

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2019-0114.1A

PC DATE: August 25, 2020

SUBDIVISION NAME: Simon-Caskey Final Plat

AREA: 16.664 ac.

LOT(S): 26

OWNER: Stephen Simon

AGENT/APPLICANT: Bill E. Couch (Carlson, Brigance & Doering, Inc.)

ADDRESS OF SUBDIVISION: 7715 W SH 71 **COUNTY:** Travis

WATERSHED: Williamson Creek

EXISTING ZONING: SF-1, SF-2-NP, SF-6-NP

PROPOSED LAND USE: Multifamily & Commercial with ROW and Parkland

DEPARTMENT COMMENTS: The request is for the approval of the Simon-Caskey Final Plat which will develop a 16.664 ac. previously un-platted tract creating 26 lots consisting of 2 lots for multifamily use (7.748 ac.), 21 lots for single-family use (3.810 ac.), 1 lot for parkland (1.307 ac.) and 2 lots designated for drainage & water quality easements and greenbelt (1.538 ac.) with 2.261 ac. being dedicated for streets with all associated improvements.

STAFF RECOMMENDATION: Staff recommends approval of the plat with conditions for the reasons listed in the 2nd Master Comment Report dated Aug. 20, 2020 and attached as Exhibit C.

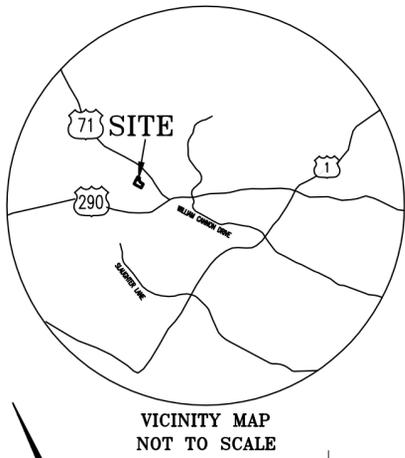
PLANNING COMMISSION ACTION:

CASE MANAGER: Joey de la Garza

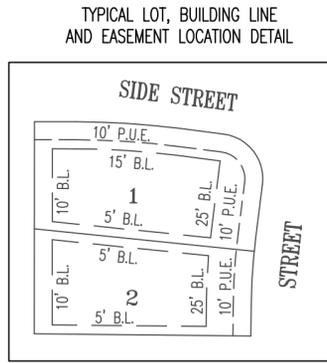
PHONE: 512-974-2664

EMAIL: joey.delagarza@austintexas.gov

SIMON-CASKEY FINAL PLAT



VICINITY MAP
NOT TO SCALE



Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	281.79	230.00	S27°10'49"E	264.50	161.64	7°11'53"
C2	65.23	528.00	N58°42'38"W	65.18	32.65	7°04'41"
C3	58.31	472.00	N58°42'38"W	58.27	29.19	7°04'41"
C4	21.38	272.00	S57°25'24"E	21.37	10.70	4°30'12"
C5	11.62	528.00	S61°37'09"E	11.62	5.81	1°15'40"
C6	50.15	528.00	S58°16'03"E	50.13	25.09	5°26'31"
C7	3.45	528.00	S55°21'33"E	3.45	1.73	0°22'30"
C8	44.26	130.13	S38°15'44"W	44.04	22.34	19°29'12"
C9	95.38	275.00	N38°04'08"E	94.90	48.18	19°52'22"
C10	37.98	325.00	S31°28'49"W	37.96	19.01	6°41'45"
C11	39.27	25.00	N10°10'18"W	35.36	25.00	90°00'00"
C12	27.19	80.13	S38°17'00"W	27.06	13.73	19°26'38"
C13	114.79	325.21	N38°14'52"E	114.20	58.00	20°13'27"
C14	32.14	275.00	S31°28'49"W	32.12	16.09	6°41'45"
C15	39.27	25.00	S79°49'42"W	35.36	25.00	90°00'00"
C16	9.86	50.00	N49°31'29"W	9.84	4.94	11°17'39"
C17	265.68	170.00	N17°37'27"W	239.46	168.65	89°32'34"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C18	36.73	328.00	S23°56'21"W	36.71	18.38	6°24'58"
C19	30.46	272.00	S23°56'21"W	30.44	15.25	6°24'58"
C20	119.03	528.00	N27°11'21"E	118.78	59.77	12°54'58"
C21	106.40	472.00	N27°11'21"E	106.18	53.43	12°54'58"
C22	34.36	325.00	S31°09'39"W	34.34	17.19	6°03'25"
C23	80.44	325.42	S41°16'29"W	80.23	40.42	14°09'43"
C24	21.46	275.00	S32°35'34"W	21.45	10.74	4°28'16"
C25	10.68	275.00	S29°14'42"W	10.68	5.34	2°13'29"
C26	29.95	325.00	N30°46'21"E	29.94	14.99	5°16'48"
C27	8.03	325.00	N34°07'13"E	8.03	4.02	1°24'57"
C28	16.16	50.00	N53°08'12"W	16.09	8.15	18°31'05"
C29	9.87	50.00	S21°29'39"W	9.85	4.95	11°18'21"
C30	77.19	230.00	N17°31'59"E	76.83	38.96	19°13'43"
C31	358.98	230.00	N17°33'58"W	323.64	227.71	89°25'36"
C32	9.87	50.00	S21°29'39"W	9.85	4.95	11°18'21"

SCALE: 1" = 100'

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" CAPPED IRON ROD SET
- COTTON SPINDLE FOUND
- B.L. BUILDING LINE
- - - P.U.E. PUBLIC UTILITY EASEMENT
- · · · · APPROXIMATE SIDEWALK LOCATION

SINGLE FAMILY LOT AREA TABLE

Block	Lot #	Area (S.F.)
A	2	6,511
A	3	6,462
A	4	6,462
A	5	6,442
A	6	7,286
B	1	7,736
B	2	5,928
B	3	5,924
B	4	5,919
B	5	5,913
B	6	10,005
B	7	10,037
B	8	10,040
C	1	7,793
C	2	6,366
C	3	6,014
C	4	5,992
C	5	5,968
C	6	5,943
C	7	11,110
C	8	22,304

MULTI FAMILY LOT AREA TABLE

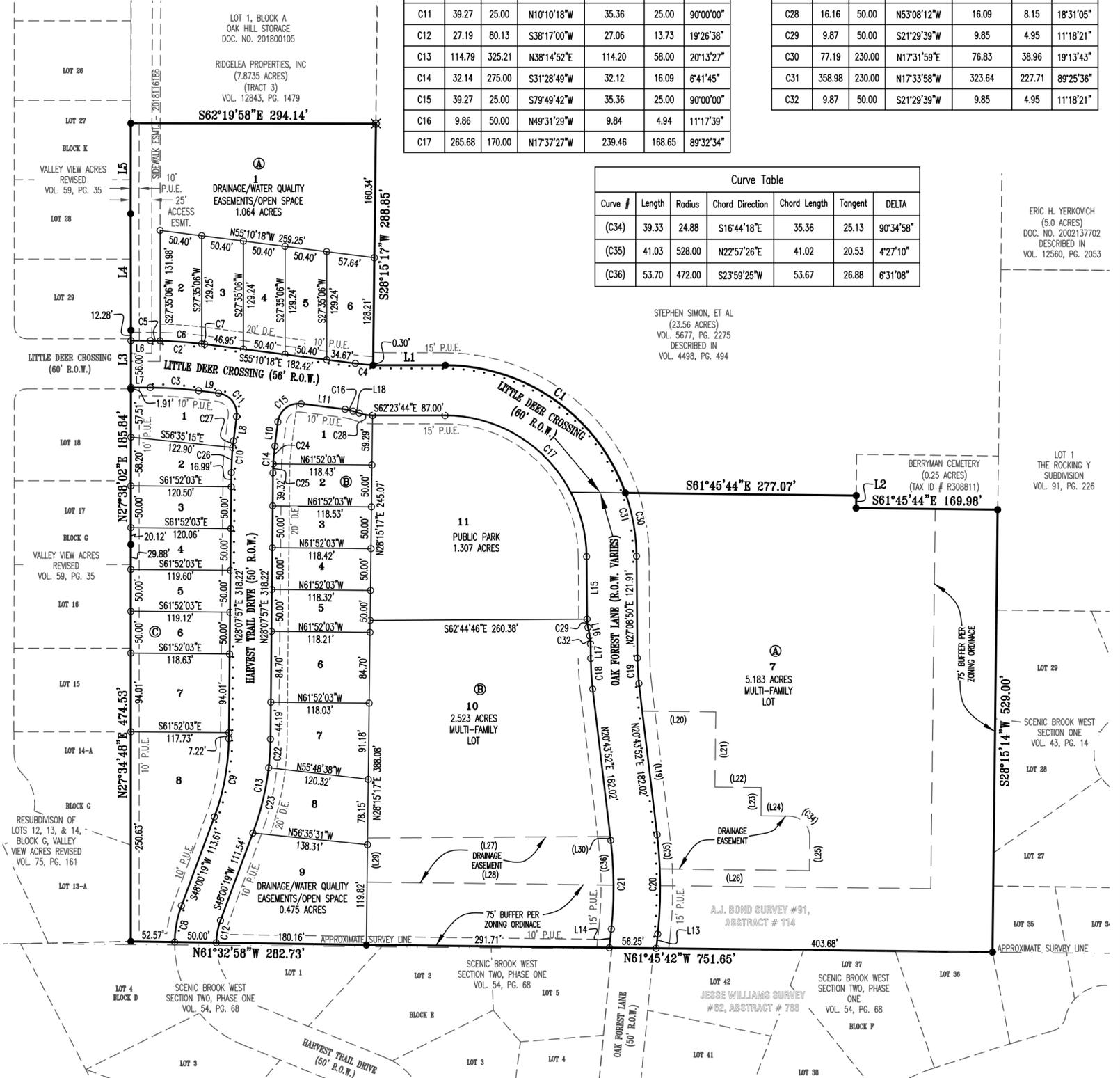
Block	Lot #	Area (S.F.)	Area (Acres)
A	7	225,752	5.183
B	10	109,905	2.523

DRAINAGE, WATER QUALITY AND OPEN SPACE LOT AREA TABLE

Block	Lot #	Area (S.F.)	Area (Acres)
A	1	46,365	1.064
B	9	20,398	0.468

PARK LOT AREA TABLE

Block	Lot #	Area (S.F.)	Area (Acres)
B	11	56,934	1.307



Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C34)	39.33	24.88	S16°44'18"E	35.36	25.13	90°34'58"
(C35)	41.03	528.00	N22°57'26"E	41.02	20.53	4°27'10"
(C36)	53.70	472.00	S23°59'25"W	53.67	26.88	6°31'08"

STEPHEN SIMON, ET AL
(23.56 ACRES)
VOL. 5677, PG. 2275
DESCRIBED IN
VOL. 4498, PG. 494

ERIC H. YERKOVICH
(5.0 ACRES)
DOC. NO. 2002137702
DESCRIBED IN
VOL. 12560, PG. 2053

DATE: AUGUST 10, 2020

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
(512) 280-5160 phone
(512) 280-5165 fax

TOTAL ACREAGE: 16.664 ACRES
SURVEY: A.J. BOND SURVEY NUMBER 91,
ABSTRACT NUMBER 114

DEVELOPER:
KB HOME LONE STAR, INC.
10800 PECAN PARK BLVD., STE. 200
AUSTIN, TEXAS 78750
(512) 651-8100 phone
(512) 795-6181 fax

OWNERS:
RIDGELEA PROPERTIES
1400 E. 5TH ST.
AUSTIN, TX 78702

STEPHEN SIMON
300 E. 32ND ST., UNIT 300
AUSTIN, TX 78705

TOTAL SINGLE FAMILY ACREAGE = 3.807 ACRES

TOTAL MULTI FAMILY ACREAGE = 7.706 ACRES

TOTAL PARKLAND ACREAGE = 1.307

DRAINAGE, WATER QUALITY AND OPEN SPACE = 1.539 ACRES

RIGHT-OF-WAY LINEAR FOOTAGE

Right-of-Way	Width	Length
HARVEST TRAIL DRIVE	50' ROW	689'
LITTLE DEER CROSSING	56' ROW	616'
OAK FOREST LANE	56' ROW	548'
TOTAL		2.305 ACRES (100,384 SQUARE FEET) 1,853'

Line #	Length	Direction
L1	86.79	S62°23'44"E
L2	15.00	S28°14'22"W
L3	70.19	N27°35'15"E
L4	139.46	N27°27'27"E
L5	108.07	N27°42'12"E
L6	23.38	S62°14'59"E
L7	23.22	S62°14'59"E
L8	29.35	S34°49'42"W
L9	24.01	S55°10'18"E

Line #	Length	Direction
L10	29.35	S34°49'42"W
L11	53.11	S55°10'18"E
L13	17.13	N33°38'50"E
L14	22.43	N33°38'50"E
L15	74.82	N27°08'50"E
L16	10.51	S15°50'29"W
L17	17.18	N27°08'50"E
L18	7.84	N43°52'39"W

Line #	Length	Direction
(L19)	148.97	S20°43'52"W
(L20)	88.28	N61°45'44"W
(L21)	90.00	S28°15'14"W
(L22)	55.53	S61°44'46"E
(L23)	33.80	S28°05'28"W
(L24)	33.87	S61°54'32"E

Line #	Length	Direction
(L25)	39.82	S28°11'50"W
(L26)	179.53	N61°45'16"W
(L27)	291.29	N62°44'46"W
(L28)	295.84	N61°45'16"W
(L29)	53.04	S28°15'17"W
(L30)	4.60	S20°43'52"W

SHEET NO. 1 OF 2

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 REG. # 10024900
Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

C8-2019-0114.1A

PATH-J: AC3D\5111\SURVEY\PLAT - SIMON CASKEY.dwg

SIMON-CASKEY FINAL PLAT

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS: THAT RIDGELEA PROPERTIES, INC, BEING OWNER OF THAT CERTAIN 7.873 ACRE TRACT OF LAND DESCRIBED IN VOLUME 12843, PAGE, 1479, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND STEPHEN SIMON, ET AL., OWNER OF THAT CERTAIN 23.56 ACRE TRACT OF LAND DESCRIBED IN VOLUME 4498, PAGE 494, DEED RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE A.J. BOND SURVEY NUMBER 91, ABSTRACT NUMBER 114, TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 16.664 ACRES OF LAND TO BE KNOWN AS:

"SIMON-CASKEY FINAL PLAT"

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

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

STANLEY H. CASKEY
RIDGELEA PROPERTIES
1400 E. 5TH ST.
AUSTIN, TX 78702

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, 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 SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

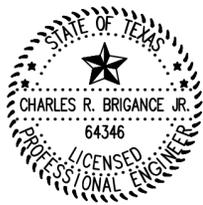
STATE OF TEXAS:
COUNTY OF TRAVIS:

I, CHARLES R. BRIGANCE, JR, 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 AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

FLOOD PLAIN NOTES: NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48453C0560J, FOR TRAVIS COUNTY, TEXAS. DATED JANUARY 22, 2020.

ENGINEERING BY:

CHARLES R. BRIGANCE, JR, P.E. NO. 64346 DATE _____
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749

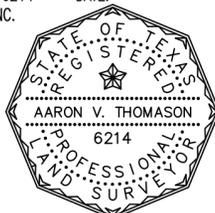


STATE OF TEXAS:
COUNTY OF TRAVIS:

I, AARON V. THOMASON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 25 OF THE AUSTIN CITY CODE, OF 1981 AS AMENDED, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SURVEYED BY:

AARON V. THOMASON, R.P.L.S. NO. 6214 DATE: _____
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
aaron@cdbdeng.com



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

BARBARA BIERNER
6705 HARVEST GLEN DR.
DALLAS, TX 75248

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BARBARA BIERNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, 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 SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

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

JOHN MARK SIMON

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN MARK SIMON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, 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 SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

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

STEPHEN SIMON
300 E. 32ND ST., UNIT 300
AUSTIN, TX 78705

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEPHEN SIMON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, 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 SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

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, TEXAS, THIS THE _____ DAY OF _____, 20____, A.D.

JOEY DE LA GARZA, FOR:
DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE LAND USE COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THIS, THE _____ DAY OF _____, 20____.

FAYEZ KAZI, CHAIR

YVETTE FLORES, SECRETARY

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 _____, 20____, A.D., AT _____ O'CLOCK _____ M., AND DULY RECORDED ON THE _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK _____ M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT # _____. WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

GENERAL NOTES:

- OWNER/DEVELOPER IS ADVISED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS. OTHER SPECIAL OR NON-STANDARD TREATMENTS OF THE ROW MAY ALSO REQUIRE A LICENSE AGREEMENT.
- 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.
- THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITIES 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, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL.
- PROPERTY OWNER SHALL PROVIDE ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES SHALL BE ALLOWED IN A DRAINAGE EASEMENT OR WATER QUALITY EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
- 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. 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.
- ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES ARE TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- IN ADDITION TO THE EASEMENTS SHOWN HEREON, THE FOLLOWING PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED: TEN FOOT (10') ALONG AND ADJACENT TO ALL STREET RIGHT-OF-WAYS.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: HARVEST TRAIL DRIVE, OAK FOREST LANE AND LITTLE DEER CROSSING, 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.
- ALL BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENT.
- ON-SITE CONTROL FOR THE TWO-YEAR STORM IS REQUIRED FOR ALL DEVELOPMENT AS REQUIRED BY THE LAND DEVELOPMENT CODE.
- COMMON AREAS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR THIS SUBDIVISION.
- DRAINAGE EASEMENTS TO THE LIMITS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOR THE CONSTRUCTION, MAINTENANCE, AND THE RIGHT TO PLACE EARTHEN FILL FOR DRAINAGE FOR PUBLIC ROADWAYS ON THIS PLAT. PROPERTY OWNERS MAY USE THEIR PROPERTY WITHIN THESE EASEMENTS ONLY IN THOSE WAYS THAT ARE CONSISTENT WITH THE CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF THE DRAINAGE EASEMENTS DEDICATED HEREIN. PROPERTY OWNERS MAY DO NOTHING THAT WOULD IMPAIR, DAMAGE, OR DESTROY THE DRAINAGE EASEMENTS. TRAVIS COUNTY AND ITS SUCCESSORS AND ASSIGNS HAVE THE RIGHT TO USE SO MUCH OF THE SURFACE OF THE PROPERTY WITHIN THE EASEMENTS AS MAY BE REASONABLY NECESSARY TO CONSTRUCT, INSTALL AND MAINTAIN DRAINAGE FACILITIES WITHIN THE EASEMENTS.
- DRIVEWAYS MAY NOT CROSS A SLOPE GREATER THAN 15%.
- PARKLAND DEDICATION HAS BEEN SATISFIED FOR 52 UNITS BY THE DEDICATION OF PARKLAND AND PAYMENT OF PARK DEVELOPMENT FEES.
- THE MAXIMUM PORTION OF ANY COMMERCIAL, MULTI-FAMILY, OR SINGLE FAMILY/DUPLEX LOT THAT MAY BE ESTABLISHED AS TURF OR LANDSCAPED AREA 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 LANDSCAPED AREAS OR TURF.
- 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 AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOC# _____ IN THE OFFIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

SHEET NO. 2 OF 2

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

C8-2019-0114.1A

PATH-J: AC3D\5111\SURVEY\PLAT - CASKEY.dwg

SIMON - CASKEY
FINAL PLAT
Location Map



EXHIBIT C

CITY OF AUSTIN –DEVELOPMENT SERVICES DEPARTMENT SUBDIVISION APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: C8-2019-0114.1A
UPDATE: U1
CASE MANAGER: Joey de la Garza PHONE #: 512-974-2664

PROJECT NAME: Simon-Caskey Final Plat
LOCATION: 7715 W SH 71

SUBMITTAL DATE: August 10, 2020
REPORT DUE DATE: August 24, 2020
FINAL REPORT DATE: August 20, 2020

STAFF REPORT: EXPIRATION DEADLINE HAS BEEN EXTENDED TO MARCH 15, 2021

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.

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 25-4-56; 25-4-82):

All comments must be addressed by filing an updated submittal prior to the update deadline of **March 15, 2021**. 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 25-1-88; 25-1-89; 25-1-90).

UPDATE SUBMITTAL INSTRUCTIONS (LDC 25-1-83):

1. Applicants must make an appointment with Intake Staff (974-1770) in order to submit an update.
2. Your update must include the following items:
 - a. 4 copies of this report
 - b. 4 copies of the revised plat/plan in pdf format
 - c. 4 copies of a letter that addresses each comment in the master comment report
3. Updates must be submitted on an approved submittal date, between the hours of 8:30 am and 4:00 pm. Refer to the submittal calendar for a list of approved submittal dates.

REVIEWERS:

Planner 1: Elsa Garza
Drainage Engineering: David Marquez
Environmental: Jonathan Garner
PARD / Planning & Design: Justin Stewart
Transportation Planning: Ivan Naranjo

Electric Review - Andrea Katz - 512-322-6957

Comment cleared.

Drainage Engineering Review - David Marquez - 512-974-3389

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

- DE1 Comment pending verification of fiscal with the environmental and transportation reviewer and payment of fiscal. **U1- Comment pending payment of fiscal**
- DE2 Comment cleared

Environmental Review - Jonathan Garner - 512-974-1665

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 Provide a conceptual erosion & sedimentation control plan to confirm the accuracy of the ESC fiscal estimate.

Update 1 The ESC fiscal estimate is approved. This comment is pending receipt of payment. This comment may be cleared informally with proof of receipt.

PARD / Planning & Design Review - Justin Stewart - 512-974-9475

PR1: cleared

PR2: Fiscal amounts are in AMANDA. Please post fiscal for parkland and send the receipt to this reviewer to clear this comment.

Subdivision Review - Joey de la Garza - 512-974-2664

All comments cleared.

Transportation Planning - Ivan Naranjo - 512-974-7649

TR1. Common areas and pedestrian access ways are separate lots to be owned and maintained by the Homeowners Association for this subdivision. Approved copies of the following documents must be submitted and must be recorded with the final plat: Covenants, Conditions, and Restrictions (outlining ownership, maintenance, fee assessment, association dues, and any other requested restrictions); Association Bylaws (outlining membership, voting rights, and similar items). Please provide a note on the plat showing recording information for the CCR's and HOA Bylaws. Label common areas with lot numbers.

- **Update #1: Please provide the revised plat for review.**

END OF REPORT