

SUBDIVISION REVIEW SHEET

C5
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CASE NO.: C8-2010-0123.0A

ZAP DATE: May 17, 2011

SUBDIVISION NAME: RESUBDIVISION OF LOTS 17, 28 & 29, ENFIELD "B" SUBDIVISION

AREA: 1.432 Acres

LOTS: (3)

APPLICANT: John & Julie Thorton
Mack William, Sally Larson Brown

AGENT: Conley Engineering, Inc.
(Carl Conley)

ADDRESS OF SUBDIVISION: 1702 Windsor Road

GRIDS: MH23

COUNTY: Travis

WATERSHED: Johnson Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-2

PROPOSED LAND USE: Single Family

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS:

Sidewalks are not provided but the applicant has paid a sidewalk fee in lieu of sidewalk construction.

DEPARTMENT COMMENTS:

The request is for approval of the Resubdivision of Lots 17, 28 & 29, Enfield "B" Subdivision. This section entitles the Zoning and Platting Commission to approve a requested resubdivision of the previously platted land, without vacating the preceding plat. The resubdivision entails the creation of (3) legal lots from portions of (3) existing lots. The property owner's desire to adjust property lines based upon existing improvements on the property which have previously been covered by private ingress and egress and use agreements. The resubdivision will also remedy areas of possible conflict of ownership resulting from the abandonment of the original alley along the rear of the subject tracts. The subdivision is composed of (3) lots on 1.432 acres. The City of Austin will provide water and wastewater service, and electric service. The developer is responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION:

The staff recommends approval of the resubdivision. The plat meets all applicable State and City of Austin LDC requirements.

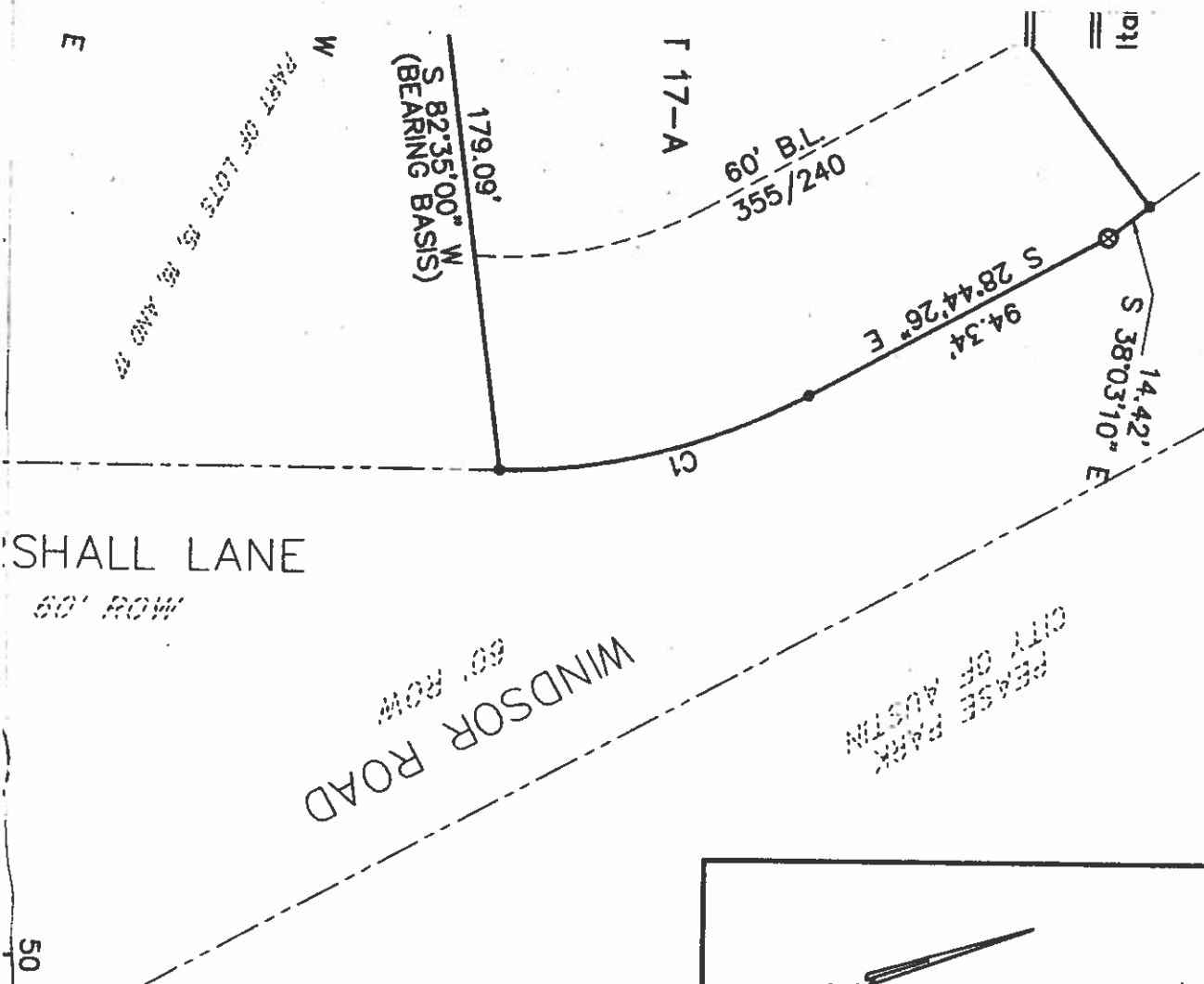
ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Don Perryman
e-mail: don.perryman@ci.austin.tx.us

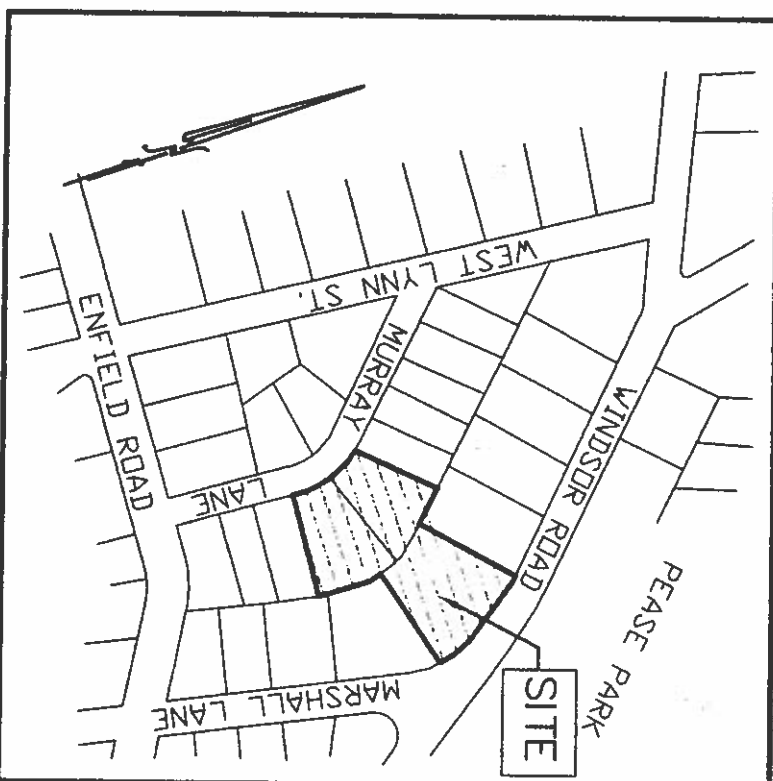
PHONE: 974-2786

5/2

"B" SUBDIVISION



PEASE PARK
CITY OF AUSTIN

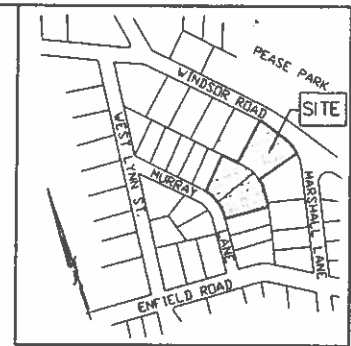


LOCATION MAP



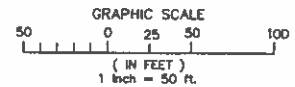
SCANNED

RESUBDIVISION OF LOTS 17, 28 AND 29 ENFIELD "B" SUBDIVISION



LOCATION MAP

5/3



LEGEND

- ▲ MAG NAIL FOUND
- 1/2" IRON ROD FOUND
- IRON ROD SET
- ⊗ CAPPED IRON ROD SET
- ⊕ "X" FOUND

CURVE DATA

	A	R	Δ	T	CH	CH BEARING
C1	89.02'	174.70'	29°11'39"	45.50'	88.06'	S 14°16'31" E
C2	25.52'	176.70'	8°16'33"	12.78'	25.50'	N 28°59'26" W
C3	53.79'	176.70'	17°28'30"	27.10'	53.58'	N 28°59'26" W
C4	36.48'	176.70'	11°49'44"	18.31'	36.42'	S 14°21'17" E
C5	70.85'	168.52'	24°22'44"	35.97'	70.32'	N 21°08'06" W
C6	60.42'	154.10'	22°27'53"	30.60'	60.03'	N 00°54'36" E

STATE OF TEXAS
COUNTY OF TRAVIS

THAT WILLIAM MACK BROWN AND SALLY LARSON BROWN, BEING THE OWNERS OF 0.623 ACRES OF LOT 17 AND 0.418 ACRES OF LOT 28 ENFIELD "B", A SUBDIVISION OF RECORD IN VOL. 3, PAGE 75 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS CONVEYED BY DEED RECORDED IN DOCUMENT NO. 2010089463 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND JOHN THORNTON AND JULIE THORNTON, BEING THE OWNERS OF LOT 29, ENFIELD "B", A SUBDIVISION OF RECORD IN VOL. 3, PAGE 75 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AS CONVEYED BY DEED RECORDED IN DOCUMENT NO. 2005056332 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID PROPERTY HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.015 OF THE TEXAS LOCAL GOVERNMENT CODE, AS AMENDED, DOES HEREBY RESUBDIVIDE LOTS 17, 28, AND 29, ENFIELD "B" IN ACCORDANCE WITH THE PLAT SHOWN HEREON TO BE KNOWN AS THE "RESUBDIVISION OF LOTS 17, 28 AND 29, ENFIELD "B" SUBDIVISION" AND DOES HEREBY DEDICATE TO THE PUBLIC THE STREETS AND EASEMENTS SHOWN HEREON SUBJECT TO ANY RESTRICTIONS AND EASEMENTS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS _____ DAY OF _____ A.D. 2010.

WITNESS MY HAND THIS _____ DAY OF _____ A.D. 2010.

WILLIAM MACK BROWN
3939 BALCONES
AUSTIN, TX 78731

JOHN THORNTON
1702 WINDSOR ROAD
AUSTIN, TX 78703

BEFORE, ME THE UNDERSIGNED AUTHORITY A NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED WILLIAM MACK BROWN, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

BEFORE, ME THE UNDERSIGNED AUTHORITY A NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED JOHN THORNTON, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ A.D. 2010.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ A.D. 2010.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

WITNESS MY HAND THIS _____ DAY OF _____ A.D. 2010.

WITNESS MY HAND THIS _____ DAY OF _____ A.D. 2010.

SALLY LARSON BROWN
3939 BALCONES
AUSTIN, TX 78731

JULIE THORNTON
1702 WINDSOR ROAD
AUSTIN, TX 78703

BEFORE, ME THE UNDERSIGNED AUTHORITY A NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED SALLY LARSON BROWN, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

BEFORE, ME THE UNDERSIGNED AUTHORITY A NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED JULIE THORNTON, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ A.D. 2010.

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NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS



CONLEY ENGINEERING INC.

Civil Engineers Land Planners Development Consultants

1301 South Capital of Texas Highway, Bldg. A, Suite 230
P.O. Box 162713 Austin, Texas 78716-2713 (512)328-3506

TBPE FIRM# F-000277

CASE NO.:
DATE: 17 Aug 10

SCANNED