

SUBDIVISION REVIEW SHEET

C6
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CASE NO.: C8-2013-0156.0A

P.C. DATE: June 10, 2014

SUBDIVISION NAME: Resubdivision of Lot 2 of a Subdivision of a Portion of the Santiago Del Valle 10 League Grant

AREA: 0.4943 acres

LOTS: 3

APPLICANT: Nelfredo, Inc.

AGENT: Austin Civil Engineering, Inc.
(Keith Parkan)

ADDRESS OF SUBDIVISION: 5117 Maufrais Lane

GRIDS: J16

COUNTY: Travis

WATERSHED: Williamson Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-2-NP

NEIGHBORHOOD PLAN: Franklin Park

PROPOSED LAND USE: Single Family

ADMINISTRATIVE WAIVERS: None

SIDEWALKS: Sidewalks will be provided on the subdivision side of the boundary street.

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of Lot 2 of a Subdivision of a Portion of the Santiago Del Valle 10 League Grant composed of three lots on 0.4943 acres. The applicant proposes to resubdivide an existing lot into a three 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.

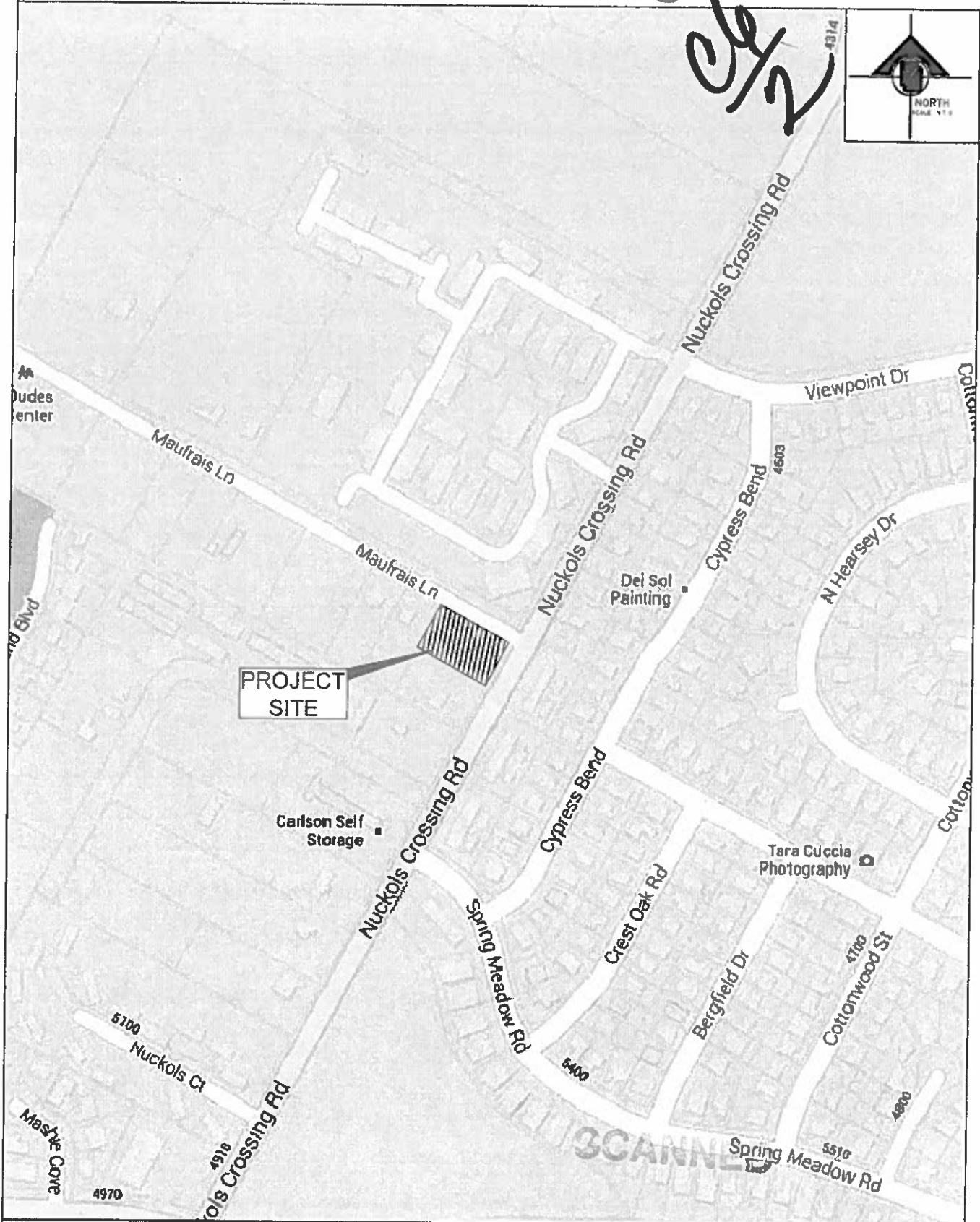
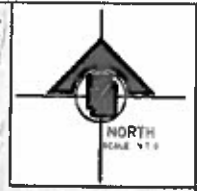
STAFF RECOMMENDATION: The staff recommends approval of the resubdivision, the plat meets all applicable State and City of Austin Land Development Code requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Cesar Zavala
E-mail: cesar.zavala@austintexas.gov

PHONE: 512-974-3404

CE 2



VICINITY
MAP

5117 MAUFRAIS LANE
AUSTIN, TEXAS 78744

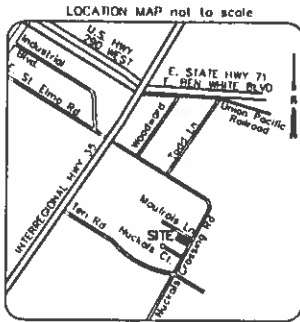
N.T.S.

**AUSTIN CIVIL
ENGINEERING, INC.**
STATE FIRM # F-001018
2708 SOUTH LAMAR BLVD., Ste. 200A
AUSTIN, TEXAS 78704
PH: (512) 306-0018
FAX: (512) 306-0048



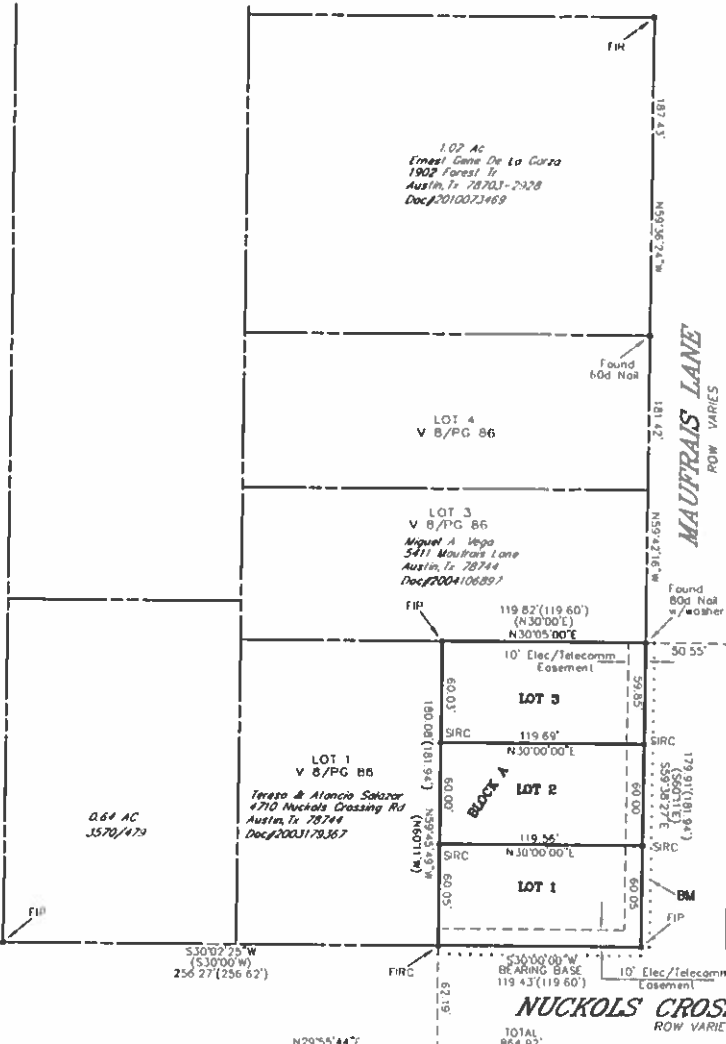
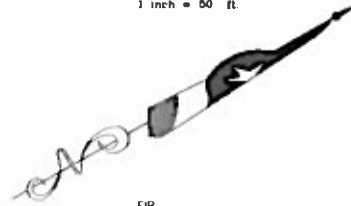
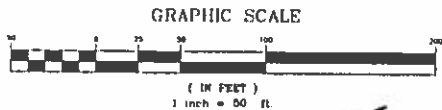
RESUBDIVISION OF LOT 2 OF A SUBDIVISION OF A PORTION OF THE SANTIAGO DEL VALLE 10 LEAGUE GRANT

Handwritten initials: CFB



THREE LOTS/ONE BLOCK
SINGLE FAMILY DWELLING
LOT 1- 7,178 SQ FT/0.1647 AC
LOT 2- 7,178 SQ FT/0.1648 AC
LOT 3- 7,178 SQ FT/0.1648 AC
BLOCK A TOTAL- 21,532 SQ FT/0.4943 AC

LEGEND
FOUND 1/2" IRON ROD FIR
FOUND IRON ROD W/CAP FIRC
FOUND 1" IRON PIPE FIP
SET 1/2" IRON ROD W/CAP SIRC
LABELED "WATERLOO RPLS 4324" SIRC
(RECORD CALL)
SIDEWALKS REQUIRED
BENCHMARK BM:
SPINDLE SET IN UTILITY POLE.
ELEVATION 596.80' NAVD88



Lot 1
Woodway Village
Doc#200300024
Nuckols Crossing
Partners, LTD
18729 FM 1887
Wimpeywood, Tx
77445-3493
Doc#2002214963

SURVEYOR'S CERTIFICATION:
I, THOMAS P. DIXON, AM AUTHORIZED UNDER THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF THE AUSTIN CITY CODE, AS AMENDED, AND IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION ON DECEMBER 3, 2012.

PROJECT ENGINEER
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS FEASIBLE FROM AN ENGINEERING STANDPOINT
I FURTHER CERTIFY THAT NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY(FEMA) FLOOD INSURANCE RATE MAP(FIRM) NO. 48453C0605H, DATED SEPTEMBER 26, 2008.

Signature of Thomas P. Dixon
THOMAS P. DIXON R.P.L.S. #4324
WATERLOO SURVEYORS, INC.
P.O. BOX 160176
AUSTIN, TEXAS 78716-0176
PH-512-481-9602
FAX-512-330-1621
thomas@waterloosurveyors.com

June 4, 2014



HUNTER SHADBURNE, PE NO 74382
AUSTIN CIVIL ENGINEERING
2708 S LAMAR BLVD STE 200A
AUSTIN, TEXAS, 78704
PHONE 512-306-0018

DATE

PROJECT DATA

OWNER: NLFREDO, INC
5419 JB CLARWOOD DRIVE
HOUSTON, TEXAS 77081

PROPERTY ADDRESS: 5117 MAUFRAYS LANE

LEGAL DESCRIPTION: BEING 0.4943 ACRE OF LAND OUT OF THE SANTIAGO DEL VALLE 10 LEAGUE GRANT IN THE CITY OF AUSTIN, TRAVIS COUNTY TEXAS, AND BEING LOT 2, RECORDED IN DOCUMENT NO. 2000187255, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

3 LOTS/ONE BLOCK
PREPARATION DATE, MAY 4, 2013
SUBMITTAL DATE, SEPTEMBER 13, 2013

CASE # C8-2013-0156 OA