

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2016-0213.0A**Z.A.P. DATE:** 4/18/17**SUBDIVISION NAME:** Noieam Subdivision a Partial Resubdivision of Lot 51 East Travis Hills**AREA:** 4.302 acres**LOT(S):** 1**OWNER/APPLICANT:** Nengnoi Noieam, Sangdaun Noieam, Anuruk Noieam,
Parichart Laochaloenvanich**AGENT:** IT Gonzales Engineers (I.T. Gonzales)**ADDRESS OF SUBDIVISION:** 17097 Pearce Lane**GRIDS:** S-11**COUNTY:** Travis**WATERSHED:** Dry Creek East**JURISDICTION:** 5-Mile
ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** Single Family**ADMINISTRATIVE WAIVERS:** N/A**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on Pearce Lane when improved.**DEPARTMENT COMMENTS:** The request is for approval of the Noieam Subdivision, a Partial Resubdivision of Lot 51 East Travis Hills consisting of 1 single family lot on 4.302 acres. Water provided by Aqua Water Supply Corporation and wastewater will be provided by on site waste water system.**STAFF RECOMMENDATION:** The staff recommends approval of this resubdivision. This plan meets all applicable County, State and City of Austin LDC requirements.**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Sarah Sumner
Email address: sarah.sumner@traviscountytx.gov**PHONE:** 512-854-7687

NOIEAM SUBDIVISION A PARTIAL RESUBDIVISION
OF LOT 51 EAST TRAVIS HILLS

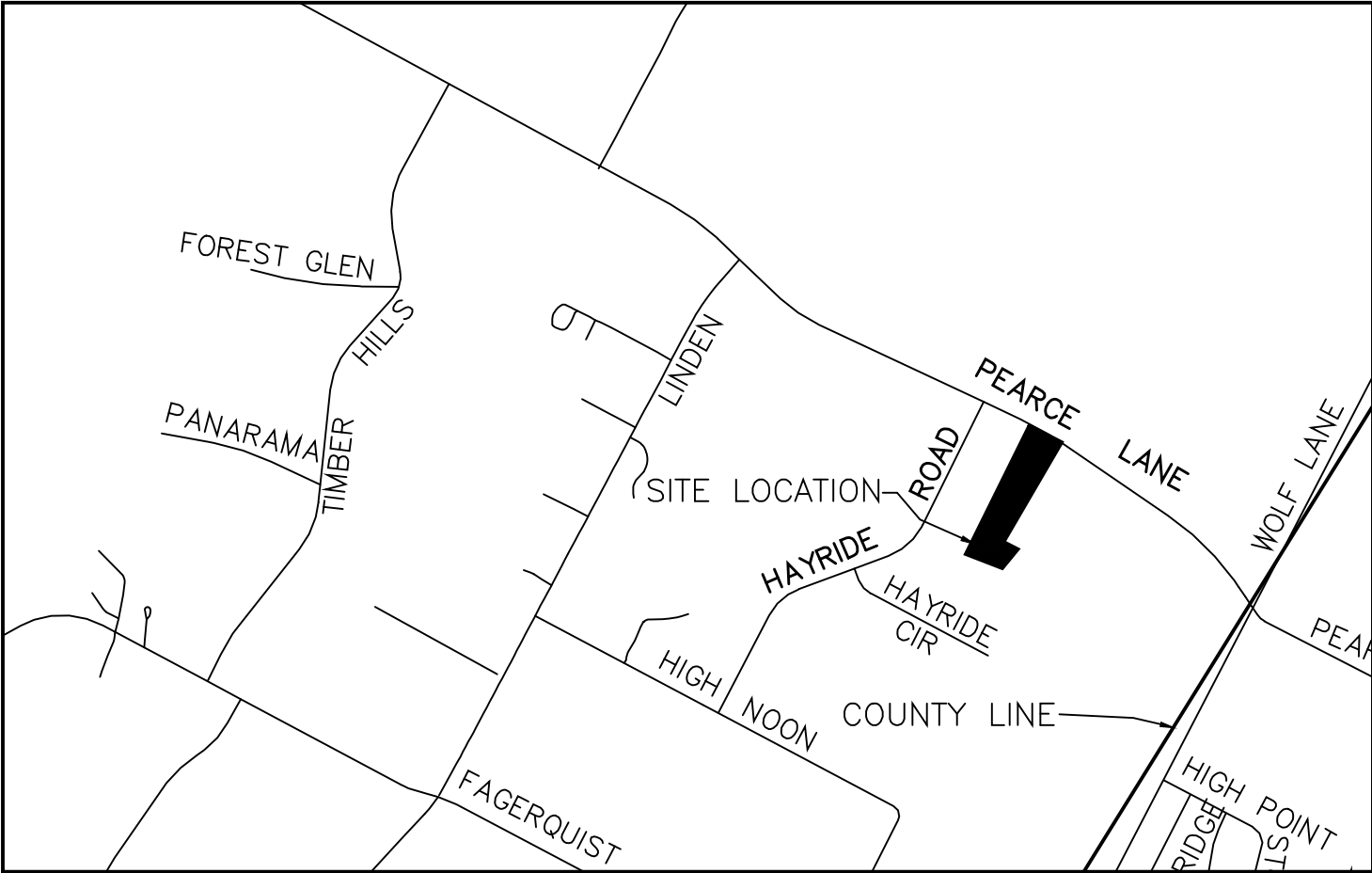
CONSUMER PROTECTION NOTICE
FOR HOMEBUYERS

IF YOU ARE BUYING A LOT OR HOME, IN THIS SUBDIVISION,
YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND LAND
AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS.

THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME.
DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE
THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL
GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF
LAND THAN INSIDE THE CITY LIMITS.

THE SUBDIVISION’S RESTRICTIVE COVENANTS MAY CREATE
PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE
LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR
OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER,
OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR
GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1)
RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT
NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE
SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL
NEIGHBORHOOD.



SHEET 1 OF 4
CASE # C8J-2016-0213.0A

ITG **I T Gonzalez
Engineers**

SURVEYING FIRM REGISTRATION NO. 100573-0
ENGINEERING FIRM REGISTRATION NO. F-3216
3501 MANDOR ROAD AUSTIN, TEXAS 78723
TEL:(512)447-7400 FAX:(512)447-6389

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OF LOT 51 EAST TRAVIS HILLS

TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM PLAT NOTES:

1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE WASTEWATER (SEPTIC) SYSTEM THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
2. THIS SUBDIVISION IS SUBJECT TO ALL THE TERMS AND CONDITIONS OF CHAPTER 48, TRAVIS COUNTY CODE, RULES OF TRAVIS COUNTY, TEXAS FOR ON-SITE SEWAGE FACILITIES. THESE RULES REQUIRE, AMONG OTHER THINGS, THAT A CONSTRUCTION PERMIT BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE CONSTRUCTED, ALTERED, MODIFIED, OR REPAIRED IN THE SUBDIVISION AND THAT A LICENSE TO OPERATE BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE OPERATED IN THE SUBDIVISION.
3. EACH RESIDENTIAL LOT IN THIS SUBDIVISION IS RESTRICTED TO NO MORE THAN ONE SINGLE FAMILY DWELLING PER ACRE.
4. THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

STACEY SCHEFFEL, D.R., #0S0011143
PROGRAM MANAGER,
ON-SITE WASTEWATER, TRAVIS COUNTY TNR

DATE

SURVEYOR’S CERTIFICATION

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF SURVEYING IN THE STATE OF TEXAS; AND THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE SURVEYING PORTIONS THEREOF; AND THAT SAID PLAT COMPLIES WITH TITLE 30 OF THE AUSTIN CITY CODE, AND OTHER APPLICABLE CODES AND ORDINANCES.

WITNESS MY HAND THIS _____ DAY OF _____, 20__.

I.T. GONZALEZ
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2780
IT GONZALEZ ENGINEERS
3501 MANOR ROAD
AUSTIN, TEXAS 78723
(512) 447-7400

ENGINEER’S CERTIFICATION

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS; THAT I PREPARED THE PLAT SUBMITTED HEREWITH; THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF; AND THAT SAID PLAT IS COMPLETE, ACCURATE AND IN COMPLIANCE WITH TITLE 30 CITY OF AUSTIN LAND DEVELOPMENT CODE.

WITNESS MY HAND THIS _____ DAY OF _____, 20__.

I.T. GONZALEZ
REGISTERED PROFESSIONAL ENGINEER NO. 41307
IT GONZALEZ ENGINEERS
3501 MANOR ROAD
AUSTIN, TEXAS 78723
(512) 447-7400

FLOODPLAIN NOTE:

NO PORTION OF THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN WITHIN THE LIMITS OF THE STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM MAP NO. 48453C0640J, DATED JANUARY 6, 2016.

ITG

**I T Gonzalez
Engineers**

SURVEYING FIRM REGISTRATION NO. 100573-0
ENGINEERING FIRM REGISTRATION NO. F-3216
3501 MANOR ROAD AUSTIN, TEXAS 78723
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NOIEAM SUBDIVISION A PARTIAL RESUBDIVISION
OF LOT 51 EAST TRAVIS HILLS

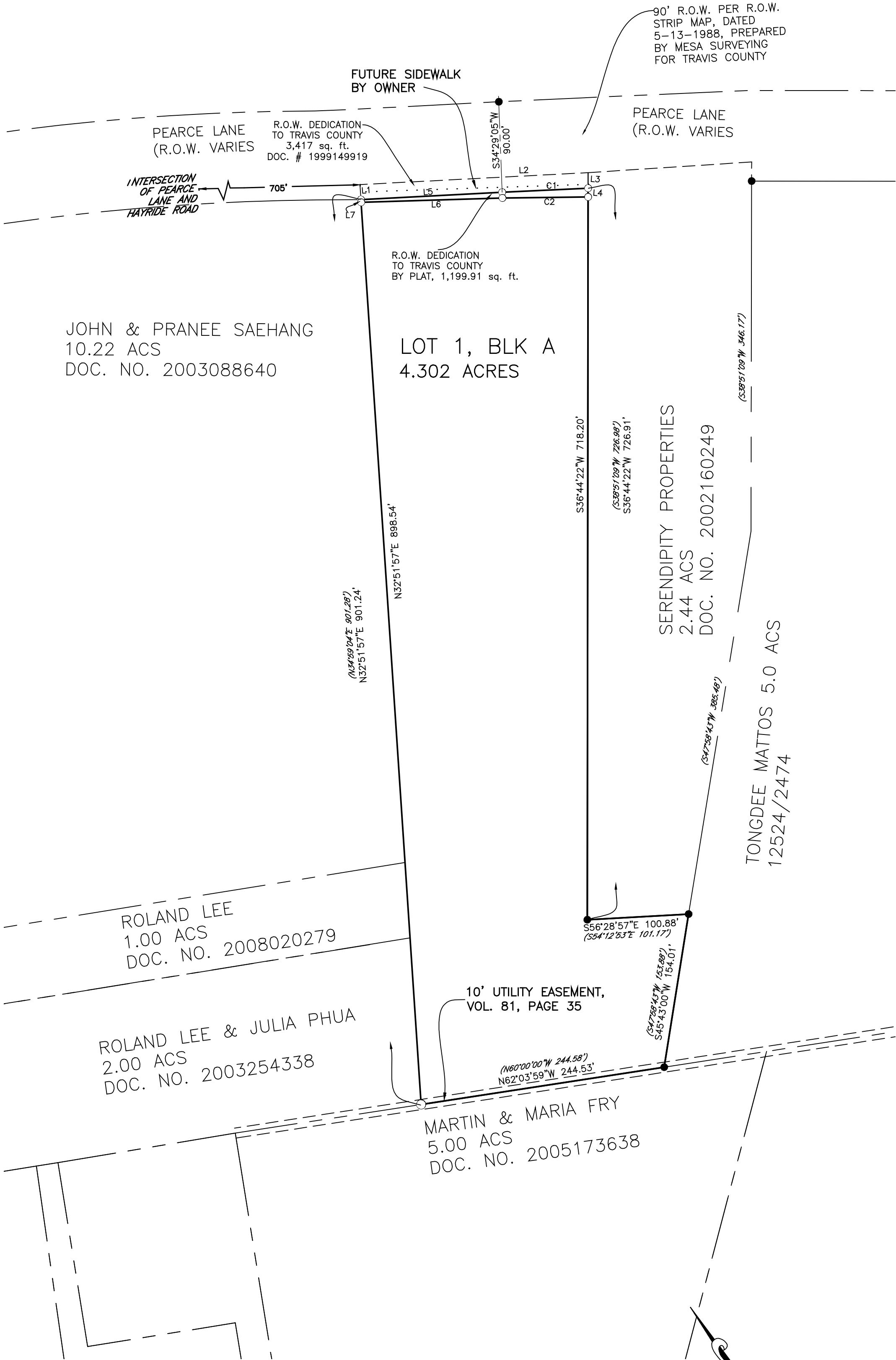
LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	PER RECORD
	1/2" IRON ROD FOUND
	1/2" IRON ROD SET
	FUTURE SIDEWALK BY OWNER

LOT SIZE		
LOT	SQ.FT.	ACRES
1	187,403.36	4.302
TOTAL	187,403.36	4.302

LINE TABLE		
Line	Bearing	Distance
(L1)	(N36°54'44"E)	(15.00')
(L2)	(S52°22'03"E)	(227.39')
(L3)	(S40°41'59"W)	(15.49')
L4	S36°44'22"W	8.72'
L5	S56°19'40"E	140.56'
(L5)	(S52°22'03"E)	(140.56')
L6	S55°05'41"E	140.46'
L7	N32°51'57"E	2.69'

CURVE TABLE			
Chord Direction	Chord Distance	Radius	Length
(C1)	(S52°03'05"E)	(85.81')	(7773.10') (85.81')
C1	S56°00'42"E	85.58'	7773.10 85.58'
C2	S54°00'15"E	85.28'	7766.00 85.28'



NOTE:
THE COORDINATES SHOWN ARE BASED ON
THE TEXAS STATE PLANE COORDINATE SYSTEM,
CENTRAL ZONE, NAD83 (CORS) DATUM. THE
BEARINGS SHOWN ARE GRID BEARINGS.

TREE SURVEY NOTE:
NO TREES WITH TRUNK DIAMETER OF 19"
OR LARGER EXIST ON THE SITE

SHEET 4 OF 4
CASE # C8J-2016-0213.0A

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17097 PEARCE LANE
DEL VALLE, TX 78617

