

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2018-0079.0A

**P. C. DATE:** June 25, 2019

**SUBDIVISION NAME:** ATX Eastside Prock Subdivision

**AREA:** 0.460 acres

**LOT(S):** 2

**OWNER/APPLICANT:** ATX Eastside Properties LLC  
(Peter Gray)

**AGENT:** Southwest Engineers  
(Matt Dringenberg)

**ADDRESS OF SUBDIVISION:** 4803 Prock Lane

**GRIDS:** L-22

**COUNTY:** Travis

**WATERSHED:** Tannehill Creek

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** SF-3-NP

**DISTRICT:** 3

**PROPOSED LAND USE:** Residential

**NEIGHBORHOOD PLAN:** East MLK Combined (MLK 183)

**SIDEWALKS:** Sidewalks will be provided along Prock Lane.

**DEPARTMENT COMMENTS:** The request is for approval of a final plat, namely ATX Eastside Prock Subdivision. The proposed plat is composed of 2 lots on 0.460 acres.

**STAFF RECOMMENDATION:** The staff recommends approval the plat. The 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#: C8-2018-0079.0A  
 LOCATION: 4803 PROCK 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 Development Services Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



# ATX EASTSIDE PROCK SUBDIVISION

STATE OF TEXAS 5  
 COUNTY OF TRAVIS 5  
 KNOWN ALL MEN BY THESE PRESENTS:  
 THAT ATX EASTSIDE PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY BEING OWNER OF THE WEST 50 FEET OF LOT 11 OF THE G.C. PROCK SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP RECORDED IN VOL. 4, PAGE 305 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND 0.459 ACRES OUT OF THE T.C. FANNING SURVEY NO. 28, PAGE 305 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND 0.459 ACRES OUT OF THE T.C. FANNING SURVEY NO. 28, PAGE 305 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND 0.459 ACRES OUT OF THE T.C. FANNING SURVEY NO. 28, PAGE 305 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, 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 SAID DESCRIBED PROPERTY IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:  
**ATX EASTSIDE PROCK SUBDIVISION**  
 AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE \_\_\_\_\_ OF \_\_\_\_\_ OF THE CITY OF AUSTIN ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.  
 ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

FAYEZ KAZI, CHAIR YVETTE FLORES, SECRETARY

\_\_\_\_\_, REPRESENTATIVE DATE \_\_\_\_\_  
 627 ALLEN ST., AUSTIN, TEXAS 78702

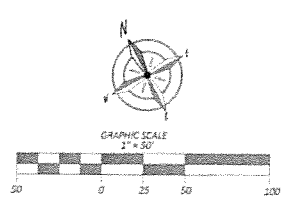
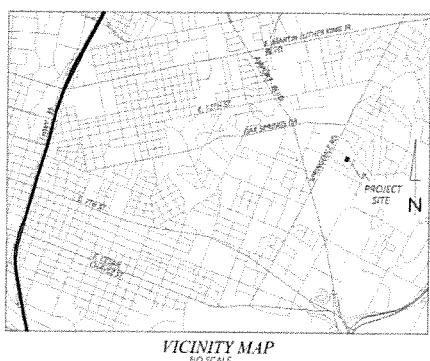
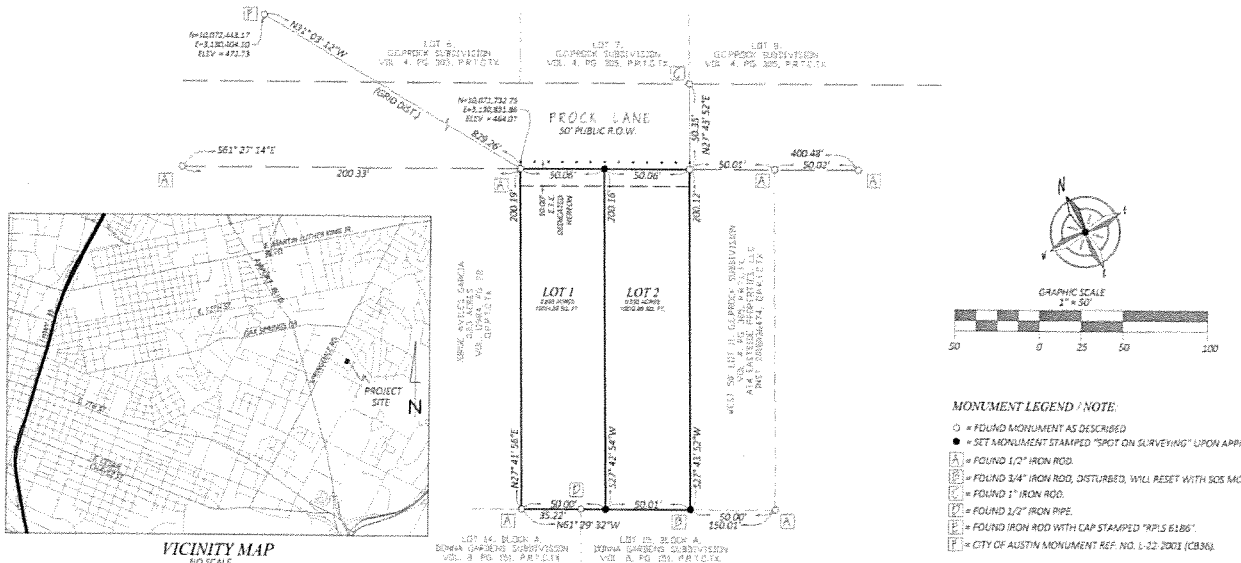
STATE OF TEXAS 5  
 COUNTY OF TRAVIS 5  
 KNOWN ALL MEN BY THESE PRESENTS:  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES HEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

\_\_\_\_\_, DATE \_\_\_\_\_  
 NOTARY PUBLIC  
 IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS:  
 COUNTY OF TRAVIS:  
 I, DANA DEBEAUVOUR, 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 \_\_\_\_\_, A.M. AND BEING RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_, A.M. OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER \_\_\_\_\_, WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. DANA DEBEAUVOUR, COUNTY CLERK, TRAVIS COUNTY, TEXAS DEPUTY.

**BASIS OF BEARINGS:**  
 THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON, IS THE TEXAS COORDINATE SYSTEM NAD83, CENTRAL ZONE, UTILIZING STATIC OBSERVATIONS AND CORRECTIONS PERFORMED BY THE NGS-OPUS WEBSITE.

**FLOOD CERTIFICATION:**  
 THIS SUBDIVISION IS NOT WITHIN THE 100 YEAR FLOODPLAIN OF ANY WATERCOURSE, PER NFP FIRM PANEL NUMBER 48453C0465, DATED JANUARY 06, 2016 FOR THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.



- MONUMENT LEGEND / NOTE:**
- = FOUND MONUMENT AS DESCRIBED
  - = SET MONUMENT STAMPED "SPOT ON SURVEYING" UPON APPROVAL
  - ⊙ = FOUND 1/2" IRON ROD
  - ⊙ = FOUND 3/4" IRON ROD, DISTURBED, WILL RESET WITH 305 MONUMENT
  - ⊙ = FOUND 1" IRON ROD
  - ⊙ = FOUND 1 1/2" IRON PIPE
  - ⊙ = FOUND IRON ROD WITH CAP STAMPED "RPLS E186"
  - ⊙ = CITY OF AUSTIN MONUMENT REF. NO. L-12-2001 (CB36)

**SURVEYOR'S CERTIFICATION:**  
 I, SCOTT A. HAHN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION.

\_\_\_\_\_, DATE: 2019/02/07  
 SCOTT A. HAHN, RPLS NO. 8375  
 SPOT ON SURVEYING, INC.  
 614 JEWIS LANE  
 SUITE A, 78610  
 TEXAS FIRM NO.: 10193994



**ENGINEER'S CERTIFICATION:**  
 I, MATTHEW DRINGENBERG, 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.

\_\_\_\_\_, DATE: 05.22.19  
 MATTHEW DRINGENBERG, P.E. 114250  
 SOUTHWEST ENGINEERS, INC.  
 305 CHARRON PARK LOOP, SUITE B  
 BUDA, TX 78610  
 TEXAS FIRM NO.: F-13009



**AREA:**  
 TOTAL AREA = 20,027.44 SQ. FT. - 0.460 ACRES  
 LOT 1 = 10,013.72 SQ. FT. - 0.230 ACRES  
 LOT 2 = 10,013.72 SQ. FT. - 0.230 ACRES

**LINE TYPE LEGEND:**

- ADJOINING LOT LINE
- BOUNDARY
- RIGHT OF WAY
- EASEMENT
- SIDEWALK

**LEGEND:**  
 E.T.E. = ELECTRIC DISTRIBUTION  
 ELECTRIC TELECOMMUNICATIONS  
 AND ELECTRIC FIBER EASEMENT

1. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.
2. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN LAND DEVELOPMENT CODE.
3. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTE WATER UTILITY SYSTEM.
4. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. 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.
5. PRIOR TO CONSTRUCTION, EXCEPT FOR DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
6. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITIES 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.
7. 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 LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
8. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-B, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
9. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRICAL FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDINGS AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
10. 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 TREE 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.
11. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
12. ALL STREETS, DRIVEWAYS, SIDEWALKS, EROSION CONTROL, WATER AND WASTE WATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
13. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
14. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRICAL SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS 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. DEVELOPMENT OF THESE LOTS SHALL COMPLY WITH REQUIREMENTS OF THE AIRPORT HAZARD AND COMPATIBLE LAND USE REGULATIONS, (CHAPTER 25-13) AS AMENDED.
16. A FEE-IN-LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 3 RESIDENCES. NO FEE WAS CHARGED FOR THE EXISTING RESIDENCE.
17. ANY RELOCATION OF ELECTRICAL FACILITIES SHALL BE AT LANDOWNER'S DEVELOPER'S EXPENSE.
18. THE DEVELOPER MUST CONSTRUCT A DRIVEWAY, DESIGNED BY A PROFESSIONAL ENGINEER, TO HAVE AN ALL-WEATHER SURFACE AND A PAVEMENT STRUCTURE MEETING AT LEAST PRIVATE STREET STANDARDS. THE DRIVEWAY MUST BE DESIGNED TO HAVE NO MORE THAN 9 INCHES OF WATER OVERFLOWING THE DRIVEWAY DURING THE EVENT.
19. LOT 1 AND LOT 2 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.
20. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, G.C. PROCK SUBDIVISION, SHALL APPLY TO THIS RESUBDIVISION PLAT.

SHEET 1 OF 1 SHEETS(S)  
 PLAT APPLICATION DATE: JUNE 7, 2018  
 CASE NO.: CR-2018-0079.0A