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/

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2014-0183.0A

P.C. DATE: September 8, 2015

SUBDIVISION NAME: W.B. Anthony Subdivision

AREA: 0.6625 acres

LOT(S): 3

APPLICANT: David Messier

AGENT: Plumb Architecture
(C. Denise Shaw)

ADDRESS OF SUBDIVISION: 2704 E. 2nd Street

GRIDS: K25

COUNTY: Travis

WATERSHED: Boggy Creek

JURISDICTION: Full Purpose

EXISTING ZONING: MF-3-NP

PROPOSED LAND USE: Residential

NEIGHBORHOOD PLAN: Holly

DEPARTMENT COMMENTS: The request is for the approval of the W.B. Anthony Subdivision. The applicant proposes to resubdivide four existing lots and portions of a vacated alley into a three lot subdivision on 0.6625 acres.

The developer will be responsible for all cost associated with required improvements.

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

PLANNING COMMISSION ACTION:

CASE MANAGER: Cesar Zavala
E-mail: cesar.zavala@austintexas.gov

PHONE: 512-974-3404

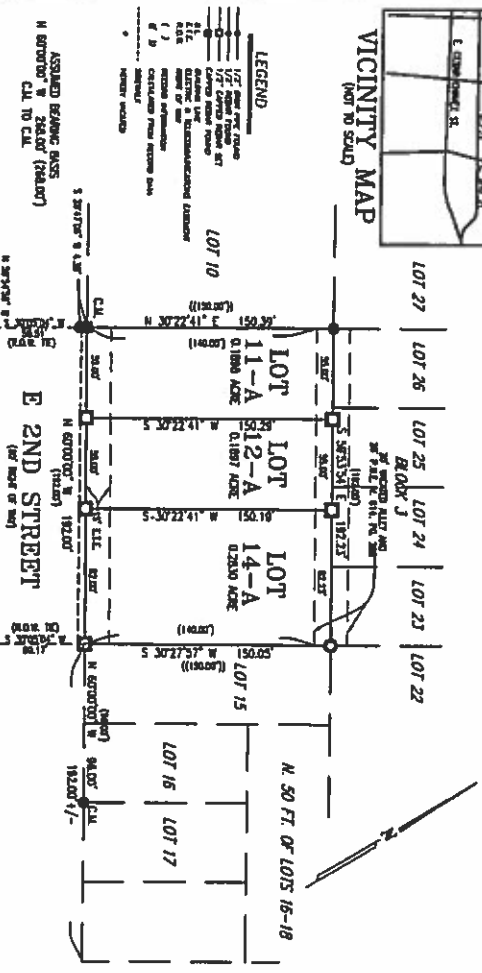


CASE#: C8-2014-0183.0A
ADDRESS: 2704 E. 2ND ST.
PROJECT: W.B. ANTHONY SUBDIVISION
CASE MANAGER: CESAR ZAVALA

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

**W. B. ANTHONY SUBDIVISION,
RESUBDIVISION OF LOTS
11, 12, 13, & 14, BLOCK 2**

BEING A RESUBDIVISION OF LOTS 11, 12, 13, & 14 IN BLOCK 2, of the W.B. ANTHONY SUBDIVISION, OF LOT 27/3 OF COUNTY
HALL, TEXAS AND THE EAST 1/2 OF THE SOUTH 1/2 OF QUARTER NO. 12 IN SECTION 27, IN THE CITY OF AUSTIN, TARRANT COUNTY,
TEXAS, TOGETHER WITH THE ADJOINING SOUTH 10 FEET OF THE EAST 1/2 QUARTER OF THE RESUBDIVISION RECORDED IN VOLUME 314,
PAGE 228 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS.



AREA TABULATION

LOT #	LOT AREA
11-4	0.1896 ACRE OR 8264 SQ.FT.
12-4	0.1897 ACRE OR 8263 SQ.FT.
13-4	0.2830 ACRE OR 12,358 SQ.FT.
14-4	0.2830 ACRE OR 12,358 SQ.FT.

TOTAL ACRES = 0.9453 ACRE OR 41,243 SQ.FT.

**PARKLAND
DEDICATION NOTE**

PARKLAND DEDICATION IS REQUIRED FOR PARKLAND DEDICATION SERVICE TO BE PROVIDED TO THE PUBLIC. THE CITY OF AUSTIN, TEXAS HAS AGREED TO PROVIDE PARKLAND DEDICATION SERVICE TO THE PUBLIC. THE CITY OF AUSTIN, TEXAS HAS AGREED TO PROVIDE PARKLAND DEDICATION SERVICE TO THE PUBLIC. THE CITY OF AUSTIN, TEXAS HAS AGREED TO PROVIDE PARKLAND DEDICATION SERVICE TO THE PUBLIC.

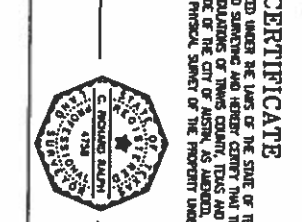
ENGINEER'S CERTIFICATE

I, DAVID GIBSON, REGISTERED PROFESSIONAL ENGINEER, STATE OF TEXAS, LICENSE NO. 63823, DO HEREBY CERTIFY THAT THE PLAT HEREON SUBMITTED FOR RECORD AND THE BOUNDARIES THEREON SHOWN ARE TRUE AND CORRECT AND ACCORD WITH THE SURVEY MADE BY ME OR UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF SURVEYING AND MAPPING. I AM AWARE OF THE CONTENTS OF THIS PLAT AND THE RECORDS THEREOF.

SURVEYOR'S CERTIFICATE
I, C. HOWARD BAILEY, REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 4759, DO HEREBY CERTIFY THAT THE PLAT HEREON SUBMITTED FOR RECORD AND THE BOUNDARIES THEREON SHOWN ARE TRUE AND CORRECT AND ACCORD WITH THE SURVEY MADE BY ME OR UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF SURVEYING AND MAPPING. I AM AWARE OF THE CONTENTS OF THIS PLAT AND THE RECORDS THEREOF.

- 1. BY APPROVING THIS PLAT, THE CITY OF AUSTIN, TEXAS, AGREES TO PROVIDE PARKLAND DEDICATION SERVICE TO THE PUBLIC IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF SURVEYING AND MAPPING.
- 2. THE CITY OF AUSTIN, TEXAS, AGREES TO PROVIDE PARKLAND DEDICATION SERVICE TO THE PUBLIC IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF SURVEYING AND MAPPING.
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NAME	DATE
DAVID GIBSON, REGISTERED PROFESSIONAL ENGINEER, STATE OF TEXAS, LICENSE NO. 63823	09/22/14
C. HOWARD BAILEY, REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 4759	09/22/14
PAUL REYNOLDS, 09/21/15	
PAUL REYNOLDS, 09/19/15	
PAUL REYNOLDS, 09/20/15	
PAUL REYNOLDS, 09/21/14	

PROFESSIONAL LAND SURVEYOR
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DATE: 09/22/14
SHEET 1 OF 1