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SUBDIVISION VACATION REVIEW SHEET

CASE NO.: C8S-74-162(VAC)

P.C. DATE: September 24, 2013

SUBDIVISION NAME: Pleasant Valley Sec. 3 Subdivison

AREA: 2.288 acres

LOTS: 1

APPLICANT: Mx3 Webb LLC
(Sal Martinez)

AGENT: Hector Consulting
(Hector Avila)

ADDRESS OF SUBDIVISION: 2915 Webberville Rd. at N. Pleasant Valley Rd.

GRIDS: K-23

COUNTY: Travis

WATERSHED: Boggy Creek

JURISDICTION: Full Purpose

EXISTING ZONING: GR-MU-CO-NP

PROPOSED LAND USE: Multi-family

DEPARTMENT COMMENTS: The applicant is requesting a Total Vacation of the plat, Pleasant Valley Sec. 3 Subdivision. The applicant is re-platting under case # C8-2013-0098.0A.

STAFF RECOMMENDATION: Staff recommends the total plat vacation. This meets all City of Austin Land Development and State Local Government requirements.

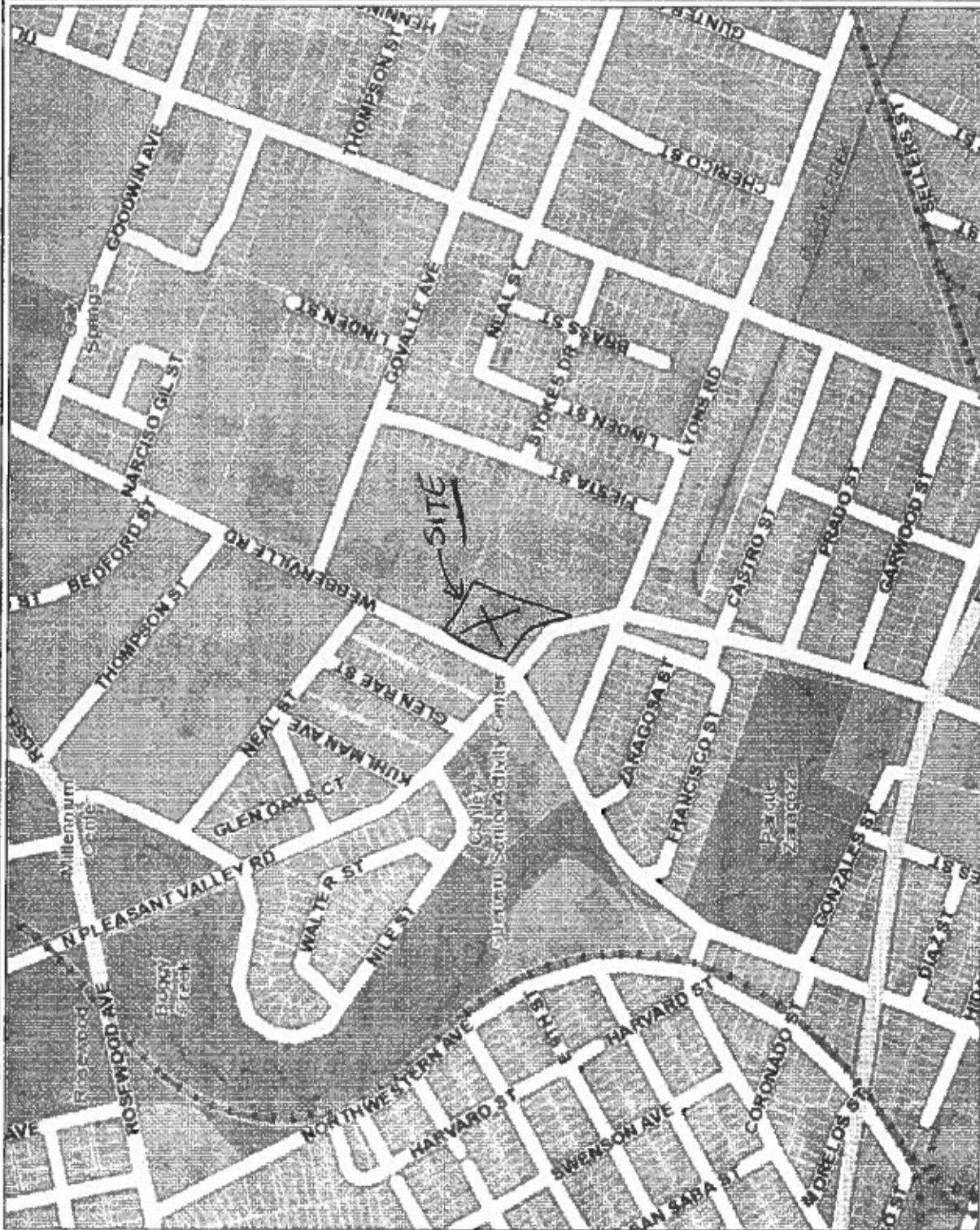
PLANNING COMMISSION ACTION:

CASE MANAGER: Sylvia Limon
Email address: sylvia.limon@austintexas.gov

PHONE: (512) 974-2767

CITY OF AUSTIN DEVELOPMENT WEB MAP

- Legend
- Lot Lines
 - Streets
 - Building Footprints
 - Named Creeks
 - Lakes and Rivers
 - Parks
 - County
 - Lot Line



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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 AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES. 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.

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FULL VACATION OF Lot B, Pleasant Valley Sec. 3 Subdivision

THE STATE OF TEXAS

COUNTY OF TRAVIS

Whereas Mr. R.O. McDonnell, President of R.O. McDonnell Enterprises, Inc., a Corporation organized and existing under the laws of the State of Texas, owner of 2.289 acres out of Outlot 36, Division A of the Government Outlots adjoining the Original City of Austin, according to the map on file at the General Land Office of the State of Texas, did subdivide the tract to be known as Lot B, Pleasant Valley Sec. 3 Subdivision, the plat of which is recorded in Volume 70, Page 89 of the Plat records of Travis County, Texas and

WHEREAS, all of said subdivision is now owned by the parties indicated, to wit:

LOT

OWNER

B

MX3 Webb, LLC

WHEREAS, Mr. Sai Martinez, Managing Member of MX3 Webb, LLC, a Texas Limited Liability Company, for and in consideration of the premises and pursuant to the provisions of Chapter 212.013 of the Local Government code, does hereby vacate Lot B, Pleasant Valley Sec. 3 subdivision only. Said subdivision shall, however, remain in full force and effect as to all other lots in the Pleasant Valley Sec. 3 subdivision.

EXECUTED THE DAYS HEREAFTER NOTED.

DATE

OWNER'S SIGNATURE

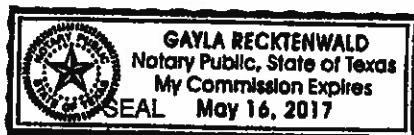
July 29, 2013

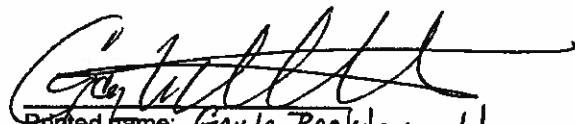
Mr. Sai Martinez



THE STATE OF TEXAS
COUNTY OF TRAVIS

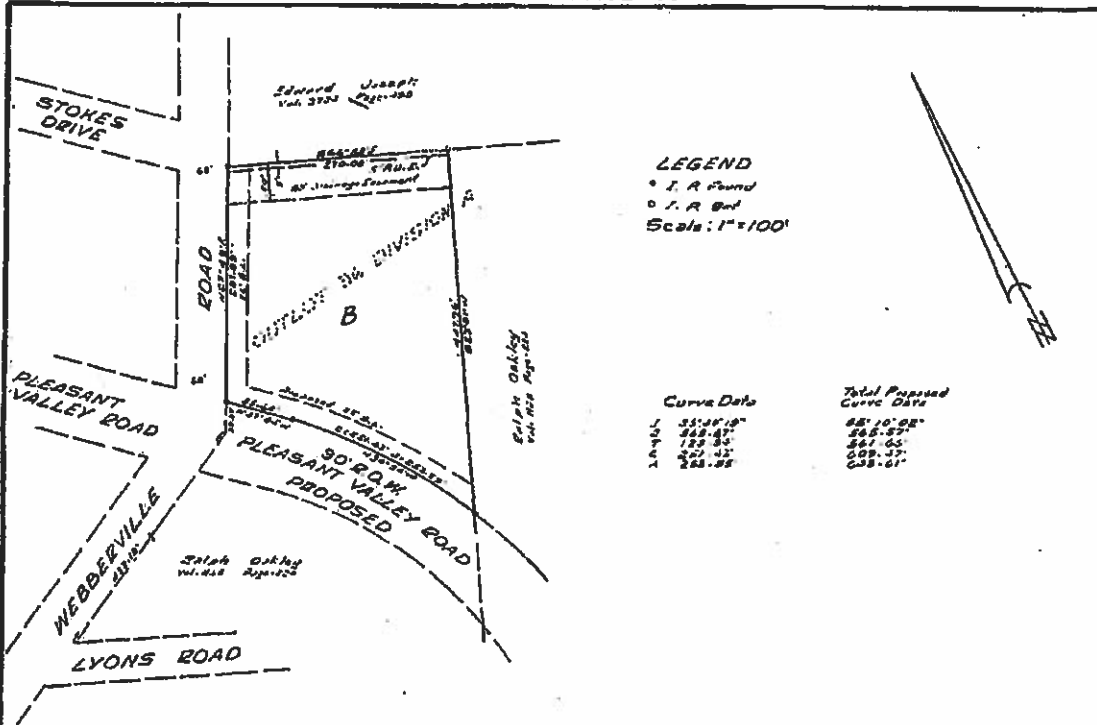
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mr. Sai Martinez, Managing Member of MX3 Webb, LLC, Owner, known to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.




Printed name: Gayla Recktenwald
Notary Public in and for the State of
Texas

My commission expires: May 16, 2017

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LEGEND

* I. R. Found
* I. R. Not
Scale: 1"=100'

Curve Data

L 35.48' 10"
R 35.48' 10"
L 125.35'
L 251.45'
L 251.45'

Total Proposed Curve Data

66' 10' 00"
265.55'
561.00'
609.35'
638.01'

"PLEASANT VALLEY SEC. 3"

STATE OF TEXAS

COUNTY OF TRAVIS: KNOWN ALL MEN BY THESE PRESENTS

That R. O. McDonnell Enterprises Inc., a corporation organized and existing under the laws of the State of Texas, and having its principal place of business in Bexar County, Texas, acting herein by and through its President, R. O. McDonnell, owner of that certain 2.289 acres of land being out of and a part of District 36, Division A of the Government Outlets adjoining the Original City of Austin, according to a map on file at the General Land Office of the State of Texas, conveyed to it by deeds of record in Volume 1896 at Page 1902 and Volume 1896 at Page 1905 of the Deed Records of Travis County, Texas, does hereby subdivide said 2.289 acres in accordance with the attached plat, said subdivision to be known as Pleasant Valley Sec. 3 and does hereby dedicate to the public the easements and easement streets shown hereon.

Witness the Seal of said Corporation and the hand of its President this the 14th day of August, A.D. 1974.

R. O. McDonnell
R. O. McDonnell, President
R. O. McDonnell Enterprises, Inc.

APPROVED FOR ACCEPTANCE:

Richard M. Little DATE Nov. 8 1974
Richard M. Little, Director of Planning

ACCEPTED AND AUTHORIZED FOR RECORD by the Planning Commission of the City of Austin, Texas on the 8th day of November, A.D. 1974.

John H. Hinson John H. Hinson
Chairman Secretary

STATE OF TEXAS

COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared R. O. McDonnell, President of R. O. McDonnell Enterprises Inc., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of said Corporation, for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 14th day of August, A.D. 1974.

Donna Shroder
Notary Public in and for Travis County, Texas

FILED FOR RECORD, this the 15 day of Nov, A.D. 1974 at 10:05 o'clock A.M.
Donna Shroder, Clerk County Court, Travis County, Texas.

BY Donna Shroder
Notary

STATE OF TEXAS

COUNTY OF TRAVIS

I, Doris Shroder, Clerk of the County Court within and for the County and State aforesaid, do hereby certify that the within and foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 15 day of Nov, A.D. 1974 at 10:05 o'clock A.M. and duly recorded on the 15 day of Nov, A.D. 1974 at 10:05 o'clock A.M. in the 1st Record of said County in Book 70 at Page 89.

WITNESS MY HAND AND SEAL OF THE COURT of said County, the date last written above.
Doris Shroder, Clerk County Court, Travis County, Texas.

BY Donna Shroder
Notary

SURVEYED BY B. F. Priest

DATE 7-17-74

RECEIVED
JUL 18 1974
PLANNING DEPT.

CS-74-162