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**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8J-2011-0066.0A

**Z.A.P. DATE:** June 7, 2011

**SUBDIVISION NAME:** Lake Travis Subdivision No. 9; Amended Plat of Lots 9 and 10

**AREA:** 2.21

**LOT(S):** 2

**OWNER/APPLICANT:** JQUAD, Ltd A TX Limited  
(David James)  
(Fred B. Werkenthing, Jr.)  
(Linda Hawkins)  
(Gregg Werkenthing)  
(Rebecca Nugent)

**AGENT:** Harris-Grant Surveying  
(James Grant)

**ADDRESS OF SUBDIVISION:** 14605 Pocohontas Trail

**GRIDS:** MB36

**COUNTY:** Travis

**WATERSHED:** LakeTravis

**JURISDICTION:** 2-Mile ETJ

**EXISTING ZONING:** N/A

**MUD:** N/A

**NEIGHBORHOOD PLAN:** N/A

**PROPOSED LAND USE:** SF

**ADMINISTRATIVE WAIVERS:** None

**VARIANCES:** None

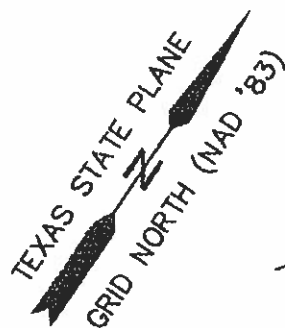
**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

**DEPARTMENT COMMENTS:** The request is for approval of the Lake Travis Subdivision No. 9; Amended Plat of Lots 9 and 10. The proposed plat is composed of 2 lots on 2.21 acres.

**STAFF RECOMMENDATION:** The staff recommends disapproval of the plat. This plat does not meet all applicable State and City of Austin LDC requirements.

**PLANNING COMMISSION/ZONING AND PLATTING ACTION:**

LAKE TRAVIS SUBD. NO. 9  
PLAT BK. 4, PG. 122



SCALE: 1" = 100'

F.E.M.A. 100-YR.  
FLOOD PLAIN,  
DRAINAGE EASEMENT  
HEREBY DEDICATED  
BETWEEN REAR LOT LINE  
& 722' CONTOUR LINE

LINDA HAWKINS, ET.AL. 5.33 AC.  
DOC. NO. 2011047539

LOT 9A  
0.92 AC.

LOT 8

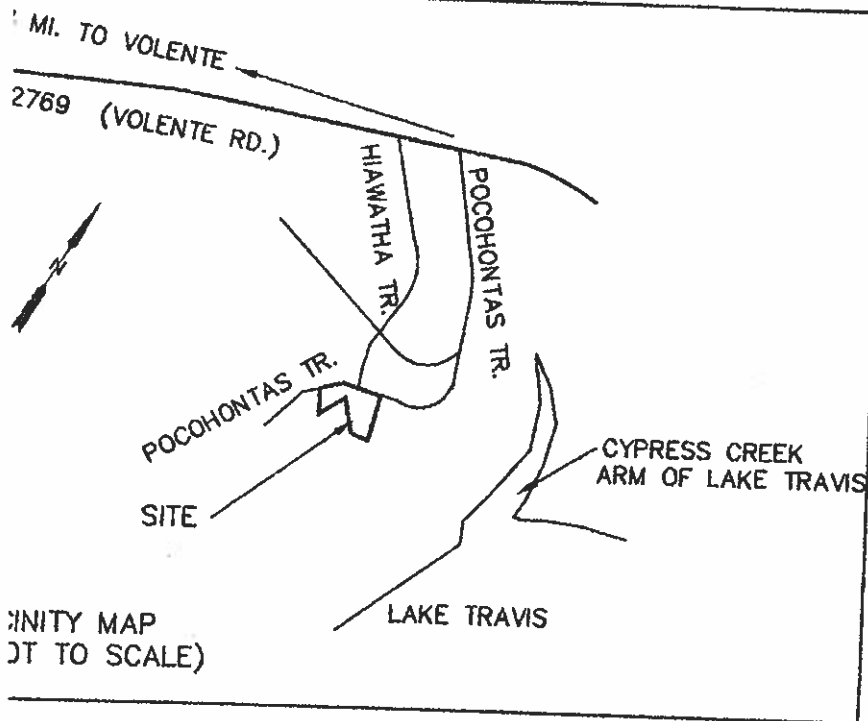
LAKE TRAVIS SUBD. NO. 9  
PLAT BK. 4, PG. 122

S 36°35'34" E  
22.94'

JQUAD, LTD. 0.96 AC.  
DOC. NO. 2011047541

DAVID & PAMELA JAMES  
0.88 AC. DOC. NO. 2011047542

JQUAD, LTD. 0.93 AC.  
DOC. NO. 2011047541



E OF TEXAS}  
NTY OF TRAVIS}

W ALL MEN BY THESE PRESENTS:

JQUAD, LTD., A TEXAS LIMITED PARTNERSHIP, OWNER OF PART OF LOT 9 OF "LAKE TRAVIS SUBDIVISION NO. 9", A SUBDIVISION IN TRAVIS COUNTY, TEXAS, AS RECORDED IN PLAT BOOK 4, PG. 122 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED TO IT BY DEED RECORDED IN DOCUMENT NO. 2011047541 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ACTING BY AND THROUGH ITS GENERAL PARTNER, DAVID JAMES, AND THAT WE, LINDA HAWKINS, B. WERKENTHIN, JR., REBECCA NUGENT, AND GREGG WERKENTHIN, OWNERS OF A PORTION OF LOT 9 AND ALL OF LOT 10 OF SAID "LAKE TRAVIS SUBDIVISION NO. 9", AS CONVEYED TO US BY DEED RECORDED IN DOCUMENT NO. 2011047539 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DO HEREBY JOINTLY AMEND SAID LOTS 9 AND 10 PURSUANT TO LOCAL