

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2019-0057.1A**PC DATE:** Jan. 12, 2021**SUBDIVISION NAME:** Pearson Ranch West Phase One Subdivision**AREA:** 40.544 ac.**LOT(S):** 8**OWNER:** Pearson Ranch, LLC (Brett Ames)**AGENT/APPLICANT:** Brian Grace, P.E. (BGE, Inc.)**ADDRESS OF SUBDIVISION:** 14320 RR 620     **COUNTY:** Williamson**WATERSHED:** Lake Creek**EXISTING ZONING:** GR-MU**PROPOSED LAND USE:** Multifamily, ROW and Parkland

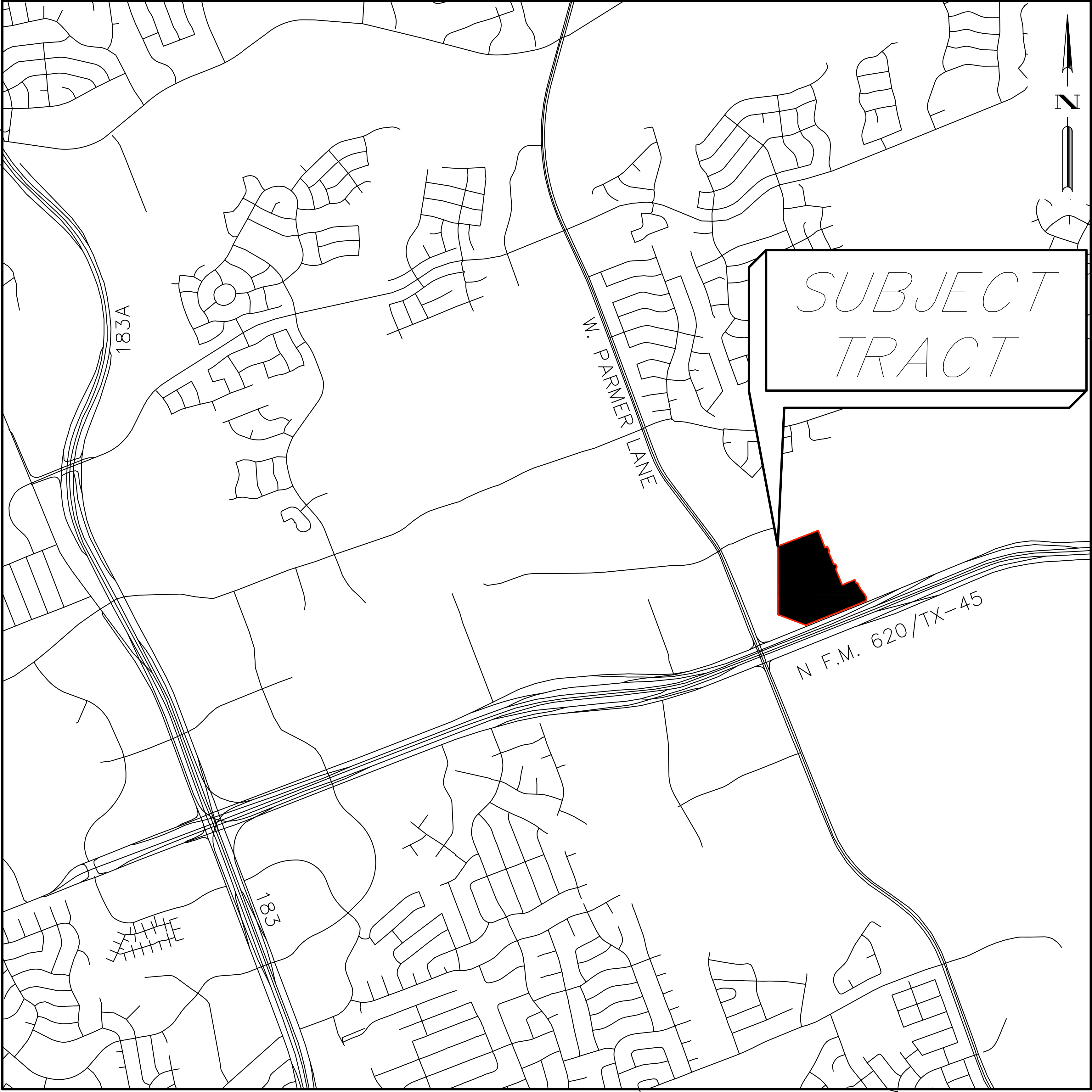
**DEPARTMENT COMMENTS:** The request is for the approval of the Pearson Ranch West Phase One Subdivision which will create an 8 lot mixed-use subdivision on 40.544 acres with 2 lots of Commercial/Multi-Family (12.95 acres), 1 lot for access drives (1.49 acres), ROW dedication (4.96 acres) and 5 ETJ lots (21.14 acres) with all associated improvements.

**STAFF RECOMMENDATION:** Staff recommends disapproval with reasons for this subdivision plat based on the outstanding review comments in the attached, first Master Comment Report.

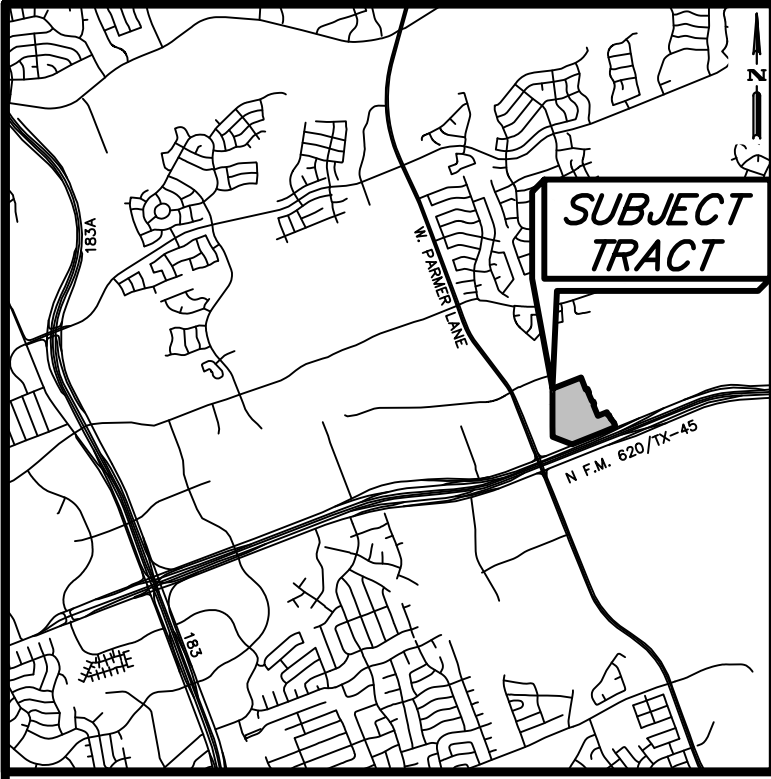
**PLANNING COMMISSION ACTION:****CASE MANAGER:** Joey de la Garza**PHONE:** 512-974-2664**EMAIL:** joey.delagarza@austintexas.gov

# PEARSON RANCH WEST - PHASE 1

LOCATION MAP  
10/27/2020



G:\TXC\Projects\Pearson\_Ranch\LC17671-00-Pearson-Ranch-PH-1\LD101\_CADD\05\_Exhibits\2020-06-26\_LOCATION\_MAP.dwg Layout: Layout1 Plotted: 10/27/2020 5:40:26 PM By: JGOODMAN



VICINITY MAP  
SCALE: 1"=2000'

OWNER: PEARSON RANCH, LLC  
ADDRESS: 702 N COMMONS FORD ROAD  
AUSTIN, TX 78733  
858-945-6777

ACREAGE: 40.544 ACRES  
SURVEY: RACHEL SAUL SURVEY, ABSTRACT 551  
THOMAS P. DAVY SURVEY, ABSTRACT 169

NUMBER AND ACREAGE TOTAL LOTS: 8  
BY LOT/BLOCK TYPE: COMMERCIAL AND/OR MULTIFAMILY LOTS - 2 (12.616 ACRES)  
ETJ LOTS - 5 (21.470 ACRES)  
ACCESS LOT - 1 (1.494 ACRES)  
TOTAL BLOCKS: 4

ENGINEERING BY: BGE, INC  
1701 DIRECTORS BLVD, SUITE 1000  
AUSTIN, TX 78744

SURVEYING BY: BGE, INC  
7330 SAN PEDRO AVE, SUITE 202  
SAN ANTONIO, TX 78216

SUBMITTAL DATE: APRIL 23, 2020

LEGAL DESCRIPTION

FIELD NOTES FOR A 40.544 ACRE TRACT OF LAND IN THE THOMAS P. DAVY SURVEY, ABSTRACT NO. 169, AND THE RACHEL SAUL SURVEY, ABSTRACT 551 WILLIAMSON COUNTY, TEXAS, BEING OUT OF A CALLED 63.628 ACRE TRACT OF LAND AS CONVEYED TO PEARSON RANCH, LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2019122036 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 40.544 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found on the north right-of-way line of State Highway No. 45 (RM 620) (R.O.W. ~ varies) as recorded in Volume 1587, Page 258, Volume 1592, Page 352, Volume 1592, Page 357 of the Official Records of Williamson County, Texas and in Document Numbers 2003084118 and 2006105739 of the Official Public Records of Williamson County, Texas, and on the northeast right-of-way line of a Southern Pacific Railroad (R.O.W. ~ 100') as recorded in Volume 33, Page 565 of the Official Records of Williamson County, Texas, at the southwest corner of said 63.628 acre tract, for the southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, N 69°11'46" W, departing said right-of-way line, with the common line of the 63.628 acre tract and said railroad right-of-way line, a distance of 544.94 feet to a 1/2-inch iron rod found at the common corner of the 63.628 acre tract and Lot 1, Block "A", Mustang Ridge Subdivision as recorded in Cabinet "R", Slides 102-103 of the Plat Records of Williamson County, Texas, for the west corner of the herein described tract;

THENCE, N 00°07'37" W, with the common line of the 63.628 acre tract and said Lot 1, a distance of 275.20 feet to a 1/2-inch iron rod found for an angle point of the herein described tract;

THENCE, N 00°09'52" W, continuing with said common line, a distance of 981.44 feet to a 5/8-inch iron rod found at the common corner of Lot 1, Block "A", Spraddle Creek Subdivision as recorded in Cabinet "S", Slide 250 of the Plat Records of Williamson County, Texas and the 63.628 acre tract for the northwest corner of the herein described tract;

THENCE, N 68°45'44" E, with the common line of the 63.628 acre tract and said Lot 1, a distance of 799.70 feet to a 1/2-inch iron rod with a cap stamped "BGE Inc" set for the northeast corner of the herein described tract;

THENCE, departing said common line, over and across the 63.628 acre tract the following nineteen (19) courses;

- 1) S 21°14'16" E, a distance of 339.92 feet to a 1/2-inch iron rod with a cap stamped "BGE Inc" set for a re-entrant corner of the herein described tract;
- 2) N 65°18'15" E, a distance of 48.39 feet to a 1/2-inch iron rod with a cap stamped "BGE Inc" set for a corner of the herein described tract;
- 3) S 24°41'45" E, a distance of 90.00 feet to a 1/2-inch iron rod with a cap stamped "BGE Inc" set for a corner of the herein described tract;
- 4) S 65°18'15" W, a distance of 20.13 feet to a 1/2-inch iron rod with a cap stamped "BGE Inc" set for a re-entrant corner of the herein described tract;
- 5) S 22°27'15" E, a distance of 244.61 feet to a 1/2-inch iron rod with a cap stamped "BGE Inc" set for an angle point of the herein described tract;
- 6) S 67°27'15" E, a distance of 35.36 feet to a 1/2-inch iron rod with a cap stamped "BGE Inc" set for an angle point of the herein described tract;
- 7) N 67°32'45" E, a distance of 9.95 feet to a 1/2-inch iron rod with a cap stamped "BGE Inc" set for an easterly corner of the herein described tract;
- 8) S 22°27'15" E, a distance of 60.00 feet to a 1/2-inch iron rod with a cap stamped "BGE Inc" set for an easterly corner of the herein described tract;
- 9) S 67°32'45" W, a distance of 9.95 feet to a 1/2-inch iron rod with a cap stamped "BGE Inc" set for an angle point of the herein described tract;
- 10) S 22°32'45" W, a distance of 35.36 feet to a 1/2-inch iron rod with a cap stamped "BGE Inc" set for an angle point of the herein described tract;
- 11) S 22°27'15" E, a distance of 310.00 feet to a 1/2-inch iron rod with a cap stamped "BGE Inc" set for a re-entrant corner of the herein described tract;
- 12) N 67°32'45" E, a distance of 250.11 feet to a 1/2-inch iron rod with a cap stamped "BGE Inc" set for an easterly corner of the herein described tract;
- 13) S 22°27'15" E, a distance of 70.00 feet to a 1/2-inch iron rod with a cap stamped "BGE Inc" set for the beginning of a non-tangent curve of the herein described tract;
- 14) Curving to the right, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90°00'00", a chord bearing of S 67°27'15" E, and a chord distance of 35.36 feet to a 1/2-inch iron rod with a cap stamped "BGE Inc" set for point of tangency of the herein described tract;
- 15) S 22°27'15" E, a distance of 27.53 feet to a 1/2-inch iron rod with a cap stamped "BGE Inc" set for a point of curvature of the herein described tract;
- 16) Curving to the left, with a radius of 335.00 feet, an arc length of 87.70 feet, a central angle of 15°00'00", a chord bearing of S 29°57'15" E, and a chord distance of 87.45 feet to a 1/2-inch iron rod with a cap stamped "BGE Inc" set for point of tangency of the herein described tract;
- 17) S 37°27'15" E, a distance of 112.63 feet to a 1/2-inch iron rod with a cap stamped "BGE Inc" set for a point of curvature of the herein described tract;
- 18) Curving to the right, with a radius of 140.00 feet, an arc length of 80.63 feet, a central angle of 33°00'00", a chord bearing of S 20°57'15" E, and a chord distance of 79.52 feet to a 1/2-inch iron rod with a cap stamped "BGE Inc" set for point of tangency of the herein described tract;
- 19) S 04°27'15" E, a distance of 41.51 feet to a 1/2-inch iron rod with a cap stamped "BGE Inc" set on the common line of the 63.628 acre tract and the aforementioned north right-of-way line of State Highway 45 for the southeast corner of the herein described tract;

THENCE, S 67°32'45" W, with said common line, a distance of 362.82 feet to a 1/2-inch iron rod with a cap stamped "BGE Inc" set for an angle point of the herein described tract;

THENCE, S 68°18'15" W, continuing with said common line, a distance of 842.02 feet to the POINT OF BEGINNING and containing 40.544 acres of land, more or less.

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	39.27'	25.00'	90°00'00"	N 67°27'15" W	35.36'
C2	87.70'	335.00'	15°00'00"	S 29°57'15" E	87.45'
C3	80.63'	140.00'	33°00'00"	N 20°57'15" W	79.52'
C4	22.16'	331.00'	3°50'10"	N 64°13'33" W	22.16'
C5	36.19'	25.00'	82°55'56"	N 76°13'34" E	33.11'
C6	183.92'	345.00'	30°32'38"	S 50°01'56" W	181.75'
C7	271.49'	255.00'	61°00'00"	S 34°48'15" W	258.84'
C8	186.92'	255.00'	42°00'00"	S 16°41'45" E	182.77'
C9	34.91'	25.00'	80°00'00"	S 77°41'45" E	32.14'
C10	94.69'	1,035.00'	5°14'30"	S 64°55'30" W	94.65'
C11	88.28'	965.00'	5°14'30"	S 64°55'30" W	88.25'
C12	37.09'	25.00'	85°00'00"	S 19°48'15" W	33.78'
C13	54.37'	35.00'	89°00'00"	S 67°11'45" E	49.06'
C14	55.59'	35.00'	91°00'00"	N 22°48'15" E	49.93'
C15	66.76'	255.00'	15°00'00"	N 30°11'45" W	66.57'
C16	252.90'	345.00'	42°00'00"	S 16°41'45" E	247.27'
C17	78.51'	345.00'	13°02'18"	S 10°49'24" W	78.34'
C18	34.75'	25.00'	79°39'01"	N 22°28'57" W	32.02'
C19	23.47'	269.00'	5°00'00"	N 64°48'28" W	23.47'
C20	27.84'	48.06'	33°11'25"	S 16°48'00" E	27.45'

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N 65°18'15" E	48.39'
L2	S 24°41'45" E	90.00'
L3	S 65°18'15" W	20.13'
L4	S 67°27'15" E	35.36'
L5	N 67°32'45" E	9.95'
L6	S 22°27'15" E	60.00'
L7	S 67°32'45" W	9.95'
L8	S 22°32'45" W	35.36'
L9	S 22°27'15" E	70.00'
L10	S 22°27'15" E	27.53'
L11	S 37°27'15" E	112.63'
L12	S 04°27'15" E	41.51'
L13	N 67°18'28" W	57.57'

LINE TABLE

NUMBER	BEARING	DISTANCE
L14	N 62°18'15" E	93.52'
L15	S 62°18'15" W	92.48'
L16	S 32°19'15" W	81.72'
L17	S 54°06'57" W	78.06'
L18	S 70°42'54" W	85.24'
L19	N 90°00'00" W	22.79'
L20	S 22°32'45" W	35.36'
L21	S 67°27'15" E	35.36'
L22	S 37°05'11" E	68.54'
L23	S 32°35'33" E	36.78'
L24	S 05°08'13" W	66.67'
L25	N 69°11'46" W	81.25'

LOT AREA TABLE

LOT	BLOCK	SQUARE FEET
1	A	300,958
2	A	409,135
3	A	132,899

LOT AREA TABLE

LOT	BLOCK	SQUARE FEET
1	F	248,584

LOT AREA TABLE

LOT	BLOCK	SQUARE FEET
1	G	65,108
2	G	69,829
3	G	134,694

LOT AREA TABLE

LOT	BLOCK	SQUARE FEET
1	B	188,680

STREET NAMES

STREET	R.O.W. WIDTH	CENTERLINE LENGTH
SPECTRUM DRIVE	62 FEET	630 FEET
PEARSON MARKET CIRCLE	90 FEET	1,491 FEET
BANKS STREET	70 FEET	685 FEET
TOTAL LINEAR FEET OF NEW STREETS:		2,806 FEET

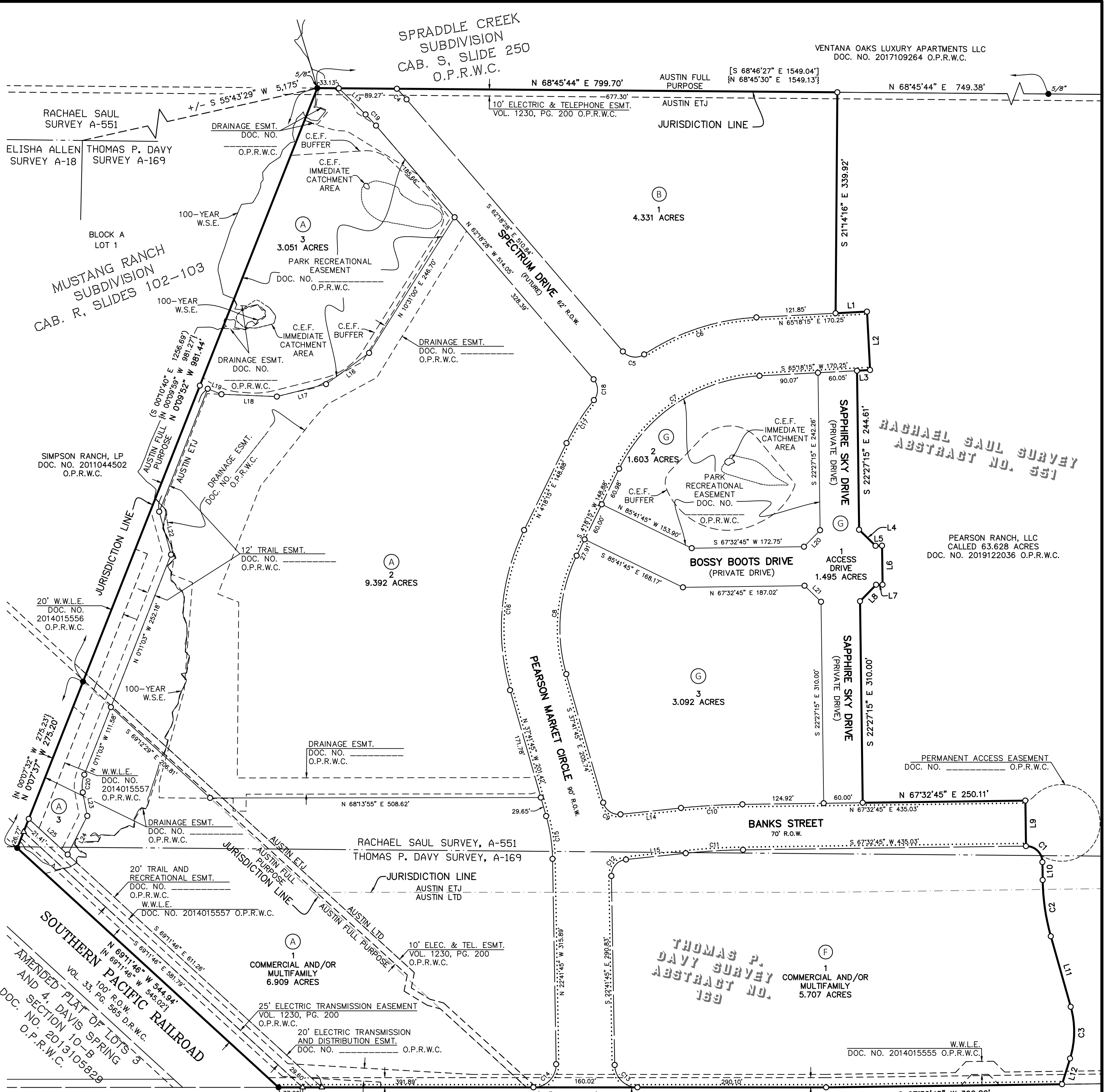
FINAL PLAT

PEARSON RANCH WEST  
PHASE 1

A SUBDIVISION OF 40.544 ACRES OF LAND  
LOCATED IN THE  
RACHEL SAUL SURVEY ABSTRACT 551 AND  
THE THOMAS P. DAVY SURVEY ABSTRACT 169  
IN WILLIAMSON COUNTY, TEXAS.



BGE, Inc.  
7330 San Pedro Ave, Suite 202  
San Antonio, TX 78216  
Tel: 210-581-3600 • www.bgeinc.com  
TBPELS Registration No. F-1046  
TBPELS Licensed Surveying Firm No. 10194490

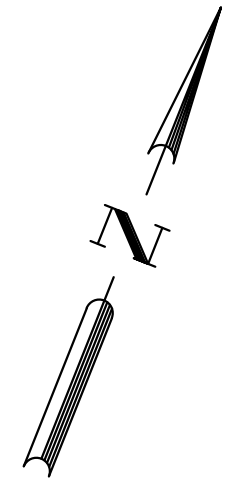


LOT SUMMARY		
DESCRIPTION	NUMBER	ACREAGE
COMMERCIAL AND/OR MULTI-FAMILY	2	12.616 AC.
ETJ LOT	5	21.470 AC.
ACCESS DRIVE	1	1.494 AC.
RIGHT-OF-WAY	-	4.964 AC.
<b>TOTAL</b>	<b>8</b>	<b>40.544 AC.</b>

# FINAL PLAT PEARSON RANCH WEST PHASE 1

A SUBDIVISION OF 40.544 ACRES OF LAND LOCATED IN THE RACHEL SAUL SURVEY ABSTRACT 551 AND THE THOMAS P. DAVY SURVEY ABSTRACT 169 IN WILLIAMSON COUNTY, TEXAS.

BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. DISTANCES SHOWN HEREON ARE IN SURFACE USING A COMBINED SCALE FACTOR = 1.0001153260



- LEGEND**
- DOC. DOCUMENT
  - D.R.W.C. DEED RECORDS, WILLIAMSON COUNTY
  - DRAN. DRAINAGE
  - ELEC. ELECTRIC
  - ESMT. EASEMENT
  - NO. NUMBER
  - O.P.R.W.C. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY
  - O.R.W.C. OFFICIAL RECORDS OF WILLIAMSON COUNTY
  - PG. PAGE
  - P.O.B. POINT OF BEGINNING
  - P.R.W.C. PLAT RECORDS, WILLIAMSON COUNTY
  - P.U.E. PUBLIC UTILITY EASEMENT
  - R.O.W. RIGHT-OF-WAY
  - TEL. TELEPHONE
  - VOL. VOLUME
  - W.S.E. WATER SURFACE ELEVATION
  - W.W.L.E. WASTEWATER LINE EASEMENT
  - ( ) RECORD INFORMATION FOR CAB. R SLIDES 102-103, O.P.R.W.C.
  - [ ] RECORD INFORMATION FOR CAB. S, SLIDE 250, O.P.R.W.C.
  - { } RECORD INFORMATION FOR DOC. NO. 2017006802, O.P.R.W.C.
  - < > RECORD INFORMATION FOR DOC. NO. 2017006799, O.P.R.W.C.
  - FOUND 1/2" IRON ROD (UNLESS NOTED)
  - SET 1/2" IRON ROD W/ "BGE INC" CAP
  - △ CALCULATED POINT
  - FOUND TXDOT TYPE II BRASS MONUMENT
  - ..... PROPOSED SIDEWALK



**BGE, Inc.**  
7330 San Pedro Ave, Suite 202  
San Antonio, TX 78216  
Tel: 210-581-3600 • www.bgeinc.com  
TBPELS Registration No. F-1046  
TBPELS Licensed Surveying Firm No. 10194490

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS:

THAT PEARSON RANCH, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH BRETT AMES, ITS MANAGER, OWNER OF A 63.628 ACRE TRACT OF LAND IN THE THOMAS P. DAVY SURVEY, ABSTRACT NO. 169, AND THE RACHEL SAUL SURVEY, ABSTRACT 551 WILLIAMSON COUNTY, TEXAS, AS CONVEYED TO IT BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2019122036 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 40.544 ACRES OF LAND, PURSUANT TO CHAPTER 232 OF THE TEXAS LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS:

PEARSON RANCH WEST PHASE 1

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

WITNESS MY HAND, THIS THE \_\_\_ DAY OF \_\_\_, 20\_\_\_, A.D.

OWNER: PEARSON RANCH, LLC, A TEXAS LIMITED LIABILITY COMPANY
702 N COMMONS FORD ROAD
AUSTIN, TX 78733

BY: BRETT AMES, MANAGER

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED BRETT AMES, MANAGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS:

THAT FIFTY TIMES TWO, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH GRETA E. GOLDSBY, TRUSTEE, LIEN HOLDER OF THAT CERTAIN 63.828 ACRE TRACT OF LAND IN THE THOMAS P. DAVY SURVEY, ABSTRACT NO. 169, AND THE RACHEL SAUL SURVEY, ABSTRACT 551 WILLIAMSON COUNTY, TEXAS, AS CONVEYED BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2019122036 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AS DESCRIBED IN DEED OF TRUST, SECURITY AGREEMENT AND FINANCING STATEMENT RECORDED IN DOCUMENT NUMBER 2019122037 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY JOIN, APPROVE AND CONSENT TO THE DEDICATION OF THIS SUBDIVISION AS SHOWN HEREON.

WITNESS MY HAND, THIS THE \_\_\_ DAY OF \_\_\_, 20\_\_\_, A.D.

BY: FIFTY TIMES TWO, LLC, A TEXAS LIMITED LIABILITY COMPANY

GRETA E. GOLDSBY
DRENNER GROUP
200 LEE BARTON DRIVE, SUITE 100
AUSTIN, TEXAS 78704

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED GRETA E. GOLDSBY, TRUSTEE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES

THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

THIS SUBDIVISION IS NOT WITHIN THE 100 YEAR FLOODPLAIN OF ANY WATERCOURSE. SEE ALSO FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL #48491C0610F DATED DECEMBER 20, 2019.

I, BRIAN GRACE, 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.

BRIAN GRACE, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 121846
1701 DIRECTORS BLVD, SUITE 1000
AUSTIN, TX 78744
BGE, INC

DATE 1/25/2021



I, DION P. ALBERTSON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, 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.

DION P. ALBERTSON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4963
BGE, INC.
7330 SAN PEDRO AVE, SUITE 202
SAN ANTONIO, TEXAS 78216

DATE

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE CITY OF AUSTIN 2 MILE ETJ, CITY OF AUSTIN LIMITED PURPOSE, AND THE CITY OF AUSTIN FULL PURPOSE JURISDICTION ON THIS \_\_\_ DAY OF \_\_\_, 20\_\_\_, A.D.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE \_\_\_ DAY OF \_\_\_, 20\_\_\_, A.D.

DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE LAND USE COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE \_\_\_ DAY OF \_\_\_, 20\_\_\_, A.D.

JOLENE KIOLBASSA, CHAIR ANA AGUIRRE, SECRETARY

NOTES:

- 1. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
2. 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.
3. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITY.
4. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
5. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

- 6. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
7. AUSTIN ENERGY WILL FURNISH ELECTRIC SERVICE TO THIS SUBDIVISION.
8. 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: PEARSON MARKET CIRCLE AND BANK STREET. 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.
9. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG SH 45/RM 620 AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE SIDEWALKS ALONG SH 45/RM 620 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.
10. ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURE AND ASSOCIATED BUFFER MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
11. IT IS THE RESPONSIBILITY OF THE OWNERS, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.
12. NO LOT IN THIS SUBDIVISION IS ENCROACHED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDAED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0610F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
13. NO IMPROVEMENTS ARE REQUIRED TO BE CONSTRUCTED WITHIN THE SPECTRUM DRIVE RIGHT-OF-WAY, WITH THE EXCEPTION OF THE 12' CONCRETE TRAIL DESCRIBED IN NOTE 13. IN ADDITION, NO FISCAL POSTING IS REQUIRED FOR ANY IMPROVEMENTS ASSOCIATED WITH THE SPECTRUM DRIVE RIGHT-OF-WAY WITHIN THE SUBDIVISION REVIEW. IN THE EVENT THAT A ROADWAY IS CONSTRUCTED WITHIN THE SPECTRUM DRIVE RIGHT-OF-WAY, ALL EXISTING IMPROVEMENTS WITHIN THE SPECTRUM DRIVE RIGHT-OF-WAY MAY BE REMOVED. SPECTRUM DRIVE CONSTRUCTION MAY BE REQUIRED OUTSIDE OF THE SUBDIVISION PLAN REVIEW PROCESS.
14. A 12' CONCRETE TRAIL CONNECTING TO PEARSON MARKET CIRCLE SIDEWALK SHALL BE CONSTRUCTED WITHIN SPECTRUM DRIVE RIGHT-OF-WAY, EXTENDING TO THE FIRST 50 FEET OF FRONTAGE ALONG BLOCK A LOT 3. THE TRAIL SHALL BE LOCATED 2' OFF OF THE SOUTHERN SPECTRUM AVENUE RIGHT-OF-WAY BOUNDARY.
15. PERIMETER FENCING MUST BE INSTALLED 50' FROM THE OUTER EDGE OF THE CRITICAL ENVIRONMENTAL FEATURE (CEF) IMMEDIATE CATCHMENT 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.
16. 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 AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER METHODS UNLESS OTHERWISE APPROVED BY THE CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOTS 1, 2, 3, BLOCK A, LOT 1, BLOCK B, LOT 1, BLOCK F, AND LOTS 1, 2, 3, BLOCK G, REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
17. THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AS DEFINED BY THE CITY OF AUSTIN AND TCEQ.
18. PARKLAND SHALL BE PRIVATELY OWNED AND MAINTAINED BY PROPERTY OWNER OR HIS/HER DESIGNATE.
19. A RESTRICTIVE COVENANT REGARDING ALLOCATION OF IMPERVIOUS COVER HAS BEEN RECORDED IN DOCUMENT NO. \_\_\_ OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS FOR LOTS 1-3, BLOCK A.
20. A RESTRICTIVE COVENANT REGARDING ALLOCATION OF IMPERVIOUS COVER HAS BEEN RECORDED IN DOCUMENT NO. \_\_\_ OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS FOR LOT 1, BLOCK B AND AN APPROXIMATELY 30.75 ACRE TRACT ADJACENT SUCH LOT (SUCH 30.75 ACRE TRACT BEING THE PROPOSED REMAINING LOTS IN BLOCK B OF THE PEARSON RANCH WEST PRELIMINARY PLAN IN FILE NO. C8-2019-0057).
21. A RESTRICTIVE COVENANT REGARDING ALLOCATION OF IMPERVIOUS COVER HAS BEEN RECORDED IN DOCUMENT NO. \_\_\_ OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS FOR LOTS 1-3, BLOCK G AND AN APPROXIMATELY 20.22 ACRE TRACT ADJACENT SUCH LOTS (SUCH 20.22 ACRE TRACT BEING THE PROPOSED REMAINING LOTS IN BLOCK G OF THE PEARSON RANCH WEST PRELIMINARY PLAN IN FILE NO. C8-2019-0057).
22. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING, OR OTHER OBSTRUCTIONS ARE PERMITTED IN ANY DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
23. ALL PUBLIC STREETS SHALL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS.
24. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
25. 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 COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
26. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.
27. OWNER MAY NOT PLACE, ERECT, CONSTRUCT OR MAINTAIN THE FOLLOWING WITHIN ELECTRIC TRANSMISSION EASEMENT: -ANY PERMANENT STRUCTURES, INCLUDING, BUT NOT LIMITED TO HABITABLE STRUCTURES SUCH AS HOMES, MOBILE HOMES, GARAGES, OR OFFICES EXCEPT FOR STRUCTURES RELATING TO UTILITIES AND ROADWAY IMPROVEMENTS THAT DO NOT IMPAIR AUSTIN ENERGY'S USE OF THE EASEMENTS. -ANY STRUCTURE OF ANY KIND IN SUCH PROXIMITY TO THE ELECTRIC TRANSMISSION OR DISTRIBUTION LINES, POLES, STRUCTURES, TOWERS, OR APPURTENANT FACILITIES AS WOULD CONSTITUTE A VIOLATION OF THE NATIONAL ELECTRIC SAFETY CODE IN EFFECT AT THE TIME THE STRUCTURE IS ERECTED, NOR -ANY STRUCTURES, INCLUDING BUT NOT LIMITED TO, FENCES, STORAGE SHEDS, DRAINAGE, FILTRATION, ONSITE SEPTIC FIELDS OR DETENTION PONDS, WHICH WOULD IMPAIR AUSTIN ENERGY'S ACCESS TO THE TRANSMISSION EASEMENTS OR ITS LINES, POLES, STRUCTURES, TOWERS OR APPURTENANT FACILITIES IN THE EASEMENTS.
28. THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, RETAINING WALLS, TREES, OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY AUSTIN WATER.
29. 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 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.
30. THIS PROJECT IS SUBJECT TO THE VOID AND WATER FLOW MITIGATION RULE (COA EOM 1.12.0 AND COA ITEM NO. 658S OF THE SSM) PROVISION THAT ALL TRENCHING GREATER THAN 5 FEET DEEP MUST BE INSPECTED BY A GEOLOGIST (TEXAS P.G.) OR A GEOLOGIST'S REPRESENTATIVE.
31. AN ADMINISTRATIVE VARIANCE WAS GRANTED AS PART OF THE APPROVED PRELIMINARY PLAN, PEARSON RANCH WEST, C8-2019-0057, FOR A CRITICAL ENVIRONMENTAL FEATURE BUFFER OF LESS THAN 150-FT.
32. PARKLAND DEDICATION HAS BEEN SATISFIED VIA THE PRIVATE PARKLAND EASEMENTS AND IN ACCORDANCE WITH SECTION 25-1-602(B) AND 25-1-604.

ROAD NAME AND ADDRESS ASSIGNMENT VERIFIED THIS THE \_\_\_ DAY OF \_\_\_, 20\_\_\_, A.D.

WILLIAMSON COUNTY ADDRESS COORDINATOR

WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR:

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE WILLIAMSON COUNTY FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITHIN IT.

TERRON EVERTSON, P.E., CFM
WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR
DATE

IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, PARTICULARLY, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS:

I, BILL GRAVELL, JR., COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, THAT A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

BILL GRAVELL, JR., COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS
DATE

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS:

I, NANCY E. RISTER, CLERK OF THE 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 THIS THE \_\_\_ DAY OF \_\_\_, 20\_\_\_, A.D., AT \_\_\_ O'CLOCK \_\_M., AND DULY RECORDED ON THIS THE \_\_\_ DAY OF \_\_\_, 20\_\_\_, A.D., AT \_\_\_ O'CLOCK \_\_M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT 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 RISTER, CLERK COUNTY COURT
WILLIAMSON COUNTY, TEXAS

DEPUTY



BGE, Inc.
7330 San Pedro Ave, Suite 202
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

FINAL PLAT
PEARSON RANCH WEST
PHASE 1

A SUBDIVISION OF 40.544 ACRES OF LAND
LOCATED IN THE
RACHEL SAUL SURVEY ABSTRACT 551 AND
THE THOMAS P. DAVY SURVEY ABSTRACT 169
IN WILLIAMSON COUNTY, TEXAS.

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



CASE NUMBER: C8-2019-0057.1A  
 UPDATE: U1  
 CASE MANAGER: Joey de la Garza      PHONE #: 512-974-2664

PROJECT NAME: Pearson Ranch West  
 LOCATION: 14320 N FM 620 RD SB

SUBMITTAL DATE: January 25, 2021  
 FINAL REPORT DATE: February 3, 2021

**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.

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. This report
  - b. The revised plat/plan in pdf format
  - c. 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: Addison Ptomey  
 Environmental: Jonathan Garner  
 Subdivision: Joey de la Garza

Electric Review - Hans Friedel - 512-505-7733
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**EL 1. Add the following notes:**

Austin Energy has the right to prune and/or remove trees, shrubbery and other obstructions to the extent necessary to keep the easements clear. Austin Energy will perform all tree work in compliance with Chapter 25-8, Subchapter B of the City of Austin Land Development Code.

The owner/developer of this subdivision/lot shall provide Austin Energy with any easement and/or access required, in addition to those indicated, for the installation and ongoing maintenance of overhead and underground electric facilities. These easements and/or access are required to

provide electric service to the building and will not be located so as to cause the site to be out of compliance with Chapter 25-8 of the City of Austin Land Development Code.

The owner shall be responsible for installation of temporary erosion control, revegetation and tree protection. In addition, the owner shall be responsible for any initial tree pruning and tree removal that is within ten feet of the center line of the proposed overhead electrical facilities designed to provide electric service to this project. The owner shall include Austin Energy's work within the limits of construction for this project.

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 costs incurred because of failure to comply with the required clearances will be charged to the owner.

Any relocation of electric facilities shall be at landowner's/developer's expense.

**Response: The above notes are provided as notes 5, 6, 24, 25, and 26.**

**AE Response: Comment cleared.**

**EL 2. LDC § 30-2-132 EASEMENTS AND ALLEYS.**

(A) Easements for public utilities and drainage ways shall be retained in all subdivisions in the widths and locations determined necessary by the single office. All easements shall be dedicated to public use for the named purpose and shall be aligned to minimize construction and future maintenance costs.

Source: City Code § 25-4-132; County Code § 82.202(p); Ord. 031211-11; Ord. 031211-42; Ord. 20131017-046

**Response: Acknowledged.**

**AE Response: Comment cleared.**

**EL 3. 10-foot electric distribution, electric telecommunications, and electric fiber easements are required along the internal streets ROWs.** Show the easement on the face of the plat and state the dedication in the notes section of this plat, a 10-foot electric distribution, electric telecommunications, and electric fiber easement is hereby dedicated along and adjacent to internal streets. If additional ROW is required by the City of Austin, the dedicated easement must be adjacent to the new ROW. Show the easement(s) on the face of the plat.

**Response: Per discussions on 1/22, 10' electrical easement along the internal streets will not be required as electrical service will be provided within the ROW as described in the project assessment application.**

**AE Response: Comment cleared.**

**ET 1.** An additional Twenty ft. (20') electric transmission, distribution, electric telecommunications, and electric fiber easement is required, adjacent to the to the existing 25' Ft. City of Austin Electric Transmission Easement, Volume 1230, Page 200, O.P.R.W.C.TX . Customer has stated that they will be dedicating this additional easement by separate instrument. Please make a note of this on the plat, with room for dedication number. Show the easement on the plat, with the appropriate recording information.

**Response: Acknowledged. The applicant is finalizing the processing of this easement with City Legal. Per correspondence with this reviewer, the easement will be recorded after plat**

**approval but prior to plat recordation. The applicant's understanding is that this comment will be cleared upon this update submittal.**

**ET 2.** Anything installed in the easement ROW (pavement, bridges, subsurface infrastructure, walls, etc.) must be designed to support a 46,000 lb tandem axle (5 foot spacing).

Austin Energy will not be responsible for damage done to facilities placed in the easement or to facilities placed outside the easement (such as walls) that are damaged a result of AE equipment traversing the easement to ensure safety.

**Response: Acknowledged. This requirement will be noted within the easement document.**

**AE Response to ET Comments: Approved with Conditions: Record separate electric easement documents prior to recordation of the plat. Please add the easement recordation numbers to the plat.**

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 their submittal, whether or not the application is reviewed for code compliance by city engineers.

**911 Addressing Review - Jorge Perdomo - 512-974-1620**

AD1: This plat review is cleared; however, any changes to street names, street name labels, or street layouts will require a new review.

NOTE: If PEARSON MARKET CIR fails to connect to future ROW that completes the circular nature of the street, the developer will be required to file an AMENDED PLAT changing the street type of PEARSON MARKET to something which does not imply a circular street layout.

§25-4-155

**ATD Engineering Review - Sangeeta Jain - 512-974-5614**

ATD 1. The plat does not match the approved preliminary plan. Please revise notes related to Spectrum Drive improvements per LDC.

***Update Jan 2021: Comment cleared. Note has been revised.***

**Environmental Review - Jonathan Garner - 512-974-1665**

**PLAT NOTES [LDC 25-1, Article 4]**

EV 1 Remove the specific reference to the Watershed and Watershed Classification shown in plat note number 16. **[LDC 25-1, Article 4]**

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

EV 2 Provide a conceptual Erosion & Sedimentation Control Plan along with the fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1. A conceptual ESC plan is necessary to assess the accuracy of the ESC fiscal estimate. ESC fiscal surety must be posted with the City of Austin prior to Plat approval. Additional fiscal posting might be required at the time of subdivision construction plan ESC review.

- Sites with a limit of construction greater than one acre must include a \$3000 per acre LOC clean-up fee in the fiscal estimate. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]



- Sites with a limit of construction greater than 25 acres are required to show phasing of disturbance tailored to the specific site conditions. A phased ESC plan and phased fiscal estimate are required. [LDC 25-8, Subchapter A, Article 7, Division 4; ECM 1.4.4]
- The revegetation line item quantity must equal the entire LOC area less any existing impervious cover proposed to remain and less proposed public streets and sidewalks. This is necessary in the event that construction ceases after vegetation has been removed from within the LOC. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]

**Update 1** Comment pending. A conceptual ESC Plan must be provided to verify the proposed ESC fiscal surety estimate.

#### **UPDATE 1 NEW COMMENTS**

EV 3 Provide the recorded Restrictive Covenant numbers for plat notes 19, 20, and 21.

#### **Flood Plain Review - Joydeep Goswami - 512-974-3521**

Reviewer's Notes: A portion of the subject site is located in the critical water quality zone and erosion hazard zone buffer per City of Austin G.I.S. information. This indicates a drainage area of 64 acres or greater to the open channel directly adjacent to the subject lot.

FP1. As of 11/25/2019, the City of Austin regulates to Atlas 14 floodplains. Applicant is required to use the 500-year floodplain as a stand-in for the 100-year or calculate the location of the 100-year floodplain utilizing Atlas 14 rain fall amounts (as outlined in Rule R161-20.01). Floodplain review comments are based on rules in effect on Initial Submittal date. (ordinance number 20191114-064). Please clarify which storm event was used to delineate the 100-year floodplain on site. A project assessment for this plat (C8-2019-0057.1APA) is currently under review. This comment is pending approval of the Atlas 14 delineation associated with the project assessment review.

**Update #1:** The floodplain delineation has been approved with the project assessment associated with this final plat. The delineation has been confirmed by the floodplain reviewer assigned to the project assessment. Comment cleared.

FP2. Show existing and proposed easements per LDC 25-7-33 & LDC 25-7-152. A project assessment for this plat (C8-2019-0057.1APA) is currently under review. This comment is pending approval of the Atlas 14 delineation associated with the project assessment review. Once the delineation has been approved, please provide the easement dedication for the floodplain.

**Update #1:** Per discussion with the case manager, the drainage easement that is to contain the entirety of the floodplain will be dedicated by separate instrument and will be recorded concurrently with the recordation of the final plat. Comment cleared.

FP3. A Project Assessment is required when a floodplain delineation is provided that does not utilize the City model. Please submit a project assessment prior to submitting the subdivision application. A project assessment for this plat (C8-2019-0057.1APA) is currently under review. This comment is pending approval of the Atlas 14 delineation associated with the project assessment review.

**Update #1:** The project assessment associated with this final plat has been approved. Comment cleared.

#### **Hydro Geologist Review - Radmon Rice - 512-974-3429**

All comments cleared, thank you for your submittal.

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

PR 1: Cleared.

PR 2: Cleared.

PR 3: Cleared.

PR 4: cleared.

PR 5: Please remove note #18, #32 is sufficient.

PR 6: Please extend the private park to touch ROW of Spectrum Drive for at least 150 ft, to comply with our PDOP, specified in [Section 25-1-602](#)

FYI, fiscal and easement need to be posted and recorded prior to plat recordation.

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

SR 1., U1 In regards to plat notes 20 & 21:

- a) **Revise plat note 20 to read: "A RESTRICTIVE COVENANT REGARDING ALLOCATION OF IMPERVIOUS COVER HAS BEEN RECORDED IN DOCUMENT NO. \_\_\_\_\_ OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS FOR LOT 1, BLOCK B."**
- b) **Revise plat note 21 to read: "A RESTRICTIVE COVENANT REGARDING ALLOCATION OF IMPERVIOUS COVER HAS BEEN RECORDED IN DOCUMENT NO. \_\_\_\_\_ OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS FOR LOTS 1-3, BLOCK G."**

**Please remove any reference to the un-platted land in these plat notes along with the reference to the approved preliminary plan as they are not appropriate and do not belong on this plat.**

**All other comments cleared.**

**AW Utility Development Services - Bradley Barron - 512-972-0078**

AW1. Comments released.

**End of Report**