

SUBDIVISION REVIEW SHEET

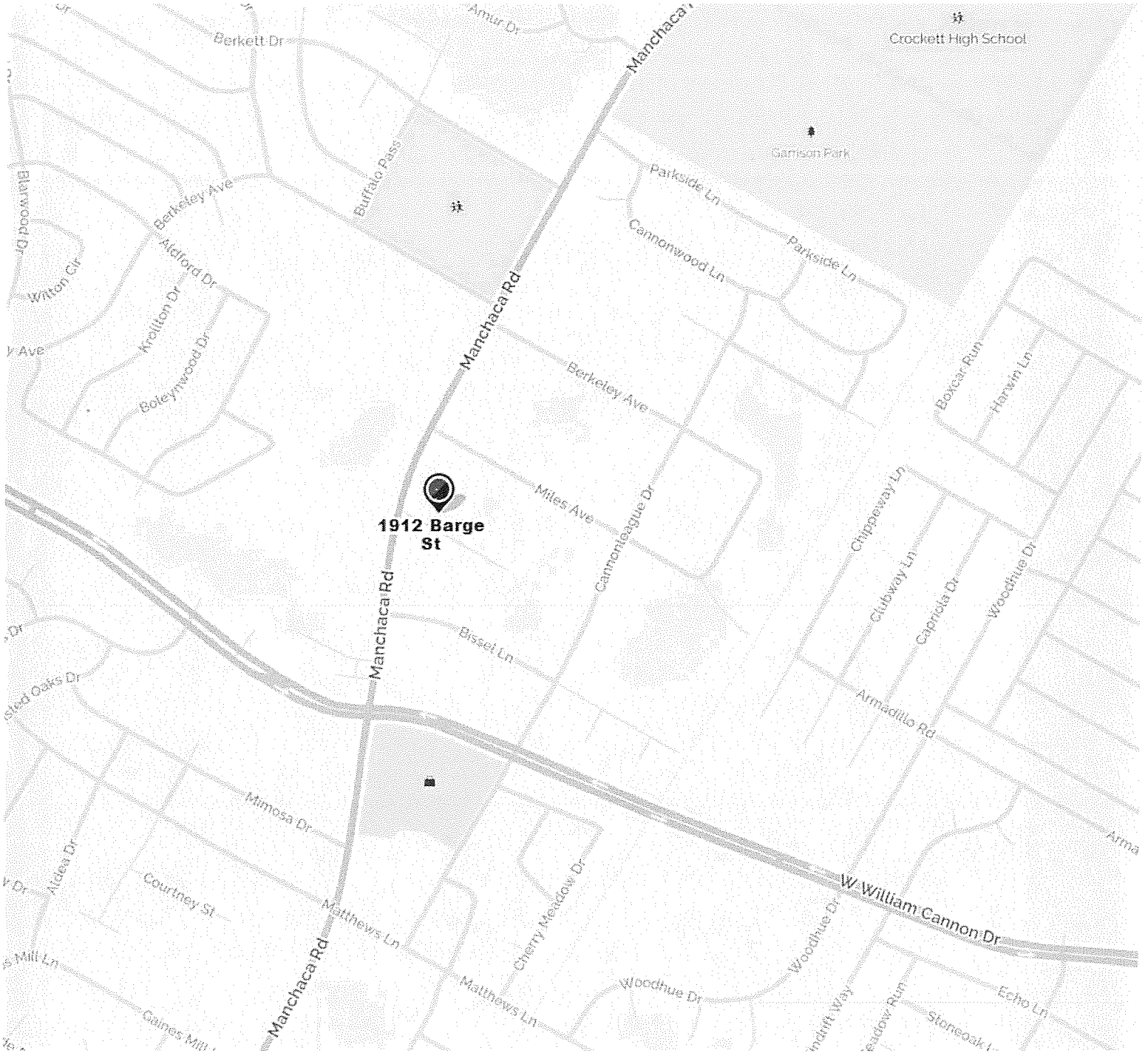
CASE NO.: C8J-2016-0067.0A**P.C. DATE:** June 12, 2018**SUBDIVISION NAME:** Resubdivision of Lot 2 Jerome Stark Subdivision**AREA:** 0.38**LOT(S):** 2**OWNER/APPLICANT:** Cindia Lok**AGENT:** Stansberry Eng.
(Blayne Stansberry)**ADDRESS OF SUBDIVISION:** 1912 Barge Street**GRIDS:** MF17**COUNTY:** Travis**WATERSHED:** Williamson Creek**JURISDICTION:** Full-Purpose**EXISTING ZONING:** SF-3-NP**MUD:** N/A**NEIGHBORHOOD PLAN:** Garrison Park**DISTRICT:** 5**PROPOSED LAND USE:** single-family**ADMINISTRATIVE WAIVERS:** None**VARIANCES:** None

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

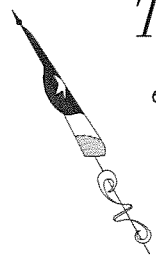
DEPARTMENT COMMENTS: The request is for approval of the Resubdivision of Lot 2 Jerome Stark Subdivision. The proposed plat is composed of 2 lots on 0.38 acres. The applicant proposes to resubdivide an existing lot into two lots for residential use. All City of Austin utilities are available. The applicant will be responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:**CITY STAFF:** Don Perryman**PHONE:** 512-974-2786**E-mail:** don.perryman@austintexas.gov



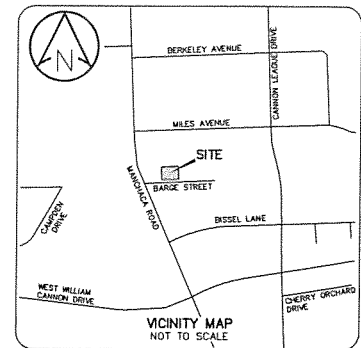
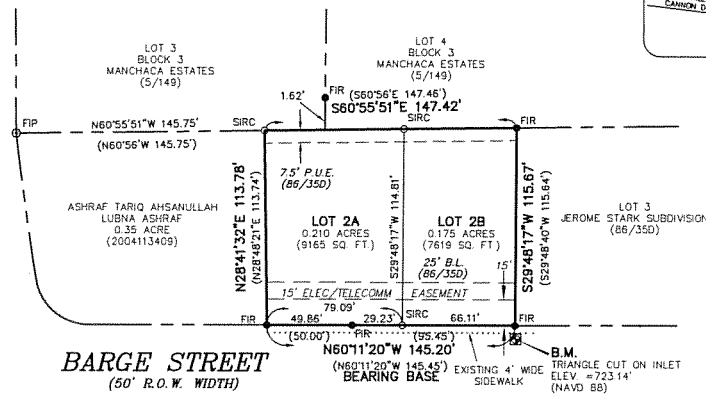
THE RESUBDIVISION OF LOT 2, JEROME STARK SUBDIVISION



SCALE: 1" = 50'
GRAPHIC SCALE

LEGEND	
● FIR	1/2" IRON ROD FOUND (OR AS NOTED)
⊙ FIP	1/2" IRON PIPE FOUND
○ SIRC	1/2" IRON ROD WITH "WATERLOO RPLS 4324" CAP SET
⊠ BM	BENCHMARK LOCATION
B.L.	BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT
()	RECORD INFORMATION
.....	SIDEWALKS REQUIRED

MANCHACA ROAD
(R.O.W. WIDTH VARIES)



TITLE COMMITMENT NOTE:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE, AND MAY BE SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS NOT SHOWN HEREON. NO ADDITIONAL EASEMENT RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY.

BEARING BASIS

THE BASIS OF BEARINGS SHOWN HEREON IS THE SOUTH LINE OF LOT 2 OF THE JEROME STARK SUBDIVISION (66/350) BEING THE NORTH R.O.W. LINE OF BARGE STREET, BEING, HAVING A RECORD BEARING AND DISTANCE IN SAID JEROME STARK SUBDIVISION OF NORTH 60°11'20" WEST, 145.45 FEET.

BENCHMARK INFORMATION:

B.M. TRIANGLE CUT ON INLET APPROX. 8 FEET SOUTH OF THE SOUTHEAST CORNER OF LOT 2B SHOWN HEREON.

ELEVATION = 723.14'
VERTICAL DATUM: NAVD 88 DETERMINED BY LOCAL GPS OBSERVATION.

SURVEYOR'S CERTIFICATION

I, THOMAS P. DIXON, AM AUTHORIZED UNDER THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF CHAPTER 25 OF THE AUSTIN CITY CODE, AS AMENDED AND IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION ON SEPTEMBER 21ST, 2015.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR PLAIN AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY(FEMA) FLOOD INSURANCE RATE MAP(FIRM) NO. 48453C0585H, DATED SEPTEMBER 26TH, 2008.

THOMAS P. DIXON, R.P.L.S. #4324
WATERLOO SURVEYORS, INC., TBPLS Firm #10124400
P.O. BOX 160176
AUSTIN, TEXAS 78716
PH-512-481-9602
FAX-512-330-1621
thomas@waterloosurveyors.com

SEPTEMBER 20, 2016
DATE



PROJECT DATA

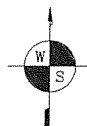
OWNER: CINDIA S. LOK
P.O. BOX 22533
SAN FRANCISCO, CA 94122-0533

PROPERTY ADDRESS: 1912 BARGE STREET
LEGAL DESCRIPTION: 0.385 ACRES (APPROX. 16,784 SQ. FT.), BEING ALL LOT 2 OF THE JEROME STARK SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 86, PAGE 35D OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO CINDIA S. LOK

IN A WARRANTY DEED WITH VENDOR'S LIEN DATED FEBRUARY 22ND, 2006 AND RECORDED IN DOCUMENT 2006033203 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

PREPARATION DATE: OCTOBER 30TH, 2015
APPLICATION DATE:

SITE ADDRESS:
1912 BARGE STREET
AUSTIN, TX 78745



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