

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2019-0057.2A**COMMISSION DATE:** January 10, 2023**SUBDIVISION NAME:** Pearson Ranch West Phase 2 Final Plat**ADDRESS:** 14400 N FM 620 Road**APPLICANT:** Brett Ames (Pearson Ranch, LLC)**AGENT:** Vanessa Mendez (Dunaway Associates)**AREA:** 58.65 acres**LOTS:** 11**COUNTY:** Williamson**JURISDICTION:** 2-Mile ETJ**WATERSHED:** Lake Creek

**SIDEWALKS:** Sidewalks will be constructed along SH 45/RM 620, Inspire Drive, Pearson Market Circle, Banks Street, Davis Springs Lane, Armadillo Road, Cooper Lane and Antelope Circle.

**DEPARTMENT COMMENTS:**

The request is for the approval of Pearson Ranch West Phase 2 Final Plat, a proposed subdivision out of the approved Pearson Ranch West Preliminary Plan, consisting of 11 lots on 58.65 acres with all associated improvements.

The plat does not comply with the criteria for approval in LDC 25-4-84(B) and staff recommends disapproval for the reasons listed in the attached comment report. An application that has been disapproved with reasons may be updated to address those reasons until the application expires. If the applicant submits an update to address the reasons for disapproval, that update will be presented to the Land Use Commission within fifteen days of submittal.

**STAFF RECOMMENDATION:**

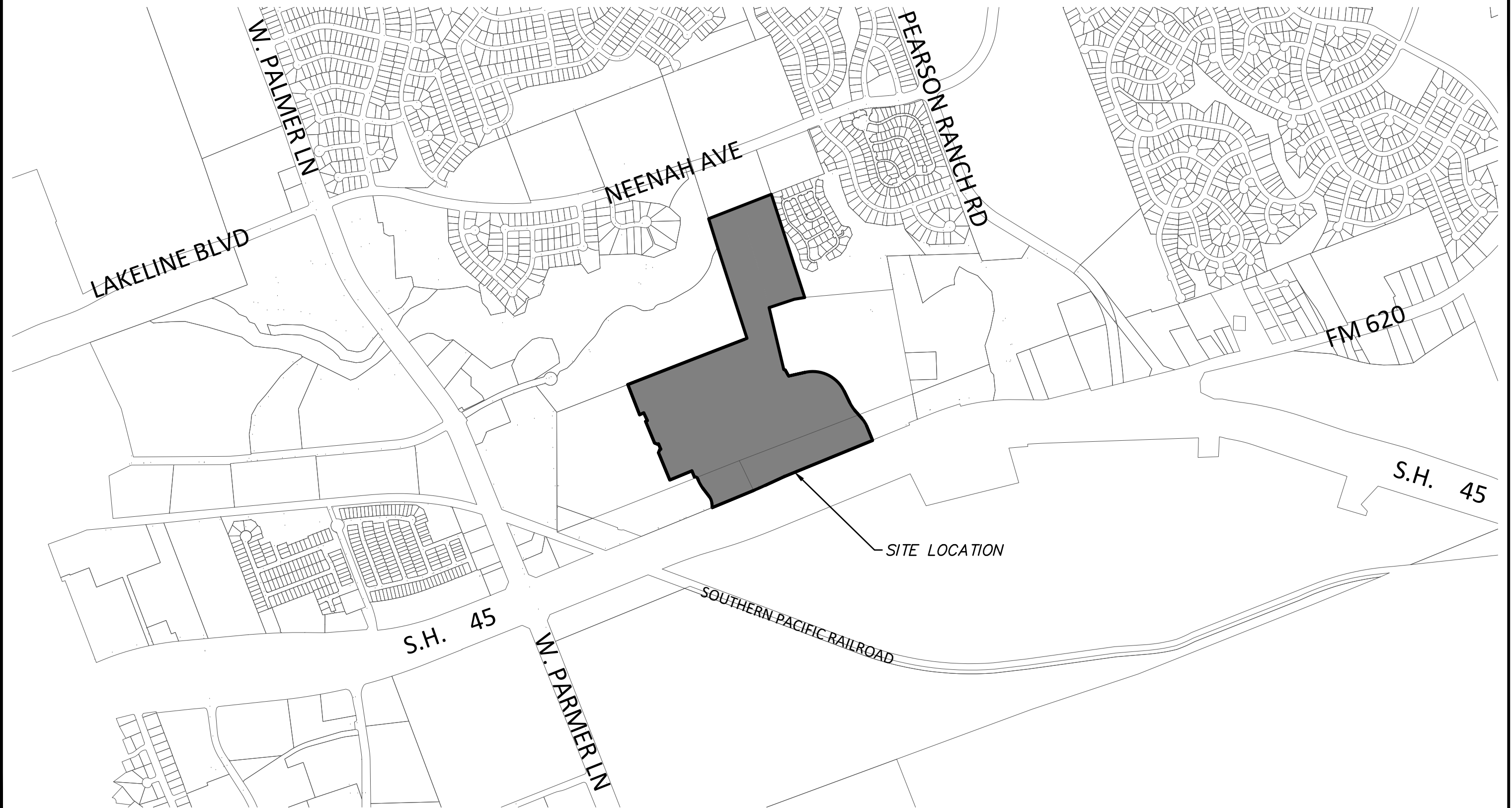
Staff recommends disapproval of the plat for the reasons listed in the comment report dated January 4, 2023 and attached as Exhibit C.

**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

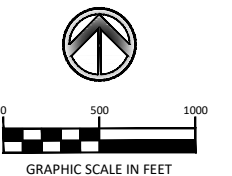
Exhibit B: Proposed plat

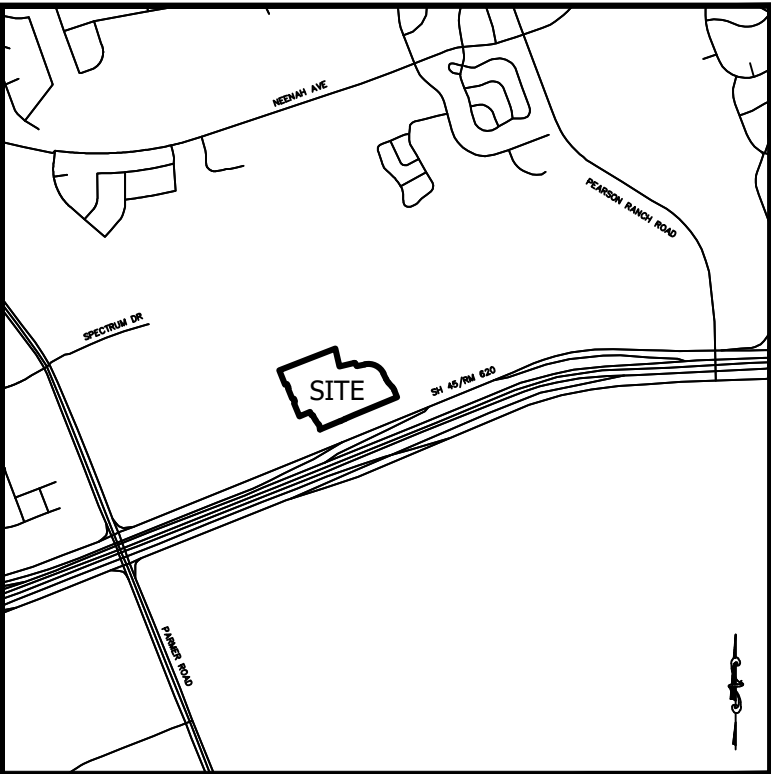
Exhibit C: Comment report dated January 4, 2023



5707 Southwest Pkwy • Bldg. 2 • Suite 250 • Austin, Texas 78735  
Tel: 512.306.8252  
(TX REG. F-1114)

## SITE LOCATION MAP PEARSON RANCH WEST PH 2 & 2B





VICINITY MAP  
1" = 2000'

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

ACREAGE: 58.65 ACRES  
NUMBER OF LOTS: 11

SURVEY: RACHEL SAUL SURVEY, ABSTRACT NO. 551

ENGINEERING BY: DUNAWAY ASSOCIATES, LLC  
5707 SOUTHWEST PARKWAY, BLDG 2  
SUITE 250  
AUSTIN TEXAS, 78735

SURVEYING BY: DUNAWAY ASSOCIATES, LLC  
5707 SOUTHWEST PARKWAY, BLDG 2  
SUITE 250  
AUSTIN TEXAS, 78735

Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C1	04°59'09"	456.00	39.68	N11°26'25"E 39.67'
C2	08°13'44"	500.00	71.81	N08°33'41"E 71.75'
C3	76°13'24"	25.00	33.26	N39°40'09"E 30.86'

LOT SUMMARY		
DESCRIPTION	NUMBER	ACREAGE
COMMERCIAL AND OR MULTI-FAMILY	2	11.88 ACRES
ETJ LOTS	9	36.26 ACRES
RIGHT-OF-WAY	—	7.873 ACRES
ACCESS DRIVE DESPERADO DRIVE	1	0.4116 ACRES
ACCESS DRIVE BOSSY BOOTS DRIVE	1	1.369 ACRES
ACCESS DRIVE WILD STREAM DRIVE	1	0.8568 ACRES
TOTAL	—	58.65 ACRES

METES AND BOUNDS

BEING a 58.65 acre tract of land situated in the Rachael Saul Survey, Abstract Number 551 and the Thomas P. Davy Survey, Abstract Number 169, in the City of Austin, Williamson County, Texas, being a portion of the tracts of land described as Tract One and Tract Two in the deed to Pearson Ranch, LLC recorded in Document Number 2019122036, Official Public Records of Williamson County, Texas, said 58.65 acre tract of land being more particularly described as follows;

COMMENCING at a found cotton spindle in the north right-of-way line of State Highway 45/R.M. 620 (a variable width right-of-way) being the common south corner of said Pearson Ranch, LLC tract and a tract of land described as Tract 1 in the deed to JME-JFE Limited Partnership recorded in Document Number 2012056983, Official Public Records of Williamson County, Texas;

THENCE South 68 degrees 25 minutes 02 seconds West, along the north right-of-way line of State Highway 45/R.M. 620, a distance of 95.48 feet to a found brass disc;

THENCE South 22 degrees 12 minutes 41 seconds West, continuing along the north right-of-way line of State Highway 45/R.M. 620, a distance of 27.72 feet to a found 1/2-inch iron with cap stamped "LANDESIGN";

THENCE South 67 degrees 43 minutes 05 seconds West, continuing along the north right-of-way line of State Highway 45/R.M. 620, a distance of 423.65 feet to set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC" for the POINT OF BEGINNING;

THENCE South 67 degrees 43 minutes 05 seconds West, continuing along the north right-of-way line of State Highway 45/R.M. 620, a distance of 1,003.29 feet to a found brass disc;

THENCE South 65 degrees 14 minutes 23 seconds West, continuing along the north right-of-way line of State Highway 45/R.M. 620, a distance of 228.74 feet to a found brass disc for the beginning of a circular curve to the right, having a radius of 2,844.79 feet and whose chord bears South 66 degrees 13 minutes 40 seconds West, a chord distance of 110.08 feet;

THENCE Southwesterly, continuing along the north right-of-way line of State Highway 45/R.M. 620 and said circular curve to the left, through a central angle of 02 degrees 13 minutes 02 seconds, an arc length of 110.09 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC" at the end of said curve;

THENCE South 67 degrees 16 minutes 38 seconds West, continuing along the north right-of-way line of State Highway 45/R.M. 620, a distance of 12.96 feet to a found 1/2-inch iron rod;

THENCE South 67 degrees 32 minutes 33 seconds West, continuing along the north right-of-way line of State Highway 45/R.M. 620, a distance of 467.85 feet to a found 1/2- iron rod being the southeast corner of Pearson Ranch West, Phase 1, an addition to the City of Austin according to the plat recorded in Document Number 2021146789, Official Public Records of Williamson County, Texas;

THENCE North 04 degrees 27 minutes 27 seconds West, departing said north right-of-way line of State Highway 45/R.M. 620 and along the east line of said Pearson Ranch West, Phase 1, a distance of 41.51 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC" for the beginning of a circular curve to the left, having a radius of 140.00 feet and whose chord bears North 20 degrees 57 minutes 27 seconds West, a chord distance of 79.52 feet;

THENCE Northwesterly, along said circular curve to the left, and continuing along the east line of across said Pearson Ranch West, Phase 1, through a central angle of 32 degrees 59 minutes 53 seconds, an arc length of 80.63 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC" at the end of said curve;

THENCE North 37 degrees 27 minutes 27 seconds West, continuing along the east line of across said Pearson Ranch West, Phase 1, a distance of 112.63 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC" for the beginning of a circular curve to the right, having a radius of 335.00 feet and whose chord bears North 29 degrees 57 minutes 27 seconds West, a chord distance of 87.45 feet;

THENCE Northwesterly, along said circular curve to the right, and continuing along the east line of across said Pearson Ranch West, Phase 1, through a central angle of 14 degrees 59 minutes 58 seconds, an arc length of 87.45 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC" at the end of said curve;

THENCE North 22 degrees 27 minutes 27 seconds West, continuing along the east line of across said Pearson Ranch West, Phase 1, a distance of 27.53 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC" for the beginning of a circular curve to the left, having a radius of 25.00 feet and whose chord bears North 67 degrees 27 minutes 27 seconds West, a chord distance of 35.36 feet;

THENCE Northwesterly, along said circular curve to the left, and continuing along the east line of across said Pearson Ranch West, Phase 1, through a central angle of 90 degrees 00 minutes 54 seconds, an arc length of 39.28 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC" at the end of said curve;

THENCE North 22 degrees 27 minutes 27 seconds West, continuing along the east line of across said Pearson Ranch West, Phase 1, a distance of 70.00 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC";

THENCE South 67 degrees 32 minutes 33 seconds West, continuing along the east line of across said Pearson Ranch West, Phase 1, a distance of 250.11 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC";

THENCE North 22 degrees 27 minutes 27 seconds West, continuing along the east line of across said Pearson Ranch West, Phase 1, a distance of 310.00 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC";

THENCE North 22 degrees 32 minutes 33 seconds East, continuing along the east line of across said Pearson Ranch West, Phase 1, a distance of 35.36 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC";

THENCE North 67 degrees 32 minutes 33 seconds East, continuing along the east line of across said Pearson Ranch West, Phase 1, a distance of 9.95 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC";

THENCE North 22 degrees 27 minutes 27 seconds West, continuing along the east line of across said Pearson Ranch West, Phase 1, a distance of 60.00 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC";

THENCE South 67 degrees 32 minutes 33 seconds West, continuing along the east line of across said Pearson Ranch West, Phase 1, a distance of 9.95 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC";

THENCE North 67 degrees 27 minutes 27 seconds West, continuing along the east line of across said Pearson Ranch West, Phase 1, a distance of 35.36 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC";

THENCE North 22 degrees 27 minutes 27 seconds West, continuing along the east line of across said Pearson Ranch West, Phase 1, a distance of 244.61 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC";

THENCE North 65 degrees 18 minutes 03 seconds East, continuing along the east line of across said Pearson Ranch West, Phase 1, a distance of 20.13 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC";

THENCE North 24 degrees 41 minutes 57 seconds West, continuing along the east line of across said Pearson Ranch West, Phase 1, a distance of 90.00 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC";

THENCE South 65 degrees 18 minutes 03 seconds West, continuing along the east line of across said Pearson Ranch West, Phase 1, a distance of 48.39 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC";

THENCE North 21 degrees 14 minutes 28 seconds West, continuing along the east line of across said Pearson Ranch West, Phase 1, a distance of 339.83 feet to a found 1/2-inch iron rod with cap stamped "BGE INC" for the northeast corner of said Pearson Ranch West, Phase 1 and being in the southerly line of Lot 1, Block A, Spraddle Creek, an addition to the City of Austin according to the plat recorded in Document Number 2000028647, Official Public Records of Williamson County, Texas;

THENCE North 68 degrees 46 minutes 14 seconds East, along the south line of said Spraddle Creek, a distance of 749.48 feet to a found 5/8-inch iron rod;

THENCE North 68 degrees 50 minutes 57 seconds East, along the south line of said Spraddle Creek, a distance of 560.15 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC";

THENCE South 12 degrees 44 minutes 18 seconds East, departing the south line of said Spraddle Creek and crossing said Pearson Ranch, LLC tract, a distance of 397.65 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC";

THENCE North 77 degrees 15 minutes 42 seconds East, continuing across said Pearson Ranch, LLC tract, a distance of 334.18 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC" for the beginning of a circular curve to the left, having a radius of 15.00 feet and whose chord bears South 65 degrees 35 minutes 05 seconds East, a chord distance of 18.12 feet;

THENCE Southeasterly, along said circular curve to the left and continuing across said Pearson Ranch, LLC tract, through a central angle of 74 degrees 18 minutes 30 seconds, an arc length of 19.45 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC" at the end of said curve;

THENCE South 28 degrees 59 minutes 09 seconds East, continuing across said Pearson Ranch, LLC tract, a distance of 71.89 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC";

THENCE North 77 degrees 15 minutes 42 seconds East, continuing across said Pearson Ranch, LLC tract, a distance of 178.33 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC" for the beginning of a circular curve to the right, having a radius of 365.00 feet and whose chord bears South 64 degrees 20 minutes 37 seconds East, a chord distance of 451.28 feet;

THENCE Southeasterly, along said circular curve to the right and continuing across said Pearson Ranch, LLC tract, through a central angle of 76 degrees 22 minutes 09 seconds, an arc length of 486.51 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC" at the end of said curve;

THENCE South 26 degrees 04 minutes 11 seconds East, continuing across said Pearson Ranch, LLC tract, a distance of 144.16 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC" for the beginning of a circular curve to the left, having a radius of 335.00 feet and whose chord bears South 33 degrees 37 minutes 51 seconds East, a chord distance of 88.16 feet;

THENCE Southeasterly, along said circular curve to the left and continuing across said Pearson Ranch, LLC tract, through a central angle of 15 degrees 07 minutes 20 seconds, an arc length of 88.42 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC" at the end of said curve;

THENCE South 41 degrees 11 minutes 31 seconds East, continuing across said Pearson Ranch, LLC tract, a distance of 124.29 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC" for the beginning of a circular curve to the right, having a radius of 250.00 feet and whose chord bears South 31 degrees 44 minutes 13 seconds East, a chord distance of 82.14 feet;

THENCE Southeasterly, along said circular curve to the right and continuing across said Pearson Ranch, LLC tract, through a central angle of 18 degrees 54 minutes 36 seconds, an arc length of 82.51 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC" at the end of said curve;

THENCE South 22 degrees 16 minutes 55 seconds East, continuing across said Pearson Ranch, LLC tract, a distance of 164.45 feet to the POINT OF BEGINNING and CONTAINING a computed area of 58.65 acres or 2,554,807 square feet of land, more or less.

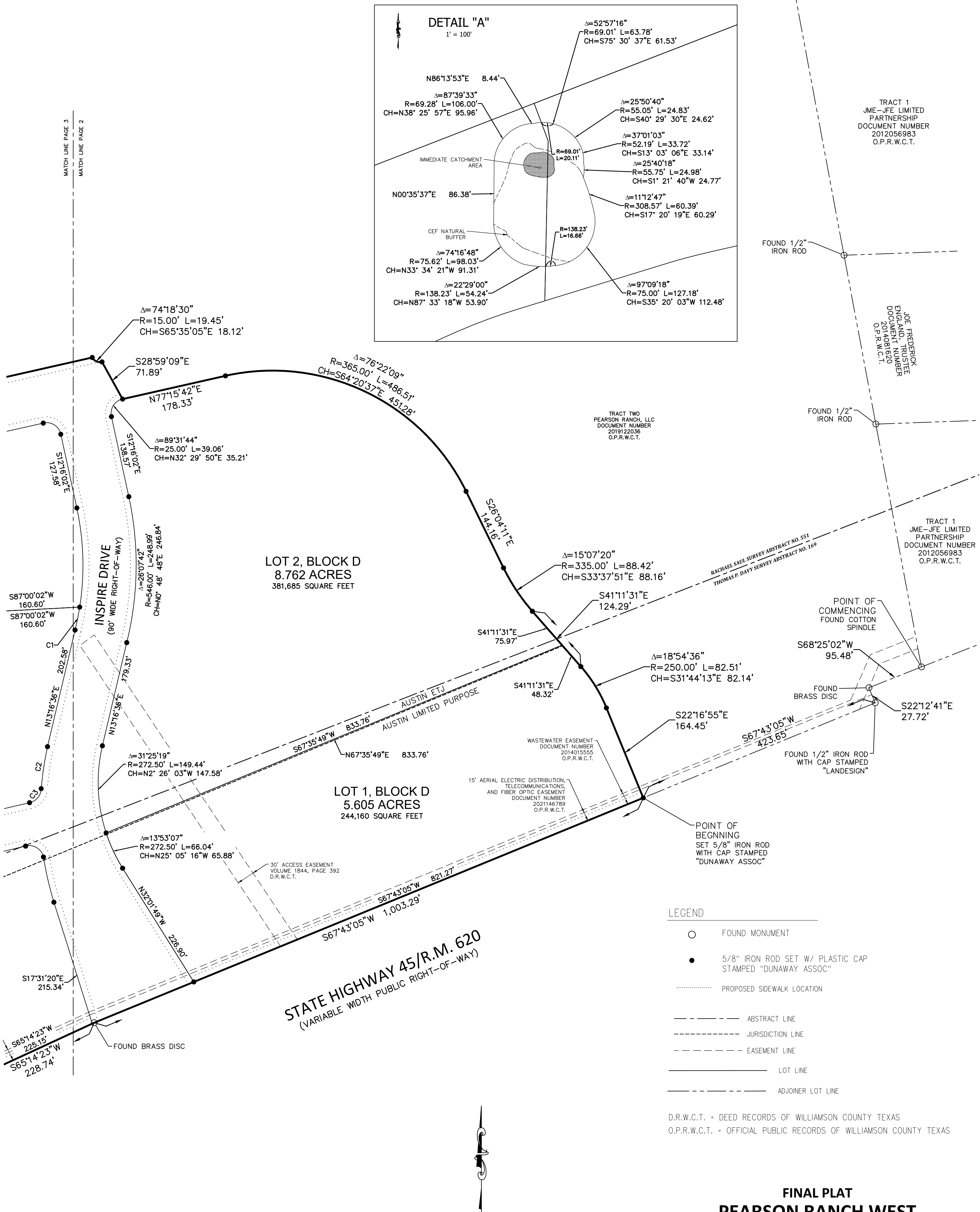
FINAL PLAT  
PEARSON RANCH WEST  
PHASE 2

A Subdivision of 58.65 Acres  
Situated in the Rachel Saul Survey, Abstract No. 551 and  
the Thomas P. Davy Survey, Abstract No. 169  
City of Austin, Williamson County, Texas

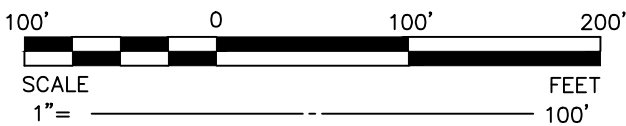


5707 SOUTHWEST PARKWAY, BLDG 2 SUITE 250  
AUSTIN, TEXAS 78735  
TEXAS REGISTERED SURVEYING FIRM NO. 10098100





5707 SOUTHWEST PARKWAY, BLDG 2 SUITE 250  
AUSTIN, TEXAS 78735  
TEXAS REGISTERED SURVEYING FIRM NO. 10098100



This survey is based on the Texas State Coordinate System (NAD83), Central Zone 4203, and by GPS observations. Distances hereon are surface values. A combined scale factor of 0.99988452 was used for this project.

**FINAL PLAT  
PEARSON RANCH WEST  
PHASE 2**

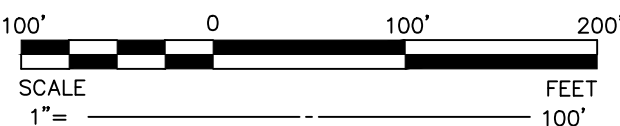
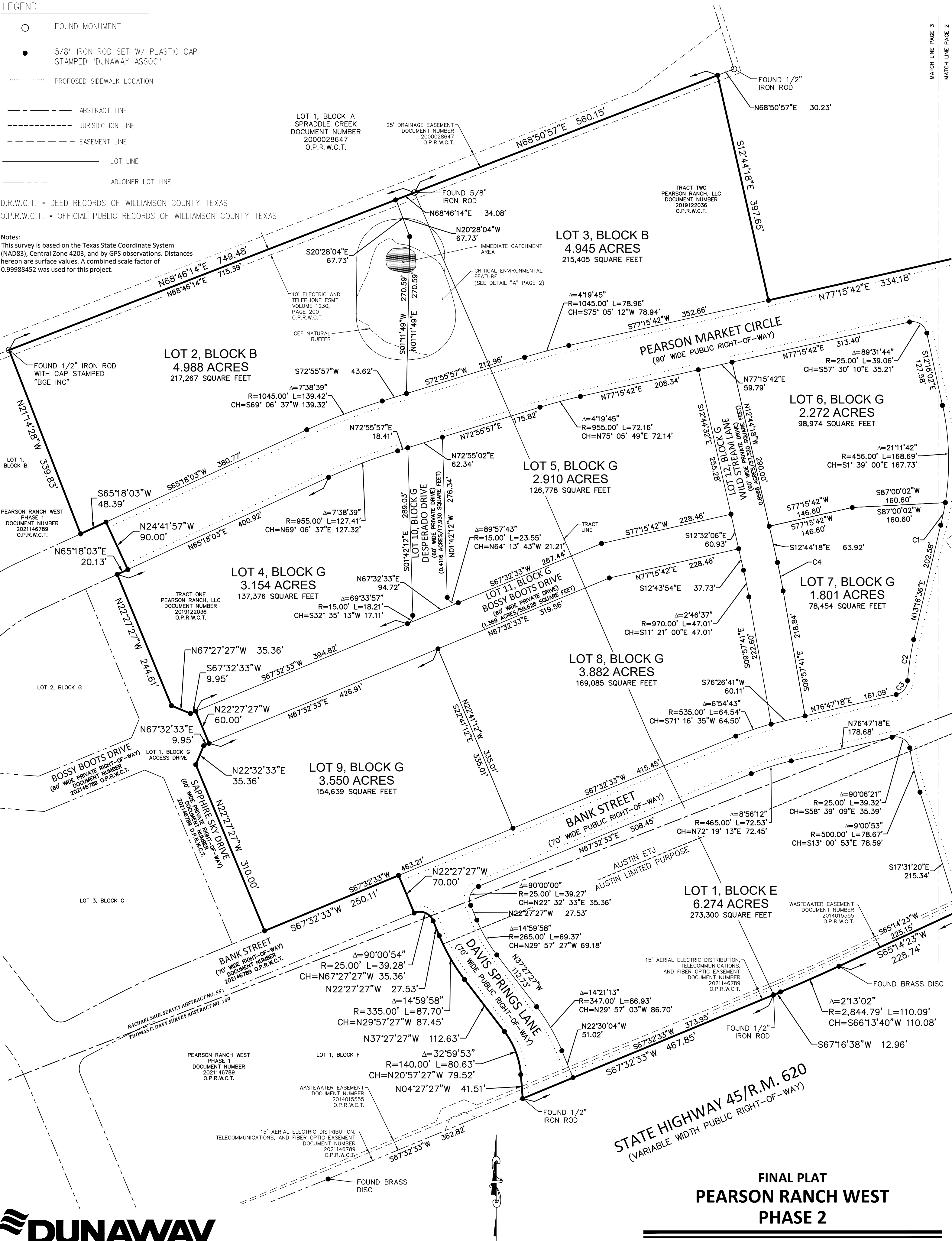
A Subdivision of 58.65 Acres  
Situated in the Rachel Saul Survey, Abstract No. 551 and  
the Thomas P. Davy Survey, Abstract No. 169  
City of Austin, Williamson County, Texas

LEGEND

- FOUND MONUMENT
- 5/8" IRON ROD SET W/ PLASTIC CAP STAMPED "DUNAWAY ASSOC"
- ..... PROPOSED SIDEWALK LOCATION
- ABSTRACT LINE
- JURISDICTION LINE
- EASEMENT LINE
- LOT LINE
- ADJOINER LOT LINE

D.R.W.C.T. = DEED RECORDS OF WILLIAMSON COUNTY TEXAS  
O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS

Notes:  
This survey is based on the Texas State Coordinate System (NAD83), Central Zone 4203, and by GPS observations. Distances hereon are surface values. A combined scale factor of 0.99988452 was used for this project.





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 GOVERNMENTAL AUTHORITIES.
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, 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.
7. AUSTIN ENERGY WILL FURNISH ELECTRIC SERVICE TO THIS SUBDIVISION.
8. 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.
9. 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.
10. 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.
11. NO LOT IN THIS SUBDIVISION IS ENCLOSED BY A SPECIAL FLOOD HAZARD AREA(S) AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0610F, EFFECTIVE DATE OF DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
12. THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AS DEFINED BY THE CITY OF AUSTIN AND TCEQ.
13. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
14. ALL PUBLIC STREETS SHALL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS.
15. 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.
16. 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.
17. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.
18. THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OR 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 WASTEWATER EASEMENTS EXCEPT AS APPROVED BY AUSTIN WATER.
19. 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. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THE SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
20. THIS PROJECT IS SUBJECT TO THE VOID AND WATER FLOW MITIGATION RULE (COA ECM 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.
21. 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.
22. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO 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 2,3, BLOCK B, LOTS 4,5,6,7,8,9, 10, 11,12, BLOCK G, LOT 1, BLOCK E, AND LOTS 1,2, BLOCK D REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
23. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH APPLICABLE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS FOR THE PORTIONS OF THE SUBDIVISION IN THE AUSTIN LIMITED PURPOSE JURISDICTION.
24. A RESTRICTIVE COVENANT REGARDING ALLOCATION OF IMPERVIOUS COVER HAS BEEN RECORDED IN DOCUMENT NO. 2021142333 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
25. A RESTRICTIVE COVENANT REGARDING ALLOCATION OF IMPERVIOUS COVER HAS BEEN RECORDED IN DOCUMENT NO. 2021142332 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
26. A RESTRICTIVE COVENANT REGARDING ALLOCATION OF IMPERVIOUS COVER HAS BEEN RECORDED IN DOCUMENT NO. \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS FOR LOTS 1,2, BLOCK D.
27. AN ADMINISTRATIVE VARIANCE WAS GRANTED AS PART OF THE APPROVED PRELIMINARY PLAN, PEARSON RANCH WEST, C8-2019-0057, FOR CRITICAL ENVIRONMENTAL FEATURE BUFFER OF LESS THAN 150-FT.
28. PARKLAND DEDICATION HAS BEEN SATISFIED VIA PRIVATE PARKLAND EASEMENTS ON OTHER LAND WITHIN THE PEARSON RANCH WEST SUBDIVISION PRELIMINARY PLAN (C8-2019-0057) IN ACCORDANCE WITH SECTION 25-1-602(B) AND 25-1-604.

THE 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, IT'S MANAGER, OWNER OF A 63.63 ACRE TRACT OF LAND IN THE RACHEL SAUL SURVEY, ABSTRACT NUMBER 551, WILLIAMSON COUNTY, TEXAS, AS CONVEYED TO IT BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2019122036, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 58.65 ACRES OF LAND, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS:

PEARSON RANCH WEST, PHASE 2

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, TEXAS 78733

BY: \_\_\_\_\_  
BRETT AMES, MANAGER

THE 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

\_\_\_\_\_  
PRINT NOTARY'S NAME  
MY COMMISSION EXPIRES \_\_\_\_\_

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

THAT \_\_\_\_\_, A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH \_\_\_\_\_, MANAGER, LIEN HOLDER OF CERTAIN 63.63 ACRE TRACT OF LAND IN THE RACHEL SAUL SURVEY, ABSTRACT NUMBER 551, WILLIAMSON COUNTY, TEXAS, AS CONVEYED TO IT BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2019122036, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY JOIN, APPROVE AND CONSENT TO THE DEDICATION OF THE SUBDIVISION AS SHOWN HEREON.

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

BY: \_\_\_\_\_

THE 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

\_\_\_\_\_  
PRINT NOTARY'S NAME  
MY COMMISSION EXPIRES \_\_\_\_\_




5707 SOUTHWEST PARKWAY, BLDG 2 SUITE 250  
AUSTIN, TEXAS 78735  
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

FINAL PLAT  
PEARSON RANCH WEST  
PHASE 2

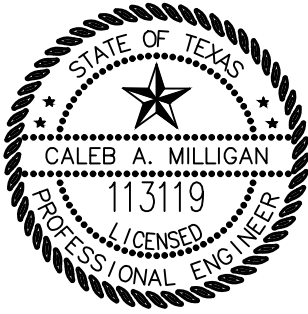
A Subdivision of 58.65 Acres  
Situated in the Rachel Saul Survey, Abstract No. 551 and  
the Thomas P. Davy Survey, Abstract No. 169  
City of Austin, Williamson County, Texas

ENGINEER'S CERTIFICATE:

I, CALEB A. MILLIGAN, P.E. NO. 113119, 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.

  
CALEB A. MILLIGAN, P.E.  
DUNAWAY ASSOCIATES, LLC  
TX FIRM #F-114  
5707 SOUTHWEST PARKWAY, BLDG 2  
SUITE 250  
AUSTIN TEXAS, 78735  
(152) 306-8252

11/11/2022  
DATE



THIS SUBDIVISION PLAT IS LOCATED WITHIN THE CITY OF AUSTIN 2 MILE E.T.J. AND THE CITY OF AUSTIN LIMITED PURPOSE.

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.

\_\_\_\_\_  
MIKE MATTESON, 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

SURVEYOR'S CERTIFICATE:

I, ALAN MOORE, 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, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON AUGUST 23, 2022.

  
ALAN MOORE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5537  
TBPLS FIRM No. 10098100  
DUNAWAY ASSOCIATES, LLC  
550 BAILEY AVENUE, SUITE 400  
FORT WORTH, TEXAS 76107  
(817) 335-1121

August 23, 2022  
DATE



THE STATE OF TEXAS §

THE COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

I, \_\_\_\_\_, CLERK OF THE COUNTY OF SAID, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING WITH IT'S 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 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 E. RISTER, CLERK COUNTY COURT  
WILLIAMSON, COUNTY, TEXAS

\_\_\_\_\_  
DEPUTY

THE 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, IT'S MANAGER, OWNER OF A 63.63 ACRE TRACT OF LAND IN THE RACHEL SAUL SURVEY, ABSTRACT NUMBER 551, WILLIAMSON COUNTY, TEXAS, AS CONVEYED TO IT BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2019122036, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 58.65 ACRES OF LAND, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS:

PEARSON RANCH WEST, PHASE 2

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, TEXAS 78733

BY: \_\_\_\_\_  
BRETT AMES, MANAGER

THE 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

\_\_\_\_\_  
PRINT NOTARY'S NAME  
MY COMMISSION EXPIRES \_\_\_\_\_



5707 SOUTHWEST PARKWAY, BLDG 2 SUITE 250  
AUSTIN, TEXAS 78735  
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

FINAL PLAT  
PEARSON RANCH WEST  
PHASE 2

A Subdivision of 58.65 Acres  
Situated in the Rachel Saul Survey, Abstract No. 551 and  
the Thomas P. Davy Survey, Abstract No. 169  
City of Austin, Williamson County, Texas

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



CASE NUMBER: C8-2019-0057.2A  
UPDATE: U0  
CASE MANAGER: Joey de la Garza      PHONE #: 512-974-2664

PROJECT NAME: Pearson Ranch Phase 2A Final Plat  
LOCATION: 14320 N FM 620 RD SB

SUBMITTAL DATE: December 12, 2022  
FINAL REPORT DATE: January 4, 2023

**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 13, 2023**. 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. The revised plat/plan in pdf format
  - b. A letter that addresses each comment in the master comment report
3. Updates must be submitted on an approved submittal date. Refer to the submittal calendar for a list of approved submittal dates.

**REVIEWERS:**

Site Plan Plumbing : Cory Harmon  
Planner 1 : Chima Onyia  
Electric Review : Andrea Katz  
911 Addressing Review : Janny Phung  
Drainage Engineering Review : Kyle Virr  
Environmental Review : Enrique Maiz-Torres  
PARD/Planning & Design Review : Thomas Rowlinson  
Subdivision Review : Joey de la Garza  
Water Quality Review : Kyle Virr



Ten (10') foot electric distribution, electric telecommunications, and electric fiber easement is required adjacent to all street R.O.W. Show the easements on the face of the plat.

AD1: This plat review is rejected for the following reasons:

AD2: BANKS ST is the correct street name for this project



AD3: Please update label for N SH 45 W the directional N must be included label the name as shown here in the vicinity map and the exhibit. Please remove RM 620.

AD4: Please provide the overall subdivision plat with all phases to examine street name continuity.

AD5: Please remove all forms of punctuation after abbreviating street types or directionals

AD6: Please update label for W PARMER RD the directional W must be included label the name as shown here in the vicinity map

AD7: WILD STREAM LN – WILD is on the Do NOT USE list

NOTE: BANKS ST is incorrectly labeled as BANK ST on all sheets.

The standards applied to all new street names in Travis County can be found at this link:

[http://www.austintexas.gov/sites/default/files/files/Information\\_Technology/911Addressing/Street\\_Name\\_Standards.pdf](http://www.austintexas.gov/sites/default/files/files/Information_Technology/911Addressing/Street_Name_Standards.pdf)

§25-4-155

End of Comments

### **ATD Engineering Review - Sean Conway -**

ATD 1. Additional comments may be provided as a result of information or design changes provided in your update.

ATD 2. This subdivision is subject to the approved TIA with the zoning case C8-2019-0057. Per recommendation.

### **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. DCM 1.2.2(D) states, "Stormwater runoff peak flow rates shall not be increased at any point of discharge from a site for the two (2), ten (10), twenty-five (25) and one hundred (100) year storm frequency events". Please provide the information necessary to verify compliance.
- DE2: The owner of real property proposed to be developed shall dedicate to the public an easement or right-of-way for a drainage facility, open or enclosed, and stormwater flow to the limits of the 100-year floodplain. [LDC 25-7-152]
- DE3: Show drainage area maps and calculate fully developed condition flows for the offsite contributing areas passing through site. Drainage easements are required for conveyance of offsite flows through the site. [LDC 25-7-151 & 25-7-152].
- DE4: Add the appropriate Floodplain Note [LDC 25-7-152]:  
 "The 100 year floodplain is contained within the drainage easement(s) shown hereon. (No or A) portion of this tract is within the boundaries of the 100 year flood plain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM panel # \_\_\_\_\_, dated \_\_\_\_\_ for \_\_\_\_\_ (name of city of county)."  
 This must be certified by registered professional engineer.  
 "This subdivision is not within the 100 year floodplain of any watercourse". See also Federal Flood Insurance Administration FIRM panel # \_\_\_\_\_, dated \_\_\_\_\_.  
 This must be certified by signature and seal of registered professional engineer.  
 "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)."  
 This must be certified with signature and seal of registered surveyor.
- DE5: Please demonstrate compliance with applicable sections of DCM 1.2.4.E.

### **Environmental Review - Enrique Maiz-Torres – Enrique.maiz-torres@austintexas.gov**

Update 0 1/3/2023

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

EV 1 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]

### **Hydro Geologist Review - Eric Brown - 512-978-1539**

CEF location and appropriate setback shown. Applicable CEF note included on Plat as Note 9. Edwards Aquifer Note included as Note 12. No additional comments at this time.

### **PARD / Planning & Design Review - Thomas Rowlinson - 512-974-9372**

- PR 1: Parkland dedication is required per Chapter 25-1, Article 14 (Parkland Dedication) of the City Code prior to approval of this subdivision, and in accordance with the early determination letter number 1576. The parkland may be provided on-site or within ½ mile of the project in another location approved by PARD. Indicate on the plat the park lots to be dedicated as part of the Phase 2 development. Label as "Dedicated Parkland" to comply with City Code 25-1-602. Any remaining fees must be paid in accordance with 25-1-605. Please provide a final dwelling unit count to calculate the requirement.
- PR 2: The park development fee is also required per City Code 25-1-606. This fee may be offset by the construction of approved recreational amenities on the parkland or easement to be dedicated. Expenditures on park amenities approved by PARD can be credited toward the fee up to this amount. Provide a schematic plan and cost estimate for park improvements and show park amenities on the subdivision construction plans. Fiscal surety for park amenities must be posted in accordance with a subdivision construction agreement or before final plat approval.
- PR 3: To comply with 25-1-603, provide to this reviewer a table showing the acreages of parkland dedication that is in the following categories: (A) 25-year floodplain, (B) critical water quality zone, 100-year floodplain, or CEF buffer NOT in 25-year floodplain, (C) any existing or proposed easements outside of A and B, and (d) land unencumbered by the above mentioned restrictions.
- PR 4: To demonstrate compliance, revise note 28 to the following note to the plat:

Parkland dedication has been provided for [XXX] residential units by the dedication of [Y.Y] acres of land, a credit for amenities to be constructed, and fees in-lieu. The area to be dedicated is shown on this plat as Lot XX Block YY. This lot is to be dedicated to the Homeowners Association/Property Owners Association upon approval of this plat. Upon annexation for all purposes, this lot shall be dedicated to the City of Austin. The park development fee will be satisfied by construction of amenities and/or fee in-lieu thereof prior to final plat approval.

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

- SR 1. This application was submitted on Dec. 12, 2022 and is subject to the following deadlines (25-1-83; 30-1-113; 25-4-84; 30-2-84; 25-4-85):
- Update deadline: March 13, 2023
  - Fiscal due: June 12, 2023
  - Recording due: July 6, 2023
- SR 2. Add Case #C8-2019-0057.2A in the bottom right hand corner of each sheet. 25-1-83 or 30-1-113
- SR 3. Remove the "tract line" from face of plat on sheet 3. 25-1-83
- SR 4. Please amend the following administrative approval block: 25-1-83, 30-1-113

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 5. One concrete monument is required to be placed at or near a major property corner, if one is not located and shown within 1300 feet on previously recorded property. 25-4-131 or 30-2-131
- SR 6. The plat diagram(s) must be on the first sheet(s) with plat notes, signature/approval boxes and legal descriptions of the property on the following sheets. 25-1-83 or 30-1-113
- SR 7. Provide documentation the person signing the plat has the authority to sign the plat on behalf of the owner. 25-1-83 or 30-1-113
- SR 8. Revise the Land Use Commission approval block as follows 25-1-83 (or 30-1-113):

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

\_\_\_\_\_  
 Todd W. Shaw, Chair

\_\_\_\_\_  
 Yvette Flores, Secretary

- SR 9. Revise the Williamson County Clerk recording certificate as follows: 25-1-83

THE STATE OF TEXAS §  
 COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS;

I, Nancy 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 the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_, at \_\_\_\_\_ o'clock, \_\_\_\_M., and duly recorded this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ A.D., at \_\_\_\_\_ o'clock \_\_\_\_M., in the Official 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 of the County Court  
 of Williamson County, Texas

BY: \_\_\_\_\_, Deputy

- SR 10. FYI, the fiscal estimate must be approved by the update deadline (Mar. 13, 2023). 25-4-84(D)
- SR 11. Add the following note to the plat: 25-1-83, 25-4-38, 25-4-84 or 30-1-113, 30-2-38, 30-2-84

"This subdivision plat was approved and recorded before the construction and acceptance of streets and other subdivision improvements. Pursuant to the terms of a Subdivision Construction Agreement between the subdivider and the City of Austin, dated \_\_\_\_\_, 20\_\_, the subdivider is responsible for the construction of all streets and facilities needed to serve the lots within the subdivision. This responsibility may be assigned in accordance with the terms of that agreement. For the Construction Agreement pertaining to this subdivision, see the separate instrument recorded in Doc#. \_\_\_\_\_, in the Official Public Records of \_\_\_\_\_ County, Texas."

- SR 12. Show signatures of owner(s), notary public(s) with appropriate seals and dates. Print names under signatures with addresses. 25-1-83 or 30-1-113
- SR 13. FYI. After the plat is approved, it must be printed on mylar that is no less than 18x24 and no larger than 24x36. 25-1-83 or 30-1-113

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



FYI: Dedication of private streets and public utility easements does not obligate the City to approve the placement of City water and wastewater mains within same. Water and wastewater service shall be provided to each lot at their Right of Way frontage.

### **Water Quality 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.

WQ1: Provide a water quality plan using the assumed impervious cover as described in Land Development Code Section 25-8-64. Include all items specified in the Subdivision Application Packet, Page 17.

WQ2: ECM 1.6.8 states, "On-site control of the two-year storm is achieved when the developed-conditions peak runoff rate leaving the site for a given drainage area is less than or equal to the existing-conditions runoff rate. The flow rates can be considered equal if the developed rate is no more than one-half (0.5) cfs greater than the existing rate or if the developed rate is no more than one-half (0.5) percent greater than the existing rate and there are no existing erosion problems downstream of the site" (LDC 25-7-61). Please provide compliance.

WQ3: Please provide Certification of Compliance 25-1-83 – Applications Related to a Closed Municipal Solid Waste Landfill. The certification form can be found at the following website:

[http://austintexas.gov/sites/default/files/files/Planning/Applications\\_Forms/Landfill\\_Verification\\_Form.pdf](http://austintexas.gov/sites/default/files/files/Planning/Applications_Forms/Landfill_Verification_Form.pdf)  
Wetlands Biologist Review - Eric Brown - 512-978-1539

Applicable CEF note included on Plat as Note 9. No additional comments at this time.

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

1. Pursuant to compliance with Sections 307.1, 609.6, and 721.1 of the 2021 Uniform Plumbing Code, add a plat note that conveys the following: 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.

2. 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), sewer tap(s), water well(s), water meter(s), domestic water piping, building sewer piping, etc.

### **End of Master Comment Report**