

ZONING & PLATTING COMMISSION

~~ORDINANCES~~ Handouts

NOVEMBER 5, 2013

2400 2400

Date: November 4, 2013

File Number: C14-2013-0125 (2013/099901)

Address of Rezoning: 4010 Sawmill Drive, Austin, TX 78749

To: City of Austin Zoning and Platting Commission

Esteemed Commissioners,

Thank you for your consideration of this case. The undersigned owner of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone this property to any classification other than SF-1.

Reasons for protest:

1. Applicant has led neighbors to believe their intention is to develop 25 large lots, yet the Application for Zoning filed with the City of Austin pursues more dense development under SF-2 zoning. The application shows 7.58 units/acre (97 units max.) as both the proposed number of units and maximum number of residential units allowed leaving the door open for more dense development. SF-1 is more in line with the 25 large lots plan the Applicant represented to the Oak Parke neighbors. (Please see Exhibit #1 -Conceptual Subdivision Plan and Exhibit #2 email from Paula Ables to Oak Parke Yahoo group)
2. In order to secure support from the Oak Parke HOA for SF-2 zoning, the current owner agreed to a Restrictive Covenant and Agreement indicating no more than 53 residential lots shall ever be platted on the property. Thus, once again leading Oak Parke residents to believe the property will be developed as large lots (55,975 Sq. Ft. (12.85 acres) / 53 = 10,561 Sq. Ft per lot). SF-1 zoning better reflects the Applicant's pledge to Oak Parke residents, helps avoid misunderstandings with regards to the maximum number and size of lots to be developed, and eliminates the need of litigation to enforce deed restrictions should the current or future owners attempt to develop more than 53 lots. (Exhibit #3 – Deed Restriction)
3. Access to and from the proposed development is through Oak Parke via Sawmill Drive, a residential street. The shortest access to/from Sawmill Dr. is then onto Wolftrap Lane and Slaughter Lane. The intersection of Slaughter/Wolftrap is located between Slaughter/Brodie and Slaughter/MOPAC - intersections already in need of public funds to address capacity issues. Prior to the proposed development, Slaughter/Wolftrap is already at times backed up due to traffic to/from Oak Parke, Bowie High School, Bethany Lutheran Church, Westbound traffic from Ranch House Apts., and people cutting through the Oak Parke subdivision trying to avoid the horrible traffic on Brodie Ln. and the intersection of Slaughter/Brodie. A reduction in the number of lots to 53 or less as allowed under SF-1 reduces the number of projected vehicle days per day; and thus serves as a mitigation measure needed to minimize traffic impacts in the Slaughter/Brodie area.
4. The proposed SF-2 development's impact and mitigation measures needed to minimize traffic impacts at already overcrowded intersections at Slaughter/Wolftrap, Slaughter Brodie, and Slaughter MOPAC, is yet to be determined. Since the Applicant showed in the zoning application "97 lots maximum x 9 trips per day = 873 trips"; a Traffic Impact Analysis (TIA) was waived with the condition applicant will limit trips to less than 2000 trips per day – while the State, County, and City continue to use public

C-2

funds for infrastructure to improve traffic flow in the area. In absence of a realistic evaluation of existing and projected operating levels, identification of mitigation measures needed to minimize traffic impacts at Sawmill/Wolftrap, Wolftrap/Slaughter, etc. and the developer paying for improvements associated with their development's traffic impact; reducing the number of lots and trips is recommended. Limiting land use and development in problem traffic areas, prevents further congestion.

5. This site is located over the Edwards Aquifer Recharge Zone, in the Slaughter Creek Watershed which is classified Barton Springs Zone (BSZ). It is in the Drinking Water Protection Zone. The site is also immediately adjacent and slopes towards Slaughter Creek, however, at this time site specific information is unavailable regarding critical water quality zone / water quality transition zone, areas of steep slopes, or other environmental features such as bluffs, springs, caves, sinkholes and wetlands. Numerous trees will likely be impacted with a proposed development associated with this site. According to the ZAP packet; no information has been provided to the City as to whether this property has any preexisting approvals which would preempt current water quality regulations. Thus, it is not known at this time if the developer will comply with the Save Our Springs (SOS) Ordinance and other current environmental protection regulations or not. In absence of corroboration that the development will indeed comply with current water quality regulations, the SOS Ordinance and 15% impervious cover; limiting development to the 40% impervious cover allowable under SF-1 provides better environmental protection than the 45% impervious cover allowed under SF-2. Limiting land use and development in environmentally sensitive areas in the Barton Springs Zone, prevents further degradation of water quality, protects irreplaceable natural resource(s), and promote public health, safety and welfare.
6. Since the zoning application proposes 97 lots (less than 100 lots); school impact was not addressed. However, it should be noted that Oak Parke's children attend Baranoff Elementary, one of the largest elementary schools in Austin ISD. During the 2013-2014 school year, more than 1000 students attend this school including 8 classrooms in portable buildings.
7. Due to the location of the proposed development with regards to Oak Park Subdivision; only a few households out of 192 or so families received notice from the City about the proposed rezoning; yet the entire subdivision is affected as this development impacts the main access to/from Oak Parke. It is of upmost importance to our entire subdivision that 4010 Sawmill Drive be developed in the most responsible way possible.

In summary, SF-1 allows the owner to develop their land in a profitable manner, while upholding promises made to Oak Parke neighbors, mitigating adverse traffic impact and providing better environmental protection.

Again, thanks for your time and consideration.

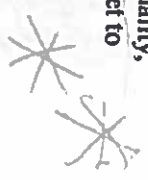
Marisol Claudio-Ehalt, Owner/Resident
3700 Sawmill Dr. Austin TX 78749
(512) 293-5033 Cell.
(512) 899-3156 home

Claudio-Ehalt, Marisol

From: oakparke@yahoogroups.com on behalf of Paula Ables <ll_red_design@yahoo.com>
Sent: Wednesday, October 30, 2013 6:14 PM
To: oakparke@yahoogroups.com
Subject: RE: [oakparke] RE: The Ranch Issue-new info [3 Attachments]

[Attachment(s) from Paula Ables included below]

As the Neighbor that is the MOST affected by the Farm development, I have done my own form of due diligence and just received the proposed plot for the farm from Ross Frie, the Rezoning and Property Development Chief (a former City Planning Director). I am also attaching the signed approval of the HOA and the Covenant Agreement that was drawn up by our HOA Attorney. As you will see, they are only planning 25 lots, approx. 100' lot line at the street. Mr. Frie says that these large lots - which are double the size of typical Oak Parke lot - will become be the largest, highest quality, newest and most affluent homes in the neighborhood. Mr. Frie believes, as I do, that this entire project is an asset to neighborhood not a detriment.



This is the best outcome we could have hoped for short of no development at all. With this information I feel that a petition is unnecessary. Hopefully this calms the fears and uncertainties of what is coming and everyone can move on to happy thoughts of puppies and butterflies...

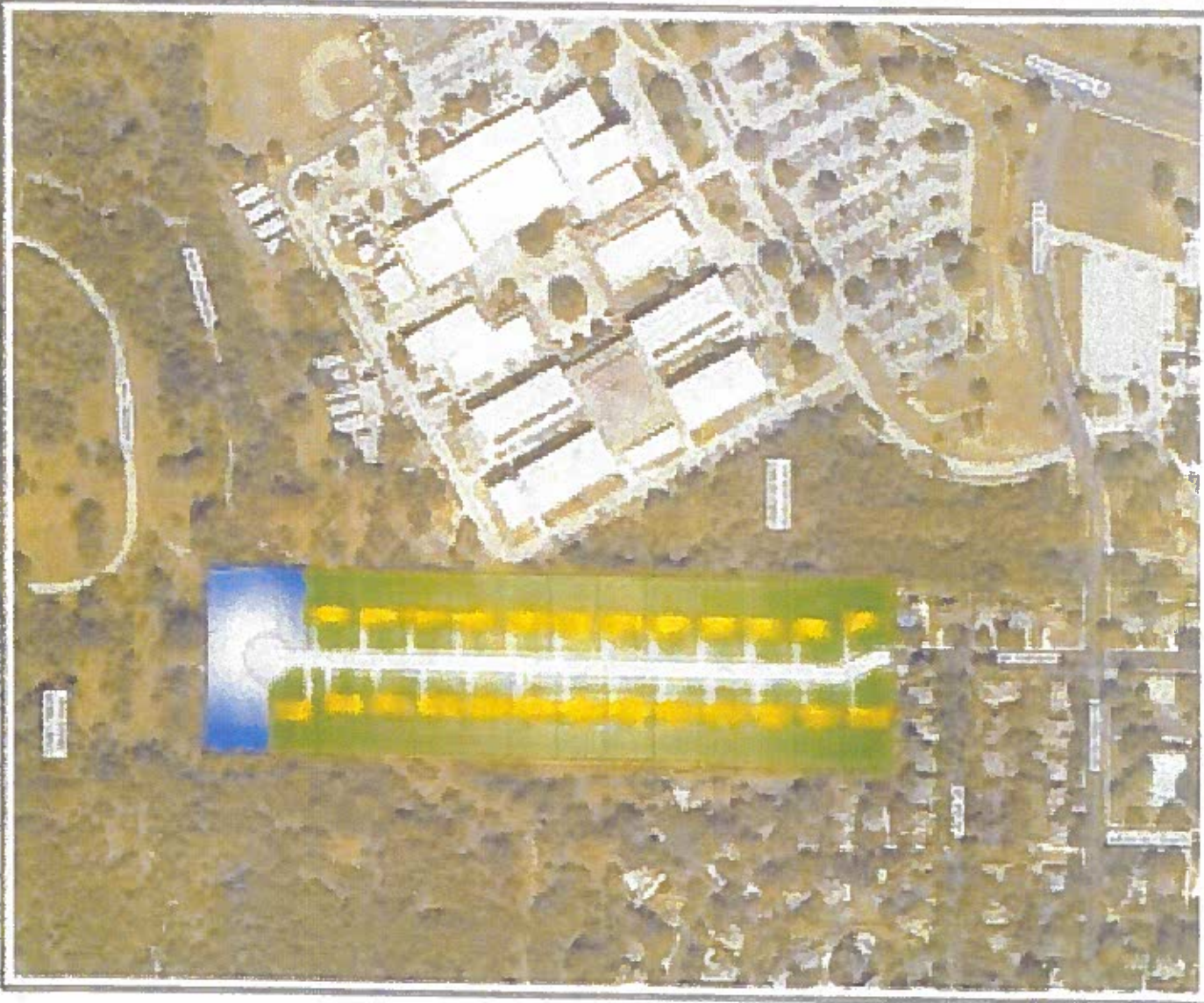
Paula

Sawmill

From: oakparke@yahoogroups.com [mailto:oakparke@yahoogroups.com] **On Behalf Of** Holly Leoni
Sent: Friday, October 25, 2013 3:25 PM
To: oakparke@yahoogroups.com
Subject: Re: [oakparke] RE: The Ranch Issue

There's been a lot of conversation regarding the property at the end of Sawmill. I attended the HOA meeting in September and this was on the agenda & discussed by our Board of Directors, so I thought it would be best to direct everyone to the HOA website for more "official" information. <http://www.ophoa.org/>

Please review the minutes from this meeting so that you will have the correct information regarding the zoning of this property and how our HOA has been proactive in protecting our neighborhood. <http://www.ophoa.org/minutes.htm> (The meeting was Sept 17)



CONCEPTUAL SUBDIVISION PLAN

DATE: 11/11/11
BY: [Signature]
FOR: [Signature]

PROJECT NO. 11111
SHEET NO. 1 OF 1
SCALE: 1" = 100'

DATE: 11/11/11
BY: [Signature]
FOR: [Signature]



STATE OF TEXAS
COUNTY OF TRAVIS

Restrictive Covenant and Agreement

This Restrictive Covenant and Agreement is made on the date set forth below by Atlas F. Cook, IV (the "Grantor") and Oak Park Homeowners Association, Inc. (the "Association").

Grantor is the owner of certain real property (the "Property") in Travis County, Texas, described in Exhibit "A" attached to hereto.

The Grantor desires that the Association support Grantor's application to the City of Austin for SF-2 zoning (Single Family Residence - Standard Lot) on the Property. The Association desires that Grantor restrict the number of residential lots that shall ever be platted on the Property to 53 and that the Property never be zoned for any use except for the current RR zoning (Rural Residence), SF-1 zoning (Single Family Residence - Large Lot) or SF-2 zoning.

In consideration for the Grantor's imposition of the restrictive covenants contained herein on the Property, the Association hereby agrees to support Grantor's application to the City of Austin for SF-2 zoning on the Property by (1) providing Grantor with a letter signed by a duly authorized representative of the Association, indicating the Association's support, and (2) as reasonably necessary to confirm such support, making a representative of the Board of Directors reasonably available to confirm such support to City of Austin representatives.

In consideration for the Association's support of Grantor's SF-2 zoning application, Grantor hereby imposes the following restrictive covenants on the Property, effective upon recording, to run with the land and be forever binding on all successors and assigns:

1. Number of Lots. No more than 53 residential lots shall ever be platted on the Property.
2. Zoning. No portion of Property shall be zoned for any use except for the current RR zoning (Rural Residence), SF-1 zoning (Single Family Residence - Large Lot) or SF-2 zoning (Single Family Residence - Standard Lot).

Rights and obligations of the Association hereunder shall be enforced and carried out by the Board of Directors of the Association on behalf of the Association. These restrictive covenants shall be binding on the Property for a period of 10 years from the date of recording in the Travis County Official Public Records, after which time they will automatically renew for successive 10 year terms. This Restrictive Covenant and Agreement may only be amended or terminated by mutual agreement of the Association and Grantor, or their successors and assigns, and may be enforced by either party.

Agreed to this 18 day of September, 2013.

GRANTOR

Atlas F. Cook, IV

Atlas F. Cook, IV

Date: September 18, 2013

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on the 18 day of Sept,
2013, by Atlas F. Cook, IV in the capacity stated above.

Barry Smith
Notary Public, State of Texas



GRANTEE:
Oak Parke Homeowners Association, Inc.
Acting by and through its Board of Directors

By:

Monique A. Wells

Title: President of Oak Parke Home Owner Association

Printed name: Monique A. Wells

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on the 16th day of September
2013, by Monique A. Wells in the capacity stated above.

Jennifer Copeland Garrison
Notary Public, State of Texas



Exhibit "A"

**Approximately 12.82 acres of land as described in that
Warranty Deed filed of record in Document No. 2003269232,
Official Public Records of Travis County, Texas.**

After recording return to
Niemann & Heyer LLP
1122 Colorado, Suite 313
Austin, TX 78701



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS
September 20 2013 10:01 AM

FEE: \$ 42.00 2013174490

ADDISON PRELIMINARY PLAN
SMALL LOT SUBDIVISION

U.S. HIGHWAY 183 AND DEE GABRIEL COLLINS ROAD
TRAVIS COUNTY AND THE CITY OF AUSTIN ETJ, TEXAS
FEBRUARY 2013

NOTES:

THIS PROJECT IS LOCATED IN THE CONTINUATION AND OUCH CREEK WATERSHEDS, WHICH ARE CLASSIFIED AS SUBURBAN WATERSHEDS.
A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE F.E.M.A. 100 YEAR FLOODPLAIN AS SHOWN ON THE F.E.M.A. FIRM PANEL 48463C03101N FOR TRAVIS COUNTY, TEXAS, EFFECTIVE DATE SEPTEMBER 24, 2008.
THIS PROJECT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

WAIVERS:

AN ADMINISTRATIVE WAIVER WAS GRANTED FROM SECTION 30-2-(15)(c) OF TITLE 30.
AN ADMINISTRATIVE WAIVER WAS GRANTED PER LDC 30-5-420(b) TO ALLOW CUT/FILL UP TO 8 FEET.
AN ADMINISTRATIVE WAIVER WAS GRANTED PER LDC 30-5-420(b) TO ALLOW CUT/FILL IN EXCESS OF 4 FEET FOR CONSTRUCTION OF THE WATER QUALITY/RETENTION POND.
AN ADMINISTRATIVE WAIVER WAS GRANTED PER LDC 30-5-420(c) FOR ROADWAY CONSTRUCTION ACROSS THE CREEK.

ENGINEER: PELOTON LAND SOLUTIONS
110 WILD BASIN ROAD
SUITE 200A
AUSTIN, TX 78746
(512) 831-7700

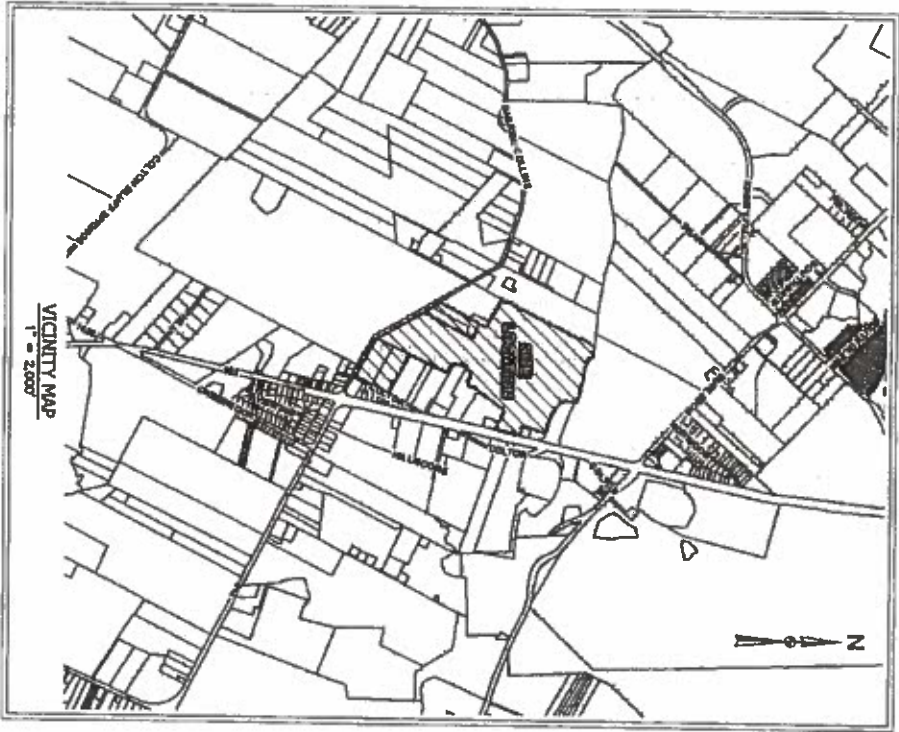
SUBMITTER: JACOBS
2705 BEE CAVES ROAD,
SUITE 300
AUSTIN, TX 78746
(512) 314-3100
(512) 314-3135 FAX

CHAPARRAL
2000 MACALL LANE
AUSTIN, TX 78744
(512) 443-1724
(512) 589-0843 FAX

DONOR: CARMA PROPERTIES WESTPORT LLC
8737 GREAT HILLS TRAIL, SUITE 200
AUSTIN, TX 78758

REFERENCE:

CONCRETE MONUMENT WITH DISC FOUND, APPROXIMATELY 22' SOUTH OF THE SOUTH EDGE OF PAVEMENT OF DEE GABRIEL COLLINS ROAD AND APPROXIMATELY 87' SOUTHWEST OF THE SOUTHEAST CORNER OF THE 18.01 ACRE TRACT CONVEYED TO BROS INVESTMENTS, L.P., RECORDED IN DOCUMENT NO. 200503077 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND DESCRIBED IN VOLUME 8774, PAGE 144 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. SAME BEING THE SOUTHWEST CORNER OF THE 18.01 ACRE TRACT CONVEYED TO CARMA PROPERTIES WESTPORT LLC, DATED JUNE 2, 2009 AND RECORDED IN DOCUMENT NO. 2009122815 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. ALL OF A 18.878 ACRE TRACT CONVEYED BY GENERAL WARRANTY DEED TO CARMA PROPERTIES WESTPORT LLC, DATED JUNE 2, 2009 AND RECORDED IN DOCUMENT NO. 2009122815 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAME BEING THE SOUTHWEST CORNER OF THE 18.01 ACRE TRACT CONVEYED TO CARMA PROPERTIES WESTPORT LLC, DATED JUNE 2, 2009 AND RECORDED IN DOCUMENT NO. 2009122815 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. AND A PORTION OF THE 18.01 ACRE TRACT CONVEYED TO CARMA PROPERTIES WESTPORT LLC, DATED JUNE 2, 2009 AND RECORDED IN DOCUMENT NO. 2009122815 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. AND DESCRIBED IN VOLUME 8774, PAGE 144 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.



LEGAL DESCRIPTION

18.01 ACRES IN THE SANITARIOS DE VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 18.01 ACRE TRACT CONVEYED BY GENERAL WARRANTY DEED TO CARMA PROPERTIES WESTPORT LLC, DATED JUNE 2, 2009 AND RECORDED IN DOCUMENT NO. 2009122815 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. ALL OF A 18.878 ACRE TRACT CONVEYED BY GENERAL WARRANTY DEED TO CARMA PROPERTIES WESTPORT LLC, DATED JUNE 2, 2009 AND RECORDED IN DOCUMENT NO. 2009122815 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAME BEING THE SOUTHWEST CORNER OF THE 18.01 ACRE TRACT CONVEYED TO CARMA PROPERTIES WESTPORT LLC, DATED JUNE 2, 2009 AND RECORDED IN DOCUMENT NO. 2009122815 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. AND A PORTION OF THE 18.01 ACRE TRACT CONVEYED TO CARMA PROPERTIES WESTPORT LLC, DATED JUNE 2, 2009 AND RECORDED IN DOCUMENT NO. 2009122815 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. AND DESCRIBED IN VOLUME 8774, PAGE 144 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

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01	COVER SHEET
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04	PRELIMINARY PLAN
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06	PRELIMINARY PLAN

ALL RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN, TEXAS, RELIES UPON THE INTEGRITY OF THE DESIGN ENGINEER. THE PLANS WERE PREPARED IN ACCORDANCE WITH THE SO. LAND DEVELOPMENT CODE.

SUBMITTED BY:

[Signature]

DATE
10/18/13

JERRY K. CHEATHAM
REGISTERED PROFESSIONAL ENGINEER NO. 108828
110 WILD BASIN ROAD, SUITE 200A
AUSTIN, TEXAS 78746
PH. (512) 831-7700



C17



110 WILD BASIN ROAD
SUITE 200A
AUSTIN, TX 78746
PHONE: 512-831-7700
TX FIRM NO 12207

COVER SHEET
ADDISON
AUSTIN, TRAVIS COUNTY, TEXAS

Brookfield
Residential

DEVELOPER: BROOKFIELD RESIDENTIAL
DESIGNED BY: JR
PROJECT MANAGER: JC
PROJECT MANAGER: PC
PROJECT R

SHEET

01

OF 06

- [illegible]

ORDER K. OCEANVIEW, P.L. # 1034500

10. UTILITY SYSTEMS CONSTRUCTION SHALL BE OCCUPIED UNTIL THE BUILDING IS CONNECTED TO THE CITY OF AUSTIN WATER SUPPLY AND CITY OF AUSTIN WASTEWATER SYSTEM.
11. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THE SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLANS MUST BE REVIEWED AND APPROVED BY THE CITY ENGINEER BEFORE WATER AND WASTEWATER UTILITY SYSTEM CONSTRUCTION MAY BE INITIATED BY THE CITY. THE LANDOWNER MUST PAY THE ASSOCIATED CITY PROTECTION FEES.
12. ELECTRIC SERVICE WILL BE PROVIDED BY AUSTIN ENERGY.
13. WASTE SERVICES WILL BE PROVIDED BY CITY OF AUSTIN.
14. WASTEWATER SERVICE WILL BE PROVIDED BY CITY OF AUSTIN.
15. NATURAL GAS SERVICE WILL BE PROVIDED BY CENTERPOINT ENERGY.
16. PHONE SERVICE WILL BE PROVIDED BY AT&T.
17. NO SUBDIVISION SHALL BE LARGER THAN ITS PRELIMINARY PLAN MAY BE PLATTED UNTIL NECESSARY OFF-SITE INFRASTRUCTURE IS COMPLETED OR CONTRACTS FOR SUCH INFRASTRUCTURE ARE SIGNED. THE CITY OF AUSTIN HAS THE RIGHT TO REQUIRE PLANNING FOR ALL NECESSARY OFF-SITE INFRASTRUCTURE IMPROVEMENTS.
18. ALL NIGHT-OR-DAY REPAIRS, OTHER THAN MINOR REPAIRS (CRACK, HOLE, STOP AND GO-LANE, ETC./MINOR TRUCKS) ARE 24 HOURS A DAY, SEVEN DAYS A WEEK.
19. WATER QUALITY CONDITIONS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA FOR RESIDENTIAL DEVELOPMENT AND 25% FOR COMMERCIAL DEVELOPMENT.
20. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SHADE TREES AND BUFFER CONSTRUCTION. PRESERVATION OF THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
21. MAINTENANCE OF THE WATER QUALITY CONDITIONS REQUIRED ABOVE SHALL BE ACCORDING TO THE CITY OF AUSTIN STANDARDS.
22. APPROVAL OF THE PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY EXAVATION FROM THE CITY'S LAND DEPARTMENT. EXCAVATIONS SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARDS. EXCAVATIONS SHALL BE DONE SPECIFICALLY RESTRICTED TO THE FINAL P.L.A.T. CONSTRUCTION PLAN ON THE FINAL PLAT. SUCH APPROVALS DO NOT RELIEVE THE OWNER OF HIS OBLIGATION TO MAINTAIN THE EXISTING UTILITIES AND STRUCTURES. IF THE EXISTING UTILITIES ARE DAMAGED OR DESTROYED DURING THE EXCAVATION, IT IS ESSENTIALLY DETERMINED THAT THE EXCAVATION SHOULD IMMEDIATELY BE STOPPED. THE PUBLIC SAFETY, DAMAGE TO PROPERTY, OR DAMAGE TO THE ENVIRONMENT OF THE FINAL P.L.A.T. CONSTRUCTION DOCUMENTS ON SITE PLAN, IT IS DETERMINED THAT THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CITY OF AUSTIN TO MAINTAIN THE EXISTING UTILITIES AND STRUCTURES. THE CITY OF AUSTIN SHALL BE THE RESPONSIBILITY OF THE CITY OF AUSTIN TO MAINTAIN THE EXISTING UTILITIES AND STRUCTURES.
23. ALL STREET, DRIVEWAY, SIDEWALK, CROWN CURBS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND RETURNED TO CITY OF AUSTIN STANDARDS.
24. AND STRUCTURE SHALL BE OCCUPIED WITH THE ASSOCIATED STORMWATER QUALITY AND DETENTION CONTROL FACILITIES HAVE BEEN COMPLETED, INSPECTED AND ACCEPTED BY THE CITY OF AUSTIN.
25. THE WATER QUALITY ELEMENTS SHOWN ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE PURSUANT TO THE CITY OF AUSTIN STANDARDS. THE USE AND MAINTENANCE OF THESE ELEMENTS IS RESTRICTED BY TITLE 20-2-211 AND TITLE 20-2-212 THEREOF.
26. THIS SUBDIVISION SHALL BE DEVELOPED AND CONSTRUCTED AS A SMALL LOT SUBDIVISION IN COMPLIANCE WITH TITLE 20-2-232.
27. WITH THE EXCEPTION OF LOT 73-BLOCK 4, LOT 13-BLOCK 4, LOT 22-BLOCK X AND ALL OPEN SPACE, ALL LOTS WITHIN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY USE.
28. A TOWNHOMES COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
29. ALL PROPOSED STREETS ARE TO BE PAVED.
30. TWO OFF-STREET PARKING SPACES ARE REQUIRED FOR EACH SINGLE FAMILY DWELLING UNIT.
31. ALL DOWNER LOTS TO BE A MINIMUM OF 4,500 SQUARE FEET.
32. IN ACCORDANCE WITH TITLE 20-2-304, MINIMUM DIMENSIONS FOR SINGLE FAMILY LOTS SHALL NOT BE CONSTRUCTED ON SLOPES GREATER THAN 15%.
33. THE FOLLOWING LOTS CONTAIN SLOPES GREATER THAN 15% AND MUST CONFORM TO LOC 20-2-302, SUBSECTION B.
LOTS 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31 & 32 - BLOCK "A"
LOTS 3 & 13 - BLOCK "B"
LOTS 34 & 35 - BLOCK "C"
LOTS 31, 22, 23, 24, 25, 26, 27, 28 & 29 - BLOCK "F"
34. CONSTRUCTION OF A BUILDING OR PAVING STRUCTURE ON A SLOPE WITH A GRADIENT OF MORE THAN 15 PERCENT AND NOT MORE THAN 20 PERCENT ARE PROHIBITED IF THE FOLLOWING REQUIREMENTS ARE MET:
(1) SUFFICIENT COVER ON SLOPES WITH A GRADIENTS OF MORE THAN 15 PERCENT MAY NOT EXCEED 10 PERCENT OF THE TOTAL AREA OF THE SLOPE.
(2) THE TERRACING TECHNIQUES IN THE ENVIRONMENTAL CRITERIA MANUAL ARE REQUIRED FOR CONSTRUCTION THAT IS UPHELD OR EXCEEDED OF A SLOPE WITH A GRADIENT OF MORE THAN 15 PERCENT.
(3) NESTLE VEGETATION MAY NOT BE DISTURBED EXCEPT AS NECESSARY FOR CONSTRUCTION, AND DISTURBED AREAS MUST BE RESTORED WITH NATIVE VEGETATION.
(4) FOR CONSTRUCTION DESCRIBED IN THIS SECTION, A CUT OR FILL MUST BE REVEGETATED, OR IF A CUT OR FILL HAS A FINISHED GRADE OF MORE THAN 25 PERCENT, STABILIZED WITH A PERMANENT STRUCTURE. THIS DOES NOT APPLY TO A STABLE CUT.
35. IF ADDITIONAL BUILDING PERMITS FROM THE CITY OF AUSTIN ARE REQUIRED FOR THE SUBDIVISION, THE REQUIREMENT OF UNPAVED RD. 030-0-12 WILL BE APPLICABLE (PERCESSION FROM A HAZARDOUS MATERIAL).
36. NO CONSTRUCTION OR PLACEMENT OF STRUCTURES INCLUDING BUILDINGS, SHOPS, POOLS, LANDSCAPING OR GARDENS IS ALLOWED WITHIN THE CITY OF AUSTIN ZONING FOR THE CITY OF AUSTIN LAND DEVELOPMENT CODE. WASTEWATER DISPOSAL OR DISCHARGE OF WASTEWATER INTO THE CITY OF AUSTIN ZONE AND/OR WASTEWATER DISCHARGE MUST BE AUTHORIZED BY THE WASTEWATER DIVISION.
37. BLOCK X, LOT 21 IS RESTRICTED TO A MAXIMUM OF 225 UNITS (15 UNITS PER ACRES)

39. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OWNERSHIP, MAINTENANCE AND PAYMENT OF TAXES FOR ALL LOTS TO BE OWNED BY THE ASSOCIATION.

- LOT 24, 25, 60 AND 74 - BLOCK "A"
LOT 5 - BLOCK "F"
LOT 15 - BLOCK "D"
LOT 1 - BLOCK "J"
LOT 13 - BLOCK "K"
LOT 12, 16, AND 20 - BLOCK "K"
LOT 28 - BLOCK "K"

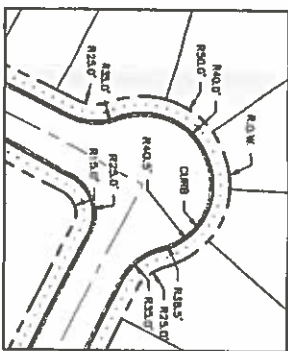
39. ALL DETENTION AND WATER QUALITY PONDS LOCATED IN OPEN SPACE/DRAINAGE LOTS WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

GENERAL NOTES:

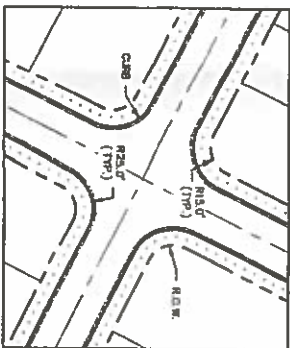
1. NO DRAINAGE FACILITIES WILL BE LIMITED TO BALANCE OF LOT. DRAINAGE FACILITIES ON UNDEVELOPED SHALL BE ALLOWED IN A DRAINAGE FACILITY ZONED AS APPROVED BY TOWN COUNTY AND THE CITY OF ALSTIN.
2. THE OWNER OF THE SUBSTANDARD, AND HIS OR HER SUCCESSORS AND ASSOCIATED ASSOCIATES INDEPENDENTLY FOR PLANS FOR THE DRAINAGE FACILITIES AND ASSOCIATED FACILITIES WHICH COMPLY WITH APPLICABLE CODES OF THE CITY OF ALSTIN. THE DRAINAGE FACILITIES AND ASSOCIATED FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S SOIL EROSION PLANS TO CONSTRUCT THE FACILITIES WITH SUCH CODES AND REQUIREMENTS.
3. ALL DRAINAGE FACILITIES, RETAINMENT, OPEN CHANNELS, STORM DRAINAGE, AND WATER DETENTION/RETENTION POND, WATER QUALITY FACILITIES, ETC., WILL BE LOCATED WITHIN DRAINAGE FACILITIES AND COMPLY WITH SECTION 12.1. OF THE CITY OF ALSTIN DRAINAGE FACILITY ZONING.
4. THE WEIGHTED QUALITY POINTS WILL BE CONSTRUCTED NOT TO BE REDUCED BY THE 100 YEAR STORM FLOOD.
5. PRIOR TO THE CONSTRUCTION OF LOTS IN THIS SUBSTANDARD, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF ALSTIN AND TOWN COUNTY FOR REVIEW. APPROVAL, REJECT, RE-OUT SHALL BE HELD TO THE ADJUDICATING AT UNDEVELOPED STATES BY POWERED ON OTHER APPROVED METHOD.
6. WITHIN A SOFT DISTANCE ELEMENT, ANY CONSTRUCTION OF SOFT DISTANCE BY VEGETATION, FENCING, LANTHORN, BALANCE, BARRIERS, OR OTHER FACILITIES IS REQUIRED TO CONSTRUCT A TWENTY-FIVE HUNDRED IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE CITY OF ALSTIN. THE PROHIBITION ORDER IS TO BE REMOVED AT UNDEVELOPED WITHIN COMMON WITH THE CITY OF ALSTIN.
7. PROPERTY OWNED AND/OR NEARBY ASSOCIATES SHALL PROVIDE FOR ACCESS TO THE DRAINAGE FACILITIES AT ANY NECESSARY AND SHALL NOT PROVIDE ACCESS BY TOWN COUNTY AND ON CITY OF ALSTIN FOR INSPECTION AND MAINTENANCE OF SOFT DISTANCE.
8. ALL DRAINAGE FACILITIES ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR NEARBY ASSOCIATES.
9. FINANCIAL REQUIREMENTS SHALL BE DETERMINED PRIOR TO FINAL PLAN APPROVAL.

STREET TABLE					
STREET NAME	R.O.W. WIDTH	PAVEMENT WIDTH	CROSS SECTION	SIDEWALK	CLASSIFICATION
BROMMELT BRAND	50'	30' F-F	3 LANE, C & G	4'	LOCAL
RYAN DRIVE	50'/60'	30'/40' F-F	2 LANE, C & G	4'	LOCAL/RES. COLLECTION
INDEPENDOL LANE	50'	30' F-F	2 LANE, C & G	4'	LOCAL
QUAKER DRIVE	50'	30' F-F	2 LANE, C & G	4'	LOCAL
RYAN DRIVE	50'	30' F-F	2 LANE, C & G	4'	LOCAL
GOODING DRIVE	50'	30' F-F	2 LANE, C & G	4'	LOCAL
ULTRA LANE	50'	30' F-F	2 LANE, C & G	4'	LOCAL
ARMSTRONG DRIVE	60'	40' F-F	2 LANE, C & G	4'	RESIDENTIAL COLLECTOR
ARMSTRONG DRIVE	60'	40' F-F	2 LANE, C & G	4'	RESIDENTIAL COLLECTOR
LOMA ALTA DRIVE	50'	30' F-F	3 LANE, THRU, C & G	4'	LOCAL
WHITTING ARROW LANE	50'	30' F-F	2 LANE, C & G	4'	LOCAL
GEORGE DORSE	50'	30' F-F	2 LANE, C & G	4'	LOCAL
MONMOUTH CORNE	50'	30' F-F	2 LANE, C & G	4'	LOCAL
TURNBERRY LANE	50'	30' F-F	2 LANE, C & G	4'	LOCAL
DAVIDSON LANE	50'	30' F-F	2 LANE, C & G	4'	LOCAL
GREYHAWK DRIVE	50'	30' F-F	2 LANE, C & G	4'	LOCAL
CORRAGE ROSE DRIVE	50'	30' F-F	2 LANE, C & G	4'	LOCAL
MEADOW DRIVE	50'	30' F-F	2 LANE, C & G	4'	LOCAL
MATHIDA LANE	50'	30' F-F	2 LANE, C & G	4'	LOCAL
TOTAL LENGTH OF PROPOSED ROADWAY = 21,245'					

LAND USE TABLE		
LAND USE	LOTS	AREA (AC)
415 RESIDENTIAL	421	44.25
501 RESIDENTIAL	136	20.25
801 RESIDENTIAL	48	8.59
BUILT-FAMILY	1	13.06
COMMERCIAL	1	15.44
ALDERY CENTER	1	6.86
OPEN SPACE	12	51.20
LANDSCAPE LOT	1	0.18
RIGHT-OF-WAY	27	77.42
TOTAL	620	194.41



TYPICAL KNUCKLE AND CUL-DE-SAC DETAIL



TYPICAL STREET INTERSECTION DETAIL



INGERSOLL LANE - SIGHT LINE EASEMENT DETAIL

FOR CITY USE ONLY	CERTIFICATION TO FIELD WORK: ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY KNOWN TO CONSTRUCTION ALL RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS RELATES WITH THE DESIGNER WHO PREPARED THEM. I UPON THE ACCURACY OF THE WORK OF THE DESIGN ENGINEER. SIGNED BY:
FOR DIRECTOR OF WATER/SEWER PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT	DATE

DEVELOPER: BROOKFIELD RESIDENTIAL DRAWN/DESIGNED BY: KR BT PROJECT MANAGER: JC BR PROJECT MANAGER: PC PROJECT #:
--

02

SHEET

OF 06

Brookfield Residential

GENERAL NOTES

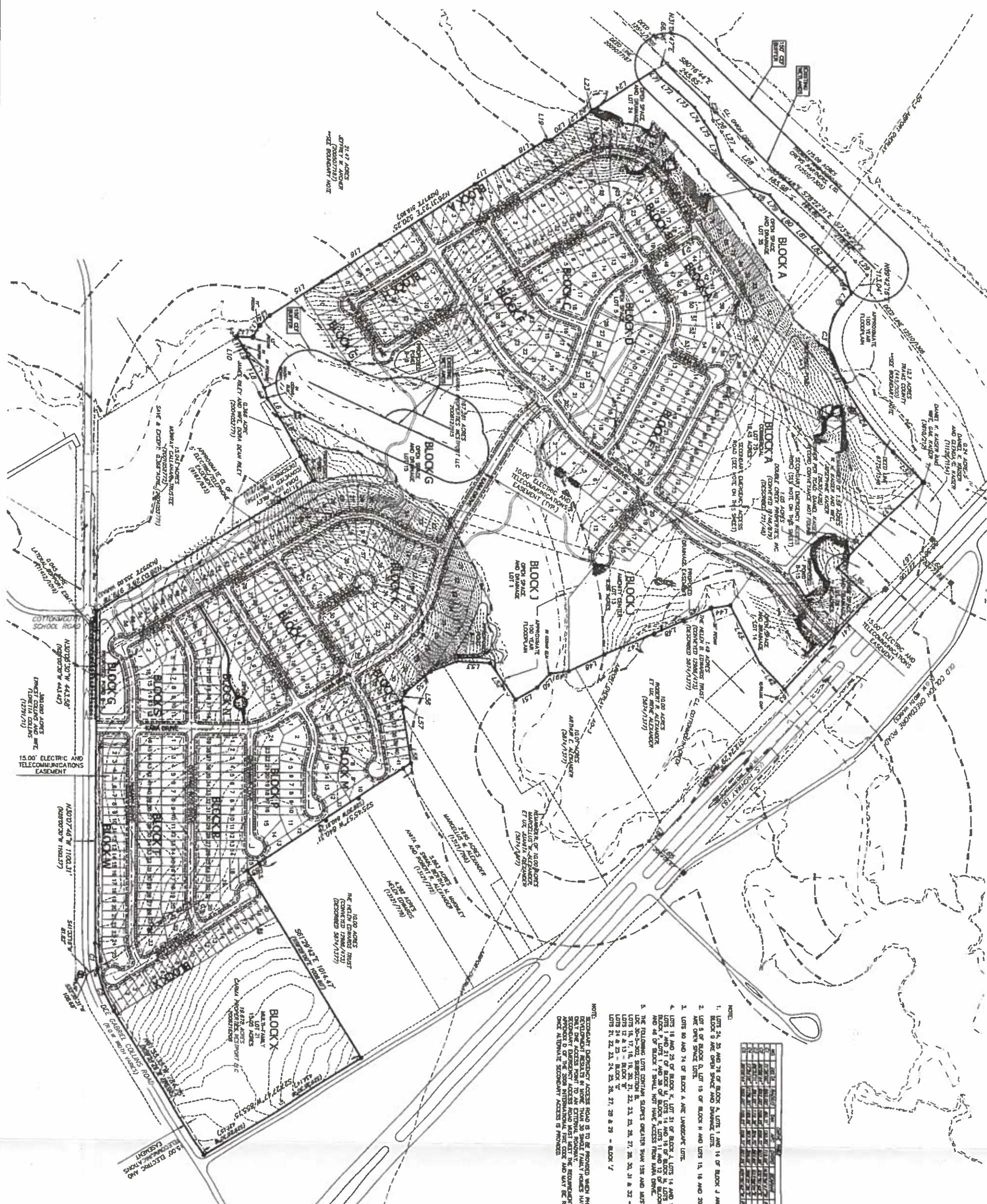
ADDISON
AUSTIN, TRAVIS COUNTY, TEXAS



PELTON
LAND SOLUTIONS

110 WILD BASIN ROAD
SUITE 200A
AUSTIN, TX 78748
PHONE: 812-831-7700
TX FIRM NO 12207

ADDISON - PRELIMINARY PLAN



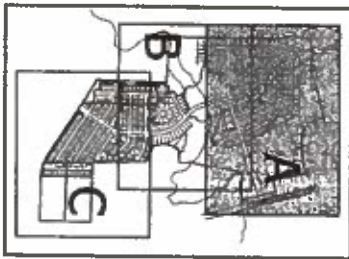
NO.	REG. NO.	APPLICANT	SEX	AGE	EDUCATION	RELIGION	RELIGIOUS GROUP
1	17-30-0001	JOHN DOE	M	35	HS GRAD	PROTESTANT	PROTESTANT CHURCH
2	17-30-0002	JANE DOE	F	32	HS GRAD	CATHOLIC	CATHOLIC CHURCH
3	17-30-0003	JOHN DOE	M	35	HS GRAD	PROTESTANT	PROTESTANT CHURCH
4	17-30-0004	JANE DOE	F	32	HS GRAD	CATHOLIC	CATHOLIC CHURCH
5	17-30-0005	JOHN DOE	M	35	HS GRAD	PROTESTANT	PROTESTANT CHURCH
6	17-30-0006	JANE DOE	F	32	HS GRAD	CATHOLIC	CATHOLIC CHURCH
7	17-30-0007	JOHN DOE	M	35	HS GRAD	PROTESTANT	PROTESTANT CHURCH
8	17-30-0008	JANE DOE	F	32	HS GRAD	CATHOLIC	CATHOLIC CHURCH
9	17-30-0009	JOHN DOE	M	35	HS GRAD	PROTESTANT	PROTESTANT CHURCH
10	17-30-0010	JANE DOE	F	32	HS GRAD	CATHOLIC	CATHOLIC CHURCH

1. LOTS 2, 3 AND 7 OF BLOCK A AND LOTS 14 OF BLOCK J AND LOT 15 OF BLOCK K ARE OPEN SPACE AND BROWDER LOTS.
2. LOT 8 OF BLOCK D, LOT 15 OF BLOCK H AND LOTS 13, 16 AND 20 OF BLOCK K ARE OPEN SPACE LOTS.
3. LOTS 30 AND 74 OF BLOCK A ARE UNDEVELOPED LOTS.
4. LOTS 18 AND 25 OF BLOCK N, LOT 31 OF BLOCK A, LOTS 14 AND 15 OF BLOCK P, LOTS 2 AND 3 OF BLOCK Q, LOTS 14 AND 15 OF BLOCK R, LOTS 1 AND 21 OF BLOCK S AND 46 OF BLOCK T SHALL NOT HAVE ACCESS TO MAIN DRIVE.
5. THE FOLLOWING LOT CONTAIN SLICES GREATER THAN 156 AND MUST COMPLY TO LOT 30-5-5-202, SUBSECTION 10:
LOTS 15, 17, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 30, 31 & 32 - BLOCK N,
LOTS 34 & 32 - BLOCK P,
LOTS 21, 22, 23, 24, 25, 26, 27, 28 & 29 - BLOCK Y.

Year	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442
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507	DESIGN CENTER
508	OFFICE CENTER
509	CENTRAL WATER QUALITY ZONE
510	WATER QUALITY TRANSITION ZONE
511	FEAR 100 FLOW PRODUCTION
512	100 FLOW FLOW PRODUCTION
513	PROPERTY BOUNDARY
514	PROPOSED WEST-OF-WAY
515	PROPOSED STREET CENTERLINE
516	PROPOSED SIDEWALK
517	PROPOSED LANDSCAPE
518	OPEN SPACE
519	LANDSCAPE LOT
520	1/2' ROAD FLOW
521	1/2' ROAD WITH "CHANGING" CUP FLOW
522	1/2' ROAD WITH "CHANGING" CUP FLOW
523	ROAD PIPE FLOW (SEE NOTE)
524	TRUCK FLOW (TYPE NOTED)
525	CONC. HEAVY METAL FLOW
526	WATER FLOW (SEE)
527	CALCULATED POINT
528	BOUNDARY

DATE OF SURVEY: MAY 2006, UPDATED AUGUST-SEPTEMBER, 2012
 DRAWING BASED ON THE 2006 COMPANION SYSTEM OF 1983 (UNION)
 CONTROL ZONE, BASED ON 1983/83 WMM VALUES FROM L20A



0 50 100 200
SCALE: 1" = 100'
KEY MAP

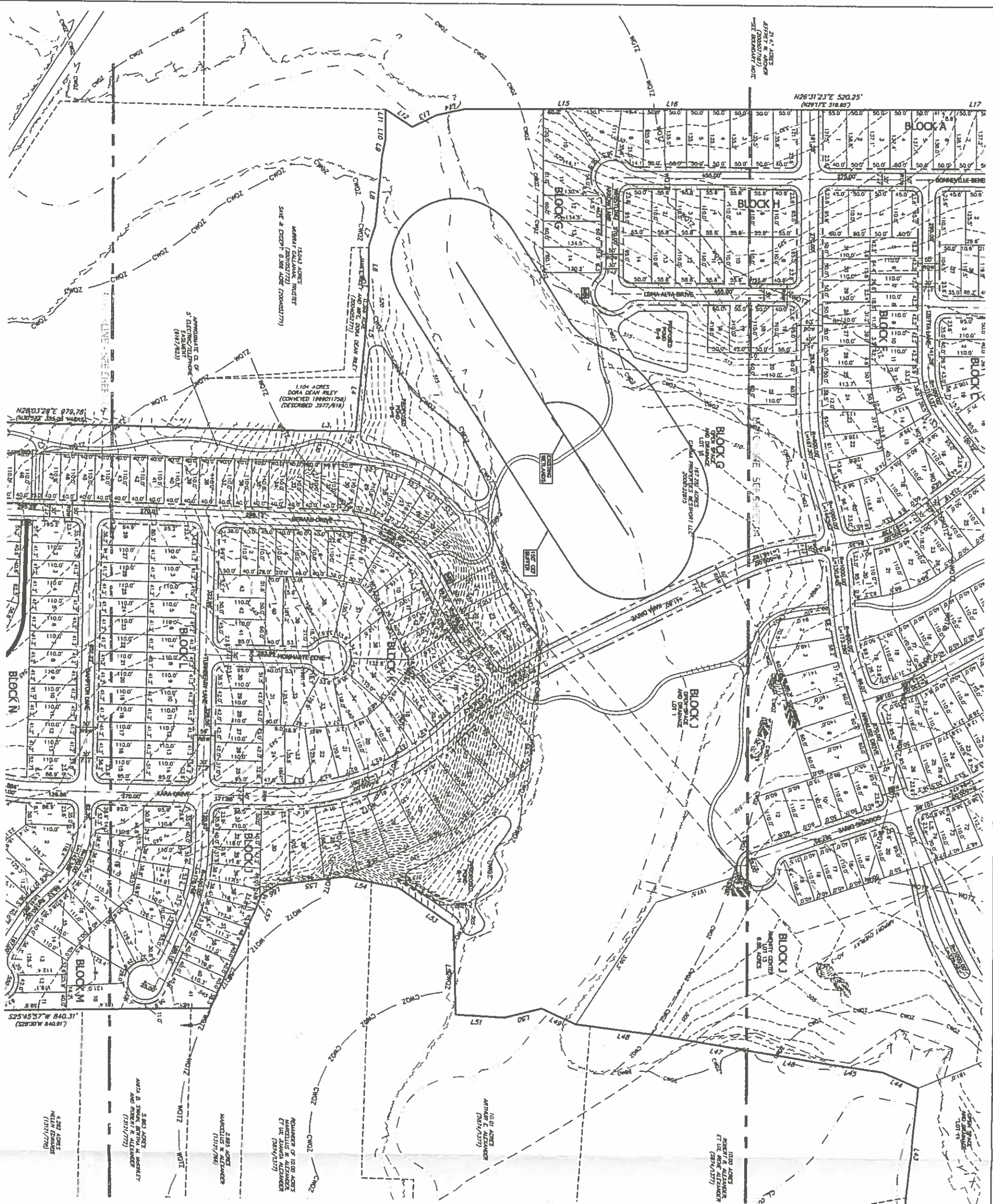


- NOTE:
1. LOTS 34, 35 AND 76 OF BLOCK A, LOTS 1 AND 14 OF BLOCK AND LOT 13 OF BLOCK "B" ARE OPEN SPACE AND SHOWN ON LOTS 34, 35 AND 76 OF BLOCK A.
2. LOT 5 OF BLOCK B, LOT 13 OF BLOCK "B" AND LOTS 13, 16 AND 20 OF BLOCK "C" ARE OPEN SPACE LOTS.
3. LOTS 86 AND 74 OF BLOCK A ARE UNDEVELOPED LOTS.
4. A 10' ELECTRIC AND TELECOMMUNICATIONS EASEMENT IS PROVIDED ALONG ALL NORTH-OF-WAY LINES. SEE ORIGINAL PLANNED LOT LAYOUT.
5. THE FOLLOWING LOTS OF CHERRY LOTS ARE GREATER THAN 135 AND ARE NOT CONVENING TO LOT 35-36, 37-38, 39-40, 41-42, 43-44, 45-46, 47-48, 49-50, 51-52, 53-54, 55-56, 57-58, 59-60, 61-62, 63-64, 65-66, 67-68, 69-70, 71-72, 73-74, 75-76, 77-78, 79-80, 81-82, 83-84, 85-86, 87-88, 89-90, 91-92, 93-94, 95-96, 97-98, 99-100, 101-102, 103-104, 105-106, 107-108, 109-110, 111-112, 113-114, 115-116, 117-118, 119-120, 121-122, 123-124, 125-126, 127-128, 129-130, 131-132, 133-134, 135-136, 137-138, 139-140, 141-142, 143-144, 145-146, 147-148, 149-150, 151-152, 153-154, 155-156, 157-158, 159-160, 161-162, 163-164, 165-166, 167-168, 169-170, 171-172, 173-174, 175-176, 177-178, 179-180, 181-182, 183-184, 185-186, 187-188, 189-190, 191-192, 193-194, 195-196, 197-198, 199-200, 201-202, 203-204, 205-206, 207-208, 209-210, 211-212, 213-214, 215-216, 217-218, 219-220, 221-222, 223-224, 225-226, 227-228, 229-230, 231-232, 233-234, 235-236, 237-238, 239-240, 241-242, 243-244, 245-246, 247-248, 249-250, 251-252, 253-254, 255-256, 257-258, 259-260, 261-262, 263-264, 265-266, 267-268, 269-270, 271-272, 273-274, 275-276, 277-278, 279-280, 281-282, 283-284, 285-286, 287-288, 289-290, 291-292, 293-294, 295-296, 297-298, 299-300, 301-302, 303-304, 305-306, 307-308, 309-310, 311-312, 313-314, 315-316, 317-318, 319-320, 321-322, 323-324, 325-326, 327-328, 329-330, 331-332, 333-334, 335-336, 337-338, 339-340, 341-342, 343-344, 345-346, 347-348, 349-350, 351-352, 353-354, 355-356, 357-358, 359-360, 361-362, 363-364, 365-366, 367-368, 369-370, 371-372, 373-374, 375-376, 377-378, 379-380, 381-382, 383-384, 385-386, 387-388, 389-390, 391-392, 393-394, 395-396, 397-398, 399-400, 401-402, 403-404, 405-406, 407-408, 409-410, 411-412, 413-414, 415-416, 417-418, 419-420, 421-422, 423-424, 425-426, 427-428, 429-430, 431-432, 433-434, 435-436, 437-438, 439-440, 441-442, 443-444, 445-446, 447-448, 449-450, 451-452, 453-454, 455-456, 457-458, 459-460, 461-462, 463-464, 465-466, 467-468, 469-470, 471-472, 473-474, 475-476, 477-478, 479-480, 481-482, 483-484, 485-486, 487-488, 489-490, 491-492, 493-494, 495-496, 497-498, 499-500, 501-502, 503-504, 505-506, 507-508, 509-510, 511-512, 513-514, 515-516, 517-518, 519-520, 521-522, 523-524, 525-526, 527-528, 529-530, 531-532, 533-534, 535-536, 537-538, 539-540, 541-542, 543-544, 545-546, 547-548, 549-550, 551-552, 553-554, 555-556, 557-558, 559-560, 561-562, 563-564, 565-566, 567-568, 569-570, 571-572, 573-574, 575-576, 577-578, 579-580, 581-582, 583-584, 585-586, 587-588, 589-590, 591-592, 593-594, 595-596, 597-598, 599-600, 601-602, 603-604, 605-606, 607-608, 609-610, 611-612, 613-614, 615-616, 617-618, 619-620, 621-622, 623-624, 625-626, 627-628, 629-630, 631-632, 633-634, 635-636, 637-638, 639-640, 641-642, 643-644, 645-646, 647-648, 649-650, 651-652, 653-654, 655-656, 657-658, 659-660, 661-662, 663-664, 665-666, 667-668, 669-670, 671-672, 673-674, 675-676, 677-678, 679-680, 681-682, 683-684, 685-686, 687-688, 689-690, 691-692, 693-694, 695-696, 697-698, 699-700, 701-702, 703-704, 705-706, 707-708, 709-710, 711-712, 713-714, 715-716, 717-718, 719-720, 721-722, 723-724, 725-726, 727-728, 729-730, 731-732, 733-734, 735-736, 737-738, 739-740, 741-742, 743-744, 745-746, 747-748, 749-750, 751-752, 753-754, 755-756, 757-758, 759-760, 761-762, 763-764, 765-766, 767-768, 769-770, 771-772, 773-774, 775-776, 777-778, 779-780, 781-782, 783-784, 785-786, 787-788, 789-790, 791-792, 793-794, 795-796, 797-798, 799-800, 801-802, 803-804, 805-806, 807-808, 809-810, 811-812, 813-814, 815-816, 817-818, 819-820, 821-822, 823-824, 825-826, 827-828, 829-830, 831-832, 833-834, 835-836, 837-838, 839-840, 841-842, 843-844, 845-846, 847-848, 849-850, 851-852, 853-854, 855-856, 857-858, 859-860, 861-862, 863-864, 865-866, 867-868, 869-870, 871-872, 873-874, 875-876, 877-878, 879-880, 881-882, 883-884, 885-886, 887-888, 889-890, 891-892, 893-894, 895-896, 897-898, 899-900, 901-902, 903-904, 905-906, 907-908

PRELIMINARY PLAN A
ADDISON
AUSTIN, TRAVIS COUNTY, TEXAS



110 WILD BASIN ROAD
SUITE 200A
AUSTIN, TX 78740
PHONE: 512-831-7700
TX FIRM NO 12207



NOTE:

1. LOTS 24, 33 AND 76 OF BLOCK A, LOTS 1 AND 14 OF BLOCK J AND LOTS 1 AND 14 OF BLOCK C ARE OPEN SPACE AND SHAWNEE LOTS.
2. LOT 5 OF BLOCK D, LOT 15 OF BLOCK E AND LOTS 12, 16 AND 20 OF BLOCK F ARE OPEN SPACE LOTS.
3. LOTS 80 AND 74 OF BLOCK A ARE UNDEVELOPED LOTS.

4. A V. CENTER AND TULSA-OKMULGEE HIGHWAY IS PROPOSED ALONG ALL BLOCKS OF THESE LOTS. THE CORREL. PLAIN IS CORREL.

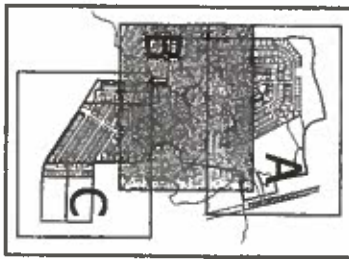
5. THE FOLLOWING LOTS CONTAIN SURVY SURVEY: P444 15X 40; LOTS 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 31 & 32

— BLOCK A —

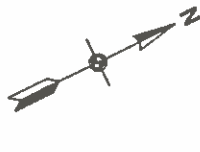
— BLOCK Y —

LOTS 24 & 22 — BLOCK Y

LOTS 21, 22, 23, 24, 25, 26, 27, 28 & 29 — BLOCK Y



KEY MAP



Brookfield Residential

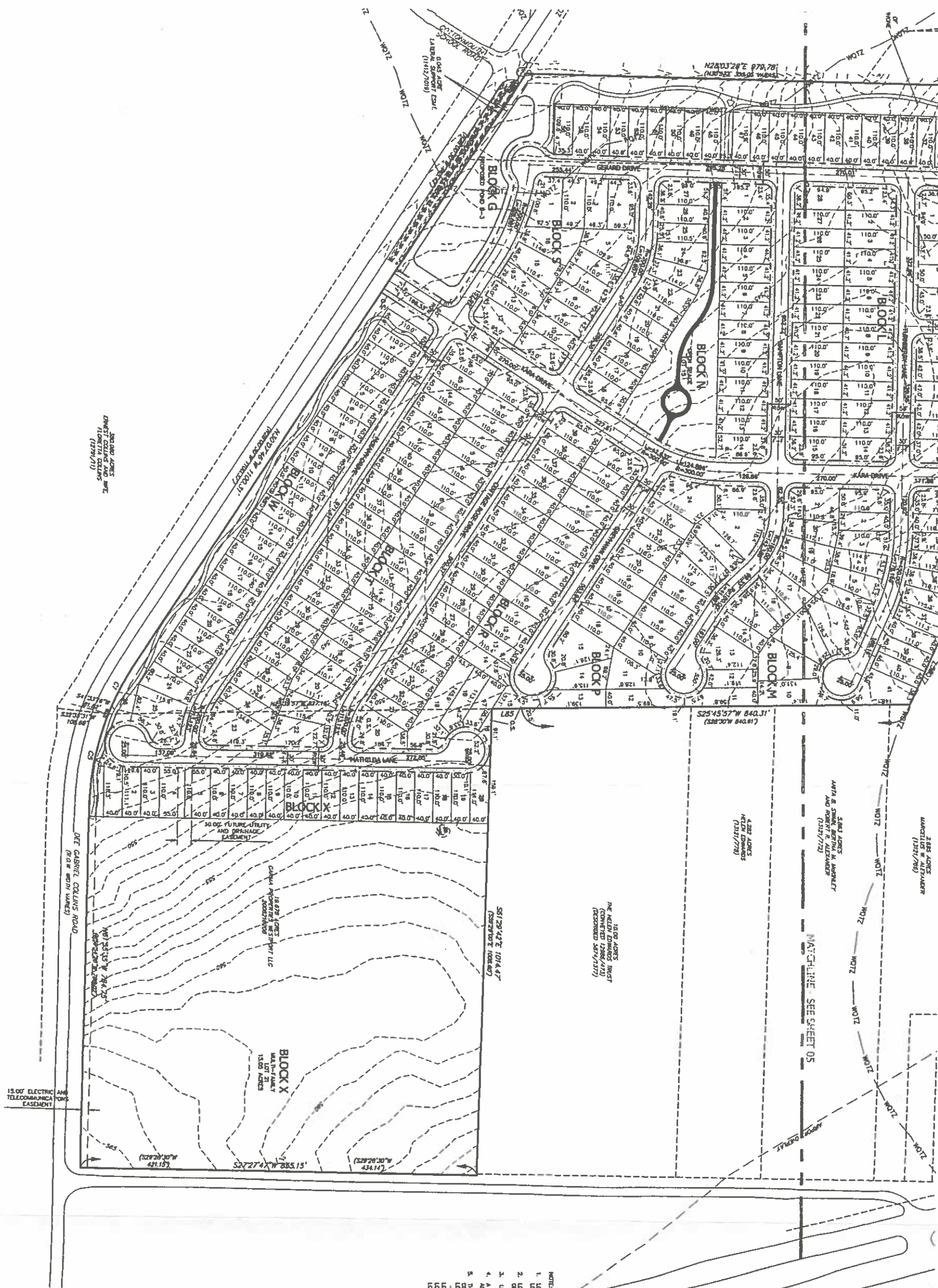
PRELIMINARY PLAN B
ADDISON
AUSTIN, TRAVIS COUNTY, TEXAS



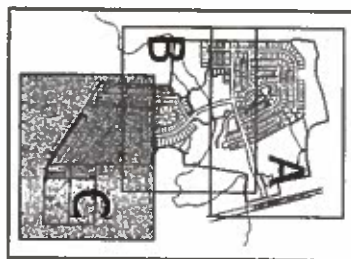
PELTON
LAND SOLUTIONS

110 WILD BASIN ROAD
SUITE 200A
AUSTIN, TX 78748
PHONE: 512-531-7700
TX FIRM NO 12207

ADDISON - PRELIMINARY PLAN



1. LOTS 24, 25 AND 76 OF BLOCK A, LOTS 1 AND 14 OF BLOCK J AND LOTS 15 OF BLOCK D, ONE OTHER STREET AND DRIVEWAY LOTS.
2. LOT 3 OF BLOCK D, LOT 15 OF BLOCK A AND LOTS 13, 16 AND 20 OF BLOCK K AND OTHER SPACE LOTS.
3. LOTS 80 AND 74 OF BLOCK A AND LANDSCAPE LOTS.
4. A LOT BEARING AN INTERESTED-TO-OWNERS EASEMENT IS LOCATED ALONG ALL NORTH-OF-MAIN LOTS. SEE ORDINANCE PLANNING BOARD.
5. THE FOLLOWING LOTS BEARING EASEMENTS OVERLAP THOSE LOTS AND MUST BE OPENED TO LOT-TO-LOT SUBDIVISION:
 - LOTS 14, 17, 18, 20, 21, 22, 23, 24, 25, 37, 38, 39, 31 & 32
 - LOT 21 - BLOCK F
 - LOTS 24, 25 - BLOCK F
 - LOTS 21, 22, 23, 24, 25, 37, 38 & 39 - BLOCK F



KEY MAP

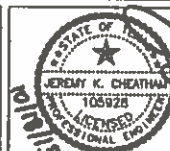


LEGEND

- [illegible]

Brookfield Residential

PRELIMINARY PLAN C
ADDISON
AUSTIN, TRAVIS COUNTY, TEXAS



PELTON
LAND SOLUTIONS

110 WILD BASIN ROAD
SUITE 200A
AUSTIN, TX 78748
PHONE: 812-831-7700
TX FIRM NO 12207

ADDISON - PRELIMINARY PLAN

