

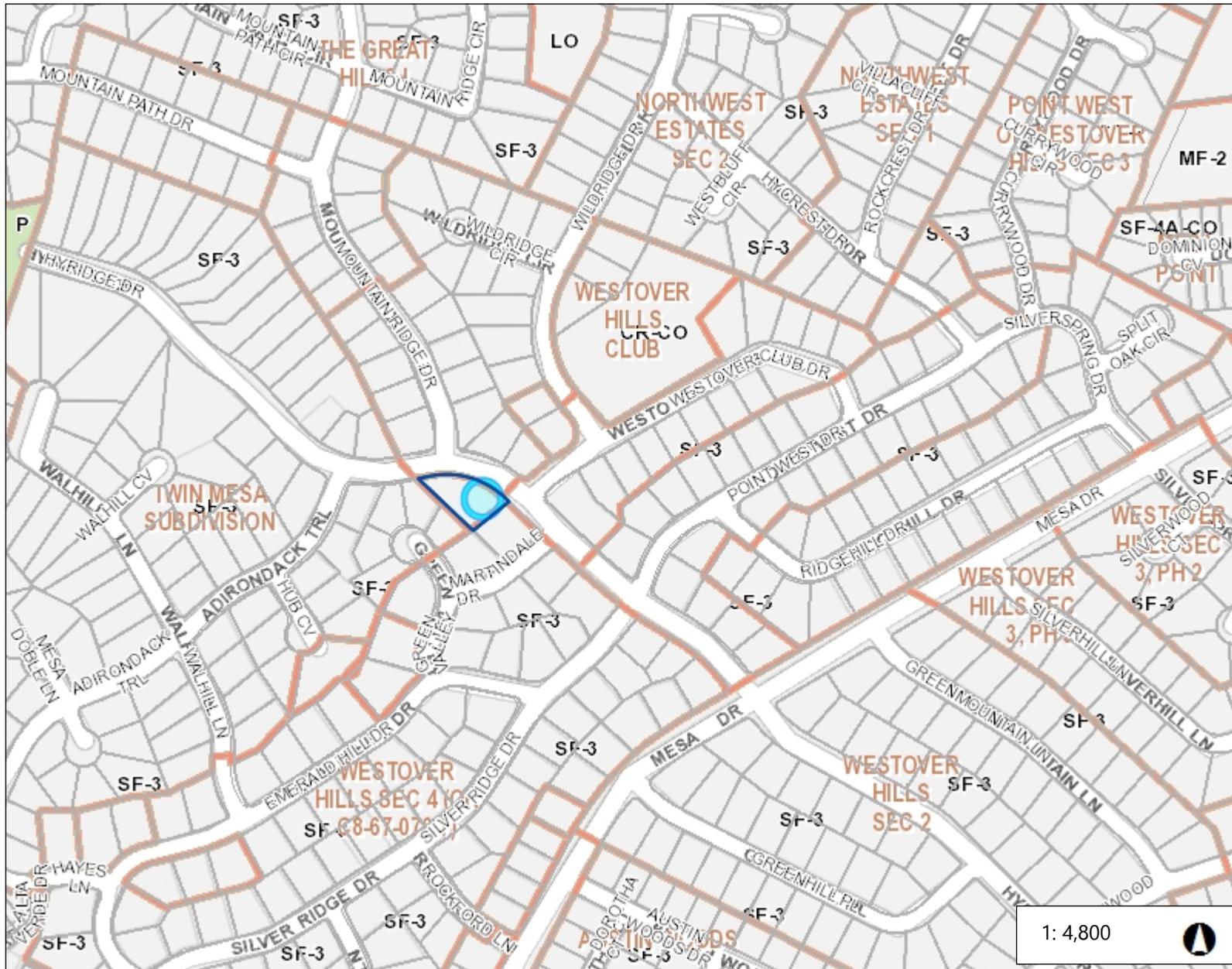
**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2019-0100.0A**Z.A.P. DATE:** August 4, 2020**SUBDIVISION NAME:** Resubdivision of Lot 3, Block E, Westover Hills Section Four Phase Two**AREA:** 0.4329 acres**LOTS:** 2**APPLICANT:** Stephen and Ellyn Yacktman**AGENT:** Avalon Engineering  
(Bruce S. Aupperle, P.E.)**ADDRESS OF SUBDIVISION:** 4201 Hyrridge Dr.**WATERSHED:** Bull Creek**COUNTY:** Travis**EXISTING ZONING:** SF- 3**JURISDICTION:** Full Purpose**PROPOSED LAND USE:** Residential**VARIANCE:** none**STAFF RECOMMENDATION:** Staff recommends approval of the subdivision, the plat meets all applicable State and City of Austin Land Development Code requirements.**DEPARTMENT COMMENTS:** The request is for the approval of the Resubdivision of Lot 3, Block E, Westover Hills Section Four Phase Two composed of 2 lot on 0.4329 acres. The applicant proposes to resubdivide an existing lot for residential use. The developer will be responsible for all cost associated with required improvements.**CASE MANAGER:** Cesar Zavala**PHONE:** 512-974-3404**E-mail:** cesar.zavala@austintexas.gov



**B-05**  
**Property Profile**

**Legend**

- Street Labels
- Jurisdiction
  - FULL PURPOSE
  - LIMITED PURPOSE
  - EXTRATERRITORIAL JURISDICTION
  - 2 MILE ETJ AGRICULTURAL AGR
  - OTHER CITY LIMITS
  - OTHER CITIES ETJ
- TCAD Parcels
- Recorded Subdivision
- Zoning Text



1: 4,800



0.2 0 0.08 0.2 Miles

NAD\_1983\_StatePlane\_Texas\_Central\_FIPS\_4203\_Feet

Date Printed:

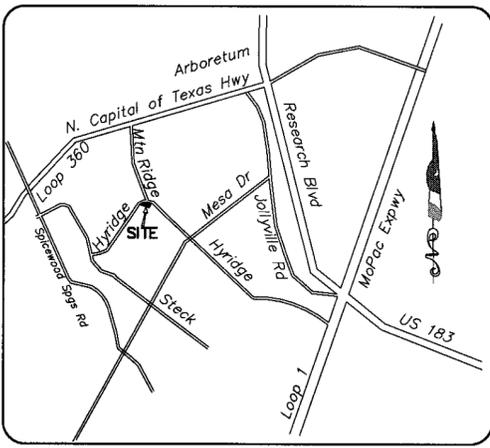
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

**Notes**

4201 Hyridge Dr.  
C8-2019-0100.0A

# RESUBDIVISION OF LOT 3 BLOCK "E", WESTOVER HILLS SECTION FOUR PHASE TWO

LOCATION MAP not to scale



**TWO LOTS/ONE BLOCK**  
LOT 3A—8,996 SQ FT/0.2065 AC  
LOT 3B—9,863 SQ FT/0.2264 AC  
BLOCK TOTAL— 18,858 SQ FT/0.4329 AC

CURVE TABLE				
C#	RADIUS	ARC	CHORD	BEARING
C1	228.08'	125.49'	123.91'	S83°34'17"E
C2	228.08'	95.57'	94.88'	S55°48'18"E

LINE TABLE				
L#	BEARING	DISTANCE	(RECORD)	
L1	N81°25'16"E	31.46'	(N80°54"E)	
L2	S43°36'48"E	14.90'	(S43°39"E)	



**LEGEND**

- FOUND 1/2" IRON ROD      FIR
- FOUND 3/8" IRON ROD    FIR 3/8"
- FOUND IRON ROD W/CAP    FIR C
- FOUND 1" IRON PIPE      FIP
- SET 1/2" IRON ROD W/CAP SIRC
- LABELLED "WATERLOO RPLS 4324"
- (RECORD CALL)
- SIDEWALKS REQUIRED . . . . .
- BUILDING LINE      BL
- PUBLIC UTILITY EASEMENT    PUE
- WATER QUALITY EASEMENT    WQE

**BENCHMARK BM:**  
TRIANGLE SET IN BACK OF CURB  
ASSUMED ELEVATION 100.00'

**BEARING BASE**  
WESTOVER HILLS SECTION FOUR SECTION TWO  
BK 52/ PG 87 PRCT

**GRAPHIC SCALE**



( IN FEET )  
1 INCH = 50 FT.

**SURVEYOR'S CERTIFICATION:**

I, THOMAS P. DIXON, AM AUTHORIZED UNDER THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF THE AUSTIN CITY CODE, AS AMENDED, AND IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION ON SEPTEMBER 24, 2018.



JANUARY 9, 2020

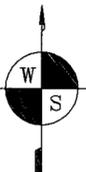
THOMAS P. DIXON R.P.L.S. #4324  
WATERLOO SURVEYORS, INC.  
P.O. BOX 160176  
AUSTIN, TEXAS 78716-0176  
thomas@waterloosurveyors.com

**ENGINEERS CERTIFICATION**

THIS IS TO CERTIFY THAT: I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH CHAPTER 25 OF THE AUSTIN CITY CODE AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THE SUBJECT PROPERTY IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48453C0245J, FOR TRAVIS COUNTY, TEXAS, DATED JANUARY 6, 2016.

BRUCE S. AUPPERLE TEXAS P.E. 52027  
AVALON ENGINEERING AND LAND DEVELOPMENT  
511 EAGLE  
LAKEWAY, TEXAS 78743



WATERLOO SURVEYORS INC.  
PO BOX 160176  
AUSTIN, TEXAS 78716-0176  
Phone: 512-481-9602  
www.waterloosurveyors.com  
T.B.P.L.S. FIRM#10124400  
J15568P

# RESUBDIVISION OF LOT 3 BLOCK "E", WESTOVER HILLS SECTION FOUR PHASE TWO

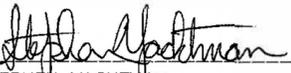
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COUNTY OF TRAVIS:

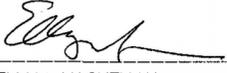
KNOW ALL PERSONS BY THESE PRESENTS:

THAT WE, STEPHEN YACKTMAN AND ELLYN YACKTMAN, OWNERS OF 0.4329 ACRES OF LAND, BEING LOT 3, BLOCK "E", WESTOVER HILLS SECTION FOUR PHASE TWO, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 52, PAGE 87, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 3 HAVING BEEN CONVEYED TO US BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2009024294, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID 0.4329 ACRE TO BE KNOWN AS:

RESUBDIVISION OF LOT 3, BLOCK "E", WESTOVER HILLS SECTION FOUR PHASE TWO

IN ACCORDANCE WITH THE MAP OR PLAT SHOWN HEREON, 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.

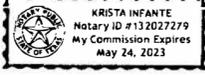
  
STEPHEN YACKTMAN  
3571 FAR WEST BOULEVARD #82  
AUSTIN, TEXAS 78731

  
ELLYN YACKTMAN  
3571 FAR WEST BOULEVARD #82  
AUSTIN, TEXAS 78731

STATE OF TEXAS:  
COUNTY OF TRAVIS:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 15 DAY OF January, 2020, A.D., NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

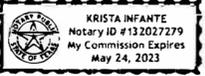
NOTARY:   
PRINT OR STAMP NAME HERE

May 24, 2023  
MY COMMISSION EXPIRES

STATE OF TEXAS:  
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ELLYN YACKTMAN, KNOWN TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 15 DAY OF January, 2020, A.D., NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

NOTARY:   
PRINT OR STAMP NAME HERE

May 24, 2023  
MY COMMISSION EXPIRES

**JURISDICTION:**

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, A.D.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_ AD.

DENISE LUCAS, DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS,

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_ AD.

JOLENE KIOLBASSA, CHAIR

ANA AGUIRRE, SECRETARY

**NOTES:**

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY.
2. ELECTRIC SERVICE TO THIS SUBDIVISION SHALL BE PROVIDED BY AUSTIN ENERGY.
3. WATER/WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN WATER & WASTEWATER UTILITY.
4. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS, LDC 25-6-171(a).
5. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS MUST 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 ON LOTS 3A AND 3B, BLOCK "E" REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
6. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR THE 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.
7. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
8. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
9. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR HIS ASSIGNS.
10. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
11. 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-A, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
12. 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 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 L.D.C.
13. 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.
14. THIS SUBDIVISION SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF CHAPTER 25 OF THE LAND DEVELOPMENT CODE.
  - (a) EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE LDC AND THE ENVIRONMENTAL CRITERIA MANUAL.
  - (b) MAINTENANCE OF WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE LDC AND THE ENVIRONMENTAL CRITERIA MANUAL AND OTHER ORDINANCES AND REGULATIONS OF THE CITY OF AUSTIN.
  - (c) FOR A MINIMAL TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH WRITTEN APPROVAL OF THE SURFACE AND GEOMETRIC DESIGN PROPOSAL BY THE TRANSPORTATION AND PUBLIC WORKS, AND PLANNING AND DEVELOPMENT DEPARTMENTS OF THE CITY OF AUSTIN.
15. 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 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.
16. 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 TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
17. PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG HYRIDGE DRIVE AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE REQUIRED 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. LDC 25-6-351
18. A 10 FOOT ELECTRIC AND TELECOMMUNICATIONS EASEMENT IS HEREBY DEDICATED ALONG THE ROW OF HYRIDGE DRIVE.
19. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, WESTOVER HILLS SECTION FOUR PHASE TWO, AS RECORDED IN VOLUME 52, PAGE 87, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SHALL APPLY TO THIS RESUBDIVISION PLAT.
20. THIS SUBDIVISION IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
21. THE OWNERS OF LOT 3, BLOCK "E", SHALL REALIGN THE EXISTING SEWER SERVICE LINE SO THAT IT WILL NOT CROSS COMMON LOT LINES.
22. THIS PROJECT IS SUBJECT TO THE VOID AND FLOW MITIGATION RULE (CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL AND CITY OF AUSTIN STANDARD SPECIFICATIONS MANUAL).
23. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN (LDC 25-5-1).
24. FOR MAINTENANCE OF THE DETENTION FACILITY, SEE AGREEMENT FILED IN DOCUMENT NO. \_\_\_\_\_ OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
25. SLOPES IN EXCESS OF 15% EXIST ON LOT 3A AND 3B. CONSTRUCTION ON SLOPES IS LIMITED PER LAND DEVELOPMENT CODE.
26. A FEE-IN LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR ONE RESIDENCE NO FEE WAS CHARGED FOR THE EXISTING RESIDENCE. IF ADDITIONAL RESIDENCES ARE PLANNED, ADDITIONAL FEES MAY BE ASSESSED AT THE TIME OF BUILDING PERMIT.
27. THE DRIVEWAY FOR THE SITE SHALL BE LOCATED IN A POSITION THAT MAXIMIZES THE VISIBILITY OF A VEHICLE TO THE ADJACENT INTERSECTION.
28. ALL STREETS WILL BE CONSTRUCTED TO THE CITY OF AUSTIN STANDARDS. LDC 25-6-171(a).
29. FOR IMPERVIOUS COVER LIMITATIONS ON LOT 3A & 3B, SEE RESTRICTIVE COVENANT FILED IN DOCUMENT NO. \_\_\_\_\_, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND IT'S CERTIFICATE OF AUTHENTICATION WAS FILED

FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, A.D. AT

\_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_

202\_\_\_\_ A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., PLAT RECORDS IN SAID COUNTY AND STATE IN

DOCUMENT NO. \_\_\_\_\_ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

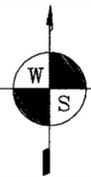
DEPUTY \_\_\_\_\_

**PROJECT DATA**

**OWNER:** STEPHEN YACKTMAN & ELLYN YACKTMAN  
3571 FAR WEST BOULEVARD #82  
AUSTIN, TEXAS 78731

**LEGAL DESCRIPTION:** BEING 0.4329 ACRE OF LAND—LOT 3, BLOCK "E" WESTOVER HILLS SECTION FOUR PHASE TWO, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 52, PAGE 87, PLAT RECORDS TRAVIS COUNTY, TEXAS.

TWO LOTS/ONE BLOCK  
SUBMITTAL DATE: JUNE 20, 2019

  
WATERLOO SURVEYORS INC.  
PO BOX 160176  
AUSTIN, TEXAS 78716-0176  
Phone: 512-481-9602  
www.waterloosurveyors.com  
T.B.P.L.S. FIRM#10124400  
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