

C17
1

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2011-0117.0A

P.C. DATE: January 10, 2012

SUBDIVISION NAME: Brentwood Terrace Resubdivision of Lot 1 Block C

AREA: 0.329 acres

LOTS: 2

APPLICANT: Dean Chen

AGENT: Bleyl & Associates
(Kenny Watkins)

ADDRESS OF SUBDIVISION: 1715 Karen Ave.

GRIDS: J28

COUNTY: Travis

WATERSHED: Shoal Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3-NP

PROPOSED LAND USE: Residential

NEIGHBORHOOD PLAN: Brentwood

ADMINISTRATIVE WAIVERS: None

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets and the subdivision side of all boundary streets

DEPARTMENT COMMENTS: The request is for the approval of the Brentwood Terrace Resubdivision of Lot 1 Block C. The applicant proposes to resubdivide one existing lot into a two lot subdivision for residential use. The City of Austin will provide electric services, and water and wastewater. The developer will be responsible for all cost associated with required improvements.

STAFF RECOMMENDATION: The staff recommends approval of the resubdivision, the plat meets all applicable State and City of Austin Land Development Code requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Cesar Zavala

PHONE: 974-3404

E-mail: Cesar.Zavala@austintexas.gov

RESUBDIVISION OF LOT 1 BLOCK C BRENTWOOD TERRACE

Submittal Date: September 2, 2011

SCALE: 1" = 50'

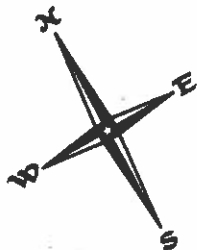


CURVE DATA

①
Δ = 107°18'00"
R = 18.39'
T = 28.00'
C = 29.63'
A = 34.44'
CB = N86°30'30"E

Legend

- Iron Pipe Found
- Iron Rod Found
- Capped Iron Rod Found
- Iron Rod Set with concrete cap
- Insulated with "Hot Carbon, Inc."
- PK Wall Found
- Proposed Concrete Sidewalk
- E.T.E. (Electric and Telecommunications Easement) (Record Outstanding)



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

That I, Dean Chen, owner of all of Lot 1, Block C, Brentwood Terrace, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 7 Page 28 of the Plat Records of Travis County, Texas, as conveyed to me by General Warranty Deed recorded in Document No. 2008000031 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 212.015, of the Local Government Code, do hereby resubdivide said Lot 1 in accordance with the attached map or plat shown hereon pursuant to Chapter 212.015 of the Texas Local Government Code, to be known as

RESUBDIVISION OF LOT 1 BLOCK C BRENTWOOD TERRACE

and do hereby dedicate to the Public the use of all streets and easements shown hereon, subject to any easements and/or restrictions heretofore granted, and not released.

WITNESS MY HAND this the 13 day of December, 20 11

Dean Chen
208 Brandon Way
Austin, Texas 78723

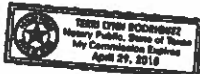
THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the 13 day of December, A.D., 2011, did personally appear Dean Chen, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC Terri L. Rodriguez

Printed Name TERRI L. RODRIGUEZ

Commission Expires 4/20/2014



THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Dana DeBeauvoir, Clerk of Travis County, Texas, do hereby certify that the foregoing instrument of writing and its Certificate of Authentication was filed for record in my office on the 13 day of December, 2011, A.D., at 1 o'clock M and duly recorded on the 13 day of December, A.D., at 1 o'clock M in the Official Public Records of said County and State in Document No. 2011000031.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the 13 day of December, 2011, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: _____
Deputy

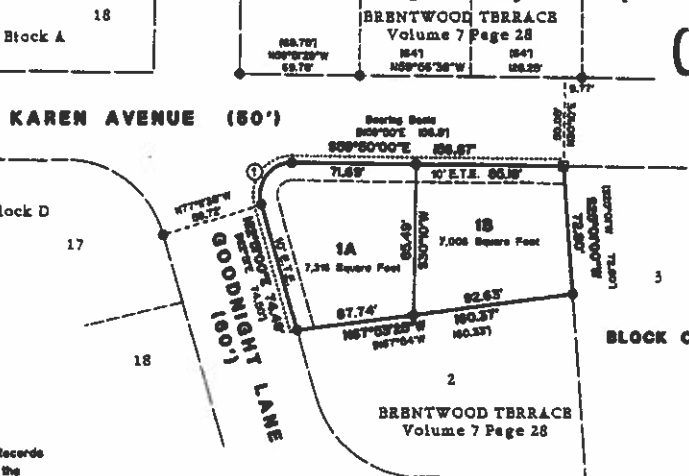
THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I do hereby certify that the engineering work being submitted herein complies with all provisions of the Texas Engineering Practice Act, including Section 131.52(e). I hereby acknowledge that any misrepresentation regarding this certification constitutes a violation of the Act and may result in criminal, civil and/or administrative penalties against me as authorized by the Act.

No portion of this subdivision is within the boundaries of the 100-year flood plain of any waterway that is within the limits of study of the Federal Flood Administration FIRM panel 48453C 0433 M, dated September 28, 2008.

Kenny Watkins
Kenny Watkins P.E. No. 64730
BLEY, and ASSOCIATES
1715 Capital of Texas Highway South
Suite 100
Austin, Texas 78748

12/10/2011
Date



LOT SUMMARY

Total Number of Lots = 2
Lot 1A = 7,318 Square Feet
Lot 1B = 7,008 Square Feet

Total Area = 14,326 Square Feet = 0.329 Acre

Lot 1A Residential Use
Lot 1B Residential Use

This subdivision is located in the Full Purpose Jurisdiction of the City of Austin
this the _____ day of _____, 2011.

ACCEPTED AND AUTHORIZED for record by the Director, Planning and Development Review Department, City of Austin, County of Travis, this the _____ day of _____, 2011, A.D.

Greg Guernsey, Director, Planning and Development Review Department

ACCEPTED and AUTHORIZED by the Planning Commission of the City of Austin, Texas,
this the _____ day of _____, 2011.

Dave Sullivan, Chairperson

Sandra Kirk, Secretary

NOTE:

THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Holt Carson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with Title 25 of the Austin City Code, and is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

Holt Carson
Holt Carson
Registered Professional Land Surveyor No. 5160
HOLT CARSON, INC.
1804 Fortview Road Austin, Texas 78704
(512)-442-0090



12-07-2011
Date