

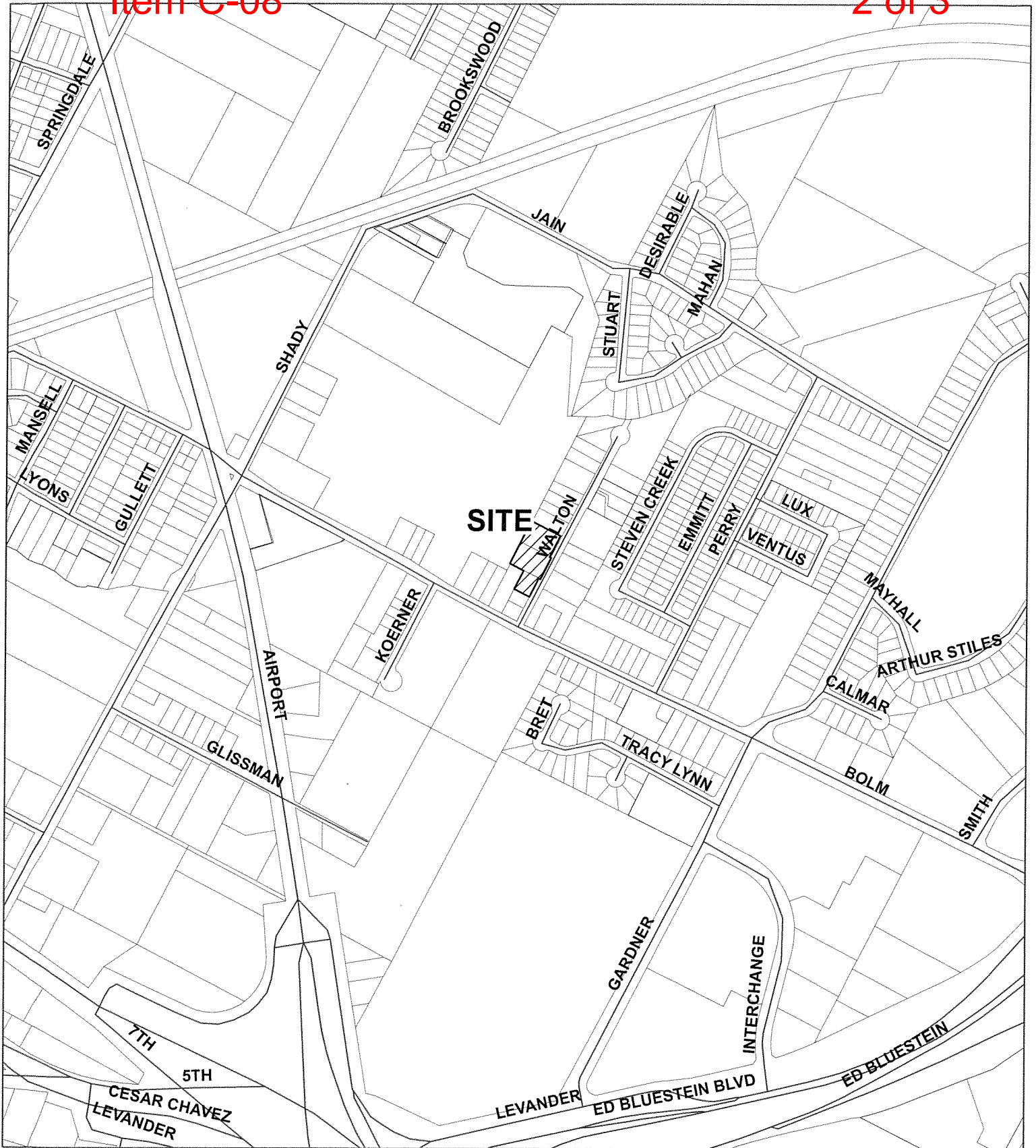
**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2015-0223.0A**P.C DATE:** August 9, 2016**SUBDIVISION NAME:** Walton Terrace**AREA:** 1.188 acres**LOTS:** 6**APPLICANT:** Walton RRA Homes, LLC  
(Raymond Chow)**AGENT:** Genesis 1 Engineering  
(George Gonzalez)**ADDRESS OF SUBDIVISION:** 1104 – 1112 Walton Lane**GRIDS:** L21**COUNTY:** Travis**WATERSHED:** Boggy Creek**JURISDICTION:** Full Purpose**NEIGHBORHOOD PLAN:** Johnston Terrace**EXISTING ZONING:** SF-3-NP**PROPOSED LAND USE:** Residential

**DEPARTMENT COMMENTS:** The request is for the approval of the Walton Terrace subdivision consisting of 6 lots on 1.188 acres. The applicant proposes to subdivide unplatted property into a six lot subdivision for residential use.

The City of Austin will provide electric services, and water and wastewater. The developer will be responsible for all cost associated with required improvements.

**STAFF RECOMMENDATION:** Staff recommends approval of the plat, the subdivision meets 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



CASE#: C8-2015-0223.0A  
ADDRESS: 1104 – 1112 WALTON TERRACE  
PROJECT: WALTON TERRACE  
CASE MANAGER: CESAR ZAVALA

# Item C-08 WALTON TERRACE 3 of 3

PLAT PREPARATION DATE: September 26, 2015  
APPLICATION SUBMITTAL DATE: October 12, 2015

SCALE: 1" = 50'  
graphic scale  
0 50 100 150

## Legend

- PF \* Iron Pipe Found
- OR \* Iron Rod Found
- CS Cotton Spindle Found
- OR \* Iron Rod Set with plastic cap imprinted with "Holt Corson, Inc."
- OR \* Iron Rod Found with plastic cap imprinted with "Holt Corson, Inc."
- Sidewalk
- E.T.E. = Electric and Telecommunications Easement
- J.U.A.E. = Joint Use Access Easement
- B.L. = Building Setback Line
- E.E. = Electric Easement (Record Bearing and Distance)

## LOT SUMMARY

NUMBER OF LOTS = 6

LOT 1 = 8,064 SQUARE FEET

LOT 2 = 8,363 SQUARE FEET

LOT 3 = 9,994 SQUARE FEET

minus neck = 7,935 SQUARE FEET

LOT 4 = 7,010 SQUARE FEET

LOT 5 = 9,992 SQUARE FEET

minus neck = 7,934 SQUARE FEET

LOT 6 = 7,054 SQUARE FEET

R.O.W. Dedication = 1,288 SQUARE FEET

Total Area = 51,765 Square Feet  
or 1.188 Acres

J.C. TONNEHILL SURVEY  
ABSTRACT No. 22

City of Austin (35.32 Acres) Volume 826 Page 5

David Valdes and Janie L. Valdes  
(0.23 Acre)  
Volume 9861 Page 989

Jerry Acosta and Joyce S. Acosta  
(0.47 Acre)  
Volume 9627 Page 435

WALTON LANE

round head bolt found

537.30'

529.42.58"W

122.42'

City of Austin  
Volume 10321 Page 781

529.42.58"W

122.42'

City of Austin  
Volume 10010 Page 565

529.42.58"W

122.42'

City of Austin  
Volume 10010 Page 565

529.42.58"W

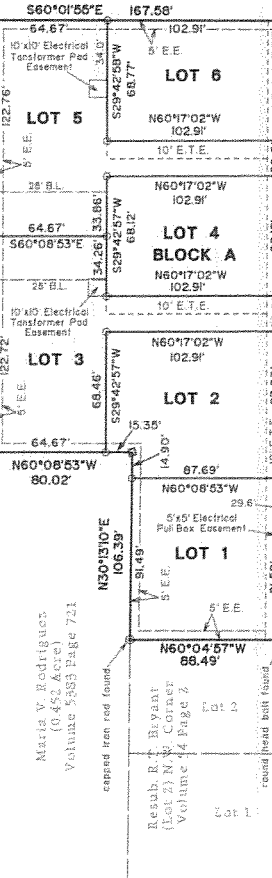
122.42'

City of Austin  
Volume 10010 Page 565

529.42.58"W

122.42'

City of Austin  
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THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

That, Walton RRA Homes, LLC, acting by and through its Managing Member, Raymond Chow, owner of three tracts of land out of the J.C. Tonnehill Survey Abstract No. 22 in Travis County, Texas, and comprising a total of 1.188 acres of land as conveyed to it by General Warranty Deeds recorded in Document No. 2015026869, Document No. 2015026870 and Document No. 2015026871 of the Official Public Records of Travis County, Texas,

do hereby subdivide said 1.188 acres of land in accordance with the attached map or plat shown hereon pursuant to Chapter 212 of the Texas Local Government Code, to be known as

## WALTON TERRACE

and do hereby dedicate to the Public the use of all streets and easements shown hereon, subject to any easements and/or restrictions heretofore granted, and not released.

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

Raymond Chow Managing Member of  
Walton RRA Homes, LLC  
2206 Tower Drive  
Austin, Texas 78703

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

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

## 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.