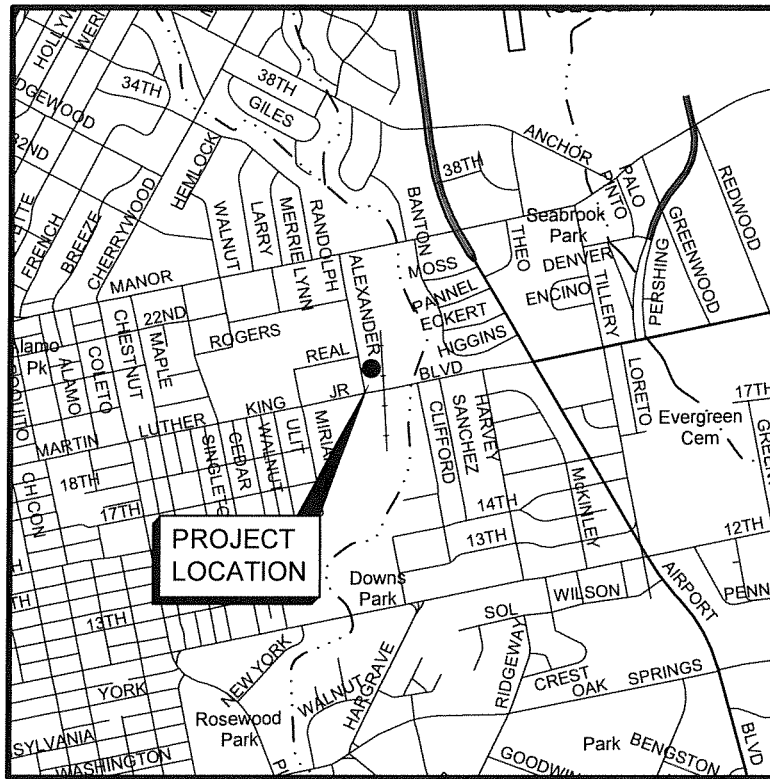


SUBDIVISION REVIEW SHEET

CASE NO.: C8-2015-0135.0A**P.C. DATE:** January 24, 2017**SUBDIVISION NAME:** Redeemer Presbyterian Subdivision; Resubdivision of lot 3**AREA:** 7.37**LOT(S):** 6**OWNER/APPLICANT:** Redeemer Presbyterian Church
(George Dupere)**AGENT:** Cityline Companies LLC
(Frank Gordon)**ADDRESS OF SUBDIVISION:** 2111 Alexander Avenue**GRIDS:** MK23**COUNTY:** Travis**WATERSHED:** Boggy Creek**JURISDICTION:** Full-Purpose**EXISTING ZONING:** TOD-NP**MUD:** N/A**NEIGHBORHOOD PLAN:** Rosewood**PROPOSED LAND USE:** Mixed Use/Commercial Office/Residential**VARIANCES:** None**SIDEWALKS:** Sidewalks are required.**DEPARTMENT COMMENTS:** The request is for approval of the Redeemer Presbyterian Subdivision; Resubdivision of lot 3. The resubdivision proposes to split 1 legal lot into 6 lots on 7.37 acres.**STAFF RECOMMENDATION:** The staff recommends approval of the plat. This plat now meets all applicable State and City of Austin LDC requirements.**PLANNING COMMISSION ACTION:****CASE MANAGER:** David Wahlgren
Email address: david.wahlgren@austintexas.com**PHONE:** 974-6455



LOCATION MAP

2111 ALEXANDER AVENUE
 (2900 EAST MARTIN LUTHER KING BOULEVARD)
 AUSTIN, TEXAS 78722
 TRAVIS COUNTY TAX ID 820994
 MAPSCO PAGE 585M
 AUSTIN GRIDS K23 & L23

CITYLINE AT MLK **LOCATION MAP**

AUSTIN, TEXAS



CIVIL ENGINEERING ★ DEVELOPMENT CONSULTING ★ PROJECT MANAGEMENT
 7500 Rialto Blvd, Bldg 1, Suite 240
 Austin, Texas 78735
 Phone: (512) 899-0601 Fax: (512) 899-0655
 Firm Registration No. F-786

RESUBDIVISION PLAT OF LOT 3, BLOCK A,
REDEEMER PRESBYTERIAN SUBDIVISIONSTATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THE PRESENTS:

THAT REDEEMER PRESBYTERIAN CHURCH, BEING OWNER OF 3.3281 ACRES, BEING A PORTION OF LOT 3, BLOCK A, REDEEMER PRESBYTERIAN SUBDIVISION, A SUBDIVISION OF RECORD IN DOC. 201200191, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, CONVEYED BY WARRANTY DEED WITH VENDOR'S LIEN OF RECORD IN DOCUMENT NO. 2004209626 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

AND CITYLINE AT MLK STATION, LLC, BEING OWNER OF 4.0439 ACRES, BEING A PORTION OF LOT 3, BLOCK A, REDEEMER PRESBYTERIAN SUBDIVISION, A SUBDIVISION OF RECORD IN DOC. 201200191, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, CONVEYED BY WARRANTY DEED WITH VENDOR'S LIEN OF RECORD IN DOCUMENT NO. 2016077292 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.04, OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID 7.3720 ACRES TO BE KNOWN AS:

RESUBDIVISION PLAT OF LOT 3, BLOCK A,
REDEEMER PRESBYTERIAN 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 THE ____ DAY OF _____, 20____ A.D.

BY: _____

BARRY MCBEE
REDEEMER PRESBYTERIAN CHURCH
2111 ALEXANDER AVENUE
AUSTIN, TEXAS 78722

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BARRY MCBEE, 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____ A.D.

NOTARY PUBLIC, STATE OF TEXAS

WITNESS MY HAND THIS THE ____ DAY OF _____, 20____ A.D.

BY: _____

FRANK GORDON, MANAGER
CITYLINE AT MLK STATION, LLC
A TEXAS LIMITED LIABILITY COMPANY
704 W MONROE ST A
AUSTIN, TEXAS 78704

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FRANK GORDON, 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____ A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

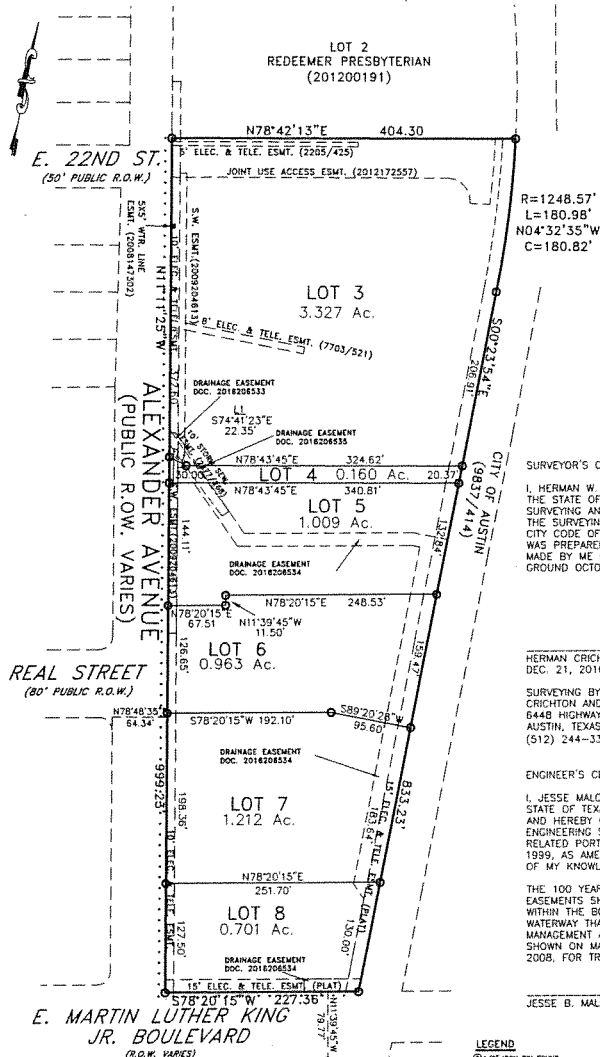
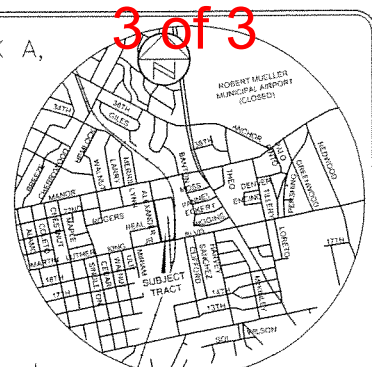
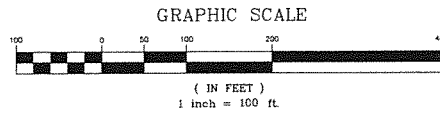
THIS SUBDIVISION PLAT IS LOCATED WITHIN THE _____ OF THE CITY OF AUSTIN ON THIS THE ____ DAY OF _____, 20____

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, TEXAS, THIS THE ____ DAY OF _____, 20____ A.D.

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

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

CHAIRPERSON _____ SECRETARY _____



SURVEYOR'S CERTIFICATION

I, HERMAN W. CRICHTON, 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 OCTOBER 2014



HERMAN CRICHTON, R.P.L.S. 40465
DEC. 21, 2016

SURVEYING BY:
CRICHTON AND ASSOCIATES, INC.
6448 HIGHWAY 290 EAST, B-105
AUSTIN, TEXAS 78723
(512) 244-3395

ENGINEER'S CERTIFICATION:

I, JESSE MALONE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. 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. 48453CD465H, DATED SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

JESSE B. MALONE P.E. 108734

LEGEND
 (S) 1/2" IRON PIN FOUND
 (T) 1/2" IRON PIN SET
 (X) 1/2" IRON PIN FOUND
 () RECORD INFORMATION

9. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION 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.

10. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

11. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: ALEXANDER STREET AND MARTIN LUTHER KING, JR. BOULEVARD. 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.

13. 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 THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY OF AUSTIN 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.

14. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION(S) [REDEEMER PRESBYTERIAN SUBDIVISION RECORDED IN DOC. NO. 201200191 OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS] SHALL APPLY TO THIS RESUBDIVISION PLAT.

15. ALLEYWAY VACATED BY INSTRUMENT RECORDED IN DOCUMENT NO. 2012112390 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

16. PARKLAND DEDICATION REQUIRED IN THE REGULATORY PLAN FOR THE MLK T.O.D. STATION AREA PLAN WILL BE SATISFIED AT THE FIRST SITE PLAN OF THIS SUBDIVISION.

17. CONTRACTOR IS REQUIRED TO FOLLOW ALL LAWS, RULES, REGULATIONS AND BEST INDUSTRY PRACTICES RELATING TO ELECTRICAL IMPROVEMENTS.

STATE OF TEXAS
COUNTY OF TRAVISTHE STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE

ON THE ____ DAY OF _____ A.D. 20____ AT ____ O'CLOCK ____ M., AND DULY

RECORDED ON THE ____ DAY OF _____ A.D. 20____ AT ____ O'CLOCK ____ M., IN SAID COUNTY

AND STATE, IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ____ DAY OF _____

20____ A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY _____ DEPUTY

NOTES

1. NOT USED
2. WATER AND SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF AUSTIN.
3. NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
4. ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS MUST BE IN ACCORDANCE WITH CITY OF AUSTIN WATER AND WASTEWATER SYSTEM DESIGN CRITERIA AND SPECIFICATIONS. ALL WATER AND WASTEWATER PLANS MUST BE PRESENTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY FOR REVIEW AND APPROVAL. ALL WATER AND WASTEWATER CONNECTIONS MUST BE INSPECTED BY THE CITY OF AUSTIN.
5. 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.
6. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT ESTABLISHED BY THE REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN, EXCEPT THAT RUN-OFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM SHALL BE DETAINED BY THE USE OF ONSITE PONDING OR OTHER APPROVED METHODS.
7. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS AS NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL.
8. 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 BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL.

SHEET 1 OF 1

DATE: MAY 14, 2015	JOB NO. 14_266
REV. DATE: DEC. 21, 2016	CASE NO. CB-2015-0135.OA