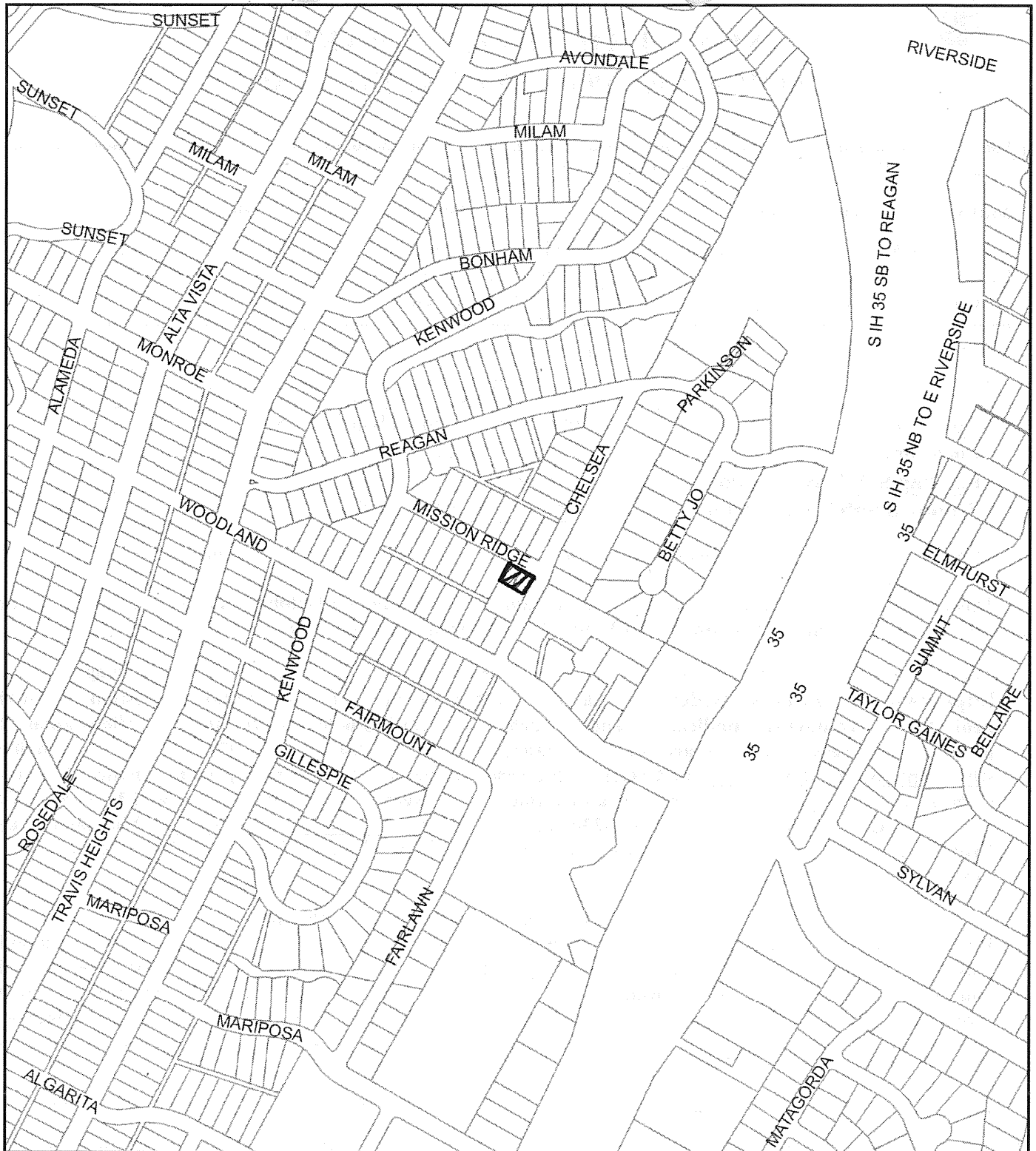




SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2018-0016.0A**PC DATE:** October 9, 2018**SUBDIVISION NAME:** Resubdivision of Lots 9 and 10, Block 43, Travis Heights Subdivision**AREA:** 6,534 sf**LOTS:** 1**APPLICANT:** Frankie and Gary Furman**AGENTS:** Permit Partners (Claudia Sanchez)**ADDRESS OF SUBDIVISION:** 1119 Mission Ridge**COUNTY:** Travis**WATERSHED:** Town Lake**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3NP**DISTRICT:** 9**LAND USE:** residential**NEIGHBORHOOD PLAN:** South River City

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of Lots 9 and 10, Block 43, Travis Heights Subdivision. The plat is comprised of 1 lot on 0.15 acre. The proposed lot complies with the zoning requirements for use, lot width and lot size.

STAFF RECOMMENDATION: The staff recommends approval of the plat. The resubdivision meets all applicable state and city of Austin Land Development Code requirements.

ZONING AND PLATTING COMMISSION ACTION:**CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**Email:** steve.hopkins@austintexas.gov



 Subject Tract
 Base Map

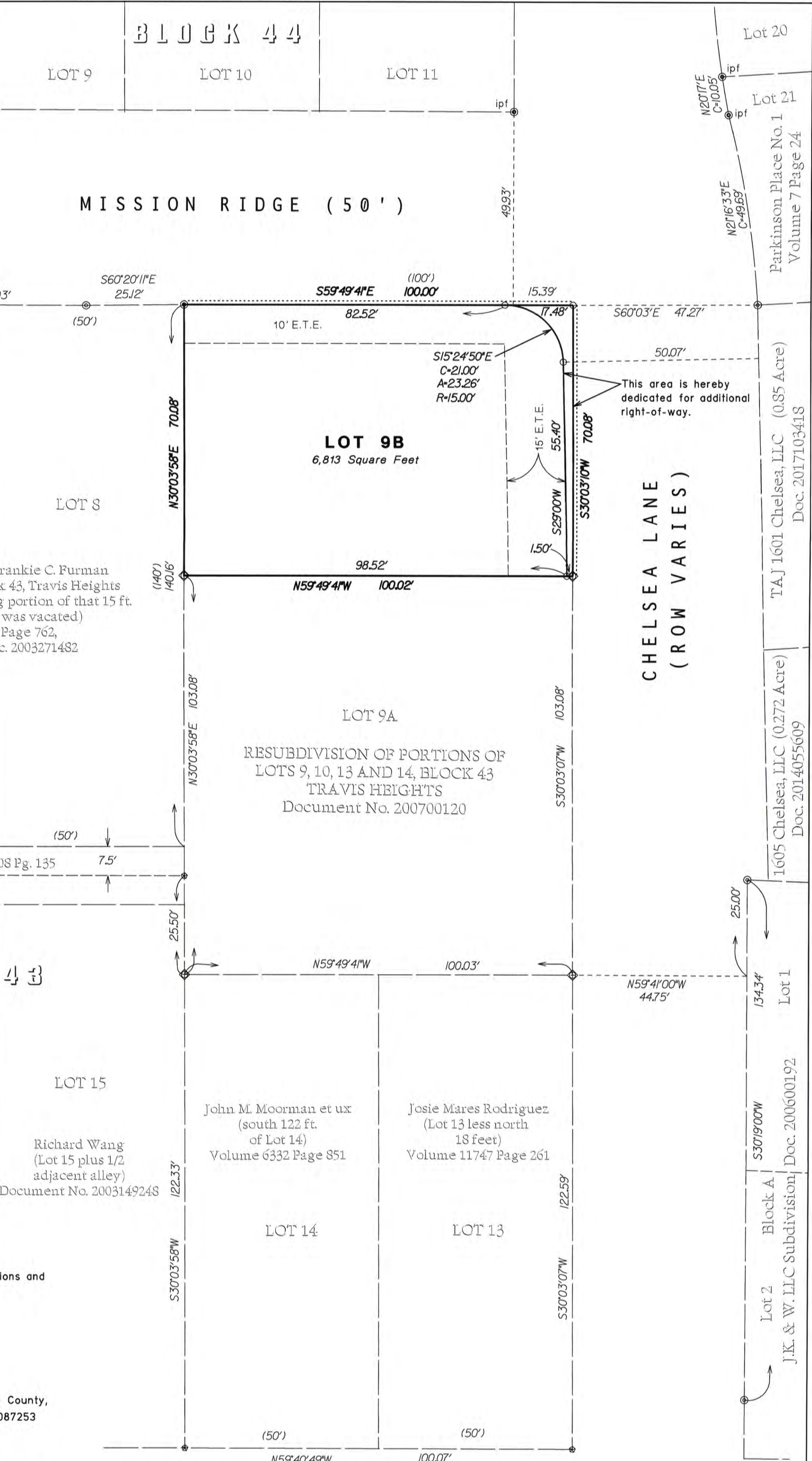
CASE#: C8-2018-0016.0A
 LOCATION: 1119 MISSION RIDGE

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 Development Services Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

RESUBDIVISION OF A PORTION OF
LOTS 9 AND 10 BLOCK 43
TRAVIS HEIGHTS

PLAT PREPARATION DATE: August 14, 2017
APPLICATION SUBMITTAL DATE: March 7, 2018



THE STATE OF TEXAS
THE COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS:
That we, Frankie Curry Furman and Gary Elliott Furman, owners of a portion of
Lots 9 and 10, Block 43, Travis Heights, a subdivision in Travis County, Texas,
according to the map or plat recorded in Volume 3 Page 15 of the Plat Records of Travis County,
Texas, as conveyed to us by General Warranty Deed recorded in Document Number 2017087253
of the Official Public Records of Travis County, Texas,
said subdivision having been approved for resubdivision pursuant to the
public notification and hearing provision of Chapter 212.014, of the Local Government Code,
do hereby resubdivide said portions of Lots 9 and 10 in accordance with the attached map or plat
shown hereon to be known as

RESUBDIVISION OF A PORTION OF
LOTS 9 AND 10 BLOCK 43
TRAVIS HEIGHTS

WITNESS MY HAND this the ____ day of _____, A.D. 20 ____.

Frankie Curry Furman
1113 Mission Ridge
Austin, Texas 78704

Gary Elliott Furman
1113 Mission Ridge
Austin, Texas 78704

THE COUNTY OF TRAVIS
THE STATE OF TEXAS
I, the undersigned authority, on this the ____ day of _____, A.D.,
20____, did personally appear Frankie Curry Furman and Gary Elliott Furman, known to me to be
the persons whose names are subscribed to the foregoing instrument of writing, and they acknowledged
before me that they executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____
Printed Name _____
Commission Expires _____

RESUBDIVISION OF A PORTION OF
LOTS 9 AND 10 BLOCK 43
TRAVIS HEIGHTS

PLAT PREPARATION DATE: August 14, 2017
APPLICATION SUBMITTAL DATE: March 7, 2018


ACCEPTED and AUTHORIZED for record by the Planning Commission of the
City of Austin, Texas, on this the ____ day of _____ 20 ___, A.D.

James Shieh Chair Patricia Seeger 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 _____ 20 ___, A.D., at ____ o'clock ____ M., Plat Records
of said County and State in Document No. _____
Official Public Records of Travis County, Texas.
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, 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
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
(512)-442-0990



8-03-2018
Date

THE STATE OF TEXAS x
THE COUNTY OF TRAVIS x
This is to certify that I am authorized to practice the profession of engineering in the
State of Texas, that I participated in the preparation of the plan submitted herewith
and that all information shown thereon is accurate and correct to the best of my
knowledge as related to the engineering portions thereof and that to the best of my
knowledge said plat complies with Title 25 of the Austin City Code, as amended,
and all other applicable codes and ordinances.
No portion of this subdivision is within the boundaries of the 100-year flood plain according
to the Federal Flood Administration FIRM panel 48453C 0605 J, dated January 6, 2016.


Robert C. Thompson PE 69524
THOMPSON LAND ENGINEERING, LLC (F-10220)
904 N. Cuernavaca
Austin, Texas 78733

08/06/2018
Date



- NOTES:
1. No lot shall be occupied until the structure is connected to the City of Austin water and wastewater utility system.
 2. All water and wastewater improvements must be in accordance with City of Austin water and wastewater design criteria and specifications. All plans must be presented to the City of Austin Water and Wastewater Utility Department for review and approval. All construction must be inspected by the City of Austin.
 3. Building Setback Lines shall be in conformance with the City of Austin Zoning ordinance requirements.
 4. 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 replatting may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements.
 5. 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.
 6. All streets, drainage, sidewalks, erosion controls, and water and wastewater lines are required to be constructed and installed to City of Austin Standards.
 7. 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.
 8. 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.
 9. 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.
 10. 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.
 11. Prior to development of this subdivision, peak runoff shall be held to the amount of existing conditions. Runoff in excess of that amount shall be controlled by the use of ponding or other approved methods.
 12. The landowner is responsible for providing the subdivision infrastructure, including the water and wastewater utility improvements.
 13. 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).
 14. 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.
 15. All restrictions and notes from the previous subdivision, Travis Heights, according to the map or plat of record in Volume 3 Page 15 of the Travis County Plat Records, shall apply to this resubdivision plat.
 16. A fee-in-lieu of parkland dedication and park development has been paid for 1 residence. No fee was charged for the existing residence.
 17. 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: Mission Ridge and Chelsea 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.
 18. Vehicular access to and from Chelsea Lane from Lot 9B is hereby prohibited.

