

C14
/

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2014-0003.0A

Z.A.P. DATE: October 21, 2014

SUBDIVISION NAME: Matthews Park Subdivision

AREA: 2.1662 acres

LOT(S): 10

OWNER/APPLICANT: Jacqueline Stone

AGENT: David Weekley Homes
(Ian Dietrich)

ADDRESS OF SUBDIVISION: Albert Road at Matthews Lane

GRIDS: F16

COUNTY: Travis

WATERSHED: South Boggy Creek, Williamson Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: SF-2-CO

PROPOSED LAND USE: Single Family, Drainage Easement

SIDEWALKS: Sidewalks will be provided on the subdivision side of Albert Road and Matthews Lane.

DEPARTMENT COMMENTS: The request is for approval of the final plat without a preliminary plan namely, Matthews Park Subdivision. The proposed plat is composed of 10 lots on 2.1662 acres.

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

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Sylvia Limon

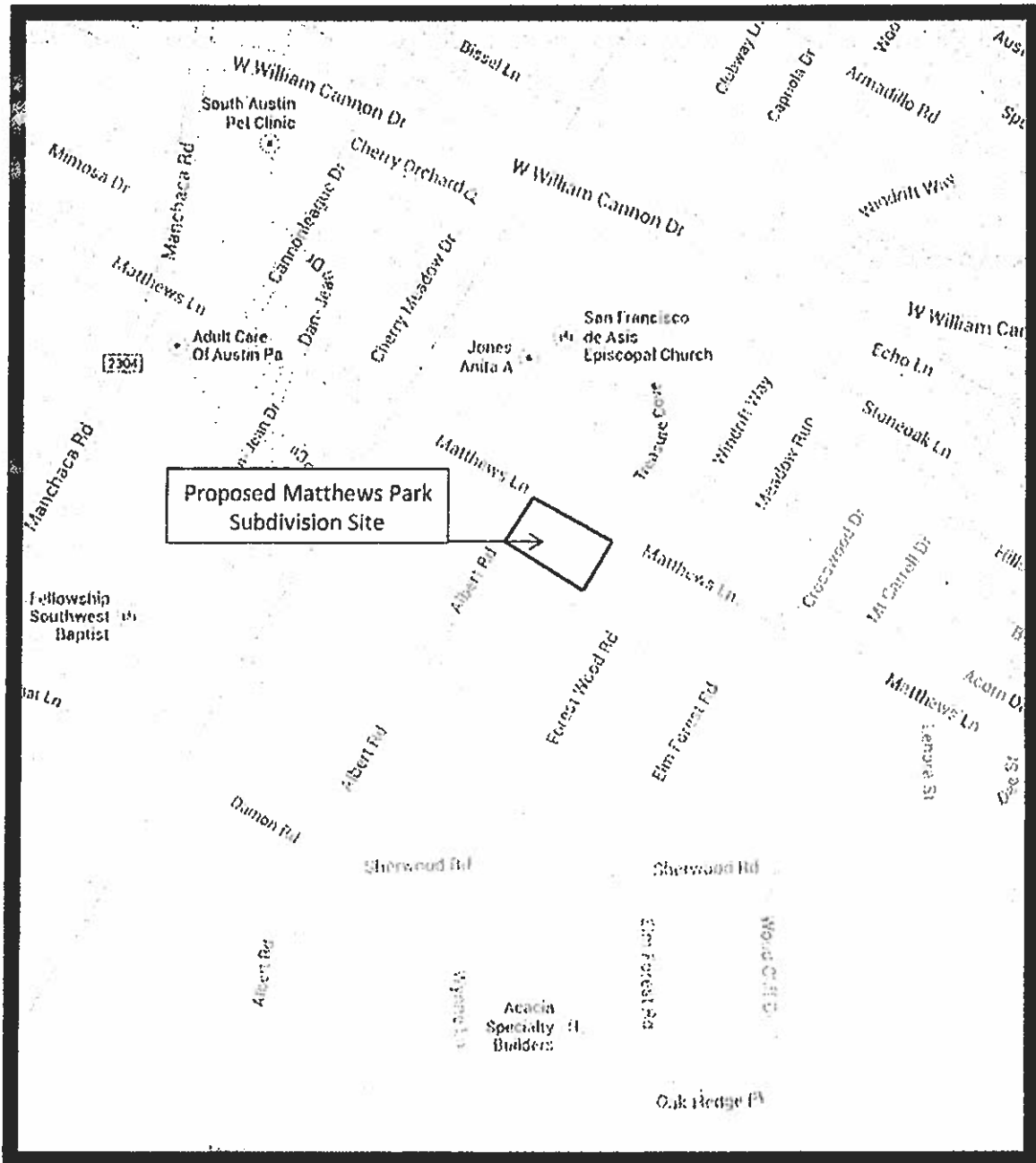
PHONE: 512-974-2767

E-mail: Sylvia.limon@austintexas.gov

C16/12

Location Map

Matthews Park Subdivision



C16/3

MATTHEWS PARK SUBDIVISION

DEVELOPER / OWNER:
 WEEKLEY HOMES, LLC
 8000 WATERFORD CENTRE BLVD.
 AUSTIN, TX 78758

ACREAGE: 2.1862 ACRES
SURVEY: WILLIAM CANNON SURVEY NO. 18
 LOTS 10 (B BULIDING E)
NEW STATE: NONE

SURVEYOR:
 WATSON SURVEYING (STUART WATSON)
 8801 CAP OF TEX HWY, 8002
 AUSTIN TX 78758
 PHONE: 540-8600
 FAX: 540-8608

ENGINEER:
 CHAN & PARTNERS ENGINEERING, LLC
 4318 JAMES CABRY STREET, SUITE 300
 AUSTIN TX 78745
 PHONE: 480-6186

SCALE: 1"=30'
 BEARING BASIS:
 TEXAS STATE
 PLANE COORD.

LEGEND

- 1/2" STEEL P.N. FOUND
- 1/2" STEEL P.N. FOUND w/CAP
- STEEL PIPE FOUND, SIZE NOTED
- 800 W.H. FOUND
- 800 W.H. SET
- STEEL SPARK FOUND
- IRONING, SETBACK LINE
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- PUBLIC UTILITY EASEMENT
- FENCE
- DITCH/ROAD WIDTH RECORD INFORMATION

CONC. MONUMENT SET
 MONUMENT COORDINATES:
 X=1008885.11 (EASTING)
 Y=1004430.28 (NORTHING)



WATERBENCH:
 WILLIAMSON CREEK AND SOUTH BOGGY CREEK SUBURBAN

UTILITIES:
 ALL LOTS WITH BE SERVED BY CITY OF AUSTIN UTILITIES

SURVEY CONTROL NOTE:
 ELEVATIONS AND COORDINATES WERE OBTAINED BY GPS READINGS
 COORDINATES AND BEARING BASIS ARE SET TO TEXAS STATE PLANE
 COORDINATE SYSTEM

ENVIRONMENTAL IMPERMISSIBLE COVER NOTES
 1. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL
 CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX
 CONSTRUCTION PURSUANT TO THE LAND DEVELOPMENT CODE, AND THE
 ENVIRONMENTAL CRITERIA MANUAL.

STATE OF TEXAS
 COUNTY OF TRAVIS
 KNOW ALL MEN BY THESE PRESENTS:
 THAT WEEKLEY HOMES, LLC, BEING OWNER OF 2.1862 ACRES IN THE WILLIAM CANNON SURVEY NO. 18, ABSTRACT NO. 8, IN TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2007014008, TRAVIS COUNTY OFFICIAL PUBLIC RECORDS, DO HEREBY SUBDIVIDE SAID 2.1862 ACRES IN ACCORDANCE WITH THE TEXAS LOCAL GOVERNMENT CODE CHAPTER 212 AND WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS MATTHEWS PARK SUBDIVISION, AND DO HEREBY DEDICATE TO THE PUBLIC THE LINES OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE 29th DAY OF Sept, 2014 A.D.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF AUSTIN,
 ON THIS THE _____ DAY OF _____, 2014.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING & DEVELOPMENT
 REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS,
 ON THIS THE _____ DAY OF _____, 2014.

JIM RADO, AREA PRESIDENT
 WEEKLEY HOMES, LLC
 8000 WATERFORD CENTRE BLVD.
 AUSTIN, TX 78758

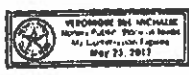
ORIG GUERHIBEY, DIRECTOR
 PLANNING & DEVELOPMENT REVIEW DEPARTMENT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JIM RADO, AREA PRESIDENT, WEEKLEY HOMES, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS
 ON THIS THE _____ DAY OF _____, 2014.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 29th DAY OF September, 2014 A.D.

Veronica Sue Michalek
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



BETTY BAKER, CHAIRPERSON
 PLANNING & DEVELOPMENT REVIEW DEPARTMENT

CYNTHIA BANKS, SECRETARY

ENGINEER'S CERTIFICATION
 NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN AS INDICATED ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 4846300868 H, DATED SEPTEMBER 28, 2008, FOR TRAVIS COUNTY, TEXAS. THIS SUBDIVISION PLAT MEETS THE REQUIREMENTS OF CHAPTER 25 OF THE LAND DEVELOPMENT CODE OF THE CITY OF AUSTIN.

I, DANA DEBEALVOR, 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 _____, 2014 A.D. AT _____ O'CLOCK _____ M., AND DULY RECORDED ON THE _____ DAY OF _____, 2014 A.D. AT _____ O'CLOCK _____ M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____.

THOMAS F. CLIPPAN
 REGISTERED PROFESSIONAL ENGINEER NO. 61906
 CHAN & PARTNERS ENGINEERING, LLC
 4318 JAMES CABRY STREET, SUITE 300
 AUSTIN, TEXAS 78745
 (512) 480-6186



WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____, 2014 A.D.
 DANA DEBEALVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS
 _____, DEPUTY

SURVEYOR'S CERTIFICATION
 THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON, AND THAT THIS SURVEY MEETS THE REQUIREMENTS OF CHAPTER 25 OF THE LAND DEVELOPMENT CODE OF THE CITY OF AUSTIN.

DATED THIS 25 DAY OF SEPTEMBER, 2014

WATSON SURVEYING
 8801 CAP OF TEX HWY, 8002
 AUSTIN, TEXAS 78758
 PHONE: 540-8600



Stuart W. Watson
 STUART W. WATSON, REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS LICENSE NO. 4660