

APPLICATION FOR STREET OR ALLEY VACATION

File No. 2023-004492
Department Use Only

DATE: February 9, 2023
Department Use Only

TYPE OF VACATION

Type of Vacation: Street: _____; Alley: _____; ROW X Hundred Block: _____
Name of Street/Alley/ROW: Cloverlawn Drive Is it constructed: Yes (No)
Property address: 11403 Wedgewood Dr
Purpose of vacation: To remove unnecessary ROW stubs which cannot be extended.

PROPERTY DESCRIPTION ADJACENT TO AREA TO BE VACATED

Parcel #: 501257 & 501258
Survey & Abstract No.: _____
Lot(s): Lot 2, Block E & Lot 1, Block F Outlot: _____
Subdivision Name: Valley Side Heights
Plat Book 7 Page Number 31 Document Number _____

Neighborhood Association Name: N/A
Address including zip code: N/A

RELATED CASES

FILE NUMBERS

Existing Site Plan (circle one): YES (NO)
Subdivision: Case (circle one): YES/NO C8-2022-0289.0A
Zoning Case (circle one): YES (NO)

PROJECT NAME, if applicable:

Name of Development Project: Valley Side Heights ROW Vacation 2 of 3-Cloverlawn Dr
Is this a S.M.A.R.T. Housing Project (circle one): YES (NO)
Is this within the Downtown Austin Plan Boundaries (circle one): YES (NO)

OWNER INFORMATION

Name: Atlantic Urbana II Braker Lane LLC (as shown on Deed)
Address: 1005 E. St. Elmo Rd, bldg 5 Phone: () _____ Fax No.: () _____
City: Austin County: Travis State: TX Zip Code: 78745
Contact Person/Title: _____ Cell Phone: () _____
Email Address: _____
(If multiple owners are joining in this request, complete names and addresses for each must be attached.)

APPLICANT INFORMATION

Name: Amanda Brown
Firm Name: HD Brown Consulting
Address: 210 W 38th Street
City: Austin State: TX Zip Code: 78705
Office No.: () _____ Cell No.: (214) 695-9219 Fax No.: () _____
EMAIL ADDRESS: Amanda.brown@hdbrownconsulting.com

The undersigned Landowner/Applicant understands: 1) This application will be handled in accordance with standard City policies and procedures. 2) No action will be taken without (a) payment of the nonrefundable application fee, or (b) necessary documentation. 3) The application and fee in no way obligate the City to vacate the subject area. 4) **All documents** related to this transaction and a **certified check** for the appraised value must be delivered to the City of Austin prior to placing the item on the Council Agenda for final approval.

Signed By: 
Landowner/Applicant

January 26, 2023

Ms. Denise Lucas
City of Austin
Development Services Department
6310 Wilhelmina Dr.
Georgetown, TX 78752

Via Electronic Submittal

Re: Request for right-of-way (ROW) vacation; .127 acres of existing ROW located along 11403 Wedgewood Dr. (the "Property").

Dear Ms. Lucas:

As representatives of the adjacent owner of the above stated Property we respectfully submit the attached application for ROW vacation (the "Application"). The Property is known as Cloverlawn Drive and was dedicated to the city with the Valley Side Heights subdivision (Travis County Plat, v.7, pg. 31). The Property is currently in the City of Austin full purpose jurisdiction.

The purpose of the application is to allow for a cohesive multifamily residential development. While this application is for Cloverlawn Dr. only, there are two additional applications being submitted concurrently with this application to vacate Bronze Dr. and Silverlawn Dr. to accommodate future development. These ROW's are small stub-outs which have no potential for connection, as the property to the east has been developed as a single-family subdivision which does not provide opposing stub-outs. However, please note, Plaza Drive does have the opportunity for extension to Hickory Grove Drive. The ROW to make this connection will be dedicated with the subsequent subdivision application.

The ROW vacation application requests additional information which is provided below:

1. Is this a residential or commercial project?

Response: commercial.

2. How was the area to be vacated dedicated? By plat or by separate instrument?

Response: By plat (Valley Side Heights subdivision, Travis County Plat, v.7, pg. 31).

3. Did the City purchase the area to be vacated? (i.e., by Street Deed)

Response: No.

4. Are both the area to be vacated and your property in the same "subdivision"? (They must both be in the same subdivision to be eligible.)

Response: Yes.

5. Is the area to be vacated functional right-of-way, or is it only dedicated on paper?

Response: No. The ROW is not improved and on paper only.

6. Are there any utility lines within the area to be vacated? If yes, what are your plans for the utilities?
Applicants should be advised that easements will be retained to protect existing utilities, even if utility relocation is proposed. Also be advised that no structures may be built on, over or under the easements without a license agreement, insurance, and annual fee.
Response: No, there are no utility lines within the area to be vacated.
7. How do you plan to develop the area to be vacated?
Response: residential development.
8. Has a site plan been submitted on your project?
Response: No, however a subdivision is currently in review (C8-2021-0205.0A)
9. Is your project a Unified Development?
Response: No.
10. Is your project a S.M.A.R.T. Housing Project?
Response: No.
11. When do you anticipate starting construction of the development?
Response: Q4 of 2023.
12. What is the current zoning on the adjacent properties?
Response: MF-2.
13. What is the current status of the adjacent properties?
Response: These are platted lots.
14. What type of parking facilities currently exist?
Response: None.
15. Will your parking requirements increase with the expansion?
Response: Yes.
16. How will the increase be handled?
Response: All required parking shall be provided and shall be reviewed and approved with the subsequent site development plan application. .
17. Have any agreements or easements been executed with adjacent landowner(s) or in draft form? If yes, please include this in your letter and provide us with a copy.
Response: No.
18. Does the area to be vacated lie within the Austin Downtown Plan (DAP)? Does it meet DAP criteria?
Response: No.

19. Does the area to be vacated lie within UT boundaries: East of Lamar Boulevard, west of IH-35, north of Martin Luther King Boulevard, and south of 45th Street?

Response: No.

20. Does the proposed vacation support the Priority Programs and policy directives set forth in the Imagine Austin Comprehensive Plan? If so, how?

Response: The ROW vacation application will allow for a cohesive missing-middle housing development which will provide a diversity of housing types in the area. Additionally, the ROW dedication for the extension of Plaza Dr. will contribute to a compact and connected Austin.

If you have any questions about this application for ROW vacation or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.

Respectfully,

By: 

Printed Name: Amanda C. Brown

**ROW TO BE VACATED
FIELD NOTES DESCRIPTION**

DESCRIPTION OF 0.125 OF ONE ACRE (5,427 SQUARE FEET) OF LAND IN THE J.C. HARRELSON SURVEY NO. 78, ABSTRACT NO. 352, TRAVIS COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN CALLED 20.478 ACRES OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO ATLANTIC URBANA II BRAKER LANE LLC OF RECORD IN DOCUMENT NO. 2021210112, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.125 OF ONE ACRE, BEING ALL OF THE CLOVERLAWN DRIVE RIGHT-OF-WAY, A 50-FOOT RIGHT-OF-WAY, AS SHOWN ON VALLEY SIDE HEIGHTS, SEC. 1, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN VOLUME 7, PAGE 31, PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.125 OF ONE ACRE OF LAND, AS SURVEYED BY HR GREEN DEVELOPMENT TX, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½-inch iron rod found in the west line of the said 20.478 acre tract, in the east right-of-way line of Wedgewood Drive, a 60-foot right-of-way, as shown on the said Valley Side Heights, Sec. 1 subdivision plat, in the west line of Lot 1, Block "E", said Valley Side Heights, Sec. 1, from which a ½-inch iron rod found in the west right-of-way line of said Wedgewood Drive, same being the east line of Lot 8, Block "A", said Valley Side Heights, Sec. 1, bears N 54°25'03" W, a distance of 59.87 feet;

THENCE with the east right-of-way line of said Wedgewood Drive, with the west line of the said 20.478 acre tract, with the west line of said Lot 1, Block E and the west line of Lot 2, Block E, said Valley Side Heights, Sec. 1, with the arc of a curve to the right, having a radius of 3,277.72 feet, an arc distance of 142.51 feet, and a chord which bears N 36°56'27" E, a distance of 142.50 feet to a calculated point at the intersection of the east right-of-way line of said Wedgewood Drive and the south right-of-way line of said Cloverlawn Drive, for a point-of-curvature in the west line of said Lot 2, Block "E", Valley Side Heights, Sec. 1, for the southwest corner and **POINT OF BEGINNING** of the tract described herein;

THENCE with the east right-of-way line of said Wedgewood Drive, with the west line of the said 20.478 acre tract, with the western terminus of Cloverlawn Drive, with the west line of the tract described herein, with the arc of a curve to the right, having a radius of 3,277.72 feet, an arc distance of 90.95 feet, and a chord which bears N 38°58'53" E, a distance of 90.95 feet to a calculated point at the intersection of the east right-of-way line of said Wedgewood Drive and the north right-of-way line of said Cloverlawn Drive, for a point-of-curvature in the southwest line of Lot 1, Block "F", said Valley Side Heights, Sec. 1, for the northwest corner of the tract described herein; from which a ½-inch iron rod found at a point-of-tangency in the east right-of-way line of said Wedgewood Drive and the west line of Lot 2, Block "F", said Valley Side Heights, Sec. 1 bears N 40°54'11" E, a distance of 128.90 feet;

THENCE leaving the east right-of-way line of said Wedgewood Drive, crossing the said 20.478 acre tract, with the south line of said Lot 1 Block "F", Valley Side Heights, Sec. 1, with the north right-of-way line of said Cloverlawn Drive, same being the north line of the tract described herein, the following two (2) courses and distances:

1. with the arc of a curve to the left, having a radius of 16.24 feet, an arc distance of 28.85 feet, and a chord which bears S 11°08'59" E, a distance of 25.20 feet to a calculated point-of-tangency, and
2. S 62°04'59" E, a distance of 100.05 feet to a calculated point for the southeast corner of said Lot 1 Block "F", Valley Side Heights, Sec. 1, for the northeast terminus of said Cloverlawn Drive, for the northeast corner of the tract described herein;

THENCE S 66°24'53" W, continuing across the said 20.478 acre tract, leaving the south line of said Lot 1, Block "E", Valley Side Heights, Sec. 1 with the east terminus of said Cloverlawn Drive, with the east line of the tract described herein, a distance of 63.96 feet to a calculated point for the northeast corner of said Lot 2, Block "E", Valley Side Heights, Sec. 1, and the southeast terminus of said Cloverlawn Drive, for the southeast corner of the tract described herein;

THENCE continuing across the said 20.478 acre tract, with the north line of said Lot 2, Block "E", Valley Side Heights, Sec. 1, with the south right-of-way line of said Cloverlawn Drive, with the south line of the tract described herein, the following two (2) courses and distances:

1. N 62°04'59" W, a distance of 70.05 feet to a calculated point-of-curvature, and

2. with the arc of a curve to the left, having a radius of 23.94 feet, an arc distance of 33.26 feet, and a chord which bears S 78°04'01" W, a distance of 30.65 feet to the **POINT OF BEGINNING** and containing 0.125 of one acre (5,427 square feet) of land, more or less.

BEARING BASIS: Texas Coordinate System, Central Zone, NAD83, Grid.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

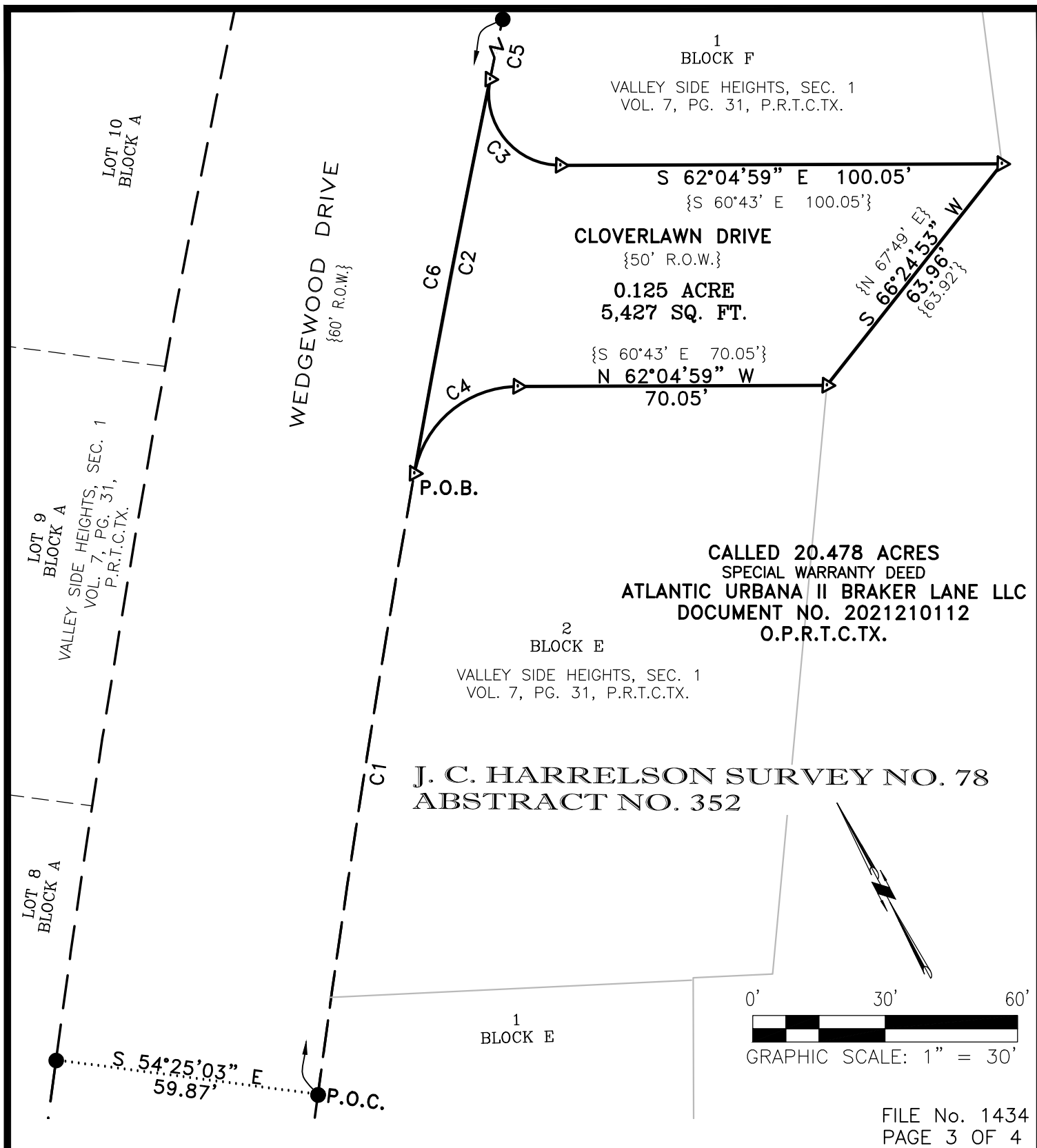
That I, Ernesto Navarrete, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during the months of November and December, 2020 and February, 2021.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 14th day of December 2022 A.D.

HR GREEN DEVELOPMENT TX, LLC
5508 Highway 290 West, Suite 150
Austin, Texas 78735

Ernesto Navarrete
Registered Professional Land Surveyor
No. 6642 – State of Texas





DEVELOPMENT TX

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM

TBPE NO: 16384
TBPLS NO: 10194101

SURVEY SKETCH to Accompany Description:

0.125 ACRE ~ 5,427 SQUARE FEET
J. C. HARRELSON SURVEY NO. 78 ABSTRACT NO. 352,
TRAVIS COUNTY, TEXAS

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	3,277.72' (3,277.72') {3,277.72'}	142.51'	N 36°56'27" E	142.50'
C2	3,277.72' (3,277.72') {3,277.72'}	90.95' {90.98'}	N 38°58'53" E {N 40°21' E}	90.95' {90.98'}
C3	16.24' {16.24'}	28.85' {28.87'}	S 11°08'59" E {S 9°47' E}	25.20' {25.22'}
C4	23.94' {23.94'}	33.26' {33.31'}	S 78°04'01" W {N 79°26' E}	30.65' {30.67'}
C5	3,277.72' (3,277.72') {3,277.72'}	128.90'	N 40°54'11" E	128.90'
C6	3,277.72' (3,277.72') {3,277.72'}	362.36' (362.36') {362.31'}	N 38°51'45" E (N 38°51'45" E)	362.18' (362.18') {362.13'}

LEGEND



1/2" IRON ROD FOUND



CALCULATED POINT



RECORD INFORMATION PER
VOL. 7, PG. 31, P.R.T.C.TX.



RECORD INFORMATION PER DOC.
NO. 2021210112, O.P.R.T.C.TX.

P.O.B.

POINT OF BEGINNING

P.O.C.

POINT OF COMMENCING

P.R.T.C.TX.

PLAT RECORDS OF TRAVIS COUNTY, TEXAS

O.P.R.T.C.TX.

OFFICIAL PUBLIC RECORDS OF TRAVIS
COUNTY, TEXAS

R.O.W.

RIGHT-OF-WAY

NOTES:

1. SURVEYOR MAKES NO EXPRESSED OR IMPLIED WARRANTIES AS TO THE FEE OWNERSHIP OF THE PROPERTY.
2. BEARINGS AND DIRECTIONAL CONTROL ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203 NAD83.
3. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY A COMBINED SCALE FACTOR OF 0.9999127400.

FILE No. 1434
PAGE 4 OF 4



DEVELOPMENT TX

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM

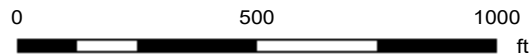
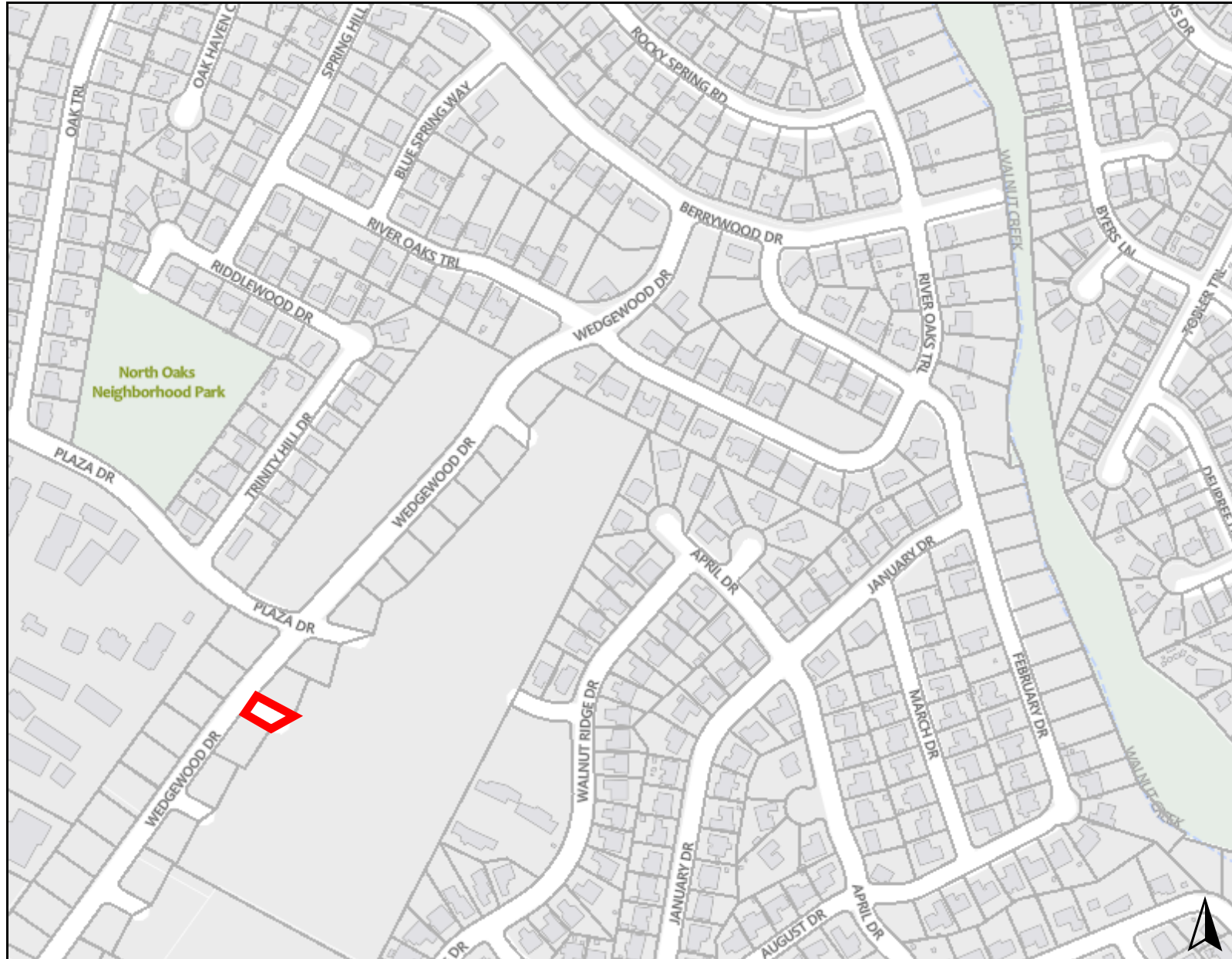
TBPE NO: 16384
TBPLS NO: 10194101

SURVEY SKETCH to Accompany Description:

0.125 ACRE ~ 5,427 SQUARE FEET
J. C. HARRELSON SURVEY NO. 78 ABSTRACT NO. 352,
TRAVIS COUNTY, TEXAS

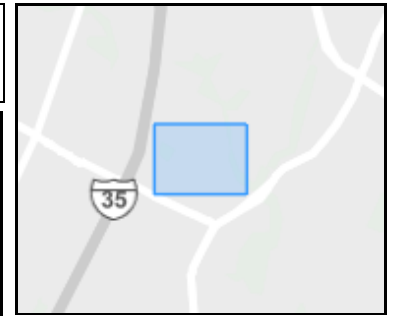


Property Profile



1/30/2023

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.



Legend

Appraisal Districts

TCAD Parcels



Notes

GENERAL INFO

ACCOUNT		OWNER	
Property ID:	501258	Name:	ATLANTIC URBANA II BRAKER LANE LLC
Geographic ID:	0247261102	Secondary Name:	
Type:	R	Mailing Address:	11309 WEDGEWOOD DR AUSTIN TX 78753
Zoning:	SF2	Owner ID:	1924249
Agent:		% Ownership:	100.00
Legal Description:	LOT 1 BLK F VALLEY SIDE HEIGHTS		
Exemptions:			
Property Use:			

LOCATION

Address:	CLOVERLAWN DR TX 78753
Market Area:	
Market Area CD:	C4300
Map ID:	024221

PROTEST

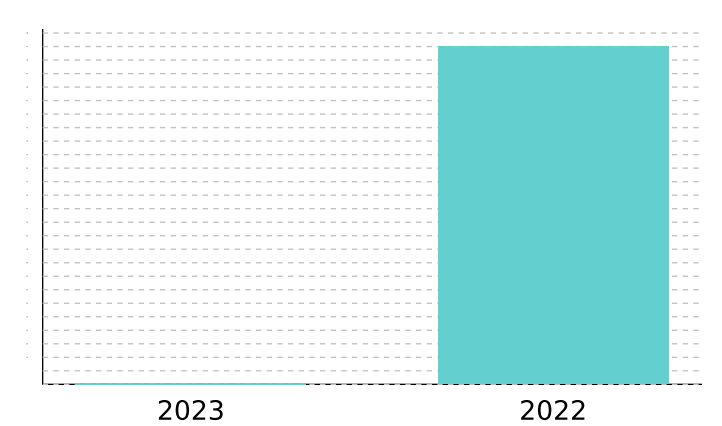
Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

Land Homesite:	N/A
Land Non-Homesite:	N/A
Special Use Land Market:	N/A
Total Land:	N/A
Improvement Homesite:	N/A
Improvement Non-Homesite:	N/A
Total Improvement:	N/A
Market:	N/A
Special Use Exclusion (-):	N/A
Appraised:	N/A
Value Limitation Adjustment (-):	N/A
Net Appraised:	N/A

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
01	AUSTIN ISD	N/A	N/A	N/A
02	CITY OF AUSTIN	N/A	N/A	N/A
03	TRAVIS COUNTY	N/A	N/A	N/A
0A	TRAVIS CENTRAL APP DIST	N/A	N/A	N/A
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	N/A	N/A	N/A
68	AUSTIN COMM COLL DIST	N/A	N/A	N/A

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.2514	10,953.05	\$1.14	N/A	N/A

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
9/20/21	SW	SPECIAL WARRANTY	BIG OPP ZONE LLC	ATLANTIC URBANA II BRAKER LANE				2021210112
2/27/20	WD	WARRANTY DEED	PETERSON LOIS	BIG OPP ZONE LLC				2020033183
9/14/88	WD	WARRANTY DEED	PETERSON LOIS	PETERSON LOIS		10775	00757	
	WD	WARRANTY DEED		PETERSON LOIS		00000	00000	

GENERAL INFO

ACCOUNT		OWNER	
Property ID:	501257	Name:	ATLANTIC URBANA II BRAKER LANE LLC
Geographic ID:	0247261101	Secondary Name:	
Type:	R	Mailing Address:	11309 WEDGEWOOD DR AUSTIN TX 78753
Zoning:	SF2	Owner ID:	1924249
Agent:		% Ownership:	100.00
Legal Description:	LOT 2 BLK E VALLEY SIDE HEIGHTS		
Exemptions:			
Property Use:			

LOCATION

Address:	CLOVERLAWN DR TX 78753
Market Area:	
Market Area CD:	C4300
Map ID:	024221

PROTEST

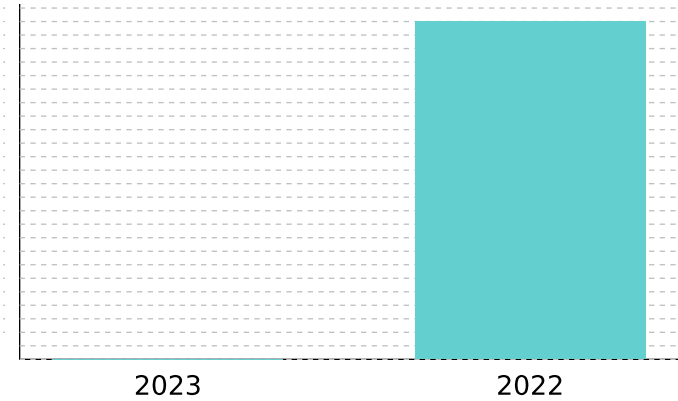
Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

Land Homesite:	\$0
Land Non-Homesite:	\$12,500
Special Use Land Market:	\$0
Total Land:	\$12,500
Improvement Homesite:	\$0
Improvement Non-Homesite:	\$0
Total Improvement:	\$0
Market:	\$12,500
Special Use Exclusion (-):	\$0
Appraised:	\$12,500
Value Limitation Adjustment (-):	\$0
Net Appraised:	\$12,500

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
01	AUSTIN ISD	0.996600	\$12,500	\$12,500
02	CITY OF AUSTIN	0.462700	\$12,500	\$12,500
03	TRAVIS COUNTY	0.318239	\$12,500	\$12,500
0A	TRAVIS CENTRAL APP DIST	0.000000	\$12,500	\$12,500
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.098684	\$12,500	\$12,500
68	AUSTIN COMM COLL DIST	0.098700	\$12,500	\$12,500

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.2937	12,792.73	\$0.98	\$12,500	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
9/20/21	SW	SPECIAL WARRANTY	BIG OPP ZONE LLC	ATLANTIC URBANA II BRAKER LANE				2021210112
2/27/20	WD	WARRANTY DEED	PETERSON LOIS	BIG OPP ZONE LLC				2020033183
9/14/88	WD	WARRANTY DEED	PETERSON LOIS	PETERSON LOIS		10775	00757	
	WD	WARRANTY DEED		PETERSON LOIS		00000	00000	

RESUBDIVISION OF
VALLEY SIDE HEIGHTS SECTION ONE

20.118 ACRES IN THE
THOMAS H. MAYS SURVEY NO. 89, A-562 AND
THE J.C. HARRELSON SURVEY NO. 78, A-352
TRAVIS COUNTY, TEXAS

OWNER: ATLANTIC URBANA II BRAKER LANE LLC
255 NORTH ROSEMONT #14890
TUCSON, AZ 85732
JIM CAMPBELL

SURVEYOR: ERNESTO NAVARRETE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6642 - STATE OF TEXAS
HR GREEN DEVELOPMENT TX, LLC
5508 HWY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.6696
ernesto.navarrete@hrgreen.com
TBPLS FIRM NO. 10194101

ENGINEER: FARIS ABBOUSHI
REGISTERED PROFESSIONAL ENGINEER
NO. 94360 - STATE OF TEXAS
HR GREEN DEVELOPMENT TX, LLC
5508 HWY 290 WEST #150,
AUSTIN, TEXAS 78735
512.872.6696
faris.abboushi@hrgreen.com
TBPE FIRM NO. F-16384

SURVEY: THOMAS H. MAYS SURVEY NO. 89, A-562 AND
THE J.C. HARRELSON SURVEY NO. 78, A-352

ACREAGE: 20.118
LOT ACREAGE: 19.324
ROW AND ALLEY ACREAGE: 0.794

TOTAL NUMBER OF BLOCKS: 2
TOTAL NUMBER OF LOTS: 2

MULTI-FAMILY: 2

LINEAR FEET OF NEW STREET

STREET NAME	LENGTH	WIDTH
PLAZA DRIVE	578 L.F.	60'
TOTAL	578 L.F.	

LOT AREA SUMMARY

BLOCK A	
LOT NO.	AREA (ACRES)
1	8.102

BLOCK B	
LOT NO.	AREA (ACRES)
1	11.222

NOTES:

- BEARINGS AND DIRECTIONAL CONTROL ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203 NAD83.
- DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY A COMBINED SCALE FACTOR.
- THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.99991274.

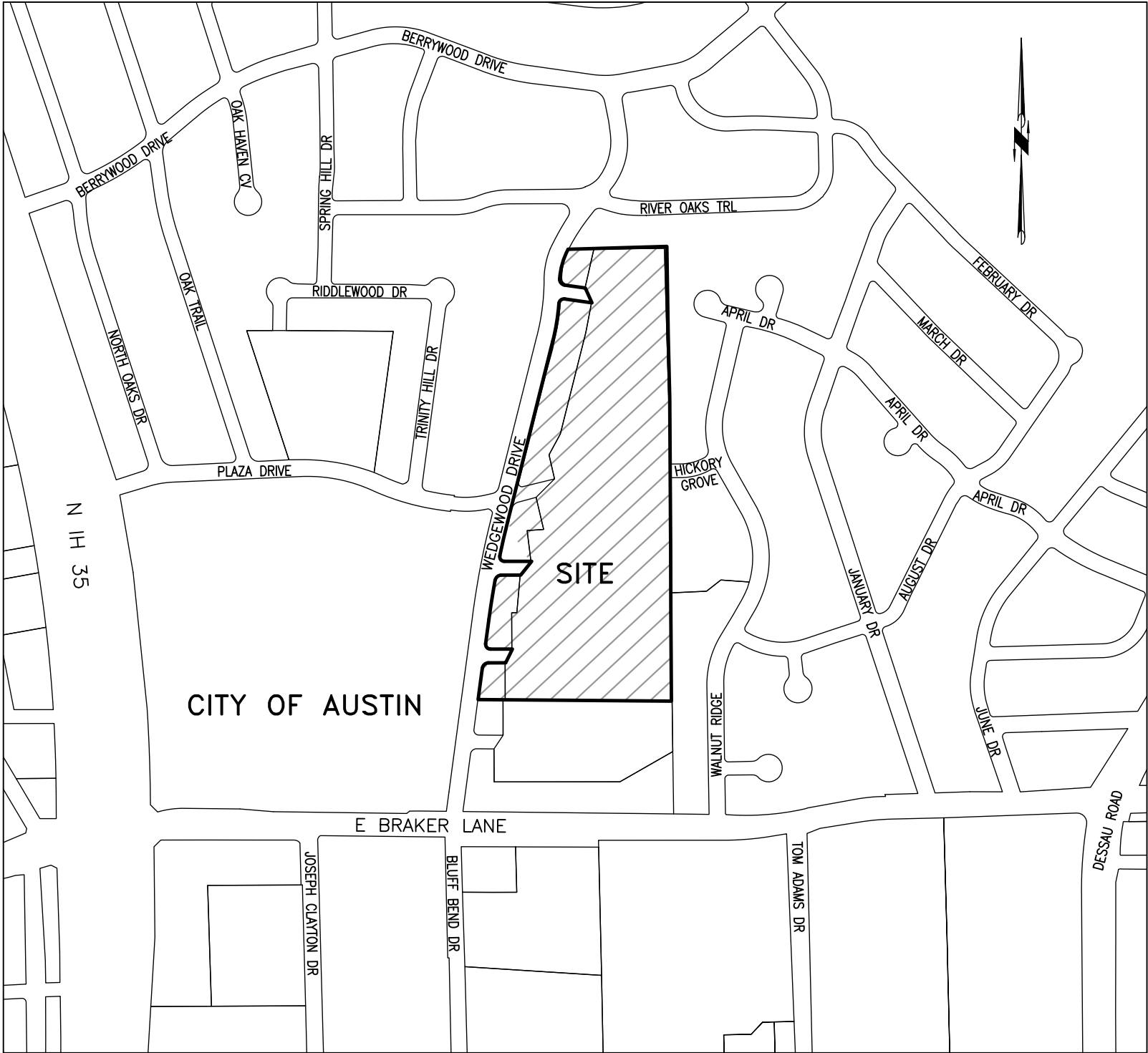
BENCHMARK: NAVD 88 - OPUS

BM:1434_01: MAG NAIL WITH A WASHER STAMPED "LANDDEV" SET ON CONCRETE ELECTRIC VAULT NEAR THE INTERSECTING NORTH RIGHT-OF-WAY LINE OF E BRAKER LANE AND THE EAST RIGHT-OF-WAY LINE OF WEDGEWOOD DRIVE.
ELEVATION = 727.19'

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THE SUBJECT TRACT IS SHOWN TO BE IN FLOOD ZONE X, OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48453C0270J, MAP REVISED AUGUST 18, 2014 AND MAP NO. 48453C0460K, MAP REVISED JANUARY 6, 2016.

THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S).



VICINITY MAP

SCALE: 1" = 500'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 61°07'00" E	24.19'
L2	N 61°07'00" W	25.46'
L3	N 47°55'14" W	59.89'
L4	N 47°48'55" W	59.88'
L5	N 54°25'03" W	59.87'
L6	S 62°07'05" E	62.25'
L7	N 54°04'19" E	55.71'
L8	N 62°07'05" W	80.00'
L9	N 35°39'55" E	89.85'
L10	S 62°04'59" E	70.05'
L11	N 66°24'53" E	63.96'
L12	N 62°04'59" W	100.05'
L13	S 54°00'39" E	99.77'
L14	N 03°51'21" E	59.04'
L15	N 54°00'39" W	75.70'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	3,277.72' {3,277.72'}	362.36' {362.31'}	N 38°51'45" E	362.18' {362.13'}
C2	808.82' {808.82'}	206.67' {206.57'}	N 34°39'35" E	206.11' {206.01'}
C3	263.75' {263.75'}	132.62' {132.80'}	N 41°51'02" E	131.23' {131.40'}
C4	1,030.00'	254.11'	N 68°11'03" W	253.46'
C5	970.00'	239.30'	S 68°11'03" E	238.70'
C6	22.92'	32.89'	N 76°45'55" E	30.14'
C7	17.45'	29.79'	N 13°14'05" W	26.30'
C8	3,277.72'	142.51'	N 36°56'27" E	142.50'
C9	23.94'	33.26'	N 78°04'01" E	30.65'
C10	16.24'	28.85'	N 11°08'59" W	25.20'
C11	3,277.72'	128.90'	N 40°54'11" E	128.90'
C12	808.82'	135.88'	N 37°10'01" E	135.72'
C13	18.98'	31.00'	N 79°11'21" E	27.67'
C14	21.40'	32.10'	N 11°08'39" W	29.17'
C15	263.75'	112.86'	N 43°59'18" E	112.00'

PRELIMINARY, THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE AND SHALL NOT BE
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SURVEY DOCUMENT.

CASE #: C8-2021-0205.0A

FILE # 1434
SHEET 1 OF 3

PLAT PREPARATION DATE: JULY, 2022
APPLICATION SUBMITTAL DATE:

No:	REVISION:	BY: DATE:



5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM

TBPE NO: 16384
TBPLS NO: 10194101

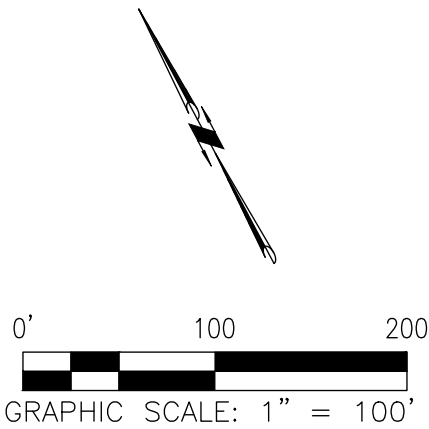
RESUBDIVISION OF
VALLEY SIDE HEIGHTS
SECTION ONE

20.118 ACRES IN THE
THOMAS H. MAYS SURVEY NO. 89, A-562 AND
THE J.C. HARRELSON SURVEY NO. 78, A-352
TRAVIS COUNTY, TEXAS

RESUBDIVISION OF
VALLEY SIDE HEIGHTS
SECTION ONE

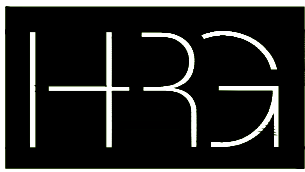
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- LEGEND**
- 1/2" IRON ROD FOUND
 - 1/2" IRON ROD IN CONCRETE FOUND
 - 1/2" IRON ROD W/ PLASTIC CAP STAMPED "CAPITOL SURVEYING" FOUND
 - 1/2" IRON ROD W/ PLASTIC CAP STAMPED "LANDDEV" PREVIOUSLY SET
 - 1/2" IRON ROD W/ PLASTIC CAP STAMPED "HR GREEN" SET
 - △ CALCULATED POINT
 - ⊙ BENCHMARK
 - { } RECORD INFORMATION PER VOL. 7, PG. 31, P.R.T.C.TX.
 - () RECORD INFORMATION PER DOC. NO. 2020033183, O.P.R.T.C.TX.
 - < > RECORD INFORMATION PER DOC. NO. 2021210112, O.P.R.T.C.TX.
 - [] ADJOINER INFORMATION
 - D.R.T.C.TX. DEED RECORDS OF TRAVIS COUNTY, TEXAS
 - P.R.T.C.TX. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
 - R.P.R.T.C.TX. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
 - O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 - E.T.E. AUSTIN ENERGY ELECTRIC DISTRIBUTION, ELECTRIC TELECOMMUNICATIONS, AND ELECTRIC FIBER EASEMENT
 - B.S.L. BUILDING SETBACK LINE
 - NTS NOT TO SCALE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - FUTURE SIDEWALK

CASE #: C8-2021-0205.0A



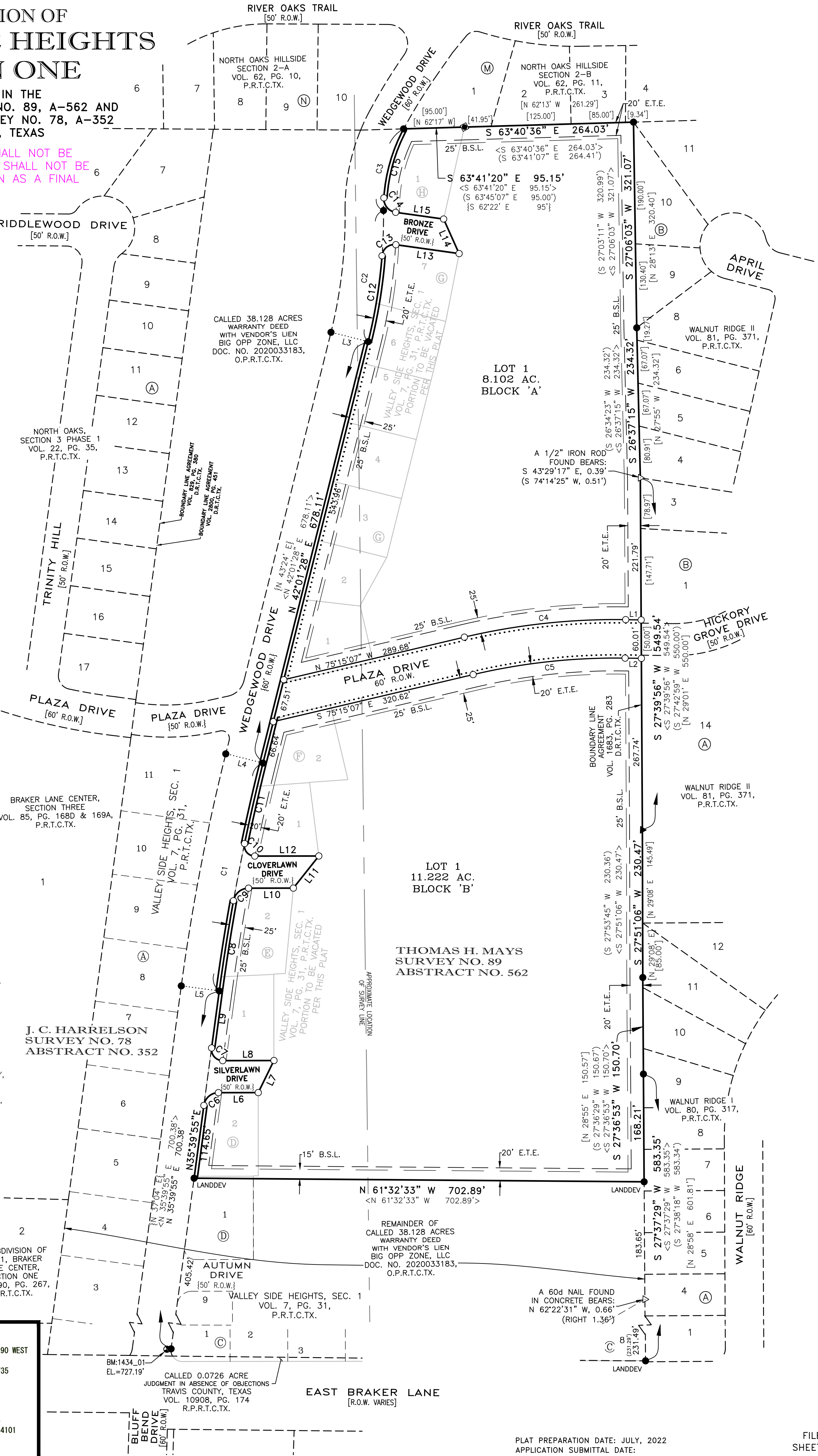
HRGreen®

DEVELOPMENT TX

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM

TBPE NO: 16384
TBPLS NO: 10194101

L:\Projects\1434-914 E Braker Lane\600-Survey\607-CADD\Final\Plat\1434 Urban at Braker Ln final plat.dwg
PLOT DATE: Nov 21, 2022 - 11:35am



PLAT PREPARATION DATE: JULY, 2022
APPLICATION SUBMITTAL DATE:

FILE # 1434
SHEET 2 OF 3

RESUBDIVISION OF
VALLEY SIDE HEIGHTS
SECTION ONE

20.118 ACRES IN THE
THOMAS H. MAYS SURVEY NO. 89, A-562 AND
THE J.C. HARRELSON SURVEY NO. 78, A-352
TRAVIS COUNTY, TEXAS

THE STATE OF TEXAS §
THE COUNTY OF TRAVIS § § KNOWN TO ALL MEN BY THESE PRESENTS

THAT, ATLANTIC URBANA II BRAKER LANE LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING OWNER OF 20.118 ACRES OF LAND OUT OF THE THOMAS H. MAYS SURVEY NO. 89, ABSTRACT NO. 562 AND THE J.C. HARRELSON SURVEY NO. 78, ABSTRACT NO. 352, SITUATED IN TRAVIS COUNTY, TEXAS, SAID 20.118 ACRES BEING COMPRISED OF LOTS 1 AND 2 BLOCK E, LOTS 1 AND 2 BLOCK F, LOTS 1 THRU 7, BLOCK G, LOT 1, BLOCK H, AND A PORTION OF LOT 1 AND ALL OF LOT 2 BLOCK D, VALLEY SIDE HEIGHTS, SECTION ONE, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN VOLUME 7, PAGE 31, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO SAID 20.118 ACRES BEING A PORTION OF THAT CERTAIN CALLED 20.478 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED OF RECORD IN DOCUMENT NO. 2021210112, 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 A PORTION OF VALLEY SIDE HEIGHTS, SECTION ONE, IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

RESUBDIVISION OF VALLEY SIDE HEIGHTS SECTION ONE

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS _____ DAY OF _____, 20_____
A.D.

BY: _____

ATLANTIC URBANA II BRAKER LANE LLC
255 NORTH ROSEMONT #14890
TUCSON, AZ 85732
JIM CAMPBELL

THE STATE OF TEXAS §
THE COUNTY OF TRAVIS § KNOWN TO ALL MEN BY THESE PRESENTS §

I, THE UNDERSIGNED AUTHORITY, ON THIS _____ DAY OF _____,
20_____, A.D. DID PERSONALLY APPEAR _____, KNOWN TO ME TO BE THE
PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE/SHE
ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND
CONSIDERATIONS THEREIN EXPRESSED.

NOTARY PUBLIC _____

PRINTED NAME: _____

COMMISSION EXPIRES: _____

ENGINEER'S CERTIFICATION

I, FARIS ABBOUSHI, 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.

FARIS ABBOUSHI DATE
REGISTERED PROFESSIONAL ENGINEER
NO. 94360 – STATE OF TEXAS
HR GREEN DEVELOPMENT TX, LLC
5508 HWY 290 WEST #150,
AUSTIN, TEXAS 78735
512.872.6696
faris.abboushi@hrgreen.com
TBPE FIRM NO. F-16384

SURVEYOR'S CERTIFICATION:

I, ERNESTO NAVARRETE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE
PROFESSION OF LAND 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.

ERNESTO NAVARRETE, R.P.L.S. DATE
TEXAS REGISTRATION NO. 6642
HR GREEN DEVELOPMENT TX, LLC
5508 HWY 290 WEST #150
AUSTIN, TEXAS 78735
512.872.6696
ERNESTO.NAVARRETE@HRGREEN.COM
TBPLS FIRM NO. 10194101

PRELIMINARY, THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE AND SHALL NOT BE
USED OR VIEWED OR RELIED UPON AS A FINAL
SURVEY DOCUMENT.

GENERAL NOTES:

- ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, VALLEY SIDE HEIGHTS, SECTION ONE RECORDED IN PLAT BOOK VOLUME 7, PAGE 31, PLAT RECORDS OF TRAVIS COUNTY, TEXAS SHALL APPLY TO THIS PLAT
- NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
- 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 LAND OWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- PRIOR TO CONSTRUCTION ON THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- 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 EXISTING AT UNDEVELOPED STATUS BY PENDING OR OTHER APPROVED METHODS.
- 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 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.
- 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 ELECTRIC 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.
- 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 THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN REGULATIONS.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS SHALL ARE PERMITTED IN THE DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- ANY **RELOCATION** OF ELECTRIC FACILITIES SHALL BE AT THE LANDOWNER'S/DEVELOPER'S EXPENSE.
- 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.
- 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.

CITY CERTIFICATIONS:

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE _____ OF THE CITY OF AUSTIN ON THIS THE
_____, DAY OF _____, 20____.

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

SYLVIA LIMON, FOR:
DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS, THE
_____, DAY OF _____, 20____.

JOLENE KIOLBASSA, CHAIR

ANA AGUIRRE, SECRETARY

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, REBECCA GUERRERO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____, THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____, 20____, A.D.

DEPUTY, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, REBECCA GUERRERO, 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 _____.M., AND DULY RECORDED ON THE _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK _____.M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT # _____.

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

REBECCA GUERRERO, COUNTY CLERK TRAVIS COUNTY, TEXAS

DEPUTY

FILE # 1434
SHEET 3 OF 3

CASE #: C8-2021-0205.0A

PLAT PREPARATION DATE: JULY, 2022
APPLICATION SUBMITTAL DATE:

No:	REVISION:	BY:	DATE:



DEVELOPMENT TX

5508 HIGHWAY 290 WEST
SUITE 150
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