

**SUBDIVISION FAIR NOTICE  
CITY OF SUNSET VALLEY AND EXTRATERRITORIAL JURISDICTION  
TRAVIS COUNTY**

**PROJECT INFORMATION**

Filing Date: \_\_\_\_\_

Application Type: 2

2 = Preliminary

3 = Revised preliminary

4 = Final – Short Form

5 = Final requiring preliminary

6 = Construction plans only

Project Type: 4

1 = SF, detached

2 = PUD

3 = Office

4 = Neighborhood Comm. 4 = Resubdivision

Process Type: 1

1 = Previously unplatted

2 = Amendment

3 = Vacation/Replat

4 = Resubdivision

Application accepted by \_\_\_\_\_ Date: \_\_\_\_\_

**NAME AND LOCATION**

Subdivision Name: BETTY GRUBBS ESTATE SUBDIVISION

Street Location: 6405 BRODIE LN at \_\_\_\_\_

or \_\_\_\_\_ distance in \_\_\_\_\_ direction from  
the intersection of \_\_\_\_\_ and \_\_\_\_\_

**PLAT ATTRIBUTES**

Jurisdiction: C (C = City Limits ETJ = 1/2 mile Extra-Territorial Jurisdiction)

Tax Map Numbers: 0414230209

Watershed(s): WILLIAMSON CREEK in recharge  
zone?  Yes  No

Watershed Class: 4.98 Acreage in uplands  
\_\_\_\_\_ Acreage in Water Quality Transition Zone (WQTZ)  
\_\_\_\_\_ Acreage in Critical Water Quality Zone (CWQZ)

**OTHER ATTRIBUTES**

Electric: AUSTIN ENERGY Water Source: SUNSET VALLEY

Wastewater/Sewage Disposal: SUNSET VALLEY

**OWNER INFORMATION \*(required information)**

NAME: Estate of Betty Grubbs CONTACT: Gary McIntosh, Independent Executor

STREET ADDRESS: 1601 South MoPac Expressway, Suite D250

CITY/STATE/ZIP: Austin, Texas. 78746

\*TELEPHONE: 512/426-1128 FAX: \_\_\_\_\_ \*E-MAIL: gary.mcintosh@weaver.com

**PRIMARY CONTACT AGENT INFORMATION \*(required information)**

Name: Alba Terra Land Co LLC, Thomas Trubiana or Justin Trubiana, Managing Members

Address: 4401 Amara Drive, Unit 1, Austin, Texas 78735

Telephone: 512-413-2356

Email: ttrubiana@gmail.com or jtribs11@gmail.com

ENGINEER

FIRM NAME: STANSBERRY ENGINEERING CO., INC CONTACT: BLAYNE STANSBERRY, P.E.  
 STREET ADDRESS: PO BOX 132  
 CITY/STATE/ZIP: MANCHACA, TX 78652  
 \*TELEPHONE: 512/292-8000 \*FAX: \_\_\_\_\_ \*E-MAIL: blayne@stansberryengineering.com

RELATED CASES

EXISTING ZONING: NC PROPOSED ZONING: \_\_\_\_\_  
 ZONING CASE APPROVALS: approved by Council Feb 1, 2022  
 ZONING ORDINANCE NUMBERS: \_\_\_\_\_  
 SITE PLAN APPROVALS: \_\_\_\_\_  
 SUBDIVISION APPROVALS: \_\_\_\_\_

PROJECT SUMMARY

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_


LAND USE CATEGORIES

Single Family ..... SF	Planned Unit Development.... PUD	Right-Of-Way ..... ROW
Parks, Open Space ..... P	Office..... O	_____
Highway Commercial .. HC	Neighborhood Commercial ... NC	_____
Conditional Overlay .... CO	Gov'tal/Util./Institution ..... GUI	_____

PROPOSED LAND USE (by summary)

Land Use (see table)	Number of Lots	Number of Units	Acreage
Neighborhood Commercial	1		4.98
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
<b>TOTALS:</b>			

PLEASE NOTE: The signature of an applicant or designated agent authorizes City of Sunset Valley and appropriate staff to visit and inspect the property for which this application is being submitted.

→  MANAGING MEMBER  
 Applicant or Designated Agent's Signature Alba Terra Land Co., LLC

SIX (6) COPIES OF PLANS MUST BE PROVIDED

OWNER'S ACKNOWLEDGMENT

STATE OF Texas §

COUNTY OF Travis §

KNOW ALL MEN BY THESE PRESENTS:

That

\_\_\_\_\_  
(INDIVIDUAL) Corporation, acting by and through

\_\_\_\_\_  
Partnership, acting by and through

\_\_\_\_\_  
Estate of Betty Grubbs

Gary McIntosh, Independent Executor Other

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

4.966 AC OUT OF T. BISSELL SURVEY 18 ABSTRACT 3

, copies thereof attached hereto and made a part hereof for all pertinent purposes, do hereby make and/or authorize

Alba Terra Land Co., LLC, 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 the Sunset Valley Land Development Code and Chapters 212 and 232 of the Texas Local Government Code.

Witness my hand this 25<sup>th</sup> day of July, 2022.  
Gary McIntosh  
(OWNER'S SIGNATURE)

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.  
\_\_\_\_\_  
(OWNER'S SIGNATURE)

This instrument acknowledged before me on  
The 25<sup>th</sup> day of July 2022,

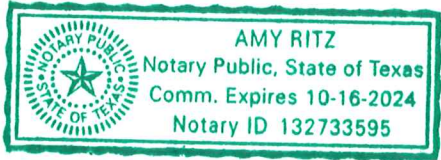
This instrument acknowledged before me on  
The \_\_\_\_\_ day of \_\_\_\_\_,

Amy Ritz  
Notary Public, in and for  
Amy Ritz

Notary Public, in and for  
\_\_\_\_\_

My Commission expires: 10/16/2024

My Commission expires:



**ACKNOWLEDGMENT FORM**  
**CONCERNING**  
Subdivision Plat Notes, Deed Restrictions,  
Restrictive Covenants  
and/or  
Zoning Conditional Overlays

I, BLAYNE STANSBERRY have checked for subdivision plat notes, deed notes, deed  
(Printed name of applicant)  
restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain  
uses and/or requiring certain development restrictions i.e. height, access, screening  
etc. on this property, located at 6405 BRODIE LANE

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(Address or Legal Description)

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If a conflict should result with the request I am submitting to the City of Sunset Valley due to subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays 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 a subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays.

I understand that if requested I must provide copies of any and all subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlay information which may apply to this property.

*Blayne Stansberry*

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Applicant's Signature

7/22/2022

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Date

# PROJECT APPLICATION H.B. 1704/Chapter 245 DETERMINATION (Chapter 245, Texas Local Government Code)

*(This completed form must accompany all subdivision and watershed development/site plan applications.)*

## FOR DEPARTMENTAL USE ONLY

Date Filed: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Comments:  
 Information provided is \_\_\_\_\_ Insufficient \_\_\_\_\_ Sufficient to establish Chapter 245 rights.

Proposed Project Name: BETTY GRUBBS ESTATE SUBDIVISION

Address / Location: 6405 BRODIE LANE

Legal Description: 4.966 AC OUT OF T. BISSELL SURVEY 18 ABSTRACT 3

- A.  The proposed application is for a **New Project** and is submitted under regulations currently in effect.  
 B.  The proposed application is for a **project requesting review under regulations other than those currently in effect, but not on the basis of House Bill 1704**. All appropriate supporting documentation must be attached to this request. Provide a brief description of the basis for this request here: \_\_\_\_\_  
 C.  The proposed application is for a **project requesting review under a specific agreement, not on the basis of House Bill 1704**. All appropriate supporting documentation must be attached to this request. Provide a brief description of the basis for this request here: \_\_\_\_\_

**NOTE: If A, B, or C are checked above, proceed to signature block below.**

D.  Original Application Filing Date: \_\_\_\_\_ Permit #: \_\_\_\_\_  
 The proposed application is submitted as a **Project in Progress** under Chapter 245 (HB 1704) and should be reviewed under the applicable regulations pursuant to state law. **The determination will be based on information submitted on and with this form.**

**The following information is required for Chapter 245 Review:**

*Attach supporting documentation, including a summary letter with a complete project history from the Original Application to the present, with a copy of the original subdivision or site plan approval by the City and subsequent application approvals. Specify project information for date claiming 1704 grandfathering; include a copy of the relevant permit upon which Chapter 245 vesting is claimed.*

Project Application History	Permit #	Application Date	Approval Date
Annexation/zoning (if applicable to history)			
Preliminary Subdivision _____			
Final Subdivision Plat _____			
Site Plan/Watershed Development _____			

Proposed Project Application (check one): Preliminary Subdivision \_\_\_\_\_ Final Plat \_\_\_\_\_  
 Watershed Development/Site Plan \_\_\_\_\_

Proposed Project Land Use: Specify acreage in each of the following land use categories:  
 Single Family \_\_\_\_\_ PUD \_\_\_\_\_ Office \_\_\_\_\_ Neighborhood Commercial \_\_\_\_\_  
 Highway Commercial \_\_\_\_\_ Other (Specify) \_\_\_\_\_

Total acreage: \_\_\_\_\_ Watershed \_\_\_\_\_ Watershed Classification \_\_\_\_\_

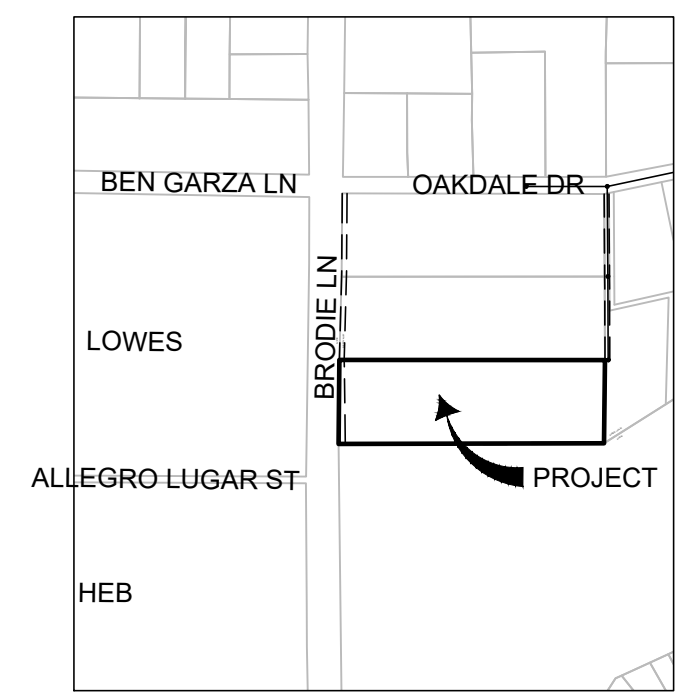
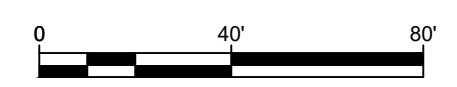
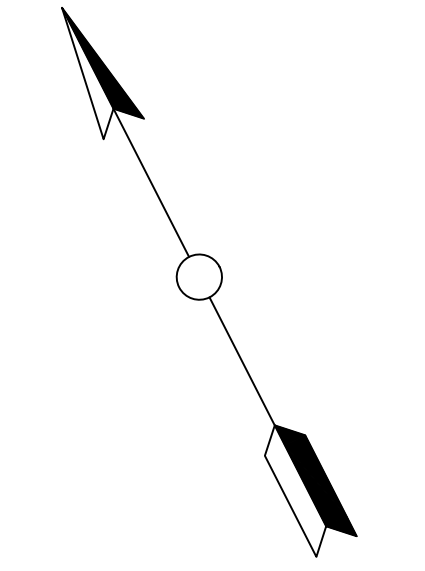
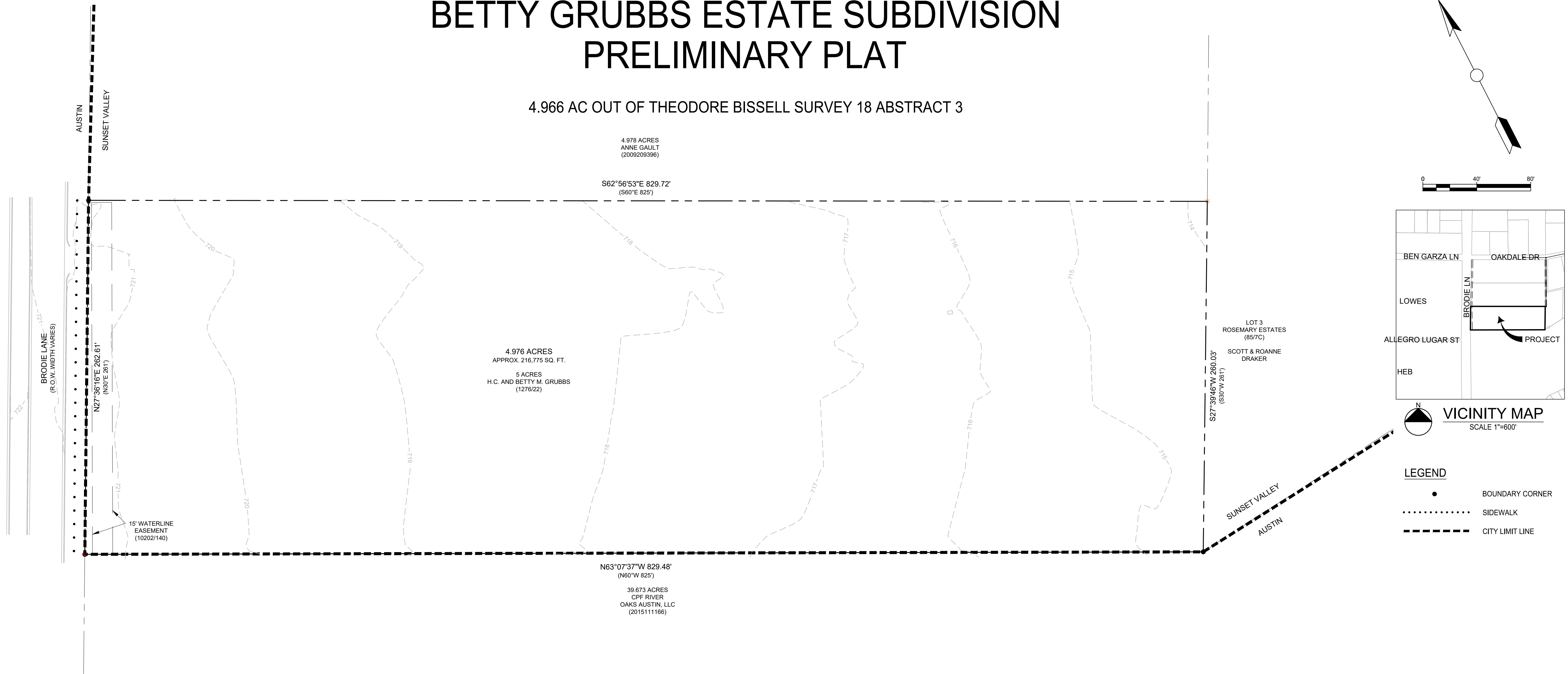
*This proposed project application will still be reviewed under those rules and regulations that are not subject to Chapter 245, such as those to prevent imminent destruction of property or injury to persons, including regulations dealing with stormwater detention, temporary erosion and sedimentation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

Signature - Property Owner or Agent Blayne Stansberry Date: 7/22/2022

Printed Name BLAYNE STANSBERRY, P.E. Phone / Fax 512/292-8000

# BETTY GRUBBS ESTATE SUBDIVISION PRELIMINARY PLAT

4.966 AC OUT OF THEODORE BISSELL SURVEY 18 ABSTRACT 3



VICINITY MAP  
SCALE 1"=600'

- LEGEND**
- BOUNDARY CORNER
  - ..... SIDEWALK
  - CITY LIMIT LINE

**OWNER**  
ESTATE OF BETTY GRUBBS  
GARY MCINTOSH, INDEPENDENT EXECUTOR  
1601 SOUTH MOPAC EXPRESSWAY, SUITE D250  
AUSTIN, TX 78746

**DEVELOPER**  
ALBA TERRA LAND CO LLC  
THOMAS TRUBIANA & JUSTIN TRUBIANA, MANAGING MEMBERS  
4401 AMARA DRIVE, UNIT 1  
AUSTIN, TX 78735

**ENGINEER**  
STANSBERRY ENGINEERING CO., INC.  
POST OFFICE BOX 132  
MANCHACA, TX 78652

**SURVEYOR**  
CHAPARRAL LAND SURVEYING  
3500 MCCALL LANE  
AUSTIN, TX 78744

**LOT SUMMARY TABLE**

BLOCK	LOT NUMBER	SF	AREA AC	USE	ZONING
A	1	20,486	4.98	NEIGHBORHOOD COMMERCIAL	NC
ROW		0			
<b>TOTAL</b>	<b>1</b>		<b>4.98</b>		

**NOTES**

- 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 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT 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 WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF PROPOSED ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- 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 WITH 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.
- WATER SERVICE AND SEWER SERVICES FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF SUNSET VALLEY.
- NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF SUNSET VALLEY WATER AND WASTEWATER SYSTEM.
- ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN AND/OR CITY OF SUNSET VALLEY WATER AND WASTEWATER DESIGN CRITERIA AND SPECIFICATIONS. ALL WATER AND WASTEWATER PLANS MUST BE PRESENTED TO THE CITY OF SUNSET VALLEY FOR REVIEW AND APPROVAL. ALL WATER AND WASTEWATER CONNECTIONS MUST BE INSPECTED BY THE CITY OF SUNSET VALLEY.
- ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THIS LOT(S) 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.
- ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED TO CITY OF AUSTIN AND/OR CITY OF SUNSET VALLEY STANDARDS.
- SETBACKS SHALL BE IN CONFORMANCE WITH CITY OF SUNSET VALLEY ZONING REQUIREMENTS.
- NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THIS IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP 48453C0580H DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS.

**FIELD NOTES**

**4.976 ACRES**  
**THEODORE BISSELL SURVEY NO. 18, ABSTRACT NO. 3,**  
**TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 4.976 ACRES (APPROXIMATELY 216,775 SQ. FT.) OUT OF THE THEODORE BISSELL SURVEY NO. 18, ABST. NO. 3, IN TRAVIS COUNTY, TEXAS, BEING ALL OF A 5 ACRE TRACT CONVEYED TO H.C. AND BETTY GRUBBS DESCRIBED IN A WARRANTY DEED DATED JULY 11, 1952 AND RECORDED IN VOLUME 1276, PAGE 22 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAVE & EXCEPT A 0.034 ACRE TRACT RECORDED IN VOLUME 1680, PAGE 288 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING PART OF A 158 1/2 ACRE TRACT DESCRIBED IN A DEED TO EUGENE MCGUIRE DATED JUNE 14, 1947, RECORDED IN VOL. 852, PAGE 190, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 4.976 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar found on the southeast right-of-way line of Brodie Lane (right-of-way width varies) as described in Volume 1680, Page 272, Volume 1680, Page 286 and Volume 1680, Page 274, all of the Deed Records of Travis County, Texas, same being the northeast line of said 5 acre tract, being the east corner of said 0.034 acre tract, being the south corner of a 0.031 acre tract recorded in said Volume 1680, Page 274, also being the west corner of a 4.978 acre tract recorded in Document No. 2009209396 of the Official Public Records of Travis County, Texas;

**THENCE South 62°56'53" East**, with the northeast line of the 5 acre tract, being the southwest line of said 4.978 acre tract, a distance of **829.72 feet** to a cotton spindle found for the east corner of the 5 acre tract, same being the south corner of the 4.978 acre tract, and also being an angle point in the northwest line of Lot 3 Rosemary Estates Subdivision, a subdivision of record in Volume 85, Page 7C of the Plat Records of Travis County, Texas;

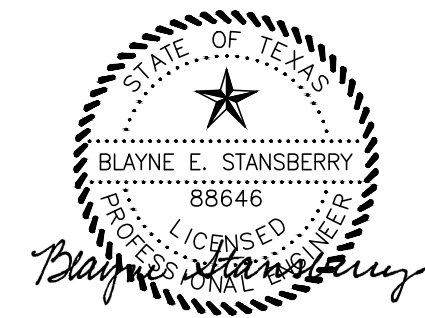
**THENCE South 27°39'46" West**, with the southeast line of the 5 acre tract, being the northwest line of said Lot 3 a distance of **260.03 feet** to a 1/2" rebar found for the south corner of the 5 acre tract, same being the west corner of Lot 3 and also being an angle point in the northeast line of a 39.673 acre tract described in Document No. 2015111166 of the Official Public Records of Travis County Texas;

**THENCE North 63°07'37" West**, with the southwest line of the 5 acre tract, being the northeast line of said 39.673 acre tract, a distance of **829.48 feet** to a 1/2" rebar with "Chaparral" cap set, being the north corner of the 39.673 acre tract, same being the east corner of a 0.179 acre tract described in Volume 1680, Page 272 of the Deed Records of Travis County, Texas, same being the south corner of the 0.034 acre tract, also being on the southeast right-of-way line of Brodie Lane, from which a 1/2" rebar found for an angle point in the southeast right-of-way line of Brodie Lane and the northwest line of the 39.673 acre tract bears South 27°36'16" West, a distance of 390.93 feet;

**THENCE North 27°36'16" East**, crossing the 5 acre tract with the southeast right-of-way line of Brodie Lane, same being the southeast line of the 0.034 acre tract, a distance of **262.61 feet** to the POINT OF BEGINNING, containing 4.976 acres of land, more or less.

Surveyed on the ground August 3, 2021. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS Solutions Local Real Time Network (RTN).

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY  
BLAYNE E. STANSBERRY, P.E. 88646  
ON JULY 22, 2022



stansberry engineering co.

Texas Registered Engineering Firm F-8276 phone 512 / 292-8000 www.stansberryengineering.com

BETTY GRUBBS ESTATE SUBDIVISION  
6405 BRODIE LANE  
PRELIMINARY PLAT

DATE: 07/22/2022  
PROJECT NO: 2021286  
DESIGNED BY: BES

REV	DESCRIPTION	DATE	BY

1 OF 1

