37	50.00'	28.55'	32°43'13"	S46° 29' 22"E	28.17'
C38	50.00'	34.05'	39°00'45"	S82° 21' 21"E	33.39'
C39	50.00'	58.64'	67°11'39"	N44° 32' 25"E	55.34'
C40	50.00'	77.87'	89°14'00"	N16° 52' 42"W	70.24'
C41	50.00'	50.72'	58°07'15"	S89° 26' 41"W	48.57'
C42	50.00'	36.86'	42°14'18"	S39° 15' 55"W	36.03'
C43	50.00'	28.41'	32°33'27"	S01° 52' 02"W	28.03'
C44	50.00'	22.61'	25°54'37"	S27° 22' 01"E	22.42'
C45	865.00'	50.03'	3°18'49"	S45° 31' 46"E	50.02'
C46	865.00'	43.68'	2°53'36"	S42° 25' 33"E	43.68'
C47	865.00'	43.68'	2°53'36"	S39° 31' 58"E	43.68'
C48	865.00'	43.68'	2°53'36"	S36° 38' 22"E	43.68'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C49	865.00'	43.68'	2°53'36"	S33° 44' 46"E	43.68'
C50	865.00'	32.76'	2°10'12"	S31° 12' 52"E	32.76'
C51	865.00'	58.26'	3°51'32"	S45° 15' 25"E	58.25'
C52	865.00'	44.65'	2°57'27"	S41° 50' 55"E	44.65'
C53	865.00'	82.06'	5°26'07"	S37° 39' 08"E	82.02'
C54	865.00'	72.55'	4°48'19"	S32° 31' 56"E	72.53'
C55	755.00'	5.96'	0°27'09"	S40° 08' 37"E	5.96'
C56	755.00'	38.97'	2°57'27"	S41° 50' 55"E	38.97'
C57	755.00'	33.87'	2°34'12"	S44° 36' 45"E	33.86'
C58	975.00'	43.49'	2°33'21"	S45° 09' 02"E	43.49'
C59	975.00'	49.23'	2°53'36"	S42° 25' 33"E	49.23'
C60	975.00'	49.23'	2°53'36"	S39° 31' 58"E	49.23'
C61	975.00'	49.23'	2°53'36"	S36° 38' 22"E	49.23'
C62	975.00'	49.23'	2°53'36"	S33° 44' 46"E	49.23'
C63	975.00'	36.93'	2°10'12"	S31° 12' 52"E	36.92'
C64	25.00'	18.29'	41°55'21"	S06° 46' 38"W	17.89'
C65	25.00'	13.77'	31°33'31"	S29° 57' 48"E	13.60'
C66	705.00'	27.07'	2°12'01"	S46° 50' 34"E	27.07'
C67	705.00'	45.80'	3°43'19"	S49° 48' 14"E	45.79'
C68	705.00'	46.42'	3°46'20"	S53° 33' 03"E	46.41'
C69	705.00'	46.85'	3°48'26"	S57° 20' 26"E	46.84'
C70	705.00'	40.52'	3°17'34"	S60° 53' 26"E	40.51'

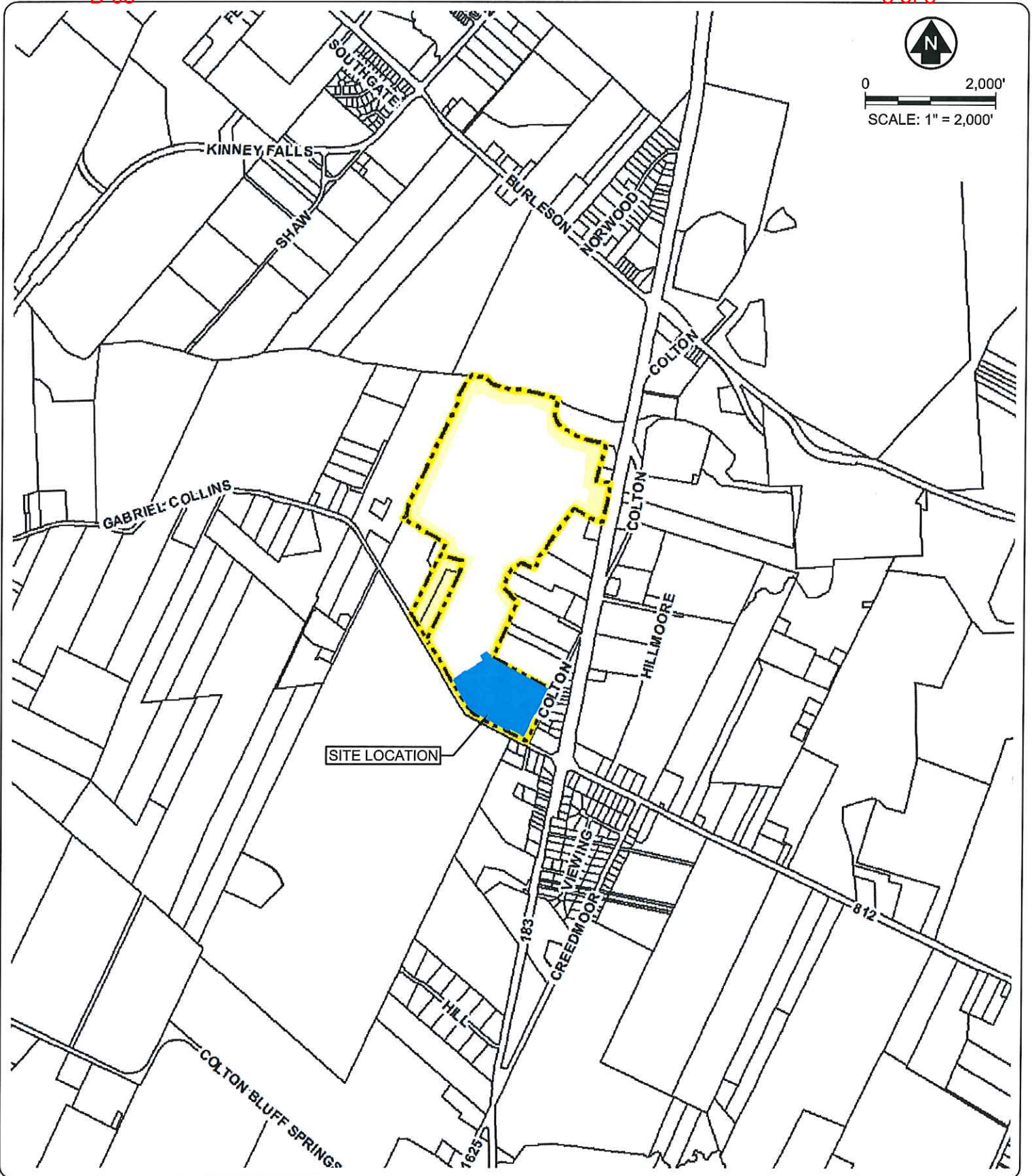
Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C71	50.00'	9.73'	11°08'40"	S74° 50' 44"W	9.71'
C72	50.00'	40.50'	46°24'27"	N76° 22' 43"W	39.40'
C73	50.00'	28.98'	33°12'46"	N36° 34' 06"W	28.58'
C74	50.00'	28.80'	33°00'29"	N03° 27' 29"W	28.41'
C75	50.00'	36.12'	41°23'15"	N33° 44' 23"E	35.34'
C76	50.00'	18.52'	21°13'09"	N65° 02' 35"E	18.41'
C77	50.00'	49.31'	56°30'20"	N07° 31' 34"E	47.34'
C78	50.00'	31.10'	35°38'27"	N53° 35' 58"E	30.60'
C79	50.00'	31.10'	35°38'27"	N89° 14' 24"E	30.60'
C80	50.00'	38.03'	43°34'42"	S51° 09' 01"E	37.12'
C81	50.00'	13.10'	15°00'50"	S21° 51' 15"E	13.06'
C82	1295.00'	38.24'	1°41'31"	S61° 41' 27"E	38.24'
C83	1295.00'	39.40'	1°44'35"	S59° 58' 24"E	39.40'
C84	1295.00'	39.40'	1°44'35"	S53° 35' 58"E	39.40'
C85	1295.00'	39.40'	1°44'35"	S56° 29' 14"E	39.40'
C86	1295.00'	39.40'	1°44'35"	S54° 44' 38"E	39.40'
C87	1295.00'	39.40'	1°44'35"	S53° 00' 03"E	39.40'
C88	1295.00'	49.25'	2°10'45"	S51° 02' 23"E	49.25'
C89	592.00'	28.89'	2°47'46"	S60° 31' 40"E	28.89'
C90	592.21'	56.24'	5°26'27"	S56° 24' 32"E	56.22'
C91	592.02'	243.40'	23°33'22"	S41° 54' 31"E	241.69'
C92	1295.00'	447.99'	19°49'15"	S40° 02' 23"E	445.76'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C93	865.38'	39.78'	2°38'01"	S61° 15' 53"E	39.77'
C94	865.00'	39.77'	2°38'04"	S58° 37' 49"E	39.77'
C95	865.08'	39.77'	2°38'03"	S55° 59' 45"E	39.77'
C96	865.00'	63.10'	4°10'48"	S52° 35' 19"E	63.09'
C97	865.38'	27.04'	1°47'25"	S61° 41' 11"E	27.04'
C98	865.00'	48.04'	3°10'54"	S59° 12' 02"E	48.03'
C99	865.00'	48.04'	3°10'54"	S56° 01' 08"E	48.03'
C100	865.06'	59.32'	3°55'44"	S52° 27' 48"E	59.31'
C101	755.00'	33.93'	2°34'29"	S53° 08' 26"E	33.93'
C102	755.00'	41.93'	3°10'54"	S56° 01' 08"E	41.92'
C103	755.00'	41.93'	3°10'54"	S59° 12' 02"E	41.92'
C104	755.00'	23.00'	1°44'44"	S61° 39' 51"E	23.00'
C105	975.00'	44.06'	2°35'21"	S61° 14' 32"E	44.06'
C106	975.00'	44.83'	2°38'04"	S58° 37' 49"E	44.83'
C107	975.00'	44.83'	2°38'04"	S55° 59' 45"E	44.83'
C108	975.00'	59.12'	3°28'27"	S52° 56' 30"E	59.11'
C109	1134.54'	39.83'	2°00'41"	S61° 33' 58"E	39.83'
C110	1135.00'	39.83'	2°00'38"	S59° 33' 21"E	39.82'
C111	1135.00'	39.83'	2°00'38"	S57° 32' 43"E	39.82'
C112	1135.00'	39.70'	2°00'14"	S55° 32' 17"E	39.70'
C113	1135.00'	39.66'	2°00'07"	S53° 32' 06"E	39.66'
C114	1135.07'	49.37'	2°29'31"	S51° 17' 17"E	49.37'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C115	1135.00'	74.48'	3°45'35"	S51° 55' 18"E	74.46'
C116	1135.00'	43.45'	2°11'36"	S54° 53' 53"E	43.44'
C117	1135.00'	43.45'	2°11'36"	S57° 05' 29"E	43.44'
C118	1135.00'	43.45'	2°11'36"	S59° 17' 05"E	43.44'
C119	1135.31'	43.39'	2°11'23"	S61° 28' 34"E	43.39'
C120	1025.00'	50.07'	2°47'57"	S52° 24' 07"E	50.07'
C121	1025.00'	39.24'	2°11'36"	S54° 53' 53"E	39.23'
C122	1025.00'	39.24'	2°11'36"	S57° 05' 29"E	39.23'
C123	1025.00'	39.24'	2°11'36"	S59° 17' 05"E	39.23'
C124	1025.00'	38.56'	2°09'20"	S61° 27' 33"E	38.56'
C125	1245.00'	42.94'	1°58'33"	S61° 32' 56"E	42.93'
C126	1245.00'	43.69'	2°00'38"	S59° 33' 21"E	43.68'
C127	1245.00'	43.69'	2°00'38"	S57° 32' 43"E	43.68'
C128	1245.00'	43.54'	2°00'14"	S55° 32' 17"E	43.54'
C129	1245.00'	43.50'	2°00'07"	S53° 32' 06"E	43.50'
C130	1245.00'	41.42'	1°54'22"	S51° 34' 52"E	41.42'
C131	1135.00'	50.02'	2°31'29"	S46° 15' 19"E	50.01'
C132	1135.00'	43.76'	2°12'33"	S43° 53' 18"E	43.76'
C133	1135.00'	43.76'	2°12'33"	S41° 40' 45"E	43.76'
C134	1135.00'	43.76'	2°12'33"	S39° 28' 12"E	43.76'
C135	1135.00'	43.76'	2°12'33"	S37° 15' 39"E	43.76'
C136	1135.00'	43.76'	2°12'33"	S35° 03' 07"E	43.76'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C137	1135.00'	43.76'	2°12'33"	S32° 50' 34"E	43.76'
C138	1135.01'	9.51'	0°28'48"	S31° 29' 53"E	9.51'
C139	1135.00'	43.45'	2°11'36"	S32° 21' 17"E	43.44'
C140	1135.00'	43.45'	2°11'36"	S34° 32' 53"E	43.44'
C141	1135.00'	43.45'	2°11'36"	S36° 44' 29"E	43.44'
C142	1135.00'	43.45'	2°11'36"	S38° 56' 04"E	43.44'
C143	1135.00'	43.45'	2°11'36"	S41° 07' 40"E	43.44'
C144	1135.00'	43.45'	2°11'36"	S43° 19' 16"E	43.44'
C145	1135.00'	61.41'	3°05'59"	S45° 58' 04"E	61.40'
C146	1025.00'	20.19'	1°07'43"	S30° 41' 38"E	20.19'
C147	1025.00'	39.24'	2°11'36"	S32° 21' 17"E	39.23'
C148	1025.00'	39.24'	2°11'36"	S34° 32' 53"E	39.23'
C149	1025.00'	39.24'	2°11'36"	S36° 44' 29"E	39.23'
C150	1025.00'	39.24'	2°11'36"	S38° 56' 04"E	39.23'
C151	1025.00'	39.24'	2°11'36"	S41° 07' 40"E	39.23'
C152	1025.00'	39.24'	2°11'36"	S43° 19' 16"E	39.23'
C153	1025.00'	38.93'	2°10'34"	S45° 30' 21"E	38.93'
C154	1245.00'	41.46'	1°54'28"	S45° 56' 48"E	41.46'
C155	1245.00'	48.00'	2°12'33"	S43° 53' 18"E	48.00'
C156	1245.00'	48.00'	2°12'33"	S41° 40' 45"E	48.00'
C157	1245.00'	48.00'	2°12'33"	S39° 28' 12"E	48.00'
C158	1245.00'	48.00'	2°12'33"	S37° 15' 39"E	48.00'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C159	1245.00'	48.00'	2'12"33"	S35° 03' 07"E	48.00'
C160	1245.00'	48.00'	2'12"33"	S32° 50' 34"E	48.00'
C161	1245.00'	34.96'	1'36"31"	S30° 56' 02"E	34.96'
C162	15.00'	17.37'	66'21"24"	N79° 36' 25"W	16.42'
C163	960.20'	237.93'	11'11"51"	N39° 23' 01"W	237.33'
C164	975.00'	192.84'	14'15"16"	N56° 52' 15"W	192.53'
C165	15.00'	18.93'	72'17"56"	N15° 03' 18"W	17.70'
C166	15.00'	16.59'	63'21"41"	N78° 34' 53"W	15.76'
C167	1245.00'	225.93'	10'23"51"	N41° 42' 07"W	225.62'
C168	1245.00'	258.78'	11'54"32"	N56° 34' 57"W	258.31'
C169	15.00'	18.19'	69'28"42"	N15° 53' 20"W	17.10'



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SITE VICINITY MAP

ADDISON SECTION 5
AUSTIN, TRAVIS, TEXAS

EXH 1