

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2019-0143.1A

P.C. DATE: 4/26/2022

SUBDIVISION NAME: Howard Lane Phase 1

AREA: 53.31 acres

LOT(S): 135

OWNER/APPLICANT: Clayton Properties Group (Tyler Gatewood), 2700 East Howard Lane Investment LLC (Saeed Minhas), 2906 East Howard Lane LLC (Saeed Minhas)

AGENT: BGE, Inc. (J. Adam Berry)

ADDRESS OF SUBDIVISION: 2906 E. Howard Ln.

GRIDS: P-33, Q-33

COUNTY: Travis

WATERSHED: Harris Branch and Gilleland Creek **JURISDICTION:** 2 Mile ETJ

EXISTING ZONING: N/A

MUD: N/A

PROPOSED LAND USE: Single Family, Drainage, Pond, Commercial

ADMINISTRATIVE WAIVERS: N/A

VARIANCES: Two Administrative Variances have been granted in accordance with 30-5-42 for cut and fill from 4-8 feet.

SIDEWALKS: Sidewalks will be provided on all internal streets.

DEPARTMENT COMMENTS: Approval with Conditions of the Howard Lane Phase 1 Final Plat, consisting of 135 lots on 53.31 acres. Water and wastewater will be provided by the City of Austin. Staff recommends approval of the plat subject to the conditions listed in the attached comment report. After the conditions are met, the plat will comply with City of Austin Land Development Code, Chapter 30-2-84(B). The conditions include **STUFF**. These are administrative actions that require no discretionary review. An application that has been approved with conditions may be updated to address those conditions until the application expires and the plat does not need to be heard before the Commission again.

STAFF RECOMMENDATION: The staff recommends approval with conditions of this subdivision. This plan meets all applicable County, State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Sarah Sumner

Email address: sarah.sumner@traviscountytx.gov

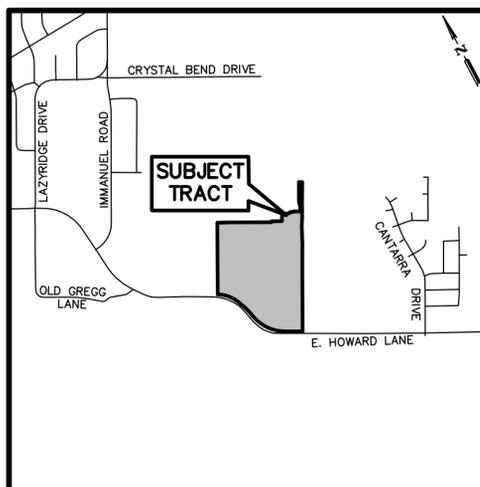
PHONE: 512-854-7687

TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS. BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD. THIS CAN AFFECT THE VALUE OF YOUR PROPERTY. TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY THE SUBDIVIDER, OR THEIR REPRESENTATIVES.

FINAL PLAT
HOWARD LANE
PHASE 1

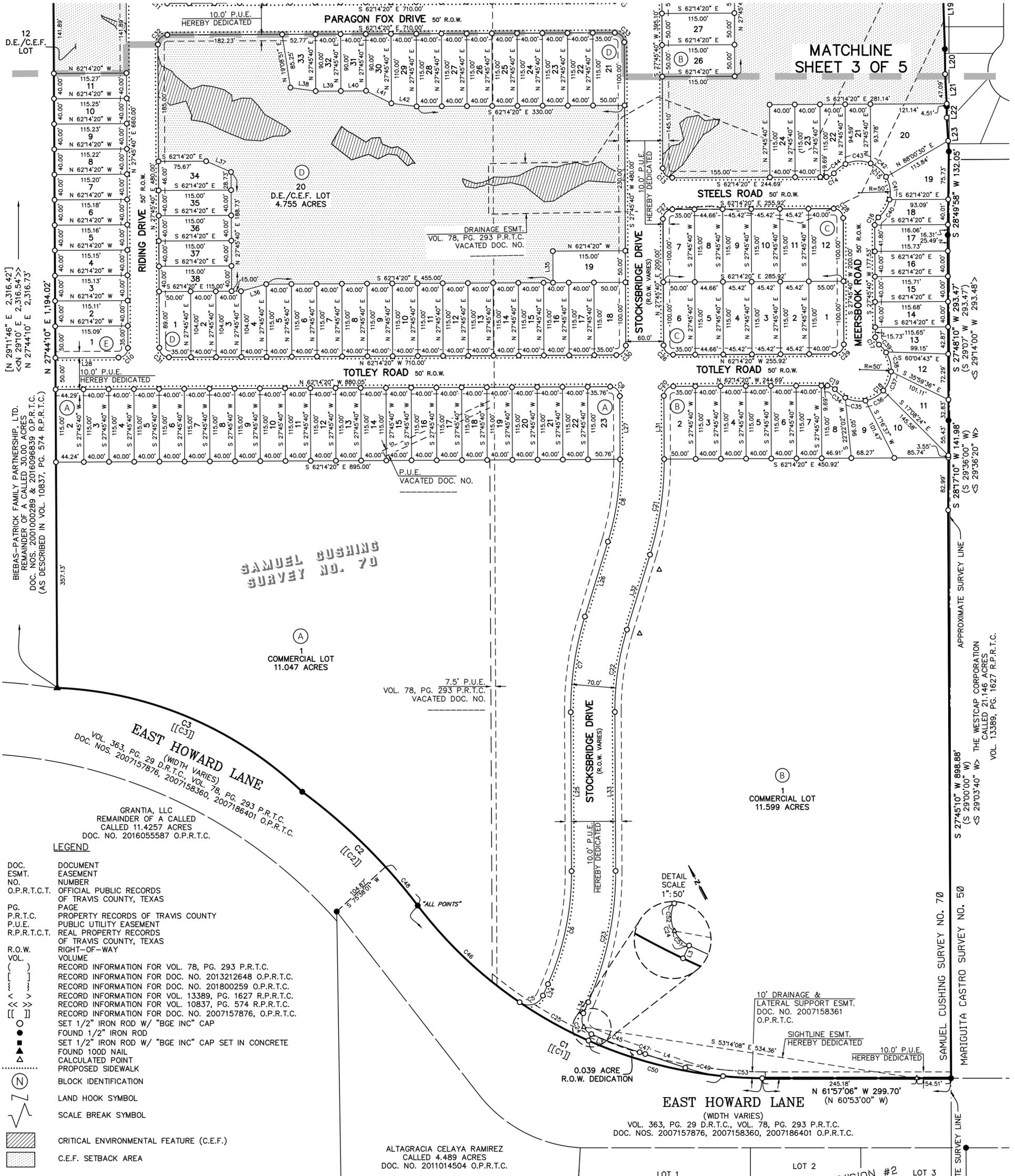
A SUBDIVISION OF 53.309 ACRES OF LAND
LOCATED IN THE
SAMUEL CUSHING SURVEY, SURVEY NO. 70,
TRAVIS COUNTY, TEXAS



VICINITY MAP
NOT TO SCALE



BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502



MATCHLINE SHEET 3 OF 5

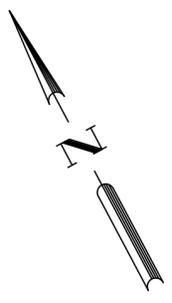
SAMUEL CUSHING SURVEY NO. 70



- LEGEND**
- DOC. DOCUMENT
 - ESMT. EASEMENT
 - NO. NUMBER
 - O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 - PG. PAGE
 - P.R.T.C. PROPERTY RECORDS OF TRAVIS COUNTY
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
 - R.O.W. RIGHT-OF-WAY
 - VOLUME VOLUME
 - [] RECORD INFORMATION FOR VOL. 78, PG. 293 P.R.T.C.
 - [] RECORD INFORMATION FOR DOC. NO. 2013212648 O.P.R.T.C.
 - [] RECORD INFORMATION FOR DOC. NO. 201800259 O.P.R.T.C.
 - [] RECORD INFORMATION FOR VOL. 13389, PG. 1627 R.P.R.T.C.
 - [] RECORD INFORMATION FOR VOL. 10837, PG. 574 R.P.R.T.C.
 - [] RECORD INFORMATION FOR DOC. NO. 2007157876, O.P.R.T.C.
 - SET 1/2" IRON ROD W/ "BGE INC" CAP
 - FOUND 1/2" IRON ROD
 - ▲ SET 1/2" IRON ROD W/ "BGE INC" CAP SET IN CONCRETE
 - △ FOUND 100D NAIL
 - CALCULATED POINT
 - PROPOSED SIDEWALK
 - BLOCK IDENTIFICATION
 - LAND HOOK SYMBOL
 - SCALE BREAK SYMBOL
 - ▨ CRITICAL ENVIRONMENTAL FEATURE (C.E.F.)
 - ▨ C.E.F. SETBACK AREA

BEARING BASIS

BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. ALL DISTANCES SHOWN HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY USING THE COMBINED SCALE FACTOR = 1.0000883474



FINAL PLAT HOWARD LANE PHASE 1

A SUBDIVISION OF 53.309 ACRES OF LAND LOCATED IN THE SAMUEL CUSHING SURVEY, SURVEY NO. 70, TRAVIS COUNTY, TEXAS

LOT 1 LOT 2 LOT 3
THE THOMSON SUBDIVISION #2
VOL. 74, PG. 10 P.R.T.C.



BGE, Inc.
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TBPELS Licensed Surveying Firm No. 10106502

CIRCLE RANCH ESTATES
VOL. 77, PG. 367 P.R.T.C.
LOT 4

ECHO IV, LLC
CALLED 10.36 ACRES
DOC. NO. 2008141833 O.P.R.T.C.

BLOCK
B
50

ST REGIS
DRIVE (50' ROW)

LONG ISLAND DRIVE (50' ROW)

REMAINING PORTION OF LOT A,
D.W. PATRICK ADDITION
VOL. 78, PG. 293, P.R.T.C.
AS VACATED DOC. NO.

SAMUEL CUSHING
SURVEY NO. 70

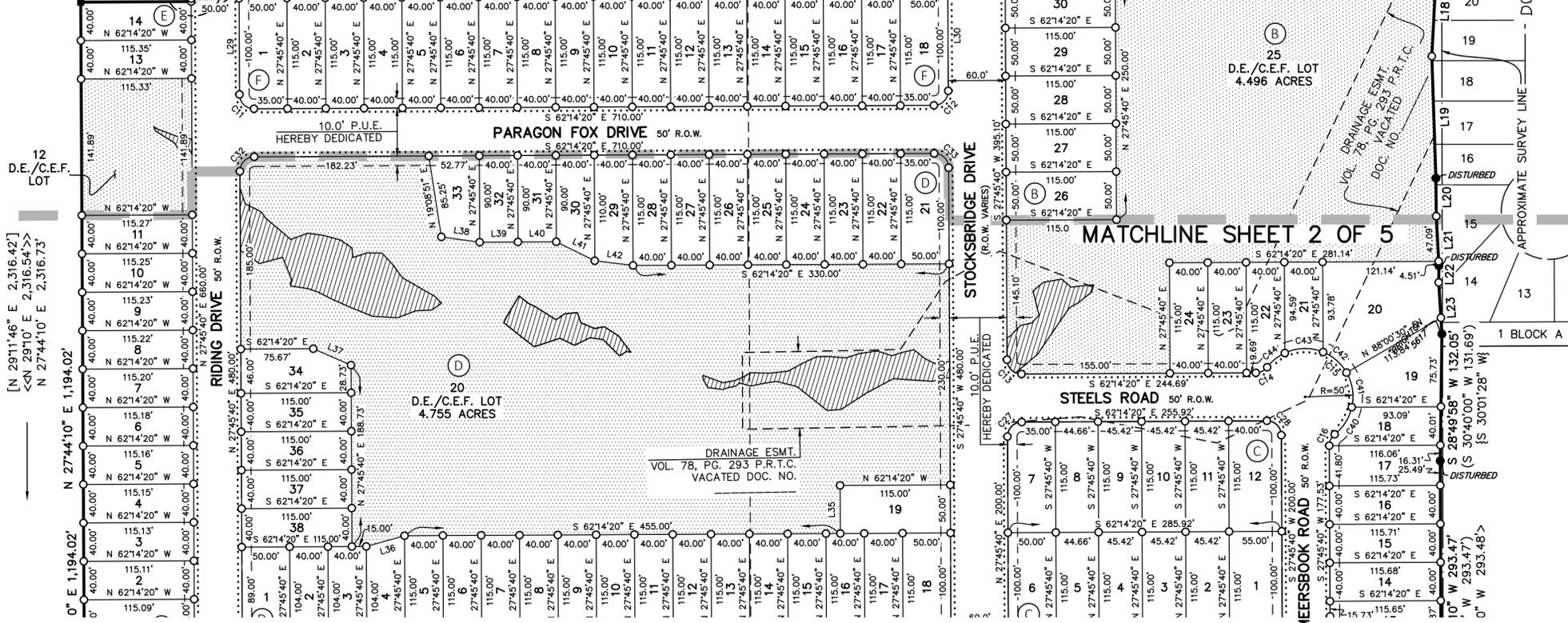
CLAYTON PROPERTIES GROUP,
INC.
"TRACT 1"
REMAINING PORTION OF A
CALLED 31.224 ACRES
DOC. NO. 2019130311 O.P.R.T.C.

CLAYTON PROPERTIES GROUP,
INC.
"TRACT 2"
REMAINING PORTION OF A
CALLED 34.345 ACRES
DOC. NO. 2019130311 O.P.R.T.C.

7.5' P.U.E.
VOL. 78, PG. 293 P.R.T.C.
VACATED DOC. NO.

BIEBAS-PATRICK FAMILY PARTNERSHIP, LTD.
REMAINDER OF A CALLED 30.00 ACRES
DOC. NOS. 2001000289 & 2016098839 O.P.R.T.C.
(AS DESCRIBED IN VOL. 10837, PG. 574 R.P.R.T.C.)

DETAIL
SCALE
1" = 30'



[N 291°14' E 2,316.42']
<N 291°10' E 2,316.54>
N 27°44'10" E 2,316.73

[N 27°44'10" E 1,194.02']
N 27°44'10" E 1,194.02'

LEGEND

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| RECORD LINE TABLE | | |
|-------------------|-----------------|-----------|
| NUMBER | BEARING | DISTANCE |
| (L14) | {S 27°27'00" W} | {140.67'} |
| {L14} | {S 25°53'42" W} | {140.28'} |
| (L15) | {S 36°26'00" W} | {44.38'} |
| {L15} | {S 34°54'17" W} | {44.26'} |
| (L16) | {S 24°25'00" W} | {47.47'} |
| {L16} | {S 22°51'21" W} | {47.34'} |
| (L17) | {S 31°32'00" W} | {63.72'} |
| {L17} | {S 30°02'57" W} | {63.60'} |
| (L18) | {S 32°20'00" W} | {94.99'} |
| {L18} | {S 31°00'54" W} | {94.81'} |
| (L19) | {S 27°25'00" W} | {126.93'} |
| {L19} | {S 26°05'10" W} | {126.69'} |
| (L20) | {S 29°04'00" W} | {39.84'} |
| {L20} | {S 27°29'44" W} | {39.80'} |
| (L21) | {S 26°22'00" W} | {51.65'} |
| {L21} | {S 25°02'32" W} | {51.60'} |
| (L22) | {S 30°10'00" W} | {17.45'} |
| {L22} | {S 28°50'48" W} | {17.43'} |
| (L23) | {S 26°00'00" W} | {53.70'} |
| {L23} | {S 24°36'15" W} | {53.65'} |
| (L43) | {S 29°01' W} | {302.41'} |
| {L43} | {S 27°32'34" W} | {301.46'} |
| (L44) | {S 29°41'00" W} | {22.36'} |
| {L44} | {S 28°29'12" W} | |

| CURVE DATA | | | | | |
|------------|---------|-------------|--------------|---------------|----------------|
| NUMBER | RADIUS | DELTA ANGLE | ARC DISTANCE | CHORD BEARING | CHORD DISTANCE |
| C1 | 695.00' | 52°08'53" | 632.56' | N 35°23'16" W | 610.95' |
| C2 | 905.00' | 16°18'58" | 257.72' | N 17°28'08" W | 256.85' |
| C3 | 598.69' | 41°17'32" | 431.47' | N 39°01'40" W | 422.19' |
| C4 | 60.00' | 54°53'48" | 57.49' | S 73°25'57" E | 55.31' |
| C5 | 25.00' | 100°16'11" | 43.75' | S 77°52'30" E | 38.38' |
| C6 | 435.00' | 24°13'54" | 183.97' | N 39°52'27" E | 182.60' |
| C7 | 505.00' | 17°24'50" | 153.48' | S 36°27'55" W | 152.89' |
| C8 | 435.00' | 17°24'40" | 132.19' | N 36°28'00" E | 131.68' |
| C9 | 15.00' | 90°00'00" | 23.56' | N 17°14'20" W | 21.21' |
| C10 | 15.00' | 90°00'00" | 23.56' | N 72°45'40" E | 21.21' |
| C11 | 15.00' | 90°00'00" | 23.56' | S 17°14'20" E | 21.21' |
| C12 | 15.00' | 90°00'00" | 23.56' | N 72°45'40" E | 21.21' |
| C13 | 15.00' | 90°00'00" | 23.56' | S 17°14'20" E | 21.21' |
| C14 | 15.00' | 52°01'12" | 13.62' | S 88°14'56" E | 13.16' |
| C15 | 50.00' | 194°02'25" | 169.33' | S 17°14'20" E | 99.25' |
| C16 | 15.00' | 52°01'12" | 13.62' | S 53°46'17" W | 13.16' |
| C17 | 15.00' | 52°01'12" | 13.62' | S 1°45'04" W | 13.16' |
| C18 | 50.00' | 194°02'25" | 169.33' | N 72°45'40" E | 99.25' |
| C19 | 15.00' | 52°01'12" | 13.62' | N 36°13'43" W | 13.16' |
| C20 | 15.00' | 90°00'00" | 23.56' | S 72°45'40" W | 21.21' |
| C21 | 505.00' | 17°24'40" | 153.46' | S 36°28'00" W | 152.87' |
| C22 | 435.00' | 17°24'50" | 132.21' | S 36°27'55" W | 131.70' |
| C23 | 505.00' | 24°13'54" | 213.58' | S 39°52'27" W | 211.99' |
| C24 | 25.00' | 90°01'24" | 39.28' | S 6°58'42" W | 35.36' |
| C25 | 695.00' | 10°19'01" | 125.14' | N 32°53'55" W | 124.97' |
| C26 | 15.00' | 90°00'00" | 23.56' | N 17°14'20" W | 21.21' |
| C27 | 15.00' | 90°00'00" | 23.56' | N 72°45'40" E | 21.21' |

| CURVE DATA | | | | | |
|------------|---------|-------------|--------------|---------------|----------------|
| NUMBER | RADIUS | DELTA ANGLE | ARC DISTANCE | CHORD BEARING | CHORD DISTANCE |
| C28 | 15.00' | 90°00'00" | 23.56' | S 17°14'20" E | 21.21' |
| C29 | 15.00' | 90°00'00" | 23.56' | N 72°45'40" E | 21.21' |
| C30 | 15.00' | 90°00'00" | 23.56' | S 72°45'40" W | 21.21' |
| C31 | 15.00' | 90°00'00" | 23.56' | N 17°14'20" W | 21.21' |
| C32 | 15.00' | 90°00'00" | 23.56' | S 72°45'40" W | 21.21' |
| C33 | 15.00' | 90°00'00" | 23.56' | N 17°14'20" W | 21.21' |
| C34 | 50.00' | 24°35'02" | 21.45' | S 22°30'38" E | 21.29' |
| C35 | 50.00' | 37°48'55" | 33.00' | S 53°42'37" E | 32.40' |
| C36 | 50.00' | 37°48'55" | 33.00' | N 88°28'28" E | 32.40' |
| C37 | 50.00' | 37°48'55" | 33.00' | N 50°39'33" E | 32.40' |
| C38 | 50.00' | 37°48'55" | 33.00' | N 12°50'38" E | 32.40' |
| C39 | 50.00' | 18°11'43" | 15.88' | N 15°09'41" W | 15.81' |
| C40 | 50.00' | 39°02'07" | 34.06' | N 60°15'49" E | 33.41' |
| C41 | 50.00' | 42°44'16" | 37.30' | N 19°22'38" E | 36.44' |
| C42 | 50.00' | 37°48'55" | 33.00' | N 20°53'57" W | 32.40' |
| C43 | 50.00' | 47°09'59" | 41.16' | N 63°23'24" W | 40.01' |
| C44 | 50.00' | 27°17'08" | 23.81' | S 79°23'02" W | 23.59' |
| C45 | 686.76' | 6°50'03" | 81.92' | S 41°27'02" E | 81.87' |
| C46 | 695.00' | 18°25'36" | 223.52' | S 18°31'37" E | 222.55' |
| C47 | 316.50' | 1°40'50" | 9.28' | N 44°01'38" W | 9.28' |
| C48 | 905.00' | 5°03'20" | 79.85' | S 11°50'19" E | 79.83' |
| C49 | 283.50' | 12°23'58" | 61.35' | S 49°23'12" E | 61.23' |
| C50 | 695.00' | 18°16'34" | 221.69' | S 47°11'43" E | 220.75' |
| C51 | 25.00' | 38°15'57" | 16.70' | N 18°54'02" W | 16.39' |
| C52 | 25.00' | 51°45'27" | 22.58' | S 26°06'40" W | 21.82' |
| C53 | 695.00' | 5°07'42" | 62.21' | S 58°53'51" E | 62.19' |

| RECORD CURVE TABLE | | | | | |
|--------------------|-------------|-------------|---------------|-------------------|----------------|
| NUMBER | ARC LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD DISTANCE |
| [[C1]] | | [[695.00']] | | | |
| [[C2]] | [[257.75']] | [[905.00']] | [[16°19'06"]] | [[S 17°27'50" E]] | [[256.88']] |
| [[C3]] | | [[695.00']] | | | |

| LINE TABLE | | |
|------------|---------------|----------|
| NUMBER | BEARING | DISTANCE |
| L1 | S 62°14'20" E | 115.37' |
| L2 | N 27°45'40" E | 3.11' |
| L3 | N 51°56'14" E | 11.21' |
| L4 | N 43°11'13" W | 67.23' |
| L5 | N 27°45'40" E | 15.10' |
| L6 | N 27°45'40" E | 126.74' |
| L7 | S 62°14'20" E | 115.00' |
| L8 | N 72°45'40" E | 32.82' |
| L9 | S 62°14'20" E | 112.53' |
| L10 | N 27°45'40" E | 80.00' |
| L11 | N 13°45'06" E | 41.23' |
| L12 | N 13°41'53" E | 41.24' |
| L13 | S 61°59'16" E | 56.72' |
| L14 | S 25°54'28" W | 140.29' |
| L15 | S 34°55'03" W | 44.26' |
| L16 | S 22°52'07" W | 47.35' |
| L17 | S 30°03'43" W | 63.61' |
| L18 | S 31°01'40" W | 94.82' |
| L19 | S 26°08'14" W | 127.02' |
| L20 | S 27°23'45" W | 39.49' |
| L21 | S 25°03'18" W | 51.61' |
| L22 | S 28°51'34" W | 17.43' |

| LINE TABLE | | |
|------------|---------------|----------|
| NUMBER | BEARING | DISTANCE |
| L23 | S 24°25'06" W | 53.67' |
| L24 | N 51°59'24" E | 19.83' |
| L25 | N 27°45'30" E | 251.50' |
| L26 | N 45°10'20" E | 124.13' |
| L27 | N 27°45'40" E | 100.00' |
| L28 | S 62°14'20" E | 100.07' |
| L29 | S 27°45'40" W | 100.00' |
| L30 | N 27°45'40" E | 115.10' |
| L31 | S 27°45'40" W | 100.00' |
| L32 | S 45°10'20" W | 124.13' |
| L33 | S 27°45'30" W | 251.50' |
| L34 | S 51°59'24" W | 19.36' |
| L35 | N 27°45'40" E | 50.00' |
| L36 | N 77°36'54" W | 41.48' |
| L37 | S 38°31'59" E | 42.96' |
| L38 | N 54°06'46" W | 40.41' |
| L39 | N 62°14'20" W | 40.00' |
| L40 | N 62°14'20" W | 40.00' |
| L41 | N 35°40'25" W | 44.72' |
| L42 | N 55°06'50" W | 40.31' |
| L43 | N 27°29'41" E | 302.38' |
| L44 | N 29°18'48" E | 21.96' |

| LOT AREA TABLE | | |
|----------------|-------|-------------|
| LOT | BLOCK | SQUARE FEET |
| 1 | A | 481,217 |
| 2 | A | 5,090 |
| 3 | A | 4,600 |
| 4 | A | 4,600 |
| 5 | A | 4,600 |
| 6 | A | 4,600 |
| 7 | A | 4,600 |
| 8 | A | 4,600 |
| 9 | A | 4,600 |
| 10 | A | 4,600 |
| 11 | A | 4,600 |
| 12 | A | 4,600 |
| 13 | A | 4,600 |
| 14 | A | 4,600 |
| 15 | A | 4,600 |
| 16 | A | 4,600 |
| 17 | A | 4,600 |
| 18 | A | 4,600 |
| 19 | A | 4,600 |
| 20 | A | 4,600 |
| 21 | A | 4,600 |
| 22 | A | 4,600 |
| 23 | A | 5,790 |

| LOT AREA TABLE | | |
|----------------|-------|-------------|
| LOT | BLOCK | SQUARE FEET |
| 1 | B | 505,242 |
| 2 | B | 5,702 |
| 3 | B | 4,600 |
| 4 | B | 4,600 |
| 5 | B | 4,600 |
| 6 | B | 4,600 |
| 7 | B | 4,600 |
| 8 | B | 4,545 |
| 9 | B | 4,552 |
| 10 | B | 6,341 |
| 11 | B | 6,147 |
| 12 | B | 4,756 |
| 13 | B | 4,553 |
| 14 | B | 4,626 |
| 15 | B | 4,628 |
| 16 | B | 4,629 |
| 17 | B | 4,841 |
| 18 | B | 4,157 |
| 19 | B | 6,204 |
| 20 | B | 10,993 |
| 21 | B | 3,655 |
| 22 | B | 4,315 |
| 23 | B | 4,600 |
| 24 | B | 4,600 |
| 25 | B | 195,847 |
| 26 | B | 5,750 |
| 27 | B | 5,750 |
| 28 | B | 5,750 |
| 29 | B | 5,750 |
| 30 | B | 5,750 |

| LOT AREA TABLE | | |
|----------------|-------|-------------|
| LOT | BLOCK | SQUARE FEET |
| 1 | C | 6,277 |
| 2 | C | 5,223 |
| 3 | C | 5,223 |
| 4 | C | 5,223 |
| 5 | C | 5,136 |
| 6 | C | 5,702 |
| 7 | C | 5,702 |
| 8 | C | 5,136 |
| 9 | C | 5,223 |
| 10 | C | 5,223 |
| 11 | C | 5,223 |
| 12 | C | 6,277 |

| LOT AREA TABLE | | |
|----------------|-------|-------------|
| LOT | BLOCK | SQUARE FEET |
| 1 | D | 5,152 |
| 2 | D | 4,160 |
| 3 | D | 4,160 |
| 4 | D | 4,380 |
| 5 | D | 4,600 |
| 6 | D | 4,600 |
| 7 | D | 4,600 |
| 8 | D | 4,600 |
| 9 | D | 4,600 |
| 10 | D | 4,600 |
| 11 | D | 4,600 |
| 12 | D | 4,600 |
| 13 | D | 4,600 |
| 14 | D | 4,600 |
| 15 | D | 4,600 |
| 16 | D | 4,600 |
| 17 | D | 4,600 |
| 18 | D | 5,702 |
| 19 | D | 5,750 |
| 20 | D | 207,127 |
| 21 | D | 5,702 |
| 22 | D | 4,600 |
| 23 | D | 4,600 |
| 24 | D | 4,600 |
| 25 | D | 4,600 |
| 26 | D | 4,600 |
| 27 | D | 4,600 |
| 28 | D | 4,600 |
| 29 | D | 4,500 |
| 30 | D | 4,000 |
| 31 | D | 3,600 |
| 32 | D | 3,600 |
| 33 | D | 4,024 |
| 34 | D | 4,950 |
| 35 | D | 4,600 |
| 36 | D | 4,600 |
| 37 | D | 4,600 |
| 38 | D | 4,600 |

| LOT AREA TABLE | | |
|----------------|-------|-------------|
| LOT | BLOCK | SQUARE FEET |
| 1 | E | 5,706 |
| 2 | E | 4,604 |
| 3 | E | 4,605 |
| 4 | E | 4,606 |
| 5 | E | 4,606 |
| 6 | E | 4,607 |
| 7 | E | 4,608 |
| 8 | E | 4,608 |
| 9 | E | 4,609 |
| 10 | E | 4,610 |
| 11 | E | 4,610 |
| 12 | E | 16,360 |
| 13 | E | 4,614 |
| 14 | E | 4,614 |
| 1 | F | 5,702 |
| 2 | F | 4,600 |
| 3 | F | 4,600 |
| 4 | F | 4,600 |
| 5 | F | 4,600 |
| 6 | F | 4,600 |
| 7 | F | 4,600 |
| 8 | F | 4,600 |
| 9 | F | 4,600 |
| 10 | F | 4,600 |
| 11 | F | 4,600 |
| 12 | F | 4,600 |
| 13 | F | 4,600 |
| 14 | F | 4,600 |
| 15 | F | 4,600 |
| 16 | F | 4,600 |
| 17 | F | 4,600 |
| 18 | F | 5,702 |

| STREET NAMES | | |
|--------------------|--------------|-------------------|
| STREET | R.O.W. WIDTH | CENTERLINE LENGTH |
| STOCKSBRIDGE DRIVE | VARIES | 1,739 FT. |
| TOTLEY ROAD | 50 FT. | 1,276 FT. |
| MEERSBOOK ROAD | 50 FT. | 280 FT. |
| STEELS ROAD | 50 FT. | 341 FT. |
| RIDING DRIVE | 50 FT. | 700 FT. |
| PARAGON FOX DRIVE | 50 FT. | 795 FT. |
| TOTAL LINEAR FEET | | 5,131 FT. |

| LAND USE SCHEDULE | | |
|-------------------------|-----|------------|
| DESCRIPTION | NO. | ACREAGE |
| RESIDENTIAL | 130 | 14.466 AC. |
| RIGHT-OF-WAY | - | 6.525 AC. |
| RIGHT-OF-WAY DEDICATION | - | 0.039 AC. |
| D.E./C.E.F. | 3 | 9.627 AC. |
| COMMERCIAL | 2 | 22.646 AC. |
| TOTAL | 135 | 53.309 AC. |

FINAL PLAT HOWARD LANE PHASE 1

A SUBDIVISION OF 53.309 ACRES OF LAND
LOCATED IN THE
SAMUEL CUSHING SURVEY, SURVEY NO. 70,
TRAVIS COUNTY, TEXAS



STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION, DOING BUSINESS IN TEXAS AS BROHN HOMES, ACTING HEREIN BY AND THROUGH ADAM BOENIG, ITS MANAGER, OWNER OF A 31.224 ACRE TRACT OF LAND DESCRIBED AS "TRACT 1", AND A 34.345 ACRE TRACT OF LAND DESCRIBED AS "TRACT 2", AS CONVEYED BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2019130311, THAT 2700 EAST HOWARD LANE INVESTMENT LLC, A TEXAS LIMITED LIABILITY COMPANY, BY SAIED MINHAS, MANAGING MEMBER, OWNER OF THE REMAINDER OF A 39.536 ACRE TRACT OF LAND, AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2013212648 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THAT 2906 EAST HOWARD LANE LLC, A TEXAS LIMITED LIABILITY COMPANY, BY SAIED MINHAS, MANAGING MEMBER, OWNER OF THE REMAINDER OF A 48.915 ACRE TRACT OF LAND, AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2017164973, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; BEING A PORTION OF OF LOT A, D.W. PATRICK ADDITION, A SUBDIVISION AS RECORDED IN VOLUME 78, PAGE 293, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID D.W. PATRICK ADDITION HAVING BEEN VACATED BY INSTRUMENT RECORDED IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; THE UNDERSIGNED OWNERS DO HEREBY SUBDIVIDE 53.309 ACRES OF LAND OUT OF THE SAMUEL CUSHING SURVEY NO. 70, SITUATED IN TRAVIS COUNTY, TEXAS, IN ACCORDANCE WITH THE THIS PLAT, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

HOWARD LANE PHASE 1

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.

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

BY: CLAYTON PROPERTIES GROUP, A TENNESSEE CORPORATION

BY: BROHN HOMES

ADAM BOENIG, MANAGER
6720 VAUGHT RANCH RD #200
AUSTIN, WILLIAMSON COUNTY, TEXAS 78730
(512) 320-8833

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED ADAM BOENIG, 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 _____

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

BY: 2700 EAST HOWARD LANE INVESTMENT LLC

SAIED MINHAS, MANAGING MEMBER
2207 W. PARMER LANE
AUSTIN, TEXAS 78727

BY: 2906 EAST HOWARD LANE LLC

SAIED MINHAS, MANAGING MEMBER
2207 W. PARMER LANE
AUSTIN, TEXAS 78727

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED SAIED MINHAS, MANAGING MEMBER, 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 _____

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE DESIGNATED 100 AND 500 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. MAP NUMBER 48453C0270J AND 48453C0290J, FOR TRAVIS COUNTY, TEXAS, DATED AUGUST 18, 2014

I, J. ADAM BERRY, 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 CHAPTER 30 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

FOR REVIEW, THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF J. ADAM BERRY, P.E. #120743 ON 9/25/2020. IT IS NOT TO BE USED FOR BIDDING, PERMIT, OR CONSTRUCTION.

J. ADAM BERRY, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 120743

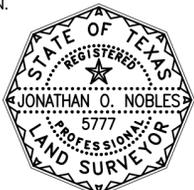
DATE: _____
BGE, INC.
101 WEST LOUIS HENNA BLVD, SUITE 400
AUSTIN, TEXAS 78728

I, JONATHAN O. NOBLES, 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 CHAPTER 30 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 UNDER MY SUPERVISION.

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

JONATHAN O. NOBLES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5777

DATE: _____
BGE, INC.
101 WEST LOUIS HENNA BLVD, SUITE 400
AUSTIN, TEXAS 78728



IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S)' OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE CITY OF AUSTIN'S 2 MILE ETJ ON THIS THE ____ 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.

CESAR ZAVALA, FOR:
DENISE LUCAS, ACTING 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.

_____, CHAIR

_____, SECRETARY

FINAL PLAT HOWARD LANE PHASE 1

A SUBDIVISION OF 53.309 ACRES OF LAND
LOCATED IN THE
SAMUEL CUSHING SURVEY, SURVEY NO. 70,
TRAVIS COUNTY, TEXAS

GENERAL NOTES:

- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN AND TRAVIS COUNTY. 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.
- 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 TO THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- THE OWNER IS RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER IS RESPONSIBLE FOR THE PERFORMANCE OF ANY REQUIRED INITIAL TREE PRUNING AND TREE REMOVAL FOR VEGETATION THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO RENDER ELECTRIC SERVICE TO THIS PROJECT. THE LIMITS OF CONSTRUCTION FOR THE OWNER'S PROJECT SHALL INCLUDE AUSTIN ENERGY'S WORK AREA.
- THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRICAL SAFETY CODE, NATIONAL ELECTRICAL CODE, 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 AS A RESULT OF AN OWNER'S FAILURE TO MAINTAIN REQUIRED CLEARANCES WILL BE CHARGED TO AND SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- MAINTENANCE OF THE WATER QUALITY CONTROLS SHALL COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN.
- NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND DETENTION FACILITY HAVE BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN.
- EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
- 10 FOOT WIDE PUBLIC UTILITY EASEMENTS PARALLEL AND ADJOINING ALL DEDICATED RIGHT-OF-WAY LINES SHOWN HEREON ARE HEREBY DEDICATED.
- NO PORTION OF THIS TRACT LIES WITHIN THE DESIGNATED FLOOD HAZED AREA AS SHOWN ON THE F.E.M.A. MAP NUMBER 48453C0270J AND 48453C0290J, FOR TRAVIS COUNTY, TEXAS, DATED AUGUST 18, 2014.
- 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 DOCUMENT NUMBER _____, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- ALL STREETS SHOWN WITHIN THIS SUBDIVISION SHALL BE PUBLIC ROADWAYS.
- ALL DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF AUSTIN.
- 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.
- ALL ACTIVITIES WITHIN THE CEF AND 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 UNLESS AUTHORIZED BY AN APPROVED SITE PLAN; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED. CEF MITIGATION SHALL BE IMPLEMENTED AND MAINTAINED THROUGH PRESERVATION, ENHANCEMENT, GREEN INFRASTRUCTURE, SIGNAGE, RESTORATION AND STRATEGIES AS DETAILED ON THE APPROVED PRELIMINARY PLAN C8J-2019-0143 AND SUBSEQUENT REVISIONS.
- WATER QUALITY CONTROLS ARE REQUIRED FOR DEVELOPMENT WITH IMPERVIOUS COVER, PURSUANT TO SECTION 30-5-211 OF THE LAND DEVELOPMENT CODE. LOT 1 BLOCK B AND LOT 1 BLOCK A ARE REQUIRED TO PROVIDE WATER QUALITY CONTROLS, PURSUANT TO SECTION 30-5-211 OF THE LAND DEVELOPMENT CODE.
- RESIDENTIAL USES OF ANY TYPE ARE PROHIBITED ON THE FOLLOWING NON-RESIDENTIAL LOTS AND SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION OR THEIR ASSIGNS:
BLOCK A LOT 1, BLOCK B LOT 1, BLOCK B LOT 25, BLOCK D LOT 20, BLOCK E LOT 12
- A MINIMUM OF TWO (2) OFF-STREET PARKING SPACES IS REQUIRED FOR EACH DWELLING UNIT. THE DRIVEWAY MAY BE COUNTED AS ONE OF THE TWO SPACES REQUIRED FOR EACH UNIT. FOR ANY LOT WITH SIX (6) OR MORE BEDROOMS, THE MINIMUM PARKING REQUIREMENT IS ONE (1) SPACE PER BEDROOM.
- PARKLAND FEES WILL BE SATISFIED TO TRAVIS COUNTY PRIOR TO FINAL PLAT APPROVAL.
- THIS SUBDIVISION IS SUBJECT TO THE TIA AND AGREEMENT WITH TRAVIS COUNTY RECORDED AS DOCUMENT NO. _____, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
- THIS SUBDIVISION IS SUBJECT TO THE COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT NO. _____, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
- LOTS IN THIS SUBDIVISION MUST COMPLY WITH TITLE 30-2-232 FOR SMALL LOT SUBDIVISIONS.
- PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS SHALL BE SUBMITTED TO TRAVIS COUNTY AND THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY BONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES THE APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
- THE PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY OR THE CITY OF AUSTIN FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
- BEFORE BEGINNING CONSTRUCTION ACTIVITIES ON A SUBDIVISION LOT, THE OWNER MUST OBTAIN A TRAVIS COUNTY DEVELOPMENT PERMIT AND, WHEN APPLICABLE, OBTAIN AND IMPLEMENT A STORMWATER POLLUTION PREVENTION PLAN (SWP3). THE SWP3 REQUIRES IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORMWATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF AUSTIN.
- TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY DEVELOPMENT.
- BY APPROVING THIS PLAT TRAVIS COUNTY ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. THE INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO COUNTY STANDARDS MAY BE JUST CAUSE FOR THE COUNTY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS

CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, A.D.,

AT _____ O'CLOCK ____ M., AND DULY RECORDED ON THE ____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK

____ M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

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

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO

HEREBY CERTIFY THAT ON THE ____ DAY OF _____, 2021, A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY,

TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE

MINUTES OF SAID COURT. WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE ____ DAY OF

_____, 2021, A.D. DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS

COUNTY, TEXAS _____ DEPUTY



BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

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



CASE NUMBER: C8J-2019-0143.1A
REVISION #: 00 UPDATE: U0
CASE MANAGER: Sarah Sumner PHONE #: 512-854-7687

PROJECT NAME: Howard Lane Phase 1
LOCATION: 2906 E HOWARD LN

SUBMITTAL DATE: March 28, 2022
REPORT DUE DATE: April 21, 2022
FINAL REPORT DATE:

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. However, until this happens, your application is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Development Services Department, P.O. Box 1088, Austin, Texas 78704.

UPDATE DEADLINE (LDC 25-4-56; 25-4-82):

It is the responsibility of the applicant or his/her agent to update this subdivision application. **The final update to clear all comments must be submitted by the update deadline, which is June 30, 2022.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

UPDATE SUBMITTALS:

A formal update submittal is required. You must make an appointment with the Intake Staff (512-974-2689) to submit the update. Please bring a copy of this report with you upon submittal to Intake.

Please submit 2.0 of the plans and 2.0 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name that are intended for specific reviewers. **No distribution is required for the Planner 1.**

Updates may be submitted between the hours of 8:30 am and 4:00 pm. Updates submitted after 3 pm may be processed on the following business day.

Please note: if Austin Water rejects a plan on Update 2, a fee is due at or before resubmittal. Please contact Intake for the fee amount.

REVIEWERS:

Planner 1 : Cindy Edmond
Electric : Betty Nguyen
Site Plan Plumbing : Cory Harmon
911 Addressing : Jorge Perdomo
Environmental : Pamela Abee-Taulli
Water Quality : Jay Baker
Wetlands Biologist : Andrew Clamann

Site Plan Plumbing - Cory Harmon - 512-974-2882

Pursuant to verifying compliance with Sections 307.1, 609.6, and 721.1 of the 2021 Uniform Plumbing Code, provide an existing conditions exhibit that illustrates the locations of all existing septic tank(s), water well(s), sewer tap(s), water meter(s) domestic water piping, building sewer piping, etc.

Land Development Engineering Review - Jennifer Back, P.E. - jennifer.back@austintexas.gov

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.

1. Prior to the recording of any final plat of all or a portion of this preliminary plan, fiscal security shall be provided for the following improvements: Street construction and related infrastructure, including paving, drainage, sidewalks, water supply and wastewater collection for the following streets: Stocksbridge Drive

Totley Road
Meersbook Road
Steels Road
Riding Drive
Paragon Fox Drive

Please provide an engineer's construction cost estimate. [LDC 25-1-112]:

2. Add the following note [LDC 25-6-351]:

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: Stocksbridge Drive, Totley Road, Meersbook Road, Steels Road, Riding Drive and Paragon Fox Drive. 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, utility connections by the governing body or utility company.

Water Quality Review - Jay Baker - 512-974-2636

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.

DATE: 4/20/22

**ORIGINAL COMMENTS
FORMAL UPDATE REQUESTED**

Please provide a comment response letter with the update addressing each of the following comments. All engineering representations must be signed by the responsible engineer. Additional comments may be issued as additional information is received.

GENERAL COMMENTS

WQ 1. Engineer's seal, signature and date required. [LDC 25-7-62, 30-4-62]

WQ 2. Surveyor's seal, signature and date required. [LDC 25-7-62, 30-4-62]

LANDFILL

WQ 3. Provide Landfill Certification. The landfill certification form can be found at the following link: [LDC 25-1-84, 30-1-114]

https://austintexas.gov/sites/default/files/files/Planning/Applications_Forms/Landfill_Verification_Form.pdf

PLAT

WQ 4. Provide copy of the approved preliminary plan for review and comparison with the final plat [LDC 24-4-51, 25-4-59 and 25-4-61] [LDC 30-2-51,30-2-59,30-2-61]

PLAT NOTES

WQ 5. Remove notes #10 and #11.

WQ 6. Revise note #20 to read as follows: [LDC 25-8-211, 30-5-211]

"Water quality controls are required for all development pursuant to the Land Development Code"

WATER QUALITY PLAN

WQ 7. Provide water quality plan for this subdivision.in accordance with the application packet page 17[LDC 25-8-211, 30-5-211]

ENGINEER'S REPORT

WQ 8. Provide pond layout demonstrating sufficient space in the drainage easement to meet the requirements for maintenance and safety (DCM 1.2.4.E)

WQ 9. The proposed pond appears to be serving also commercial development and does not meet the standards for COA maintained ponds, so will require a restrictive covenant for private maintenance. [LDC 30-5-231]

Wetlands Biologist Review - Andrew Clamann - 512-974-2694

WB1.Update0. Please add a note (similar to water quality controls note 11) that clarifies that no structure shall be occupied prior to the implementation/installation and inspection of the Wetland Mitigation and Enhancement Plan described in the Preliminary Plan C8J-2019-0143.

Electric Review - Betty Nguyen - betty.nguyen@austinenergy.com

EL 1. [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

1. Fifteen (15') foot electric distribution, electric telecommunications, and electric fiber easement is required adjacent to East Howard Lane and both sides of Stockbridge Drive R.O.W. Show the easements on the face of the plat.
2. Replace ten (10') foot PUE as shown on note 13 of page 4 and on the face of the Plat with ten (10') electric distribution, electric telecommunications, and electric fiber easement adjacent to all street R.O.Ws within the subdivision (e.g. Tolley Road, Steels Road, Meersbrook Road, Riding Drive, Paragon Fox Drive). Show the easements on the face of the plat.

EL 2. Please add a dedication of PUE in addition to Pond/D.E. to Lot 25, Block B (4.496 acres).

EL 3. Please add a dedication of PUE in addition to D.E. to Lot 20, Block D (4.755 acres).

EL 4. Please add a dedication of PUE in addition to D.E. to Lot 12, Block E.

EL 5. Please add the following notes to General Notes section on page 4:

1. 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.
2. 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.
3. Any relocation of electric facilities shall be at landowner's/developer's expense. (AE Design Criteria 1.3.19)

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

AD1: This plat review is Rejected;

AD2: E HOWARD LN is incorrectly labeled, E directional should not be spelled out per standards

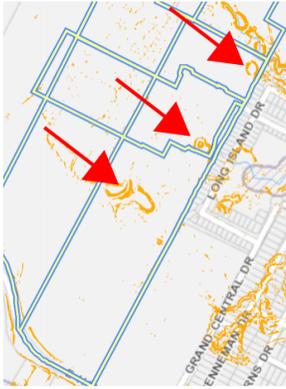
AD3: Please re-label E HOWARD LN as it reads here and without punctuation

§ 30-2-155

Environmental Review - Pamela Abee-Taulli - 512-974-1879

PLAT NOTES [LDC 25-1, Article 4]

EV 1 Property Profile shows slopes in excess of 15 percent on some part of this preliminary plan. Provide a slope exhibit for the entire area of the plat – or of the preliminary plan. (The exhibit that has been provided appears to be only a part of one of the plats.) Include identifying markers, such as street names, so that I can line it up with the plat. It may be necessary to provide a plat note calling out single family lots proposed to be built on lots with slopes in excess of 15 percent.



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]
- 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]

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

Update:0

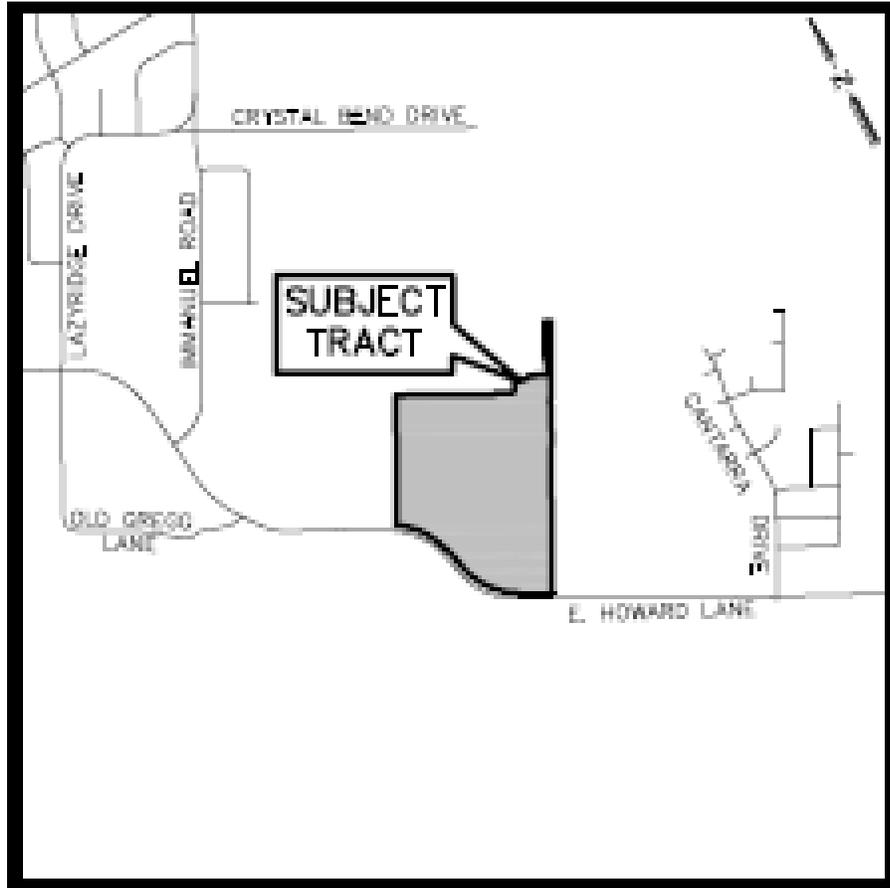
PR 1: Parkland dedication is required per Title 30 of the City Code (30-2-214) prior to approval of any final plat. Travis County is the nearest park provider. Contact the Travis County reviewer to determine whether dedication of parkland or fee in-lieu of parkland will be required.

Travis Co. Subdivision Review - Sarah Sumner - 512-854-7687

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.

1. Please update all dates to 2022.
2. Please update the Clerk of County Court block for the interim Clerk of Travis County, Rebecca Guerrero.
3. Please enter the Phasing Agreement recorded document number 2022066858 to Note 24.
4. TIA mitigation fees for Phase 1 are due to Travis County with this formal submittal per the recorded Phasing Agreement.
5. Parkland fees of \$99,790.00 are due to Travis County with this formal submittal.
6. Please provide the CCR's to be recorded with this plat. end of report

Howard Lane Phase 1 Location Map



VICINITY MAP
NOT TO SCALE