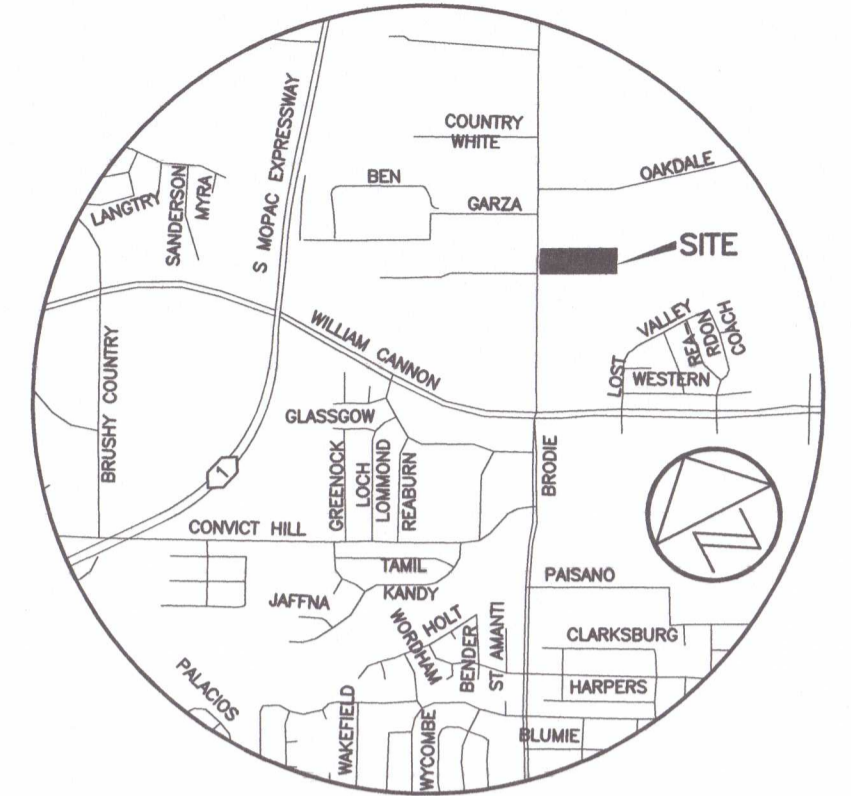
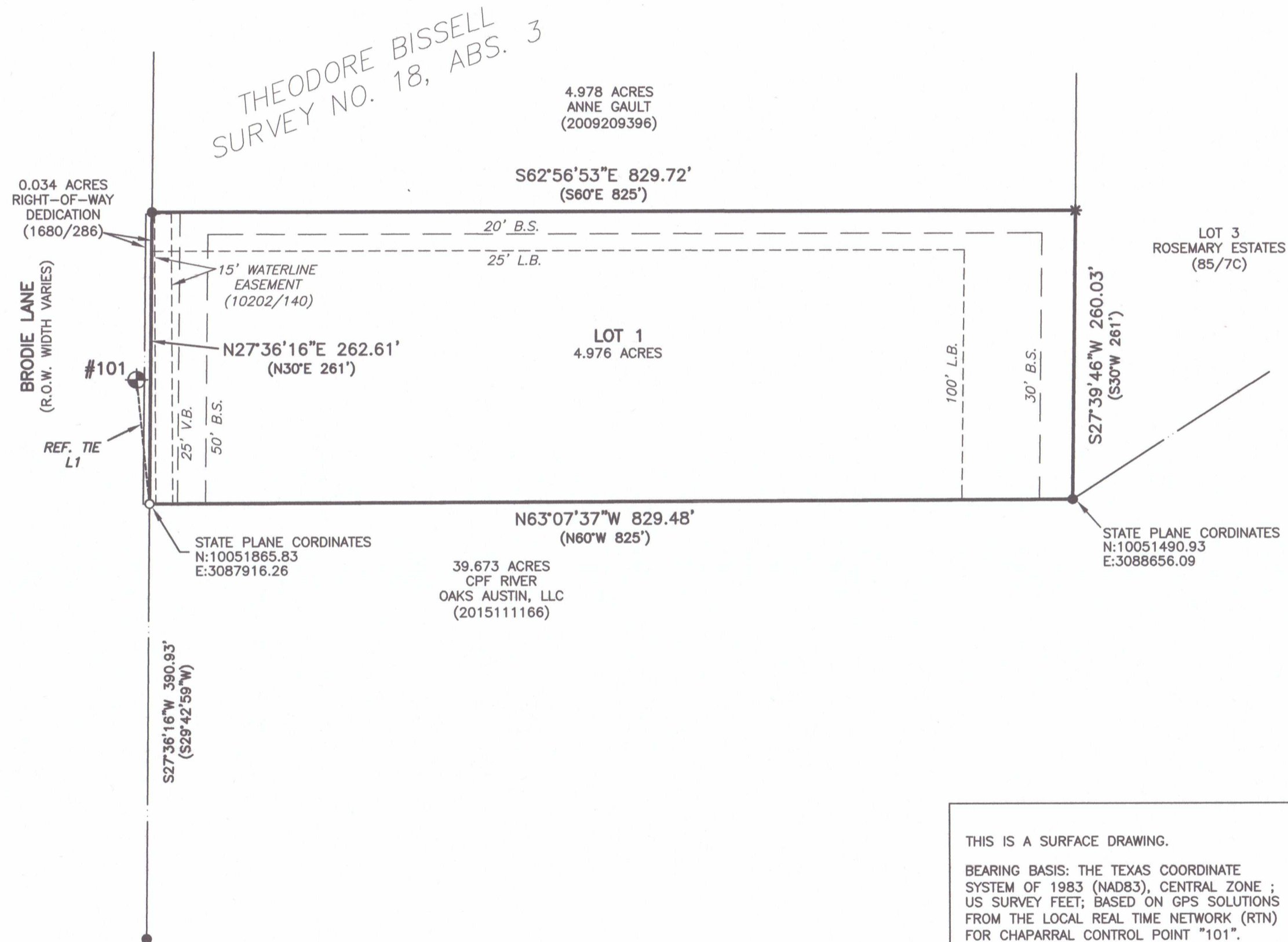


BETTY GRUBBS ESTATE SUBDIVISION 4.976 ACRES OUT OF THE THEODORE BISSELL SURVEY 18, ABSTRACT 3



LOCATION MAP
NOT TO SCALE

LEGEND	
●	1/2" REBAR FOUND (OR AS NOTED)
○	1/2" REBAR WITH "CHAPARRAL" CAP SET
*	COTTON SPINDLE FOUND
⊕	CONTROL POINT/BENCHMARK LOCATION
V.B.	VEGETATIVE BUFFER
L.B.	LANDSCAPE BUFFER
B.S.	BUILDING SETBACK
()	RECORD INFORMATION



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N21°14'08"E	112.47'

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE ; US SURVEY FEET; BASED ON GPS SOLUTIONS FROM THE LOCAL REAL TIME NETWORK (RTN) FOR CHAPARRAL CONTROL POINT "101".

MAG NAIL WITH WASHER

SURFACE COORDINATES:
N 10052975.85
E 3088265.79

TEXAS STATE PLANE COORDINATES:
N 10051970.65
E 3087956.79

ELEVATION = 721.48'
VERTICAL DATUM: NAVD 88 (GEOID 18)

COMBINED SCALE FACTOR = 0.999900010
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000100
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0,0

Steven P. Timberlake
10.28.2022

<p>Chaparral Professional Land Surveying, Inc. Surveying and Mapping</p> <p>3500 McCall Lane Austin, Texas 78744 512-443-1724 T.B.P.E.L.S. Firm No. 10124500</p>	PROJECT NO.: 1821-001
	DRAWING NO.: 1821-001-PL1
	PLOT DATE: 10/26/22
	PLOT SCALE: 1" = 50'
	DRAWN BY: JDB
	SHEET 01 OF 02

BETTY GRUBBS ESTATE SUBDIVISION 4.976 ACRES OUT OF THE THEODORE BISSELL SURVEY 18, ABSTRACT 3

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT H.C. AND BETTY M. GRUBBS, BEING OWNER OF 5 ACRES IN THE THEODORE BISSELL SURVEY, IN TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN VOLUME 1276, PAGE 22 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 4.967 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS BETTY GRUBBS ESTATE

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.

WITNESS MY HAND THIS THE ____ DAY OF _____, 20__ A.D.

BY: _____

PRINTED NAME: GARY MCINTOSH, INDEPENDENT EXECUTOR

ADDRESS: 1601 SOUTH MOPAC EXPRESSWAY, SUITE D250
AUSTIN, TX 78746

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20__, AD.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATION

I, STEVEN P. TIMBERLAKE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF THE CITY OF SUNSET VALLEY LAND DEVELOPMENT CODE, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND AUGUST 12, 2021.

Steven P. Timberlake
STEVEN P. TIMBERLAKE, R.P.L.S. 6240 10.29.2022



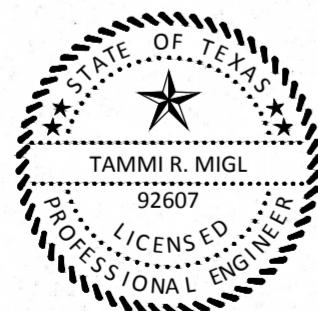
SURVEYING BY:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
(512) 443-1724

ENGINEER'S CERTIFICATION:

I, TAMMI MIGL, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF THE CITY OF SUNSET VALLEY LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48453C0580H, DATED SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

Tammi Migl
TAMMI MIGL, P.E. 10/28/2022



ENGINEERING BY:
MIGL ENGINEERING AND CONSULTING
9600 ESCARPMENT BLVD, STE 745-174
AUSTIN, TEXAS 78749
(512)-750-0440
TEXAS REGISTERED ENGINEER FIRM 16967

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE LIMITS OF THE CITY OF SUNSET VALLEY ON THIS THE ____ DAY OF _____, 20__.

THE CITY COUNCIL OF THE CITY OF SUNSET VALLEY HAS FOUND THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND OTHER RELEVANT REGULATIONS OF THE CITY OF SUNSET VALLEY. THIS SUBDIVISION PLAT IS HEREBY ACCEPTED AND AUTHORIZED FOR RECORDING BY THE CITY COUNCIL OF THE CITY OF SUNSET VALLEY, THIS THE ____ DAY OF _____, 20__, AD.

MARC BRUNER
MAYOR OF THE CITY OF SUNSET VALLEY

1. 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.
2. 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.
3. 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.
4. 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.
5. WATER SERVICE AND SEWER SERVICES FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF SUNSET VALLEY.
6. NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF SUNSET VALLEY WATER AND WASTEWATER SYSTEM.
7. 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.
8. 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.
9. 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.
10. SETBACKS SHALL BE IN CONFORMANCE WITH CITY OF SUNSET VALLEY ZONING REQUIREMENTS.
11. 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.

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 286 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.

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, REBECCA GURRERO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE

ON THE ____ DAY OF _____ A.D. 20__ AT ____ O'CLOCK ____ M., AND DULY RECORDED ON THE ____ DAY OF _____, A.D. 20__ AT ____ O'CLOCK ____ M., IN SAID COUNTY AND STATE, IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ____ DAY OF _____, 20__ A.D.

REBECCA GURRERO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY _____
DEPUTY

 Chaparral Professional Land Surveying, Inc. Surveying and Mapping 3500 McCall Lane Austin, Texas 78744 512-443-1724 T.B.P.E.L.S. Firm No. 10124500	PROJECT NO.: 1821-001
	DRAWING NO.: 1821-001-PL1
	PLOT DATE: 10/26/22
	PLOT SCALE: 1" = 50'
	DRAWN BY: JDB
	SHEET 02 OF 02

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

PROJECT INFORMATION

Filing Date: _____

Application Type: 5

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 S MOPAC EXPRESSWAY, SUITE D250

CITY/STATE/ZIP: AUSTIN, TX 78746

*TELEPHONE: 512 426 1128 * FAX: _____ *E-MAIL: GARY.MCINTOSH@WEAVER.COM

PRIMARY CONTACT AGENT INFORMATION *(required information)

ALBA TERRA LAND CO LLC, THOMAS TRUBIANA OR JUSTIN TRUBIANA, MANAGING MEMBERS
4401 AMARRA DRIVE, UNIT 1, AUSTIN, TEXAS 78735
512 413 2356
TTRUBIANA@GMAIL.COM OR JTRIBS11@GMAIL.COM

ENGINEER

FIRM NAME: MIGL ENGINEERING AND CONSULTING, PLLC	CONTACT: TAMMI MIGL, PE
STREET ADDRESS: 9600 ESCARPMENT BLVD, SUITE 745-174	
CITY/STATE/ZIP: AUSTIN, TX 78749	
*TELEPHONE: 512 750 0440	*FAX: _____ *E-MAIL: TAMMI@MIGLENGINEERING.COM

RELATED CASES

EXISTING ZONING: NC	PROPOSED ZONING: _____
ZONING CASE APPROVALS: APPROVED BY COUNCIL FEB 1, 2022	
ZONING ORDINANCE NUMBERS: 220215	
SITE PLAN APPROVALS: _____	
SUBDIVISION APPROVALS: PRELIMINARY PLAT APPROVED AUGUST 16, 2022	

PROJECT SUMMARY

FINAL PLAT FOR 4.976 AC OUT OF THE THEODORE BISSELL SURVEY 18, ABSTRACT 3

LAND USE CATEGORIES

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

PROPOSED LAND USE (by summary)

Land Use (see table)	Number of Lots	Number of Units	Acreage
NC	1		4.976
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
TOTALS:			

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.


10/28/22
 Applicant or Designated Agent's Signature **THOMAS TRUBIANA**

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 25th 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 25th day of July 2022,

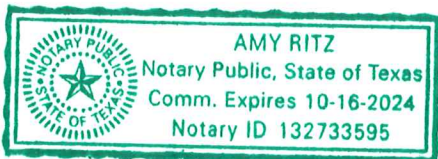
This instrument acknowledged before me on
The _____ day of _____,

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, Tammi Migl, PE 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, Sunset Valley, TX 78745

(Address or Legal Description)

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.



Applicant's Signature

10/28/2022

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, SUNSET VALLEY, TX 78745

Legal Description: 4.976 AC OUT OF THE THEODORE 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  Date: 10/28/2022

Printed Name Tammi Migl, PE Phone / Fax 512 750 0440



MIGL
ENGINEERING
AND CONSULTING

ENGINEERING REPORT

BETTY GRUBBS ESTATE SUBDIVISION FINAL PLAT

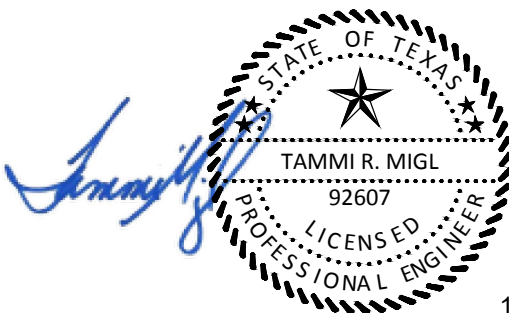
6405 BRODIE LANE
SUNSET VALLEY, TEXAS 78745

Prepared for

Alba Terra Land Co LLC
4401 Amarra Drive, Unit 1
Austin, Texas 78735

Prepared by

Migl Engineering and Consulting, PLLC
9600 Escarpment Boulevard, Suite 745-174
Austin, Texas 78749



10/26/2022

Project No. 0194.001
October 2022

PROJECT OVERVIEW

This application consists of a Final Plat for the Betty Grubbs Estate Subdivision. The single lot subdivision is 4.976 acres out of the Theodore Bissell Survey 18, Abstract 3. The Preliminary Plat was approved by the City of Sunset Valley City Council on August 16, 2022. Subdivision Improvement Plans are currently in review with the City of Sunset Valley and consist of a water main extension from Oakdale Drive to the site located at 6405 Brodie Lane. A location map has been included as **EXHIBIT 1**. The site is located within the City of Sunset Valley city limits, Travis County, and within the Austin Fire Department jurisdiction.

EXISTING CONDITIONS

The existing site consists of a single-family home, patio, barn, well shed, animal shed, and gravel driveway. The site slopes from west to east with slopes ranging from 0% to 1%. A 15' waterline transmission easement containing a 48" Austin Water transmission line exists parallel to the front property line. The subject tract has an abundance of mature tree coverage containing elms and oaks. The property is located in the Williamson Creek watershed and no portion of the site is located within the 100-year (Atlas 14) floodplain.

PROPOSED CONDITIONS

No site improvements or impervious cover are proposed with this subdivision application. No adverse impacts to drainage or water quality will result from this subdivision. A watershed development permit application will be submitted separately detailing proposed site improvements. The property will be developed with the Botanical Garden Café and Eatery consisting of a one-story, café and wrap around patio, three (3) kitchen eateries, outdoor seating areas, walking trails, 127 parking spaces, retention pond, irrigation fields, detention pond, and municipal water & wastewater services. Allowable impervious cover is 26.8% of the gross site area per a variance approved by City Council. A variance to exclude eaves and water quality features from the water quality requirements was also approved.

ZONING

The property is located in the City of Sunset Valley and zoned Neighborhood Commercial per Ordinance 220215 (**EXHIBIT 2**). A restaurant is an approved use in NC zoning. A landscape setback variance reducing the required setback along the northern property line from 100' to 25' was approved by the Board of Adjustments.



ACCESS

The subdivision has over 260 lf of frontage on Brodie Lane. Ingress/ egress to Brodie Lane will be provided by a single driveway near the northwest corner of the property. The driveway throat length is 105' to minimize any queuing impact on Brodie Lane.

TOPOGRAPHY/ CUT/FILL

The site topography ranges from an elevation of 721 from the northwest area to 714 at the northeast corner. The proposed café and eateries will have various finished floor elevations to be near natural ground. No excessive earthwork is proposed as the project is to be incorporated into the existing topography.

WATERSHED

The site is located in the Williamson Creek Watershed and is located within the Edwards Aquifer Recharge Zone.

DRAINAGE / DETENTION / WATER QUALITY

Existing Drainage Conditions

The existing drainage pattern flows generally from the west to the east sides of the property. No offsite runoff crosses the subject tract. The onsite runoff sheet flows across the entirety of the property and across the eastern property line to the adjacent tract and discharges downstream to the Kincheon Branch of Williamson Creek. No portion of the lot is inundated by the 100-year floodplain as shown on the Federal Flood Insurance Administration Firm Panel Number 48453C0580H, dated September 26, 2008 for Travis County, Texas (**EXHIBIT 3**).

Proposed Drainage Conditions

Existing on-site drainage patterns will be largely maintained in the proposed conditions.

Detention / Water Quality

No site improvements or impervious cover are proposed with this subdivision application. No adverse impacts to drainage or water quality will result from this subdivision. A watershed development



permit application will be submitted separately detailing site improvements. On-site detention and water quality will be detailed in the watershed development application package.

The project site is subject to the City of Sunset Valley Code of Ordinances who adopted the Austin Drainage Criteria Manual for drainage and detention requirements. A shallow retention pond and shallow detention pond are proposed onsite to provide detention for the increase in impervious cover and reduce the flow of runoff to 10% below existing conditions.

The project site is subject to the City of Sunset Valley Code of Ordinances who adopted the City of Austin Environmental Criteria Manual for design and is reviewed by The Texas Commission on Environmental Quality for compliance. The proposed BMP to satisfy the requirements of TCEQ is a Retention-Irrigation Pond. Per City Code §150.337, additional pollution reduction techniques are required. The two additional methods chosen for this site are limiting construction to 0-10% slopes, and separating roof run-off from the café from other filtered run-off volumes and reirrigating this on site.

UTILITIES

The Botanical Garden Café & Eatery will be served by the City of Austin for water and wastewater services. An offsite 8" waterline is being constructed to provide municipal water to the property. The existing well will be utilized for irrigation purposes only. The wastewater will be discharged to an existing public main at the northeast corner of the property.

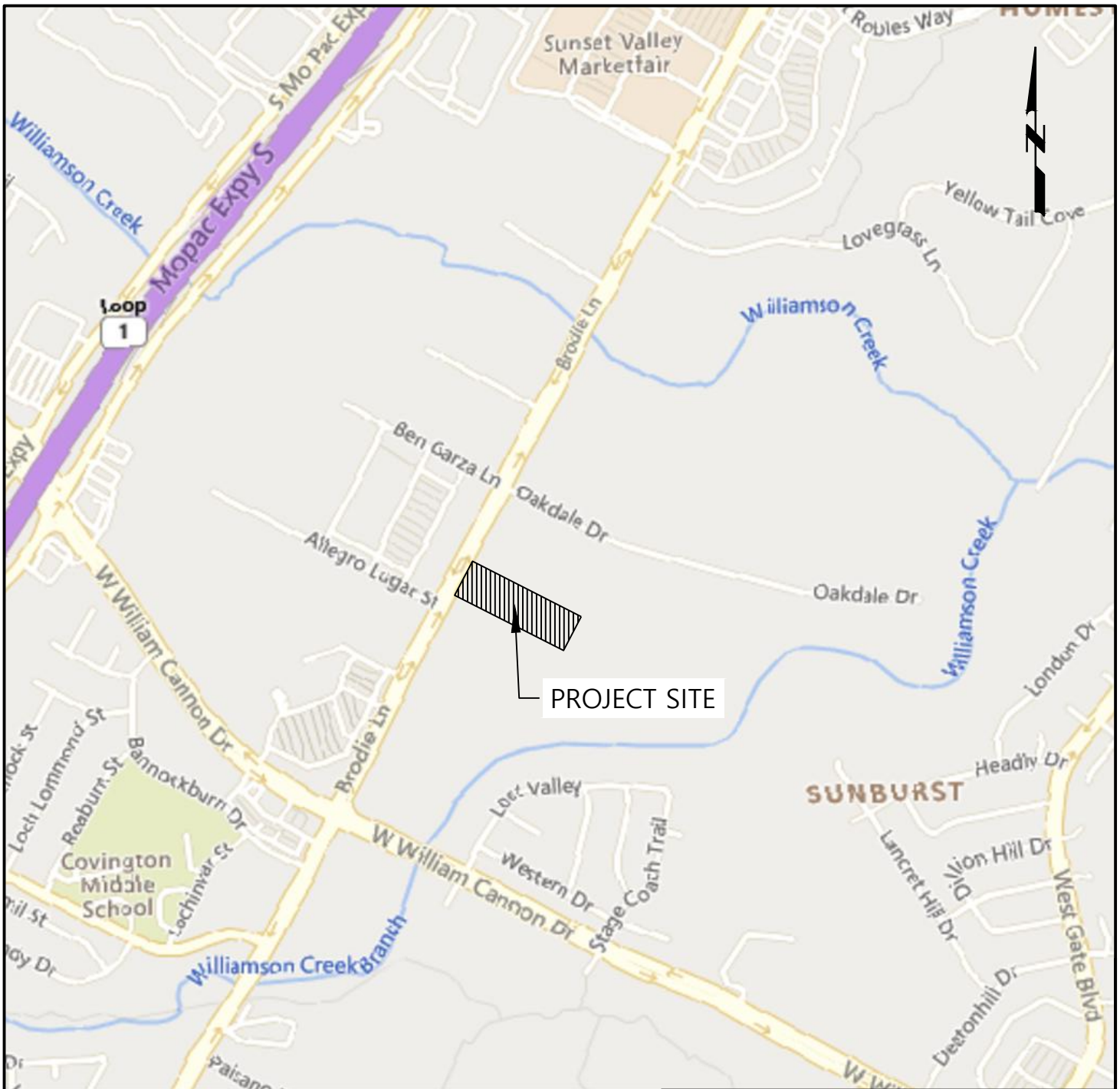
TEMPORARY EROSION AND SEDIMENTATION CONTROLS

No permanent soil disposal is to be provided on-site. Construction staging and temporary material stockpile locations have been established in such a manner as to not adversely affect surface water drainage and conveyance to the detention pond.



EXHIBIT 1
LOCATION MAP





VICINITY MAP

1" = 1000'

MAPSCO MAP 643E
CITY GRID NO. E18



MIGL ENGINEERING AND CONSULTING
9600 Escarpment Blvd, Suite 745-174
Austin, TX 78749 | 512 750 0440
Texas Registered Engineering Firm F-16967

CLIENT/PROJECT BOTANICAL GARDEN CAFE AND EATERY 6405 BRODIE LANE SUNSET VALLEY, TEXAS 78745	PROJECT NO. 0194.001
SHEET TITLE VICINITY MAP	SHEET NO. EX 1 1 OF 1

EXHIBIT 2
ZONING ORDINANCE 0220215



ORDINANCE NO. 220215

AN ORDINANCE OF THE CITY OF SUNSET VALLEY, TEXAS, AMENDING THE ZONING ORDINANCE TO REZONE A 4.976 ACRE TRACT, MORE OR LESS, 6405 BRODIE LANE, OWNED BY ESTATE OF BETTY GRUBBS; CURRENTLY “SF” SINGLE FAMILY RESIDENTIAL TO “NC” NEIGHBORHOOD COMMERCIAL WITH CONDITIONS; MAKING FINDINGS OF FACT AND OPEN MEETING CLAUSES; AND PROVIDING FOR RELATED MATTERS INCLUDING SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Estate of Betty Grubbs is the owner of a 4.976 acre tract, more or less located at 6405 Brodie Lane (the “Property”). Gary McIntosh, the Independent Executor of the Estate of Betty Grubbs, has authorized Thomas and Justin Trubiana to act as the agents on behalf of the Estate and such agents have requested that the Property described hereinafter be rezoned; and

WHEREAS, after giving and posting proper written notice, the Planning and Zoning Commission held a public hearing on the proposed zoning and forwarded its recommendation on the rezoning to the City Council; and

WHEREAS, after publishing proper notice of the public hearing at least fifteen days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that the proposed zoning is consistent with the comprehensive plan of the City; and

WHEREAS, the City Council finds that amending the zoning district applicable to the Property described herein is consistent with the goals, standards, and policies of the current Comprehensive Land Use Plan of the City of Sunset Valley;

WHEREAS, development likely to occur as a result of the proposed change in zoning classification can be served adequately by utilities, water supply systems, wastewater systems, and drainage facilities; and

WHEREAS, development likely to occur as a result of the proposed change in zoning classification can be served adequately by the following services: police protection, fire protection, and emergency medical care;

WHEREAS, development likely to occur as a result of the proposed change in zoning classification will not disrupt the existing uses of land in the vicinity;

WHEREAS, the proposed change in zoning classification, together with the special conditions offered and approved and development likely to occur as a result of the proposed change in zone classification with conditions will not negatively affect the value of property and improvements in the vicinity;

WHEREAS, the City Council finds that the Property subject to this Ordinance should be rezoned as set forth in this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SUNSET VALLEY, TEXAS, THAT:

SECTION 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. Amendment of Zoning Classification and Map. The zoning classification for the Property and the zoning maps adopted by the City are hereby modified and amended by rezoning the Property as set forth in Section 3 of this Ordinance, said Property being more particularly described as follows:

6405 Brodie Lane, Sunset Valley, Travis County, Texas 78745 – 4.976-acre tract, Theodore Bissell Survey No. 18, Abstract No. 3, Travis County, Texas.

SECTION 3. Rezoned Property. Upon the Planning and Zoning Commission’s recommendation and final report, the City Council declares that the Zoning Classification and Zoning Maps are hereby amended by changing the zoning district for the Property. The Property is hereby rezoned from the current zoning of “SF” Single Family Residential to “NC” Neighborhood Commercial.

SECTION 4. Condition of Zoning. The Neighborhood Commercial use of the Property is hereby limited with the conditions as follows:

- 10-foot fence along the east boundary of the property
- Limiting operating hours to 11 pm
- Dark sky lighting as presented by the applicant
- Security fence around the property
- Adding additional trees to contribute to the vegetative buffer
- Work with the Drakers between now and platting of the property
- At the platting stage, ensure adequate traffic circulation, which may or may not include installing a turning lane on Brodie
- Engaging a Traffic Engineer for a traffic study
- Ensuring that water runoff conditions from the property to 759 Oakdale Drive have improved from the current conditions

SECTION 5. Open Meetings. That it is hereby officially found and determined that the meeting at which this Ordinance is passed and open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the *Open Meetings Act, Chap. 551, Texas Government Code*.

SECTION 6. Prior Inconsistent Ordinances/Zoning Map. All prior ordinance(s) establishing a different zoning classification for the Property are hereby repealed. The zoning maps adopted by the City shall reflect the change effected by this Ordinance.

SECTION 7. Effective Date. This ordinance shall be effective immediately upon adoption.

SECTION 8. Severability. If any provision of this Ordinance is found by a court of competent jurisdiction to be void or unenforceable, such void or unenforceable provision shall be severed as though it never formed a part of the Ordinance, and all other provisions hereof shall remain in full force and effect.

THE FOREGOING WAS PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SUNSET VALLEY, TEXAS, on the 15th day of February 2022.



Marc Bruner, Mayor

ATTEST:


Matt Lingafelter, City Secretary

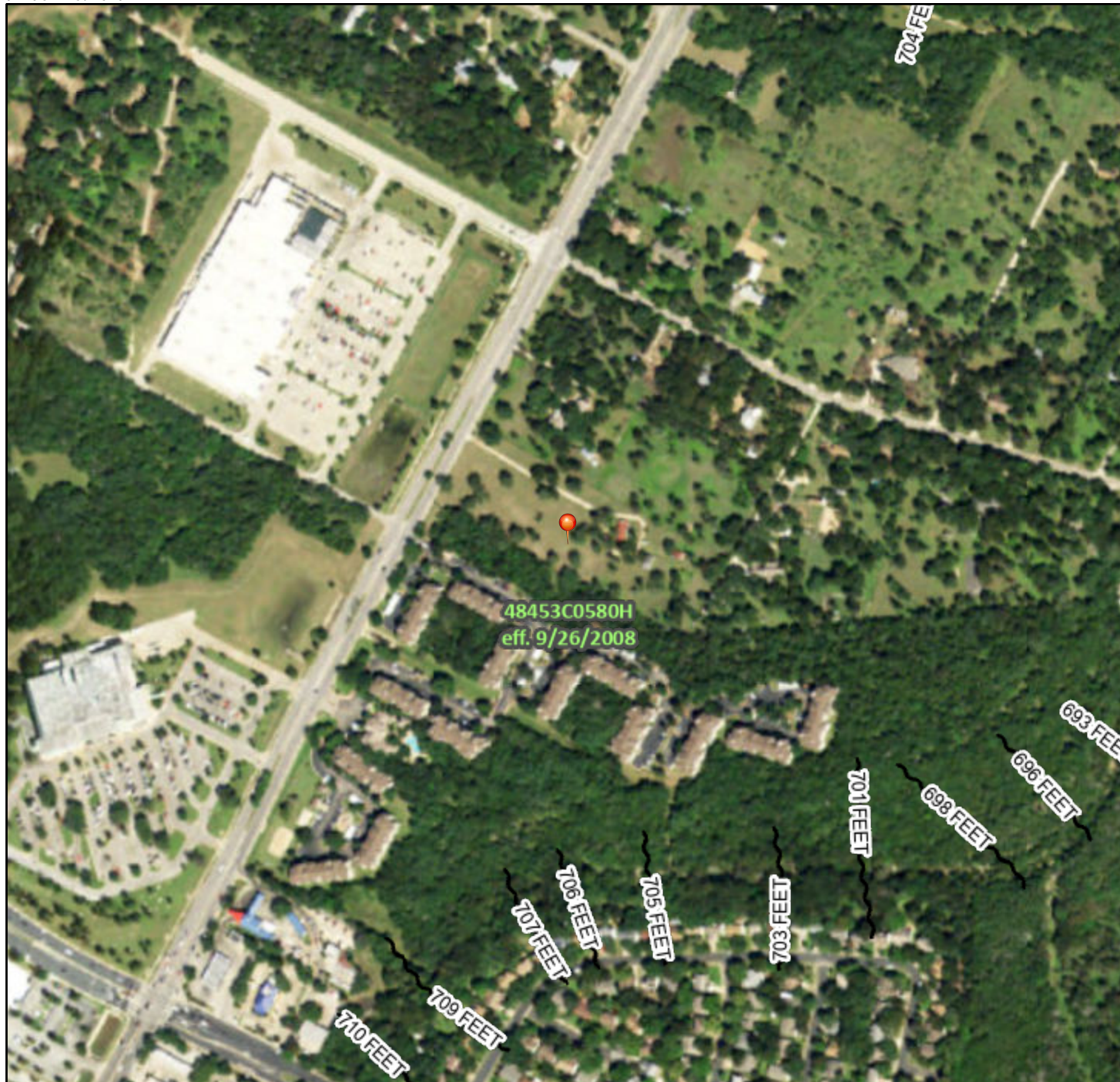
EXHIBIT 3
FIRM PANEL 48453C0405H



National Flood Hazard Layer FIRMMette



97°49'54"W 30°13'18"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/30/2022 at 1:11 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

97°49'17"W 30°12'47"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020