

# RESUBDIVISION OF LOT 5, LOT 4 AND A PORTION OF LOT 3 BLOCK 16 J.H. PATTERSON SUBDIVISION

Plat Preparation Date: October 5, 2017  
Application Submittal Date: November 17, 2017

SCALE: 1" = 30'

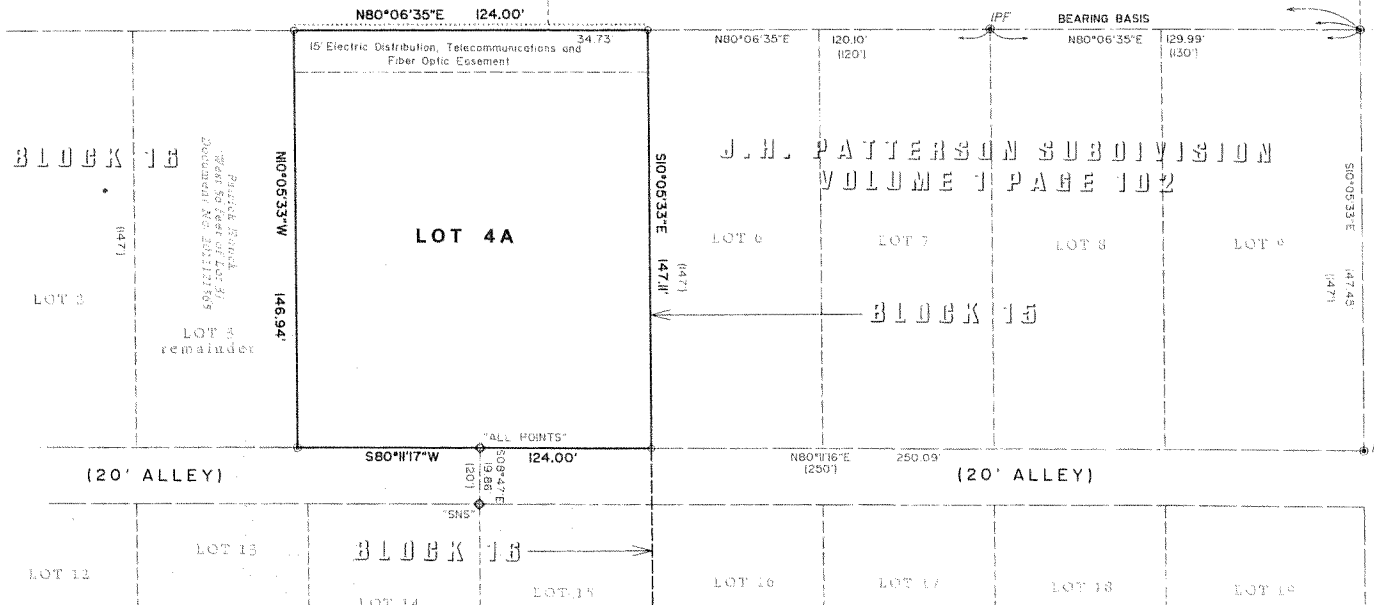
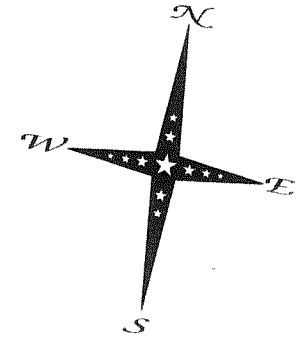


2014 Austin East 12th Street LP  
Plat No. 2014047499

1523 and 1600 East 12th Street, LP  
Plat No. 2013089446

E 12th STREET (60')

LEONA STREET (50')



LOT SUMMARY	
TOTAL NUMBER OF LOTS =	1
LOT 4A =	18,231 Square Feet
TOTAL AREA =	1,8231 Square Feet or 0.418 Acre

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS  
KNOW ALL MEN BY THESE PRESENTS:  
That, 1517 East 12th Street, LP, owner of Lot 4 and a portion of Lot 3, Block 16, J.H. Patterson Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 1 Page 102 of the Plat Records of Travis County, as conveyed to it by General Warranty Deed recorded in Document No. 2015013817 of the Official Public Records of Travis County, Texas, and  
That, Yellow Birch, LP, owner of Lot 5, Block 16, J.H. Patterson Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 1 Page 102 of the Plat Records of Travis County, Texas, as conveyed to it by Special Warranty Deed recorded in Document No. 2015049446 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 tract of land in accordance with the attached map or plat shown hereon to be known as

## RESUBDIVISION OF LOT 5, LOT 4 AND A PORTION OF LOT 3 BLOCK 16 J.H. PATTERSON SUBDIVISION

WITNESS MY HAND this the 16 day of AUGUST, A.D. 2018

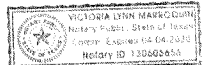
1517 East 12th Street, LP  
603 West 8th Street  
Austin, Texas 78701

and

Yellow Birch, LP  
603 West 8th Street  
Austin, Texas 78701

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS  
I, the undersigned authority, on this the 16th day of August, A.D. 2018  
did personally appear Victoria Lynn Marquis, 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 Victoria Lynn Marquis  
Printed Name Victoria Lynn Marquis  
Commission Expires 04/11/2020



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# RESUBDIVISION OF LOT 5, LOT 4 AND A PORTION OF LOT 3 BLOCK 16 J.H. PATTERSON SUBDIVISION

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Application Submittal Date: November 17, 2017

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

ACCEPTED AND AUTHORIZED for record by the Director, Development Services Department, City of Austin, County of Travis, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

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\_\_

James Shieh, Chair 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 \_\_\_\_\_, 20\_\_ 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 \_\_\_\_\_, 20\_\_ A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

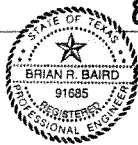
BY \_\_\_\_\_  
Deputy

THE STATE OF TEXAS \*  
THE COUNTY OF TRAVIS \*  
I, Brian Baird, 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 City of Austin Land Development Code, and is true and correct to the best of my knowledge.

No portion of this subdivision is within the boundaries of the 100-year flood plain of any waterway that is within the limits of study of the Federal Flood Administration FIRM panel 48453C 0465 J, dated January 6, 2016.

*B. Baird, PE*

Brian Baird PE 91685  
B-Squared Engineering  
(512) 569-0743



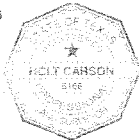
8-26-18

Date

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 Title 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*

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



8-24-2018

Date

NOTES:

- No lot shall be occupied until the structure is connected to the City of Austin water and wastewater utility system.
- The water and wastewater utility serving this subdivision must be in accordance with the City of Austin design criteria. The water and wastewater utility plan must be reviewed and approved by Austin Water. 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 the City of Austin Zoning ordinance requirements.
- 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 may be necessary and shall not prohibit access by governmental authorities.
- 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.
- 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 are 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 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.
- 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 deny applications for certain development permits including building permits, site plan approvals and/or certificates of occupancy.
- 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 12th Street. 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.
- The landowner is responsible for providing the subdivision infrastructure, including the water and wastewater utility improvements.
- Erosion/Sedimentation controls are required for all construction on each lot, including single family and duplex construction, pursuant to the City of Austin Land Development Code and the Environmental Criteria Manual [ECM].
- 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.
- Any relocation of electric facilities shall be at the landowner's/developer's expense.
- All notes and restrictions from the existing subdivision, J.H. Patterson Subdivision, as recorded in Volume 1 Page 102 of the Plat Records of Travis County, Texas, shall apply to this resubdivision plat.
- Parkland dedication is required per City Code 25-1-60i, as amended prior to approval of a site plan in this subdivision.
- Vehicular Access to Lot 4A from E 12th Street is hereby prohibited.

