

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8J-2012-0161.01.3A**Z.A.P. DATE:** 9.06.2016**SUBDIVISION NAME:** Addison, Section 3**AREA:** 60.57 Acres**LOT(S):** 137 Total Lots**OWNER/APPLICANT:** CARMA Properties LLC  
(Chad Matheson)**AGENT:** Peloton Land Solutions.  
(Peggy Carrasquillo)**ADDRESS OF SUBDIVISION:** South US Highway 183 and Kara Drive**GRIDS:** Q-23**COUNTY:** Travis**WATERSHED:** Onion and Cottonmouth Creeks**JURISDICTION:** 2-Mile ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** Single-Family Residential**ADMINISTRATIVE WAIVERS:** None**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on both sides of all internal and boundary streets.

**DEPARTMENT COMMENTS:** The request is for approval of a final plat located in the county and in the City of Austin's 2 Mile ETJ. The plat is composed of 137 total lots on 60.57 acres. The proposed subdivision includes 134 single-family lots, 3 open-space and drainage lots. The applicant has secured a service extension from the City of Austin to provide water and wastewater to the proposed development.

**COUNTY COMMENTS**

This property is located in the 2-Mile, ETJ (Extra-Territorial Jurisdiction) of the City of Austin. Section 212.003 of Texas Local Government prohibits the city and the county from regulating land uses, lot size, density, height and building coverage in the ETJ to name a few. There are no land use controls that can be imposed by the city or the county. In the county, there are 2 uses: Single-Family and Other. "Other" can mean commercial, retail, multi-family, office and industrial, any use that is not single-family residential. There are no zoning laws in the county. Public transportation is not available in the county. As part of review process, the local school district was sent a copy of the proposed preliminary plan for input, review and comment and as of today, the staff has not received any comments from the school district. The closes school is the John Ojeda Jr. High School on McKinney Falls Parkway and the Smith Elementary School on Smith School Road. The closes fire station is EDS #11 located on FM 812.

**ISSUES:**

Staff has not received any inquiries from anyone on this proposed subdivision.

**STAFF RECOMMENDATION:** The staff's recommendation is pending at this time. The applicant has not addressed all comments.

**ZONING AND PLATTING COMMISSION ACTION:**

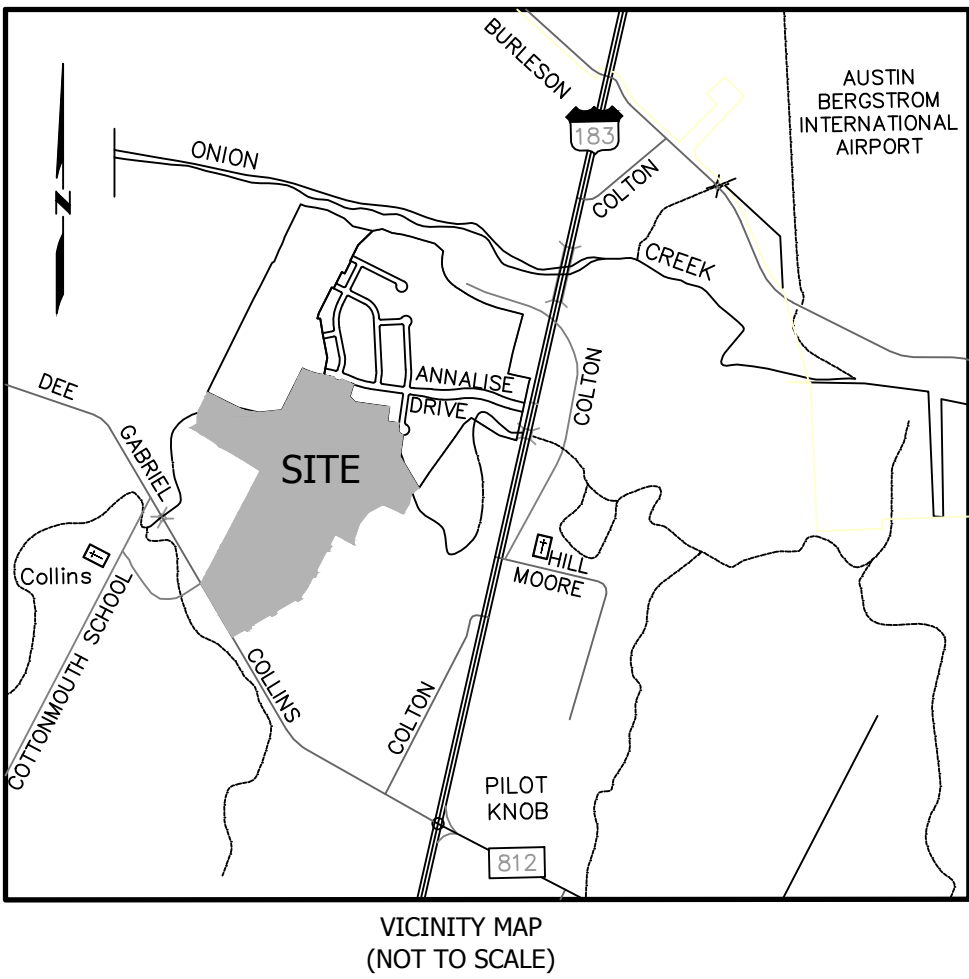
**CASE MANAGER:** Jose Luis Arriaga

Email address: [joe.arriaga@traviscountytx.gov](mailto:joe.arriaga@traviscountytx.gov)

**PHONE:** 854-7562

CONSUMER PROTECTION NOTICE  
FOR HOMEBUYERS:

IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS. THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF THE LAND INSIDE THE CITY LIMITS. THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.





THE STATE OF TEXAS :  
COUNTY OF TRAVIS : KNOW ALL MEN BY THESE PRESENTS

THAT CARMA PROPERTIES WESTPORT LLC, A TEXAS LIMITED LIABILITY COMPANY, BEING THE OWNERS OF A 167.281 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED, RECORDED UNDER DOCUMENT NO. 2006122815 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A 9.661 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN DOCUMENT NO. 2013055307 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 60.57 ACRES PURSUANT TO TITLE 30 OF THE AUSTIN CITY CODE AND CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENTS CODE AND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

**"ADDISON SECTION 3 SUBDIVISION"**

SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS AS SHOWN HEREON, UNLESS OTHERWISE INDICATED, SUBJECT TO ANY RESTRICTIONS AND/OR EASEMENTS HERETOFORE GRANTED AND NOT RELEASED.

CARMA PROPERTIES WESTPORT LLC  
A TEXAS LIMITED LIABILITY COMPANY

BY: SHAUN E. CRANSTON, P.ENG.  
SENIOR VICE PRESIDENT  
C/O BROOKFIELD RESIDENTIAL  
11501 ALTERRA PARKWAY, SUITE #100  
AUSTIN, TEXAS 78758

THE STATE OF \_\_\_\_\_ :  
COUNTY OF \_\_\_\_\_ :

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHAUN E. CRANSTON, P.ENG., SENIOR VICE PRESIDENT OF CARMA PROPERTIES WESTPORT, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY NAME AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

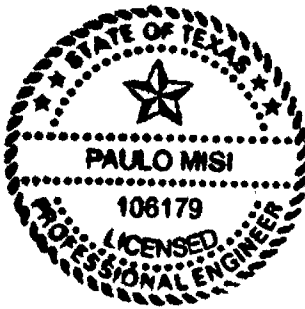
NOTARY PUBLIC IN AND FOR THE \_\_\_\_\_ COUNTY,

PRINT OR STAMP NAME HERE MY COMMISSION EXPIRES

THE STATE OF TEXAS :  
COUNTY OF TRAVIS :

I, PAULO MISI, P.E., 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 RELATED STANDPOINT, IS COMPLETE AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

CERTIFIED TO THIS THE 19<sup>TH</sup> DAY OF JULY, 2016, A.D.



Paulo Misi  
PAULO MISI  
REGISTERED PROFESSIONAL ENGINEER  
NO. 106179 - STATE OF TEXAS  
PELTON LAND SOLUTIONS, INC.  
TX FIRM NO. 12207  
7004 BEE CAVE ROAD  
BUILDING 2, SUITE 100  
AUSTIN, TEXAS 78746  
PHONE: (512)831-7700

THE STATE OF TEXAS :  
COUNTY OF TRAVIS :

I, ROBERT E. HYSMITH, A REGISTERED PROFESSIONAL LAND SURVEYOR, AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF TITLE 30, IS TRUE AND CORRECT TO THE BEST OF MY BELIEF AND WAS PREPARED FROM AN ON THE GROUND SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION DURING MAY, 2016.

CERTIFIED TO THIS THE 19<sup>TH</sup> DAY OF JULY, 2016, A.D.



ROBERT E. HYSMITH  
REGISTERED PROFESSIONAL LAND  
SURVEYOR  
NO. 5131 - STATE OF TEXAS  
PELTON LAND SOLUTIONS, INC.  
TBPLS FIRM NO. 10194108  
7004 BEE CAVE RD.  
BUILDING 2, SUITE 100  
AUSTIN, TEXAS 78746  
PHONE: (512)831-7700

**FLOODPLAIN NOTE:**

A PORTION OF THE TRACT SHOWN HEREON LIES WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48453C0615J, DATED JANUARY 6, 2016 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

**BASIS OF BEARINGS**

ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203). DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTOR OF 0.999980959 EXACTLY.

ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, HOLDING MONUMENT "WLI" AS SHOWN ON SURVEY FILES FROM CHAPARRAL LAND SURVEYING AND THE SUBDIVISION PLAT KNOWN AS "EASTON PARK SECTION 1A" PREPARED BY JACOBS ENGINEERING, WHOSE PUBLISHED ELEVATION IS: 603.53'.

BENCHMARK NO. 1 = NGS DISK FOUND IN CONCRETE STAMPED "T1521" LOCATED APPROXIMATELY 174' EAST OF THE CENTERLINE OF COLTON ROAD AND APPROXIMATELY 4' SOUTH OF THE FENCE LINE ON THE NORTH MARGIN OF DEE GABRIEL COLLINS ROAD.  
ELEVATION = 562.06'.

BENCHMARK NO. 2 = CHAPARRAL DISC FOUND IN CONCRETE STAMPED "WLI" IN THE NORTH MEDIAN ON MCKINNEY FALLS PARKWAY, APPROXIMATELY 48' NORTH OF THE INTERSECTION OF E. WILLIAM CANNON DRIVE.  
ELEVATION = 603.53

**COMMISSIONERS COURT**

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION HERewith. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S)' OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

THE STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

THE STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ A.M., AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ A.M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY, AND STATE IN DOCUMENT # \_\_\_\_\_ WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

THOMAS WEBER  
CHAIRPERSON

JOLENE KIOLBASSA  
SECRETARY

GABRIEL ROYAS  
VICE-CHAIRPERSON

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS. THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

J. RODNEY GONZALES, DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE TWO (2) MILE ETJ OF THE CITY OF AUSTIN ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

OWNER/SUBDIVIDER: CARMA PROPERTIES WESTPORT LLC  
11501 ALTERRA PARKWAY, SUITE #100  
AUSTIN, TX 78758  
PHONE: 512-391-1343  
FAX 512-391-1333

ACREAGE: 60.57

SURVEY: SANTIAGO DEL VALLE GRANT

SURVEYOR: PELOTON LAND SOLUTIONS, INC.  
7004 BEE CAVE RD.  
BUILDING 2, SUITE 100  
AUSTIN, TEXAS 78746  
PHONE: 512-831-7700

ENGINEER: PELOTON LAND SOLUTIONS, INC.  
7004 BEE CAVE ROAD  
BUILDING 2, SUITE 100  
AUSTIN, TEXAS 78746  
PHONE: 512-831-7700

LINEAR FOOTAGE OF PUBLIC STREETS: 6,479'

NUMBER OF LOTS: 134 SINGLE FAMILY  
1 OPEN SPACE  
2 OPEN SPACE & DRAINAGE  
137 TOTAL

TOTAL ACREAGE OF NON- RESIDENTIAL LOTS 34.67 ACRES

**PLAT NOTES**

1. A TRAVIS COUNTY SITE DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
2. ALL STREETS, DRAINAGE, AND SIDEWALKS SHALL BE CONSTRUCTED AND INSTALLED TO TRAVIS COUNTY STANDARDS.
3. WATER AND WASTEWATER LINES AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO THE CITY OF AUSTIN STANDARDS.
4. OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.
5. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT IS RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURE, INCLUDING WATER AND WASTEWATER IMPROVEMENTS AND SYSTEM UPGRADES.
6. WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY THE CITY OF AUSTIN. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE BUILDING IS CONNECTED TO THE CITY OF AUSTIN'S WATER AND WASTEWATER SYSTEM.
7. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY DESIGN CRITERIA AND STANDARDS. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. THE WATER AND WASTEWATER UTILITY CONSTRUCTION MUST BE INSPECTED
8. ELECTRIC SERVICE WILL BE PROVIDED BY CITY OF AUSTIN.
9. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY, AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENT CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
10. 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.
11. 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 (10) FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRIC 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.
12. 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 COST INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
13. 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 AND TRAVIS COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
14. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY OR CITY OF AUSTIN.
15. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY OR CITY OF AUSTIN FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
16. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
17. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
18. PUBLIC SIDEWALKS, BUILT TO TRAVIS COUNTY STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: MCKAMY DRIVE, COTTAGE ROSE DRIVE, DAMPTON LANE, TURNBERRY LANE, MONMARTRE COVE, GERARD DRIVE, KARA DRIVE AND DEE GABRIEL COLLINS ROAD. SIDEWALKS SHALL BE IN PLACE PRIOR TO THE 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, TITLE 30-3-191.
19. ALL ACTIVITIES WITHIN THE CEF BUFFER ZONE 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.
20. THE SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND TRAVIS COUNTY AND THE CITY OF AUSTIN, DATED \_\_\_\_\_. THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL IMPROVEMENTS NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THE RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT FOR THE SUBDIVISION CONSTRUCTION AGREEMENT PERTAINING TO THE SUBDIVISION BY SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. \_\_\_\_\_ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
21. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
22. A TEN FOOT ELECTRIC AND TELECOMMUNICATIONS EASEMENTS IS HEREBY DEDICATED ALONG ALL ROADS.
23. FOR HOMEOWNERS'S ASSOCIATION BYLAWS REFERENCE DOCUMENT NO. \_\_\_\_\_ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS.
24. ALL OPEN SPACE EASEMENTS AND DRAINAGE/WATER QUALITY EASEMENTS AND LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR SUCCESSOR IN TITLE. THESE LOTS ARE RESTRICTED AGAINST RESIDENTIAL DEVELOPMENT.





**PELTON**  
LAND SOLUTIONS

7004 Bee Cave Rd., Bldg. 2, Ste. 100 | Austin, TX 78746 | 512-831-7700  
TBPLS Firm Registration No. 10194108 - Austin Office  
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**FINAL PLAT OF  
ADDISON, SECTION 3  
TRAVIS COUNTY, TEXAS**

JOB #:	BRP15001	<b>SHEET 3 OF 5</b>
TECHNICIAN:	M. MARKHAM	
SURVEYOR:	R. HYSMITH	
DATE:	MAY, 2016	
REVISIONS:		

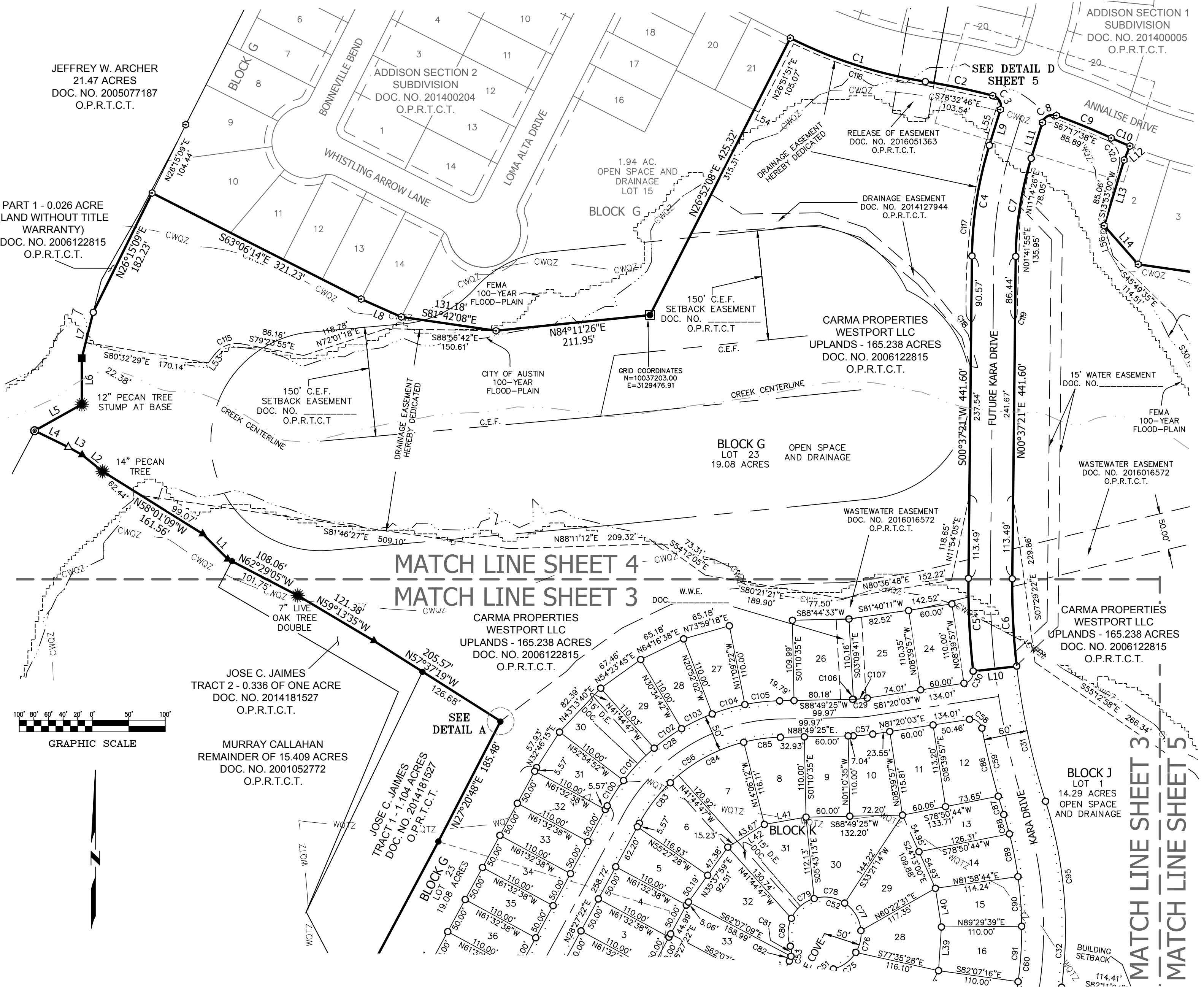


Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	630.00'	195.12'	17°44'43"	S72° 08' 41"E	194.34'
C2	970.00'	94.53'	5°35'01"	S78° 14' 08"E	94.49'
C3	15.00'	24.23'	92°32'17"	S28° 46' 33"E	21.68'
C4	530.00'	153.90'	16°38'16"	S08° 56' 29"W	153.36'
C5	1030.00'	127.54'	7°05'40"	S02° 55' 29"E	127.45'
C6	970.00'	120.11'	7°05'40"	N02° 55' 29"W	120.03'
C7	470.00'	136.48'	16°38'16"	N08° 56' 29"E	136.00'
C8	15.00'	24.09'	92°01'23"	N63° 38' 38"E	21.58'
C9	970.00'	81.14'	4°47'35"	S67° 40' 54"E	81.12'
C10	630.00'	27.89'	2°32'10"	S66° 37' 12"E	27.88'
C11	50.00'	78.40'	89°50'44"	S36° 47' 00"E	70.62'
C12	15.00'	23.56'	90°00'00"	S17° 07' 09"E	21.21'
C13	15.00'	23.56'	90°00'00"	S72° 52' 51"W	21.21'
C14	15.00'	23.56'	90°00'00"	S17° 07' 09"E	21.21'
C15	15.00'	23.56'	90°00'00"	S72° 52' 51"W	21.21'
C16	330.00'	104.57'	18°09'23"	N36° 57' 33"E	104.14'
C17	15.00'	19.94'	76°10'00"	S07° 57' 14"W	18.50'
C18	15.00'	23.56'	90°00'00"	N75° 07' 46"W	21.21'
C19	15.00'	23.56'	90°00'00"	S14° 52' 14"W	21.21'
C20	15.00'	23.56'	90°00'00"	N75° 07' 46"W	21.21'
C21	15.00'	23.56'	90°00'00"	S14° 52' 14"W	21.21'
C22	15.00'	23.56'	90°00'00"	N75° 07' 46"W	21.21'
C23	15.00'	23.56'	90°00'00"	S14° 52' 14"W	21.21'
C24	475.00'	161.43'	19°28'18"	S39° 51' 55"E	160.65'
C25	25.00'	22.54'	51°39'25"	S75° 25' 46"E	21.78'
C26	50.00'	155.25'	177°54'13"	S12° 18' 22"E	99.98'
C27	25.00'	21.03'	48°11'23"	S52° 33' 03"W	20.41'
C28	275.00'	289.74'	60°22'04"	S58° 38' 24"W	276.53'
C29	155.00'	20.26'	7°29'22"	S85° 04' 44"W	20.25'
C30	15.00'	22.99'	87°48'23"	S37° 25' 52"W	20.80'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C31	970.00'	189.27'	11°10'47"	N12° 03' 43"W	188.97'
C32	580.00'	460.92'	45°31'57"	N05° 06' 53"E	448.89'
C33	15.00'	23.56'	90°00'00"	N75° 07' 46"W	21.21'
C34	525.00'	204.67'	22°20'11"	N41° 17' 52"W	203.38'
C35	15.00'	21.19'	80°55'19"	N12° 00' 18"W	19.47'
C36	15.00'	23.56'	90°00'00"	N73° 27' 22"E	21.21'
C37	175.00'	95.95'	31°24'52"	S45° 50' 12"E	94.75'
C38	15.00'	23.56'	90°00'00"	S14° 52' 14"W	21.21'
C39	15.00'	23.56'	90°00'00"	S75° 07' 46"E	21.21'
C40	225.00'	123.36'	31°24'52"	S45° 50' 12"E	121.83'
C41	15.00'	23.56'	90°00'00"	S16° 32' 38"E	21.21'
C42	15.00'	23.41'	89°25'30"	S73° 10' 07"W	21.11'
C43	15.00'	23.56'	90°00'00"	N17° 07' 09"W	21.21'
C44	270.00'	150.75'	31°59'23"	N43° 52' 33"E	148.80'
C45	15.00'	23.56'	90°00'00"	S72° 52' 51"W	21.21'
C46	15.00'	23.71'	90°34'30"	N16° 49' 53"W	21.32'
C47	15.00'	23.41'	89°25'30"	N73° 10' 07"E	21.11'
C48	15.00'	23.56'	90°00'00"	S17° 07' 09"E	21.21'
C49	15.00'	23.56'	90°00'00"	S72° 52' 51"W	21.21'
C50	15.00'	23.56'	90°00'00"	N17° 07' 09"W	21.21'
C51	25.00'	21.03'	48°11'23"	N51° 58' 33"E	20.41'
C52	50.00'	241.19'	276°22'46"	N62° 07' 09"W	66.67'
C53	25.00'	21.03'	48°11'23"	S03° 47' 10"W	20.41'
C54	15.00'	23.56'	90°00'00"	S72° 52' 51"W	21.21'
C55	15.00'	23.71'	90°34'30"	N16° 49' 53"W	21.32'
C56	225.00'	237.06'	60°22'04"	N58° 38' 24"E	226.25'
C57	205.00'	26.80'	7°29'22"	N85° 04' 44"E	26.78'
C58	15.00'	22.99'	87°48'23"	S54° 45' 45"E	20.80'
C59	1030.00'	122.10'	6°47'32"	S14° 15' 20"E	122.03'
C60	520.00'	413.24'	45°31'57"	S05° 06' 53"W	402.45'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C61	525.00'	19.49'	2°07'38"	N31° 11' 35"W	19.49'
C62	525.00'	48.62'	5°18'22"	N34° 54' 35"W	48.60'
C63	525.00'	35.80'	3°54'24"	N39° 30' 59"W	35.79'
C64	525.00'	100.76'	10°59'47"	N46° 58' 04"W	100.60'
C65	175.00'	84.81'	27°46'01"	N47° 39' 38"W	83.98'
C66	175.00'	11.14'	3°38'51"	N31° 57' 12"W	11.14'
C67	225.00'	34.80'	8°51'40"	N34° 33' 36"W	34.76'
C68	225.00'	37.33'	9°30'20"	N43° 44' 36"W	37.29'
C69	225.00'	36.09'	9°11'26"	N53° 05' 29"W	36.05'
C70	225.00'	15.15'	3°51'26"	N59° 36' 55"W	15.14'
C71	15.00'	2.20'	8°24'37"	N57° 54' 50"W	2.20'
C72	15.00'	21.36'	81°35'23"	N12° 54' 50"W	19.60'
C73	25.00'	7.00'	16°02'45"	S35° 54' 14"W	6.98'
C74	25.00'	14.03'	32°08'38"	S59° 59' 55"W	13.84'
C75	50.00'	39.21'	44°55'54"	N53° 36' 17"E	38.21'
C76	50.00'	31.19'	35°44'11"	N13° 16' 15"E	30.68'
C77	50.00'	45.42'	52°02'56"	N30° 37' 18"W	43.88'
C78	50.00'	43.52'	49°52'25"	N81° 34' 59"W	42.16'
C79	50.00'	42.64'	48°51'26"	S49° 03' 05"W	41.36'
C80	50.00'	39.21'	44°55'54"	S02° 09' 25"W	38.21'
C81	25.00'	14.03'	32°08'38"	N04° 14' 12"W	13.84'
C82	25.00'	7.00'	16°02'45"	N19° 51' 29"E	6.98'
C83	225.00'	85.25'	21°42'28"	N39° 18' 36"E	84.74'
C84	225.00'	101.05'	25°43'58"	N63° 01' 49"E	100.21'
C85	225.00'	50.76'	12°55'37"	S82° 21' 37"W	50.66'
C86	1030.00'	95.95'	5°20'15"	S13° 31' 41"E	95.92'
C87	1030.00'	26.15'	1°27'17"	S16° 55' 28"E	26.15'
C88	520.00'	27.62'	3°02'36"	N16° 07' 48"W	27.62'
C89	520.00'	59.78'	6°35'13"	N11° 18' 53"W	59.75'
C90	520.00'	68.21'	7°30'55"	N04° 15' 49"W	68.16'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C91	520.00'	76.10'	8°23'05"	N03° 41' 11"E	76.03'
C92	520.00'	76.10'	8°23'05"	N12° 04' 16"E	76.03'
C93	520.00'	82.31'	9°04'09"	N20° 47' 53"E	82.22'
C94	520.00'	23.13'	2°32'54"	N26° 36' 24"E	23.13'
C95	580.00'	257.80'	25°28'02"	N04° 55' 05"W	255.69'
C96	580.00'	60.00'	5°55'38"	N10° 46' 45"E	59.97'
C97	580.00'	60.00'	5°55'38"	N16° 42' 23"E	59.97'
C98	580.00'	60.00'	5°55'38"	N22° 38' 00"E	59.97'
C99	580.00'	23.12'	2°17'02"	N26° 44' 20"E	23.12'
C100	275.00'	41.42'	8°37'47"	S32° 46' 15"W	41.38'
C101	275.00'	61.10'	12°43'51"	S43° 27' 04"W	60.98'
C102	275.00'	46.10'	9°36'19"	S54° 37' 08"W	46.05'
C103	275.00'	46.61'	9°42'40"	S64° 16' 38"W	46.55'
C104	275.00'	46.61'	9°42'40"	S73° 59' 18"W	46.55'
C105	275.00'	47.90'	9°58'47"	S83° 50' 02"W	47.84'
C106	155.00'	1.14'	0°25'19"	N88° 36' 46"E	1.14'
C107	155.00'	19.12'	7°04'03"	N84° 52' 05"E	19.11'
C108	85.00'	34.70'	23°23'36"	N70° 49' 43"W	34.46'
C109	87.80'	10.42'	6°48'06"	N85° 55' 34"W	10.42'
C112	15.00'	12.88'	49°12'39"	S42° 14' 16"W	12.49'
C114	15.00'	22.16'	84°38'41"	S77° 48' 26"E	20.20'
C115	37.96'	42.12'	63°34'08"	N68° 49' 01"E	39.99'
C116	635.00'	189.08'	17°03'39"	N72° 29' 31"W	188.39'
C117	872.31'	234.93'	15°25'52"	N06° 29' 31"E	234.23'
C118	15.00'	14.81'	56°34'39"	N29° 30' 45"W	14.22'
C119	15.00'	8.94'	34°08'01"	S18° 45' 55"W	8.80'
C120	30.00'	42.43'	81°02'36"	S26° 38' 18"E	38.98'
C122	15.00'	1.40'	5°21'19"	S32° 48' 26"E	1.40'





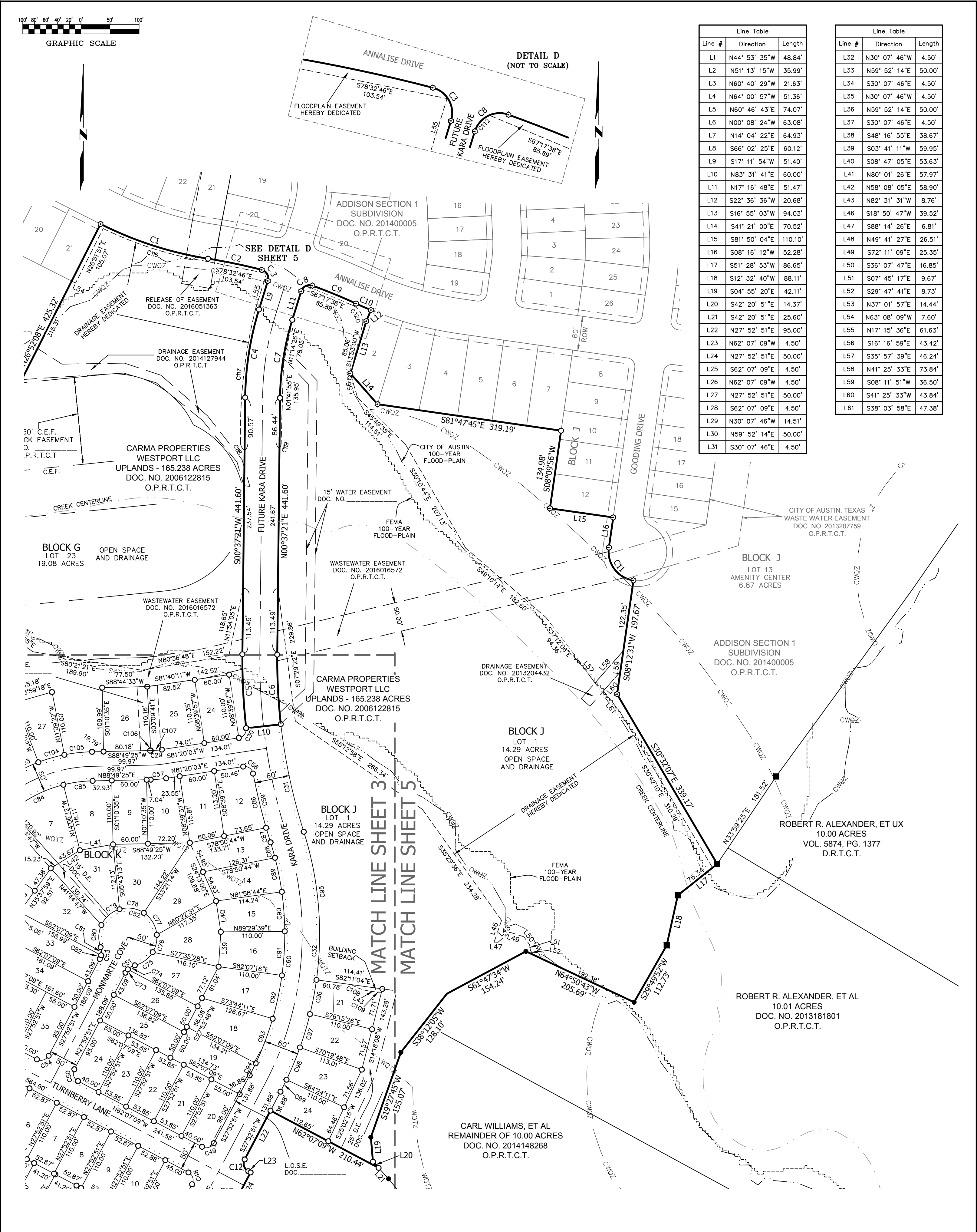
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FINAL PLAT OF  
ADDISON, SECTION 3  
TRAVIS COUNTY, TEXAS

JOB #:	BRP15001	SHEET 4 OF 5
TECHNICIAN:	M. MARKHAM	
SURVEYOR:	R. HYSMITH	
DATE:	MAY, 2016	
REVISIONS:		





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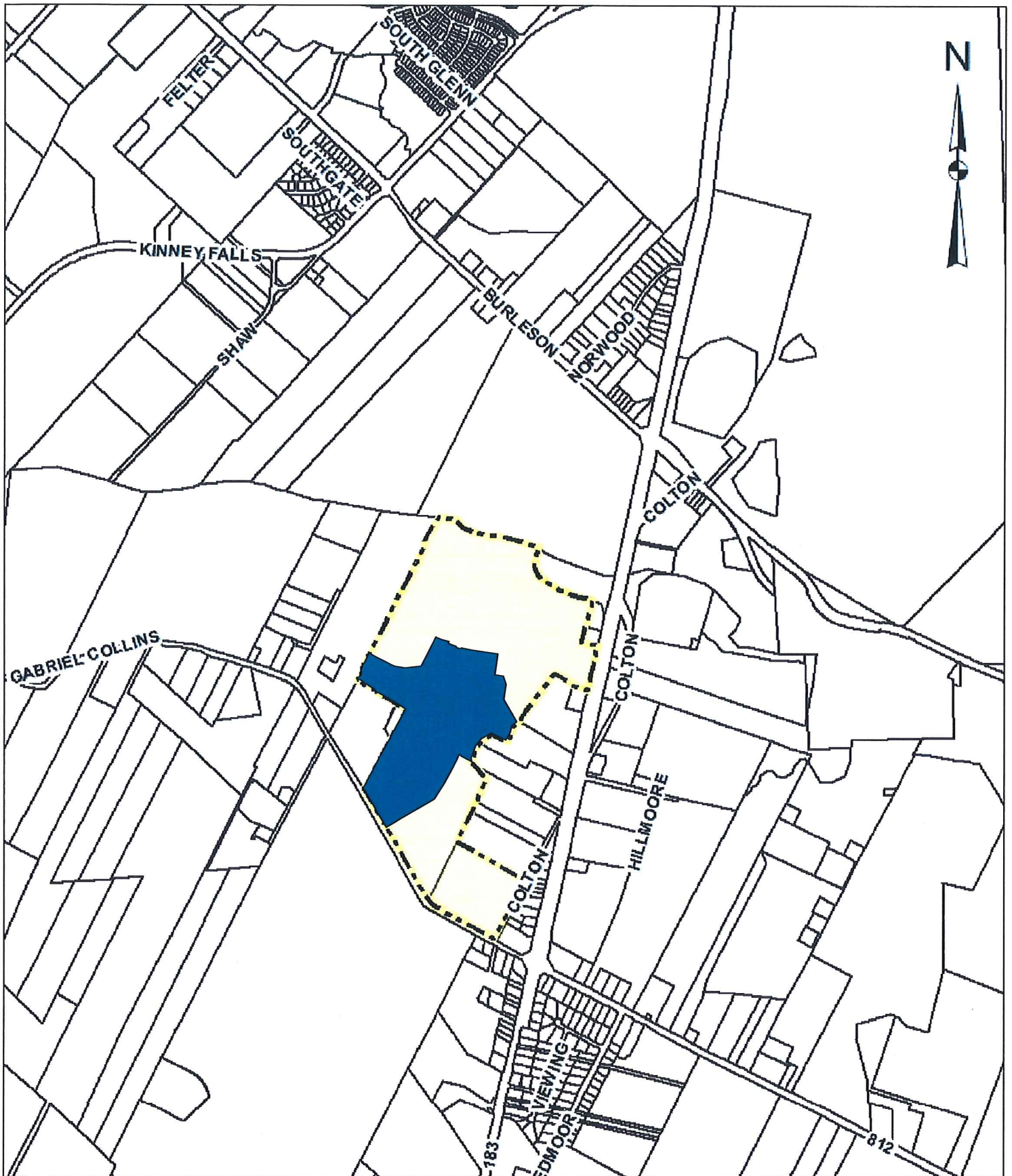
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SHEET  
5 OF 5





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BUILDING 2, SUITE 100  
AUSTIN, TX 78746  
512-831-7700, TX FIRM NO 12207

**Brookfield**  
Residential

SITE VICINITY MAP  
ADDISON SECTION 3

EXHIBIT

1