

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8J-2018-0187.1A**P.C./ZAP DATE:** June 7, 2022**SUBDIVISION NAME:** Porter Tract**AREA:** 15.611 acres**LOT(S):** 73**OWNER/APPLICANT:** Porter Bear Creek Development, Inc. (Garrett Martin)**AGENT:** BGE, Inc. (Brian Grace)**ADDRESS OF SUBDIVISION:** 12800 - 13021 Bob Johnson Road**GRIDS:** D10/11**COUNTY:** Travis**WATERSHED:** Little Bear Watershed**JURISDICTION:** 2-Mile ETJ**EXISTING ZONING:** N/A**MUD PLAN:** N/A**PROPOSED LAND USE:** Residential- Single Family; open space, and public ROW**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided along all internal streets and the boundary street.

**DEPARTMENT COMMENTS:** The request is for the approval of the Porter Tract Final Plat. The plat is comprised of 73 lots on 15.611 acres, proposing 69 residential lots, 4 open space lots, and approximately 2,189 linear feet of right-of-way/streets. Sidewalks are proposed on all streets. Parkland is in compliance with the Single Office/Title 30 parkland fee requirement. Water and wastewater will be provided by the City of Austin.

**STAFF RECOMMENDATION:** Staff recommends approval of the preliminary plan as it meets all applicable State, County and City of Austin LDC requirements.

**CASE MANAGER:** Paul Scoggins, Travis County - Single Office**PHONE:** 512-854-7619**Email address:** [Paul.Scoggins@traviscountytexas.gov](mailto:Paul.Scoggins@traviscountytexas.gov)

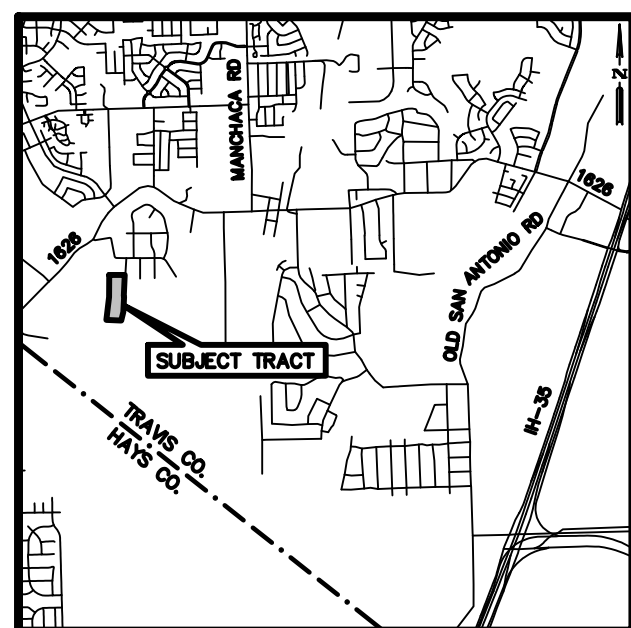
\\brownagoy.net\panzura\Regions\TXC\Projects\Survey Projects\6064-00 Ring Tract (aka Porter)\04\_Finals\Drawings\6298-00 PORTER PLAT 20220601.dwg, 6/01/2022 3:22 PM, gneumann

2 of 6

# CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

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 THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.



VICINITY MAP  
NOT TO SCALE

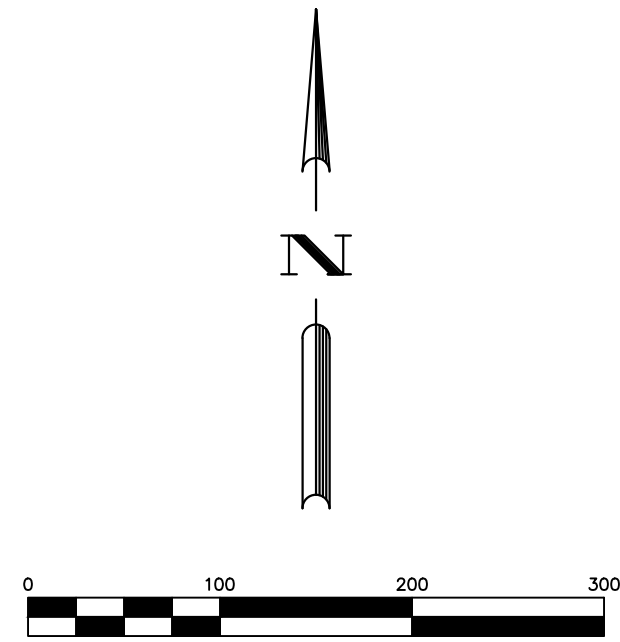
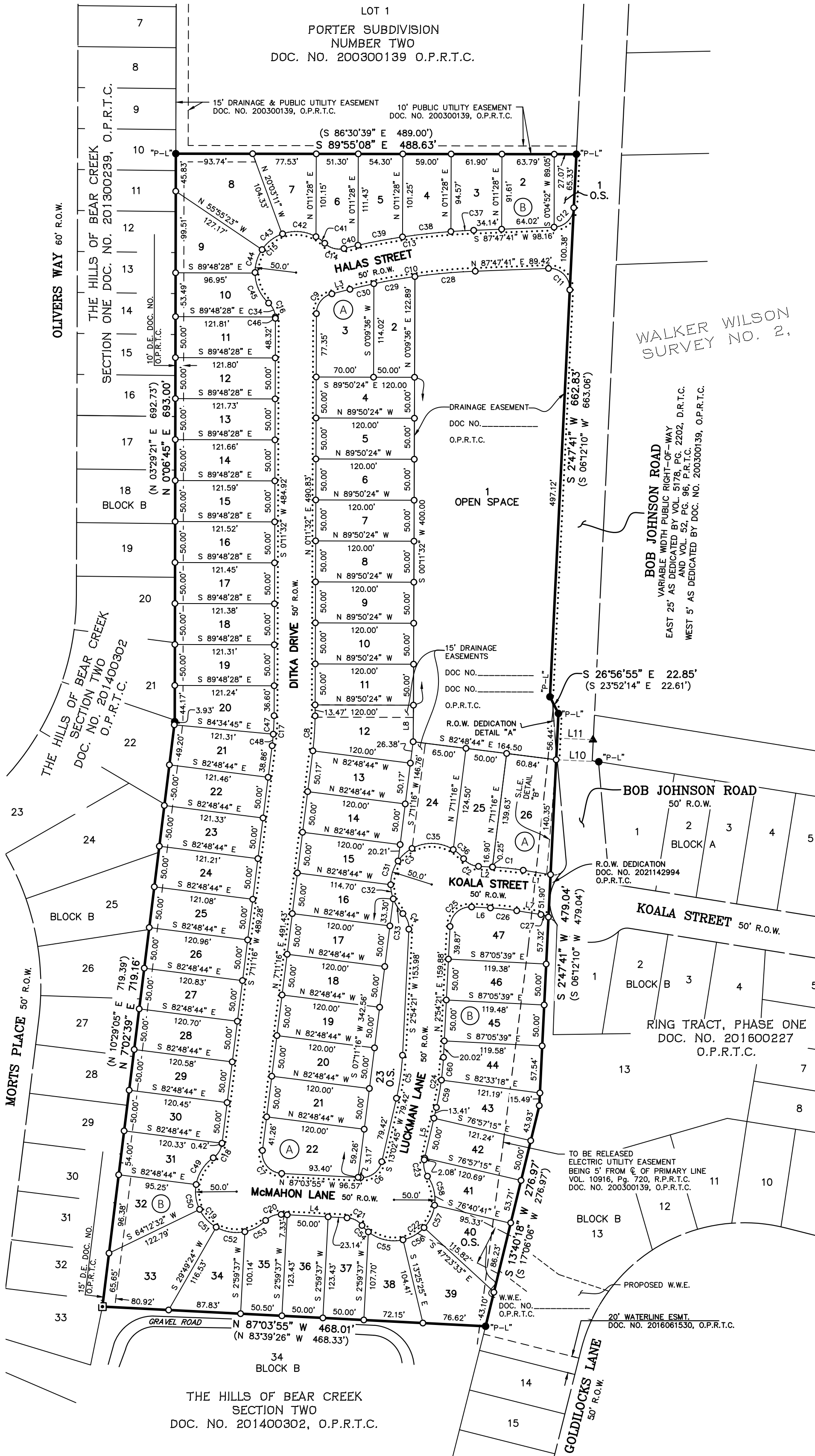
## FINAL PLAT PORTER TRACT

A SUBDIVISION OF 15.611 ACRES OF LAND  
LOCATED IN THE WALKER WILSON SURVEY NO. 2  
ABSTRACT NO. 27, TRAVIS COUNTY, TEXAS



**BGE, Inc.**  
101 W. Louis Henna Blvd., Suite 400  
Austin, TX 78728  
Tel: 512-879-0400 • [www.bgeinc.com](http://www.bgeinc.com)  
TBPELS Registration No. F-1046  
TBPELS Licensed Surveying Firm No. 10106502

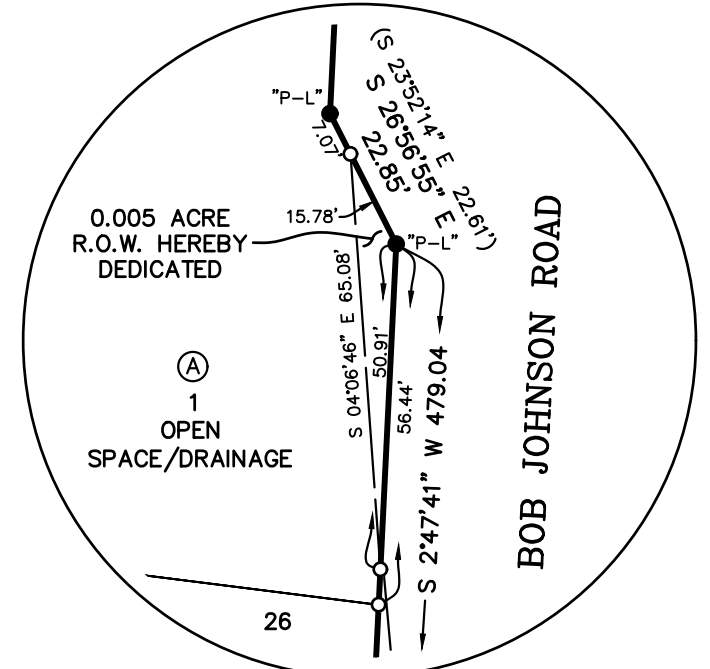




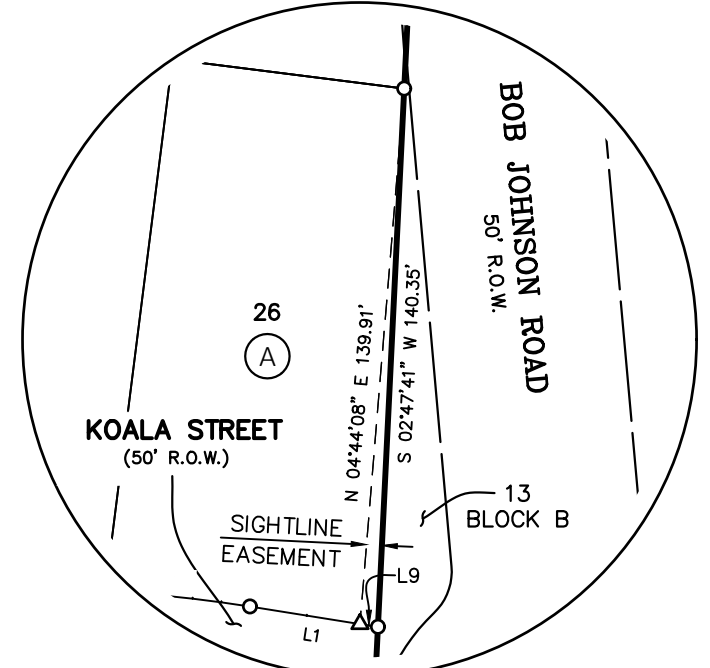
BEARING ORIENTATION IS BASED ON THE TEXAS  
STATE PLANE COORDINATE SYSTEM, CENTRAL  
ZONE 4203, NAD83.

LEGEND

- D.E. DRAINAGE EASEMENT
- DOC. DOCUMENT
- D.R.T.C. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- ELEC. ELECTRIC EASEMENT
- ESMT. EASEMENT
- EX. NUMBER
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- O.S. OPEN SPACE
- P.G. PAGE
- P.U.E. PUBLIC UTILITY EASEMENT
- R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- S.L.E. SIGHTLINE EASEMENT
- VOL. VOLUME
- W.W.E. WASTEWATER EASEMENT
- SET 1/2" IRON ROD
- W/ "BGE INC" CAP
- SET 1/2" IRON ROD W/ "BGE INC" CAP IN CONC.
- FOUND 1/2" IRON ROD
- FOUND 1/2" IRON ROD W/ CAP STAMPED "POINTLINE RPLS 1587"
- ▲ FOUND RAILROAD SPIKE
- △ CALCULATED POINT
- ..... PROPOSED SIDEWALK



DETAIL "A"  
NOT TO SCALE



DETAIL "B"  
NOT TO SCALE

FINAL PLAT  
PORTER TRACT

A SUBDIVISION OF 15.611 ACRES OF LAND  
LOCATED IN THE WALKER WILSON SURVEY NO. 2  
ABSTRACT NO. 27, TRAVIS COUNTY, TEXAS

SUBMITTED DATE: JULY 2, 2019

OWNER:  
PORTER BEAR CREEK DEVELOPMENT, INC.  
9111 JOLLYVILLE RD #111  
AUSTIN, TX 78759  
TEL: 512-686-4986

ENGINEER & SURVEYOR:  
BGE, INC.  
101 W. LOUIS HENNA BLVD., SUITE 400  
AUSTIN, TX 78728  
TEL: 512-879-0400



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TBPELS Registration No. F-1046  
TBPELS Licensed Surveying Firm No. 10106502

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	350.00'	6°09'39"	37.63'	S 84°00'49" E	37.62'
C2	25.00'	48°11'23"	21.03'	N 62°59'57" W	20.41'
C3	50.00'	186°22'46"	162.65'	N 47°54'21" E	99.85'
C4	25.00'	48°11'23"	21.03'	S 21°11'20" E	20.41'
C5	300.00'	10°08'24"	53.09'	S 7°58'33" W	53.02'
C6	25.00'	79°53'20"	34.86'	S 52°59'25" W	32.10'
C7	25.00'	94°15'11"	41.13'	N 39°56'19" W	36.64'
C8	350.00'	6°59'44"	42.73'	S 3°41'24" W	42.71'
C9	25.00'	75°37'04"	32.99'	N 38°00'04" E	30.65'
C10	740.00'	11°59'05"	154.79'	N 81°48'09" E	154.51'
C11	25.00'	94°59'58"	41.45'	S 44°42'18" E	36.86'
C12	25.00'	85°00'00"	37.09'	S 45°17'41" W	33.78'
C13	790.00'	11°36'44"	160.11'	N 81°59'19" E	159.84'
C14	25.00'	58°10'40"	25.38'	N 74°43'43" W	24.31'
C15	50.00'	182°21'28"	159.14'	N 43°10'53" E	99.98'
C16	25.00'	48°11'23"	21.03'	S 23°54'09" E	20.41'
C17	300.00'	6°59'44"	36.63'	S 3°41'24" W	36.61'
C18	25.00'	48°11'23"	21.03'	S 31°16'58" W	20.41'
C19	50.00'	190°31'50"	166.27'	N 39°53'16" W	99.58'
C20	25.00'	48°05'16"	20.98'	N 68°53'27" E	20.37'
C21	25.00'	48°17'29"	21.07'	S 62°55'10" E	20.45'
C22	50.00'	176°22'12"	153.91'	S 53°02'29" W	99.95'
C23	25.00'	48°11'23"	21.03'	N 11°02'56" W	20.41'
C24	350.00'	10°08'24"	61.94'	S 7°58'33" W	61.86'
C25	25.00'	90°00'00"	39.27'	N 47°54'21" E	35.36'
C26	300.00'	6°09'39"	32.26'	S 84°00'49" E	32.24'
C27	29.54'	18°53'17"	9.74'	S 71°29'21" E	9.69'
C28	740.00'	5°43'50"	74.01'	S 84°55'46" W	73.98'
C29	740.00'	3°55'57"	50.79'	S 80°05'52" W	50.78'
C30	740.00'	2°19'18"	29.98'	S 76°58'15" W	29.98'
C31	50.00'	35°13'35"	30.74'	S 17°16'40" W	30.26'
C32	50.00'	20°10'48"	17.61'	S 10°25'31" E	17.52'
C33	50.00'	24°46'06"	21.61'	S 32°53'58" E	21.45'
C34	25.00'	44°20'22"	19.35'	N 25°49'39" W	18.87'
C35	50.00'	86°47'35"	75.74'	S 78°17'15" W	68.70'
C36	50.00'	19°24'42"	16.94'	N 48°36'37" W	16.86'
C37	790.00'	2°01'08"	27.84'	S 86°47'07" W	27.84'
C38	790.00'	4°18'30"	59.40'	S 83°37'18" W	59.39'
C39	790.00'	4°00'33"	55.28'	S 79°27'47" W	55.27'
C40	790.00'	1°16'33"	17.59'	S 76°49'14" W	17.59'
C41	50.00'	15°19'17"	13.37'	N 53°18'01" W	13.33'
C42	50.00'	49°05'32"	42.84'	N 85°30'25" W	41.54'
C43	50.00'	35°52'12"	31.30'	S 52°00'43" W	30.79'
C44	50.00'	34°43'39"	30.31'	S 16°42'48" W	29.84'
C45	50.00'	47°20'48"	41.32'	S 24°19'26" E	40.15'
C46	25.00'	3°51'01"	1.68'	N 1°43'58" W	1.68'
C47	300.00'	4°18'19"	22.54'	N 2°20'42" E	22.54'
C48	300.00'	2°41'25"	14.09'	N 5°50'34" E	14.08'
C49	50.00'	45°31'29"	39.73'	S 32°36'55" W	38.69'
C50	50.00'	35°38'38"	31.11'	S 7°58'09" E	30.61'
C51	50.00'	34°23'08"	30.01'	S 42°59'02" E	29.56'
C52	50.00'	41°30'27"	36.22'	S 80°55'50" E	35.44'
C53	50.00'	33°28'07"	29.21'	N 61°34'53" E	28.79'
C54	50.00'	12°38'07"	11.03'	S 45°05'29" E	11.00'
C55	50.00'	51°18'11"	44.77'	S 77°03'38" E	43.29'
C56	50.00'	34°30'10"	30.11'	N 60°02'12" E	29.66'
C57	50.00'	35°10'28"	30.70'	N 25°11'53" E	30.22'
C58	50.00'	42°45'16"	37.31'	N 13°45'59" W	36.45'
C59	350.00'	5°33'46"	33.98'	N 10°15'52" E	33.97'
C60	350.00'	4°34'38"	27.96'	N 5°11'40" E	27.95'

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S80°56'00"E	33.75'
L2	S87°05'39"E	17.15'
L3	N75°48'36"E	22.67'
L4	S87°03'55"E	80.47'
L5	N13°02'45"E	65.50'
L6	S87°05'39"E	23.05'
L7	S80°56'00"E	29.86'
L8	N0°33'36"E	44.60'
L9	N80°56'00"W	4.77'
L10	S87°16'31"E	52.09'
L11	S87°12'19"E	42.56'

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	A	103,722
2	A	5,938
3	A	7,317
4	A	6,000
5	A	6,000
6	A	6,000
7	A	6,000
8	A	6,000
9	A	6,000
10	A	6,000
11	A	6,000
12	A	7,639
13	A	6,020
14	A	6,000
15	A	5,874
16	A	5,947
17	A	6,000
18	A	6,000
19	A	6,000
20	A	6,000
21	A	6,000
22	A	7,488
23	A	9,678
24	A	8,170
25	A	6,827
26	A	9,208

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	B	2,103
2	B	5,770
3	B	5,752
4	B	5,755
5	B	5,757
6	B	5,751
7	B	5,766
8	B	9,376
9	B	6,590
10	B	5,750
11	B	6,092
12	B	6,088
13	B	6,085
14	B	6,081
15	B	6,078
16	B	6,074
17	B	6,071
18	B	6,067
19	B	6,064
20	B	6,498
21	B	6,205
22	B	6,070
23	B	6,063
24	B	6,057
25	B	6,051

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
26	B	6,045
27	B	6,038
28	B	6,032
29	B	6,026
30	B	6,020
31	B	5,764
32	B	6,330
33	B	10,025
34	B	6,251
35	B	5,757
36	B	6,171
37	B	6,022
38	B	5,766
39	B	8,079
40	B	5,732
41	B	5,763
42	B	6,048
43	B	6,495
44	B	6,325
45	B	5,976
46	B	5,972
47	B	7,433

STREET NAMES		
STREET	R.O.W. WIDTH	CENTERLINE LENGTH
HALAS STREET	50 FEET	349 FEET
DITKA DRIVE	50 FEET	1,126 FEET
McMAHON LANE	50 FEET	188 FEET
LUCKMAN LANE	50 FEET	392 FEET
KOALA STREET	50 FEET	134 FEET
TOTAL LINEAR FEET OF NEW STREETS		2,189 FEET

LAND USE SCHEDULE		
DESCRIPTION	NUMBER	ACREAGE
RESIDENTIAL	69	10.024 ACRES
OPEN SPACE	4	2.783 ACRES
RIGHT-OF-WAY DEDICATION	—	0.005 ACRE
RIGHT-OF-WAY	—	2.799 ACRES
TOTAL	73	15.611 ACRES

FINAL PLAT

PORTER TRACT

A SUBDIVISION OF 15.611 ACRES OF LAND  
LOCATED IN THE WALKER WILSON SURVEY NO. 2  
ABSTRACT NO. 27, TRAVIS COUNTY, TEXAS



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TBPELS Licensed Surveying Firm No. 10106502



STATE OF TEXAS §  
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT PORTER BEAR CREEK DEVELOPMENT, INC, A TEXAS CORPORATION, ACTING HEREIN BY AND THROUGH GARRETT MARTIN, IT'S PRESIDENT, OWNER OF 15.611 ACRES OF LAND OUT OF THE WALKER WILLIAMS SURVEY NO. 2, SITUATED IN TRAVIS COUNTY, TEXAS; SAID 15.611 ACRES OF LAND BEING LOTS 2, 3, AND 4, PORTER SUBDIVISION NUMBER TWO, A SUBDIVISION AS RECORDED IN DOCUMENT NO. 200300139 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AS CONVEYED TO PORTER BEAR CREEK DEVELOPMENT BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, IN DOCUMENT NO. 2021159138 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOTS 2, 3, AND 4, PORTER SUBDIVISION NUMBER TWO HAVING BEEN VACATED BY DOCUMENT NO. \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID SUBDIVISION HAVING BEEN APPROVED FOR REPLAT PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, DOES HEREBY SUBDIVIDE SAID 15.611 ACRES OF LAND IN ACCORDANCE WITH THE PLAT TO BE KNOWN AS "PORTER TRACT", AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS, COVENANTS, OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE \_\_\_\_DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

BY: PORTER BEAR CREEK DEVELOPMENT, INC

\_\_\_\_\_  
GARRETT MARTIN, PRESIDENT  
9111 JOLLYVILLE ROAD, SUITE 111  
AUSTIN, TX 78759

STATE OF TEXAS §  
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED GARRETT MARTIN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

\_\_\_\_\_  
PRINT NOTARY'S NAME  
MY COMMISSION EXPIRES \_\_\_\_\_

FLOOD PLAIN NOTE:

NO PORTION OF THIS SUBDIVISION IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48453C0590J, TRAVIS COUNTY, TEXAS, DATED JANUARY 22, 2020, COMMUNITY #481026.

I, BRIAN GRACE, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND HEREBY CERTIFY THAT THE ENGINEERING PORTIONS OF THIS PLAT COMPLY WITH TITLE 30 OF THE AUSTIN CITY CODE, AS AMENDED.

\_\_\_\_\_  
BRIAN GRACE  
LICENSED PROFESSIONAL ENGINEER NO. 121846

Date 6/3/2022

BGE, INC.  
1701 DIRECTORS BLVD, SUITE 1000  
AUSTIN, TX 78744

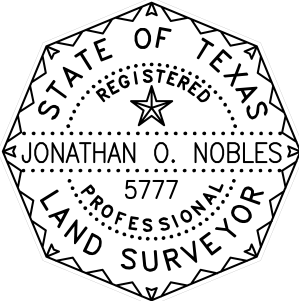


I, JONATHAN O. NOBLES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 30 OF THE AUSTIN CITY CODE AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

\_\_\_\_\_  
JONATHAN O. NOBLES, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5777

Date 06/01/2022

BGE, INC.  
101 W. LOUIS HENNA BLVD., SUITE 400  
AUSTIN, TEXAS 78728



GENERAL NOTES

- THE PROPERTY LIES IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48453C0590J, REVISED JANUARY 22, 2020.
- NO STRUCTURE SHALL ENCROACH ON THE 100 YEAR FLOODPLAIN.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION).
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
- PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
- WATER AND WASTEWATER WILL BE PROVIDED BY AUSTIN WATER UTILITY.
- TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH APPLICABLE CITY OF AUSTIN AND TRAVIS COUNTY REQUIREMENTS.

- ELECTRIC SERVICE IS BEING PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE, INC.
- PEDERNALES ELECTRIC COOPERATIVE, INC. HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR, PEDERNALES ELECTRIC COOPERATIVE, INC. WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE PEDERNALES ELECTRIC COOPERATIVE, INC. 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.
- ALL NON-RESIDENTIAL LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- FOR DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS PERTAINING TO THIS SUBDIVISION ARE OF RECORD IN DOCUMENT NUMBERS 2013208468 AND 202066773 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- 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 RECORDED IN DOC NO. \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. 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 SEPARATE INSTRUMENT RECORDED IN DOC NO. \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- 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.
- PRIOR TO ADDITIONAL CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN, AND TRAVIS COUNTY.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT IN ACCORDANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER & WASTEWATER UTILITY SYSTEM.
- PRIOR TO CONSTRUCTION OF THIS SUBDIVISION DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
- BY APPROVING THIS PLAT, THE CITY OF AUSTIN AND TRAVIS COUNTY 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 PLAT APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
- LANDOWNER IS RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURE, INCLUDING THE WATER AND WASTEWATER UTILITY IMPROVEMENTS TO SERVE EACH LOT.
- THIS PROPERTY IS LOCATED WITHIN THE CITY OF AUSTIN'S 2 MILE E.T.J.
- ALL STREET RIGHT-OF-WAYS ARE PUBLIC.
- A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL RIGHT-OF-WAY LINES WITHIN THIS SUBDIVISION.
- ALL DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC.
- 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.
- ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN AND TRAVIS COUNTY STANDARDS.
- DIRECT ACCESS TO KOALA LANE AND/OR LUCKMAN LANE IS PROHIBITED FROM BLOCK A, LOTS 15 & 16; ACCESS IS LIMITED TO DITKA DRIVE ONLY. DIRECT ACCESS TO DITKA DRIVE IS PROHIBITED FROM BLOCK A, LOT 3; ACCESS IS LIMITED TO HALAS STREET ONLY. DIRECT ACCESS TO MCMAHON LANE IS PROHIBITED FROM BLOCK A, LOT 22; ACCESS IS LIMITED TO DITKA DRIVE ONLY.
- DIRECT ACCESS TO BOB JOHNSON IS PROHIBITED FROM BLOCK A, LOT 26 AS WELL AS BLOCK B, LOT 1.
- A DRIVEWAY PERMIT FROM TRAVIS COUNTY IS REQUIRED PRIOR TO CONSTRUCTION OF ANY DRIVEWAY CONNECTION TO TRAVIS COUNTY STREETS.
- AS APPLICABLE, OBTAIN AND IMPLEMENT A STORMWATER POLLUTION PREVENTION PLAN (SWP3). THE SWP3 REQUIRES IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORMWATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
- A FEE IN LIEU OF PARKLAND DEDICATION WAS PAID TO TRAVIS COUNTY PER TITLE 30 FOR 69 UNITS
- 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.

- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN (OR TRAVIS COUNTY) STANDARDS, ARE REQUIRED ALONG THE SUBDIVISION STREETS, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- SLOPE EASEMENT DEDICATION WILL BE REQUIRED FOR FILL/CUT SLOPES SUPPORTING ROADWAYS, WHICH EXTEND BEYOND THE RIGHT-OF-WAY.
- WITHIN A SIGHT LINE EASEMENT, ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECT, WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD, IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
- A SETBACK SHALL BE PROVIDED FOR ALL DETENTION, RETENTION, AND WATER QUALITY FACILITIES FOR SINGLE-FAMILY OR DUPLEX RESIDENTIAL DEVELOPMENT. NO SUCH FACILITY SHALL BE LOCATED WITHIN 50 FT. OF A RESIDENTIAL STRUCTURE.
- AN ADMINISTRATIVE VARIANCE HAS BEEN GRANTED IN ACCORDANCE WITH LDC 30-8-42 TO ALLOW CUT FROM 4 TO 8 FEET IN THE DDZ [LDC-30-8-341] AND FILL FROM 4 TO 8 FEET IN THE DDZ [LDC 30-8-342]
- AN ADMINISTRATIVE VARIANCE HAS BEEN GRANTED IN ACCORDANCE WITH LDC 30-2-153(A) TO ALLOW FOR BLOCK LENGTH GREATER THAN 1,200 LINEAR FEET.
- THIS PLAT IS SUBJECT TO THE APPROVED TIA AND MITIGATION AGREEMENT AS APPROVED BY COMMISSIONERS COURT ON \_\_\_\_\_, 2022

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE 2-MILE E.T.J. OF THE CITY OF AUSTIN ON THIS THE \_\_\_\_DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, TEXAS, THIS THE \_\_\_\_DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

\_\_\_\_\_  
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\_\_\_\_, A.D.

\_\_\_\_\_  
NADIA BARRERA-RAMIREZ, CHAIR  
DAVID KING, SECRETARY

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 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 THE OFFICE OF THE COUNTY COURT, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

\_\_\_\_\_  
DEPUTY, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

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 THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., DULY RECORDED ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT O'CLOCK \_\_\_\_M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. \_\_\_\_\_ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.,

\_\_\_\_\_, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

\_\_\_\_\_  
DEPUTY

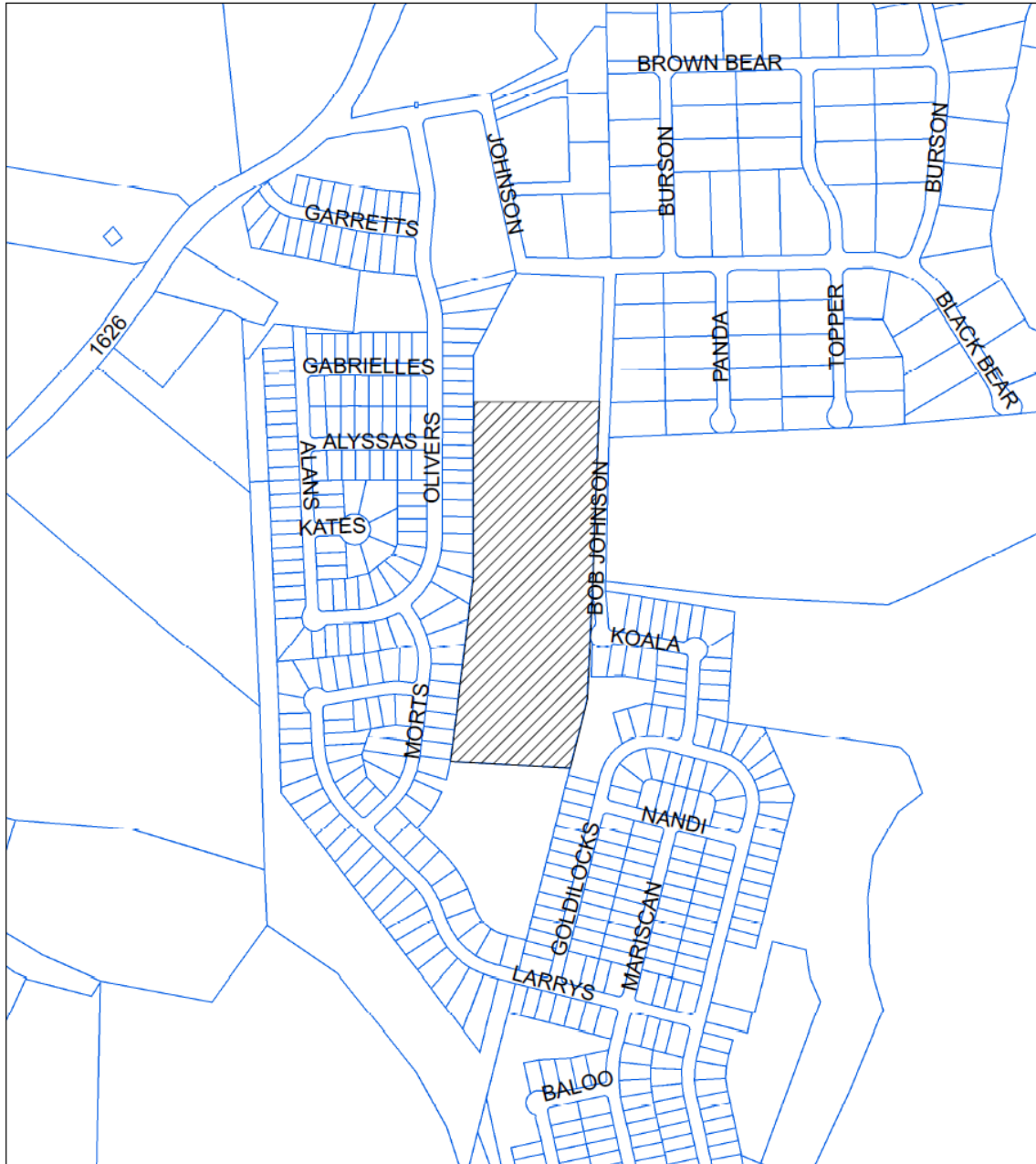




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TBPELS Licensed Surveying Firm No. 10106502

FINAL PLAT  
**PORTER TRACT**  
A SUBDIVISION OF 15.611 ACRES OF LAND  
LOCATED IN THE WALKER WILSON SURVEY NO. 2  
ABSTRACT NO. 27, TRAVIS COUNTY, TEXAS



# Porter Tract Final Plat



 Subject Tract  
 Base Map

CASE: C8J-2018-0187  
 LOCATION: 12800 - 13021 BOB JOHNSON RD

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 and represents only the approximate relative location of property boundaries.

This product has been produced by the Development Services Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

