

SUBDIVISION REVIEW SHEET

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CASE NO.: C8J-2015-0077.0A

ZAP DATE: 08-04-2015

SUBDIVISION NAME: Resubdivision of Lots 87 A & 87 B St. Tropez P.U.D.;

AREA: 3.039

LOT(S): 1

OWNER/APPLICANT: Graham Mortgage Corp
(Dean Castelhana)

AGENT: Conley Engineering
(Carl Conley)

ADDRESS OF SUBDIVISION: Harbor Village Trail

GRIDS: G25

COUNTY: Travis

WATERSHED: Lake Austin

JURISDICTION: Limited-Purpose

EXISTING ZONING: PUD

MUD: N/A

NEIGHBORHOOD PLAN: N/A

PROPOSED LAND USE: residential

ADMINISTRATIVE WAIVERS: none

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

DEPARTMENT COMMENTS: The request is for approval of the Lots 87 A & 87 B St. Tropez P.U.D.; Resubdivision of (W&R of C8J-2013-0218.0A). The proposed plat is composed of 1 lot on 3.039 acres. The applicant proposes to resubdivide two lots and a private access easement into one lot for residential use. The proposed plat is being reconfigured to provided better ingress and egress based upon topographic constraints. City of Austin utilities are available. The applicant will be responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

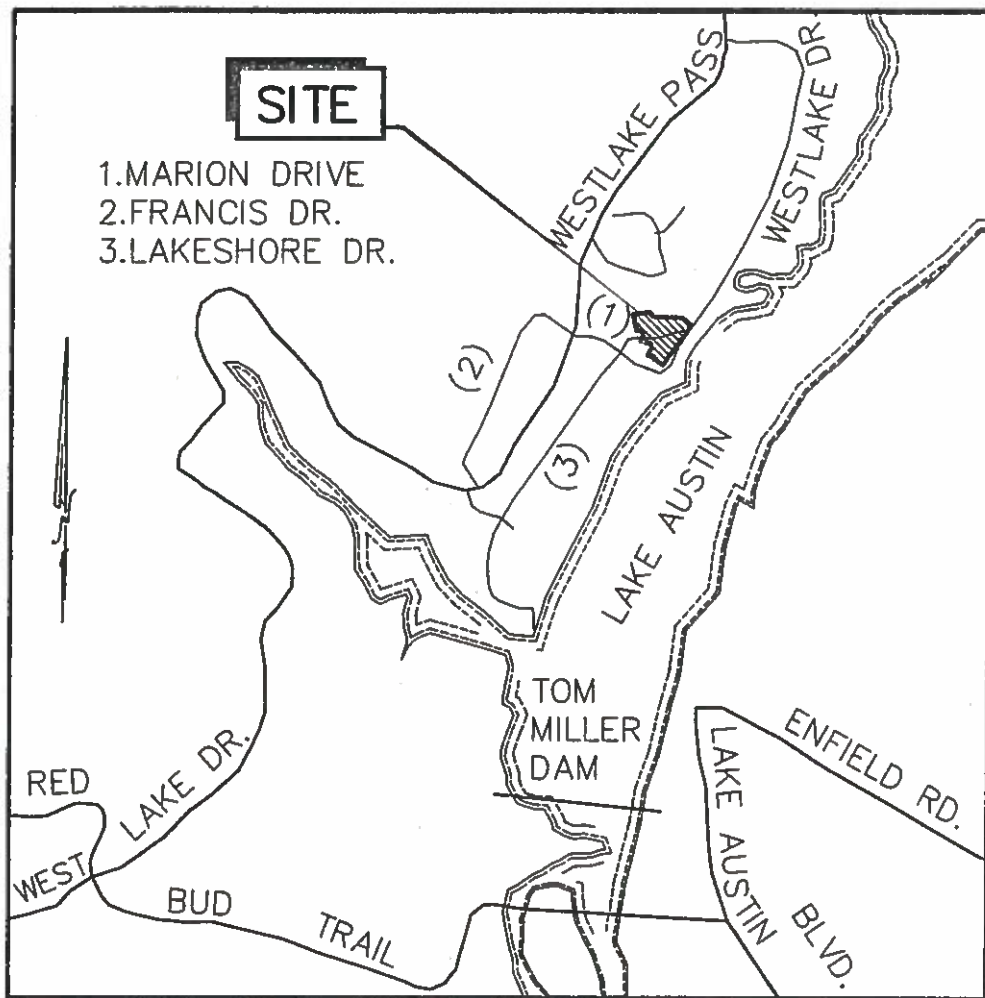
ZONING AND PLATTING ACTION:

CITY STAFF: Don Perryman

PHONE: 512-974-2786

E-MAIL: don.perryman@austintexas.gov

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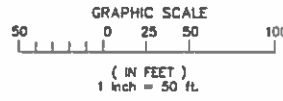


LOCATION MAP

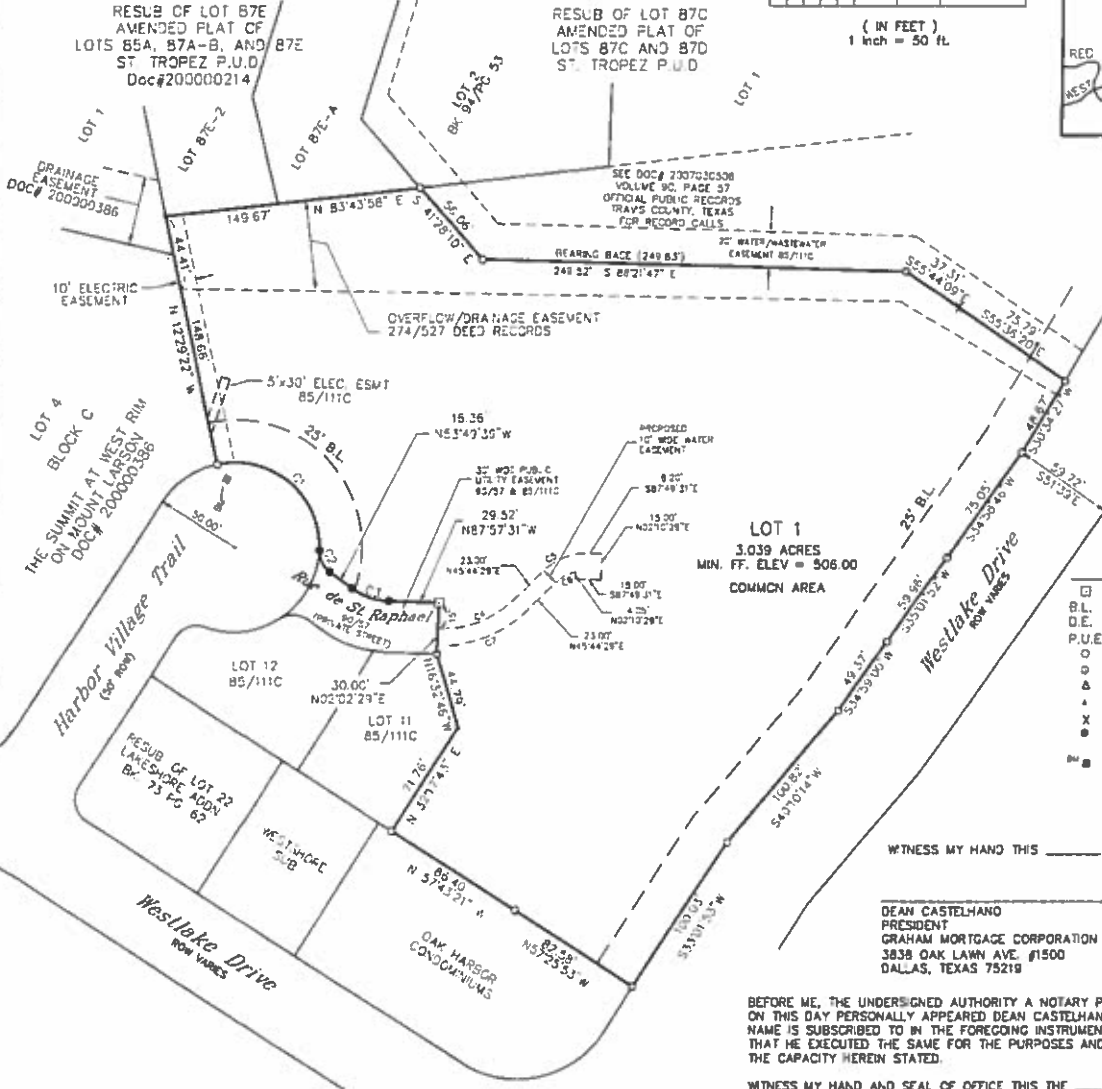
SCALE: N.T.S.

RESUBDIVISION OF LOTS 87A-87B ST. TROPEZ P.U.D.

CURVE TABLE						
CURVE	ARCH LENGTH	RADIUS	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA
C1	90.13'	50.50'	63.17'	76.41'	N45°36'42"W	103°16'45"
C2	14.53'	15.00'	7.89'	13.97'	S26°14'58"E	55°29'18"
C3	23.18'	38.91'	11.94'	22.84'	S75°23'55"E	34°37'53"
C4	30.47'	67.48'	26.71'	49.11'	N68°53'29"E	48°0'00"
C5	28.29'	34.91'	14.97'	27.52'	S68°53'29"W	48°28'00"
C6	13.50'	24.91'	6.81'	13.14'	S81°21'13"W	32°19'29"
C7	58.55'	72.48'	50.98'	58.97'	N68°53'29"E	48°28'00"



LOCATION MAP
SCALE: N.T.S.



LOT	AREA	USE
1	3.039 ACRES	RESIDENTIAL CONDOMINIUM

- LEGEND**
- ☐ CONCRETE MONUMENT SET
 - B.L. BUILDING LINE
 - D.E. DRAINAGE EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - FOUND 1/2" IRON ROD
 - ⊙ FOUND IRON ROD WITH CAP
 - ⊕ FOUND COTTON SPINDLE
 - ▲ FOUND PK NAIL
 - X FOUND "X" IN CONCRETE
 - SET 1/2" IRON ROD W/CAP
 - Labeled "WATERLOG RPLS 4324"
 - BM BENCH MARK: SQUARE CUT IN CONCRETE CURB ---ELEV. 551.33 NAVD88

WITNESS MY HAND THIS _____ DAY OF _____ A.D. 2015.

DEAN CASTELHANO
PRESIDENT
GRAHAM MORTGAGE CORPORATION
3838 OAK LAWN AVE. #1500
DALLAS, TEXAS 75219

BEFORE ME, THE UNDERSIGNED AUTHORITY A NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS ON THIS DAY PERSONALLY APPEARED DEAN CASTELHANO, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ A.D. 2015.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS
My Commission Expires _____

WITNESS MY HAND THIS _____ DAY OF _____ A.D. 2015.

JOE GRAHAM
PRESIDENT
GMC LAKE AUSTIN, INC.
3838 OAK LAWN AVE. #1500
DALLAS, TEXAS 75219

BEFORE ME, THE UNDERSIGNED AUTHORITY A NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS ON THIS DAY PERSONALLY APPEARED JOE GRAHAM, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ A.D. 2015.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS
My Commission Expires _____

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

THAT GRAHAM MORTGAGE CORPORATION, ACTING BY AND THROUGH DEAN CASTELHANO, ITS PRESIDENT, BEING OWNERS OF LOTS 87A AND 87B AMENDED PLAT OF LOTS 87A AND 87B AMENDED PLAT OF LOTS 85A, 87A-87B, AND 87E, ST. TROPEZ P.U.D., A SUBDIVISION OF RECORD IN VOLUME 90, PAGES 57-58 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOTS HAVING BEEN CONVEYED TO GRAHAM MORTGAGE CORPORATION BY TRUSTEE'S DEED RECORDED AS DOCUMENT NO. 2007203279 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND THE SUCCESSOR DECLARANT, GMC LAKE AUSTIN, INC., ACTING BY AND THROUGH JOE GRAHAM, ITS PRESIDENT, SAID SUBDIVISION HAVING BEEN APPROVED FOR SUBDIVISION, PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.015 OF THE LOCAL GOVERNMENT CODE DO HEREBY RESUBDIVIDED SAID LOTS 87A-87B ACCORDING TO THE ATTACHED PLAT TO BE KNOWN AS RESUBDIVISION OF LOTS 87A-87B ST. TROPEZ P.U.D., AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE EASEMENTS AND PUBLIC RIGHTS-OF-WAY, IF ANY, SHOWN HEREON. AN EXPRESSED EASEMENT IS HEREBY GRANTED ACROSS ALL ACCESS EASEMENTS AND COMMON AREAS, IF ANY, FOR PUBLIC USE OF THE SURFACE FOR ALL GOVERNMENTAL FUNCTIONS, VEHICULAR AND NON-VEHICULAR, INCLUDING FIRE AND POLICE PROTECTION SERVICES, SOUND AND OTHER WASTE MATERIAL PICKUP, AND ANY OTHER PURPOSES ANY GOVERNMENTAL AUTHORITY DEEMS NECESSARY AND DOES FURTHER AGREE THAT ALL GOVERNMENTAL ENTITIES, THEIR AGENTS OR EMPLOYEES SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGE OCCURRING TO THE SURFACE OF THE COMMON AREAS AND PRIVATE ACCESS EASEMENTS AS A RESULT OF GOVERNMENTAL VEHICLES TRAVERSING OVER THE SAME.



CONLEY ENGINEERING INC.
Civil Engineers Land Planners Development Consultants

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