

C15  
1

## TOTAL VACATION SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2008-0205.0A(VAC)

**ZAP DATE:** 05-03-11

**SUBDIVISION NAME:** Lakewood Village Resubdivision of Lot 71-A, amended Plats of Lots 70-71, Block F, Total Plat Vacation

**AREA:** .502 acre approx

**LOT(S):** 2

**OWNER/APPLICANT:** David Hoffman  
(354-6650)

**AGENT:** n/a

**ADDRESS OF SUBDIVISION:** 5509 Lemonwood

**GRIDS:** MG30

**COUNTY:** Travis

**WATERSHED:** Bull Creek

**JURISDICTION:** Full

**EXISTING ZONING:** SF-2

**NEIGHBORHOOD PLAN:** n/a

**PROPOSED LAND USE:** single family

**ADMINISTRATIVE WAIVERS:** None

**VARIANCES:** None

**DEPARTMENT COMMENTS:** The request is for approval of the Lakewood Village Resubdivision of Lot 71-A, Amended Plats of Lots 70-71, Block F, Total Plat Vacation. This two lot resubdivision was created by resubdividing one lot into two lots in November of 2009. The property has since sold and the new owner's desire to totally vacate the 2009 resubdivision in order to return the property to one single-family lot. All required easements are retained in the underlying amended plat the owners are vacating to.

**STAFF RECOMMENDATION:** The staff recommends approval of the total plat vacation.

### **ZONING AND PLATTING COMMISSION ACTION:**

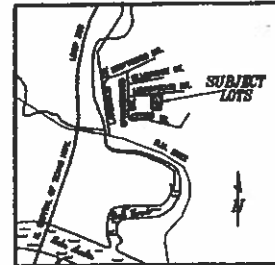
**CITY STAFF:** Don Perryman  
**e-mail:** don.perryman@ci.austin.tx.us

**PHONE:** 974-2786



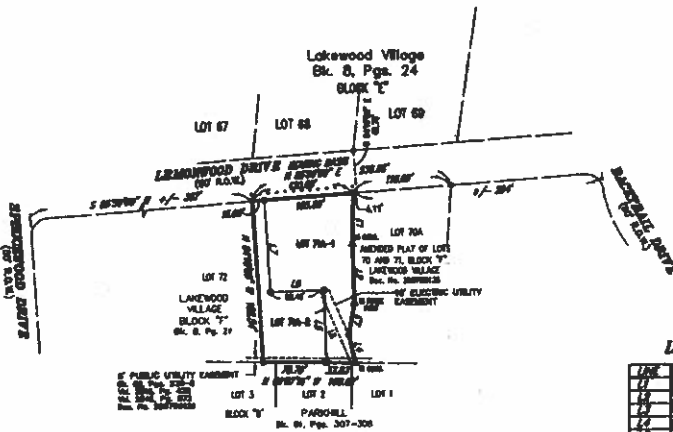
# RESUBDIVISION OF LOT 71A, AMENDED PLAT OF LOTS 70 AND 71, BLOCK "F", LAKEWOOD VILLAGE

CITY OF AUSTIN, TRAVIS COUNTY, TEXAS  
September 2008



LOCATION MAP  
(N.T.S.)

C15/3



## LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET IN/CAV
- STAMPED "TERRA FIRMA"
- FW MARK SET
- BOUNDARIES

## LINE TABLE

LINE	BEARING	DISTANCE
1	N 89° 15' 00" E	100.00
2	S 89° 15' 00" E	100.00
3	N 89° 15' 00" E	100.00
4	S 89° 15' 00" E	100.00
5	N 89° 15' 00" E	100.00
6	S 89° 15' 00" E	100.00
7	N 89° 15' 00" E	100.00
8	S 89° 15' 00" E	100.00
9	N 89° 15' 00" E	100.00
10	S 89° 15' 00" E	100.00

LOT	AREA
71A-1	0.317 ACRE
71A-2	0.185 ACRE

STATE OF TEXAS X  
COUNTY OF TRAVIS X

KNOW ALL MEN BY THESE PRESENTS:  
That Fielding Construction LLC, acting herein by and through Tim Fielding, President, owner of Lot 71A, Amended Plat of Lots 70 and 71, Block "F", Lakewood Village, a subdivision as recorded in Document No. 200700128 of the Official Public Records of Travis County, Texas, as conveyed to it by warranty deed with vendor's lien recorded in Document No. 2007094888 of the Official Public Records of Travis County, Texas, said Lot 71A being 0.502 acre out of the T.J. Chambers Survey, City of Austin, Travis County, Texas, said subdivision having been approved for resubdivision pursuant to the public notification and hearing provisions of Section 212.015 of the Texas Local Government Code, do hereby resubdivide 0.502 acre of land in accordance with this plat, to be known as RESUBDIVISION OF LOT 71A, AMENDED PLAT OF LOTS 70 AND 71, BLOCK "F", LAKEWOOD VILLAGE, and do hereby dedicate to the public the use of the easements shown hereon, subject to any easements, covenants or restrictions heretofore granted and not released.

I, Jonathan O. Nobles, am authorized under the laws of the State of Texas to practice the profession of surveying, and hereby certify that this plat complies with Chapter 25 of the Austin City Code, as amended, is true and correct to the best of my ability, and was prepared from an actual survey of the property made under my supervision on the ground.

TERRA FIRMA LAND SURVEYING  
1701 Directors Boulevard, Suite 400  
Austin, Texas 78744

*Jonathan O. Nobles*  
Jonathan O. Nobles  
Registered Professional Land Surveyor No. 5777  
Date: 9/28/2009



WITNESS MY HAND, this the 29 day of May  
2009 A.D.

*Tim Fielding*  
Tim Fielding, President  
Fielding Construction, LLC  
5618 Parade Ridge  
Austin, TX 78731-3350

## FLOOD PLAIN NOTE:

No portion of this subdivision is within a special flood hazard area as identified by the Federal Emergency Management Agency as shown on the Federal Flood Insurance Rate Map No. 48453004324, Travis County, Texas, dated September 28, 2008.

STATE OF TEXAS X  
COUNTY OF TRAVIS X

Before me, the undersigned authority on this day personally appeared Tim Fielding, 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 consideration therein expressed and in the capacity therein stated.

*Tim Atkinson*  
Notary Public, State of Texas

*Tim Atkinson*  
Print Notary's Name  
My Commission Expires: 10/01/2012



I, Sergio N. Lozano Sanchez, 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 Chapter 25 of the Austin City Code, as amended, and is true and correct to the best of my knowledge.

LOC CONSULTANTS  
1000 E. Cesar Chavez  
Austin, Texas 78702

*Sergio N. Lozano Sanchez*  
Sergio N. Lozano Sanchez  
Registered Professional Engineer No. 89158  
Date: 9/28/2009



SHEET 1 OF 2

FILED: 2/1/2010 1:14 PM	BY: J. L. BROWN
FILED: 2/1/2010 1:14 PM	BY: J. L. BROWN
DATE: September 18, 2008	CHECKED BY: J. L. BROWN
SCALE: 1"=100'	RECORDED: 12-16-2008

RESUBDIVISION OF LOT 71A,  
AMENDED PLAT OF LOTS 70 AND  
71, BLOCK "F", LAKEWOOD VILLAGE

**terra firma** LAND SURVEYING

1701 Directors Boulevard, Suite 400 Austin, Texas 78744 512/332-0075 Fax 512/442-0288