

## SUBDIVISION REVIEW SHEET

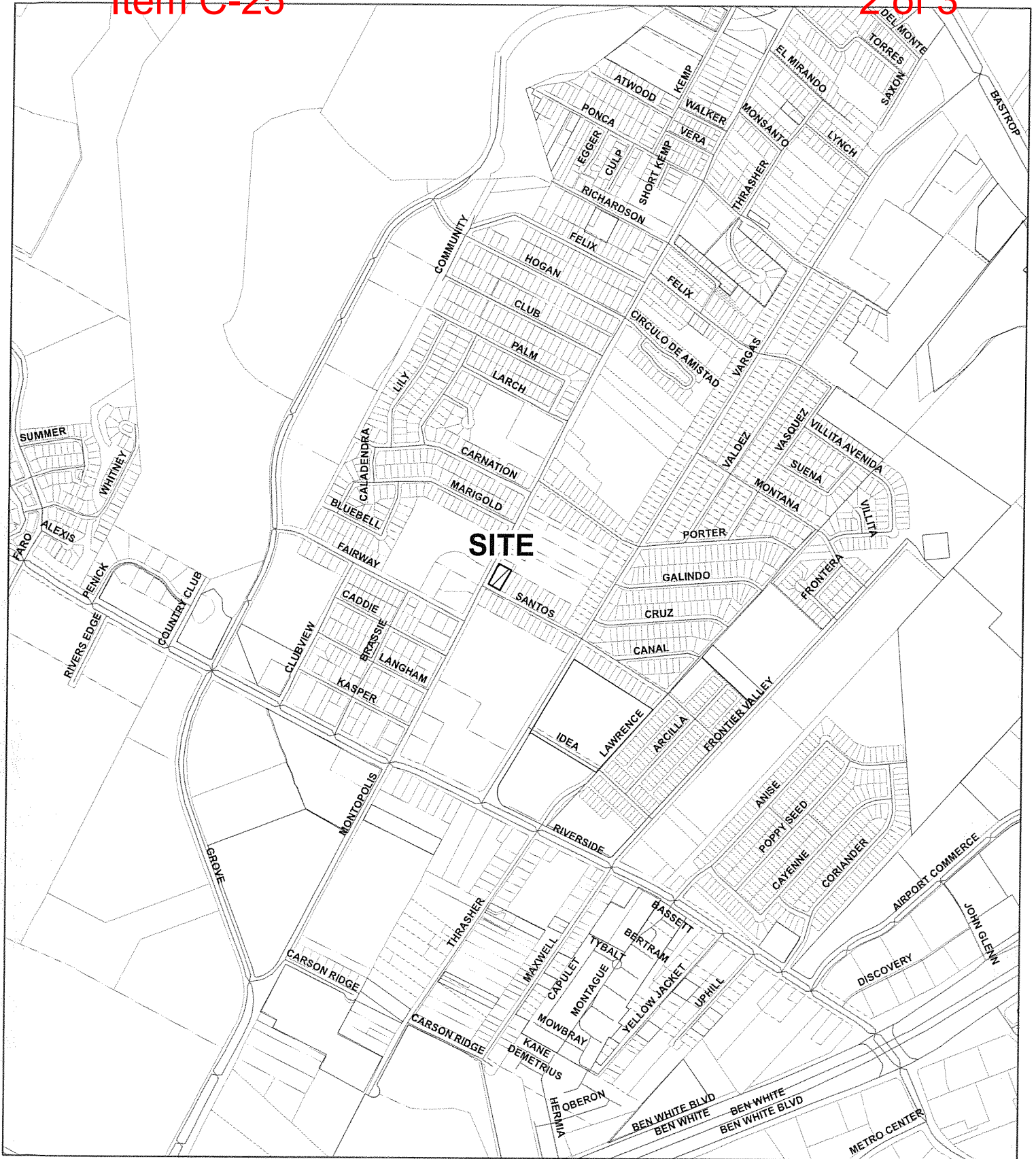
**CASE NO.:** C8-2018-0061.0A**P.C. DATE:** May 14, 2019**SUBDIVISION NAME:** Resubdivision of Lot 13, San Jose Subdivision**AREA:** 0.446 acres**LOT(S):** 3**OWNER/APPLICANT:** LBF Montopolis, LLC  
(Lluis Bacardi)**AGENT:** The Moore Group  
(Edward C. Moore, P.E.)**ADDRESS OF SUBDIVISION:** 1419 Montopolis Dr.**WATERSHED:** Carson Creek**COUNTY:** Travis**EXISTING ZONING:** SF-3-NP**JURISDICTION:** Full**NEIGHBORHOOD PLAN:** Montopolis**PROPOSED LAND USE:** Residential**VARIANCES:** none

**DEPARTMENT COMMENTS:** The request is for the approval of the Resubdivision of Lot 13, San Jose Subdivision composed of three lots on 0.446 acres. The applicant proposes to resubdivide an existing lot into a three lot subdivision for residential use.

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

**CASE MANAGER:** Cesar Zavala  
Email address: [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov)

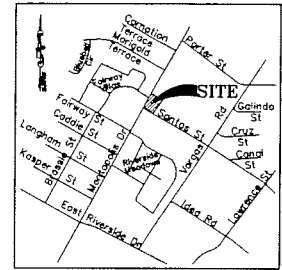
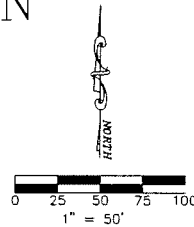
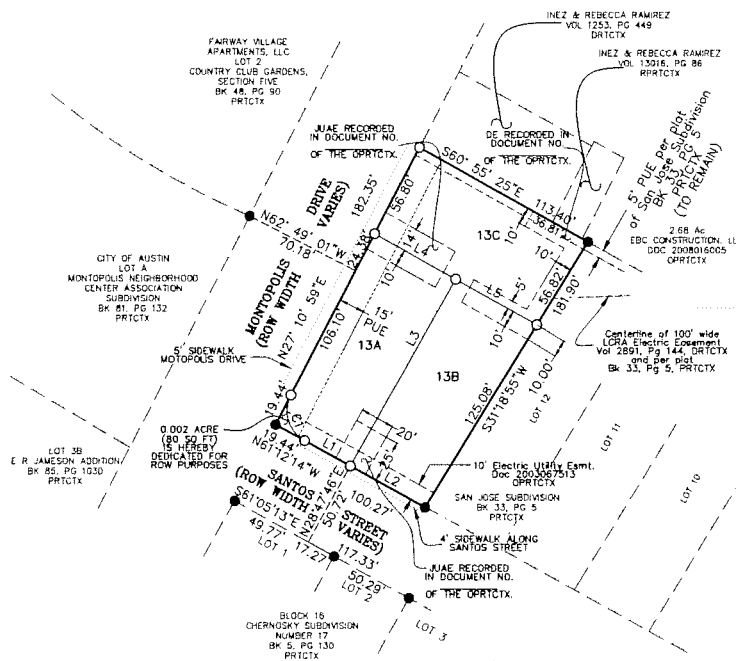
**PHONE:** 512-974-3404



CASE#: C8-2018-0061.0A  
 ADDRESS: 1419 MONTOPOLIS DR.  
 PROJECT: RESUBDIVISION OF LOT 13, SAN JOSE SUBDIVISION  
 CASE MANAGER: CESAR ZAVALA

This map has been produced by site plan review for the sole purpose of geographic reference.  
 No warranty is made by the City of Austin regarding specific accuracy or completeness.

# RESUBDIVISION OF LOT 13, SAN JOSE SUBDIVISION



## LEGEND

- = 1/2" IRON ROD FOUND
- = IRON ROD SET WITH A CAP MARKED "TMG"
- = SIDEWALK REQUIRED

## LOCATION MAP NOT TO SCALE

HORIZONTAL BEARING BASIS: NAD83 --- STATE PLANE ZONE 3 --- TEXAS CENTRAL

## BOUNDARY CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	30.85	20.00	88.39°	S17° 00' 37"E	27.88

## BOUNDARY LINE TABLE

Line #	LENGTH	BEARING
L1	30.69'	N61° 12' 13"W
L2	50.14'	S61° 12' 13"E
L3	125.23'	N29° 14' 43"E
L4	54.65'	S60° 55' 25"E
L5	54.65'	S60° 55' 25"E

STATE OF TEXAS §§  
COUNTY OF TRAVIS §§

KNOW ALL MEN BY THESE PRESENTS THAT LBF MONTOPOLIS DR LLC BEING OWNER OF LOT 13, SAN JOSE SUBDIVISION, A SUBDIVISION RECORDED IN BOOK 33, PAGE 5 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND CONVEYED TO LBF MONTOPOLIS DR LLC IN A DEED RECORDED IN DOCUMENT NUMBER 2018046865 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, AND 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 LOT 13, SAN JOSE SUBDIVISION IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

## RESUBDIVISION OF LOT 13, SAN JOSE SUBDIVISION

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_ A.D.

LLUIS BACARDI, MANAGING MEMBER  
LBF MONTOPOLIS DR LLC  
1530 P B LANE B4775  
WCHITA FALLS, TEXAS 76302-2612

STATE OF TEXAS §§  
COUNTY OF TRAVIS §§

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LLUIS BACARDI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

## LOT SUMMARY

TOTAL NUMBER OF LOTS = 3  
LOT 13A = 0.149 ACRES (6,488 SQUARE FEET)  
LOT 13B = 0.150 ACRES (6,555 SQUARE FEET)  
LOT 13C = 0.145 ACRES (6,322 SQUARE FEET)  
ROW DEDICATION = 0.002 ACRES (80 SQUARE FEET)  
TOTAL AREA = 0.446 ACRES (19,444 SQUARE FEET)

OPRTCTX = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS  
RPRCTX = REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS  
PRCTX = PLAT RECORDS OF TRAVIS COUNTY, TEXAS  
DRCTX = DEED RECORDS OF TRAVIS COUNTY, TEXAS  
ESMT = EASEMENT  
PUE = PUBLIC UTILITY EASEMENT  
ROW = RIGHT-OF-WAY  
BK = BOOK AND PAGE  
DOC = DOCUMENT NUMBER  
AC = ACRES  
DE = DRAINAGE EASEMENT  
JUAE = JOINT USE ACCESS EASEMENT

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NFIP FLOOD INSURANCE RATE MAP NO. 48453C0605J FOR TRAVIS COUNTY, TEXAS DATED JANUARY 6, 2016, THE TRACT SURVEYED HEREON APPEARS TO BE IN "OTHER AREAS -- ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

I DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL PROVISIONS OF THE TEXAS ENGINEERING PRACTICE ACT, INCLUDING SECTION 131.152(e). I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT AND MAY RESULT IN CRIMINAL, CIVIL AND/OR ADMINISTRATIVE PENALTIES AGAINST ME AS AUTHORIZED BY THE ACT.

EDWARD C. MOORE  
REGISTERED PROFESSIONAL ENGINEER NO. 71199  
1000 CUERNAVACA DRIVE  
AUSTIN, TEXAS 78733

I, JOHN W. TOBIN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF CHAPTER 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED, AND TO THE BEST OF MY KNOWLEDGE IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

JOHN W. TOBIN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4422  
1000 CUERNAVACA DRIVE  
AUSTIN, TEXAS 78733

## THE MOORE GROUP

Engr. Firm Reg. #249  
TFSF #10058800

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