

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2015-0217.0A**P.C. DATE:** November 8, 2016**SUBDIVISION NAME:** El Mirando Subdivision**AREA:** 0.274 acres**LOT:** 1**APPLICANT:** Morales Development, LLC**AGENT:** PSCE, Inc  
(Mirza Baig)**ADDRESS OF SUBDIVISION:** 6332 El Mirando St.**GRIDS:** L20**COUNTY:** Travis**WATERSHED:** Country Club East**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3-NP**NEIGHBORHOOD PLAN:** Montopolis**PROPOSED LAND USE:** Residential**ADMINISTRATIVE WAIVERS:** None

**DEPARTMENT COMMENTS:** The request is for the approval of the El Mirando Subdivision composed of one lot on 0.274 acres. The applicant proposes to subdivide the property into a one lot subdivision for residential use.

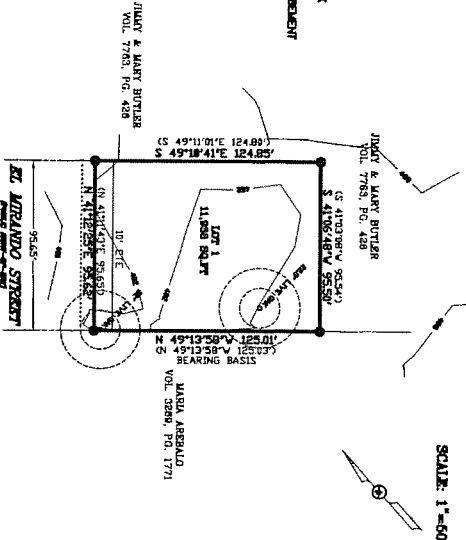
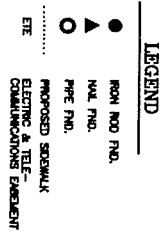
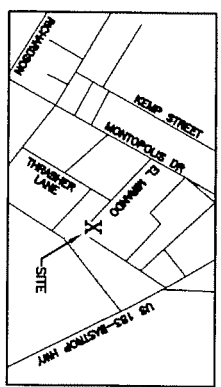
**STAFF RECOMMENDATION:** The staff recommends approval of the subdivision, the plat meets all applicable State and City of Austin Land Development Code requirements.

**PLANNING COMMISSION ACTION:****CASE MANAGER:** Cesar Zavala**PHONE:** 512-974-3404**E-mail:** Cesar.Zavala@austintexas.gov



CASE#: C8-2015-0217.0A  
ADDRESS: 6332 EL MIRANDO ST.  
PROJECT: EL MIRANDO SUBDIVISION  
CASE MANAGER: CESAR ZAVALA

# EL MIRANDO SUBDIVISION



SCALE: 1"=60'

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:  
That Landon Development, LLC, being the owner of that certain 0.274 acre tract of land out of the Santiago Del Valle Grant, Abstract No. 24, situated in Travis County, Texas, as conveyed by deed of record in Document Number 2015128789 of the Official Property Records of Travis County, Texas, same being that certain tract of land conveyed by deed of record to Pedro Hernandez, Jr., in Document Number 2015100339 of the Official Property Records of Travis County, Texas, does hereby subdivide 0.274 acres of said tract according with the attached map or plat shown hereon, pursuant to Chapter 212 of the Texas Local Government Code, to be known as: hereon, to be known as:

EL MIRANDO SUBDIVISION

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

By: Myranda, CEO Date  
Landon Development LLC  
8200 S. H 35 Suite A-500  
Austin, TX 78748

Before me, the undersigned authority on this day personally appeared Amy Hernandez, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the copodules therein stated.  
Given under my hand and seal of office, this the \_\_\_ day of \_\_\_\_\_ 201\_\_.

Notary Name  
Notary in and for the State of Texas  
My Commission expires:

I, ROGER L. WAT, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO FURNISH THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 28 OF THE AUSTIN CITY CODE AS CURRENTLY AMENDED, IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE BY ME OR UNDER MY SUPERVISION OF THE PROPERTY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION BY:  
ROGER L. WAT  
1714 FORTVIEW ROAD - SUITE 200  
AUSTIN, TEXAS 78704  
3121440-0071

ROGER L. WAT, RELS 13910  
DATE  
FLOOD PLAIN NOTE:  
THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 48453C 0805H, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 28, 1996.  
PREPARED BY:

NAME  
DATE

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE \_\_\_ DAY OF \_\_\_\_\_ 201\_\_ A.D.  
APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE \_\_\_ DAY OF \_\_\_\_\_ 201\_\_ A.D.

J. ROBERT GONZALEZ, DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT  
ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE \_\_\_ DAY OF \_\_\_\_\_ 201\_\_ A.D.

STEPHEN OLIVER, CHAIRPERSON  
JAMES SMITH, SECRETARY

STATE OF TEXAS:  
COUNTY OF TRAVIS:  
I, DANA DEBAUVRON, 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 \_\_\_\_\_ 201\_\_ A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND DULY RECORDED IN THE RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. \_\_\_\_\_ WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE \_\_\_ DAY OF \_\_\_\_\_ 201\_\_ A.D.  
DANA DEBAUVRON, COUNTY CLERK, TRAVIS COUNTY, TEXAS  
DEPUTY

THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS, PLASANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED 201\_\_ A.D. THE CITY OF AUSTIN, TEXAS, DOES HEREBY CERTIFY THAT THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION SHALL BE COMPLETED BY THE SUBDIVIDER, IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT, FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, IN THE SEPARATE INSTRUMENT RECORDED IN DOC# \_\_\_\_\_ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

## SURVEYOR'S NOTES

1. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
2. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR THEIR ASSIGNS.
3. THE OWNER OWNERS OR THEIR ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
4. A CITY OF AUSTIN SITE DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
5. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REGULATION AND TREE PROTECTION, IN ADDITION TO THOSE INDICATED. THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN 10 FEET OF THE CENTERLINE 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 OF THIS PROJECT.
6. 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 VIOLATION OR REVIATION MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THE SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
7. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW AND APPROVAL. LOTS NOT IN COMPLIANCE WITH THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PAVING OR OTHER APPROVED METHODS.
8. 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 OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS SHALL BE THE RESPONSIBILITY OF THE CITY OF AUSTIN FOR THE CITY TO BEAT APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
9. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT, EL MIRANDO STREET. 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.
10. EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION IN THIS SUBDIVISION PULSANT TO THE LAND DEVELOPMENT CODE.
11. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
12. 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 25-4, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
13. 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/OR ACCESS MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESSES SHALL BE DEEMED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE EASEMENT TO BE OUT OF COMPLIANCE WITH CHAPTER 25-6 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
14. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA, 0615013.5, THE WATER AND WASTEWATER UTILITY PLAT MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONNECTIONS MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN, THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
15. THE WATER AND WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DEMONSTRATION AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES, REPAIR, REPLACEMENT, UPGRADE, DEMONSTRATION AND REMOVAL TO BUILDINGS, REMAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY, TEXAS.
16. NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
17. 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.
18. ALL STREETS WILL BE CONSTRUCTED TO THE CITY OF AUSTIN STANDARDS.
19. 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 PROVIDE 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 POINTS SURVEYING

1714 FORTVIEW ROAD - SUITE 200  
AUSTIN TX 78704  
TEL: (512) 440-0071 - FAX: (512) 440-0199  
FIRM REGISTRATION NO. 10118900

JOB NO. 07834915  
CASE NO. CB-2010-081704  
APPLICATION SUBMITTAL DATE: 10-06-15  
PREPARATION DATE: 04-14-16