



**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2017-0243.0A**P. C. DATE:** November 13, 2018**SUBDIVISION NAME:** Resubdivision of Lot 23, Block 5, Pleasant Hill Addition**AREA:** 0.500 acres**LOT(S):** 3**OWNER/APPLICANT:** Redbird Bluebird Partners, LLC **AGENT:** Justin Poses**ADDRESS OF SUBDIVISION:** 206 Red Bird Lane**GRIDS:** G-17**COUNTY:** Travis**WATERSHED:** Williamson Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-2-NP**DISTRICT:** 2**PROPOSED LAND USE:** Residential**NEIGHBORHOOD PLAN:** South Congress Combined/West Congress**SIDEWALKS:** Sidewalks will be provided on subdivision side of Red Bird Lane and Blue Bird Lane.**DEPARTMENT COMMENTS:** The request is for approval of the resubdivision, namely Resubdivision of Lot 23, Block 5, Pleasant Hill Addition. The proposed plat is composed of 3 lots on 0.500 acres.**STAFF RECOMMENDATION:** The staff recommends approval the plat. This plat meets all applicable City of Austin and State Local Government 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#: C8-2017-0243.DA  
LOCATION: 206 Red Bird Lane

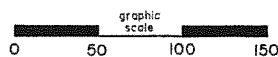
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.

Preparation Date: September 25, 2017  
Application Submittal Date: October 30, 2017

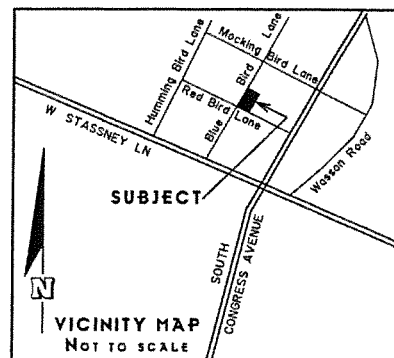
# RESUBDIVISION OF LOT 23 BLOCK 5 PLEASANT HILL ADDITION

SCALE: 1" = 50'

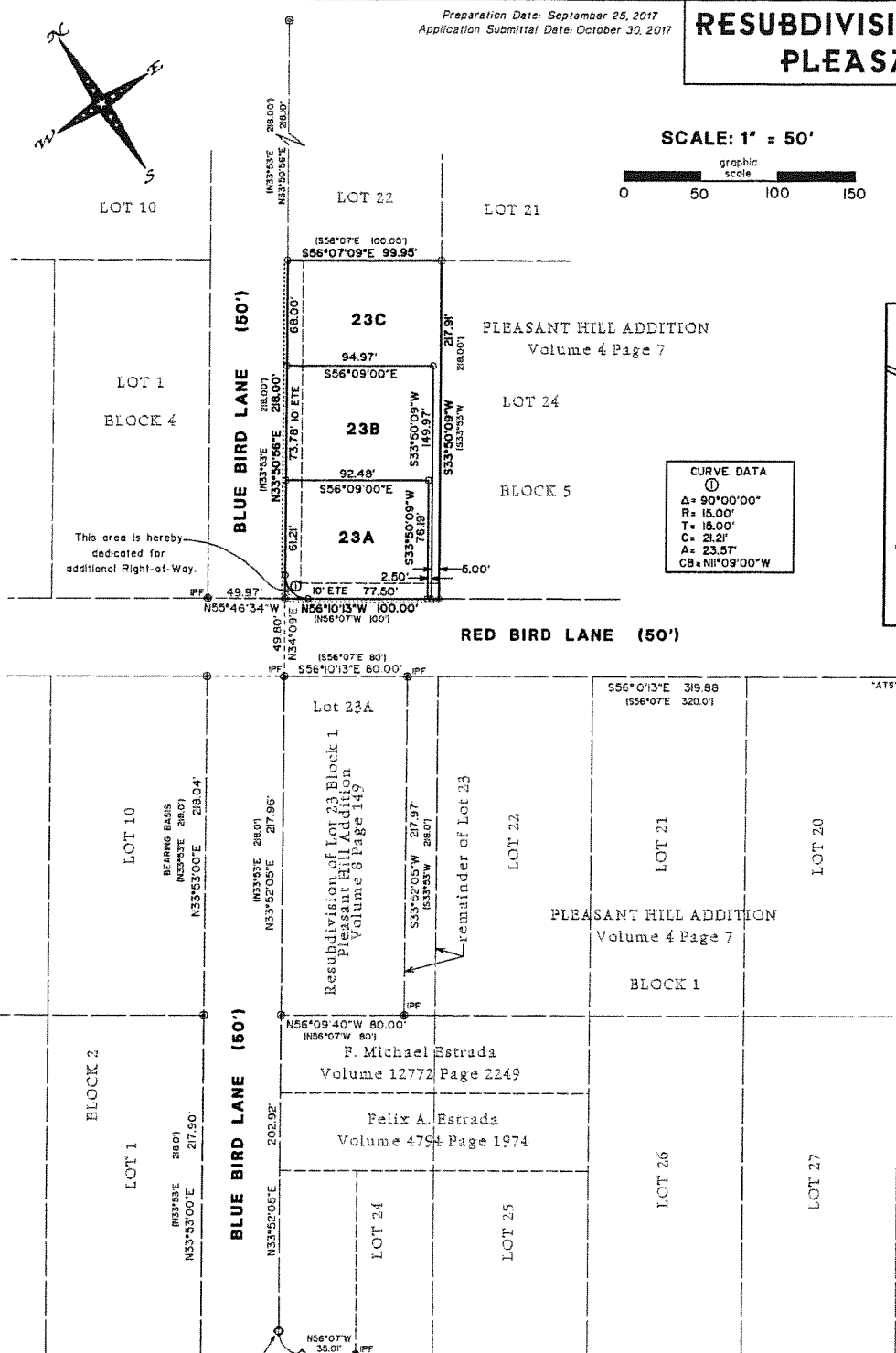


## Legend

- ⊙ 1/2" Iron Rod Found
- IPF 1/2" Iron Pipe Found
- 1/2" Iron Rod Set with plastic cap
- Imprinted with "Hall Carson, Inc."
- Capped Iron Rod Found (as noted)
- (Record Bearing and Distance)
- Concrete Sidewalk
- ETE = Electric and Telecommunications Easement



CURVE DATA	
①	
Δ = 90°00'00"	
R = 15.00'	
T = 15.00'	
C = 21.21'	
Δ = 23.57'	
CB = N10°09'00"W	



## LOT SUMMARY

Total Number of Lots = 3  
 Lot 23A = 7,001 Square Feet  
 Lot 23B = 7,197 Square Feet  
 Lot 23C = 7,544 Square Feet  
 R.O.W. Dedication = 48 Square Feet  
 Total Area = 21,790 Square Feet = 0.500 Acre

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

That Redbird Bluebird Partners, LLC, acting by and through its Managing Member, Justin Poses, owner of all of Lot 23, Block 5, Pleasant Hill Addition, a subdivision in Travis County, Texas, according to the map or plat recorded in Volume 4 Page 7 of the Plat Records of Travis County, Texas, as conveyed to it by Special Warranty Deed recorded in Document Number 2017122709 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 Lot 23A in accordance with the attached map or plat shown hereon pursuant to Chapter 212 of the Texas Local Government Code, to be known as

**RESUBDIVISION OF LOT 23 BLOCK 5 PLEASANT HILL ADDITION**  
subject to any easements and/or restrictions heretofore granted, and not released.

WITNESS MY HAND this the \_\_\_\_ day of \_\_\_\_\_, A.D. 20 \_\_\_\_

Justin Poses -- Managing Member of Redbird Bluebird Partners, LLC  
3006 Bee Cave Road Suite A212  
Austin, Texas 78748

W STASSNEY LN

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the \_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_, did personally appear Justin Poses, 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 \_\_\_\_\_

Preparation Date: September 25, 2017  
Application Submittal Date: October 30, 2017

## RESUBDIVISION OF LOT 23 BLOCK 5 PLEASANT HILL ADDITION

This subdivision is located within the Full Purpose Jurisdiction of the City of Austin on 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\_\_\_\_, A.D.

J. Rodney Gonzales, Development Services Department

ACCEPTED AND AUTHORIZED for record by the Planning Commission of the City of Austin, Texas, 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.

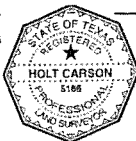
DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

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 Fairview Road Austin, Texas 78704  
(512)-442-0990



11-06-2018  
Date

THE STATE OF TEXAS \*  
THE COUNTY OF TRAVIS \*

I, Kurt Prossner, 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 0585 H, dated September 26, 2008.

Kurt Prossner P.E. No. 58191  
PROSSNER AND ASSOCIATES  
13377 Pond Springs Road  
Austin, Texas 78729



11/6/18  
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. No buildings, fences, landscaping, or other obstructions are permitted in drainage easements except as approved by the City of Austin.
5. All drainage easements on private property shall be maintained by the property owner or his assigns.
6. Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
7. 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.
8. 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.
9. All streets, drainage, sidewalks, erosion controls, and water and wastewater lines are required to be constructed and installed to City of Austin Standards.
10. 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.
11. 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.
12. 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.
13. This subdivision plat was approved and recorded before the construction and acceptance of streets and other improvements. Pursuant to the terms of a Subdivision Construction Agreement between to 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 Document No. \_\_\_\_\_ in the Official Public Records of Travis County, Texas.
14. 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: Blue Bird Lane and Red Bird Lane. These sidewalks are required to be constructed by the property owner after the abutting roadway is improved and concrete curbs are in place. 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.
15. The landowner is responsible for providing the subdivision infrastructure, including the water and wastewater utility improvements.
16. 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 0585 H, dated September 26, 2008.
17. 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).
18. Lot 23A, Lot 23B and Lot 23C of this subdivision shall have separate sewer laps, separate water meters, and their respective private water and sewer service lines shall be positioned or located in a manner that will not cross lot lines.
19. 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.
20. All restrictions and notes from the previous subdivision, Pleasant Hill Addition, according to the map or plat of record in Volume 4 Page 7, of the Travis County Plat Records, shall apply to this resubdivision plat.
21. Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Austin for review. Rainfall run-off shall be held to the amount existing at undeveloped status by pending or other approved methods. All proposed construction or site alteration on Lots 23A, 23B, 23C requires approval of a separate Development Permit.
22. Access to and from Lot 23B and Lot 23C is hereby restricted to Blue Bird Lane.
23. A fee-in-lieu of parkland dedication and park development has been paid for 6 dwelling units due to SF-3 zoning.
24. 1000 gallons of rain harvesting cistern(s) is required to collect roof runoff on each lot.