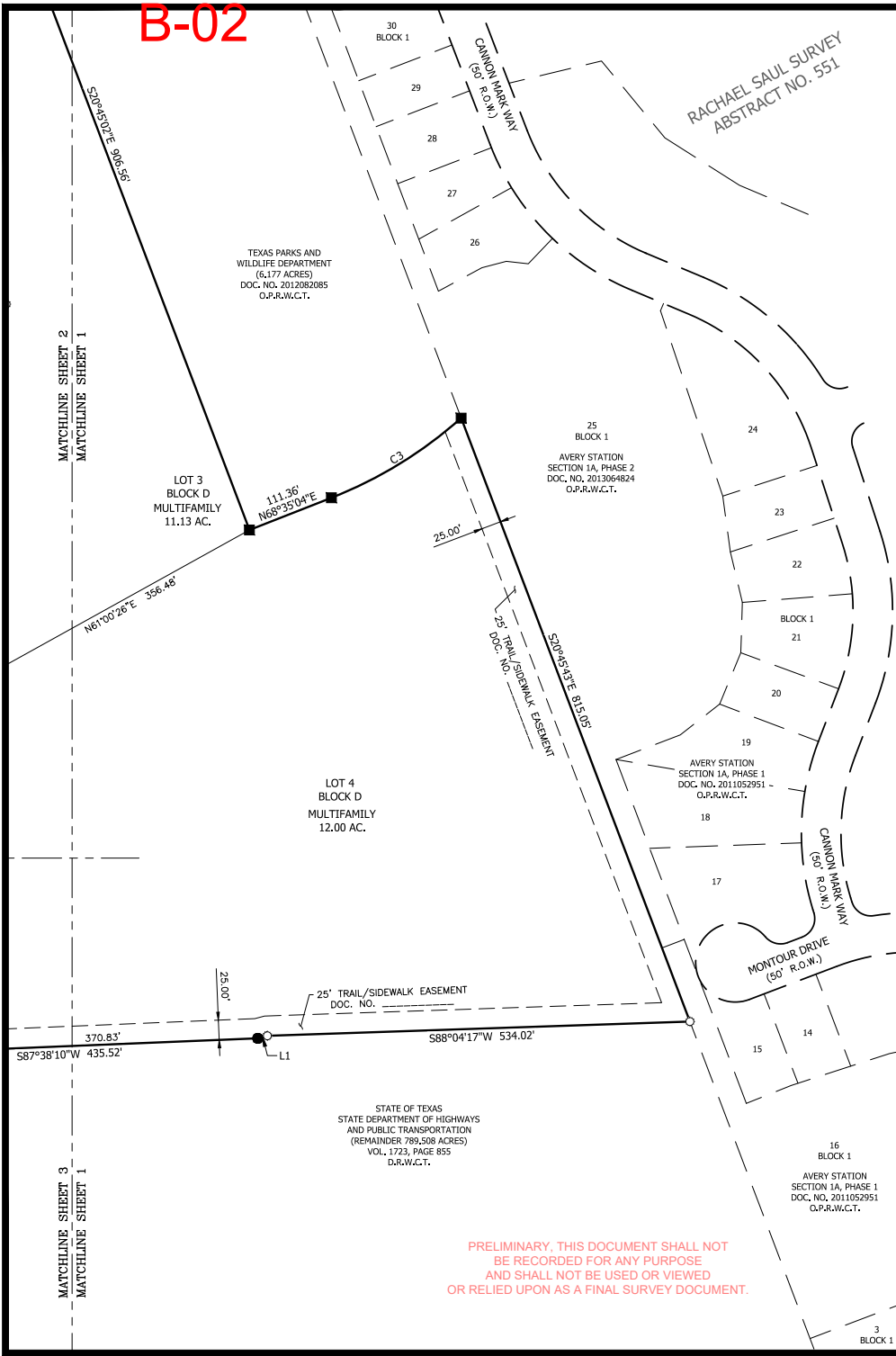


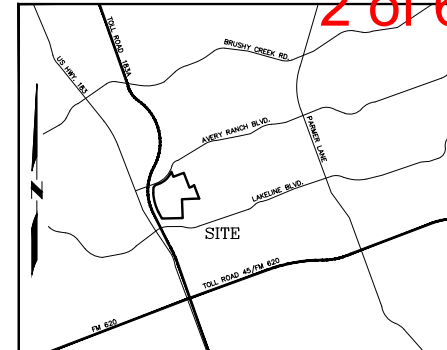
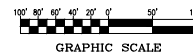
SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2019-0041.1A**ZAP DATE:** Jan. 21, 2020**SUBDIVISION NAME:** Avery Lakeline Final Plat**AREA:** 97.24 ac.**LOT(S):** 9**OWNER:** JCI Residential, LLC (Sam Kumar, Manager)**AGENT/APPLICANT:** Gemsong N. Ryan, P.E. (Jones Carter, Inc.)**ADDRESS OF SUBDIVISION:** 14121 N US Hwy 183 **COUNTY:** Williamson**WATERSHED:** Buttercup Creek**EXISTING ZONING:** CS-MU-MF-4**PROPOSED LAND USE:** Multifamily, Commercial-Retail, Commercial-Office, Assisted Living and Open Space**DEPARTMENT COMMENTS:** The request is for the approval of Avery Lakeline Final Plat, a development of a 97.24 acre tract containing 4 lots of multifamily, 2 lots of commercial, 1 lot for assisted living, 2 lots for parkland and approximately 5.64 acres of ROW with associated water, wastewater, paving, drainage and water quality facilities.**STAFF RECOMMENDATION:** Staff recommends approval of this subdivision plat as it meets all applicable State and City of Austin LDC requirements.**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Joey de la Garza**PHONE:** 512-974-2664**EMAIL:** joey.delagarza@austintexas.gov

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Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	2765.50'	1149.73'	23°49'12"	N15° 18' 18"W	1141.46'
C2	1075.01'	763.90'	40°42'52"	N47° 25' 29"E	747.93'
C3	542.96'	193.18'	20°23'06"	N58° 25' 22"E	192.16'
C4	25.00'	37.97'	87°01'26"	S10° 26' 19"W	34.43'
C5	968.00'	500.75'	29°38'22"	S47° 53' 35"E	495.19'
C6	25.00'	20.89'	47°53'15"	S86° 39' 24"E	20.29'
C7	60.00'	100.30'	95°46'30"	S62° 42' 46"E	89.02'
C8	25.00'	20.89'	47°53'15"	S38° 46' 09"E	20.29'
C9	25.00'	20.89'	47°53'15"	S86° 39' 24"E	20.29'
C10	60.00'	100.30'	95°46'30"	S62° 42' 46"E	89.02'
C11	25.00'	20.89'	47°53'15"	S38° 46' 09"E	20.29'
C12	1034.10'	225.36'	12°29'12"	S56° 27' 46"E	224.92'
C13	25.00'	37.97'	87°01'03"	N86° 17' 02"E	34.42'
C14	970.00'	221.56'	13°05'14"	N36° 13' 53"E	221.08'
C15	530.00'	324.34'	35°03'45"	N47° 13' 09"E	319.30'
C16	25.00'	35.70'	81°49'31"	N23° 50' 16"E	32.75'
C17	470.00'	287.64'	35°03'52"	N34° 36' 26"W	283.17'
C18	530.00'	343.52'	37°08'12"	N33° 34' 16"W	337.54'
C19	25.00'	20.18'	46°14'43"	N38° 07' 32"W	19.63'
C20	60.00'	121.72'	116°14'01"	N03° 07' 53"W	101.90'
C21	530.00'	10.10'	1°05'31"	N01° 37' 04"W	10.10'
C22	470.00'	6.05'	0°44'14"	S01° 26' 12"E	6.05'
C23	60.00'	107.68'	102°49'51"	S13° 30' 34"E	93.80'
C24	25.00'	23.45'	53°44'01"	S11° 02' 21"W	22.60'
C25	470.00'	297.87'	36°18'42"	S33° 59' 01"E	292.91'
C26	530.00'	324.36'	35°03'52"	S34° 36' 26"E	319.32'
C27	25.00'	39.27'	90°00'00"	S62° 04' 30"E	35.36'
C28	25.00'	39.77'	91°08'54"	N27° 21' 03"E	35.71'
C29	25.00'	39.77'	91°09'06"	S61° 29' 57"E	35.71'
C30	470.00'	354.67'	43°14'12"	N51° 18' 23"E	346.32'
C31	1030.00'	235.27'	13°05'14"	N36° 13' 53"E	234.76'
C32	25.00'	37.97'	87°00'39"	N00° 43' 49"W	34.42'
C33	1032.00'	201.06'	11°09'45"	N38° 39' 17"W	200.74'
C34	25.00'	37.98'	87°02'08"	N76° 35' 28"W	34.43'
C35	1075.01'	148.05'	7°53'27"	N63° 50' 11"E	147.93'
C36	1075.01'	111.46'	5°56'26"	N56° 55' 15"E	111.41'
C37	1075.01'	504.39'	26°52'59"	N40° 30' 33"E	499.78'
C38	2765.50'	604.70'	12°31'42"	S09° 39' 33"E	603.50'
C39	2765.50'	111.01'	2°18'00"	S17° 04' 24"E	111.00'
C40	2765.50'	434.01'	8°59'31"	S22° 43' 09"E	433.56'
C41	968.00'	67.17'	3°58'34"	S35° 03' 41"E	67.16'
C42	968.00'	200.03'	11°50'22"	S42° 58' 09"E	199.67'
C43	968.00'	233.55'	13°49'26"	S55° 48' 03"E	232.99'
C44	150.00'	165.66'	63°16'41"	N18° 05' 50"E	157.37'
C45	150.00'	226.59'	86°33'07"	S86° 59' 17"E	205.65'
C46	250.00'	535.58'	122°44'47"	N17° 39' 40"E	438.88'
C47	150.00'	55.61'	21°14'28"	N89° 39' 18"E	55.29'
C48	250.00'	71.19'	16°18'58"	N35° 33' 14"W	70.95'
C49	250.00'	464.39'	106°25'48"	N25° 49' 09"E	400.44'
C50	60.00'	47.66'	45°30'28"	N38° 29' 39"W	46.41'
C51	60.00'	74.06'	70°43'32"	N19° 37' 21"E	69.45'
C52	250.00'	299.28'	68°35'21"	N46° 39' 02"E	281.72'
C53	250.00'	429.06'	98°20'01"	N17° 11' 44"E	378.31'
C54	250.00'	289.65'	66°23'01"	N47° 45' 12"E	273.72'
C55	250.00'	9.62'	2°12'19"	N13° 27' 32"E	9.62'



VICINITY MAP
(NOT TO SCALE)

LAND USE SUMMARY: AVERY LAKELINE		
TOTAL ACREAGE:	97.21 ACRES	
LOTS:	9 LOTS	
NUMBER OF BLOCKS:	4 BLOCKS	
LOTS:		
COMMERCIAL ASSISTED LIVING MULTI-FAMILY PARKLAND DEDICATED TO THE CITY OF AUSTIN	1 LOTS (4.28 ACRES)	2 LOTS (30.66 ACRES)
	4 LOTS (45.73 ACRES)	2 LOTS (10.98 ACRES)
TOTAL LOTS:	9 LOTS (91.66 ACRES)	
R.O.W.	3 ROADS (5.55 ACRES)	
SUBMITTAL DATE:		
PUBLIC STREET NAME	LENGTH	ROW WIDTH
NORTH LAKE CREEK PARKWAY	1495'	64'
HEMA DRIVE	1182'	60'
LINNAEA LANE	1140'	60'
TOTAL	3844'	
APPLICATION SUBMITTAL DATE:		
PREPARATION DATE:		

GENERAL NOTES:

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.000077918

Line Table		
Line #	Direction	Length
L1	S75° 02' 19"W	12.54'
L2	S88° 16' 23"W	14.32'
L3	N69° 15' 20"E	68.09'
L4	N88° 16' 23"E	38.44'
L5	S88° 53' 13"W	22.41'
L6	S62° 42' 46"E	53.16'
L7	S62° 42' 46"E	15.02'

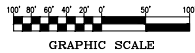
Line Table		
Line #	Direction	Length
L8	N42° 46' 30"E	44.34'
L9	N42° 46' 30"E	44.38'
L10	N67° 47' 02"E	35.78'
L11	N39° 27' 16"E	73.52'
L12	N12° 21' 22"E	64.92'
L13	N66° 21' 45"E	28.00'
L14	N27° 17' 14"E	41.47'

LEGEND

- ALUMINUM CAP STAMPED "TEXAS DEPT OF TRAN" FOUND
- TX.D.O.T. TYPE II MONUMENT FOUND
- IRON REBAR FOUND (1/2", OR AS NOTED)
- IRON REBAR WITH CAP FOUND (1/2", OR AS NOTED)
- IRON REBAR WITH CAP SET (1/2" STAMPED "LANDESIGN")
- NAIL FOUND (60D, OR AS NOTED)
- NAIL SET (P.K., OR AS NOTED)
- COTTON SPINDLE SET
- FENCE CORNER POST FOUND
- CALCULATED POINT NOT SET
- OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- R.O.W.
- RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- B.L. BUILDING LINE
- C.E.F. CRITICAL ENVIRONMENTAL FEATURE
- SIDEWALK

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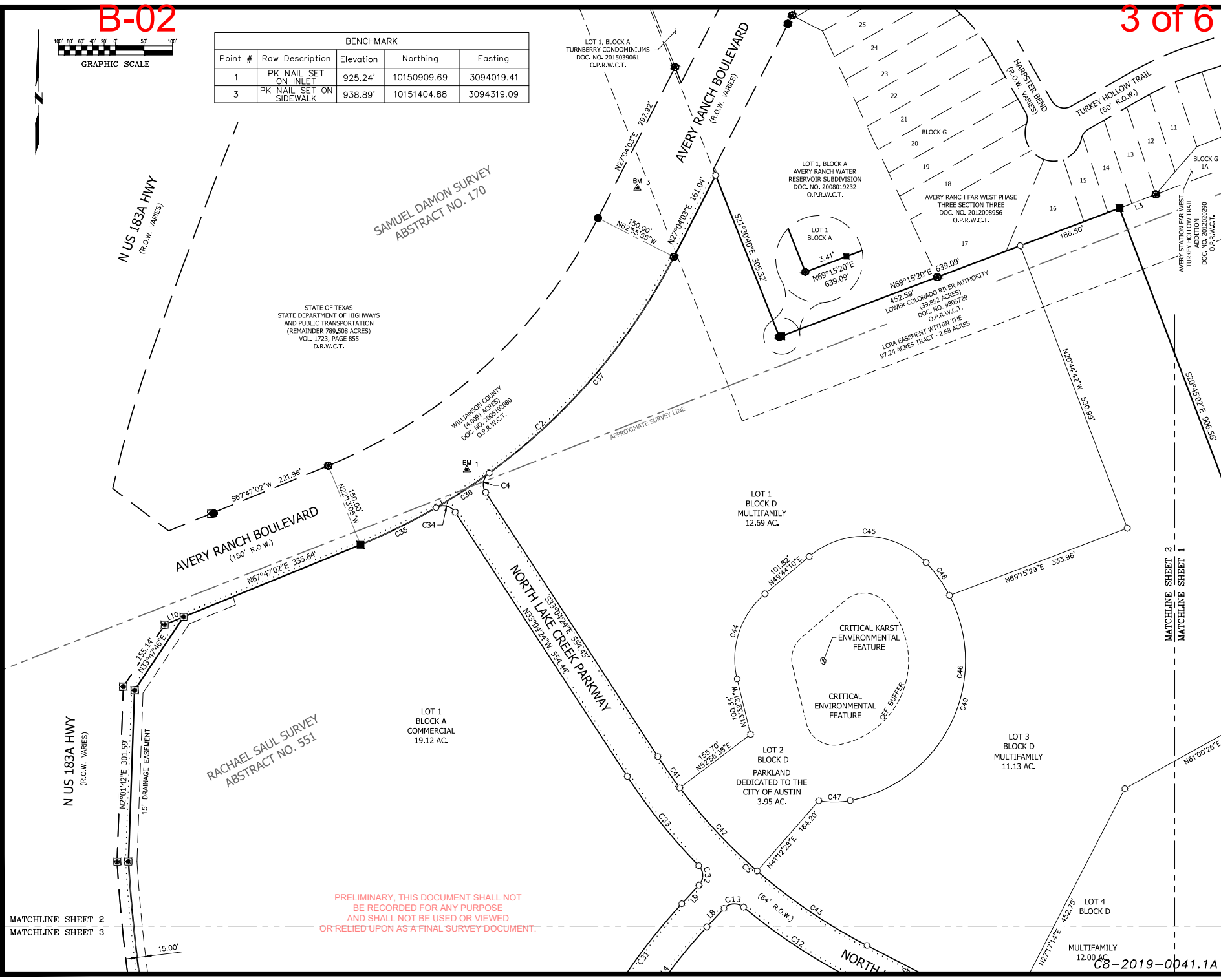
BENCHMARK				
Point #	Raw Description	Elevation	Northing	Easting
1	PK NAIL SET ON INLET	925.24'	10150909.69	3094019.41
3	PK NAIL SET ON SIDEWALK	938.89'	10151404.88	3094319.09

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**AVERY LAKELINE
FINAL PLAT**

DATE	DESCRIPTION
04/25/19	REVISED: BNDY LOT 1, BLK D
06/26/19	REVISED: COA COMMENTS NO 1
08/29/19	REVISED: COA COMMENTS NO 1
11/12/19	REVISED: LOT 1 & 3, BLK D
12/02/19	REVISED: NOTES

PROJECT NAME: 97 AC AVERY RANCH	SCALE: 1" = 100'
DATE: 02/26/2019	DATE: 02/26/2019
DRAWING: 97 AC AVERY RANCH	DRAWING: 97 AC AVERY RANCH
FIELDNOTE FILE PATH:	FIELDNOTE FILE PATH:
RPLS: TST	TECH: HAS
CHECKED BY: TST	FIELDBOOK: N/A

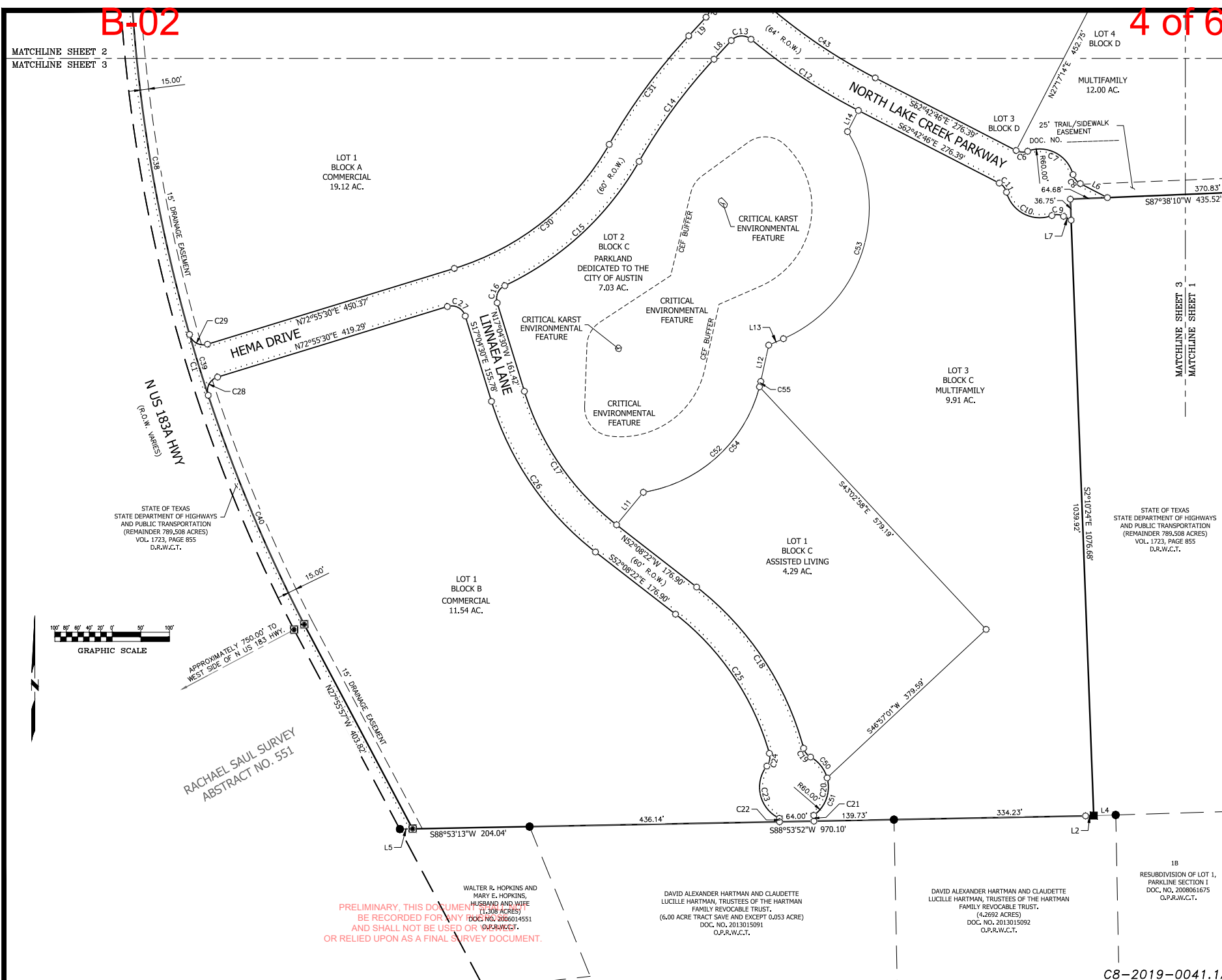


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AVERY LAKELINE
FINAL PLAT

PROJECT NAME: 97 AC AVERY RANCH		DATE		REVISIONS	
JOB NUMBER: 199 - 002	SCALE: 1" = 100'	02/28/19	REVISED BNDY LOT 1, BLK D		
DATE: 02/28/2019	DRAWN BY: J. LANKLINE	03/07/19	REVISED: COA COMMENTS NO. 2		
PROJECT LOCATION: RANCHGARDEN AVENUE LAKELINE PL. DOW		09/18/19	REVISED: LOT 1 & 3, BLK D		
FIELDNOTE FILE PATH:		11/12/19	REVISED: NOTES		
		12/02/19			
RPLS: TST	TECH: HAS	PARTYCHIEF: A/O			

DRAWING NAME: AVERY LANKLINE



STATE OF TEXAS }
COUNTY OF WILLIAMSON }

THAT LAKELINE AVERY PARTNERS, LP, A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF THAT CERTAIN 97.21 ACRE TRACT OF LAND OUT OF THE SAMUEL DAMON LEAGUE, ABSTRACT NO. 170 AND THE RACHAL SAIL LEAGUE, ABSTRACT NO. 551, BOTH SITUATED IN WILLIAMSON COUNTY, TEXAS, AS CONVEYED BY DEED AS RECORDED IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ACTING BY AND THROUGH SAM KUMAR, DOES HEREBY SUBDIVIDE SAID 97.21 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

AVERY LAKELINE

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

LAKELINE AVERY PARTNERS, LP,
A TEXAS LIMITED PARTNERSHIP

BY: LAKELINE AVERY PARTNERS GP, LLC,
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: SAM KUMAR, ITS MANAGER

THE STATE OF TEXAS }
COUNTY OF WILLIAMSON }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY SAM KUMAR, ITS MANAGER ON BEHALF OF SAID CORPORATION AND SAID PARTNERSHIP.

NOTARY PUBLIC – STATE OF TEXAS

ENGINEER'S CERTIFICATION:

I, GEMSONG N. RYAN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

GEMSONG N. RYAN, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 199300
JAMES CARTER
3100 ALVIN DEVANE BOULEVARD
SUITE 150
AUSTIN, TEXAS 78741
TBPELS REG. NO. F-439

SURVEYOR'S CERTIFICATION:

I, TRAVIS S. TABOR, 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 SURVEY RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION.

TRAVIS S. TABOR
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6428
10090 W HIGHWAY 29
LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800

THIS SUBDIVISION PLAT IS LOCATED IN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN, TEXAS THIS THE _____ DAY OF _____, 20____

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE _____ DAY OF _____, 20____, AD.

JOEY DE LA GARZA, FOR:
DENISE LUCAS, ACTING DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE _____ DAY OF _____, 20____

CHAIRPERSON _____
JOLENE KIOLBASSA
SECRETARY _____
ANA AGUIRRE

NOTES

- STREETS WILL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS. LOC 25-6-171(a).
- ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED TO URBAN STREET STANDARDS WITH A CURB AND GUTTER SECTION.
- PROPERTY OWNER OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF AUSTIN AND/OR WILLIAMSON COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN ANY DRAINAGE EASEMENTS, EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND WILLIAMSON COUNTY.
- DETENTION NOTE: PRIOR TO DEVELOPMENT OF THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
 - STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, DETENTION, WATER QUALITY, SIDEWALKS, WATER & WASTEWATER LINES, AND THE STREETS LISTED IN NOTE 1, FOR WHICH CONSTRUCTION IS NOT REQUIRED FOR STREETS NOT LISTED IN THIS SUBSECTION (A) – FISCAL WILL BE REQUIRED FOR STREET CONSTRUCTION.
 - EROSION AND SEDIMENTATION CONTROLS, AND OTHER RELATED ITEMS (E.G., EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION PONDS, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE STREETS LISTED IN NOTE 1.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- 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 AUSTIN WATER, ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONNECTION.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY DOTTED LINE ON THE FACE OF THE PLAT: NORTH LAKE CREEK PARKWAY; HEMA DRIVE, LINNEA LANE AND AVERY RANCH BOULEVARD. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OF UTILITY COMPANY.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG US 183A AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE SIDEWALKS ALONG US 183A ARE SUBJECT TO THE APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION AT THE SITE PLAN PHASE. THE REQUIRED SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY." LOC 25-6-351.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION OF EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE ENVIRONMENTAL CRITERIA MANUAL.
- ALL STREETS, DRAINAGE, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- ALL CURB RADI AT RIGHT-OF-WAY INTERSECTIONS ARE 25', UNLESS OTHERWISE NOTED.
- LANDSCAPE, DRAINAGE, AND OPEN SPACE LOTS, SHALL BE OWNED AND MAINTAINED BY THE OWNER OR HIS SUCCESSOR/ASSIGNS.
- THIS PROJECT IS LOCATED INSIDE THE EDWARDS AQUIFER RECHARGE ZONE ACCORDING TO THE TCEQ QUAD MAPS. THIS PROJECT WILL REQUIRE APPROVAL OF A WPAP AND SCS BY THE TCEQ PRIOR TO CONSTRUCTION.
- LANDSCAPE AND OPEN SPACE LOTS SHALL BE EXCLUDED FROM DEVELOPMENT EXCEPT FOR ENVIRONMENTAL FEATURES, LANDSCAPING, SIGNAGE, TRAILS AND OTHER HOMEOWNERS' ASSOCIATION FACILITIES. CONSTRUCTION WITHIN CRITICAL ENVIRONMENTAL FEATURE SETBACKS IS LIMITED TO CONSTRUCTION ALLOWED BY LOC 25-6-281 AND 25-6-282.
- 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 REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- THIS SUBDIVISION PLAT WAS APPROVED 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 DOC# _____ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- THE FOLLOWING LOTS SHALL HAVE NON-RESIDENTIAL USES:
LOT 1, BLOCK A – COMMERCIAL LOT
LOT 1, BLOCK B – COMMERCIAL LOT
LOT 2, BLOCK C AND LOT 2, BLOCK D – PARK LOT
RESIDENTIAL USES ARE NOT PERMITTED ON THESE LOTS.
- OFF STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.
- 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. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOT 1, BLOCK A; LOT 1, BLOCK B; LOTS 1-3, BLOCK C; AND LOTS 1-4, BLOCK D, REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
- THIS PROJECT IS SUBJECT TO THE VOID AND WATER FLOW MITIGATION RULE (CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL AND CITY OF AUSTIN STANDARD SPECIFICATIONS MANUAL).
- TWO KARST CRITICAL ENVIRONMENTAL FEATURES ARE PRESENT WITHIN LOT 2 OF BLOCK C AND ONE KARST CRITICAL ENVIRONMENTAL FEATURE IS PRESENT WITHIN LOT 2 OF BLOCK D. CITY OF AUSTIN LAND DEVELOPMENT CODE RESTRICTIONS DO APPLY THAT MAY LIMIT OR PROHIBIT THE EXTENT OF DEVELOPMENT NEAR THESE FEATURES.
- THE PRESENCE OF A CRITICAL ENVIRONMENTAL FEATURE ON OR NEAR A PROPERTY MAY AFFECT DEVELOPMENT. ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
- THE CEF BUFFER MUST BE MAINTAINED PER CITY OF AUSTIN CODE AND CRITERIA. EXISTING DRAINAGE AND NATIVE VEGETATION SHALL REMAIN UNDISTURBED TO ALLOW THE WATER QUALITY FUNCTION OF THE BUFFER. INSPECTION AND MAINTENANCE MUST OCCUR SEMI-ANNUALLY AND RECORDS MUST BE KEPT FOR 3 YEARS.
- THIS SITE IS SUBJECT TO THE CITY OF AUSTIN'S VOID AND WATER FLOW MITIGATION RULE.
- VEHICULAR ACCESS TO US 183A IS SUBJECT TO THE APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION AT THE SITE PLAN PHASE.
- PERIMETER FENCING MUST BE INSTALLED AT THE OUTER EDGE OF THE CEF BUFFER AREA FOR ALL POINT RECHARGE FEATURES. FENCING MUST MEET OR EXCEED THE CRITERIA OF COA ITEM NO. 7015 OF THE SSM. AT LEAST ONE (1) FOUR-FOOT WIDE, LOCKABLE ACCESS GATE MUST BE PROVIDED [LOC 25-6-281(C)(4)].
- ADMINISTRATIVE VARIANCE HAS BEEN GRANTED TO REDUCE THE CEF BUFFERS ON SITE.
- PARKLAND DEDICATION IS REQUIRED PER CITY CODE 25-1-601, AS AMENDED, PRIOR TO APPROVAL OF A SITE PLAN. IN THIS SUBDIVISION, THE AREA TO BE DEDICATED IS SHOWN ON THIS FINAL PLAT AS LOT 2, BLOCK C AND LOT 2, BLOCK D, AND AS PARK EASEMENTS ON LOT 4, BLOCK D
- RESTRICTIVE COVENANTS FOR IMPROVED COVER TRANSFERS BETWEEN LOTS HAVE BEEN RECORDED IN DOCUMENT NO. _____ FOR THE TRANSFERRING TRACTS AND DOCUMENT NO. _____ FOR THE RECEIVING TRACTS.

METES AND BOUNDS

BEING 97.21 ACRES OF LAND, SURVEYED BY LANDESGEN SERVICES, INC., SITUATED IN THE S.W.1/4, DAMON LEAGUE, ABSTRACT NO. 170 AND IN THE RACHAL SAIL LEAGUE, ABSTRACT NO. 551, BOTH IN WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 789.508 ACRE TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS, STATE DEPARTMENT OF HIGHWAYS AND PUBLIC TRANSPORTATION, RECORDED IN VOLUME 1723, PAGE 855 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.T.), AND BEING ALL OF A CALLED 97.24 ACRE TRACT OF LAND DESCRIBED AS TRACT 01, AS SHOWN IN A SURVEY BY WOKREY ASSOCIATES, INC. DATED FEBRUARY 17, 2018, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) TYPE II CONCRETE MONUMENT FOUND IN THE NORTH LINE OF A CALLED 1.308 ACRE TRACT OF LAND DESCRIBED IN DEED TO WALTER R. HOPKINS AND MARY E. HOPKINS, RECORDED IN DOCUMENT NO. 2006014551 OF THE O.P.R.W.C.T., FROM WHICH A 1/2-INCH REBAR FOUND FOR THE NORTHWEST CORNER OF SAID 1.308 ACRE TRACT AND ALSO BEING IN THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 183A (R.O.W. VARIES), BEARS SOUTH 88°53'13" WEST A DISTANCE OF 22.41 FEET;

THENCE OVER AND ACROSS SAID 789.508 ACRE TRACT, PARALLEL TO AND 20 FEET EAST OF SAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 183A, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- NORTH 27°55'57" WEST A DISTANCE OF 403.82 FEET TO A TXDOT TYPE II CONCRETE MONUMENT FOUND;
- ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2765.50 FEET, AN ARC LENGTH OF 1149.73 FEET, A DELTA ANGLE OF 23°49'12", AND A CHORD WHICH BEARS NORTH 15°18'18" WEST A DISTANCE OF 1141.46 FEET TO A TXDOT TYPE II CONCRETE MONUMENT FOUND;
- NORTH 02°01'42" EAST A DISTANCE OF 301.59 FEET TO A TXDOT TYPE II CONCRETE MONUMENT FOUND; AND
- NORTH 33°47'46" EAST A DISTANCE OF 155.14 FEET TO A TXDOT TYPE II CONCRETE MONUMENT FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF AVERY RANCH BOULEVARD (150' R.O.W.), FROM WHICH A TXDOT TYPE II CONCRETE MONUMENT FOUND IN SAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 183A, BEARS SOUTH 67°47'02" WEST A DISTANCE OF 35.78 FEET;

THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE OF AVERY RANCH BOULEVARD, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- NORTH 67°47'02" EAST A DISTANCE OF 335.64 FEET TO AN ALUMINUM CAP STAMPED 'TEXAS DEPT OF TRAN' FOUND;
- ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1075.01 FEET, AN ARC LENGTH OF 763.90 FEET, A DELTA ANGLE OF 47°42'52", AND A CHORD WHICH BEARS NORTH 47°25'29" EAST A DISTANCE OF 747.93 FEET A 1/2-INCH REBAR WITH AN ILLEGIBLE CAP FOUND;
- NORTH 27°04'03" EAST A DISTANCE OF 161.04 FEET TO 1/2-INCH REBAR WITH CAP STAMPED 'LANDESGEN' SET, IN THE WEST LINE OF LOT 1, BLOCK A, AVERY RANCH WATER RESERVOIR SUBDIVISION, RECORDED IN DOCUMENT NO. 2008019232 OF THE O.P.R.W.C.T.;

THENCE SOUTH 21°30'40" EAST WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 305.32 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LCRA' FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 69°15'20" EAST WITH THE SOUTH LINE OF SAID LOT 1 AND THE SOUTH LINE OF BLOCK 1, AVERY RANCH WATER RESERVOIR SUBDIVISION, RECORDED IN DOCUMENT NO. 2012008956 OF THE O.P.R.W.C.T., PASSING AT A DISTANCE OF 3.41 FEET AN ALUMINUM CAP STAMPED 'TEXAS DEPT OF TRAN' FOUND AND CONTINUING FOR A TOTAL DISTANCE OF 639.09 FEET TO AN ALUMINUM CAP STAMPED 'TEXAS DEPT OF TRAN' FOUND IN THE WEST LINE OF LOT 14, SAID BLOCK C AND ALSO BEING IN THE NORTHWEST CORNER OF A CALLED 6.177 ACRE TRACT OF LAND DESCRIBED IN DEED TO TEXAS PARKS AND WILDLIFE DEPARTMENT, RECORDED IN DOCUMENT NO. 2012082085 OF THE O.P.R.W.C.T., FROM WHICH A 1/2-INCH REBAR FOUND FOR THE SOUTHWEST CORNER OF LOT 13, SAID BLOCK C AND THE SOUTHWEST CORNER OF LOT 1A, BLOCK G, AVERY STATION FARM WEST TURKEY HOLLOW TRAIL ADDITION, A SUBDIVISION RECORDED IN DOCUMENT NO. 2012020290 OF THE O.P.R.W.C.T., BEARS NORTH 69°15'20" EAST A DISTANCE OF 68.09 FEET;

THENCE SOUTH 20°45'02" EAST WITH THE WEST LINE OF SAID 6.177 ACRE TRACT, A DISTANCE OF 906.56 FEET TO A ALUMINUM CAP STAMPED 'TEXAS DEPT OF TRAN' FOUND FOR THE SOUTHWEST CORNER OF SAID 6.177 ACRE TRACT;

THENCE WITH THE SOUTH LINE OF SAID 6.177 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- NORTH 68°35'04" EAST A DISTANCE OF 111.36 FEET TO AN ALUMINUM CAP STAMPED 'TEXAS DEPT OF TRAN' FOUND; AND
 - ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 542.96 FEET, AN ARC LENGTH OF 193.19 FEET, A DELTA ANGLE OF 20°23'06", AND A CHORD WHICH BEARS NORTH 58°25'22" EAST A DISTANCE OF 192.16 FEET TO A ALUMINUM CAP STAMPED 'TEXAS DEPT OF TRAN' FOUND FOR THE SOUTHEAST CORNER OF SAID 6.177 ACRE TRACT AND ALSO BEING IN THE WEST LINE OF LOT 25, BLOCK 1, AVERY STATION SECTION 1A, PHASE 2, A SUBDIVISION RECORDED IN DOCUMENT NO. 2013064824 OF THE O.P.R.W.C.T.;
- THENCE SOUTH 20°45'43" EAST WITH SAID WEST LINE OF SAID LOT 25, BLOCK 1 AND THE WEST LINE OF LOT 16, BLOCK 1, AVERY STATION SECTION 1A, PHASE 1, A SUBDIVISION RECORDED IN DOCUMENT NO. 2011052951 OF THE O.P.R.W.C.T., A DISTANCE OF 815.05 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LANDESGEN' SET;
- THENCE OVER AND ACROSS SAID 789.508 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:
- SOUTH 88°04'17" WEST A DISTANCE OF 534.02 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LANDESGEN' SET; AND
 - SOUTH 75°02'19" WEST A DISTANCE OF 12.54 FEET TO A 1/2-INCH REBAR FOUND;
 - SOUTH 87°38'10" WEST A DISTANCE OF 435.52 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LANDESGEN' SET; AND
 - SOUTH 02°10'24" EAST A DISTANCE OF 1076.68 FEET TO AN ALUMINUM CAP STAMPED 'TEXAS DEPT OF TRAN' FOUND IN THE NORTH LINE OF A CALLED 4.2692 ACRE TRACT OF LAND DESCRIBED IN DEED TO DAVID ALEXANDER HARTMAN AND CLAUDETTE LUCILLE HARTMAN, TRUSTEES OF THE HARTMAN FAMILY REVOCABLE TRUST, RECORDED IN DOCUMENT NO. 2013015092 OF THE O.P.R.W.C.T., FROM WHICH A 1/2-INCH REBAR FOUND FOR THE NORTHEAST CORNER OF SAID 4.2692 ACRE TRACT AND THE NORTHEAST CORNER OF LOT 1B, RESUBDIVISION OF LOT 1, PARKLINE SECTION 1, A SUBDIVISION RECORDED IN DOCUMENT NO. 2008061675 OF THE O.P.R.W.C.T., BEARS NORTH 88°16'23" EAST A DISTANCE OF 38.44 FEET;

THENCE SOUTH 88°16'23" WEST WITH SAID NORTH LINE OF THE 4.2692 ACRE TRACT, A DISTANCE OF 14.32 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LANDESGEN' SET;

THENCE SOUTH 88°53'52" WEST CONTINUING WITH SAID NORTH LINE OF THE 4.2692 ACRE TRACT AND THE NORTH LINE OF A CALLED 6.00 ACRE TRACT OF LAND DESCRIBED IN DEED TO DAVID ALEXANDER HARTMAN AND CLAUDETTE LUCILLE HARTMAN, TRUSTEES OF THE HARTMAN FAMILY REVOCABLE TRUST, RECORDED IN DOCUMENT NO. 2013015092 OF THE O.P.R.W.C.T., A DISTANCE OF 970.10 FEET TO A 1/2-INCH REBAR FOUND FOR THE NORTHWEST CORNER OF SAID 6.00 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 1.308 ACRE TRACT;

THENCE SOUTH 88°53'13" WEST WITH SAID NORTH LINE OF 1.308 ACRE TRACT, A DISTANCE OF 204.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 97.21 ACRES OF LAND, MORE OR LESS.

THE STATE OF TEXAS }

KNOW ALL MEN BY THESE PRESENTS

THE COUNTY OF WILLIAMSON }

I, NANCY E. RISTER, CLERK OF COUNTY COURT, OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK _____ M., AND DULY RECORDED THIS THE _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK _____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY E. RISTER, CLERK, COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

REVISIONS		DATE	DESCRIPTION
1	REVISED BODY LOT 1, BLK D	04/25/19	
2	REVISED: COA COMMENTS NO 1	06/20/19	
3	REVISED: COA COMMENTS NO 1	06/20/19	
4	REVISED: LOT 1 & 3, BLK D	11/12/19	
5	REVISED: NOTES	12/02/19	

PROJECT NAME: 97 AC AVERY RANCH	DATE: 04/25/19	SCALE: 1" = 100'
JOB NUMBER: 19-002	DATE: 02/26/2019	DATE: 02/26/2019
DESIGNED BY: NANCY E. RISTER	DESIGNED BY: NANCY E. RISTER	DESIGNED BY: NANCY E. RISTER
DRAWN BY: NANCY E. RISTER	DRAWN BY: NANCY E. RISTER	DRAWN BY: NANCY E. RISTER
CHECKED BY: TST	CHECKED BY: TST	CHECKED BY: TST
FILED NO: N/A	FILED NO: N/A	FILED NO: N/A
RPLS: TST	TECH: HAS	PARTYCHIEF: A/O
CHECKED BY: TST	FILED NO: N/A	FILED NO: N/A

DRAWING NAME:
AVERY LANKLINE



SITE LOCATION MAP

Avery Lakeline
Austin, TX

SCALE: <u>NTS</u>	DGN. BY: <u>SG</u>
DATE: <u>03-01-2019</u>	DWN. BY: <u>SG</u>
JOB NO. <u>04836-0008-00</u>	DWG. NO. <u>-</u>
SUBMITTED: <u>-</u>	SURV. BY: <u>-</u>
	F.B. NO. <u>-</u>



JONES | CARTER

Texas Board of Professional Engineers Registration No. F-439
150 Venture Drive, Suite 100 • College Station, Texas 77815 • 979.751.8000

SHEET NO.

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OF 1