

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2017-0059.0A**Z.A.P. DATE:** May 15, 2018**SUBDIVISION NAME:** Resubdivision of Lot 1, Travis Vista Section 2, Phase B, and Lot 49, Hughs Park Subdivision No. 1**AREA:** 0.30 acres**LOTS:** 1**APPLICANT:** Mahmoud Helforoosh**AGENT:** Survey Works
(Derek Kinsaul)**ADDRESS OF SUBDIVISION:** 4811 Park Lane**GRIDS:** B-33**COUNTY:** Travis**WATERSHED:** Lake Travis**JURISDICTION:** Limited Purpose**EXISTING ZONING:** SF-2**DISTRICT:** 6**PROPOSED LAND USE:** Single Family**SIDEWALKS:** Sidewalks will be installed along Park Lane.

DEPARTMENT COMMENTS: The request is for approval of a resubdivision namely, Resubdivision of Lot 1, Travis Vista Section 2, Phase B, And Lot 49, Hughs Park Subdivision No. 1. The proposed resubdivision consists 1 lot on 0.30 acres. This resubdivision is combining the vacated Lot 1, Travis Vista II Phase B and adding it to Lot 49, Hughs Park Subdivision No. 1

STAFF RECOMMENDATION: Staff recommends approval of the resubdivision. This plat meets current applicable City of Austin Land Development and State Local Government requirements.

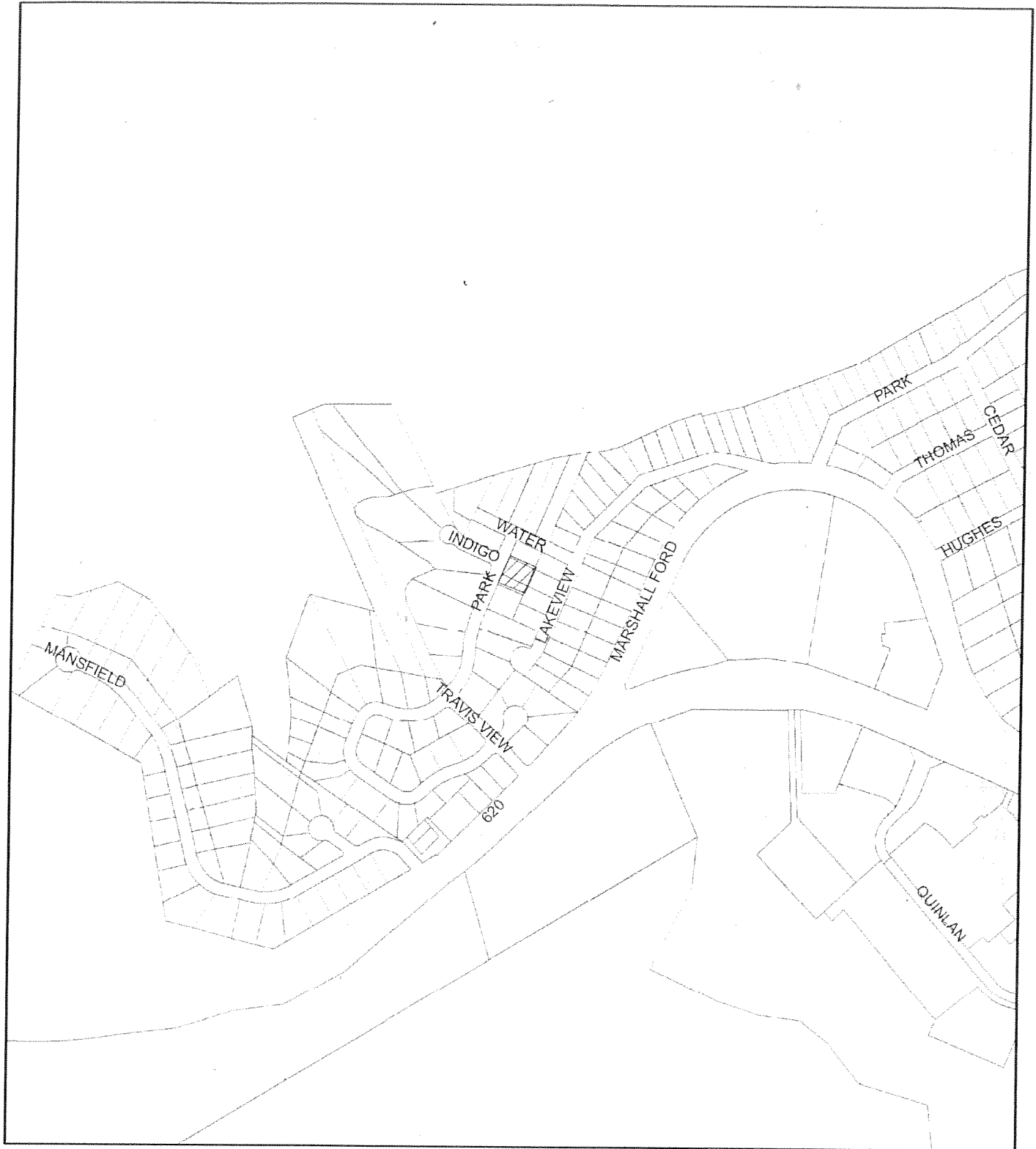
ZONING & PLATTING COMMISSION ACTION:



CASE MANAGER: Sylvia Limon
Email: Sylvia.limon@austintexas.gov

PHONE: 512-974-2767

Travis County TNR: Sue Welch
Email: Sue.Welch@traviscountytexas.gov

PHONE: 512-854-7637



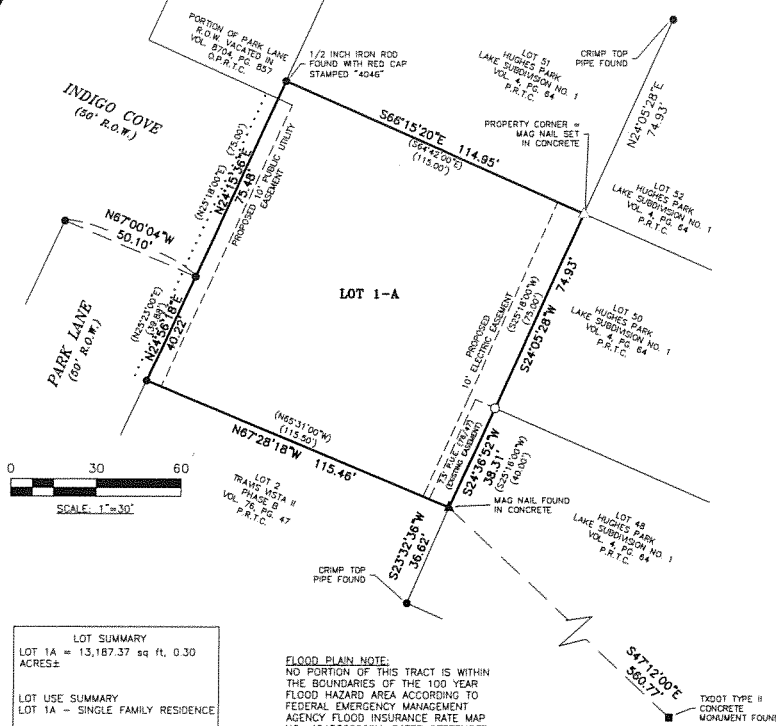
 Subject Tract
 Base Map

CASE#: C8J-2017-0059.0A
LOCATION: 4811 PARK 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 Planning and Development Review Department for the sole purpose of geographic reference.

RESUBDIVISION OF LOT 1, TRAVIS VISTA SECTION 2, PHASE B AND LOT 49, HUGHES PARK SUBDIVISION NO. 1



- LEGEND**
- S.B.L. SET BACK LINE
 - R.O.W. RIGHT OF WAY
 - D.R.T.C. DEED RECORDS TRAVIS COUNTY
 - P.R.T.C. PLAT RECORDS TRAVIS COUNTY
 - O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
 - () RECORD INFORMATION
 - PROPERTY LINE
 - 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - 1/2" IRON ROD SET WITH PINK CAP STAMPED "SURVEY WORKS"
 - ▲ MAG NAIL FOUND
 - △ MAG NAIL SET
 - ✕ CALCULATED POINT
 - BROKEN LINE (LINE NOT TO SCALE)

COMMISSIONER'S COURT RESOLUTION

In approving this plat, the Commissioner's Court of Travis County, Texas, assume no obligation to build the streets, roads and other public thoroughfares shown on this plat or any bridges or culverts in connection therewith. The building of all streets, roads and other public thoroughfares shown on this plat, and all bridges and culverts necessary to be constructed or placed in such streets, roads or other public thoroughfares or in connection therewith, is the responsibility of the owner and/or developer of the tract of land covered by this plat in accordance with plans and specifications prescribed by the Commissioner's Court of Travis County, Texas.

The Owner(s) of the Subdivision shall construct the Subdivision's street and drainage improvements (the "improvements") to County Standards in order for the County to accept the public improvements for maintenance or to release fiscal security posted to secure private improvements. To secure this obligation, the Owner(s) must post fiscal security with the County in the amount of the estimated cost of the improvements. The Owner(s) obligation to construct the improvements to County Standards and to post the fiscal security to secure such construction is a continuing obligation binding on the Owners and successors and assigns until the public improvements have been accepted for maintenance by the County, or the private improvements have been constructed and are performing to County Standards.

The authorization of this plat by the Commissioner's Court for filing or the subsequent acceptance for maintenance by Travis County, Texas, of roads and streets in the subdivision does not obligate the County to install street name signs or erect traffic control signs, such as speed limit, stop signs, and yield signs which is considered to be a part of the developer's construction.

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____.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY:

Deputy, County Clerk
Travis County, Texas

This subdivision is located within the _____ of the City of Austin on this the _____ day of _____, 20____ A.D.

ACCEPTED AND AUTHORIZED for record by the Director, Development Services Department, City of Austin, County of Travis, this the _____ day of _____, 20____ A.D.

J. Rodney Gonzales, 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____ A.D.

Jolene Kiobassa, Chair

Ana Aguirre, Secretary

2701 WARE ROAD
AUSTIN, TX 78741 (512) 954-5929
FIRM #10194157 CASE # CBJ-2017-0009.04

PROJECT: 16-0044
SURVEYOR: D. KINSAUL
DRAWN BY: D. KINSAUL
FIELDBOOK: see file

SURVEY WORKS

STATE OF TEXAS
COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS:

That Mahmoud Helforoash, being owner of Lot 1, Travis Vista Section 2, Phase B, a subdivision of record in Vol.76, Pg.47, of the Official Public Records of Travis County, Texas, and conveyed by deed of record in Document No. 2016086435 of the Real Property Records of Travis County, Texas; said described lot being vacated by Document no. _____ of the Real Property Records of Travis County, Texas; and being owner of Lot 49, Hughes Park Lake Subdivision No. 1, a subdivision of record in Vol.4, Pg.64, of the Official Public Records of Travis County, Texas; conveyed by deed of record in Document No. 2015167416 of the Real Property Records of Travis County, 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 said described property in accordance with the map or plat attached hereto, to be known as:

RESUBDIVISION OF LOT 1, TRAVIS VISTA SECTION 2, PHASE B AND LOT 49, HUGHES PARK LAKE SUBDIVISION NO. 1

and do hereby dedicate to the public the use of all streets and easement shown hereon, subject to any and all easements or restrictions heretofore granted and not released.

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

Mahmoud Helforoash
4500 Steiner Ranch Road.
Austin, Texas 78732

STATE OF TEXAS
COUNTY OF TRAVIS

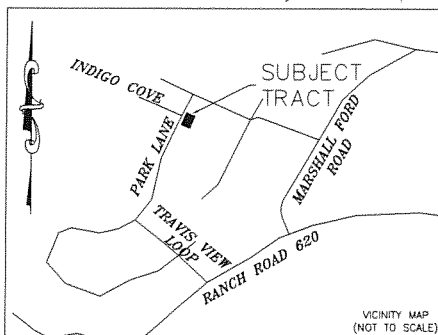
Before me, the undersigned authority, on this day personally appeared _____

known by me to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Witness my hand and sealed in my office, this the _____ day of _____, 20____.

Notary Public, State of Texas

Printed Name _____ My Commission Expires _____



SURVEYOR'S CERTIFICATION
THE STATE OF TEXAS
THE COUNTY OF TRAVIS
I, Derek Kinsaul, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with the surveying related portions of Title 30 of the Austin City Code, and is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

Derek Kinsaul, R.P.L.S. No 6356 Date _____
Survey Works, LLC
2701 Ware Road Austin, Texas 78741
512-954-5929

PLAT PREPARATION DATE: 9/28/2017
APPLICATION SUBMITTAL DATE: 10/28/2017

RESUBDIVISION OF LOT 1, TRAVIS VISTA SECTION 2, PHASE B AND LOT 49, HUGHS PARK SUBDIVISION NO. 1

NOTES:

1. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE WCID NO. 17 WATER AND WASTEWATER UTILITY SYSTEM.
2. ELECTRIC SERVICE WILL BE PROVIDED BY AUSTIN ENERGY.
3. THE WATER AND WASTEWATER UTILITY 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 AND WCID NO. 17. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY WCID NO. 17.
4. BUILDING SET BACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
5. NO OBJECTS, INCLUDING, BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
6. 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 OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND 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 25-0. SUBCHAPTER B, ARTICLE I OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
8. THE OWNER/DEVELOPER OF THIS SUBDIVISION 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 CHAPTER 25-0. SUBCHAPTER B, ARTICLE I OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
9. THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THE PROJECT. AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
10. 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.
11. 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.
12. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION IN ACCORDANCE WITH THE CITY OF AUSTIN'S ENVIRONMENTAL CRITERIA MANUAL.
13. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION: HUGHS PARK SUBDIVISION NO. 1 (VOLUME 4, PAGE 64 - PLAT RECORDS), SHALL APPLY TO THIS RESUBDIVISION PLAT.
14. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY TRAVIS COUNTY WATER CONTROL IMPROVEMENT DISTRICT NO. 17.
15. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
16. PROPERTY OWNER OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF AUSTIN AND TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
17. PRIOR TO CONSTRUCTION, EXCEPT FOR DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
18. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.
19. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
20. PUBLIC SIDEWALKS ARE REQUIRED ALONG THE FOLLOWING STREETS AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: PARK LANE AND INDIGO COVE. THE SIDEWALKS ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

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____.

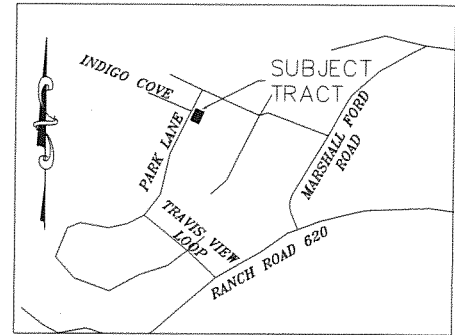
DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY:

Deputy, County Clerk
Travis County, Texas

2701 WARE ROAD AUSTIN, TX 78741	(512) 964-5929 FIRM #10194157	CASE # CBJ-2017-0059 DA
PROJECT: 18-0044		
SURVEYOR: D. KINSAUL		
DRAWN BY: D. KINSAUL		
FIELDBOOK: see file		

RESUBDIVISION OF LOT 1, TRAVIS VISTA SECTION 2, PHASE B AND LOT 49, HUGHS PARK SUBDIVISION NO. 1



CONSUMER PROTECTION NOTICE FOR HOMEBUYERS: IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS. THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS. THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision. A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

For additional information on the City of Austin's land development process, visit our web site: <http://www.austintexas.gov/development>.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C8J-2017-0059.0A

Contact: Sylvia Limon, 512-974-2767 or

Elsa Garza, 512-974-2308

Public Hearing: May 15, 2018, Zoning and Platting Commission

June 5, 2018, Travis County Commissioners Court

CLIFF WOERNER
Your Name (please print)

4807 PARK LN

Your address(es) affected by this application

[Signature]
Signature

4/30/18
Date

Daytime Telephone: 512-458-3000

Comments:

☒ I am in favor
☐ I object

If you use this form to comment, it may be returned to:

City of Austin – Development Services Department / 4th Fl

Sylvia Limon

P. O. Box 1088

Austin, TX 78767-8810