SUBDIVISION REVIEW SHEET

CASE NO.: C8-2019-0035.0A          PC DATE: May 12, 2020

SUBDIVISION NAME: Resubdivision of Lot 34, Walnut Hills Sec. 4

AREA: 0.31 ac. (13,593 sq. ft.)          LOT(S): 2

OWNER: Anmol Mehra

AGENT/APPLICANT: Dan Brown, P.E. (Malone Wheeler, Inc.)

ADDRESS OF SUBDIVISION: 3011 Northeast Dr          COUNTY: Travis

WATERSHED: Little Walnut Creek Watershed

EXISTING ZONING: SF-3-NP

PROPOSED LAND USE: Residential

DEPARTMENT COMMENTS: The request is for the approval of Resubdivision of Lot 34, Walnut Hills, Sec. 4 which will resubdivide previously platted property to create a two lot subdivision (Lot 34A & 34B) for residential use.

STAFF RECOMMENDATION: Staff recommends approval of this subdivision plat as it meets all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Joey de la Garza          PHONE: 512-974-2664

EMAIL: joey.delagarza@austintexas.gov
RESUBDIVISION OF LOT 34
WALNUT HILLS SEC. 4

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
WITNESS MY HAND THIS ___ DAY OF _____________, 20__.

L. E. BROWN
PROFESSIONAL LAND SURVEYOR
3509 BAYOU OAKS LANE
AUSTIN, TX 78745

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS ___ DAY OF _____________, 20__.

JOSEPH R. SOLOMON
PROFESSIONAL LAND SURVEYOR
3509 BAYOU OAKS LANE
AUSTIN, TX 78745

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
WITNESS MY HAND THIS ___ DAY OF _____________, 20__.

L. E. BROWN
PROFESSIONAL LAND SURVEYOR
3509 BAYOU OAKS LANE
AUSTIN, TX 78745
RESUBDIVISION OF LOT 34
WALNUT HILLS SEC. 4

CASE NO. C8-2019-0035.0A

Delta Survey Group, Inc.
8213 Brodie Lane Ste. 102 Austin, Tx. 78745
office: (512) 282-5200 fax: (512) 282-5230
TBLS Firm No. 1004750

SUBMITTAL DATE: APRIL 15, 2019

NOTE:
THESE LOTS ARE SUBJECT TO ALL EASEMENTS, SETBACKS, AND MATTERS OF RECORD AS SHOWN ON WALNUT HILLS SEC. 4, A SUBDIVISION OF RECORD IN BOOK 6, PAGE 61, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

LAND SCHEDULE

<table>
<thead>
<tr>
<th>AREA (SF)</th>
<th>AREA (AC)</th>
<th># OF LOTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT 34A</td>
<td>7813</td>
<td>0.18</td>
</tr>
<tr>
<td>LOT 34B</td>
<td>5780</td>
<td>0.13</td>
</tr>
<tr>
<td>TOTAL</td>
<td>13593</td>
<td>0.31</td>
</tr>
</tbody>
</table>

ADDRESS TABLE:
LOT 34A 3011 NORTHEAST DRIVE
LOT 34B 3009 NORTHEAST DRIVE

THE FIRM:
DELTA SURVEY GROUP, INC.
8213 BRODIE LANE STE. 102
AUSTIN, TX 78745
OFFICE: (512) 282-5200 FAX: (512) 282-5230
TBLS FIRM NO. 1004750

GRAPHIC SCALE
1" = 100'

SURVEY CONTROL DATA & BEARING BASIS:
MANHATTAN PLANE COORDINATE SYSTEM, TENTRAL ZONE, NAD83/CORS
PROJECT CONTROL POINTS WERE ESTABLISHED USING THE "SMARTNET" RTK NETWORK.

CURVE RADIUS ARC CHORD BEARING DELTA
C1 15.00' 23.04' 20.84'
C2 384.37' 50.20' 50.17'
C3 384.37' 62.97' 62.90'

LINE BEARING DISTANCE
L1 73.50'
L2 13.45'
L3 7.10' 82.37' 64.32' 108.87' 50.16' 79.68' 50.16' 475 SF DRAINAGE EASEMENT

SUBMITTAL DATE: APRIL 15, 2019

SURVEY CONTROL MONUMENT:
C.O.A. MONUMENT E344
GRID COORDINATES:
N=10055821.99 E=3093670.81
C.S.F. = 0.99997207 ELEVATION = 678.33' NAVD 88

NOTE: THESE LOTS ARE SUBJECT TO ALL EASEMENTS, SETBACKS, AND MATTERS OF RECORD AS SHOWN ON WALNUT HILLS SEC. 4, A SUBDIVISION OF RECORD IN BOOK 6, PAGE 41, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

LEGEND
4 CONCRETE MONUMENT SET
5 ½ INCH IRON PIPE WITH "DELTA SURVEY" CAP SET
6 1/2 INCH IRON PIPE FOUND
5 \* CONCRETE MONUMENT SET 1/2 INCH IRON PIPE WITH "EXACTA" CAP FOUND
7 3/8 INCH IRON PIPE FOUND UNLESS OTHERWISE NOTED
O P.R.T.C.T.X. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY TEXAS
D & PUE DRAINAGE AND PUBLIC UTILITY EASEMENT
PUE PUBLIC UTILITY EASEMENT