

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2019-0057.3A(VAC)**COMMISSION DATE:** March 18, 2025**SUBDIVISION NAME:** Pearson Ranch West Phase 2B total plat vacation**ADDRESS:** 14320 N FM 620 RD SB**APPLICANT:** Brett Ames (Pearson Ranch, LLC)**AGENT:** C.J. Ponton, P.E. (Kimley-Horn)**AREA:** 22.85 acres**LOTS:** 4**COUNTY:** Williamson**WATERSHED:** Lake Creek**JURISDICTION:** 2-Mile ETJ**DEPARTMENT COMMENTS:**

The request is for the approval of a total plat vacation of Pearson Ranch Phase 2B Final Plat which was recorded as Williamson County Doc. No. 2023065228.

STAFF RECOMMENDATION:

Staff recommends approval of this total plat vacation as it now complies with the conditions listed in the comment report dated January 27, 2025, which is attached as Exhibit C. The drainage easement that was required by staff to be recorded prior to approving this total plat vacation has been recorded as Williamson County Doc. No. 2025014453 and is attached as Exhibit D.

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

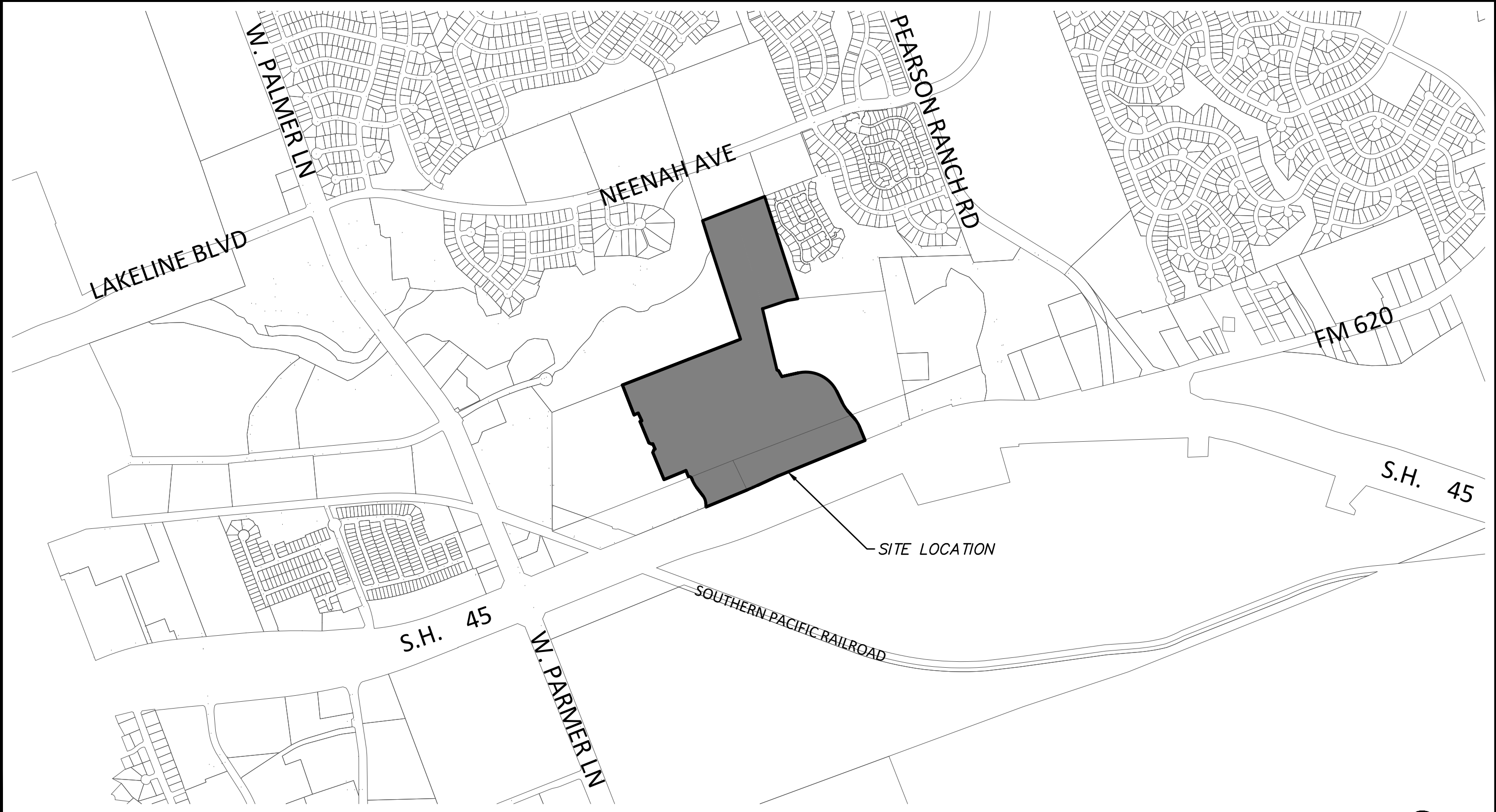
Exhibit A: Vicinity map

Exhibit B: Existing plat

Exhibit C: Comment report dated January 27, 2025

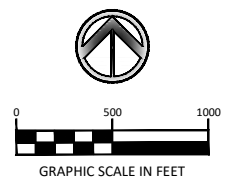
Exhibit D: Total plat vacation document

PLOTTED BY: Gilberto Mota ON: Monday, October 03, 2022 AT: 4:25 PM FILEPATH: G:\Production\8000\008200\8278\001\Project Management\Permitting_Processing Documents\Final Plat-Phase 2\Engineering Report\Maps\Site Location Map.dwg




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

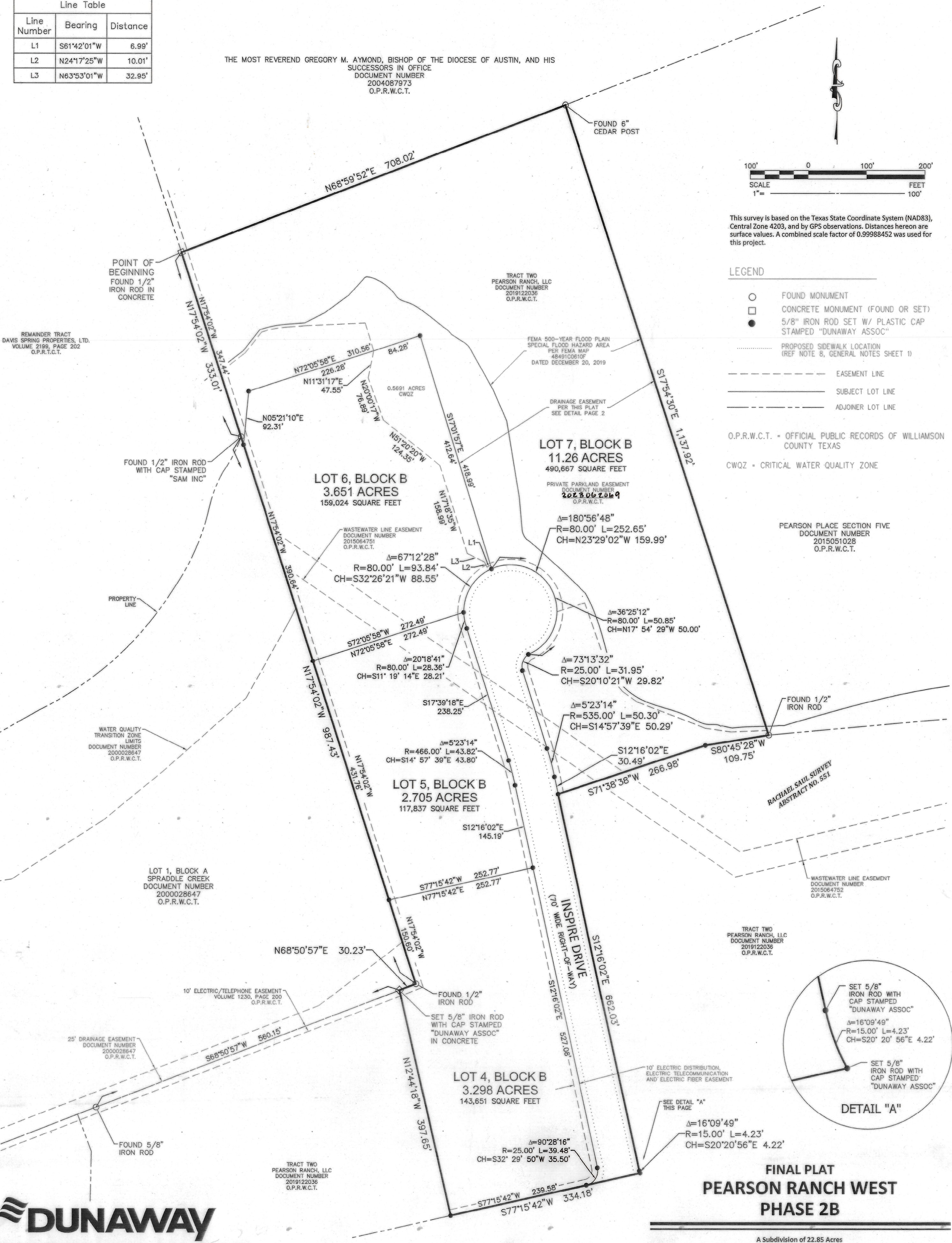
SITE LOCATION MAP
PEARSON RANCH WEST PH 2 & 2B



Line Table		
Line Number	Bearing	Distance
L1	S61°42'01"W	6.99'
L2	N24°17'25"W	10.01'
L3	N63°53'01"W	32.95'

THE MOST REVEREND GREGORY M. AYMOND, BISHOP OF THE DIOCESE OF AUSTIN, AND HIS
SUCCESSORS IN OFFICE
DOCUMENT NUMBER
2004087973
O.P.R.W.C.T.

REMAINDER TRACT
DAVIS SPRING PROPERTIES, LTD.
VOLUME 2199, PAGE 202
O.P.R.T.C.T.



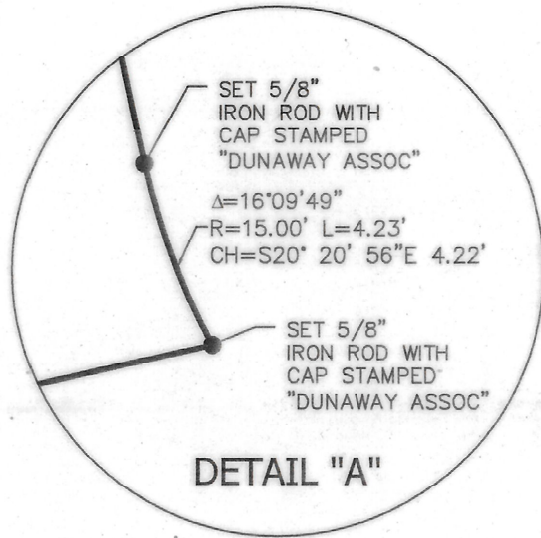
This survey is based on the Texas State Coordinate System (NAD83), Central Zone 4203, and by GPS observations. Distances hereon are surface values. A combined scale factor of 0.99988452 was used for this project.

LEGEND

- FOUND MONUMENT
 - CONCRETE MONUMENT (FOUND OR SET)
 - 5/8" IRON ROD SET W/ PLASTIC CAP STAMPED "DUNAWAY ASSOC"
 - PROPOSED SIDEWALK LOCATION (REF NOTE 8, GENERAL NOTES SHEET 1)
 - EASEMENT LINE
 - SUBJECT LOT LINE
 - ADJOINER LOT LINE
- O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS
- CWQZ = CRITICAL WATER QUALITY ZONE

PEARSON PLACE SECTION FIVE
DOCUMENT NUMBER
2015051028
O.P.R.W.C.T.

TRACT TWO
PEARSON RANCH, LLC
DOCUMENT NUMBER
2019122036
O.P.R.W.C.T.



FINAL PLAT PEARSON RANCH WEST PHASE 2B

A Subdivision of 22.85 Acres
Situated in the Rachael Saul Survey, Abstract No. 551
Williamson County, Texas

Rachael Saul Survey

DUNAWAY

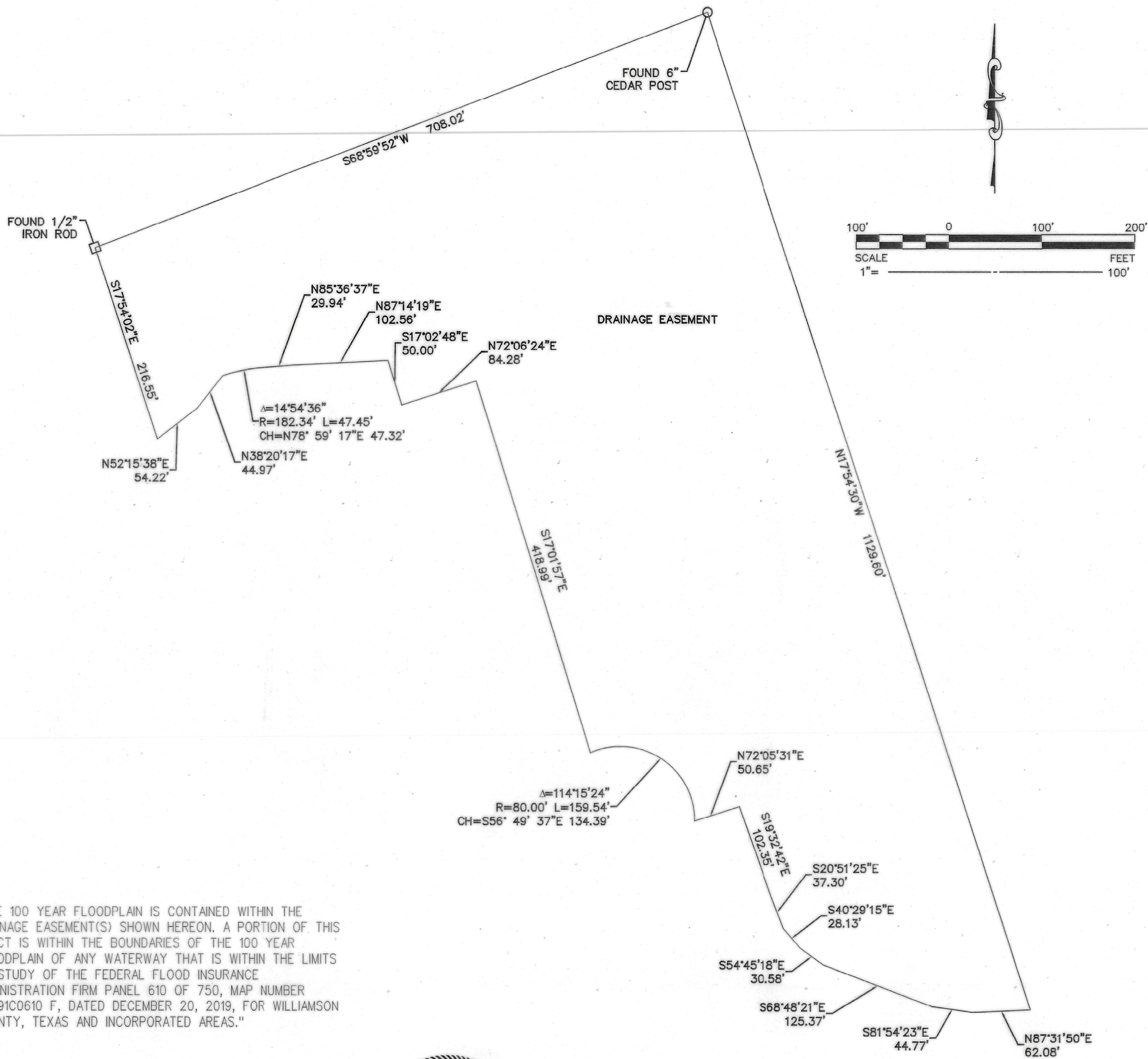
5707 SOUTHWEST PARKWAY, BLDG 2 SUITE 250
AUSTIN, TEXAS 78735
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

JOB NUMBER: B008278.001

PAGE 1 OF 4

C8-2019-0057.3A

Doc # 2013065728



"THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL 610 OF 750, MAP NUMBER 49491C0610 F, DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS."

Mike Mullone

03/13/2023

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



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

03/13/2023

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



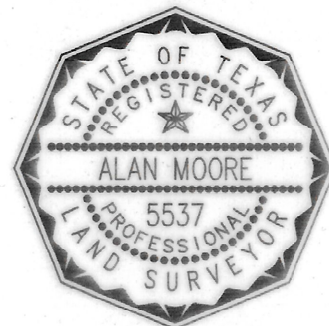
SURVEYOR'S CERTIFICATE:

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

August 23, 2022

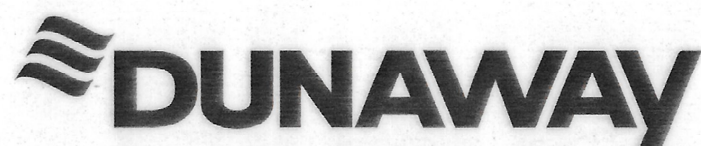
ALAN MOORE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5537
TBPLS FIRM NO. 10098100
DUNAWAY ASSOCIATES, LLC
550 BAILEY AVENUE, SUITE 400
FORT WORTH, TEXAS 76107
(817) 335-1121



FINAL PLAT PEARSON RANCH WEST PHASE 2B

A Subdivision of 22.85 Acres
Sited in the Rachel Saul Survey, Abstract No. 551
Williamson County, Texas

Rachael.com



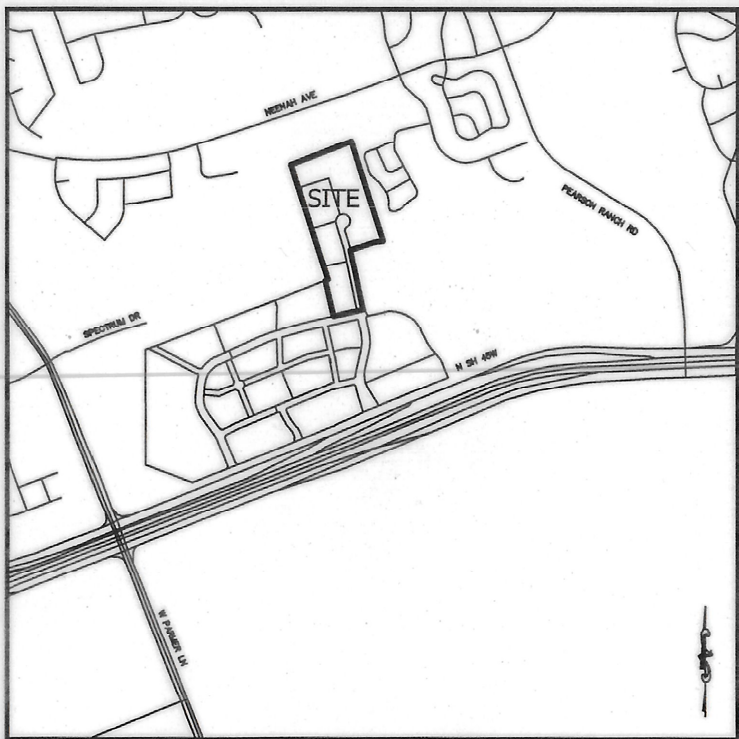
5707 SOUTHWEST PARKWAY, BLDG 2 SUITE 250
AUSTIN, TEXAS 78735
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

JOB NUMBER: B008278.001

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C8-2019-0057.3A

Doc. # 2023065728



VICINITY MAP
1" = 200'

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

ACREAGE: 22.85 ACRES
NUMBER OF LOTS: 4

Rachael (vm)
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

METES AND BOUNDS

BEING a 22.85 acre tract of land situated in the Rachael Saul Survey, Abstract Number 551 in the City of Austin, Williamson County, Texas, being a portion of the tract of land described as Tract Two in the deed to Pearson Ranch, LLC recorded in Document Number 2019122036, Official Public Records of Williamson County, Texas, said 22.85 acre tract of land being more particularly described as follows;

BEGINNING at a found 1/2-inch iron rod in concrete for the southwest corner of the tract of land described in the deed to The Most Reverend Gregory M. Aymond, Bishop of the Diocese of Austin and his Successors In Office, recorded In Document Number 2004087973, Official Public Records of Williamson County, Texas and being in the east line of a remainder tract of land described in the deed to Davis Springs Properties, Ltd. recorded in Volume 2199, Page 202, Official Public Records of Williamson County, Texas;

THENCE North 68 degrees 59 minutes 52 seconds East, departing the east line of said Davis Springs Properties, Ltd. tract and along the south line of said The Most Reverend Gregory M. Aymond tract, a distance of 708.02 feet to a found 6-inch cedar post found for the northwest corner of Pearson Place Section Five, an addition to the City of Austin according to the plat recorded in Document Number 2015051028, Official Public Records of Williamson County, Texas;

THENCE South 17 degrees 54 minutes 30 seconds East, departing the south line of said The Most Reverend Gregory M. Aymond tract and along the southwest line of said Pearson Place Section Five, a distance of 1,137.92 feet to found 1/2-inch iron rod for the southwest corner of said Pearson Place Section Five;

THENCE South 80 degrees 45 minutes 28 seconds West, crossing said Pearson Ranch, LLC tract, a distance of 109.75 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC";

THENCE South 71 degrees 38 minutes 38 seconds West, continuing across said Pearson Ranch, LLC tract, a distance of 266.98 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC";

THENCE South 12 degrees 16 minutes 02 seconds East, continuing across said Pearson Ranch, LLC tract, a distance of 662.03 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 20 degrees 20 minutes 56 seconds East, a chord distance of 4.22 feet;

THENCE Southeasterly, continuing across said Pearson Ranch, LLC tract and said circular curve to the left, through a central angle of 16 degrees 09 minutes 49 seconds, an arc length of 4.23 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC" at the end of said curve;

THENCE South 77 degrees 15 minutes 42 seconds West, 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";

THENCE North 12 degrees 44 minutes 18 seconds West, continuing across said Pearson Ranch, LLC tract, a distance of 397.65 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC" in concrete 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 and from which a found 5/8-inch iron rod bears South 68 degrees 50 minutes 57 seconds West, a distance of 560.15 feet;

THENCE North 68 degrees 50 minutes 57 seconds East, along the southerly line of said Lot 1, Block A, Spraddle Creek, a distance of 30.23 feet to a found 1/2-inch iron rod for the southeast corner of said Lot 1, Block A, Spraddle Creek;

THENCE North 17 degrees 54 minutes 02 seconds West, along the east line of said Lot 1, Block A, Spraddle Creek, a distance of 987.43 feet to a found 1/2-inch iron rod with cap stamped "SAM INC" for the common east corner of said Lot 1, Block A, Spraddle Creek and said Davis Spring Properties, Ltd. remainder tract;

THENCE North 17 degrees 54 minutes 02 seconds West, along the east line of said Davis Spring Properties, Ltd. remainder tract, a distance of 333.01 feet to the POINT OF BEGINNING and CONTAINING a computed area of 22.85 acres or 995,514 square feet of land, more or less.

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 INSPIRE DRIVE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO LOTS 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. 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.

10. A PORTION OF THIS SUBDIVISION IS ENCLOSED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDATED 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.

11. THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AS DEFINED BY THE CITY OF AUSTIN AND TCEQ.

12. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.

13. ALL PUBLIC STREETS SHALL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS.

14. 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.

15. 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.

16. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.

17. 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.

18. 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.

19. 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.

20. 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 4, 5, 6, BLOCK B REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.

21. A RESTRICTIVE COVENANT REGARDING ALLOCATION OF IMPERVIOUS COVER HAS BEEN RECORDED IN DOCUMENT NO. 2021142333 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

22. 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.

23. THE PARKLAND DEDICATION REQUIREMENT FOR LAND DEDICATION HAS BEEN SATISFIED FOR 548 DWELLING UNITS WITH THE ASSUMED DENSITY OF 24 DWELLING UNITS PER ACRE WITH Doc #: 2023062067 IF ADDITIONAL DWELLING UNITS ARE PROPOSED WITHIN THIS SUBDIVISION, ADDITIONAL PARKLAND DEDICATION OR THE FEE IN LIEU WILL BE REQUIRED IN ACCORDANCE WITH APPLICABLE CITY CODE.

24. "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 JULY 26, 2023 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 SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. 2023062067, IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS."

25. 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.

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

LOT SUMMARY		
DESCRIPTION	NUMBER	ACREAGE
ETJ LOTS	4	20.91 ACRES
RIGHT-OF-WAY	—	1.936 ACRES
TOTAL	—	22.85 ACRES

JOB NUMBER: B008278.001

FINAL PLAT
PEARSON RANCH WEST
PHASE 2B

A Subdivision of 22.85 Acres
Situated in the ~~Rachel~~ Saul Survey, Abstract No. 551
Williamson County, Texas
Rachael (vm)

PAGE 3 OF 4

C8-2019-0057.3A

Doc # 202306228

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 22.85 ACRES OF LAND, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS:~~ Rachael (um)

PEARSON RANCH WEST, PHASE 2B

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 5 DAY OF June, 2023 A.D.

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

BY: [Signature]
BRETT AMES, MANAGER

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

ON THIS 15 DAY OF JUNE, 2023 A.D.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 15 DAY OF JUNE, 2023 A.D.

[Signature]
JOEY De La GARZA for:
~~DENISE LUCAS, DIRECTOR~~ JOSE ROIG, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 7 DAY OF FEBRUARY, 2023 A.D.

[Signature]
TODD W. SHAW, CHAIR

[Signature]
YVETTE FLORES, SECRETARY
[Signature]
GREG ANDERSON

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.

[Signature]
NOTARY PUBLIC, STATE OF TEXAS

Isabelle Parcel
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES 07/05/2026



THE STATE OF TEXAS §

THE 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 IT'S CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D. 20____, AT _____ O'CLOCK _____ M., IN THE OFFICIAL RECORDS OF SAID COUNTY IN INSTRUMENT NUMBER _____.

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

STATE OF TEXAS

COUNTY OF WILLIAMSON

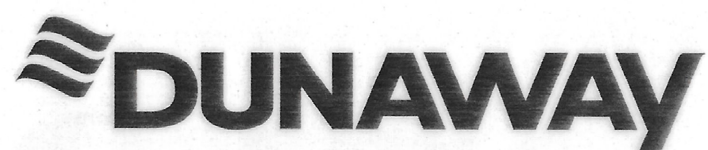
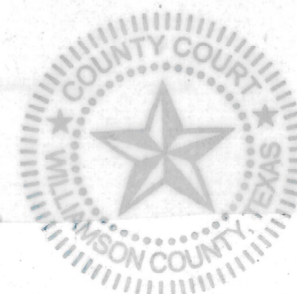
KNOW ALL MEN BY THESE PRESENTS;

I, Nancy E. Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the day of August, 2023 A.D., at 8:45 o'clock, A.M., and duly recorded this the 7th day of August, 2023 A.D., at 8:57 o'clock, A.M., in the Official Public Records of said County in Instrument No. 2023065228.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Georgetown, Texas, the date last shown above written.

Nancy E. Rister, Clerk County Court
of Williamson County, Texas

By: [Signature], Deputy



5707 SOUTHWEST PARKWAY, BLDG 2 SUITE 250

AUSTIN, TEXAS 78735

TEXAS REGISTERED SURVEYING FIRM NO. 10098100

JOB NUMBER: B008278.001

FINAL PLAT
PEARSON RANCH WEST
PHASE 2B

A Subdivision of 22.85 Acres
Situated in the Rachel Saul Survey, Abstract No. 551
Williamson County, Texas

Rachael (um)

Doc # 2023065228

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



CASE NUMBER: C8-2019-0057.3A(VAC)
UPDATE: U3
CASE MANAGER: Joey de la Garza PHONE #: 512-974-2664

PROJECT NAME: Pearson Ranch West Phase 2B
LOCATION: 14320 N FM 620 RD SB

SUBMITTAL DATE: January 13, 2025
FINAL REPORT DATE: January 27, 2025

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 **August 7, 2025**. 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. Applications may be tolled if discretionary review by the Land Use Commission, Board of Adjustment, Commissioners Court, or City Council is required [25-1-90].

UPDATE SUBMITTAL INSTRUCTIONS (LDC 25-1-83):

1. Applicants must submit an update through the intake submittal webform: [Land Use Intake Request Form \(jotform.com\)](#)
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 day. Refer to the [formal submittal day calendar](#) for a list of approved submittal days.

REVIEWERS:

Planner 1 : Erik Holden
Drainage Engineering : Kyle Virr
Flood Plain : Zach Kretsch

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.

DE1: Please demonstrate compliance with LDC 25-7, LDC 30-4 and the Drainage Criteria Manual (DCM) as applicable.

U1: Comment stands until approval.

U2: Comment stands until approval.

U3: Comment cleared. Pending legal documents.

DE2: [LDC 25-7-152]

If an existing drainage easement that is dedicated by the vacated plat will be vacated but needs to remain for floodplain and adequate conveyance of off-site stormwater runoff, an approved replat that retains the easement is a condition of this plat vacation. Please address.

U1: Pending dedication of new drainage easement.

U2: Comment stands. Approval by the floodplain reviewer will also be required to clear this comment.

U3: Pending Legal review and approval, then recordation.

Flood Plain Review - Zach Kretsch - (512) 552-5174

General notes: The floodplain delineation for this plat vacation was reviewed and approved with C8-2019-0057.3A, the COA 100-year floodplain was mapped to onsite topography and was found that the floodplain that appears to encroach on the northwest does not encroach on the plat. Prior to plat vacation, drainage easement dedicated via separate instrument will be required. See the comment below.

Notice to applicant: Applicant must remedy all compliance issues without creating additional compliance issues with the LDC and/or Criteria manuals. A response that fails to correct an issue, or which creates other issues does not comply with the LDC and is insufficient to address the comments. The comments provided describe an issue that must be remedied in order for the application to be approved. Any specific examples are provided as a courtesy and are not intended as an exhaustive list, especially as the site may be updated to have additional compliance issues. Contact this reviewer if you have any questions zach.kretsch@austintexas.gov.

FP1: The site, as shown on the plan provided, is not in compliance with the following sections of the Land Development Code. Please correct your application to be in compliance with Code.

25-7-33 – Floodplain Maps, Delineation, and Depiction

25-7-152 – Dedication of Easements and Rights-of-Way

U1: Pending DE recordation, a full copy of the draft drainage easement has not been provided yet. U2: Pending DE recordation. **U3: Pending DE recordation.**

FYI: Prior to plat vacation, drainage easement via separate instrument will need to be recorded. Provide to the reviewer the draft drainage easement with metes and bounds to review prior to send off to legal department. FP1 will be cleared once the easement via separate instrument is recorded.

U1: Pending easement recordation, easement has not been provided yet. U2: Pending easement recordation. **U3: Pending easement recordation. Please coordinate with Kyle Virr the drainage reviewer as I have provided my confirmation that the easement fully contains the regulatory floodplains on 11/13/2024.**

Subdivision Review - Joey de la Garza - joey.delagarza@austintexas.gov
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SR 2, U3: My apologies, this template is fine. Comment cleared.

END OF MASTER COMMENT REPORT



Total Plat Vacation Commission Approval

TOTAL VACATION OF _____
Name of existing recorded subdivision

THE STATE OF TEXAS

COUNTY OF _____

Whereas _____, owners of _____,
Name of original subdivider of existing recorded subdivision Property description as shown in dedicated statement of existing recorded subdivision

did heretofore subdivide the same into the subdivision designated _____,
Name of existing recorded subdivision

the plat of which is recorded in Volume _____, Page _____ or Document Number _____ of
the _____ County, Texas Official Public Records, and

WHEREAS, the following lots in said subdivision are now owned by the parties indicated, to wit:

<u>LOT</u>	<u>Block</u>	<u>OWNER</u>
_____	_____	_____
_____	_____	_____

(Insert more lines as needed for multiple lots. NOTE: ALL lot owners from the original subdivision must be listed directly above and must sign this document)

WHEREAS _____, for and in consideration of the premises and pursuant
List names of owners listed directly above
to the provisions of Chapter 212.013 of the Local Government code, does hereby vacate all of

Name of existing recorded subdivision

EXECUTED THE DAYS HEREAFTER NOTED.

DATE

OWNER'S SIGNATURE

Owner or owner's representative signature above

Insert printed version of owner's name above. Also, if a representative is signing on behalf of a company, include representative's name and the capacity in which they are signing. Example: John Smith, Director for Hypothetical Company LLC).

Insert owner's address above (or if a company, insert company's address).

THE STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to be the person whose name is
Name of individual signing above

subscribed to the foregoing instrument and he/she/they acknowledged to me that he/she/they executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20 _____.

Printed name: _____
Notary Public in and for the State of Texas

SEAL

My commission expires: _____

Insert more notary statements as needed for each property owner signing. NOTE: ALL lot owners from the original subdivision must sign this document.

APPROVAL OF TOTAL PLAT VACATION

BE IT KNOWN, that on the _____ day of _____, 20____, the Land Use Commission of the City of Austin, at its regular meeting, did approve the total vacation of the subdivision known as

_____ as recorded in Volume _____, Page _____ or
Name of existing recorded subdivision

Document Number _____ of the _____ County, Texas Official Public Records, upon application therefore by all of the owners of all the lots in said subdivision.

EXECUTED, this _____ day of _____, 20____.

Printed Name: _____, Chair
Land Use Commission
City of Austin

ATTEST:

Printed Name: _____, Senior Planner
City of Austin Development Services Department

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ known to be the person whose name is subscribed to the foregoing instrument as Senior Planner with the City of Austin Development Services Department, a municipal corporation, and he/she/they acknowledged to me that he/she/they executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

Printed name: _____
Notary Public in and for the State of Texas
My commission expires: _____

SEAL



June 26, 2024

City of Austin
Development Services Department

**RE: Lot Summary Attachment
 Total Plat Vacation
 Pearson Ranch West – Phase 2B**

To Whom It May Concern,

Please find below Lot Summary intended to accompany the DSD Application Template for Commission Approval of the Total Vacation request.

“WHEREAS, the following lots in said subdivision are now owned by the parties indicated, to wit:”

LOT	BLOCK	OWNER
Lot 4	Block B	Pearson Ranch, LLC
Lot 5	Block B	Pearson Ranch, LLC
Lot 6	Block B	Pearson Ranch, LLC
Lot 7	Block B	Pearson Ranch, LLC