

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2018-0078.2A**COMMISSION DATE:** August 18, 2020**SUBDIVISION NAME:** Preserve At Oak Hill**ADDRESS:** 10304 Circle Drive**OWNER/APPLICANT:** John C. Kuhn**AGENT:** Jamison Civil Engineering (Steve Jamison)**EXISTING ZONING:** None**JURISDICTION:** 2-Mile ETJ**GRIDS:** WZ-20**COUNTY:** Travis**AREA:** 30.81 acres**LOT(S):** 19**WATERSHED:** Barton Creek**DISTRICT:** N/A**PROPOSED LAND USE:** Single Family, Drainage, Green Space, Private Street

SIDEWALKS: A variance to LDC 30-3-191 regarding the installation of sidewalks was approved by Travis County Commissioner's Court on August 20, 2019 with the approved preliminary plan.

DEPARTMENT COMMENTS:

The request is for the approval of the Preserve At Oak Hill, a final plat out of an approved preliminary plan, comprised of 19 lots on 30.81 acres. A variance to LDC 30-2-159 regarding private streets was approved by Travis County Commissioner's Court on August 20, 2019 with the approved preliminary plan.

STAFF RECOMMENDATION:

Staff recommends approval of the plat for the reasons listed in the comment report dated August 11, 2020 attached as third attachment.

CASE MANAGER: Sylvia Limon**PHONE:** 512-974-2767**E-mail:** Sylvia.Limon@austintexas.gov**Travis County Subdivision Reviewer:** Sue Welch**PHONE:** 512-864-7637**E-mail:** Sue.Welch@Traviscountytx.gov**ATTACHMENTS**

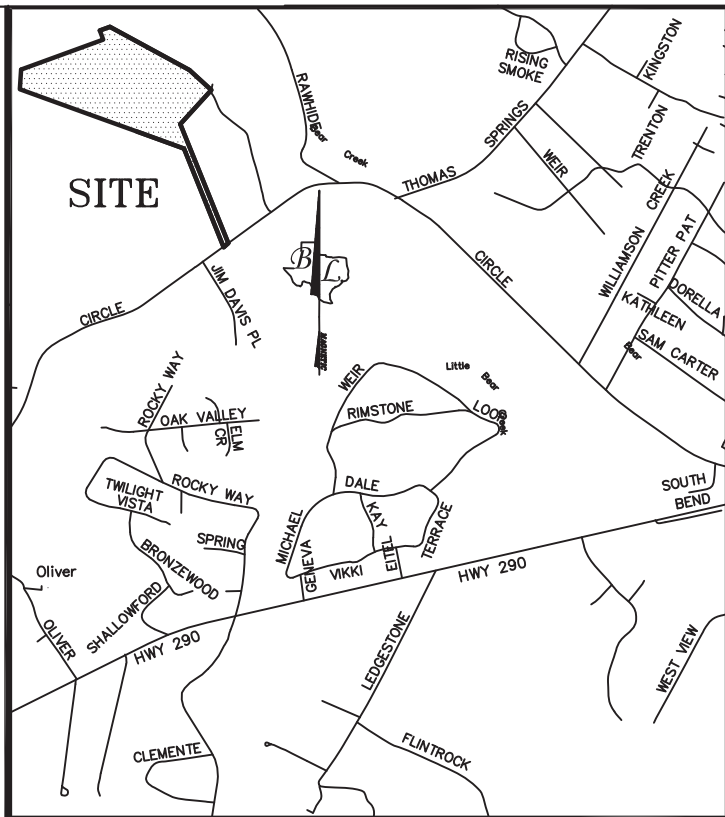
First Attachment: Vicinity map

Second Attachment: Proposed plat

Third Attachment: Comment report dated August 11, 2020

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.



VICINITY MAP
(NOT TO SCALE)

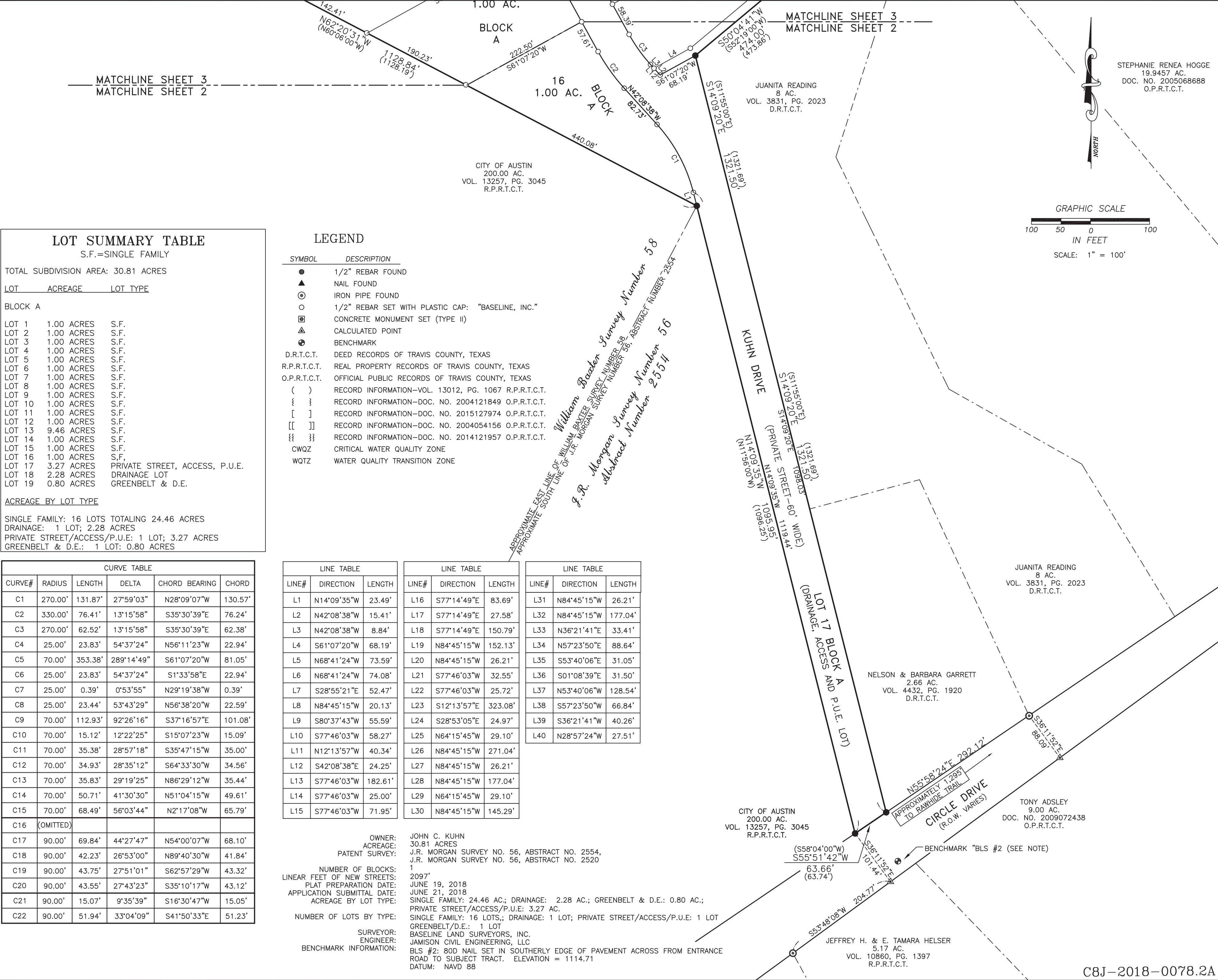
BASLINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8000 ANDERSON SQUARE RD., SUITE 101
AUSTIN TEXAS 78757
REGISTERED FIRM#10015100
OFFICE: 512.374.9722
ron@basinelandsurveyors.net

FINAL PLAT PRESERVE AT OAK HILL

File: S:\Proj\Preserve at Oak Hill\Drawg\FINAL PLAT Preserve at Oak Hill.dwg	Scale (Hor.): 1"=100'	Date: 05/05/20
Drawn By: RLW	Checked By: JSL	Revision 1:
Revision 2:	Revision 3:	Revision 4:

SHEET

01 of 04



BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8000 ANDERSON SQUARE RD., SUITE 101
AUSTIN TEXAS 78757
REGISTERED FIRM#10015100
OFFICE: 512.374.9722
ron@baselinelandsurveyors.net

FINAL PLAT
PRESERVE AT OAK HILL

LOT SUMMARY TABLE

S.F.=SINGLE FAMILY

TOTAL SUBDIVISION AREA: 30.81 ACRES

LOT	ACREAGE	LOT TYPE
BLOCK A		
LOT 1	1.00 ACRES	S.F.
LOT 2	1.00 ACRES	S.F.
LOT 3	1.00 ACRES	S.F.
LOT 4	1.00 ACRES	S.F.
LOT 5	1.00 ACRES	S.F.
LOT 6	1.00 ACRES	S.F.
LOT 7	1.00 ACRES	S.F.
LOT 8	1.00 ACRES	S.F.
LOT 9	1.00 ACRES	S.F.
LOT 10	1.00 ACRES	S.F.
LOT 11	1.00 ACRES	S.F.
LOT 12	1.00 ACRES	S.F.
LOT 13	9.46 ACRES	S.F.
LOT 14	1.00 ACRES	S.F.
LOT 15	1.00 ACRES	S.F.
LOT 16	1.00 ACRES	S.F.
LOT 17	3.27 ACRES	PRIVATE STREET, ACCESS, P.U.E.
LOT 18	2.28 ACRES	DRAINAGE LOT
LOT 19	0.80 ACRES	GREENBELT & D.E.

ACREAGE BY LOT TYPE

SINGLE FAMILY: 16 LOTS TOTALING 24.46 ACRES

DRAINAGE: 1 LOT; 2.28 ACRES

PRIVATE STREET/ACCESS/P.U.E: 1 LOT; 3.27 ACRES

GREENBELT & D.E.: 1 LOT; 0.80 ACRES

LEGEND

SYMBOL	DESCRIPTION
●	1/2" REBAR FOUND
▲	NAIL FOUND
⊙	IRON PIPE FOUND
○	1/2" REBAR SET WITH PLASTIC CAP: "BASELINE, INC."
▣	CONCRETE MONUMENT SET (TYPE II)
△	CALCULATED POINT
⊕	BENCHMARK
D.R.T.C.T.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
()	RECORD INFORMATION-VOL. 13012, PG. 1067 R.P.R.T.C.T.
{ }	RECORD INFORMATION-DOC. NO. 2004121849 O.P.R.T.C.T.
[]	RECORD INFORMATION-DOC. NO. 2015127974 O.P.R.T.C.T.
[[]]	RECORD INFORMATION-DOC. NO. 2004054156 O.P.R.T.C.T.
{{ }}	RECORD INFORMATION-DOC. NO. 2014121957 O.P.R.T.C.T.
CWQZ	CRITICAL WATER QUALITY ZONE
WQTZ	WATER QUALITY TRANSITION ZONE

OWNER:
ACREAGE:
PATENT SURVEY:

NUMBER OF BLOCKS:
LINEAR FEET OF NEW STREETS:
PLAT PREPARATION DATE:
APPLICATION SUBMITTAL DATE:
ACREAGE BY LOT TYPE:

NUMBER OF LOTS BY TYPE:

SURVEYOR:
ENGINEER:
BENCHMARK INFORMATION:

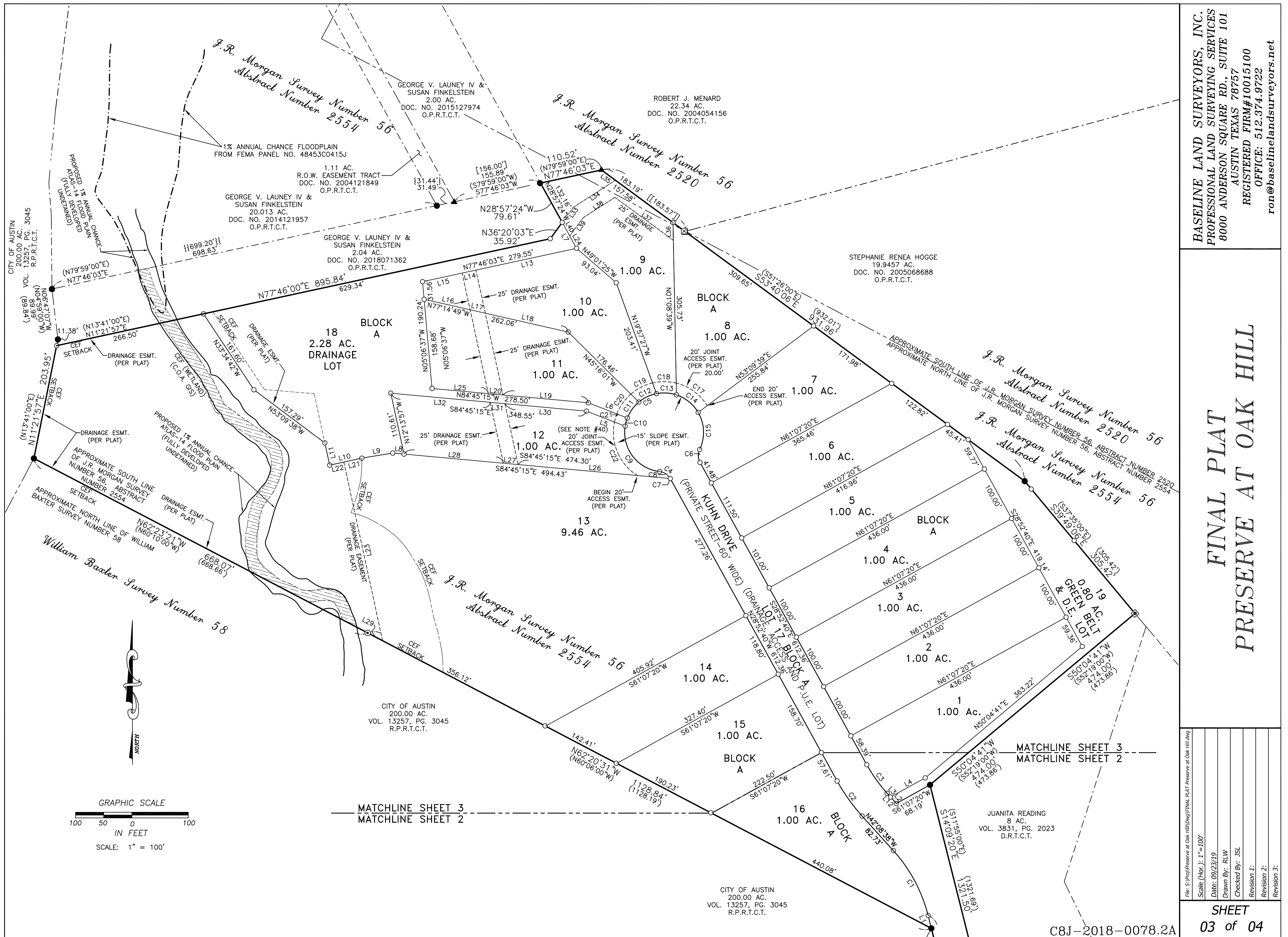
JOHN C. KUHN
30.81 ACRES
J.R. MORGAN SURVEY NO. 56, ABSTRACT NO. 2554,
J.R. MORGAN SURVEY NO. 56, ABSTRACT NO. 2520
1
2097'
JUNE 19, 2018
JUNE 21, 2018
SINGLE FAMILY: 24.46 AC.; DRAINAGE: 2.28 AC.; GREENBELT & D.E.: 0.80 AC.;
PRIVATE STREET/ACCESS/P.U.E: 3.27 AC.
SINGLE FAMILY: 16 LOTS.; DRAINAGE: 1 LOT; PRIVATE STREET/ACCESS/P.U.E: 1 LOT
GREENBELT/D.E.: 1 LOT
BASELINE LAND SURVEYORS, INC.
JAMISON CIVIL ENGINEERING, LLC
BLS #2: 80D NAIL SET IN SOUTHERLY EDGE OF PAVEMENT ACROSS FROM ENTRANCE
ROAD TO SUBJECT TRACT. ELEVATION = 1114.71
DATUM: NAVD 88

William Baader Survey Number 58
J.R. Morgan Survey Number 56
Abstract Number 2554
Abstract Number 2554

APPROXIMATE EAST LINE OF WILLIAM BAADER SURVEY NUMBER 58
APPROXIMATE SOUTH LINE OF J.R. MORGAN SURVEY NUMBER 56, ABSTRACT NUMBER 2554

LINE TABLE			LINE TABLE			LINE TABLE		
LINE#	DIRECTION	LENGTH	LINE#	DIRECTION	LENGTH	LINE#	DIRECTION	LENGTH
L1	N14°09'35"W	23.49'	L16	S77°14'49"E	83.69'	L31	N84°45'15"W	26.21'
L2	N42°08'38"W	15.41'	L17	S77°14'49"E	27.58'	L32	N84°45'15"W	177.04'
L3	N42°08'38"W	8.84'	L18	S77°14'49"E	150.79'	L33	N36°21'41"E	33.41'
L4	S61°07'20"W	68.19'	L19	N84°45'15"W	152.13'	L34	N57°23'50"E	88.64'
L5	N68°41'24"W	73.59'	L20	N84°45'15"W	26.21'	L35	S53°40'06"E	31.05'
L6	N68°41'24"W	74.08'	L21	S77°46'03"W	32.55'	L36	S01°08'39"E	31.50'
L7	S28°55'21"E	52.47'	L22	S77°46'03"W	25.72'	L37	N53°40'06"W	128.54'
L8	N84°45'15"W	20.13'	L23	S12°13'57"E	323.08'	L38	S57°23'50"W	66.84'
L9	S80°37'43"W	55.59'	L24	S28°53'05"E	24.97'	L39	S36°21'41"W	40.26'
L10	S77°46'03"W	58.27'	L25	N64°15'45"W	29.10'	L40	N28°57'24"W	27.51'
L11	N12°13'57"W	40.34'	L26	N84°45'15"W	271.04'			
L12	S42°08'38"E	24.25'	L27	N84°45'15"W	26.21'			
L13	S77°46'03"W	182.61'	L28	N84°45'15"W	177.04'			
L14	S77°46'03"W	25.00'	L29	N64°15'45"W	29.10'			
L15	S77°46'03"W	71.95'	L30	N84°45'15"W	145.29'			

C8J-2018-0078.2A



STATE OF TEXAS }
COUNTY OF TRAVIS }

THAT JOHN C. KUHN, BEING THE OWNER OF THAT CERTAIN 32.89 ACRES OF LAND OUT OF THE J.R. MORGAN SURVEY NUMBER 56, ABSTRACT NUMBER 2554 AND ABSTRACT NUMBER 2520 IN TRAVIS COUNTY, TEXAS AS CONVEYED BY DEED AS RECORDED IN VOLUME 13012, PAGE 1067 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND DOCUMENTS NUMBERED 2004121849 AND 2004157970; BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDE 30.81 ACRES OUT OF SAID 32.89 ACRE TRACT OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

"PRESERVE AT OAK HILL"

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

THE UNDERSIGNED OWNER DOES HEREBY SUBDIVIDE SAID 30.81 ACRE TRACT OF LAND IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS "PRESERVE AT OAK HILL" SUBDIVISION, SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND HEREBY DEDICATES TO THE OWNERS OF THE LOTS IN THE SUBDIVISION, PUBLIC UTILITIES SERVING THE SUBDIVISION, EMERGENCY SERVICES PROVIDERS WITH JURISDICTION, AND PUBLIC SERVICE AGENCIES, THE USE OF ALL PRIVATE STREETS AND OTHER EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED. THE MAINTENANCE AND PAYMENT OF REAL PROPERTY TAXES ON SUCH PRIVATE STREETS ARE THE RESPONSIBILITY OF THE OWNERS OF THE SUBDIVISION AND ANY DULY CONSTITUTED HOMEOWNERS ASSOCIATION UNDER THAT CERTAIN INSTRUMENT OF RECORD IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. AN EXPRESS EASEMENT IS HEREBY GRANTED ACROSS SAID PRIVATE STREETS AND ANY COMMON AREAS FOR THE USE OF THE SURFACE FOR ALL GOVERNMENTAL FUNCTIONS, VEHICULAR AND NON-VEHICULAR, INCLUDING FIRE AND POLICE PROTECTION, SOLID AND OTHER WASTE MATERIAL PICKUP, AND ANY OTHER PURPOSE ANY GOVERNMENTAL AUTHORITY DEEMS NECESSARY; AND OWNER FURTHER AGREES THAT ALL GOVERNMENTAL ENTITIES, THEIR AGENTS OR EMPLOYEES, SHALL NOT BE RESPONSIBLE OR LIABLE FOR NY DAMAGE OCCURRING TO THE SURFACE OF THE SAID PRIVATE STREET AND ANY COMMON AREA AS A RESULT OF ANY SUCH USE BY GOVERNMENTAL VEHICLES.

THE PRIVATE STREET SHOWN HEREON, KUHN DRIVE, AND ANY SECURITY GATES OR DEVICES CONTROLLING ACCESS TO SUCH STREETS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION.

THERE ARE NO LIENHOLDERS FOR THIS TRACT.

WITNESS MY HAND THIS, THE _____ DAY OF _____ 20____. A.D.

BY: _____
NAME: JOHN C. KUHN

STATE OF TEXAS }
COUNTY OF TRAVIS }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN C. KUHN, 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.

WITNESS MY HAND, THIS THE _____ DAY OF _____ 20____. A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE _____
OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____ 20____.

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

SYLVIA LIMON, FOR:
DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING
COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS, THE _____ DAY OF
_____, 20____.

JOLENE KIOLBASSA, CHAIR

ANA AGUIRRE, SECRETARY

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 NO. _____.

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

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

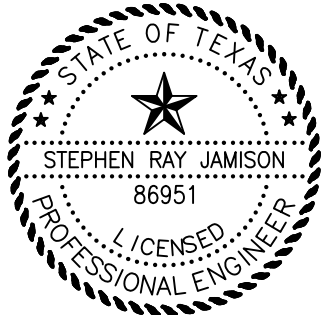
DEPUTY

ENGINEER'S CERTIFICATION

I, STEPHEN R. JAMISON, 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 STANDPOINT, IS COMPLETE 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.

A PORTION OF THIS SUBDIVISION IS WITHIN ZONE X, (AREA OF MINIMAL FLOOD HAZARD), HOWEVER NO PORTION OF THIS SUBDIVISION IS WITHIN THE BOUNDARY OF THE 1% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO DATA FROM THE FEDERAL INSURANCE ADMINISTRATION FIRM PANEL(S) 48453C0415J, 48453C0420J, 48453C0555J & 48453C0560J, DATED JANUARY 22, 2020, FOR TRAVIS COUNTY, TEXAS, AND INCORPORATED AREAS. THE FULLY DEVELOPED 1% ANNUAL CHANCE - ATLAS 14 FLOOD PLAIN HAS BEEN FULLY CONTAINED IN A DRAINAGE EASEMENT.

STEPHEN R. JAMISON, P.E. 86951 DATE
JAMISON CIVIL ENGINEERING LLC
TBPE FIRM NUMBER F-17756
13812 RESEARCH BLVD., #B-2
AUSTIN, TEXAS 78750
(PHONE) 512-484-0880



SURVEYOR'S CERTIFICATION

I, J. SCOTT LASWELL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE OF 2002, IS TRUE AND CORRECT AND PREPARED FROM AN ON THE GROUND SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION DURING NOVEMBER 2016.

J. SCOTT LASWELL DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 5583
BASELINE LAND SURVEYORS, INC.
REGISTERED FIRM #10015100
8000 ANDERSON SQUARE ROAD, SUITE 101, AUSTIN, TEXAS 78757
(TELE.) 512.374.9722



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, AND 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 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 PART OF THE DEVELOPER'S CONSTRUCTION.

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 OFFICE OF THE COUNTY CLERK OF SAID COUNTY, THE _____ DAY OF
_____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM PLAT NOTES:

1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE WASTEWATER (SEPTIC) SYSTEM THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
2. THIS SUBDIVISION IS SUBJECT TO ALL THE TERMS AND CONDITIONS OF CHAPTER 448, TRAVIS COUNTY CODE, RULES OF TRAVIS COUNTY, TEXAS FOR ON-SITE SEWAGE FACILITIES. THESE RULES REQUIRE, AMONG OTHER THINGS, THAT A CONSTRUCTION PERMIT BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE CONSTRUCTED, ALTERED, MODIFIED, OR REPAIRED IN THE SUBDIVISION AND THAT A LICENSE TO OPERATE BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE OPERATED IN THE SUBDIVISION.
3. EACH RESIDENTIAL LOT IN THIS SUBDIVISION IS RESTRICTED TO NO MORE THAN ONE SINGLE FAMILY DWELLING PER ACRE.
4. THESE RESTRICTION ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

BRANDON COUCH, D.R. #OS0029465 DATE
ON-SITE WASTEWATER, TRAVIS COUNTY TNR

NOTES:

1. WATER SERVICE FOR THIS PROJECT SHALL BE PROVIDED BY THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY (WTCPUA).
2. THE WATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN DESIGN CRITERIA. THE WATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.

NOTES: (CONTINUED)

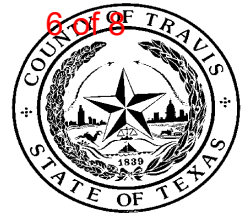
3. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES MAY BE PLACED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF AUSTIN.
4. ALL DRAINAGE EASEMENTS AND DRAINAGE APPURTENANCES WITHIN DRAINAGE EASEMENTS ON RESIDENTIAL LOTS SHALL BE MAINTAINED BY THE PROPERTY OWNER, ESTABLISHED HOMEOWNER'S ASSOCIATION (HOA) OR ASSIGNS.
5. THE OWNER OF THIS SUBDIVISION AND THE OWNER'S SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS THAT COMPLY WITH CITY OF AUSTIN AND TRAVIS COUNTY REGULATIONS. THE OWNER UNDERSTANDS THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH THE REGULATIONS.
6. PROPERTY OWNER AND/OR HIS/HER ASSIGNS AND/OR THE ESTABLISHED HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION 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 EASEMENTS.
7. PRIOR TO ADDITIONAL CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
8. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT IN ACCORDANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
9. ELECTRIC SERVICE IS BEING PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE, INC.
10. PEDERNALES ELECTRIC COOPERATIVE, INC. HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. PEDERNALES ELECTRIC COOPERATIVE, INC. WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
11. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE PEDERNALES ELECTRIC COOPERATIVE, INC. 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.
12. 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 CENTERLINE 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.
13. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY (WTCPUA) WATER SYSTEM AND AN ON-SITE SEWAGE FACILITY APPROVED BY TRAVIS COUNTY.
14. PRIOR TO CONSTRUCTION OF THIS SUBDIVISION DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
15. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
16. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN DATED _____, 20____, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOC. NO. _____, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
17. LANDOWNER IS RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURE, INCLUDING THE WATER UTILITY IMPROVEMENTS TO SERVE EACH LOT.
18. ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMITS.
19. ALL STREETS ARE PRIVATE. ALL PRIVATE STREETS SHOWN HEREON (KUHN DRIVE) AND ANY SECURITY GATES OR DEVICES CONTROLLING ACCESS TO SUCH STREETS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER, ESTABLISHED HOMEOWNER'S ASSOCIATION (HOA) OR ASSIGNS.
20. A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL RIGHT-OF-WAY FOR THE ROADWAYS INCLUDED WITHIN THE BOUNDARY OF THIS PLAT.
21. ALL DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC.
22. NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND DETENTION FACILITY HAVE BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
23. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
24. A SETBACK SHALL BE PROVIDED FOR ALL DETENTION, RETENTION, AND WATER QUALITY FACILITIES SO THAT NO SUCH FACILITY WILL BE LOCATED WITHIN 50 FEET OF A RESIDENTIAL STRUCTURE.
25. TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
26. FOR DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS PERTAINING TO THIS SUBDIVISION, SEE PRIVATE INSTRUMENT RECORDED IN DOC NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
27. ALL ACTIVITIES WITHIN 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.
28. A FEE IN LIEU OF PARKLAND DEDICATION WAS PAID TO TRAVIS COUNTY PER TITLE 30 FOR 16 DWELLING UNITS.
29. LOT 17 IS A PRIVATE STREET/DRAINAGE/ACCESS/P.U.E. LOT AND IS RESTRICTED TO NON-RESIDENTIAL USE.
30. LOT 17 WILL BE OWNED AND MAINTAINED BY THE ESTABLISHED HOMEOWNER'S ASSOCIATION (HOA) OR ASSIGNS.
31. LOT 18 IS A DRAINAGE LOT AND WILL BE RESTRICTED TO NON-RESIDENTIAL USE.
32. LOT 18, BLOCK A AND THE WATER QUALITY POND SHALL BE MAINTAINED BY THE ESTABLISHED HOMEOWNER'S ASSOCIATION (HOA) OR ASSIGNS.
33. THE MAXIMUM PORTION OF ANY COMMERCIAL, MULTI-FAMILY, OR SINGLE FAMILY/DUPLEX LOT THAT MAY BE ESTABLISHED AS TURF OR LANDSCAPED IS 15 PERCENT. HOWEVER, NO LOT SHALL BE RESTRICTED TO LESS THAN 2000 SQUARE FEET OF TURF OR LANDSCAPED AREA. UNDISTURBED NATURAL AREAS OR AREAS RESTORED TO NATURAL CONDITIONS SHALL NOT BE CONSIDERED LANDSCAPING OR TURF.
34. STANDARD STREET NAME SIGNS WILL BE INSTALLED AT ALL PRIVATE STREET INTERSECTIONS. AN ADDITIONAL "PRIVATE STREET" SIGN WILL BE POSTED AT ALL INTERSECTIONS OF PRIVATE STREETS WITH PUBLIC STREETS.
35. THE PRESENCE OF A CRITICAL ENVIRONMENTAL FEATURE ON OR NEAR A PROPERTY MAY AFFECT DEVELOPMENT. ALL ACTIVITIES WITHIN 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.
36. SLOPES IN EXCESS OF 15% EXIST ON LOTS 1-19. CONSTRUCTION ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE.
37. A VARIANCE TO SECTION 30-2-159 OF THE LAND DEVELOPMENT CODE, WAS GRANTED BY THE TRAVIS COUNTY COMMISSIONER'S COURT 08/20/2019.
38. LOT 19, BLOCK A WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER, ESTABLISHED HOMEOWNER'S ASSOCIATION (HOA) OR ASSIGNS.
39. LOT 19 IS A GREENBELT & DRAINAGE EASEMENT LOT AND WILL BE RESTRICTED TO NON-RESIDENTIAL USE.
40. A 20' JOINT USE ACCESS EASEMENT IS HEREBY DEDICATED FOR LOTS 8-12 & 18. EACH PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE ACCESS EASEMENT AND/OR DRIVEWAY ON HIS/HER PROPERTY. THE FOLLOWING LOTS ARE REQUIRED TO SHARE A SINGLE JOINT DRIVEWAY WITH EACH OTHER: LOTS 8 & 9, LOTS 10 & 11 AND LOTS 12 & 18.
41. ALL RESIDENTIAL STRUCTURES SHALL BE EQUIPED WITH AN APPROVED NFPA 13D SPRINKLER SYSTEM.
42. PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM WAS GRANTED FOR THIS SUBDIVISION THROUGH PAYMENT ON MARCH 19, 2020 BY THE CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT, OFFICE OF THE DIRECTOR. THE RSPM CASE NUMBER FOR THIS PROJECT IS BAR-RS-2019-0005R.
43. WATERWAY SETBACKS AS DEFINED BY THE LAND DEVELOPMENT CODE MAY BE LOCATED ON THIS PROPERTY. DEVELOPMENT IS LIMITED WITHIN WATERWAY SETBACKS. C8J-2018-0078.2A

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8000 ANDERSON SQUARE RD., SUITE 101
AUSTIN TEXAS 78757
REGISTERED FIRM#10015100
OFFICE: 512.374.9722
ron@baselinelandsurveyors.net

FINAL PLAT
PRESERVE AT OAK HILL

File: S:\Proj\Preserve at Oak Hill\Drawg\FINAL PLAT Preserve at Oak Hill.dwg					
Scale (Hor.): 1"=100'					
Date: 05/05/20					
Drawn By: RLW					
Checked By: JSL					
Revision 1:					
Revision 2:					
Revision 3:					

SHEET
04 of 04

CITY OF AUSTIN – TRAVIS COUNTY – SINGLE SUBDIVISION OFFICE
SUBDIVISION APPLICATION – MASTER COMMENT REPORT

CASE NUMBER: **C8J-2018-0078.2A**
REVISION #: **00**
CASE MANAGER: Sylvia Limon

UPDATE: **U1**
PHONE #: 512-974-2767

PROJECT NAME: **Preserve at Oak Hill (W/R C8J-2018-0078.1A)**
LOCATION: 10304 CIRCLE DR

SUBMITTAL DATE: August 3, 2020
REPORT DUE DATE: August 17, 2020
FINAL REPORT DATE: August 11, 2020



STAFF REPORT: This report includes all staff comments received to date concerning your most recent subdivision application submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated submittal. The subdivision application will be approved when all requirements from each review discipline have been addressed. If you have any questions, concerns or if you require additional information about this report, please contact your case manager at the phone number listed above or by using the contact information listed for each reviewer in this report. **No distribution is required for the Planner 1.**

Any change to the plan/plat shall not cause noncompliance with any applicable code or criteria. In addition, any change to the plat may trigger new comments.

UPDATE DEADLINE INFORMATION (LDC 30-2-56; 30-2-82): All comments must be addressed by filing an updated submittal prior to the update deadline of **October 5, 2020**. Otherwise, the application will expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

Extension of Review Period, Extension of Update Deadline and Tolling of Application Period do not apply to applications for preliminary plan, plat or subdivision construction plans (LDC).

REVIEWERS:
Planner 1: Addison Ptomey
Subdivision: Sylvia Limon

Environmental Review - Kristy Nguyen - 512-974-3035

PLAT NOTES [LDC 25-1, Article 4]

EV 1 Comment cleared.

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

EV 2 Comment cleared.

Subdivision Review - Sylvia Limon - 512-974-2767

- SR 1. **UPDATE #1:** Cleared.
- SR 2. Show signatures of owner(s), notary public(s) with appropriate seals and dates. Print names under signatures with addresses. Included are the signature/seal of the Travis County On Site Sewage officer. These items must be complete on the original mylar prior to approval. [LDC 30-1-113]
UPDATE #1: Informational.
- SR 3. PRIOR to public hearing, submit a pdf of the final version of the plat, and pay any outstanding fees. Examples of the most common fees are parkland, the public hearing preparation fee and notification fees. Contact the "Intake Center" on the 4th floor at 9741770 to pay the fees. [LDC 30-1-113]
UPDATE #1: Informational.
- SR 4. ~~Two~~ One copy of the plat will be required for the public hearing, for Commission signature. [LDC 30-1-113] SR 5. Original (crimped) tax certificates showing all taxes having been paid for the past year must be provided at the time the plat is cleared for approval. These tax certificates are available from the Travis County Tax Office at 5501 Airport Boulevard, and must be ordered two (2) days prior to receipt. Tax receipts or other information in-lieu of certificates cannot be substituted. Travis County will NOT record the plat without them. [LDC 30-1-113]
UPDATE #1: Informational.
- SR 6. Recording fees will be calculated after the plat is approved. [LDC 30-1-113]
UPDATE #1: Informational.
- SR 7. After the plat has been approved by the Commission (or Director if administrative), the following items that are needed to record the plat at Travis County [LDC 30-1-113]:
- Plat containing original signatures, with appropriate seals and dates. The seals must be legible.
 - Original tax certificate(s) showing all taxes paid for the previous year.
 - Any document to be recorded with the plat such as a Subdivision construction agreement (SCA), easement document, etc.
 - Check for the plat recordation fee and any document to be recorded with the plat.
- UPDATE #1:** Informational.

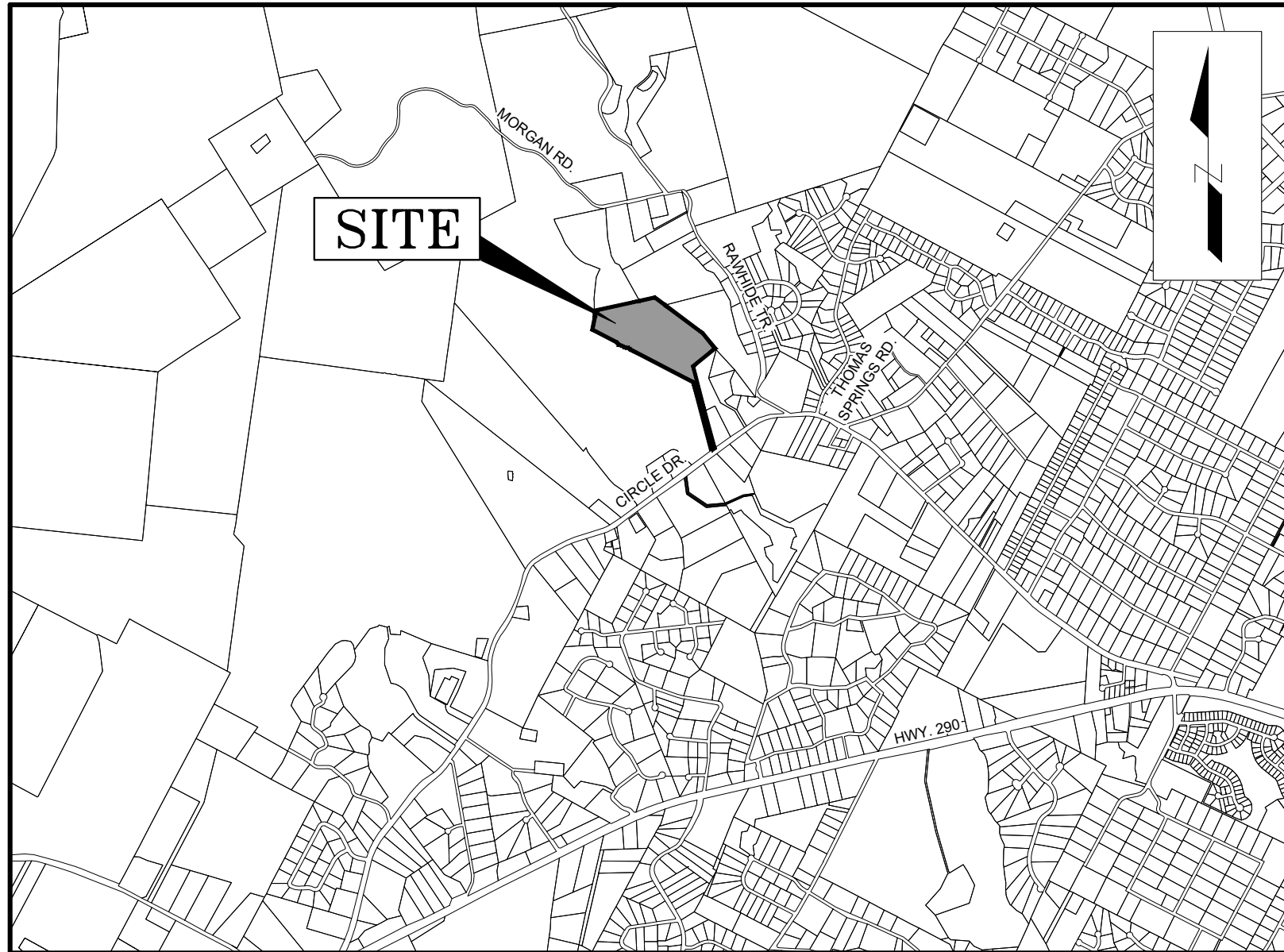
Wetlands Biologist Review - Staryn J Wagner - 512-974-2956

- WB1. Update 0.** Clearly show the boundary of all wetland CEFs and clearly label the features: "WETLAND CEF" on all applicable plan sheets. (you do not need to show the setback).
Update 1. Comment cleared. (wetland and setback shown and labeled)

Travis Co. Subdivision Review - Sue Welch - 512-854-7637

1. This subdivision is in the extraterritorial jurisdiction of the City of Austin, and is subject to Title 30, City of Austin/Travis County Subdivision Regulations. This plat will require approval by the City of Austin Zoning and Platting Commission and the Travis County Commissioners' Court. §30-2-32
2. Cleared.
3. Cleared.

END OF REPORT



LOCATION MAP

N.T.S.

MAPSCO PAGE: 610L/610G/610F/610K
MAPSCO GRID: WZ20/WZ21/WY21/WY20