

**SUBDIVISION REVIEW SHEET**

C12  
/

**CASE NO.:** C8-2013-0201.0A

**P.C. DATE:** January 13, 2015

**SUBDIVISION NAME:** Chapote Subdivision

**AREA:** 1.714 acres

**LOT(S):** 6

**OWNER/APPLICANT:** Seth Harp

**AGENT:** Rivera Engineering  
(Michael A. Rivera)

**ADDRESS OF SUBDIVISION:** 410 Kemp Street

**GRIDS:** ML20

**COUNTY:** Travis

**WATERSHED:** Country Club West

**JURISDICTION:** Full-Purpose

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

**NEIGHBORHOOD PLAN:** Montopolis

**PROPOSED LAND USE:** Single Family

**SIDEWALKS:** Sidewalks will be provided along Kemp Street.

**DEPARTMENT COMMENTS:** The request is for approval of the final plat without a preliminary, namely Chapote Subdivision. The proposed plat is composed of 6 lots on 1.714 acres.

Four of the lots will be developed under Cottage Use development standards as is allowed by the Neighborhood Plan Ordinance.

There is no variance required for the flag lot configuration per 25-4-175(A)(1) - as this land is previously unplatted.

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

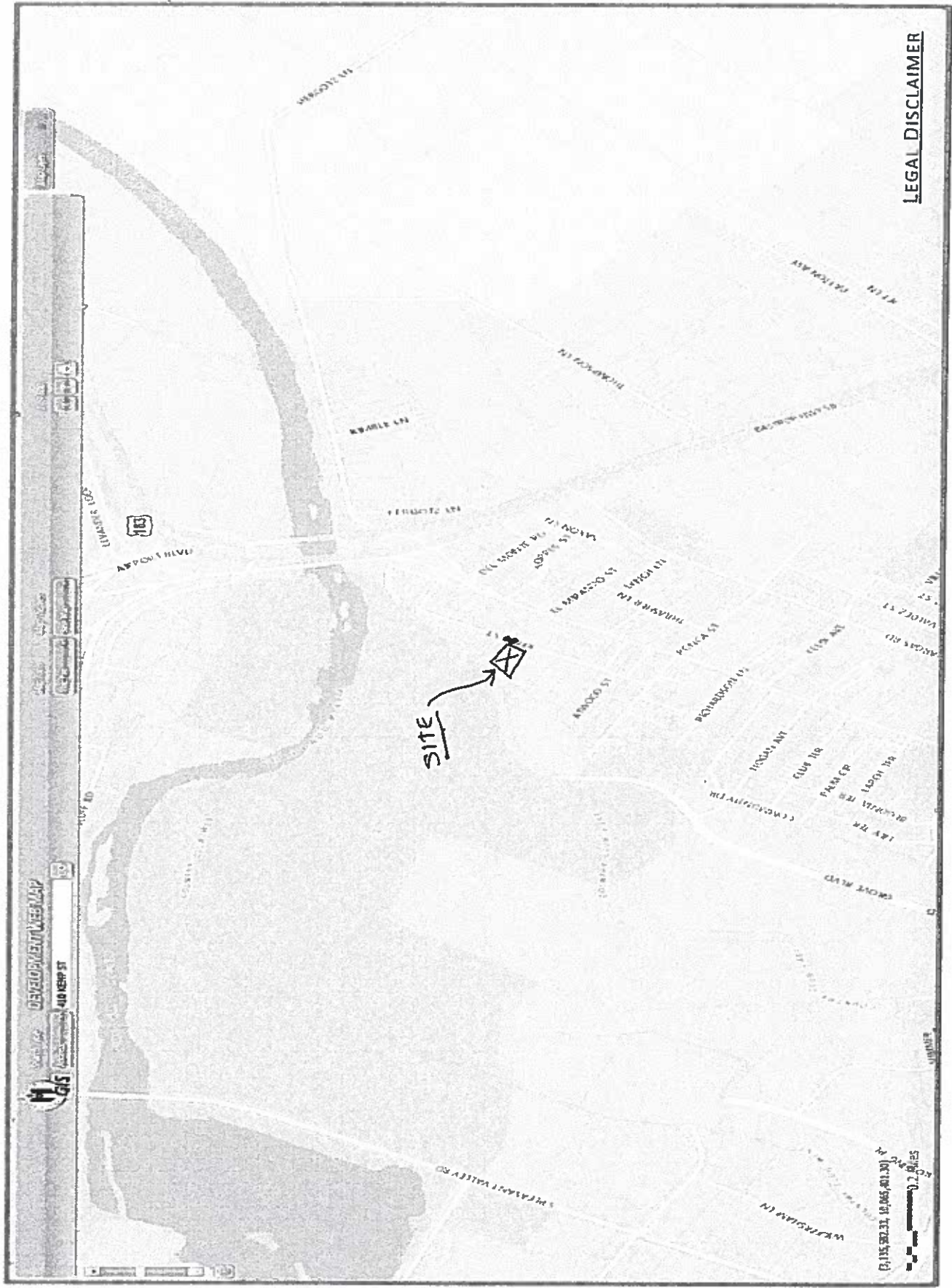
**PLANNING COMMISSION ACTION:**

**CASE MANAGER:** Sylvia Limon  
**Email:** [Sylvia.limon@austintexas.gov](mailto:Sylvia.limon@austintexas.gov)

**PHONE:** 512-974-2767

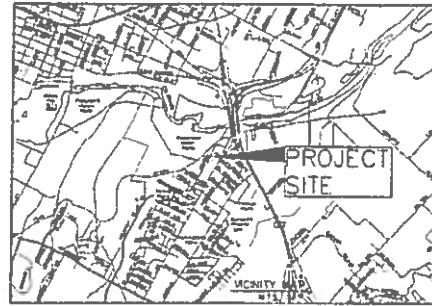
CB/2

1/7/2015



# FINAL PLAT OF CHAPOTE SUBDIVISION

C12/B



GRAPHIC SCALE

1" = 30'

SUBMITAL DATE: NOVEMBER 2013

BEARING BASE:  
TEXAS STATE PLANE  
COORDINATE: TEXAS CENTRAL ZONE  
WESTERN DATA SYSTEMS NETWORK

- FLOOD PLAN
- IRON ROD SET
- IRON ROD FOUND
- POC POINT OF COMMENCING
- POB POINT OF BEGINNING
- PROPOSED SIDE WALK
- CONCRETE MONUMENT SET
- CMOZ
- TBM PK. NAIL

1. SURVEYED BY:  
ALL STAR LAND SURVEYING  
9020 ANDERSON MILL ROAD  
AUSTIN, TEXAS 78759  
PHONE: (512) 249-8149  
FAX: (512) 331-5217
2. TOTAL ACRES: 1.714
3. TOTAL NUMBER OF LOTS: 6
4. 0 LF OF NEW STREET
5. NO PORTION OF THIS PLAT IS WITHIN THE 100 YEAR FLOOD PLAN FIRM PANEL NO. 48453C0600 H, DATED 26 SEPTEMBER, 2008

BEING 1.714 ACRES OUT OF THE SANTIAGO DEL VALLE GRANT ABSTRACT 24, TRAVIS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CONVEYED FROM DAVID AND ENA F. WOOLSEY TO SEAN HARP, DATED JULY 03, 2013 RECORDED IN DCC #2013128058 AND DDC #2013167536 TRAVIS COUNTY DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID 1.714 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN IRON ROD FOUND AT THE MOST EASTERLY NORTHEAST CORNER OF LOT 2, KEMP STREET ADDITION, A SUBDIVISION RECORDED IN VOLUME 97 PAGE 21, TRAVIS COUNTY, TEXAS, SAME BEING A POINT ON THE WESTERLY RIGHT-OF-WAY OF KEMP STREET:

THENCE S 27°10'23" W ALONG THE WEST RIGHT-OF-WAY OF KEMP STREET SAME BEING ALONG THE EASTERLY LINE OF LOTS 2 AND 3 OF THE SAID KEMP STREET ADDITION SUBDIVISION, A DISTANCE OF 154.80 FEET TO A CAPPED IRON ROD SET AT THE MOST SOUTHERLY SOUTHEAST CORNER OF LOT 3, OF THIS SAID SUBDIVISION FOR THE MOST EASTERLY NORTHEAST CORNER OF THIS HERIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE S 27°10'23" W ALONG THE WEST RIGHT-OF-WAY OF KEMP STREET, A DISTANCE OF 195.41 FEET TO A CAPPED IRON ROD SET FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THIS HERIN DESCRIBED TRACT;

THENCE N 62°11'51" W, A DISTANCE OF 422.31 FEET TO A CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS HERIN DESCRIBED TRACT;

THENCE N 52°46'04" E, A DISTANCE OF 78.24 FEET TO A CAPPED IRON ROD SET FOR A BEND IN THE LINE;

THENCE N 53°17'20" E, A DISTANCE OF 49.81 FEET TO A CAPPED IRON ROD SET FOR A BEND IN THE LINE;

THENCE N 50°19'21" E, A DISTANCE OF 93.61 FEET TO A CAPPED IRON ROD SET FOR THE NORTHWEST CORNER OF THIS HERIN DESCRIBED TRACT;

THENCE S 60°39'32" E ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 329.89 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.714 ACRES OF LAND, MORE OR LESS.

