SUBDIVISION REVIEW SHEET

CASE NO.: C8-2009-0062.0A **P.C. DATE:** June 22, 2010

SUBDIVISION NAME: A Resubdivision of Lot 1A, Resubdivision of Lot 1, Block 2, Westfield A

AREA: 0.575 acres **LOTS:** 3

OWNER/APPLICANT: Newton A. Hightower **AGENT:** Holford Group (Kirby Smith)

ADDRESS OF SUBDIVISION: 2101 Quarry Road

GRIDS: H-23 **COUNTY:** Travis

WATERSHED: Johnson Creek **JURISDICTION:** Full Purpose

EXISTING ZONING: SF-3

PROPOSED LAND USE: Single Family

NEIGHBORHOOD PLAN: West Austin Neighborhood Plan Area (Underway)

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

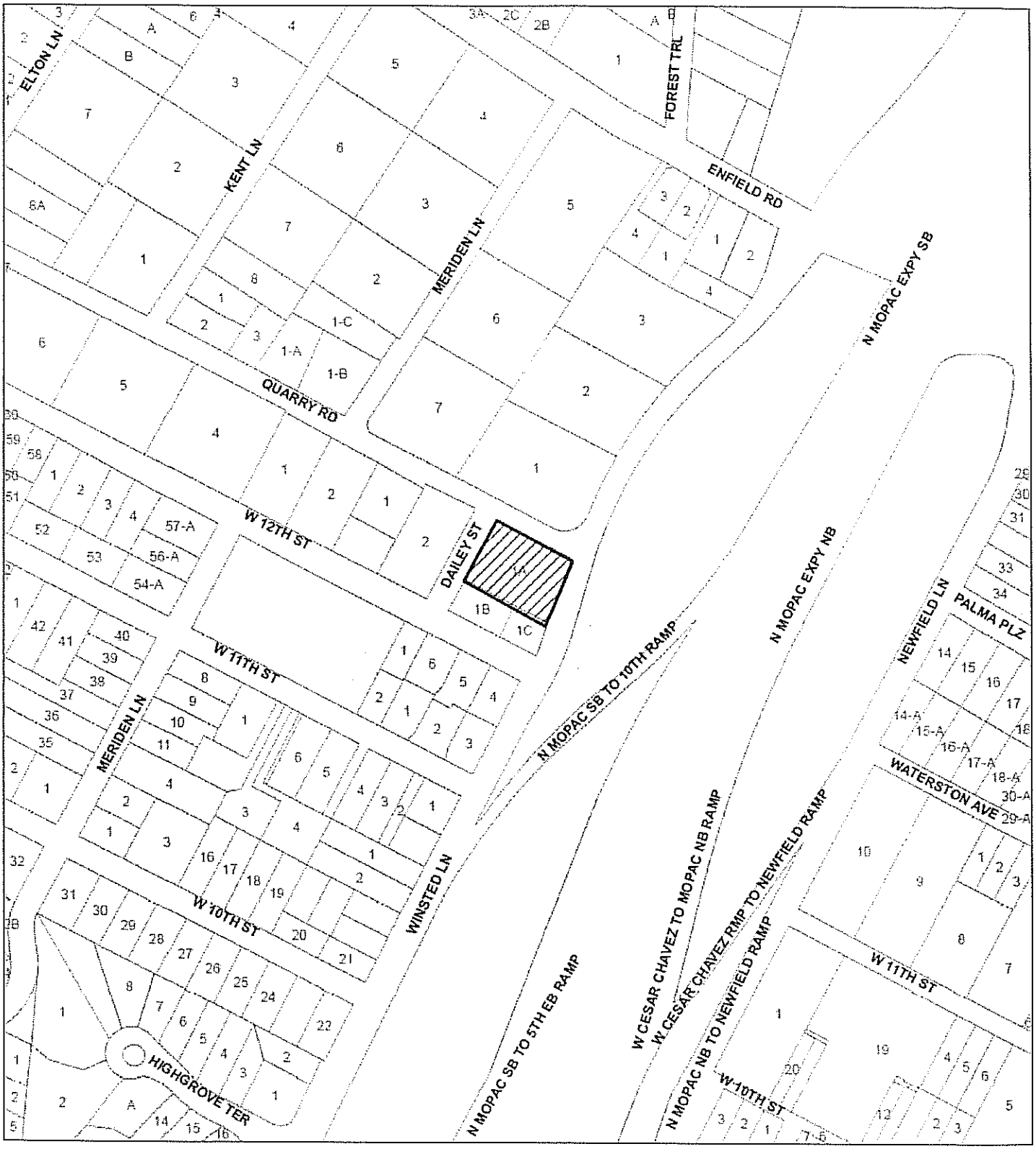
SIDEWALKS: Sidewalks are required along Quarry Road, Dailey Street and Winsted Lane prior to the lots being occupied.

DEPARTMENT COMMENTS: The request is for approval of the re-subdivision, namely, Resubdivision of Lot 1A, Resubdivision of Lot 1, Block 2, Westfield A. The proposed resubdivision is composed of 3 lots on 0.575 acres.
For information - the 5-ft strip on Lot A is to allow that lot to connect to COA utility lines in Quarry Road.

STAFF RECOMMENDATION: Staff recommends approval of this resubdivision. It meets all City of Austin Land Development and State Local Government requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Sylvia Limon **PHONE:** 974-2767
Email address: sylvia.limon@ci.austin.tx.us



N

Subject Tract

Base Map

Westfield A Resubdivision

CASE#: C8-2009-0062.0A
ADDRESS: 2101 Quarry Road
MANAGER: Sylvia Limon

1" = 400'

OPERATOR: D. SUSTAITA

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



MAP OF

WESTFIELD A"

A SUBDIVISION BY R. NILES GRAHAM, ET AL, OF A PART OF SPEAR LEAGUE, TRAVIS COUNTY TEXAS

SCALE 1" = 100'

ENFIELD REALTY & HOME BUILDING COMPANY AUSTIN TEXAS

C.E. LANGE, ENGINEER.

July 1924

For Restrictions
see vol. 668 page 141
Deed Records Travis
County.

The State of Texas
County of Travis } Know all men by these presents: That we, Margaret Graham Cruseman and husband, Paul Cruseman, of Travis County, Texas, acting herein by and through W.N.I. Graham of Travis County, Texas, as our duly authorized Agent and Attorney in Fact and R. Niles Graham also of Travis County, Texas, do hereby subdivide a part of that certain tract of land out of the Geo. W. Spear League in Travis County, Texas, being made up of a part of the 11 acres of the Geo. W. Spear League, conveyed by J. B. Shaw to E.M. Pease on July 25, 1853 by Deed record in Book "N", page 396, of the Deed Records of Travis County, Texas; and a part of the 118.6 acres out of the Geo. W. Spear League conveyed by L.C. Carrier to Margaret Graham Cruseman by Deed dated January 15, 1924, Recorded in Book 354, pages 593-595 of Deed Records of Travis County, Texas, and a part of the 97½ acres out of the Geo. W. Spear League conveyed by H.N. Dubie, to E.M. Pease by deed dated June 13th, 1872, and Recorded in Book "W", pages 587-588, of the Deed Records of Travis County, Texas; and the 83 acres of the Geo. W. Spear League conveyed by Thomas Adams to E.M. Pease on May 16, 1870, by Deed recorded in Book T, pages 315-316, Deed Records of Travis County, Texas, to all of which, conveyances reference is here made for all particulars.

Said subdivision is known and designated as "Westfield A," and consists of eighteen (18) Blocks, numbered one (1) to eighteen (18) inclusive subdivided into certain lots numbered according to the map or plat of said Subdivision hereto attached, and certain streets and roads; all as shown by the map or plat of said Subdivision hereto attached and made a part hereof. And we have dedicated, and do hereby dedicate to the public, all streets or roads shown on said map or plat, excepting those parcels marked "Reserved" as shown on said map or plat.

Witness our hands, this 10th day of January, A.D. 1925.

Margaret Graham Cruseman
Paul Cruseman
By W.N.I. Graham
Their Agent & Attorney in Fact
R. Niles Graham

The State of Texas
County of Travis } Before me, [illegible], a Notary Public in and for Travis County, Texas, on this day personally appeared W.N.I. Graham known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein expressed.

Given under my hand and seal of office, this 13th day of April, A.D. 1925.

[illegible]
Notary Public Travis County Texas

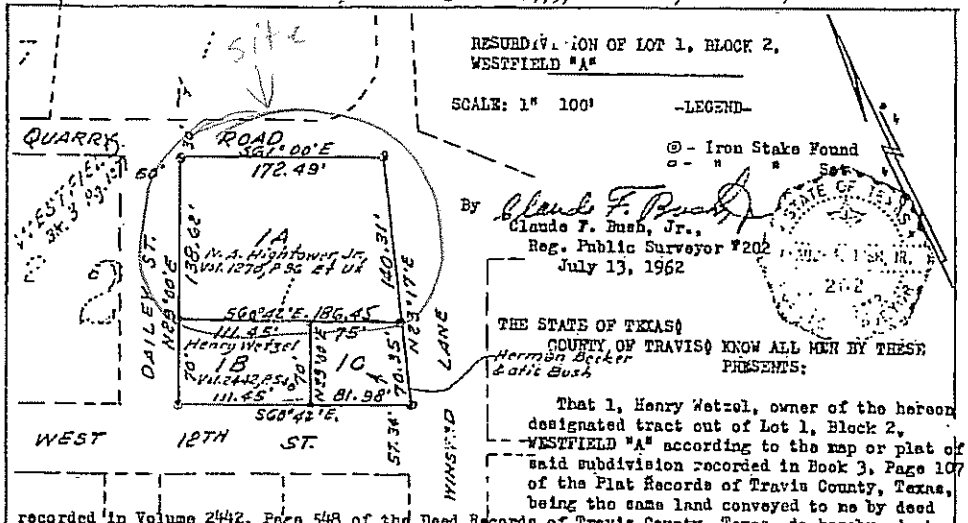
The State of Texas
County of Travis } Before me, [illegible], a Notary Public in and for Travis County, Texas, on this day personally appeared R. Niles Graham, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein expressed.

Given under my hand and seal of office, this 13th day of April, A.D. 1925.

[illegible]
Notary Public, Travis County, Texas.

FILED 12:00M APRIL 17, 1925.
RECORDED 4:00PM APRIL 23, 1925.

Jul 23-62 RECHA 5034 45c



Previous Subdivision

THE STATE OF TEXAS§
COUNTY OF TRAVIS§ KNOW ALL MEN BY THESE PRESENTS:

Herman Becker & Otis Bush

That I, Henry Wetzel, owner of the hereon designated tract out of Lot 1, Block 2, WESTFIELD "A" according to the map or plat of said subdivision recorded in Book 3, Page 107 of the Plat Records of Travis County, Texas, being the same land conveyed to me by deed recorded in Volume 2442, Page 548 of the Deed Records of Travis County, Texas, do hereby adopt this plat as my subdivision to be known as RESUBDIVISION OF LOT 1, BLOCK 2, WESTFIELD "A" subject to any easements or restrictions heretofore granted.

WITNESS MY HAND this the 13th day of July, A.D. 1962

Henry Wetzel

THE STATE OF TEXAS§
COUNTY OF TRAVIS§

Before me the undersigned authority on this day personally appeared Henry Wetzel, known to me to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purposes and consideration therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE this the 13th day of July, A.D. 1962.

Claude F. Bush Jr.
Notary Public in/for Travis County, Texas

THE STATE OF TEXAS§
COUNTY OF TRAVIS§ KNOW ALL MEN BY THESE PRESENTS:

That we Herman Becker and Otis Bush, owners of the hereon designated tract out of Lot 1, Block 2, Westfield "A" according to the map of said subdivision recorded in Book 3, Page 107 of the Plat Records of Travis County, Texas, being the same land conveyed to us by Vernon N. Ferguson by deed(of this date not redorded), and we do hereby adopt this plat as our subdivision to be known as RESUBDIVISION OF LOT 1, BLOCK 2, WESTFIELD "A" subject to any easements or restrictions heretofore granted.

WITNESS OUR HANDS this the 13th day of July, A.D. 1962

Herman Becker

Otis Bush

THE STATE OF TEXAS§
COUNTY OF TRAVIS§

Before me the undersigned authority on this day personally appeared Herman Becker and Otis Bush, known to me to be the persons whose names are subscribed to the foregoing instrument and they acknowledged to me that they executed the same for the purposes and consideration therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE this the 13th day of July, A.D. 1962

Alinda Ann Daniels
Notary Public in/for Travis County, Texas

THE STATE OF TEXAS§
COUNTY OF TRAVIS§ KNOW ALL MEN BY THESE PRESENTS:

That we Newton Aylmer Hightower, Jr. and wife LaVona H. Hightower, owners of the hereon designated tract out of Lot 1, Block 2, Westfield "A" according to the map or plat of said subdivision recorded in Book 3, Page 107 of the Plat Records of Travis County, Texas, being the same land conveyed to us by deed recorded in Volume 1270, Page 96 of the Deed Records of Travis County, Texas, do hereby adopt this plat as our subdivision to be known as RESUBDIVISION OF LOT 1, BLOCK 2, WESTFIELD "A" , subject to any easements or restrictions heretofore granted.

WITNESS OUR HANDS this the 13th day of July, A.D. 1962

Newton Aylmer Hightower, Jr.

LaVona H. Hightower

THE STATE OF TEXAS§
COUNTY OF TRAVIS§

Before me the undersigned authority on this day personally appeared Newton Aylmer Hightower, Jr. and wife LaVona H. Hightower, known to me to be the persons whose names are subscribed to the foregoing instrument and they acknowledged to me that they executed the same for the purposes and consideration therein expressed and the said LaVona H. Hightower, wife of the said Newton Aylmer Hightower, Jr., having been examined by me privily and apart from her husband and having the same fully explained to her, she the said LaVona H. Hightower declared that she willingly signed the same as her act and deed for the purposes and consideration therein expressed and that she did not wish to retract it.

WITNESS MY HAND AND SEAL OF OFFICE this the 13th day of July, A.D. 1962

Edna Parker
Notary Public in/for Travis County, Texas

APPROVED FOR ACCEPTANCE on the 19th day of July A.D. 1962.

By Boyle M Osborne
Boyle H. Osborne, Director of Planning

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS on the 20th day of JULY, A.D. 1962.

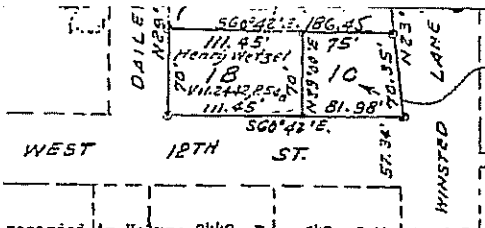
Secretary W. Dale Lawrence

David B. Barrow
Chairman

FILED FOR RECORD on the 23 day of July A.D. 1962 at 10:25 o'clock A M.

Miss Emilie Limberg, County Clerk, Travis County, Texas

By Elsie Pruett Deputy



THE STATE OF TEXAS§
COUNTY OF TRAVIS§ KNOW ALL MEN BY THESE PRESENTS:

Herman Becker
Otis Bush

That I, Henry Wetzel, owner of the hereon designated tract out of Lot 1, Block 2, WESTFIELD "A" according to the map or plat of said subdivision recorded in Book 3, Page 107 of the Plat Records of Travis County, Texas, being the same land conveyed to me by deed recorded in Volume 2442, Page 548 of the Deed Records of Travis County, Texas, do hereby adopt this plat as my subdivision to be known as RESUBDIVISION OF LOT 1, BLOCK 2, WESTFIELD "A" subject to any easements or restrictions heretofore granted.
WITNESS MY HAND this the 13th day of July, A.D. 1962

Henry Wetzel

THE STATE OF TEXAS§
COUNTY OF TRAVIS§

Before me the undersigned authority on this day personally appeared Henry Wetzel, known to me to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purposes and consideration therein expressed.
WITNESS MY HAND AND SEAL OF OFFICE this the 13th day of July, A.D. 1962.

Notary Public in/for Travis County, Texas

THE STATE OF TEXAS§
COUNTY OF TRAVIS§ KNOW ALL MEN BY THESE PRESENTS:

That we Herman Becker and Otis Bush, owners of the hereon designated tract out of Lot 1, Block 2, Westfield "A" according to the map of said subdivision recorded in Book 3, Page 107 of the Plat Records of Travis County, Texas, being the same land conveyed to us by Vernon N. Ferguson by deed(of this date not redorded), and we do hereby adopt this plat as our subdivision to be known as RESUBDIVISION OF LOT 1, BLOCK 2, WESTFIELD "A" subject to any easements or restrictions heretofore granted.
WITNESS OUR HANDS this the 13th day of July, A.D. 1962

Herman Becker
Herman Becker

Otis Bush
Otis Bush

THE STATE OF TEXAS§
COUNTY OF TRAVIS§

Before me the undersigned authority on this day personally appeared Herman Becker and Otis Bush, known to me to be the persons whose names are subscribed to the foregoing instrument and they acknowledged to me that they executed the same for the purposes and consideration therein expressed.
WITNESS MY HAND AND SEAL OF OFFICE this the 13th day of July, A.D. 1962

Notary Public in/for Travis County, Texas

THE STATE OF TEXAS§
COUNTY OF TRAVIS§ KNOW ALL MEN BY THESE PRESENTS:

That we Newton Aylmer Hightower, Jr. and wife LaVona H. Hightower, owners of the hereon designated tract out of Lot 1, Block 2, Westfield "A" according to the map or plat of said subdivision recorded in Book 3, Page 107 of the Plat Records of Travis County, Texas, being the same land conveyed to us by deed recorded in Volume 1270, Page 96 of the Deed Records of Travis County, Texas, do hereby adopt this plat as our subdivision to be known as RESUBDIVISION OF LOT 1, BLOCK 2, WESTFIELD "A" , subject to any easements or restrictions heretofore granted.
WITNESS OUR HANDS this the 13th day of July, A.D. 1962

Newton Aylmer Hightower, Jr.
LaVona H. Hightower
LaVona H. Hightower

THE STATE OF TEXAS§
COUNTY OF TRAVIS§

Before me the undersigned authority on this day personally appeared Newton Aylmer Hightower, Jr. and wife LaVona H. Hightower, known to me to be the persons whose names are subscribed to the foregoing instrument and they acknowledged to me that they executed the same for the purposes and consideration therein expressed and the said LaVona H. Hightower, wife of the said Newton Aylmer Hightower, Jr., having been examined by me privily and apart from her husband and having the same fully explained to her, she the said LaVona H. Hightower declared that she willingly signed the same as her act and deed for the purposes and consideration therein expressed and that she did not wish to retract it.
WITNESS MY HAND AND SEAL OF OFFICE this the 13th day of July, A.D. 1962

Notary Public in/for Travis County, Texas

APPROVED FOR ACCEPTANCE on the 17th day of July A.D. 1962.
By Hoyle M. Osborne
Hoyle M. Osborne, Director of Planning

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS on the 20th day of JULY, A.D. 1962.

Secretary W. Dale Lewis

David B. Barrow
Chairman

FILED FOR RECORD on the 23 day of July A.D. 1962 at 10:25 o'clock A M.
Miss Emilie Limberg, County Clerk, Travis County, Texas
By Elsie Pruitt Deputy

THE STATE OF TEXAS§
COUNTY OF TRAVIS§

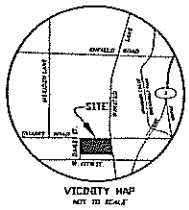
I, Miss Emilie Limberg, clerk of the County Court within and for the County and State aforesaid, do hereby certify that the foregoing instrument of writing with its certificate of authentication was field for record in my office on the 23 day of July A.D. 1962 at 10:25 o'clock A M and duly recorded on the 23 day of July A.D. 1962 at 10:30 o'clock A M in the Plat Records of said county in Book 15 Page 77
WITNESS MY HAND AND SEAL OF OFFICE the date last written above.
Miss Emilie Limberg, County Clerk, Travis County, Texas
By Elsie Pruitt Deputy

C8s-62-90

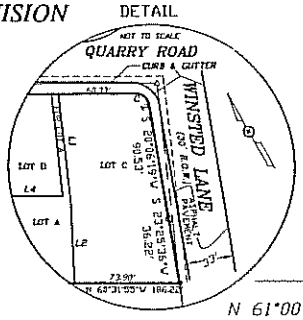
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Proposed Subdivision

RESUBDIVISION OF LOT 1A, RESUBDIVISION OF LOT 1, BLOCK 2, WESTFIELD "A"

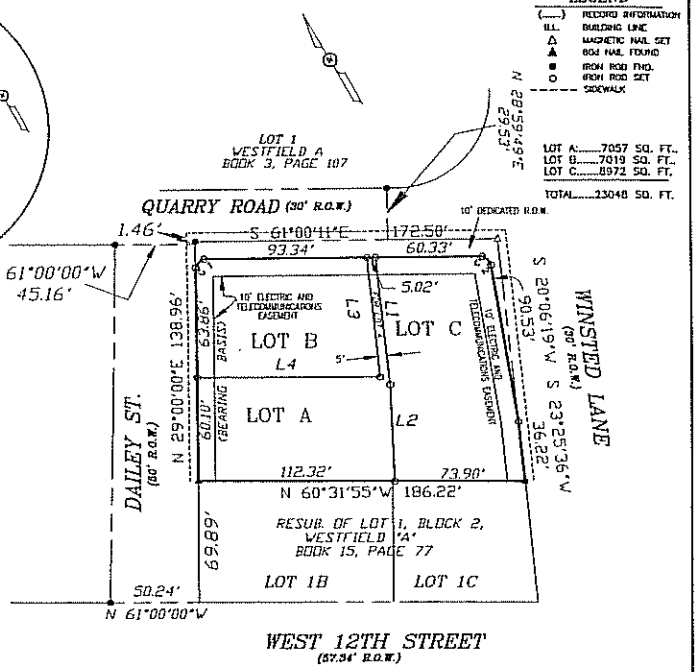


DETAIL
NOT TO SCALE



SCALE: 1"=50'

LEGEND
(----) RECORD INFORMATION
B.L. BUILDING LINE
MAGNETIC NAIL SET
BOX NAIL FOUND
IRON ROD FND.
IRON ROD SET
SIDEWALK



LOT A:.....7057 SQ. FT.
LOT B.....7019 SQ. FT.
LOT C.....8972 SQ. FT.
TOTAL.....23048 SQ. FT.

STATE OF TEXAS:
COUNTY OF TRAVIS: KNOW ALL MEN BY THESE PRESENTS:

THAT I, NEWTON A. HIGHTOWER, III, OWNER OF 0.575 ACRE OF LAND, SAME BEING ALL OF LOT 1A, BLOCK 2, RESUBDIVISION OF LOT 1, BLOCK 2, WESTFIELD "A", A SUBDIVISION IN TRAVIS COUNTY, TEXAS, OF RECORD IN PLAT BOOK 15 PAGE 77 OF THE TRAVIS COUNTY PLAT RECORDS, AS CONVEYED TO ME BY DEED OF RECORD UNDER DOCUMENT NUMBER 2009163060 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.014, OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID LOT 1A TO BE KNOWN AS RESUBDIVISION OF LOT 1A, RESUBDIVISION OF LOT 1, BLOCK 2, WESTFIELD "A", SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT VACATED OR RELEASED, AND I DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AND EASEMENTS AS SHOWN HEREON.

WITNESS MY HAND THIS THE ____DAY OF _____, 2009, A.D.

_____
NEWTON A. HIGHTOWER, III
ADDRESS: 2524 NOTTINGHAM STREET
HOUSTON, TEXAS 77005-1412
PHONE: (713)

THE STATE OF TEXAS:
COUNTY OF TRAVIS:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NEWTON A. HIGHTOWER, III, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY AFOREMENTIONED FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____DAY OF _____, A.D., 2009.

_____
(PRINT NAME)
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

MY COMMISSION EXPIRES _____

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____, 2009, A.D.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING & DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE _____ DAY OF _____,2009, AD.

_____
GREG GUERNSEY, AICP-DIRECTOR
PLANNING & DEVELOPMENT REVIEW DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS _____ DAY OF _____20___.

_____ _____
BETTY BAKER, CHAIRPERSON TERESA RABAGO, SECRETARY

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FORGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____DAY OF _____ 2009 A.D. AT _____ O'CLOCK___M. AND DULY RECORDED ON THE _____ DAY OF _____, 2009 A.D. AT _____ O'CLOCK ___M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT # _____, WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____DAY OF _____, 2009, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

_____ DEPUTY

I, DAVID BELL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 25 OF THE AUSTIN CITY CODE AS CURRENTLY AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

SURVEYED BY:

DAVID BELL
ALL POINTS SURVEYING
611 SOUTH CONGRESS AVE.
AUSTIN, TEXAS 78704
(512)440-0071

_____ 05-06-10
DAVID BELL, RPLS # 3994 DATE

FLOOD PLAIN NOTE:
NO PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0445H , COMMUNITY ID 480624, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 6, 2008. SAID TRACT IS IN A ZONE DESIGNATION OF "X".

LINE CHART

Course	Bearing	Distance
L1	S 23°31'00" W	74.35'
L2	N 27°06'23" E	55.90'
L3	S 23°31'00" W	69.30'
L4	N 60°42'22" W	104.87'

CURVE TABLE

Curve	Radius	Length	Chord	Chord Bear.
C1	9.00'	7.86'	7.61'	N 72°56'54" E
C2	9.00'	7.85'	7.61'	S 15°56'56" E

NOTES:

1) ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, RESUBDIVISION OF LOT 1, BLOCK 2, WESTFIELD "A" RECORDED IN BOOK 15, PAGE 77, PLAT RECORDS, TRAVIS COUNTY, TEXAS SHALL APPLY TO THIS PLAT.

2) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.

3) THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.

4) THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

5) THE OWNERS/DEVELOPERS OF THIS SUBDIVISION/LOT SHALL PROVIDE THE CITY OF AUSTIN ELECTRIC UTILITY DEPARTMENT WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

6) THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.

7) EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LAND DEVELOPMENT CODE CHAPTER 25, AND THE ENVIRONMENTAL CRITERIA MANUAL.

8) THE OWNERS OF THIS SUBDIVISION AND THEIR SUCCESSORS AND ASSIGNS, ASSUME RESPONSIBILITIES FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNERS UNDERSTAND AND ACKNOWLEDGE THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED AT THE OWNERS SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

9) THIS SUBDIVISION IS LOCATED IN THE JOHNSON CREEK WATERSHED, IS CLASSIFIED AS URBAN WATERSHED.

10) THIS SUBDIVISION IS LOCATED OVER THE CENTRAL EDWARDS AQUIFER RECHARGE ZONE.

11) ALL SIGNS SHALL COMPLY WITH THE AUSTIN SIGN ORDINANCE.

12) ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO THE CITY OF AUSTIN STANDARDS.

13) ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER A DEVELOPMENT PERMIT.

14) FOR A MINIMUM TRAVEL DISTANCE OF 25' FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.

15) BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT AND MAINTAIN INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATES OF OCCUPANCY.

16) PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS ARE REQUIRED ALONG WINSTED LANE, QUARRY ROAD AND DAILEY STREET AS SHOWN BY A DASHED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

17) SETBACKS SHALL CONFORM TO CURRENT CITY OF AUSTIN ZONING ORDINANCES OR DEED RESTRICTIONS, WHICHEVER IS MORE RESTRICTIVE.

ALL POINTS SURVEYING
611 SOUTH CONGRESS AVENUE - SUITE 100
AUSTIN TX. 78704

CASE #C8-2009-0063.0A

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision. A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern *(it may be delivered to the contact person listed on a notice)*; or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C8-2009-0062.0A
Contact: Sylvia Limon, 512-974-2767 or
Michelle Casillas, 512-974-2024
Public Hearing: Planning Commission, June 22, 2010

JENNIFER E. MEADOWS
Your Name (please print)

☐ I am in favor
☒ I object

2102 W. 12th St. 78703
Your address(es) affected by this application

JMeadows
Signature

6/7/10
Date

Daytime Telephone: 512-495-9550

Comments: Three units are too many for the property. I do NOT want to look out my windows & see into someone else's house or see a fence or a solid wall. Currently the land is like a park. Mr. Nightower would greatly serve Austin by donating the land as a community/neighborhood park.

If you use this form to comment, it may be returned to:
City of Austin – Planning & Development Review Dept./4th Fl
Sylvia Limon
P. O. Box 1088
Austin, TX 78767-8810