

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2015-0269.0A**PC DATE:** August 23, 2016**SUBDIVISION NAME:** Sol Wilson Subdivision**AREA:** 6,095 sf**LOTS:** 1**APPLICANT:** JJ&B Investments, LLC**AGENT:** Southwest Engineers**ADDRESS OF SUBDIVISION:** 2600 Sol Wilson Rd**GRIDS:** L23**COUNTY:** Travis**WATERSHED:** Boggy Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3-NP**DISTRICT:** 1**LAND USE:** Residential**NEIGHBORHOOD PLAN:** Rosewood

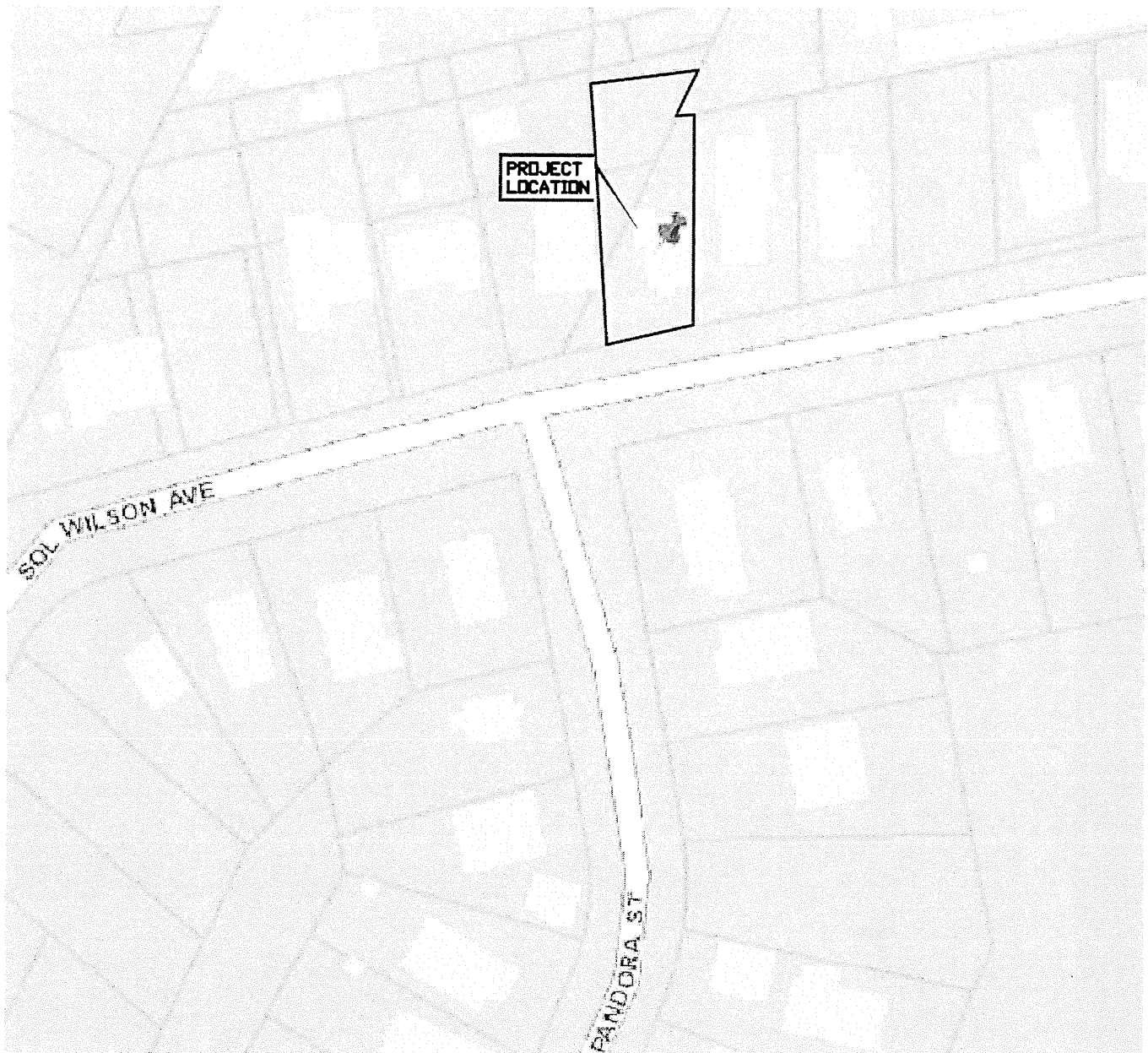
VARIANCES: A variance to the minimum lot width was granted by the Board of Adjustment on March 14, 2016.

SIDEWALKS: Sidewalks will be constructed along the frontage of Sol Wilson Rd.

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of a portion of Lot 1, Owens Subdivision No. 1. The plat is comprised of one lot on 6,095 sf. The applicant proposes to resubdivide a portion of an existing lot for residential use. The proposed lot complies 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



Southwest Engineers Inc.



Civil
Environmental
Planning

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Buda, Texas 78610
(512) 312-4336

LOCATION MAP

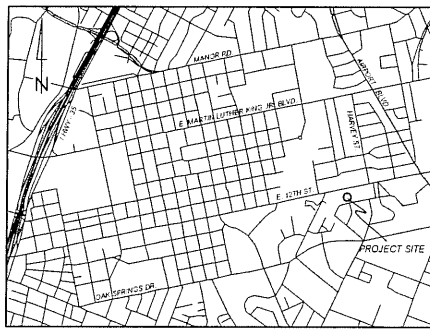
**2600 Sol Wilson Ave
Subdivision
JJ&B INVESTMENT**

Date: 11/24/2015
File: Aerial Exhibit
Scale: N.T.S.
Tech: AG
Project No.: 0619-001-15

2600 SOL WILSON SUBDIVISION

A RESUBDIVISION OF A PORTION OF LOT 1, OWENS SUBDIVISION NO. 1

SHEET 1 OF 1 SHEET(S)
CASE NO. C8-2015-0269-0A



VICINITY MAP
NO SCALE

MONUMENT LEGEND / NOTE:

- = FOUND MONUMENT AS DESCRIBED
- = SET MONUMENT STAMPED "SPOT ON SURVEYING" UPON APPROVAL AS DESCRIBED

- A** = FD 1/2" IRON ROD BEING THE SE COR OF (R3) AND THE SW COR OF (R4)
- B** = FD 1/2" IRON ROD BEING THE SW COR OF (R3) AND THE SE COR OF (R12)
- C** = FD FENCE POST AT ANGLE POINT IN FENCE LINE, ACCEPTED AS ANGLE POINT IN LOT LINE PER (R3) & (R12). SURVEY MONUMENT STAMPED "SPOT ON SURVEYING" TO BE SET AT BASE OF POST UPON APPROVAL
- D** = FD FENCE POST AT "T" IN FENCE LINES, ACCEPTED AS COMMON CORNER OF LOT PER (R3), (R6) & (R12). SURVEY MONUMENT STAMPED "SPOT ON SURVEYING" TO BE SET AT BASE OF POST UPON APPROVAL
- E** = NE CORNER OF (R3) & SE CORNER OF (R6) ESTABLISHED AT INTERSECTION OF FENCE LINE AND THE EAST LINE OF (R2). SURVEY MONUMENT STAMPED "SPOT ON SURVEYING" TO BE SET UPON APPROVAL
- F** = ANGLE POINT IN EAST LINE OF (R3) & SW COR OF (R8), ESTABLISHED BY INTERSECTION. SURVEY MONUMENT STAMPED "SPOT ON SURVEYING" TO BE SET UPON APPROVAL
- G** = ANGLE POINT IN EAST LINE OF (R3) & MY COR OF (R4), ESTABLISHED BY INTERSECTION. HELD CENTER OF BLOCK PILAR AND 50.00' FROM NE COR OF (R4) SURVEY MONUMENT STAMPED "SPOT ON SURVEYING" TO BE SET UPON APPROVAL
- H** = FD 1/2" IRON ROD, ACCEPTED AS NE COR (R4)
- I** = FD 1" IRON PIPE, ACCEPTED AS COMMON CORNER OF (R6) & (R9)
- J** = FD FENCE POST, ACCEPTED AS COMMON CORNER OF (R12) & (R6)
- K** = FD 1/2" IRON ROD, ACCEPTED AS THE SE COR LOT 2 AND SOUTH COR LOT 1 (R1)
- L** = FD 1/2" IRON PIPE WITH PK NAIL INSIDE, ACCEPTED AS THE MY COR LOT 10 BLOCK B (R11)
- M** = FD 1/2" IRON ROD, BENT, LOCATION SHOWN AT BASE, ACCEPTED AS THE NE COR LOT 10 BLOCK B (R11)
- N** = FD CITY OF AUSTIN MONUMENT NO. L-23-4001

STATE OF TEXAS §
COUNTY OF TRAVIS §
KNOW ALL MEN BY THESE PRESENTS
I, DANA DEBAUVOIR, 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. OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN INSTRUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY

BY _____ DEPUTY
ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THIS _____ DAY OF _____, 20____

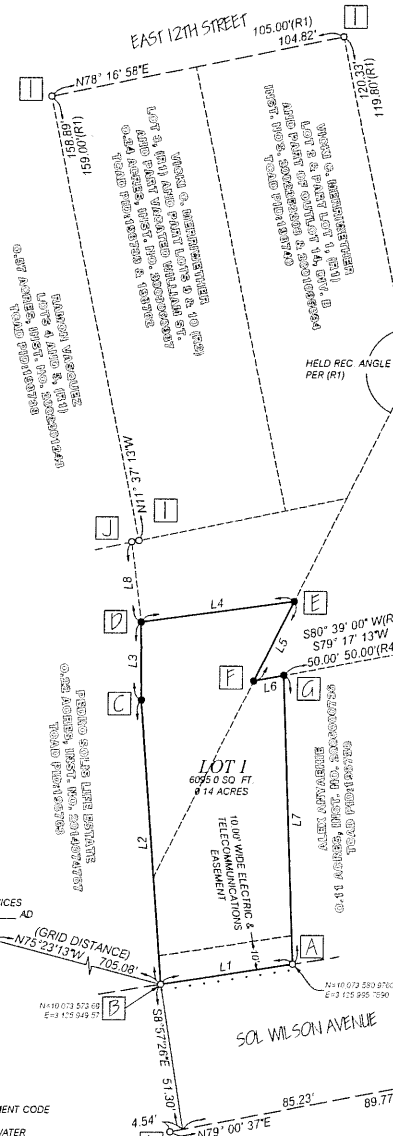
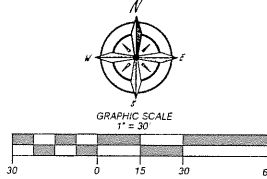
CHAIR _____ SECRETARY _____
THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS _____ DAY OF _____, 20____ A.D.
APPROVED, ACCEPTED, AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS _____ DAY OF _____, 20____ A.D.

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

LINE TYPE LEGEND:

- ADJOINING LOT LINE
- BOUNDARY
- RIGHT OF WAY
- EASEMENT
- SIDEWALK

- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN LAND DEVELOPMENT CODE
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTE WATER UTILITY SYSTEM
- 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 PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER 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
- PRIOR TO CONSTRUCTION, EXCEPT FOR DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN
- THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITIES 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 OWNERS SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS
- 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
- 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 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE
- 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 ELECTRICAL FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDINGS AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE
- 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 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.
- 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
- ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROL, WATER AND WASTE WATER LINE(S) ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG SOL WILSON AVE. AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. 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
- 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
- ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, OWENS SUBDIVISION NO. 1, SHALL APPLY TO THIS RESUBDIVISION PLAT
- DEVELOPMENT OF THESE LOTS SHALL COMPLY WITH REQUIREMENTS OF THE AIRPORT HAZARD AND COMPATIBLE LAND USE REGULATIONS, (CHAPTER 25-13) AS AMENDED
- A FEE-IN-LIEU OF PARKLAND DEDICATION HAS BEEN PAID FOR 2 DWELLING UNITS DUE TO SF-3 ZONING
- A VARIANCE TO SECTION 25-2.492 (D) WAS GRANTED BY THE BOARD OF ADJUSTMENT ON MARCH 14, 2016



STATE OF TEXAS §
COUNTY OF TRAVIS §
KNOW ALL MEN BY THESE PRESENTS
THAT JJ & B INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY BEING OWNER(S) OF THAT CERTAIN 0.14 ACRE TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF VACATED WILLIAMSON STREET AND A PORTION OF LOT 1, BLOCK 2, OWENS SUBDIVISION NO. 1, A SUBDIVISION OF RECORD IN VOLUME 713, PAGE 310 DEED RECORDS, TRAVIS COUNTY, TEXAS, ALSO BEING A PORTION OUT OF OUTLOT 14, DIVISION "S" OF THE OUTLOTS ADJOINING THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS PER THE MAP OR PLAT ON FILE IN THE GENERAL LAND OFFICE OF TEXAS, AND BEING CONVEYED BY GENERAL WARRANTY DEED RECORDED AS INSTRUMENT NO. 2015107649 OF 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 0.14 ACRE TRACT IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:
(LOT 1, 2600 SOL WILSON SUBDIVISION)
AND DO HEREBY DEDICATE TO THE PUBLIC USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED

BY _____ DATE _____ BY _____ DATE _____

STATE OF TEXAS §
COUNTY OF TRAVIS §
KNOW ALL MEN BY THESE PRESENTS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____, BY _____ KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES HEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____ A.D.

DATE _____
NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON, IS THE TEXAS COORDINATE SYSTEM NAD83, CENTRAL ZONE, UTILIZING STATIC OBSERVATIONS AND CORRECTIONS PERFORMED BY THE NGS-OPUS WEBSITE.

FLOOD CERTIFICATION:

THIS SUBDIVISION IS NOT WITHIN THE 100 YEAR FLOODPLAIN OF ANY WATERCOURSE, FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL NUMBER 485304045H, DATED SEPTEMBER 26, 2006 FOR THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

REFERENCE LEGEND:

R1 = RESUBDIVISION OF OWENS SUBDIVISION NO. 1, SECTION 1, VOL. 6, PG. 66 P.R.T.C.TX.
R2 = OWENS SUBDIVISION NO. 1, VOL. 713, PG. 310, D.R.T.C.TX.
R3 = INSTRUMENT NO. 2015107649, O.P.R.T.C.TX.
R4 = INSTRUMENT NO. 2006000736, O.P.R.T.C.TX.
R5 = VOL. 11821, PG. 169, R.P.R.T.C.TX.
R6 = INSTRUMENT NO. 2002080987, O.P.R.T.C.TX.
R7 = INSTRUMENT NO. 2002032303, O.P.R.T.C.TX.
R8 = INSTRUMENT NO. 2001095954, O.P.R.T.C.TX.
R9 = INSTRUMENT NO. 2002020143, O.P.R.T.C.TX.
R10 = INSTRUMENT NO. 2014157172, O.P.R.T.C.TX.
R11 = HOMEWOOD HEIGHTS SUBDIVISION, VOL. 4, PG. 230, P.R.T.C.TX.
R12 = INSTRUMENT NO. 2014074787, O.P.R.T.C.TX.
O.P.R.T.C.TX. = OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
P.R.T.C.TX. = PLAT RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.TX. = REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS

ENGINEER'S CERTIFICATION:

I, MIGUEL GONZALES JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT PROVISIONS CONTAINED ON THIS PLAT COMPLY WITH THE DEVELOPMENT ORDINANCES AND DRAINAGE POLICIES ADOPTED BY THE CITY OF AUSTIN AND OTHER FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS IN EFFECT ON THIS DATE.

DATE _____
MIGUEL GONZALES JR. - P.E. 95891,
SOUTHWEST ENGINEERS, INC.
142 CIAMARRON PARK LOOP, SUITE A
BUDA, TX. 78610
TEXAS FIRM NO. F-1909



SURVEYOR'S CERTIFICATION:

I, SCOTT A. HAHN, AM REGISTERED IN THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A PHYSICAL SURVEY OF THE PROPERTY UNDER MY DIRECT SUPERVISION

DATE _____
SCOTT A. HAHN - R.F.L.S. NO. 6375
SPOT ON SURVEYING
1345 ELLIOTT RANCH RD
BUDA, TX. 78610
TEXAS FIRM NO. 10193894



DATES
FIELD WORK COMPLETED - NOVEMBER 12, 2015
1ST PLAT SUBMITTAL - DECEMBER 8, 2015
2ND PLAT SUBMITTAL - MAY 5, 2016

LINE TABLE

LINE #	BEARING	LENGTH
L1	S81°02'34"W	46.76'
L1(R3)	S80°57'49"W	46.72'
L2	N4°18'16"W	99.78'
L2(R3)	N4°08'07"W	99.79'
L3	N0°27'00"W	27.38'
L3(R3)	N0°52'09"W	27.42'
L4	N82°07'38"E	54.08'
L4(R3)	N81°50'48"E	56.37'
L5	S26°45'29"W	31.24'
L5(R3)	S28°01'02"W	32.31'
L6	N79°17'13"E	10.78'
L6(R3)	N77°51'32"E	9.52'
L7	S2°08'59"E	101.18'
L7(R3)	S2°09'49"E	101.16'
L8	N7°06'39"W	28.25'
L8(R5)	N11°08'00"W	28.13'