SUBDIVISION REVIEW SHEET

CASE NO.: C8-2019-0100.0A  Z.A.P. DATE: August 4, 2020

SUBDIVISION NAME: Resubdivision of Lot 3, Block E, Westover Hills Section Four Phase Two

AREA: 0.4329 acres  LOTS: 2

APPLICANT: Stephen and Ellyn Yacktman  AGENT: Avalon Engineering (Bruce S. Aupperle, P.E.)

ADDRESS OF SUBDIVISION: 4201 Hyridge Dr.

WATERSHED: Bull Creek  COUNTY: Travis

EXISTING ZONING: SF- 3  JURISDICTION: Full Purpose

PROPOSED LAND USE: Residential

VARIANCE: none

STAFF RECOMMENDATION: Staff recommends approval of the subdivision, the plat meets all applicable State and City of Austin Land Development Code requirements.

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of Lot 3, Block E, Westover Hills Section Four Phase Two composed of 2 lot on 0.4329 acres. The applicant proposes to resubdivide an existing lot for residential use. The developer will be responsible for all cost associated with required improvements.

CASE MANAGER: Cesar Zavala  PHONE: 512-974-3404
E-mail: cesar.zavala@austintexas.gov
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.
RESUBDIVISION OF LOT 3 BLOCK "E", WESTOVER HILLS SECTION FOUR PHASE TWO

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOW ALL PERSONS BY THESE PRESENTS:

THAT WE, STEPHEN YACKMAN AND ELLYN YACKMAN, OWNERS OF 0.4329 ACRES OF LAND, BEING LOT 3, BLOCK "E", WESTOVER HILLS SECTION FOUR PHASE TWO, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 52, PAGE 87, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 3 HAVING BEEN CONVEYED TO US BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2009012454, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID 0.4329 ACRE TO BE KNOWN AS:

RESUBDIVISION OF LOT 3 BLOCK "E", WESTOVER HILLS SECTION FOUR PHASE TWO

IN ACCORDANCE WITH THE MAP OR PLAT SHOWN HEREIN, AND DO HEREBY DEDICATE TO THE PUBLIC USE OF ALL STREETS AND EASEMENTS SHOWN HEREIN, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

STEPHEN YACKMAN
3571 FAR WEST BOULEVARD #82
AUSTIN, TEXAS 78731

ELLYN YACKMAN
3571 FAR WEST BOULEVARD #82
AUSTIN, TEXAS 78731

JURISDICTION:
FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR
STATE OF TEXAS:
COUNTY OF TRAVIS:

OF THE CITY OF AUSTIN, TEXAS,
RELASED.

IN ACCORDANCE WITH THE MAP OR PLAT SHOWN HEREIN, AND DO HEREBY DEDICATE TO THE PUBLIC USE OF ALL STREETS AND EASEMENTS SHOWN HEREIN, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

DENISE LUCAS, DIRECTOR
APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, COUNTY OF TRAVIS, THIS THE ______ DAY OF ____________, 200_, A.D.

NOTE: DENSE LOCAL DIRECTOR DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS,
ON THIS THE ______ DAY OF ____________, 200_, A.D.

JULIEN RILLBASS, OHM
ANA AGUIRRE, SECRETARY

OWNER: STEPHEN YACKMAN & ELLYN YACKMAN
3571 FAR WEST BOULEVARD #82
AUSTIN, TEXAS 78731

LEGAL DESCRIPTION: BEING 0.4329 ACRE OF LAND-LOT 3 BLOCK "E" WESTOVER HILLS SECTION FOUR PHASE TWO, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 52, PAGE 87, PLAT RECORDS TRAVIS COUNTY, TEXAS.

TWO LOTS/ONE BLOCK

SUBMITTAL DATE: JUNE 20, 2019

PROJECT DATA

CASE # CB-2019-0100.AA

PAGE 2 OF 2
WESTOVER HILLS SECTION FOUR
PHASE TWO

THE STATE OF TEXAS;
COUNTY OF TRAVIS

NOW ALL MEN BY THESE PRESENTS: That Westover Hills of Texas, Inc., a corporation organized and existing under the laws of the State of Texas, acting through its President, R.L. Mayfield, owner of all of the described land out of theuts Mitchell Survey No. 17 in the City of Austin, Travis County, Texas, which described land is conveyed to it by deed referred to Volume A, Page 348, of the Deed Records of Travis County, Texas, does hereby subdivide and adjoin to be known as WESTOVER HILLS SECTION 4, PHASE TWO and does adopt this map of subdivision hereby dedicating to the public the streets and easements shown hereon.

WITNESS MY NAME this the 49th day of January, 1971, A.D.

WESTOVER HILLS OF TEXAS, INC.

R.L. Mayfield
President

THE STATE OF TEXAS;
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority on this day personally appeared R.L. Mayfield known to me to be the person above named and acknowledged to me that this was the act and deed of the said corporation and that he executed the same for the purpose and consideration therein expressed and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 49th day of January, 1971, A.D.

[Seal]

R.L. Mayfield
Secretary

APPROVED FOR ACCEPTANCE:

1-19-71

[Signature]

R.L. Mayfield
President

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY PLANNING COMMISSION, CITY OF AUSTIN, TEXAS, this the 13 day of January, 1971, A.D.

C.J. Riney
Secretary

FILED FOR RECORD AT 11:15 a.m., this the 19th day of

[Seal]

San Francisco

[Signature]

Doris Shropshire
Clerk, County Court, Travis County, Texas

THE STATE OF TEXAS:
COUNTY OF TRAVIS:

1. Doris Shropshire, Clerk of the County Court sits and for the County and State forswears on her oath that the foregoing instrument of writing with its certificate of acknowledgment was filed for record in this office on the 19th day of

[Seal]


WITNESS MY HAND AND SEAL OF THE COUNTY COURT of said County the date last written above.

Doris Shropshire
Clerk, County Court, Travis County, Texas

SURVEYED BY:

[Signature]

BARTLETT-CRAMPTON, INC.

[Signature]

10-3434

[Signature]