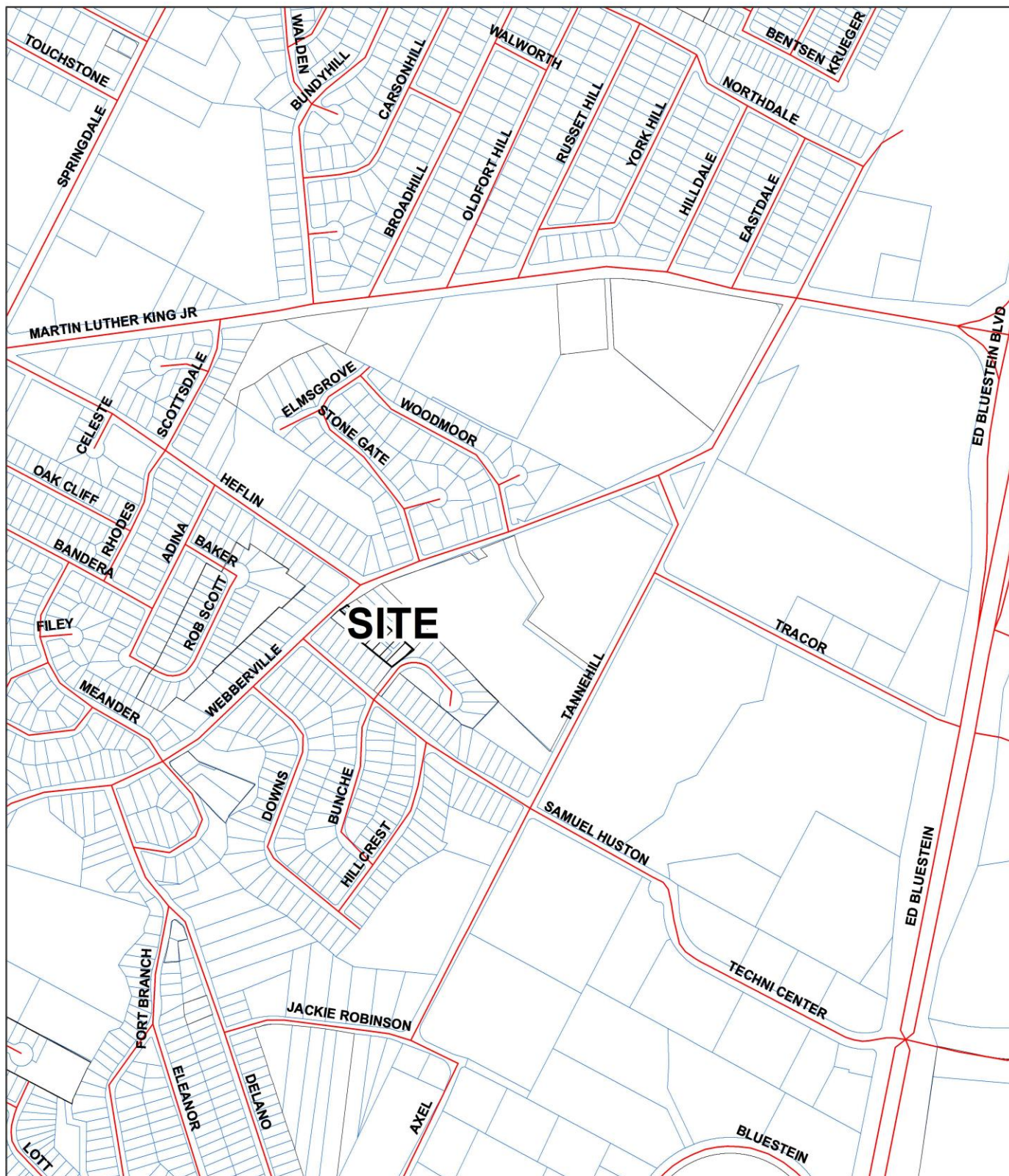


**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2016-0042.0A(VAC).SH**P.C. DATE:** June 23, 2020**SUBDIVISION NAME:** Resubdivision of Lot 3C: Amended Plat of Lots 3A, 3B & 3C, Bunche Road Subdivision Vacation**AREA:** .9067 acres**LOT(S):** 3**OWNER/APPLICANT:** Terra Salerno, LLC**AGENT:** SEC Solutions, LLC  
(Marco Castaneda, P.E.)**ADDRESS OF SUBDIVISION:** 1803 – 1811 Webberville Rd.**WATERSHED:** Fort Branch**COUNTY:** Travis**EXISTING ZONING:** MF-3-NP**JURISDICTION:** Full**NEIGHBORHOOD PLAN:** MLK - 183**PROPOSED LAND USE:** Residential**VARIANCES:** none**DEPARTMENT COMMENTS:** The request is for the approval of the Resubdivision of Lot 3C: Amended Plat of Lots 3A, 3B & 3C, Bunche Road Subdivision Vacation composed of 3 lots on .9067 acres. The applicant proposes to vacate three lots to develop multifamily structures on the original lot.**STAFF RECOMMENDATION:** Staff recommends approval of the case, the plat meets applicable State and City of Austin LDC requirements.**CASE MANAGER:** Cesar Zavala**PHONE:** 512-974-3404Email address: [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov)



Bunche Road Subdivision



STATE OF TEXAS:  
COUNTY OF TRAVIS:

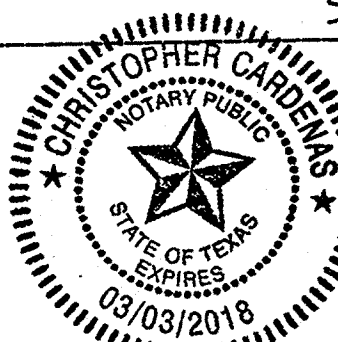
KNOW ALL MEN BY THESE PRESENTS:

THAT BODHI GROUP LLC, BEING OWNER OF LOT 3C, AMENDED PLAT OF: LOTS 3A, 3B & 3C, BUNCHE ROAD SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201600007 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN INSTRUMENT NO. 2015086617 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, 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 (SUBJECT PROPERTY) IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

RESUBDIVISION OF LOT 3C: AMENDED PLAT OF:  
LOTS 3A, 3B & 3C, BUNCHE ROAD SUBDIVISION

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

YUSUF JOHNSON, MANAGING MEMBER  
BODHI GROUP LLC  
13492 RESEARCH BLVD STE 120-411  
AUSTIN, TX 78750



STATE OF TEXAS:  
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BODHI GROUP LLC, ACTING HEREON THROUGH ITS MANAGING MEMBER, YUSUF JOHNSON KNOWN TO ME TO BE THE ENTITY WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 11th DAY OF May, 2017, A.D.

NOTARY PUBLIC FOR THE STATE OF TEXAS

(NAME: Christopher Cardenas)

MY COMMISSION EXPIRES: 03/03/2018

GENERAL NOTES:

1) ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISIONS: BUNCHE ROAD SUBDIVISION, A SUBDIVISION RECORDED IN VOL. 27, PG. 11 PLAT RECORDS, TRAVIS COUNTY, TEXAS, RESUB. OF LOT 3, BUNCHE ROAD SUBDIVISION, A SUBDIVISION RECORDED IN DOC. NO. 200500338, PLAT RECORDS, TRAVIS COUNTY, TEXAS AND THE AMENDED PLAT OF: LOTS 3A, 3B & 3C, BUNCHE ROAD SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201600007 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SHALL APPLY TO THIS PLAT.

2) THIS PROPERTY LIES IN ZONE "X" AREAS OUT OF THE 500-YR. FLOODPLAIN, AS SHOWN ON FEMA FIRM. MAP NO. 48453C 0470 J DATED AUGUST 18, 2014.

3) BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

4) AMENDED PLAT OF LOT 3C: AMENDED PLAT OF: LOTS 3A, 3B & 3C, BUNCHE ROAD SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS, AND THEIR RESPECTIVE PRIVATE WATER AND SEWER LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.

5) THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITIES 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 REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

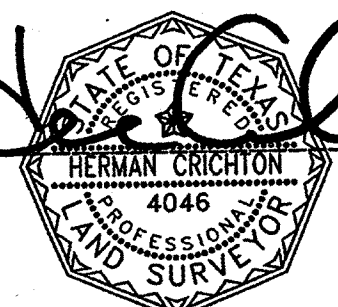
SURVEYOR'S CERTIFICATE

I, HERMAN CRICHTON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES BOTH THE SURVEYING RELATED PORTIONS OF CHAPTER 25 OF THE AUSTIN CITY CODE OF 1988 AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY IN JULY 31, 2015

HERMAN CRICHTON, R.P.L.S. 4046

SURVEYING BY:

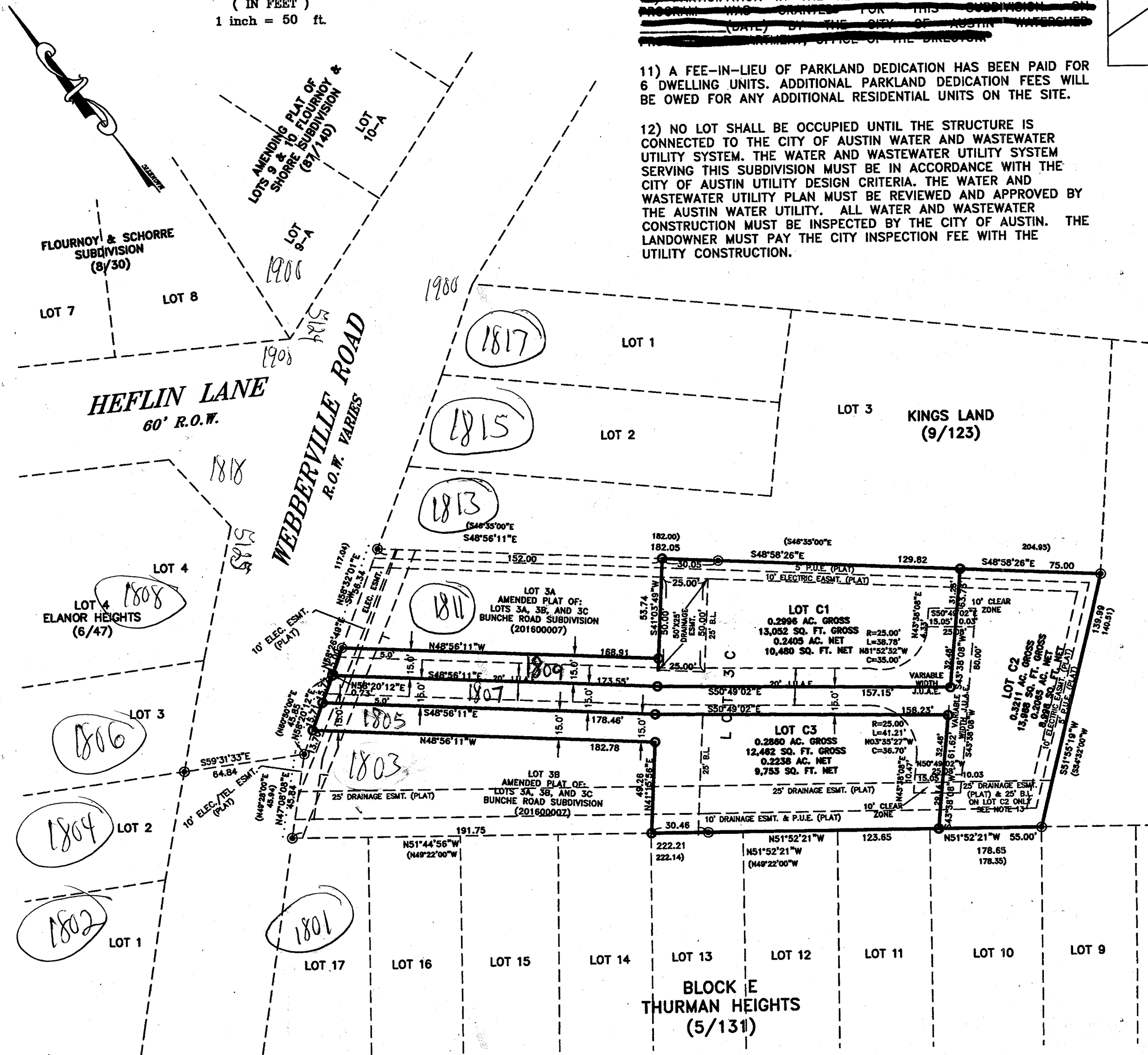
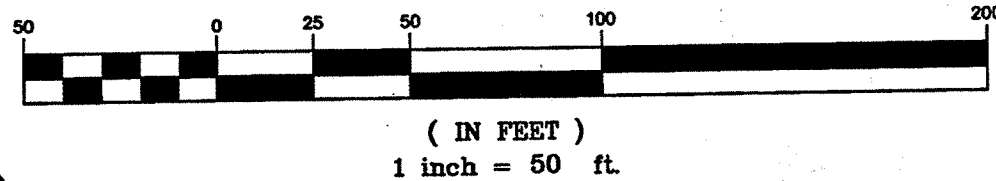
CRICHTON & ASSOCIATES, INC.  
6448 HIGHWAY 290 EAST  
AUSTIN, TEXAS 78723  
(512)-244-3395



DATE: FEB. 10, 2016

# RESUBDIVISION OF LOT 3C: AMENDED PLAT OF: LOTS 3A, 3B & 3C, BUNCHE ROAD SUBDIVISION

## GRAPHIC SCALE



GENERAL NOTES CONT.

6) 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.

7) DEVELOPMENT OF THESE LOTS SHALL COMPLY WITH REQUIREMENTS OF THE AIRPORT HAZARD AND COMPATIBLE LAND USE REGULATIONS, (CHAPTER 25-13) AS AMENDED.

8) PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: [LIST STREET NAMES]. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. 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." INC. 25-6-351.

GENERAL NOTES CONT.

9) STREETS WILL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS. LDC, 25-6-171(A).

10) PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM WAS GRANTED FOR THIS SUBDIVISION ON (DATE) BY THE CITY OF AUSTIN WATERWORKS DEPARTMENT, OFFICE OF THE DIRECTOR.

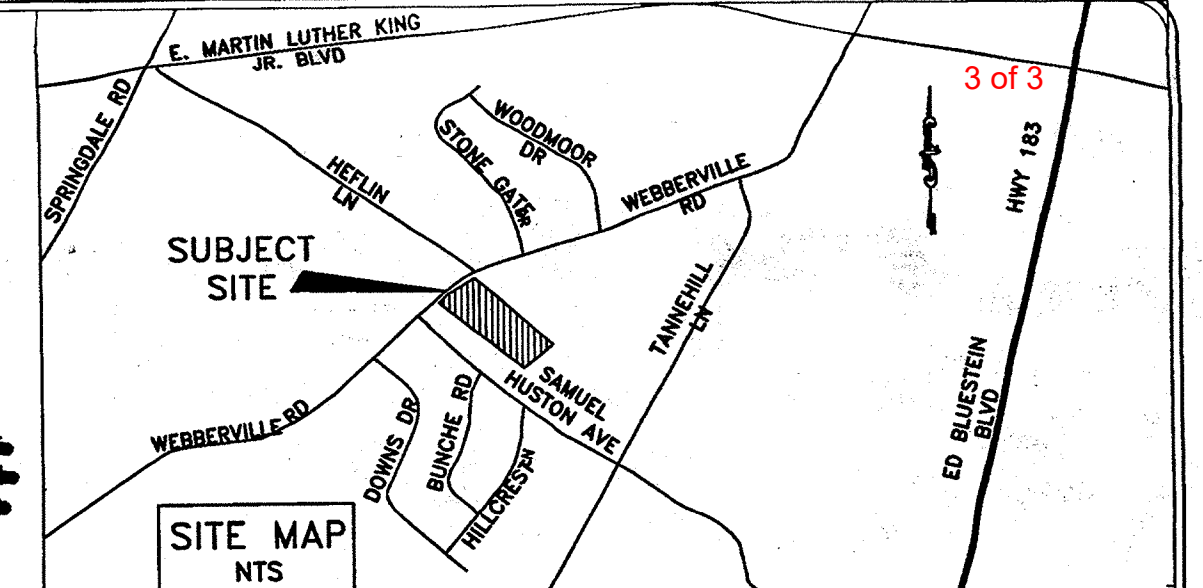
11) A FEE-IN-LIEU OF PARKLAND DEDICATION HAS BEEN PAID FOR 6 DWELLING UNITS. ADDITIONAL PARKLAND DEDICATION FEES WILL BE OWED FOR ANY ADDITIONAL RESIDENTIAL UNITS ON THE SITE.

12) NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM. THE WATER AND WASTEWATER UTILITY SYSTEM 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. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.

LEGEND	
1/2" IRON PIN FOUND	UG UTILITY WARNING SIGN
1/2" IRON PIN SET	UTILITY PEDESTAL
NAIL FOUND	GAS METER
LIGHT POLE	WATER MANHOLE
POWER POLE	WATER WELL
HIGH VOLTAGE POWER POLE	WATER METER
GUY WIRE	WATER VALVE
OVERHEAD ELECT. LINE	FIRE HYDRANT
ELECTRIC METER	PVC RISER
ELECTRIC MANHOLE	STREET SIGN
TELEPHONE MANHOLE	FLAG POLE
CONC. PAD WITH ELEC.	SANITARY SEWER MANHOLE
ELECTRIC BOX	SEWER CLEANOUT
METAL FENCE	SEPTIC LID
WOOD FENCE	STORM SEWER MANHOLE
CHAIN LINK FENCE	UTILITY VAULT
WIRE FENCE	DRAIN GRATE
PROPOSED SIDE WALK	RECORD INFORMATION
UG WASTEWATER LINE	C.C. COVERED CONCRETE
	11.4 F. - JUNKY USE ACCESS ESM

LOT TABLE		
LOT C1 0.2996 AC. GROSS 13,052 SQ. FT. GROSS 0.2405 AC. NET 10,480 SQ. FT. NET	LOT C2 0.3211 AC. GROSS 13,988 SQ. FT. GROSS 0.2065 AC. NET 8,998 SQ. FT. NET	LOT C3 0.2860 AC. GROSS 12,462 SQ. FT. GROSS 0.2238 AC. NET 9,753 SQ. FT. NET
GROSS = TOTAL AREA NET = AREA EXCLUDING FLAG PORTIONS		
LOT C1 FLAG PORTION 0.0590 AC. 2572 SQ. FT.	LOT C2 FLAG PORTION 0.1147 AC. 5000 SQ. FT.	LOT C3 FLAG PORTION 0.0219 AC. 2709 SQ. FT.

PLAT PREPARATION DATE: FEB. 29, 2016  
APPLICATION SUBMITTAL DATE: FEB. 29, 2016



ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THIS, THE 11 DAY OF May, 2017.

STEPHEN J. SHAIR

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL-PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE 24 DAY OF May, 2017.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 24 DAY OF May, 2017, A.D.

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 31st DAY OF May, 2017, A.D. AT 9:13 O'CLOCK A.M., AND DULY RECORDED ON THE 31st DAY OF May, 2017, A.D., AT 9:13 O'CLOCK A.M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT # 201700130. WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 31st DAY OF May, 2017, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

D. Bartholomew DEPUTY



GENERAL NOTES CONT.

13) LOT C2 MEETS THE LOT MEASUREMENT REQUIREMENTS AS LISTED IN LDC 25-1-22(C).

14) LOTS C1, C2 AND C3 SHALL GAIN ACCESS TO WEBBERVILLE ROAD VIA THE OUTLINED J.U.A.E.

15) NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.

16) AFD ACCESS APPROVED BY THE FIRE MARSHAL SHALL BE BUILT PRIOR TO RESIDENTIAL BUILDING PERMIT APPROVALS FOR LOTS C1, C2, AND C3.

17) THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED 31st day of May, 2017, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOC# 2017085493, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

18) ALL ADDRESSES FOR RESIDENTIAL LOTS UTILIZING A FLAG LOT DESIGN MUST BE DISPLAYED AT THEIR CLOSEST POINT OF ACCESS TO A PUBLIC STREET FOR EMERGENCY RESPONDERS.

RESUBDIVISION OF LOT 3C:  
AMENDED PLAT OF:  
LOTS 3A, 3B, AND 3C  
BUNCHE ROAD SUBDIVISION

REVISED: MAR. 6, 2017

DATE: FEB. 10, 2016

CASE NO.: C8-2016-0042.0A.

SCALE: 1" = 50'

DWG. NO. 15\_174

15196