

C11  
1

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2011-0166.0A

**P.C. DATE:** April 24, 2012

**SUBDIVISION NAME:** Lot 35A and Lot 36A, Block A, Broadacres Subdivision-DWDC

**AREA:** 0.333 acres

**LOTS:** 2

**OWNER/APPLICANT:** David Whitworth Develop. Co. **AGENT:** David Whitworth

**ADDRESS OF SUBDIVISION:** 5504 Jeff Davis Avenue

**GRIDS:** J-27

**COUNTY:** Travis

**WATERSHED:** Shoal Creek

**JURISDICTION:** Full Purpose

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

**PROPOSED LAND USE:** Residential

**NEIGHBORHOOD PLAN:** Brentwood Neighborhood Plan Area

**SIDEWALKS:** Sidewalks will be provided on Jeff Davis Avenue prior to lots being occupied.

**DEPARTMENT COMMENTS:** The request is for approval of a resubdivision namely, Lot 35A and Lot 36A, Block A, Broadacres Subdivision-DWDC. The proposed resubdivision consists of 2 portions of lots into 2 platted lots on 0.333 acres. The 2 portions were sold by metes and bounds previously out of 2 platted lots; the current owner is resubdividing in order to bring these portions into 2 platted lots, once more.

**STAFF RECOMMENDATION:** The staff recommends approval of the resubdivision plat. This plat meets all City of Austin Land Development and State Local Government Code requirements.



**PLANNING COMMISSION ACTION:**

**CASE MANAGER:** Sylvia Limon  
Email address: [sylvia.limon@ci.austin.tx.us](mailto:sylvia.limon@ci.austin.tx.us)

**PHONE:** 974-2767

C11/2



-  Subject Tract
-  Base Map

CASE#: C8-2011-0166.0A  
LOCATION: 5504 Jeff Davis Avenue



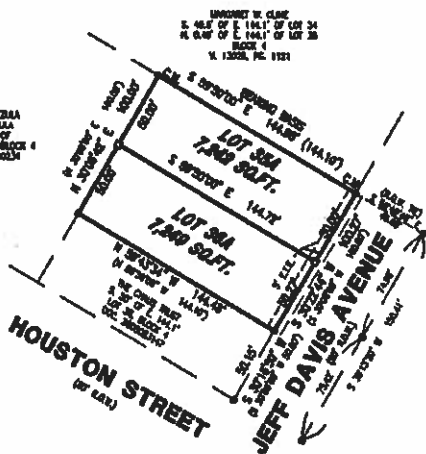
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

C113



JAMES A. TERESA  
Surveyor  
West of  
Lot 35 & 36, Block 4  
P.C. 20090025



#### AREA TABULATION

LOT 35A = 7,940 SQ. FT.  
LOT 36A = 7,940 SQ. FT.  
TOTAL AREA 15,880 SQ. FT.  
OR 0.355 OF AN ACRE

#### LEGEND

- 1/4" = 10' P.C. ROAD
- 1/4" = 10' SIDE ROAD
- 1/4" = 10' ALLEY
- 1/4" = 10' PUBLIC HIGHWAY
- 1/4" = 10' RAILROAD
- 1/4" = 10' POWER LINE
- 1/4" = 10' WATER MAIN
- 1/4" = 10' GAS MAIN
- 1/4" = 10' TELEPHONE LINE
- 1/4" = 10' C.C.



#### GENERAL NOTES:

1. All restrictions and notes from the previous existing subdivision, "Broadacres" Subdivision, recorded in Book 3, Page 130, Plat Records, Travis County, Texas shall apply to this subdivision plat.
2. Property owner or his/her assigns shall provide for access to the drainage easements as may be necessary and shall not prohibit access for governmental authorities for inspection of said easements.
3. No addition, including but not limited to buildings, fences or landscaping shall be added in a drainage easement except as approved by the City of Austin.
4. All drainage easements on private property shall be maintained by the property owner or assigns.
5. Prior to construction, except detached single family on any lot in this subdivision, a site development permit must be obtained from the City of Austin.
6. Public utilities, to be built to City of Austin standards, are required along Jeff Davis Avenue. Easements shall be in place prior to the lots being occupied. Failure to construct required easements may result in the withholding of Certificate of Occupancy, building permits, or utility connections by the governing body or utility company per Land Development Code 25-6-031.
7. No lot shall be occupied until the structure is connected to City of Austin water and wastewater utilities.
8. Building setback lines shall be in accordance with the City of Austin Land Development Code.
9. 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 fees with the utility construction.
10. Erosion/Settlement controls are required for all construction on each lot, including slope staking and slope construction, pursuant to the Environmental Criteria Manual.
11. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION INFRASTRUCTURE AND COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERTAKES AND ACKNOWLEDGES THAT PLAT WORK ON REGULATORY MAPS BE REGULATED BY THE CHARTERED ROLE OF THE CITY OF AUSTIN TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
12. ALL CURB CUTS, DRAINAGE, SIDEWALKS, DRAINAGE CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
13. AUSTIN ENERGY HAS THE RIGHT TO PRELIM AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENT CLEAR. AUSTIN ENERGY WILL PERFORM ALL THE TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
14. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED FOR THE INSTALLATION AND MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDINGS AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
15. THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REINFORCEMENT AND TREE PROTECTION. IN ADDITION THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE REMOVAL AND TREE REPLANTING THAT IS WITHIN TEN FEET OF THE CORNERLINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. AUSTIN ENERGY SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
16. A BARRIER FOR STORMWATER DETENTION REQUIREMENTS (PARTICIPATION IN RMP) WAS GRANTED FOR THIS SUBDIVISION ON JANUARY 1, 2012 BY THE CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT, WATERSHED ENGINEERING DIVISION.
17. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE USED AS CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That David Whitworth Development Company, owner of the North 25.2 feet of the East 144.1 feet of Lot 35 and the South 74.8 feet of the East 144.1 feet of Lot 36, Block 4, Broadacres, A Subdivision of record in Volume 3, Page 135, of the Plat Records of Travis County, Texas, conveyed to me in instrument of record in Document Number 2011182681, Official Public Records of Travis County, Texas; said property having been approved for resubdivision pursuant to the public notification and hearing provisions of Chapter 212.014 of the Texas Local Government Code, do hereby resubdivide said lots in accordance with the Plat shown herein, to be known as:

LOT 35A AND LOT 36A, BLOCK 4, BROADACRES SUBDIVISION-DWDC

and do hereby dedicate to the public use of the streets and easements as shown thereon. Subject to any easements and restrictions heretofore granted and not released, Pursuant to Chapter 212 of the Texas Local Government Code and 25a of the Austin City Code.

Witness my hand this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

DAVID WHITWORTH DEVELOPMENT COMPANY  
3007 EDDENBROOK  
AUSTIN, TEXAS 78731

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_.

Notary \_\_\_\_\_  
Notary

My Commission Expires: \_\_\_\_\_

#### ENGINEER'S CERTIFICATE:

This Subdivision is not within the 100 year flood plain of any watercourse, per Federal Flood Insurance Administration Final Flood Number 484330443N, dated September 28, 2008 for the City of Austin, Travis County, Texas and per City of Austin Flood Study for 1805 Houston Street LOMR, dated November 28, 2011 by James Courtney.

DAVID WHITWORTH  
REGISTERED PROFESSIONAL CIVIL ENGINEER NO. 81217  
3007 EDDENBROOK  
AUSTIN, TEXAS 78731  
(512) 294-8138

#### SURVEYOR'S CERTIFICATE

I, Victor M. Garza, am Registered in the State of Texas to practice the profession of land surveying, and do hereby certify that this plat complies with the rules and regulations of Travis County, Texas, and Chapter 25 of the Land Development Code of the City of Austin, as amended, and that said plat was prepared from a physical survey of the property under my direct supervision.

Victor M. Garza  
Registered Professional Land Surveyor No. 4740,  
State of Texas  
1404 West North Loop Blvd.  
Austin, Texas 78758  
Phone (512) 438-9869  
Fax (512) 438-8045

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL  
PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE  
\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR,  
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF  
AUSTIN, COUNTY OF TRAVIS, THIS THE \_\_\_\_ DAY OF  
\_\_\_\_\_, 20\_\_\_\_, A.D.

GREG GUERNSEY, DIRECTOR  
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING  
COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE  
\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DAVE SULLIVAN, CHAIRPERSON

SAUNDRA KIRK, SECRETARY

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

I, DANA DEBEAULNOIR, 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 \_\_\_\_ DAY OF  
\_\_\_\_\_, A.D. AT \_\_\_\_ O'CLOCK \_\_\_\_ M., PLAT  
RECORDS OF SAID COUNTY AND STATE IN  
DOCUMENT NUMBER \_\_\_\_ OFFICIAL PUBLIC  
RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY  
CLERK, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.  
DANA DEBEAULNOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY \_\_\_\_\_  
DEPUTY

CASE # C8-2011-0166.0A

RECEIVED 09/12/11

FILED 09/12/11

## LOT 35A AND LOT 36A, BLOCK 4 BROADACRES SUBDIVISION-DWDC

BEING A RESUBDIVISION OF THE NORTH 25.2 FEET OF THE EAST 144.1 FEET OF LOT 36 AND THE  
SOUTH 74.8 FEET OF THE EAST 144.1 FEET OF LOT 35, BLOCK 4, BROADACRES  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

**B&G Surveying, Inc.**  
Dewey H. Burris & Associates  
Surveyed by J. A. S. Burris, Inc.  
1804 West North Loop Blvd., Austin, Texas 78758  
Phone (512) 438-9869 - Fax (512) 438-8045

12/16/11  
108 # 0166311 PLAT CALULATIONS  
SHEET 1 OF 1