

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2015-0007.0A**Z.A.P. DATE:** February 16, 2016**SUBDIVISION NAME:** Westwood Fields**AREA:** 0.858 acres**LOTS:** 3**APPLICANT:** Creative Wealth Services LLC
(Becky Walker)**AGENT:** Andrew Gates**ADDRESS OF SUBDIVISION:** 1200 W. Slaughter Lane**GRIDS:** E14**COUNTY:** Travis**WATERSHED:** Slaughter Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-2 / LO-CO**PROPOSED LAND USE:** Residential / Office**SIDEWALKS:** Sidewalks will be provided on the subdivision side of all boundary streets.**DEPARTMENT COMMENTS:** The request is for the approval of the Westwood Fields Subdivision. The applicant proposes to resubdivide an existing lot and unplatted property into a three lot subdivision for residential and office uses.

The City of Austin will provide electric services, and water and wastewater. The developer will be responsible for all cost associated with required improvements.

STAFF RECOMMENDATION: Staff recommends approval of the resubdivision, the plat meets applicable State and City of Austin Land Development Code requirements.**ZONING & PLATTING COMMISSION ACTION:****CASE MANAGER:** Cesar Zavala**PHONE:** 512-974-3404**E-mail:** cesar.zavala@austintexas.gov



CASE#: C8-2015-0007.0A
 ADDRESS: 1200 W. SLAUGHTER LANE
 PROJECT: WESTWOOD FIELDS SUBDIVISION
 CASE MANAGER: CESAR ZAVALA

WESTWOOD FIELDS

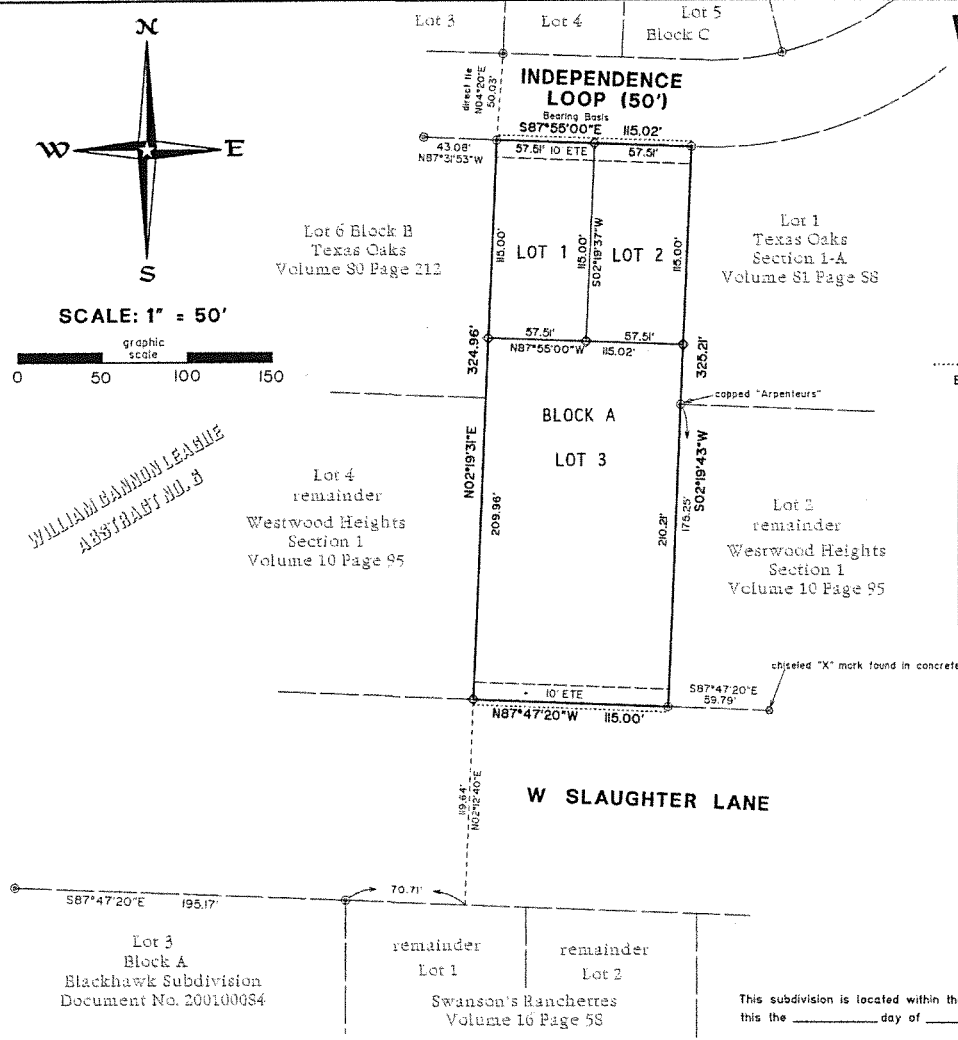
PLAT PREPARATION DATE: November 20, 2014
APPLICATION SUBMITTAL DATE: January 20, 2015

Legend

● 1/2" Iron Rod Found
IPF 1/2" Iron Pipe Found
○ 1/2" Iron Rod Set with plastic cap
imprinted with "Holt Corson, Inc."
----- Sidewalk
ETE = Electric and Telecommunications Easement
(Record Bearing and Distance)

LOT SUMMARY

Total Number of Lots = 3
Lot 1 = 6,613 Square Feet
Lot 2 = 6,613 Square Feet
Lot 3 = 24,161 Square Feet
Total Area = 37,387 Square Feet = 0.856 Acre



This subdivision is located within the Full Purpose Jurisdiction of the City of Austin on this the _____ day of _____, 20____.

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS:

That, Creative Wealth Services, L.L.C., owner of those certain three tracts of land, being comprised of a portion of Lot 3, Westwood Heights Section 1, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 10 Page 95 of the Plat Records of Travis County, Texas, together with two (0.197 acre) tracts of land out of the William Cannon League Abstract No. 6 in Travis County, Texas, all having been conveyed to it by Correction General Warranty Deed recorded in Document No. 201019926 of the Official Public Records of Travis County, Texas, said subdivision having been approved for resubdivision pursuant to the public notification and hearing provisions of Chapter 212.014 of the Local Government Code do hereby subdivide said tracts of land in accordance with the attached map or plat to be known as

WESTWOOD FIELDS

and do hereby dedicate to the public use of all streets and easements shown hereon subject to any easements and/or restrictions heretofore granted, and not released.

WITNESS MY HAND this the _____ day of _____, A.D. 20 ____

Becky Walker, Manager of
Creative Wealth Services, L.L.C.
1200 W. Slaughter Lane
Austin, Texas 78748

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the _____ day of _____, A.D., 20____, did personally appear Becky Walker, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and she acknowledged before me that she executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____

Printed Name _____

Commission Expires _____

ACCEPTED AND AUTHORIZED for record by the Director, Development Services Department, City of Austin, County of Travis, this the _____ day of _____, 20____, A.D.

J. Rodney Gonzales, Director, Development Services Department

ACCEPTED AND AUTHORIZED for record by the Zoning and Platting Commission of the City of Austin, Texas, this the _____ day of _____, 20____, A.D.

Gabriel Rojas, Chair

Jolene Kialbassa, Secretary

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Dana DeBeauvoir, Clerk of Travis County, Texas, do hereby certify that the foregoing Instrument of Writing and its Certificate of Authentication was filed for record in my office on the _____ day of _____, 20____, A.D., at _____ o'clock _____ M. and duly recorded on the _____ day of _____, 20____, A.D., at _____ o'clock _____ M. Plat Records of said County and State in Document No. _____ Official Public Records of Travis County, Texas.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the _____ day of _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: _____
Deputy