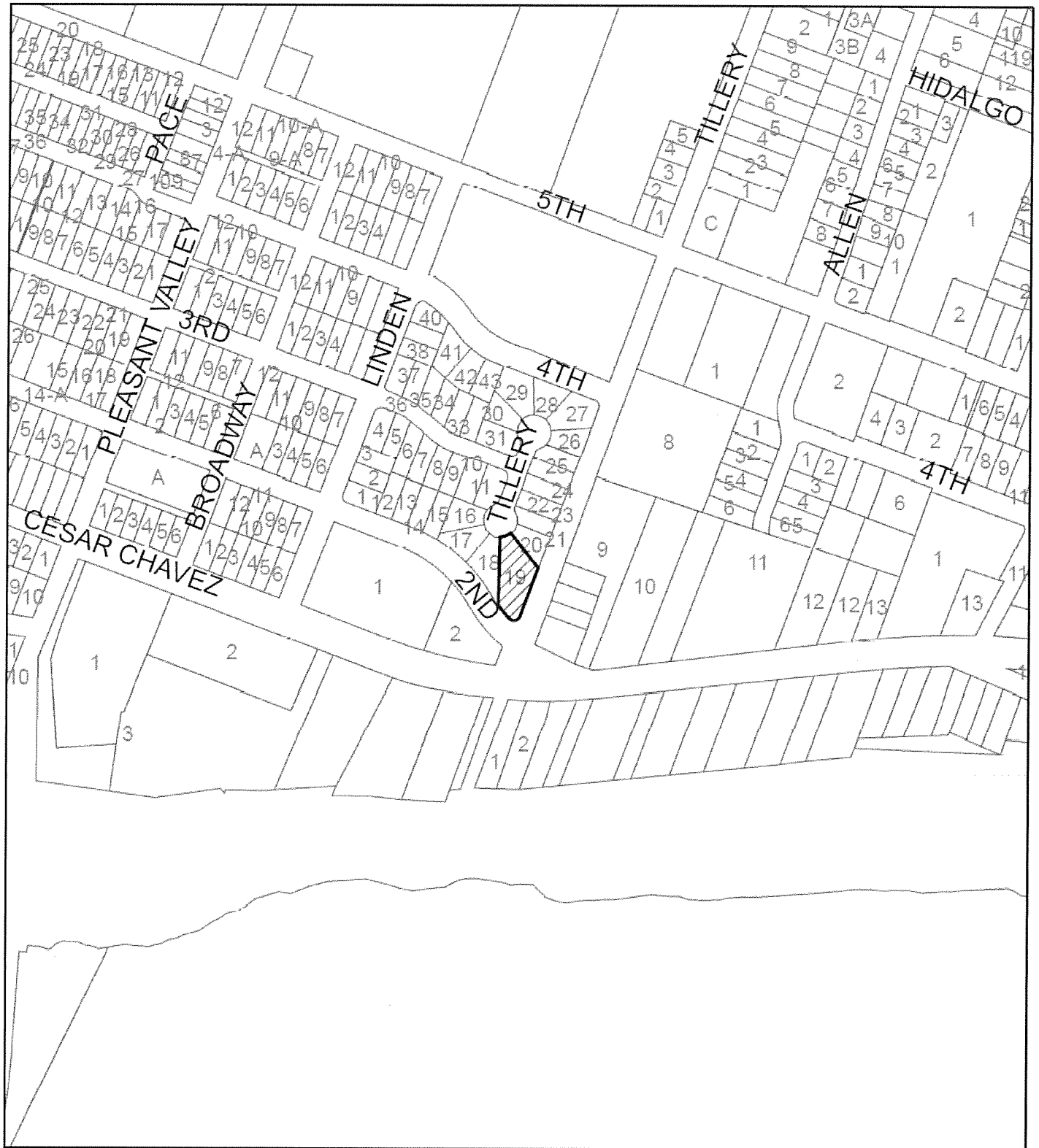


**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2016-0149.0A**P.C. DATE:** July 25, 2017**SUBDIVISION NAME:** Resubdivision of Lot 19, Block A, Tillery Square Subdivision**AREA:** 0.468 acres**LOTS:** 3**APPLICANT:** MX3 Homes, LLC  
(Kyle Cluck)**AGENT:** Southwest Engineers  
(Gabe Hovdey)**ADDRESS OF SUBDIVISION:** 201 Tillery Square**GRIDS:** M-21**COUNTY:** Travis**WATERSHED:** Colorado River**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3-NP**DISTRICT:** 3**PROPOSED LAND USE:** Residential

**DEPARTMENT COMMENTS:** The request is for approval of a resubdivision, namely Resubdivision of Lot 19, Block A, Tillery Square Subdivision. The resubdivision is for one lot into 3 lots on 0.468 acres.

**STAFF RECOMMENDATION:** Staff recommends approval of the resubdivision. This plat meets all applicable Local State and City of Austin Land Development Code requirements.

**PLANNING COMMISSION ACTION:****CASE MANAGER:** Sylvia Limon**PHONE:** 512-974-2767**E-mail:** [Sylvia.limon@austintexas.gov](mailto:Sylvia.limon@austintexas.gov)



Subject Tract



Base Map

CASE#: C8-2016-0149.0A  
ADDRESS: 201 TILLERY SQUARE

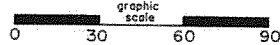
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

# RESUBDIVISION OF LOT 19 BLOCK A TILLERY SQUARE SUBDIVISION

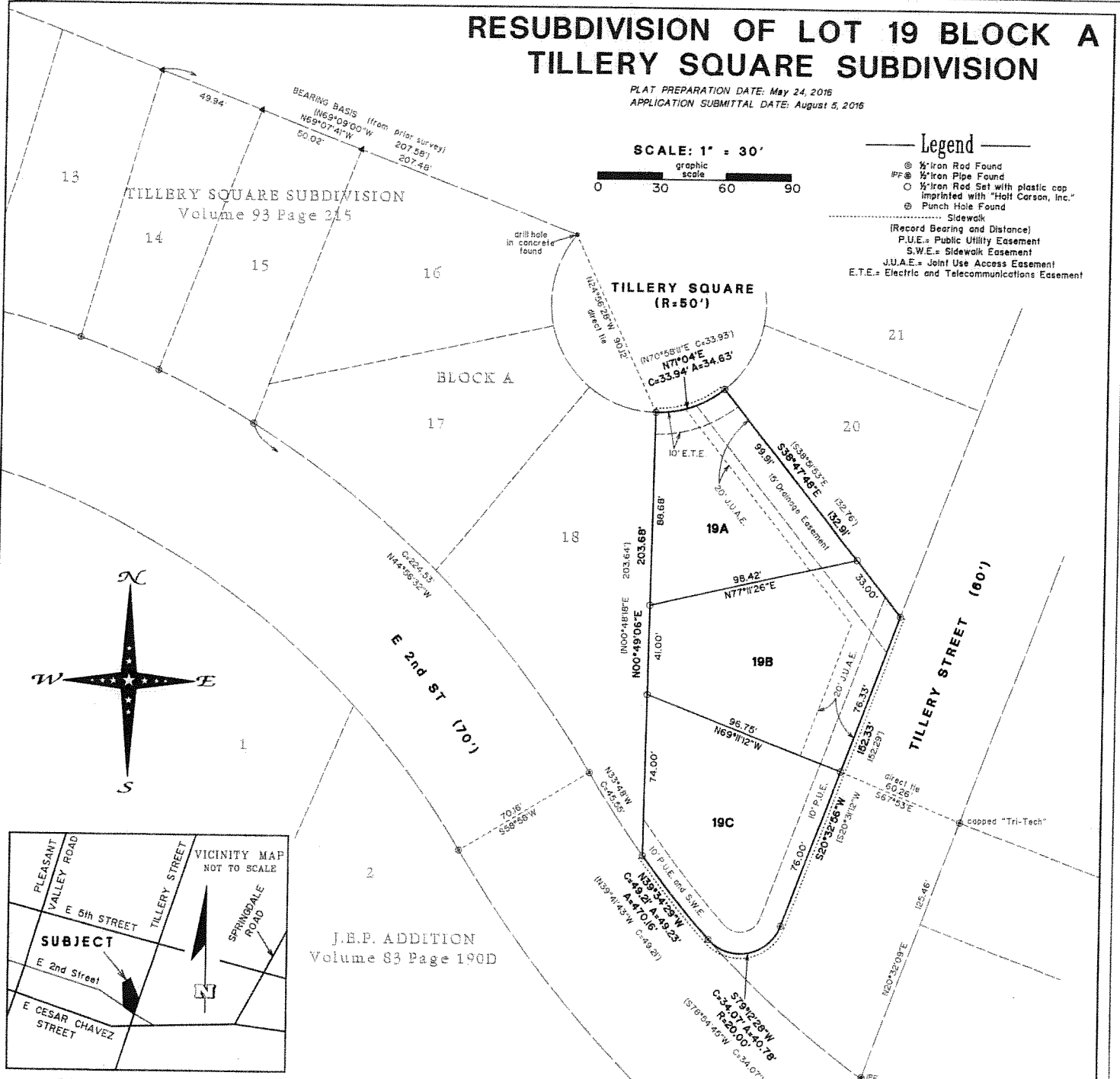
PLAT PREPARATION DATE: May 24, 2016  
APPLICATION SUBMITTAL DATE: August 5, 2016

SCALE: 1" = 30'



## Legend

- ⊙ 1/2" Iron Rod Found
- ⊙ 1/2" Iron Pipe Found
- ⊙ 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- ⊙ Punch Hole Found
- Sidewalk
- (Record Bearing and Distance)
- P.U.E. = Public Utility Easement
- S.W.E. = Sidewalk Easement
- J.U.A.E. = Joint Use Access Easement
- E.T.E. = Electric and Telecommunications Easement



J.E.P. ADDITION  
Volume 83 Page 190D

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS  
KNOW ALL MEN BY THESE PRESENTS

That, MX3 Homes, LLC acting by and through its President, Sal Martinez, owner of all of Lots 19, Block A, Tillery Square Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 93 Page 215 of the Plat Records of Travis County, Texas, as conveyed to it by Warranty Deed recorded in Document No. 2016079496 of the Official Public Records of Travis County, Texas, 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 lots in accordance with the attached map or plat shown hereon to be known as

## RESUBDIVISION OF LOT 19 BLOCK A TILLERY SQUARE SUBDIVISION

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 \_\_\_\_

Sal Martinez President of  
MX3 Homes, LLC  
1703 W. Koenig Lane  
Austin, Texas 78756

## LOT SUMMARY

Number of Lots = 3

LOT 19A = 5,768 Square Feet

LOT 19B = 7,544 Square Feet

LOT 19C = 7,076 Square Feet

TOTAL AREA = 20,388 Square Feet

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the \_\_\_\_ day of \_\_\_\_\_, A.D., 2017, did personally appear Sal Martinez, 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 \_\_\_\_\_

# RESUBDIVISION OF LOT 19 BLOCK A TILLERY SQUARE SUBDIVISION

This subdivision is located in the Full Purpose Jurisdiction of the City of Austin  
this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

PLAT PREPARATION DATE: May 24, 2016  
APPLICATION SUBMITTAL DATE: August 5, 2016

AUTHORIZED for record by the Director, Development Services  
Department, City of Austin, County of Travis, 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, on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

Stephen Oliver Chair James Sheeh Secretary

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I, Dana DeBeauvoir, 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 \_\_\_\_\_, 2017, A.D., at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and duly recorded  
on the \_\_\_\_\_ day of \_\_\_\_\_, A.D., at \_\_\_\_\_ o'clock \_\_\_\_\_ M. in the Official  
Public Records of said County and State in Document No. \_\_\_\_\_  
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID  
COUNTY this the \_\_\_\_\_ day of \_\_\_\_\_, 2017, A.D.

DANA DEBEAUVOR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: \_\_\_\_\_  
Deputy

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I do hereby certify that the engineering work being submitted herein complies with all  
provisions of the Texas Engineering Practice Act, including Section 131.152(e), I hereby  
acknowledge that any misrepresentation regarding this certification constitutes a violation  
of the Act, and may result in criminal, civil and/or administrative penalties against me as  
authorized by the Act. This plat complies with Chapter 25 of the City of Austin Land Development Code.

No portion of this subdivision is within the boundaries of the 100-year flood plain (Zone X)  
according to the Federal Flood Administration FIRM panel 48453C 0465 J, dated January 6, 2016.

*Miguel Gonzalez Jr.*  
Miguel Gonzalez, Jr. P.E. 95681  
SOUTHWEST ENGINEERS, INC.  
142 Cimarron Loop  
Buda, Texas 78610  
(512) 312-4336



THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I, Holt Carson, am authorized under the laws of the State of Texas to practice the  
profession of surveying and hereby certify that this plat complies with Chapter 25 of the Austin City  
Code, and is true and correct and was prepared from an actual survey of the property made by  
me or under my supervision on the ground.

Holt Carson  
Registered Professional Land Surveyor No. 5166  
HOLT CARSON, INC.  
1904 Fortview Road Austin, Texas 78704  
(512)-442-0990

Date

## 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.

## NOTES:

1. No lot shall be occupied until the structure is connected to the City of Austin water and wastewater utility system.
2. 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.
3. The landowner is responsible for providing the subdivision infrastructure, including the water and wastewater utility improvements.
4. Building Setback Lines shall be in conformance with the City of Austin Zoning ordinance requirements.
5. No buildings, fences, landscaping, or other obstructions are permitted in drainage easements except as approved by the City of Austin.
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 vacation or replating may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements.
7. Prior to any development on any lot, a drainage plan must be submitted to and approved by the City of Austin.
8. All streets, drainage, sidewalks, erosion controls, and water and wastewater lines are required to be constructed and installed to City of Austin Standards.
9. Austin Energy has the right to cut and trim trees and shrubbery and remove obstructions to the extent necessary to keep the easements clear of obstructions. Austin Energy will perform all tree work in compliance with Chapter 25-8, Subchapter B of the City of Austin Land Development Code.
10. The owner/developer of this subdivision/lot may provide Austin Energy with any easement and/or access required for the installation and ongoing maintenance of overhead and underground electric facilities within or along the perimeter of this subdivision/lot. These easements/access are required to provide electric service to the buildings and will not be located as to cause the site to be out of compliance with the City of Austin Land Development Code.
11. 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 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.
12. 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 standards may be just cause for the City of Austin to deny applications for certain development permits including building permits, site plan approvals and/or certificates of occupancy.
13. 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: E 2nd St, Tillery Street and Tillery Square. 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.
14. 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.
15. 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 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.
16. A fee-in-lieu of parkland dedication has been paid for 5 dwelling units due to SF-3 zoning.
17. Motor vehicle access to and from E 2nd ST is hereby prohibited for Lot 19C.
18. All restrictions and notes from the previous existing subdivision, Tillery Square Subdivision, as recorded in Volume 93 Page 216, Travis County Plat Records, shall apply to this resubdivision plat.
19. All electric easements must be shown on all plan sheets, left clear for electric use and maintenance on a 24/7 basis in perpetuity and maintain necessary clearances from any proposed structures, vegetation, etc at all times. Necessary clearance information (AE, OSHA, NESC, and NEC) may be found in Austin Energy's Design Criteria Manual -- Section 15.3.9. The manual is available on Austin Energy's website under contractors/electric service design and planning.
20. Austin Fire Department and pedestrian access shall be maintained from 2nd Street and Tillery Street. A fence adjacent to Tillery Street or 2nd Street shall have a maximum fence height of 4 feet and provide a pedestrian gate for each lot.
21. Participation in the Regional Stormwater Management Program was granted for this subdivision on May 30, 2017 by the City of Austin Watershed Protection Department, Office of the Director. (RSMP Case No. [COLIRS-2017-0011R])