

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2017-0066.0A

ZAP/PC DATE: Apr 24, 2018

SUBDIVISION NAME: Wheless Subdivision

AREA 0.482 ac

LOT(S): 3

OWNER: We Rehab, LLC

AGENT/APPLICANT: Gracie Luna Ward

ADDRESS OF SUBDIVISION: 2501 Wheless Lane

WATERSHED: Fort Branch

EXISTING ZONING: SF-3-NP

NEIGHBORHOOD PLAN: Windsor Park

PROPOSED LAND USE: Single Family

DEPARTMENT COMMENTS: The request is for approval of the Wheless Subdivision, composed of 3 lots on 0.482 acres.

STAFF RECOMMENDATION: The staff recommends approval of the plat as it meets all applicable State and City of Austin LDC requirements.

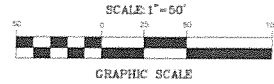
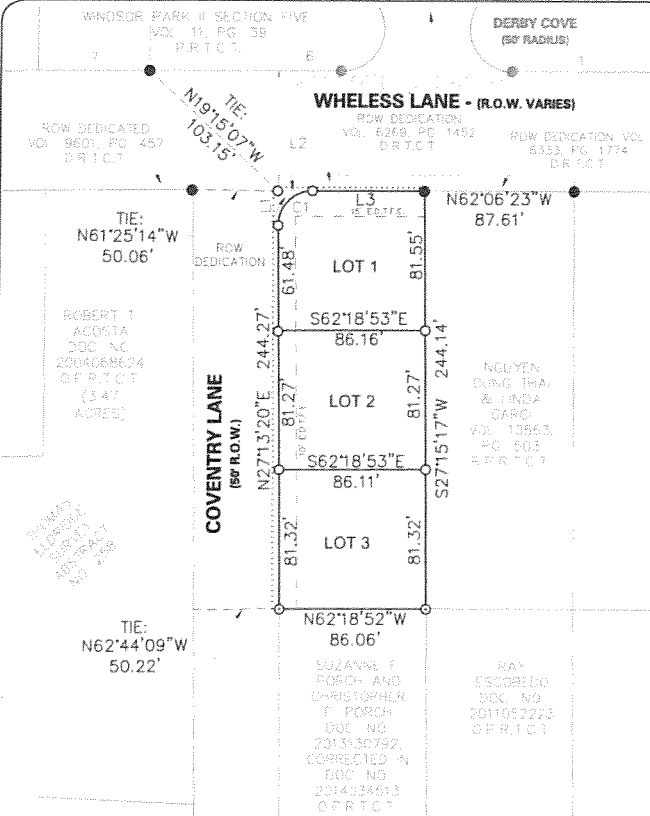
PLANNING COMMISSION ACTION:

CASE MANAGER: Jeremy Siltala

PHONE: 512-974-2945

EMAIL: jeremy.siltala@austintexas.gov

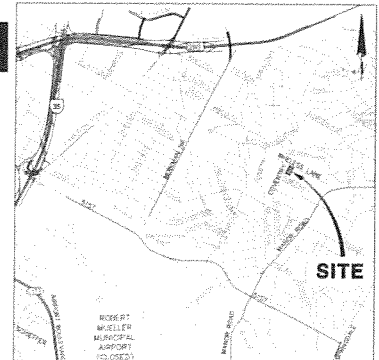
FINAL PLAT OF WHEELS SUBDIVISION



Surveyor's Note:
Bearings shown hereon are based on Texas State Plane Coordinate System, Geographic Zone (FIPS Code 4203), NAD 83, Grid Coordinates & Grid North.

LOT	AREA (SQ. FT.)	AREA (ACRES)
1	6945	0.159
2	7000	0.161
3	7000	0.161
ROW CONVERTED	88	0.002
TOTAL	21,033	0.483

LEGEND	
1	5' (OFF) ROW NOT FOUND
2	5' (ON) ROW NOT SET "ATS ENGINEERS"
3	5' (ON) ROW NOT SET "ATS ENGINEERS"
RECORD INFORMATION	
R.O.W.	RIGHT OF WAY
SEAL	SEAL
PROPOSED OR EXISTING	PROPOSED OR EXISTING
OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS
REAL PROPERTY RECORDS TRAVIS COUNTY TEXAS	REAL PROPERTY RECORDS TRAVIS COUNTY TEXAS
PLAT RECORDS TRAVIS COUNTY TEXAS	PLAT RECORDS TRAVIS COUNTY TEXAS
WATER RECORDS TRAVIS COUNTY TEXAS	WATER RECORDS TRAVIS COUNTY TEXAS
RECORD INFORMATION TRAVIS COUNTY TEXAS	RECORD INFORMATION TRAVIS COUNTY TEXAS



VICINITY MAP

Not To Scale

LINE DATA TABLE	
LINE	DISTANCE
1	100.00
2	100.00
3	100.00
4	100.00
5	100.00

CURVE DATA TABLE	
CURVE	LENGTH
1	100.00
2	100.00
3	100.00
4	100.00
5	100.00

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THIS THE ____ DAY OF ____, 20__ AD.

CHAIR SECRETARY

COUNTY CLERK'S CERTIFICATION:

STATE OF TEXAS,
COUNTY OF TRAVIS,
I, DANA DEBEAUVIOL, 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 ____, 20__ A.D. AT ____ O'CLOCK ____ M., DULY RECORDED ON THE ____ DAY OF ____, 20__ A.D. AT ____ O'CLOCK ____ M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER ____ OFFICIAL RECORDS OF TRAVIS COUNTY. WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ____ DAY OF ____, 20__ A.D.

DANA DEBEAUVIOL, COUNTY CLERK
TRAVIS COUNTY, TEXAS

NOTES:

- PUBLIC SIDEWALKS BUILT TO THE CITY OF AUSTIN STANDARDS ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. WHEELS LANE AND COVENTRY LANE. 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.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- 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.
- ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES AREA REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 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.
- 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 OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THE SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 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.
- 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 TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATES OF OCCUPANCY.
- THE WATER AND WASTEWATER UTILITY SYSTEM 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.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- 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.
- 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.
- A FEE-IN-LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 5 RESIDENCES. NO FEE WAS CHARGED FOR THE EXISTING RESIDENCE.
- THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED ____, 20__, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOC# ____ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS TEXAS.

OWNER'S CERTIFICATION

STATE OF TEXAS,
COUNTY OF TRAVIS,
KNOW ALL MEN BY THESE PRESENTS,
THAT WE REHAB, LLC, BEING THE OWNER OF 0.482 ACRE OF LAND OUT OF THE THOMAS ELDRIDGE SURVEY, ABSTRACT NO. 258, TRAVIS COUNTY, TEXAS, AS CONVEYED TO IT BY DOC. NO. 2016038572, AND FURTHER DESCRIBED IN DOC. NO. 2016038574, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, ACTING BY AND THROUGH ITS AGENT,
SAID TRACT HAVING BEEN APPROVED FOR SUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212 OF THE LOCAL GOVERNMENT CODE, DO HEREBY SUBDIVIDE SAID 0.482 ACRE OF LAND, ACCORDING TO THE ATTACHED MAP OR PLAT SHOWN HEREON, TO BE KNOWN AS WHEELS 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 ____ DAY OF ____, 20__

_____, AGENT FOR WE REHAB, LLC
1306 ROMERIA DR.
AUSTIN, TX 78757

STATE OF TEXAS,
COUNTY OF TRAVIS,
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS OWNER OF THE PROPERTY DESCRIBED HEREON.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINTED NAME: _____

DATE NOTARY COMMISSION EXPIRES: _____

WITNESS MY HAND THIS ____ DAY OF ____, 20__

ENGINEER'S CERTIFICATION

I, HUNTER SHADBURN, AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING UNDER THE LAWS OF THE STATE OF TEXAS, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CHAPTER 25 OF THE AUSTIN LAND DEVELOPMENT CODE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF A DESIGNATED SPECIAL FLOOD HAZARD AREA OR THE 100 YEAR FLOODPLAIN AS SHOWN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0470K FOR TRAVIS COUNTY, TEXAS, DATED 01-6-2016.

HUNTER SHADBURN P.E.
TSPE NO. 74382
AUSTIN CIVIL ENGINEERING
4910 WEST HIGHWAY 290,
AUSTIN, TX 78735

SURVEYOR'S CERTIFICATION

I, PAUL UTTERBACK, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 25, 1999 OF THE AUSTIN LAND DEVELOPMENT CODE, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL SURVEY, MADE UNDER MY SUPERVISION PERFORMED ON THE GROUND, OF THE PROPERTY.

PAUL UTTERBACK
R.P.L.S. NO. 5738

SURVEYED BY:
ATS ENGINEERS, INSPECTORS & SURVEYORS
4910 WEST HIGHWAY 290, AUSTIN, TX 78735
(512) 328-6995

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL JURISDICTION OF THE CITY OF AUSTIN ON THIS THE ____ DAY OF ____, 20__

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, TEXAS, ON THIS THE ____ DAY OF ____, 20__ AD.

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

PLAT PREPARATION DATE

1/12/2017

REV. 7/26/2017 &

9/5/2017

REV. 10/19/2017 &

12/5/2017

PLAT SUBMITTAL DATE

3/29/2017

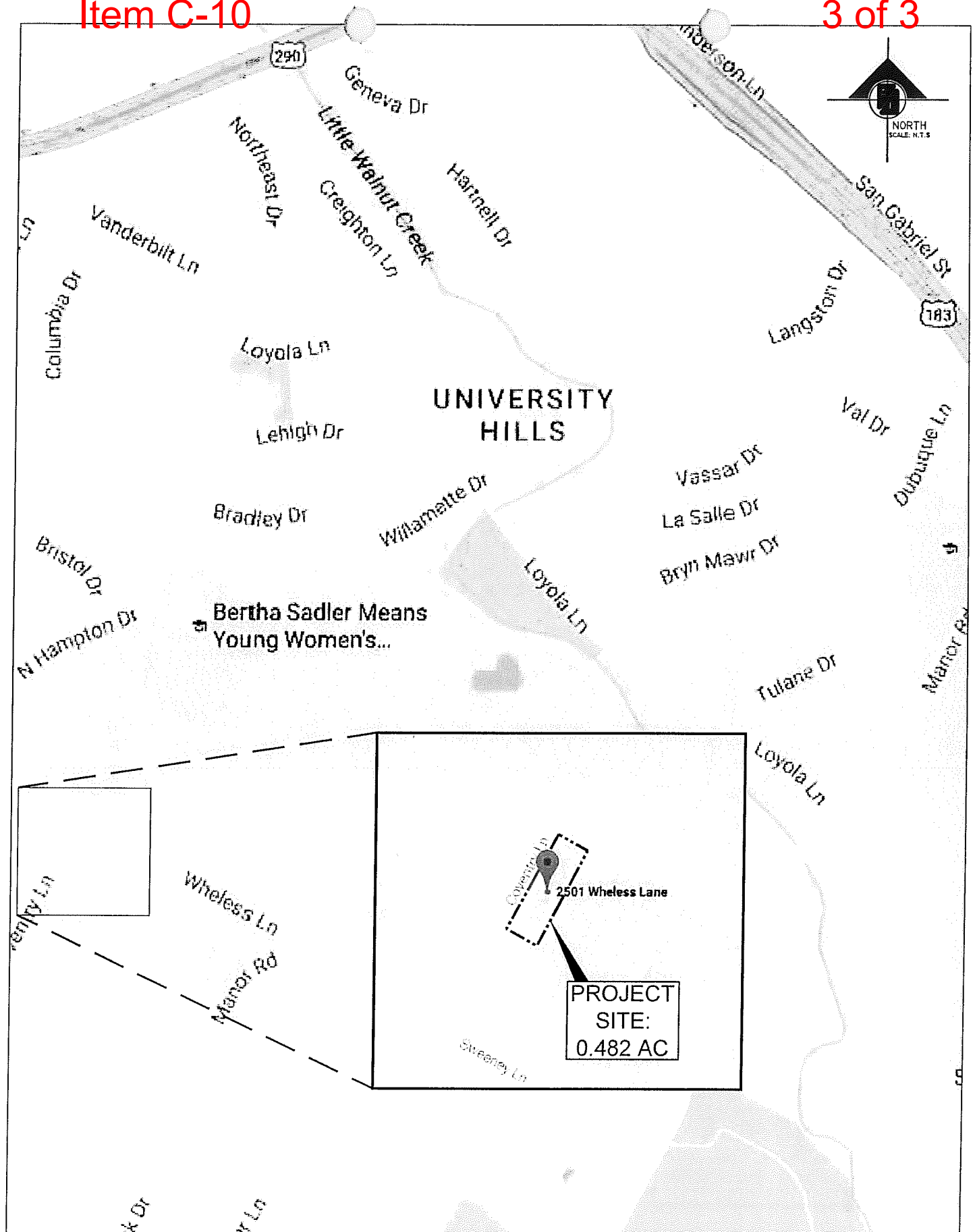
elien meritt's
ATS
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Inspectors
& Surveyors
www.ats-engineers.com
4910 West Hwy 290
AUSTIN, TEXAS 78735
(512) 328-6995
FAX: (512) 328-6996

Procedural Note: This form is to be used for all plats submitted to the City of Austin for record. The City of Austin will not accept a plat for record if it is not properly completed.

Plat # 10171500
Plat # 10171500

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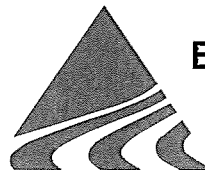


VICINITY
MAP

2501 WHELESS LANE

2501 WHELESS LANE
AUSTIN, TEXAS 78723

N.T.S.



**AUSTIN CIVIL
ENGINEERING, INC.**

TBPE FIRM # F-001018
2708 SOUTH LAMAR BLVD., Ste. 200A
AUSTIN, TEXAS 78704
PH: (512) 306-0018