

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2021-0154.0A**Planning Commission****DATE:** June 28.2022**SUBDIVISION NAME:** Majestic Decker Lane - Final Plat**AREA:** 79.96 acres**LOT(S):** 8 Lots**OWNER/APPLICANT:** Majestic Timmermann LLC**AGENT:** Kimley-Horn and Associates, Inc. (Luke Caraway)**ADDRESS OF SUBDIVISION:** Decker Lane**GRIDS:** N/A**COUNTY:** Travis**WATERSHED:** Decker Creek**JURISDICTION:** 2-Mile ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** N/A**ADMINISTRATIVE WAIVERS:**

None

VARIANCES:

None

SIDEWALKS: N/A

DEPARTMENT COMMENTS: The request is for approval of a final plat consisting of 8 total non-residential lots on 79.96 acres. The proposed subdivision will take access from Decker Lane and is located in the city's 2-Mile ETJ. Water and wastewater will be provided by City of Austin. The development does not plan for any residential uses at this time.

COUNTY COMMENTS

This property is located in the 2-Mile, ETJ (Extra-Territorial Jurisdiction) of the City of Austin. The Texas Local Government prohibits the city and the county from regulating land uses, lot size, density, height and building coverage in the ETJ to name a few.

ISSUES:

Staff has not received any inquiries from anyone on this proposed subdivision

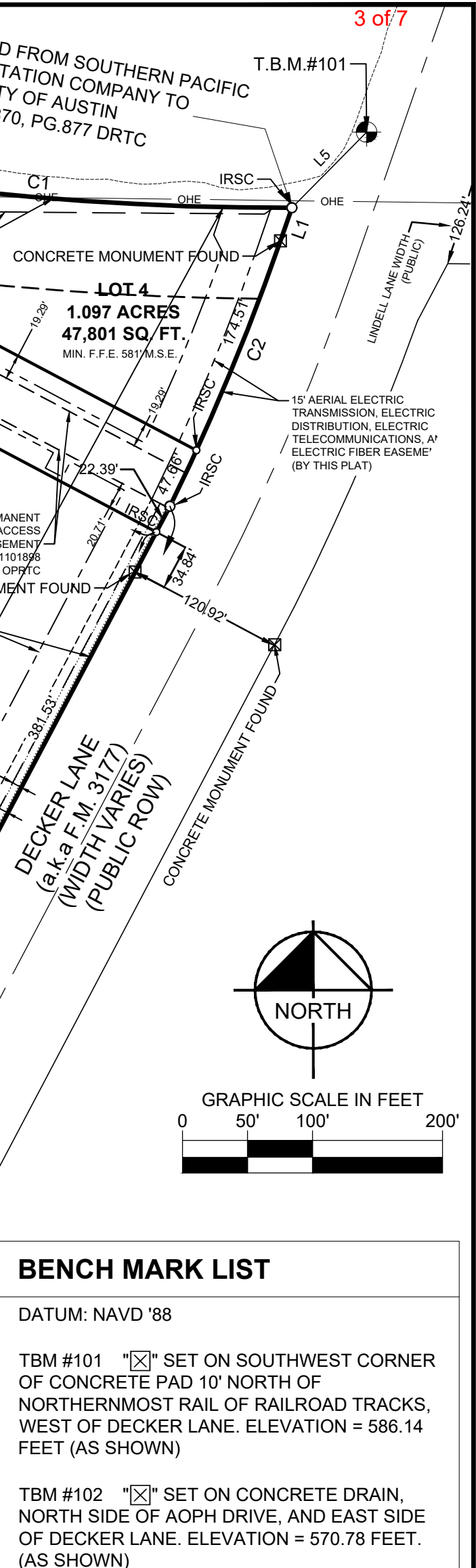
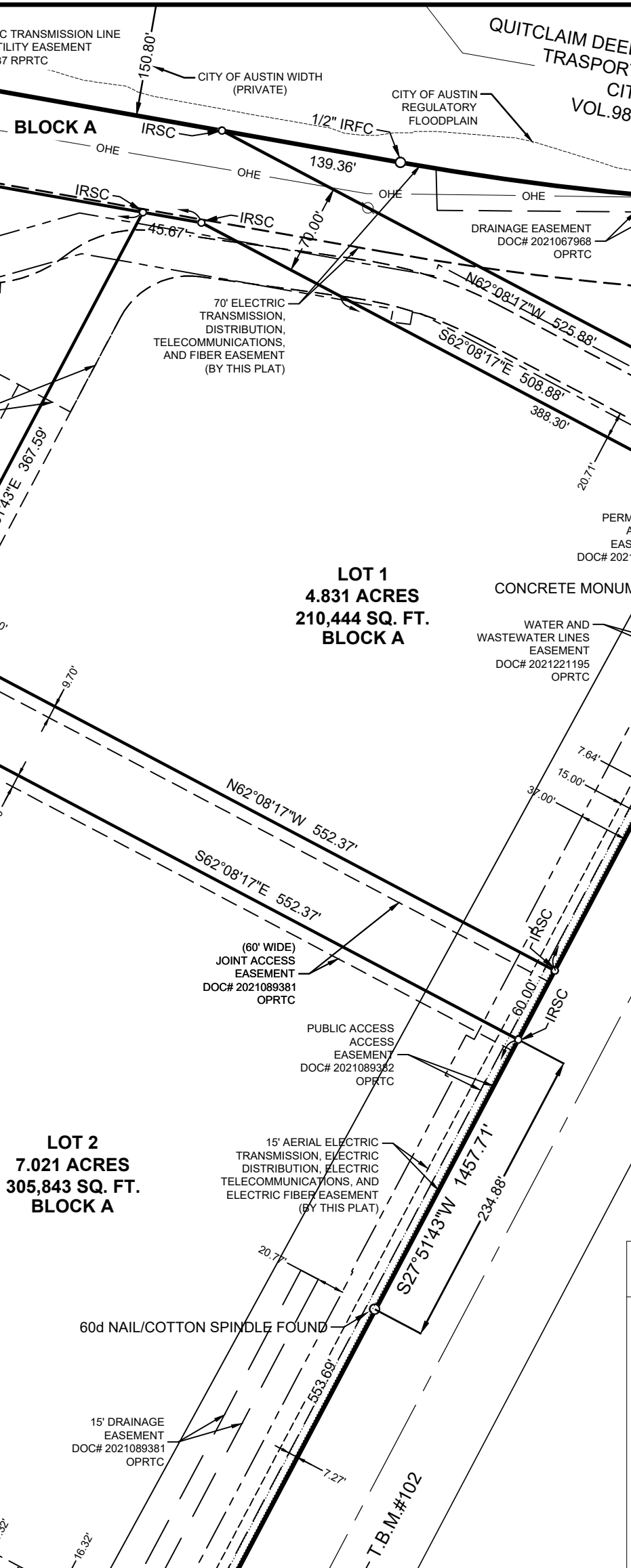
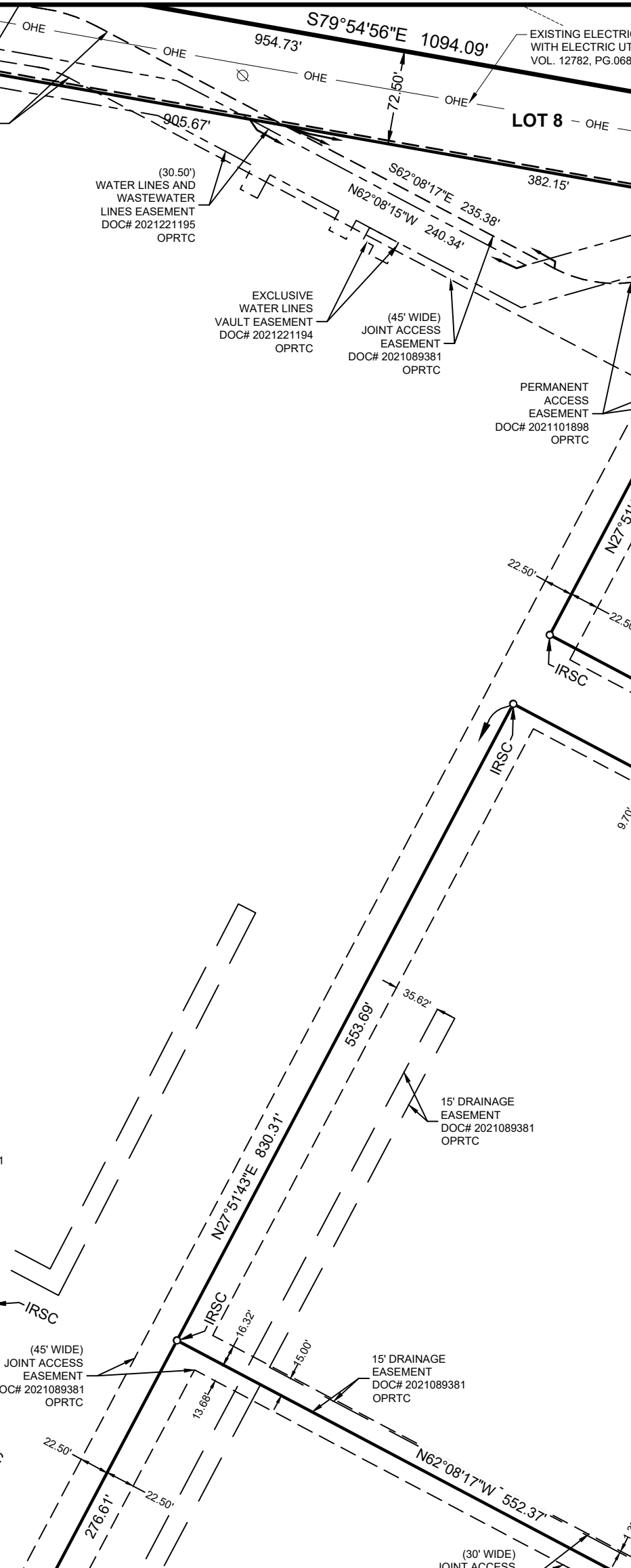
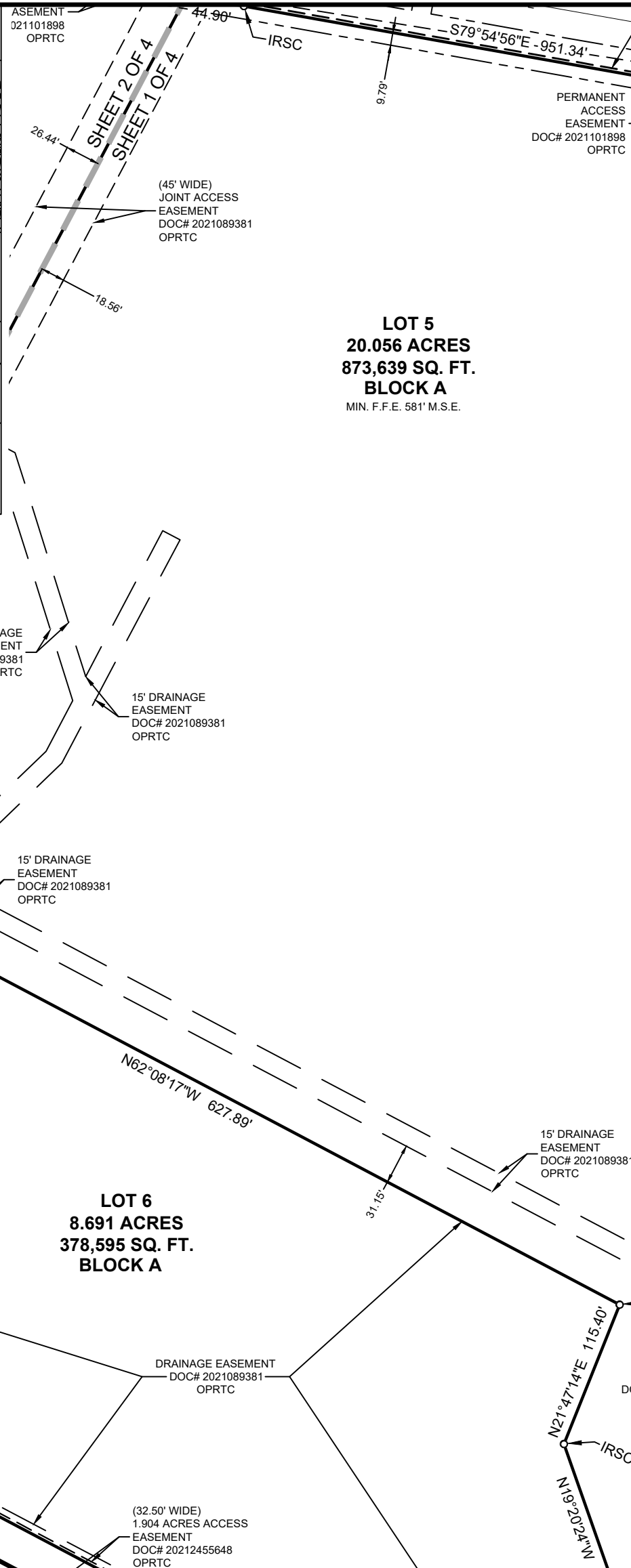
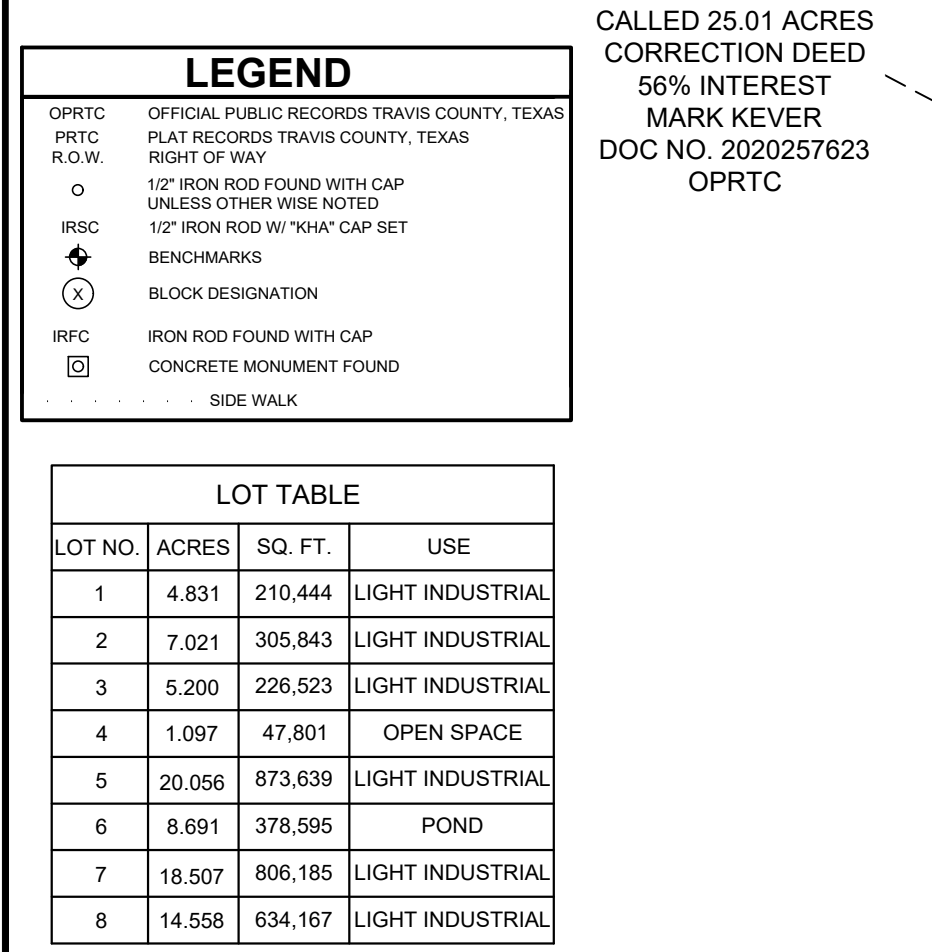
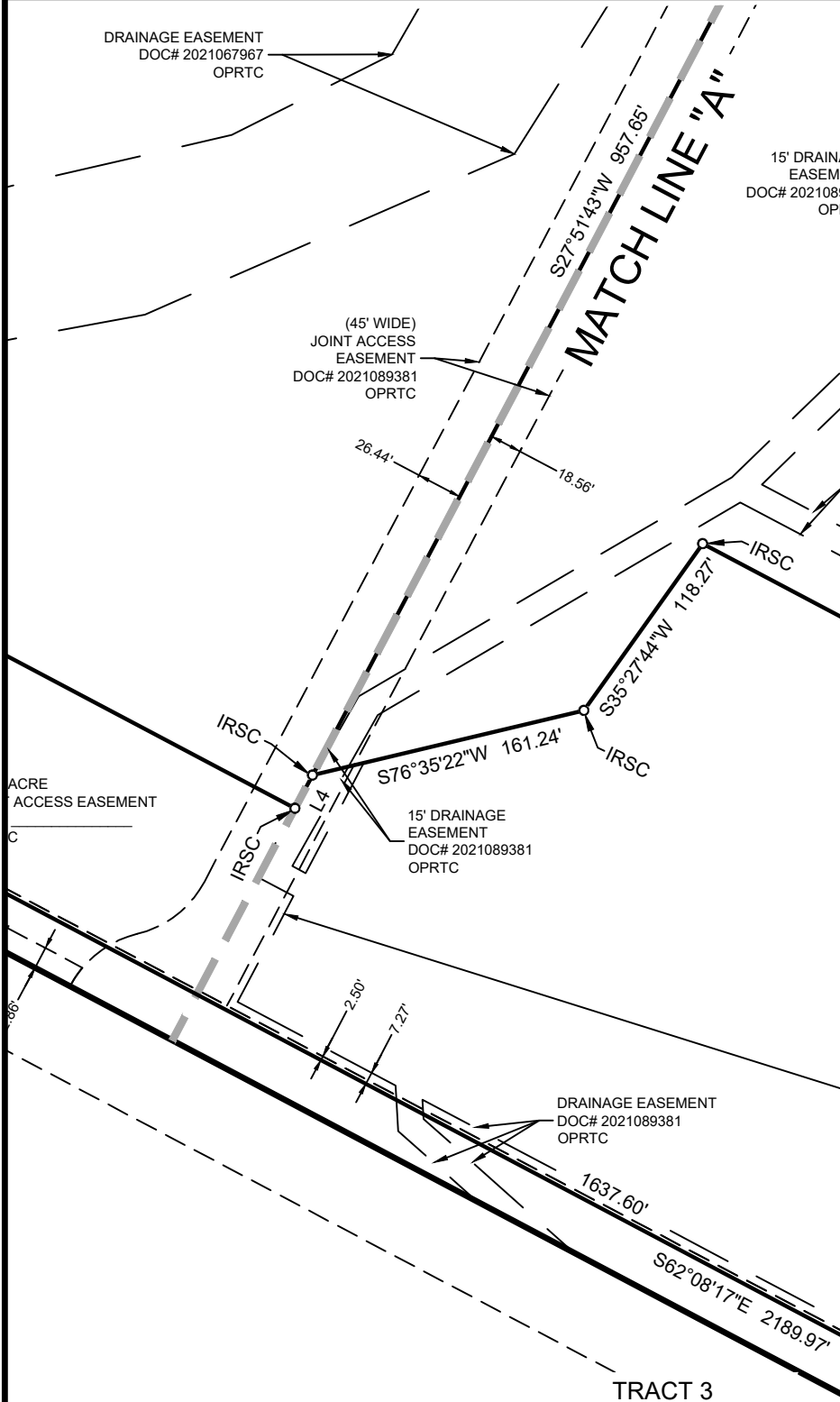
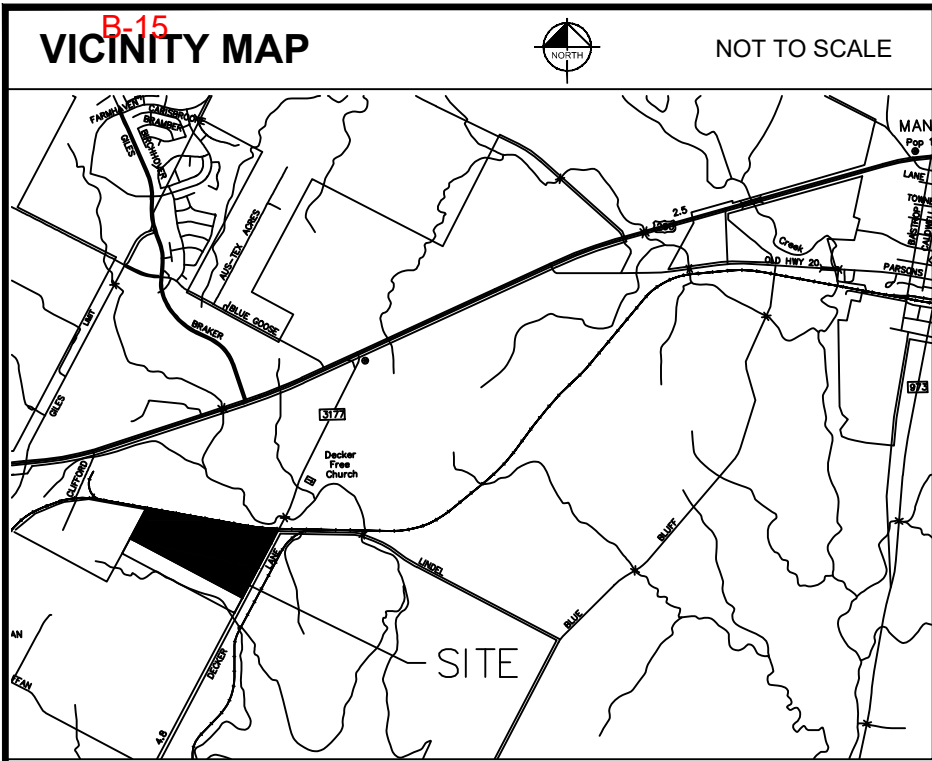
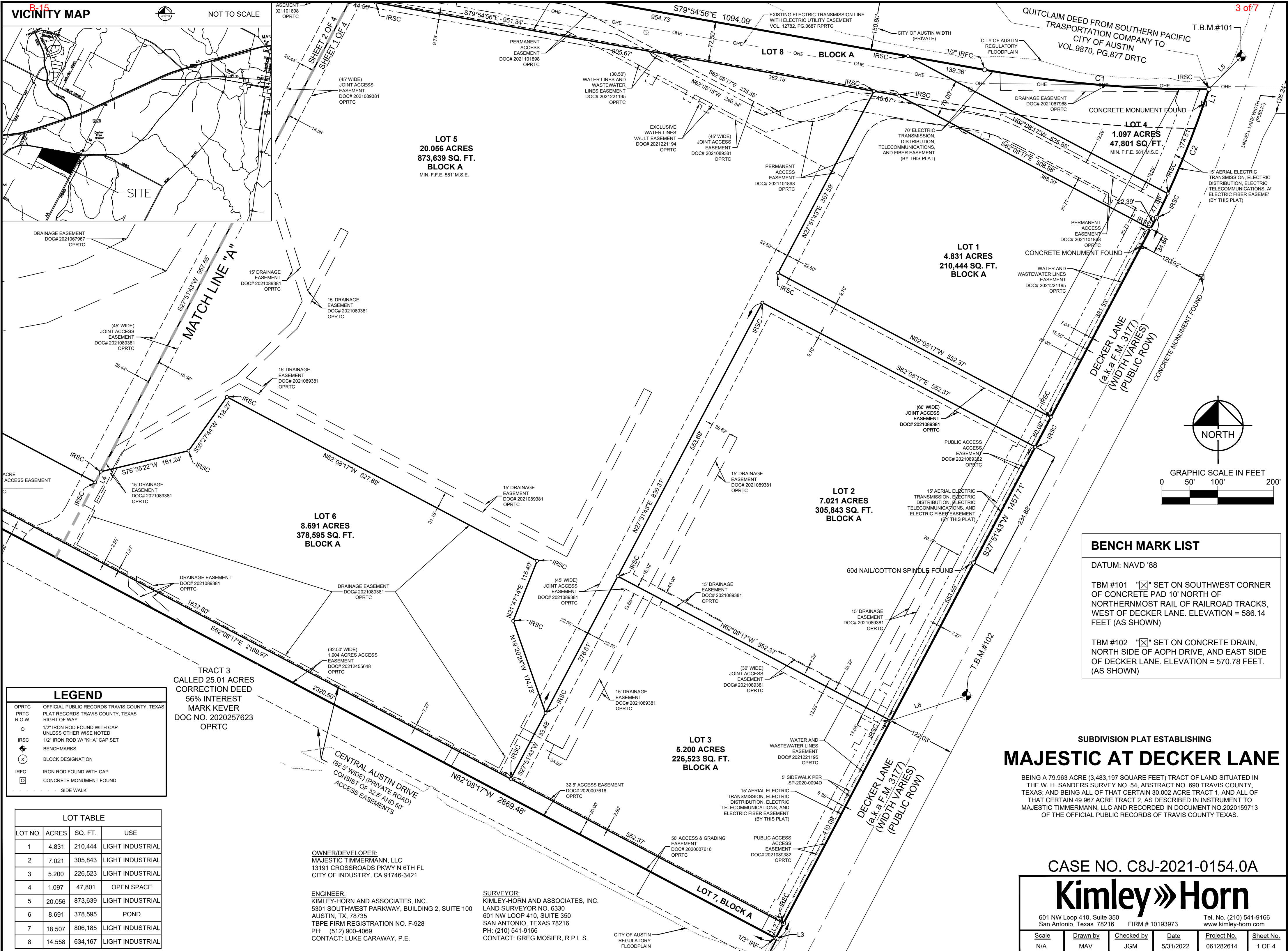
STAFF RECOMMENDATION: As this final plat meets all Title 30 requirements; staff recommends approval.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Jose Luis Arriaga

Email address: joe.arriaga@traviscountytexas.gov

PHONE: 512-854-7562



LEGEND	
OPRTC	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
PRTC	PLAT RECORDS TRAVIS COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
○	1/2" IRON ROD FOUND WITH CAP UNLESS OTHERWISE NOTED
IRSC	1/2" IRON ROD W/ "KHA" CAP SET
◆	BENCHMARKS
⊗	BLOCK DESIGNATION
IRFC	IRON ROD FOUND WITH CAP
⊠	CONCRETE MONUMENT FOUND
---	SIDE WALK

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	USE
1	4.831	210,444	LIGHT INDUSTRIAL
2	7.021	305,843	LIGHT INDUSTRIAL
3	5.200	226,523	LIGHT INDUSTRIAL
4	1.097	47,801	OPEN SPACE
5	20.056	873,639	LIGHT INDUSTRIAL
6	8.691	378,595	POND
7	18.507	806,185	LIGHT INDUSTRIAL
8	14.558	634,167	LIGHT INDUSTRIAL

OWNER/DEVELOPER:
MAJESTIC TIMMERMANN, LLC
13191 CROSSROADS PKWY N 6TH FL
CITY OF INDUSTRY, CA 91746-3421

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
AUSTIN, TX, 78735
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 900-4069
CONTACT: LUKE CARAWAY, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
LAND SURVEYOR NO. 6330
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166
CONTACT: GREG MOSIER, R.P.L.S.

BENCH MARK LIST	
DATUM: NAVD '88	
TBM #101 "X" SET ON SOUTHWEST CORNER OF CONCRETE PAD 10' NORTH OF NORTHERNMOST RAIL OF RAILROAD TRACKS, WEST OF DECKER LANE. ELEVATION = 586.14 FEET (AS SHOWN)	
TBM #102 "X" SET ON CONCRETE DRAIN, NORTH SIDE OF AOPH DRIVE, AND EAST SIDE OF DECKER LANE. ELEVATION = 570.78 FEET. (AS SHOWN)	

SUBDIVISION PLAT ESTABLISHING MAJESTIC AT DECKER LANE

BEING A 79.963 ACRE (3,483,197 SQUARE FEET) TRACT OF LAND SITUATED IN THE W. H. SANDERS SURVEY NO. 54, ABSTRACT NO. 690 TRAVIS COUNTY, TEXAS; AND BEING ALL OF THAT CERTAIN 30.002 ACRE TRACT 1, AND ALL OF THAT CERTAIN 49.967 ACRE TRACT 2, AS DESCRIBED IN INSTRUMENT TO MAJESTIC TIMMERMANN, LLC AND RECORDED IN DOCUMENT NO.2020159713 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS.

CASE NO. C8J-2021-0154.0A

Kimley»Horn

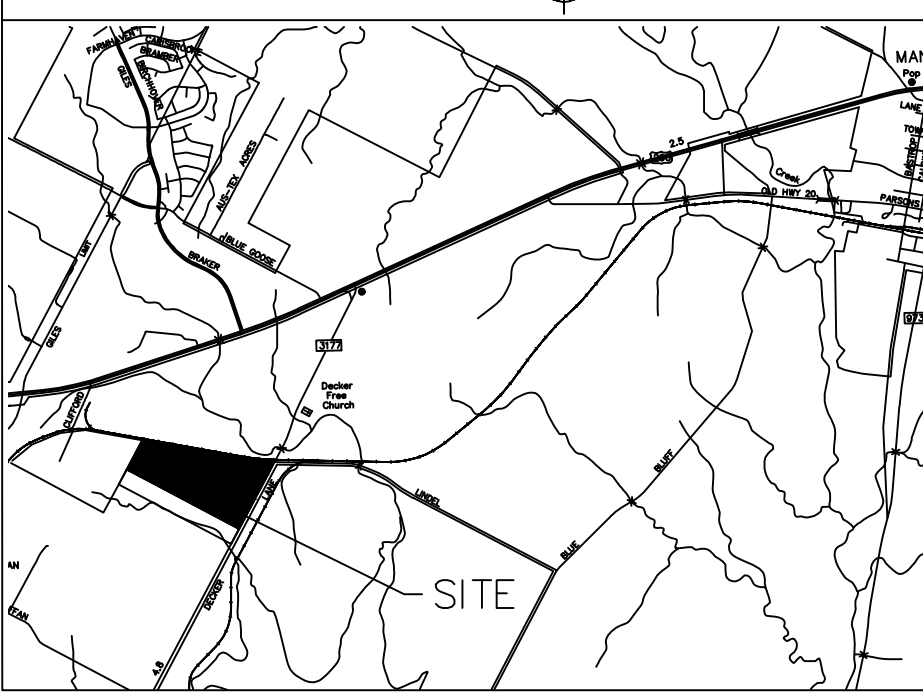
601 NW Loop 410, Suite 350
San Antonio, Texas 78216

FIRM # 10193973

Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MAV	JGM	5/31/2022	061282614	1 OF 4

VICINITY MAP

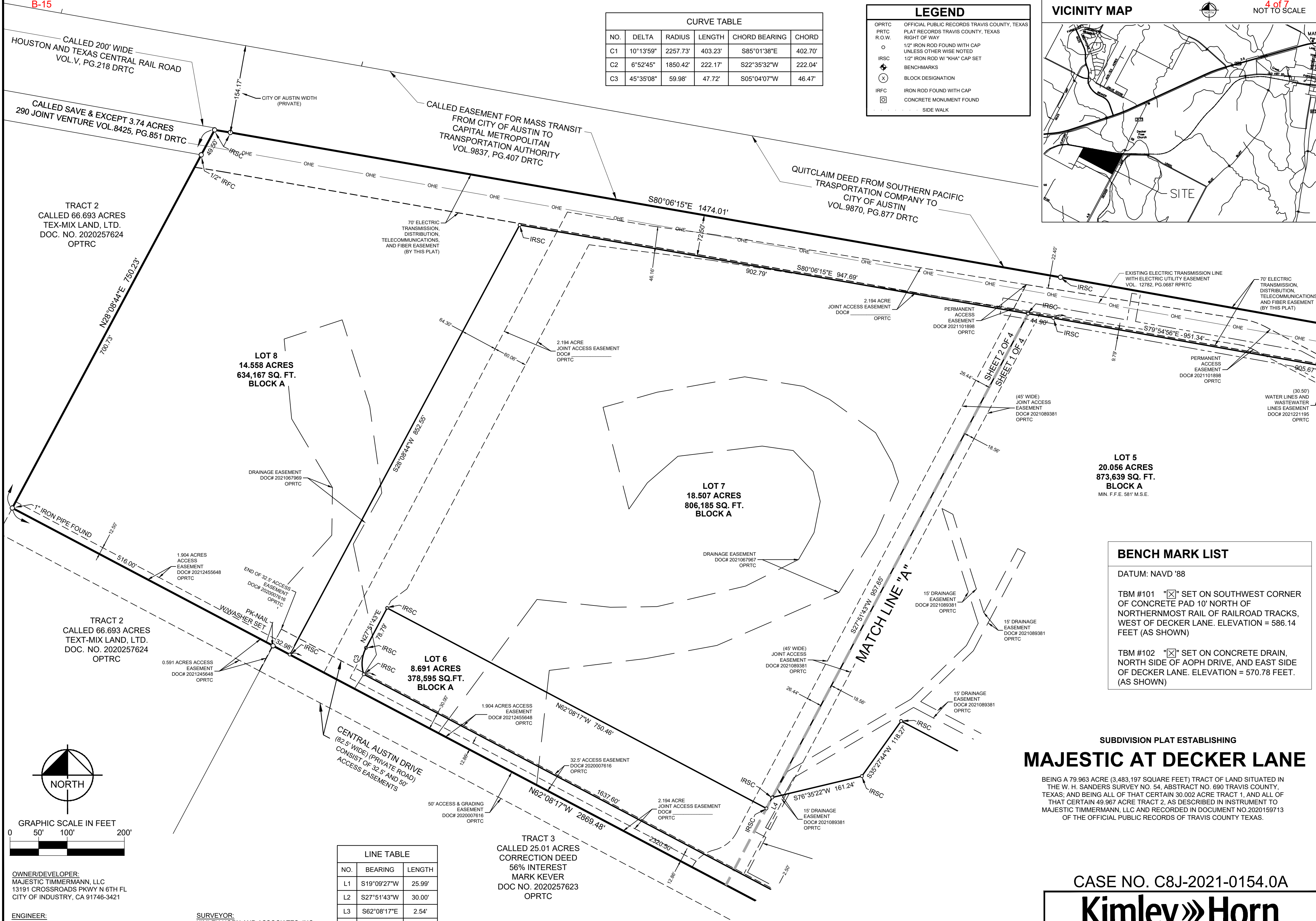


LEGEND

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⊞	CONCRETE MONUMENT FOUND
---	SIDE WALK

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	10°13'59"	2257.73'	403.23'	S85°01'38"E	402.70'
C2	6°52'45"	1850.42'	222.17'	S22°35'32"W	222.04'
C3	45°35'08"	59.98'	47.72'	S05°04'07"W	46.47'



BENCH MARK LIST

DATUM: NAVD '88

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MAJESTIC AT DECKER LANE

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OWNER/DEVELOPER:
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13191 CROSSROADS PKWY N 6TH FL
CITY OF INDUSTRY, CA 91746-3421

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
AUSTIN, TX, 78735
TBPE FIRM REGISTRATION NO. F-928
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CONTACT: GREG MOSIER, R.P.L.S.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S19°09'27"W	25.99'
L2	S27°51'43"W	30.00'
L3	S62°08'17"E	2.54'
L4	S27°51'43"W	21.72'
L5	N44°36'40"E	81.77'
L6	N71°47'25"E	142.55'

TRACT 3
CALLED 25.01 ACRES
CORRECTION DEED
56% INTEREST
MARK KEVER
DOC NO. 2020257623
OPRTC

~~P-15~~
The State of Texas §
County of Travis §

Know all men by these presents:

Whereas, Majestic Timmermann, LLC, a Delaware limited liability company, which address is 13191 Crossroads Pkwy N 6th FL, City of Industry, CA 91746-3421, owners of a 79.963 acre (3,483,197 square feet) tract of land situated in the W. H. Sanders Survey No. 54, Abstract No. 690 Travis County, Texas; and being all of that certain 30.002 acre Tract 1, and all of that certain 49.967 acre Tract 2, as described in instrument to Majestic Timmermann, LLC and recorded in Document No.2020159713 of the Official Public Records of Travis County, Texas, and do hereby subdivide said acres to subject to Chapter 212 of the Local Government Code.

Now, therefore, know all men by these presents: that the undersigned owner of the land shown on this plat, and designated herein as Majestic at Decker Lane Subdivision of Travis County, Texas, and whose name is subscribed hereto, hereby subdivides said 79.963 acres of land in accordance with the attached map or plat to be know as Majestic at Decker Lane Subdivision and do hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, public easements, and public places thereon shown for the purposed and consideration therein expressed: subject to any easement or restrictions heretofore granted and not released.

Witness my hand this day _____, 20__.

Majestic Timmermann, LLC, a Delaware limited liability company
13191 Crossroads Pkwy N 6th FL, City of Industry, CA 91746-3421

MAJESTIC TIMMERMANN, LLC,
a Delaware limited liability company

By: Majestic Decker Road, LLC,
a Delaware limited liability company,
Its Managing Member

By: Majestic Realty Co.
a California corporation,
Manager's Agent

By: _____
Edward P. Roski, Jr.
President and Chairman of the Board

The State of California §
County of Los Angeles §

On _____ before me, _____, Notary Public,

personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under Penalty of Perjury under the laws of the State of California that the foregoing paragraph is true and correct.

witness my hand and official seal.

signature _____
Notary Public

By: Greenview Decker, LLC,
a Texas limited liability company,
Its Member

By: Greenview Development Corp.,
a Texas corporation
Its Manager

By: _____
Barth Timmermann
President

The State of Texas §
County of Travis §

On _____ before me, _____, Notary Public,

personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under Penalty of Perjury under the laws of the State of Texas that the foregoing paragraph is true and correct.

witness my hand and official seal.

signature _____
Notary Public

SURVEYORS CERTIFICATION:

STATE OF TEXAS §
COUNTY OF BEXAR §

That I, John G. Mosier, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision, in accordance with Title 30 of the Austin Code of 2002, as amended, and is true and correct to the best of my knowledge.

John G. Mosier
Registered Professional Land Surveyor No. 6330
Kimley-Horn and Associates, Inc.
601 NW Loop 410, Suite 350
San Antonio, Texas 78216
Ph. 210-541-9166
greg.mosier@kimley-horn.com

ENGINEER'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF TRAVIS §

That I, Luke Caraway, 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 Austin Code of 2002, as amended, and is true and correct to the best of my knowledge.

Luke Caraway, P.E.
Registered Professional Engineer No. 125677
Kimley-Horn and Associates, Inc.
5301 Southwest Parkway, Building 2, Suite 100
Austin, TX 78735
Ph. (512) 900-4069
luke.caraway@kimley-horn.com

SUBDIVISION PLAT ESTABLISHING

MAJESTIC AT DECKER LANE

BEING A 79.963 ACRE (3,483,197 SQUARE FEET) TRACT OF LAND SITUATED IN THE W. H. SANDERS SURVEY NO. 54, ABSTRACT NO. 690 TRAVIS COUNTY, TEXAS; AND BEING ALL OF THAT CERTAIN 30.002 ACRE TRACT 1, AND ALL OF THAT CERTAIN 49.967 ACRE TRACT 2, AS DESCRIBED IN INSTRUMENT TO MAJESTIC TIMMERMANN, LLC AND RECORDED IN DOCUMENT NO.2020159713 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS.

This subdivision plat is located within the City of Austin's 2-mile ETJ on this the _____ day of _____, 20____ A.D.

Denise Lucas, Director
Development Services Department

Accepted and authorized for record by the Zoning and Planning Commission of the City of Austin, Texas, this the _____ day of _____, 20____ A.D.

Nadia Barrera-Ramirez, Chair

David King, Secretary

The State of Texas §
County of Travis §

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 improvements. The owner(s) obligation to construct the improvement to County standards and to post the fiscal security to secure such construction is a continuing obligation binding the owner(s) 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 part of the developer's construction.

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA DEBEAUVOIR, 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 _____ DAY OF _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA DEBEAUVOIR, 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.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

OWNER/DEVELOPER:
MAJESTIC TIMMERMANN, LLC
13191 CROSSROADS PKWY N 6TH FL
CITY OF INDUSTRY, CA 91746-3421

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
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LAND SURVEYOR NO. 6330
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166
CONTACT: GREG MOSIER, R.P.L.S.

FLOODPLAIN VERIFICATION

THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT DEDICATED BY SEPARATE INSTRUMENT AND SHOWN HEREON. A 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) # 48453C0480J, TRAVIS COUNTY, TEXAS, DATED AUGUST 18TH, 2014. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

MINIMUM FINISHED FLOOR ELEVATION FOR ALL AFFECTED STRUCTURES SHALL BE ONE (1) FOOT ABOVE THE ELEVATION OF THE 100-YEAR FLOOD PLAIN AS SHOWN HEREON: 580' M.S.L.

CASE NO. C8J-2021-0154.0A

Kimley»Horn

601 NW Loop 410, Suite 350
San Antonio, Texas 78216

FIRM # 10193973

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SUBDIVISION PLAT ESTABLISHING

MAJESTIC AT DECKER LANE

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TRAVIS COUNTY NOTES:

- A. PUBLIC SIDEWALKS BUILT TO TRAVIS COUNTY STANDARDS ARE REQUIRED ALONG THE FOLLOWING STREETS AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: [STREET NAME]. THE SIDEWALKS ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ABUTTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- B. THE PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
- C. THE OWNER OF THIS SUBDIVISION, AND HIS/HER SUCCESSORS AND ASSIGNS, ASSUME RESPONSIBILITY FOR THE PLANS FOR THE CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF TRAVIS COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- D. BY APPROVING THIS PLAT TRAVIS COUNTY ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. THE 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 COUNTY STANDARDS MAY BE JUST THE CAUSE FOR THE COUNTY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY."
- E. BEFORE BEGINNING CONSTRUCTION ACTIVITIES ON A SUBDIVISION LOT, THE OWNER MUST OBTAIN A TRAVIS COUNTY DEVELOPMENT PERMIT AND, WHEN 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.
- F. 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).

AUSTIN ENERGY NOTES

- i. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND TO REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP ALL ELECTRIC FACILITY EASEMENTS CLEAR.
- ii. THE SUBDIVISION OWNER MUST PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES TO PROVIDE ELECTRIC SERVICE TO THE DEVELOPMENT AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- iii. THE OWNER IS RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER IS RESPONSIBLE FOR THE PERFORMANCE OF ANY REQUIRED INITIAL TREE PRUNING AND TREE REMOVAL FOR VEGETATION THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE LIMITS OF CONSTRUCTION FOR THE OWNER'S PROJECT SHALL INCLUDE AUSTIN ENERGY'S WORK AREA.
- iv. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRICAL SAFETY CODE, NATIONAL ELECTRICAL CODE, 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 BY AE AS A RESULT OF AN OWNER'S FAILURE TO MAINTAIN REQUIRED CLEARANCES WILL BE CHARGED TO AND SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- v. IF A TRANSMISSION EASEMENT (EXISTING, PROPOSED, OR PRESCRIPTIVE) IS ON THE PROPERTY, THEN OWNER MAY NOT PLACE, ERECT, CONSTRUCT OR MAINTAIN THE FOLLOWING WITHIN AN ELECTRIC TRANSMISSION EASEMENT:
 - 1. ANY PERMANENT STRUCTURES, INCLUDING, BUT NOT LIMITED TO HABITABLE STRUCTURES SUCH AS HOMES, MOBILE HOMES, GARAGES, OR OFFICES;
 - 2. ANY STRUCTURE OF ANY KIND IN SUCH PROXIMITY TO THE ELECTRIC TRANSMISSION OR DISTRIBUTION LINES, POLES, STRUCTURES, TOWERS, OR APPURTENANT FACILITIES THAT WOULD CONSTITUTE A VIOLATION OF THE NATIONAL ELECTRICAL SAFETY CODE IN EFFECT AT THE TIME THE STRUCTURE IS ERECTED;
 - 2. OR ANY STRUCTURES, INCLUDING BUT NOT LIMITED TO, FENCES, STORAGE SHEDS, DRAINAGE, FILTRATION OR DETENTION PONDS WHICH WOULD IMPAIR AUSTIN ENERGY'S ACCESS TO THE TRANSMISSION EASEMENTS OR ITS LINES, POLES, STRUCTURES, TOWERS OR APPURTENANT FACILITIES IN THE EASEMENTS. MAY 14TH, 2021 AUSTIN ENERGY DESIGN CRITERIA AUSTIN ENERGY - ALL RIGHTS RESERVED 121
- vi. IF A TRANSMISSION EASEMENT (EXISTING, PROPOSED, OR PRESCRIPTIVE) IS ON THE PROPERTY, THEN THE PROPERTY OWNER AND OWNER'S AGENTS MUST PROVIDE AUSTIN ENERGY WITH 24-HOUR ACCESS ACROSS THE PROPERTY TO THE TRANSMISSION EASEMENT FOR THE INSTALLATION AND ONGOING MAINTENANCE OF ELECTRIC FACILITIES.
- vii. IF A TRANSMISSION EASEMENT (EXISTING, PROPOSED, OR PRESCRIPTIVE) IS ON THE PROPERTY, THEN ALL ROADS AND DRIVEWAYS WHICH CROSS OR PARALLEL THE TRANSMISSION EASEMENT MUST BE BUILT TO SUSTAIN NOT LESS THAN 48,000 LBS. TANDEM AXLE LOAD WITHIN THE EASEMENT TO ENSURE SAFETY AND ACCESS BY AUSTIN ENERGY AND THEIR CONTRACTORS.
- viii. IF A TRANSMISSION EASEMENT IS ON A PROPERTY SUBJECT TO A FUTURE SITE PLAN OR CONSTRUCTION, ALL CONSTRUCTION ACTIVITY OR GRADING WITHIN THE EASEMENT MUST BE COORDINATED WITH AUSTIN ENERGY PRIOR TO COMMENCEMENT, AND AE MUST BE PROVIDED WITH A MINIMUM OF A 48-HOUR NOTICE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR GRADING. CALL ANDREW PEREZ AT 512-505-7153 TO SCHEDULE A MEETING 48 HOURS PRIOR TO COMMENCEMENT.
- ix. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.
- x. A 15 FOOT AERIAL ELECTRIC TRANSMISSION, ELECTRIC DISTRIBUTION, ELECTRIC TELECOMMUNICATIONS, AND ELECTRIC FIBER EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO DECKER LANE.
- xi. PROPERTY CONTAINS ELECTRIC UTILITY EASEMENT RECORDED UNDER DOCUMENT NO. 2022016435 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.
- xii. A 70 FOOT ELECTRIC TRANSMISSION, ELECTRIC DISTRIBUTION, ELECTRIC TELECOMMUNICATIONS, AND ELECTRIC FIBER EASEMENT IS HEREBY DEDICATED

SURVEY NOTES:

- 1. THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
- 2. ALL LOT CORNERS ARE MONUMENTED WITH A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA" AFTER CONSTRUCTION AND PRIOR TO LOT SALES.

GENERAL NOTES:

- 1. THIS SUBDIVISION IS LOCATED WITHIN CITY OF AUSTIN'S 2-MILE EXTRA TERRITORIAL JURISDICTION (ETJ).
- 2. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF AUSTIN.
- 3. 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.
- 4. ALL STREETS, DRIVEWAYS, SIDEWALKS, WATER, WASTEWATER, AND STORM SEWER LINES SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE CITY OF AUSTIN AND TRAVIS COUNTY STANDARDS.
- 5. ELECTRIC SERVICE WILL BE PROVIDED BY AUSTIN ENERGY.
- 6. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
- 7. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF AUSTIN AND TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
- 8. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
- 9. DRAINAGE PLANS SHALL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW PRIOR TO SITE DEVELOPMENT. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
- 10. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN AND TRAVIS COUNTY STANDARDS, ARE REQUIRED ALONG ALL STREETS.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, UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- 11. PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THESE CONSTRUCTION PLANS, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE FOR THE FOLLOWING IMPROVEMENTS:
 - A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION FOR THE FOLLOWING STREET:
 - B. ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (E.G., EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING ALL STREETS SHOWN IN THIS PRELIMINARY PLAN.
- 12. EROSION / SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION OF EACH LOT, INCLUDING SINGLE-FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC AND THE ENVIRONMENTAL CRITERIA MANUAL.
- 13. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- 14. THIS SITE IS NOT OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- 15. THE DISTURBED AREAS WITHIN THIS PROJECT SHALL BE REVEGETATED AND ALL PERMANENT EROSION/SEDIMENTATION CONTROLS COMPLETED PRIOR TO THE RELEASE OF FISCAL SURETY FOR THAT PHASE. TEMPORARY EROSION/SEDIMENTATION CONTROLS SHALL BE ADJUSTED AS NEEDED PRIOR TO THIS RELEASE TO ENSURE THAT SUBSEQUENT PHASE DISTURBED AREAS ARE ADEQUATELY COVERED. ANY AREA WITHIN THE LIMIT OF DISTURBANCE OF THE PROJECT WHICH IS NOT ADEQUATELY REVEGETATED SHALL BE BROUGHT INTO COMPLIANCE PRIOR TO THE RELEASE OF THE FINAL PHASE.
- 16. THERE ARE SEVERAL KNOWN CEF'S ON OR WITHIN 150 FEET OF THIS PROPERTY.
- 17. ROADWAY DESIGN SHALL COMPLY WITH THE CITY OF AUSTIN, TRAVIS COUNTY, AND TXDOT DESIGN STANDARDS.
- 18. ROADS/DRIVEWAYS/PAVEMENT/PARKING WITHIN THE EASEMENT SHOULD BE BUILT TO HANDLE THE WEIGHT OF THE CONDOR (80,000 LBS) TO ENSURE SAFETY.
- 19. FIRE HYDRANTS MUST BE LOCATED OUT OF THE TRANSMISSION EASEMENT AND A MINIMUM OF 20 FEET FROM ANY TRANSMISSION STRUCTURE.
- 20. SPRINKLERS ARE PROHIBITED WITHIN 15 FEET OF TRANSMISSION POLES.
- 21. OWNER MAY NOT PLACE, ERECT, CONSTRUCT OR MAINTAIN WITHIN THE ELECTRIC TRANSMISSION EASEMENT: ANY PERMANENT STRUCTURES, INCLUDING, BUT NOT LIMITED TO HABITABLE STRUCTURES SUCH AS HOMES, MOBILE HOMES, GARAGES, OR OFFICES, ANY STRUCTURE OF ANY KIND IN SUCH PROXIMITY TO THE ELECTRIC TRANSMISSION OR DISTRIBUTION LINES, POLES, STRUCTURES, TOWERS, OR APPURTENANT FACILITIES AS WOULD CONSTITUTE A VIOLATION OF THE NATIONAL ELECTRIC SAFETY CODE IN EFFECT AT THE TIME THE STRUCTURE IS ERECTED, NOR ANY STRUCTURES, INCLUDING BUT NOT LIMITED TO, FENCES, STORAGE SHEDS, DRAINAGE, FILTRATION OR DETENTION PONDS WHICH WOULD IMPAIR AUSTIN ENERGY'S ACCESS TO THE TRANSMISSION EASEMENTS OR ITS LINES, POLES, STRUCTURES, TOWERS OR APPURTENANT FACILITIES IN THE EASEMENTS. NO TREES SHALL BE PLANTED WITH A MATURE HEIGHT OF GREATER THAN 15 FEET WITHIN THE ELECTRIC TRANSMISSION EASEMENT. NO TREES SHALL BE PLANTED WITHIN 25 FEET OF THE BASE OF A TRANSMISSION STRUCTURE. VEHICULAR ACCESS FOR AUSTIN ENERGY TRUCKS AND EQUIPMENT IS TO BE MAINTAINED AT ALL TIMES WITHIN THE EASEMENT. AUSTIN ENERGY WILL NOT BE RESPONSIBLE FOR DAMAGES AND/OR REMOVAL OF VEGETATION WITHIN THE EASEMENT.

- 22. WITHIN A SIGHT DISTANCE 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.
- 23. WATERWAY SETBACKS AS DEFINED BY THE LAND DEVELOPMENT CODE MAY BE LOCATED ON THIS PROPERTY. DEVELOPMENT IS LIMITED WITHIN WATERWAY SETBACKS.
- 24. THE WETLAND CEF THAT WAS REPLACED AT TIME OF APPROVED AND RELEASED DEVELOPMENT APPLICATION SP-2020-0094D IS CONTAINED WITHIN DRAINAGE EASEMENT DOCUMENT# 2021089381 AND SHALL BE PROTECTED AND MAINTAINED PER CITY OF AUSTIN CODE AND CRITERIA. VEGETATION SHALL REMAIN UNDISTURBED TO ALLOW THE WATER QUALITY FUNCTION OF THE FEATURE. CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED. NOT TRACKED VEHICLES PERMITTED WITHIN THE WETLAND CEF FEATURE.
- 25. PRIOR TO ANY SITE DEVELOPMENT, A SITE DEVELOPMENT PERMIT IS REQUIRED FROM TRAVIS COUNTY, CITY OF AUSTIN, AND TRAVIS COUNTY EMERGENCY SERVICES DISTRICT 12 (TCESD 12)
- 26. DRAINAGE AND LATERAL SUPPORT EASEMENTS RECORDED BY SEPARATE DOCUMENT AND REFERENCED ON THIS PLAT HAVE BEEN DEDICATED TO THE PUBLIC AS DESCRIBED IN SEPARATE EASEMENT DOCUMENTS.
- 27. 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, OF PLANS TO CONSTRUCT THE SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 28. A TXDOT DRIVEWAY PERMIT WILL BE REQUIRED AS PART OF THE FUTURE DEVELOPMENT PERMIT APPLICATION.
- 29. BY APPROVING THIS PLAT TRAVIS COUNTY, CITY OF AUSTIN, AND TRAVIS COUNTY EMERGENCY SERVICES DISTRICT 12 (TCESD 12) ASSUME NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. THE 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 COUNTY STANDARDS MAY BE JUST THE CAUSE FOR THE COUNTY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
- 30. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO USES OTHER THAN ANY TYPE OF RESIDENTIAL.
- 31. THE TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRE PRIOR TO SITE DEVELOPMENT.
- 32. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
- 33. THE PRESENCE OF A CRITICAL ENVIRONMENTAL FEATURE ON OR NEAR A PROPERTY MAY AFFECT DEVELOPMENT. ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
- 34. EACH LOT WITHIN THIS SUBDIVISION, EXCEPT LOT 6, SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS, AND RESPECTIVE PRIVATE WATER AND SEWER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.
- 35. LOT 6 WILL BE USED FOR WATER QUALITY AND DETENTION PONDS AND WILL NOT CONTAIN DEVELOPMENT REQUIRING UTILITY SERVICES.
- 36. THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY AUSTIN WATER.

CASE NO. C8J-2021-0154.0A

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