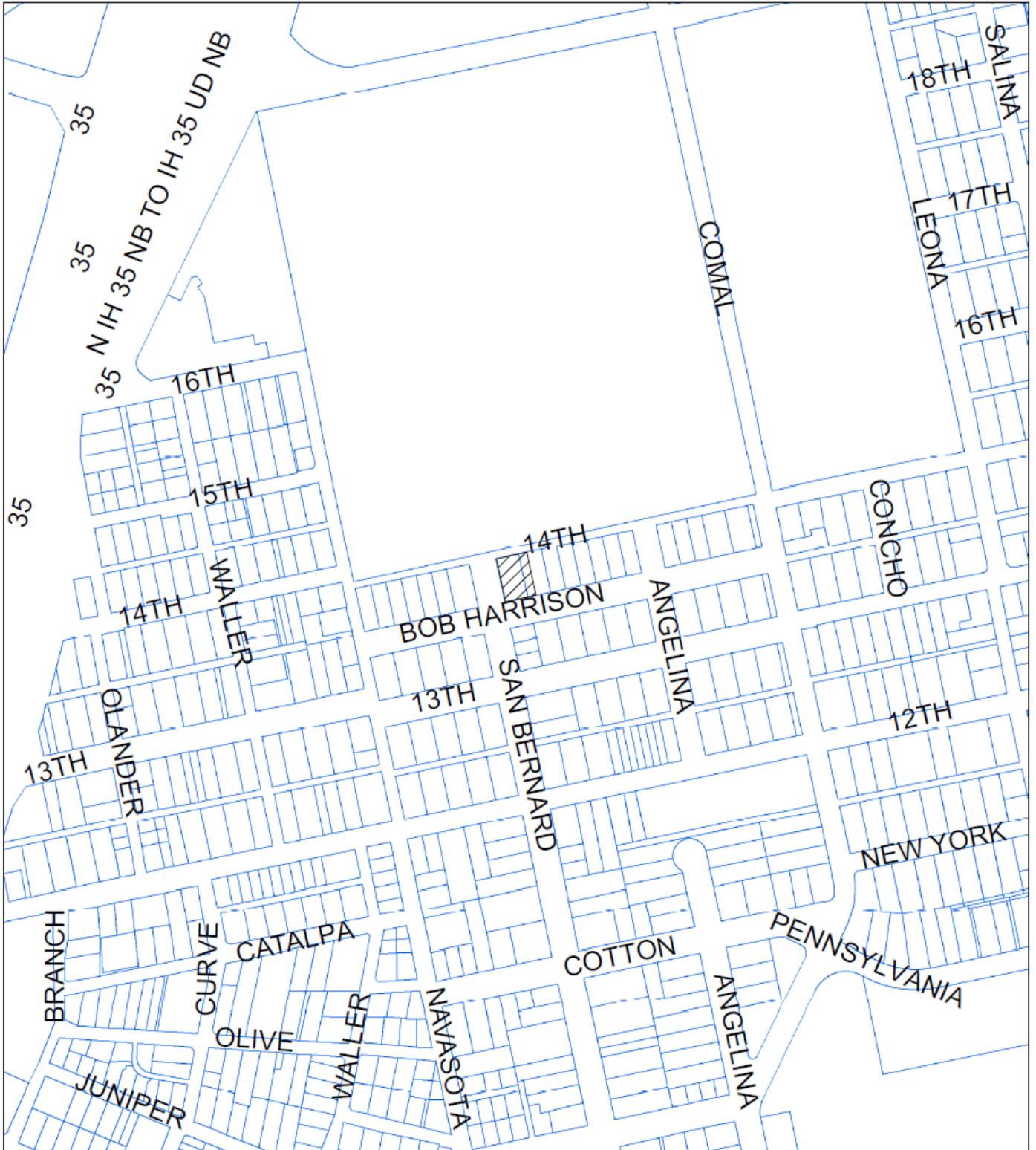


**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2019-0097.0A**PC DATE:** December 10, 2019**SUBDIVISION NAME:** O'Reilly Resubdivision**AREA:** 0.27 acre**LOTS:** 3**APPLICANT:** Paul Krause**AGENT:** Henry Juarez (Southwest Engineers)**ADDRESS OF SUBDIVISION:** 1300 Bob Harrison St.**GRIDS:** MK23**COUNTY:** Travis**WATERSHED:** Boggy Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3-NP**DISTRICT:** 1**LAND USE:** residential**NEIGHBORHOOD PLAN:** Central East Austin NPA**SIDEWALKS:** Sidewalks will be constructed along Bob Harrison Street. The 14<sup>th</sup> street frontage is an alley and sidewalks are not required.**DEPARTMENT COMMENTS:** The request is for the approval of the O'Reilly Resubdivision. The plat is comprised of 3 lots on 0.27 acre (11,951sf). The applicant proposes to resubdivide Lot 8, Block 8 and a portion of Lot 2, Block 8, of James O'Reilly's Subdivision, into three lots for residential use. These are urban lots, which are allowed by the neighborhood plan. The regulations for urban lots are located in LDC 25-1-1424. The minimum lot size is 3,500 sf and the minimum lot width is 35 feet. 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](mailto:steve.hopkins@austintexas.gov)



-  Subject Tract
-  Base Map

CASE#: C8-2019-0097.0A  
 LOCATION: 1300 BOB HARRISON ST

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.

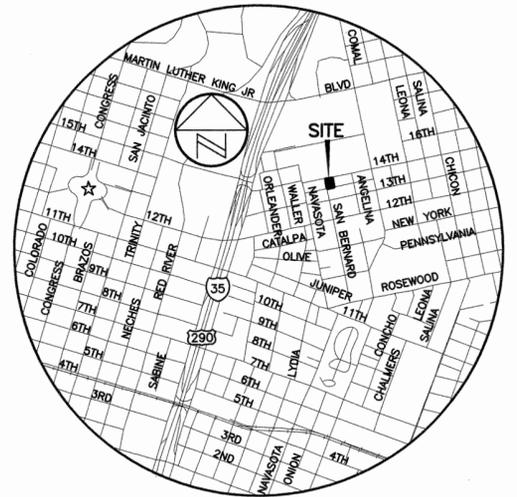


# RESUBDIVISION OF LOT 1, BLOCK 8 AND THE WEST 23 FEET OF LOT 2, BLOCK 8 OF JAMES O'REILLY'S SUBDIVISION OF OUTLOT NO. 38, IN DIVISION B, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

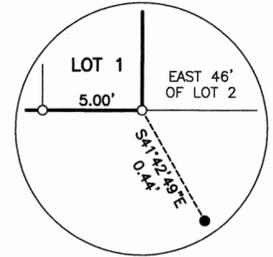


SCALE: 1" = 50'

GRAPHIC SCALE



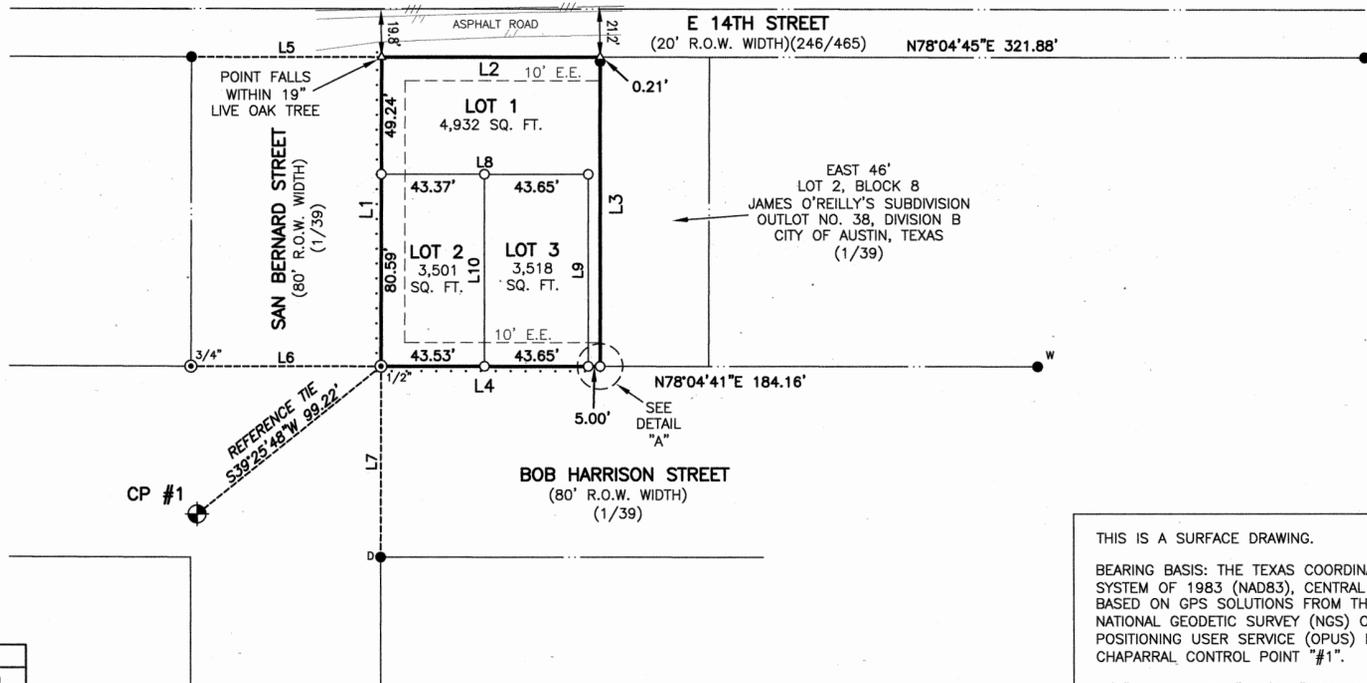
LOCATION MAP  
NOT TO SCALE



DETAIL "A"  
NOT TO SCALE

LEGEND	
●	1/2" REBAR FOUND (OR AS NOTED)
● <sup>w</sup>	1/2" REBAR WITH "WATERLOO" CAP FOUND
● <sup>d</sup>	1/2" REBAR WITH "D SEELIG" CAP FOUND
○	1/2" REBAR WITH "CHAPARRAL" CAP SET
⊙	IRON PIPE FOUND (SIZE NOTED)
△	CALCULATED POINT
⊕	CONTROL POINT/BENCHMARK LOCATION
· · ·	SIDEWALK
—/—/—	EDGE OF ASPHALT PAVEMENT
- - - -	WROUGHT IRON FENCE
- . E . E . -	ELECTRIC DISTRIBUTION, TELECOMMUNICATIONS, AND FIBER EASEMENT
( )	RECORD INFORMATION

OAKWOOD CEMETERY  
OUTLOTS NO. 39 & 40, DIVISION B  
CITY OF AUSTIN, TEXAS



LINE TABLE			
LINE	BEARING	DISTANCE	(RECORD)
L1	N11°45'58"W	129.84'	(NORTH 130')
L2	N78°04'45"E	91.93'	(EAST 92')
L3	S11°52'29"E	129.84'	(SOUTH 130')
L4	S78°04'41"W	92.18'	(WEST 92')
L5	S78°04'45"W	79.98'	(80')
L6	S78°02'41"W	79.98'	(80')
L7	S11°43'59"E	80.02'	(80')
L8	N78°04'45"E	87.03'	
L9	S11°52'29"E	80.59'	
L10	S11°52'29"E	80.59'	

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "#1".

1/2" REBAR WITH "RANDOM" CAP SET

SURFACE COORDINATES:  
N 10074092.21  
E 3119585.63

TEXAS STATE PLANE COORDINATES:  
N 10073084.90  
E 3119273.71

COMBINED SCALE FACTOR = 0.999900010  
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000100  
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0,0

**SURVEYOR'S CERTIFICATION**

I, PAUL J. FLUGEL, 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 AUSTIN CITY CODE OF 1999 AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND MARCH 21, 2019.

*Paul J. Flugel 11-22-2019*

PAUL J. FLUGEL, R.P.L.S. 5096  
SURVEYING BY:  
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
3500 MCCALL LANE  
AUSTIN, TEXAS 78744  
(512) 443-1724



**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 AUSTIN CITY CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48453C0465J, DATED JANUARY 6, 2016, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

*Matthew Dringenberg*  
MATTHEW DRINGENBERG, P.E. 114250

ENGINEERING BY:  
SOUTHWEST ENGINEERS, INC.  
205 CIMARRON PARK LOOP, SUITE B  
BUDA, TX 78610  
(512) 312-4336  
TEXAS REGISTERED ENGINEERING FIRM F-1909



<p><b>Chaparral</b> Professional Land Surveying, Inc. Surveying and Mapping</p> <p>3500 McCall Lane Austin, Texas 78744 512-443-1724 Firm No. 10124500</p>	PROJECT NO.: 1488-001
	DRAWING NO.: 1488-001-PL1
	PLOT DATE: 10/22/19
	PLOT SCALE: 1" = 50'
DRAWN BY: JDB, PAQ	<b>SHEET</b> 01 OF 02

**RESUBDIVISION OF  
 LOT 1, BLOCK 8 AND THE WEST 23 FEET  
 OF LOT 2, BLOCK 8 OF  
 JAMES O'REILLY'S SUBDIVISION  
 OF OUTLOT NO. 38, IN DIVISION B,  
 IN THE CITY OF AUSTIN,  
 TRAVIS COUNTY, TEXAS**

STATE OF TEXAS  
 COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT PAUL KRAUSE, BEING OWNER OF 0.274 ACRES IN THE T.J. CHAMBERS SURVEY, IN TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 8 AND THE WEST 23 FEET OF LOT 2, BLOCK 8 OF JAMES O'REILLY'S SUBDIVISION OF OUTLOT NO. 38, IN DIVISION B, IN THE CITY OF AUSTIN, COUNTY OF TRAVIS AND STATE OF TEXAS, A SUBDIVISION OF RECORD IN VOLUME 1, PAGE 39 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2019051495 OF THE OFFICIAL PUBLIC 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 SUBDIVIDE 0.274 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

RESUBDIVISION OF LOT 1, BLOCK 8 AND THE WEST 23 FEET OF LOT 2, BLOCK 8 OF JAMES O'REILLY'S SUBDIVISION OF OUTLOT NO. 38, IN DIVISION B, IN THE CITY OF AUSTIN, COUNTY OF TRAVIS AND STATE OF TEXAS

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 26 DAY OF NOV, 2019 A.D.

BY: Paul Krause  
 PRINTED NAME: PAUL KRAUSE  
 COMPANY NAME: \_\_\_\_\_  
 ADDRESS: 3396 PADDINGTON DR  
 ADDRESS: TROY MI 48084

STATE OF Michigan  
 COUNTY OF Oakland

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED 11/26/2019 KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE 26 DAY OF November, 2019 A.D.

Ari David Siegel  
 NOTARY PUBLIC, STATE OF Michigan  
Ari David Siegel 10/17/2025  
 PRINTED NAME MY COMMISSION EXPIRES

**Ari David Siegel**  
 Notary Public, State of Michigan  
 County of Oakland  
 My Commission Expires 10/17/2025  
 Acting in the county of Oakland

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL AND LIMITED PURPOSE LIMITS OF THE CITY OF AUSTIN ON 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\_\_\_\_, AD.

STEVE HOPKINS, FOR:  
 DENISE LUCAS, 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\_\_\_\_.

FAYEZ KAZI, CHAIR

YVETTE FLORES, SECRETARY

1. WATER AND SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF AUSTIN.
2. NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
3. 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 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.
4. THE OWNER OF THIS SUBDIVISION, AND THE OWNER'S SUCCESSORS AND ASSIGNS, ARE RESPONSIBLE FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS THAT COMPLY WITH CITY OF AUSTIN REGULATIONS. THE OWNER UNDERSTANDS THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH THE REGULATIONS.
5. 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 ESTABLISHED BY THE REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN, EXCEPT THAT RUN-OFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM SHALL BE DETAINED BY THE USE OF ONSITE PONDING OR OTHER APPROVED METHODS.
6. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS AS NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
7. 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 ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
8. 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.
9. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
10. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: BOB HARRISON STREET AND SAN BERNARD STREET. 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.
11. 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 OF AUSTIN 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.
12. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, JAMES O'REILLY'S SUBDIVISION OF OUTLOT NO. 38, RECORDED IN VOLUME 1, PAGE 39, OF TRAVIS COUNTY PLAT RECORDS, SHALL APPLY TO THIS RESUBDIVISION PLAT.
13. EACH LOT 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.
14. A FEE-IN-LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 3 RESIDENTIAL UNITS.

THE STATE OF TEXAS  
 COUNTY OF TRAVIS

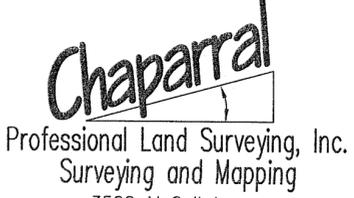
I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE

ON THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M., AND DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M., IN SAID COUNTY AND STATE, IN DOCUMENT NUMBER \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY \_\_\_\_\_ DEPUTY

 <p><b>Chaparral</b>          Professional Land Surveying, Inc.          Surveying and Mapping</p> <p>3500 McCall Lane          Austin, Texas 78744          512-443-1724          Firm No. 10124500</p>	PROJECT NO.: 1488-001
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	SHEET 02 OF 02