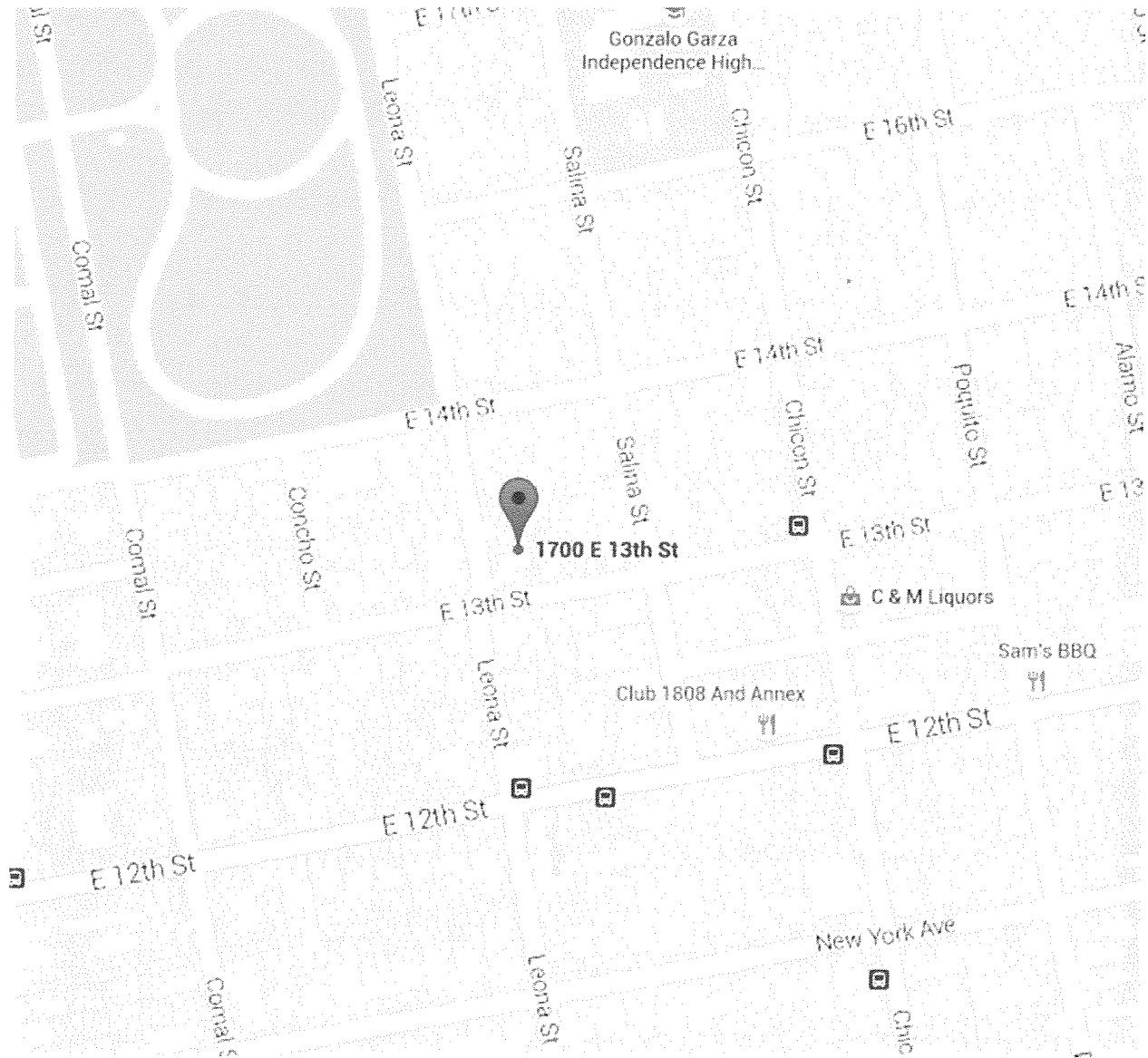
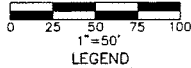


SUBDIVISION REVIEW SHEET**CASE NO:** C8-2015-0168.0A**PC DATE:** 04-26-16**SUBDIVISION NAME:** Resubdivision Lot 1 and 2, Block 6 C.R. Johns Subdivision**AREA:** 0.4291 acre**LOT(S):** 3**OWNER/APPLICANT:** Rex Bowers**AGENT:** Perales Engineering
(Jerry Perales)**ADDRESS OF SUBDIVISION:** 1700 e. 13th Street**GRIDS:** K23**COUNTY:** Travis**WATERSHED:** Boggy Creek**JURISDICTION:** Full**EXISTING ZONING:** SF-3-NP**DISTRICT:** 1**NEIGHBORHOOD PLAN:** Central East Austin**PROPOSED LAND USE:** single-family**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 above referenced resubdivision. The proposed plat is composed of 3 lots on 0.4291 acres proposed for residential use. Two lots will take access from E. 13th Street and one lot will take access from Leona Street. The City of Austin will provide all utilities. The developer 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.**PLANNING COMMISSION ACTION:****CITY STAFF:** Don Perryman**PHONE:** 512-974-2786**e-mail:** don.perryman@austintexas.gov

Location: 1700 & 1704 E. 13th Street. Austin, Texas 78702



VERDE HILLS A RESUBDIVISION OF LOT 1, AND LOT 2, BLOCK 6 C.R. JOHNS SUBDIVISION TRAVIS COUNTY, TEXAS



LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD FOUND
- WITH RED PLASTIC "ATX" CAP
- 1/2" IRON ROD SET
- WITH ALUMINUM CAP STAMPED "DEAN WOODLEY RPLS 5086"
- 20' ALLEY
- 20' ALLEY
- BOOK 1, PAGE 3
- T.C.P.R.
- EDGE OF ASPHALT
- SIDEWALK
- () RECORD INFORMATION
- T.C.P.R.
- TRAVIS COUNTY
- PLAT RECORDS
- TRAVIS COUNTY
- DEED RECORDS

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT B & B INVESTMENTS BEING OWNER OF LOT 1 AND LOT 2, BLOCK 6, C.R. JONES SUBDIVISION, A SUBDIVISION OF RECORD IN BOOK 1, PAGE 3 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENTS #2015050483 AND 201502165 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212.004 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE LOT 1 AND LOT 2, BLOCK 6 C.R. JONES SUBDIVISION IN ACCORDANCE WITH THE PLAT ATTACHED HERETO TO BE KNOWN AS:

VERDE HILLS A RESUBDIVISION OF LOT 1 AND LOT 2, BLOCK 6 C.R. JOHNS 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.

WITNESS MY HAND, THIS 24 DAY OF February, 2016 A.D.

Paul Barnes
PAUL BARNES
B & B INVESTMENTS
8401 "B" RESEARCH BLVD.
AUSTIN, TEXAS 78758
TRAVIS COUNTY, TEXAS

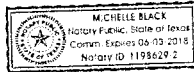
Rey Bowers
REY BOWERS
B & B INVESTMENTS
8401 "B" RESEARCH BLVD.
AUSTIN, TEXAS 78758
TRAVIS COUNTY, TEXAS

STATE OF TEXAS

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

WITNESS MY HAND AND SEAL OF OFFICE THIS 24 DAY OF February, 2016 A.D.

Michelle Black
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

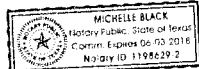


STATE OF TEXAS

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

WITNESS MY HAND AND SEAL OF OFFICE THIS 24 DAY OF February, 2016 A.D.

Michelle Black
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



ENGINEER'S CERTIFICATION:

THIS SUBDIVISION IS WITHIN ZONE "X" OF THE 100 YEAR FLOODPLAIN, AS PER FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL #480624-0465-H, DATED SEPTEMBER 26, 2008.

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF AND THAT SAID PLAT COMPLES WITH CHAPTER 25 OF THE AUSTIN CITY CODE AS AMENDED, AND ALL OTHER APPLICABLE CODES AND ORDINANCES.

Jerry Perales
JERRY PERALES, P.E.
REGISTERED PROFESSIONAL ENGINEER STATE OF TEXAS
NO. TX 94676
PERALES ENGINEERING, LLC
1706 W. 6TH STREET
AUSTIN, TX 78703

SURVEYOR'S CERTIFICATION:

I, DEAN WOODLEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND THAT THE SURVEY PORTION OF THIS PLAT COMPLES WITH CHAPTER 25 OF THE AUSTIN CITY CODE AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.

Dean Woodley
DEAN WOODLEY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5086
LIVE OAK SURVEYING
12421 WYCLIFF LANE
AUSTIN, TEXAS 78727

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUMOUR, 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 24 DAY OF February, 2016 A.D. AT 0 O'CLOCK M., AND ONLY RECORDED ON THE 20 DAY OF February, 2016 A.D. AT 0 O'CLOCK M., PLAT RECORDS OF SAID COUNTY AND STATE AS DOCUMENT NUMBER _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 24 DAY OF February, 2016 A.D.

DANA DEBEAUMOUR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

FILED FOR RECORD AT THE 24 DAY OF February, 2016 A.D.

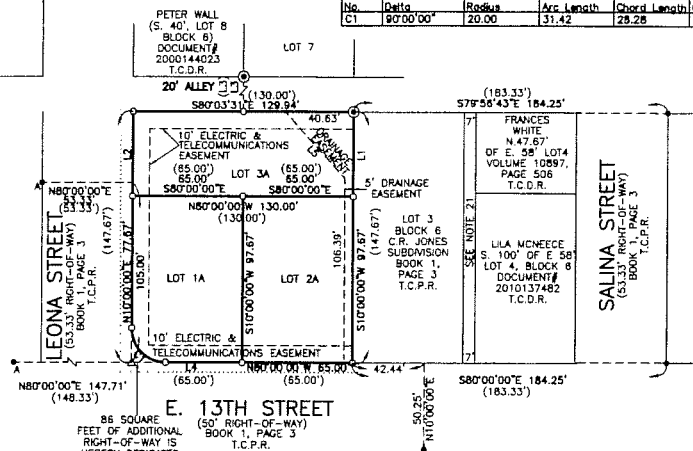
DANA DEBEAUMOUR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

LOT	SQUARE FEET (SF)
1A	6263 SF
2A	6349 SF
3A	6507 SF

No.	Bearing	Distance
L1	S09°58'41"W	50.13'
L2	N10°00'00"E	50.00'
L3	N10°00'00"E	20.41'
(L3)		20.00'
L4	N80°00'00"W	45.00'
L5	N32°13'57"W	53.33'

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	90°00'00"	20.00'	31.42'	29.28'	N35°00'00"W



NOTES:

1. 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.
2. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
3. TEMPORARY EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED DURING THE CONSTRUCTION OF ANY IMPROVEMENTS ON ANY LOT. SUCH CONTROLS MUST BE MAINTAINED UNTIL PERMANENT REVEGETATION OR STABILIZATION OF ALL DISTURBED AREAS IS ESTABLISHED.
4. PARK LAND DEDICATION IS REQUIRED PER ORDINANCE 20070621-027, OR AS AMENDED PRIOR TO APPROVAL OF ANY SITE PLAN IN THIS SUBDIVISION.
5. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS: EAST 13th STREET AND LEONA STREET. 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.
6. NO OBJECTS, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED BY A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
7. THE PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
8. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS AS APPLICABLE.
9. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING, C.R. JONES SUBDIVISION SHALL APPLY TO THIS RESUBDIVISION PLAT.
10. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
11. 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 CHAPTER 25-B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
12. 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 TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD OR UNDERGROUND 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.
13. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT THE OWNER'S EXPENSE.
14. 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 REGULATIONS 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. CONTACT DAVID SLOAN, MANAGER OF DESIGN ENGINEERING, AT 505-7115, FOR QUESTIONS REGARDING REQUIRED CLEARANCES.
15. 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.
16. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN'S WATER AND WASTEWATER SYSTEMS.
17. 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, 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.
18. 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 LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. 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.
19. THE LANDOWNER INTENDS TO SERVE EACH LOT WITH CITY OF AUSTIN WATER AND WASTEWATER UTILITIES. EACH LOT MUST HAVE A SEPARATE WATER AND WASTEWATER UTILITY CONNECTION AND NO EXISTING OR PROPOSED LOT LINES, THE PLUMBING MAY CROSS LOT LINES. THE LANDOWNER WILL BE RESPONSIBLE FOR PROVIDING THE WATER AND WASTEWATER UTILITY IMPROVEMENTS, OFF-SITE MAIN EXTENSIONS, SYSTEM UPGRADES, UTILITY RELOCATIONS AND OR ABANDONMENTS TO SERVE EACH LOT.
20. OWNERSHIP INFORMATION FOR 7' TRACT OF LAND.
LYNDA JO LYONS, WEST 7' OF LOT 4, BLOCK 6, OUTLOT 36, DIVISION "B".
21. A FEE-IN-LIEU OF PARKLAND DEDICATION HAS BEEN PAID FOR SIX (6) DWELLING UNITS DUE TO SF-3 ZONING.
22. ALL STREETS SHALL BE CONSTRUCTED TO THE CITY OF AUSTIN STANDARDS.

THIS SUBDIVISION IS LOCATED WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF AUSTIN ON THIS 24 DAY OF February, 2016.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS 24 DAY OF February, 2016 A.D.

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT