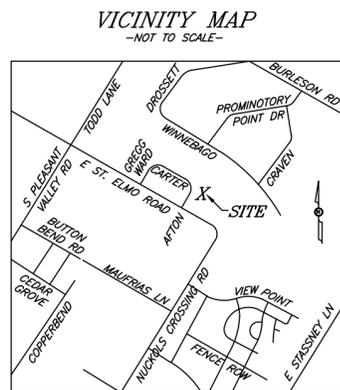


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2019-0068.0A**PC DATE:** August 25, 2020**SUBDIVISION NAME:** Resubdivision of Lot 8-B of the Resubdivision of Lots 8 & 9, Kensington Park Addition**AREA:** 0.527 ac.**LOT(S):** 2**OWNER:** Joseph Enriquez**AGENT/APPLICANT:** Miguel Gonzales, Jr. P.E.**ADDRESS OF SUBDIVISION:** 4209 Afton Ln **COUNTY:** Travis**WATERSHED:** Williamson Creek**EXISTING ZONING:** SF-2-NP**PROPOSED LAND USE:** Single-family use**DEPARTMENT COMMENTS:** The request is for the approval of the Resubdivision of Lot 8-B of the Resubdivision of Lots 8 & 9, Kensington Park Addition which will resubdivide a 0.527ac (22,956.12 sq ft) previously platted lot, creating a 2 lot subdivision for proposed single-family use.**STAFF RECOMMENDATION:** Staff recommends approval of this subdivision plat as it meets all applicable State and City of Austin LDC requirements.**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Joey de la Garza**PHONE:** 512-974-2664**EMAIL:** joey.delagarza@austintexas.gov



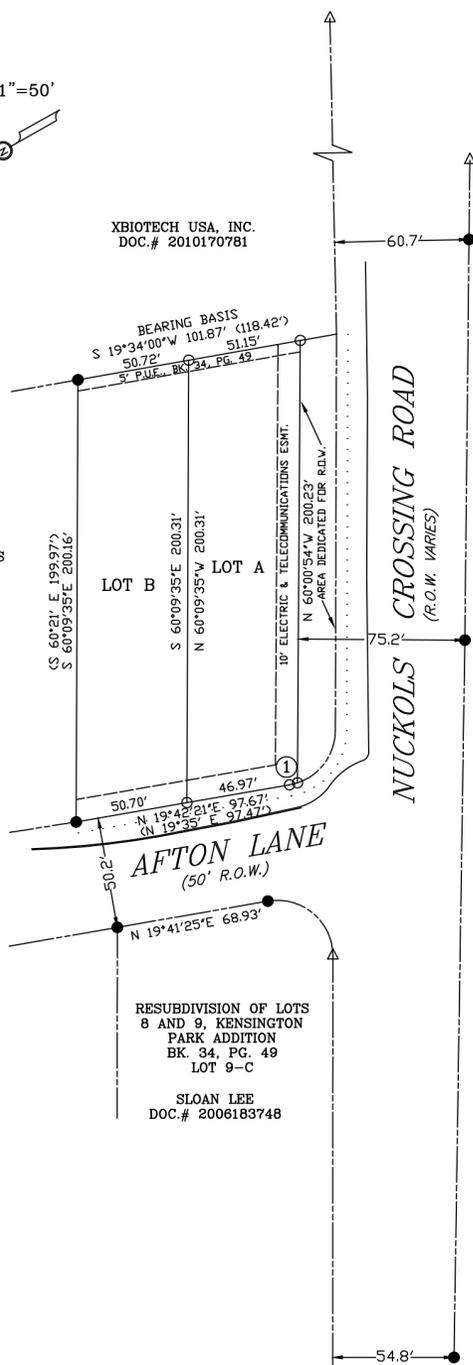
SCALE: 1"=50'



XBIOTECH USA, INC.
DOC.# 2010170781

RESUBDIVISION OF LOTS
8 AND 9, KENSINGTON
PARK ADDITION
BK. 34, PG. 49
LOT 8-A

KEITH &
AMANDA BROWN
DOC.# 2011042226



LEGEND

- IRON ROD FND.
- IRON ROD SET
- △ NAIL SET
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- E.E. ELECTRIC EASEMENT
- REQUIRED SIDEWALK

CURVE TABLE

Curve No.	Bearing	Chord	Radius
1	N 15°32'50\"/>		

LOT AREA SUMMARY

LOT A.....	10033 SQ.FT.
LOT B.....	9993 SQ.FT.
TOTAL LOT A & B.....	20026 SQ.FT.

**RESUBDIVISION OF LOT 8-B
OF THE RESUBDIVISION OF LOTS 8 AND 9,
KENSINGTON PARK ADDITION**
VOLUME 34, PG. 49
PLAT RECORDS, TRAVIS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That JOSEPH LEE ENRIQUEZ, owner of lot 8-B, RESUBDIVISION OF LOTS 8 AND 9, KENSINGTON PARK ADDITION, as recorded in Book 34, Page 49, Plat Records of Travis County, Texas, conveyed by deed of record in Document Number 2007201749 of the Official Property Records of Travis County, Texas, and said subdivision having been approved for resubdivision pursuant to the public notification and hearing provisions of Chapter 212.016 of the Local Government Code, do hereby resubdivide subject property in accordance with the map or plat attached hereto, to be known as:

"RESUBDIVISION OF LOT 8-B OF THE RESUBDIVISION OF LOTS 8 AND 9, KENSINGTON PARK ADDITION" and do hereby dedicate to the public use of all streets and easements shown hereon, subject to any easements and/or restrictions heretofore granted and not released.

By: JOSEPH ENRIQUEZ
2011 NOGALES TRAIL
AUSTIN, TEXAS
78744-4829

Before me, the undersigned authority on this day personally appeared JOSEPH ENRIQUEZ, 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 purpose and consideration herein expressed and in the capacities therein stated.
Given under my hand and seal of office, this the ____ day of _____, 201__.

Print Name _____
Notary in and for the State of Texas
My Commission expires: _____

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THIS, THE ____ DAY OF _____, 20 __, A.D.

FAYEZ KAZI, CHAIR WETTE FLORES, SECRETARY

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

JOEY DE LA GARZA, FOR:
DENISE LUCAS, ACTING DIRECTOR
DEVELOPMENT SERVICES DEPT.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FORGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 201__ A.D. AT ____ O'CLOCK ____ M. AND DULY RECORDED ON THE ____ DAY OF _____, 201__ A.D. AT ____ O'CLOCK ____ M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT No. _____ WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ____ DAY OF _____, 201__ A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

I, ROGER L. WAY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 25 OF THE AUSTIN CITY CODE AS CURRENTLY AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

SURVEYED BY:
ROGER L. WAY
ALL POINTS SURVEYING
1714 FORTVIEW ROAD SUITE 200
AUSTIN, TEXAS 78704
(512)440-0071

Roger L Way 03-04-20
ROGER L. WAY, RPLS #3970 DATE

FLOOD PLAIN NOTE:
NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0605J, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

ENGINEERED BY:

Miguel Gonzalez 5/18/20
MIGUEL GONZALES, JR., P.E.
TSPE FIRM NO. F-15437
18125 OAK GROVE ROAD
BUDA, TEXAS 78610



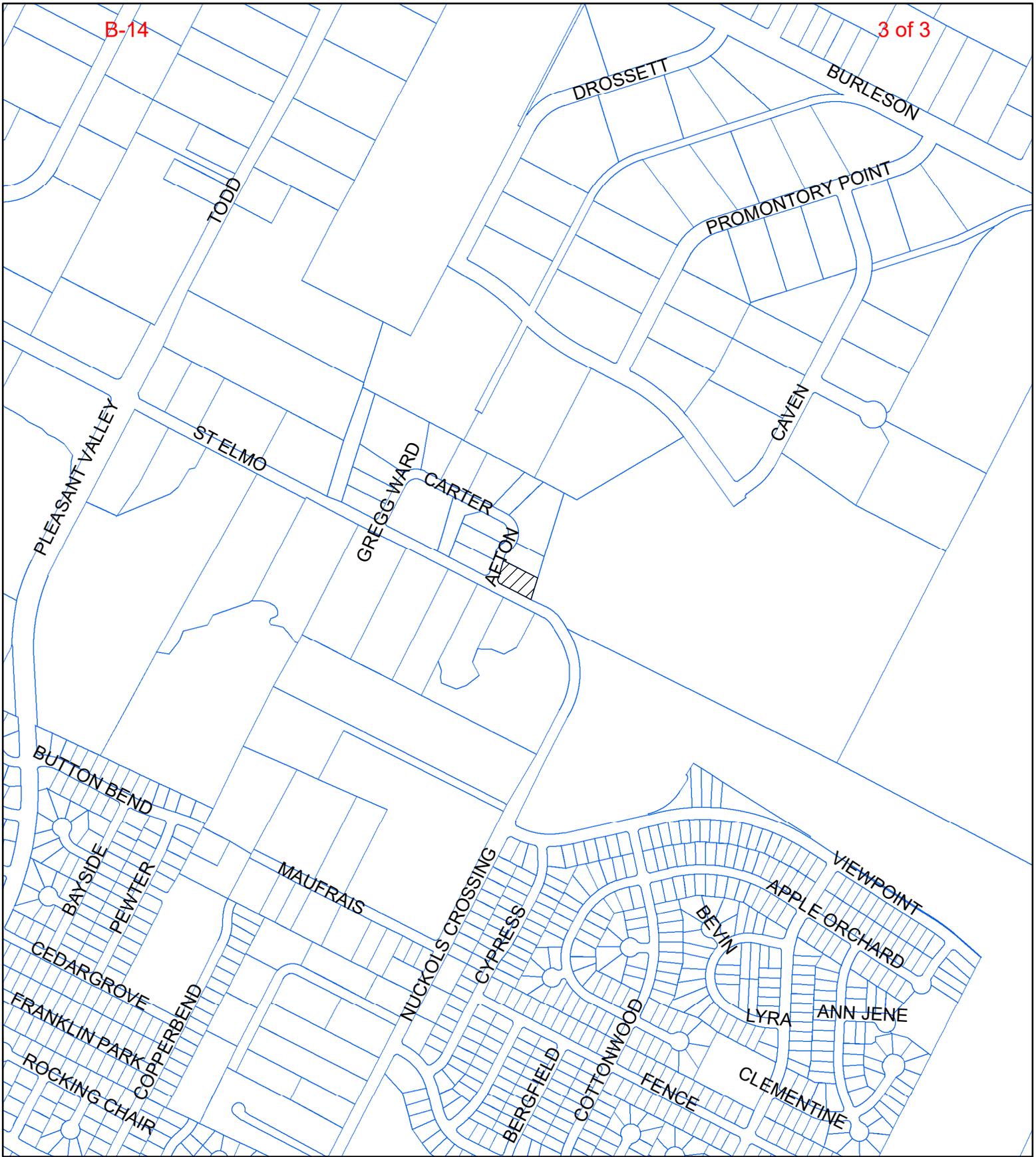
SURVEYOR'S NOTES

1. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
2. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION TO THOSE INDICATED, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN 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 OF THIS PROJECT.
3. 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. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THE SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
4. 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 INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
5. EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION IN THIS SUBDIVISION PURSUANT TO THE LAND DEVELOPMENT CODE.
6. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
7. 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.
8. 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 ACCESSES 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.
9. 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.
10. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
11. 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.
12. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC 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.
13. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS SUBDIVISION, RESUBDIVISION OF LOTS 8 AND 9, KENSINGTON PARK ADDITION, RECORDED IN BOOK 34, PAGE 49, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SHALL APPLY TO THIS RESUBDIVISION PLAT.
14. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNERS/DEVELOPERS EXPENSE.
15. THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE ____ DAY OF _____, 20 __, A.D.
16. ALL STREETS SHALL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS.
17. 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: AFTON LANE AND NUCKOLS CROSSING ROAD. 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 OCCUPANCE, BUILDING PERMITS OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
18. A FEE-IN-LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 2 RESIDENTIAL UNITS.
19. PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM WAS GRANTED FOR THIS SUBDIVISION THROUGH PAYMENT UNDER DCM 1.2.2(G) FOR SMALL SITES ON ____ BY THE CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT, OFFICE OF THE DIRECTOR. THE RSPM CASE NUMBER FOR THIS PROJECT IS WMS-RS-2020-0027R.



ALL POINTS SURVEYING
1714 FORTVIEW ROAD - SUITE 200
AUSTIN TX. 78704
TELE: (512) 440-0071 - FAX: (512) 440-0199
FIRM REGISTRATION NO. 10118900

JOB NO. 03B16719
CASE NO. CB-2019-0068.0A
APPLICATION DATE 05-03-2019
03-04-20 SCN



-  Subject Tract
-  Base Map

CASE#: C8-2019-0068.0A
 LOCATION: 4209 AFTON 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.