



**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)              |
| Drainage Engineering Review     | Christine Perez *               |
| Environmental Review            | Jonathan Garner                 |
| Flood Plain Review              | Karl McArthur                   |
| Mapping Review                  | Mapping Review                  |
| Planner 1 Review                | Elsa Garza NoDist               |
| Subdivision Review              | Cesar Zavala SR                 |
| Transportation Planning         | Ivan Naranjo                    |
| AW Utility Development Services | AWU-Utility Development Service |
| Water Quality Review            | Christine Perez *               |
| Wetlands Biologist Review       | Andrew Clamann                  |
| City Arborist Review            | Jim Dymkowski                   |
| Traffic Control Review          | Traffic Control Review          |
| PARD / Planning & Design Review | Kelsey Veazey                   |
| Fire For Site Plan Review       | Sonny Pelayo                    |
| R.O.W. Review                   | Isaiah Lewallen                 |

GasCo

AI&D

18



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<br>Lee Whited<br>5501 West William Cannon Austin TX 78749     | 512-280-5160 |
| Owner     | WILLIAMS, LTD.<br>Evan Williams<br>524 N LAMAR #203 AUSTIN TX 78703                      | 512-477-1277 |
| Owner     | THE DON L. & MURIEL A. LANFORD I<br>Bob Lanford<br>900 ED BLUESTEIN BLVD AUSTIN TX 78721 | 512-385-2800 |
| Billed To | SPRINGDALE PARK 78754 LLC<br><br>5000 BEE CAVES ROAD AUSTIN TX 78746                     | 512--        |



## CITY OF AUSTIN

### Development Services Department

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



## 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, [click here to Save](#) 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.

All information is required (if applicable).

### For Office Use Only

12116994

Application Type: \_\_\_\_\_

- 2 = Preliminary
- 3 = Revised preliminary
- 4 = Final not requiring preliminary
- 5 = Final requiring preliminary
- 6 = Concurrent final with preliminary & construction
- 7 = Concurrent final with no preliminary & construction
- 8 = Construction plans only

Project Type: \_\_\_\_\_

- 1 = Conventional
- 2 = PUD
- 3 = Small Lot
- 4 = Townhouse
- 5 = Single-family, attached
- 6 = Multifamily
- 7 = Mixed Use

Process Type: \_\_\_\_\_

- 1 = Previously unplatted
- 2 = Amendment
- 3 = Vacation/Replat
- 4 = Resubdivision

Application Accepted By: \_\_\_\_\_

Construction Plan Code: \_\_\_\_\_ Case Manager: \_\_\_\_\_



☐ Additional space was required to complete this application. I have completed the Additional Space section. (This check box is also at end of the application.)

### Section 1: Project Information

Subdivision Name: Braker Valley Revised Preliminary

Subdivision Street Location:

Address: 11317 Cameron Road

—OR—

Approximate distance: \_\_\_\_\_ direction: Select from the intersection  
of: \_\_\_\_\_ and: \_\_\_\_\_  
on the: Select side

Description of Proposed Subdivision:

Revision to approved preliminary plan C8J-2013-0192 to update water quality controls to bio-filtration and re-design lot layout (no street re-alignments) for a reduction in the number of units from 514 to 509.

### Section 2: Applicant/Agent Information

Applicant Name: Geoff Guerrero

Firm: Carlson, Brigance & Doering, Inc.

Applicant Mailing Address: 5501 W. William Cannon 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: Bob Lanford

Owner Signature: 

Firm: Don & Muriel Lanford Living Trust

Owner Mailing Address: P.O. Box 141411

☐ Additional space was required to complete this application. I have completed the Additional Space section. (This check box is also at end of the application.)

## Section 1: Project Information

Subdivision Name: Braker Valley Revised Preliminary

Subdivision Street Location:

Address: 11317 Cameron Road

—OR—

Approximate distance: \_\_\_\_\_ direction: Select from the intersection

of: \_\_\_\_\_ and: \_\_\_\_\_

on the: Select side

Description of Proposed Subdivision:

Revision to approved preliminary plan C8J-2013-0192 to update water quality controls to bio-filtration and re-design lot layout (no street re-alignments) for a reduction in the number of units from 514 to 509.

## Section 2: Applicant/Agent Information

Applicant Name: Geoff Guerrero

Firm: Carlson, Brigrance & Doering, Inc.

Applicant Mailing Address: 5501 W. William Cannon 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 Williams

Owner Signature: 

Firm: Williams, Ltd.

Owner Mailing Address: 1114 W. 7th Street, Suite 107



City: Austin State: TX Zip: 78703  
Email: deadpot70@gmail.com Phone 1: (512) 413-3376 Type 1: Mobile  
Phone 2: \_\_\_\_\_ Type 2: Select Phone 3: \_\_\_\_\_ Type 3: Select

#### Section 4: Engineer Information

☐ Not Applicable ☐ Same as Applicant Name: Lee Whited  
Firm: Carlson, Brigrance & Doering, Inc.  
Mailing Address: 5501 W. William Cannon Drive  
City: Austin State: TX Zip: 78749  
Email: lee@cbdeng.com Phone 1: (512) 280-5160 Type 1: Work  
Phone 2: \_\_\_\_\_ Type 2: Select Phone 3: \_\_\_\_\_ Type 3: Select

#### Section 5: Other Professional/Trade Information

☐ Not Applicable ☐ Same as Applicant Type: Surveyor  
Name: Aaron Thomason  
Firm: Carlson, Brigrance & Doering, Inc.  
Mailing Address: 5501 W. William Cannon Drive  
City: Austin State: TX Zip: 78749  
Email: aaron@cbdeng.com Phone 1: (512) 280-5160 Type 1: Work  
Phone 2: \_\_\_\_\_ Type 2: Select 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 the  
Pre-Certification letter from Neighborhood Housing and Community Development.)  
☒ Smart Growth Zone — OR — ☐ Drinking Water Protection Zone  
Watershed: Walnut Creek Watershed Class: Suburban Watershed  
In a recharge zone? ☐ Yes ☒ No  
Land Development Jurisdiction: ☒ Full-Purpose ☐ Limited-Purpose ☐ 2-Mile ETJ ☐ 5-Mile ETJ  
County: ☒ Travis ☐ Williamson ☐ Hays ☐ Bastrop  
School District: Manor ISD  
In a Neighborhood Plan (approved or underway)? ☐ Yes ☒ No  
If Yes, name of Neighborhood Plan: \_\_\_\_\_

In a Transit-Oriented Development (TOD) District? ☐ Yes ☒ No

If Yes, name of TOD: \_\_\_\_\_

If within a Municipal Utility District, give name: NA

Electric Utility Provider: Austin Energy

Water Provider: AWU

Wastewater/Sewage Disposal Provider: AWU

## Section 7: Application Assessment

Has there been a Development Assessment? ☐ Yes ☒ No File Number: \_\_\_\_\_

If residential, are there other Tax Credits or State/Federal funding? ☐ Yes ☒ No

Is Demolition proposed? No If Yes, how many residential units will be demolished? \_\_\_\_\_

Current Zoning (within City of Austin Full-Purpose or Limited-Purpose area): I-SF-4A

Zoning case currently under review on this site? ☐ Yes ☒ No Case Number: \_\_\_\_\_

Number of lots/units proposed — Single-family: 0 Multifamily: 0

☒ Yes ☐ No 100 or more single-family units are proposed.

☐ Yes ☒ No 200 or more multifamily units are proposed.

☐ Yes ☒ No 100 or more multifamily units are proposed and a tax credit is requested.

☐ Yes ☒ No Project will demolish more than 50 residential existing units in a structure more than 20 years old.

**NOTE:** If one of the four above requirements is met, an Educational Impact Statement (EIS) may be required. See Subdivision Application Instructions - Exhibit IV: Educational Impact Statement (EIS) Determination at <http://www.austintexas.gov/page/land-use-applications#sub>.

## Section 8: Related Cases

### FILE NUMBERS

Zoning Case? ☐ Yes ☒ No

Zoning Ordinance? ☐ Yes ☒ No

Site Plan Case? ☐ Yes ☒ No

Subdivision Case? ☒ Yes ☐ 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    |                |                 |         |
| Select an Option    |                |                 |         |
| Select an Option    |                |                 |         |
| Select an Option    |                |                 |         |
| Select an Option    |                |                 |         |
| Select an Option    |                |                 |         |
| <b>Totals:</b>      | 540            | 509             | 164.05  |

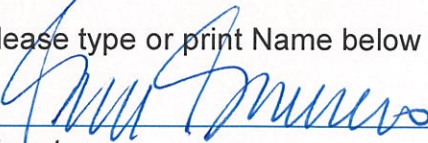
## Section 10: Waiver / Variance / Etc. - as applicable

- ☐ Balance of the Tract - Section(s): \_\_\_\_\_
- ☐ Sidewalks - Section(s): \_\_\_\_\_
- ☐ Single Outlet - Section(s): \_\_\_\_\_
- ☐ Street Length - Section(s): \_\_\_\_\_
- ☐ Block Length - Section(s): \_\_\_\_\_
- ☐ Lot Frontage - Sections(s): \_\_\_\_\_
- ☐ Cut / Fill - Sections(s): \_\_\_\_\_
- ☐ Flag Lots - Sections(s): \_\_\_\_\_
- ☐ Other: \_\_\_\_\_ - Sections(s): \_\_\_\_\_

## 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, and indicate Firm represented, if applicable:

  
Signature \_\_\_\_\_ December \_\_\_\_\_ 12 \_\_\_\_\_ 2018  
Month Day Year

Geoff Guerrero

Name (Typed or Printed)

Carlson, Brigance & Doering, Inc.

Firm

## Section 12: Owner's Acknowledgment

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 warranty deed(s) recorded as follows:

Vol. 8339 / Pg. 625

, copies thereof attached hereto and made a part hereof for all pertinent purposes, do hereby make and/or authorize Carlson, Brigrance & 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 21<sup>st</sup> day of  
December, 2018.

[Signature]  
(Owner's Signature)

Witness my hand this \_\_\_\_\_ day of

(Owner's Signature)

This instrument acknowledged before me on  
The 21<sup>st</sup> day of December, 2018.

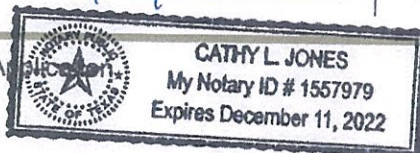
Cathy L Jones  
Notary Public, in and for  
Travis County, Texas

My Commission expires: 12/22/2022

This instrument acknowledged before me on  
The \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public, in and for

My Commission expires: \_\_\_\_\_





## Section 12: Owner's Acknowledgment

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

Other

, 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, Brigrance & 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 21st day of

December

2018



(Owner's Signature)

Witness my hand this \_\_\_\_\_ day of

(Owner's Signature)

This instrument acknowledged before me on

The 21st day of December, 2018

Notary Public, in and for

Cathy L. Jones  
Travis County, Texas

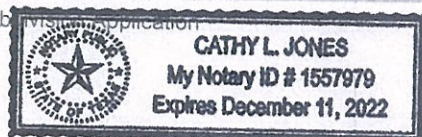
My Commission expires: 12/11/2022

This instrument acknowledged before me on

The \_\_\_\_\_ day of \_\_\_\_\_,

Notary Public, in and for

My Commission expires: \_\_\_\_\_





## Section 13: Engineer's Certification

**This is to certify that:**

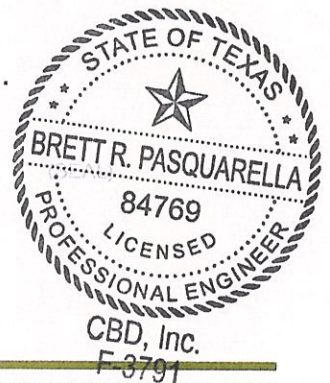
- I am authorized to practice the profession of Engineering in the State of Texas;
- I am responsible for the preparation of the engineering portions of the plan or plat submitted herewith;
- All engineering information shown on the plan or plat is accurate and correct; AND
- With regard to the engineering 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:

( \_\_\_\_\_ additional sheet(s) with variances or waivers are attached) {each additional sheet must be signed, sealed, and dated}

[illegible]

Witness my hand this 8 day of August, 2018

(Engineer's Signature)



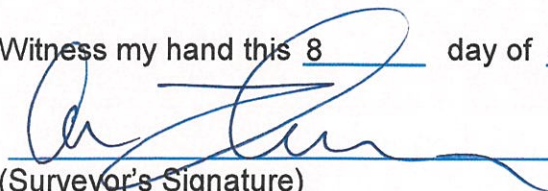


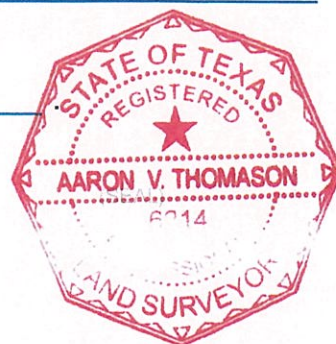
## Section 14: Surveyor's Certification

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 waivers are attached) {each additional sheet must be signed, sealed, and dated}

Witness my hand this 8 day of August, 2018

  
(Surveyor's Signature)



## Section 15: Acknowledgment Form

I, Geoff Guerrero have checked for any information that may  
(Printed Name of Applicant)

affect the review of this project, including but not limited to: subdivision plat notes, deed notes, deed restrictions, restrictive covenants, zoning conditional overlays, and/or Subchapter E design standards prohibiting certain uses and/or requiring certain development restrictions (height, access, screening, etc.) on this property, located at:

(Address or Legal Description):

11317 Cameron Road

If a conflict should result with the request I am submitting to the City of Austin due to any of the aforementioned information, it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of the aforementioned information.

I understand that if requested I must provide copies of any and all of the aforementioned information that may apply to this property.

  
Applicant's Signature

December      12      2018  
Month              Day              Year

### For Submittal Requirements and Exhibits

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





## City Arborist Review

### Addendum for Subdivision and Site Plan Submittals

#### For Office Use Only

File Number: 12116914 Date Issued: \_\_\_\_\_  
Application Accepted By: \_\_\_\_\_ Date: \_\_\_\_\_

#### Section 1: Project Information

Application type: ☒ Single Family Subdivision ☐ Commercial Subdivision/Site Plan  
Project Name: BRAKER VALLEY  
Project Street Address: 11317 CAMERON 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: 7
- 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: 7

#### 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: \_\_\_\_\_



# Land Use Review Subdivision Completeness Check



## Development Services Department

### 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          |  |  |                         |
| Ch.245 Team Review Req'd: Yes        |  | Orig. Submittal Date: 01/10/2019         | Resubmittal Date:       |
| Date Sent to Ch.245:                 |  | Current Results to Applicant: 01/28/2019 |                         |
| Date Rec'd.back in LUR:              |  |  |                         |

#### Checked for Completeness by the following reviewers:

|                      |                |          | 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)         | <del>Ivan Naranjo (TR)</del> | Michael Duval (DR/WQ)              |
| Steve Hopkins (SR)                                    | Alex Butler (EV)                | Natalia Rodriguez (TR)       | Joydeep Goswami (DR/WQ)            |
| Nathan Jones-Meyer (SR)                               | <del>Jonathan Garner (EV)</del> | 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)         | <del>Christine Perez (DR/WQ)</del> |
| David Wahlgren (SR)                                   | Jaron Hogenson (TR)             | Jay Baker (DR/WQ)            | Brandy Teague (DR/WQ)              |
| <del>Cesar Zavala (SR)</del>                          | Sangeeta Jain (TR)              | Ron Czajkowski (DR/WQ)       | (RSMP)                             |
|   | Mark Kere (TR)                  | Leslie Daniel (DR/WQ)        | <del>City Arborist</del>           |
| Partner Departments Mandatory Reviews:                |                                 | <del>AW UDS</del>            | <del>Electric (3 copies)</del>     |
| <del>Fire For Site Plan</del>                         | <del>Floodplain</del>           | <del>ATD ROW</del>           | <del>ATD Traffic Control</del>     |
| Optional Distribution: Circle to receive distribution |                                 |                              |                                    |
| 911 Addressing  | AWU Pipeline Services           | AWU Facilities Engineering   | Floodplain Modification            |
| Hydrogeologist  | Industrial Waste                | <del>Mapping</del>           | <del>PARD</del>                    |
| Site Plan Plumbing                                    | <del>Wetlands Biologist</del>   |                              |                                    |
| ERM Review Comments (Functional Assessment)           |                                 | <del>Gas Company</del>       | <del>School District</del>         |

**A formal application must be filed within 45 calendar days of the initial completeness check (by 02/25/2019) 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: [REDACTED]

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](http://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 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 Use Only

File # Assigned: C85-2013-0192.01 Date Filed: 11/10/2019  
Original Application Vesting Date: 12/9/2013 Signature: [Signature] Date: 11/17/2019  
Director's Determination of Vested Rights (select one): ☐ Not Applicable ☐ Approved ☐ Denied  
☒ See Vested Rights Determination (if applicable) for additional information.

Proposed Project Name: Braker Valley Revised Preliminary

Address/Location: 11317 Cameron Road

Legal Description: L. Munos Survey No. 55, Abstract 513 (164.05 Acres)

- ☐ A. The proposed application is submitted for **review under regulations currently in effect.**

\*\*\* NOTE: If "A" is checked above, proceed to the signature block at the bottom.

- ☒ B. The proposed application is for a **project requesting review under regulations other than those currently in effect based on a claim of vested rights** (i.e., "grandfathering") to earlier City of Austin regulations under Chapter 245 or Section 43.002 of the Texas Local Government code. Please list file number and type of prior permit here:

Original Application Filing Date: 12/09/2013 File #: C8J-2013-0192 Type: Preliminary

\*\*\* NOTE: If "B" is checked above, the applicant must complete the "Information Required for Vested Rights Review" below, and attach a Vested Rights Petition that provides additional information and more fully describes the basis for the claim.

- ☐ C. The proposed application is for a **project requesting review under regulations other than those currently in effect based on a City of Austin ordinance or agreement** that establishes entitlements specific to the property which differ from those generally applicable under current regulations. Provide a brief description of the basis for this request here:

\*\*\* NOTE: If "C" is checked above, the applicant must attach a copy of the City of Austin ordinance or agreement for which rights are claimed.

## Information Required for Vested Rights Review

In addition to providing the information below, attach a completed Vested Rights Petition (VRP) and supporting documentation, including project history from the Original Application to the present, with a copy of the original application for which vested rights are claimed and any subsequent permits or approvals issued for the property.

| Project Application History  | File #        | Application Date | Approval Date |
|------------------------------|---------------|------------------|---------------|
| Annexation/Zoning Cases      | C7A-2014-0001 |                  | 12/16/2014    |
| Preliminary Subdivision      | C8J-2013-0192 | 12/09/2013       | 10/07/2014    |
| Final Subdivision Plat       |               |                  |               |
| Site Plan/Development Permit |               |                  |               |

Proposed Project Application (select one): ☒ Preliminary Subdivision ☐ Final Plat ☐ Site Plan ☐ Building Permit

Proposed Project Land Use Acreage (specify acreage in each of the following land use categories):

Single-Family/Duplex: 164.05 Townhouse/Condo/Multifamily: \_\_\_\_\_ Office: \_\_\_\_\_

Commercial: \_\_\_\_\_ Industrial/R&D: \_\_\_\_\_ Other (specify): \_\_\_\_\_

Total acreage: 164.05 Watershed: Walnut Creek Watershed Class: ☒ Suburban Watershed ☐

This proposed project application will still be reviewed under those rules and regulations that are not subject to chapter 245, such as those to prevent imminent destruction of property or injury to person, including regulation dealing with stormwater detention, temporary erosion and sedimentation controls, and regulations to project critical/significant recharge features.

Property Owner/Agent Printed Name: Geoff Guerrero Phone: (512) 280-5160

Signature: [Signature] Date: 12/20/2018

**SAVE Form**



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**

Signature: \_\_\_\_\_ Date: 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**



Owner or Agent: John Thomas Intake 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 Only:**

File Number: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Intake Specialist: \_\_\_\_\_ Date: \_\_\_\_\_

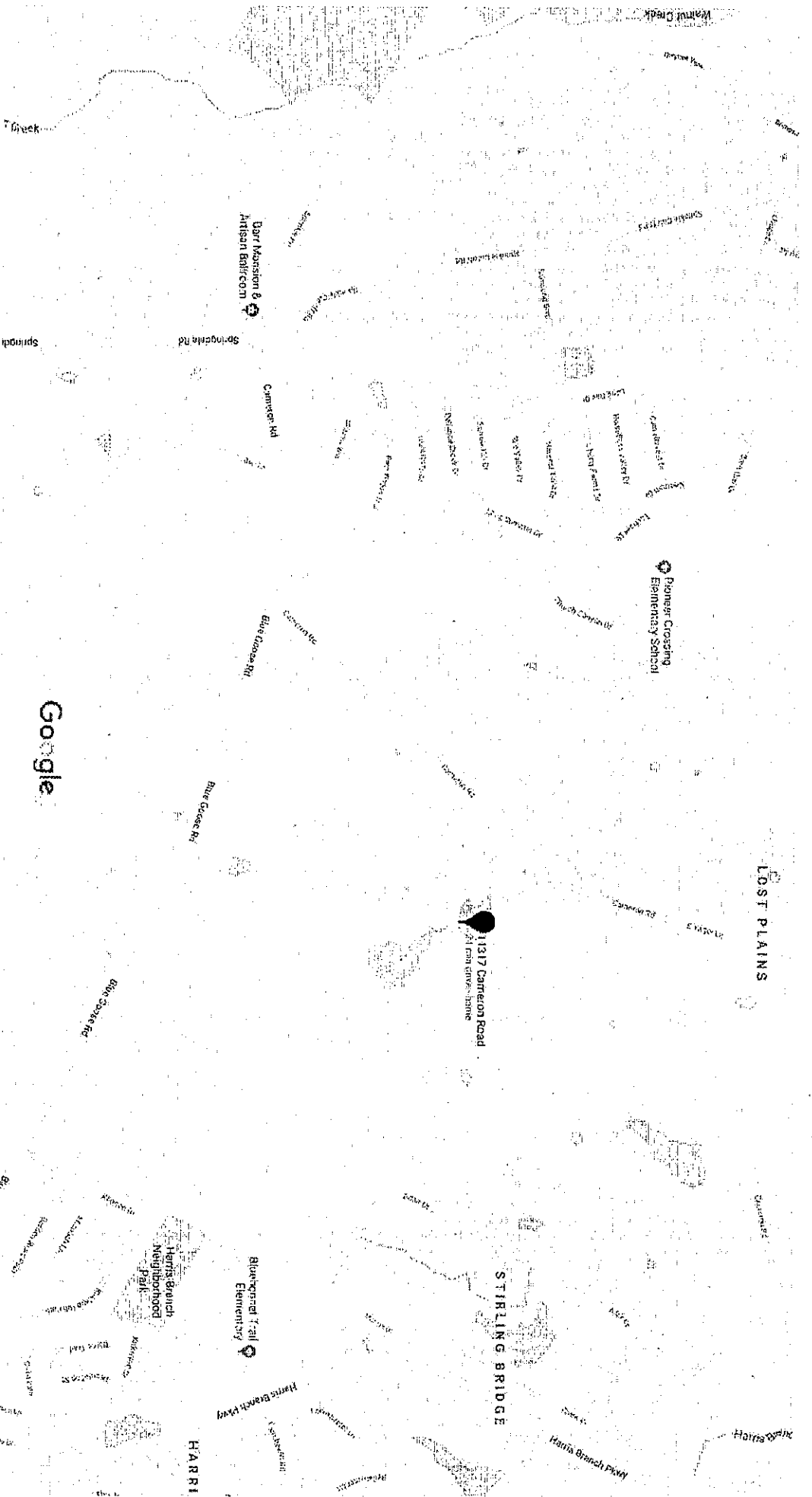
Information Required for Submittal:

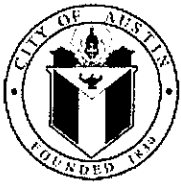
- \_\_\_\_ 1. Completed application form with all appropriate signatures and application fee
- \_\_\_\_ 2. Plans (Refer to completeness check results for required #)  
    \_\_\_\_ Two (2) copies for completeness check
- ~~NA~~ 3. For land outside of the city limits i.e. ETJ: Twenty-eight (28) blue-line copies of site plan for  
    Townhouse Subdivisions and approved Conceptual PUD Land Use plan.
- \_\_\_\_ 4. Tax plats (most current); if project is outside of Travis County provide names and addresses of all  
    property owners within **500'** of subject tract on separate sheet.
- ~~NA~~ 5. Homeowners Small Lot documentation (draft copy) for Small Lot Subdivisions only.
- ~~NA~~ 6. Variance Request and Justification.
- \_\_\_\_ 7. Owners Deed (Certified)
- \_\_\_\_ 8. \*Environmental Resource Inventory
- ~~NA~~ 9. Request for City Water/ Wastewater
- ~~NA~~ 10. Letter from utility provider (if not in the city) i.e. Water and Wastewater, not Electric.
- ~~NA~~ 11. \*Contractual Agreement with utility provider
- \_\_\_\_ 12. 2 copies of Location Map (for Notification, must be on 8½ x 11 paper)
- \_\_\_\_ 13. Eng. Reports (may include DR and WQ Report) (Refer to completeness check results for req.#)  
    \_\_\_\_ Two (2) copies for completeness check
- \_\_\_\_ 14. Drainage Report
- \_\_\_\_ 15. Water Quality Report
- \_\_\_\_ 16. 1704 Determination Form  
    \_\_\_\_ (If B-E is checked provide 1 extra copy of plans & additional fee required @ completeness check)
- \_\_\_\_ 17. Subject to:       ZAP \_\_\_\_\_ or PC \_\_\_\_\_
- ~~NA~~ 18. For joint applications (e.g. City ETJ and Travis County) submit one (1) additional copy of all items  
    listed above (excluding tax map) clearly labeled for **Travis County**
- ~~NA~~ 19. Project Description Form
- \_\_\_\_ 20. 8 ½ x 11 copy of plat (need at formal submittal)
- \_\_\_\_ 21. Flashdrive @ formal submittal (Exhibit II of application must be on flashdrive w/names files/layers)

\*If applicable



# Google 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           |
| <b>TOTAL :</b>      |  |                   |                  |                 | <b>\$1,441.44</b> |





# City of Austin

P.O. Box 1088, Austin, Texas 78767

## RECEIPT

**Receipt**

No.: 6851476

**Payment**

Date: 01/11/2019

**Invoice**

No.: 6911998

**Description:** Subdivision Joint  
City/County

**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          |
| <b>TOTAL :</b>      |                                      |                   |                  |                 | <b>\$3,279.24</b> |









**MATCH LINE "A" (SEE SHEET 4)**

C8J-2013-0192

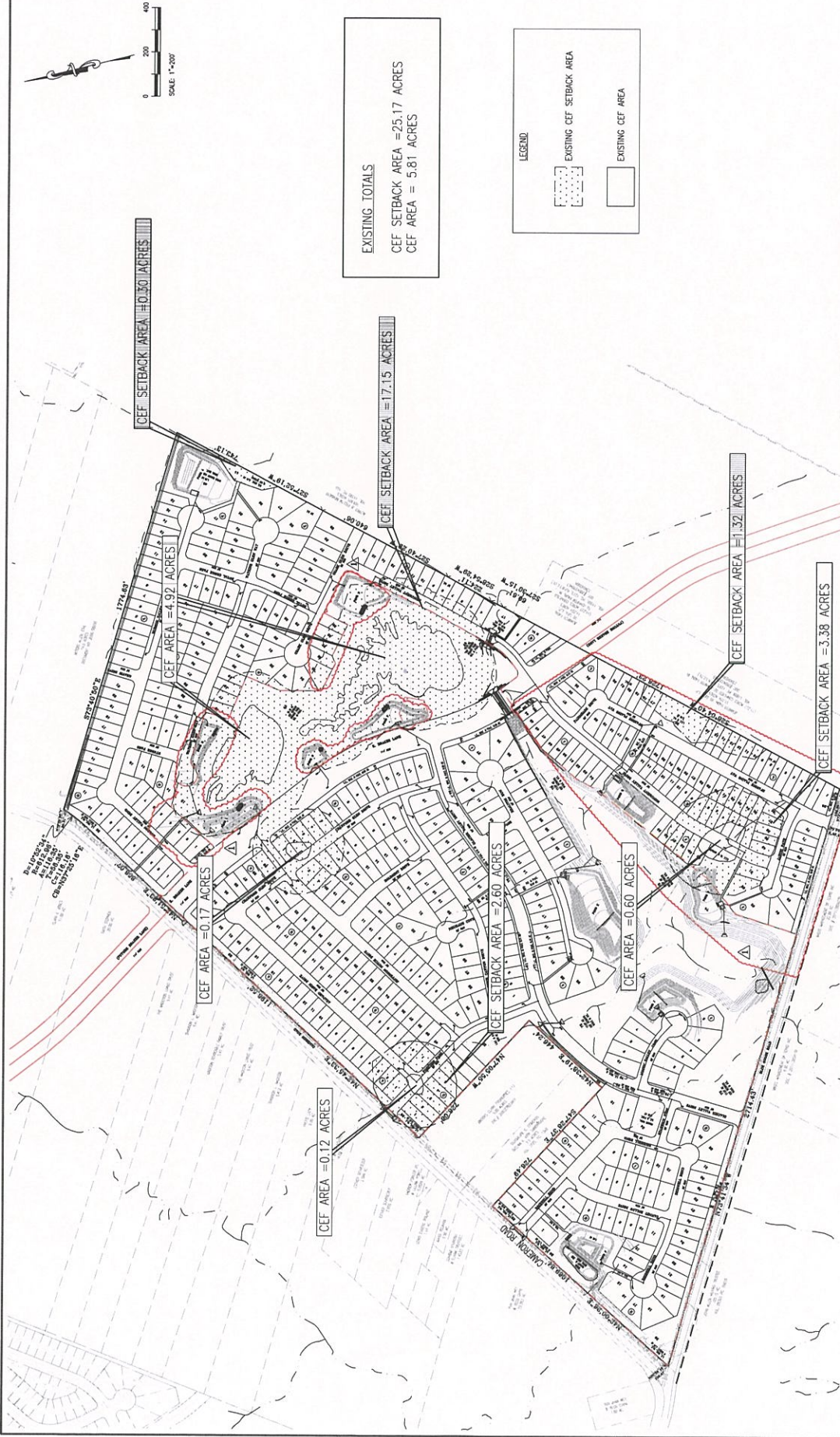








CRB-2013-0192



EXISTING TOTALS

CEF SETBACK AREA = 25.17 ACRES  
CEF AREA = 5.81 ACRES

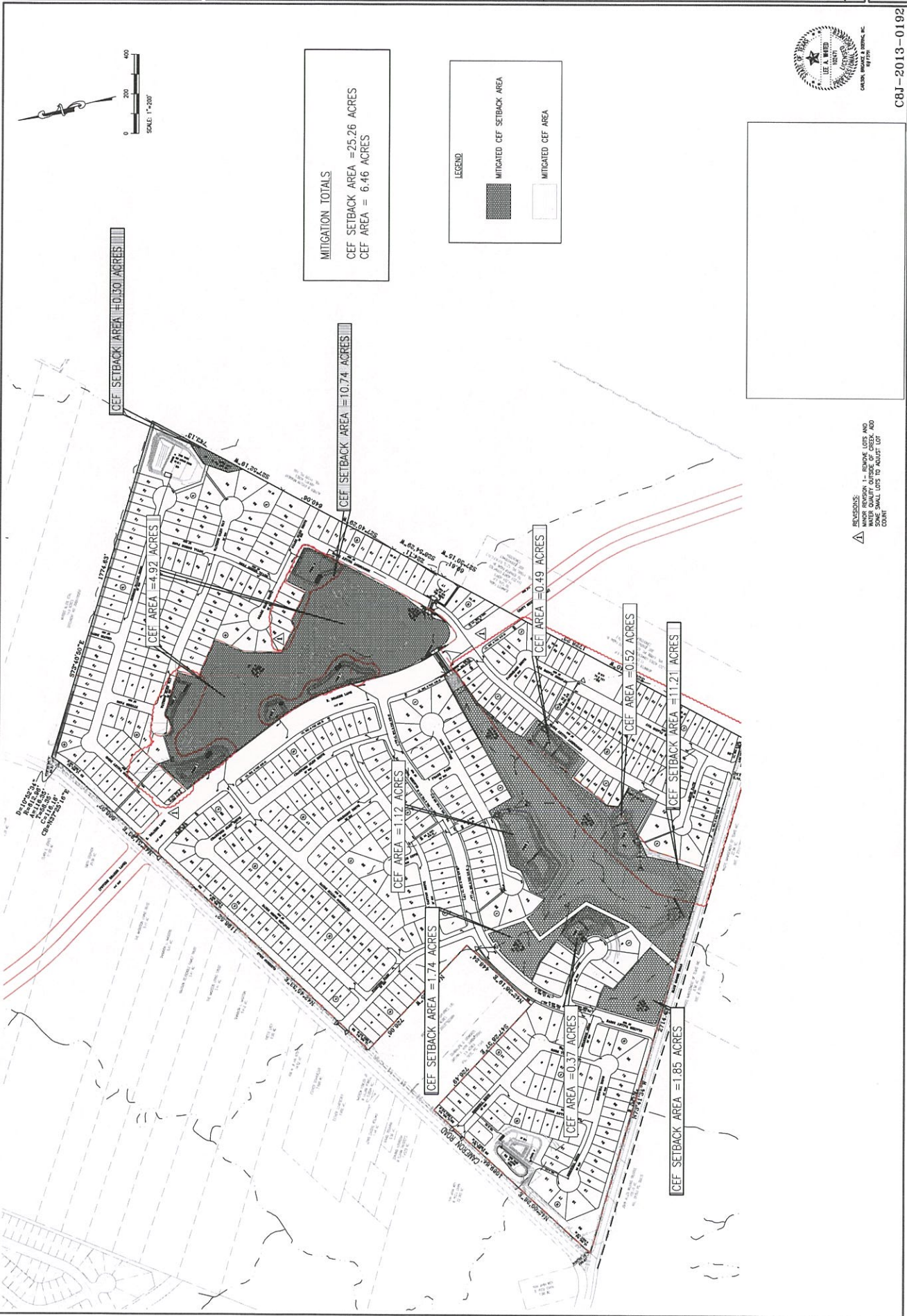
LEGEND

EXISTING CEF SETBACK AREA

EXISTING CEF AREA

REVISIONS:  
1. REMOVE LOTS AND  
WATER QUALITY OUTSIDE OF CEF AND  
ADJUST SMALL LOTS TO ADJUST LOT  
COUNT







## 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.

Is the 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                                  | <input checked="" type="checkbox"/> if n/a | Layer Name and/or Number (please specify) |
|--|--|---|
| Site boundaries                              | <input type="checkbox"/>                   |   |
| Existing lot lines or legal tract boundaries | <input type="checkbox"/>                   |   |

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

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

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

<sup>5</sup> 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, Brigrance & 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 Construction   |          | 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)                       |
| Utilities (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)   |          | 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 Appurtenances                                  |          | 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 Features 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   | X        |  |
| Building Footprints (Existing)                                     |          | E-BLDG   |
| Building Footprints (Proposed)                                     |          | P-BLDG   |
| Floodplain Delineation (existing and proposed as depicted on plan) |          | FEMA OR FLOOD-100YR (TEXT IS ON FLOOD-100YR-TXT      |
| Legend   |          | LEGEND   |
| Existing Minor Contours  |          | CONT-MNR (E-CONT-MNR) OR E-MIN                       |
| Existing Major Contours  |          | CONT-MJR (E-CONT-MJR) OR E-MAJ                       |
| Proposed Contours  |          | P-GRADE OR P-CONT                                    |



13  
R3

FILM CODE  
00005408584

WARRANTY DEED

Date: February 14, 1996

Grantors: DON L. 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. [REDACTED]

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, more 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. LANFORD 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 walls 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.

For the consideration and subject to the reservations from and exceptions to conveyance and warranty described above, Grantors 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, Grantee'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 Grantee and Grantee's heirs, executors, administrators, beneficiaries, successors, and assigns against every person whomsoever 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 requires, singular nouns and pronouns include the plural.

*Muriel A. Lanford*

MURIEL A. LANFORD  
Grantor

SS: [REDACTED]

*Don L. Lanford*

DON L. LANFORD  
Grantor

SS: [REDACTED]

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.



My commission expires:

August 2, 1997

*J. R. McCracken*  
Notary Public in and for  
the State of Texas

J. R. McCracken

-2-

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

12650 0161

**GRANTEES' MAILING ADDRESS:**

DON L. LANFORD  
11110 Tom Adams Drive  
Apt. No. E-2  
Austin, Texas 78753

**AFTER RECORDING RETURN TO:**

J. R. McCracken  
P. O. Box 180935  
Austin, TX 78718-0935

**WARRANTY DEED**

DON L. LANFORD  
AND  
MURIEL A. LANFORD  
TO  
THE DON L. AND MURIEL A.  
LANFORD LIVING TRUST,  
DON L. LANFORD  
AND  
MURIEL A. LANFORD,  
CO-TRUSTEES

**RESERVED FOR RECORDING INFORMATION**

**FILED**

96 MAR 25 AM 10:15

CLERK OF COURTS  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

STATE OF TEXAS COUNTY OF TRAVIS  
I hereby certify that this instrument was FILED on  
the date and at the time stamped herein by me, and  
was duly RECORDED, in the Volume and Page of the  
named RECORDS of Travis County, Texas.

MAR 25 1996



*L. A. H. L. L. L.*  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

12650 0162



WARRANTY DEED

3 45 2854

STATE OF TEXAS §  
NOV 16 1983 4704 \* 5.00  
COUNTY OF TRAVIS §

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 aforesaid easements, reservations, covenants, conditions, and restrictions, and to pay ad valorem taxes for 1983 and subsequent years.

EXECUTED this 14th day of November, 1983.

Edward Joseph  
EDWARD JOSEPH

DEEDS RECORDS  
Travis County, Texas

8339 . 625

3 45 2855

STATE OF TEXAS §  
COUNTY OF TRAVIS §

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

My Commission Expires:

June 10, 1985.

Julia Houston  
Notary Public, State of Texas

TYPE/PRINT/STAMP NAME

JULIA HOUSTON

NOTARY SEAL

STATE OF TEXAS  
I hereby certify that this instrument was FILED on the  
date and at the time stamped herein by me; and was duly  
RECORDED, in the Volume and Page of the named RECORDS  
of Travis County, Texas, as stamp hereon by me, on

NOV 17 1983



Baris Angelina  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

FILED  
NOV 17 8 31 AM '83  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS