

C21  
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**M E M O R A N D U M**

**TO:** Dora Anguiano, Planning Commission Coordinator  
Planning and Development Review Department

**FROM:** Eric Hammack, Property Agent Senior  
Land Management Section  
Office of Real Estate Services

**DATE:** March 17, 2014

**SUBJECT:** F#9156-1301 - Vacation of a 4,646 sq. ft. portion of South 2<sup>nd</sup> Street; and a 5,996 sq. ft. portion of South 2<sup>nd</sup> Street; and a 2,184 sq. ft. portion of an Alley north of Copeland, between South 1<sup>st</sup> & South 2<sup>nd</sup>. (Adjacent to 900. S. 1<sup>st</sup> Street).

Attached are the departmental comments and other information pertinent to the referenced street & alley vacation. **The area being requested for vacation is subject to a re-plat.** All affected departments and private utility franchise holders have reviewed this request and recommend approval, **subject to: 1) retention of a 30 foot public utility easement; 2) retention of a 15 foot public utility easement; 3) dedication of a 15 foot waterline easement; 4) relocation of AT&T facilities at developer expense; and 5) dedication of new right of way, by plat, to be concurrent with vacation.**

The applicant has requested that this item be submitted for placement on the **March 25<sup>th</sup>, 2014, Planning Commission Agenda** for their consideration.

Staff contact: Eric Hammack at 974-7079 or [landmanagement@austintexas.gov](mailto:landmanagement@austintexas.gov)

Applicant: Jarred Corbell, P.E.

Property Owner: 1st Street Highland, L.P.

Mr. Corbell or a representative of PSW Real Estate will be present at the meeting to answer any questions regarding the project, if needed.



Eric J. Hammack, Property Agent Senior  
Land Management Section

**OFFICE OF REAL ESTATE SERVICES**

VACATION OF A 4,646 SQ. FT. PORTION OF SOUTH 2<sup>nd</sup> STREET; AND A 5,996 SQ. FT. PORTION OF SOUTH 2<sup>nd</sup> STREET; AND A 2,184 SQ. FT. PORTION OF AN ALLEY NORTH OF COPELAND, BETWEEN SOUTH 1<sup>st</sup> STREET AND SOUTH 2<sup>nd</sup> STREET, (ADJACENT TO 900 S. 1<sup>st</sup> STREET).

C24 1/2

AT&T	APPROVE, CONTINGENT ON RELOCATION OF EXISTING UTILITIES AT DEVELOPER'S EXPENSE
AUSTIN ENERGY	APPROVE
AUSTIN RESOURCE RECOVERY	APPROVE
AUSTIN TRANSPORTATION DIRECTOR	APPROVE
AUSTIN WATER	APPROVE, SUBJECT TO THE FOLLOWING: A 30 FOOT WIDE PUBLIC UTILITY EASEMENT (PUE) ON TRACT B (5,996 SQ. FT) TO BE RETAINED FOR THE EXISTING WATER AND WASTEWATER LINES. TRACT A (4,646 SQ. FT) TO BE RETAINED AS A 15-FOOT WIDE PUE UNTIL EXISTING 8-INCH WW AND 2-INCH WATER LINES ARE PROPERLY ABANDONED. A NEW 15- FOOT WIDE EASEMENT WILL BE DEDICATED TO AWU WITHIN LOTS 4 AND 5 FOR A PROPOSED WATER LINE TO RELPAC THE EXISTING 2-INCH WATER LINE TO BE ABANDONED IN TRACT A. THE EXISTING 2-INCH WATER LINE IN TRACT A CANNOT BE ABANDONED UNTIL THE ENW REPLACEMENT WATER LINE IS PROPERLY INSTALLED AND PLACED IN SERVICE. TRACT D (2,184 SQ. FT) HAS NO WATER AND WASTEWATER LINE SO THERE IS NO NEED TO RETAIN AN EASEMENT.
CODE COMPLIANCE	APPROVE
CAPITAL METRO	APPROVE
CTM – GAATN	APPROVE
EMS	APPROVE
FIRE	APPROVE
GRANDE COMMUNICATIONS	APPROVE

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1/3

PARD	APPROVE
PLANNING & DEVELOPMENT REVIEW (Land Use Review-Engineering)	APPROVE
PLANNING & DEVELOPMENT REVIEW (Land Use Review-Transportation)	APPROVE
PLANNING & DEVELOPMENT REVIEW (Neighborhood Planning)	PLANNING COMMISSION
PLANNING & DEVELOPMENT REVIEW (Zoning Review)	APPROVE
PUBLIC WORKS	APPROVE, SUBJECT TO DEDICATION OF NEW RIGHT OF WAY BY PLAT; TO BE CONCURRENT WITH VACATION.
TEXAS GAS SERVICES	APPROVE
TIME WARNER	APPROVE
WATERSHED PROTECTION (Engineering)	APPROVE

# MEMORANDUM

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Case No.: 9156-1301  
Date: January 24, 2013

SUBJECT: ALLEY VACATION

( ) Patti Moore	AT&T	( ) Elizabeth Robinson	PDRD (LUR-Engineering)
( ) Melody Giambruno	Austin Energy	( ) Joe Almazan	PDRD (LUR-Transportation)
( ) Rob Spillar	Austin Transportation Director	( ) Mark Walters	PDRD (N'borhood Planning)
( ) Angela Baez	Austin Water	( ) Wendy Rhoades	PDRD (Zoning Review)
( ) Bruna Quinonez	Code Compliance	( ) Keri Burchard-Juarez	Chief Engineer
( ) Martha Krischke	CTM - GAATN	( ) Lea Crenshaw	Texas Gas
( ) Millssa Warren	EMS	( ) Laurie Schumpert	Time Warner
( ) Capt. Joe Limon	Fire	( ) Pam Kearfott	WPD (Engineering)
( ) Luis Mata	Grande Communications		

A request has been received for vacation a **4,646 sq. ft.** portion of a **Street** and a **5,996 sq. ft.** portion of a **Street** out of the Isaac Decker League Abstract No. 8, Travis County, Texas and a **2,184 sq. ft.** portion of an **Alley** north of Copeland, between S. 1<sup>st</sup> & S. 2<sup>nd</sup>. (**Adjacent to 900. S. 1<sup>st</sup> Street**).

Please review this request and return your comments to Jennifer Grant (974-7991), email address: [landmanagement@austintexas.gov](mailto:landmanagement@austintexas.gov) or Fax: 974-7088. Physical address: Office of Real Estate Services, 505 Barton Springs Road, Suite 1350. Due Date: **February 7, 2013.**

APPROVAL: \_\_\_\_\_ YES \_\_\_\_\_ Yes, Subj. to Req'm't \_\_\_\_\_ No

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

Telephone: \_\_\_\_\_

Date: \_\_\_\_\_

**PSW REAL ESTATE**  
SUSTAINABLE URBAN DEVELOPMENT

C21  
K

City of Austin – Office of Real Estate Services  
505 Barton Springs Road  
Austin, TX 78704

1<sup>st</sup> Street Highland LP is the titled owner of, 900 S. 1<sup>st</sup> Street, Austin, TX, where a ROW in the form of a 18' Alley currently exists. PSW Real Estate is the general partner of 1<sup>st</sup> Street Highland LP. Please accept the following answers to the city's questions as a part of the application for right of way vacation of

Tract A:

- This is a residential property.
- The existing ROW was solely dedicated by Mr. Abe Williams as detailed in the subdivision plat notes filed on April 10, 1921. The subdivision plat has been included. As such, it is our understanding that per Austin statutes the new owners of the property (1<sup>st</sup> Street Highland, LP.) retains 100% of the rights to this ROW.
- The City did not purchase the ROW, it was dedicated by Mr. & Mrs. Abe Williams as detailed in the plat notes.
- Both the area to be vacated and the property are within the same subdivision.
- The area to be vacated does exist, and is currently a paved asphalt alley with no curbing.
- There are currently utility lines (water, wastewater & dry utility) in the right of way. Our plan is to relocate them along with all other utility lines as part of the new site plan and adjacent subdivision plans also being developed by 1<sup>st</sup> Street Highland, LP.
- The area to be vacated will be a part of a single site plan, commercial condo regime project. The ROW lies solely in the portion of the condominium site plan.
- No site plan has been submitted at this time.
- Our project is not a Unified Development.
- The project is not a SMART housing project.
- We anticipate beginning development in late 2013 or early 2014.
- Adjacent properties are zoned GR-MU-V & SF-3 NP on the southwest side & MF-2 NP to the northeast along S.1<sup>st</sup> Street.
- Residential
- No parking facilities exist on the property, with the exception of off-street residential.
- Our parking requirements may increase with the project.
- N/A
- Our property engulfs the entire ROW and as such there is no need to contact other property owners.
- The property does not lie within the CBD or UT Boundaries.

Thank you,

2003 South 1<sup>st</sup> Street  
Austin, Texas 78704  
O: 512.326.3905  
F: 888.866.8175

**PSW REAL ESTATE**  
SUSTAINABLE URBAN DEVELOPMENT

City of Austin – Office of Real Estate Services  
505 Barton Springs Road  
Austin, TX 78704

1<sup>st</sup> Street Highland LP is the titled owner of, 900 S. 1<sup>st</sup> Street, Austin, TX, where a ROW on 2<sup>nd</sup> Street currently exists. PSW Real Estate is the general partner of 1<sup>st</sup> Street Highland LP. Please accept the following answers to the city's questions as a part of the application for right of way vacation of Tract B (see survey):

- This is a residential property.
- The existing ROW was solely dedicated by Mr. Abe Williams as detailed in the subdivision plat notes filed on April 10, 1921. The subdivision plat has been included.
- The City did not purchase the dedicated ROW, it was dedicated by Mr. & Mrs. Abe Williams as detailed in the plat notes.
- Both the area to be vacated and the property are within the same subdivision.
- The area to be vacated does exist; The ROW is currently a portion of 2<sup>nd</sup> Street, although servicing only the lots within the property the owner seeks to develop.
- There are currently utility lines (water, wastewater, and overhead electric) in the right of way. Our plan is to relocate them along with all other utility lines as part of the proposed subdivision and site plans.
- The area to be vacated will be a part of a subdivided, single family residential development and/or the also proposed condominium development.
- A preliminary plan for the subdivision has been submitted and is under review. Subdivision case # is C8-2012-0148
- Our project is not a Unified Development.
- The project is not a SMART housing project.
- We anticipate beginning development in late 2013 or early 2014.
- All of the properties adjacent to our property are zoned SF-3 NP
- Residential
- No parking facilities exist on the property, with the exception of off-street residential.
- Our parking requirements will not increase with the project.
- N/A
- Our property engulfs the entire ROW and as such there is no need to contact other property owners.
- The property does not lie within the CBD or UT Boundaries.

Thank you,

Eduardo Garza  
PSW Real Estate  
2003 S. 1<sup>st</sup>  
Austin, Texas 78704

2003 South 1<sup>st</sup> Street  
Austin, Texas 78704  
O: 512.326.3905  
F: 888.866.8175

**PSW REAL ESTATE**  
SUSTAINABLE URBAN DEVELOPMENT

C21  
1/4

City of Austin – Office of Real Estate Services  
505 Barton Springs Road  
Austin, TX 78704

1<sup>st</sup> Street Highland LP is the titled owner of, 900 S. 1<sup>st</sup> Street, Austin, TX, where a ROW in the form of a 12' Alley currently exists. PSW Real Estate is the general partner of 1<sup>st</sup> Street Highland LP. Please accept the following answers to the city's questions as a part of the application for right of way vacation of Tract D:

- This is a residential property.
- The existing ROW was all dedicated by Mr. Abe Williams as detailed in the subdivision plat notes filed on April 10, 1921. The subdivision plat has been included.
- The City did not purchase the ROW; The ROW was dedicated by Mr. & Mrs. Abe Williams as detailed in the plat notes.
- Both the area to be vacated and the property are within the same subdivision.
- The area to be vacated does exist.
- There are currently no utility lines in this ROW.
- The area to be vacated will be a part of a single site plan, commercial condo regime project.
- No site plan has been submitted at this time.
- Our project is not a Unified Development.
- The project is not a SMART housing project.
- We anticipate beginning development in late 2013 or early 2014.
- Adjacent properties are zoned GR-MU-V & SF-3 NP on the southwest side of the property.
- Residential
- No parking facilities exist on the property, with the exception of off-street residential.
- Our parking requirements may increase with the project.
- N/A
- Our property engulfs the entire ROW and as such there is no need to contact other property owners.
- The property does not lie within the CBD or UT Boundaries.

Thank you,

Eduardo Garza  
PSW Real Estate  
2003 S. 1<sup>st</sup>  
Austin, Texas 78704

2003 South 1<sup>st</sup> Street  
Austin, Texas 78704  
O: 512.326.3905  
F: 888.866.8175

File No. 9156-1301  
Department Use Only

Application for Street or Alley Vacation  
DATE: 1/29/13  
Department Use Only

C21  
1/8

**TYPE OF VACATION**

Type of Vacation: Street: X : Alley: X : ROW \_\_\_\_\_ Hundred Block: \_\_\_\_\_  
Name of Street/Alley/ROW: portion of 2<sup>nd</sup> Street, north of Copeland; 18' Alley; 12' Alley  
Is it constructed: Yes No - 2<sup>nd</sup> street is constructed, 18' alley is partially constructed, 12' alley is not constructed.  
Property address: 900 S. 1<sup>st</sup>, Austin, Texas 78704  
Purpose of vacation: Construction of Single Family Residential Development & Condo project - Site and Subdivision Plan

**PROPERTY DESCRIPTION ADJACENT TO AREA TO BE VACATED**

Parcel # - Lot 1-4 - 01020106140000; Lot 5 - 01020106140000; Lot 6-7 - 01020106140000; Lot 8 - 01020106140000; Lot 9 - 01020106140000; Lot 10 - 01020106140000  
Survey & Abstract No.: Isaac Decker League Abstract No. 8  
Lot(s): 1-10 Block: \_\_\_\_\_ Outlot: N/A  
Subdivision Name: Abe Williams Subdivision  
Plat Book Vol 328 Page Number: 231-232 Document Number \_\_\_\_\_

Neighborhood Association Name: Bouldin Creek Neighborhood Association  
Address including zip code: \_\_\_\_\_

**RELATED CASES**

Existing Site Plan (circle one): YES / NO  
Subdivision: Case (circle one): YES / NO  
Zoning Case (circle one): YES / NO

**FILE NUMBERS**

Not available at this time  
C8-2012-0148

**PROJECT NAME, if applicable:**

Name of Development Project: 1<sup>st</sup> Street Highland  
Is this a S.M.A.R.T. Housing Project (circle one): YES / NO

**OWNER INFORMATION**

Name: 1<sup>st</sup> Street Highland, LP.  
Address: 2003 S. 1<sup>st</sup> Phone: (512) 326-3905 Fax No.: (888) 866-8175  
City: Austin County: Travis State: Texas Zip Code: 78704  
Contact Person/Title: Ryan Diepenbrock - Managing Partner - PSW Real Estate Cell Phone: (480) 650-4501  
Email Address: ryan@pswrealestate.com  
(If multiple owners are joining in this request - complete names, addresses on each, must be attached.)

**APPLICANT INFORMATION**

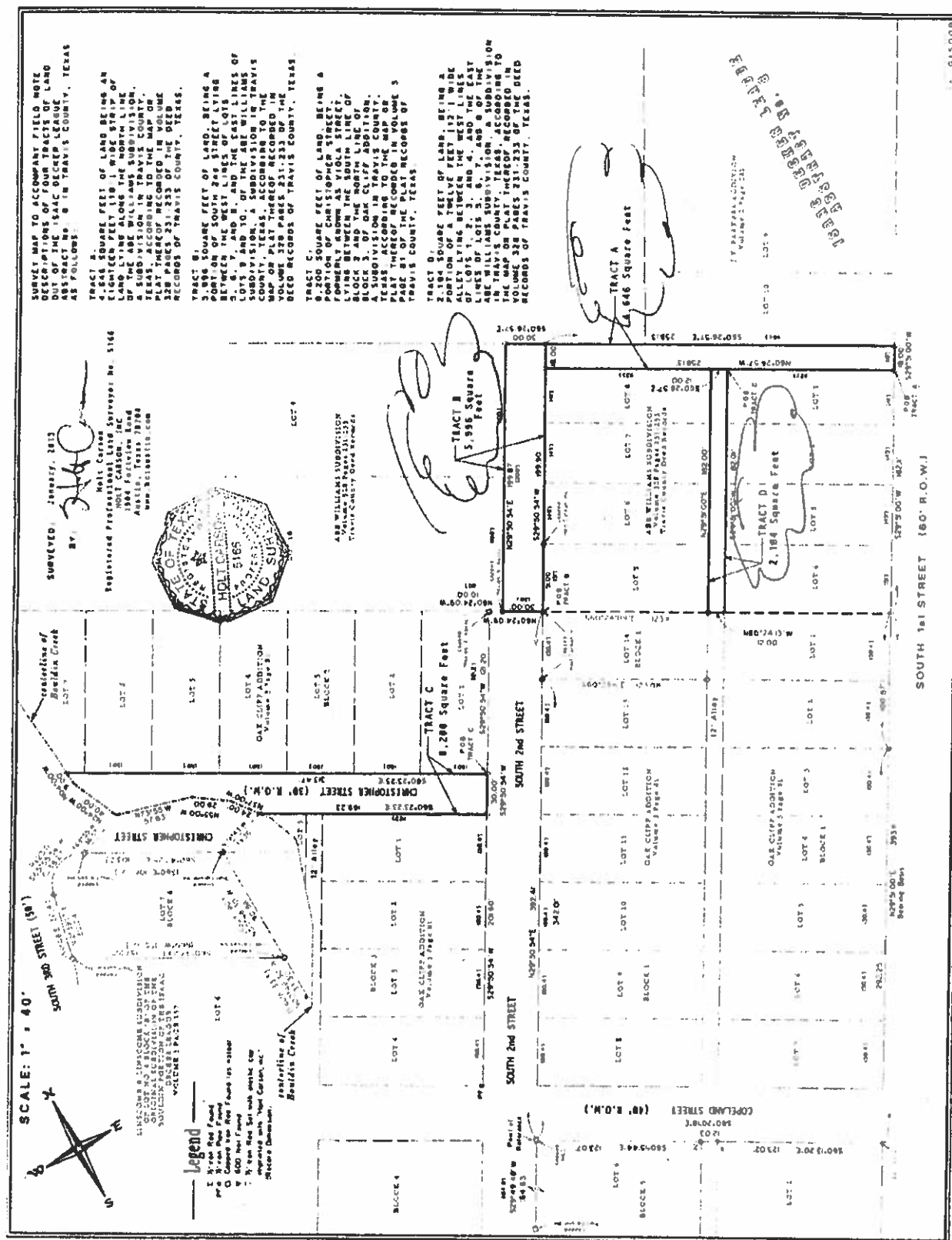
Name: Eduardo Garza  
Firm Name: PSW Real Estate  
Address: 2003 S. 1<sup>st</sup>  
City: Austin State: Texas Zip Code: 78704  
Office No.: (512) 326-3905 Cell No.: (512) 736-2243 Fax No.: (888) 866-8175  
EMAIL ADDRESS: eduardo@pswrealestate.com

The undersigned Landowner/Applicant understands: 1) The application will be handled in accordance with the Policies and Procedures. 2) No action will be taken without payment of the non-refundable application fee or necessary documentation. 3) The application and fee in no way obligates the City to vacate the subject area. 4) It is further understood that all documents related to this transaction and **certified check** for the "appraised value" must be delivered to the City of Austin prior to placing the item on the Council Agenda for final approval.

Signed By: [Signature]  
Landowner/Applicant



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021/10

do hereby forever release said property from the Vendor's Lien retained in said deed.  
Witness my hand this 22 day of October, A.D. 1919.

Noughton Brownlee

THE STATE OF TEXAS &

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

Given under my hand and seal of office this 22 day of October, A.D. 1919.

(Notary Seal)

Annie McFarlane

Notary Public, Travis County, Texas.

Filed for record 14 Apr 1921 at 8:58 A.M. Recorded 14 Apr 1921 at 11:30 A.M.

THE STATE OF TEXAS &

County of Travis & Whereas by transfer dated May 2, 1907, R.V. Dixon assigned and transferred to H.A. Wroe, Trustee for the American National Bank of Austin, Texas, one certain contract for the sum of \$18,000.00 for the construction of an apartment house to be erected on Lot No. 8, in Block No. 71, of the City of Austin, signed by Mary E. Mitchell; And, Whereas, said transfer and assignment was duly recorded in Vol. 217 page 71, of the Deed Records of Travis County, Texas; And Whereas the indebtedness secured by said contract has been fully paid and satisfied; Now therefore, in consideration of such payment the said H.A. Wroe, Trustee, and the said American National Bank acting by its President does hereby forever release said property from the lien created by said contract and assigned to it by said transfer.

Witness the seal of said Bank by its President and H.A. Wroe, Trustee, this the 7th day of April, A.D. 1921.

American National Bank of Austin, Texas,

By H.A. Wroe, President

H.A. Wroe, Trustee

(Corporate Seal)

Attest: L.D. Williams, Cashier

The State of Texas &

County of Travis & Before me, the undersigned authority, on this day personally appeared H.A. Wroe, Trustee for and President of the American National Bank, of Austin, Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the 9th day of April, A.D. 1921.

(Notary Seal)

W.A. Howall

Notary Public, Travis County, Texas

Filed for record 14 Apr 1921 at 8:58 A.M. Recorded 14 Apr 1921 at 12 M.

The State of Texas &

County of Travis & Know all men by these presents: That we, Abe Williams and wife, Jennie A. Williams, of Travis County, Texas, do hereby dedicate to the public an easement in the streets and alley shown on the attached plat of "Abe Williams Subdivision of Jennie A. Williams Tract" which is a subdivision of the 3-27/100 acres conveyed to said Jennie A.

CZ 11

Williams by H.H. Elliott and wife by deed dated 1st Jan'y 1918 and recorded in Book 608 pages 184-185 of the Deed Records of Travis County, Texas.

Witness our hands this 18th day of April, A.D. 1921.

Abe Williams

Jennie A. Williams

The State of Texas &

County of Travis & before me, the undersigned authority, on this day personally appeared Abe Williams, 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 considerations therein expressed, and also before me on this day personally appeared Jennie A. Williams, wife of said Abe Williams, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Jennie A. Williams, acknowledged such instrument to be her act and deed and declared that she had willingly signed the same for the purposes and considerations therein expressed, and that she did not wish to retract it.

Given under my hand and Seal of Office this 18th day of April, A.D. 1921.

(Notary Seal)

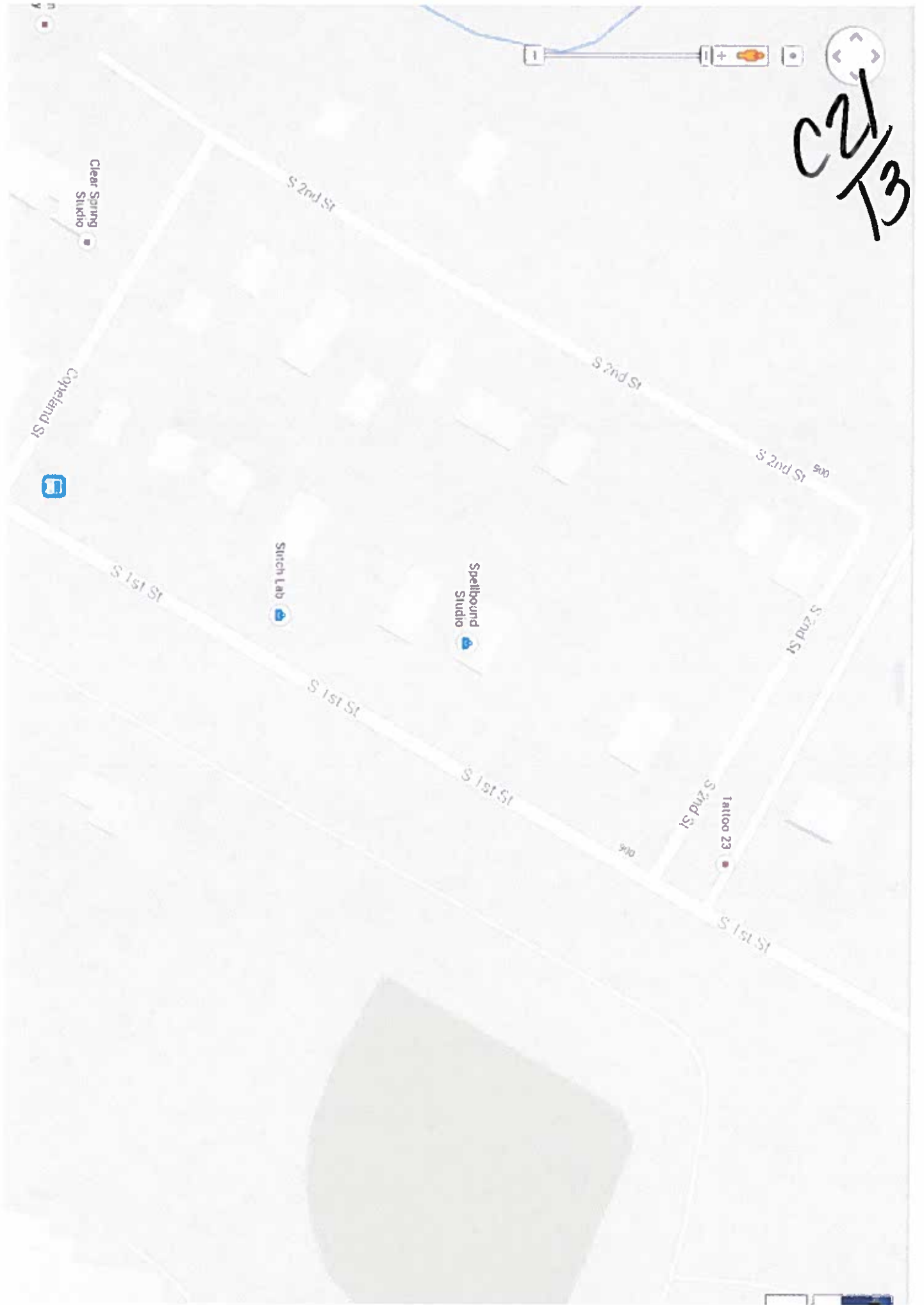
L. Hollingsworth

Notary Public, Travis County, Texas

(File on Next Page)



C21/3



## RESUBDIVISION OF

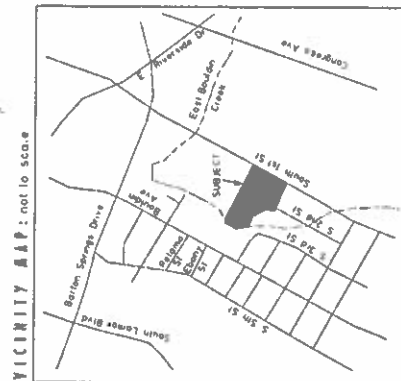
graphic  
scale



U.S. Iron Rec Fund

- ② ½" Iron Rod Found  
 #F ② ½" Iron Pipe Found  
 ② Capped Iron Rod Found (as noted)  
 ② 60D Nail Found  
 ○ ½" Iron Rod Set with plastic cap  
 imprinted with "Holt Carson, Inc."
- E.T.E. = Electric and Telecommunications Easement  
 B.L. = Building Setback Line  
 P.U.E. = Public Utility Easement  
 A.E. = Access Easement  
 D.E. = Drainage Easement  
 S.W.E. = Sidewalk Easement  
 P.R.E. = Public Recreation Easement  
 — proposed Concrete Sidewalk  
 (Record Dimensions)

S.W.E. = Sidewalk Easement  
P.R.E. = Public Recreation Easement  
proposed Concrete Sidewalk  
(Record Dimension)



CASE NUMBER C8-2013-0172A PAGE 7 of 3



# RESUBDIVISION OF BOULDIN COURT

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## NOTES

- 1 No lot shall be occupied until the structure is connected to the City of Austin water and wastewater utility system.
- 2 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.
- 3 Building Setback Lines shall be in conformance with the City of Austin Zoning Ordinance requirements.
- 4 No buildings, fences, landscaping, or other obstructions are permitted in drainage easements except as approved by the City of Austin.
- 5 All drainage easements on private property shall be maintained by the property owner or his assigns.
- 6 Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
- 7 The owner of this subdivision, and his or her successors and assigns, assumes responsibility for plans for construction of subdivision improvements which comply with applicable codes and requirements of the City of Austin. The owner understands and acknowledges that plat vacation or replating may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements.
- 8 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.
- 9 All streets, drainage, sidewalks, erosion controls, and water and wastewater lines are required to be constructed and installed to City of Austin Standards.
- 10 Austin Energy has the right to cut and trim trees and shrubbery and remove obstructions to the extent necessary to keep the easements clear of obstructions. Austin Energy will perform all tree work in compliance with the City of Austin Land Development Code.
- 11 If the owner/developer of this subdivision/lot may provide Austin Energy with any easement and/or access required for the installation and ongoing maintenance of overhead and underground electric facilities within or along the perimeter of this subdivision/lot. These easements/access are required to provide electric service to the buildings and will not be located as to cause the site to be out of compliance with the City of Austin Land Development Code.
- 12 The owner shall be responsible for installation of temporary erosion control, revegetation and tree protection. In addition, the owner shall be responsible for any initial pruning and tree removal that is within ten feet of the center line of the proposed overhead electrical facilities designed to provide electric service to this project. The owner shall include Austin Energy's work within the limits of construction for this project.
- 13 These lots will meet the requirements of Chapter 25-13 of the City of Austin Land Development Code.
- 14 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 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 of Austin to deny applications for certain development permits including building permits, site plan approvals and/or certificates of occupancy.
- 15 Public sidewalks, built to City of Austin standards, are required along the following streets and as shown by a dotted line on the face of the plat: S 2nd Street and E Bouldin Court. These sidewalks shall be in place prior to the lot being occupied. Failure to construct the required sidewalks may result in the withholding of Certificates of Occupancy, building permits, or utility connections by the governing body or utility company.
- 16 The landowner is responsible for providing the subdivision infrastructure, including the water and wastewater utility improvements.
- 17 A 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 48253C 045 H, dated September 26, 2006.
- 18 Erosion/Sedimentation controls are required for all construction on each lot, including single family and duplex construction, pursuant to the City of Austin Land Development Code and the Environmental Criteria Manual (ECM).
- 19 The owner of the property is responsible for maintaining clearances required by the National Electric Safety Code, Occupational Safety and Health Administration (OSHA) regulations, City of Austin rules and Texas state laws pertaining to clearances when working in close proximity to overhead power lines and equipment. Austin Energy will not render electric service unless required clearances are maintained. All costs incurred because of failure to comply with the required clearances will be charged to the owner.

## LOT AREAS

LOT 1	7,334 Square Feet
LOT 2	6,917 Square Feet
LOT 3	6,114 Square Feet
LOT 4A	3,024 Square Feet
LOT 4B	8,440 Square Feet
LOT 5A	4,861 Square Feet
LOT 5B	4,671 Square Feet
LOT 6A	4,569 Square Feet
LOT 6B	4,307 Square Feet
LOT 7A	4,171 Square Feet
LOT 7B	8,489 Square Feet
LOT 8A	6,519 Square Feet
LOT 8B	7,142 Square Feet
LOT 9A	12,056 Square Feet
LOT 9B	9,551 Square Feet
LOT 10A	6,476 Square Feet
LOT 10B	4,826 Square Feet
LOT 11A	3,117 Square Feet
LOT 11B	9,232 Square Feet
LOT 12	11,427 Square Feet
LOT 13A	4,699 Square Feet
LOT 13B	9,487 Square Feet
LOT 14	51,626 Square Feet

## NUMBERED LINE TABLE

1	N49°26'12"W	25.00'
2	N06°19'06"W	25.00'

## CURVE DATA

<p>① Δ= 75°03'43" R= 25.00' T= 19.20' C= 30.46' A= 32.75' CB= S7°40'57"E</p>	<p>② Δ= 55°31'24" R= 25.00' T= 13.16' C= 23.29' A= 24.23' CB= S72°58'31"E</p>	<p>③ Δ= 31°53'16" R= 25.00' T= 7.14' C= 13.73' A= 13.91' CB= S84°47'34"E</p>	<p>④ Δ= 23°38'07" R= 25.00' T= 5.23' C= 10.24' A= 10.31' CB= S57°01'52"E</p>	<p>⑤ Δ= 55°54'31" R= 25.00' T= 13.27' C= 23.44' A= 24.39' CB= N17°15'33"W</p>	<p>⑥ Δ= 291°25'55" R= 54.00' T= N/A C= 60.84' A= 274.67' CB= S44°58'45"W</p>	<p>⑦ Δ= 63°48'10" R= 54.00' T= 33.61' C= 57.07' A= 60.13' CB= N21°12'22"W</p>
<p>⑧ Δ= 21°36'33" R= 54.00' T= 10.31' C= 20.25' A= 20.37' CB= N63°54'44"W</p>	<p>⑨ Δ= 21°36'06" R= 54.00' T= 10.30' C= 20.24' A= 20.36' CB= N85°31'04"W</p>	<p>⑩ Δ= 21°26'04" R= 54.00' T= 10.22' C= 20.08' A= 20.20' CB= S72°57'52"W</p>	<p>⑪ Δ= 21°41'02" R= 54.00' T= 10.34' C= 20.31' A= 20.44' CB= S51°24'19"W</p>	<p>⑫ Δ= 21°20'36" R= 54.00' T= 10.18' C= 20.00' A= 20.12' CB= S29°53'29"W</p>	<p>⑬ Δ= 21°38'31" R= 54.00' T= 10.32' C= 20.28' A= 20.40' CB= S8°23'54"W</p>	<p>⑭ Δ= 21°20'38" R= 54.00' T= 10.18' C= 20.00' A= 20.12' CB= S13°05'40"E</p>
<p>⑮ Δ= 23°40'38" R= 54.00' T= 11.32' C= 22.16' A= 22.32' CB= S35°36'18"E</p>	<p>⑯ Δ= 29°45'07" R= 54.00' T= 14.34' C= 27.73' A= 28.04' CB= S62°19'11"E</p>	<p>⑰ Δ= 23°32'28" R= 54.00' T= 11.25' C= 22.03' A= 22.19' CB= S88°57'59"E</p>	<p>⑱ Δ= 36°47'12" R= 25.00' T= 8.31' C= 15.78' A= 16.05' CB= S26°23'35"W</p>	<p>⑲ Δ= 21°51'48" R= 115.00' T= 22.21' C= 43.62' A= 43.88' CB= S18°55'54"W</p>		

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

That, 1st Street Highlands, LP, a Texas limited partnership, owner of all of those certain tracts of land listed under "Tract 1" and "Tract 2" and as conveyed to it by Special Warranty Deed recorded in Document No. 2012127029 of the Official Public Records of Travis County, Texas, said tracts of land 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 tracts of land in accordance with the attached map or plat shown hereon pursuant to Chapter 212 of the Texas Local Government Code, to be known as

**RESUBDIVISION OF  
BOULDIN  
COURT**

subject to any easements and/or restrictions heretofore granted, and not released

WITNESS MY HAND this the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2013

Ryan Diepenbrack Managing Member of  
1st Street Highlands, LP, a Texas limited partnership  
2003 S. 1st Street  
Austin, Texas 78704

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2013, did personally appear Ryan Diepenbrack, 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 \_\_\_\_\_

Printed Name \_\_\_\_\_

Commission Expires \_\_\_\_\_

This subdivision is located within the Full Purpose Jurisdiction of the City of Austin on this the \_\_\_\_\_ day of \_\_\_\_\_, 2013

ACCEPTED AND AUTHORIZED for record by the Director, Planning and Development Review Department, City of Austin, County of Travis, this the \_\_\_\_\_ day of \_\_\_\_\_, 2013, 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 \_\_\_\_\_, 2013, A.D.

Dave Anderson Chairperson

Jean Stevens Secretary

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 \_\_\_\_\_, 2013, 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 \_\_\_\_\_, 2013, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: \_\_\_\_\_  
Deputy

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

RESUBDIVISION OF  
**BOULDIN  
COURT**

C21  
T10

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  
Registered Professional Land Surveyor No. 5186  
HOLT CARSON, INC.  
1904 Farview Road Austin, Texas 78704  
(512) 442-0990

Date

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(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

A 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 0445 H, dated September 26, 2008

Jarred C. Corbell P.E. No. 159795  
PSW Homes, LLC  
TBPE Firm No. 15189  
2003 S. 1st Street  
Austin, Texas 78704

Date