

Project Name: Braker Valley

Case Number: C8-2013-0192.01

Update #: 0

Case Manager: Cesar Zavala

Team:

Initial Submittal: January 11, 2019
Formal Filed: February 05, 2019

Date Dist: February 06, 2019

Comments Due Date: March 04, 2019

| Discipline | Name |
|----------------------------------|---------------------------------|
| ≪Electric Review | Karen Palacios (3) |
| | Christine Perez |
| ≿Environmental Review | Jonathan Garner |
| è Flood Plain Review | Karl McArthur |
| ૪ Mapping Review | Mapping Review |
| ⊗Planner 1 Review | Elsa Garza No Dist |
| ⊗ubdivision Review | Cesar Zavala S A |
| ≾Transportation Planning | Ivan Naranjo |
| | AWU-Utility Development Service |
| | Christine Perez * |
| ≼Wetlands Biologist Review | Andrew Clamann |
| | Jim Dymkowski |
| ≾Traffic Control Review | Traffic Control Review |
| SPARD / Planning & Design Review | Kelsey Veazey |
| | Sonny Pelayo |
| ≺R.O.W. Review | Isaiah Lewallen |
| (2040) | |
| Gasco AISO | |
| ATSO | |





Report run on:

2/5/19

TO:

FROM: SITE PLAN REVIEW DIVISION

CASE#

C8-2013-0192.01

TYPE/SUBTYPE:

Preliminary Plan/Revised Preliminary

PROJECT:

Braker Valley

LOCATION:

11317 CAMERON RD

CASE MANAGER:

Cesar Zavala

PHONE

512-974-3404

FILED FOR UPDATE:

COMMENT DUE DATE

TENTATIVE PC DATE:

REPORT DATE:

Mar 06, 2019 12:00

TENTATIVE CC DATE

LANDUSE::

AREA: 164.05 ACRES (SQ FT)7146018

LOTS:

EXISTING ZONING:

EXISTING USE:

Vacant

TRACT:

ACRES/SQFT

PROPOSED ZONING

PROPOSED USE

164.05/7146018

N/A

Single Family

WATERSHED: Walnut Creek, ,

COUNTY:

TRAVIS

JURISDICTION Full-Purpose

Suburban Watershed

GRIDS:

WATER:

COA

GRIDS:

ELECTRIC:

COA

GRIDS:

SEWERAGE:

COA

GRIDS:

PROPERTY DESCRIPTION:

PLAT: 0234310305

DEED REFERENCE:

VOL./PAGE /

LEGAL DESCRIPTION:

ABS 513 SUR 55 MUNOS L ACR 76.71 (1-D-1)

RELATED CASES (if any):

CONTACTS:



Applicant

CARLSON BRIGANCE & DOERING

512-280-5160

Lee Whited

5501 West William Cannon Austin TX 78749

Owner

WILLIAMS, LTD.

512-477-1277

Evan Williams

524 N LAMAR #203 AUSTIN TX 78703

Owner

THE DON L. & MURIEL A. LANFORD I

512-385-2800

Bob Lanford

900 ED BLUESTEIN BLVD AUSTIN TX 78721

Billed To

SPRINGDALE PARK 78754 LLC

512--

5000 BEE CAVES ROAD AUSTIN TX 78746





Subdivision Application City of Austin and Extraterritorial Jurisdiction in Travis, Williamson, Bastrop, and Hays Counties

PURPOSE: This application is for obtaining subdivision approval within the City of Austin jurisdiction (full-purpose and limited-purpose city limits, and extraterritorial jurisdiction ETJ). For the following information, please visit http://www.austintexas.gov/page/land-use-applications#sub. See Subdivision Overview and Review Procedures for general information about subdivisions and review procedures; see Subdivision Application Instructions for instructions on completing this application and submittal requirements.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, <u>click here to Save</u> the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. *If more space is required, please complete the last section as needed*, and check the Additional Space box at the top or end of this application.

12116994

All information is required (if applicable).

| F | or | Office | Use | Only |
|---|----|--------|-----|------|
|---|----|--------|-----|------|

Application Type: Project Type: Process Type: 2 = Preliminary 1 = Conventional 1 = Previously unplatted 3 = Revised preliminary 2 = PUD2 = Amendment 4 = Final not requiring 3 = Small Lot 3 = Vacation/Replat preliminary 4 = Townhouse 4 = Resubdivision 5 = Final requiring preliminary 5 = Single-family, attached 6 = Concurrent final with 6 = Multifamily preliminary & construction 7 = Mixed Use 7 = Concurrent final with no preliminary & construction 8 = Construction plans only Application Accepted By: Construction Plan Code: ____ Case Manager:

| Additional space was required to cor Space section. (This check box is also | | completed the Additional |
|--|--|--|
| Section 1: Project Information | n | |
| Subdivision Name: Braker Valley Revised | Preliminary | |
| Subdivision Street Location: | | |
| Address: 11317 Cameron Road | | |
| -OR- | | |
| Approximate distance: | direction: Select | from the intersection |
| of: | | |
| on the: Select side | | |
| Description of Proposed Subdivision: | | |
| Revision to approved preliminary plan bio-filtration and re-design lot layout (runits from 514 to 509. | no street re-alignments) for a re | duction in the number of |
| | | |
| | | The table of the second section of the section of the second section of the second section of the section of the second section of the sectio |
| The state of the s | | |
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| Section 2: Applicant/Agent Inf | | |
| Applicant Names Court C | | |
| Applicant Name: Geoff Guerrero | terrence and an experience of the second | er alle group may by annote and grow depression to the pay stable brindly one graph and a pay compared to the dainy |
| Firm: Carlson, Brigance & Doering, Inc. | o Connan Duly | daddidd Budda Dydin on ydgwynyd y 10, d b Andidaid argaylaidga ymaria ym Y C bard Y' o calababy i r og ry |
| Applicant Mailing Address: <u>5501 W. William</u> City: Austin | | |
| The second secon | State: TX | |
| Phone 2: Type 2: Se | Phone 1: (512) 280- | Englishment ment and admire to a |
| | THORSE OF THE PARTY OF THE PART | Type o. Delect |
| Section 3: Owner Information | | |
| Same as Applicant Owner Name: | Bob Lanford | To the state of th |
| Owner Signature: | | |
| Firm: Don & Muriel Lanford Living Trust | | |
| Owner Mailing Address: P.O. Box 141411 | | |
| | o e se maio malore com companda por el formación e propieto continue de maio de los como en consente de la com | |

| Space section. (This check box is also at e | this application. I have complend of the application.) | eted the Additional |
|--|--|---------------------------|
| Section 1: Project Information | | |
| Subdivision Name: Braker Valley Revised Prelim | inary | |
| Subdivision Street Location: | | |
| Address: 11317 Cameron Road | | |
| —OR— | | |
| Approximate distance: | direction: Select | from the intersection |
| of: | Management and the second and the se | |
| on the: Select side | | |
| Description of Proposed Subdivision: | | |
| units from 514 to 509. | | |
| | | |
| | | |
| | | |
| Section of Applicant (Applicant L.C. | • | |
| Section 2: Applicant/Agent Informa | ition | |
| Applicant Name: Geoff Guerrero | | |
| Firm: Carlson, Brigance & Doering, Inc. | | |
| Applicant Mailing Address: <u>5501 W. William Canr</u> | non Drive | |
| City: Austin | State: TX | Zip: 78749 |
| Email: geoff@cbdeng.com | Phone 1: (512) 280-5160 | Type 1: Work |
| Phone 2: Type 2: Select | Phone 3: | Type 3: Select |
| Section 3: Owner Information | | |
| Same as Applicant Owner Name: Evan V | VIIIiams | |
| Owner Signature: 2mall | | |
| Firm: Williams, Ltd. | | |
| | 407 | |
| Owner Mailing Address: 1114 W. 7th Street, Suite | 9 10/ | |
| ity of Austin Subdivision Application | | 06/26/2015 Page 2 of 11 |

| City: Austin | State: TX | Zip: <u>78703</u> |
|--|--------------------------------|-------------------|
| Email: deadpot70@gmail.com | Phone 1: (512) 413-3376 | Type 1: Mobile |
| Phone 2: Type 2: Select | ct Phone 3: | Type 3: Select |
| Section 4: Engineer Information | | |
| ☐ Not Applicable ☐ Same as Applicant | Name: Lee Whited | |
| Firm: Carlson, Brigance & Doering, Inc. | | |
| Mailing Address: 5501 W. William Cannon Dri | | |
| City: Austin | | Zin: 78749 |
| Email: lee@cbdeng.com | | |
| Phone 2: Type 2: Select | | |
| | | |
| Section 5: Other Professional/Tra | ade Information | |
| ☐ Not Applicable ☐ Same as Applicant | Type: Surveyor | |
| Name: Aaron Thomason | | |
| Firm: Carlson, Brigance & Doering, Inc. | | |
| Mailing Address: 5501 W. William Cannon Dri | ive | |
| City: Austin | State: TX | Zip: <u>78749</u> |
| Email: _aaron@cbdeng.com | Phone 1: <u>(512)</u> 280-5160 | Type 1: Work |
| Phone 2: Type 2: Select | t Phone 3: | Type 3: Select |
| Section 6: Property Attributes | | |
| Is this a S.M.A.R.T. Housing Project? ☐Yes | ■No (If Yes, submit a copy of | of the |
| Pre-Certification letter from Neighborhood I | | |
| | | , |
| Watershed: Walnut Creek | St. | Natershed |
| In a recharge zone? ☐ Yes ■ No | | |
| Land Development Jurisdiction: Full-Purpos | e O Limited-Purpose O 2-Mile | ETJ 05-Mile ETJ |
| County: Travis OWilliamson OHays | ○ Bastrop | |
| School District: Manor ISD | | |
| In a Neighborhood Plan (approved or underwa | y)? Yes No | |
| If Yes, name of Neighborhood Plan: | | |
| | | |

| In a Transit-Orier | nted De | velopment (TOD) Distr | ict? ☐Yes ■ No | |
|---------------------|--------------|----------------------------|----------------------|--------------------------------------|
| If Yes, name of | of TOD: | | | |
| If within a Munici | pal Utili | ty District, give name: | NA | |
| | | | | |
| Water Provider: | | | | |
| Wastewater/Sew | age Dis | posal Provider: <u>AWU</u> | | |
| Section 7: A | Applic | ation Assessmen | t | |
| Has there been a | Develo | ppment Assessment? | ☐Yes ■No F | ile Number: |
| If residential, are | there o | ther Tax Credits or Sta | te/Federal funding? | Yes No |
| Is Demolition pro | posed? | No If Yes, how | many residential u | units will be demolished? |
| Current Zoning (v | within C | ity of Austin Full-Purpo | se or Limited-Purp | ose area): <u>I-SF-4A</u> |
| Zoning case curre | ently un | der review on this site | ? Yes No | Case Number: |
| Number of lots/ur | nits prop | oosed — Single-family: | 0 | Multifamily: 0 |
| ■ Yes | No | 100 or more single-fa | mily units are propo | osed. |
| ☐ Yes ■ | No | 200 or more multifam | ly units are propos | ed. |
| ☐ Yes ■ | No | 100 or more multifami | ly units are propos | ed and a tax credit is requested. |
| ☐ Yes ■ | No | Project will demolish r | more than 50 reside | ential existing units in a structure |
| | | more than 20 years of | d. | |
| NOTE: If o | ne of th | e four above requirem | ents is met, an Edu | icational Impact Statement (EIS) |
| may be red | quired. S | See Subdivision Applic | ation Instructions - | Exhibit IV: Educational Impact |
| Statement | (EIS) D | etermination at http://v | www.austintexas.go | v/page/land-use-applications#sub. |
| Section 8: R | Relate | d Cases | | |
| | | | FILE NUMBERS | |
| Zoning Case? | □Y | es No | | |
| Zoning Ordinance | e? □Y | es No | | |
| Site Plan Case? | □Y | es No | | |
| Subdivision Case | ? I Y | es □No | C8J-2013-0192 | |
| | | | | |

Section 9: Proposed Land Use (by summary)

| Land Use By Summary | Number of Lots | Number of Units | Acreage |
|---------------------|----------------|-----------------|------------|
| Single-Family | 509 | 509 | 95.90 |
| Public/Quasi-Public | 31 | 0 | 41.20 |
| Right-Of-Way | 0 | 0 | 26.95 |
| Select an Option | | | |
| Select an Option | 24 S | | |
| Select an Option | | | 9 17 19 19 |
| Select an Option | | | |
| Totals: | 540 | 509 | 164.05 |

| Section 10: Waiver / V | Variance / Etc as applicable | |
|---------------------------------|------------------------------|-------|
| ☐ Balance of the Tract - Sectio | n(s): | |
| | | |
| ☐ Single Outlet - Section(s): _ | | |
| | | |
| | | |
| | | 1 - 1 |
| Cut / Fill - Sections(s): | | |
| ☐ Flag Lots - Sections(s): | | |
| Other: | - Sections(s): | * V |

Section 11: Inspection Authorization

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

| Please type or print Name below Signature | e or print Name below Signature, and indicate Firm represented, if applicabl | oplicable: | |
|---|--|------------|------|
| July Julyo | December | 12 | 2018 |
| Signature | Month | Day | Year |
| Geoff Guerrero Name (Typed or Printed) | | | |
| Carlson, Brigance & Doering, Inc. | | | |

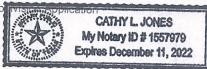
| Section 12: Owner's Acknowledgm | lent |
|---|--|
| STATE OF Texas | § |
| COUNTY OF Travis | § |
| KNOW ALL MEN BY THESE PRESENTS: | |
| That | |
| Evan Williams | |
| (Individual) | Corporation, acting by and through |
| | Williams, Ltd. |
| | Partnership, acting by and through |
| | Other |
| , owner(s) of the tract(s) of land described in war | rranty deed(s) recorded as follows: |
| Vol. 8339 / Pg. 625 | |
| dedicate to the public use all streets and easeme | |
| December 2018. | Witness my hand this day of |
| (Owner's Signature) | (Owner's Signature) |
| This instrument acknowledged before me on The 215 day of December, 2018 | This instrument acknowledged before me on The day of , |
| Notary Public, in and for IVAUS CHINHY TEXUS | Notary Public, in and for |
| My Commission expires: 12/22/2022 | . My Commission expires: |
| City of Austin Subdivision Australia CATHY L JONES | 06/26/2015 Page 7 of |

My Notary ID # 1557979 Expires December 11, 2022

06/26/2015 | Page 7 of 11

STATE OF Texas COUNTY OF Travis KNOW ALL MEN BY THESE PRESENTS: That Bob Lanford (Individual) Corporation, acting by and through Partnership, acting by and through Don & Muriel Lanford Living Trust , owner(s) of the tract(s) of land described in warranty deed(s) recorded as follows: Vol. 12650 / Pg. 160 , copies thereof attached hereto and made a part hereof for all pertinent purposes, do hereby make and/or authorize Carlson, Brigance & Doering, Inc. , to make application for subdivision of such property in accordance with the accompanying plan/plat, and do hereby offer to dedicate to the public use all streets and easements shown thereon, or as may otherwise be required by applicable regulations, pursuant to Title 25 and/or Title 30 of the City of Austin Land Development Code, Chapter 80 of the Travis County Rules, and Chapters 212 and 232 of the Texas Local Government Code. Witness my hand this 215 day of Witness my hand this day of (Owner's Signature) (Owner's Signature) This instrument acknowledged before me on This instrument acknowledged before me on day of Notary Public, in and for My Commission expires: My Commission expires:

City of Austin | Sub



Section 12: Owner's Acknowledgment

Section 13: Engineer's Certification

This is to certify that:

- I am authorized to practice the profession of Engineering in the State of Texas;
- I am responsible for the preparation of the engineering portions of the plan or plat submitted herewith;
- All engineering information shown on the plan or plat is accurate and correct; AND
- With regard to the engineering portions thereof, the plan or plat complies with Title 25 and/or
 Title 30 of the City of Austin Land Development Code, as amended, and all other applicable
 City and Travis County codes, ordinances and rules, except for specific variances and waivers
 from the above regulations that are identified and requested as of this date, as follows:

| (_ mı | additional sheet(s) with variances or waivers are attached) {each additional sheet ust be signed, sealed, and dated} |
|-----------|--|
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Witness my hand this 8

day of August

2018

(Engineer's Signature)

CBD. Inc

06/26/2015 | Page 8 of 11

Section 14: Surveyor's Certification

This is to certify that:

- I am authorized to practice the profession of Surveying in the State of Texas;
- I am responsible for the preparation of the surveying portions of the plan or plat submitted herewith;
- All surveying information shown on the plan or plat is accurate and correct; AND
- With regard to the surveying portions thereof, the plan or plat complies with Title 25 and/or
 Title 30 of the City of Austin Land Development Code, as amended, and all other applicable
 City and Travis County codes, ordinances and rules, except for specific variances and waivers
 from the above regulations that are identified and requested as of this date, as follows:

| (additional sheet(s) with variances or war must be signed, sealed, and dated} | aivers are attached) | {each additional shee |
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| | | DO |
| pess my hand this 8 day of August | 2019 | PARTE OF TEX |
| pess my hand this 8 day of August | , 2018 | S QEGISTERED |
| In the | | AARON V. THOMASO |
| veyor's Signature) | | 6714 |
| To Jar o Signaturo) | | Y |

| Section 15: Acknowledgment F | orm | | |
|--|------------------------------------|--------------|------------------|
| I, Geoff Guerrero | have checked fo | r any inform | nation that may |
| (Printed Name of Applicant) | | | • |
| affect the review of this project, including be restrictions, restrictive covenants, zoning control prohibiting certain uses and/or requiring ce etc.) on this property, located at: | onditional overlays, and/or Su | bchapter E | design standards |
| (Address or Legal Description): | | | |
| 11317 Cameron Road | | | |
| | | | |
| | | | |
| If a conflict should result with the request I a aforementioned information, it will be my resunderstand the implications of use and/or daforementioned information. | sponsibility to resolve it. I also | acknowled | ge that I |
| I understand that if requested I must provide that may apply to this property. | e copies of any and all of the | aforementio | ned information |
| Thu Dunn | December | 12 | 2018 |
| Applicant's Signature | Month | Day | Year |

For Submittal Requirements and Exhibits

Please see Subdivision Application Instructions at http://www.austintexas.gov/page/land-use-applications#sub



One Texas Center | 505 Barton Springs Road, Austin, Texas 78704 | Phone: 512.978.4000

City Arborist Review

Addendum for Subdivision and Site Plan Submittals

For Office Use Only

| File Number: 12 11 Cogu Date Issued: | |
|--|------|
| Application Accepted By: Date: | |
| | |
| Section 1: Project Information | |
| Application type: ☐ Single Family Subdivision ☐ Commercial Subdivision/Site | Plan |
| Project Name: Beauce VALLEY | |
| Project Street Address: 11317 CAMEROL ROAD | |
| | |
| Section 2: City Arborist Review | |
| Has there been an onsite consultation with a City Arborist? ☐ Yes ☐ No | |
| (If yes, please attach copies of all consultation correspondence and documents.) | |
| Consultation – Tree Permit Number: | |
| For single-family subdivision applications in the full- and limited-purpose jurisdictions: | |
| Number of trees with a diameter of 19 in. or greater located within the LOC: | |
| • Number of trees with a diameter of 19 in. or greater located immediately adjacent to the LOC | : |
| Total number of trees with a diameter of 19 in. or greater: | |
| For commercial subdivision and site-plan applications in the full- and limited-purpose | |
| jurisdictions: | |
| Number of trees with a diameter of 8 in. or greater located within the LOC: | |
| • Number of trees with a diameter of 8 in. or greater located immediately adjacent to the LOC: | |
| Total number of trees with a diameter of 8 in. or greater: | 34 |

Land Use Review Subdivision Completeness Check



Completeness Check Results Due:

A completeness check application must be deemed complete before formal application can be submitted.

| Completeness Check Results: Complete | | 45 Day Expiration date: 02/25/2019 | | |
|--|----------------|--|-------------------------|--|
| Tracking #: 12116994 Revision #: 1 | | | Watershed: Walnut Creek | |
| Project Name: Braker Valley | | 9 | | |
| Ch.245 Team Review Req'd: Yes | Orig. Submitta | al Date: 01/10/2019 | Resubmittal Date: | |
| Date Sent to Ch.245: | 0 | W- V- A - P - (04/00 | 20040 | |
| Date Rec'd.back in LUR: | - Current Resu | Current Results to Applicant: 01/28/2019 | | |

| Checked for Complet | eness by the following i | eviewers: | Complete/Incomplete | Initials |
|----------------------|--------------------------|-----------|---------------------|----------|
| Drainage Engineering | Michael Duval | 974-2349 | Complete | MD |
| DRD Transportation | Sangeeta Jain | 974-2219 | Complete | SJ |
| Subdivision | David Wahlgren | 974-6455 | Complete | DW |
| Environmental | Alex Butler | 974-2067 | Complete | AB |
| Water Quality Eng. | Michael Duval | 974-2349 | Complete | MD |
| Env.Res.Mgmt. | Liz Johnston | 974-2619 | Complete | LJ |
| Floodplain | Katina Bohrer | 974-3558 | Complete | KB |
| ORES | Andy Halm | 974-7185 | Complete | AH |
| City Arborist | Jim Dymkowski | 974-2772 | Complete | JD |
| AWU | Bradley Barron | 972-0078 | Complete | BB |
| ATD Traffic Control | Pete Michell | 974-2407 | FYI | PM |
| ATD ROW | Reza Sedghy | 974-7912 | Complete | RS |

| Mandatory Distribution: | - | Case Manager: Cesar Zavala | | |
|---|-----------------------------|----------------------------|-------------------------|--|
| Joey De La Garza (SR) Pamela Abee-Taulli (EV) | | 🕠 van Naranjo (TR) 💋 | Michael Duval (DR/WQ) | |
| Steve Hopkins (SR) | Alex Butler (EV) | Natalia Rodriguez (TR) | Joydeep Goswami (DR/WQ) | |
| Nathan Jones-Meyer (SR) | Jonathan Garner (EV) 🥏 | Katie Wettick (TR) | Laura Kofahl (DR/WQ) | |
| Sylvia Limon (SR) | Mike McDougal | Jeffrey Rivas (TR) | David Marquez (DR/WQ) | |
| Don Perryman (SR) | Kristy Nguyen (EV) | Laura Arthur (DR/WQ) | Christine Perez (DR/WQ) | |
| David Wahlgren (SR) | Jaron Hogenson (TR) | Jay Baker (DR/WQ) | Brandy Teague (DR/WQ) | |
| Cesar Zavala (SR) | Sangeeta Jain (TR) | Ron Czajkowski (DR/WQ) | (RSMP) | |
| | Mark Kere (TR) | Leslie Daniel (DR/WQ) | City Arborist | |
| Partner Departments Mar | ndatory Reviews: | AW UDS | Electric (3 copies) > | |
| Fire For Site Plan | Floodplain 🥜 | ATD ROW | ATD Traffic Control | |
| Optional Distribution: Cir | cle to receive distribution | | X | |
| 911 Addressing | AWU Pipeline Services | AWU Facilities Engineering | Floodplain Modification | |
| Hydrogeologist | Industrial Waste | Mapping 📂 | PARD | |
| Site Plan Plumbing | Wetlands Biologist | | | |
| ERM Review Comments (Functio | | Gas Company | School District | |

A formal application must be filed within 45 calendar days of the initial completeness check (by02/25/2019) or the application will expire and a new completeness check application must be filed.

Applicants must pick up the completeness check packet at the Intake office within 72 hours of receiving a response. The City is not responsible for lost or stolen packets. **The applicant must schedule an appointment with the Intake office for formal application submittal**. Please call 974-1770 for more information.

ZAP or PC

Desired Development Zone (DDZ) or Drinking Water Protection Zone (DWPZ)

Fees:

Total # of Plans 19 / Engineering Reports 4 required at formal

(Applicant is responsible for submitting one (1) plan set for the respective county on all ETJ applications)

The City of Austin encourages applicants to contact neighborhood organizations prior to formal submittal. For assistance identifying the neighborhood association(s) in the vicinity of your project, visit www.austintexas.gov/neighbor to contact a Neighborhood advisor.

This project will require an Electronic Submittal (flash drive) at time of formal submittal as described in the Subdivision Application Instructions packet. Exhibit III Worksheet also due at time of formal submittal. (Exhibit V for Subdivision Construction Plans as described in the Subdivision Construction Plans as described in the Subdivision Construction Plans Application)

Comments: (Please respond to each comment in letter form)

ATD FYI: Please place note on cover page or submit TCP

Please provide a traffic control strategy plan for review and approval, using applicable standard details or an engineered design for all proposed work within the City of Austin's right of way.

OR

You may choose to by-pass the formal submittal process by placing this following note on the cover sheet along with the City of Austin's temporary traffic control details in place of a traffic control strategy plan.

Plan Note:

This note is being placed on the plan set in the absence of a temporary traffic control strategy with the full understanding that, at a minimum of 6 weeks prior to the start of construction, a temporary traffic control plan must be reviewed and approved by the Right of Way Management Division. The owner/representative further recognizes that a review fee, as prescribed by the most current version of the City's fee ordinance, shall be paid each time a plan or plan revision is submitted to Right of Way Management Division for review.

The following must be taken into consideration when developing future traffic control strategies:

- Pedestrian and bicycle traffic access must be maintained at all times unless otherwise authorized by right of way management.
- No long-term lane closures will be authorized, unless Right Of Way Management determines that adequate accommodations have been made to minimize traffic impact.
- Project should be phased so that utility installation minimally impacts existing or temporary pedestrian facilities.

Project Review Form (PRF) – Statement of Applicable Codes This completed form must accompany all applications for site plans or subdivisions.

| | | | For Office Us | e Only | | |
|---------|--------------|---|---|-------------------------------------|--|---|
| Fi | ile# | Assigned: | 2013-0192.01 | 1 | Date File | d: 1/10/2019 |
| 0 | rigir | nal Application Vesting Dat | e: 12/9/2013 Signature: | 5 | Dat | / / |
| Di | irec | tor's Determination of Vest | ted Rights (select one): O Not Applica | ble O Ar | oproved O Den | ied |
| | | ✓ See Vested Rights De | etermination (if applicable) for additional | information. | | |
| Prop | oose | ed Project Name: Braker | Valley Revised Preliminary | | The state of the s | |
| Add | ress | /Location: 11317 Camero | n Road | | a a character and a character at | |
| Lega | al De | escription: L. Munos Surve | ey No. 55, Abstract 513 (164.05 Acres) | | | |
| | Α. | | is submitted for review under regulation is submitted for review under regulation is submitted above, proceed to the signature block | | effect. | |
| | В. | on a claim of vested rig | is for a project requesting review unc hts (i.e., "grandfathering") to earlier City nent code. Please list file number and typ | of Austin regulat | ions under Chanter 245 | ently in effect based or Section 43.002 of |
| | | Original Application Filing | Date: 12/09/2013 File #: C8J-20 | 13-0192 | Type: Prelim | inary |
| | | *** NOTE: If "B" is checke and attach a Vested Righ | ed above, the applicant must complete th ts Petition that provides additional inform | e "Information R nation and more | equired for Vested Right fully describes the basis | nts Review" below, |
| | | on a City of Austin ordin | is for a project requesting review und nance or agreement that establishes en or current regulations. Provide a brief des | titlements specif | fic to the property which | differ from those |
| Includ | umg | n to providing the information project history from the O | formation Required for Vertion below, attach a completed Vested Riginal Application to the present, with a lits or approvals issued for the property. | ights Potition (\/E | OD) and supporting doe | umentation, vested rights are |
| Pro | ject | Application History | File# | | Application Date | Approval Date |
| Ann | exa | tion/Zoning Cases | C7A-2014-0001 | | | 12/16/2014 |
| Prel | limir | nary Subdivision | C8J-2013-0192 | | 12/09/2013 | 10/07/2014 |
| Fina | al Su | ıbdivision Plat | | | | |
| Site | Pla | n/Development Permit | | | | |
| Propo | osed | Project Application (select | et one): Preliminary Subdivision | O Final Plat | O Site Plan | O Building Permit |
| | | | e (specify <u>acreage</u> in each of the following | | | O Dunding I Citim |
| | | | Townhouse/Condo/Multifamily | | | • |
| C | Com | mercial: | Industrial/R&D: Ot | her (specify): | | : |
| | | | Watershed: Walnut Creek | | hed Class: Suburban | Watershed |
| Sucii e | a 5 u | iose to prevent imminent (| n will still be reviewed under those rudestruction of property or injury to person controls, and regulations to project cri | les and regulation | ons that are not subje | of to observe 245 |
| Р | rone | erty Owner/Agent Printed I | Name: Geoff Guerrero | - | | |
| | | | Julia Goon Guerrero | | Phone: | (512) 280-5160 |



City of Austin Development Services Department P.O. Box 1088, Austin, Texas 78767

VESTED RIGHTS DETERMINATION

Findings

This determination is made under City Code 25-1-541 in response to a claim that the project identified below is vested to earlier regulations and entitled to be reviewed under those regulations. The determination may be reconsidered once at the request of the applicant.

Project Name: Braker Valley Revised Preliminary

Address: 11317 Cameron Rd

Case No. C8J-2013-0192.01

Date of Application: 1/10/2019

Date of Determination: 1/17/2019

See "Grounds for Determination" (reverse) for a summary of the most common grounds for approval or denial. Additional grounds may also apply.

() APPROVED

Vesting Date: 12/9/2013 Findings: Ongoing project

Determination of Planning Commission or Zoning & Platting Commission Assignment

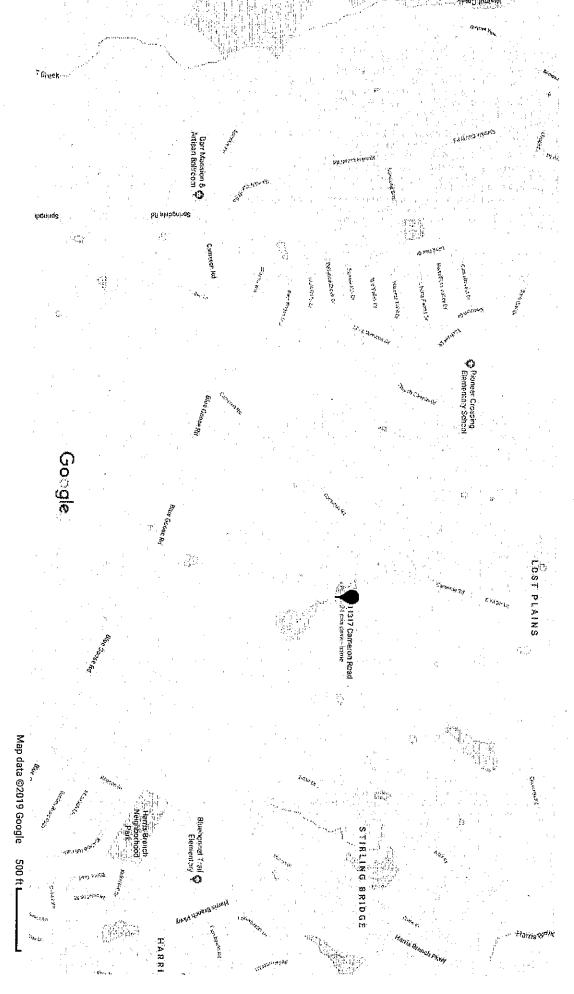
| I, owner or a | authorized agent for the |
|---|-----------------------------|
| following project. | |
| Name of project: Braker Valley Revised Preliminary | |
| Address of project: 11317 Cameron Road | |
| Case Number: C8J-2013-0192.01 | |
| | |
| Check One: | |
| have verified that this project <u>does</u> fall within the boun | daries of an approved |
| neighborhood plan or a proposed plan as defines in 25-1-46(D |)). |
| Name of neighborhood plan | |
| Commission assigned: Planning Commission | |
| X have verified that this project <u>does not</u> fall within the b | oundaries of an approved |
| neighborhood plan. | |
| Commission assigned: Zoning and Platting Commission | sion |
| | |
| I understand if I have not accurately determined if my project | falls inside or outside the |
| boundaries of an approved neighborhood plan, I may experien | ce delays in processing my |
| project through the appropriate commission. | |
| Owner or Agent: My Munus Int | rake Date:01/09/2019 |

INTAKE SUBMITTAL CHECKLIST PRELIMINARIES AND REVISED PRELIMINARIES

City Of Austin Development Services Department
505 Barton Springs Blvd. Austin, TX 78704 Ph. 974-2681, 974-7208 or 974-2350 Fax 974-2620

| Departmental Use O | Only: | |
|------------------------------|--|---|
| File Number: | | Date Issued: |
| Intake Specialist: | | Date: |
| H-P-rade | | |
| Information Require | ed for Submittal: | |
| 1. Completed a | pplication form with all appropriate si | gnatures and application fee |
| 2. Plans (Refer | to completeness check results for re | quired #) |
| Two (2 | 2) copies for completeness check | |
| <u>№ </u> 3. For land outs | side of the city limits i.e. ETJ: Twenty- | eight (28) blue-line copies of site plan for |
| Townhouse Sul | ibdivisions and approved Conceptual | PUD Land Use plan. |
| 4. Tax plats (mo | ost current); if project is outside of Tra | avis County provide names and addresses of |
| property owners | rs within 500' of subject tract on sepa | rate sheet. |
| № 5. Homeowners | s Small Lot documentation (draft copy | r) for Small Lot Subdivisions only. |
| ⋈₄ _6. Variance Req | quest and Justification. | |
| 7. Owners Deed | d (Certified) | |
| 8. *Environment | tal Resource Inventory | |
| NA 9. Request for C | City Water/ Wastewater | |
| NA 10. Letter from | utility provider (if not in the city) i.e. \ | Vater and Wastewater, not Electric. |
| <u>₩4-</u> 11. *Contractua | al Agreement with utility provider | |
| 12. 2 copies of | Location Map (for Notification, must | be on 8½ x 11 paper) |
| 13. Eng. Repor | rts (may include DR and WQ Report) | (Refer to completeness check results for req. |
| Two (2 | 2) copies for completeness check | |
| 14. Drainage R | leport | |
| 15. Water Quali | lity Report | |
| 16. 1704 Deterr | mination Form | |
| (If B-E is ch | necked provide 1 extra copy of plans | & additional fee required @ completeness ch |
| 17. Subject to: | ZAP or PC | - |
| <u>∧4-</u> 18. For joint app | plications (e.g. City ETJ and Travis C | County) submit one (1) additional copy of all ite |
| listed above (ex | cluding tax map) clearly labeled for | Fravis County |
| 19. Project Des | scription Form | |
| 20. 8 ½ x 11 co | ppy of plat (need at formal submittal) | |
| 21. Flashdirve @ | @formal submittal(Exhibit II of applic | ation must be on flashdrive w/names files/laye |
| *If applicable | | |

Gogle Maps 11317 Cameron Rd





City of Austin

P.O. Box 1088, Austin, Texas 78767

RECEIPT

Receipt

No.:

6866829

Payment

Date:

02/05/2019

Invoice

No.:

6921985

Description: Subdivision

Sub Description: Preliminary Plan

Work Description: Revised

Preliminary

Payer Information

Company/Facility Name: Springdale Park 78754 LLC

Payment Made By:

5000 BEE CAVES ROAD

AUSTIN TX 78746

Phone No.:

(512)-

Payment Method:

Check

Payment Received:

\$1,441.44

Amount Applied:

\$1,441.44

Cash Returned:

\$0.00

Comments:

ck1018

Additional Information

Department Name:

Development Services Department

Receipt Issued By:

Adrian Christopher Moreno

Receipt Details

| FAO Codes | FAO Description | Internal Ref. No. | Address | Permit/Case No. | Amount |
|---------------------|--|----------------------|------------------|-----------------|------------|
| 5090 5300 9300 4195 | Admin Revision to Approved Prelim - deviat | 12116994 | 11317 CAMERON RD | 2019-006738-C8 | \$1,386.00 |
| 5090 5300 9996 4066 | Development Services Surcharge | 12116994 | 11317 CAMERON RD | 2019-006738-C8 | \$55.44 |
| | | | | TOTAL: | \$1,441.44 |

Page 1 of 1

Printed: 02/05/2019 3:08 pm

City of Austin

P.O. Box 1088, Austin, Texas 78767

RECEIPT

Receipt

No.:

6851476

Payment

Date:

01/11/2019

Invoice

No.:

6911998

City/County

Description: Subdivision Joint

Sub Description: Preliminary Plan

Work Description: Revised

Preliminary

Payer Information

Company/Facility Name: Springdale Park 78754 LLC

Payment Made By:

5000 BEE CAVES ROAD

AUSTIN TX 78746

Phone No.:

(512)-

Payment Method:

Check

Payment Received:

\$3,279.24

Amount Applied:

\$3,279.24

Cash Returned:

\$0.00

Comments:

cks 1010/1013

Additional Information

Department Name:

Development Services Department

Receipt Issued By:

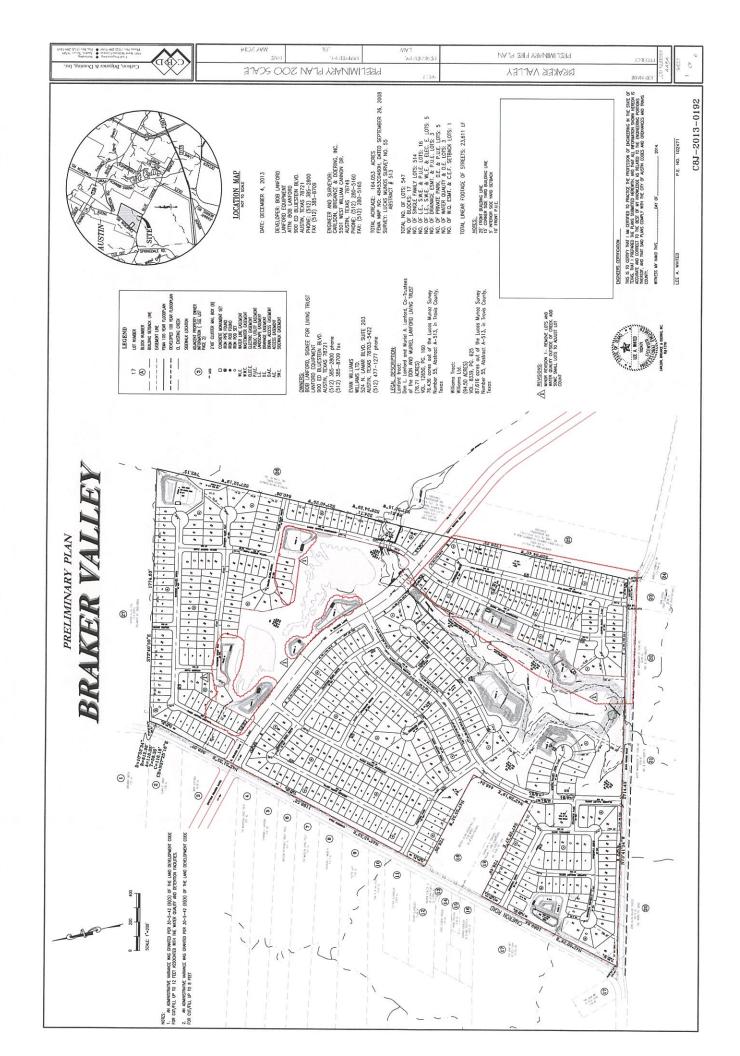
Cary Guedea

Receipt Details

| FAO Codes | FAO Description | Internal Ref. No. | Address | Permit/Case No. | Amount |
|---------------------|---------------------------------------|----------------------|------------------|-----------------|------------|
| 5090 5300 9300 4196 | DSD-Chapter 245 Review Determination | 12116994 | 11317 CAMERON RD | 2019-006738-C | \$2,546.00 |
| 5100 6300 9700 4196 | WPD-Chapter 245 Review Determination | 12116994 | 11317 CAMERON RD | 2019-006738-C | \$101.00 |
| 5090 5300 9300 4138 | Completeness Check Fee | 12116994 | 11317 CAMERON RD | 2019-006738-C | \$476.00 |
| 5100 6300 9700 4256 | WPD-Subdivision Completeness Check | 12116994 | 11317 CAMERON RD | 2019-006738-C | \$34.00 |
| 5090 5300 9996 4066 | Development Services Surcharge | 12116994 | 11317 CAMERON RD | 2019-006738-C | \$122.24 |
| | • | | | TOTAL: | \$3,279.24 |

Page 1 of 1

Printed: 01/11/2019 8:31 am



MEDIEW POWELL JR. & UM POWELL 16 HOLLYWOOD TERMACE 17 OFFICE JR. 78415—5139

1, 10m5 Cucave ROLMO 105 E. 2240 ST. 1510, Tt. 28722-2419 S, NAHD ROLKAM GOOD TRABEDOEST U. LESTIN, TK. 78750-1718

ESTER SCHOOLS E. OLEMEN CONTENT FO. SHOP, TC. 78602-3321

E CLANCE CHEEKY RD. TROP, FL. 78602-3321

MOTTE LUCY 25 BEOLGIANT ST., SUITE 202 PLAND, TE. 77551-5773

1, KAF N. & NA MOUTON 13 DAY ROOF DR. LUCDINGLE, IX. 7860—6314

R. SWEOK L. MOSON P.O. BOX 2464 COOKEL, PL. 3832-2444

PRELIMINARY PLAN

BRAKER VALI

I. ALL STREETS IN THE SUBDICION HILL BE CONGENCIND HENC OIT OF AUSTIN USBAN STANDARDS AND HELL BE DEDICATED AS TREET ROAM, AF THAT PAUTING.

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FROG TO CONSTRUCTION ON ANY LOT IN THIS SUBDINGON, DANALE, PLANS WELL BE SUBMITTED TO THE CITY OF ASSIN AND WAS COUNTY FOR REVIOUS, RAWFALL RUN-OFF SHALL BE HELD TO THE ANOUNT OF EXISTING CONCINCIA.

S. DRROBLY LOCATORS SHALL CORDORA TO CITY OF AUSTRI FRANKROGEATION CRITICAL LARVING.

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11. NO BALDINGS, FDCCS, LANDSZAPIC OR OTHER OBSTRUCTIONS ARE PERMITTO IN DAMAGE EXCUENTS EXCEPT AS APPROVED BY THE CITY OF AUSTRI OR TRANS COLUTT.

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H. AL OWNING DISTRIBIT ON FRANT, PROPRITY SALL BE LIMMINKED BY HE PROPRITY OWER OR MISOIC, IS WATER OWINT CORTRICE HE REDINENT OF EASTWAND CODE.

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20. JOHN ALEN WLONG TRUSTEE BOS CATASS LANGWAY, TA. 78734-5338

A STONEN SATH JO RUTH VESTA & WILLIAM PONTER TOWNE LANG FALS. ZZ BOD WHIT PIL ONONET, IX ZOGO-6492

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18, BEODIS GLUR PROPERTY P.D. BOX 2365 ROUND ROOK, IX, 78600-2365

19. CHONLPT C. CSPCRS 1101 CACRON FO. MSTR, TX, 78754-9100

CLUCONT OWERS (COMPUTED)

23. BMP AUSTRA ASSET COMPANY UP BESO R. CHETAL ENPT, STE. 645 DAUAS, FX. 75231

24. POBLEY CHEACUS INC. C/D. JAMES MOBLEY P.O. BOX 1840 HLOOPE, TEMS 75865—1840

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SHARKON L. MODSON D. BOX 2444 DOMLLE TH. MSS02-2464

23. LEA UP C/O APAGRAST & BROWN LUP 100 CONCASS ARE, STL. 1300 ALSTRY, TX. 70/01-2344

7, INC. MADSON LINES CAD THOMAS 31, IL HOMY ETA WOOSON PRISTEES P.D., ISTR. 150365 AUSTR, IX. 78715—0365

Ze Delyn il remert a aufeld, g. redeladd ir (1815a Caerch rem ranor, ix, rayes)-bett 27. ALIDA LANDOS ET AL C/D THOMAS MOSSON P.D. BOX 150363 AUSTR, TX. 78715-0365

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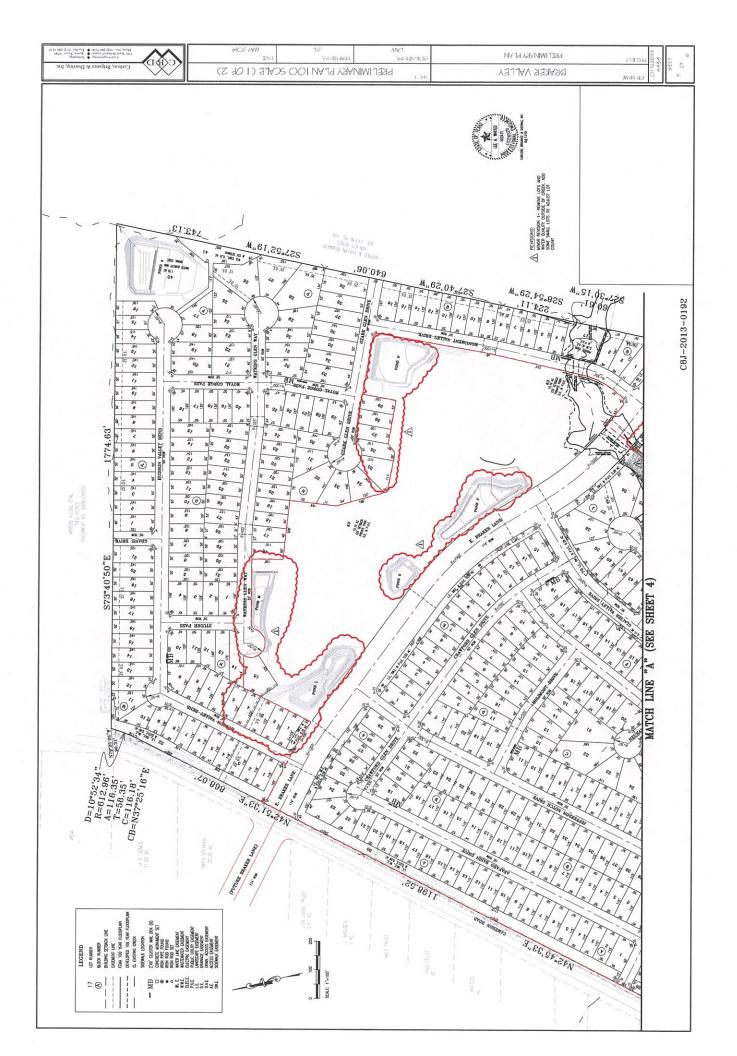
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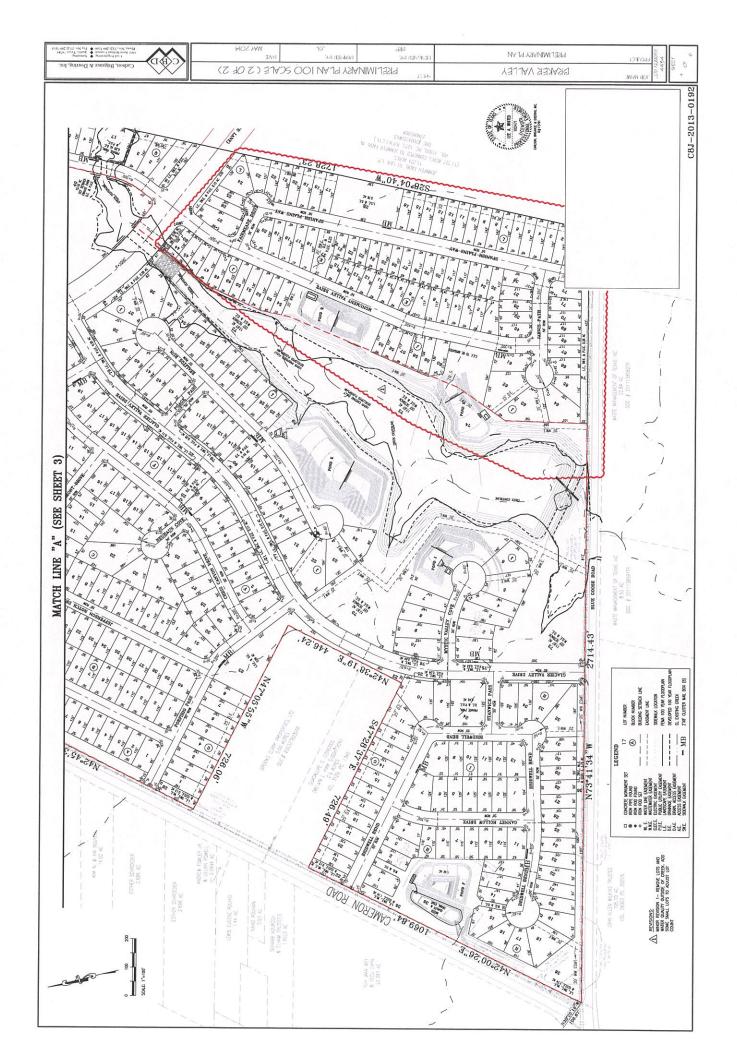
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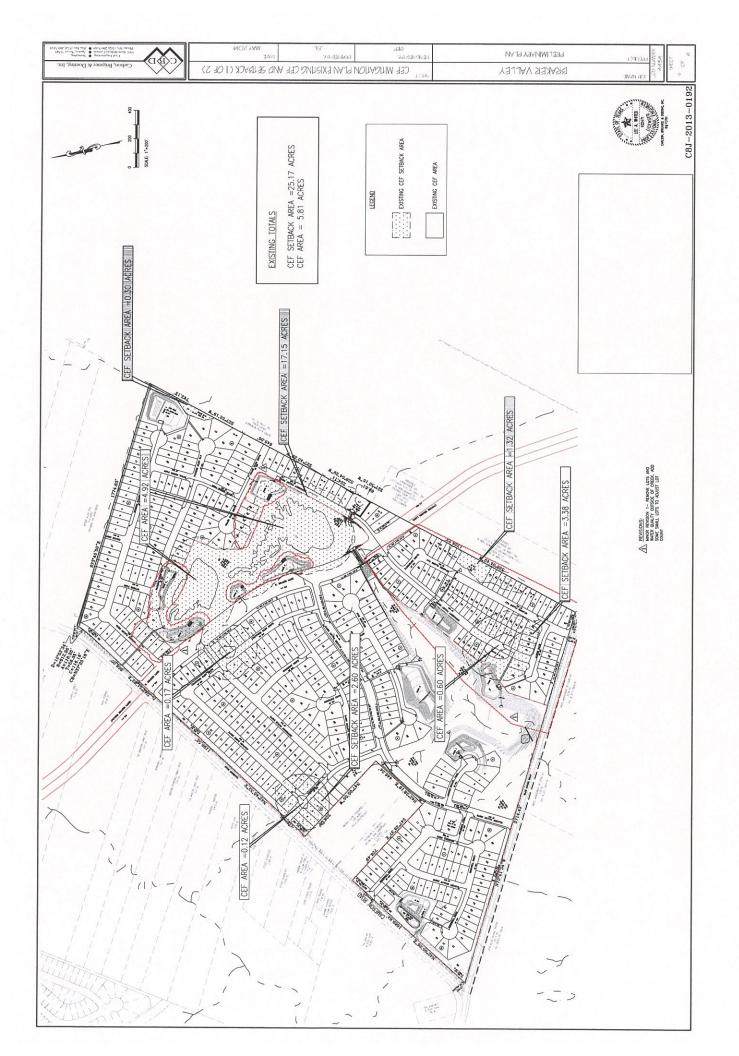
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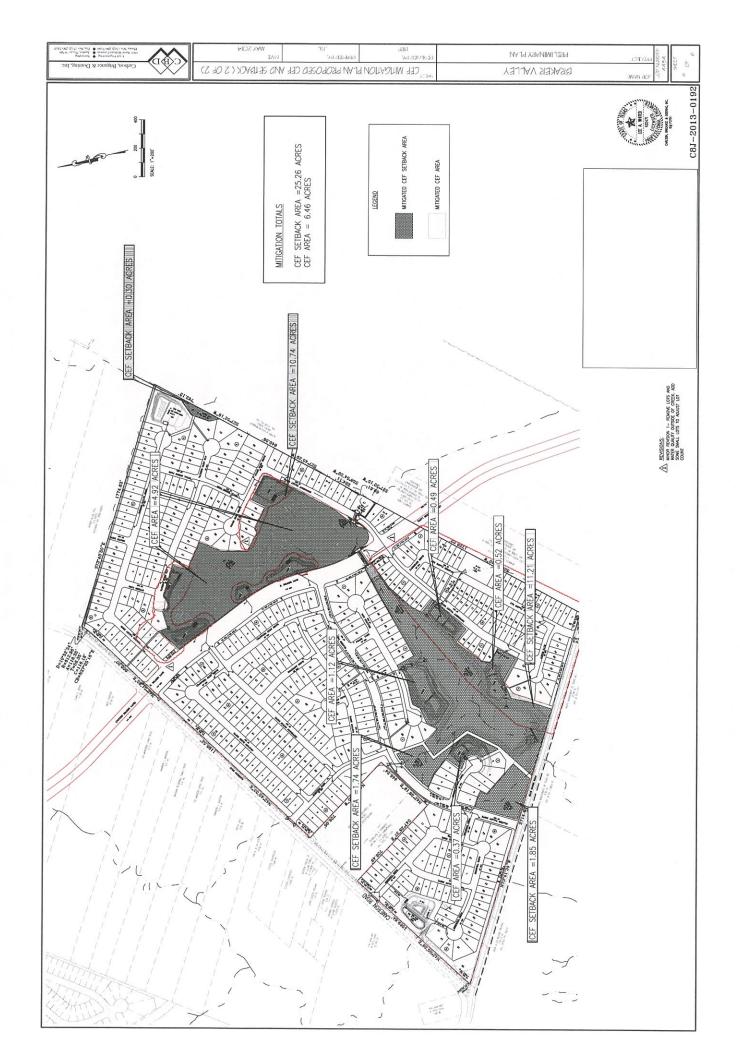


Exhibit 2

ELECTRONIC SUBMITTAL

In an effort to:

- improve geographic information system (GIS) data;
- improve the efficiency of GIS data creation; and
- provide a more comprehensive view of existing and proposed infrastructure;

provide a base file in *.dgn, *.dwg, or *.dxf, format of existing and proposed improvements listed in the following table, and specify layer name or number. File shall be referenced to the Texas Central State Plane (NAD83, survey feet) projection, and elevation data shall be referenced to the NAVD88 (feet) datum. Grid coordinates are recommended for alignment with City of Austin GIS data.

| ls ti | ne file in (check one): |
|-------|--|
| | Grid coordinates |
| | Surface coordinates |
| | Average projection scale factor/Average combined factor (10 digits min.) |
| | |
| | |

Electronic seals shall be provided or excluded in accordance with Texas Board of Professional Engineers Rules and Texas Board of Architectural Examiners Rules.

CADD files that contain more base layers than listed below are encouraged but are not required. CADD files may be locked or read-only.

Electronic files shall be submitted on a USB flash drive. The flash drive will be copied at Intake and returned to you.

The following layers are required at the time of first formal submittal.

| Description | if | Layer Name and/or Number (please specify) |
|--|-----|---|
| | n/a | |
| Site boundaries | | |
| Existing lot lines or legal tract boundaries | | |

The following base files are required prior to site plan release.

| Description | if n/a | Layer Name and/or Number (please specify) |
|--|-----------|---|
| Site boundaries | | |
| Existing lot lines or legal tract boundaries | | |
| Easements | | |
| Critical environmental features and buffers as depicted on plans | | |
| Open Space ⁵ | | |
| Floodplain Delineation (existing & proposed as depicted on plan) | | |
| Legend (may be in separate file) | | |

⁴ Edge of pavement, curb and gutter lines as depicted on plans, luminaires, poles, pullboxes, signal poles, and signal cabinets.

Delineation of open space as required on the site plan or subdivision. Only open spaces on the ground are required. Above ground spaces such as balconies are not required.

2. Provide an electronic copy of the following in *.pdf format with the following recommended file name convention at the time of first formal submittal.

| Description | Recommended File Name | |
|---|---|--|
| Engineer's report | [Case_Number]_Eng_report.pdf | |
| Drainage report (if applicable) | [Case_Number] _Drg_report.pdf | |
| Engineer's summary letter | [Case_Number]_ Eng_summary.pdf | |
| All sheets in subdivision | [Case_Number]~U[Update #] [sheet_#].pdf | |
| Application package (i.e. application, tax certificate(s), waiver request(s), etc.) | [Case_Number]_Application.pdf | |

3. Provide electronic files for drainage model. Resubmittal of drainage model is required for any modification.

Electronic Submittal for Carlson, Brigance & Doering, Inc. Layering Legend

| Description | X if N/A | Layer Name |
|--|-------------|--|
| Site Boundary | | BNDRY, CBD-BNDRY, OR E-PL |
| Existing Lot Lines or Legal tract boundaries (project site) | | E-PL (TEXT IS ON E-PL-TXT LAYER) AND/OR P_ROAD_ROW |
| Existing Lot Lines or Legal tract boundaries (Adjacent properties) | | ADJ OR E-ADJ (TEXT IS ON ADJTXT OR E-ADJ-TXT LAYER) |
| Limits of Canstruction | | LOC OR P-LOC |
| Easements (Existing) | | ESMT OR E-ESMT (TEXT IS ON ESMT-TXT OR E-ESMT-TXT) |
| Easements (Proposed) | | P-ESMT (TEXT IS ON P-ESMT-TXT) |
| Utilitles (Existing Water) | | E-W OR E-WATER |
| Utilities (Existing Water Appurt.) | | E-W2 AND/OR GATE VALVE |
| Utilities (Existing Wastewater) | | E-WW OR E-WASTEWATER |
| Utilities (Existing Gas) | | E-WW2 |
| Utilites (Existing Electric Overhead) | | E-ELEC-OHE |
| Utilites (Existing Electric underground) | | E-ELEC-UNDERGRD |
| Utilities (Existing Cable underground) | | E-CABLE-UNDERGRD |
| Utilities (Proposed Water) | ļ | P-W OR P-WATER |
| Utilities (Proposed Water Appurt.) | | P-W2 |
| Utilites (Proposed Wastewater) | | P-WW OR P-WASTEWATER |
| Utilites (Proposed Wastewater Appurt.) | | P-WW2 |
| Utilities (Proposed Gas) | | P-GAS |
| Existing Stormwater drainage system lines & | | |
| appurtenances | | E-STORM |
| Proposed Stormwater lines | | P-STM OR P-STORMWATER |
| Proposed Stormwater Appurrenances | - | P-STM2 |
| Water Quality and Detention Facilities | | SEE STORMWATER LAYERS OR P-POND GRADING |
| Trees (Demo) | | TRDEMO (TEXT IS ON TRDEMO-TXT LAYER) OR TREE REMOVED |
| Trees (To remain) | | TRREM (TEXT IS ON TRREM-TXT LAYER) OR TREE SAVED |
| Critical Environmental Feasures and buffers as | | |
| depicted on plans | | FLOOD-CWQZ OR CWQZ AND FLOOD-WQTZ OR WQTZ |
| Roadway Infrastructure (Existing Face of curb or | ******** | |
| edge of roadway) | | E-FOC OR E-CURB |
| Roadway Infrastructure (Existing back of curb or | | |
| edge of roadway) | | E-BOC |
| Roadway Infrastructure (Proposed Face of curb | | |
| or edge of roadway) | | P-FOC |
| Roadway Infrastructure (Proposed back of curb | ***** | |
| or edge of roadway) | | P-BOC |
| | | |
| Roadway Infrastructure (Proposed curb gutter) | | P-GUTTER |
| Sidewalks (Existing) | | E-SWK |
| Sidewalks (Proposed) | | P-SWK |
| Open Space | Х | |
| Building Footprints (Existing) | | E-BLDG |
| Building Footprints (Proposed) | | P-BLDG |
| loodplain Delineation (existing and proposed | | |
| s depicted on plan) | | FEMA OR FLOOD-100YR (TEXT IS ON FLOOD-100YR-TXT |
| egend | | LEGEND |
| Existing Minor Contours | · | CONT-MNR (E-CONT-MNR) OR E-MIN |
| Misurg Minor Contours | | |
| Existing Major Contours | | CONT-MJR (E-CONT-MJR) OR E-MAJ |

FILM CODE 0005408**584**

WARRANTY DEED

Date: Pehruary 14, 1996

Grantors; DON E. LANFORD and wife, MURIEL A. LANFORD

Grantee: The DON L. AND MURIEL A. LANFORD LIVING TRUST, under written agreement dated February 14, 1996, DON L. LANFORD and MURIEL A. LANFORD, Co-trustees

Grantees' Mailing Address: 11110 Tom Adams Drive, No. E-2,
Austin, Travis County, Texas 78753

Grantee Tax ID No.

Consideration: The sum of ten-and-no/100ths dollars (\$10.00) and other good and valuable consideration

Property:

All that certain lot, tract, or parcel of land and all improvements thereon lying and being situated in Travis County, Texas, more particularly described as follows, to wit, seventy-five (75) acres of land, nore or less, out of the LUCAS MUNOS SURVEY, ABSTRACT NO. 513, in Travis County, Texas, off the northeast corner of the J. C. MAXWELL tract, and being the same property described in a Warranty Deed, dated October 1, 1974, from H. R. LANKORD to DON L. LANFORD, recorded in Volume 5029, Page 0563, Deed Records of Travis County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all mineral severances, and other instruments, other than liens and conveyances, that affect the property; all zoning laws, regulations and ordinances of municipal and other governmental authorities affecting the property; rights of adjoining owners in any walts and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines, any encroachments or overlapping of improvements; and taxes for the current year, the payment of which Grantee assumes.

-1-

REAL PROPERTY SECORDS TRAVIS COUNTY TEXAS

12650 0160

for the consideration and subject to the reservations from and exceptions to conveyance and warranty described above, Frantors hereby grant, sell, and convey the property to Grantee, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantes's heirs, executors, administrators, beneficiaries, successors, and assigns forever. Grantors bind themselves and their heirs, executors, administrators, beneficiaries, and successors to warrant and forever defend all and singular the property to crantee and Grantee's heirs, executors, administrators, beneficiaries, successors, and assigns against every person whomsover lawfully claiming or to claim the same or any part thereof. Grantors reserve for themselves the full possession, benefit, and use of the above-described premises for and during the remainder of their lives.

When the context/so tequires, singular nouns and pronouns include the plural\

MURIEL A. LANFORI

Grantor

SSI

DON L. LANFORD

Granter SSI

STATE OF TEXAS

COUNTY OF TRAVIS

This Warranty Deed was acknowledged before me in Austin. Texas on this the 14th day of February, 1996 by DON L. LANFORD and MURIEL A. LANFORD, Grantors.



J. R. McCRACKEN ary Public, State of Texas consission Extres Aug. 2, 1997

My commission expires:

August 2, 1997

in-and for the State of Texas

> J. RY MCCRACKEN

REAL PROPERTY SECORDS TRAVIS COURTY, TEXAS

12650 0161

grantees' mailing address: WARRANTY DEED DON L. LANFORD 11110 Tom Adams Drive DON L. LANFORD Apt. No. E-2 Austin, Texas 78753 AND MURIEL A. LANFORD TO THE DON L. AND MURIEL A. LANFORD LIVING TRUST, DON L. LANFORD AND MURIEL A. LANFORD, CO-TRUSTEES J. R. Mceracken P. 0\ 80x 180935 Austin, TX 78718-0935 FOR RECORDING INFORMATION FILED 96 MAR 25 AM 10: 15 TRAVIS COUNTY TIERK TRAVIS COUNTY TEXAS STATEOFTEXAS SOUNTY OF TRANS hereby certify then this instrument has FIECD on the date and it the time stamped hereoff by me, and use duty RECORDIU, in the Volume and Page of the married RECORDS of Travis County Terration MAR 25 1895 Cara het samme COUNTYCLERK TRAVIS COUNTY, TEXAS appet heres and have the every best THE PROPERTY OF THE PARTY OF THE PARTY OF THE REAL PROPERTY FECORDS TRAVIS COUNTY TEXAS 440 Fri 6-894 Ade 12650 0162

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WARRANTY DEED

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STATE OF TEXAS #00/16 \$1250 4704 * 5.00 COUNTY OF TRAVIS S

KNOW ALL MEN BY THESE PRESENTS, that I, EDWARD JOSEPH, (hereinafter referred to as "Grantor"), of 1700 San Gabriel, Austin, Texas 78701, County of Travis, State of Texas, for and in consideration of the issuance to me of a partnership interest in WILLIAMS, LTD., and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have GIVEN, GRANTED, AND CONVEYED, and by these presents do GIVE, GRANT, and CONVEY unto WILLIAMS, LTD., a Texas general partnership, composed of EDWARD W. JOSEPH, EVAN M. WILLIAMS, and JEFFREY J. WILLIAMS, (hereinafter referred to as "Grantee"), of 2412 Vista Lane, Austin, Texas 78703, County of Travis, State of Texas, all of my right, title, and interest in and to the following described real property in Travis County, Texas, together with all improvements thereon, to wit:

Ninety-four and five-tenths (94.5) acres of land, more or less, (together with all improvements located thereon), in the Lucas Munos Survey #55, Travis County, Texas, being the part of the tract of land conveyed to Edward Joseph by W. J. Foster and his wife, Florence Foster, by the Warranty Deed dated August 22, 1965, recorded in Volume 1608, Page 123, of the Deed Records of Travis County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns, forever; and Grantor does hereby bind himself, his heirs, executors, and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof; except, however, that this conveyance is made and accepted subject to the liens securing payment of ad valorem taxes for 1983 and subsequent years, as well as to all of the easements of record in Travis County, Texas, or visible or apparent on the ground, and all reservations, covenants, conditions, and restrictions of record in Travis County, Texas, which are applicable to the property hereby conveyed, and the Grantee by acceptance of delivery of this Deed does hereby assume and agree to perform all of the obligations of Grantor under the afforesaid easements, reservations, covenants, conditions, and restrictions, and to pay ad valorem taxes for 1983 and subsequent years.

EXECUTED this 14th day of Maronter, 1983.

EDWARD JOSEPH Joseph

DEED RECORDS
You've County, You've

8339 . 625

3 45 2855

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on the 14th day of November, 1983, by EDWARD JOSEPH.

My Commission Expires: June 10, 1985.

TYPE/PRINT/STAMP NAME JULIA HOUSTON

EB, AV TE 8

STATE OF TEXAS

I hereby certify that this instrument was FILED on she date and all the time stamped bettern by mer and was duty of ITAVIS

RECORDED, in the Volume and Page of the named RECORDS

of ITAVIS County, Texas, as stamp hereon by me, on:

NOV 17 1983



COUNTY CLERK
TRAVIS COUNTY, TEXAS

8339 . 626