

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2019-0112.1A

**COMMISSION DATE:** October 19, 2021

**SUBDIVISION NAME:** Twilight Gardens

**ADDRESS:** 8316 Twilight Terrace Dr.

**APPLICANT:** Twilight Estates LLC

**AGENT:** Jerome Perales (Perales Land Development LLC)

**ZONING:** SF-1-CO-NP (single family residence)    **NEIGHBORHOOD PLAN:** West Oak Hill

**AREA:** 17.92 acre (780,595.2 sf)

**LOTS:** 19

**COUNTY:** Travis

**DISTRICT:** 8

**WATERSHED:** Williamson Creek

**JURISDICTION:** Full Purpose

**VARIANCES:** none

**DEPARTMENT COMMENTS:**

The request is for the approval of the Twilight Gardens subdivision composed of 19 lots on 17.92 acres.

**STAFF RECOMMENDATION:**

Staff recommends disapproval of the plat for the reasons listed in the comment report dated October 13, 2021, and attached as Exhibit C.

The plat does not comply with the criteria for approval in LDC 25-4-84(B) and staff recommends disapproval for the reasons listed in the attached comment report. An application that has been disapproved with reasons may be updated to address those reasons until the application expires. If the applicant submits an update to address the reasons for disapproval, that update will be presented to the Land Use Commission within fifteen days of submittal.

**CASE MANAGER:** Cesar Zavala

**PHONE:** 512-974-3404

**E-mail:** [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov)

**ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Proposed plat

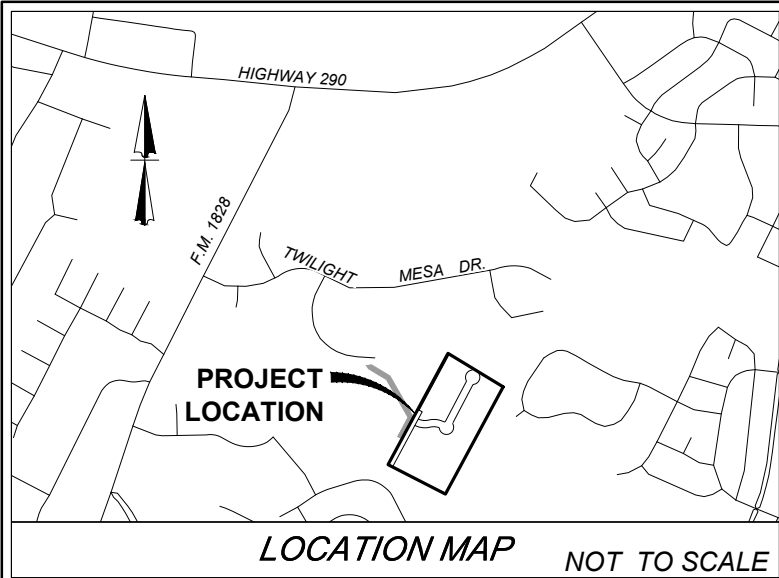
Exhibit C: Comment report dated October 13, 2021

# EXHIBIT A

## Location Map

8316 Twilight Terrace Dr, Austin, TX 78737





**KFW**  
**SURVEYING**

3421 Paesanos Pkwy, Suite 101, San Antonio, TX 78231  
Phone #: (210) 979-8444 • Fax #: (210) 979-8441  
TBPLS Firm #: 10122300

**LEGEND**

- F.I.R. = FOUND ½" IRON ROD  
○ S.I.R. = SET ½" IRON ROD WITH BLUE CAP  
STAMPED "KFW SURVEYING"  
R.O.W. = RIGHT-OF-WAY  
CWQZ = CRITICAL WATER QUALITY ZONE  
WQTZ = WATER QUALITY TRANSITION ZONE  
EHZ = EROSION HAZARD ZONE

**SURVEYOR NOTES:**

- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS CENTRAL ZONE 4203, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.000064792
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID12A).
- ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR TRAVIS COUNTY, TEXAS, MAP NO. 48453C0560J, EFFECTIVE DATED JANUARY 22, 2020, NO DELINEATION OF THE 100-YEAR FLOODPLAIN HAS BEEN DETERMINED. ALL PROPOSED RESIDENTIAL LOTS APPEAR TO BE OUTSIDE THE 100-YEAR FLOODPLAIN. LOT 12 (PARKLAND DEDICATED TO THE CITY OF AUSTIN) IS POTENTIALLY LOCATED IN THE 100-YEAR FLOODPLAIN, KINCHEON BRANCH OF WILLIAMSON CREEK TRAVERSES THROUGH THIS LOT.
- SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A BLUE CAP STAMPED "KFW SURVEYING" UNLESS OTHERWISE NOTED.

PLAT PREPARATION DATE: SEPTEMBER 18, 2020  
APPLICATION SUBMITTAL DATE: \_\_\_\_\_

**ENGINEERS CERTIFICATION:**  
THIS IS TO CERTIFY THAT: I, JERRY PERALES, 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 STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED POTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

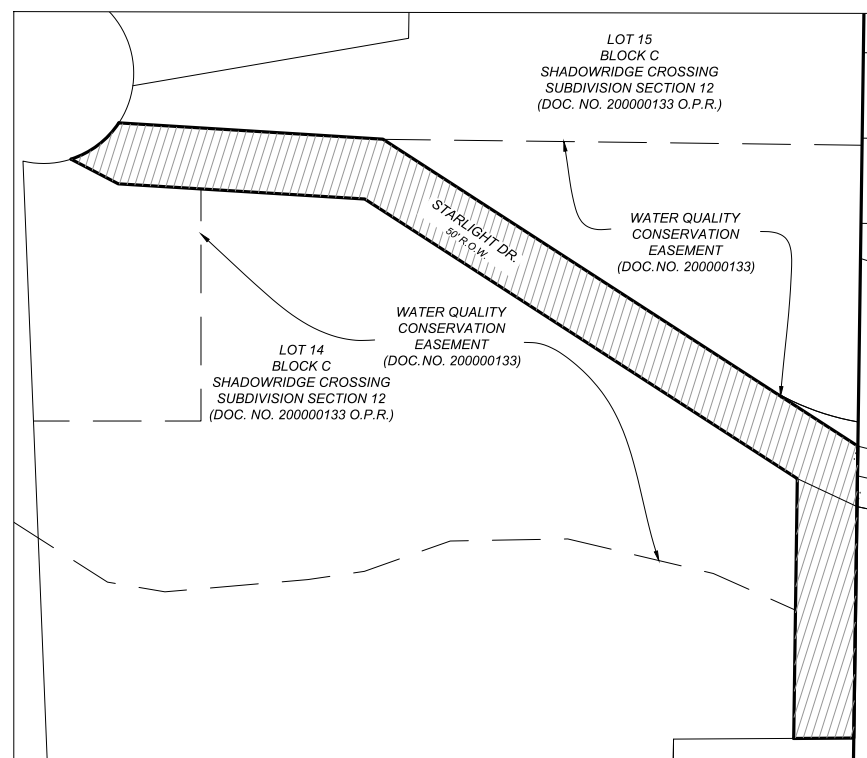
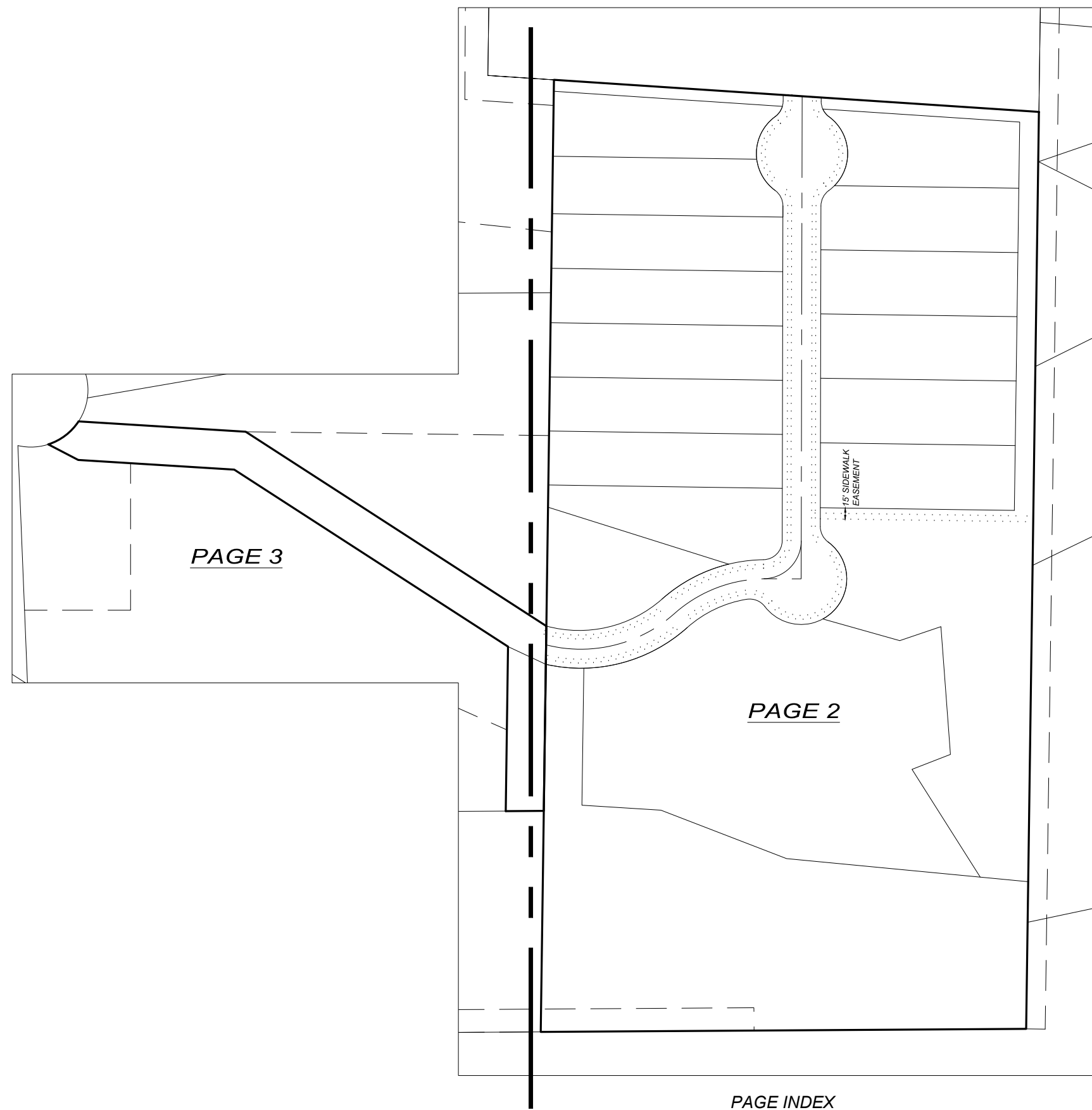
JEROME PERALES, P.E. 94676  
PERALES LAND DEVELOPMENT, LLC  
FIRM REGISTRATION F-20933  
8705 SHOAL CREEK, BLVD. SUITE 213  
(512) 297-5019

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
KFW SURVEYING, LLC  
3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
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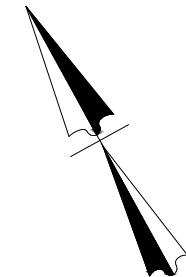
**TWILIGHT GARDENS**  
**PLAT OF A 17.991 ACRE TRACT OF LAND**  
**COMPRISED OF A 10.002 ACRE TRACT OF LAND**  
**AND A 7.989 ACRE TRACT OF LAND**



**AREA BEING REPLATTED**

THE 1.046 ACRE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS A 1.046 ACRE RIGHT-OF-WAY FROM THE SHADOWRIDGE CROSSING SECTION 12 OF RECORD IN DOCUMENT NO. 200000133 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

OWNER/DEVELOPER:  
ESSEN-PARMER LLC.  
R. CRAIG SMITH  
5153 BLUE BONNET BLVD.  
BATON ROUGE, LA 70809  
PHONE: (225)-769-2950



NOT TO SCALE

PLAT NOTES APPLY TO ALL PAGES  
OF THIS MULTIPLE PAGE PLAT

**AREA BEING PLATTED**

A 17.991 ACRE TRACT OF LAND OUT OF THE JESSE WILLIAMS SURVEY NO. 62, ABSTRACT 788 AND BEING COMPRISED OF A 10.002 ACRE TRACT OF LAND AND A 7.989 ACRE TRACT OF LAND CONVEYED TO SEVEN HOMES LLC OF RECORD IN DOCUMENT 2015025092 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF TRAVIS

THAT SEVEN HOMES LLC. BEING OWNER OF A 10.002 ACRE TRACT OF LAND AND A 7.989 ACRE TRACT OF LAND CONVEYED BY DEED OF RECORD IN DOCUMENT 2015025092 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

SAID A 10.002 ACRE TRACT OF LAND, OUT OF THE JESSE WILLIAMS SURVEY NO. 62, ABSTRACT 788 AND PREVIOUSLY BEING ALL OF A 10.00 ACRE TRACT OF LAND CONVEYED TO J.R. & MARJORIE JO RUDOLPH OF RECORD IN VOLUME 2475 PAGE 509 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING CALLED TRACT 1 AND A 7.989 ACRE TRACT OF LAND, PREVIOUSLY BEING ALL OF A 8.00 ACRE TRACT OF LAND CONVEYED TO J.R. & MARJORIE JO RUDOLPH OF RECORD IN VOLUME 2714 PAGE 275 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING CALLED TRACT 2;

DO HEREBY SUBDIVIDE 17.991 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWS AS

TWILIGHT GARDENS

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

OWNER: \_\_\_\_\_

DULY AUTHORIZED AGENT \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF TRAVIS:

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 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 SEAL IN MY OFFICE  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_.

NOTARY PUBLIC, STATE OF TEXAS \_\_\_\_\_

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF AUSTIN ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, A.D.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, A.D.

J. RODNEY GONZALES, DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

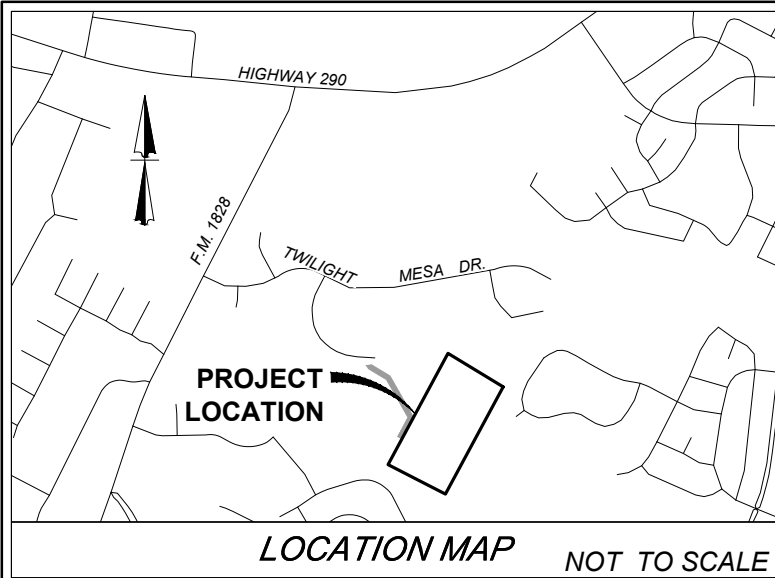
STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, DANA DE BEAUVOIR, 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 \_\_\_\_\_, 2017, A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER \_\_\_\_\_, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, A.D..

DANA DE BEAUVOIR, COUNTY CLERK  
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PLAT PREPARATION DATE: AUGUST 18, 2020  
APPLICATION SUBMITTAL DATE: \_\_\_\_\_

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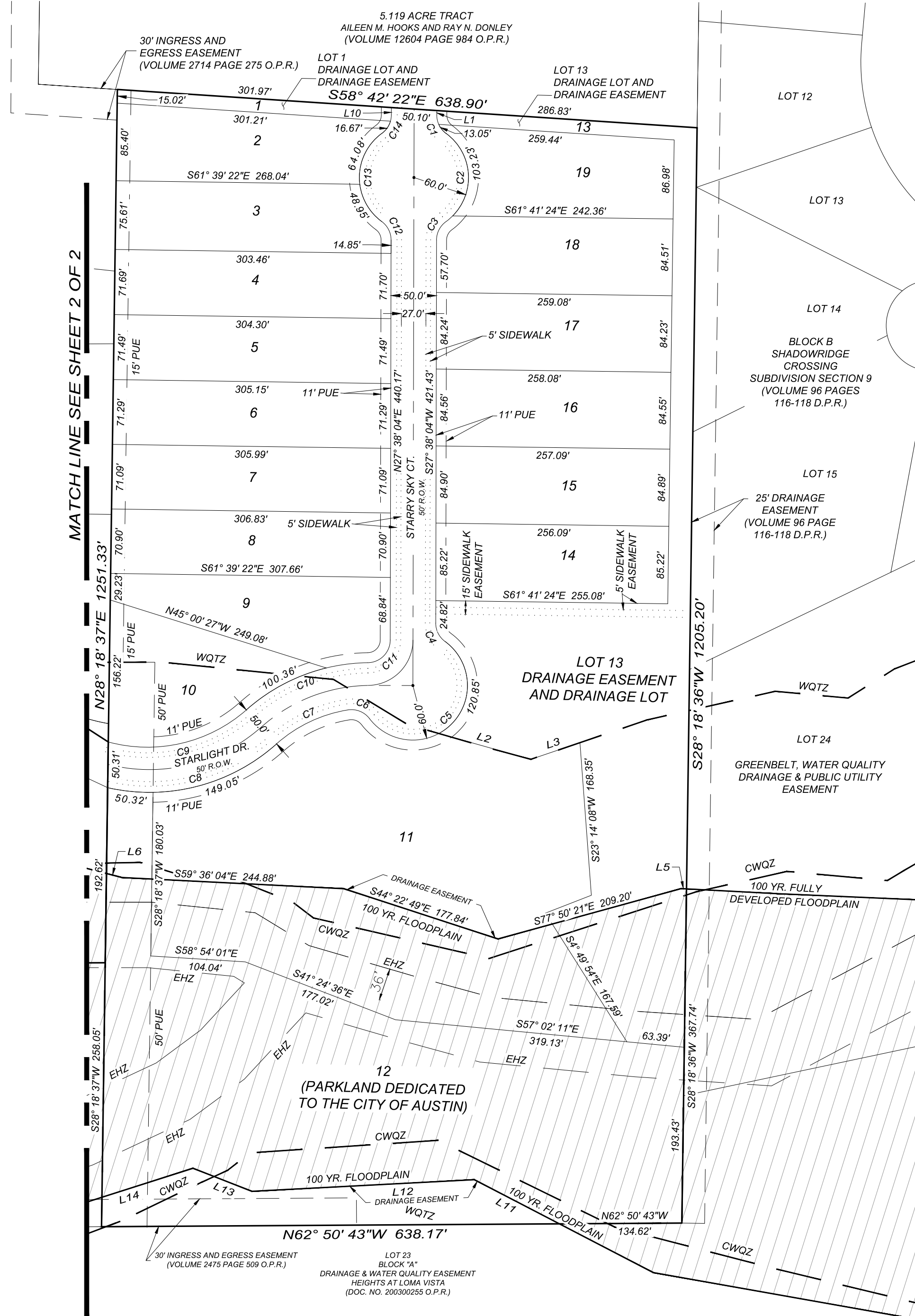
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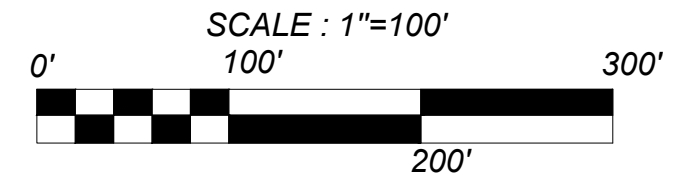
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## TWILIGHT GARDENS PLAT OF A 17.991 ACRE TRACT OF LAND COMPRISED OF A 10.002 ACRE TRACT OF LAND AND A 7.989 ACRE TRACT OF LAND



OWNER/DEVELOPER:  
ESSEN-PARMER LLC.  
R. CRAIG SMITH  
5153 BLUE BONNET BLVD.  
BATON ROUGE, LA 70809  
PHONE: (225)-769-2950



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J. RODNEY GONZALES, DIRECTOR  
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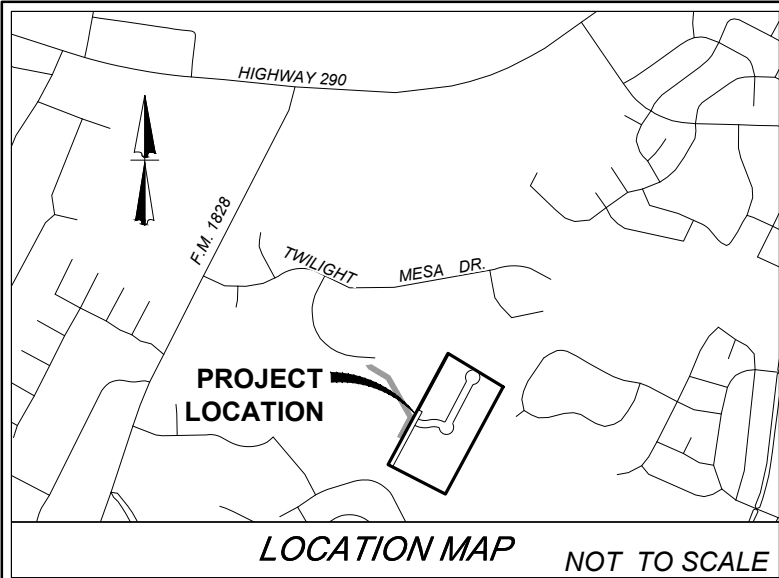
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NOTES:

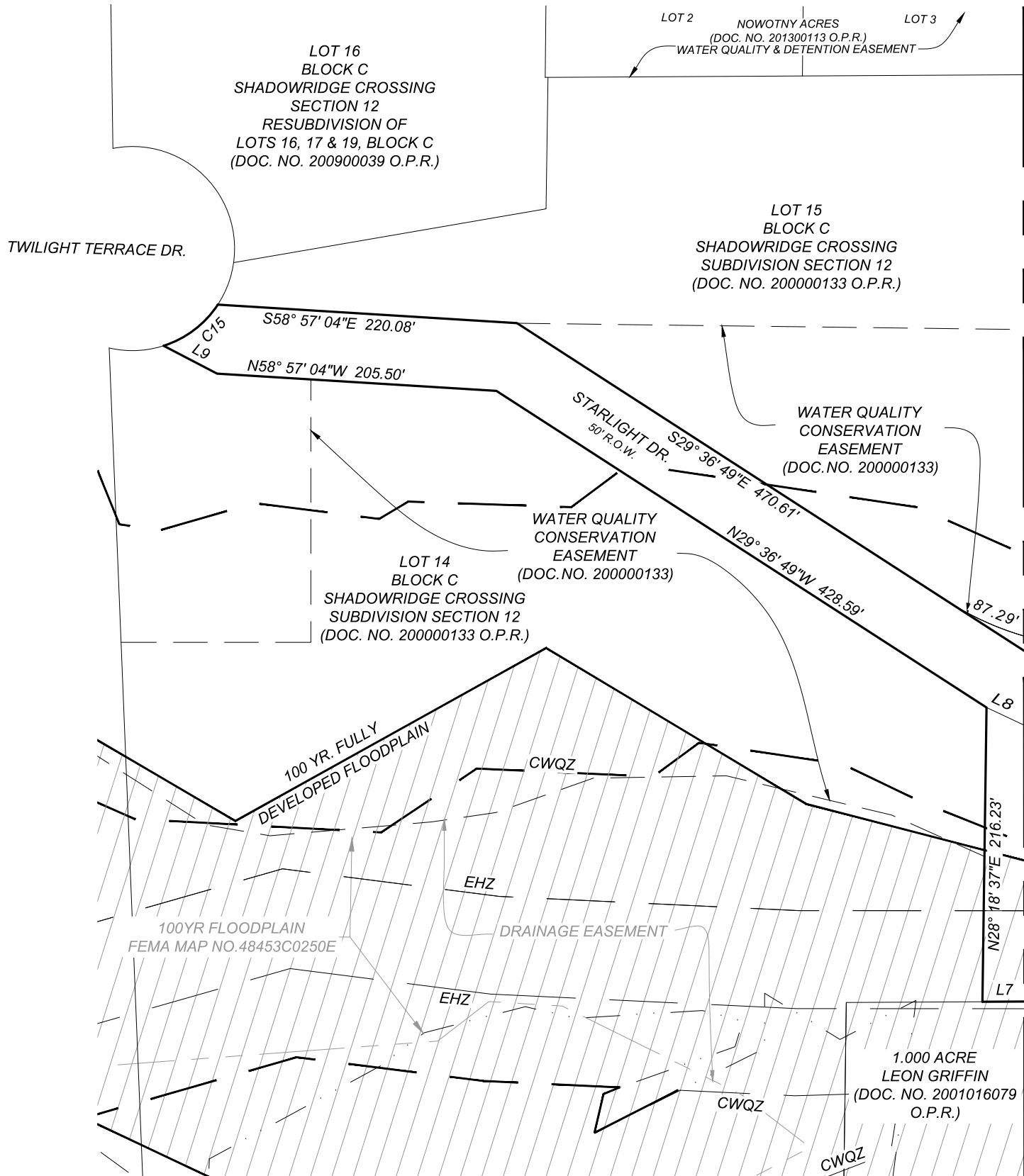
1. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO CONSTRUCTION.
2. NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
3. ALL SIDEWALKS, DRAINAGE, WATER AND WASTEWATER USES TO BE CONSTRUCTED AND INSTALLED TO THE CITY OF AUSTIN STANDARDS.
4. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
5. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LOT PURSUANT TO LDC SECTION 25-8-211.
6. ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS MUST BE IN ACCORDANCE TO CITY OF AUSTIN WATER AND WASTEWATER SYSTEM DESIGN CRITERIA AND SPECIFICATIONS. ALL WATER AND WASTEWATER PLANS MUST BE PRESENTED TO THE CITY OF AUSTIN FOR REVIEW AND APPROVAL. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN.
7. THE ELECTRIC UTILITY 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 CHAPTER 25-8, ARTICLE I OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
8. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE CITY OF AUSTIN ELECTRIC UTILITY DEPARTMENT 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.
9. 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. THIS ELECTRIC UTILITY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
10. 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: STARRY SKY COURT AND STARLIGHT DRIVE. 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 CONNECTION BY THE GOVERNING BODY OR UTILITY COMPANY. (LDC SECTION 25-6-351)
11. PARKLAND DEDICATION IS REQUIRED PER ORDINANCE 20070621-027, OR AS AMENDED, PRIOR TO APPROVAL OF ANY SITE PLAN IN THIS SUBDIVISION.
12. 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 IMPROVEMENTS AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY AUSTIN, DATED JANUARY 19, 1999, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL IMPROVEMENTS NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE SUBDIVISION IMPROVEMENTS AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN VOL. 13352, PG. 0714, IN THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

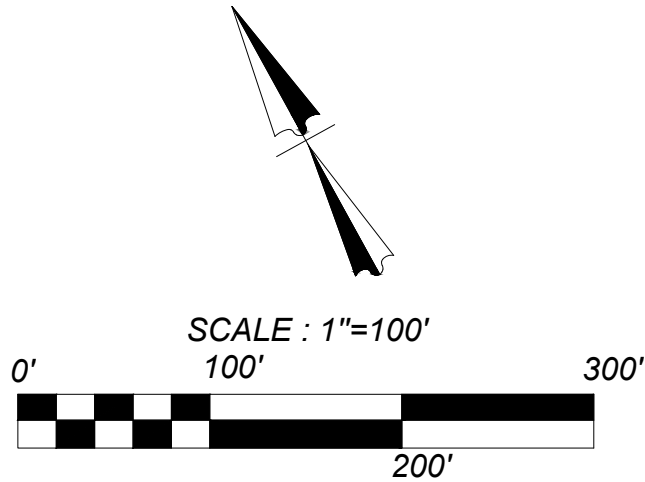
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**PLAT OF A 17.991 ACRE TRACT OF LAND**  
**COMPRISED OF A 10.002 ACRE TRACT OF LAND**  
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LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	4.98'	S27°38'04"W
L2	104.95'	S46°45'32"E
L3	57.13'	S81°12'15"E
L4	54.25'	N83°43'31"W
L5	5.76'	S59°27'29"E
L6	17.33'	N47°55'47"W
L7	50.01'	N62°48'21"W
L8	54.88'	N37°19'56"W
L9	44.29'	N34°58'34"W
L10	8.17'	N27°38'04"E
L11	105.36'	S35°00'50"E
L12	245.15'	S65°28'47"E
L13	69.37'	S41°01'01"E
L14	105.20'	S80°09'35"E

CURVE TABLE					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	23.55'	25.00'	53°58'05"	S00°39'01"W	22.69'
C2	113.03'	60.00'	107°56'10"	S27°38'04"W	97.04'
C3	23.55'	25.00'	53°58'05"	S54°37'07"W	22.69'
C4	23.55'	25.00'	53°58'05"	S00°39'01"W	22.69'
C5	205.78'	60.00'	196°30'20"	S71°55'10"W	118.76'
C6	27.01'	25.00'	61°53'22"	N40°46'30"W	25.71'
C7	87.91'	155.00'	32°29'53"	N87°58'11"W	86.74'
C8	199.37'	209.21'	54°36'08"	N77°01'43"W	191.91'
C9	162.32'	164.46'	56°33'00"	S75°32'26"E	155.81'
C10	146.48'	205.00'	40°56'24"	S83°44'53"E	143.38'
C11	38.87'	25.00'	89°05'15"	N72°10'41"E	35.07'
C12	23.55'	25.00'	53°58'05"	N00°39'01"E	22.69'
C13	113.03'	60.00'	107°56'10"	N27°38'04"E	97.04'
C14	23.55'	25.00'	53°58'05"	N54°37'07"E	22.69'
C15	50.97'	74.92'	38°58'45"	N80°18'15"E	49.99'



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MATCH LINE SEE SHEET 1 OF 2

13. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES. (LDC SECTION 25-7-152)
14. 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. (LDC SECTION 25-5-1).
15. 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 LOTS 3-4, BLOCK A REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT. (LDC SECTION 25-7-61)
16. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY. (LDC SECTION 25-7-3)
17. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
18. DEVELOPMENT WHICH EXCEEDS 20% IMPERVIOUS COVER, WHEN CALCULATED AGAINST TOTAL PROPERTY, SHALL CONTROL THE INCREASED STORMWATER.
19. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SITE 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 THE SITE DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
20. ADJOINERS SHOWN HEREON ARE PER TRAVIS COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
21. ZONING: SF-1-CO-NP  
LAND USE SINGLE FAMILY RESIDENTIAL

TOTAL SITE AREA	=	17.92 AC	/	7,83,679 SF	=	100%
NET SITE AREA	=	9.48 AC	/	4,12,796 SF	=	52.7%
ALLOWABLE IMPERVIOUS COVER IN WQTZ	=	0.00 AC	/	0 SF	=	0.0%
ALLOWABLE IMPERVIOUS COVER IN UPLAND ZONE	=	2.37 AC	/	1,03,199 SF	=	25.0%
ALLOWABLE IMPERVIOUS COVER	=	2.37 AC	/	1,03,199 SF	=	25.0%
IMPERVIOUS COVER OF RIGHT OF WAY	=	0.22 AC	/	9,583 SF	=	2.3%
IMPERVIOUS COVER OF SUBDIVISION IMPROVEMENTS	=	0.06 AC	/	2,449 SF	=	0.6%
TOTAL ASSUMED BUILDING COVERAGE	=	1.95 AC	/	85,000 SF	=	20.6%
TOTAL IMPERVIOUS COVER OF ROW AND SUBDIVISION IMPROVEMENTS	=	0.28 AC	/	12,032 SF	=	2.9%
IMPERVIOUS COVER IN UPLAND ZONE	=	2.00 AC	/	87,032 SF	=	21.1%
TOTAL ASSUMED IMPERVIOUS COVER	=	2.23 AC	/	97,032 SF	=	23.5%

LOT SIZE SUMMARY TABLE

LOTS > 3 ACRES = 1  
LOTS > 1 ACRES AND ≤ 3 ACRES = 0  
LOTS > 15,000 SF AND ≤ 1 ACRES = 15  
LOTS > 10,000 SF AND ≤ 15,000 SF = 0  
SUBTOTAL NUMBER OF LOTS = 16  
DRAINAGE FACILITY LOT = 2  
ROW = 1  
PARKLAND DEDICATION = 1  
TOTAL NUMBER OF LOTS = 20

LOT IMPERVIOUS COVER SUMMARY TABLE

LOTS > 3 ACRES = 10000  
LOTS > 1 ACRES AND ≤ 3 ACRES = 0  
LOTS > 15,000 SF AND ≤ 1 ACRES = 75000  
LOTS > 10,000 SF AND ≤ 15,000 SF = 0  
≤ 10,000 SF = 0  
85000

10000 SF ASSUMED IC  
7000 SF ASSUMED IC  
5000 SF ASSUMED IC  
3500 SF ASSUMED IC  
2500 SF ASSUMED IC

\*ACCORDING TO LDC 25-8-64

22. STREETS WILL BE CONSTRUCTED TO THE CITY OF AUSTIN STANDARDS. LDC 25-6-171(a).
23. THE CRITICAL ROOT ZONE OF ALL PROTECTED SIZE TREES TO REMAIN THAT ARE AFFECTED BY THE PAVING IN THE ROW SHALL HAVE NO CUTS OR FILL GREATER THAN 4". ALL DIGGING WILL BE DONE BY HAND AND AIR SPADE.

ENGINEERS CERTIFICATION:  
THIS IS TO CERTIFY THAT: I, JERRY PERALES, 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 STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED POTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

JEROME PERALES, P.E. 94676  
PERALES LAND DEVELOPMENT, LLC  
FIRM REGISTRATION F-20933  
8705 SHOAL CREEK, BLVD. SUITE 213  
(512) 297-5019



CITY OF AUSTIN –DEVELOPMENT SERVICES DEPARTMENT  
SUBDIVISION APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: C8-2019-0112.1A  
REVISION #: 00 UPDATE: U0  
CASE MANAGER: Cesar Zavala PHONE #: 512-974-3404

PROJECT NAME: Twilight Gardens  
LOCATION: 8316 TWILIGHT TERRACE DR

SUBMITTAL DATE: September 20, 2021  
REPORT DUE DATE: October 14, 2021  
FINAL REPORT DATE: October 13, 2021

**STAFF REPORT:**

This report includes all staff comments received to date concerning your most recent subdivision application submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated submittal. The subdivision application will be approved when all requirements from each review discipline have been addressed. If you have any questions, concerns or if you require additional information about this report, please contact your case manager at the phone number listed above or by using the contact information listed for each reviewer in this report.

Any change to the plan/plat shall not cause noncompliance with any applicable code or criteria. In addition, any change to the plat may trigger new comments.

**UPDATE DEADLINE INFORMATION (LDC 25-4-56; 25-4-82):**

All comments must be addressed by filing an updated submittal prior to the update deadline of . Otherwise, the application will expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

Extension of Review Period, Extension of Update Deadline and Tolling of Application Period do not apply to applications for preliminary plan, plat or subdivision construction plans (LDC 25-1-88; 25-1-89; 25-1-90).

**UPDATE SUBMITTAL INSTRUCTIONS (LDC 25-1-83):**

1. Applicants must make an appointment with Intake Staff (974-1770) in order to submit an update.
2. Your update must include the following items:
  - a. This report
  - b. The revised plat/plan in pdf format
  - c. A letter that addresses each comment in the master comment report
3. Updates must be submitted on an approved submittal date, between the hours of 8:30 am and 4:00 pm. Refer to the submittal calendar for a list of approved submittal dates.

**IMPORTANT NOTICE: the City of Austin Mayor and Travis County Judge COVID orders that suspended deadlines are set to end on December 31, 2021. Unless the Covid orders are extended, applications or determinations will begin expiring again on or after January 1, 2022. Please review the coversheet of the most recent staff report to find the expiration date. FYI: Preliminary Plan and Final Plat applications expire after 90 days and Subdivision Construction Plans expire after 1 year unless the application has been approved.**

REVIEWERS:

Planner 1 : Cindy Edmond  
AW Utility Development Services : Bradley Barron  
911 Addressing : Jorge Perdomo  
Drainage Engineering : David Marquez  
Environmental : Pamela Abee-Taulli  
Flood Plain : Joydeep Goswami  
PARD / Planning & Design : Justin Stewart  
Site Plan Plumbing : Juan Beltran  
Subdivision : Cesar Zavala  
Water Quality : David Marquez  
Wetlands Biologist : Ana Gonzalez

Electric Review - Andrea Katz - 512-322-6957

**No Review Required. Out of Austin Energy service area**, served by Pedernales Electric Cooperative, Inc.

ATD Engineering Review - Sydnie Fiocca - 512-978-1670

No comments at this time.

Drainage Engineering Review - David Marquez - 512-974-3389

DE1 Update the engineering report to reflect the current site and the calculations for the current site and also the correct water quality methods being used.

DE2 Ensure the calculations are using Atlas 14 conditions as this will modify the sizing of your pond. For drainage, fully developed conditions are to be assumed in sizing of the pond and drainage infrastructure. (For water quality pond sizing, offsite flows can be assumed at 0% as you are not required to treat but pond sizing should be sized for it if draining to the ponds. Water quality can also use LDC 25-8-64 for impervious cover assumptions) Also account for sizing of a splitter box as it is required in the Barton Springs Zone.

DE3 Submit fiscal estimate for pond cost as the cost will be the total cost of the ponds (per fiscal policy) plus the percent required by ECM 1.2.2.1E.

DE4 It looks like the second portion of note 15 can be removed.

DE5 Note 18 can be removed as note 15 addresses no adverse impact.

DE6 For note 21, the lot size summary table impervious cover can be put into the water quality section of the engineering report and can be removed from the plat as these are assumptions and not specific restriction required on the plat.

Environmental Review - Pamela Abee-Taulli - 512-974-1879

**PLAT NOTES [LDC 25-1, Article 4]**

EV 1 Add the following note: *"This site is subject to the City of Austin's Void and Water Flow Mitigation Rule."* [LDC 25-8, Subchapter A, Article 7; ECM 1.12.0, Appendix P-1]

EV 2 Remove the specific reference to Land Development Code sections shown in plat notes #13 regarding access to drainage easements, #15 regarding submittal of drainage plans to the City, and #16 regarding obstructions in the drainage easement. A subdivision final plat note should only reference the Land Development Code in general. [[LDC 25-1, Article 4]

EV 3 Remove the CWQZ & WQTZ delineation from the plat. Add the following note: *"Waterway setbacks as defined by the Land Development Code may be located on this property. Development is limited within waterway setbacks."* [LDC 25-8, Article 7]

EV 4 For all projects in the Barton Springs Zone, add the following note: *"The maximum portion of any commercial, multi-family, or single family/duplex lot that may be established as turf or landscaped area is 15 percent. However, no lot shall be restricted to less than 2000 square feet of turf or landscaped area. Undisturbed natural areas or areas restored to natural conditions shall not be considered landscaped areas or turf."* [LDC 25-8, Subchapter A, Article 13; ECM 1.6.9.2.E]

**ESC FISCAL SURETY [LDC 25-1, Article 5; ECM Appendix S-1]**

EV 5 Provide a conceptual erosion & sedimentation control plan along with the fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1. A conceptual ESC plan is necessary to assess the accuracy of the ESC fiscal estimate. ESC fiscal surety must be posted with the City of Austin prior to Plat approval. Additional fiscal posting might be required at the time of subdivision construction plan ESC review.

- Sites with a limit of construction greater than one acre must include a \$3000 per acre LOC clean-up fee in the fiscal estimate. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]
- Sites with a limit of construction greater than 25 acres are required to show phasing of disturbance tailored to the specific site conditions. A phased ESC plan and phased fiscal estimate are required. [LDC 25-8, Subchapter A, Article 7, Division 4; ECM 1.4.4]
- The revegetation line-item quantity must equal the entire LOC area less any existing impervious cover proposed to remain and less proposed public streets and sidewalks. This is necessary in the event that construction ceases after vegetation has been removed from within the LOC. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]

Flood Plain Review - Joydeep Goswami - 512-974-3521
-----------------------------------------------------

**DATE REVIEWED: 10/12/21**

**UPDATE #: U0**

**FORMAL UPDATE REQUIRED.**

Reviewer's Notes: A portion of the subject tract is located within the critical water quality zone (CWQZ) and erosion hazard zone (EHZ), which indicates a contributory drainage area of 64 acres (or greater). This is the threshold to establish a regulatory floodplain per DCM 1.2.6.

FP1. Please provide the following:

- a. Confirmation statement that the best available data was used to delineate the COA floodplain (DCM 1.2.6)
  - b. Digital copy of the floodplain model and all associated backup data within a signed & sealed report (LDC 25-7-33 & 61; DCM 1.2.6)
- i. NOTE: A digital version of the report and all associated backup data may be emailed to Joydeep.Goswami@austintexas.gov.



Pursuant to compliance with Sections 307.1, 609.6, and 721.1 of the 2021 Uniform Plumbing Code, add a plat note that conveys the following: **Each Lot within this subdivision shall have separate sewer taps, separate water meters, and their respective private water and sewer service lines shall be positioned or located in a manner that will not cross lot lines.**

PARD / Planning & Design Review - Justin Stewart - 512-974-9475

Update: 0

PR 1: Parkland dedication will be required per City Code §25-1-601, as amended, prior to approval of this final plat. Thank you for showing the parkland along the creek. Please extend a finger of parkland up to the ROW for a unimproved or mulch trail, so the public can access the public land.

PR2: After this addition, please provide this review a table showing how much land is unencumbered, 100yr fld pln, 25 yr floodplain, within existing or proposed easements so this reviewer can calculate remaining fees under City Code §25-1-601.

PR3: Please confirm total number of units.

Subdivision Review - Cesar Zavala - 512-974-3404

SR 1. Update the title of the plat to show with a larger font and show the acreage information in a smaller font below the title/name of the plat. 25-1-83 or 30-1-113

SR 2. Show all lot and block numbers. 25-1-83 or 30-1-113

SR 3. The plat must be printed on mylar that is no less than 18x24. 25-1-83 or 30-1-113

SR 4. Revise the lines as follows: 25-1-83 or 30-1-113

- The boundary line must be solid and the heaviest weighted line. Verify the boundary line accurately encompasses only the area inside the preliminary plan.
- All proposed lot lines must be solid and the second heaviest line.
- Easement lines (existing and proposed) must be broken, and a lighter weight than lot lines. The easement area may be shaded or hatched.
- Lot lines outside but adjacent to the project must be broken and the lightest weight.

SR 5. Remove the application submittal date information from the plat.

SR 6. Update the sheets to show the plat drawing on the first page with the plat notes and signatures on the second page, also update the sheet numbering on the matchlines. The exhibit showing the sheet pages and the platted Starlight Dr. portion should be the last page. 25-1-83 or 30-1-113

SR 7. One concrete monument is required to be placed at or near a major property corner if one is not located and shown within 1300 feet on previously recorded property. 25-4-131 or 30-2-131

SR 8. Update the plat sheet set to only show one owner's preamble, notary for the owner, City of Austin and commission approval block, and Travis County annotation block. This information is not needed on each sheet.

SR 9. Add the Case # in the bottom right hand corner of each sheet, C8-2019-0112.1A .  
25-1-83 or 30-1-113

SR 10. In the approval blocks change all applicable dates to 20\_\_\_. 25-1-83 or 30-1-113

SR 11. Verify the scale on the plat is correct. 25-1-83 or 30-1-113

SR 12. Revise the owner's dedication block as follows and list the current owner of the property as listed in the provided deed.: 25-1-83 or 30-1-113, TX LGC 212.004(c)

That (owner) being the owner of that certain (acreage) tract of land out of the (survey/abstract) situated in \_\_\_\_\_ County, Texas, as conveyed by deed as recorded in Document No. ( XX ) of the official public records of \_\_\_\_\_ County, Texas, does hereby subdivide (XX) 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:

TITLE OF SUBDIVISION

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.

SR 13. Add the Land Use Commission approval block. 25-1-83 or 30-1-113:

Accepted and authorized for record by the Land Use Commission of the City of Austin, Texas, on this, the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Secretary

SR 14. Update the City of Austin approval block on the plat to show the case manager and current director's information: 25-1-83, 30-1-113

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

\_\_\_\_\_  
Cesar Zavala for:  
Denise Lucas, Director  
Development Services Department

SR 15. Show signatures of owner(s), notary public(s) with appropriate seals and dates. Print names under signatures with addresses. 25-1-83 or 30-1-113

SR 16. Indicate the distance from the subdivision to the nearest intersection. 25-1-83 or 30-1-113

SR 17. Provide a lot summary table near the legend. Indicate the acreage of the overall subdivision, the size of each lot (in square footage), and the number and total of each land use (open space, drainage, parkland, etc.) 25-1-83 or 30-1-113

SR 18. Revise the engineer's certification 25-1-83 or 30-1-113

"I, (name of engineer), 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/Title 30) of the City of Austin Land Development Code, and is true and correct to the best of my knowledge."

SR 19. Revise the surveyor's certification. 25-1-83 or 30-1-113

"I, (name of surveyor), 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/Title 30) 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."

SR 20. Add the following plat note 25-1-83 or 30-1-113

"Lot XX, Block YY will be maintained by the owner or his/her assigns. No residential development shall be allowed on this lot. If conveyed to a public entity or neighborhood organization, recreation facilities and rest areas may be constructed".

SR 21. If fiscal is not required to be posted, add the following note and delete Note 12: 25-1-83, 30-1-113

"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."

SR 22. If fiscal is required, replace Note #12 with the following note. The subdivision construction agreement (SCA) will be prepared by the fiscal officer. 25-1-83, 25-4-38, 25-4-84 or 30-1-113, 30-2-38, 30-2-84

"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 Doc#. \_\_\_\_\_, in the Official Public Records of \_\_\_\_\_ County, Texas."

SR 23. Add a note listing any lot that will not have residential uses, such as open space lots or landscape lots, list the organization that will maintain these lots. Include that no residential uses are allowed on these lots.

SR 24. Verify that the information on the plat matches the preliminary plan. 25-1-83

AW Utility Development Services - Bradley Barron - 512-972-0078
-----------------------------------------------------------------

AW1. Per Utility Criteria Manual Section 2, §15-9, §25-4, §25-5, §25-9, and the Uniform Plumbing Code: The landowner intends to serve each lot with City of Austin water and wastewater utilities. Each lot must have a separate water and wastewater utility connection and no existing or proposed plumbing may cross lot lines. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments to serve each lot.

AW2. Per Utility Criteria Manual Section 2, §25-4, and the Uniform Plumbing Code:

Replace note 6 with the following note:

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

AW3. Per Uniform Plumbing Code:

There is a private lift station and force main within the boundaries of the proposed plat that will cross lot lines. Provide approval from Site Plan Plumbing review for proposed plat.

FYI. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Water Quality Review - David Marquez - 512-974-3389

WQ1 Remove note 5 or modify as this reference is outdated.

WQ2 Submit a slat tool to demonstrate the proposed pond size and infiltration allotted area is large enough for when the site plan comes in. Keep in mind setback requirements for irrigation area.

WQ3 submit a desktop study of the irrigation area to ensure the sizing of the infiltration area is large enough for the allotted space dedicated in the drainage easement for drainage and water quality. Feel free to reach out if you have any questions or want guidance.

Wetlands Biologist Review - Ana Gonzalez - 512-974-2929

WETL 1. **Update 0** Proposed plat does not meet approved preliminary by not including plat note regarding required CWQZ restoration.

911 Addressing Review - Jorge Perdomo - 512-974-1620

AD1: This plat review is Rejected;

AD2: STARLIGHT DR- duplicate, select another name

AD3: STARRY SKY CT- please update to STARRY SKY WAY to reflect as reserved

NOTE: Choose another name to replace STARLIGHT DR and avoid punctuation points

§25-4-155

end of report