

C8
1

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2009-0092.0A

P.C. DATE: April 13, 2010

SUBDIVISION NAME: Resubdivision of Lot 1, Block A of a Resubdivision of a Portion of Lot 2, Live Oak Grove Addition

AREA: 0.268 acres

LOTS: 2

OWNER/APPLICANT: Lisa Ramnarain

AGENT: Hector Avila

ADDRESS OF SUBDIVISION: 301 Cumberland Road

GRIDS: H-19

COUNTY: Travis

WATERSHED: East Bouldin Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3-NP

PROPOSED LAND USE: Single Family Attached

NEIGHBORHOOD PLAN: Dawson Neighborhood Plan Area

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS: Sidewalks will be provided along Cumberland Road as shown on the plat.

DEPARTMENT COMMENTS: The request is for approval of the resubdivision namely, Resubdivision of Lot 1, Block A of a Resubdivision of a Portion of Lot 2, Live Oak Grove Addition. The proposed resubdivision is creating 2, single family attached lots, on 0.268 acres. There is an existing duplex on the site with a common, covered carport between the units. These units will remain. The resubdivision meets the requirements of LDC 25-2-772 and 25-4-233 for single family attached residential and will continue those requirements.

STAFF RECOMMENDATION: The staff recommends approval of this resubdivision. This plat meets all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Sylvia Limon
Email address: sylvia.limon@ci.austin.tx.us

PHONE: 974-2767

C8/2



1" = 400'



Subject Tract



Base Map

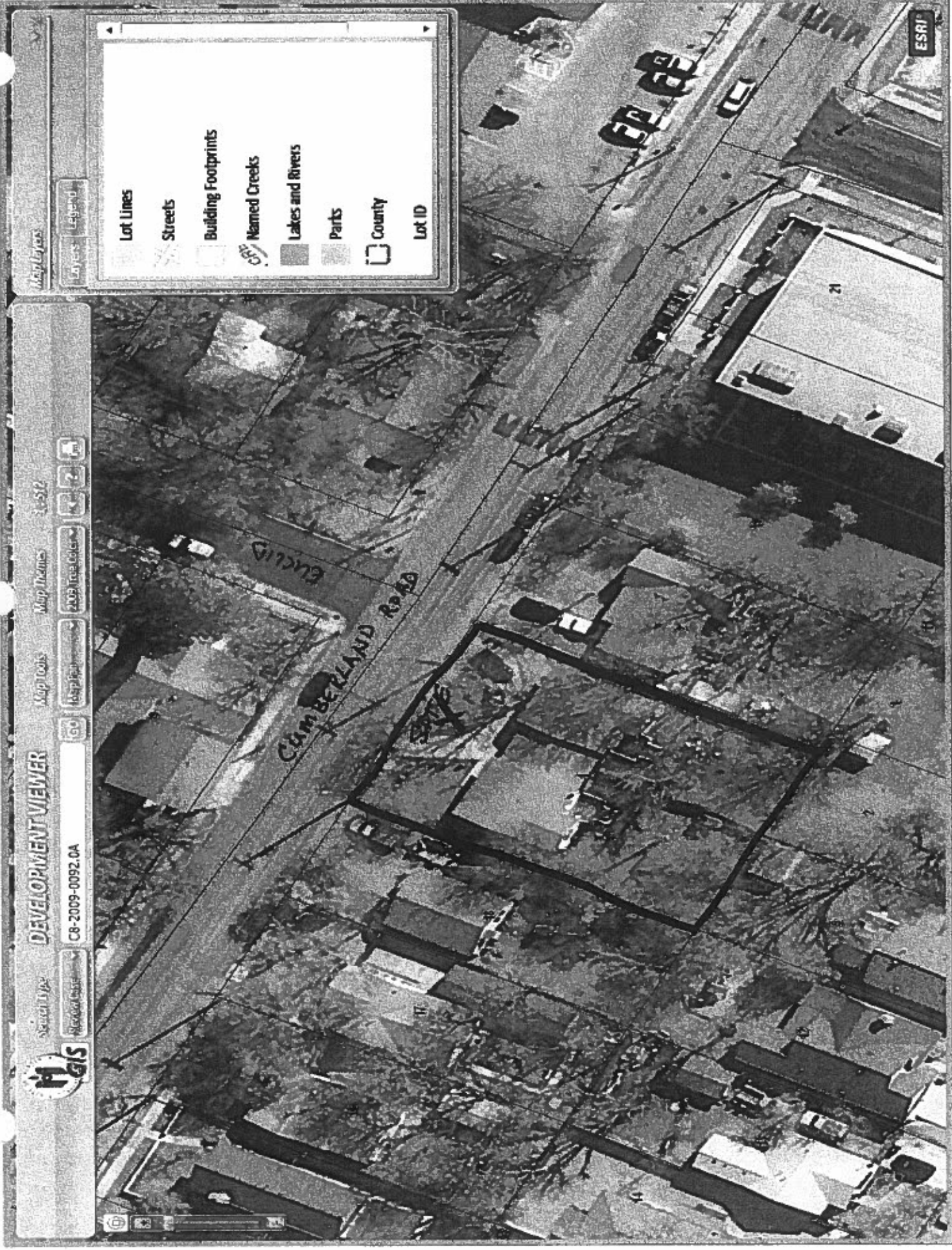
Live Oak Grove

CASE#: C8-2009-0092.0A
ADDRESS: 301 Cumberland Road
MANAGER: Sylvia Limon



This map has been produced by Notification Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

OPERATOR: D. SUSTAITA

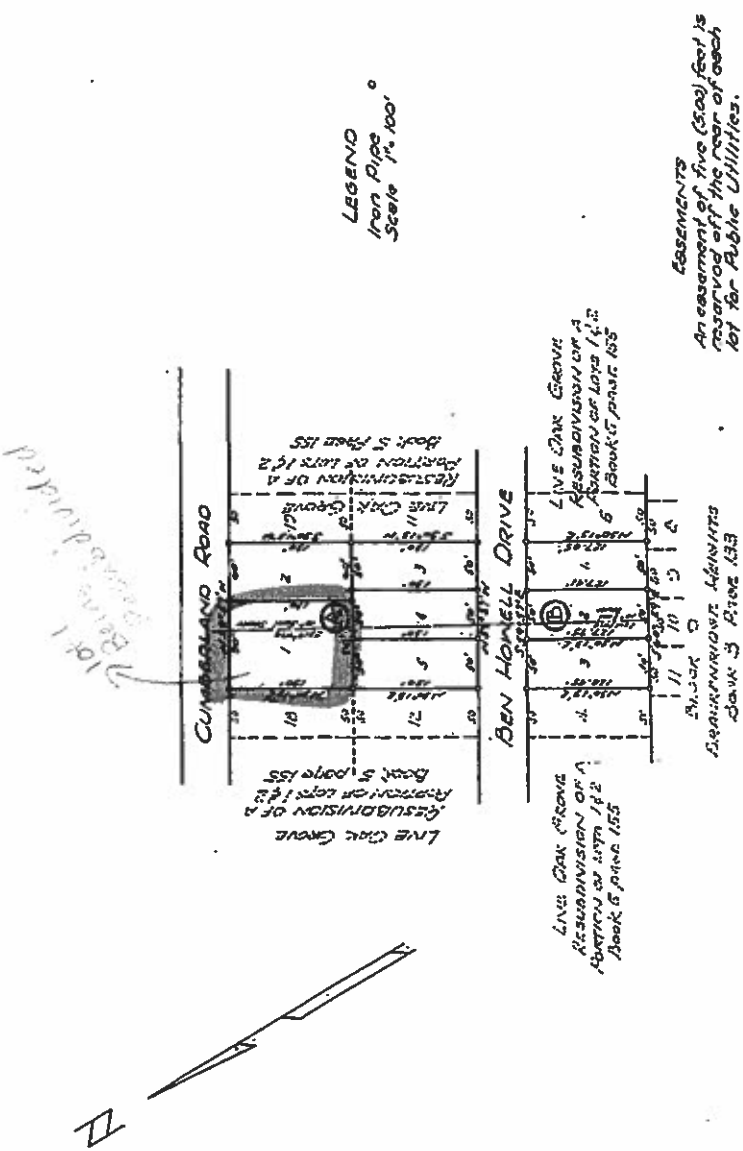


C8/3



08/4

A Regubdivision of a Portion of Lot 2 Live Oak Grove Addition



KNOW ALL MEN BY THESE PRESENTS:
That we, G.W. Peterson and Miss Ebba Peterson, certain two tracts of land containing 1.34 acres of lot out of and a part of lot 2 Live Oak Grove, a subdivision of the 1938 Decker League in the City of Austin, Texas, according to a map or plat of record in Volume 8 of the Deed Records of Travis County, Texas, which we by deeds recorded in Volume 747 page 600 and 601 of the Deed Records of Travis County, Texas, and resubdivide in accordance with the attached plat out of said lot 2 Live Oak Grove and do hereby public all our rights, title and interest in and to part thereof shown hereon.

WITNESS OUR HAND, this the 26 day of March, 1958.

G.W. Peterson
G.W. Peterson

Miss Ebba Peterson
Ebba Peterson

STATE OF TEXAS }
COUNTY OF TRAVIS }
BEFORE ME, the undersigned authority, this day appeared G.W. Peterson and his wife Ebba Peterson, to be the persons whose names are subscribed in the foregoing instrument and they each acknowledged they had executed the same for the purposes and therein expressed, and the said Ebba Peterson, her son, and having same fully explained to her, Ebba Peterson declared to me that she willing since the purposes and considerations therein expressed not wish to retract it.

WITNESS MY HAND AND SEAL OF OFFICE this the 26 day of March, 1958.

Notary Public, in and for Travis
Frank W. Magner

APPROVED FOR ACCEPTANCE:
This the 16th day of April A.D. 1958.

ACCEPTED AND AUTHORIZED FOR RECORD
By the Planning Commission of the City of Austin, Travis County, Texas
This the 16th day of April A.D. 1958.

David B. Burns
Chairman

Mr. Helen Austin
Secretary

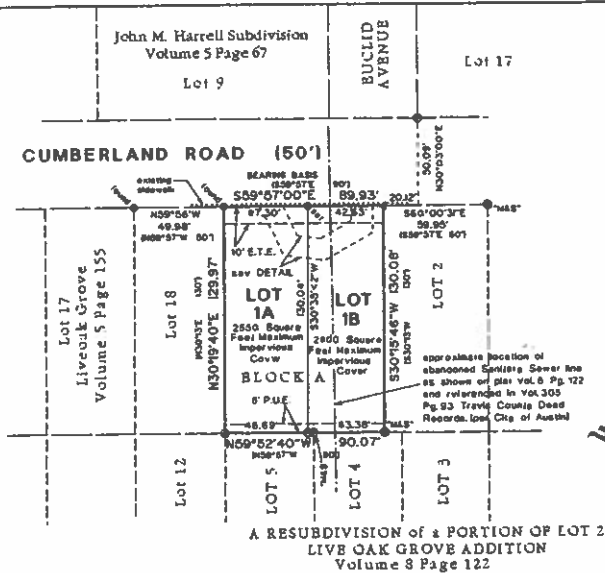
W. L. Mike Mahoney
W. L. Mike Mahoney
DIRECTOR OF PLANNING

5/18/58

Miss Emilie Limberg County Clerk, Travis County, Texas
This is to certify that Section 11 of the Subdivision City of Austin has been complied with.

Surveyed by
C.B. 38-26

RESUBDIVISION OF LOT 1 BLOCK A of A RESUBDIVISION OF A PORTION OF LOT 2 LIVE OAK GROVE ADDITION



SCALE: 1" = 50'

0 50 100 150

Legend

- Iron Rod Found (if capped, do not cut)
- Chiseled "X" Mark in Concrete (do not cut)
- Iron Rod Set with plastic cap imprinted with "Holt Corson, Inc."
- PK. Nail Found
- Existing Concrete Sidewalk
- E.T.E. = Electric and Telecommunications Easement (Record Bearing and Distance)

LOT SUMMARY

Total Number of Lots = 2

Lot 1A = 6,110 Square Feet

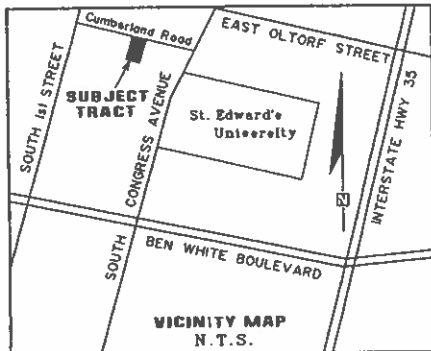
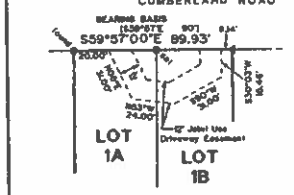
Lot 1B = 5,592 Square Feet

Total Area = 11,702 Square Feet = 0.268 Acre

Lot 1A Residential Use

Lot 1B Residential Use

DETAIL CUMBERLAND ROAD



This subdivision is located in the Full Purpose Jurisdiction of the City of Austin
this the _____ day of _____, 2010.

ACCEPTED AND AUTHORIZED for record by the Director, Planning and Development
Review Department, City of Austin, County of Travis, this the _____ day of
_____, 2010, A.D.

Greg Guernsey, Director, Planning and Development Review Department

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

That I, Lisa Ramnarain, owner of all of Lot 1, Block A, A Resubdivision of a Portion of Lot 2, Live Oak Grove Addition, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 8 Page 122 of the Plat Records of Travis County, Texas, as conveyed to me by Warranty Deed recorded in Document Number 2003251317 of the Official Public Records of 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 Lot 1 in accordance with the attached map or plat shown hereon, pursuant to Chapter 212 of the Texas Local Government Code, to be known as

RESUBDIVISION OF LOT 1 BLOCK A

OF A RESUBDIVISION OF A PORTION OF LOT 2 LIVE OAK GROVE ADDITION
and do hereby dedicate to the Public the 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 22 day of March, A.D. 2010.

Lisa A. Ramnarain
Lisa Ramnarain
301 Cumberland Road
Austin, Texas 78704

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the 22 day of March, A.D. 2010, did personally appear Lisa Ramnarain, 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



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 _____, 2010, A.D., at _____ o'clock _____ M. and duly recorded on the _____ day of _____, A.D., at _____ o'clock _____ M. in the Official Public Records of said County and State in Document No. _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the _____ day of _____, 2010, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: _____
Deputy

ACCEPTED and AUTHORIZED by the Planning Commission of the City of Austin, Texas,
this the _____ day of _____, 2010.

Dave Sullivan, Chairperson

Secretary