

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 NORTH SH 45W AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE SIDEWALKS ALONG NORTH SH 45W 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. 2023062006 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. THE PARKLAND DEDICATION REQUIREMENT FOR LAND DEDICATION HAS BEEN SATISFIED FOR 1408 DWELLING UNITS WITH THE ASSUMED DENSITY OF 24 DWELLING UNITS PER ACRE WITH Doc #: 2023062009. 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.
29. "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 21, 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. 2023062006, IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS."
30. 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.

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 <sup>Rachael Cvm</sup> THROUGH BRETT AMES, IT'S MANAGER, OWNER OF A 63.63 ACRE TRACT OF LAND IN THE RACHEL SAUL SURVEY, ABSTRACT NUMBER 551, AND THE THOMAS P. DAVY SURVEY, ABSTRACT NUMBER 169, 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 2A

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: Brett Ames  
BRETT AMES, MANAGER

THE STATE OF TEXAS §

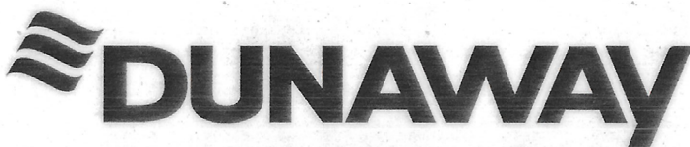
COUNTY OF WILLIAMSON §

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.

Isabelle Parcel  
NOTARY PUBLIC, STATE OF TEXAS

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



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 2A

<sup>Rachael VM</sup>  
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

Doc # 2023062002



## 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.

"NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN ACCORDING TO DATA FROM THE FEDERAL INSURANCE ADMINISTRATION FIRM PANEL # 610 OF 750, MAP NUMBER 49491C0610 F, DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.

*Caleb A. Milligan*  
CALEB A. MILLIGAN, P.E.  
DUNAWAY ASSOCIATES, LLC  
TX FIRM #F-114

03/13/2023  
DATE

5707 SOUTHWEST PARKWAY, BLDG 2  
SUITE 250  
AUSTIN TEXAS, 78735  
(152) 306-8252

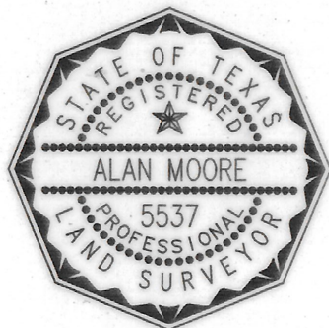


## SURVEYOR'S CERTIFICATE:

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*  
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



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

ON THIS 13 DAY OF JULY, 20 23 A.D.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, ON

THIS, THE 13 DAY OF JULY, 20 23 A.D.

*Jose Roig*  
JOSE ROIG, DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

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

THIS, THE 7 DAY OF FEBRUARY, 20 23 A.D.

*Todd W. Shaw*  
TODD W. SHAW, CHAIR

*Yvette Flores*  
YVETTE FLORES, SECRETARY  
GREG ANDERSON

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 ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 13 DAY OF JULY, A.D. 20 23 AT 3:35 O'CLOCK P.M., IN THE OFFICIAL RECORDS OF SAID COUNTY IN INSTRUMENT NUMBER 2023045012.

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

KNOW ALL MEN BY THESE PRESENTS;

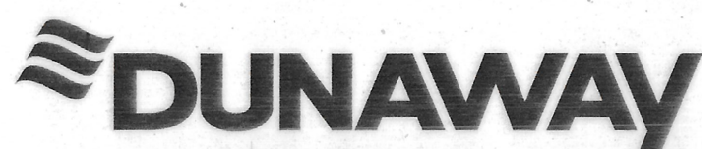
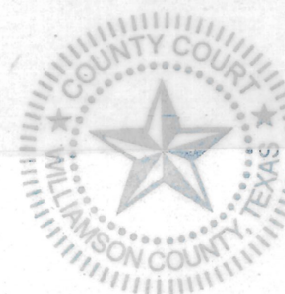
COUNTY OF WILLIAMSON

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 13th day of August, 20 23 A.D., at 3:35 o'clock, P.M., and duly recorded this the 13th day of August, 20 23 A.D., at 3:50 o'clock, P.M., in the Official Public Records of said County in Instrument No. 2023045012.

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: *Diana Lam*, 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 2A

*Rachael A. Subdivision*  
Subdivision of 58.65 Acres  
Situated in the *Rachael 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(VAC)  
UPDATE: U5  
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: February 12, 2025  
FINAL REPORT DATE: February 20, 2025

**STAFF REPORT:**

All comments cleared by staff.

Once the associated Pearson Ranch West Phase 2B total plat vacation, C8-2019-0057.3A(VAC), has also been approved by staff, the two plat vacations will be scheduled for a Land Use Commission hearing for final approval and the case manager will contact the applicant with meeting details. After the plat vacations are approved by the Land Use Commission, please contact the case manager for recording fee amounts and further instruction for recording all documents. The plat vacations will be recorded along with the corresponding Pearson Ranch West Phase 2A Replat, C8-2024-0102.0A.

**REVIEWERS:**

Planner 1 : Erik Holden

**Subdivision Review - Joey de la Garza - [joey.delagarza@austintexas.gov](mailto:joey.delagarza@austintexas.gov)**

All comments cleared.

Once the associated Pearson Ranch West Phase 2B total plat vacation, C8-2019-0057.3A(VAC), has also been approved by staff, the two plat vacations will be scheduled for a Land Use Commission hearing for final approval. After the plat vacations are approved by the Land Use Commission, they will be recorded along with the corresponding Pearson Ranch West Phase 2A Replat, C8-2024-0102.0A.

**END OF MASTER COMMENT REPORT**



**Development**  
CITY OF AUSTIN  
SERVICES DEPARTMENT

Building a Better and Safer Austin Together

## DSD Application Template Commission Approval

**PARTIAL VACATION OF** Pearson Ranch West Phase 2A

Name of existing recorded subdivision

THE STATE OF TEXAS

COUNTY OF Williamson

Whereas Pearson Ranch, LLC, owners of 63.63 Acre tract of Land - See Existing Plat,  
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 Pearson Ranch West Phase 2A,  
Name of existing recorded subdivision

the plat of which is recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_ or Document Number 2023065062 of  
the Williamson County, Texas Official Public Records, and

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

LOT	Block	OWNER
All	All	Pearson Ranch, LLC

See Attached Lot Summary

(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, Pearson Ranch, LLC, 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 Lots See Attached,  
Block See Attached only. Said subdivision, however, shall remain in full force and effect as to all other lots  
in Pearson Ranch West Phase 2A  
Name of existing recorded subdivision

EXECUTED THE DAYS HEREFTER NOTED.

DATE

1-23-2025

OWNER'S SIGNATURE

Owner or owner's representative signature above

Brett Ames, Manager

Insert printed version of owner's name above. If a representative is signing, include representative's name and the capacity in which they are signing.

702 N. Commons Ford Road

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



THE STATE OF TEXAS

COUNTY OF Travis

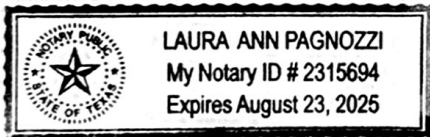
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Brett Ames, Manager, known to be the person whose name is

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 23 DAY OF January 2025.

SEAL



Printed name: \_\_\_\_\_

Notary Public in and for the State of Texas

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 PARTIAL 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 partial 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\_\_\_\_.

SEAL

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





February 10, 2025

City of Austin  
Development Services Department

**RE: Lot Summary Attachment  
Partial Plat Vacation  
Pearson Ranch West – Phase 2A**

To Whom It May Concern,

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

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

LOT	BLOCK	OWNER
Lot 2	Block B	Pearson Ranch, LLC
Lot 3	Block B	Pearson Ranch, LLC
Lot 4	Block G	Pearson Ranch, LLC
Lot 5	Block G	Pearson Ranch, LLC
Lot 6	Block G	Pearson Ranch, LLC
Lot 7	Block G	Pearson Ranch, LLC
Lot 8	Block G	Pearson Ranch, LLC
Lot 9	Block G	Pearson Ranch, LLC
Lot 1	Block E	Pearson Ranch, LLC
Lot 1	Block D	Pearson Ranch, LLC
Lot 2	Block D	Pearson Ranch, LLC

*“...for and in considerations of the premises and pursuant to the provisions of Chapter 212.013 of the Local Government code, does hereby vacate:”*

LOT	BLOCK	TOTAL / PARTIAL
Lot 3	Block B	Total Vacation
Lot 4	Block G	Total Vacation
Lot 5	Block G	Total Vacation
Lot 6	Block G	Total Vacation
Lot 7	Block G	Total Vacation
Lot 8	Block G	Total Vacation
Lot 9	Block G	Total Vacation
Lot 1	Block D	Total Vacation
Lot 2	Block D	Total Vacation