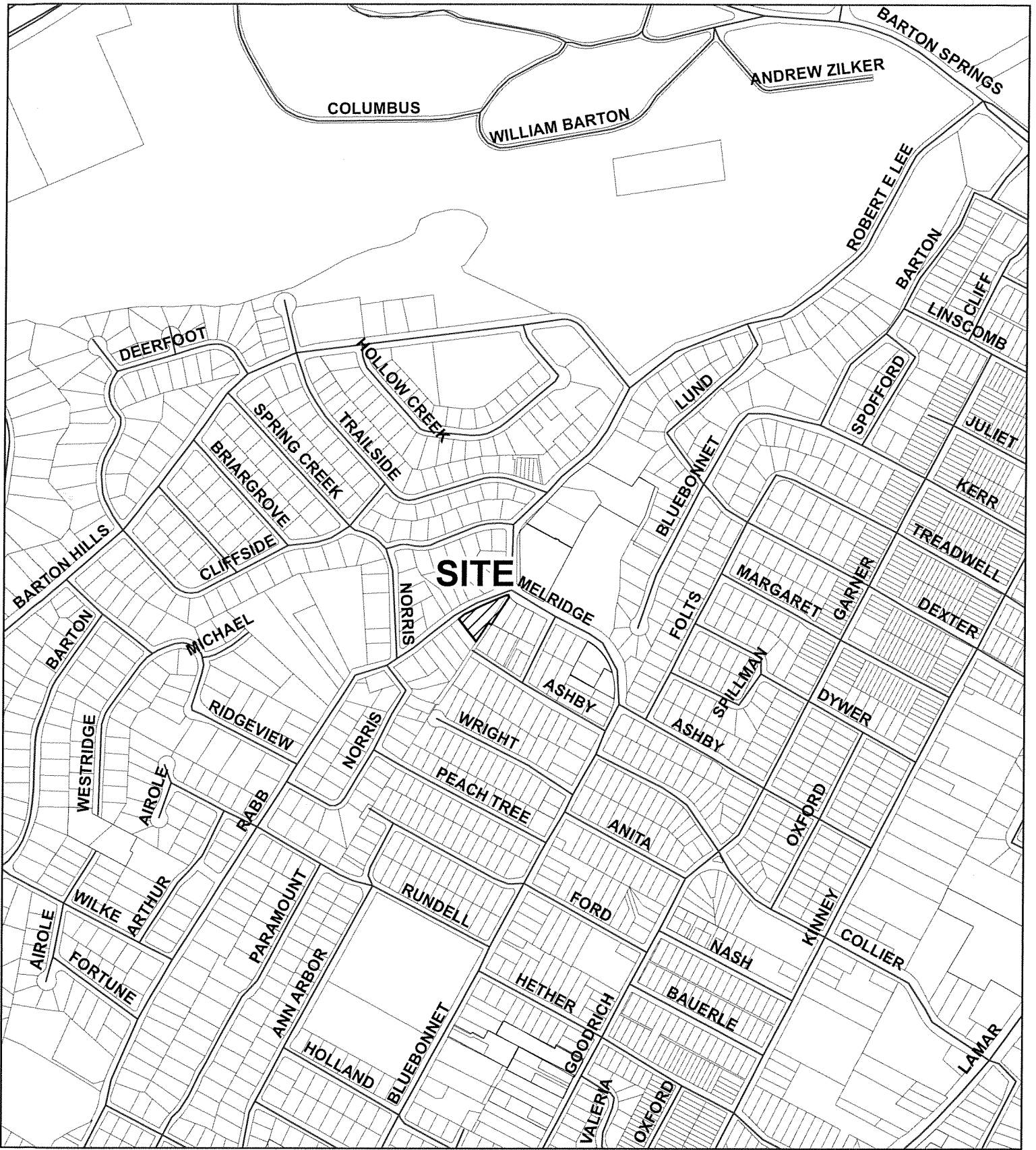


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2015-0001.0A**P.C. DATE:** October 27, 2015**SUBDIVISION NAME:** Resubdivision of Lot 1 of the Resubdivision of Lots 1 Thru 4 inclusive of Peschka Subdivision**AREA:** 0.567 acres**LOTS:** 3**APPLICANT:** JP Custom Homes, LLC
(Justin Poses)**AGENT:** Moncada Consulting
(Phil Moncada)**ADDRESS OF SUBDIVISION:** 1405 Rabb Rd.**GRIDS:** G21**COUNTY:** Travis**WATERSHED:** Lady Bird Lake**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3**LAND USE:** Residential**NEIGHBORHOOD PLAN:** Zilker (Suspended)**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 1 of the Resubdivision of Lots 1 Thru 4 inclusive of Peschka Subdivision composed of 3 lots on 0.567 acres. The applicant proposes to resubdivide an existing lot and a portion of unplatted land into a three lot subdivision for residential use. The proposed lots follow zoning requirements for use, lot width and lot size.**STAFF RECOMMENDATION:** The staff recommends approval of the resubdivision, the resubdivision 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



SITE

CASE#: C8-2015-0001.0A

ADDRESS: 1405 RABB RD.

PROJECT: RESUBDIVISION OF LOT 1 OF
THE RESUBDIVISION OF LOTS 1 - 4
PESCHKA SUBDIVISION

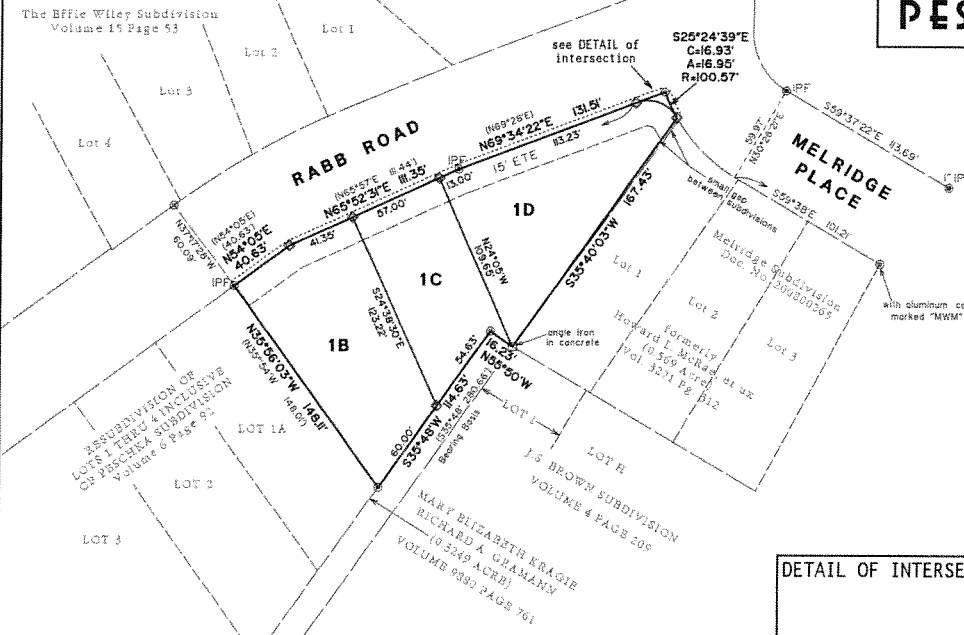
CASE MANAGER: CESAR ZAVALA



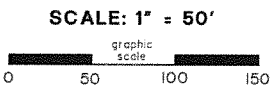
This map has been produced by site plan review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

**HENRY P. HILL LEAGUE
ABSTRACT No. 14**

**RESUBDIVISION OF LOT 1
OF THE
RESUBDIVISION OF LOTS 1 THRU 4
INCLUSIVE OF
PESCHKA SUBDIVISION**



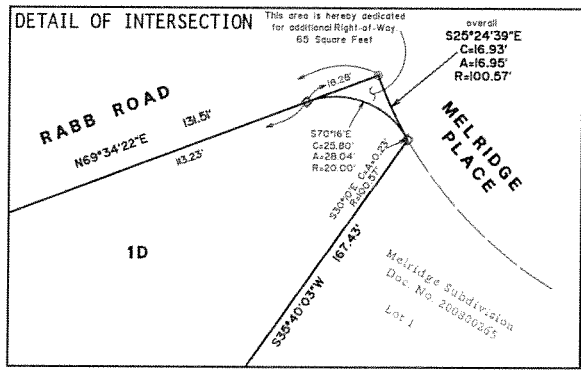
Plat Preparation Date: July 15, 2014
Application Submittal Date: January 8, 2015



- Legend**
- ⊙ Iron Rod Found
 - ⊖ Iron Pipe Found (unless noted)
 - ⊕ Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
 - ▲ 600 Nail Found (Record Dimension)
 - Sidewalk
 - ETE = Electric and Telecommunications Easement

LOT SUMMARY

Total Number of Lots =	3
Lot 1B =	9,393 Square Feet
Lot 1C =	6,127 Square Feet
Lot 1D =	9,135 Square Feet
Right-of-Way Dedication =	65 Square Feet
Total Area =	24,720 Square Feet = 0.567 Acre



THE STATE OF TEXAS
THE COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS:
That, JP Custom Homes, LLC, owner of all of Lot 1, Resubdivision of Lots 1 Thru 4 Inclusive of Peschka Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 6 Page 92 of the Plat Records of Travis County, Texas, together with all of that certain (0.064 acre) tract of land out of the Henry P. Hill League Abstract No. 14, as conveyed to it by Warranty Deed recorded in Document No. 2015004072 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 212.014, of the Local Government Code, do hereby resubdivide said Lot 1 and said (0.064 acre) tract in accordance with the attached map or plat shown hereon pursuant to Chapter 212 of the Texas Local Government Code, to be known as

**RESUBDIVISION OF LOT 1
OF THE
RESUBDIVISION OF LOTS 1 THRU 4
INCLUSIVE OF
PESCHKA SUBDIVISION**

subject to any easements and/or restrictions heretofore granted, and not released.
WITNESS MY HAND this the _____ day of _____, A.D. 2015.

Justin Pases, Managing Member of
JP Custom Homes, LLC
100 Congress Avenue Suite 2000
Austin, Texas 78701

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
I, the undersigned authority, on this the _____ day of _____, A.D., 2015, did personally appear Justin Pases, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____
Printed Name _____
Commission Expires _____

This subdivision is located within the Full Purpose Jurisdiction of the City of Austin on this the _____ day of _____, 2015.

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
I, Dana DeBeauvoir, 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 _____, 2015, A.D., at _____ o'clock _____ M. and duly recorded on the _____ day of _____, A.D., at _____ o'clock _____ M. in the Official Public Records of said County and State in Document No. _____
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the _____ day of _____, 2015, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: _____
Deputy

ACCEPTED AND AUTHORIZED for record by the Planning Commission of the City of Austin, Texas, this the _____ day of _____, 2015, A.D.

Stephen Oliver Chairperson Jean Stephens Secretary

APPROVED, ACCEPTED AND AUTHORIZED for record by the Director, Development Services Department, City of Austin, County of Travis, this the _____ day of _____, 2015, A.D.

J. Rodney Gonzales, Director, Development Services Department

NOTE:
THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.

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