

## **SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8J-2022-0273.2A

**ZAP DATE:** 10/17/2023

**SUBDIVISION NAME:** Lagos Austin Section Two Phase Two

**AREA:** 32.711 acres

**LOT(S):** 147

**OWNER/APPLICANT:** GG Lagos, LP (Thomas Griffiths)

**AGENT:** Kimley-Horn and Associates, Inc. (Jacob Kondo)

**ADDRESS OF SUBDIVISION:** Murchison Street

**GRIDS:** MT27

**COUNTY:** Travis

**WATERSHED:** Gilleland Creek

**JURISDICTION:** 2-Mile  
ETJ

**EXISTING ZONING:** N/A

**MUD:** N/A

**PROPOSED LAND USE:** Single Family, Amenity, Landscape

**ADMINISTRATIVE WAIVERS:** N/A

**VARIANCES:** None

**SIDEWALKS:** Sidewalks will be provided on all internal streets.

**DEPARTMENT COMMENTS:** This request is for approval with conditions of Lagos Austin Section Two Phase Two Subdivision consisting of 147 lots on 32.711 acres. Water provided by Manville Water Supply Corporation 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. Provided the conditions are met by December 17, 2023, the plat will comply with City of Austin Land Development Code, Chapter 30-2-84(B). The conditions include payment of parkland fees and an update to plat notes. 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](mailto:sarah.sumner@traviscountytx.gov)

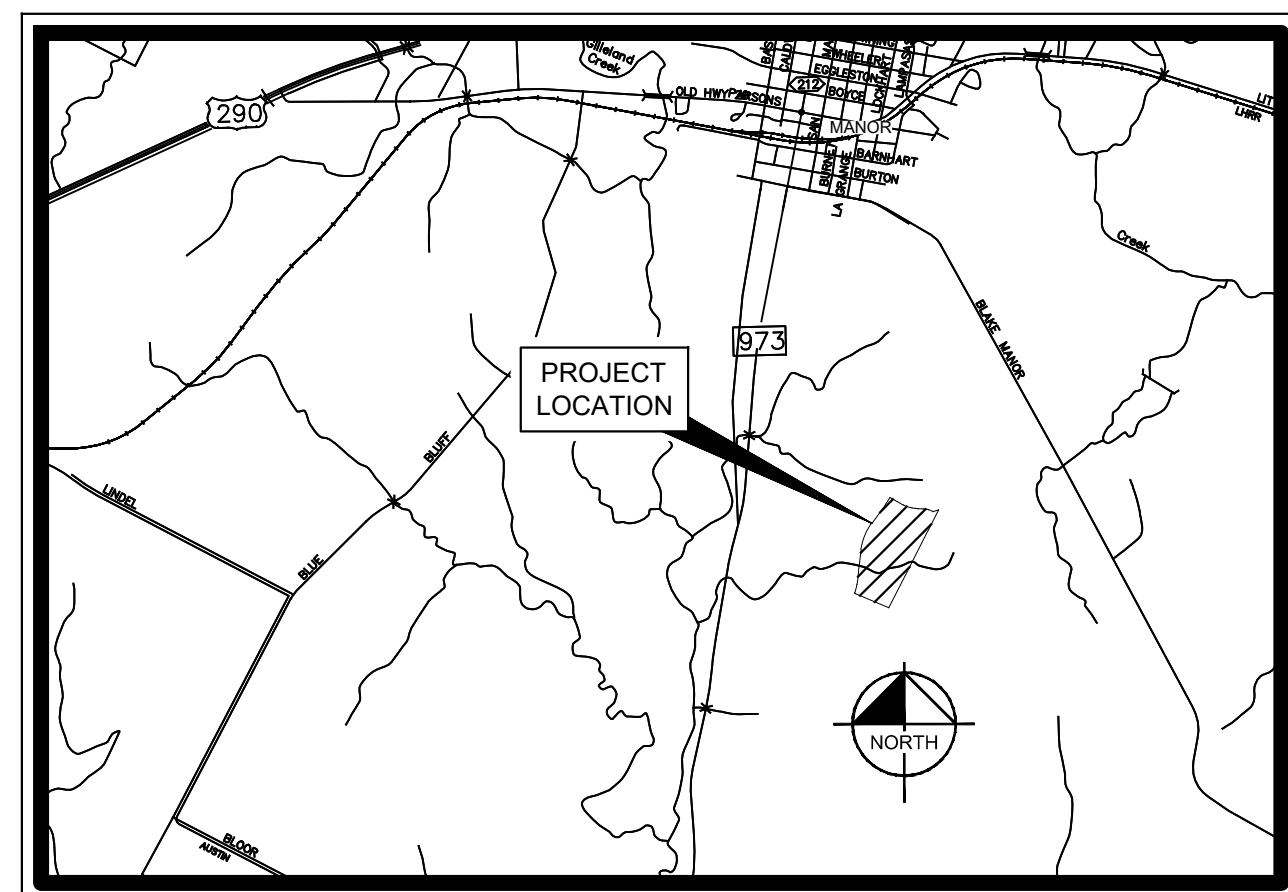
**PHONE:** 512-854-7687

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.

THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. 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.

THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY  
ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN  
THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE  
CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE  
AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF  
DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR  
THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL  
NEIGHBORHOOD.



VICINITY MAP

NOT TO SCALE

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**FINAL PLAT ESTABLISHING  
LAGOS AUSTIN  
SECTION 2 PHASE 2 SUBDIVISION**

BEING 32.711 ACRES (1,424,879 SQUARE FEET)

OUT OF THE JAMES H. MANNING SURVEY NO. 37, ABSTRACT NO. 520, CITY OF AUSTIN ETJ,  
TRAVIS COUNTY AND BEING PORTION OF THAT CERTAIN 214.367 ACRE TRACT DESCRIBED  
IN INSTRUMENT TO GG LAGOS LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NO.  
2022137375 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

**Kimley»Horn**

10101 Reunion Place, Suite 400 Tel. No. (210) 541-9166  
San Antonio, Texas 78216 FIRM # 10193973 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	BB	JGM	06/02/2023	069241731	1 OF 5

DWG NAME: K:\SNA SURVEY\LAGOS DEVELOPMENT\069241731-009-LAGOS AUSTIN SEC 2 PH1 - 2DWG\PLAT\LAGOS AUSTIN SECTION 2 PHASE 2 DWG PLOTTED BY: VILLARREAL, MIGUEL 06/02/2023 5:11 PM

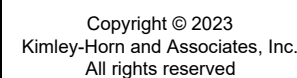


ELEV.=481.800'

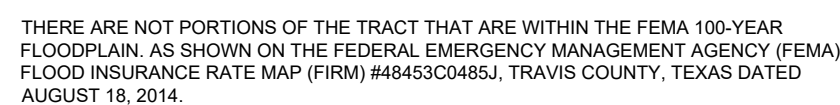
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
DRTC	DEED RECORDS, TRAVIS COUNTY
R.O.W.	RIGHT OF WAY
IRSC	1/2" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD FOUND WITH CAP
IRF	IRON ROD FOUND
○ ○	1/2" IRON ROD W/ "KHA" CAP SET UNLESS OTHERWISE NOTED
— —	PUBLIC UTILITY EASEMENT (PUE)
⊕	BENCHMARKS
— —	SIDEWALK
(A)	BLOCK IDENTIFIERS
— —	MATCHLINE

NO. OF BLOCKS: 6  
NO. OF LOTS: 147  
NO. OF SF LOTS: 143  
NEW STREETS: 9  
DATE: JUNE 2023

**OWNER/DEVELOPER:**  
GG LAGOS LIMITED PARTNERSHIP  
351 KLING ST. EAST 12TH FL M5A 0L6  
TORONTO ON CANADA  
PH: 512-450-4916  
CONTACT: FRANK H. DEL CASTILLO, JR.



TEXAS

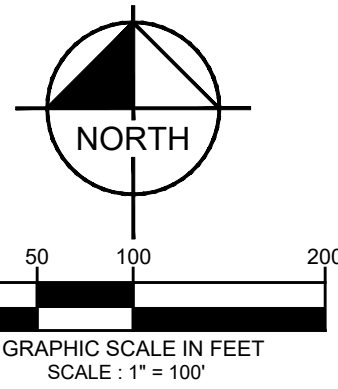


<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
1" = 100'	BB	JGM	06/02/2023	069241731	2 OF 5



FINAL PLAT ESTABLISHING  
LAGOS AUSTIN  
SECTION 2 PHASE 2 SUBDIVISION

BEING 32.243 ACRES (1,404,496 SQUARE FEET)  
OUT OF THE JAMES H. MANNING SURVEY NO. 37, ABSTRACT NO. 520, CITY OF AUSTIN  
ETJ, TRAVIS COUNTY AND BEING PORTION OF THAT CERTAIN 214.367 ACRE TRACT  
DESCRIBED IN INSTRUMENT TO GG LAGOS LIMITED PARTNERSHIP, RECORDED IN  
DOCUMENT NO. 2022137375 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,  
TEXAS



BENCH MARK LIST	
NOTE: POINTS SHOWN BELOW ARE -0.72'(AVERAGE) BELOW NAVD88-GEOID 12A	
BM #111	MAG NAIL SET ±101 FEET ACROSS THE STREET FROM THE SOUTHWEST CORNER OF THE SUBJECT TRACT ON THE RIGHT OF WAY
ELEV.=484.390'	
BM #112	MAG NAIL WITH WASHER SET ON THE CORNER OF A CONCRETE DRAINAGE INLET NEAR THE NORTHWEST CORNER OF THE SURVEYED TRACT
ELEV.=481.800'	

LEGEND	
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
DRTC	DEED RECORDS, TRAVIS COUNTY
R.O.W.	RIGHT OF WAY
IRSC	1/2" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD FOUND WITH CAP
IRF	IRON ROD FOUND
○ ○	1/2" IRON ROD W/ "KHA" CAP SET UNLESS OTHERWISE NOTED
---	PUBLIC UTILITY EASEMENT (PUE)
⊕	BENCHMARKS
.....	SIDEWALK
(A)	BLOCK IDENTIFIERS
---	MATCHLINE

SUBDIVISION INFORMATION	
OWNER: GG LAGOS LIMITED PARTNERSHIP	
ACREAGE: 32.711	
SURVEY: JAMES H. MANNING SURVEY NO. 37, ABSTRACT NO. 520	
NO. OF BLOCKS: 6	
NO. OF LOTS: 147	
NO. OF SF LOTS: 143	
NEW STREETS: 9	
DATE: MARCH 2023	

- SURVEYOR'S NOTES
- THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS).
  - ALL PROPERTY CORNERS OF THE LOTS IN THIS SUBDIVISION WILL BE MONUMENTED PRIOR TO LOTS SALES AND AFTER ROAD CONSTRUCTION WITH A 1/2-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KHA", UNLESS OTHERWISE NOTED.
- ACCORDING TO COMMUNITY PANEL NO. 48453C0485J DATED AUGUST 18, 2014 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), NO PORTIONS OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "A" WHICH IS DEFINED BY FEMA AS "1% ANNUAL FLOOD CHANCE AREA WITH NO BASE FLOOD ELEVATIONS DETERMINED". ALL OF THE PROPERTY IS WITHIN ZONE "X" (UN-SHADED) DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". ALL ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE. THIS STATEMENT DOES NOT IMPLY THAT ANY PORTION OF THE SUBJECT TRACT IS TOTALLY FREE OF POTENTIAL FLOOD HAZARD. LOCALIZED FLOODING CAN OCCUR DUE TO NATURAL AND/OR MAN-MADE INFLUENCES. THIS FLOOD STATEMENT SHALL CREATE NO LIABILITY ON THE PART OF KIMLEY-HORN OR THE UNDERSIGNED.

CIVIL ENGINEER:  
KIMLEY-HORN AND ASSOCIATES, INC.  
10814 JOLLYVILLE ROAD, AVALON IV, SUITE 200  
AUSTIN, TEXAS 78759  
TBPE FIRM REGISTRATION NO. F-928  
PH: (512) 418-1771 FAX: (512) 418-1791  
CONTACT: JACOB KONDO, P.E.

SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES, INC.  
10101 REUNION PLACE, SUITE 400  
SAN ANTONIO, TEXAS 78216  
TBPLS FIRM REGISTRATION NO. 10193973  
PH: (210) 541-9166 FAX: (210) 541-8699  
CONTACT: JOHN G. MOSIER, R.P.L.S.

OWNER/DEVELOPER:  
GG LAGOS LIMITED PARTNERSHIP  
351 KLING ST. EAST 12TH FL MSA OL6  
TORONTO ON CANADA  
PH: 512-450-4916  
CONTACT: FRANK H. DEL CASTILLO, JR.

CASE NO. C8J-2022-0273.2A

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1" = 100'	BB	JGM	06/02/2023	069241731	3 OF 5

FINAL PLAT ESTABLISHING  
LAGOS AUSTIN  
SECTION 2 PHASE 2 SUBDIVISION

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ETJ, TRAVIS COUNTY AND BEING PORTION OF THAT CERTAIN 214.367 ACRE TRACT  
DESCRIBED IN INSTRUMENT TO GG LAGOS LIMITED PARTNERSHIP, RECORDED IN  
DOCUMENT NO. 2022137375 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,  
TEXAS

LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
BLOCK M, LOT 38	0.177	7,722	BLOCK N, LOT 13	0.213	9,292	BLOCK P, LOT 7	0.138	6,000	BLOCK S, LOT 7	0.149	6,500
BLOCK M, LOT 39	0.154	6,723	BLOCK N, LOT 14	0.203	8,828	BLOCK P, LOT 8	0.138	6,000	BLOCK S, LOT 8	0.149	6,500
BLOCK M, LOT 40	0.154	6,723	BLOCK N, LOT 15	0.202	8,807	BLOCK P, LOT 9	0.165	7,200	BLOCK S, LOT 09	0.149	6,500
BLOCK M, LOT 41	0.154	6,723	BLOCK N, LOT 16	0.162	7,066	BLOCK P, LOT 10	0.162	7,066	BLOCK S, LOT 10	0.146	6,366
BLOCK M, LOT 42	0.154	6,723	BLOCK N, LOT 17	0.138	6,000	BLOCK P, LOT 11	0.162	7,066	BLOCK S, LOT 11	0.162	7,075
BLOCK M, LOT 43	0.154	6,723	BLOCK N, LOT 18	0.138	6,000	BLOCK P, LOT 12	0.165	7,200	BLOCK S, LOT 12	0.268	11,655
BLOCK M, LOT 44	0.144	6,293	BLOCK N, LOT 19	0.138	6,000	BLOCK P, LOT 13	0.138	6,000	BLOCK S, LOT 13	0.185	8,073
BLOCK M, LOT 45	0.138	6,000	BLOCK N, LOT 20	0.153	6,679	BLOCK P, LOT 14	0.138	6,000	BLOCK S, LOT 14	0.164	7,129
BLOCK M, LOT 46	0.161	7,019	BLOCK N, LOT 21	0.151	6,587	BLOCK P, LOT 15	0.138	6,000	BLOCK S, LOT 15	0.172	7,496
BLOCK M, LOT 47	0.163	7,115	BLOCK N, LOT 22	0.241	10,512	BLOCK P, LOT 16	0.138	6,000	BLOCK S, LOT 16	0.176	7,677
BLOCK M, LOT 48	0.163	7,121	BLOCK N, LOT 23	0.214	9,321	BLOCK P, LOT 17	0.138	6,000	BLOCK S, LOT 17	0.180	7,858
BLOCK M, LOT 49	0.137	5,987	BLOCK O, LOT 1	0.162	7,066	BLOCK P, LOT 18	0.138	6,000	BLOCK S, LOT 18	0.174	7,573
BLOCK M, LOT 50	0.180	7,828	BLOCK O, LOT 2	0.138	6,000	BLOCK P, LOT 19	0.138	6,000	BLOCK S, LOT 19	0.398	17,331
BLOCK M, LOT 51	0.196	8,544	BLOCK O, LOT 3	0.138	6,000	BLOCK P, LOT 20	0.162	7,066	BLOCK S, LOT 20	0.370	16,138
BLOCK M, LOT 52	0.182	7,930	BLOCK O, LOT 4	0.138	6,000	BLOCK R, LOT 1	0.162	7,066	BLOCK S, LOT 21	0.301	13,102
BLOCK M, LOT 53	0.159	6,909	BLOCK O, LOT 5	0.186	8,103	BLOCK R, LOT 2	0.138	6,000	BLOCK S, LOT 22	0.162	7,065
BLOCK M, LOT 54	0.149	6,500	BLOCK O, LOT 6	0.186	8,103	BLOCK R, LOT 3	0.138	6,000	BLOCK S, LOT 23	0.155	6,731
BLOCK M, LOT 55	0.149	6,500	BLOCK O, LOT 7	0.186	8,103	BLOCK R, LOT 4	0.138	6,000	BLOCK S, LOT 24	0.168	7,301
BLOCK M, LOT 56	0.149	6,500	BLOCK O, LOT 8	0.186	8,103	BLOCK R, LOT 5	0.138	6,000	BLOCK S, LOT 25	0.165	7,199
BLOCK M, LOT 57	0.149	6,500	BLOCK O, LOT 9	0.162	7,066	BLOCK R, LOT 6	0.138	6,000	BLOCK S, LOT 66	0.208	9,057
BLOCK M, LOT 58	0.149	6,500	BLOCK O, LOT 10	0.138	6,000	BLOCK R, LOT 7	0.138	6,000	BLOCK S, LOT 67	0.501	21,816
BLOCK M, LOT 59	0.149	6,500	BLOCK O, LOT 11	0.138	6,000	BLOCK R, LOT 8	0.138	6,000			
BLOCK M, LOT 60	0.149	6,500	BLOCK O, LOT 12	0.138	6,000	BLOCK R, LOT 9	0.138	6,000			
BLOCK M, LOT 61	0.149	6,500	BLOCK O, LOT 13	0.138	6,000	BLOCK R, LOT 10	0.165	7,195			
BLOCK M, LOT 62	0.149	6,500	BLOCK O, LOT 14	0.138	6,000	BLOCK R, LOT 11	0.165	7,195			
BLOCK M, LOT 63	0.149	6,500	BLOCK O, LOT 15	0.163	7,111	BLOCK R, LOT 12	0.138	6,000			
BLOCK M, LOT 64	0.149	6,500	BLOCK O, LOT 16	0.226	9,831	BLOCK R, LOT 13	0.138	6,000			
BLOCK M, LOT 65	0.176	7,666	BLOCK O, LOT 17	0.203	8,855	BLOCK R, LOT 14	0.138	6,000			
BLOCK M, LOT 66	3.102	135,141	BLOCK O, LOT 18	0.176	7,653	BLOCK R, LOT 15	0.138	6,000			
BLOCK M, LOT 67	0.743	32,345	BLOCK O, LOT 19	0.149	6,506	BLOCK R, LOT 16	0.138	6,000			
BLOCK N, LOT 1	0.167	7,284	BLOCK O, LOT 20	0.176	7,672	BLOCK R, LOT 17	0.138	6,000			
BLOCK N, LOT 2	0.142	6,173	BLOCK O, LOT 21	0.160	6,954	BLOCK R, LOT 18	0.138	6,000			
BLOCK N, LOT 3	0.151	6,586	BLOCK O, LOT 22	0.148	6,441	BLOCK R, LOT 19	0.138	6,000			
BLOCK N, LOT 4	0.160	6,965	BLOCK O, LOT 23	0.165	7,208	BLOCK R, LOT 20	0.162	7,066			
BLOCK N, LOT 5	0.166	7,227	BLOCK P, LOT 1	0.162	7,066	BLOCK S, LOT 1	0.176	7,666			
BLOCK N, LOT 6	0.169	7,362	BLOCK P, LOT 2	0.138	6,000	BLOCK S, LOT 2	0.149	6,500			
BLOCK N, LOT 7	0.169	7,371	BLOCK P, LOT 3	0.138	6,000	BLOCK S, LOT 3	0.149	6,500			
BLOCK N, LOT 8	0.167	7,254	BLOCK P, LOT 4	0.138	6,000	BLOCK S, LOT 4	0.149	6,500			
BLOCK N, LOT 9	0.161	7,011	BLOCK P, LOT 5	0.138	6,000	BLOCK S, LOT 5	0.149	6,500			
BLOCK N, LOT 10	0.152	6,630	BLOCK P, LOT 6	0.138	6,000	BLOCK S, LOT 6	0.149	6,500			

LINE TABLE		
NO.	BEARING	LENGTH
L1	S63°08'23"E	9.56'
L2	S80°23'42"E	57.97'
L3	S88°47'39"E	91.42'
L4	S75°04'59"E	20.09'
L5	S63°02'09"E	30.00'
L6	S66°59'49"E	40.09'
L7	S26°5'51"W	16.41'
L8	N22°49'13"E	10.00'
L9	N07°29'45"E	3.50'
L10	N76°53'12"E	99.87'
L11	S76°53'12"W	95.33'
L12	S53°39'18"E	18.82'
L13	S53°39'18"E	23.82'
L14	S63°02'09"E	49.73'
L15	S63°02'09"E	63.38'
L17	S63°02'09"E	55.14'
L19	N53°39'18"W	18.82'
L20	S53°39'18"E	23.82'
L21	N63°02'09"W	37.48'

STREET NAME	LINEAR FT.	ACRES	WIDTH	CLASSIFICATION
CORBARA LANE	130	0.15	50'	LOCAL
LAGO TORTUGA TRAIL	594	0.73	50'	LOCAL
NOVILLO LANE	1265	1.57	50'	LOCAL
TRASIMERO DRIVE	580	0.60	50'	LOCAL
ELAPA STREET	574	0.68	50'	LOCAL
TAWAKONI LANE	602	0.67	50'	LOCAL
TAWAKONI LANE	155	0.21	60'	LOCAL
PALITO DRIVE	563	0.67	50'	LOCAL
ALBANO ROAD	280	0.41	50'	LOCAL
ANGEL JOSEFINA AVENUE	292	0.30	50'	LOCAL
TOTAL RIGHT-OF-WAY	6,887	5.99		

CASE NO. C8J-2022-0273.2A

Kimley»Horn

10101 Reunion Place, Suite 400  
San Antonio, Texas 78216

FIRM # 10193973

Tel. No. (210) 541-9166  
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Project No.  
069241731

Sheet No.  
4 OF 5

Scale  
1" = 100'

Drawn by  
MAV

Checked by  
BB

Date  
06/02/2023

PROVIDENCE OF ONTARIO §  
CITY OF TORONTO §

KNOW ALL MEN BY THESE PRESENTS;

WHEREAS, GG LAGOS LIMITED PARTNERSHIP, BY ITS GENERAL PARTNER GG LGOS GP INC, THE OWNER OF 32.711 ACRE TRACT OF LAND OUT OF THE JAMES H. MANNING SURVEY NO. 37, ABSTRACT NO. 520, CITY OF AUSTIN ETJ, TRAVIS COUNTY AND BEING PORTION OF THAT CERTAIN 214.367 ACRE TRACT DESCRIBED IN INSTRUMENT TO GG LAGOS LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NO. 2022137375 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS , DOES HEREBY SUBDIVIDE 32.711 ACRE TRACT OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

LAGOS AUSTIN SECTION 2 PHASE 2 SUBDIVISION

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.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS DAY OF \_\_\_\_\_, 20\_\_

BY: THOMAS GRIFFITHS  
VICE PRESIDENT  
GG LAGOS LIMITED PARTNERSHIP  
351 KLING ST. EAST 12TH FL M5A 0L6  
TORONTO ON CANADA

MICHAEL KIRCHMAIR  
VICE PRESIDENT  
GG LAGOS LIMITED PARTNERSHIP  
351 KLING ST. EAST 12TH FL M5A 0L6  
TORONTO ON CANADA

PROVIDENCE OF ONTARIO §  
CITY OF TORONTO §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BY \_\_\_\_\_, AS \_\_\_\_\_ OF \_\_\_\_\_, ON BEHALF OF SAID CORPORATION.

NOTARY PUBLIC  
NOTARY REGISTRATION NUMBER \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
PROVIDENCE OF ONTARIO §  
CITY OF TORONTO §

PROVIDENCE OF ONTARIO §  
CITY OF TORONTO §

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CITY OF TORONTO §

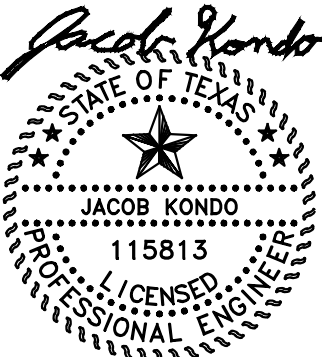
GENERAL NOTES:

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF AUSTIN'S 2-MILE EXTRA TERRITORIAL JURISDICTION (ETJ).
- WASTEWATER SERVICE FOR THE LAGOS AUSTIN DEVELOPMENT WILL BE PROVIDED BY THE CITY OF AUSTIN.
- WATER SERVICE FOR THE LAGOS AUSTIN DEVELOPMENT WILL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION.
- THE WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY AUSTIN WATER. ALL WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- ALL STREETS, DRIVEWAYS, SIDEWALKS, WASTEWATER, AND STORM SEWER LINES SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE CITY OF AUSTIN STANDARDS.
- ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC COOPERATIVE.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
- THE PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION) FOR THE PLACEMENT, INSPECTION, OR MAINTENANCE OF SAID EASEMENTS.
- PUBLIC SIDEWALK BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG ALL STREETS. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALK(S) MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. VERIFICATION LETTER THAT SIDEWALKS MEET ADA REQUIREMENTS WILL BE REQUIRED.
- PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THESE CONSTRUCTION PLANS, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH SEC 30-1-132 OF THE LAND DEVELOPMENT CODE FOR THE FOLLOWING IMPROVEMENTS:
  - STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION FOR THE FOLLOWING STREET: ALL PROPOSED SINGLE-FAMILY STREETS.
  - ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (e.g., EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING STREETS: ALL PROPOSED SINGLE-FAMILY STREETS.
- 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 OWNER'S EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- STANDARD STREET SIGNS WILL BE INSTALLED AT ALL STREET INTERSECTIONS.
- A 10' PUBLIC UTILITY EASEMENT IS HEREBY RESERVED ADJACENT TO ALL STREET RIGHT-OF-WAY AS SHOWN.
- PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS SHALL BE SUBMITTED TO THE CITY OF AUSTIN AND/OR TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION) FOR REVIEW PRIOR TO SITE DEVELOPMENT. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES THE APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
- EROSION / SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION OF EACH LOT, INCLUDING SINGLE-FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
- WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE MANVILLE WATER SUPPLY CORPORATION WATER UTILITY SYSTEM AND THE CITY OF AUSTIN WASTEWATER UTILITY SYSTEM.
- WITHIN A SIGHT DISTANCE EASEMENT, ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS, OR ANY OTHER OBJECT, WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AND/OR THE CITY OF AUSTIN AT THE OWNERS EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITH THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
- ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL.
- SLOPE EASEMENT DEDICATION WILL BE REQUIRED FOR FILL/CUT SLOPES SUPPORTING ROADWAYS WHICH EXTEND BEYOND THE RIGHT-OF-WAY.
- A SETBACK SHALL BE PROVIDED FOR ALL DETENTION, RETENTION, AND WATER QUALITY FACILITIES FOR SINGLE-FAMILY OR DUPLEX RESIDENTIAL DEVELOPMENT. NO SUCH FACILITY SHALL BE LOCATED WITHIN 15-FT OF A RESIDENTIAL STRUCTURE.
- THE 100-YR & 500-YR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. NO PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "A", ALL OF THE PROPERTY IS WITHIN ZONE "X" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0485J, TRAVIS COUNTY, TEXAS DATED AUGUST 18, 2014.
- ALL PROPOSED CONSTRUCTION REQUIRES THE APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
- ACCESS TO ADJACENT ARTERIAL ROADWAYS FROM RESIDENTIAL LOTS THAT ARE DIRECTLY FRONTING ADJACENT TO ARTERIAL ROADWAYS IS PROHIBITED.
- RESERVED RIGHT OF WAY SHALL BE RETAINED BY DEVELOPER UNTIL FUTURE COUNTY ACQUISITION, AND PAYMENT OF ADEQUATE COMPENSATION THEREFOR AND/OR IN EXCHANGE FOR TRAFFIC MITIGATION REDUCTION TIED TO THE TRAVIS COUNTY APPROVED LAGOS TRAFFIC IMPACT ANALYSIS USING CURRENT MARKET RATE LAND VALUES AT TIME OF DEDICATION.
- THE AMENDED AND RESTATED PHASING AGREEMENT FOR THE SUBJECT TRACT IS RECORDED AS DOCUMENT NO. 2021148505 O.P.R.T.C.
- NO SINGLE-FAMILY RESIDENCES ARE PERMITTED ON NON-RESIDENTIAL LOTS.
- ALL STREETS IN THIS SUBDIVISION ARE PUBLIC.
- THIS PLAT COMPLIES WITH THE APPROVED PRELIMINARY PLANS.
- A DRIVEWAY PERMIT FROM TRAVIS COUNTY IS REQUIRED PRIOR TO THE CONSTRUCTION OF ANY DRIVEWAY.
- AS APPLICABLE, OBTAIN AND IMPLEMENT A STORMWATER POLLUTION PREVENTION PLAN (SWP3). THE SWP3 REQUIRES THE 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.
- THE SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED \_\_\_\_\_, 20\_\_, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOC# \_\_\_\_\_, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- ALL EASEMENTS SHOWN ON THE FACE OF THIS PLAT ARE HEREBY DEDICATED UNLESS A PREVIOUSLY RECORDED DOCUMENT NUMBER IS SHOWN.
- HOA BYLAWS FOR THIS SUBDIVISION HAVE BEEN RECORDED AS DOCUMENT NUMBER \_\_\_\_\_.
- TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
- BY APPROVING THIS PLAT, THE CITY OF AUSTIN AND/OR 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 OWNER OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO THE CITY AND/OR TRAVIS COUNTY STANDARDS MAY BE JUST THE CAUSE FOR THE CITY AND/OR THE COUNTY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
- PARKLAND DEDICATION HAS BEEN SATISFIED VIA PAYMENT OF A FEE IN-LIEU OF LAND TO TRAVIS COUNTY, RESIDENTIAL LOTS FOR THIS SUBDIVISION = 143
- 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.
- A DRIVEWAY PERMIT IS REQUIRED PRIOR TO CONSTRUCTION OF ANY DRIVEWAY CONNECTING TO TRAVIS COUNTY RIGHT-OF-WAY.
- THE FOLLOWING LOTS WILL BE OWNED AND MAINTAINED BY THE HOA:  
LOT 66M, 66S, 67 (WATER QUALITY, DRAINAGE, OPEN SPACE, PRIVATE RECREATIONAL AMENITIES & TRAIL LOT)

I, JACOB KONDO, 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 STAND POINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE CITY OF AUSTIN CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE 100-YR & 500-YR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. NO PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "A", ALL OF THE PROPERTY IS WITHIN ZONE "X" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0485J, TRAVIS COUNTY, TEXAS DATED AUGUST 18, 2014.

JACOB KONDO, P.E.  
REGISTERED PROFESSIONAL ENGINEER No. 115813  
KIMLEY-HORN AND ASSOCIATES, INC.  
10814 JOLLYVILLE ROAD  
AVALLON IV, SUITE 200  
AUSTIN, TEXAS 78759



I, JOHN G. MOSIER, 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 AUSTIN CITY CODE OF 1988 AS AMENDED, IS ACCURATE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON JUNE 14, 2021.

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

JOHN G. MOSIER  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6330  
10101 REUNION PLACE, SUITE 400  
SAN ANTONIO, TEXAS 78216  
PH. 210-541-9166  
greg.mosier@kimley-horn.com

COMMISSIONERS COURT RESOLUTION:

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 THE 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 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.

STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, DYANA LIMON-MERCADO, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, A.D., THE COMMISSIONER'S 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 \_\_\_\_\_, 20\_\_, A.D.

DYANA LIMON-MERCADO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, DYANA LIMON-MERCADO, CLERK OF THE COUNTY COURT, 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., 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 COURT, OF SAID COUNTY, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, A.D.

DYANA LIMON-MERCADO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE CITY OF AUSTIN 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 IS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

JOSE G. ROIG, 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

CIVIL ENGINEER:  
KIMLEY-HORN AND ASSOCIATES, INC.  
10814 JOLLYVILLE ROAD,  
AVALLON IV, SUITE 200  
AUSTIN, TEXAS 78759  
TBPPE FIRM REGISTRATION NO. F-928  
PH: (512) 418-1771 FAX: (512) 418-1791  
CONTACT: JACOB KONDO, P.E.

SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES, INC.  
10101 REUNION PLACE, SUITE 400  
SAN ANTONIO, TEXAS 78216  
TBPPLS FIRM REGISTRATION NO. 10193973  
PH: (210) 541-9166 FAX: (210) 541-8699  
CONTACT: JOHN G. MOSIER, R.P.L.S.

OWNER/DEVELOPER:  
GG LAGOS LIMITED PARTNERSHIP  
351 KLING ST. EAST 12TH FL M5A 0L6  
TORONTO ON CANADA  
PH: 512-450-4916  
CONTACT: FRANK H. DEL CASTILLO, JR.

## FINAL PLAT ESTABLISHING LAGOS AUSTIN SECTION 2 PHASE 2 SUBDIVISION

BEING 32.711 ACRES (1,424,879 SQUARE FEET)

OUT OF THE JAMES H. MANNING SURVEY NO. 37, ABSTRACT NO. 520, CITY OF AUSTIN ETJ, TRAVIS COUNTY AND BEING PORTION OF THAT CERTAIN 214.367 ACRE TRACT DESCRIBED IN INSTRUMENT TO GG LAGOS LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NO. 2022137375 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

CASE NO. C8J-2022-0273.2A

# Kimley»Horn

10101 Reunion Place, Suite 400 Tel. No. (210) 541-9166  
San Antonio, Texas 78216 FIRM # 10193973 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	BB	JGM	06/02/2023	069241731	5 OF 5

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DWG NAME: KISNA\_SURVEY LAGOS DEVELOPMENT 069241008 LAGOS AUSTIN SEC 2 PH1 - 2DWG PLAYS LAGOS AUSTIN SECTION 2 PHASE 2 DWG PLOTTED BY: VILLARREAL MIGUEL 8/9/2023 11:30 AM LAST SAVED 8/8/2023 5:11 PM

**CITY OF AUSTIN – TRAVIS COUNTY – SINGLE SUBDIVISION OFFICE  
SUBDIVISION APPLICATION – MASTER COMMENT REPORT**



CASE NUMBER: C8J-2022-0273.2A  
UPDATE: U0  
CASE MANAGER: Sarah Sumner Phone: 512-854-7687

PROJECT NAME: Lagos Austin-Section 2 Phase 2  
LOCATION: 11215 N FM 973 RD



SUBMITTAL DATE: September 18, 2023  
FINAL REPORT DATE: October 11, 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 (LDC 30-2-56; 30-2-82):**

All comments must be addressed by filing an updated submittal prior to the update deadline of **December 18, 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).

**UPDATE SUBMITTAL INSTRUCTIONS (LDC 30-1-113):**

1. Applicants must submit an update through the intake submittal webform:  
<https://www.austintexas.gov/page/subdivision-application-process>
2. Your update must include the following items in PDF format:
  - 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.

Case Expiration Date: All comments must be cleared by 12/18/2023  
90-day fiscal posting date:

**REVIEWERS:**

Planner 1 : Shakayla Stevenson  
Site Plan Plumbing : Cory Harmon  
911 Addressing : Janny Phung  
Environmental : David Michael  
Water Quality : David Gomez  
Travis Co. Subdivision : Sarah Sumner



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

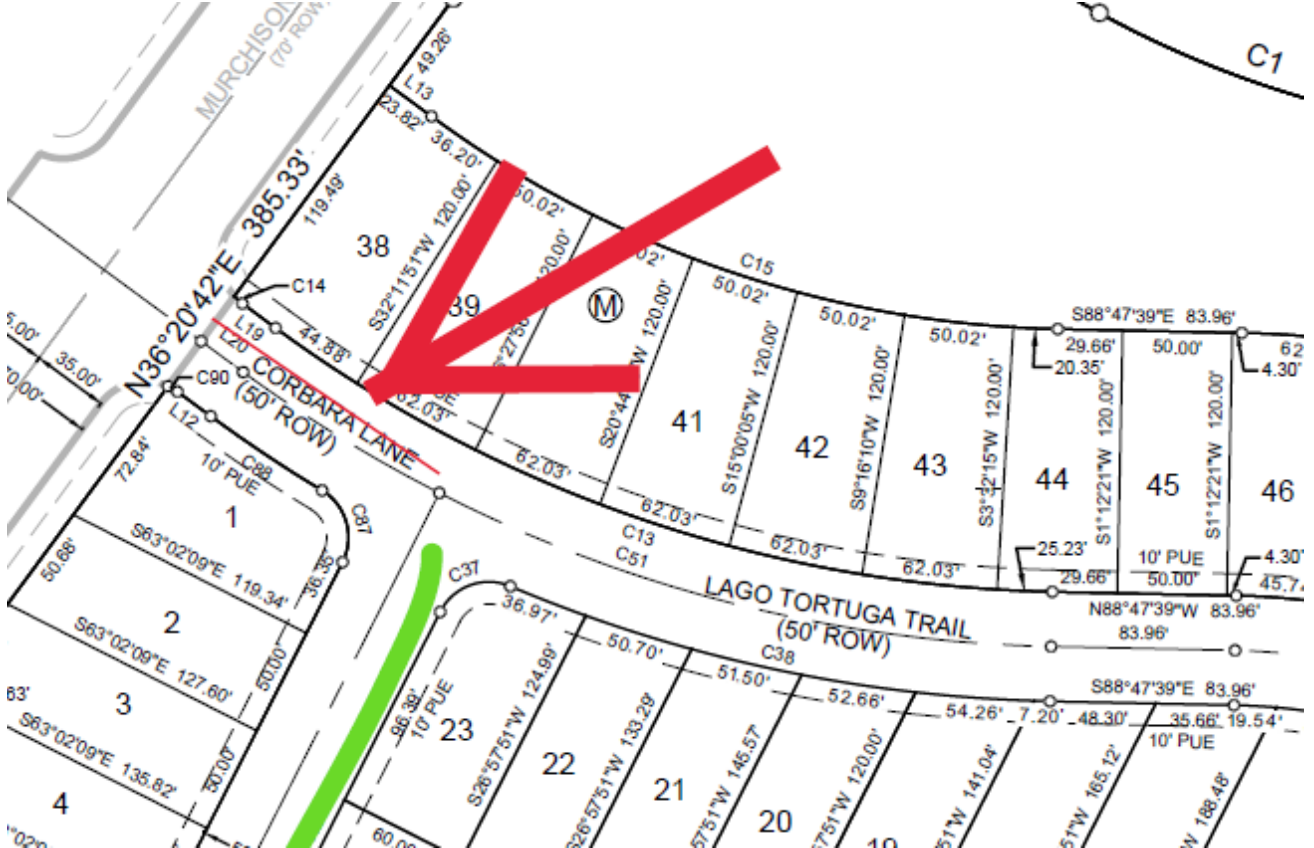
911 Addressing Review - Janny Phung - [janny.phung@austintexas.gov](mailto:janny.phung@austintexas.gov)

AD1: This plat review is Rejected;

AD2: Please update the street labels in the vicinity map:

1. Please update label for **BLAKE MANOR RD** the street type RD must be included
2. Please update label for **LINDELL LN** the street type LN must be included
3. Please update label for **BLOOR RD** the street type RD must be included
4. Please add label for **E US 290 HWY** the directional E must be included
5. Please add label for **N FM 973 RD** the street type RD must be included
6. Please update label for **BLUE BLUFF RD** the street type RD must be included

AD3: Please remove the label **CORBARA LN** from the exhibit and the Street Name Table



STREET NAME	LINEAR FT.	ACRES	WIDTH
<del>CORBARA LANE</del>	130	0.15	50'
LAGO TORTUGA TRAIL	594	0.73	50'
NOVILLO LANE	1265	1.57	50'
TRASIMERO DRIVE	580	0.60	50'
ELAPA STREET	574	0.68	50'
TAWAKONI LANE	602	0.67	50'
TAWAKONI LANE	155	0.21	50'

NOTE: Punctuation or diacritical marks cause confusion for first responders

NOTE: **LINDELL LN** is shown as **LINDEL**

NOTE: Location maps help identify the location of the project. Major roads and surrounding streets in the immediate area should only be included. Extraneous streets can be omitted.

NOTE: If streets names are labeled on the plat, street types must be included

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)

Active streets and address points can be viewed on Property Profile. Please label what is shown  
<https://maps.austintexas.gov/GIS/PropertyProfile/>

§30-2-155

End of Comments

**Environmental Review - David Michael - david.michael@austintexas.gov**

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

- EV 0 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. 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]

**Water Quality Review - David Gomez - 512-974-7706**

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.

- WQ 1. The grading and drainage plans should clearly demonstrate how runoff from all proposed on-site development is being routed to the water quality pond (LDC 30-5-211). Please clarify how the eastern most lots are treated. Please also include in the engineer's report a description of how these lots and all other lots are treated (i.e. a general description naming the lots to the streets to the storm sewer systems to the pond).
- WQ 2. Please delineate the overall areas to each pond to match the R-tables provided and delineate the Phase 2 areas going to each pond as well as the acreages (LDC 30-5-211).
- WQ 3. Please clarify if the ponds have been built (LDC 30-5-211).
- DE 4. Provide legal documentation that this property may use the regional pond to address detention and water quality requirements (DCM 1.2.2.D and LDC 30-5-211).
- DE 5. If the pond is built, please provide a copy of the most recent pond inspection for the existing pond. Any red tags will need to be addressed prior to issuance of permit. Inspection report can be found through a PIR request: the address is: [public.information@austintexas.gov](mailto:public.information@austintexas.gov) (LDC 30-5-231).
- WQ 6. FYI...the following may be a comment during the construction plan phase of the project, "No structure shall be occupied until the water quality control and detention facility have been constructed, inspected, and accepted by the City of Austin," or something similar will likely need to be put as a note on the construction plans (LDC 30-5-211).
- WQ 7. FYI...the following may be a comment during the construction plan phase of the project, demonstrate compliance with all applicable DCM 1.2.4.E design requirements.

**Wetlands Biologist Review - Miranda Reinhard - [Miranda.Reinhard@austintexas.gov](mailto:Miranda.Reinhard@austintexas.gov)**

*Please be advised that additional comments may be generated as update information is reviewed. If an update has been rejected, reviewers are not able to clear comments based on phone calls, emails, or meetings but must receive formal updates in order to confirm positive plan set changes.*

FYI The proposed plat area is outside of the wetland CEFs and CEF setbacks identified for the approved preliminary plan C8J-2022-0273. No comments at this time. If the proposed plat boundaries change, additional comments will be generated and will need to be addressed.

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

1. Please update the case number in the bottom right corner. 30-1-113 **Update 0 – needs to be on cover page too.**
2. Please revise the access property label to read – Lagos Austin Section 2 Ph 1 Doc. \_\_\_\_\_ in all instances. 30-1-113 **Update 0 - cleared**
3. Please update the site location map for this site and remove Ph 1. 30-1-113 **Update 0 – location map still needs to show which streets will access this plat.**
4. Lagos Section 2 Ph 1 provides the access for this property and was approved with conditions on 7/25. Phase 1 will need to be fully approved with fiscal – full or alt posted before this section can be formally submitted. 30-1-113 **Update 0 – cleared, informed**

5. Match lines cannot split residential lots. 30-1-113 **Update 0 - cleared**
6. Revise lot numbering in Block N for one lot number per lot. 30-1-113 **Update 0 – still showing double 24**
7. Please call out the ROW reserve per the Phasing Agreement 2021148505. 30-1-113 **Update 0 - cleared**
8. Please make sure the acreage in the owner's statement matches the acreage on the plat. Please revise the deed references as it makes it seem like there is one deed not two. 30-1-113 **Update 0 - cleared**
9. Please advise where the floodplain from the engineer's statement is located on the plat or is note 24 correct? 30-1-113 **Update 0 - cleared**
10. Parkland fees will be due with formal submittal. 30-1-113 **Update 0 – fees of \$70,070 are due to Travis County**
11. Please remove note 5 as note 16 is stronger. **Update 0 - cleared**
12. Please remove interim from after José G. Roig's name and update to Development Services Department. 30-1-113 **Update 0 - cleared**
13. All subdivision applications in Travis County must be forwarded to the Travis County Fire Marshal's office rather than to the local ESD for review. The Fire Marshal's office will determine if the local ESD has review authority of subdivisions and site plans and, if so, will forward the plans to the local ESD for review and comments. Please contact (512) 854-4621 or (fire.marshall@traviscountytexas.gov) as soon as possible to prevent delay of approval. Provide written documentation that the Travis County Fire Marshal's office or local ESD has reviewed and approved the subdivision. 30-1-113 **Update 0 - cleared**
14. The executed Travis County Subdivision Construction Agreement from Chapter 482 will be due with formal submittal. 30-1-113 **Update 0 – cleared**
15. The total ROW in the street table needs to be updated for this plat.
16. Please revise note 42 for the 4 lots and blocks – 66M, 67M, 66S, 67S

**ERM Review - Miranda Reinhard - [Miranda.Reinhard@austintexas.gov](mailto:Miranda.Reinhard@austintexas.gov)**

*Please be advised that additional comments may be generated as update information is reviewed. If an update has been rejected, reviewers are not able to clear comments based on phone calls, emails, or meetings but must receive formal updates in order to confirm positive plan set changes.*

FYI The proposed plat area is outside of the floodplain modification areas to be restored with 609S as identified for the approved preliminary plan C8J-2022-0273. No comments at this time. If the proposed plat boundaries change, additional comments will be generated and will need to be addressed.

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



- 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.**

<b>Travis Co. Transportation Review - Teresa Calkins - 512-854-7569</b>
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- TR 1. Provide approval of Travis County Fire Marshal for this final plat.
- TR 2. Please confirm that a TIA has been reviewed and approved if required for this final plat section, and a phasing agreement (or traffic mitigation agreement) has been approved by Travis County if required.
- TR 3. Identify the improvements in the approved Phasing Agreement for this final plat that are required prior to approval of this final plat. Identify how each requirement has been addressed.
- TR 4. Identify any intersections where sight line easements are needed. Provide horizontal and vertical sight distance exhibits where any sight line easements are necessary, and show these on the final plat with bearings and distances shown.

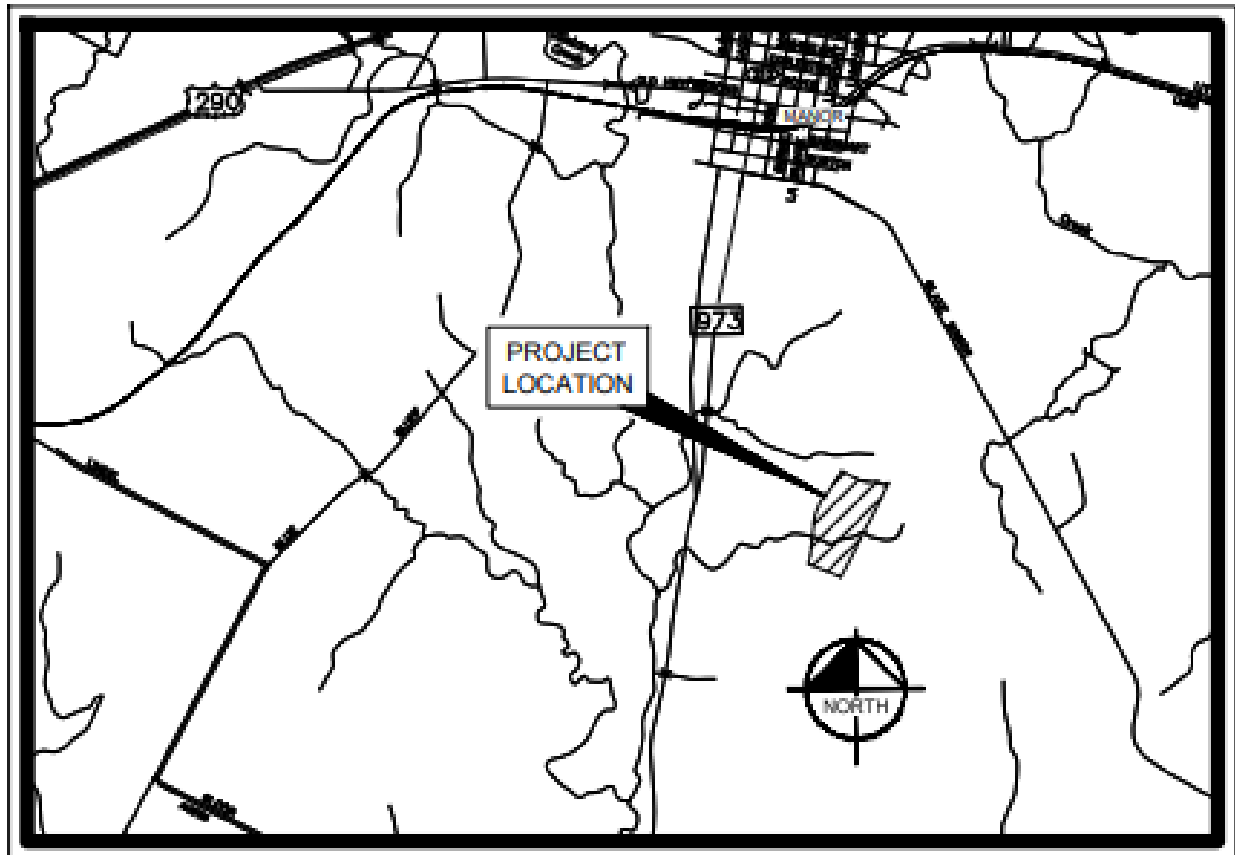
<b>Travis Co. Drainage Construction Review - Teresa Calkins - 512-854-7569</b>
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- DR 1. Please upload a copy of the Phase 1 Drainage Report for reference for this final plat. Please also upload a copy of the drainage files for this final plat.

**End of Master Comment Report.**

# Lagos Austin Sec 2 Ph 2

## Location Map



## VICINITY MAP

NOT TO SCALE

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