

SUBDIVISION REVIEW SHEET

C9
/

CASE NO.: C8-2015-0018.0A

P.C. DATE: 07-14-15

SUBDIVISION NAME: Lincoln Place

AREA: .28 Acres

LOT(S): 1

OWNER/APPLICANT: Caledonia Properties (Seonaid & Jeff MacDonald)

AGENT: Austin Civil Engineering, Inc. (Shauna Martinich)

ADDRESS OF SUBDIVISION: 2308 Coronado Street

GRIDS: MK22

COUNTY: Travis

WATERSHED: Boggy Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: CS-CO-MU-NP

MUD: N/A

NEIGHBORHOOD PLAN: Central East Austin

DISTRICT: 3

PROPOSED LAND USE: Commercial

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

DEPARTMENT COMMENTS: The request is for approval of the Lincoln Place subdivision, a resubdivision of portions of two existing lots into one lot 0.28 acres. All City of Austin utilities are available to the site. The developer will be responsible for all costs associated with any required improvements.

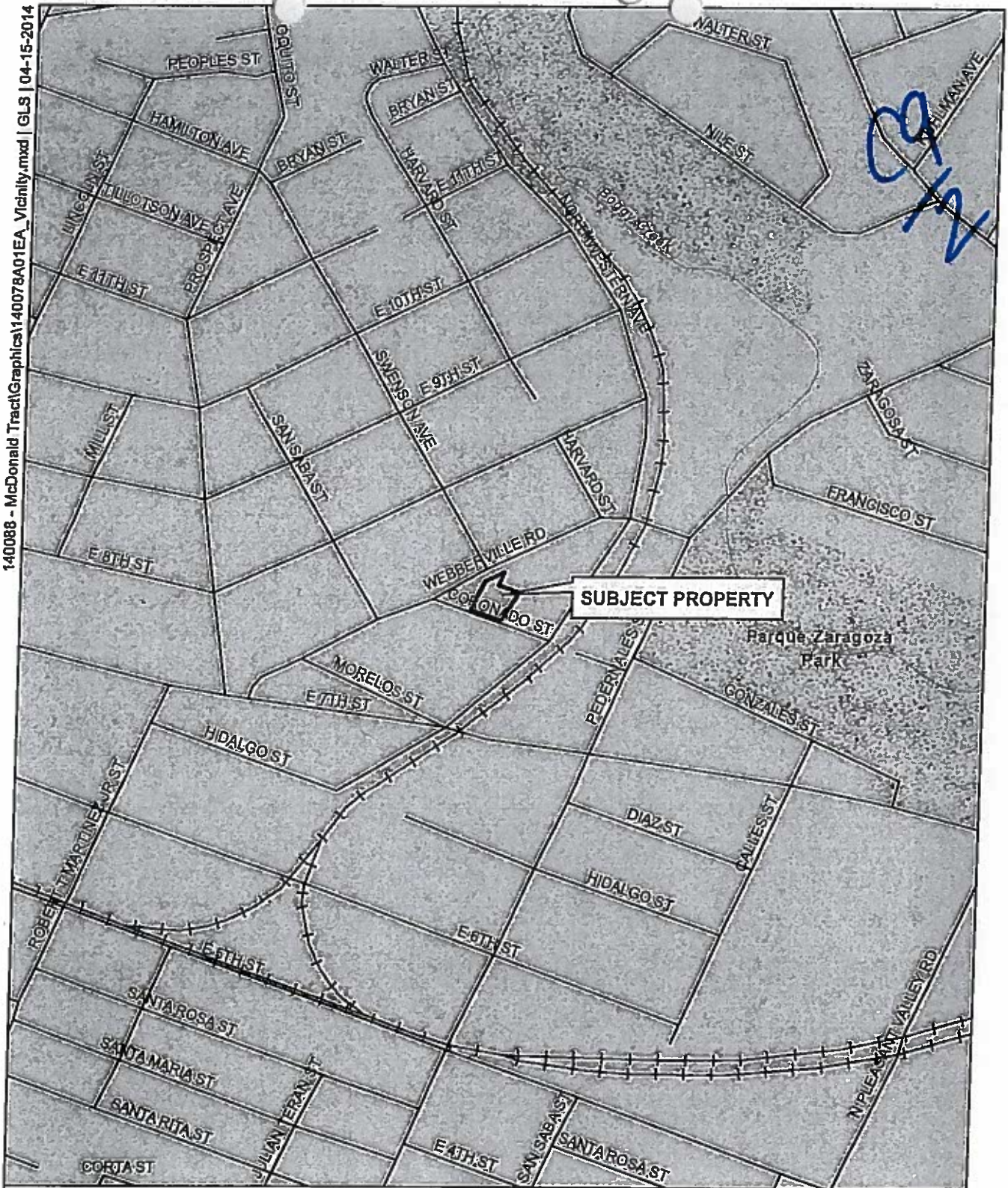
STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION:

CITY STAFF: Don Perryman

PHONE: 512-974-2786

E-MAIL: don.perryman@austintexas.gov



MAP SOURCE: ESRI, 2012.

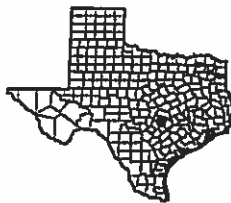


FIGURE 1

VICINITY MAP
2308 CORONADO STREET
AUSTIN, TRAVIS COUNTY, TEXAS

RESUBDIVISION OF PORTIONS OF LOTS 2 AND 3, BLOCK 4 LINCOLN PLACE

prepared January 10, 2015

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

That Caledonia Properties, LLC, acting by and through Seonaid MacDonald as agent, owner of all those portions of Lots 2 and 3, Block 4, Lincoln Place, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 3 Page 1 of the Plat Records of Travis County, Texas, as conveyed to it by Warranty Deed recorded in Document Number 2014078892 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 portions of said Lots 2 and 3 in accordance with the attached map or plat pursuant to Chapter 212 of the Texas Local Government Code, to be known as the

RESUBDIVISION OF PORTIONS OF LOTS 2 AND 3, BLOCK 4 LINCOLN PLACE

subject to any easements and/or restrictions heretofore granted, and not released.

WITNESS MY HAND this 17 day of JUNE A.D. 2015

Seonaid MacDonald, Vice President
Caledonia Properties, LLC
1200 Barton Creek Blvd Unit 28
Austin, TX 78735

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this 17th day of June, A.D. 2015, do personally appear Seonaid MacDonald, 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 JEFFREY ASHORN
Commission Expires MAY 4, 2019



SCALE: 1" = 50'



THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Anne Thayer, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with Title 25 of the Austin City Code, and is true and correct and was prepared from an actual survey of the property mentioned to me or under my supervision on the ground.

Anne Thayer
Registered Professional Land Surveyor No. 5850
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
(512)-442-0990
Texas Licensed Survey Firm No. 10050700

6-15-15

Date



THE STATE OF TEXAS
THE COUNTY OF TRAVIS

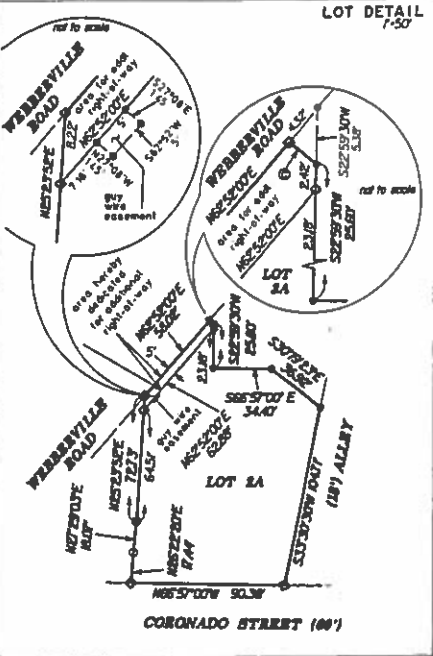
I, Hunter Shadburne, a Registered Professional Engineer, do hereby certify that to the best of my knowledge the information contained on this plat complies with the subdivision ordinances and the design and construction standards adopted by the City of Austin, Texas.

No portion of this subdivision is within the boundaries of the 100-year flood plain (Zone AE) within the limits of study of the Federal Flood Administration FIRM panel 48453C 0485 H, dated September 26, 2008.

Hunter Shadburne, P.E. No. 74382
Austin Civil Engineering
2708 S Lamar Blvd Suite 200A Road
Austin, Texas 78704
(512) 208-0018



checked & found correct



LOT SUMMARY

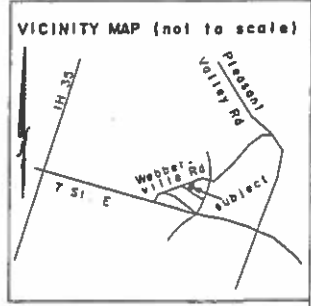
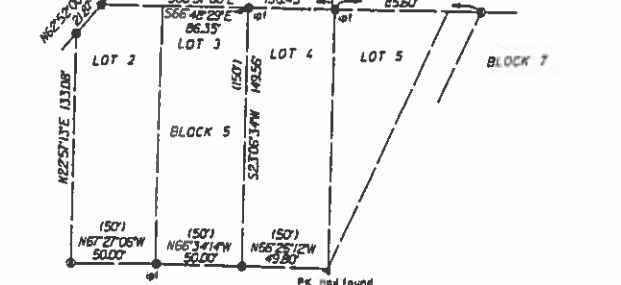
Total Number of Lots = 1
Lot 2A = 11,920 Square Feet
dedicated for right-of-way = 310 Square Feet
Total Area = 12,230 Square Feet = 0.280 Acre

ADDITIONAL COURSES

- Ⓐ N25°22'07" E 174.4'
- Ⓑ N2°19'07" E 18.0'
- Ⓒ S33°19'23" E 3.46'
- Ⓓ S25°39'30" W 25.60' (S25°39' 25") P-P
- Ⓔ S85°57'00" E 34.40'

1/2" iron rod found with cap marked "All-Points" bears N25°52' E 0.48'

1/2" iron rod found with cap marked "All-Points" bears N39°16' E 0.77'



Legend:
 - L-86649
 - 1/2" Iron Rod Found
 - 1/2" Iron Pipe Found
 - Fence Post
 - Calculated Point
 - 1/2" Iron Rod Set with Plastic Cap Marked "Holt Carson, Inc."
 - * (Bearing and Distance) per survey No. 7254 dated February 25, 1955 by Claude F. Bush, RPLS 202
 - ** (Bearing and Distance) per survey No. 9034 dated August 1956 by Claude F. Bush, RPLS 202
 - Proposed Sidewalk
 - ETE- Electric and Telecommunications Easement