Item C-09 1 of 3

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2017-0113.0A

P.C. DATE: July 24, 2018

SUBDIVISION NAME: Resubdivision of Lot 5 Block 12 Habicht Addition Of Outlot 34

Division B

AREA: 0.18 acres

LOTS: 2

APPLICANT: Chester J. Shiu /

AGENT: Civilitude Engineering

(Fayez Kazi)

ADDRESS OF SUBDIVISION: 2208 E. 14th Street

John Chen

WATERSHED: Boggy Creek

COUNTY: Travis

EXISTING ZONING: SF-3-NP

JURISDICTION: Full Purpose

NEIGHBORHOOD PLAN: Chestnut – Cottage Infill Option

PROPOSED LAND USE: Single Family

VARIANCE: none

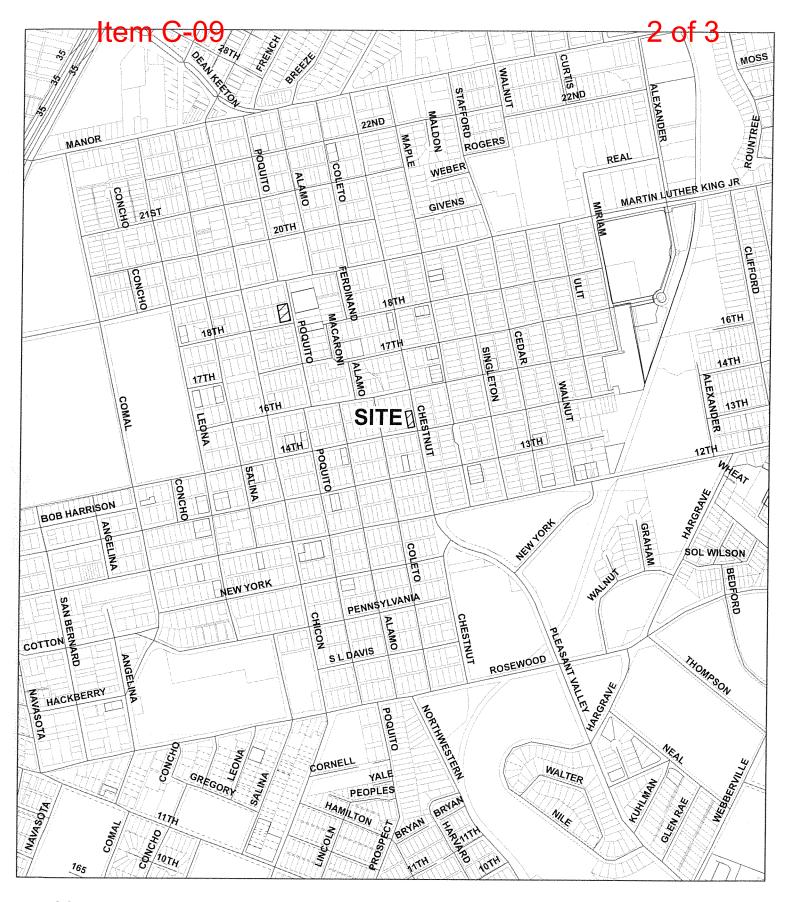
STAFF RECOMMENDATION: Staff recommends approval of the final plat, the plat meets all applicable State and City of Austin Land Development Code requirements.

<u>DEPARTMENT COMMENTS</u>: The request is for the approval of the Resubdivision of Lot 5 Block 12 Habicht Addition of Outlot 34 Division B composed of 2 lots on 0.18 acres. The applicant proposes to subdivide the property for residential uses. The developer will be responsible for all cost associated with required improvements.

CASE MANAGER: Cesar Zavala

PHONE: 512-974-3404

E-mail: cesar.zavala@austintexas.gov





CASE#: C8-2017-0113.0A ADDRESS: 2208 E. 14TH STREET

PROJECT: RESUBDIVISION OF LOT 5 BLOCK 12

HABICHT ADDITION OUTLOT 34 DIVISION B

CASE MANAGER: CESAR ZAVALA

CIVILITUDE (TBPE FIRM# 12469)
1210 ROSEWOOD AVENUE
AUSTIN, TEXAS 78702

FAYEZ S. KAZI
REGISTERED PROFESSIONAL ENGINEER NO. 96489
DATE

ND PORTION OF THIS SUBDIVISION IS WITHIN THE BOUNDARKS OF THE 100-YEAR FLOODPLAIN AS DELIMENTED ON THE TOOD INSURANCE RATE MAY FOR TRANS COUNTY, TEXAS AND INCOMPORATED RATEA, MAP NO. 48453C04651, RENSED JANUARY 6, 2016.

FAREZ S. KAZI, A REGISTRED PROFESSONAL BIONEER IN THE STATE OF TEXAS, HERRY CERTIFY THAT PROPERE FUNCHERING CONSIDERATION HAS BEEN ORDAN OF THIS PLAT AND HERREY CERTIFY THAT HE EMORMERING PORTIONS OF THIS PLAT COURTLY WITH CHAPTER 25 OF THE AUSTIN CITY CODE. AS INCLUDING PROPERTY OF THE AUSTIN CITY CODE. AS INCLUDING PROPERTY OF THE AUSTIN CITY CODE. AS

PROBECK LAND SURVEYORS. PO BOX 550695 DALLAS, TEXAS 75355

LARRY A. PROBECK, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5187
DATE

I JURRY A PROBECK, MA AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERRY THAT THIS PLAT COMPLES WITH CLARPINE 25 OF THE AUSTIN CUTY CODE AS MENDED, AND IS TRUE AND CORRECT OF THE BEST OF MY ABULTY, AND MAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERWISON ON THE GROUND

BLOCK 12 HABICHT OF OUTLOT 34 RESUBDIVISION OF LOT N OF LOT 5 ICHT ADDITION DIVISION B

A SUBDIVISION 0.1791 ACRE OF LAND LOCATED IN THE LOT 5 BLOCK 12 HABICHT ADDITION OF OUTLOT 34 DIVISION B

KNOW ALL MEN BY THESE PRESENTS:

THAY, CHESTER I, SHU AND JOHN CHEN, BEING DWEER OF A 0.1781 AGRE OF LAND LOCATED IN LOT 5 BLOCK IS HAND JOHN OF THE OFFICIAL PROBLEM IN TRANS COUNTY, ITEXAS, A SUBBINISMO OF RELOOD UND IN 17 HE OFFICIAL PLUBLIC RECORDS OF TRANS COUNTY, ITEXAS, COUNTY, OF SUBBINISMO OF RELOOD UND IN 17 HE OFFICIAL PROBLEM IN 18 HE OFFICIAL PROBLE

STATE OF TEXAS. \$ COUNTY OF TRANS. \$ BETORE MC., THE UNDERSONED AUTHORITY, PERSONALLY APPEARED CHESTER J. SHUL KNOWN TO MC. THE THE CHESTER MINUSE HAME IS SUBSCIEDED TO THE FORCIONE INSTRUMENT AND ACKNOWN TO MC. THE PURPOSES AND CONSIDERATION THEREIN STATED. NOTARY PUBLIC, STATE OF TEXAS	CHESTER J. SHUJ 603 DAWS STREET, UNIT 1708 AUSTRI, TEXAS 78701	WINESS MY HAND, THIS THEDAY OF
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PRINT NOTARY'S NAME WINESS MY HAND, THIS THE DAY OF 2017, A.D

REFORE M. THE INDERSONED AUTHORITY PRESONALLY APPEARSD, DAN CHEN, KNOMEN DE ME TO BE THE PRESON MOSE AMME IS SUBSCIPEDED TO THE FORCEONEN INSTRUMENTA MON ACCOUNTING TO ME TO BE THAN HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED AND IN THE CAPACITY THERBUS STATED.

JOHN CHEN, 603 DAVIS STREET, UNIT 1708 AUSTIN, TEXAS 78701

20. ĕ ERTHELATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY COMMETIDINS BY THE CONTENHING BODY OR UTILITY COMPANY.

BUILTY COMPANY.

ALL ELECTRIC EASEMENTS MUST BE SHOWN ON ALL PLAN SHETES, LEFT CLAR FOR ELECTRIC USE.

AND MANTENANCE ON A 24/7 BASE BY PERPETUITY AND MANTANY RECESSARY CLARANCE SHOWN.

ANY PROPOSED STRUCTURES, VECETATION, ETC AT ALL TIMES, NECESSARY CLARANCE INFORMATION, (AC. OSHA, NEED, A REC) MAY BE FOUND IN MISTIRE BERBOYS DESIGN GRITERIA MANUAL, — SECTION

15.3.9. THE MANUAL IS AMAUSEE ON AUSTIN EMBROYS WEBSTIE UNDER CONTRACTORS / ELECTRIC SHOWED DESIGN AT PLANMING.

WARTER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND

EDEALORMENT OF THE MANUAL IS ANSWERD.

DURST JENNIFER

(0.1791 AC) DOC.NO. 2005009881 0.P.R.T.C

ST PAUL PRIMITIVE

BAPTIST CHURCH

(0.1791 AC)

ST PAUL PRIMITIVE

BAPTIST CHURCH

(0.1791 AC)

JOHNSON BETTY (0.1423 AC) 0.0.2003034848 DOC. NO. 2003034848

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SCALE

NOTARY PUBLIC, STATE OF TEXAS

ORINI NOTARY'S NAME OF COMMISSION EXPIRES

BEARING BASIS NOTE:

SET 1/2" IRON ROD PROPOSED SIDEWALK EASEMENT BOUNDARY

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN

J. RODNEY GONZALES, DIRECTOR DEVELOPMENT SERVICES DEPARTMENT ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING TEXAS, ON THIS, THE DAY OF COMMISSION 20___ A.D. 육

THE CITY OF AUSTIN,

CORRAL NOTES.

IN OLOT SHALL BE OCCUPED UNTO THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND MASTEWATER UNITY SYSTEM SERVING THIS SUBDIVISION HUST BE IN ACCIDIANCE WHI HE CITY OF AUSTIN UTILITY DESIGN CONTENT. HE WATER AND WASTEWATE INTO THE CONSTRUCTION HE WASTE BE REVERDED AND APPROVED BY AUSTIN WHERE ALL WASTE AND WASTEWATE DONSTRUCTION HE WASTE IN THE CONSTRUCTION OF AUSTIN. HE LINCOMMER MUST PAY THE CITY INSPECTION FIE AT THE CONSTRUCTION OF AUSTINATION OF SUBDIVISION HEROPACHALTS WHICH COMPS WHITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF SUBSTRUCTION OF REPLANTING WATER PAYERS AND ACKNOWLEDGES THAT PAY A THE AUSTINATION OF REPLANTING WATER POWERS OF THE OWNER O

O.P.R.T.L.

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AUSINE RERGOY HAS. THE RIGHT TO PRIVIE AND/OR RELAYS. TREES, SHRIBBERY AND OTHER PERFORMANCE THE CASHANCE THE CASHANCE AND OTHER PERFORMANCE AND THE CHIEF OF THE CASHANCE CLARK AUSINE RERECTION OF THE OWNER SHALL BE RESPONSIBLE FOR INSTALLAND OF TEMPORARY EROSON. CONTROL. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLAND OF TEMPORARY EROSON. CONTROL. THE OWNER SHALL BE RESPONSIBLE FOR MAY RECEIVED AND THE THE CHIEF OF THE CASHANCE FOR MAY RECEIVED AND THE CHIEF OF THE CHIE

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R TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.

PUBLIC SURFAUKS, BUILT TO DITY OF MUSTIN STANDARDS. AND REQUIRED ALONG THE FOLLOWING STREETS, AND AS SORWING BY A LODGED LINE OF THE PLACE OF THE TOTAL CONSTRUCT. THE REQUIRED SURFAUKS, SHAPL BE IN PLACE PRIOR TO THE TOTAL BRING STREET AND AS SORTION THE REQUIRED SURFAUKS, SHAPL BE IN PLACE PRIOR TO THE TOTAL BRING STREET HALDER TO CONSTRUCT THE REQUIRED SURFAUKS. SHAPL BE IN PLACE PRIOR TO THE CONSTRUCT THE STREET HALDER STREET HAS SHAPL BEING THE CONSTRUCT BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BOOY OR UTILITY.

STATE OF TEXAS BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD-83.

OF SAID COUNTY AND STATE IN DOCUMENT O'CLDCK M.
NO. TO STATE IN DOCUMENT OF TRANS
COUNTY, TEXAS. I, DAMA DEERAWORR, CLERK OF TRAMS COMMY, TEXAS DO HEREN CERTIFY HAT THE FORECOME UNEXTHENEY OF WRITING RECORD BN WY OFFICE ON HE DAY OF CLORK MA, AND DULY RECORDED ON HE AD. A TAY OF COMMY MA, AND DULY RECORDED ON HE AD. A TAY OF COMMY MAD THE ADMAN OF THE ADMAN OF

WITNESS MY HAND AND SEAL OF OFFICE OF OF SAID COUNTY THE ______ DAY OF ______ 20___ A.D. DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, THE COUNTY CLERK TEXAS

SCARUFFI LOUIS OUTLOT 34 DIVISION B (0.1791 AC) HABICHT ADDITION OF OUTLOT 34 DIVISION B VOLUME 1, PAGE 42 PLAT DOC NO. 2002001036 O.P.R.T.C RADEKA C LEE ANN CITY OF AUSTIN (0.634 AC) (0.634 AC) 0.02102305 NO. 2002102305 0.P.R.T.C. (0.1791 AC) APDITION OF DOC. NO. 2002160152 O.P.R.T.C. 14TH & CHESTNUT CONDOMINIUMS S78' 47' 551'E LOT 2 1 10 떠 14TH STREET 10' ELECTRIC EASEMENT EUNEVA TUNTSEHO N11'_32' 37.2°E 65.4 79.1 10' ELECTRIC EASEMENT FLOURNOY PROPERTIES II LTD (0.0669 NBO. . ROW HEREBY ! 58' 11.58°E HEATH THOMAS MATTHEW & (0.1148 AC) 0.2009114363 0.P.R.T.C. C GLENWOOD ADDITION P.R.T.C SHAW KRISTINE SUZANNE (0.1148 AC) DOC. NO. 2002045919 ppc. NO. 2014109010

FLOURNOY PROPERTIES II LTD

(0.1148 AC)

AC)

O.P.R.T.C.

SERENDIPITY PROPERTIES INC (0.1483 AC) DOC. NO. 2009093688

O.P.R.T.C.

OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
PLAT RECORDS OF TRAVIS COUNTY
RIGHT—OF—WAY
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FOUND 1/2 REBLA
BENCHAARN
BENCHAARN
SET 1/2" RON ROD
SET 1/2" RON ROD F AREA TABLE SO, FT. ANTAS VICINITY MAP APPLICATION SUBMITTAL DATE: 1814 (NOT TO SCALE) J

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5187

PROBECK LAND SURVEYORS PO BOX 550695 DALLAS, TEXAS 75355 PHONE (214)549-5349

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FIRM REGISTRATION NO. 10042600

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C.O.A. CASE # CB-2017-0113.04