



**Project Name:** Riverside and Lamar Preliminary Plan Case Manager: Cesar Zavala  
Revision - Final Plat

**Case Number:** C8-2016-0055.01.1A

**Update #:** 0

**Team:**

**Initial Submittal:** May 28, 2019

**Formal Filed:** July 01, 2019

**Date Dist:** July 02, 2019

**Comments Due Date:** July 26, 2019

Discipline	Name
Electric Review	Karen Palacios (3)
911 Addressing Review	Cathy Winfrey
Drainage Engineering Review	Laura Kofahl
Environmental Review	Kristy Nguyen
Flood Plain Review	Karl McArthur
Mapping Review	Mapping Review
PARD / Planning & Design Review	Robynne Heymans
Planner 1 Review	Cindy Edmond No Dist
Subdivision Review	Cesar Zavala
Transportation Planning	Mark Kere
AW Utility Development Services	AWU-Utility Development Service
Water Quality Review	Laura Kofahl
City Arborist Review	Caitlin Campbell
Fire For Site Plan Review	Tom Migl
Industrial Waste Review	John McCulloch
Site Plan Plumbing	Cory Harmon
Traffic Control Review	Isaiah Lewallen

17



Report run on: 7/1/19

TO:

FROM: SITE PLAN REVIEW DIVISION

CASE # C8-2016-0055.01.1A

TYPE/SUBTYPE: Final Plat/With Preliminary

PROJECT: Riverside and Lamar Preliminary Plan Revision - Final Plat

LOCATION: 1211 W RIVERSIDE DR

CASE MANAGER: Cesar Zavala

PHONE 512-974-3404

FILED FOR UPDATE:

COMMENT DUE DATE

TENTATIVE PC DATE

REPORT DATE: Jul 30, 2019 12:00

TENTATIVE CC DATE

LANDUSE::

AREA: 1.15 ACRES (SQ FT)43560 LOTS: 2

EXISTING ZONING:

EXISTING USE: Vacant

TRACT: ACRES/SQFT

PROPOSED ZONING

PROPOSED USE

1.15/43560

Condominium

WATERSHED: Lake Austin, ,

COUNTY: TRAVIS

JURISDICTION Full-Purpose

Urban Watersheds

GRIDS:

WATER: COA

GRIDS:

ELECTRIC: COA

GRIDS:

SEWERAGE: COA

GRIDS:

PROPERTY DESCRIPTION:

PLAT: 0105020308

DEED REFERENCE:

VOL./PAGE /

LEGAL DESCRIPTION:

LOT 1 BLK A PAGGI HOUSE SUBD

RELATED CASES (if any):

CONTACTS:



Applicant      CONSORT, INC.      512-469-0500  
Ben Turner  
3600 BEE CAVES ROAD Suite 100 AUSTIN TX 78746

Owner      16 PIGGYBANK LTD BRIAN FOLEY      --  
  
8300 BIG VIEW DR      AUSTIN TX 78730

Billed To      CONSORT, INC.      512-469-0500  
Ben Turner  
3600 BEE CAVES ROAD Suite 100 AUSTIN TX 78746

Engineer      CONSORT, INC.      512-469-0500  
Tom Burson  
3600 BEE CAVES RD WEST LAKE HILLS TX



# CITY OF AUSTIN

## Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704



## Subdivision Application

### City of Austin and Extraterritorial Jurisdiction in Travis, Williamson, Bastrop, and Hays Counties

**PURPOSE:** This application is for obtaining subdivision approval within the City of Austin jurisdiction (full-purpose and limited-purpose city limits, and extraterritorial jurisdiction ETJ). For the following information, please visit <http://www.austintexas.gov/page/land-use-applications#sub>. See Subdivision Overview and Review Procedures for general information about subdivisions and review procedures; see Subdivision Application Instructions for instructions on completing this application and submittal requirements.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete the last section as needed,*** and check the Additional Space box at the top or end of this application.

All information is required (if applicable).

### For Office Use Only

1220 6464

Application Type: \_\_\_\_\_

- 2 = Preliminary
- 3 = Revised preliminary
- 4 = Final not requiring preliminary
- 5 = Final requiring preliminary
- 6 = Concurrent final with preliminary & construction
- 7 = Concurrent final with no preliminary & construction
- 8 = Construction plans only

Project Type: \_\_\_\_\_

- 1 = Conventional
- 2 = PUD
- 3 = Small Lot
- 4 = Townhouse
- 5 = Single-family, attached
- 6 = Multifamily
- 7 = Mixed Use

Process Type: \_\_\_\_\_

- 1 = Previously unplatted
- 2 = Amendment
- 3 = Vacation/Replat
- 4 = Resubdivision

Application Accepted By: \_\_\_\_\_

Construction Plan Code: \_\_\_\_\_ Case Manager: \_\_\_\_\_

☐ Additional space was required to complete this application. I have completed the Additional Space section. (This check box is also at end of the application.)

## Section 1: Project Information

Subdivision Name: Resubdivision of Lot 1, Block A Paggi House Subdivision

Subdivision Street Location:

Address: 211 South Lamar, Austin, Tx 78704

—OR—

Approximate distance: \_\_\_\_\_ direction: Select from the intersection  
of: \_\_\_\_\_ and: \_\_\_\_\_  
on the: Select side

Description of Proposed Subdivision:

Subdivide Paggi House Subdivision into two lots.

## Section 2: Applicant/Agent Information

Applicant Name: Ben Turner Jr.

Firm: Consort, Inc.

Applicant Mailing Address: 3600 Bee Cave Rd., Suite 100

City: West Lake Hill State: TX Zip: 78746

Email: eserna@consortinc.com Phone 1: (512) 469-0500 Type 1: Work

Phone 2: \_\_\_\_\_ Type 2: Select Phone 3: \_\_\_\_\_ Type 3: Select

## Section 3: Owner Information

☐ Same as Applicant Owner Name: Huston Street

Owner Signature: \_\_\_\_\_

Firm: 16 Piggybank, LTD.

Owner Mailing Address: 8300 Big View Drive

City: Austin State: Texas Zip: 78730  
Email: aswor@drennergroupp.com Phone 1: (512) 807-2904 Type 1: Work  
Phone 2: \_\_\_\_\_ Type 2: Select Phone 3: \_\_\_\_\_ Type 3: Select

#### Section 4: Engineer Information

☐ Not Applicable ☐ Same as Applicant Name: Tom Burson  
Firm: Consort, Inc.  
Mailing Address: 3600 Bee Cave Rd., Suite 100  
City: Austin State: Texas Zip: 78746  
Email: tburson@consortinc.com Phone 1: (512) 469-0500 Type 1: Work  
Phone 2: \_\_\_\_\_ Type 2: Select Phone 3: \_\_\_\_\_ Type 3: Select

#### Section 5: Other Professional/Trade Information

☒ Not Applicable ☐ Same as Applicant Type: Select an Option  
Name: \_\_\_\_\_  
Firm: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email: \_\_\_\_\_ Phone 1: \_\_\_\_\_ Type 1: Select  
Phone 2: \_\_\_\_\_ Type 2: Select Phone 3: \_\_\_\_\_ Type 3: Select

#### Section 6: Property Attributes

Is this a S.M.A.R.T. Housing Project? ☐ Yes ☒ No (If Yes, submit a copy of the  
Pre-Certification letter from Neighborhood Housing and Community Development.)  
☒ Smart Growth Zone — OR — ☐ Drinking Water Protection Zone  
Watershed: Town Lake Watershed Class: Urban Watersheds  
In a recharge zone? ☐ Yes ☒ No  
Land Development Jurisdiction: ☒ Full-Purpose ☐ Limited-Purpose ☐ 2-Mile ETJ ☐ 5-Mile ETJ  
County: ☒ Travis ☐ Williamson ☐ Hays ☐ Bastrop  
School District: AISD  
In a Neighborhood Plan (approved or underway)? ☐ Yes ☒ No  
If Yes, name of Neighborhood Plan: \_\_\_\_\_

In a Transit-Oriented Development (TOD) District? ☐ Yes ☒ No

If Yes, name of TOD: \_\_\_\_\_

If within a Municipal Utility District, give name: \_\_\_\_\_

Electric Utility Provider: Austin Energy

Water Provider: Austin Water Utility

Wastewater/Sewage Disposal Provider: Austin Water Utility

## Section 7: Application Assessment

Has there been a Development Assessment? ☐ Yes ☒ No File Number: \_\_\_\_\_

If residential, are there other Tax Credits or State/Federal funding? ☐ Yes ☒ No

Is Demolition proposed? No If Yes, how many residential units will be demolished? \_\_\_\_\_

Current Zoning (within City of Austin Full-Purpose or Limited-Purpose area): PUD, CS-H

Zoning case currently under review on this site? ☒ Yes ☐ No Case Number: C814-2012-0160

Number of lots/units proposed — Single-family: \_\_\_\_\_ Multifamily: 26

☐ Yes ☒ No 100 or more single-family units are proposed.

☐ Yes ☒ No 200 or more multifamily units are proposed.

☐ Yes ☒ No 100 or more multifamily units are proposed and a tax credit is requested.

☐ Yes ☒ No Project will demolish more than 50 residential existing units in a structure more than 20 years old.

**NOTE:** If one of the four above requirements is met, an Educational Impact Statement (EIS) may be required. See Subdivision Application Instructions - Exhibit IV: Educational Impact Statement (EIS) Determination at <http://www.austintexas.gov/page/land-use-applications#sub>.

## Section 8: Related Cases

Zoning Case? ☒ Yes ☐ No

Zoning Ordinance? ☒ Yes ☐ No

Site Plan Case? ☒ Yes ☐ No

Subdivision Case? ☒ Yes ☐ No

### FILE NUMBERS

C14H-74-006; C14-2008-0600; C814-2012-0160

Ord. 741121-H; Ord. 20131017-052

SP-2018-0614D

C8-2012-0122.0A; C8-2016-0055

## Section 9: Proposed Land Use (by summary)

Land Use By Summary	Number of Lots	Number of Units	Acreage
Planned Unit Development	1	26	0.93
Commercial - Office	1		0.22
Select an Option			
Select an Option			
Select an Option			
Select an Option			
Select an Option			
Select an Option			
Select an Option			
Select an Option			
Totals:	2	26	1.15

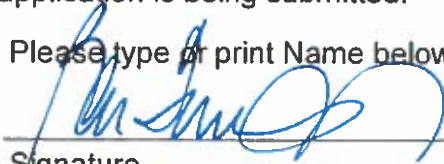
## Section 10: Waiver / Variance / Etc. - as applicable

- ☐ Balance of the Tract - Section(s): \_\_\_\_\_
- ☐ Sidewalks - Section(s): \_\_\_\_\_
- ☐ Single Outlet - Section(s): \_\_\_\_\_
- ☐ Street Length - Section(s): \_\_\_\_\_
- ☐ Block Length - Section(s): \_\_\_\_\_
- ☐ Lot Frontage - Sections(s): \_\_\_\_\_
- ☐ Cut / Fill - Sections(s): \_\_\_\_\_
- ☐ Flag Lots - Sections(s): \_\_\_\_\_
- ☐ Other: \_\_\_\_\_ - Sections(s): \_\_\_\_\_

## Section 11: Inspection Authorization

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

Please type or print Name below Signature, and indicate Firm represented, if applicable:

  
Signature

Select	5	Select	23	Select	2019
Month		Day		Year	

Ben Turner Jr.

Name (Typed or Printed)

Consort, Inc.

Firm

## Section 12: Owner's Acknowledgment

STATE OF TEXAS §

COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

That

Huston Street

(Individual)

Corporation, acting by and through  
16 Piggibank, LTD.

Partnership, acting by and through

Other

, owner(s) of the tract(s) of land described in warranty deed(s) recorded as follows:

Lot 1, Block A, Paggi House Subdivision

, copies thereof attached hereto and made a part hereof for all pertinent purposes, do hereby make and/or authorize Consort, Inc., to make application for subdivision of such property in accordance with the accompanying plan/plat, and do hereby offer to dedicate to the public use all streets and easements shown thereon, or as may otherwise be required by applicable regulations, pursuant to Title 25 and/or Title 30 of the City of Austin Land Development Code, Chapter 80 of the Travis County Rules, and Chapters 212 and 232 of the Texas Local Government Code.

Witness my hand this 7 day of

February 2019.

(Owner's Signature)

Witness my hand this Select day of

Select, Select.

(Owner's Signature)

This instrument acknowledged before me on

The 7 day of February, 2019.

Notary Public, in and for

State of Texas

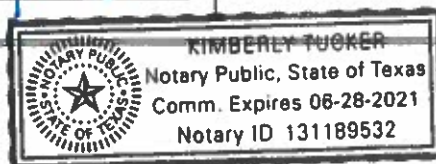
My Commission expires: 6/28/2021.

This instrument acknowledged before me on

The Select day of Select, Select.

Notary Public, in and for

My Commission expires: \_\_\_\_\_.



## Section 13: Engineer's Certification

This is to certify that:

- I am authorized to practice the profession of Engineering in the State of Texas;
- I am responsible for the preparation of the engineering portions of the plan or plat submitted herewith;
- All engineering information shown on the plan or plat is accurate and correct; AND
- With regard to the engineering portions thereof, the plan or plat complies with Title 25 and/or Title 30 of the City of Austin Land Development Code, as amended, and all other applicable City and Travis County codes, ordinances and rules, except for specific variances and waivers from the above regulations that are identified and requested as of this date, as follows:  
( \_\_\_\_\_ additional sheet(s) with variances or waivers are attached) *{each additional sheet must be signed, sealed, and dated}*

Witness my hand this 23 \_\_\_\_\_ day of May \_\_\_\_\_, 2019 \_\_\_\_\_.

Mark T. Eubank  
(Engineer's Signature)

## Section 15: Acknowledgment Form

I, Ben Turner Jr. have checked for any information that may  
(Printed Name of Applicant)

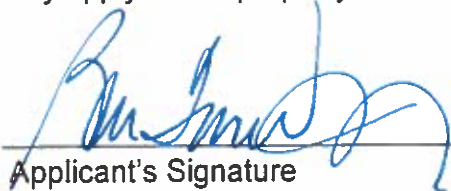
affect the review of this project, including but not limited to: subdivision plat notes, deed notes, deed restrictions, restrictive covenants, zoning conditional overlays, and/or Subchapter E design standards prohibiting certain uses and/or requiring certain development restrictions (height, access, screening, etc.) on this property, located at:

(Address or Legal Description):

211 South Lamar, Austin, Texas 78704

If a conflict should result with the request I am submitting to the City of Austin due to any of the aforementioned information, it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of the aforementioned information.

I understand that if requested I must provide copies of any and all of the aforementioned information that may apply to this property.

  
Applicant's Signature

5  
Select  
Month

23  
Select  
Day

2019  
Select  
Year

### For Submittal Requirements and Exhibits

Please see Subdivision Application Instructions at  
<http://www.austintexas.gov/page/land-use-applications#sub>

### Section 16: Additional Space (if necessary)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well. In addition, please check the Additional Space box below.

The diagram shows a rectangular domain with a central square hole. The domain is divided into four quadrants by a vertical line at  $x=0$  and a horizontal line at  $y=0$ . The central square hole is centered at the origin. The domain is labeled with  $x$  and  $y$  axes.

Additional space was required to complete this application.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.**SAVE**



## City Arborist Review

### Addendum for Subdivision and Site Plan Submittals

#### For Office Use Only

File Number: \_\_\_\_\_ Date Issued: \_\_\_\_\_  
Application Accepted By: \_\_\_\_\_ Date: \_\_\_\_\_

#### Section 1: Project Information

Application type: ☐ Single Family Subdivision ☒ Commercial Subdivision/Site Plan  
Project Name: Resubdivision of Lot 1, Block A, Paggi House Subdivision  
Project Street Address: 211 South Lamar

#### Section 2: City Arborist Review

Has there been an onsite consultation with a City Arborist? ☐ Yes ☒ No

*(If yes, please attach copies of all consultation correspondence and documents.)*

Consultation – Tree Permit Number: \_\_\_\_\_

##### For single-family subdivision applications in the full- and limited-purpose jurisdictions:

- Number of trees with a diameter of 19 in. or greater located within the LOC: \_\_\_\_\_
- Number of trees with a diameter of 19 in. or greater located immediately adjacent to the LOC: \_\_\_\_\_
- Total number of trees with a diameter of 19 in. or greater: \_\_\_\_\_ 0

##### For commercial subdivision and site-plan applications in the full- and limited-purpose jurisdictions:

- Number of trees with a diameter of 8 in. or greater located within the LOC: \_\_\_\_\_ 33
- Number of trees with a diameter of 8 in. or greater located immediately adjacent to the LOC: \_\_\_\_\_ 2
- Total number of trees with a diameter of 8 in. or greater: \_\_\_\_\_ 35

May 16, 2019

City of Austin  
Development Services Department  
505 Barton Springs Road, Suite 400  
Austin, Texas 78704

Re: Agent Authorization  
211 South Lamar (Lot 1, Block A, Paggi House Subdivision)

To Whom It May Concern:

Please accept this letter as verification that Consort, Inc. and its representatives have been authorized to act as our agent for the purposes of submitting the necessary site plan, subdivision, and other development permit related applications, to the City of Austin.

Should you have any questions regarding this authorization, please do not hesitate to contact our office.

Sincerely,



\_\_\_\_\_  
(Signature)

16 Paggi ben Kufel  
Huston Street

\_\_\_\_\_  
(Property Owner's Written Name)

8300 Big View Drive

\_\_\_\_\_  
(Legal Business Address)

Austin, Texas 78730

\_\_\_\_\_  
(Legal Business Address)

\_\_\_\_\_  
(Phone)

# Land Use Review Subdivision Completeness Check



## Development Services Department

### Completeness Check Results Due:

A completeness check application must be deemed complete before formal application can be submitted.

Completeness Check Results: Complete		45 Day Expiration date: 07/12/2019	
Tracking #: 12206464		Revision #: 00	Watershed: Lake Austin
Project Name: Riverside and Lamar Preliminary Plan Revision - Final Plat			
Ch.245 Team Review Req'd: No		Orig. Submittal Date: 05/28/2019	Resubmittal Date: 06/12/2019
Date Sent to Ch.245:		Current Results to Applicant: 06/20/2019	
Date Rec'd.back in LUR:			

#### Checked for Completeness by the following reviewers:

			Complete/Incomplete	Initials
Drainage Engineering	Michael Duval	974-2349	Complete	MD
DRD Transportation	Chris Yanez	974-1253	Complete	CY
Subdivision	David Wahlgren	974-6455	Complete	DW
Environmental	Alex Butler	974-2067	Complete	AB
Water Quality Eng.	Michael Duval	974-2349	Complete	MD
Env.Res.Mgmt.	Andrew Clamann	974-2694	Complete	AC
Floodplain	Katrina Bohrer	974-3558	Complete	KB
ORES	Andy Halm	974-7185	Complete	AH
City Arborist	Dillon Olson	974-2513	Complete	SD
AWU	Bradley Barron	972-0078	Complete	BB
ATD Traffic Control	Laura Roy	974-6012	FYI	LR
ATD ROW	Isaiah Lewallen	974-1479	NRR	IL

Mandatory Distribution:		Case Manager: Cesar Zavala	
Joey De La Garza	Pamela Abee-Tauli (EV)	Ivan Naranjo (TR)	Michael Duval (DRWQ)
Steve Hopkins (SR)	Alex Butler (EV)	Natalia Rodriguez (TR)	Joydeep Goswami (DRWQ)
Nathan Jones-Meyer (SR)	Jonathan Garner (EV)	Katie Wettick (TR)	Laura Kotani (DRWQ)
Sylvia Limon (SR)	Kristy Nguyen (EV)	Jeffrey Rivas (TR)	David Marquez (DRWQ)
Don Perryman (SR)	Adam Fiss (TR)	Laura Arthur (DRWQ)	Christine Perez (DRWQ)
David Wahlgren (SR)	Jaron Hogenson (TR)	Jay Baker (DRWQ)	Vacant (DRWQ)
Cesar Zavala (SR)	Mark Kere (TR)	Ron Czajkowski (DRWQ)	(RSMP)
	Vacant (TR)	Leslie Daniel (DRWQ)	City Arborist Carlin Campbell (35)
Partner Departments Mandatory Reviews:			
AW/UDS	Electric (3)	Fire For Site Plan	Site Plan Plumbing
ATD-ROW	ATD Traffic Control	Floodplain	Industrial Waste
Optional Distribution: Circle to receive distribution			
911 Addressing	AWU Pipeline Services	AWU Facilities Engineering	Floodplain Modification
Hydrogeologist	Mapping	PARD	
Wetlands Biologist	ATD Transportation Engineering		
ERM Review Comments (Functional Assessment)		Gas Company	School District

**A formal application must be filed within 45 calendar days of the initial completeness check (by 07/12/2019) or the application will expire and a new completeness check application must be filed.**

Applicants must pick up the completeness check packet at the Intake office within 72 hours of receiving a response. The City is not responsible for lost or stolen packets. **The applicant must schedule an appointment with the Intake office for formal application submittal.** Please call 974-1770 for more information.

---

ZAP or PC

Desired Development Zone (DDZ) or Drinking Water Protection Zone (DWPZ)

Fees: \$11,275.55

Total # of Plans 18 / Engineering Reports 3 required at formal

(Applicant is responsible for submitting one (1) plan set for the respective county on all ETJ applications)

The City of Austin encourages applicants to contact neighborhood organizations prior to formal submittal. For assistance identifying the neighborhood association(s) in the vicinity of your project, visit [www.austintexas.gov/neighbor](http://www.austintexas.gov/neighbor) to contact a Neighborhood advisor.

**This project will require an Electronic Submittal (flash drive) at time of formal submittal as described in the Subdivision Application Instructions packet. Exhibit III Worksheet also due at time of formal submittal. (Exhibit V for Subdivision Construction Plans as described in the Subdivision Construction Plans Application)**

**Comments: (Please respond to each comment in letter form)**

CA Please include a tree survey of all trees 8" DBH or greater within or adjacent to the property

**TC FYI @Formal Submittal:**

Please provide a traffic control strategy plan for review and approval, using applicable standard details or an engineered design for all proposed work within the City of Austin's right of way.

**OR**

You may choose to by-pass the formal submittal process by placing this following note on the cover sheet along with the City of Austin's temporary traffic control details in place of a traffic control strategy plan.

**Plan Note:**

*This note is being placed on the plan set in the absence of a temporary traffic control strategy with the full understanding that, at a minimum of 6 weeks prior to the start of construction, a temporary traffic control plan must be reviewed and approved by the Right of Way Management Division. The owner/representative further recognizes that a review fee, as prescribed by the most current version of the City's fee ordinance, shall be paid each time a plan or plan revision is submitted to Right of Way Management Division for review.*

*The following must be taken into consideration when developing future traffic control strategies:*

*1 Pedestrian and bicycle traffic access must be maintained at all times unless otherwise authorized by right of way management.*

*2 No long-term lane closures will be authorized, unless Right Of Way Management determines that adequate accommodations have been made to minimize traffic impact.*

*3 Project should be phased so that utility installation minimally impacts existing or temporary pedestrian facilities.*

Call the ROW Reviewer at with questions regarding this note

ALL CLEAR

# Project Review Form (PRF) – Statement of Applicable Codes

This completed form must accompany all applications for site plans or subdivisions.

## For Office Use Only

File # Assigned: \_\_\_\_\_ Date Filed: \_\_\_\_\_  
Original Application Vesting Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Director's Determination of Vested Rights (select one): ☐ Not Applicable ☐ Approved ☐ Denied  
— See Vested Rights Determination (if applicable) for additional information.

Proposed Project Name: Resubdivision of Lot 1, Block A, Paggi House Subdivision

Address/Location: 211 South Lamar Blvd.

Legal Description: Lot 1, Block A, Paggi House Subdivision

- ☒ A. The proposed application is submitted for review under regulations currently in effect.  
\*\*\* NOTE: If "A" is checked above, proceed to the signature block at the bottom.
- ☐ B. The proposed application is for a project requesting review under regulations other than those currently in effect based on a claim of vested rights (i.e., "grandfathering") to earlier City of Austin regulations under Chapter 245 or Section 43.002 of the Texas Local Government Code. Please list file number and type of prior permit here:  
Original Application Filing Date: \_\_\_\_\_ File #: \_\_\_\_\_ Type: \_\_\_\_\_  
\*\*\* NOTE: If "B" is checked above, the applicant must complete the "Information Required for Vested Rights Review" below, and attach a Vested Rights Petition that provides additional information and more fully describes the basis for the claim.
- ☐ C. The proposed application is for a project requesting review under regulations other than those currently in effect based on a City of Austin ordinance or agreement that establishes entitlements specific to the property which differ from those generally applicable under current regulations. Provide a brief description of the basis for this request here:

\*\*\* NOTE: If "C" is checked above, the applicant must attach a copy of the City of Austin ordinance or agreement for which rights are claimed.

## Information Required for Vested Rights Review

In addition to providing the information below, attach a completed Vested Rights Petition (VRP) and supporting documentation, including project history from the Original Application to the present, with a copy of the original application for which vested rights are claimed and any subsequent permits or approvals issued for the property.

Project Application History	File #	Application Date	Approval Date
Annexation/Zoning Cases			
Preliminary Subdivision			
Final Subdivision Plat			
Site Plan/Development Permit			

Proposed Project Application (select one): ☒ Preliminary Subdivision ☐ Final Plat ☐ Site Plan ☐ Building Permit

Proposed Project Land Use Acreage (specify acreage in each of the following land use categories):

Single-Family/Duplex: \_\_\_\_\_ Townhouse/Condo/Multifamily: \_\_\_\_\_ Office: \_\_\_\_\_

Commercial: \_\_\_\_\_ Industrial/R&D: \_\_\_\_\_ Other (specify): Mixed Use

Total acreage: \_\_\_\_\_ Watershed: Lake Austin Watershed Class: Urban Watersheds

This proposed project application will still be reviewed under those rules and regulations that are not subject to chapter 245, such as those to prevent imminent destruction of property or injury to person, including regulation dealing with stormwater detention, temporary erosion and sedimentation controls, and regulations to project critical/significant recharge features.

Property Owner/Agent Printed Name: Ben Turner, Jr. Phone: (512) 807-2904

Signature: \_\_\_\_\_

Date: 5/23/19

SAVE Form



May 22, 2019

City of Austin  
Planning and Development Review Department  
505 Barton Springs Road  
Austin, Texas 78704

Planning  
Engineering  
Landscape  
Architecture  
Entitlements

Re: Resubdivision of Lot 1, Block A, Paggi House Subdivision. Final Plat  
Summary Letter

To Whom It May Concern:

On behalf of 16 PIGGYBANK, LTD., the owner of Lot 1, Block A, Paggi House Subdivision, we respectfully submit a resubdivision plat of that tract for approval. The owner desires to create one 0.933 acre lot, and one 0.222 acre lot from the existing tract. The attached final plat shows the desired configuration of the lots.

This subdivision is located in the Lady Bird Lake Watershed, which is classified as Urban. The property to be revised, has frontage on South Lamar Boulevard to the west, Riverside Drive to the north, and Lee Bardon Drive to the east. The property does not lie within the boundaries of any 100-year flood plain.

At this time, there is no new construction or demolition proposed with this preliminary plan revision. Site construction plans have been submitted for review and approval. Because the existing condition is not changing as a part of the platting process, there is no change in impervious cover, water quality needs, or storm water runoff rate. No new water quality or detention controls are proposed. This final plat will have no adverse effect upon downstream properties.

Thank you very much for your time and consideration of this request. If you have any questions, or if I may provide any additional information, please do not hesitate to let me know.

Sincerely,

CONSORT, INC.  
T.B.P.E. Firm F-859

Mark T. Burson, PE



J:\WORK\1559-00\DOCS\ENGINEERS REPORTS\SUBDIVISION\PRELIMINARY\PRELIMINARY SUMMARY LTR.DOCX



## Determination of Planning Commission or Zoning & Platting Commission Assignment

I, Ben Turner, owner or authorized agent  
for the following project,

Project Name: Resubdivision of Lot 1, Block A, Paggi House Subdivision

Project Street Address: 211 South Lamar Blvd.

Case Number: \_\_\_\_\_

### Check One:

☐ I have verified that this project does fall within the boundaries of an approved neighborhood plan or a proposed plan as defined in the City of Austin Land Development Code Section 25-1-46(D), see back of this page. Plan Amendment applications can be filed during February for planning areas on the west side of I.H.-35 or July for planning areas on the east side of I.H.-35. *Please contact Maureen Meredith in Planning & Zoning Department at (512) 974-2695 or at [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov) so she can determine if a plan amendment application is required with your rezoning case.* Name of neighborhood plan: \_\_\_\_\_

- *Note: South Lamar Combined Planning Area (Barton Hills, Zilker, & Galindo) is a suspended planning area and no plan amendment application is required for zoning change applications. Zoning applications can be filed anytime of the year.*

☐ I have verified that this project falls within the East Riverside Corridor Plan. *Zoning changes in this area do not require a plan amendment application and can be filed anytime of the year.*

Commission assigned: **Planning Commission**

☒ I have verified that this project does not fall within the boundaries of an approved neighborhood plan.

Commission assigned: **Zoning and Platting Commission**

I understand if I have not accurately determined if my project falls inside or outside the boundaries of an approved neighborhood plan, I may experience delays in processing my project through the appropriate commission.

Owner or Agent Signature: \_\_\_\_\_

Date: 5/23/2019



## Intake Submittal Checklist

### Subdivision

The applications below are subject to this checklist. For questions, call Intake at (512) 974-1770.

- Subdivision preliminary
- Revised preliminary
- Final plats
- Plat Vacations
- Construction plans

### Required items – with applicable fees – due at initial submittal

- ☐ Completed application form with all appropriate signatures (Note: The owner authorization and inspection section must be signed by the owner or an agent authorization letter signed by the owner must be presented)
- ☐ Current Tax Certificates (If *exempt*, certificate still required)
- ☐ City Arborist Review Form – (not required for projects in ETJ)
- ☐ Plans in 24" x 36" format (for **Preliminary** and **Construction** plans only)
  - ☐ One (1) copy for completeness check
  - ☐ For **Revised Preliminary** only – One (1) redlined copy of preliminary being revised
- ☐ Plats (For Amended, Final, and Vacated Plats)
  - ☐ One (1) copy of proposed plat for completeness check
  - ☐ One (1) 8½" X 11" copy of plat
  - ☐ One (1) copy of tax map (with redlined site area)
  - ☐ For Final Plat Out of a Preliminary only – a copy of the preliminary plan
  - ☐ For vacations, copy of plat to be vacated or plat containing lots to be vacated
- ☐ Engineering Report (Not required for amended plats or plat vacations)
  - ☐ One (1) copy for completeness check and resubmittals
- ☐ *Sealed* Engineer's Summary Letter (Copy that is not in the Engineer Report) Plat vacations do not require engineer seal
- ☐ Owners Deed (Recorded)

**Items due at initial submittal continues on other side**

## Items due at initial submittal (continued)

- ☐ Project Review Form (Formerly Chapter 245 Review form. Not required for plat vacations)
  - ☐ If B or C checked, one additional plan set and additional fees required at cc submittal
- ☐ Letter from utility provider (if not in the city) for Water, Wastewater and Electric (Not required for amended plat or revised preliminary)
- ☐ Determination Form for PC or ZAP (Not applicable for construction plans)  
Subject to: ☐ PC ☐ or ZAP
- ☐ Two (2) copies of a legible 4" x 4" location map on a separate 8½" x 11" sheet with *red-lined* site area
- ☐ For Plat Vacation, copy of proposed vacation document

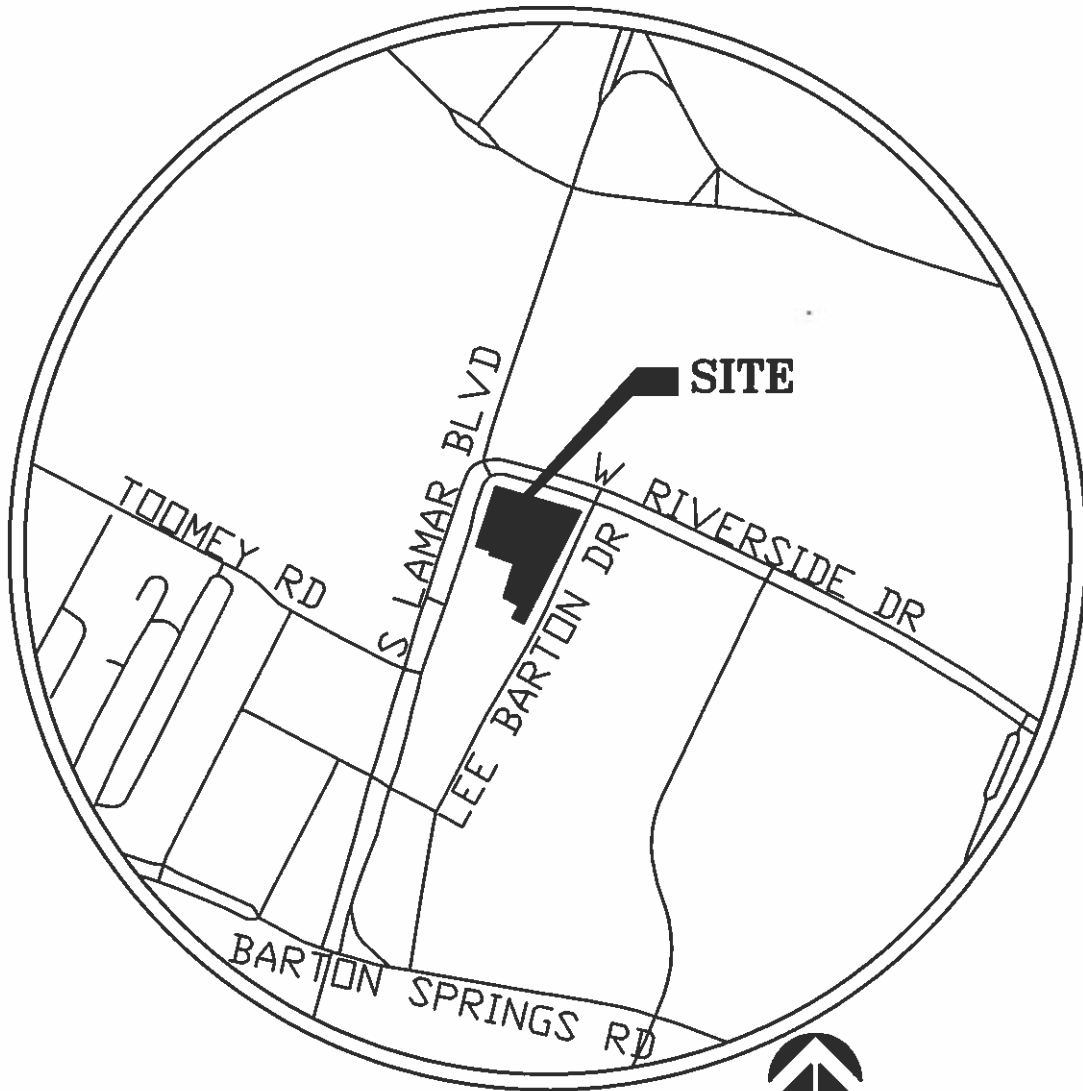
## Items that must be provided at formal submittal

- ☐ Flash Drive – Appropriate exhibits from application must be on flash drive with the names of files and layers
- ☐ Digital copy of drainage model – A CD or flash drive separate from the electronic submittal
- ☐ For joint applications (e.g. City ETJ and Travis County) submit one (1) additional copy of all items listed above (excluding tax map) clearly labeled for Travis County

Note: An ERI or an ERI waiver will be required if development occurs on a site that:

- (1) is within the Edwards Aquifer recharge or contributing zone;
- (2) is within the Drinking Water Protection Zone;
- (3) contains a water quality transition zone;
- (4) contains a critical water quality zone;
- (5) contains a floodplain; or
- (6) has a gradient greater than 15%.

If these conditions exist and an ERI or ERI waiver is not submitted the project will be rejected during the initial stage of completeness check.



### LOCATION MAP



MAPSCO PAGE #: 584Z

CITY GRID: H-22

WATER PRESSURE ZONE: CENTRAL SOUTH



# City of Austin

P.O. Box 1088, Austin, Texas 78767

## RECEIPT

**Receipt**

No.: 6957350

**Payment**

Date: 07/01/2019

**Invoice**

No.: 7011206

**Description:** Subdivision

**Sub Description:** Final Plat

**Work Description:** With Preliminary

**Payer Information**

**Company/Facility Name:** Consort, Inc.

**Payment Made By:** Ben Turner

3600 BEE CAVES ROAD Suite 100  
AUSTIN TX 78746

**Phone No.:** (512)469-0500

**Payment Method:** Check

**Payment Received:** \$11,275.55

**Amount Applied:** \$11,275.55

**Cash Returned:** \$0.00

**Comments:** ck32525

**Additional Information**

**Department Name:** Development Services Department

**Receipt Issued By:** Adrian Christopher Moreno

**Receipt Details**

FAO Codes	FAO Description	Internal Ref. No.	Address	Permit/Case No.	Amount
5090 5300 9400 4257	City Arborist Site Plan/Subdivision Review	12206464	1211 W RIVERSIDE DR	2019-082333-C8	\$1,840.00
5090 5300 9300 4196	Finals W/ Prelim-Dev Review	12206464	1211 W RIVERSIDE DR	2019-082333-C8	\$7,593.30
5020 2200 9050 4874	UDS Engineering Plan Review	12206464	1211 W RIVERSIDE DR	2019-082333-C8	\$219.00
5090 5300 9300 4138	County Recordation Courier Fee	12206464	1211 W RIVERSIDE DR	2019-082333-C8	\$1,198.00
5090 5300 9996 4066	Development Services Surcharge	12206464	1211 W RIVERSIDE DR	2019-082333-C8	\$425.25
<b>TOTAL :</b>					<b>\$11,275.55</b>

TAX CERTIFICATE  
Bruce Elfant  
Travis County Tax Assessor-Collector  
P.O. Box 1748  
Austin, Texas 78767  
(512) 854-9473

NO 2271987

ACCOUNT NUMBER: 01-0502-0308-0000

PROPERTY OWNER:

16 PIGGYBANK LTD  
% BRIAN FOLEY  
8300 BIG VIEW DR  
AUSTIN, TX 78730-1520

PROPERTY DESCRIPTION:

LOT 1 BLK A PAGGI HOUSE SUBD

ACRES 1.1550 MIN% .000000000000 TYPE

SITUS INFORMATION: 211 S LAMAR BLVD

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2018	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS CENTRAL HEALTH	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE 0		*ALL PAID*

TOTAL TAX:	*ALL PAID*
UNPAID FEES:	* NONE *
INTEREST ON FEES:	* NONE *
COMMISSION:	* NONE *
TOTAL DUE ==>	*ALL PAID*

TAXES PAID FOR YEAR 2018 \$131,363.93

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2018 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 05/08/2019

Fee Paid: \$10.00

Bruce Elfant  
Tax Assessor-Collector

By: Susan M. Nielsen

This property lies within ZONE(S) X of the Flood Insurance Rate Map for Travis County, Texas, and Incorporated Areas, map no. 48453C(1444)F, dated 20(0)0006, via scaled map location and graphic plotting using the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

Monuments are found if not marked MNS or CRS.  
CRS = 1/2" rebar stamped "JH Land Surveying" set  
MNS = Mag nail & washer stamped "JH Land Surveying"  
JHLM = Site benchmark (see vicinity map for general location)  
• Vertices of common point (not a monument)  
• Coordinate values, if shown, are US 5114 T4C8, W3C.  
• Elevations, if shown, are NAVD788  
Bearings are based on grid north (T4C8, W3C)  
TYPE I = [X] [Y] Right of Way tapered concrete monument  
TYPE II = [X] [Y] Right of Way bronze cap on concrete  
TYPE III = [X] [Y] Right of Way aluminum cap

US S&F	United States Survey Feet
USCS, 2d Ed.	United States System of 1983, Central Zone
NAD 1983	National American Vertical Datum of 1988
P.R.C.T.	Plat Records of Travis County, Texas
O.P.R.C.T.	Original Public Records of Travis County, Texas
D.R.C.T.	Deed Records of Travis County, Texas
VOL./PAGE/INST. NO.	Volume/Beginning/Instrument Number
POINT OF COMM.	Point of Beginning/Point of Commencing
ESMTAL.	Easement/Building Line
J.O.A.	Joint-use access easement
D.E.	Drainage easement
P.H.	Punch hole in concrete

- 1 NO STRUCTURES, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN DRAINAGE FACILITIES EXCEPT AS APPROVED BY THE CITY OF AUSTIN
- 2 THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT
- 3 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 THE PLAT VACATION OR RE-PLATING MAY BE REQUIRED. AT THE OWNER'S SOLE DISCRETION, IT PLANS TO CONSTRUCT THIS SUBDIVISION TO NOT COMPLY WITH SUBCOLUMNS AND REQUIREMENTS
- 4 BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. THIS 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 WORK TO BE STOPPED. APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATES OF OCCUPANCY
- 5 EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION IN THIS SUBDIVISION PURSUANT TO THE LAND DEVELOPMENT CODE.
- 6 BUILDING SET BACK DISTANCE SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS
- 7 AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE FACILITIES CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK TO MAINTAIN COMPLIANCE WITH CHAPTER 25-58, CHAPTER 60 OF THE CITY OF AUSTIN AND DEVELOPMENT CODE
- 8 THE OWNER/DEVELOPER OF THIS SUBDIVISION LOT SHALL PROVIDE AUSTIN ENERGY WITH AN EASEMENT AND/OR ACCESS REQUIRED IN ADDITION TO OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE FOR ANY OTHER PURPOSE. THE SITE IS IN COMPLIANCE WITH CHAPTER 25-58 OF THE CITY OF AUSTIN AND DEVELOPMENT CODE.
- 9 THE WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLANS MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTIONS MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION
- 10 NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONSISTENT TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM
- 11 PRIOR TO CONSTRUCTION, ENCLPIT DETACHED SINGLE FAMILY OR ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN

13. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR THE MAINTAINING  
CITRAKARES 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. THE UTILITY COMPANY CLOSEST TO THE PROPERTY  
FOR THE POWER LINES IS THE REQUIRED AUSTIN ENERGY WILL NOT RENDER  
ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL  
COSTS INCURRED DUE TO OR FAILURE TO COMPLY WITH THE REQUIRED  
CLEARANCES WILL BE CHARGED TO THE OWNER.

14. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS SUBDIVISION OF PARCEL  
100158 SUBDIVISION, A ONE (1) SUBDIVISION CONSISTING OF 1.15 ACRES  
ACCORDING TO THE PLAT RECORDED UNDER INSTRUMENT NUMBER 20100158,  
OFFICIAL PUBLIC RECORDS, COLEMAN COUNTY TEXAS, SHALL APPLY.

15. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S  
DEVICE AT HIS EXPENSE.

16. THE REAR NOISE OUTS GREATER THAN 15% OR THIS SITE.

17. PARKLANDS FEE MAY BE REQUIRED PER ORDINANCE 20070621-027, OR AS  
AMENDED PRIOR TO APPROVAL OF ANY SITE PLAN IN THIS SUBDIVISION.

20. CITY OF AUSTIN POLICIES AND ORDINANCES PROHIBIT THE EXTENSION OF  
CUSTOMER UTILITY LINES ACROSS PRIVATE SPACE, INCLUDING LOT LINES, TO  
AVOID UTILITY SERVICE FOR ADJACENT PROPERTY THROUGH CONSTRUCTION,  
EVEN THOUGH SUCH ADJACENT PROPERTY IS OWNED, CONTROLLED, OR  
OCCUPIED BY THE CUSTOMER. WASTEWATER LINES THAT NOW CROSS LOT LINES  
WILL BE RELOCATED TO ADJACENT LOTS. THE CITY OF AUSTIN HAS POLICY  
THAT THE UTILITY DEPARTMENT WILL NOT DEVELOP OR OWN COMMON  
OWNERSHIP OF THE PRIVATE WASTEWATER LINES PREVIOUSLY INSTALLED WITHIN  
THIS SUBDIVISION THAT CROSS LOT LINES MUST BE PLACED IN A PRIVATE  
EASEMENT AND A RESTRICTIVE COVENANT MUST BE RECORDED IN THE OFFICIAL  
PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, THAT SPECIFICALLY PROHIBITS  
THEIR SUCCESSORS AND ASSIGNS, TO OPERATE AND MAINTAIN THE PRIVATE  
WASTEWATER LINES AT THEIR SOLE EXPENSE AND WITHOUT COST OR EXPENSE  
TO THE CITY OF AUSTIN IN THE EVENT THAT (1) THE PROPERTY IS REDEVELOPED  
IN A MANNER THAT INCREASES WASTEWATER SERVICE REQUIREMENTS IN  
EXCESS OF THAT CURRENTLY AVAILABLE TO THE LOTS SO AFFECTED, (2)  
THE LOTS SO AFFECTED ARE TO BE USED FOR A PURPOSE OR PURPOSES  
PROPOSED TO OCCUPY ONE OR MORE STRUCTURES WITHIN THE SUBDIVISION, OR  
(3) CHANGES IN FIRE SAFETY, INDUSTRIAL WASTE, OR OTHER HEALTH AND  
SAFETY REGULATIONS OR COMPLIANCE WITH FEDERAL OR STATE LAWS OR  
REGULATIONS REQUIRE A SEPARATE CONNECTION TO THE CITY WASTEWATER  
SYSTEM. THEN THE LOTS SO AFFECTED MUST RECEIVE WASTEWATER SERVICE  
SEPARATE FROM THE CITY OF AUSTIN VIA SEPARATE CONNECTION TO CITY OF  
AUSTIN WASTEWATER SYSTEMS DESIGNED AND INSTALLED IN ACCORDANCE  
WITH CITY POLICIES, ORDINANCES AND DESIGN CRITERIA, INCLUDING WITHOUT  
LIMITATION, THE CITYS PLUMBING CODE, FIRE CODE AND ANY OTHER CITY  
ORDINANCE, RULE, REGULATION AND PLUMBING CODES APPLICABLE FOR THE PROPER  
DESIGN AND INSTALLATION OF EACH SUCH SEPARATE CONNECTION TO THE  
CITYS WASTEWATER SYSTEMS AS WELL AS NEW PRIVATE ON-SITE LINES  
NECESSARY FOR EACH SUCH SEPARATE CONNECTION TO THE CITY WASTEWATER  
SYSTEMS AT THE SOLE EXPENSE AND AT THE OWNER'S RISK OF RESPONSIBILITY  
FOR THE DESIGN AND PLUMBING OF THE EXISTING PRIVATE WASTEWATER  
LINES THAT CROSS THE LOTS AT ISSUE (S) HEREIN.

Lure Data Table		
Lure ID	Distance	Heading
1.1	9.17	56.5374°E
1.2	22.70	57.1045°E
1.3	6.38	57.4938°E
1.4	31.75	56.3110°W
1.5	36.33	56.2900°E
1.6	48.35	56.1100°W
1.7	50.56	56.7151°E
1.8	70.79	56.3647°W
1.9	81.07	56.4147°E
1.10	40.07	57.1970°W

[illegible]

16 PEGGYBANK, LTD A TEXAS LIMITED PARTNERSHIP  
BY  
HUSTON STREET  
16 PEGGYBANK, LTD  
8001 HIGHTVIEW DR  
AUSTIN TEXAS 78730

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MIRAN POLJAK, OWNER OF 16 PRYATYK, LTD. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME, FOR THE PURPOSE THEREIN EXPRESSED AND UNDER OATH STATED THAT THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

WITNESS UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, JEWEL CHADD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS DRAWING HEREBY REPRESENTS AN ON-THE-GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION AND THE PROPERTY CORNERS ARE MARKED AS INDICATED.

PRELIMINARY, THIS DOCUMENT IS NOT  
TO BE RECORDED FOR ANY PURPOSE.

JEWEL CHAND  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 3754  
JEWEL@JCHS.COM  
DATE: TBA

I, Mark F. Burton, am authorized under the laws of the State of Texas, to practice the professions of Engineering, and do hereby certify that this plan is feasible from an engineering standpoint and complies with the engineering related portions of the Austin City Code as amended, and is true and correct to the best of my knowledge.

Mark T. Burrows  
P.O. Box 66334  
Burrows & Company LLC  
Date:

I, DANA D. MATHUR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS COUNTERPARTS AT THE NOTARICATION WAS THE FOLLOWING RECORDS MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, AD AT \_\_\_\_\_ O'CLOCK, MY DEUTY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, AD AT \_\_\_\_\_ O'CLOCK. MY PLAT RECORDED OF THE SMOKE COUNTY AND STATE IN DOCUMENT NUMBER \_\_\_\_\_ (4) DEED PLAT RECORDED OF THE TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF THE COUNTY OF TRAVIS, TEXAS, THE \_\_\_\_\_ DAY

DATA FROM YOUR COUNTY CLERK, TRAVIS COUNTY, TEXAS

1848

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTIONS AND ZONES OF THE CITY OF ASTORIA THIS DATE: DAY OF 2019, A.D.

APPROVED: ACCEPTED AND AUTHORIZED FOR RECORD BY THE CLERK OF  
DAVENPORT SUPERVISOR'S DEPARTMENT CITY OF DAVENPORT, IOWA, THIS 11TH  
DAY OF 2019, A.D.

DENSE LUCAS INTERPRETATION  
OF LUCAS SURVEYS IN PARTIAL SET

2019 06/18/11 S/C S Lamar Blvd. & W Riverside Dr. Lot 1, Paggi House Subdivision, Austin,  
Texas Co. - Total Plot  
© 2019 JPII and Surveying, Inc. - All Rights Reserved  
7851 Onseome Dove Trail, Hurst, Texas 76054  
Telephone (817) 431-4971 www.jpilandsurveying.com  
TIIII S Firm #011115001 #011914073 #01193867  
D W I Austin | Abilene

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER. THE PREPARER OF A DOCUMENT MAY NOT INCLUDE AN INDIVIDUAL'S SOCIAL SECURITY NUMBER IN A DOCUMENT THAT IS PRESENTED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

**SPECIAL WARRANTY DEED WITH VENDOR'S LIEN**

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

§

§

THAT, POST PAGGI, LLC, a Delaware limited liability company (hereinafter referred to as "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration to the undersigned paid by 16 PIGGYBANK, LTD., a Texas limited partnership (hereinafter referred to as "Grantee"), the receipt and sufficiency of which consideration are hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee the real property described in Exhibit "A" attached hereto and made a part hereof, together with all improvements, structures and fixtures placed, constructed or installed thereon and all right, title and interest of Grantor in and to all roads, alleys, easements, streets and ways adjacent thereto, strips and gores and rights of ingress and egress thereto (the "Property"); and a note of even date that is in the principal amount of FOUR MILLION ONE HUNDRED TWENTY FIVE THOUSAND AND NO/100 DOLLARS (\$4,125,000.00) and is executed by Grantee, payable to the order of COMERCIA BANK (the "Lender"), and secured by a deed of trust of even date from Grantee to BRIAN FOLEY, Trustee. The note is secured by a vendor's lien retained in favor of the Lender in this deed and by a deed of trust of even date. At Grantee's request, the Lender has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the Note described. The vendor's lien and superior title to the property are retained for the benefit of Lender and are transferred to that party without recourse.

This conveyance is made and accepted subject to the matters shown on Exhibit "B" hereto (the "Permitted Exceptions").

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors, legal representatives and assigns forever, and Grantor does hereby bind itself, and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, its successors, legal representatives and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor but not otherwise.

GRANTEE ASSUMES PAYMENT OF ALL 2014 TAXES.

13 EXECUTED on the date set forth in the acknowledgment attached hereto to be effective as of the day of February, 2014.

**GRANTOR:**

POST PAGGI, LLC, a Delaware limited liability company

By: CATENARY GROUP, LLC, a Delaware limited liability company, its Sole Member

By: \_\_\_\_\_  
Jason Post, Manager

CALIFORNIA NOTARY/ACKNOWLEDGMENT TO BE ATTACHED.

**Address of Grantee:**

Catalyst Acquisition and Development Group, LLC, Trustee

Attn: Aundre Dukes

1010 E. 15<sup>th</sup> Street

Austin, TX 78702

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Los Angeles

On February 10, 2014 before me, Seth L. Freedman, A Notary Public  
(Here insert name and title of the official)

personally appeared Jason Post

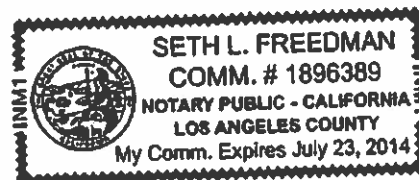
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Seth L. Freedman  
Signature of Notary Public

(Notary Seal)



## ADDITIONAL OPTIONAL INFORMATION

### INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

#### DESCRIPTION OF THE ATTACHED DOCUMENT

Special Warranty Deed  
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages        Document Date       

(Additional information)

#### CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☒ Corporate Officer  
Manager  
(Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other \_\_\_\_\_

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they- is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ✦ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ✦ Indicate title or type of attached document, number of pages and date.
  - ✦ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

**EXHIBIT A TO  
SPECIAL WARRANTY DEED**

[Insert Legal Description from Final Title Commitment]

## **EXHIBIT "A"**

**TRACT 1:** Lot 1, Block "A", PAGGI HOUSE SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Document No. 201300158 of the Official Public Records of Travis County, Texas.

**TRACT 2:** Easement Estate created by that certain Supplemental Condominium Declaration for Bridges on the Park, a Condominium dated January 6, 2011, by South Lamar Condominium, L.P., a Delaware limited partnership, as recorded in Document No. 2011016776 of the Official Public Records of Travis County, Texas and by Joint Use Access Easement dated December 17, 2012 and recorded under Document No. 2013137002 of the Official Public Records of Travis County, Texas, over and across 480 square of feet of land being more particularly described by metes and bounds in Exhibit "A-1" attached hereto and made a part hereof.

480 SQUARE FEET  
SOUTH LAMAR CONDOMINIUM LP  
ACCESS EASEMENT

FN. NO. 10-246(AJH)  
JANUARY 12, 2011  
BPI NO. R010879110001

DESCRIPTION

OF 480 SQUARE FEET OF LAND OUT OF THE ISAAC DECKER LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 1.791 ACRE TRACT OF LAND CONVEYED TO SOUTH LAMAR CONDOMINIUM, L.P. BY DEED OF RECORD IN DOCUMENT NO. 2006018328, SAME BEING A PORTION OF BRIDGES ON THE PARK, A CONDOMINIUM, OF RECORD IN DOCUMENT NO. 2006117044 AND AMENDED BY DOCUMENT NO. 2007092434, ALL OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 480 SQUARE FEET BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, for reference, at a 1/2 inch iron rod found at the intersection of the easterly right-of-way line of Lamar Boulevard (120' R.O.W.), with the southerly right-of-way line of West Riverside Drive (120' R.O.W.), being the northwesterly corner of said 1.791 acre tract, from which a 1/2 inch iron rod with cap set at the intersection of the southerly right-of-way line of West Riverside Drive with the westerly right-of-way line of Lee Barton Road (55' R.O.W.), being the northeasterly corner of said 1.791 acre tract, bears  $870^{\circ}34'16''$ E, a distance of 237.80 feet;

THENCE,  $S21^{\circ}01'42''$ W, leaving said southerly right-of-way line of West Riverside Drive, along said easterly right-of-way line of South Lamar Boulevard, being the westerly line of said 1.791 acre tract, a distance of 166.15 feet to a PK nail set at the northwesterly corner of said Bridges on the Park, for the POINT OF BEGINNING and northwesterly corner hereof;

THENCE, leaving said easterly right-of-way line of South Lamar Boulevard, along a portion of the northerly line of said Bridges on the Park, being over and across said 1.791 acre tract, the following two (2) courses and distances:

- 1)  $S68^{\circ}33'11''$ E, a distance of 40.69 feet to a punch hole found for the northeasterly corner hereof;
- 2)  $S21^{\circ}20'12''$ W, a distance of 11.03 feet to a PK nail set for the southeasterly corner hereof, from which a PK nail set at the northeasterly corner of said Bridges on the Park bears,  $S67^{\circ}20'15''$ E, a distance of 70.79 feet;

THENCE,  $N70^{\circ}48'20''$ W, continuing over and across said 1.791 acre tract and being over and across said Bridges on the Park, a distance of 40.65 feet to a calculated point on said easterly right-of-way line of South Lamar Boulevard, being the westerly line of said 1.791 acre tract and said Bridges on the Park, for the southwesterly corner hereof;

EXHIBIT "A-1"

FN 10-246(AJM)  
JANUARY 12, 2011  
PAGE 2 OF 2

THENCE, N21°01'42"E, along said easterly right-of-way line of South Lamar Boulevard, being the westerly line of said 1.791 acre tract and said Bridges on the Park, for the westerly line hereof, a distance of 12.62 feet to the POINT OF BEGINNING, and containing 480 square feet of land, more or less, within these metes and bounds.

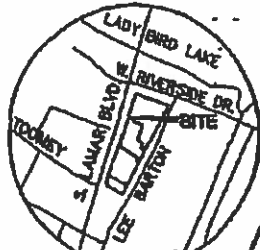
THE BASIS OF HEARINGS OF THIS DESCRIPTION IS THE EASTERLY LINE OF THAT CERTAIN 0.718 ACRE TRACT OF RECORD IN VOLUME 13400, PAGE 422 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

BURY+PARTNERS, INC.  
ENGINEERS-SURVEYORS  
221 W. SIXTH STREET  
SUITE 600  
AUSTIN, TEXAS 78701

  
JOHN T. BILNOSKI, R.P.L.S.  
NO. 4998  
STATE OF TEXAS





VICINITY MAP  
N.T.S.



SOUTH LAMAR BOULEVARD  
(120' R.W.)

WEST RIVERSIDE DRIVE  
(120' R.W.)

57°34'16"E 237.80'

P.O.C.

0 15 30 45 60  
1"=30'

LINE TABLE

No.	Bearing	Distance
L1	S68°33'11"E	40.69'
L2	S21°20'12"W	11.63'
L3	N70°48'20"W	40.65'
L4	N21°01'42"E	12.62'

LEGEND

- 1/2" IRON ROD FOUND
- PH PUNCH HOLE FOUND IN CONCRETE
- 1/2" IRON ROD WITH CAP SET
- △ NAIL SET AS NOTED
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT

P.O.B.

480 SQ. FT.

BRIDGES ON THE PARK,  
A CONDOMINIUM  
DOC. NO. 2008117044  
DOC. NO. 2007092484

**Bury+Partners**  
ENGINEERING SOLUTIONS  
201 West 4th Street, Suite 410  
Austin, Texas 78701  
512.477.4444 Fax 512.477.4445  
BuryPartners.com Copyright 2011

SKETCH TO ACCOMPANY DESCRIPTION  
OF 480 SQUARE FEET OF LAND, MORE OR LESS, OUT OF THE  
ISAAC DECKER LEASE IN TRAVIS COUNTY, TEXAS, BEING OUT  
OF A 1.791 ACRE TRACT AS DEMONSTRATED IN DEED, RECORDED IN  
DOCUMENT NO. 8008018328 OF THE OFFICIAL PUBLIC  
RECORDS OF TRAVIS COUNTY, TEXAS.

**SOUTH LAMAR  
CONDOMINIUM, L.P.**

DATE: 1/12/11 FILE: H:\800791\001\108794001XLDWG FH H:\FH10-248(A&Q) DRAWN BY: AJM PROJ. No: 801087910001.89  
H:\800791\001\108794001XLDWG Jan 14, 2011 - E:\Users\jg\mydesktop

**EXHIBIT B TO  
SPECIAL WARRANTY DEED**

[Insert Final Non -Standard Exceptions from Final Title Commitment]

1. Document No. 201300158 and 201302934 of the Official Public Records of Travis County, Texas. (TRACT 1)
2. Document Nos. 2006100318 and 2011016776 of the Official Public Records of Travis County, Texas. (BOTH TRACTS)
3. Storm sewer easement 10 feet in width granted to the City of Austin described and located by instrument recorded in Volume 946, Page 19 of the Deed Records of Travis County, Texas, as reflected on the survey by Bury & Partners certified to by John T. Bilnoski, R.P.L.S. No. 4998 dated January 12, 2011, completed under project number R010879110001. (TRACT 1)
4. Drainage easement(s) granted to the City of Austin described and located by instrument recorded in Volume 11643, Page 201 of the Real Property Records of Travis County, Texas, as reflected on the survey by Bury & Partners certified to by John T. Bilnoski, R.P.L.S. No. 4998 dated January 12, 2011, completed under project number R010879110001. (TRACT 1)
5. Multi-Service Contract recorded in Volume 11517, Page 1173 of the Real Property Records of Travis County, Texas. (TRACT 1)
6. City of Austin License Agreement recorded in Volume 11671, Page 1181 of the Real Property Records of Travis County, Texas. (TRACT 1)
7. Ground Lease Agreement (Sub-Sublease) executed by and between TC/101 S. Lamar Joint Venture as Landlord and TACO Cabana, Inc., as Lessee dated June 14, 1991 as amended and restated by instrument dated August 7, 1991 and as further affected by Memorandum of Assignment and Assumption of Lease recorded under Document No. 2005226651 of the Official Public Records of Travis County, Texas. Said lease further affected by instrument as recorded under Document No. 2006018320 of the Official Public Records of Travis County, Texas, and further affected by Assignment and Assumption of Lease recorded under Document No. 2010188896 of the Official Public Records of Travis County, Texas. As further affected by Assignment and Assumption of Lease dated January 31, 2011 from South Lamar Condominium, L.P. to Post Paggi, LLC recorded under Document No. 2012159382 of the Official Public Records of Travis County, Texas. (TRACT 1)
8. Terms, conditions and stipulations of that certain Sublease Agreement dated September 15, 2004, executed by and between Colorado Crossing, Ltd., as Landlord and Restaurant

Enterprises, Ltd., as Tenant amended by First Amendment dated May 2, 2005, Second Amendment dated June 17, 2008, evidenced by and further affected by instrument as recorded under Document No. 2006018324 of the Official Public Records of Travis County, Texas, and further affected by Assignment and Assumption of Lease recorded under Document No. 2010188895 of the Official Public Records of Travis County, Texas. As further affected by Assignment and Assumption of Lease dated January 31, 2011 from South Lamar Condominium, L.P. to Post Paggi, LLC recorded under Document No. 2012159383 of the Official Public Records of Travis County, Texas. (TRACT 1)

9. The terms, conditions and stipulations set out in that certain Right of Way Encroachment License Agreement No. WP 146-0512 dated March 27, 2006, recorded under Document No. 2006055981 of the Official Public Records of Travis County, Texas. Said Agreement further affected by instrument recorded in Document No. 2006056101 of the Official Public Records of Travis County, Texas, as reflected on the survey by Bury & Partners certified to by John T. Bilnoski, R.P.L.S. No. 4998 dated January 12, 2011, completed under project number R010879110001. (TRACT 1)
10. The terms, conditions and stipulations set out in that certain Restrictive Covenant Regarding Unified Development and Maintenance of Drainage Facilities dated May 26, 2006, recorded under Document No. 2006100318 of the Official Public Records of Travis County, Texas. (BOTH TRACTS)
11. Encroachment of wood fence trash enclosure into the drainage easement (11643/201) near the north property line as shown on survey dated January 12, 2011, prepared by John T. Bilnoski, Registered Professional Land Surveyor No. 4998. (TRACT 1)
12. Encroachment of the pool equipment onto subject property as shown on survey dated January 12, 2011, prepared by John T. Bilnoski, Registered Professional Land Surveyor No. 4998. (TRACT 1)
13. The terms, conditions and stipulations set out in that certain Supplemental Condominium Declaration for Bridges on the Park, a Condominium dated January 6, 2011, by South Lamar Condominium, L.P., a Delaware limited partnership, recorded in Document No. 2011016776 of the Official Public Records of Travis County, Texas. (TRACT 2)
14. The terms, conditions and stipulations of that certain Private Easement Agreement for Wastewater Line dated May 22, 2012, recorded under Document No. 2012092869 of the Official Public Records of Travis County, Texas. (TRACT 1)
15. Subject to all definitions, restrictions, easements, building setbacks, covenants, limitations, conditions, rights, privileges, obligations, liabilities, and all other terms and provisions of that certain Declaration of Covenants, Conditions and Restrictions, recorded under Document No. 201302934 of the Official Public Records of Travis County, Texas. (TRACT 1)

16. The terms, conditions and stipulations of that certain Joint Use Access Easement dated December 17, 2012, recorded under Document No. 2013137002 of the Official Public Records of Travis County, Texas. (BOTH TRACTS)

11-GF# 201400077 JPB  
RETURN TO: HERITAGE TITLE  
401 CONGRESS, SUITE 1500  
AUSTIN, TEXAS 78701



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

February 14 2014 12:19 PM

FEE \$ 66.00 2014021698