

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2016-0249.0A**P.C. DATE:** September 12, 2017**SUBDIVISION NAME:** Resubdivision of Lot A of Lot A and B, Antoine Subdivision**AREA:** 0.2265 acres**LOT(S):** 2**OWNER/APPLICANT:** Austin Newcastle Homes
(Alex Zwarun)**AGENT:** Texas Design Interest, LLC
(Jeff Shindler)**ADDRESS OF SUBDIVISION:** 901 E. 13th Street**WATERSHED:** Waller Creek**COUNTY:** Travis**EXISTING ZONING:** SF-3-NP**JURISDICTION:** Full**NEIGHBORHOOD PLAN:** Central East Austin (Urban Home Infill)**PROPOSED LAND USE:** Single-Family**VARIANCES:** None

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of Lot A of Lot A and B, Antoine Subdivision composed of two lots on 0.2265 acres. The applicant is proposing to resubdivide an existing lot into a two lot subdivision for residential use.

STAFF RECOMMENDATION: The staff recommends approval of the subdivision, the plat meets applicable State and City of Austin Land Development Code requirements.

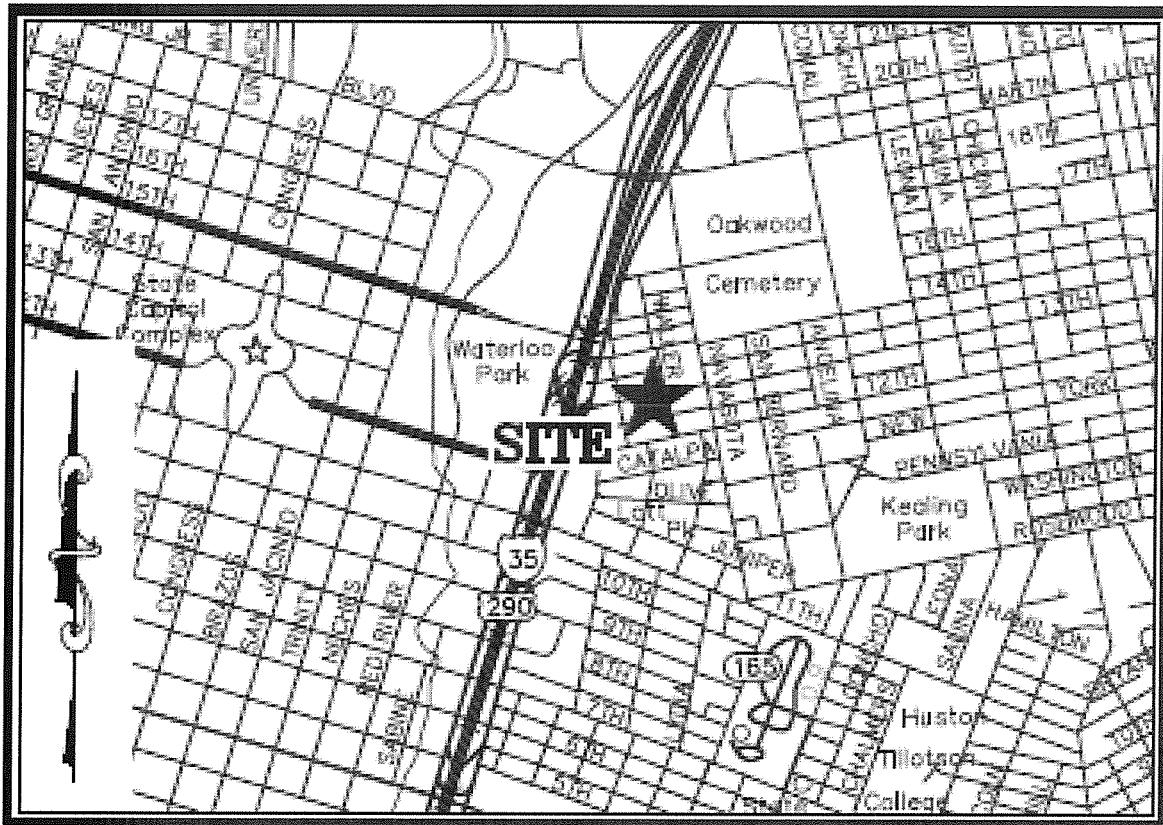
PLANNING COMMISSION ACTION:

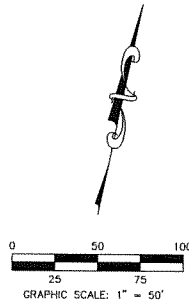
CASE MANAGER: Cesar Zavala
Email address: cesar.zavala@austintexas.gov

PHONE: 512-974-3404

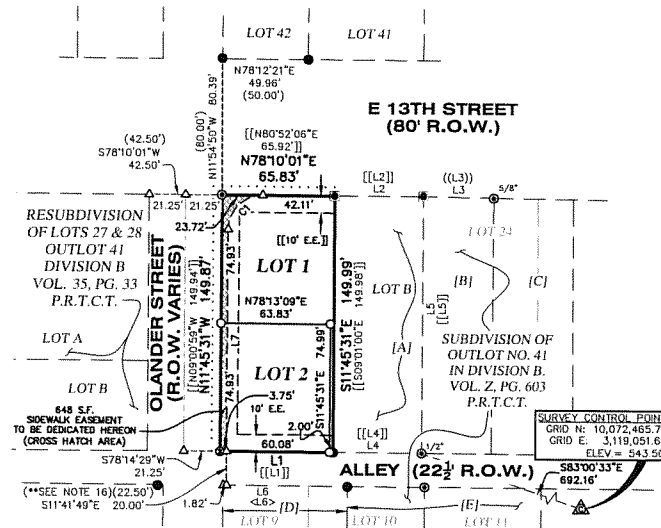
VICINITY MAP

SCALE: 1" = 2000'





| LEGEND | |
|--------------|--|
| ----- | PROPERTY LINE |
| ----- | PROPOSED SIDEWALK |
| ----- | EXISTING PROPERTY LINES |
| ● | 1/2" IRON ROD FOUND |
| ⊙ | 1" IRON PIPE FOUND (UNLESS NOTED) |
| ⊙ | IRON ROD WITH "PRECISE" CAP FOUND (UNLESS NOTED) |
| ○ | 1/2" IRON ROD WITH "WARD-5811" CAP SET |
| △ | CALCULATED POINT |
| ⚙ | COTTON SPINDLE FOUND |
| ⚙ | SURVEY CONTROL POINT |
| DOC. NO. | DOCUMENT NUMBER |
| VOL./PG. | VOLUME, PAGE |
| R.O.W. | RIGHT-OF-WAY |
| E.E. | ELECTRIC EASEMENT |
| P.R.T.C.T. | PLAT RECORDS, TRAVIS COUNTY, TEXAS |
| R.P.R.T.C.T. | REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS |
| D.R.T.C.T. | DEED RECORDS, TRAVIS COUNTY, TEXAS |
| (.....) | RECORD INFORMATION PER PLAT VOL. 2 PG. 603 |
| ← | CALCULATED RECORD INFORMATION |
| [[.....]] | RECORD INFORMATION PER PLAT VOL. 102 PG. 256 |
| [[.....]] | RECORD INFORMATION PER DOC. NO. 2012165856 |
| [[.....]] | RECORD INFORMATION PER PLAT VOL. 35 PG. 33 |



LOT SUMMARY:

LOT 1 0.1167 AC. 5,085 SQ. FT.
 LOT 2 0.1095 AC. 4,785 SQ. FT.

TOTAL = 0.2265 AC. 9,870 SQ. FT.

USE: URBAN HOME

| LINE TABLE | | |
|------------|-------------|---------|
| LINE # | DIRECTION | LENGTH |
| L1 | S78°16'17"W | 65.83' |
| L2 | N78°10'01"E | 51.65' |
| L3 | N79°00'08"E | 41.11' |
| L4 | N78°16'17"E | 51.72' |
| L5 | S11°47'14"E | 150.08' |
| L6 | N78°16'17"E | 72.50' |
| L7 | N11°45'31"W | 129.90' |

| RECORD LINE TABLE | | |
|-------------------|-------------------------|--------|
| LINE # | DIRECTION | LENGTH |
| [[L1]] | [[S80°54'34"W 65.92']] | |
| [[L2]] | [[N80°52'06"E 51.58']] | |
| [[L3]] | [[41.00']] | |
| [[L4]] | [[N80°54'34"E 51.58']] | |
| [[L5]] | [[S09°01'00"E 150.02']] | |
| <L6> | <72.50> | |

| CURVE TABLE | | | | | |
|-------------|--------|--------|-----------|-------------|----------|
| CURVE # | LENGTH | RADIUS | DELTA | BEARING | DISTANCE |
| C1 | 31.39' | 20.00' | 89°55'33" | N33°12'15"E | 28.27' |

[A]
 LOT A AND B,
 ANTOINE SUBDIVISION
 VOLUME 102, PAGE 256
 P.R.T.C.T.

[B]
 CALLED THE WEST
 41 FEET OF LOT 24
 OWNER: VICTOR M.
 MEDINA
 DOC. NO. 2012165856
 O.P.R.T.C.T.

[C]
 CALLED THE WEST
 20.5 FEET OF LOT 23
 AND THE EAST 26.5 FEET
 OF LOT 24
 OWNER: VICTOR M.
 MEDINA
 DOC. NO. 2012165856
 O.P.R.T.C.T.

[D]
 CALLED THE NORTH
 36 FEET OF LOT 9 AND
 THE NORTH 46 FEET
 OF THE WEST 22½ FEET OF LOT 10
 OWNER: ORANGE DOGWOOD, LP
 DOC. NO. 2015057139
 O.P.R.T.C.T.

[E]
 CALLED THE EAST 45 FEET OF
 LOT 10 AND ALL
 OF LOTS 11 AND 12,
 OWNER: ORANGE DOGWOOD, LP
 DOC. NO. 2015071791
 O.P.R.T.C.T.

FLOODPLAIN NOTE:

THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO. 48453C 04654, TRAVIS COUNTY, TEXAS DATED JANUARY 6, 2016.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SURVEY CONTROL:

STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS SHOWN HEREON WERE DERIVED FROM THE TEXAS COOPERATIVE NETWORK ON JUNE 15, 2015. 4WARD CONTROL POINT WAS CHECKED TO CITY OF AUSTIN MONUMENT NO. K-22-1003, HAVING A PUBLISHED GRID COORDINATE & ELEVATION OF N 10,071,820.289, E 3,119,174.739, ELEV. 538.74'.

BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83 (GRS), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000063941556.

**RESUBDIVISION
 OF LOT A OF
 LOT A AND B,
 ANTOINE SUBDIVISION
 City Of Austin
 Travis County, Texas**

4WARD
 Land Surveying
 A Limited Liability Company

PLAT PREPARATION DATE: DECEMBER 15, 2016
 APPLICATION SUBMITTAL DATE: DECEMBER 20, 2016
 CB-2016-0249.0A

PO Box 90876, Austin Texas 78709
 WWW.4WARDLS.COM (512) 537-2384
 TBPLS FIRM #10174300

Date: 8/6/2017
 Project: 00420
 Scale: 1" = 100'
 Reviewer: SD
 Tech: RM
 Field Crew: CA/SR
 Survey Date: NOV. 2016
 Sheet: 1 OF 2

P:\00420\dwg\004203_PLAT-REV2.dwg