

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2014-0147.2A

**Z.A.P. DATE:** February 6, 2018

**SUBDIVISION NAME:** Harris Branch Tract E-68 Section Two

**AREA:** 9.782 acres

**LOT(S):** 59

**OWNER/APPLICANT:** Ashton Austin Residential, LLC **AGENT:** CSF Civil Group, LLC  
(Charles Steinman)

**ADDRESS OF SUBDIVISION:** E. Howard Lane

**GRIDS:** MQ-32

**COUNTY:** Travis

**WATERSHED:** Harris Branch

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** PUD

**COUNCIL DISTRICT:** 1

**PROPOSED LAND USE:** Single Family and ROW

**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

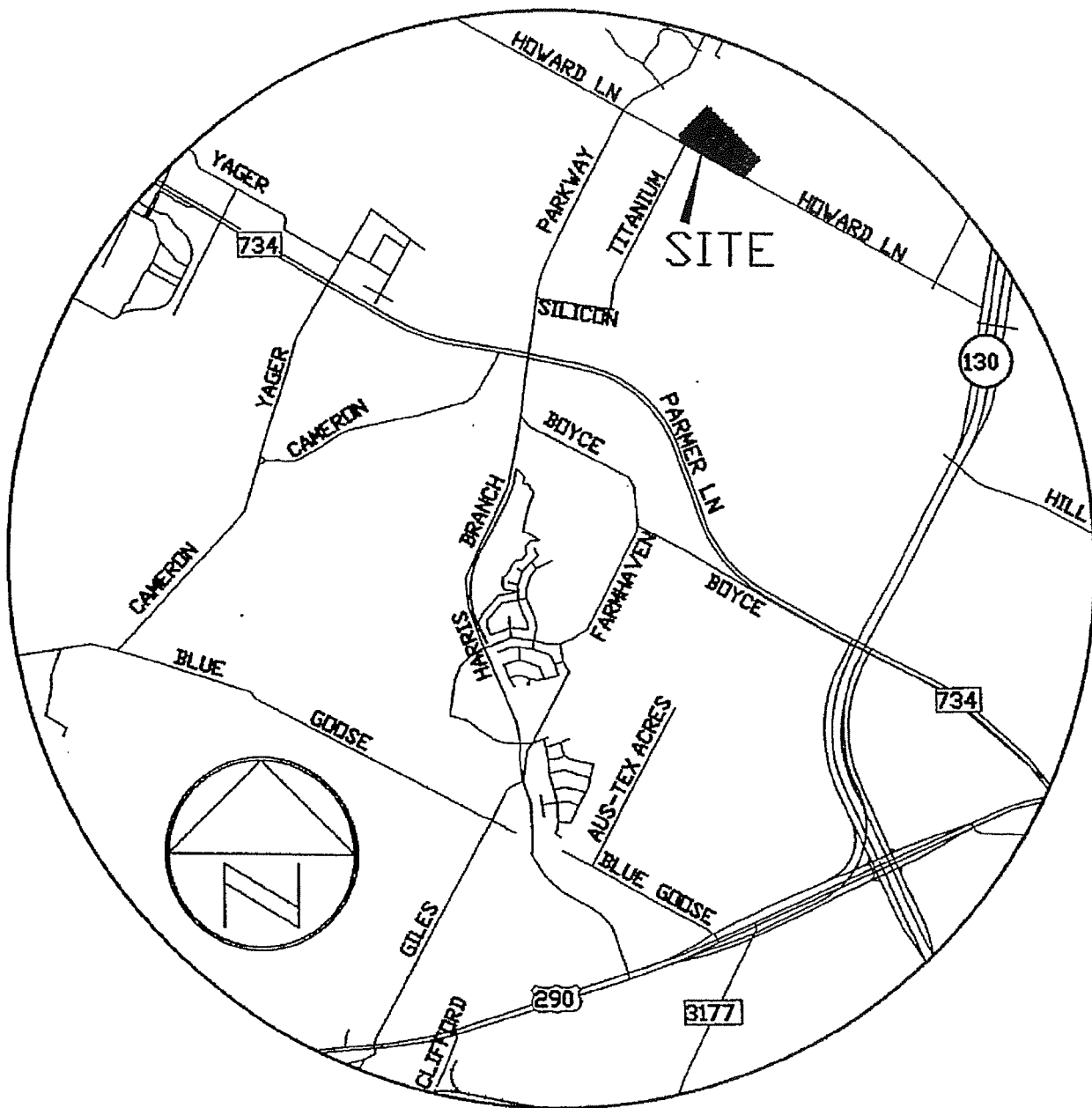
**DEPARTMENT COMMENTS:** The request is for approval of a final plat out of an approved preliminary namely, Harris Branch Tract E-68 Section Two. The proposed plat is composed of 59 small lots on 9.782 acres.

**STAFF RECOMMENDATION:** The staff recommends approval of the plat. This plat meets all applicable City of Austin Land Development and State Local Government Code requirements.

**ZONING AND PLATTING COMMISSION ACTION:**

**CASE MANAGER:** Sylvia Limon  
**E-mail:** [Sylvia.limon@austintexas.gov](mailto:Sylvia.limon@austintexas.gov)

**PHONE:** 512-974-2767



LOCATION MAP  
NOT TO SCALE

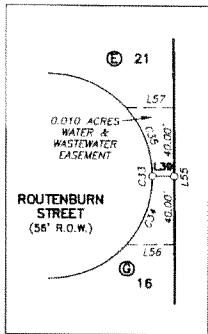
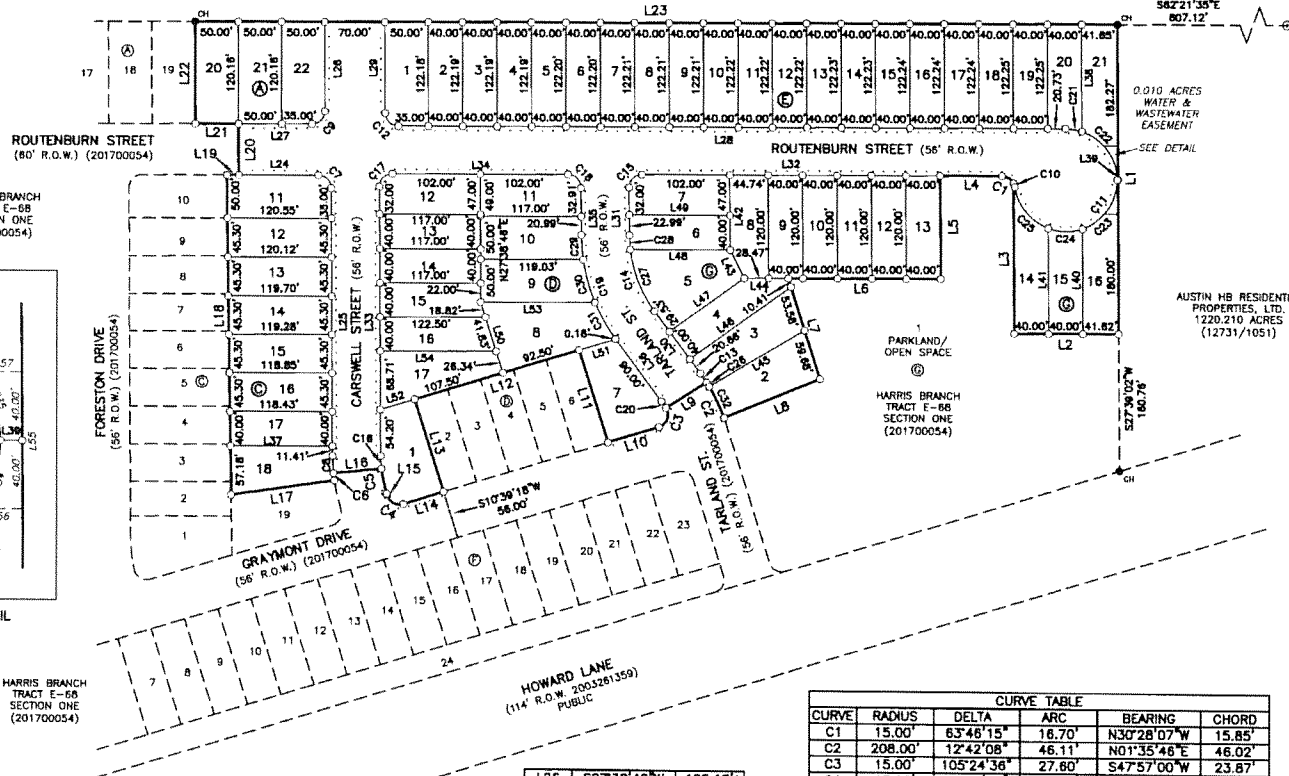
CITY GRID NO.: R-31, R-32  
MAPSCO PAGE NUMBER: 498U

THIS PROJECT IS LOCATED WITHIN THE CITY OF AUSTIN CITY LIMITS. THE PROJECT IS LOCATED IN THE HARRIS BRANCH CREEK WATERSHED A SUBURBAN AREA.

# HARRIS BRANCH TRACT E-68 SECTION TWO

NORTH GATE, L.P.  
132.338 ACRES  
(2003006186)

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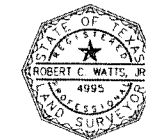
EASEMENT DETAIL  
NOT TO SCALE

HARRIS BRANCH  
TRACT E-68  
SECTION ONE  
(201700054)

LINE	BEARING	DISTANCE
L1	S27°39'02"W	362.26'
L2	N62°21'14"W	121.62'
L3	N27°38'46"E	175.63'
L4	N62°21'14"W	71.80'
L5	S27°38'46"W	120.00'
L6	N62°21'14"W	177.05'
L7	S10°39'18"W	123.66'
L8	N64°37'34"W	120.74'
L9	S85°14'42"W	56.00'
L10	N79°20'42"W	62.13'
L11	N10°39'18"E	113.00'
L12	N79°20'42"W	200.00'
L13	S10°39'18"W	113.00'
L14	N79°20'42"W	48.89'
L15	N10°43'07"E	1.90'
L16	N67°58'09"W	56.00'
L17	N70°21'24"W	120.72'
L18	N27°06'35"E	373.69'
L19	S62°21'14"E	14.02'
L20	N27°38'46"E	60.00'
L21	N62°21'14"W	50.00'
L22	N27°38'46"E	120.15'
L23	S62°21'35"E	1071.85'
L24	S62°21'14"E	92.00'
L25	S27°38'46"W	312.91'

L26	S27°38'46"W	105.18'
L27	N62°21'14"W	85.00'
L28	N62°21'14"W	775.73'
L29	N27°38'46"E	107.18'
L30	N06°15'14"W	90.19'
L31	N27°38'46"E	54.98'
L32	S62°21'14"E	346.74'
L33	N27°38'46"E	314.91'
L34	S62°21'14"E	204.00'
L35	S27°38'46"W	53.90'
L36	S08°15'14"E	90.19'
L37	S62°21'14"E	118.05'
L38	N27°38'46"E	125.40'
L39	N62°20'58"W	0.90'
L40	N27°38'46"E	123.18'
L41	N27°38'46"E	123.70'
L42	S27°38'46"W	87.00'
L43	S01°24'21"W	36.79'
L44	S62°21'14"E	51.43'
L45	N86°50'46"E	129.76'
L46	N81°44'46"E	145.79'
L47	N81°44'46"E	107.50'
L48	S62°21'14"E	118.05'
L49	S62°21'14"E	117.00'
L50	N10°39'18"E	86.99'
L51	N79°20'42"W	44.69'
L52	S79°20'42"E	41.42'
L53	S62°21'14"E	132.59'
L54	S62°21'14"E	134.72'
L55	S27°39'01"W	80.00'
L56	N62°20'58"W	16.18'
L57	S62°20'58"E	16.18'

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	15.00'	63°46'15"	16.70'	N30°28'07"W	15.85'
C2	208.00'	12°42'08"	46.11'	N01°35'48"E	46.02'
C3	15.00'	105°24'36"	27.80'	S47°57'00"W	23.87'
C4	15.00'	90°03'49"	23.58'	N34°18'48"W	21.22'
C5	152.00'	11°16'44"	30.01'	N16°22'30"E	28.96'
C6	208.00'	2°23'15"	8.87'	S20°50'13"W	8.67'
C7	15.00'	90°00'00"	23.56'	S17°21'14"E	21.21'
C8	208.00'	5°36'55"	20.39'	S24°38'46"W	20.38'
C9	15.00'	90°00'00"	23.56'	S17°21'14"E	21.21'
C10	15.00'	174°43'	4.06'	S10°18'52"W	4.64'
C11	60.00'	281°33'58"	273.91'	N65°25'45"E	90.86'
C12	15.00'	90°00'00"	23.56'	N17°21'14"W	21.21'
C13	208.00'	3°29'56"	12.70'	N06°30'16"W	12.70'
C14	152.00'	35°54'00"	95.24'	N09°41'48"E	93.69'
C15	15.00'	90°00'00"	23.56'	N72°38'46"E	21.21'
C16	152.00'	5°36'55"	14.90'	N24°50'18"E	14.89'
C17	15.00'	90°00'00"	23.56'	N72°38'46"E	21.21'
C18	15.06'	93°48'44"	24.66'	S15°21'14"E	21.99'
C19	208.00'	35°54'00"	130.33'	S09°41'48"W	128.21'
C20	152.00'	3°29'56"	9.28'	S06°30'16"E	9.28'
C21	60.00'	184°43'48"	19.81'	S52°59'20"E	19.53'
C22	60.00'	71°15'28"	74.64'	S07°59'12"E	69.92'
C23	60.00'	71°15'56"	74.63'	S63°17'00"W	69.91'
C24	60.00'	385°56'45"	40.78'	N61°36'40"E	40.00'
C25	60.00'	61°21'01"	64.25'	N11°27'47"W	61.22'
C26	208.00'	1°36'04"	5.81'	N03°57'16"W	5.81'
C27	152.00'	29°28'28"	78.19'	N06°29'00"E	77.33'
C28	152.00'	6°25'32"	17.05'	N24°28'00"E	17.04'
C29	208.00'	8°01'02"	29.11'	S23°38'14"W	29.08'
C30	208.00'	14°18'27"	51.94'	S12°28'30"W	51.81'
C31	208.00'	13°34'30"	49.28'	S01°27'59"E	49.17'
C32	208.00'	11°06'04"	40.30'	N02°23'48"E	40.24'
C33	60.00'	83°37'14"	87.57'	N27°39'01"E	80.00'
C34	60.00'	41°48'37"	43.78'	N48°33'20"E	42.82'
C35	60.00'	41°48'37"	43.78'	N06°44'43"E	42.82'



*Watts*  
12-7-17

SCALE: 1" = 100'  
GRAPHIC SCALE  
100 50 0 100

LEGEND	
●	1/2" REBAR WITH "CHAPARRAL" CAP FOUND
○	1/2" REBAR WITH "CHAPARRAL" CAP SET
⊙	DISK FOUND
⊕	CONTROL POINT
( )	RECORD INFORMATION
---	SIDEWALK LOCATION

C8-2014-0147.2A

**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping  
3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
Firm No. 10124500

PROJECT NO.: 730-013  
DRAWING NO.: 730-013-PL3  
PLOT DATE: 12/07/2017  
PLOT SCALE: 1" = 100'  
DRAWN BY: JDB  
SHEET 01 OF 02

# HARRIS BRANCH TRACT E-68

## SECTION TWO

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT ASHTON AUSTIN RESIDENTIAL, L.L.C., BEING THE OWNER OF 9.782 ACRES IN THE MARIQUITA CASTRO SURVEY NO. 50, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 28.483 ACRE TRACT OF LAND CONVEYED TO ASHTON AUSTIN RESIDENTIAL, L.L.C., BY SPECIAL WARRANTY DEED DATED DECEMBER 1, 2016, RECORDED IN DOCUMENT NO. 2016201346, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 9.782 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS HARRIS BRANCH TRACT E-68 SECTION TWO

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE 19 DAY OF JANUARY, 2018 A.D.

BY: ASHTON AUSTIN RESIDENTIAL, L.L.C.  
10721 RESEARCH BLVD., SUITE B-120  
AUSTIN, TEXAS 78759  
512-610-7000

BY: Keith H. Pearson  
KEITH H. PEARSON

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Keith H. Pearson KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE 19 DAY OF JANUARY, 2018, A.D.

NOTARY PUBLIC, STATE OF TEXAS

John H. Seay May 9, 2020  
PRINTED NAME MY COMMISSION EXPIRES

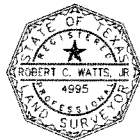


### SURVEYOR'S CERTIFICATION

I, ROBERT C. WATTS, JR., 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 AUSTIN CITY CODE OF 1999 AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND APRIL 30, 2014.

ROBERT C. WATTS, JR., R.P.L.S. 4995

SURVEYING BY:  
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
3500 MCCALL LANE  
AUSTIN, TEXAS 78744  
(512) 443-1724  
T.B.P.L.S. FIRM NO. 10124500



### ENGINEER'S CERTIFICATION:

I, CHARLES E. STEINMAN, 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 AUSTIN CITY CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 4845300290, DATED AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

CHARLES E. STEINMAN, P.E.

ENGINEERING BY:  
CSF CIVIL GROUP, LLC  
3636 EXECUTIVE CENTER DRIVE, SUITE 209  
AUSTIN, TEXAS 78731  
(512) 814-4468  
TEXAS REGISTERED ENGINEERING FIRM NO. F-12377



THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE LIMITS OF THE CITY OF AUSTIN ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

J. RODNEY GONZALES, DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THIS, THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

JOLENE KIOLBASSA, CHAIR

ANA AGUIRRE, SECRETARY

THE STATE OF TEXAS  
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M., AND DULY

RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M., IN SAID COUNTY

AND STATE, IN DOCUMENT NUMBER \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE \_\_\_\_ DAY OF \_\_\_\_\_

20\_\_\_\_, A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY  
DEPUTY

1. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE DESIGNED IN ACCORDANCE WITH THE CITY OF AUSTIN 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.

2. ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.

3. NOT USED

4. THIS SUBDIVISION IS SUBJECT TO THE DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS. SEE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. 2017015637 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

5. THE MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE COA LAND DEVELOPMENT CODE, AND OTHER REGULATIONS OF THE CITY.

6. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA PURSUANT TO THE LDC AND ECM.

7. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

8. PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: CARSWELL STREET, ROUTENBURN STREET, TARLAND STREET AND GRAYMONT DRIVE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING 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 STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED TO CITY OF AUSTIN URBAN STREET STANDARDS. ALL STREETS WILL BE CONSTRUCTED WITH CURB AND GUTTER. THE PROPOSED STREETS ARE LISTED IN THE STREET DESIGN TABLE HEREON.

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

11. NOT USED

12. ALL RADII AT RIGHT-OF-WAYS ARE 15' UNLESS OTHERWISE NOTED.

13. THE RESIDENTIAL LOTS OF THIS SUBDIVISION WILL BE DEVELOPED AS SMALL LOTS.

14. 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 THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.

15. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.

16. A VARIANCE TO LDC 25-B-341 AND 25-B-342 GRANTING CUTS AND FILLS UP TO 8 FT HAVE BEEN APPROVED ON VIA THE APPROVED PRELIMINARY PLAN.

17. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING REQUIREMENTS AND THE HARRIS BRANCH PUD ORDINANCE NO. C814-90-0003.19.

18. TEN FOOT ELECTRIC AND TELECOMMUNICATIONS EASEMENT REQUIRED ADJACENT TO ALL STREET R.O.W.

19. 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-B, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

20. 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-B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

21. 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.

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.

22. 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.

23. PARKLAND REQUIREMENTS FOR THIS DEVELOPMENT HAVE PREVIOUSLY BEEN RESOLVED WITH P.U.D. ORDINANCE AND LAND USE PLAN C814-90-0003.

24. FOR A MINIMUM TRAVEL DISTANCE OF 25' FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.

25. A MINIMUM OF FOUR PARKING SPACES IS REQUIRED FOR EACH UNIT. THE DRIVEWAY MAY BE COUNTED AS TWO SPACES AND THE GARAGE MAY BE COUNTED AS TWO SPACES, TO INSURE COMPLIANCE WITH TCM 1.3.2.A.1, IN SUPPORT OF REDUCING STREET WIDTH FROM 36' TO 30'.

26. BUILDER IS RESPONSIBLE FOR INSTALLING TREES PER THE LDC & ECM. PER ECM, APPENDIX F TREES ARE REQUIRED IN ADDITION TO REQUIRED TREE MITIGATION.

27. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITIES 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 REPLACING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

28. 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 \_\_\_\_\_, 20\_\_\_\_. THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOCF, \_\_\_\_\_, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

### LOT SUMMARY

TOTAL NO. OF LOTS: 59  
S.F. (SINGLE FAMILY) LOTS: 59  
TOTAL LOT AREA: 7,322 AC.  
STREET R.O.W. AREA: 2,460 AC.  
TOTAL AREA: 9,782 ACRES

### STREET SUMMARY

STREET NAME	R.O.W. WIDTH	STREET WIDTH	STREET TYPE	STREET CLASSIFICATION
ROUTENBURN STREET	60'/56'	40'/30'	CURB & GUTTER	RES. COLLECTOR
CARSWELL STREET	70'/56'	40'/30'	CURB & GUTTER	RES. LOCAL
TARLAND STREET	56'	30'	CURB & GUTTER	RES. LOCAL