

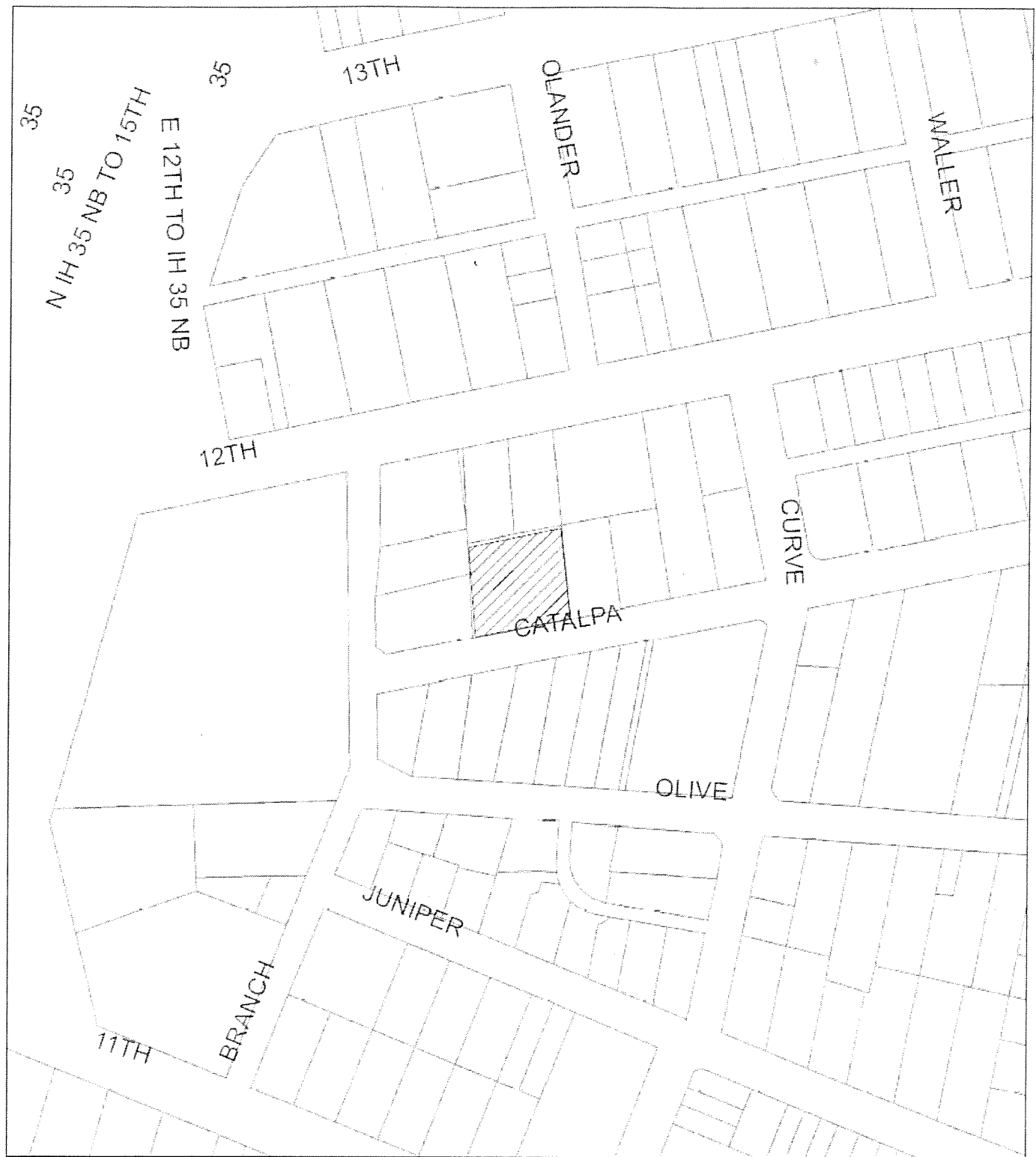
SUBDIVISION REVIEW SHEET

CASE NO.: C8-2015-0050.0A**P.C. DATE:** February 9, 2016**SUBDIVISION NAME:** Catalpa Place, Portion of Lot 19, Outlot 55, Division B, George L. Robertson Subdivision**AREA:** 0.240**LOT(S):** 1**OWNER:** Milestone Community Builders, LLC
(Garrett Martin)**AGENT:** Thrower Design
(Ron Thrower)**ADDRESS OF SUBDIVISION:** 904 CATALPA ST**GRIDS:** MJ-22**COUNTY:** Travis**WATERSHED:** Waller Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3-NP**DISTRICT:** 1**NEIGHBORHOOD PLAN:** Central East Austin**PROPOSED LAND USE:** Residential**SIDEWALKS:** Sidewalks will be provided on Catalpa Street.

DEPARTMENT COMMENTS: The request is for approval of the resubdivision namely, Catalpa Place, Portion of Lot 19, Outlot 55, Division B, George L. Robertson Subdivision. Lot 19, Outlot 55, Division B, George L. Robertson Subdivision was platted in Vol. Z, Pg. 599; subsequently portions of Lot 19 were sold off by metes and bounds. This resubdivision is platting the southern portion of Lot 19 (0.240 acres) into one lot.

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

PLANNING COMMISSION ACTION:**CASE MANAGER:** Sylvia Limon
E-mail: Sylvia.limon@austintexas.gov**PHONE:** 512-974-2767



Subject Tract



Base Map

CASE#: C8-2015-0050 0A
LOCATION: 904 Catalpa Street

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.



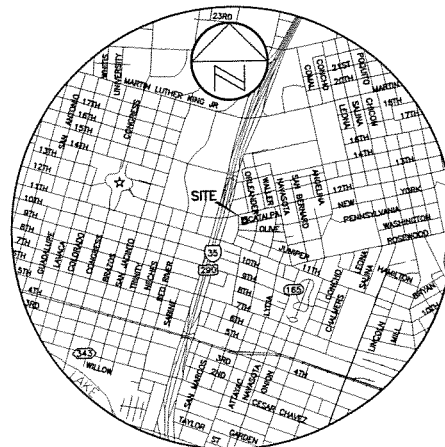
CATALPA PLACE

PORTION OF LOT 19, OUTLOT 55, DIVISION B GEORGE L. ROBERTSON SUBDIVISION

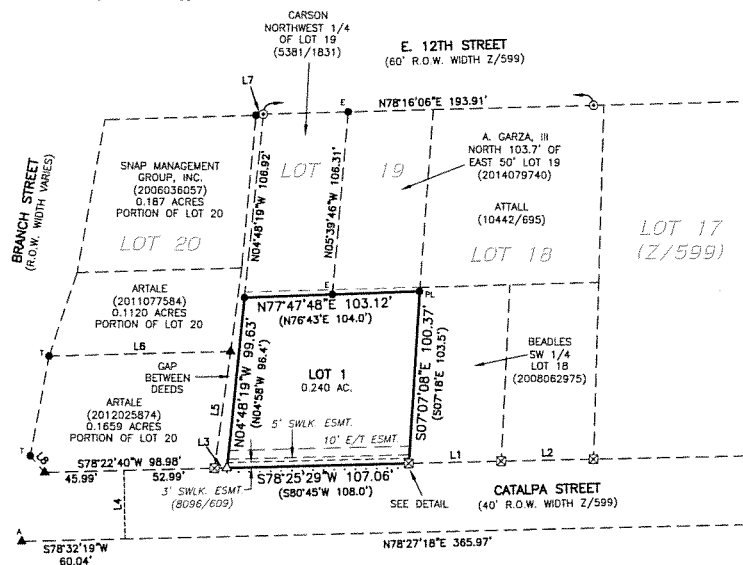


LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- E 1/2" REBAR WITH "EXACTA" CAP FOUND
- T 1/2" REBAR WITH "TRI-TECH" CAP FOUND
- P 1/2" REBAR WITH "POINT LINE" CAP FOUND
- IRON PIPE FOUND (SIZE NOTED)
- ▲ MAG NAIL NAIL WITH "ARPUENTERS" WASHER FOUND
- COA MAG NAIL NAIL WITH "CITY OF AUSTIN" WASHER FOUND
- ⊠ X IN CONC. FOUND
- △ CALCULATED POINT
- - - SIDEWALK LOCATION
- E/T ELECTRIC & TELECOM EASEMENT

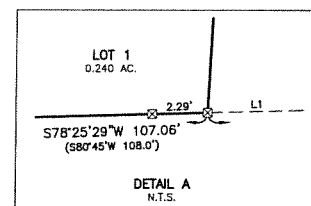


LOCATION MAP
NOT TO SCALE



LINE TABLE

LINE	BEARING	DISTANCE
L1	N78°24'48"E	54.00'
L2	N78°31'22"E	53.98'
L3	S78°25'28"W	7.24'
L4	S11°37'20"E	39.90'
L5	N02°53'12"W	68.55'
L6	S78°21'00"W	105.84'
L7	N70°49'19"E	4.24'
L8	N51°26'21"W	12.83'



APPLICATION SUBMITTAL DATE: 4/14/15
PLAT PREPARATION DATE: 2/24/15

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THE PRESENTS:

THAT MILESTONE COMMUNITY BUILDERS, LLC, BEING OWNER OF A PORTION OF LOT 19, OUTLOT 55, DIVISION B, GEORGE L. ROBERTSON SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 599 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, CONSISTING OF 10.283456 SQ. FT. (TRACT I) AND 262.70 SQ. FT. (TRACT II) CONVEYED BY DEED OF RECORD IN VOLUME 2914055173 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

AND SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID PORTION OF LOT 19, CONSISTING OF 0.240 ACRES, IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

"CATALPA PLACE, PORTION OF LOT 19, OUTLOT 55, DIVISION B, GEORGE L. ROBERTSON SUBDIVISION"

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.

BY: _____
GARRETT S. MARTIN, PRESIDENT
MILESTONE COMMUNITY BUILDERS, LLC
9111 JOLLYVILLE ROAD, SUITE 111
AUSTIN, TEXAS 78759

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GARRETT S. MARTIN, 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 ____ DAY OF _____, 20____, AD.

NOTARY PUBLIC, STATE OF TEXAS

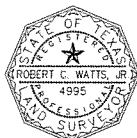
PRINTED NAME _____ MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATION

I, ROBERT C. WATTS, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999 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 FEBRUARY, 2015.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48453C046SH, DATED SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

ROBERT C. WATTS, JR., R.P.L.S. 4995
SURVEYING BY:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
T.B.P.L.S. FIRM NO. 10124500
3500 McCall Lane
AUSTIN, TEXAS 78744
(512) 443-1724



BENCHMARK INFORMATION:

BM #1: SQUARE CUT ON EAST END OF CONC. ISLAND IN EAST 12TH STREET, APPROX. 78 FT. NORTH OF THE SOUTHEAST CORNER OF THE R.O.W. INTERSECTION OF EAST 12TH STREET AND INTERSTATE HIGHWAY 35, SHOWN HEREON.

ELEVATION = 520.47'
VERTICAL DATUM: NAVD 88 (GEOID 09)

BM #2: SQUARE CUT ON NORTH END OF CONC. ISLAND IN THE FRONTAGE ROAD OF INTERSTATE HIGHWAY 35, APPROX. 154 FT. WEST OF THE NORTHEAST CORNER OF THE R.O.W. INTERSECTION OF EAST 11TH STREET AND INTERSTATE HIGHWAY 35, SHOWN HEREON.

ELEVATION = 500.11'
VERTICAL DATUM: NAVD 88 (GEOID 09)

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) FOR CHAPARRAL CONTROL POINT "P552".

MAG NAIL W/CHAPARRAL WASHER SET

SURFACE COORDINATES:
N 10072992.89
E 3118023.47

TEXAS STATE PLANE COORDINATES:
N 10071985.70
E 3117711.70

ELEVATION = 509.74'
VERTICAL DATUM: NAVD 88 (GEOID 09)

COMBINED SCALE FACTOR = 0.99990010
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.0000100
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0
THETA ANGLE: 1'20"24"

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
040-102
DRAWING NO.:
040-102-PL1
PLOT DATE:
12/04/2015
PLOT SCALE:
1"=50'
DRAWN BY:
RCW
SHEET
01 OF 02