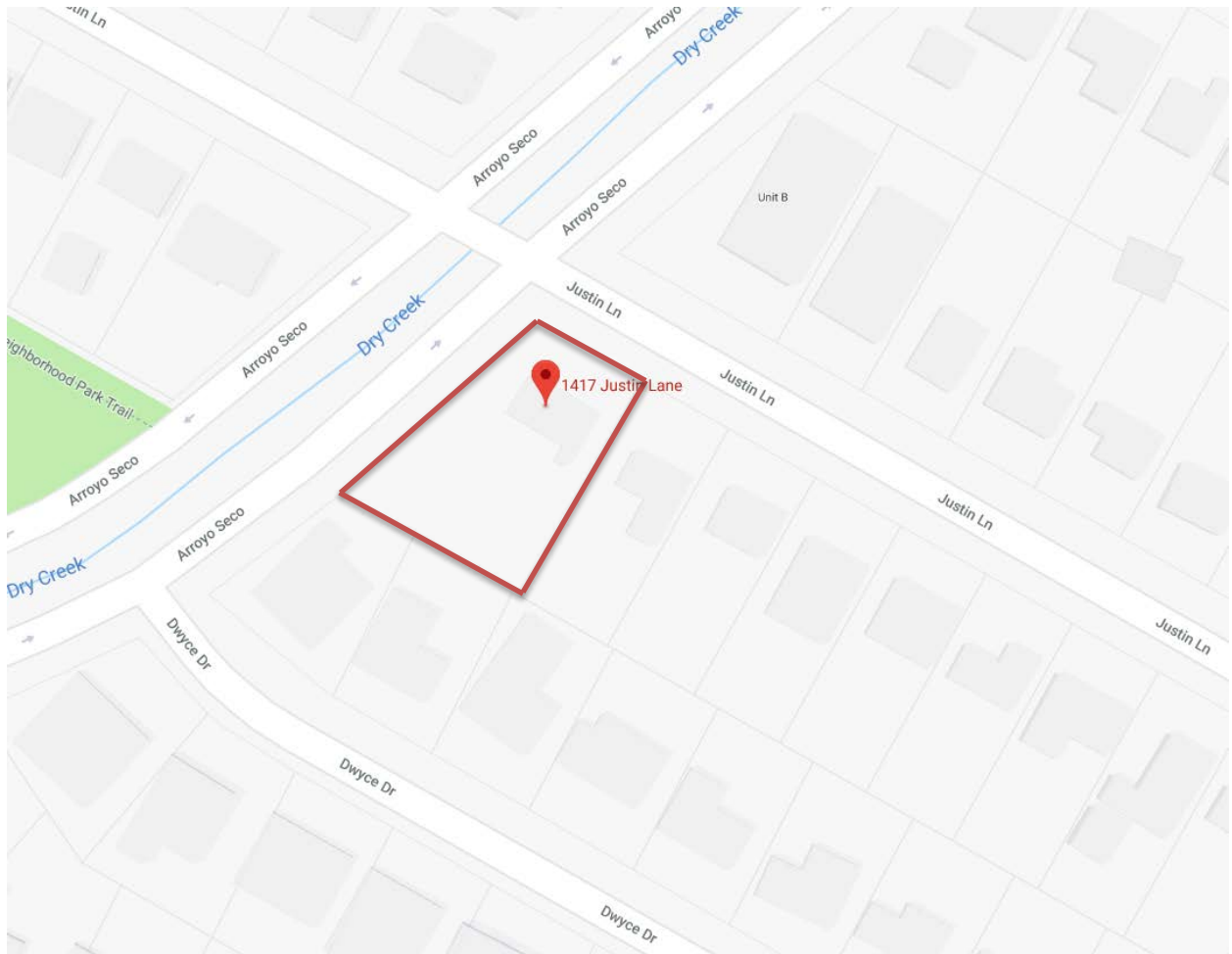
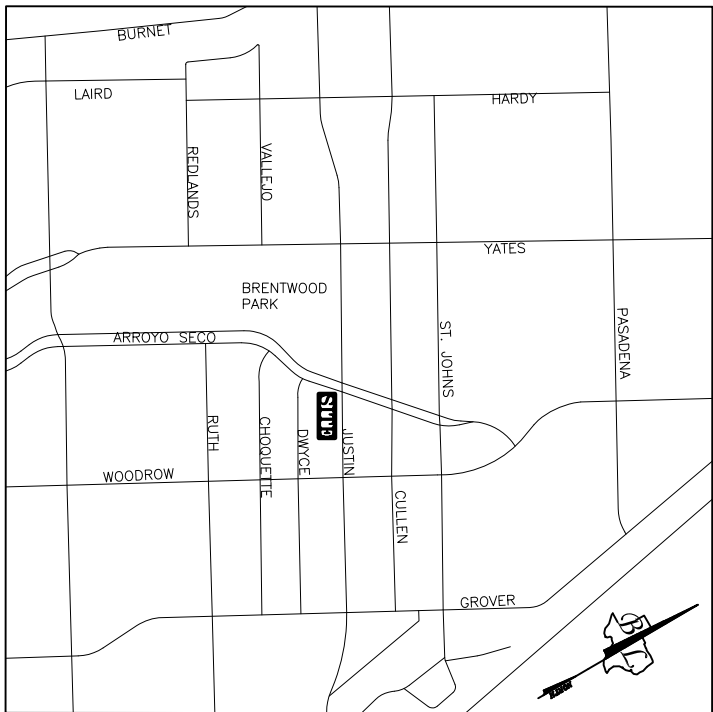


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2019-0111.0A**P.C. DATE:** April 14, 2020**SUBDIVISION NAME:** Justin Lane Subdivision
(Resubdivision of Lot 9, Block 8, Crestview Addition)**AREA:** 0.342 acres**LOT(S):** 2**OWNER/APPLICANT:** Butlin Homes Inc.
(Steven Butlin)**AGENT:** Southwest Engineering
(Henry Suarez)**ADDRESS OF SUBDIVISION:** 1417 Justin Lane**WATERSHED:** Shoal Creek**COUNTY:** Travis**EXISTING ZONING:** SF-3-NP**JURISDICTION:** Full**NEIGHBORHOOD PLAN:** Brentwood**PROPOSED LAND USE:** Residential**VARIANCES:** none**DEPARTMENT COMMENTS:** The request is for the approval of the Justin Lane Subdivision composed of two lots on 0.342 acres. The applicant is proposing to resubdivide an existing lot into a two lot subdivision for residential uses.**STAFF RECOMMENDATION:** Staff recommends approval of the case, the plat meets applicable State and City of Austin LDC requirements.**CASE MANAGER:** Cesar Zavala
Email address: cesar.zavala@austintexas.gov**PHONE:** 512-974-3404



Location Map

*1417 Justin Lane,
Austin, Texas 78757*



VICINITY MAP
(NOT TO SCALE)

NOTE:
PARTICIPATION IN THE REGIONAL STORMWATER
MANAGEMENT PROGRAM WAS GRANTED FOR THIS
SUBDIVISION ON _____ (DATE) BY THE CITY
OF AUSTIN WATERSHED PROTECTION DEPARTMENT,
OFFICE OF THE DIRECTOR, THE RSWP CASE
NUMBER FOR THIS PROJECT IS RS-2019-0043R.

LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	S30°19'23"W	1.00'
L2	S59°38'00"E	11.30'

LEGEND

- 1/2" REBAR FOUND
- ⊙ COTTON SPINDLE FOUND
- 1/2" REBAR SET WITH PLASTIC CAP
- STAMPED "BASELINE INC"
- SIDEWALK
- ⊕ BENCHMARK
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- () RECORD INFORMATION

VERTICAL DATUM: NGVD 88 (GEOID 12A)
TEXAS CENTRAL ZONE STATE PLANE COORDINATES:
N: 10071814.587
E: 3130653.743
CONVERGENCE [DEGREES]: 1°20'33.56"
COMBINED SCALE FACTOR: 1.0
(FOR SURFACE TO GRID CONVERSION)

BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL
ZONE STATE PLANE COORDINATES, 1983/93
HARN(2011), BASE ON GPS SOLUTIONS FROM THE
NATIONAL GEODETIC SURVEY (NGS) ON-LINE
POSITIONING USER SERVICE (OPUS) DATED 05/29/2019.

LOT SUMMARY TABLE
SQUARE FOOTAGE BY LOT: LOT 1 - 7,756.3 S.F.
LOT 2 - 6,946.6 S.F.
R.O.W. - 144.9 S.F.
TOTAL: 14,847.8 S.F.
0.342 AC



1/2" IRON ROD FOUND AT THE
NORTHWEST CORNER OF LOT 15, BLOCK
9 BEARS N50°09'45"E 382.56'
(N50°09'E 382.37')

BM #2 (S59°38'E 72.24')

2' R.O.W.
DEDICATED (PER PLAT)
(142.86 SQUARE FEET)

10' ELECTRIC DISTRIBUTION, ELECTRIC
TELECOMMUNICATIONS, AND ELECTRIC
FIBER EASEMENT

g.b. Arroyo Seco Survey
No. 7

ARROYO SECO
(120' R.O.W.)

LOT 2

LOT 1

R.O.W. LINE (PER PLAT)

R.O.W. LINE (PER PLAT)

JUSTIN LANE
(60' R.O.W.)

POINT OF
BEGINNING
N: 10 097 392.62
E: 3 118.417.58

S59°36'36"E 118.93'
(S59°38'E 120.00')

R.O.W. LINE (PER PLAT)

N31°23'23"E 60.11'
(60')

BENCHMARK NO. 1: 3" BRASS DISC ON CONCRETE SIDEWALK
OF BRIDGE CULVERT FOR CREEK BETWEEN ARROYO SECA
SOUTHBOUND LANE AND ARROYO SECA NORTHBOUND LANE.
ELEVATION=691.62'
NAVD 88 (GEOID 09)
BENCHMARK NO. 2: "X" SET IN THE SOUTHWEST CORNER
OF THE CURB INLET LOCATED ALONG THE SOUTH LINE OF
JUSTIN LANE APPROXIMATELY 33' EAST OF THE EAST EDGE
OF ARROYO SECA.
ELEVATION=707.45'
NAVD 88 (GEOID 99)

LOT -8-

LOT -7-

GENERAL SURVEYORS NOTES:
1.) ALL BEARINGS SHOWN HEREON ARE CORRELATED TO
THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS
CENTRAL ZONE (4203), NAVD 88 (NA2011).
2.) ELEVATIONS SHOWN HERE ARE REFERENCE NAVD 88.
3.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF
A TITLE REPORT AND THE REVIEW OF THE ABSTRACT OF
TITLE. THERE MAY BE EASEMENTS AND/OR COVENANTS
AFFECTING THIS PROPERTY NOT SHOWN HEREON. LOCATION
OF ALL IMPROVEMENTS WAS BEYOND COMMISSIONED SCOPE
OF THIS PROJECT AND HAS BEEN SPECIFICALLY OMITTED.
VESTING DOCUMENTS NOT FURNISHED FOR THIS SURVEY.

CRESTVIEW ADDITION
VOL. 4, PG 335-336
P.R.T.C.T.

BLOCK 8

BLOCK 9

CRESTVIEW ADDITION
VOL. 4, PG 335-336
P.R.T.C.T.

LOT -7-

LOT -8-

BELLAIRE HEIGHTS
SECTION 2
VOL. 7, PG 81
P.R.T.C.T.

LOT -40-

LOT -39-

LOT -42-

LOT -41-

REGISTERED FIRM #10015100
8000 ANDERSON SQUARE RD., STE. 101
AUSTIN, TEXAS 78757
REGISTERED FIRM #10015100
(TELE) 512.374.9722

ENGINEER:

MATTHEW A. DRINGENBERG, P.E. NO. 114250
SOUTHWEST ENGINEERS, INC.
REGISTERED ENGINEERING FIRM NO. F-1909
205 CIMARRON PARK LOOP, SUITE B, BUDA, TEXAS 78610
(512) 312-4336

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO BE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT
AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 4845300455 J, DATED JANUARY 1, 2016.

#C8-2019-0111.OA

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8000 ANDERSON SQUARE ROAD, SUITE 101
AUSTIN TEXAS 78757
OFFICE: (512) 374-9722
REGISTERED FIRM #10015100
ROBERT@baselinelandsurveyors.net

JUSTIN LANE
(RESUBDIVISION OF LOT 9, BLOCK 8,
CRESTVIEW ADDITION)

SHEET
1 of 2

File: S:\Projects\1417 Justin\Drawg\Justin Lane Plat.dwg	
Job No.	Date: 03/10/2020
Scale (Hor.): 1"=30'	Scale (Vert.):
Checked By: RGM	Drawn By: MAM
Revision 1:	
Revision 2:	
Revision 3:	
Revision 4:	

STATE OF TEXAS
COUNTY OF TRAVIS

THAT BUTLIN HOMES INC., BEING THE OWNER OF LOT 9, BLOCK 8, CRESTVIEW ADDITION, A SUBDIVISION OF RECORD VOLUME 4, PAGES 335-336 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED BY INSTRUMENT OF RECORD IN DOCUMENT NO. 2019028144 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 RESUBDIVIDE SAID LOT 9, BLOCK 8, CRESTVIEW ADDITION, IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

JUSTIN LANE (RESUBDIVISION OF LOT 9, BLOCK 8, CRESTVIEW ADDITION)

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. THERE ARE NO LIENHOLDERS FOR THESE TRACTS.

WITNESS MY HAND THIS 03 DAY OF April 2020.

BY: STEVEN BUTLIN
BUTLIN HOMES INC.

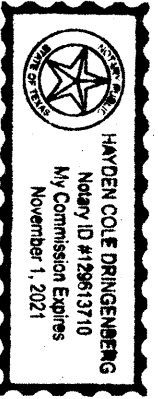
STATE OF TEXAS
COUNTY OF TRAVIS

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

WITNESS MY HAND, THIS 03 DAY OF April 2020. A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: HANCOCK DRINGENBERG



THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE 20 DAY OF

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS, THE 20 DAY OF 2020. A.D.

CESAR ZAVALA, 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 20 DAY OF 2020. A.D.

FAYE KAZI, CHAIR
YVETTE FLORES, SECRETARY

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOLLOWING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 03 DAY OF April 2020. A.D. AT 09:00 O'CLOCK. I, M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 2019028144.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE DAY OF 03, 2020. A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

ENGINEER'S CERTIFICATION

I, MATTHEW A. DRINGENBERG, P.E., 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, IS COMPLETE AND COMPLES 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.

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE CITY OF AUSTIN FULLY DEVELOPED 100-YEAR FLOODPLAIN AND SPECIAL FLOOD HAZARD AREA ZONE AE, AREA SUBJECT TO INUNDATION BY THE 1 ANNUAL CHANCE FLOOD, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL 48453C 0270L, DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

MATTHEW A. DRINGENBERG, P.E. NO. 114280
SOUTHWEST ENGINEERS, INC.
REGISTERED ENGINEERING FIRM NO. F-1909
205 CIMARRON PARK LOOP, SUITE B, BUDA, TEXAS 78610
(512) 312-4336

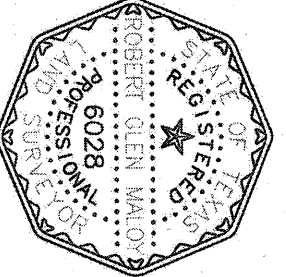


SURVEYOR'S CERTIFICATION

I, ROBERT GLEN MALOY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLES WITH THE SURVEY RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED, IS TRUE AND CORRECT AND PREPARED FROM AN ON THE GROUND SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION DURING MAY 2018.

03/10/20

ROBERT GLEN MALOY
REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6028
BASELINE LAND SURVEYORS, INC.
8000 ANDERSON SQUARE RD., SUITE 101
AUSTIN, TEXAS 78757
REGISTERED FIRM #10015100
(TELE) 512.374.9722



NOTES:

1. THE WATER AND WASTEWATER UTILITY SYSTEM 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 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.
2. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES MAY BE PLACED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
3. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER AND HIS OR HER SUCCESSORS AND ASSIGNS.
4. 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 AND TRAVIS COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLACING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
6. PRIOR TO ADDITIONAL CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
7. 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.
8. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
9. 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 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
10. 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.
11. 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 (10) FEET OF THE CENTERLINE 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.

NOTES: (CONTINUED)

12. FOR A MINIMUM TRAVEL DISTANCE OF 25 FT. FROM THE ROADWAY EDGE, DRIVEWAY GRADERS MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.
13. NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
14. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
15. 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 CERTIFICATIONS OF OCCUPANCY.
16. ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMITS.
17. THE OWNER/DEVELOPER IS ADVISED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS. OTHER SPECIAL OR NONSTANDARD TREATMENTS OF THE R.O.W. MAY ALSO REQUIRE A LICENSE AGREEMENT.
18. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
19. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT OWNERS'/DEVELOPERS' EXPENSE.
20. PROPERTY OWNERS SHALL PAY TAP AND IMPACT FEES ONCE APPLICATION FOR A CITY OF AUSTIN WATER AND WASTEWATER UTILITY TAP PERMIT IS MADE.
21. NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND DETENTION FACILITY HAVE BEEN CONSTRUCTED, INSPECTED AND ACCEPTED BY THE CITY OF AUSTIN.
22. NO CONSTRUCTION OR PLACEMENT OF STRUCTURES INCLUDING BUILDINGS, SHEDS, POOLS, LANDSCAPING OR GARDENS ARE ALLOWED WITHIN A CRITICAL ENVIRONMENTAL BUFFER ZONE, PER THE CITY OF AUSTIN LAND DEVELOPMENT CODE. WASTEWATER DISPOSAL IS PROHIBITED WITHIN THE CEF BUFFER ZONE AND VEGETATIVE COVER MUST BE MAINTAINED TO THE MAXIMUM EXTENT PRACTICABLE.
23. STREETS WILL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS.
24. A TEN FOOT ELECTRIC AND TELECOMMUNICATIONS EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL ROADS ON THIS PLAT.
25. 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: ARROYO SECO AND JUSTIN LANE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS WILL RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
26. WATERWAY SETBACKS AS DEFINED BY THE LAND DEVELOPMENT CODE MAY BE LOCATED ON THIS PROPERTY. DEVELOPMENT IS LIMITED WITHIN WATERWAY SETBACKS.
27. A FEE-IN-LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 3 DWELLING UNITS DUE TO SF-3 ZONING. NO FEE WAS CHARGED FOR THE EXISTING RESIDENCE.
28. EACH LOT WITHIN THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS AND THEIR RESPECTIVE PRIVATE WATER AND SEWER LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.
29. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISIONS, CRESTVIEW ADDITION, RECORDED IN VOLUME 4, PAGE 335-336, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SHALL APPLY TO THIS RESUBDIVISION PLAT.
30. PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM WAS GRANTED FOR THIS SUBDIVISION ON FEBRUARY 18, 2020 BY THE CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT, OFFICE OF THE DIRECTOR. THE RSNM CASE NUMBER FOR THIS PROJECT IS RS-2019-0043R.

JUSTIN LANE
(RESUBDIVISION OF LOT 9, BLOCK 8,
CRESTVIEW ADDITION)

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8000 ANDERSON SQUARE ROAD, SUITE 101
AUSTIN TEXAS 78757
OFFICE: (512) 374-9722
REGISTERED FIRM #10015100
robert@baselinelandsurveyors.net

File: S:\Projects\Prock Lane\DWG\C3D Prock Lane Base.dwg	
Job No.	Date: 03/10/20
Scale (Hor.): 1"=30'	Scale (Vert.):
Checked By: RGM	Drawn By: MAM
Revision 1:	
Revision 2:	
Revision 3:	
Revision 4:	