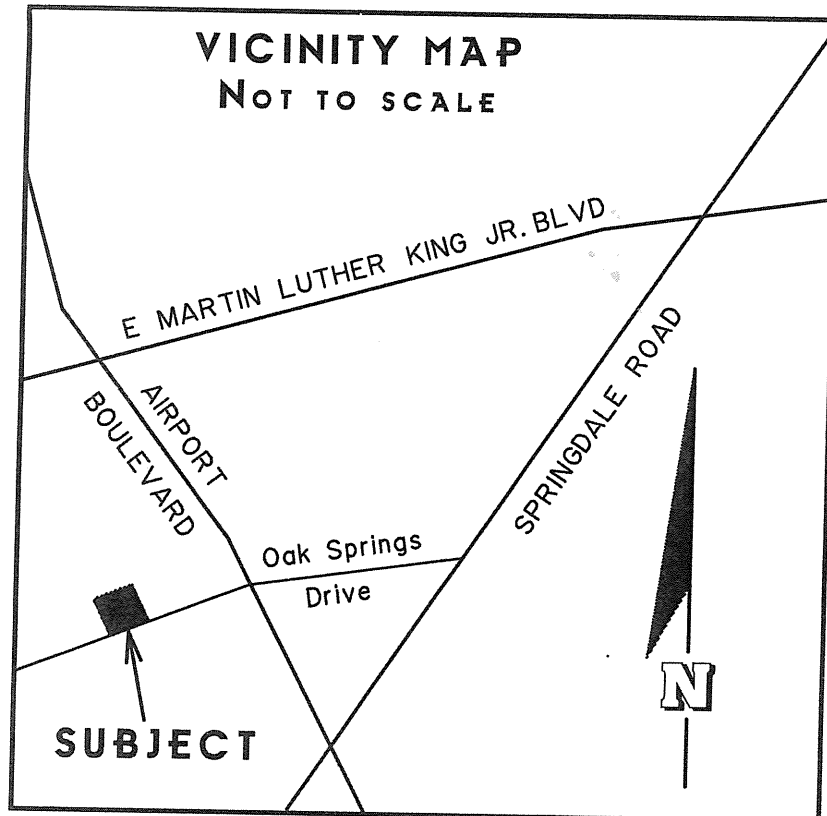


**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2014-0175.0A**PC DATE:** January 26, 2016**SUBDIVISION NAME:** Resubdivision of Lot A, the Louis Herrera Subdivision**AREA:** 0.476 acres**LOTS:** 2**APPLICANT:** Cesar Fuentes**AGENT:** Perales Engineering  
(Jerry Perales)**ADDRESS OF SUBDIVISION:** 2810 Oak Springs Dr.**GRIDS:** ML 22**COUNTY:** Travis**WATERSHED:** Boggy Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** CS-MU-NP**DISTRICT:** 1**LAND USE:** Residential**NEIGHBORHOOD PLAN:** Rosewood**VARIANCES:** none**SIDEWALKS:** Sidewalks will be constructed along Oak Springs Drive.

**DEPARTMENT COMMENTS:** The request is for the approval of the Resubdivision of Lot A, the Louis Herrera Subdivision. The plat is comprised of 2 lots on 0.476 acre. The applicant proposes to resubdivide an existing lot into two lots for residential use. The proposed lots comply with zoning requirements for use, lot width and lot size.

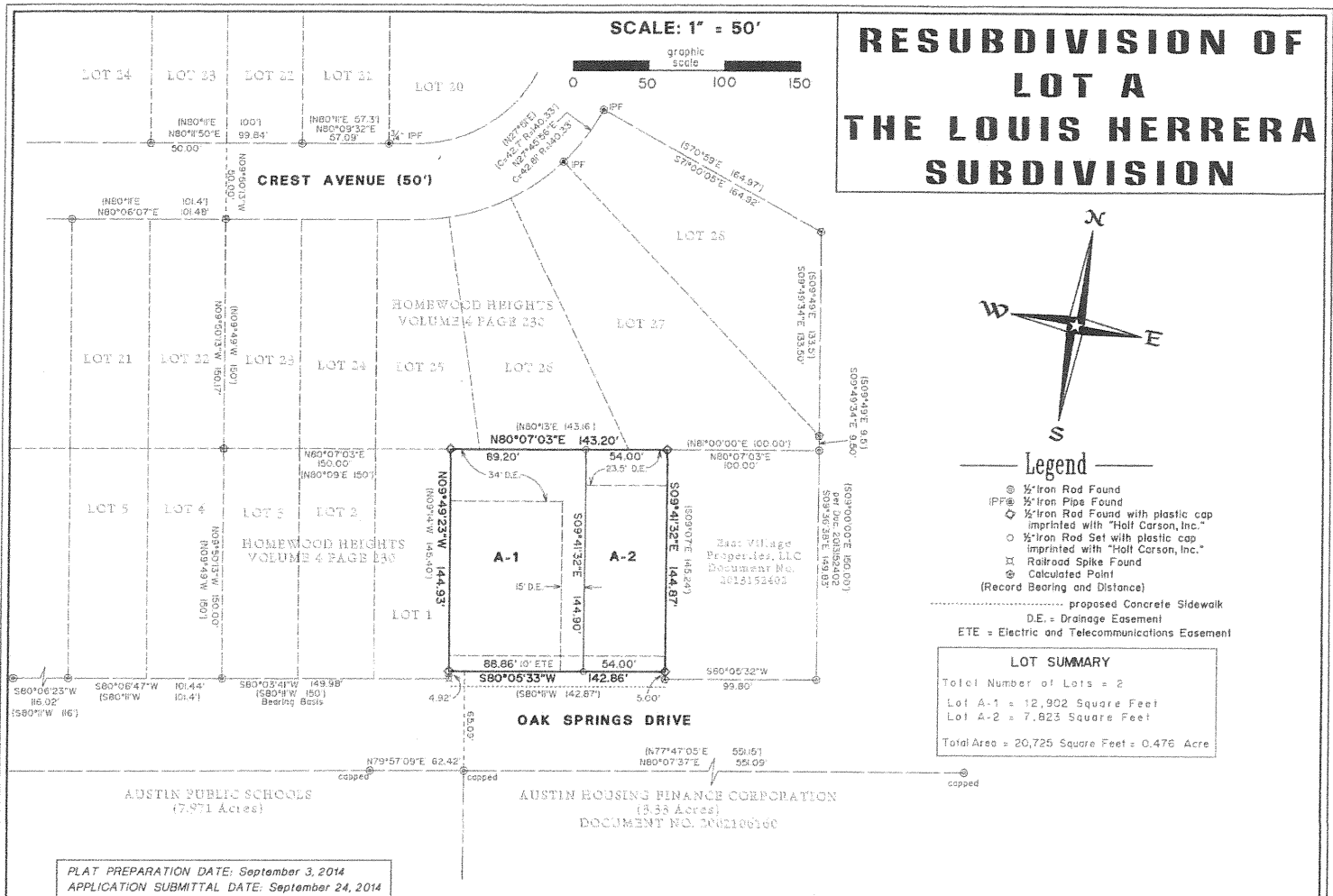
**STAFF RECOMMENDATION:** The staff recommends approval of the plat. The resubdivision meets all applicable State and City of Austin Land Development Code requirements.

**PLANNING COMMISSION ACTION:****CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** [steve.hopkins@austintexas.gov](mailto:steve.hopkins@austintexas.gov)



937066.dgn

**SCANNED**



This subdivision is located within the Full Purpose Jurisdiction of the City of Austin on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

APPROVED, ACCEPTED AND AUTHORIZED for record by the Director, Development Services  
Department, City of Austin, County of Travis, this the \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_\_\_, A.D.

J. Rodney Gonzales, Director, Development Services Department

ACCEPTED AND AUTHORIZED for record by the Planning Commission of the City of Austin, Texas,  
this the \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_ A.D.

Danette Chimenti    Chairperson                  Jean Stevens                  Secretary

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 \_\_\_\_\_, 20\_\_\_\_ A.D., at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and duly recorded on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D., at \_\_\_\_\_ o'clock \_\_\_\_\_ M., Plat Records of said County and State in Document No. \_\_\_\_\_

Official Public Records of Travis County, Texas.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID  
COUNTY this the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: \_\_\_\_\_  
Deputy

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.

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

That I, Cesar Fuentes, owner of all of Lot A, The Louis Herrera Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 64 Page 2 of the Plat Records of Travis County, Texas, as conveyed to me by General Warranty Deed recorded in Document Number 2014077644 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 A 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 A  
THE LOUIS HERRERA  
SUBDIVISION**

subject to any easements and/or restrictions heretofore granted, and not released.

WITNESS MY HAND this the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_\_

Cesar Fuentes  
P.O. Box 5356  
Round Rock, Texas 78683

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_, did personally appear Cesar Fuentes, 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 \_\_\_\_\_

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I, Holt Carson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with Title 25 of the Austin City Code, and is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

  
Holt Carson  
Registered Professional Land Surveyor No. 5166

HOLT CARSON, INC.  
1904 Fortview Road Austin, Texas 78704  
(512)-442-0990



5-12-2015

Date

# RESUBDIVISION OF LOT A THE LOUIS HERRERA SUBDIVISION

PLAT PREPARATION DATE: September 3, 2014  
APPLICATION SUBMITTAL DATE: September 24, 2014

THE STATE OF TEXAS \*  
THE COUNTY OF TRAVIS \*

I do hereby certify that the engineering work being submitted herein complies with all provisions of the Texas Engineering Practice Act, including Section 131.152(e) I hereby acknowledge that any misrepresentation regarding this certification constitutes a violation of the Act, and may result in criminal, civil and/or administrative penalties against me as authorized by the Act.

No portion of this subdivision is within the boundaries of the 100-year flood plain of any waterway that is within the limits of study of the Federal Flood Administration FIRM panel 48653C 0465 H, dated September 26, 2008.

Jerry Perales P.E. No. 94676  
PERALES ENGINEERING, LLC  
1706 W. 6th Street  
Austin, Texas 78703  
(512)-297-5019

Date

## NOTES:

1. No lot shall be occupied until the structure is connected to the City of Austin water and wastewater utility system.
2. All water and wastewater improvements must be in accordance with City of Austin water and wastewater design criteria and specifications. All plans must be presented to the City of Austin Water and Wastewater Utility Department for review and approval. All construction must be inspected by the City of Austin.
3. Building Setback Lines shall be in conformance with the City of Austin Zoning ordinance requirements.
4. 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 replating may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements.
5. 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.
6. All streets, drainage, sidewalks, erosion controls, and water and wastewater lines are required to be constructed and installed to City of Austin Standards.
7. Austin Energy has the right to cut and trim trees and shrubbery and remove obstructions to the extent necessary to keep the easements clear of obstructions. Austin Energy will perform all tree work in compliance with the City of Austin Land Development Code.
8. The owner/developer of this subdivision/lot may provide Austin Energy with any easement and/or access required for the installation and ongoing maintenance of overhead and underground electric facilities within or along the perimeter of this subdivision/lot. These easements/access are required to provide electric service to the buildings and will not be located as to cause the site to be out of compliance with the City of Austin Land Development Code.
9. The owner shall be responsible for installation of temporary erosion control, revegetation and tree protection. In addition, the owner shall be responsible for any initial 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.
10. 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 of Austin to deny applications for certain development permits including building permits, site plan approvals and/or certificates of occupancy.
11. Public sidewalks, built to City of Austin standards, are required along the following street and as shown by a dotted line on the face of the plat: Oak Springs Drive. These sidewalks shall be in place prior to the lot being occupied. Failure to construct the required sidewalks may result in the withholding of Certificates of Occupancy, building permits, or utility connections by the governing body or utility company.
12. The landowner is responsible for providing the subdivision infrastructure, including the water and wastewater utility improvements.
13. Erosion/Sedimentation controls are required for all construction on each lot, including single family and duplex construction, pursuant to the City of Austin Land Development Code and the Environmental Criteria Manual (ECM).
14. Lot A-1 and Lot A-2 of this subdivision shall have separate sewer taps, separate water meters, and their respective private water and sewer service lines shall be positioned or located in a manner that will not cross lot lines.
15. The owner of the property is responsible for maintaining clearances required by the National Electric Safety Code, Occupational Safety and Health Administration (OSHA) regulations, City of Austin rules and Texas state laws pertaining to clearances when working in close proximity to overhead power lines and equipment. Austin Energy will not render electric service unless required clearances are maintained. All costs incurred because of failure to comply with the required clearances will be charged to the owner.
16. All restrictions and notes from the previous subdivision, The Louis Herrera Subdivision according to the map or plat of record in Volume 64 Page 2 of the Travis County Plat Records, shall apply to this resubdivision plat.
17. A waiver from stormwater detention requirements was granted for this subdivision on \_\_\_\_\_ by the City of Austin Watershed Protection Department, Watershed Engineering Division.
18. No buildings, fences, landscaping or other obstructions are permitted in drainage easements except as approved by the City of Austin or Travis County.
19. All drainage easements on private property shall be maintained by the property owner or assigns.
20. Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
21. The development of these lots shall comply with the requirements of the Airport Hazard and compatible land use regulations, (Chapter 25-13) as amended.
22. The parkland dedication ordinance (LDC Section 25-1-601) will apply to any site plan that proposes 3 or more dwelling units or to any residential building permit for more than 3 units in this subdivision.

