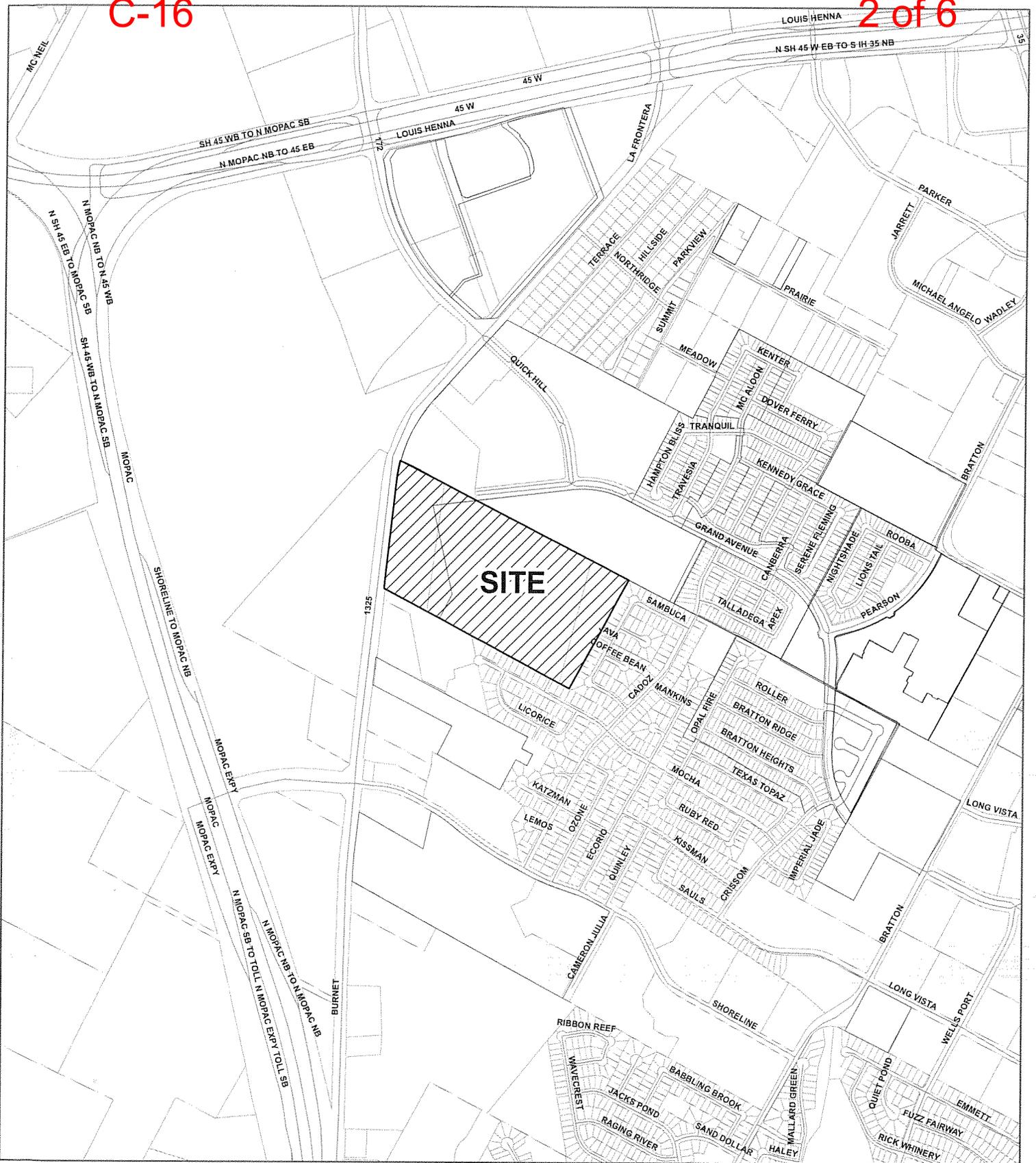


SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2016-0248**Z.A.P. DATE:** March 6, 2018**SUBDIVISION NAME:** Timmerman Tract Preliminary Plan**AREA:** 60.301 acres**LOTS:** 179**APPLICANT:** Estate of Terrell Timmerman**AGENT:** Carlson, Brigance & Doering, Inc.
(Lee Whited, P.E.)**ADDRESS OF SUBDIVISION:** N. F.M. 1325 & Grand Avenue Parkway**WATERSHED:** Rattan Creek**COUNTY:** Travis / Williamson**EXISTING ZONING:** N/A**JURISDICTION:** 2-Mile ETJ**PROPOSED LAND USE:** Single Family**VARIANCE:** none**STAFF RECOMMENDATION:** Staff recommends approval of the subdivision, the preliminary plan meets all applicable State and City of Austin Land Development Code requirements.**DEPARTMENT COMMENTS:** The request is for the approval of the Timmerman Tract Preliminary Plan composed of 179 lots on 60.301 acres. The applicant proposes to subdivide the property for residential, multi-family, commercial, and park uses. The developer will be responsible for all cost associated with required improvements.**CASE MANAGER:** Cesar Zavala**PHONE:** 512-974-3404**E-mail:** cesar.zavala@austintexas.gov

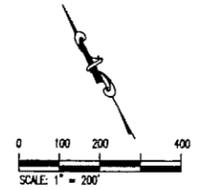


CASE#: C8J-2016-0248
 ADDRESS: N. F.M. 1325 & GRAND AVENUE PKWY.
 PROJECT: TIMMERMAN SUBDIVISION
 CASE MANAGER: CESAR ZAVALA

This map has been produced by site plan review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

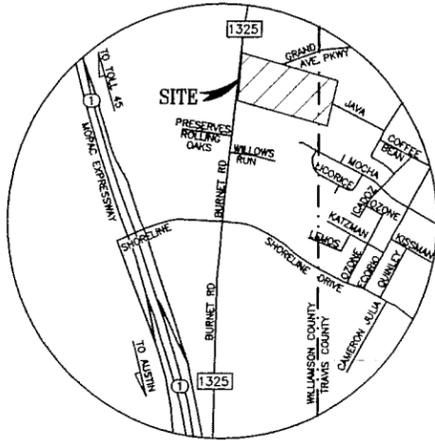
TIMMERMANN TRACT

PRELIMINARY PLAN A SMALL LOT SUBDIVISION



LEGEND

- CONCRETE MONUMENT SET
- IRON PIPE FOUND
- IRON ROD SET
- W. ESBT. WATER LINE EASEMENT
- W. ESBT. WASTEWATER EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- L.E. LANDSCAPE EASEMENT
- D.E. DRAINAGE EASEMENT
- A.E. ACCESS EASEMENT
- 17 LOT NUMBER
- Ⓐ BLOCK NUMBER
- ▨ FINAL CEF AREA
- ▩ FINAL CEF SETBACK AREA
- BUILDING SETBACK LINE
- EASEMENT LINE
- SIDEWALK LOCATION
- 100-YR FULLY DEVELOPED FLOODPLAIN
- ORIGINAL CWOZ
- 100-YR FEMA FLOODPLAIN
- PROPOSED CWOZ
- PROPOSED CWOZ
- PROPERTY BOUNDARY



LOCATION MAP
NOT TO SCALE

TOTAL ACREAGE: 60.301 ACRES
 SURVEY: M.M. HORNSBY SURVEY NUMBER 76,
 ABSTRACT NUMBER 889
 M.M. HORNSBY SURVEY NUMBER 76,
 ABSTRACT NUMBER 391

TRAVIS COUNTY JURISDICTION SETBACKS:

- 20' FRONT BUILDING LINE
- 10' CORNER SIDE YARD BUILDING LINE
- 5' REAR BUILDING LINE
- 5' INTERIOR SIDE YARD SETBACK
- 10' FRONT PUBLIC UTILITY EASEMENT

TOTAL NO. OF LOTS: 179
 NO. OF BLOCKS: 6
 NO. OF SINGLE FAMILY LOTS: 171
 NO. OF MULTI-FAMILY LOTS: 1
 NO. OF LANDSCAPE EASEMENT & P.U.E. LOTS: 1
 NO. OF PARK LOTS: 1
 NO. OF COMMERCIAL LOTS: 1
 NO. OF DRAINAGE EASEMENT & WATER QUALITY EASEMENT LOTS: 1
 NO. OF LANDSCAPE LOTS: 3

TOTAL LINEAR FOOTAGE OF STREETS: 6,049 LF

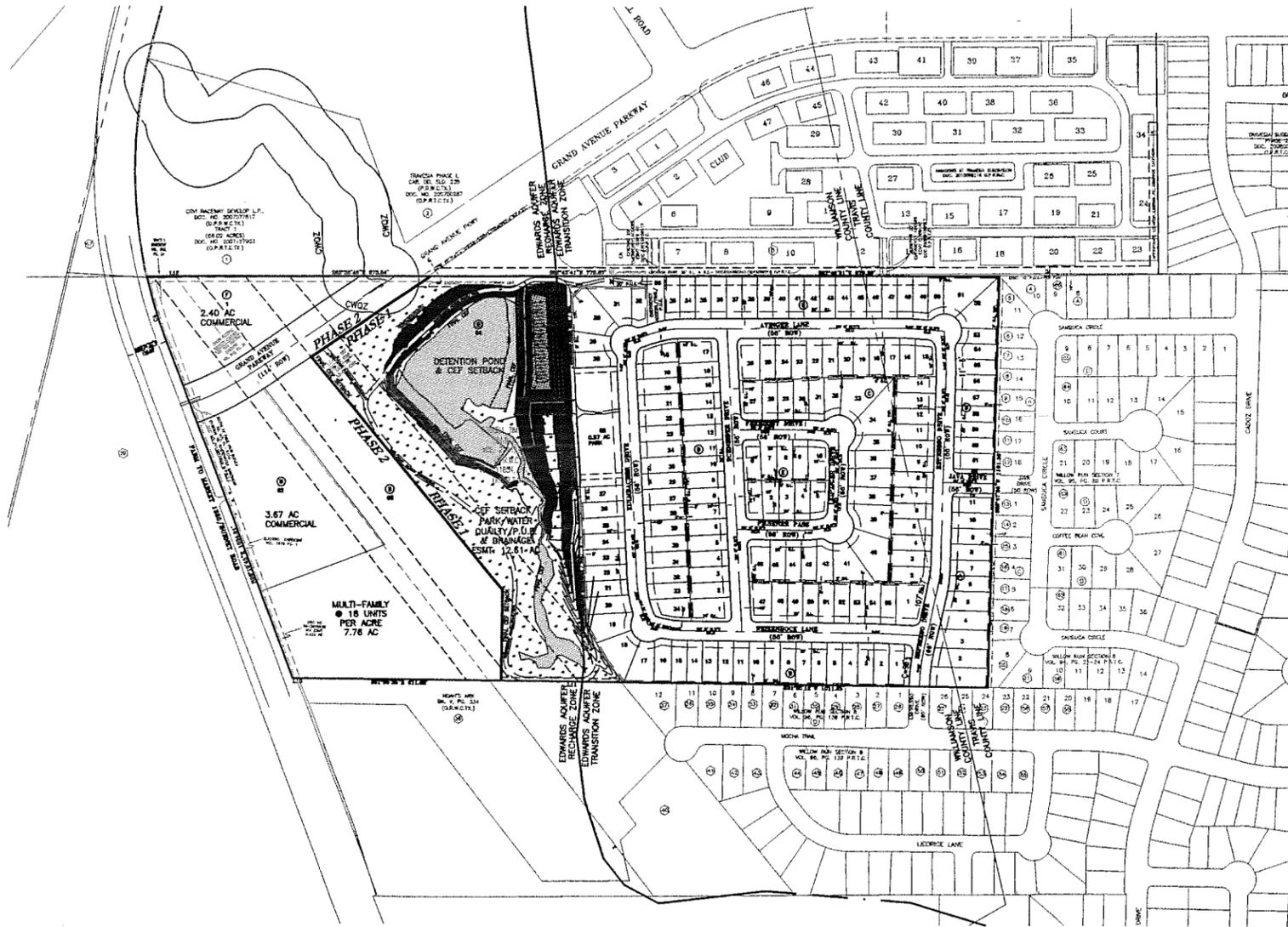
OWNER:

ESTATE OF TERRELL TIMMERMANN
 P.O. BOX 4784
 AUSTIN, TX 78765-4784
 (512) 453-1327 phone

DEVELOPER:

KB HOME LONE STAR, INC.
 10800 PECAN PARK BLVD., STE. 200
 AUSTIN, TEXAS 78750
 (512) 651-8100 phone
 (512) 795-6181 fax

ENGINEER & SURVEYOR:
 CARLSON, BRIGANCE & DOERING, INC.
 5501 WEST WILLIAM CANNON DRIVE
 AUSTIN, TEXAS 78749
 (512) 280-5160 phone
 (512) 280-5165 fax



PHASING NOTE:

1. TIMMERMANN PHASE 2 WILL INCLUDE LOT 1, BLOCK F; LOT 62-63, BLOCK B; AND GRAND AVENUE PARKWAY. ALL OTHER LOTS AND STREETS WILL BE PART OF TIMMERMANN PHASE 1.
2. TIMMERMANN PHASE 1 IS SUBJECT TO A PHASING AGREEMENT WITH TRAVIS COUNTY RECORDED IN DOCUMENT # _____
3. THIS TRACT IS SUBJECT TO THE RECOMMENDATIONS IN THE TIMMERMANN TRACT TRAFFIC IMPACT ANALYSIS.

LEGAL DESCRIPTION:

60.301 ACRES (2,626,717 SQUARE FEET) OF LAND BEING OUT OF AND A PART OF THE M.M. HORNSBY SURVEY NO. 76, ABSTRACT NO. 889, AND THE M.M. HORNSBY SURVEY NO. 76, ABSTRACT NO. 391, SITUATED IN BOTH WILLIAMSON COUNTY, AND TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING ALL OF A CALLED 35.4 ACRE TRACT OF LAND AND ALL OF A CALLED 24.9 ACRE TRACT OF LAND, CONVEYED TO TERRELL TIMMERMANN IN VOLUME 2241, PAGE 413 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING ALSO IN VOLUME 11854, PAGE 1767 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

RATTAN CREEK WATERSHED - A SUBURBAN WATERSHED

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
 FLOOD PLAIN MAP NUMBER 48453C0265J & 48453C0266J DATED AUGUST 18, 2014

SHEET INDEX

1. OVERALL PRELIMINARY PLAN (200 SCALE)
2. PRELIMINARY PLAN (100 SCALE)
3. GENERAL NOTES
4. Q-2 TABLES
5. CEF CALCULATIONS
6. CEF MITIGATION



ENGINEER'S CERTIFICATION:

THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I PREPARED THE PLANS SUBMITTED HEREMITH, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF, AND THAT SAID PLANS COMPLY WITH THE CITY OF AUSTIN CODES AND ORDINANCES AND TRAVIS COUNTY.

WITNESS MY HAND THIS 23rd DAY OF February, 2018

Lee A. Whited
 LEE A. WHITED P.E. NO. 102471

PRELIMINARY SUBDIVISION APPROVAL SHEET ___ OF ___
 FILE NUMBER CBJ-2016-0248 APPLICATION DATE: DECEMBER 14, 2016
 APPROVED BY ZONING & PLATTING COMMISSION ON _____
 UNDER SECTION 57 OF CHAPTER 25-4 OF THE CITY OF AUSTIN CODE
 EXPIRATION DATE (LDC 25-4-02) _____ CASE MANAGER: CEASAR ZAVALA
 PROJECT EXPIRATION DATE (ORD. #20140612-084, PT. 7: 6-23-14)

J. RODNEY GONZALES, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

FINAL PLAT TO LOCK-IN PRELIMINARY FILE # _____

APPROVED ON _____

PRELIMINARY EXTENDED ON _____ UNTIL _____

FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODES CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS OR NOTICES OF CONSTRUCTION (IF BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

Carlson, Brigrance & Doering, Inc.
 ENGINEER
 5501 WEST WILLIAM CANNON DRIVE
 AUSTIN, TEXAS 78749
 PHONE NO. (512) 280-5160

FILED ID #63791

CBJD

OVERALL PRELIMINARY PLAN - 200 SCALE

DESIGNED BY: LAW

DRAFTED BY: CAH

DATE: AUGUST 2016

TIMMERMANN TRACT
 4905 GRAND AVENUE PARKWAY, ROUND ROCK, TEXAS

PRELIMINARY PLANS

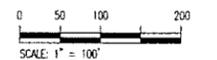
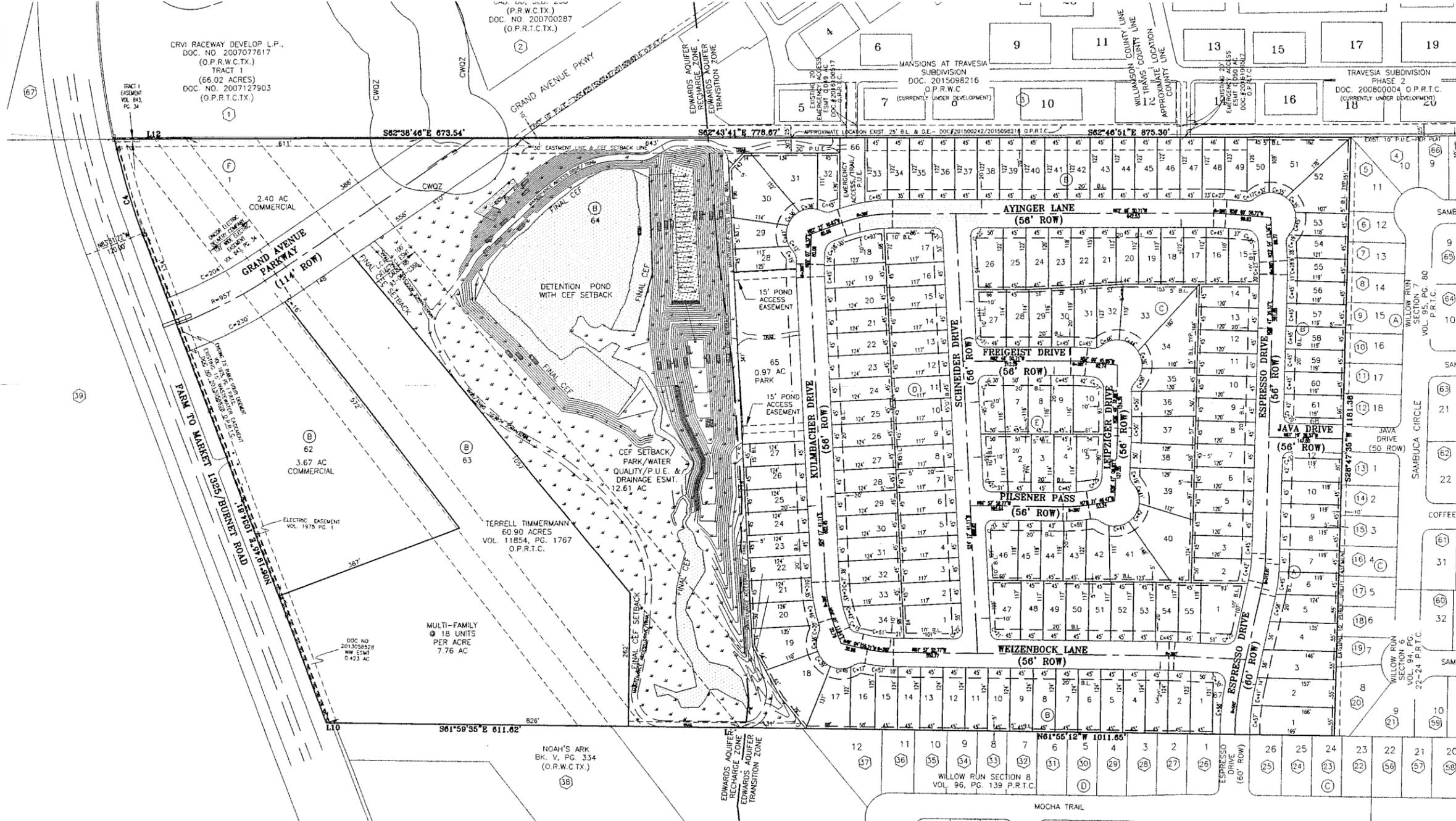
JOB NUMBER
 4896

SHEET
 1 OF 6

FILE PATH: J:\AutoCad\2004 Land Projects\4855\4855-PRELIMINARY PLAN.dwg - Feb. 23, 2018 - 11:06am

TIMMERMANN TRACT

PRELIMINARY PLAN A SMALL LOT SUBDIVISION



LEGEND

- CONCRETE MONUMENT SET
- IRON PIPE FOUND
- IRON ROD FOUND
- IRON ROD SET
- W/ ESMT WATER LINE EASEMENT
- W/ ESMT WASTEWATER EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- L.E. LANDSCAPE EASEMENT
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- 100-YR FEMA FLOODPLAIN
- PROPOSED CWOZ
- PROPOSED CWOZ
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WITNESS MY HAND THIS _____ DAY OF _____, 2017

LEE A. WHITED P.E. NO. 102471

PRELIMINARY SUBDIVISION APPROVAL SHEET ___ OF ___
 FILE NUMBER CBJ-2016-0248 APPLICATION DATE: DECEMBER 14, 2016
 APPROVED BY ZONING & PLATTING COMMISSION ON _____
 UNDER SECTION 57 OF CHAPTER 25-4 OF THE CITY OF AUSTIN CODE
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 PROJECT EXPIRATION DATE (ORD. #20140812-084, PT. 7; 6-23-14)

J. RODNEY GONZALES, DIRECTOR,
 DEVELOPMENT SERVICES DEPARTMENT
 FINAL PLAT TO LOCK-IN PRELIMINARY FILE # _____
 APPROVED ON _____
 PRELIMINARY EXTENDED ON _____ UNTIL _____

FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS OR NOTICES OF CONSTRUCTION (IF BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

Carlson, Brigance & Doering, Inc.
 P.L.L.C.
 5501 West Willow Canyon
 Austin, Texas 78749
 Phone No. (512) 295-5169

PRELIMINARY PLAN - 100 SCALE
 DATE: AUGUST 2016
 DESIGNED BY: LAW
 CREATED BY: CAH

TIMMERMANN TRACT
 41025 GRAND AVENUE PARKWAY, ROAD TOCK, TEXAS
 PRELIMINARY PLANS

JOB NUMBER
 4856
 SHEET
 2 OF 6

FILE PATH: J:\AutoCad_2004_Land_Proj\GIS\4856\4856.dwg - PRELIMINARY PLAN.dwg - Feb. 23, 2018 - 11:08am

TIMMERMANN TRACT

PRELIMINARY PLAN A SMALL LOT SUBDIVISION

ADJOINER OWNER INFORMATION

- ① CDM RACEWAY DEVELOP. LP, 1801 S. MOPAC EXPY STE. 175, AUSTIN, TX 78746
- ② TRAVESA ACQUISITION, LP, 1801-3300 BLOOR ST. W. (MIAMI), WESTON, FL 33331
- ③ THE STONEMASTER INVESTORS 2014-8 LP, ET AL, 2050 N. STATE HWY 360, STE. 800, GRAND PRairie, TX 75050
- ④ 1504 WITMAN, 5705 PINNACLA DR., AUSTIN, TX 78724
- ⑤ DAWN G. & BRIAN WILLIAMS, 15814 S. AMERICA CR., AUSTIN, TX 78728
- ⑥ BRUNO F. MATZDORF, 1588 VEREDA DR., AUSTIN, TX 78728
- ⑦ KAREAG & SARA YERVO HALE, 15808 S. AMERICA CR., AUSTIN, TX 78728
- ⑧ DAVID F. SALINAS, 15804 S. AMERICA CR., AUSTIN, TX 78728
- ⑨ DAVID H. & ROSA A. BAILO, 7506 CHIMNEY CORP., AUSTIN, TX 78731
- ⑩ ANH KROCKUNG, 15714 S. AMERICA CR., AUSTIN, TX 78728
- ⑪ ADAM M. & ANNA BRODAR, 15714 S. AMERICA CR., AUSTIN, TX 78728
- ⑫ KAUSHI, PAEL, 15728 S. AMERICA CR., AUSTIN, TX 78728
- ⑬ CO-BUSINESS OF REVOCABLE TRUST, 15724 S. AMERICA CR., AUSTIN, TX 78728
- ⑭ ANITA KING BAKEMEYER, 625 E. STASSLEY LN #102, AUSTIN, TX 78745
- ⑮ JOSE A. & MARIE L. TABARES, 15714 S. AMERICA CR., AUSTIN, TX 78728
- ⑯ NATHAN SCOTT CHESNA & CHRISTINA MARIE WELER, 15712 S. AMERICA CR., AUSTIN, TX 78728
- ⑰ JACOBIN S. & RAJ K. GODA, 15708 S. AMERICA CR., AUSTIN, TX 78728
- ⑱ CRISTAL & MARCUS HEYNS, 15705 S. AMERICA CR., AUSTIN, TX 78728
- ⑳ FARNHAM JONES, 15701 S. AMERICA CR., AUSTIN, TX 78728
- ㉑ MESA & ANITA MOHAI, 15701 S. AMERICA CR., AUSTIN, TX 78728
- ㉒ MER K. ANDREWS, 4005 MOCHA TRAIL, AUSTIN, TX 78728
- ㉓ YUNRAJ THAGARAJAN & DEEPAKSHIM & MAHALAKSHI YUNRAJ, 205 DEANZA BLVD., SAN MATEO, CA 94402
- ㉔ LYNN ALEJANDER, 15625 S. AMERICA CR., AUSTIN, TX 78728
- ㉕ TERRY & ALISON WREN, 4024 MOCHA TR., AUSTIN, TX 78728
- ㉖ MALAKA WARD, 4005 MOCHA TR., AUSTIN, TX 78728
- ㉗ JUSTINE HO & SARA BRADBY HO, 4016 MOCHA TRAIL, AUSTIN, TX 78728
- ㉘ THIANH V. & THAI-THUAN TRAN, 4016 MOCHA TRAIL, AUSTIN, TX 78728
- ㉙ JOHN T. & LAURIE S. DALY, 4100 MOCHA TRAIL, AUSTIN, TX 78728
- ㉚ DAVID & CHRISTINE ANTHONY, 4104 MOCHA TRAIL, AUSTIN, TX 78728
- ㉛ MAUREEN MAZLE, 3516 COTTLE BEAN CV., AUSTIN, TX 78728
- ㉜ JASON CHIH HSIEN CHENG & KAREN SHU YING CHENG, 3521 S. AMERICA CR., ROUND ROCK, TX 78681
- ㉝ DANA MOOD & JOHN VILLANUEVA, 4115 MOCHA TRAIL, AUSTIN, TX 78728
- ㉞ CHEN-HSIANG WANG, 4120 MOCHA TRAIL, AUSTIN, TX 78728
- ㉟ ALAN WEIWEI, 4124 MOCHA TRAIL, AUSTIN, TX 78728
- ㊱ CATHARINE M. POKORNY & MICHEL P. MILES, 4200 MOCHA TRAIL, AUSTIN, TX 78728
- ㊲ MELIAN CHRISTOPHER BRISCON, 4204 MOCHA TRAIL, AUSTIN, TX 78728
- ㊳ MARY FRASER, 4208 MOCHA TRAIL, AUSTIN, TX 78728
- ㊴ EDWARD & DEBRA STUBBLEFIELD, 4212 MOCHA TRAIL, AUSTIN, TX 78728
- ㊵ PATRICK A. & CHARLENE ANDERSON, 4216 MOCHA TRAIL, AUSTIN, TX 78728
- ㊶ THE STONEMASTER INVESTORS PORTFOLIO, LLC, 215 N. STADIUM BLVD, STE. 207, COLUMBIA, MO 65203
- ㊷ GARY ROLLING DAVIS, LLC, C/O BENSCHKE PROPERTY ADVISORS, LLC, ONE BEACON ST. STE. 1500, BOSTON, MA 02108
- ㊸ THE STONEMASTER INVESTORS PORTFOLIO, LLC, 215 N. STADIUM BLVD, STE. 207, COLUMBIA, MO 65203
- ㊹ KAREN L. NELSON, 4200 MOCHA TRAIL, AUSTIN, TX 78728
- ㊺ PAULA V. & PAUL E. ROBERTSON, 4205 MOCHA TRAIL, AUSTIN, TX 78728
- ㊻ ROY B. & ELAINE THOMAS, 4201 MOCHA TRAIL, AUSTIN, TX 78728
- ㊼ SANTI CALDERO, 1200 S. 10TH ST. UNIT 501, PULVERVILLE, TX 78660
- ㊽ DAVID H. & ROSA A. BAILO, 4117 MOCHA TRAIL, AUSTIN, TX 78728
- ㊾ DAVID & ROSE E. RAMOS, 4113 MOCHA TRAIL, AUSTIN, TX 78728
- ㊿ CURTIS A. & ADET A. SHANE, 4105 MOCHA TRAIL, AUSTIN, TX 78728
- 1. ROBERT F. & GERRY L. VOIT, FAMILY DECLARATION OF TRUST, 4105 MOCHA TRAIL, AUSTIN, TX 78728
- 2. MARIN DEL TORO, 4101 MOCHA TRAIL, AUSTIN, TX 78728
- 3. DU & LANG PHAM, 4021 MOCHA TRAIL, AUSTIN, TX 78728
- 4. HEBERT & CAROL W. MARTIN, 4017 MOCHA TRAIL, AUSTIN, TX 78728
- 5. PUSHER & SUNITA RAJ, 4013 MOCHA TRAIL, AUSTIN, TX 78728
- 6. FAHIMAH JONES, 4109 ARROW WOOD RD, CEMET PARK, TX 78613
- 7. LYNN ALEJANDER, 4005 MOCHA TRAIL, AUSTIN, TX 78728
- 8. GLEBERT TORRES, 4001 MOCHA TRAIL, AUSTIN, TX 78728
- 9. LORAY & MORTI HEMAWI, 9713 CHIMNEY TRAIL, AUSTIN, TX 78728
- 10. JOSEPH M. & MARGARITA S. DOME, 3520 MOCHA TRAIL, AUSTIN, TX 78728
- 11. JOHN WESLEY & JOYCELYN VOYLES, 3916 MOCHA TRAIL, AUSTIN, TX 78728
- 12. ANDREW F. HUBB, 15021 S. AMERICA CR., AUSTIN, TX 78728
- 13. PRESUDA R. WENDE & TRICH WENDE CALARO, 15624 S. AMERICA CR., AUSTIN, TX 78728
- 14. PAUL LE, 5013 ECORO DR., AUSTIN, TX 78728
- 15. MAUREEN MAZLE, 3516 COTTLE BEAN CV., AUSTIN, TX 78728
- 16. JASON CHIH HSIEN CHENG & KAREN SHU YING CHENG, 3521 S. AMERICA CR., ROUND ROCK, TX 78681
- 17. THIANH T. LE, PO BOX 20241, AUSTIN, TX 78728
- 18. DONNA M. QUARGLIA, 15025 S. AMERICA CR., AUSTIN, TX 78728
- 19. TUYEN BUI & THAO P. LE, 15824 S. AMERICA CR., AUSTIN, TX 78728
- 20. CLENN K. & EISE JACKSON, PO BOX 201687, AUSTIN, TX 78720

GENERAL NOTES:

1. ALL STREETS IN THE SUBDIVISION WILL BE CONSTRUCTED USING CITY OF AUSTIN URBAN STANDARDS AND WILL BE DEDICATED AS PUBLIC R.O.W. AT FINAL PLATTING.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
3. 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.
4. PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN & TRAVIS COUNTY. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT OF EXISTING CONDITIONS.
5. DRIVEWAY LOCATIONS SHALL CONFORM TO CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL.
6. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO CITY OF AUSTIN LAND DEVELOPMENT CODE.
7. PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS INCLUDING: JAVA DRIVE, ESPRESSO DRIVE, AYNGER LANE, WEIZENBOCK LANE, KUMBACHER DRIVE, LEIPZIGER DRIVE, SCHNEIDER DRIVE, PILSENER PASS, FREGEST DRIVE, GRAND AVENUE PARKWAY, AND THE SUBDIVISION SIDE OF FARM TO MARKET ROAD 1325/BURNET ROAD AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS ARE REQUIRED TO 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.
8. 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
9. THE OWNER/DEVELOPER OF THIS SUBDIVISION 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
10. THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
11. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
12. PARKLAND DEDICATION IS REQUIRED PER TITLE 25 AND TITLE 30 OF THE CITY CODE PRIOR TO APPROVAL OF A FINAL PLAT IN THIS SUBDIVISION. THE AREA TO BE DEDICATED IS SHOWN ON THIS PRELIMINARY PLAN AS LOT 64 & 65 BLOCK "B". THESE LOTS SHALL BE DEDICATED TO THE CITY OF AUSTIN UPON ANNEXATION FOR ALL PURPOSES. PUBLIC RECREATION EASEMENTS WILL BE PROVIDED ON LOTS 64 & 65 BLOCK "B" AT THE TIME OF FINAL PLAT. TOGETHER, LOTS 64 & 65 SATISFY THE PARKLAND DEDICATION REQUIREMENTS FOR 171 SINGLE-FAMILY LOTS AND 172 MULTIFAMILY UNITS. THE PARK DEVELOPMENT FEE WILL BE SATISFIED BY CONSTRUCTION OF AMENITIES AND/OR FEE-IN-LIEU THEREOF PRIOR TO FINAL PLAT APPROVAL.
13. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
14. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE GROSS SITE AREA OF EACH LOT PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
15. PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SURETY SHALL BE PROVIDED IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE FOR THE FOLLOWING SUBDIVISION IMPROVEMENTS:
 - A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING AND SIDEWALKS, FOR THE FOLLOWING PUBLIC STREETS:
 - JAVA DRIVE
 - ESPRESSO DRIVE
 - AYNGER LANE
 - WEIZENBOCK LANE
 - KUMBACHER DRIVE
 - LEIPZIGER DRIVE
 - SCHNEIDER DRIVE
 - PILSENER PASS
 - FREGEST DRIVE
 - GRAND AVENUE PARKWAY
 - B. ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED: TERMS (E.G. EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY POND, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING PUBLIC STREETS:
 - JAVA DRIVE
 - ESPRESSO DRIVE
 - AYNGER LANE
 - WEIZENBOCK LANE
 - KUMBACHER DRIVE
 - LEIPZIGER DRIVE
 - SCHNEIDER DRIVE
 - PILSENER PASS
 - FREGEST DRIVE
 - GRAND AVENUE PARKWAY

21. A 10 FOOT (10') P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL STREETS.

22. THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS:

WATER & WASTEWATER - CITY OF AUSTIN
ELECTRIC - AUSTIN ENERGY
GAS - ATMOS ENERGY

23. TWO-YEAR PEAK FLOW CONTROL AS DETERMINED UNDER THE DRAINAGE CRITERIA MANUAL AND THE ENVIRONMENTAL CRITERIA MANUAL IS REQUIRED PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

24. LOT 65 BLOCK "B" PUBLIC PARKLAND, LOT 64 BLOCK "B" DRAINAGE/WQ LOT, LOT 66 BLOCK "B" EMERGENCY ACCESS/P.U.E. LOT, LOT 12 BLOCK "A" LANDSCAPE, LOT 67 BLOCK "B" LANDSCAPE, AND LOT 68 BLOCK "B" LANDSCAPE ARE RESTRICTED TO NON-RESIDENTIAL USES. UPON ANNEXATION FOR ALL PURPOSES BY THE CITY OF AUSTIN, LOTS 64 & 65 BLOCK "B" WILL BE DEDICATED TO THE CITY OF AUSTIN AND THE CITY SHALL BEGIN MAINTAINING THEM. NO RESIDENTIAL USES ARE ALLOWED ON THESE LOTS.

STREET STANDARDS CHART

STREET NAME	R.O.W. WIDTH	STREET LENGTH	PAVEMENT WIDTH	SIDEWALKS	CLASSIFICATION
ESPRESSO DRIVE	60'/56'	1026'	44'/36' FACE TO FACE	4.0'	RESIDENTIAL COLLECTOR
AYNGER LANE	56'	926'	36' FACE TO FACE	4.0'	RESIDENTIAL
SCHNEIDER DRIVE	56'	870'	36' FACE TO FACE	4.0'	RESIDENTIAL
KUMBACHER DRIVE	56'	815'	36' FACE TO FACE	4.0'	RESIDENTIAL
WEIZENBOCK LANE	56'	812'	36' FACE TO FACE	4.0'	RESIDENTIAL
FREGEST LANE	56'	309'	36' FACE TO FACE	4.0'	RESIDENTIAL
LEIPZIGER DRIVE	56'	268'	36' FACE TO FACE	4.0'	RESIDENTIAL
PILSENER PASS	56'	289'	36' FACE TO FACE	4.0'	RESIDENTIAL
JAVA DRIVE	56'	147'	36' FACE TO FACE	4.0'	RESIDENTIAL
GRAND AVENUE PARKWAY	114'	701'	26' FACE TO FACE	4.0'	RESIDENTIAL COLLECTOR

25. TOTAL LINEAR FOOTAGE OF STREETS: 6,163 LF

26. THE PRELIMINARY PLAN IS COMPLETE, ACCURATE AND IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

27. MULTI-FAMILY LOT 63 BLOCK "B", COMMERCIAL LOT 62 BLOCK "B" AND LOT 1 BLOCK "C" COMMERCIAL LOT, WILL PROVIDE ITS OWN WATER QUALITY FACILITIES.

28. A MINIMUM OF THREE (3) OFF STREET PARKING SPOTS IS REQUIRED FOR EACH SINGLE FAMILY LOT IN THIS SUBDIVISION. THE DRIVEWAY MAY BE COUNTED AS ONE OF THE THREE SPACES REQUIRED FOR EACH UNIT. FOR ANY LOT WITH 6 OR MORE BEDROOMS, THE MINIMUM PARKING REQUIREMENT IS ONE SPACE PER BEDROOM.

29. OFF STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON THE MULTI-FAMILY AND COMMERCIAL LOTS.

30. LOTS IN TRAVIS COUNTY 2-MILE EXTRA TERRITORIAL JURISDICTIONAL SHALL BE SUBJECT TO COMPLIANCE TO RESIDENTIAL LOT SUBDIVISIONS IN CHAPTER 30-2-232 OF THE LAND DEVELOPMENT CODE. LOTS IN WILLIAMSON COUNTY SHALL MEET CITY OF AUSTIN FULL PURPOSE REQUIREMENTS UNDER CHAPTER 25 OF THE LAND DEVELOPMENT CODE.

31. LOTS LISTED BY BLOCK ARE:

TOTAL SMALL LOTS = 138	TOTAL REGULAR LOTS = 33
LOTS 6-11 BLOCK "A";	LOTS 1-5 BLOCK "A";
LOTS 1-15, 21-29, 32-50, 53-61 BLOCK "B";	LOTS 16-20, 30-31, 51-52 BLOCK "B";
LOTS 2-14, 16-25, 28-32, 35, 42-45, 48-55 BLOCK "C";	LOTS 1, 15, 26-27, 33-34, 36-41, 46-47 BLOCK "C";
LOTS 2-16, 19-33 BLOCK "D";	LOTS 1, 17-18, 34 BLOCK "D";
LOTS 1-9 BLOCK "E"	LOTS 10 BLOCK "E"

32. PUBLIC SIDEWALKS (6' WIDE) BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG FARM TO MARKET ROAD 1325/BURNET ROAD AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE SIDEWALKS ALONG FARM TO MARKET ROAD 1325/BURNET ROAD ARE SUBJECT TO 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 GOVERNMENT BODY OR UTILITY COMPANY.

33. 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.

34. THE CITY'S ENVIRONMENTAL CRITERIA MANUAL (ECM) SECTIONS 2.4.1.D AND 2.4.2.C STATE, IN AREAS WHERE UTILITY LINES ARE PRESENT OR PROPOSED ONLY TREES FROM THE UTILITY COMPATIBLE SHADE TREES LIST (SEE APPENDIX F) SHALL BE PLANTED WITHIN: 30 TO 40 LATERAL FEET FROM ANY OVERHEAD TRANSMISSION CONDUCTOR, UNLESS A MORE RESTRICTIVE DEDICATED RIGHT-OF-WAY HAS BEEN ESTABLISHED. ALL TREES ARE PROHIBITED TO BE PLANTED WITHIN 25 FEET OF THE BASE OF TRANSMISSION STRUCTURES.

35. ANY PLANNED TEMPORARY OR PERMANENT FENCING MUST NOT PREVENT ACCESS TO THE EASEMENT. AUSTIN ENERGY WILL INSTALL A LOCK ON THE GATE TO PROVIDE ACCESS. IDENTIFY LOCATION AND PROVIDE SPECIFICATIONS FOR PROPOSED FENCING. ACCESS MUST BE GIVEN 24 HOURS A DAY.

36. PROPERTY OWNER IS RESPONSIBLE FOR ALL DAMAGES TO CURBING, LANDSCAPE AND WALLS PLACED AROUND THE ELECTRIC TRANSMISSION STRUCTURES/POLES/LINES CAUSED BY AUSTIN ENERGY DURING MAINTENANCE AND REPAIRS.

37. THE EXISTING STRUCTURE SHALL BE REMOVED PRIOR TO FINAL PLAT AND SAID REMOVAL SHALL COMPLY WITH ALL NECESSARY PERMITTING REQUIREMENTS.

38. ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURE (CEF) AND ASSOCIATED SETBACK MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO MAXIMUM EXTENT PRACTICABLE. CONSTRUCTION IS PROHIBITED, AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED. MITIGATION/ENHANCEMENT OF CEF BUFFER AREAS WILL BE ACCOMPLISHED THROUGH PLANTING OF NATIVE TREE AND SHRUB SPECIES AND HYDROMULCHED WITH NATIVE GRASS SPECIES COMPLIANT WITH 609S SPECIFICATION. MITIGATION FOR TEMPORARY CONSTRUCTION WITHIN THE SETBACK SHALL BE DETERMINED AT THE TIME OF CONSTRUCTION PLANS.

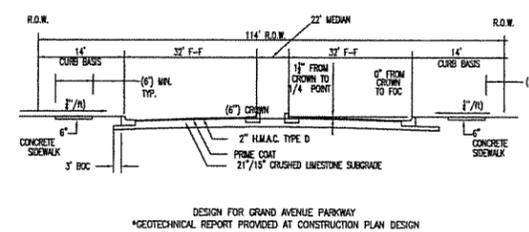
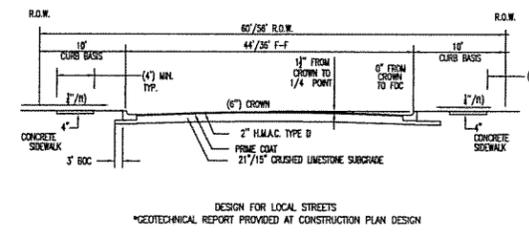
39. LOT 1 BLOCK "C" COMMERCIAL LOT, LOT 62 BLOCK "B" COMMERCIAL LOT AND LOT 63 BLOCK "B" MULTIFAMILY LOT WILL EACH BE REQUIRED TO PROVIDE A BIOFILTRATION WATER QUALITY POND ON THE LOT AND DEDICATE THAT AREA AS CEF SETBACK AREA.

40. FOR THE PORTION OF THE PROPERTY WITHIN TRAVIS COUNTY, A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.

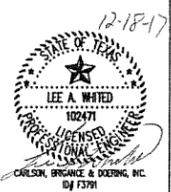
41. THIS SITE IS SUBJECT TO THE CITY OF AUSTIN'S VOID AND WATER FLOW MITIGATION RULES.

FLOOD PLAN NOTE:

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP # 48453C0225J & 48453C0260J WILLIAMSON & TRAVIS COUNTIES, TEXAS DATED AUGUST 18, 2014.



A		B		C		D		E	
No.	Sq. Ft.								
1	9,448	1	5,479	32	5,133	1	9,618	29	5,180
2	8,928	2	5,555	33	5,579	2	5,745	30	5,254
3	8,349	3	5,576	34	5,492	3	5,399	31	5,459
4	7,746	4	5,575	35	5,490	4	5,400	32	5,584
5	7,142	5	5,573	36	5,490	5	5,400	33	12,108
6	5,460	6	5,572	37	5,490	6	5,400	34	11,739
7	5,357	7	5,571	38	5,490	7	5,400	35	5,404
8	5,355	8	5,570	39	5,490	8	5,400	36	6,473
9	5,355	9	5,569	40	5,490	9	5,400	37	6,859
10	5,355	10	5,567	41	5,490	10	5,400	38	6,414
11	5,355	11	5,566	42	5,490	11	5,400	39	9,750
12	5,565	12	5,565	43	5,490	12	5,400	40	12,483
13	5,564	13	5,564	44	5,490	13	5,400	41	9,447
14	5,562	14	5,562	45	5,490	14	5,600	42	5,617
15	5,582	15	5,582	46	5,490	15	6,518	43	5,407
16	6,356	16	5,490	47	5,490	16	5,024	44	5,355
17	7,778	17	5,529	48	5,529	17	5,040	45	5,355
18	9,994	18	5,606	49	5,606	18	5,040	46	7,523
19	8,577	19	5,249	50	5,249	19	5,040	47	7,311
20	6,496	20	5,136	51	5,136	20	5,046	48	5,265
21	5,602	21	5,132	52	5,132	21	5,129	49	5,265
22	5,580	22	4,888	53	4,888	22	5,238	50	5,265
23	5,580	23	5,483	54	5,483	23	5,346	51	5,265
24	5,580	24	5,374	55	5,374	24	5,453	52	5,265
25	5,580	25	5,355	56	5,355	25	5,490	53	5,265
26	5,580	26	5,355	57	5,355	26	7,646	54	5,268
27	5,580	27	5,355	58	5,355	27	7,173	55	5,320
28	5,521	28	5,355	59	5,355	28	5,130	28	5,591
29	5,734	29	5,355	60	5,355	29	5,591	29	5,591
30	12,420	30	5,355	61	5,355	30	5,591	30	5,591
31	9,663	31	5,355	31	9,663	31	5,591	31	5,591
						32	5,591	32	5,591
						33	5,507	33	5,507
						34	6,821	34	6,821



ENGINEER'S CERTIFICATION

THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I PREPARED THE PLANS SUBMITTED HEREWITH, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF, AND THAT SAID PLANS COMPLY WITH THE CITY OF AUSTIN CODES AND ORDINANCES AND TRAVIS COUNTY.

WITNESS MY HAND THIS 18th DAY OF December, 2017

LEE A. WHITE P.E. NO. 102471

PRELIMINARY SUBDIVISION APPROVAL SHEET

FILE NUMBER C8J-201