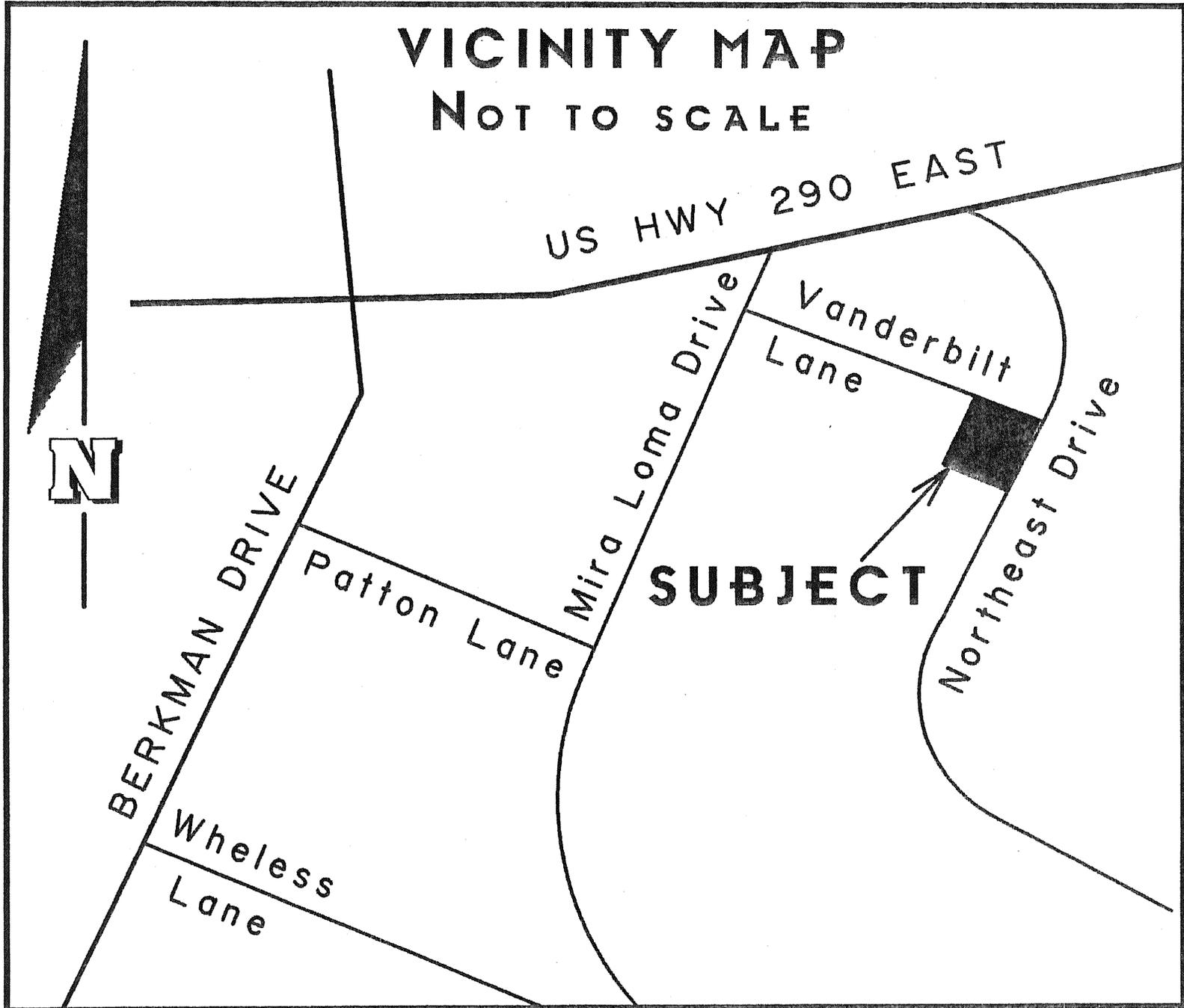


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2018-0150.0A**PC DATE:** February 12, 2019**SUBDIVISION NAME:** University Hills**AREA:** 0.726 acre (31,618 sf)**LOTS:** 3**APPLICANT:** Checklist Remodeling, LLC (Cassia Jimenez, Manager)**AGENT:** Prossner and Associates (Kurt Prossner)**ADDRESS OF SUBDIVISION:** 2211 Vanderbilt Lane**GRIDS:** MM26**COUNTY:** Travis**WATERSHED:** Little Walnut Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3-NP**DISTRICT:** 1**NEIGHBORHOOD PLAN:** Windsor Park**SIDEWALKS:** Sidewalks will be constructed along Vanderbilt Lane and Northeast Drive.

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of Lot 1A of the Resubdivision of Lots 1 and 2, Block D, University Hills, Section One. The plat is comprised of 3 lots on 0.726 acre. The applicant proposes to resubdivide an existing lot into three lots for residential use. The proposed lots comply with zoning requirements for use, lot width and lot size.

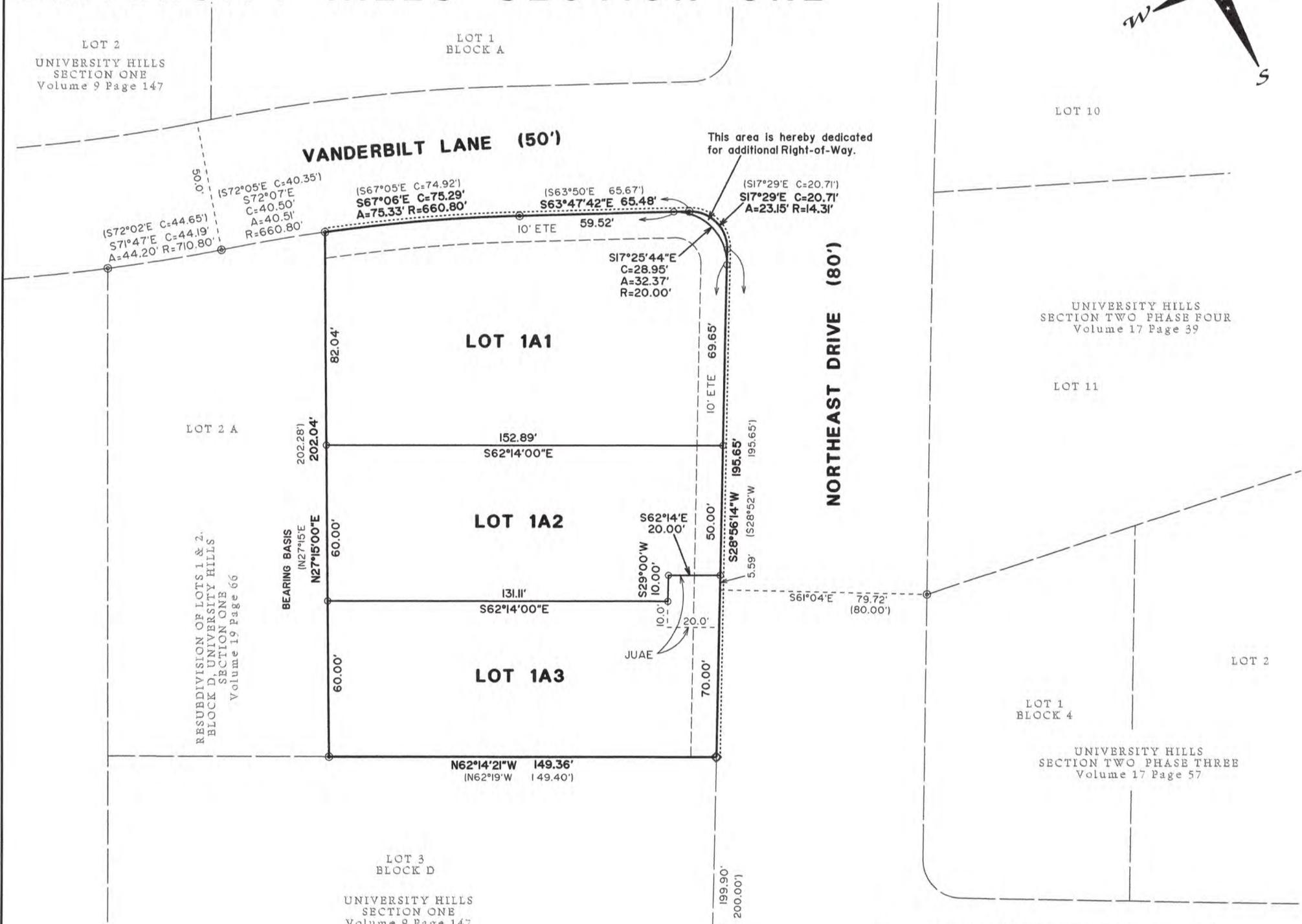
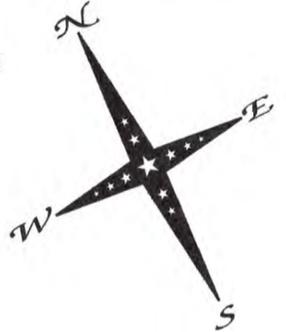
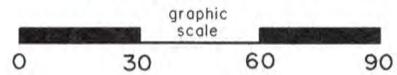
STAFF RECOMMENDATION: The staff recommends approval of the plat. The resubdivision meets all applicable State and City of Austin Land Development Code requirements.

PLANNING COMMISSION ACTION:**CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** steve.hopkins@austintexas.gov



RESUBDIVISION OF LOT 1A OF THE RESUBDIVISION OF LOTS 1 AND 2, BLOCK D UNIVERSITY HILLS SECTION ONE

SCALE: 1" = 30'



LOT SUMMARY	
TOTAL NUMBER OF LOTS	= 3
LOT 1A1	= 13,441 Square Feet
LOT 1A2	= 8,918 Square Feet
LOT 1A3	= 9,213 Square Feet
Right-of-Way dedication	= 46 Square Feet
TOTAL AREA	= 31,618 Square Feet or 0.726 Acre

- Legend**
- ⊙ 1/2" Iron Rod Found
 - IPF ⊙ 1/2" Iron Pipe Found
 - 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
 - ⊠ Capped Iron Rod Found
 - ◄ PK Nail Found
 - (Record Dimension)
 - Sidewalk
 - ETE = Electric and Telecommunications Easement
 - JUAE = Joint Use Access Easement

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS:
That, Checklist Remodeling, LLC, owner of Lot 1A, Block D, Resubdivision of Lots 1 and 2 Block D University Hills Section One, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 19 Page 66 of the Plat Records of Travis County, as conveyed to it by General Warranty Deed recorded in Document No. 2018097296 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 1A OF THE RESUBDIVISION OF LOTS 1 AND 2, BLOCK D UNIVERSITY HILLS SECTION ONE

and do hereby dedicate to the public, the use of the streets and easements shown hereon, subject to any easements and/or restrictions heretofore granted and not released.

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

Cassia Jimenez Manager
Checklist Remodeling, LLC
1000 Hidden Ridge Court
Round Rock, Texas 78681

THE STATE OF TEXAS
THE COUNTY OF _____
I, the undersigned authority, on this the ____ day of _____, A.D., 20____ did personally appear Cassia Jimenez, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and she acknowledged before me that she executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____
Printed Name _____
Commission Expires _____

RESUBDIVISION OF LOT 1A OF THE RESUBDIVISION OF LOTS 1 AND 2, BLOCK D UNIVERSITY HILLS SECTION ONE

Plat Preparation Date: August 31, 2018
Application Submittal Date: October 2, 2018

This subdivision is located in the Full Purpose Jurisdiction of the City of Austin
this the _____ day of _____, 20____.

APPROVED, ACCEPTED AND AUTHORIZED for record by the Director, Development
Services Department, City of Austin, County of Travis, this the _____ day of
_____, 20____.

Steve Hopkins, for:
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____, A.D.

James Shieh, Chair Patricia R. 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 _____, 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, 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 0460 K, dated January 6, 2016.

Kurt M. Prossner PE 58191
Prossner and Associates
13377 Pond Springs Road
Austin, Texas 78729
(512) 918-3343

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.

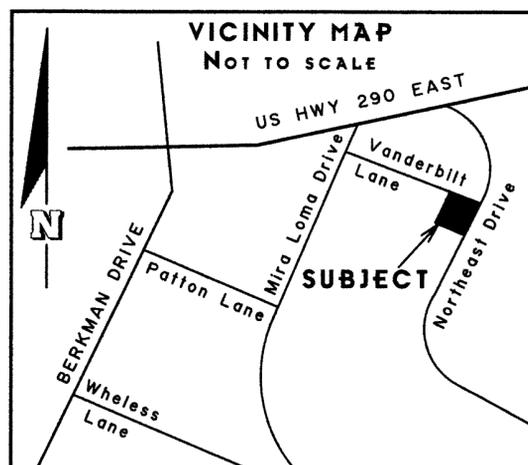
Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
(512)-442-0990



12-13-2018
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.
- 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 replatting may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements.
- 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: Northeast Drive and Vanderbilt 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.
- 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, Resubdivision of Lots 1 and 2 Block D University Hills Section One as recorded in Volume 19 Page 66 of the Plat Records of Travis County, Texas, shall apply to this resubdivision plat.
- A fee-in-lieu of parkland dedication and park development has been paid for 4 residences. No fee was charged for the existing residence.
- Lots 1A1, 1A2 and 1A3 within this subdivision shall have separate sewer taps, 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.
- Vehicular access to and from Northeast Drive for Lot 1A2 and Lot 1A3 is hereby restricted to the Joint Use Access Easement as shown hereon.
- Participation in the Regional Stormwater Management Program was granted for this subdivision on January 9, 2019 with RSMF case name LWA-RS-2019-0001R by the City of Austin Watershed Protection Department, Watershed Engineering Division.



1029030