

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2021-0080.0A

COMMISSION DATE: May 3, 2022

SUBDIVISION NAME: Hidden Oaks Estates Subdivision

ADDRESS: 315 N Tumbleweed Trail

APPLICANT: Nicholas Properties, LLC (Paul Christen)

AGENT: Nicholas Properties, LLC (Paul Christen)

ZONING: N/A

NEIGHBORHOOD PLAN: N/A

AREA: 7.66 acres

LOTS: 5

COUNTY: Travis

DISTRICT: N/A

WATERSHED: Cuernavaca Creek

JURISDICTION: ETJ

SIDEWALKS: N/A

VARIANCE: N/A

DEPARTMENT COMMENTS:

The request is for the approval of the Hidden Oaks Estates Subdivision consisting of 5 single-family lots on approximately 7.66 acres in the City's ETJ. This request is related to the Larry Jameson Subdivision plat vacation. The property was originally platted as one lot in the Larry Jameson Subdivision, which must be vacated in order to re-plate it as the Hidden Oaks Estates Subdivision.

Staff recommends approval of the plat, subject to the conditions listed in the attached comment report. After the conditions are met, the plat will comply with LDC 25-4-84(B). The conditions include paying the fee-in-lieu of parkland dedication; finalizing easements and other legal documents; and posting fiscal for subdivision improvements. These are administrative actions that require no discretionary review. An application that has been approved with conditions may be updated to address those conditions until the application expires and the plat does not need to be heard before the Commission again.

STAFF RECOMMENDATION:

Staff recommends approval of the plat, subject to the conditions listed in the comment report dated April 28, 2022, and attached as Exhibit C.

CASE MANAGER: Jennifer Bennett

PHONE: 512-974-9002

E-mail: jennifer.bennett@austintexas.gov

ATTACHMENTS

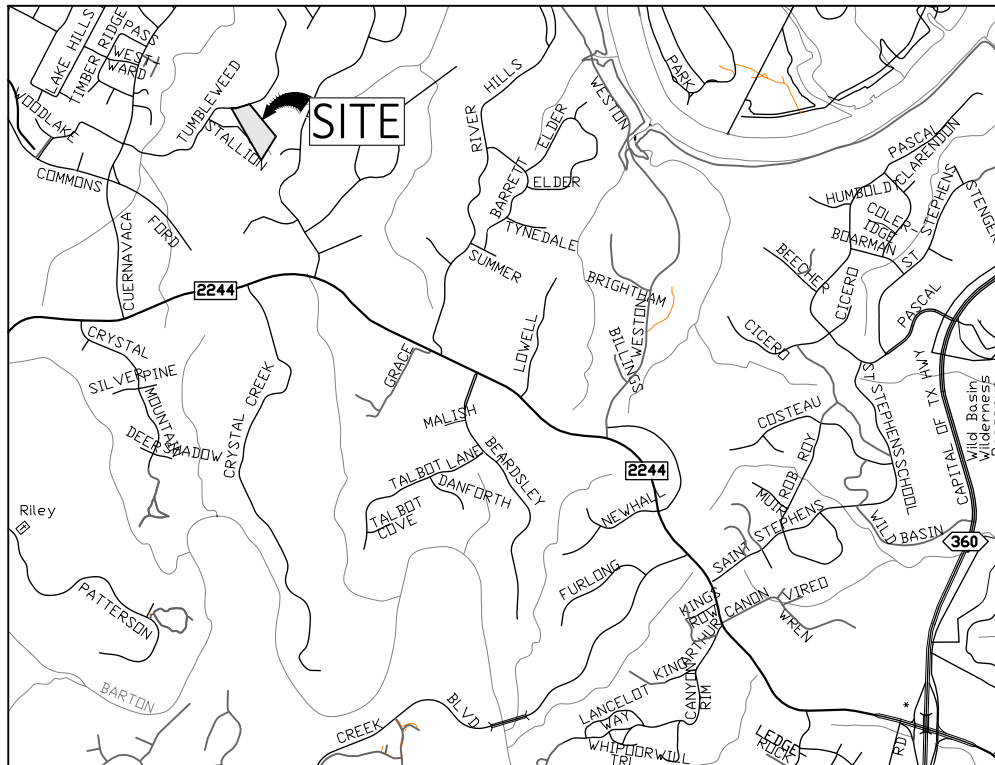
Exhibit A: Vicinity map

Exhibit B: Proposed plat

Exhibit C: Comment report dated April 28, 2022

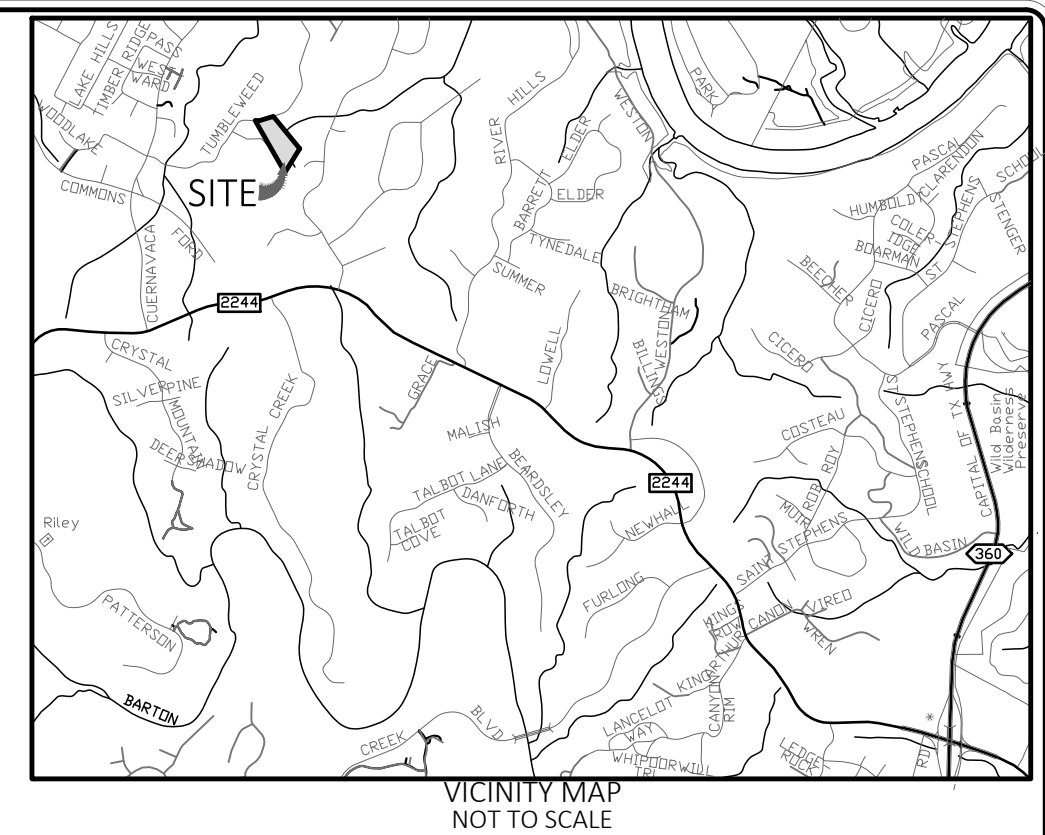
EXHIBIT A

HIDDEN OAKS ESTATES SUBDIVISION



VICINITY MAP
NOT TO SCALE

HIDDEN OAKS ESTATES SUBDIVISION



CONSUMER PROTECTION NOTICE TO HOME BUYERS

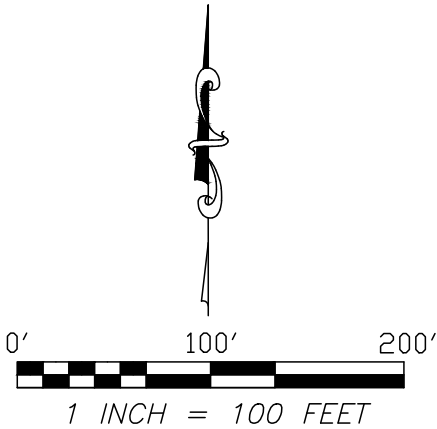
IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS.

THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

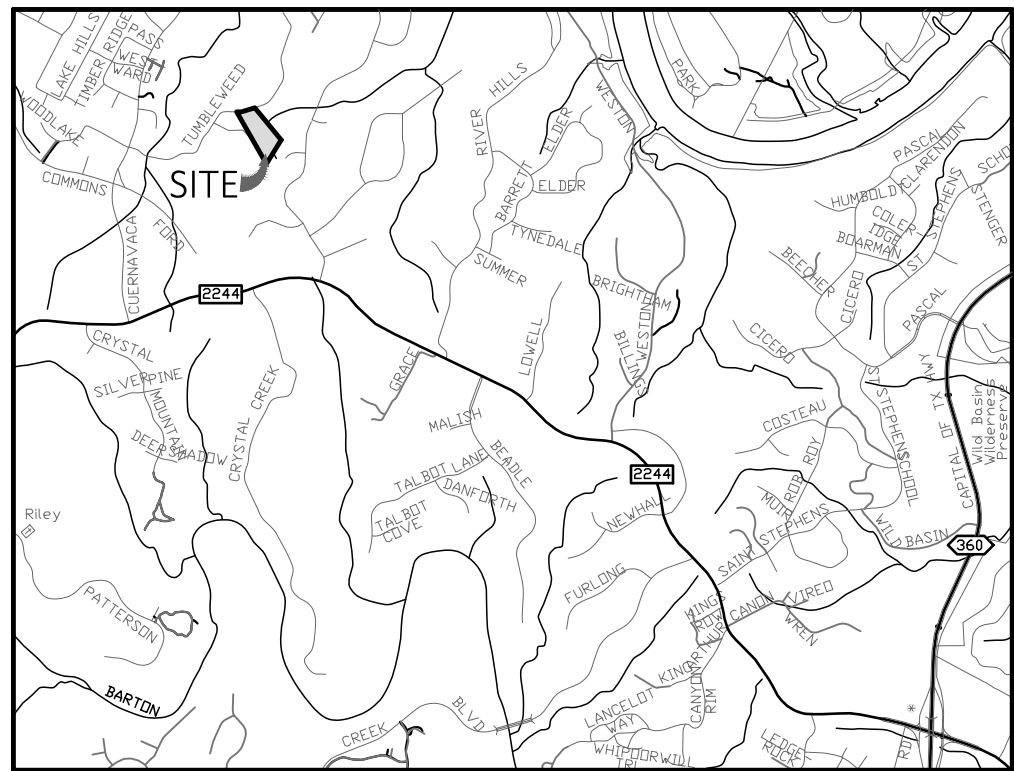
DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

HIDDEN OAKS ESTATES SUBDIVISION



LEGEND	
●	1/2" IRON PIPE FOUND (UNLESS NOTED)
●	1/2" IRON ROD FOUND (UNLESS NOTED)
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
P.R.T.C.	PLAT RECORDS, TRAVIS COUNTY
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY
()	RECORD INFORMATION

LINE LEGEND	
---	LOT LINES
- - - - -	EASEMENTS
---	RIGHTS-OF-WAY
---	SUBJECT BOUNDARY
.....	SIDEWALK TO BE BUILT



SITE ADDRESS :
9300 STALLION DRIVE
AUSTIN, TEXAS 78733

OWNER :

NICHOLAS PROPERTY PARTNERS, LLC.
200 BILLINGS LANE
AUSTIN, TEXAS 78733

SURVEYOR :

FRED L. DODD, JR.
DODD SURVEYING & MAPPING CO., INC.
P. O. BOX 1695
LIBERTY HILL, TEXAS 78642
(512) 953-5705 PH

ENGINEER :

DEAN THOMAS
YEOMAN ENGINEERING
P. O. BOX 5076
AUSTIN, TEXAS 78763
(512) 897-5877 PH

LOT SUMMARY

LOT 1 = 1.633 ACRES (71,128 S.F.)
LOT 2 = 1.217 ACRES (53,011 S.F.)
LOT 3 = 1.214 ACRES (52,895 S.F.)
LOT 4 = 1.246 ACRES (54,267 S.F.)
LOT 5 = 2.347 ACRES (102,233 S.F.)
TOTAL = 7.657 ACRES (333,534 S.F.)

TOTAL NUMBER OF LOTS = 5

NO NEW PUBLIC ROADS

STATE OF TEXAS
COUNTY OF TRAVIS

I, DEAN THOMAS, 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 30 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT AND MAY RESULT IN CRIMINAL, CIVIL AND/OR ADMINISTRATIVE PENALTIES AGAINST ME AS AUTHORIZED BY THE ACT.

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 (FIRM) # 48453C0430K, TRAVIS COUNTY, TEXAS, DATED JANUARY 22, 2020, COMMUNITY # 481026.

DEAN THOMAS, P.E. 90320 DATE
YEOMAN ENGINEERING
P. O. BOX 5076
AUSTIN, TEXAS 78763
(512) 897-5877

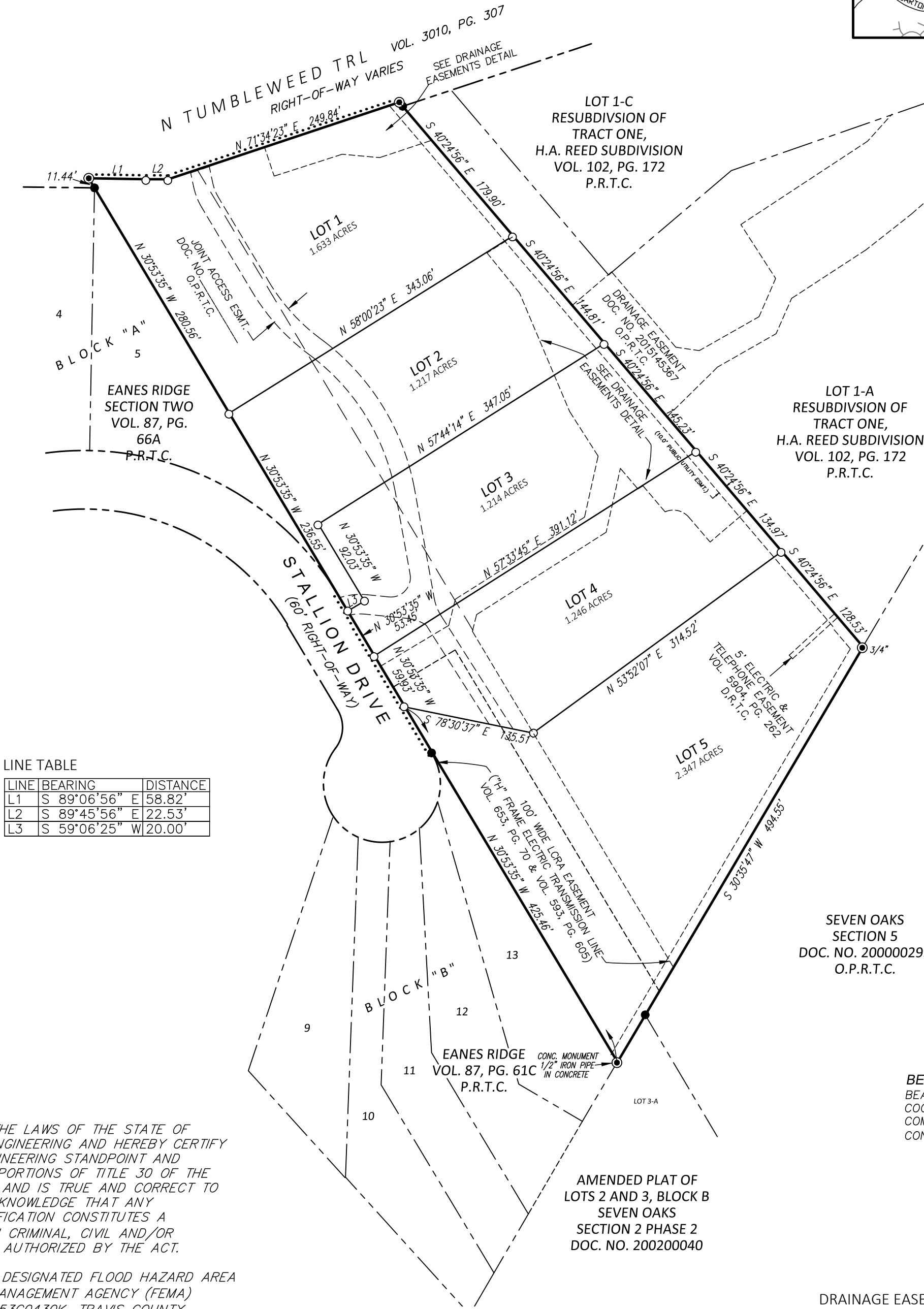
STATE OF TEXAS
COUNTY OF TRAVIS

I, FRED L. DODD, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 30 OF THE AUSTIN CITY CODE, AND IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND.

PRELIMINARY DOCUMENT NOT FOR RECORDATION

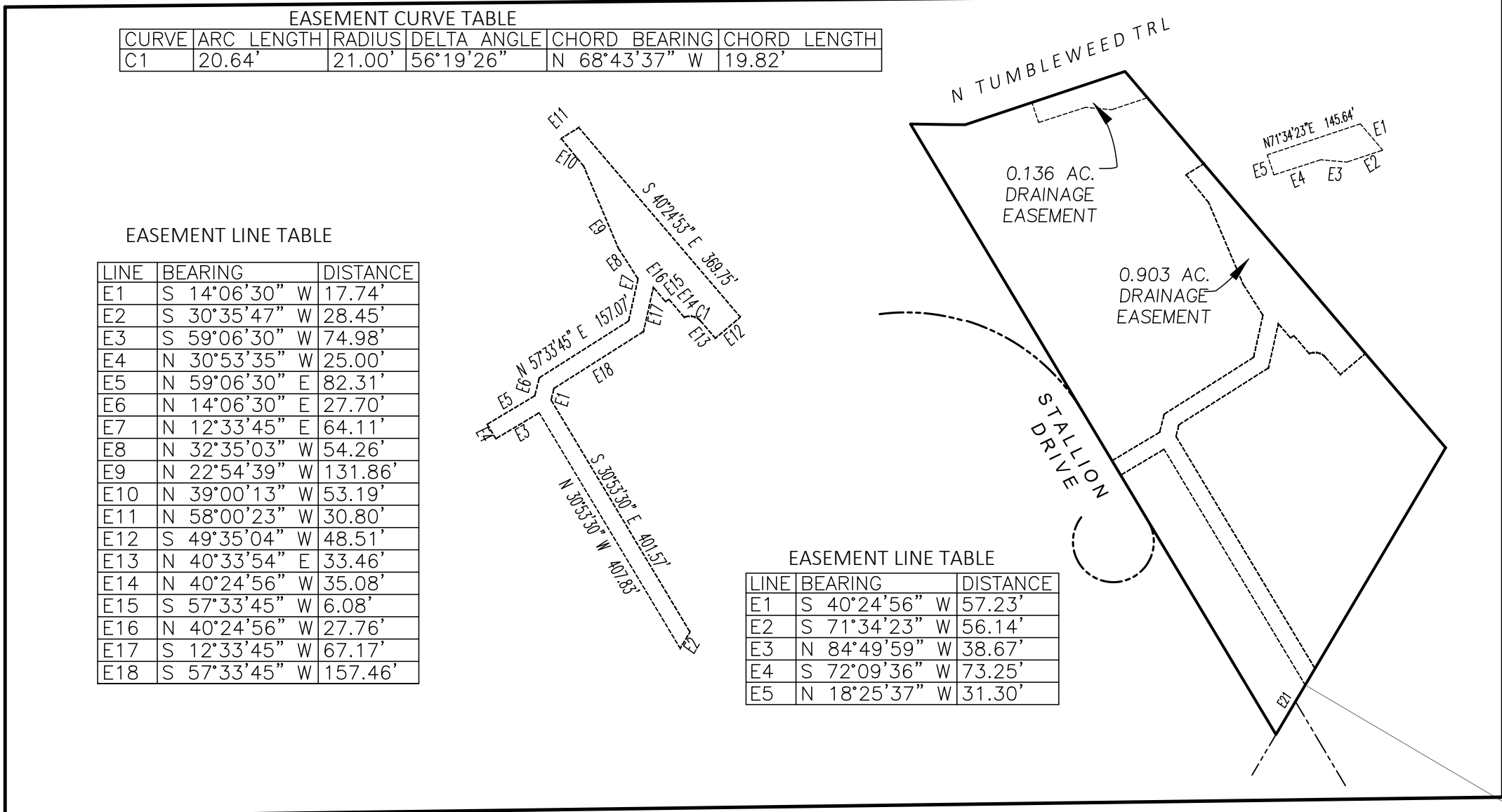
FRED L. DODD, JR.
R.P.L.S. NO. 6392
DODD SURVEYING & MAPPING CO., INC.
P. O. BOX 1695
LIBERTY HILL, TEXAS 78642
(512) 953-5705

SHEET 2 OF 3
C8J-2021-0080.OA
PREPARED: 03/30/2021
SUBMITTAL DATE: 05/20/2021



BEARING BASIS
BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE, USING A COMBINED SCALE FACTOR OF 0.99996929 AND HAVING A CONVERGENCE ANGLE OF 01°20'43\"/>

DRAINAGE EASEMENTS DETAIL
1 INCH = 200 FEET



HIDDEN OAKS ESTATES SUBDIVISION

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL BY THESE PRESENTS:

THAT I, PAUL CHRISTEN, MANAGING MEMBER OF NICHOLAS PROPERTY PARTNERS, LLC., BEING THE OWNER/REPRESENTATIVE OF THAT CERTAIN 7.657 ACRES, MORE OR LESS, TRACT OF LAND OUT OF THE ROBERT HARVEY SURVEY NO. 723, RECORDED IN VOLUME 5729, PAGE 1467, DEED RECORDS, SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED AS RECORDED IN DOCUMENT NO. 2021019987, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND SAID SUBDIVISION HAVING BEEN VACATED AS RECORDED IN DOCUMENT NO. _____, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 7.657 ACRES OF LAND, MORE OR LESS, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOW AS:

HIDDEN OAKS ESTATES 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.

WITNESS MY HAND, THIS THE ____ DAY OF _____, 20____, A.D.

PAUL CHRISTEN, MANAGING MEMBER
NICHOLAS PROPERTY PARTNERS, LLC.
200 BILLINGS LANE
AUSTIN, TX 78733

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAUL CHRISTEN, 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 CONSIDERATION THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____.

SEAL

NOTARY PUBLIC, STATE OF TEXAS

NOTES:

1. WATER WILL BE PROVIDED BY THE TRAVIS COUNTY WCID #18 AND WASTEWATER WILL BE PROVIDED BY AN ON-SITE SEWAGE FACILITY APPROVED BY TRAVIS COUNTY TNR.
2. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE WCID #18 WATER AND AN ON-SITE SEWAGE FACILITY APPROVED APPROVED BY TRAVIS COUNTY.
3. THE WATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE TRAVIS COUNTY WCID #18 UTILITY DESIGN CRITERIA. THE WATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY TRAVIS COUNTY WCID #18. ALL WATER CONSTRUCTION MUST BE INSPECTED BY TRAVIS COUNTY WCID #18. THE LANDOWNER MUST PAY THE TRAVIS COUNTY WCID #18 INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
4. A FEE-IN-LIEU OF PARKLAND DEDICATION HAS BEEN PAID FOR 5 DWELLING UNITS.
5. PRIOR TO CONSTRUCTION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN AND TRAVIS COUNTY.
6. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
7. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENT CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
8. 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 AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
9. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT THE OWNERS EXPENSE.
10. 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.
11. 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.
12. 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 OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY KIND OF 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. 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, THE CITY OF AUSTIN, AND TRAVIS COUNTY, 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.
13. 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 AND TRAVIS COUNTY. 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.
14. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
15. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS.
16. NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND DETENTION FACILITY HAVE BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
17. THE PROPERTY SHALL BE DEVELOPED AND MAINTAINED IN COMPLIANCE WITH SECTION 30-5-453(C) OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
18. LOTS 1-5 WILL UTILIZE THE JOINT USE ACCESS DRIVE AS SHOWN HEREON. SEE ALSO THE INSTRUMENT RECORDED IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
19. MAINTENANCE OF THE PONDS AND DRAINAGE EASEMENTS SHOWN HEREON SHALL BE ASSUMED BY THE HIDDEN OAKS ESTATES AT N TUMBLEWEED TRAIL HOMEOWNERS ASSOCIATION, INC., AND GOVERNED BY THAT CERTAIN DRAINAGE EASEMENT WITH REQUIRED MAINTENANCE AGREEMENT RECORDED IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
20. PUBLIC SIDEWALKS ARE REQUIRED ALONG THE FOLLOWING STREETS AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: STALLION DRIVE AND N TUMBLEWEED TRAIL. THE SIDEWALKS ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ABUTTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE.

NOTES (CONT.)

21. AT LEAST 40 PERCENT OF THE UPLANDS AREA OF A SITE MUST BE RETAINED IN OR RESTORED TO ITS NATURAL STATE TO SERVE AS A BUFFER. THE BUFFER MST BE CONTIGUOUS TO THE DEVELOPMENT AND MUST RECEIVE OVERLAND DRAINAGE FROM THE DEVELOPED AREAS OF THE SITE UNLESS A WATER QUALITY CONTROL IS PROVIDED. USE OF THE BUFFER IS LIMITED TO FENCES, WATER QUALITY CONTROLS THAT COMPLY WITH SUBDIVISION 30-5-213(C)(3) (WATER QUALITY CONTROL STANDARDS), UTILITIES THAT CANNOT REASONABLY BE LOCATED ELSEWHERE, IRRIGATION LINES NOT ASSOCIATED WITH WASTEWATER DISPOSAL, AND ACCESS FOR SITE CONSTRUCTION. A WASTEWATER DISPOSAL AREA MAY NOT BE LOCATED IN THE BUFFER.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE 2-MILE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF AUSTIN ON THIS ____ DAY OF _____, 20____.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE LAND USE COMMISSION OF THE CITY OF AUSTIN, TEXAS ON THIS, THE ____ DAY OF _____, 20____, A.D.

CHAIR

SECRETARY

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

TODD SHAW, CHAIR

YVETTE FLORES, SECRETARY

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

DENISE LUCAS, DIRECTOR

DEVELOPMENT SERVICES DEPARTMENT

TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM

1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE WASTEWATER (SEPTIC) SYSTEM THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

2. THIS SUBDIVISION IS SUBJECT TO ALL THE TERMS AND CONDITIONS OF CHAPTER 448, TRAVIS COUNTY CODE, RULES OF TRAVIS COUNTY, TEXAS FOR ON-SITE SEWAGE FACILITIES. THESE RULES REQUIRE, AMONG OTHER THINGS, THAT A CONSTRUCTION PERMIT BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE CONSTRUCTED, ALTERED, MODIFIED, OR REPAIRED IN THE SUBDIVISION AND THAT A LICENSE TO OPERATE BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE OPERATED IN THE SUBDIVISION.

3. EACH RESIDENTIAL LOT IN THIS SUBDIVISION IS RESTRICTED TO NO MORE THAN ONE SINGLE FAMILY DWELLING PER ACRE.

4. THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

BRANDON COUCH, D.R. #0S0029465

ON-SITE WASTEWATER, TRAVIS COUNTY TNR

COMMISSIONERS' COURT RESOLUTION:

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS
COUNTY OF TRAVIS

I, REBECCA GUERRERO, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE ____ DAY OF _____, 20____, A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE ____ DAY OF _____, 20____, A.D.

REBECCA GUERRERO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

STATE OF TEXAS
COUNTY OF TRAVIS

I, REBECCA GUERRERO, 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 _____, 20____ A.D. AT ____ O'CLOCK ____M., DULY RECORDED ON THE ____ DAY OF _____, 20____ A.D. AT ____ O'CLOCK ____M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE ____ DAY OF _____, 20____, A.D.

REBECCA GUERRERO, COUNTY CLERK
TRAVIS COUNTY, TEXAS

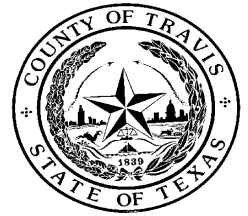
DEPUTY



SHEET 3 OF 3
CBJ-2021-0080.0A
PREPARED: 03/30/2021
SUBMITTAL DATE: 05/20/2021

EXHIBIT C

CITY OF AUSTIN – TRAVIS COUNTY – SINGLE SUBDIVISION OFFICE SUBDIVISION APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: C8J-2021-0080.0A
REVISION #: 00
CASE MANAGER: Jennifer Bennett
UPDATE: U1
PHONE #: 512-974-9002

PROJECT NAME: Hidden Oaks Estates Subdivision
LOCATION: 9302 STALLION DR



SUBMITTAL DATE: April 18, 2022
FINAL REPORT DATE: April 28, 2022

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 (LDC 30-2-56; 30-2-82):

All comments must be addressed by filing an updated submittal prior to the update deadline of **June 3, 2022**. 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).

UPDATE SUBMITTAL INSTRUCTIONS (LDC 30-1-113):

1. Applicants must contact Intake Staff (974-1770) in order to submit an update.
2. Your update must include the following items:
 - a. The revised plat/plan in pdf format
 - b. A letter that addresses each comment in the master comment report
3. Updates must be submitted on an approved submittal date. Refer to the submittal calendar for a list of approved submittal dates.

REVIEWERS:

Planner 1: Chima Onyia	Environmental: Babatunde Daramola
PARD / Planning & Design: Scott Grantham	Subdivision: Jennifer Bennett
Water Quality: Kyle Virr	
Travis Co. Subdivision: Sue Welch	

Electric Review - Cody Shook - Cody.Shook@austinenergy.com

Approved.

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

AD1: This plat review is cleared; however, any changes to street names, street name labels, or street layouts will require a new review.

Environmental Review - Babatunde Daramola - 512-974-6316

Update 1 4/25/2022

PLAT NOTES [LDC 25-1, Article 4, Division 2]

- EV 1 Add the following note: "At least 40 percent of the uplands area of a site must be retained in or restored to its natural state to serve as a buffer. The buffer must be contiguous to the development and must receive overland drainage from the developed areas of the site unless a water quality control is provided. Use of the buffer is limited to fences, water quality controls that comply with Subdivision [30-5-213](#)(C)(3) (Water Quality Control Standards), utilities that cannot reasonably be located elsewhere, irrigation lines not associated with wastewater disposal, and access for site construction. A wastewater disposal area may not be located in the buffer".
Update 1 Comment cleared.
- EV 2 Provided that the point of access is not required by the fire department or emergency responders, shift the driveway alignment on lots 1 and 2 to avoid slopes over 15%.
Update 1 Comment cleared.
- EV 3 The revegetation line item quantity must equal the entire LOC area less any existing impervious cover proposed to remain. This is necessary in the event that construction ceases after vegetation has been removed from within the LOC. Increase the revegetation line item quantity.

PARD / Planning & Design Review - Scott Grantham - 512-974-9457

Update 1:

- PR1. A Parkland Early Determination (PED # 1244) was issued for this project on 5/20/21, stating that Title 30 would apply for parkland, that the City of Austin would be the park provider, and that fees in lieu of parkland dedication would be owed.

U1: Comment cleared.

- PR2. The parkland dedication fee is required (City Code §30-2-217) and must be paid prior to approval. Five single family lots are proposed. Please confirm 5 units, and the status of the existing unit (e.g. remain or demolished). Park fee bills will be issued with the next update when the number of units have been confirmed.

U1: The Park fee bill has now been issued in AMANDA, and invoice emailed to the applicant. Comment pending payment of fees.

- PR3. Add the following note to the plat:

A fee-in-lieu of parkland dedication has been paid for 5 dwelling units.

U1: Thank you for note. Comment cleared.

Subdivision Review - Jennifer Bennett - 512-974-9002

SR 1-9: CLEARED

- SR 10. Revise the Land Use Commission approval block as follows (LDC § 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

UPDATE 1: The approval block above has been added, but the previous approval block is still present directly below the one that has been added. Please remove the one with "Zoning and Platting Commission" in it. (FYI, the plat can be approved at either the Planning Commission or Zoning and Platting Commission, depending on the scheduled meetings. We now just say "Land Use Commission" to account for both commissions.)

SR 11-14: CLEARED

- SR 15. FYI: If fiscal is required, please prepare a City of Austin Subdivision Construction Agreement and get in contact with the Fiscal Surety Office. The City's SCA will be recorded with the plat and the document number will be included in a place holder in Plat Note 12.

UPDATE 1: Pending coordination with Fiscal Surety Office.

- SR 16. Provide a copy of all proposed or required, separate instrument documents with all exhibits (including metes/bounds descriptions and lien searches, etc.) and any proposed HOA covenants and restrictions. These will need to be reviewed and approved. (LDC § 30-1-113)

UPDATE 1: Pending review by City Legal

- SR 17. FYI: Once all separate instrument documents and HOA covenants/restrictions are finalized, we will need original, signed versions of them to record with this plat.
- SR 18. FYI: All review fees must be paid prior to plat approval. Fiscal can be posted 90 days after full approval of the plat.
- SR 19. FYI: After all comments have been cleared, please send the mylar (with original signatures and seals) of the plat, recording fee check, and tax certificates (original) to this reviewer. Delivery instructions and recording fee will be provided once all comments from reviewers have been cleared.

Water Quality Review - Kyle Virr - 512-974-2538
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Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

WQ1 to WQ3: CLEARED

WQ4: The City maintains all water quality controls for single-family subdivision. All water quality controls to be City maintained must meet the maintenance and access requirements of DCM 1.2.4(E). Please demonstrate the plan provides the necessary space within the designated easements to meet the requirements of this section.

U1: Please provide a drainage easement with required maintenance for the pond and any drainage infrastructure.

Travis Co. Subdivision Review - Sue Welch - 512-854-7637

1. Provide a copy of the proposed joint access easement document, including the exhibits. This document will need to be reviewed and approved by staff. 30-1-113 U1. *This document will need*

to be approved by COA Legal. This reviewer will coordinate with the case manager to clear this comment informally.

2. Please add Travis County to note #12 regarding the fiscal 30-1-113 U1. *Comment cleared.*
3. Update the Clerk's name to Rebecca Guerrero in all places (Ms. Debeauvoir has retired.) 30-1-113 U1. *Comment cleared.*
4. Provide current tax certificates showing all taxes have been paid for 2021. 30-1-113 U1. *Comment cleared.*

Travis Co. Drainage Engineering Review - Manny Duarte - 512-854-7581

1. Please provide a copy of the Homeowners Document/Declaration of Covenants and Restrictions, including the exhibits (note #20). This will need to be reviewed and approved by staff. This may need to be a restrictive covenant for the Drainage Maintenance Agreement. Please email to this reviewer. 30-1-113
Response :. The proposed/required instrument documents have been provided. They include - Joint Use Access Easement, Drainage Easement with Required Maintenance for drainage easements and detention/water quality ponds, HOA Covenants, Conditions and Restrictions and all Exhibits for formation and governance of HOA. I also included a Subdivision Construction Agreement with Associated Estimate from the Engineer for Fiscal. Please find these documents in the Travis Co. Drainage Engineering - Manny Duarte file.
Comment cleared.
2. Provide a sealed estimate of construction costs for the proposed subdivision improvements for review and approval so that they may be posted with the Single Office prior to the deadline for posting, which is 90 days after the approval date per Title 30, Section § 30-2-84 (0)). Please also provide documentation of the approval of the City of Austin Water Quality reviewer and the City of Austin Environmental reviewer for their components of the cost estimate. This cost estimate will need to be updated upon the submittal of subdivision construction plans for review, and fiscal will need to be adjusted as needed at that time.
Response : As per your request, said sealed estimate of construction costs is attached with Subdivision Construction Agreement as Exhibit B. This estimate been updated as per Babatunde Daramola comments since the one that was provided to you, the Austin Water Quality reviewer, Kyle Virr, and the City Environmental reviewer, Babatunde Daramola, by separate email in advance of this update. Furthermore, we understand that this estimate may need to be updated upon submittal of subdivision construction plans.
Comment cleared. FYI, it appears that the estimated costs for the excavation for the ponds is low due to rock outcrops in the area of the site.

End of Master Comment Report