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**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8-2014-0055.0A

**P.C. DATE:** March 10, 2015

**SUBDIVISION NAME:** Resubdivision of Lots 1, 2 and the Norwood School Lot of Blue Bonnet Gardens

**AREA:** 2.362 acres

**LOT(S):** 1

**OWNER/APPLICANT:** Friendly Will Baptist Church

**AGENT:** Thrower Design  
(Ron Thrower)

**ADDRESS OF SUBDIVISION:** 4616 Norwood Lane

**GRIDS:** L15

**COUNTY:** Travis

**WATERSHED:** Onion Creek

**JURISDICTION:** Full-Purpose

**EXISTING ZONING:** CS-MU-CO-NP

**MUD:** N/A

**NEIGHBORHOOD PLAN:** Southeast

**PROPOSED LAND USE:** Church

**ADMINISTRATIVE WAIVERS:** None

**VARIANCES:** None

**SIDEWALKS:** Sidewalks will be provided on the subdivision side of Norwood Lane and Burleson Road.

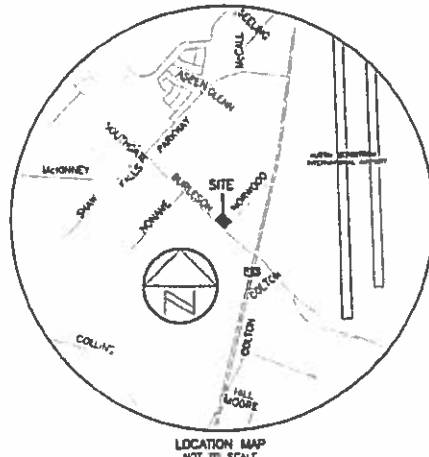
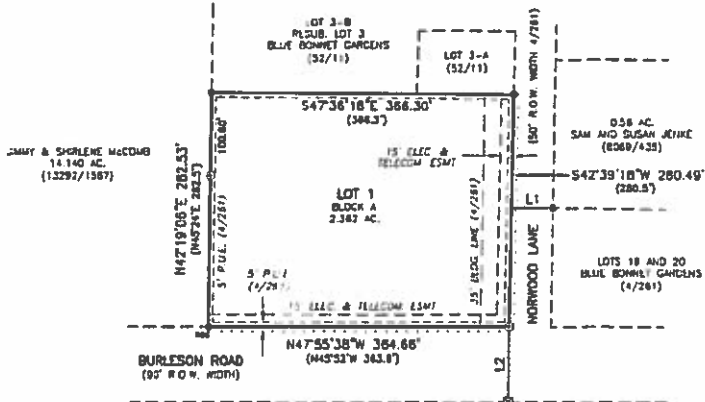
**DEPARTMENT COMMENTS:** The request is for the approval of the resubdivision of Lots 1, 2 & the Norwood School Lot of Blue Bonnet Gardens. The plat is composed of 1 lot on 2.362 acres. The applicant proposes to combine three existing lots into one, for use as a church. The proposed lot complies with zoning requirements for use, lot width and lot size.

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

**PLANNING COMMISSION ACTION:**

RESUBDIVISION OF LOTS 1, 2 AND  
THE NORWOOD SCHOOL TRACT  
BLUE BONNET GARDENS

15/2



STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THE PRESENTS:

THAT FRIENDLY WILL BAPTIST CHURCH, BEING OWNER OF LOTS 1, 2 OF BLUE BONNET ACRES, A SUBDIVISION OF RECORD IN BOOK 4, PAGE 281 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL OF A 0.883 ACRE TRACT KNOWN AS THE NORWOOD SCHOOL TRACT, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2013000592 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

Said subdivision having been approved for resubdivision pursuant to the public notification and hearing provision of CHAPTER 312.016 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID PROPERTY, CONSISTING OF 2.382 ACRES, TO BE KNOWN AS:

RESUBDIVISION OF LOTS 1, 2 AND THE NORWOOD SCHOOL TRACT, BLUE BONNET GARDENS

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS 30 DAY OF January, 2015 A.D.

By Emanuel Umel, Jr.  
EMANUEL UMEL, JR.  
FRIENDLY WILL BAPTIST CHURCH  
PO BOX 40027  
AUSTIN, TX 78704

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EMANUEL UMEL, JR. 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 IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE 30 DAY OF January, 2015 A.D.

Bathsheba Turner  
BATHSHEBA TURNER  
MY COMMISSION EXPIRES  
May 24, 2017



SURVEYOR'S CERTIFICATION

I, ROBERT C. WATTS, JR., AN AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLES WITH THE SURVEYING RELATED PORTIONS OF TITLE 23 OF THE AUSTIN CITY CODE OF 1989 AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND IN SEPTEMBER, 2013.

1-23-15  
ROBERT C. WATTS, JR. R.P.L.S. 4993  
SURVEYING BY:  
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
3500 MCCALL LANE  
AUSTIN, TEXAS 78744  
(512) 443-1724  
TIRLES FIRM NO. 10124800



ENGINEER'S CERTIFICATION

I, CHRIS MCCOMB, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 23 OF THE AUSTIN CITY CODE OF 1989, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN ACCORDING TO DATA FROM THE FEDERAL INSURANCE ADMINISTRATION FIRM PANEL # 48453206154, DATED SEPTEMBER 25, 2008 FOR TRAVIS COUNTY.

1-20-15  
CHRIS MCCOMB, P.E., 80442 DATE  
AMC DESIGN GROUP, INC.  
PO BOX 241555  
AUSTIN, TX 78724  
PH 512-385-2911  
TEXAS REGISTERED ENGINEERING FIRM F1706



LINE	BEARING	DISTANCE
L1	S47°20'42" E	30.39'
L2	S42°11'20" W	90.03'

- LEGEND
- 1/2" REBAR FOUND (OR AS NOTED)
  - ⊙ 1/2" REBAR WITH "PROS" CAP FOUND
  - 1" IRON PIPE FOUND
  - ⊠ 8" IN CONC. FOUND
  - SIDEWALK LOCATION

THIS IS A SURFACE DRAWING  
BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).  
COMBINED SCALE FACTOR = 0.99982859 (FOR SURFACE TO GRID CONVERSION)  
INVERSE SCALE FACTOR = 1.00017043 (FOR GRID TO SURFACE CONVERSION)  
SCALED ABOUT 0.2

**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping  
3500 McCall Lane  
Austin, Texas 78744  
512-443-1724

PROJECT NO.:  
334-038  
DRAWING NO.:  
334-038-BASE  
PLAT DATE:  
01/23/2015  
PLAT SCALE:  
1"=100'  
DRAWN BY:  
RCW  
SHEET  
01 OF 02

RESUBDIVISION OF LOTS 1, 2 AND  
THE NORWOOD SCHOOL TRACT  
BLUE BONNET GARDENS

5/13

1. ALL NOTES AND RESTRICTIONS FROM THE PREVIOUS PLAT, BLUE BONNET GARDENS, A SUBDIVISION OF RECORD IN BOOK 4, PAGE 281 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SHALL APPLY TO THIS RESUBDIVISION PLAT.

2. NOT USED

3. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN RAINFALL AND WASTEWATER UTILITY SYSTEM.

4. 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.

5. 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 TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS, INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATES OF OCCUPANCY.

6. 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 REPLACING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

7. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOT 1 BLOCK A REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.

8. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS AS NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

9. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

10. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE 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. ANY RELOCATIONS OR OUTAGES CAUSED BY THIS PROJECT WILL BE CHARGED TO THE CONTRACTOR/OWNER. PROPERTY OWNER IS TO PROVIDE FREE AND EASY ACCESS 24 HOURS A DAY TO THE TRANSMISSION EASEMENT ON THE SITE PLAN. DO NOT PLAT SINGLE FAMILY LOTS INTO TRANSMISSION EASEMENT DUE TO SAFETY, ACCESS AND MAINTENANCE ISSUES.

11. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

12. PUBLIC SIDEWALKS, DUE TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: BURLINSON ROAD AND NORWOOD LANE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

13. EROSION/SEDIMENTATION CONTROLS AREA REQUIRED FOR ALL CONSTRUCTION IN THIS SUBDIVISION PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.

14. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN.

15. ALL SIGNS SHALL COMPLY WITH THE AUSTIN SIGN ORDINANCE (CHAPTER 125-10)

16. FACILITIES FOR OFF-STREET LOADING AND UNLOADING SHALL BE PROVIDED FOR ALL LOTS IN THE SUBDIVISION.

17. DEVELOPMENT OF THESE LOTS SHALL COMPLY WITH REQUIREMENTS OF LDC SECTION 25-13, AIRPORT HAZARD AND COMPATIBLE LAND USE REGULATIONS, AS AMENDED.

18. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES AND EROSION CONTROLS SHALL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS.

19. 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.

20. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO USES OTHER THAN RESIDENTIAL.

21. DRIVEWAY ACCESS IS RESTRICTED TO BURLINSON ROAD. DRIVEWAYS ARE NOT ALLOWED ON NORWOOD LANE.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

DAVE ANDERSON, CHAIRPERSON

JEAN STEVENS, SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING & DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_ AD

GREG QUERNBERG, DIRECTOR  
PLANNING & DEVELOPMENT REVIEW DEPARTMENT

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL-PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

THE STATE OF TEXAS  
COUNTY OF TRAVIS

I, DANA DEBEAUMOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE

ON THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M., AND DUELY

RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M., IN THE


OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE, IN DOCUMENT NUMBER \_\_\_\_\_

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE \_\_\_\_ DAY OF \_\_\_\_\_

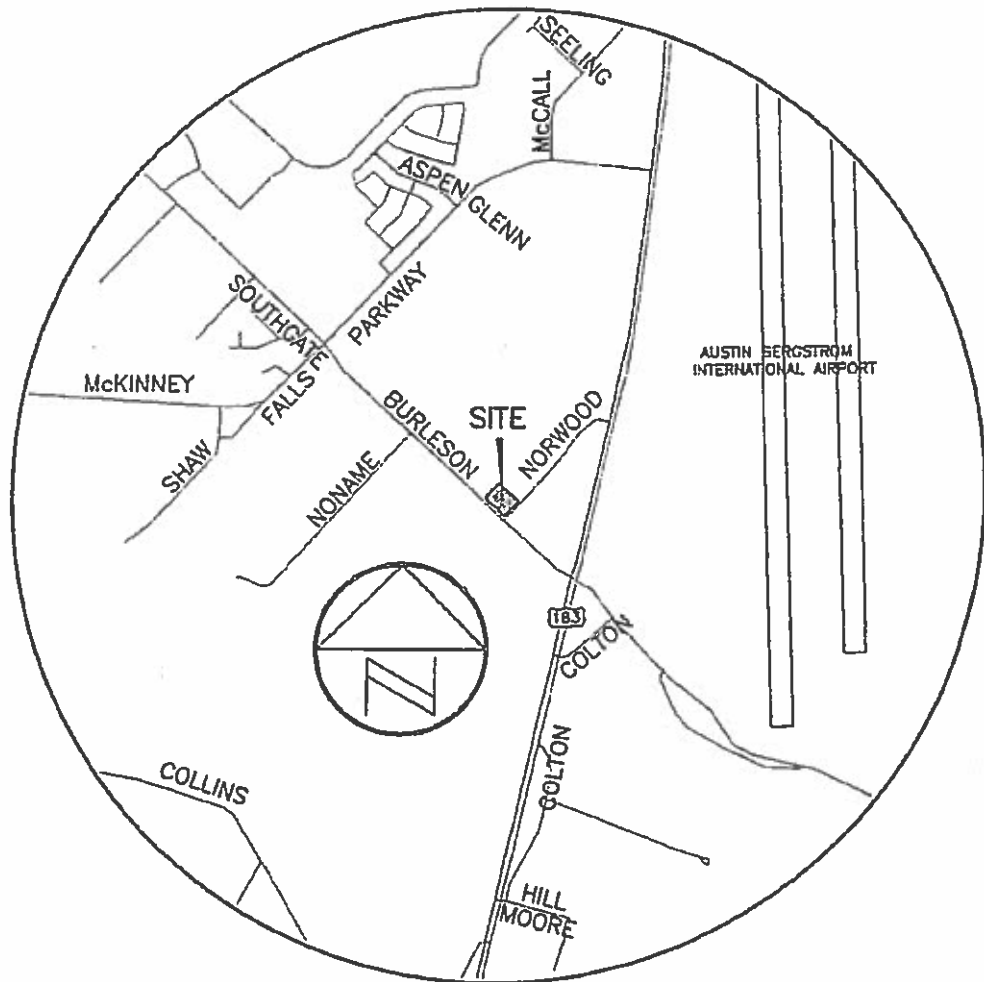
20\_\_ A.D.

DANA DEBEAUMOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY \_\_\_\_\_  
DEPUTY

 <p>3500 McColl Lane Austin, Texas 78744 512-443-1724</p>	PROJECT NO.: 334-038
	DRAWING NO.: 334-038-BASE
	PLOT DATE: 01/23/2018
	PLOT SCALE: 1"=100'
DRAWN BY: RCW	SHEET 02 OF 02

CP/H



LOCATION MAP  
NOT TO SCALE

SCANNED