

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2020-0255.0A**PC DATE:** Feb. 9, 2021**SUBDIVISION NAME:** Avery Lakeline Final Plat**AREA:** 97.21 ac.**LOT(S):** 8**OWNER:** Lakeline Avery Partners, LP (Alex Clarke)**AGENT/APPLICANT:** John A. Alvarez, P.E. (Jones Carter, Inc.)**ADDRESS OF SUBDIVISION:** 14121 N US Hwy 183 **COUNTY:** Williamson**WATERSHED:** Buttercup Creek & South Brushy Creek**EXISTING ZONING:** CH-CS-MU-MF-4**PROPOSED LAND USE:** Multifamily, Commercial-Retail, Commercial-Office, Assisted Living and Open Space**DEPARTMENT COMMENTS:** The request is for the approval of Avery Lakeline Final Plat, an 8 lot subdivision on a 97.24 acre tract containing 2 lots commercial (34.99 ac), 4 lots multifamily (46.89 ac) and 2 lots for parkland (11.00 ac) with 4.33 acres dedicated for ROW with associated water, wastewater, paving, drainage and water quality facilities.**STAFF RECOMMENDATION:** Staff recommends disapproval with reasons based on the unaddressed review comments in the attached, initial Master Comment Report.**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Joey de la Garza**PHONE:** 512-974-2664**EMAIL:** joey.delagarza@austintexas.gov



SITE LOCATION MAP

Avery Lakeline
Austin, TX

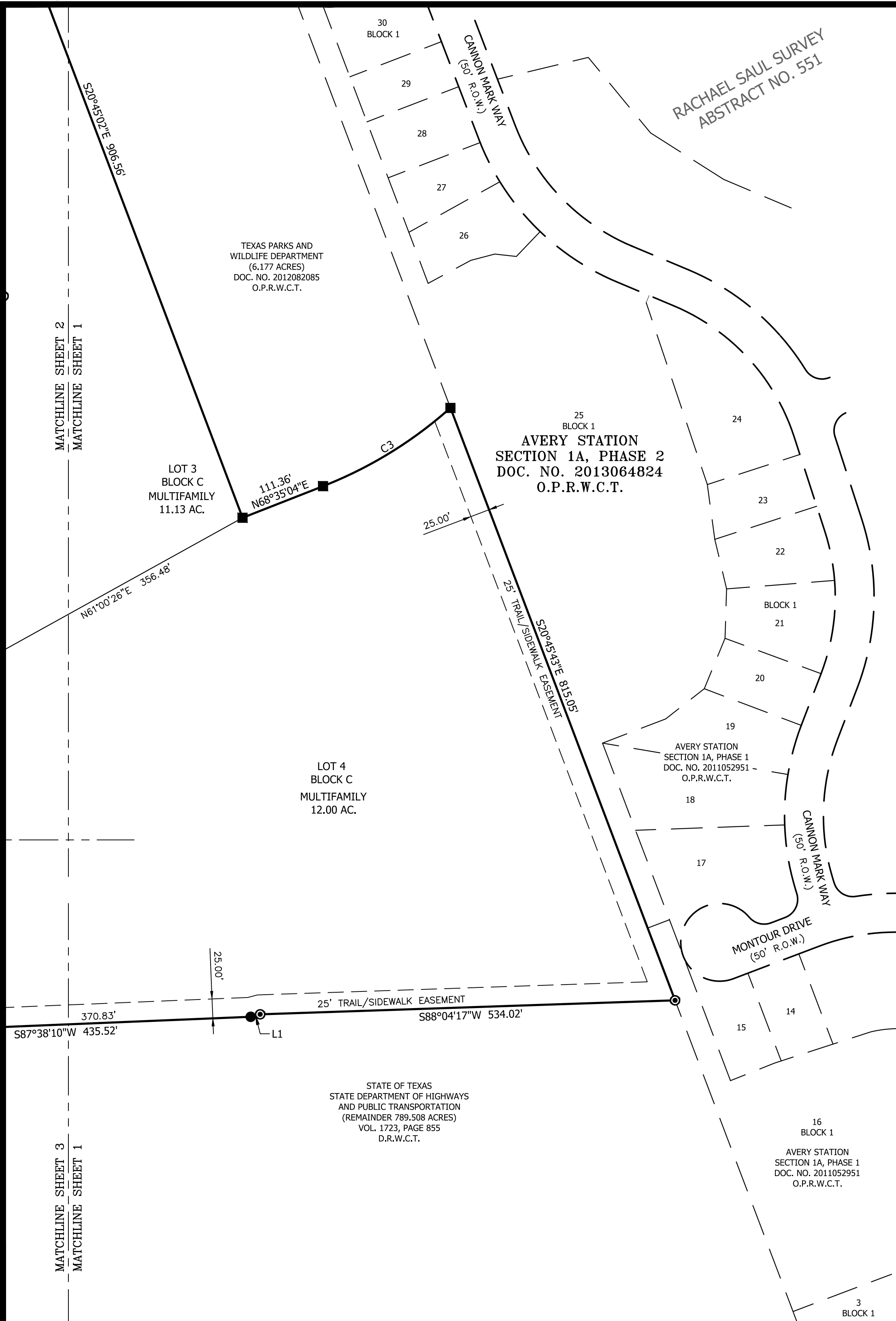
SCALE: <u>NTS</u>	DGN. BY: <u>SG</u>
DATE: <u>03-01-2019</u>	DWN. BY: <u>SG</u>
JOB NO. <u>04835-0008-00</u>	DWG. NO. <u>-</u>
SUBMITTED: <u>-</u>	SURV. BY: <u>-</u>
	F.B. NO. <u>-</u>



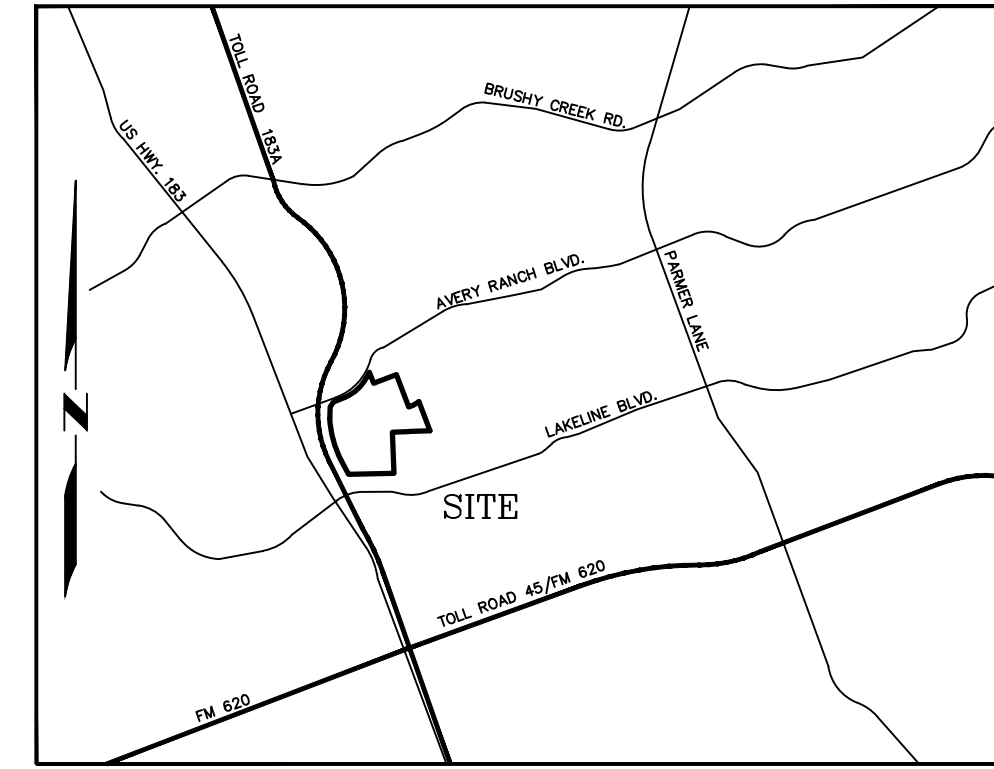
JONES | CARTER

Texas Board of Professional Engineers Registration No. F-439
150 Venture Drive, Suite 100 • College Station, Texas 77815 • 979.731.8000

SHEET NO.
1
OF 1



Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	2765.50'	1149.73'	23°49'12"	N15° 18' 18"W	1141.46'
C2	1075.01'	763.90'	40°42'52"	N47° 25' 29"E	747.93'
C3	542.96'	193.18'	20°23'06"	N58° 25' 22"E	192.16'
C4	25.00'	37.97'	87°01'26"	S10° 26' 19"W	34.43'
C5	968.00'	500.75'	29°38'22"	S47° 53' 35"E	495.19'
C6	25.00'	20.89'	47°53'15"	S86° 39' 24"E	20.29'
C7	60.00'	100.30'	95°46'30"	S62° 42' 46"E	89.02'
C8	25.00'	20.89'	47°53'15"	S38° 46' 09"E	20.29'
C9	25.00'	20.89'	47°53'15"	N86° 39' 24"W	20.29'
C10	60.00'	100.30'	95°46'30"	N62° 42' 46"W	89.02'
C11	25.00'	20.89'	47°53'15"	N38° 46' 09"W	20.29'
C12	15.00'	23.56'	90°00'00"	S72° 17' 14"W	21.21'
C13	470.00'	110.17'	13°25'49"	S20° 34' 19"W	109.92'
C14	530.00'	226.38'	24°28'24"	S26° 05' 37"W	224.67'
C15	1230.00'	755.20'	35°10'44"	S55° 55' 10"W	743.40'
C16	970.00'	193.70'	11°26'29"	S67° 47' 18"W	193.38'
C17	15.00'	23.56'	90°00'00"	S17° 04' 03"W	21.21'
C18	15.00'	23.56'	90°00'00"	S72° 55' 57"E	21.21'
C19	1030.00'	205.68'	11°26'29"	N67° 47' 18"E	205.34'
C20	1170.00'	718.36'	35°10'44"	N55° 55' 10"E	707.13'
C21	470.00'	200.75'	24°28'24"	N26° 05' 37"E	199.23'
C22	530.00'	124.23'	13°25'49"	N20° 34' 19"E	123.95'
C23	15.00'	23.56'	90°00'00"	N17° 42' 46"W	21.21'
C24	1032.00'	533.86'	29°38'22"	N47° 53' 35"W	527.93'
C25	25.00'	37.98'	87°02'08"	N76° 35' 28"W	34.43'
C26	1230.00'	505.42'	23°32'36"	N61° 44' 14"E	501.87'
C27	1230.00'	249.79'	11°38'08"	N44° 08' 52"E	249.36'
C28	1170.00'	461.38'	22°35'39"	N49° 37' 38"E	458.40'
C29	1170.00'	256.98'	12°35'05"	N67° 13' 00"E	256.47'
C30	1032.00'	237.10'	13°09'48"	S56° 07' 52"E	236.57'
C31	1032.00'	296.76'	16°28'34"	S41° 18' 41"E	295.74'
C32	1075.01'	148.05'	7°53'27"	N63° 50' 11"E	147.93'
C33	1075.01'	111.46'	5°56'26"	N56° 55' 15"E	111.41'
C34	1075.01'	504.39'	26°52'59"	N40° 30' 33"E	499.78'
C35	968.00'	67.17'	3°58'34"	S35° 03' 41"E	67.16'
C36	968.00'	200.03'	11°50'22"	S42° 58' 09"E	199.67'
C37	968.00'	233.55'	13°49'26"	S55° 48' 03"E	232.99'
C38	150.00'	165.66'	63°16'41"	N18° 05' 50"E	157.37'
C39	150.00'	226.59'	86°33'07"	S86° 59' 17"E	205.65'
C40	250.00'	535.58'	122°44'47"	N17° 39' 40"E	438.88'
C41	150.00'	55.61'	21°14'28"	N89° 39' 18"E	55.29'
C42	250.00'	71.19'	16°18'58"	N35° 33' 14"W	70.95'
C43	250.00'	464.39'	106°25'48"	N25° 49' 09"E	400.44'



VICINITY MAP (NOT TO SCALE)

LAND USE SUMMARY: REPLAT OF AVERY LAKELINE		
TOTAL ACREAGE:	97.21 ACRES	
LOTS:	8 LOTS	
NUMBER OF BLOCKS:	3 BLOCKS	
LOTS:	2 LOTS (34.99 ACRES)	
COMMERCIAL MULTI-FAMILY PARKLAND DEDICATED TO THE CITY OF AUSTIN	4 LOTS (46.89 ACRES)	
TOTAL LOTS:	9 LOTS (92.88 ACRES)	
R.O.W.	2 ROADS (4.33 ACRES)	
SUBMITTAL DATE:		
PUBLIC STREET NAME		
LENGTH		
ROW WIDTH		
NORTH LAKE CREEK PARKWAY	1495'	64'
HEMA DRIVE	1486'	60'
TOTAL	2981'	
APPLICATION SUBMITTAL DATE:		
PREPARATION DATE:		

GENERAL NOTES:

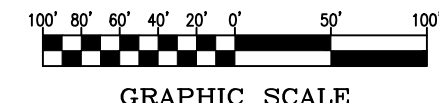
THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.000077918

Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	S75° 02' 19"W	12.54'	L9	S13° 51' 25"W	106.31'
L2	S88° 16' 23"W	14.32'	L10	N67° 47' 02"E	35.78'
L3	N69° 15' 20"E	68.09'	L11	S62° 04' 03"W	32.60'
L4	N88° 16' 23"E	38.44'	L12	N62° 04' 03"E	32.60'
L5	S88° 53' 13"W	22.41'	L13	N13° 51' 25"E	106.31'
L6	S62° 42' 46"E	53.16'	L14	N27° 17' 14"E	18.00'
L7	N62° 42' 46"W	15.02'	L15	N62° 42' 46"W	42.21'
L8	S27° 17' 14"W	18.00'			

LEGEND

- ALUMINUM CAP STAMPED "TEXAS DEPT OF TRAN" FOUND
- TX.D.O.T. TYPE II MONUMENT FOUND
- IRON REBAR FOUND (1/2", OR AS NOTED)
- 1/2" REBAR WITH CAP FOUND STAMPED "LANDESIGN" (OR AS NOTED)
- 1/2" REBAR WITH CAP STAMPED "LSI SURVEY" SET
- ▲ NAIL FOUND (60D, OR AS NOTED)
- ▲ NAIL SET (P.K., OR AS NOTED)
- ⊙ COTTON SPINDLE SET
- ⊙ FENCE CORNER POST FOUND
- CALCULATED POINT NOT SET
- O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- B.L. BUILDING LINE
- C.E.F. CRITICAL ENVIRONMENTAL FEATURE
- SIDEWALK



LSI LANDESIGN SERVICES, INC.
 10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
 TIBBELS FIRM NO. 10001800
 512-238-7901

REPLAT OF AVERY LAKELINE

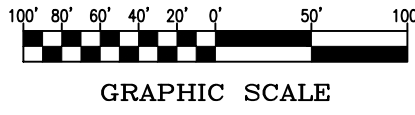
REVISIONS	DESCRIPTION	DATE

PROJECT NAME: 97 AC AVERY RANCH
 JOB NUMBER: 19-002
 DATE: 04/01/2020
 SCALE: 1" = 100'
 DRAWING FILE PATH: L:\19002-97 AC AVERY RANCH\DWG\REPLAT AVERY LAKELINE.DWG
 FIELDNOTE FILE PATH: N/A
 RPLS: TST
 TECH: HAS
 PARTYCHIEF: A/O
 CHECKED BY: TST
 FIELDBOOK: N/A

DRAWING NAME: REPLAT AVERY LANKLINE

SHEET 01 of 04

C8-20xx.xxxx.xx



BENCHMARK				
Point #	Raw Description	Elevation	Northing	Easting
1	PK NAIL SET ON INLET	925.24'	10150909.69	3094019.41
3	PK NAIL SET ON SIDEWALK	938.89'	10151404.88	3094319.09

N US 183A HWY
(R.O.W. VARIES)

SAMUEL DAMON SURVEY
ABSTRACT NO. 170

STATE OF TEXAS
STATE DEPARTMENT OF HIGHWAYS
AND PUBLIC TRANSPORTATION
(REMAINDER 789.508 ACRES)
VOL. 1723, PAGE 855
D.R.W.C.T.

WILLIAMSON COUNTY
(4.0091 ACRES)
DOC. NO. 20051022880
O.P.R.W.C.T.

LOT 1, BLOCK A
TURNBERRY CONDOMINIUMS
DOC. NO. 2015039061
O.P.R.W.C.T.

LOT 1, BLOCK A
AVERY RANCH WATER
RESERVOIR SUBDIVISION
DOC. NO. 2008019232
O.P.R.W.C.T.

AVERY RANCH FAR WEST
PHASE THREE, SECTION THREE
DOC. NO. 2012008956
O.P.R.W.C.T.

AVERY
STATION FAR
WEST TURKEY
HOLLOW TRAIL
ADDITION
DOC. NO.
2012020290
O.P.R.W.C.T.

LOT 1
BLOCK C
MULTIFAMILY
12.69 AC.

LOT 2
BLOCK C
PARKLAND
DEDICATED TO THE
CITY OF AUSTIN
3.95 AC.

LOT 3
BLOCK C
MULTIFAMILY
11.13 AC.

LOT 1
BLOCK A
COMMERCIAL
26.74 AC.

LOT 4
BLOCK C
MULTIFAMILY
12.00 AC.

RACHAEL SAUL SURVEY
ABSTRACT NO. 551

NORTH LAKE CREEK PARKWAY

AVERY RANCH BOULEVARD
(R.O.W. VARIES)

AVERY RANCH BOULEVARD
(150' R.O.W.)

N US 183A HWY
(R.O.W. VARIES)

CRITICAL KARST
ENVIRONMENTAL
FEATURE

CRITICAL
ENVIRONMENTAL
FEATURE

CEEF BUFFER

MATCHLINE SHEET 2
MATCHLINE SHEET 3

MATCHLINE SHEET 2
MATCHLINE SHEET 1



REPALT OF AVERY LAKELINE

REVISIONS	DESCRIPTION	DATE

PROJECT NAME: 97 AC AVERY RANCH	RPLS: TST	TECH: HAS	PARTYCHIEF: A/O
JOB NUMBER: 19-002	CHECKED BY: TST	FIELDBOOK: N/A	
DATE: 04/01/2020			
SCALE: 1" = 100'			
DRAWING FILE PATH: L:\19002-97 AC AVERY RANCH\CADD\DWGS\REPLAT\AVERY LAKELINE.DWG			
FIELDNOTE FILE PATH: N/A			

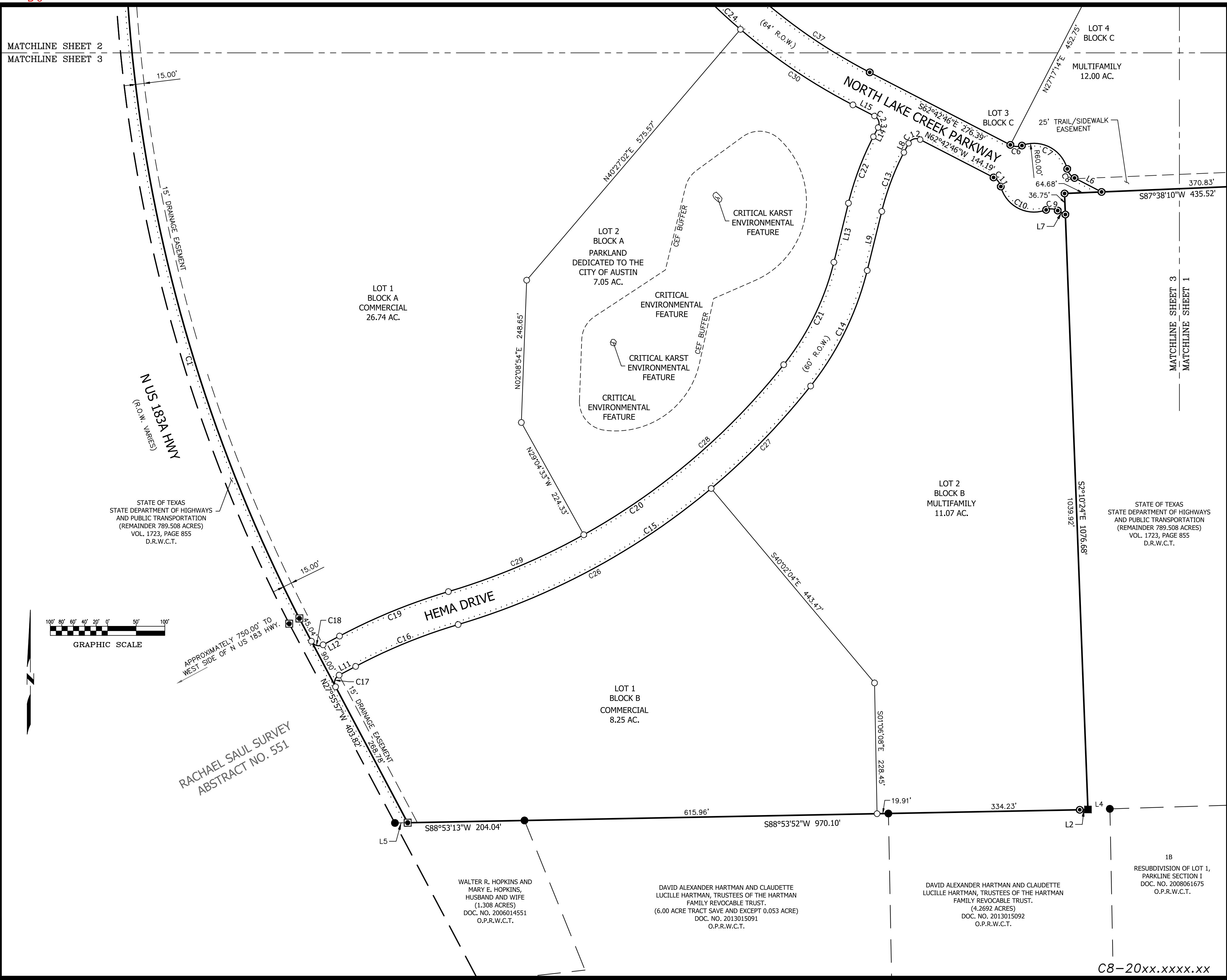
DRAWING NAME: REPALT AVERY LANKLINE	SHEET 02 of 04
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DRAWING PATH: L:\19002-97 AC AVERY RANCH\CADD\DWGS\REPLAT\AVERY LAKELINE.DWG SHEET PLOT SIZE: ARCH FULL BLEED C (18.00 X 24.00 INCHES) LAST SAVED: 12/28/2020 3:12 PM PLOT DATE: 12/28/2020 3:26 PM

MATCHLINE SHEET 2
MATCHLINE SHEET 3

LSI LANDESIGN SERVICES, INC.
 10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
 TBBELS FIRM NO. 10001800
 512-238-7901

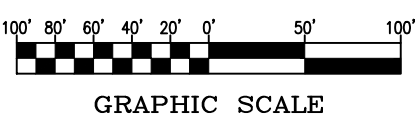
REPALT OF AVERY LAKELINE



STATE OF TEXAS
 STATE DEPARTMENT OF HIGHWAYS
 AND PUBLIC TRANSPORTATION
 (REMAINDER 789.508 ACRES)
 VOL. 1723, PAGE 855
 D.R.W.C.T.

STATE OF TEXAS
 STATE DEPARTMENT OF HIGHWAYS
 AND PUBLIC TRANSPORTATION
 (REMAINDER 789.508 ACRES)
 VOL. 1723, PAGE 855
 D.R.W.C.T.

RACHAEL SAUL SURVEY
 ABSTRACT NO. 551



WALTER R. HOPKINS AND
 MARY E. HOPKINS,
 HUSBAND AND WIFE
 (1.308 ACRES)
 DOC. NO. 2006014551
 O.P.R.W.C.T.

DAVID ALEXANDER HARTMAN AND CLAUDETTE
 LUCILLE HARTMAN, TRUSTEES OF THE HARTMAN
 FAMILY REVOCABLE TRUST.
 (6.00 ACRE TRACT SAVE AND EXCEPT 0.053 ACRE)
 DOC. NO. 2013015091
 O.P.R.W.C.T.

DAVID ALEXANDER HARTMAN AND CLAUDETTE
 LUCILLE HARTMAN, TRUSTEES OF THE HARTMAN
 FAMILY REVOCABLE TRUST.
 (4.2692 ACRES)
 DOC. NO. 2013015092
 O.P.R.W.C.T.

1B
 RESUBDIVISION OF LOT 1,
 PARKLINE SECTION I
 DOC. NO. 2008061675
 O.P.R.W.C.T.

REVISIONS	DESCRIPTION	DATE

PROJECT NAME: 97 AC AVERY RANCH	RPLS: TST	TECH: HAS	PARTYCHIEF: A/O
JOB NUMBER: 19-002	CHECKED BY: TST	FIELDBOOK: N/A	
DATE: 04/01/2020			
SCALE: 1" = 100'			
DRAWING FILE PATH: L:\19002-97 AC AVERY			
RANCH\CADD\DWG\REPLAT\AVERY LAKELINE.DWG			
FIELDNOTE FILE PATH: N/A			

DRAWING NAME:
 REPLAT AVERY
 LANKLINE

SHEET
 03 of 04

C8-20xx.xxxx.xx

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

THAT LAKELINE AVERY PARTNERS, LP, A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF AVERY LAKELINE A SUBDIVISION OF RECORD IN DOCUMENT NO. 2020023739 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE SAMUEL DAMON LEAGUE, ABSTRACT NO. 170 AND THE RACHEL SAUL LEAGUE, ABSTRACT NO. 551, BOTH SITUATED IN WILLIAMSON COUNTY, TEXAS, AS CONVEYED BY DEED AS RECORDED IN DOCUMENT NO. 2019109406 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ACTING BY AND THROUGH SAM KUMAR, DOES HEREBY RESUBDIVIDE 97.21 ACRES 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:

REPLAT OF AVERY LAKELINE

AND DO 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.

LAKELINE AVERY PARTNERS, LP, A TEXAS LIMITED PARTNERSHIP

BY: LAKELINE AVERY PARTNERS GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: SAM KUMAR, ITS MANAGER

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 20 BY SAM KUMAR, ITS MANAGER ON BEHALF OF SAID CORPORATION AND SAID PARTNERSHIP.

NOTARY PUBLIC - STATE OF TEXAS

ENGINEER'S CERTIFICATION:

I, GEMSONG N. RYAN, 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.

GEMSONG N. RYAN, P.E. REGISTERED PROFESSIONAL ENGINEER NO. 99300 JONES CARTER 3100 ALVIN DEVANE BOULEVARD SUITE 150 AUSTIN, TEXAS 78741 TBPELS REG. NO. F-439

SURVEYOR'S CERTIFICATION:

I, TRAVIS S. TABOR, 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 SURVEY RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION.

TRAVIS S. TABOR REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF TEXAS NO. 6428 10090 W HIGHWAY 29 LIBERTY HILL, TEXAS 78642 TBPELS FIRM NO. 10001800

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

NOTES

- 1. STREETS WILL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS. LDC 25-6-171(a).
2. ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED TO URBAN STREET STANDARDS WITH A CURB AND GUTTER SECTION.
3. PROPERTY OWNER OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF AUSTIN AND/OR WILLIAMSON COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
4. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
5. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN ANY DRAINAGE EASEMENTS, EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND WILLIAMSON COUNTY.
6. DETENTION NOTE: PRIOR TO DEVELOPMENT OF THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
A) STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, DETENTION, WATER QUALITY, SIDEWALKS, WATER & WASTEWATER. FOR THE STREETS LISTED IN NOTE 1. FISCAL SURETY IS NOT REQUIRED FOR STREETS NOT LISTED IN THIS SUBSECTION (A) - FISCAL WILL BE REQUIRED FOR STREET CONSTRUCTION.
B) EROSION AND SEDIMENTATION CONTROLS, AND OTHER RELATED ITEMS (E.G., EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION PONDS, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE STREETS LISTED IN NOTE 1.
7. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
8. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
9. 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.
10. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY DOTTED LINE ON THE FACE OF THE PLAT: NORTH LAKE CREEK PARKWAY, HEMA DRIVE, LINNAEA LANE AND AVERY RANCH BOULEVARD. 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 OF UTILITY COMPANY.
11. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG US 183A AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE SIDEWALKS ALONG US 183A ARE SUBJECT TO THE APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION AT THE SITE PLAN PHASE. THE REQUIRED 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." LDC 25-6-351.
12. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION OF EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE ENVIRONMENTAL CRITERIA MANUAL.
13. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
14. ALL CURB RADII AT RIGHT-OF-WAY INTERSECTIONS ARE 25', UNLESS OTHERWISE NOTED.
15. LANDSCAPE, DRAINAGE, AND OPEN SPACE LOTS, SHALL BE OWNED AND MAINTAINED BY THE OWNER OR HIS SUCCESSOR/ASSIGNS.
16. THIS PROJECT IS LOCATED INSIDE THE EDWARDS AQUIFER RECHARGE ZONE ACCORDING TO THE TCEQ QUAD MAPS. THIS PROJECT WILL REQUIRE APPROVAL OF A WPAP AND SCS BY THE TCEQ PRIOR TO CONSTRUCTION.
17. LANDSCAPE AND OPEN SPACE LOTS SHALL BE EXCLUDED FROM DEVELOPMENT EXCEPT FOR ENVIRONMENTAL FEATURES, LANDSCAPING, SIGNAGE, TRAILS AND OTHER HOMEOWNERS' ASSOCIATION FACILITIES. CONSTRUCTION WITHIN CRITICAL ENVIRONMENTAL FEATURE SETBACKS IS LIMITED TO CONSTRUCTION ALLOWED BY LDC 25-8-281 AND 25-8-282.
18. 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 REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
19. 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 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
20. THE FOLLOWING LOTS SHALL HAVE NON-RESIDENTIAL USES:
LOT 1, BLOCK A - COMMERCIAL LOT
LOT 1, BLOCK B - COMMERCIAL LOT
LOT 2, BLOCK A AND LOT 2, BLOCK C - PARK LOT
RESIDENTIAL USES ARE NOT PERMITTED ON THESE LOTS.
21. OFF STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.
22. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOT 1, BLOCK A; LOT 1, BLOCK B; LOTS 1-3, BLOCK C; AND LOTS 1-4, BLOCK D, REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
23. THIS PROJECT IS SUBJECT TO THE VOID AND WATER FLOW MITIGATION RULE (CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL AND CITY OF AUSTIN STANDARD SPECIFICATIONS MANUAL).
24. TWO KARST CRITICAL ENVIRONMENTAL FEATURES ARE PRESENT WITHIN LOT 2 OF BLOCK A AND ONE KARST CRITICAL ENVIRONMENTAL FEATURE IS PRESENT WITHIN LOT 2 OF BLOCK C. CITY OF AUSTIN LAND DEVELOPMENT CODE RESTRICTIONS DO APPLY THAT MAY LIMIT OR PROHIBIT THE EXTENT OF DEVELOPMENT NEAR THESE FEATURES.
25. 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.
26. THE CEF BUFFER MUST BE MAINTAINED PER CITY OF AUSTIN CODE AND CRITERIA. EXISTING DRAINAGE AND NATIVE VEGETATION SHALL REMAIN UNDISTURBED TO ALLOW THE WATER QUALITY FUNCTION OF THE BUFFER. INSPECTION AND MAINTENANCE MUST OCCUR SEMI-ANNUALLY AND RECORDS MUST BE KEPT FOR 3 YEARS.
27. THIS SITE IS SUBJECT TO THE CITY OF AUSTIN'S VOID AND WATER FLOW MITIGATION RULE.
28. VEHICULAR ACCESS TO US 183A IS SUBJECT TO THE APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION AT THE SITE PLAN PHASE.
29. PERIMETER FENCING MUST BE INSTALLED AT THE OUTER EDGE OF THE CEF BUFFER AREA FOR ALL POINT RECHARGE FEATURES. FENCING MUST MEET OR EXCEED THE CRITERIA OF COA ITEM NO. 701S OF THE SSM. AT LEAST ONE FOUR-FOOT WIDE, LOCKABLE ACCESS GATE MUST BE PROVIDED [LDC 25-8-281(c)(4)].
30. ADMINISTRATIVE VARIANCE HAS BEEN GRANTED TO REDUCE THE CEF BUFFERS ON SITE.
31. PARKLAND DEDICATION IS REQUIRED PER CITY CODE 25-1-601, AS AMENDED, PRIOR TO APPROVAL OF A SITE PLAN IN THIS SUBDIVISION. THE AREA TO BE DEDICATED IS SHOWN ON THIS FINAL PLAT AS LOT 2, BLOCK A AND LOT 2, BLOCK C, AND AS PARK EASEMENTS ON LOT 4, BLOCK C INCLUDING A PARK EASEMENT AROUND THE BIOFILTRATION POND.
32. RESTRICTIVE COVENANTS FOR IMPERVIOUS COVER TRANSFERS BETWEEN LOTS HAVE BEEN RECORDED IN DOCUMENT NO. FOR THE TRANSFERRING TRACTS AND DOCUMENT NO. FOR THE RECEIVING TRACTS.

LEGAL DESCRIPTION:

BEING ALL OF AVERY LAKELINE, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2020023739 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



REPLAT OF AVERY LAKELINE

THIS SUBDIVISION PLAT IS LOCATED IN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN, TEXAS THIS THE DAY OF 20

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

JOEY DE LA GARZA, FOR: DENISE LUCAS, ACTING 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

CHAIRPERSON JOLENE KIOLBASSA

SECRETARY ANA AGUIRRE

THE STATE OF TEXAS {} KNOW ALL MEN BY THESE PRESENTS
THE COUNTY OF WILLIAMSON {}

I, NANCY E., RISTER, CLERK OF COUNTY COURT, OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH 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 THIS THE DAY OF 20, A.D., AT O'CLOCK M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY E. RISTER, CLERK, COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: DEPUTY

C8-20xx.xxxx.xx

Table with 2 columns: REVISIONS, DESCRIPTION. Includes fields for PROJECT NAME, JOB NUMBER, DATE, SCALE, DRAWING FILE PATH, RANCH/CADD/DWG/SURVEY/REPLAT/AVERY LAKELINE.DWG, FIELDNOTE FILE PATH, RPLS, TST, TECH, HAS, PARTY/CHIEF, A/O, CHECKED BY, TST, FIELDBOOK, N/A.

DRAWING NAME: REPLAT AVERY LANKLINE

SHEET 04 of 04