

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2014-0205.0A**ZAP DATE:** December 15, 2015**SUBDIVISION NAME:** MEK subdivision**AREA:** 12,998 square feet**LOTS:** 1**APPLICANT:** Edythe Kruger Estate
(Kathy Lindauer)**AGENT:** The Moore Group
(Jack Tobin)**ADDRESS OF SUBDIVISION:** NW corner of Mesa Drive and MEK Drive.**GRIDS:** G29**COUNTY:** Travis**WATERSHED:** Bull Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3 (Single Family Residence)**DISTRICT:** 10**LAND USE:** Residential**SIDEWALKS:** Sidewalks will be constructed along MEK Drive.

DEPARTMENT COMMENTS: The request is for the approval of the MEK plat, which is comprised of one lot on 12,998 square feet. In accordance with LDC 25-4-84(A)(3), this single-lot plat is being reviewed by the Commission because this plat required a Service Extension Request (SER) from Austin Water Utility.

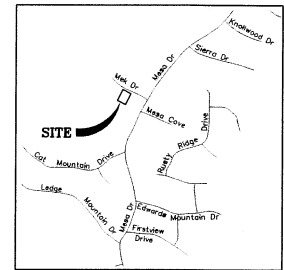
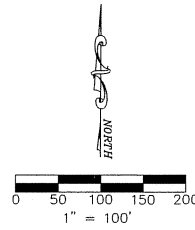
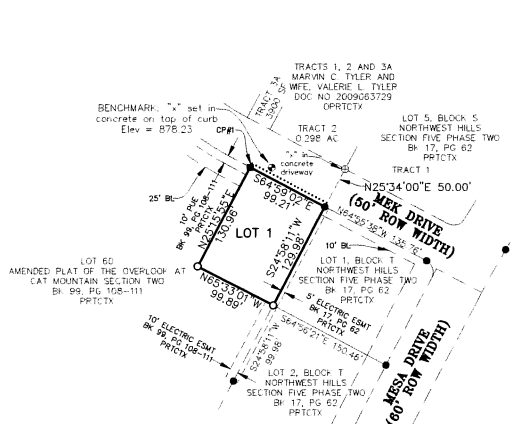
STAFF RECOMMENDATION:

The staff recommends approval. The plat meets all applicable State and City of Austin Land Development Code requirements for use, lot width and lot size.

ZONING AND PLATTING COMMISSION ACTION:**CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** steve.hopkins@austintexas.gov

MEK SUBDIVISION

0.298 ACRES OUT OF THE T. J. CHAMBERS GRANT IN TRAVIS COUNTY, TEXAS



LEGEND

- = 1/2" IRON ROD FOUND
- = 3/4" SQUARE IRON ROD FOUND
- = IRON ROD SET WITH A CAP MARKED "TMG"
- = SIDEWALK REQUIRED

STATE OF TEXAS §§
COUNTY OF TRAVIS §§

KNOW ALL MEN BY THESE PRESENTS THAT JULIA KATHRYN KRUGER LINDAUER, EXECUTOR OF THE ESTATE OF EDYTHE ROSE SCHMIDT KRUGER, OWNER OF A 0.298 ACRE TRACT OF LAND OUT OF THE T. J. CHAMBERS GRANT IN TRAVIS COUNTY, TEXAS, CONVEYED IN A DEED TO EDYTHE SCHMIDT KRUGER AS 3/10 OF AN ACRE OF LAND, AND RECORDED IN VOLUME 3457, PAGE 1121 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE SAID 0.298 ACRE TRACT OF LAND IN ACCORDANCE WITH THE ATTACHED PLAT SHOWN HEREON PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS

MEK SUBDIVISION

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

WITNESS MY HAND, THIS THE ____ DAY OF _____, 201____, A.D.

JULIA KATHRYN KRUGER LINDAUER, EXECUTOR
6410 MESA DRIVE
AUSTIN, TEXAS 78731

STATE OF TEXAS §§
COUNTY OF TRAVIS §§

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JULIA KATHRYN KRUGER LINDAUER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

HORIZONTAL BEARING BASIS: NAD83 -- STATE PLANE ZONE 3 -- TEXAS CENTRAL
VERTICAL BASIS: NAVD 1988

CP#1 = CONTROL POINT #1 -- 3/4" SQUARE IRON ROD FOUND
GRID COORDINATE: NORTHING = 10,101,582.87, EASTING = 3,104,390.97
TOP OF ROD ELEVATION = 878.22

OPRTCTX = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
PRCTCX = PLAT RECORDS OF TRAVIS COUNTY, TEXAS
DRTCTX = DEED RECORDS OF TRAVIS COUNTY, TEXAS
ESMT = EASEMENT
PUE = PUBLIC UTILITY EASEMENT
BL = BUILDING LINE
ROW = RIGHT-OF-WAY
BK PG = BOOK AND PAGE
DOC NO = DOCUMENT NUMBER
AC = ACRES
SF = SQUARE FEET

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NFIP FLOOD INSURANCE RATE MAP NO. 48453C0435H FOR TRAVIS COUNTY, TEXAS DATED SEPTEMBER 26, 2008, THE TRACT SURVEYED HEREON APPEARS TO BE IN "OTHER AREAS -- ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

I DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL PROVISIONS OF THE TEXAS ENGINEERING PRACTICE ACT, INCLUDING SECTION 131.152(e). I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT AND MAY RESULT IN CRIMINAL, CIVIL AND/OR ADMINISTRATIVE PENALTIES AGAINST ME AS AUTHORIZED BY THE ACT.

EDWARD C. MOORE _____ DATE
REGISTERED PROFESSIONAL ENGINEER NO. 71199
1000 CUERNAVACA DRIVE
AUSTIN, TEXAS 78733

I, JOHN W. TOBIN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF CHAPTER 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED, AND TO THE BEST OF MY KNOWLEDGE IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

JOHN W. TOBIN _____ DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4422
1000 CUERNAVACA DRIVE
AUSTIN, TEXAS 78733

LOT SUMMARY

TOTAL NUMBER OF LOTS = 1
LOT 1 = 0.298 ACRES (12,988 SQUARE FEET)
TOTAL AREA = 0.298 ACRES (12,988 SQUARE FEET)

SUBJECT TRACT IS ALONG THE SOUTHWEST RIGHT-OF-WAY OF MEK DRIVE, APPROXIMATELY 180 FEET NNW OF THE INTERSECTION OF MEK DRIVE AND MESA DRIVE.

THE MOORE GROUP
Engr. Firm Reg. #249
TLSF #10058800

ENGINEERING, SURVEYING & PLANNING
1000 CUERNAVACA PH. (512) 442-0377
AUSTIN, TEXAS 78733 FAX (512) 442-7807

MEK SUBDIVISION

0.298 ACRES OUT OF THE T. J. CHAMBERS GRANT IN TRAVIS COUNTY, TEXAS

1. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
2. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THE SUBDIVISION MUST BE IN ACCORDANCE WITH 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.
3. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
4. NO BUILDING, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
5. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
6. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
7. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUME 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.
8. 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.
9. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
10. AUSTIN ENERGY HAS THE RIGHT TO CUT AND TRIM TREES AND SHRUBBERY AND TO REMOVE OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR OF OBSTRUCTIONS. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
11. THE OWNER/DEVELOPER OF THIS LOT MAY PROVIDE AUSTIN ENERGY ANY EASEMENT AND/OR ACCESS REQUIRED FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES WITHIN OR ALONG THE PERIMETER OF THIS LOT. THESE EASEMENTS/ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
12. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL 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.
13. 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 THE 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.
14. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG MEK DRIVE AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. FAILURE TO CONSTRUCT THE SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
15. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.
16. THE LANDOWNER IS RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURE, INCLUDING THE WATER AND WASTEWATER UTILITY IMPROVEMENTS.
17. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD ADMINISTRATION FIRM PANEL 48453C0435H, DATED SEPTEMBER 26, 2008.
18. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION. PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL (ECM).

19. 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 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.

20. THIS PROJECT IS SUBJECT TO THE VOID AND WATER FLOW MITIGATION RULE (COA ECM) PROVISION THAT ALL TRENCHING GREATER THAN 5 FEET DEEP MUST BE INSPECTED BY A GEOLOGIST (TEXAS P.G.) OR A GEOLOGIST'S REPRESENTATIVE.

21. THERE SHALL BE A 10' PUBLIC UTILITY EASEMENT ALONG THE FRONT LOT LINE ALONG MEK DRIVE.

22. THIS LOT IN THIS SUBDIVISION SHALL HAVE A SEPARATE SEWER TAP, A SEPARATE WATER METER AND THE RESPECTIVE PRIVATE WATER AND SEWER SERVICE LINE SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.

23. 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 ESTABLISHED BY THE REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN, EXCEPT THAT RUN-OFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM SHALL BE DETAINED BY THE USE OF ONSITE PONDING OR OTHER APPROVED METHODS.

24. PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM WAS GRANTED FOR THIS SUBDIVISION ON JULY 29, 2015 BY THE CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT, WATERSHED ENGINEERING DIVISION.

25. SLOPES IN EXCESS OF 15% EXIST ON LOT 1. CONSTRUCTION ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE.

26. PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM WAS GRANTED FOR THIS SUBDIVISION ON JULY 29, 2015 BY THE CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT.

27. UNLESS A VARIANCE IS GRANTED BY THE CITY, THIS LOT IS LIMITED TO A MAXIMUM OF 2,482 SQ. FT. OF IMPERVIOUS COVER, PER THE LAND DEVELOPMENT CODE.

THIS SUBDIVISION IS LOCATED IN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN, THIS THE _____ DAY OF _____, 2015

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

Chair

Secretary

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

J. Rodney Gonzales, Director
Development Services Department

STATE OF TEXAS §§
COUNTY OF TRAVIS §§


I, DANA DEBEAUVOIR, 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., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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

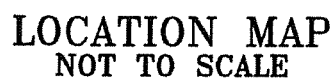
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

THE MOORE GROUP
Engr Firm Reg. #249
TSLF #10058800



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