

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2009-0123.0A

**P.C.DATE:** July 13, 2010

**SUBDIVISION NAME:** J.H. Patterson Subdivision; Lot 19 Block 15-16; Resubdivision

**AREA:** .234

**LOT(S):** 2

**OWNER/APPLICANT:** (Tom & Jody Hatch)

**AGENT:** Rogers Residential  
(Mark Rogers)

**ADDRESS OF SUBDIVISION:** 1190 Leona Street

**GRIDS:** K22

**COUNTY:** Travis

**WATERSHED:** Boggy Creek

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** SF-3-NP

**NEIGHBORHOOD PLAN:** Central East Austin

**PROPOSED LAND USE:** Residential

**ADMINISTRATIVE WAIVERS:** None

**SIDEWALKS:** Sidewalks will be provided.

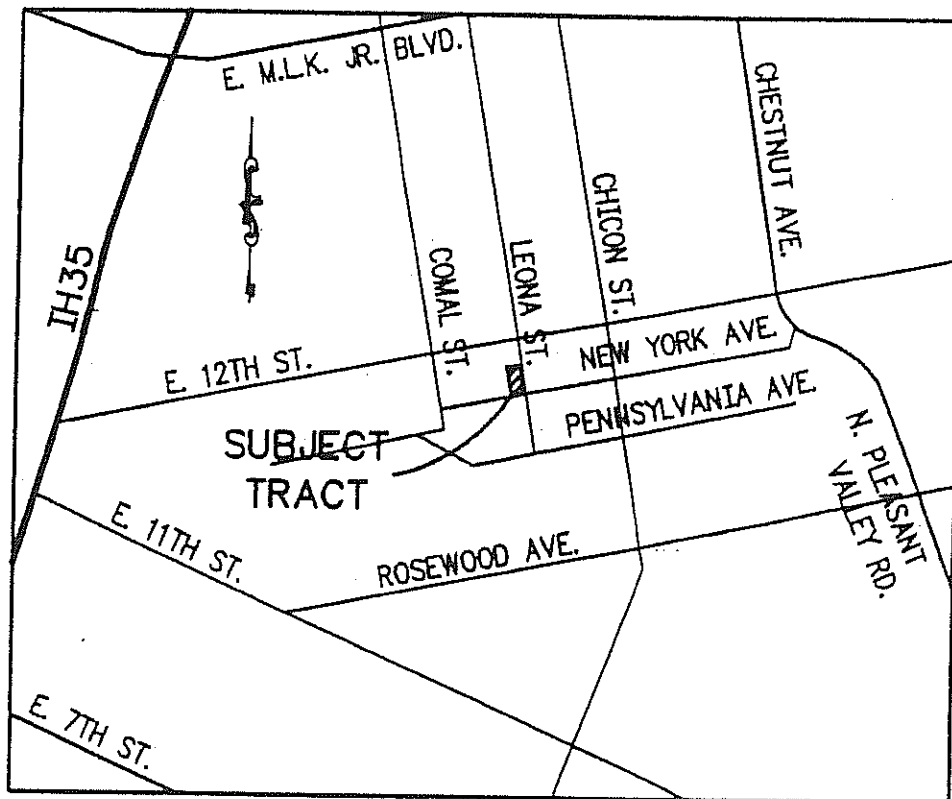
**DEPARTMENT COMMENTS:** The request is for approval of the J.H. Patterson Subdivision; Lot 19 Block 15-16; Resubdivision. The site is developed with two existing dwellings. The applicant is proposing to resubdivide the lot to allow for one residence to be on each lot under the Urban Home development standards all on .234 acres.

**STAFF RECOMMENDATION:** The staff recommends approval of the plat. This plat now meets all applicable State and City of Austin LDC requirements.

**PLANNING COMMISSION ACTION:**

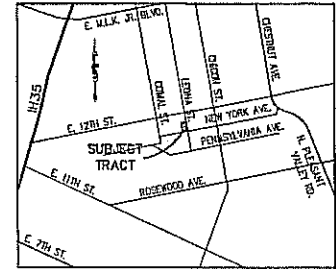
**CASE MANAGER:** David Wahlgren  
Email address: [david.wahlgren@ci.austin.tx.us](mailto:david.wahlgren@ci.austin.tx.us)

**PHONE:** 974-6455

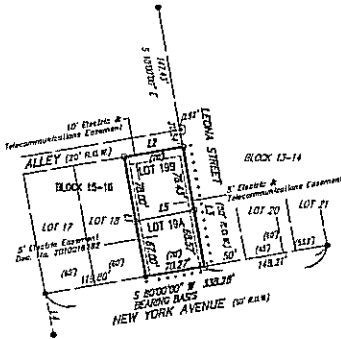
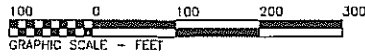


*VICINITY MAP*  
(NOT TO SCALE)

**RESUBDIVISION OF LOT 19,  
BLOCKS 15-16, J. H.  
PATTERSON SUBDIVISION  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**



**VICINITY MAP  
(NOT TO SCALE)**



**LEGEND**

- 1/2" IRON ROD FOUND
- 3/4" IRON PIPE FOUND
- 1/2" IRON ROD SET w/ CAP  
STAMPED "TERRA FIRMA"
- CONCRETE MONUMENT DET
- ( ) RECORD INFORMATION
- ..... SIDEWALK

**LINE TABLE**

LINE	BEARING	DISTANCE
11	N 10°00'00" W	145.00'
12	N 80°00'00" E	70.22'
13	S 10°00'00" E	145.00'
14	N 11°17'47" W	30.04'
15	N 78°43'19" W	71.25'

**AREA SUMMARY**

LOT 19A:	4,763 SQ. FT.
LOT 19B:	5,426 SQ. FT.

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

That I, Jody Hatch, owner of Lot 19, Blocks 15-16, J. H. Patterson Subdivision, as recorded in Book 1, Page 102 of the Plat Records of Travis County, Texas, as conveyed to me by general warranty deed recorded in Document No. 2005139124 and by special warranty deed recorded in Document No. 2009158835, both of the Official Public Records of Travis County, Texas, said Lot 19 being 0.234 acre of land out of Outlot 57, Division B of the Government Outlots Adjoining the Original City of Austin, Travis County, Texas, said subdivision having been approved for resubdivision pursuant to the public notification and hearing provisions of Section 212.015g of the Texas Local Government Code, do hereby resubdivide said 0.234-acre of land in accordance with this plat, to be known as RESUBDIVISION OF LOT 19, BLOCKS 15-16, J. H. PATTERSON SUBDIVISION, and do hereby dedicate to the public the use of the easements shown hereon, subject to any easements, covenants or restrictions heretofore granted and not released.

WITNESS MY HAND, this the 30 day of April, 2010 A.D.

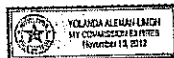
Jody Hatch  
1014 East 9th Street  
Austin, TX 78702

STATE OF TEXAS )  
COUNTY OF TRAVIS )

Before me, the undersigned authority on this day personally appeared Jody Hatch, known to me to be the person whose name is subscribed to the foregoing instrument, and has acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

*Yolanda Aleman-Lynch*  
Notary Public, State of Texas

*Yolanda Aleman-Lynch*  
Print Notary's Name  
My Commission Expires: September 13, 2012



I, Jonathan O. Nobles, am authorized under the laws of the State of Texas to practice the profession of surveying, and hereby certify that this plat complies with Chapter 25 of the Austin City Code as amended, is true and correct to the best of my ability, and was prepared from an actual survey of the property made under my supervision on the ground.

*Jonathan O. Nobles*  
Jonathan O. Nobles  
Registered Professional Land Surveyor No. 5777  
Date: 4/29/2010



TERRA FIRMA LAND SURVEYING  
1701 Directors Boulevard, Suite 400  
Austin, Texas 78744

**FLOOD PLAIN NOTE:**

No portion of this tract is within a special flood hazard area as identified by the Federal Emergency Management Agency as shown on the Federal Flood Insurance Rate Map No. 48453C 0465H, Travis County, Texas, dated September 26, 2008.

I, Kenneth J. Cunningham, am authorized under the laws of the State of Texas to practice the profession of engineering, and hereby certify that this plat is feasible from an engineering standpoint and complies with Chapter 25 of the Austin City Code as amended, and is true and correct to the best of my knowledge.

*Kenneth J. Cunningham, P.E.*  
Kenneth J. Cunningham, P.E.  
Registered Professional Engineer No. 2430  
Date: 4/29/2010  
KENNETH J. CUNNINGHAM ASSOCIATES  
3735 Indian Point Drive  
Austin, Tx 78739



**SHEET 1 OF 2**

FILE: \\PROJECTS\4457\001\4457-CORRESPONDINGS  
04457-001.DWG

JOB NO.	4457-001-CO/001	DRAWN BY:	CW
DATE	7-24-2007	CHECKED BY:	JCH
SCALE	1"=100'	REvised:	04-28-2010

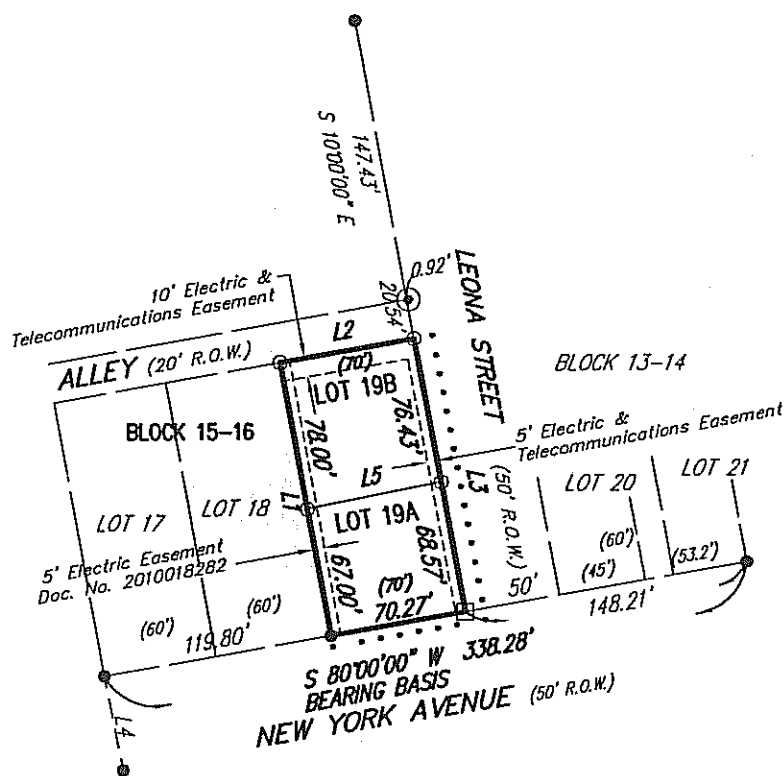
**RESUBDIVISION OF LOT 19, BLOCKS  
15-16, J. H. PATTERSON  
SUBDIVISION**

**terra  
firma** LAND SURVEYING

1701 Directors Boulevard, Suite 400 • Austin, Texas 78744 • 512/225-8125 • Fax 512/415-2288

CASE# CB-2009-0123.0A

100  
GRAPHIC SCALE



LINE	BEARING
L1	N 10°00'00" W
L2	N 80°00'00" E
L3	S 10°00'00" E
L4	N 11°17'47" W
L5	N 78°43'09" W

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