

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2019-0132.0A**ZAP DATE:** May 19, 2020**SUBDIVISION NAME:** Aura Avery Ranch**AREA:** 16.104 acres**LOT(S):** 1**OWNER/APPLICANT:** TRG Avery Ranch, LLC**AGENT:** Jones Carter
(Gemsong Ryan)**ADDRESS OF SUBDIVISION:** 13100 Avery Ranch Blvd.**GRIDS:** MF - 41**COUNTY:** Williamson**WATERSHED:** Buttercup Creek**JURISDICTION:** Full Purpose**ZONING:** MF-4**PROPOSED LAND USE:** Multi Family Residential**SIDEWALKS:** Sidewalks will be provided along subdivision side of Avery Ranch Blvd and U.S. Hwy 183A.**DEPARTMENT COMMENTS:** The request is for approval of the final plat namely, Aura Avery Ranch. The proposed plat is composed of 1 lots on 16.104 acres.**STAFF RECOMMENDATION:** The staff recommends approval of the final plat. This plat meets all applicable City of Austin and State Local Government code requirements.**ZONING AND PLATTING ACTION:****CASE MANAGER:** Sylvia Limon**PHONE:** 512-974-2767**E-mail:** Sylvia.limon@austintexas.gov

AURA AVERY RANCH

WILLIAMSON COUNTY, TEXAS

JUNE 24, 2019

STATE OF TEXAS)(KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON)(

That TRG AVERY RANCH LLC, being owner of 16.104 acres of land called to contain 16.10 acres in a Special Warranty Deed recorded in Document No. 2020020284 of the Official Public Records of Travis County, Texas situated in the Samuel Damon Survey, Abstract Number 170, Williamson County, Texas; said 16.104 acres being a portion of the called 789.508 acre tract of land described in the Deed to The State of Texas, State Department of Highways and Public Transportation recorded in Volume 1723, Page 855 of the of the Official Records of Williamson County, Texas; does hereby state that there are no lien holders of the certain tract of land and does hereby subdivide said 16.104 acres as shown hereon, to be known as:

AURA AVERY RANCH

And do hereby dedicate to the public the use of all streets and easements shown hereon, subject to any and all easements and/or restrictions heretofore granted and not released.

WITNESS MY HAND, this the _____ day of _____, 2018, A.D.

By: TRG AVERY RANCH LLC

XXXXXX XXXXXX, Authorized Signatory
TRG AVERY RANCH LLC
8235 DOUGLAS AVENUE SUITE 950
DALLAS, TX 75225

STATE OF TEXAS)(COUNTY OF WILLIAMSON)(

Before me, the undersigned authority on this day personally appeared _____, 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 purpose and consideration therein expressed and in the capacity therein stated.

Notary Public, State of Texas

Print Notary's Name
My Commission Expires: _____

I, Rex L. Hackett, 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 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.



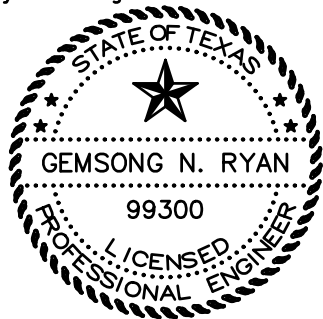
Rex L. Hackett
Registered Professional Land Surveyor No. 5573
Date _____

JONES | CARTER, INC.
3100 Alvin Devane Boulevard, Suite 150
Austin, Texas 78741

FLOOD PLAIN NOTE:

No portion of this tract is within the boundaries of the 100 year flood plain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM Map #48491C0610E, dated September 26, 2008 for Williamson County, Texas Community No. 481079 and the City of Austin, Texas Community No. 480624.

I, Gemsong 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 to the best of my knowledge.



Gemsong Ryan
Registered Professional Engineer No. 99300
Date _____

JONES | CARTER, INC.
3100 Alvin Devane Boulevard, Suite 150
Austin, Texas 78741

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE _____ 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____, AD.

Sylvia Limon, for:
Denise Lucas, Director
Development Services Department

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

JOLENE KIOLBASSA, CHAIR ANA AGUIRRE, SECRETARY

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, Nancy E. Rister, Clerk of the County Court of said County, do hereby certify that the foregoing Instrument in Writing, with its Certification of Authentication, was filed for record in my office on the _____ day of _____, 201____, A.D., at _____ o'clock ____M., and duly recorded on the _____ day of _____, 201____, A.D., at _____ o'clock ____M., in the Plat Records of said County in Document No. _____.

WITNESS MY HAND AND SEAL OF OFFICE of the County Court of said County, at office in Georgetown, Texas, the last date written above.

Nancy E. Rister, Clerk, County Court
Williamson County, Texas

By: _____
Deputy

NOTES:

- No lot shall be occupied until the structure is connected to the City of Austin water and wastewater 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 construction.
- All drainage easements on private property shall be maintained by the property owner and his/her assigns.
- Building setback lines shall be in conformance with City of Austin zoning ordinance requirements.
- No buildings, fences, landscaping or other structures are permitted in drainage easements except as approved by the City of Austin.
- Property owners shall provided access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
- Prior to construction on this subdivision, a site development permit must be obtained from the City of Austin.
- 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.
- Any relocation of electric facilities shall be at owners expense.
- All electric easements must be shown on all plan sheets, left clear for electric use and maintenance on a 24/7 basis in perpetuity and maintain necessary clearances from any proposed structures, vegetation, etc at all times. Necessary clearance information (AE, OSHA, NESC, & NEC) may be found in Austin Energy's Design Criteria Manual –section 1.5.3.9. The manual is available on Austin Energy's website under contractors / electric service design & planning.
- Austin Energy has the right to prune and/or remove trees, shrubbery and other obstructions to the extent necessary to keep the easements clear. The Utility will perform all tree work in compliance with the City of Austin Land Development Code.
- 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 the City of Austin Land Development Code.
- 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.
- All electric easements must be shown on all plan sheets, left clear for electric use and maintenance on a 24/7 basis in perpetuity and maintain necessary clearances from any proposed structures, vegetation, etc. at all times. Necessary clearance information (AE, OSHA, NESC & NEC) may be found in Austin Energy's Design Criteria Manual – section 1.5.3.9. The manual is available on Austin Energy's website under contractor/electric service design & planning.
- The owner shall be responsible for installation of temporary erosion control, revegetation and tree protection for electric utility work required to provide electric service to this project.

16. 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 the lots in this subdivision is the responsibility of the developer and/or the owners of the lots. 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.

17. Public sidewalks, built to City of Austin standards, are required along the following streets and as shown by a dotted line on the face of the plat: Avery Ranch Boulevard. The sidewalks along US Highway 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.

18. Public sidewalks built to City of Austin standard will be built will the TXDOT improvements along US 183A.

19. Streets will be constructed to City of Austin standards.

20. Emergency Vehicular access to U.S. 183A is subject to the approval of the Texas Department of Transportation at the site plan phase.

21. 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. 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.

22. This project is subject to the Void and Water Flow Mitigation Rule (COA ECM 1.12.0 and COA Item No. 658S of the SSM) provision that all trenching greater than 5 feet deep must be inspected by a geologist (Texas P.G.) or a geologist's representative.

23. Parkland dedication is required per City Code §25–1–601, as amended, prior to approval of a site plan in this subdivision.

24. All activities within the Critical Environmental Feature and associated Critical Environmental Feature setback 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.

25. Shared use path shown to be constructed through site shall serve as a public urban trail according to City of Austin standards, provide an additional connection between US 183 and Avery Ranch Boulevard, and reduce the block length along Avery Ranch Boulevard.

26. The pedestrian path is proposed through the property along to comply with LDC 25–4–153(C) A residential block that is more than 900 feet in length must be transected by a pedestrian path that is located not less than 300 feet from each block end. The pedestrian path must be not less than five feet wide, comply with City standards for sidewalk or trail, and be located within an easement or ROW, as determined by the director, that is not less than 15 feet wide.

SHEET 2 OF 2

FILE: K:\05812\0002-00\1 Surveying Phase\CAD Files\Working Dwg\550\05812-0001-00 Plat.dwg	
JOB NO: 05812-0001-00	DRAWN BY: SDB/RLH
SUBMITTAL DATE: AUGUST 8, 2019	CHECKED BY: RLH
SCALE: 1"=100'	REVISED:

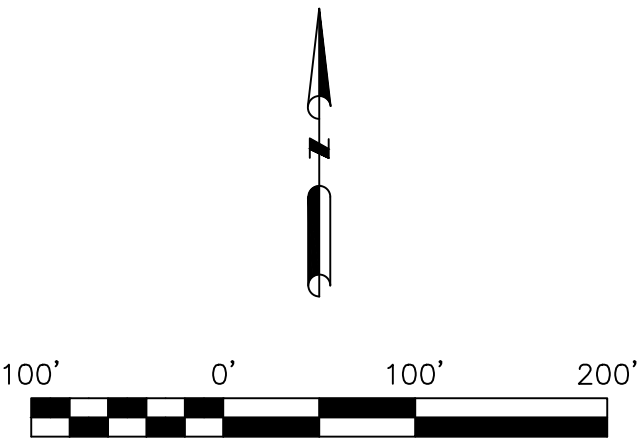
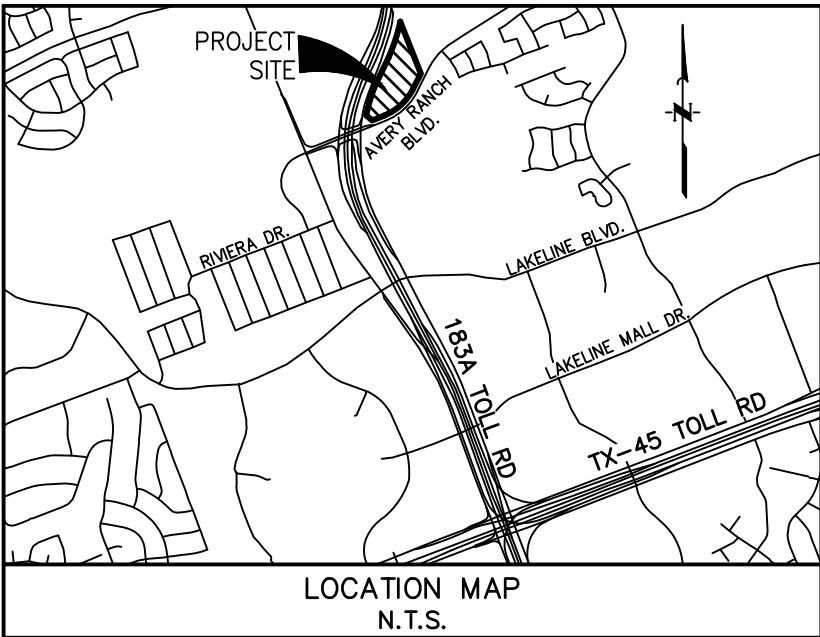


JONES | CARTER

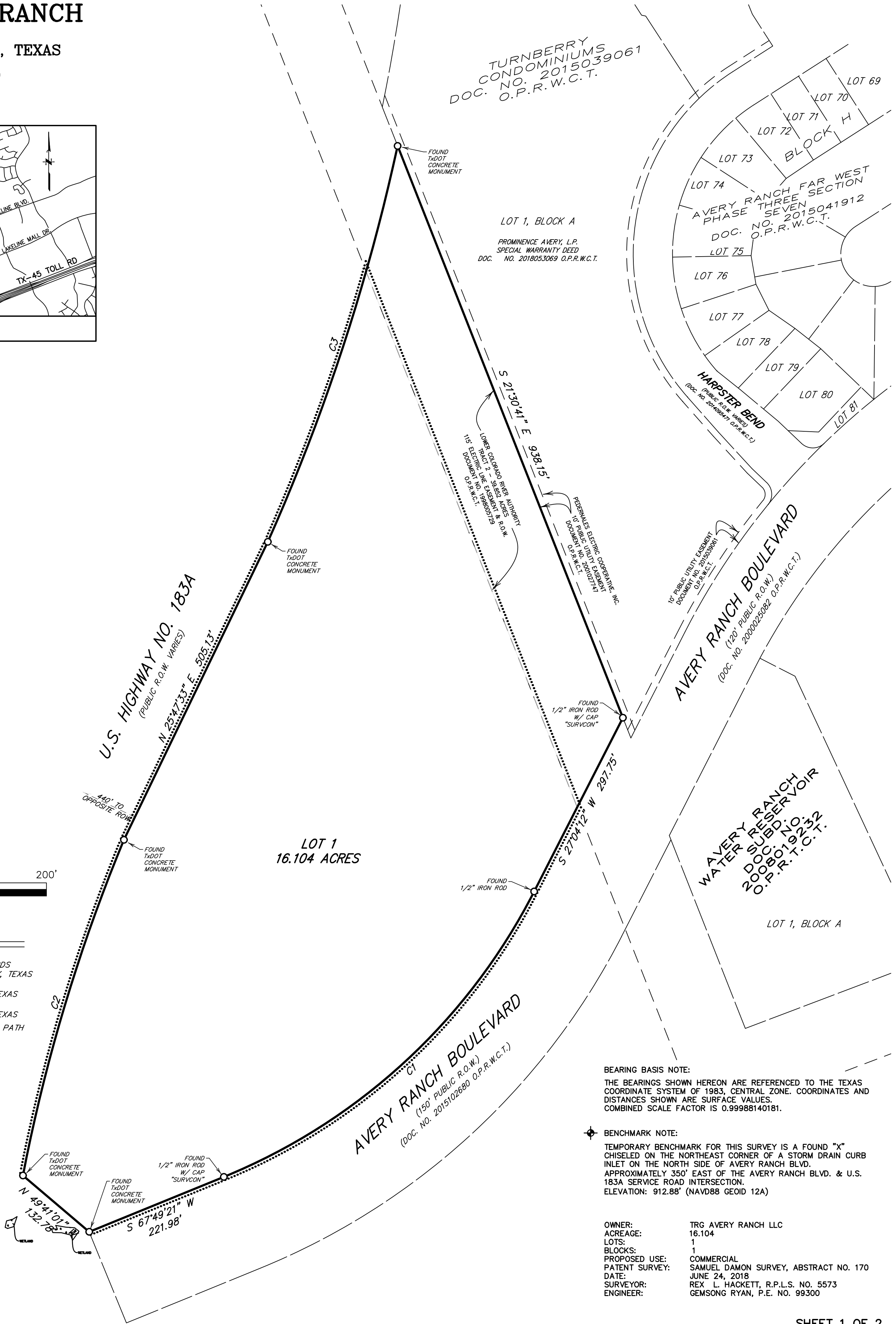
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 10046101
3100 Alvin Devane Boulevard, Suite 150 • Austin, Texas 78741 • 512.441.9493

AURA AVERY RANCH

JUNE 24, 2019



O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS
OF WILLIAMSON COUNTY, TEXAS
D.R.W.C.T. DEED RECORDS OF
WILLIAMSON COUNTY, TEXAS
P.R.W.C.T. PLAT RECORDS OF
WILLIAMSON COUNTY, TEXAS
..... SIDEWALK/SHARED USE PATH



CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	925.01'	657.47'	40°43'27"	S 4°27'18" W	643.72'	343.31'
C2	2646.99'	536.00'	11°36'08"	N 16°44'55" E	535.09'	268.92'
C3	3099.99'	637.09'	11°46'30"	N 18°09'26" E	635.97'	319.67'

J|C JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439
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BEARING BASIS NOTE:
THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS
COORDINATE SYSTEM OF 1983, CENTRAL ZONE. COORDINATES AND
DISTANCES SHOWN ARE SURFACE VALUES.
COMBINED SCALE FACTOR IS 0.99988140181.

BENCHMARK NOTE:
TEMPORARY BENCHMARK FOR THIS SURVEY IS A FOUND "X"
CHISELED ON THE NORTHEAST CORNER OF A STORM DRAIN CURB
INLET ON THE NORTH SIDE OF AVERY RANCH BLVD.
APPROXIMATELY 350' EAST OF THE AVERY RANCH BLVD. & U.S.
183A SERVICE ROAD INTERSECTION.
ELEVATION: 912.88' (NAVD88 GEOID 12A)

OWNER: TRG AVERY RANCH LLC
ACREAGE: 16.104
LOTS: 1
BLOCKS: 1
PROPOSED USE: COMMERCIAL
PATENT SURVEY: SAMUEL DAMON SURVEY, ABSTRACT NO. 170
DATE: JUNE 24, 2018
SURVEYOR: REX L. HACKETT, R.P.L.S. NO. 5573
ENGINEER: GEMSONG RYAN, P.E. NO. 99300

SHEET 1 OF 2

FILE: K:\05812\0002-00\1 Surveying Phase\CAD Files\Working Dwg\550\05812-0001-00 Plat.dwg	
JOB NO: 05812-0001-00	DRAWN BY: SDB/RLH
SUBMITTAL DATE: AUGUST 8, 2019	CHECKED BY: RLH
SCALE: 1"=100'	REVISED:

AURA AVERY RANCH



B-08

Property Profile

4 of 4

Legend

Street Labels

Jurisdiction

- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION
- 2 MILE ETJ AGRICULTURAL AGR
- OTHER CITY LIMITS
- OTHER CITIES ETJ

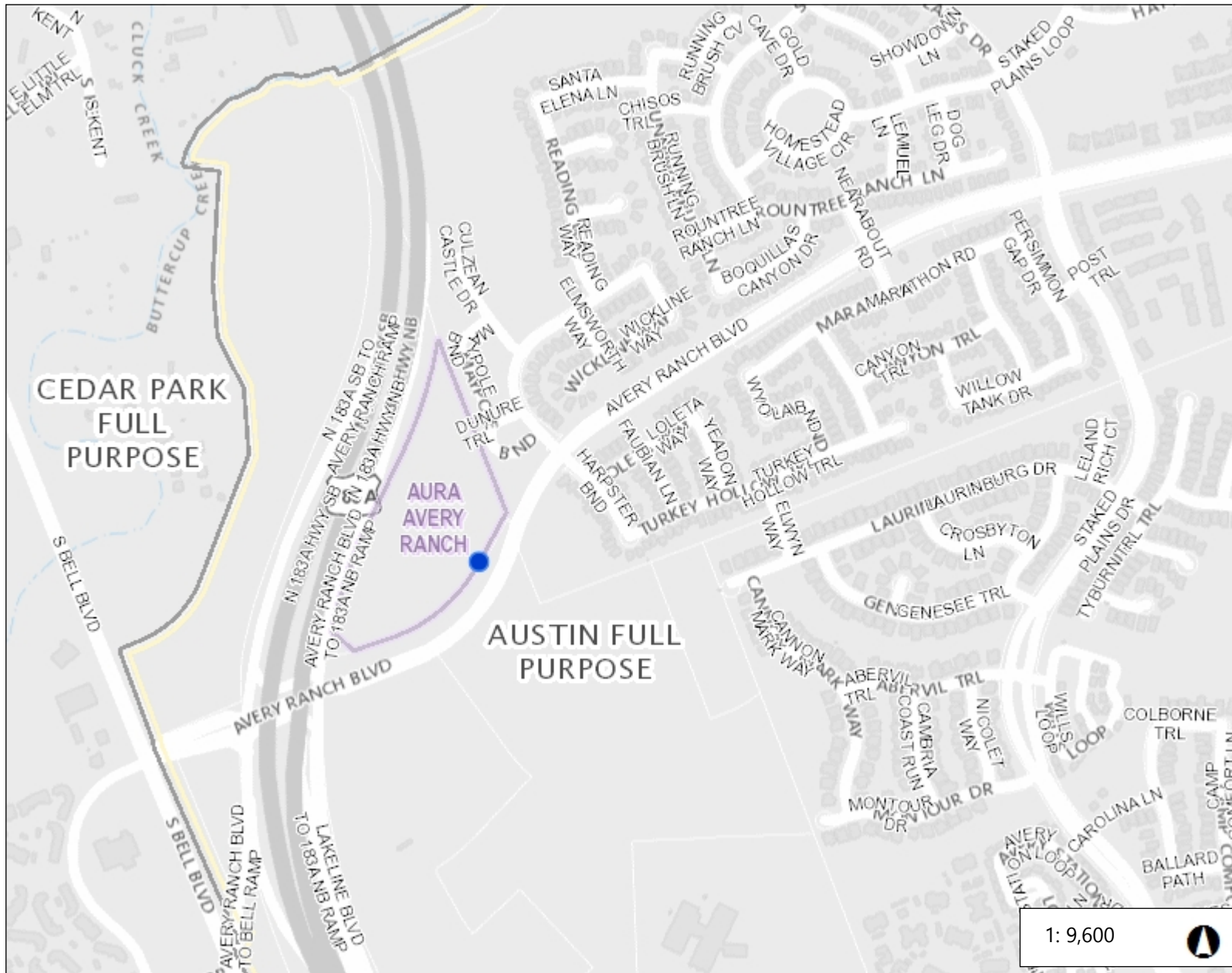
Jurisdiction

- FULL PURPOSE
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- 2 MILE ETJ AGRICULTURAL AGR
- OTHER CITY LIMITS
- OTHER CITIES ETJ

Subdivision Cases- IN REVIEW

Private Bridge Inlet

- False
- True



1: 9,600



0.3 0 0.15 0.3 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Notes