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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2012-0047.0A

P.C. DATE: July 24, 2012

SUBDIVISION NAME: Resubdivision of Lots 38A, and 39A of the Resubdivision of Lots 37, 38, 39 and a Portion of Lot 40, Enfield D

AREA: 0.927 acres

LOTS: 3

OWNER/APPLICANT: BPR Partner, Ltd & Rainbow Bend Properties, LLC (Martin Dies)

AGENT: Hector Avila

ADDRESS OF SUBDIVISION: 1501 and 1507 Rainbow Bend

GRIDS: H-24

COUNTY: Travis

WATERSHED: Shoal Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3

PROPOSED LAND USE: Single Family Residential

NEIGHBORHOOD PLAN: West Austin Neighborhood Group

SIDEWALKS: Sidewalks will be provided on Rainbow Bend and Parkway prior to lots being occupied.

DEPARTMENT COMMENTS: The request is for approval of a resubdivision namely, Resubdivision of Lots 38A, and 39A of the Resubdivision of Lots 37, 38, 39 and a Portion of Lot 40, Enfield D. The proposed resubdivision consists of 3 lots on 0.927 acres.

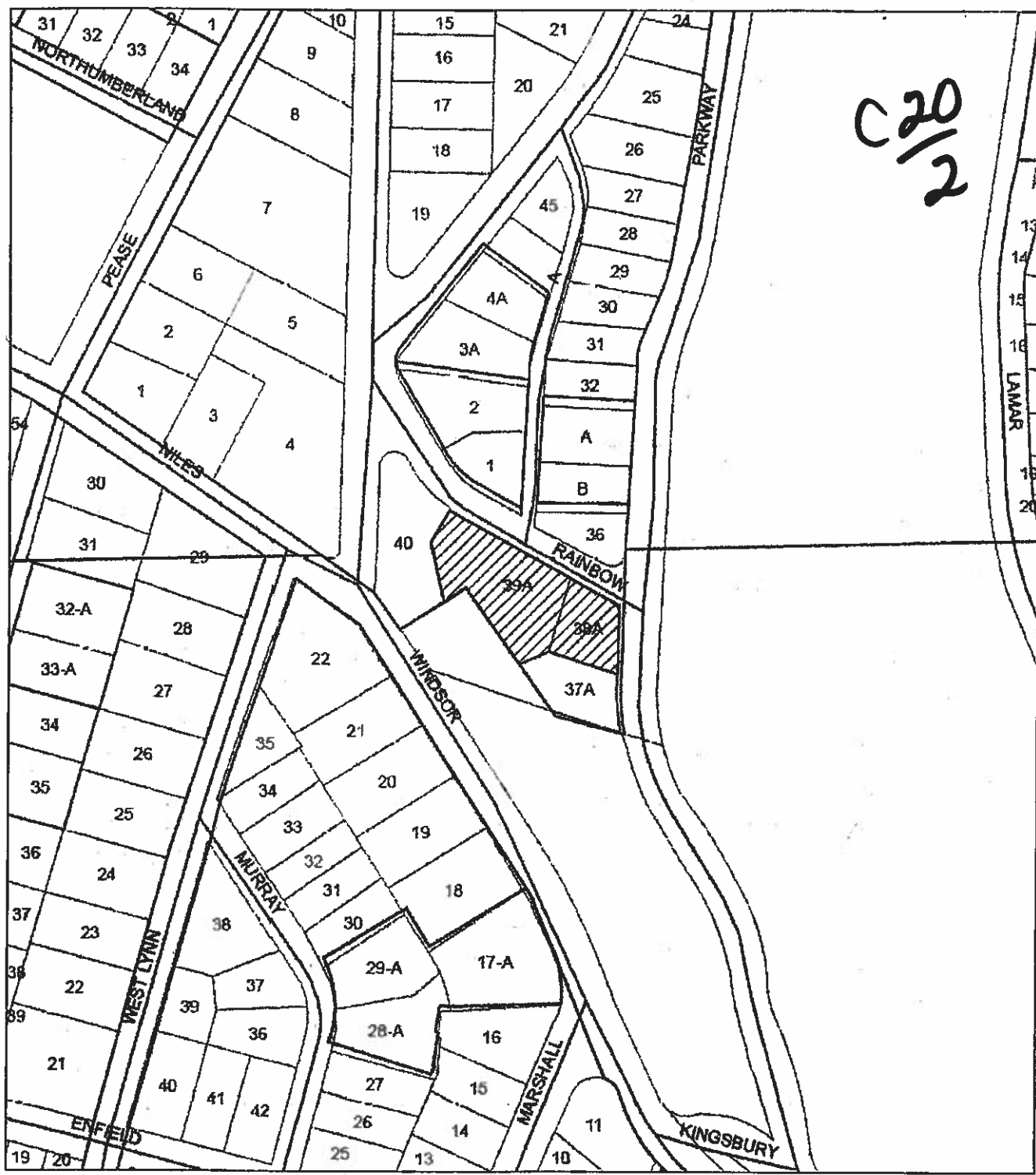
STAFF RECOMMENDATION: The staff recommends approval of the resubdivision plat. This plat meets all City of Austin Land Development and State Local Government Code requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Sylvia Limon
Email address: sylvia.limon@ci.austin.tx.us

PHONE: 974-2767

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-  Subject Tract
-  Base Map

CASE#: C8-2012-0047.0A
LOCATION: 1501 and 1507 Rainbow Bend



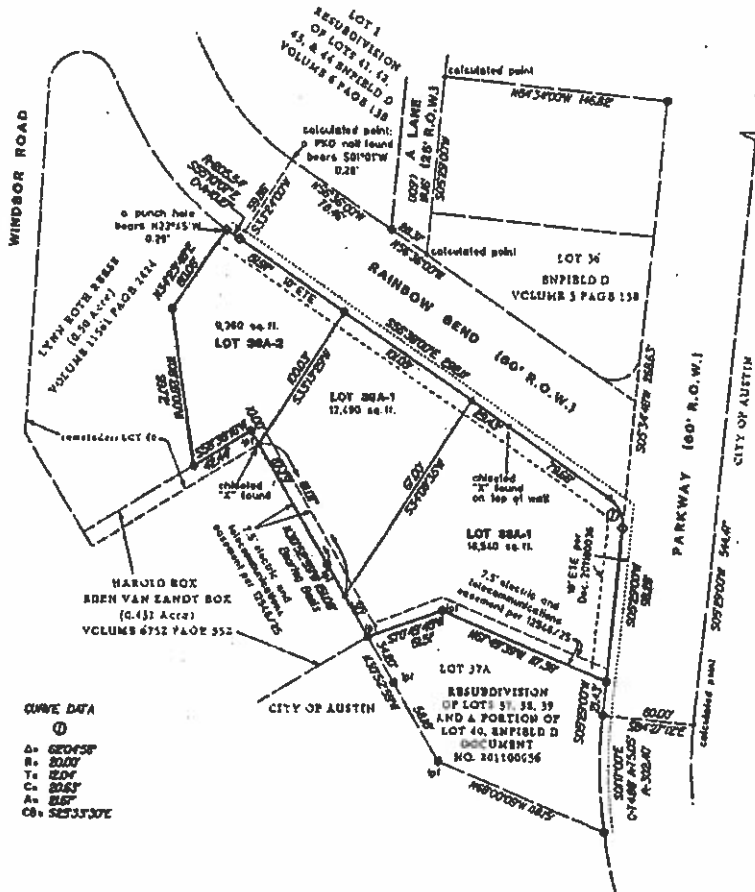
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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.

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RESUBDIVISION OF LOTS 38A AND 39A OF THE RESUBDIVISION OF LOTS 37, 38, 39 AND A PORTION OF LOT 40, ENFIELD D

prepared January 8, 2012



Legend

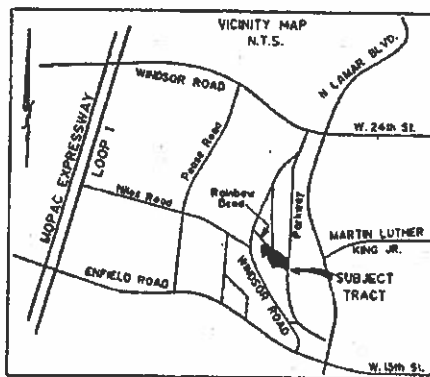
- 1/2" Iron Pipe Found
- 1/2" Iron Rod Found
- 1/2" Iron Rod Found with plastic cap imprinted with "Holt Carson, Inc."
- Cotton Gin Spade Found
- Round Head Bolt Found
- PK Nail Set
- 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- Proposed Concrete Sidewalk
- ETE = Electric and Telecommunications Easement



SCALE: 1" = 50'

LOT SUMMARY

Total Area = 40,390 square feet = 0.927 Acres
Total Number of Lots = 3
Lot 38A-1 = 16,540 square feet; Residential Use
Lot 38A-2 = 12,480 square feet; Residential Use
Lot 39A-2 = 9,360 square feet; Residential Use



CURVE DATA

1
A= 60.000'
B= 60.000'
C= 60.000'
D= 60.000'
E= 60.000'
F= 60.000'

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Anne Thayer, 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.

Anne Thayer 6-21-12

Anne Thayer
Registered Professional Land Surveyor No. 5540
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704 (512) 442-0880



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 131.152(a), thereby acknowledging 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 FRM panel 4845C-04AS H, dated September 28, 2006.

Kurt Prosser, P.E. No. 5491
PROSSER AND ASSOCIATES
13377 Pond Springs Road Austin, Texas



6/29/12
Date

This subdivision is located in the Full Purpose Jurisdiction of the City of Austin
this the _____ day of _____, 2012.

ACCEPTED AND AUTHORIZED for record by the Director, Planning and Development
Review Department, City of Austin, County of Travis, this the _____ day of
_____, 2012, A.D.

Greg Guernsey, Director, Planning and Development Review Department

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 _____ day of _____, 2012, A.D., at _____ o'clock _____ M. and duly recorded on the _____ day of _____, A.D., at _____ o'clock _____ M. in the Official Public Records of said County and State in Document No. _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the _____ day of _____, 2012, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BT: _____
Deputy

ACCEPTED AND AUTHORIZED for record by the Planning Commission of the City of Austin, Texas,
this the _____ day of _____, 2012.

Dave Sullivan, Chairperson

Sandra Kirk, Secretary