

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2020-0255.0A**COMMISSION DATE:** March 2, 2021**SUBDIVISION NAME:** Avery Lakeline Final Plat**ADDRESS:** 14121 N US Hwy 183**APPLICANT:** Lakeline Avery Partners, LP (Alex Clarke)**AGENT:** John A. Alvarez, P.E. (Jones-Carter, Inc.)**ZONING:** CH-CS-MU-MF-4**AREA:** 97.21 ac.**LOTS:** 8**COUNTY:** Williamson**DISTRICT:** 6**WATERSHED:** Buttercup Creek & South Brushy Creek**JURISDICTION:** Full Purpose**SIDEWALKS:** Sidewalks will be constructed along Avery Ranch Blvd, North Lake Creek Parkway and Hema Dr.**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 approval with conditions based on the comment report dated February 5, 2021, and attached as Exhibit C.

**CASE MANAGER:** Joey de la Garza**PHONE:** 512-974-2664**E-mail:** [joey.delagarza@austintexas.gov](mailto:joey.delagarza@austintexas.gov)**ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Proposed plat

Exhibit C: Comment report dated February 6, 2020



# SITE LOCATION MAP

Avery Lakeline  
Austin, TX

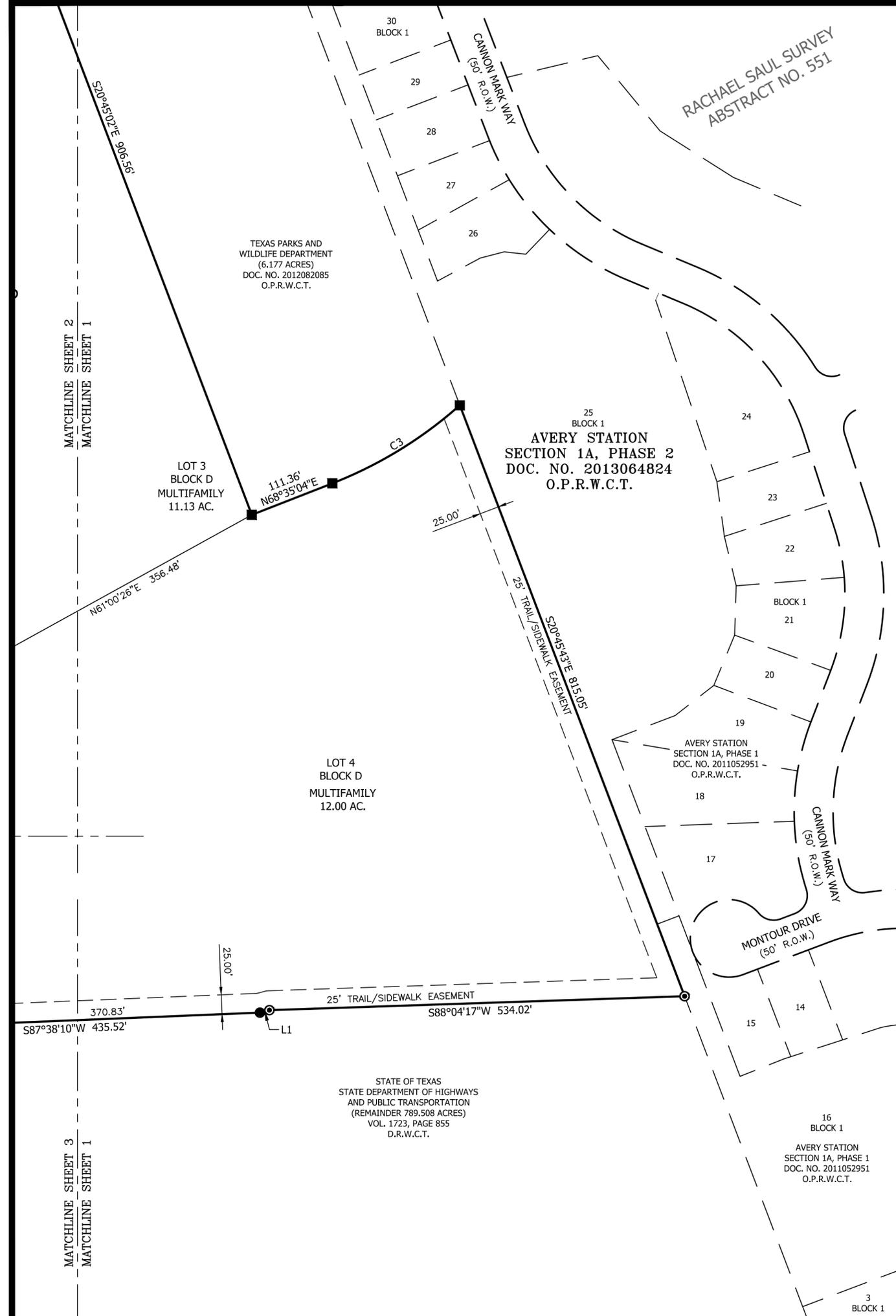
SCALE: <u>NTS</u>	DGN. BY: <u>SG</u>
DATE: <u>03-01-2019</u>	DWN. BY: <u>SG</u>
JOB NO. <u>04835-0008-00</u>	DWG. NO. <u>-</u>
SUBMITTED: <u>-</u>	SURV. BY: <u>-</u>
	F.B. NO. <u>-</u>



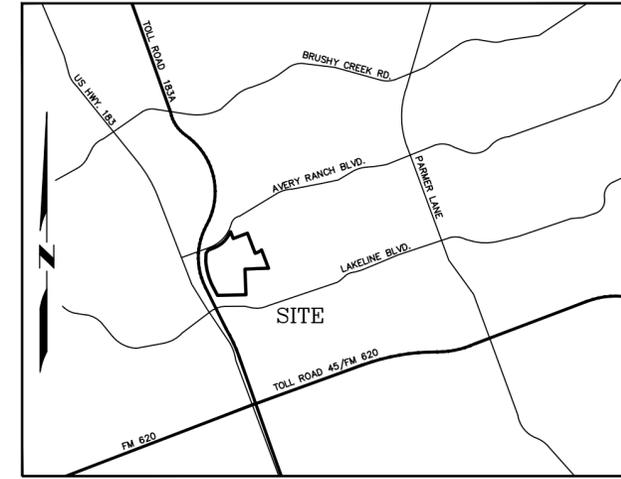
**JONES | CARTER**

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'



LAND USE SUMMARY: REPLAT OF AVERY LAKELINE	
TOTAL ACREAGE:	97.21 ACRES
LOTS:	8 LOTS
NUMBER OF BLOCKS:	3 BLOCKS
LOTS:	
COMMERCIAL MULTI-FAMILY PARKLAND DEDICATED TO THE CITY OF AUSTIN	2 LOTS (34.99 ACRES)
	4 LOTS (46.89 ACRES)
	2 LOT (11.00 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:	

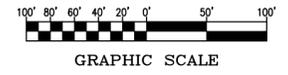
GENERAL NOTES:

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



REPLAT OF AVERY LAKELINE

REVISIONS	DATE	DESCRIPTION
1	02/08/21	REV PER COA COMMENTS NO. 1

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

C8-2020-0255.0A



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  
(4.0991 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 D  
MULTIFAMILY  
12.69 AC.

LOT 3  
BLOCK D  
MULTIFAMILY  
11.13 AC.

LOT 1  
BLOCK A  
COMMERCIAL  
26.74 AC.

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

LOT 4  
BLOCK D  
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



REPLAT OF AVERY LAKELINE

DATE	DESCRIPTION	REV	PER	COA	COMMENTS	NO.
02/08/21						1

PROJECT NAME:	97 AC AVERY RANCH
JOB NUMBER:	19-002
DATE:	04/01/2020
DRAWING FILE PATH:	L:\19002-97 AC AVERY RANCH\CADD\DWGS\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  
LAKELINE

SHEET  
02 of 04

MATCHLINE SHEET 2  
MATCHLINE SHEET 3



# REPLAT OF AVERY LAKELINE

DATE	DESCRIPTION	REV	PER	COA	COMMENTS	NO.
02/08/21						1

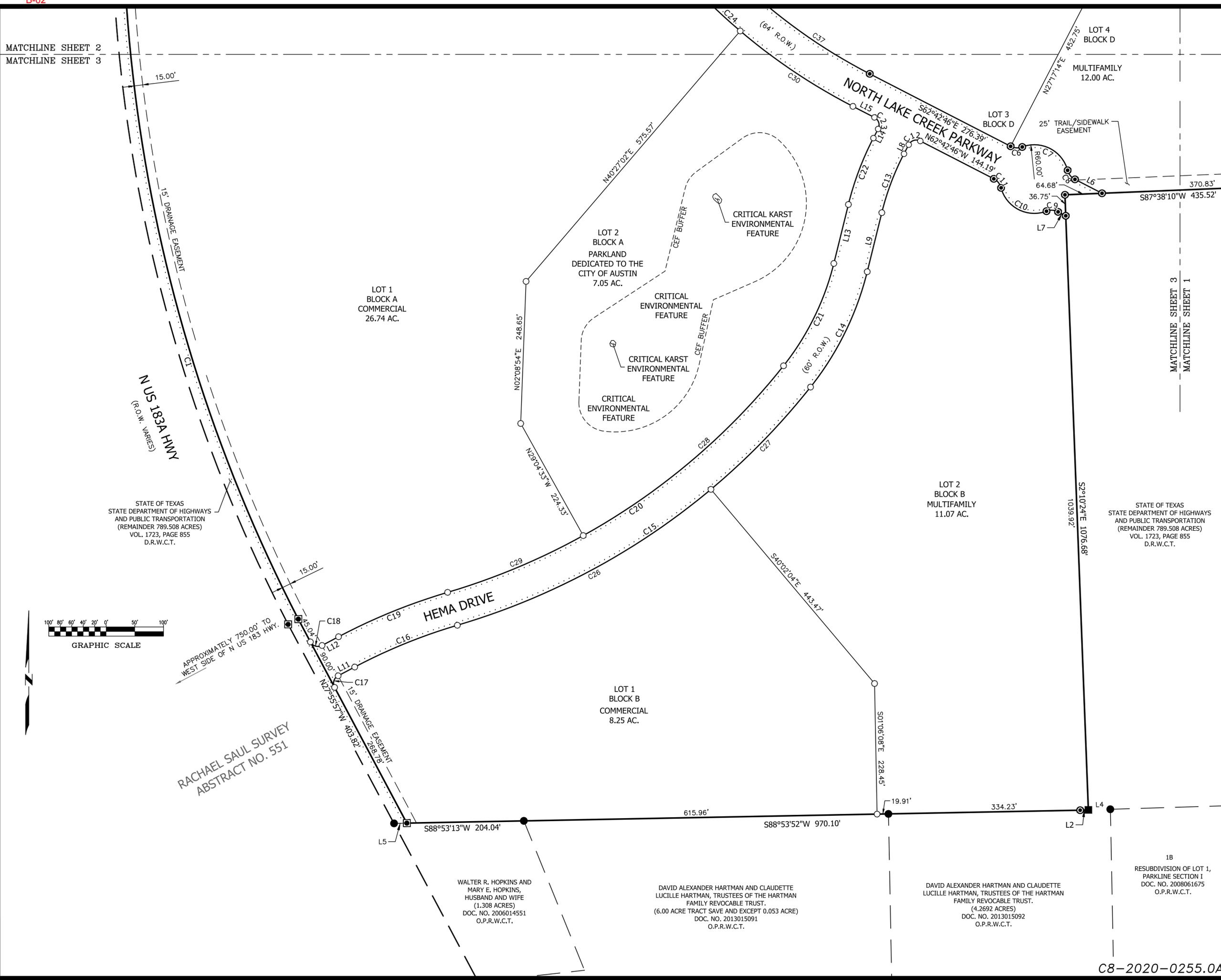
  

PROJECT NAME:	DATE:	SCALE:	DRAWING FILE PATH:	FIELDNOTE FILE PATH:	RPLS:	TECH:	HAS:	PARTYCHIEF:	A/O:	CHECKED BY:	TST:	FIELDBOOK:
97 AC AVERY RANCH	04/01/2020	1" = 100'	L:\19002-97 AC AVERY RANCH\CADD\DWG\REPLAT AVERY LAKELINE.DWG	N/A	TST	HAS			A/O	TST		N/A

DRAWING NAME:  
REPLAT AVERY LAKELINE

SHEET  
03 of 04

DRAWING PATH: L:\19002-97 AC AVERY RANCH\CADD\DWG\REPLAT AVERY LAKELINE.DWG SHEET PLOT SIZE: ARCH FULL BLEED C (18.00 X 24.00 INCHES) LAST SAVED: 2/25/2021 1:05 PM PLOT DATE: 2/25/2021 1:06 PM



C8-2020-0255.0A

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

THAT LAKELINE AVERY PARTNERS, LP, A TEXAS LIMITED PARTNERSHIP, DID HERETOFORE SUBDIVIDE THE SAME INTO THE SUBDIVISION DESIGNATED AVERY LAKELINE, THE PLAT OF WHICH IS RECORDED IN DOCUMENT NUMBER 2020023739 OF THE WILLIAMSON COUNTY, TEXAS OFFICIAL PUBLIC RECORDS, AND

WHEREAS, ALL OF SAID SUBDIVISION IS NOW OWNED BY THE PARTIES INDICATED, TO WIT:

Table with columns: LOT, OWNER, DOC. NO., O.P.R.W.C.T. listing various lots and their owners like LAKELINE AVERY PARTNERS, LP.

AND SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE 97.21 ACRES OF LAND IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, 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 §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED SAM KUMAR, MANAGER OF LAKELINE AVERY PARTNERS GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF LAKELINE AVERY PARTNERS, LP, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

PRINTED NAME: NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES:

THE STATE OF TEXAS § COUNTY OF §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED [NAME], [TITLE] OF ASCENSION SETON, A TEXAS NONPROFIT CORPORATION, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

PRINTED NAME: NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES:

THE STATE OF TEXAS § COUNTY OF §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED SAM KUMAR, MANAGER OF AVERY OAKS GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF AVERY OAKS, LP, A TEXAS LIMITED PARTNERSHIP, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

PRINTED NAME: NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES:

THE STATE OF TEXAS § COUNTY OF §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED SAM KUMAR, MANAGER OF DESSAU RWB LAND GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF AVERY LAND INVESTORS LP, A TEXAS LIMITED PARTNERSHIP, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

PRINTED NAME: NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES:

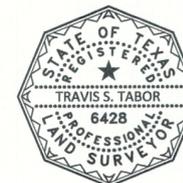
NOTES

- 1. 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.
2. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
...
21. EACH LOT WITHIN THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS, AND THEIR RESPECTIVE PRIVATE WATER AND SEWER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.

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.

Signature of Travis S. Tabor dated 6/25/2021. Registered Professional Land Surveyor, State of Texas No. 6428, 10090 W Highway 29, Liberty Hill, Texas 78642, TBPELS Firm No. 10001800.



LEGAL DESCRIPTION:

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

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

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

CHAIR SECRETARY

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

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

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.

Signature of Gemsong N. Ryan dated 2/25/21.

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



PRINTED NAME: NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES:

THE STATE OF TEXAS }

THE COUNTY OF WILLIAMSON }

KNOW ALL MEN BY THESE PRESENTS

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

LANDESIGN SERVICES, INC. 10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642 TBPELS FIRM NO. 10001800 512-258-7901

REPLAT OF AVERY LAKELINE

Table with columns: REVISIONS, DATE, DESCRIPTION, REV PER COA, COMMENTS, NO. 1. Includes project name, job number, date, drawing file path, and other metadata.

DRAWING NAME: REPLAT AVERY LANKLINE

SHEET 04 of 04

C8-2020-0255.0A

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

CASE NUMBER: C8-2020-0255.0A  
UPDATE: U0  
CASE MANAGER: Joey de la Garza      PHONE #: 512-974-2664

PROJECT NAME: Avery Lakeline  
LOCATION: 14121 N US 183 HWY

SUBMITTAL DATE: January 11, 2021  
FINAL REPORT DATE: February 5, 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 **April 12, 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:**

Site Plan Plumbing : Cory Harmon  
ATD Engineering : Sangeeta Jain  
Drainage Engineering : Kyle Virr  
Environmental : Kristy Nguyen  
Subdivision : Joey de la Garza  
Transportation Planning : Adam Fiss

Electric Review - Andrea Katz - 512-322-6957

**No Review Required. Out of Austin Energy service area**, served by Pedernales Electric Cooperative, Inc.

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

AD 1 This plat review is cleared; however, any changes to street names, street name labels, or street layouts will require a new review. §25-4-155

City Arborist Review - Taylor Horton - 512-974-1218

Tree mitigation review is deferred to Subdivision Construction Plan Review.

Note: an approved status does not eliminate a proposed development's requirements to meet the intent of the tree preservation ordinances.

Drainage Engineering Review - Kyle Virr - 512-974-2538

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.

DE 1 Engineer's seal, signature and date required [LDC 25-7-62].

DE 2 Add the following Floodplain Note: "No portion of this tract is within the boundaries of the 100 year floodplain according to data from the Federal Insurance Administration FIRM panel # \_\_\_\_\_, dated \_\_\_\_\_ for \_\_\_\_\_ (name of city or county)."

Environmental Review - Kristy Nguyen - 512-974-3035

#### **Administrative – Transfer of Development Intensity**

EV 1 The Transfer of Development restrictive covenants are in review. The applicant shall file in the deed records a restrictive covenant, approved by the City Attorney, that runs with the transferring tract and describes the development intensity transfer. [LDC 25-8, Subchapter A, Article 9]

#### **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. The amount of fiscal must be approved prior to plat approval. Fiscal must be posted within 90 days of 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]

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

- SR 1. Add the Case # C8-2020-0255.0A in the bottom right hand corner of each sheet. 25-1-83
- SR 2. Add the following note 25-1-83; TXLCG 212.016; 2122.014: "All restrictions and notes from the previous existing subdivision, Avery Lakeline, recorded in Doc. No. 2020023739 of the plat records of Williamson County, shall apply to this plat."
- SR 3. There are two owners of the property which comprise this plat, Lakeline Avery Partners, LP and Ascension Seton. Please revise the Owner's dedication statement as follows to reflect this: 25-1-83

That Lakeline Avery Partners, LP, a Texas limited partnership, acting by and through Sam Kumar, and being owner of Avery Lakeline, a subdivision of record in document No. 2020023739 of the official public records of Williamson County, Texas, and Ascension Seton, a Texas non-profit corporation, acting by and through \_\_\_\_\_ and being owner of Lot 1, Block A; Lot 1, Block B and Lot 1, Block C of the aforementioned Avery Lakeline Subdivision, conveyed by deed of record in Doc. No. 2020029508 of the real property records of Williamson County, Texas, and said subdivision having been approved for resubdivision pursuant to the public notification and hearing provisions of Chapter 212.014 of the Local Government Code, do hereby resubdivide 97.21 acres of land in accordance with the map or plat attached hereto, to be known as:

#### **REPLAT OF AVERY LAKELINE**

And do hereby dedicate to the public the use of all streets and easement shown hereon, subject to any and all easements or restrictions heretofore granted and not released.

- SR 4. Provide documentation that <name>, <title>, has the authority to sign the plat as owner on behalf of Ascension Seton. 25-1-83
- SR 5. Add an owner signature block for Ascension Seton under the Owner's Statement. Show signatures of owner(s), notary public(s) with appropriate, legible seals and dates. Print names under signatures with addresses. 25-1-83
- SR 6. Please amend the following administrative approval block: 25-1-83  
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, Director  
Development Services Department

- SR 7. Remove the existing Zoning and Platting Commission approval block on the plat and replace it with the Land Use Commission approval block as follows 25-1-83:

Accepted and authorized for record by the Land Use Commission of the City of Austin, Texas, on this, the \_\_\_\_ day of \_\_\_\_\_ 20\_\_.

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

- AW 1. Per Utility Criteria Manual Section 2, §15-9, §25-4, §25-5, §25-9, and the Uniform Plumbing Code:  
The landowner intends to serve each lot with City of Austin water and wastewater utilities. Each lot must have a separate water and wastewater utility connection and no existing or proposed plumbing may cross lot lines. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments to serve each lot.
- FYI. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

END OF REPORT