

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2016-0113.0A

ZAP DATE: December 6, 2016

SUBDIVISION NAME: Resubdivision of Lot 29, Block B, Lakewood Village

AREA: 0.428 acres

LOT(S): 2

OWNER/APPLICANT: Carson Construction, LLC
(Casey Carson)

AGENT: Texas Engineering
Solutions, LLC (Justin Lange)

ADDRESS OF SUBDIVISION: 5600 Driftwood Drive

GRIDS: G-30

COUNTY: Travis

WATERSHED: Bull Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: SF-2

DISTRICT: 10

PROPOSED LAND USE: Single Family

SIDEWALKS: Sidewalks will be provided along Driftwood Drive and Marblewood Drive.

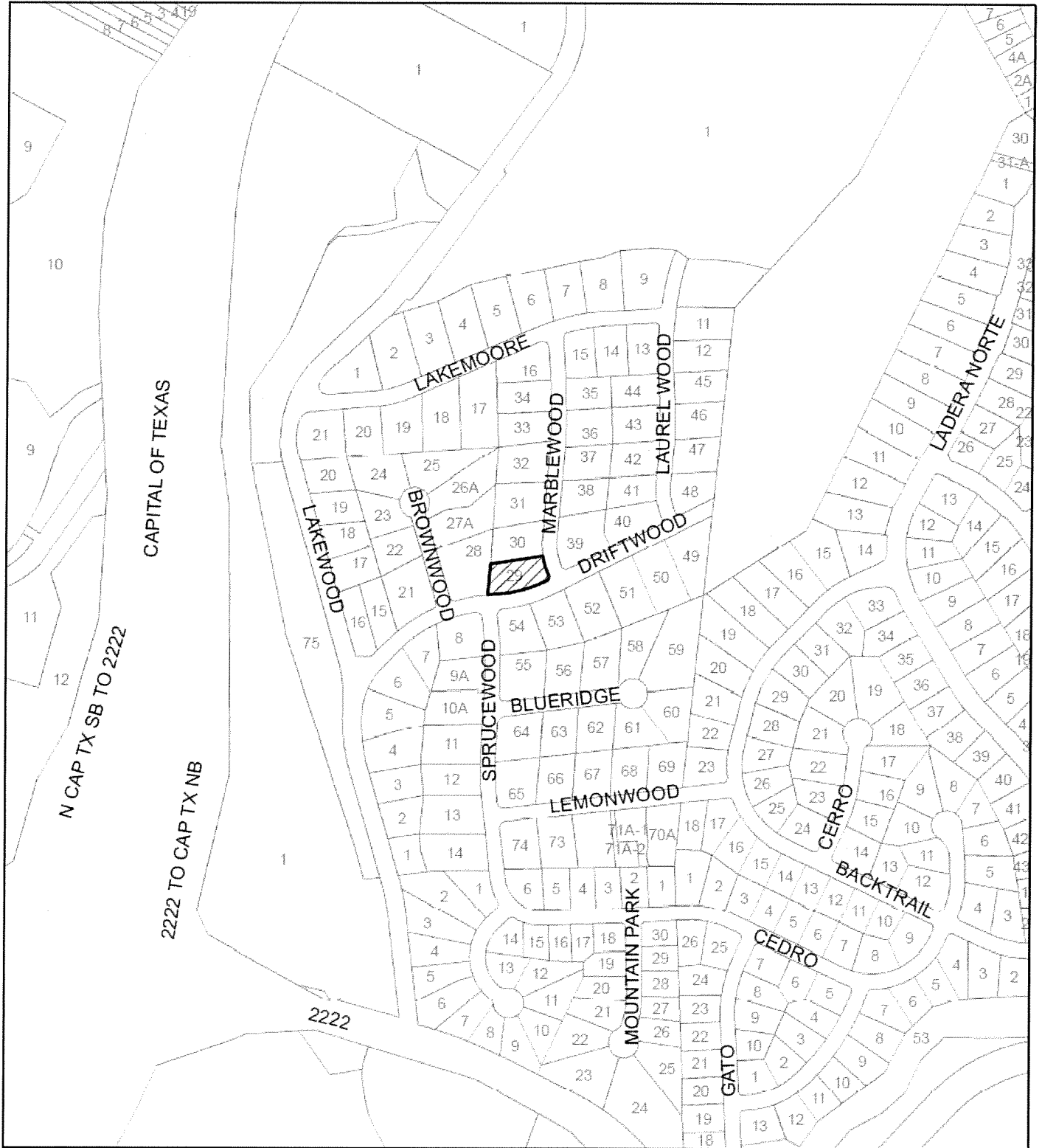
DEPARTMENT COMMENTS: The request is for approval of a resubdivision, namely Resubdivision of Lot 29, Block B, Lakewood Village. The proposed resubdivision is composed of 2 lots on 0.428 acres.



STAFF RECOMMENDATION: The staff recommends approval of the resubdivision. This plat meets all applicable State Local Government and City of Austin Land Development Code requirements.

ZONING AND PLATTING ACTION:

CASE MANAGER: Sylvia Limon
E-mail: Sylvia.limon@austintexas.gov

PHONE: 512-974-2767



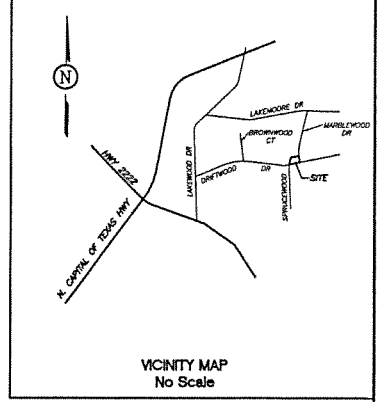
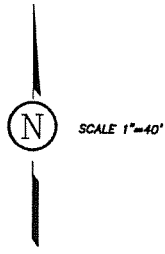
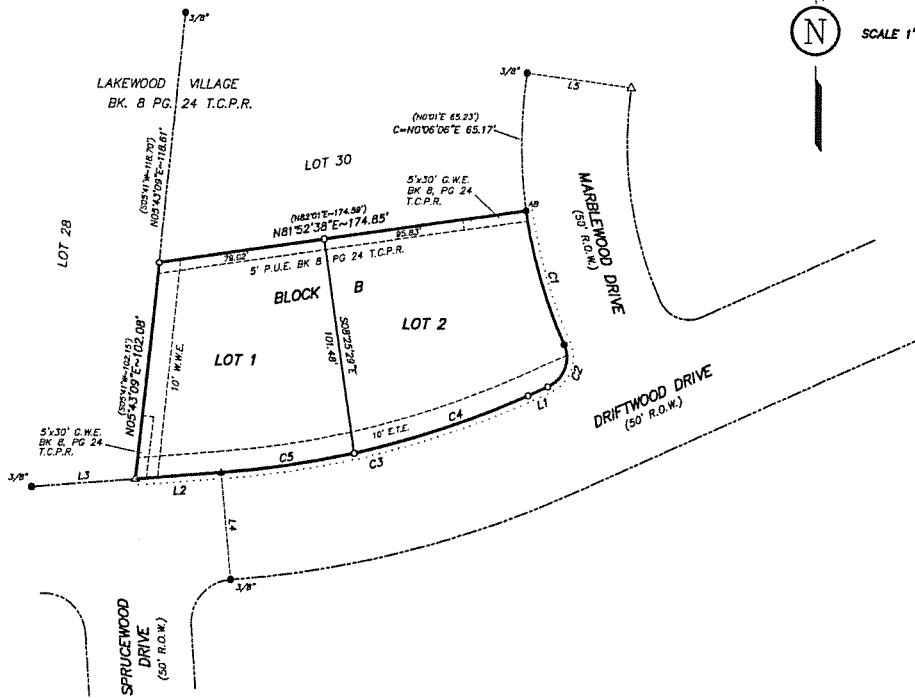
-  Subject Tract
-  Base Map

CASE#: C8-2016-0113.0A
 ADDRESS: 5600 DRIFTWOOD DR

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 Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

RESUBDIVISION OF LOT 29, BLOCK B
LAKEWOOD VILLAGE



- LEGEND**
- CONCRETE MONUMENT FOUND
 - 1/2" STEEL PIN FOUND UNLESS NOTED
 - AB ● 1/2" STEEL PIN FOUND WITH ALUMINUM AB SURVEY CAP
 - 1/2" STEEL PIN SET W/ CAP (LENZ & ASSOC)
 - PIPE FOUND
 - ▲ 804 NAIL FOUND
 - △ COMPUTED POINT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - E.T.E. ELECTRIC AND TELECOM EASEMENT
 - W.W.E. WASTEWATER EASEMENT
 - G.W.E. GUY WIRE EASEMENT
 - J.U.A.E. JOINT USE ACCESS EASEMENT
 - B.L. BRACKING SERVICE LINE
 - T.C.P.R. TRAVIS COUNTY PLAT RECORDS
 - - - - PROPOSED SIDEWALK
 - (BAC/DEST) RECORD CALL

LAND USE SUMMARY:
 TOTAL SUBDIVISION AREA - 0.428 ACRE (18,680 S.F.)
 TOTAL SINGLE FAMILY LOTS - 2
 LOT AREAS
 LOT 1 - 9330 S.F.
 LOT 2 - 8330 S.F.

BEARING BASIS - 3/8" STEEL PIN FOUND AT
 PG OF LOT 30 TO SW CORNER OF LOT 29.
 COMPUTED BEARING 543°48' W PER PLAT.

STATE OF TEXAS
 COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS: That Casey L. Carson, owner of 0.428 acre of land in the City of Austin, Travis County, Texas, being Lot 29, Block B, Lakewood Village, a subdivision of record in Book 8, Page 24 of the Plat Records of Travis County, Texas, and being conveyed to Casey L. Carson by deed recorded in Document Number 2016131511 of the Official Public Records of Travis County, Texas, said lot having been approved for resubdivision pursuant to the public notification and hearing provisions of Chapter 212.014 of the Local Government Code, do hereby resubdivide the said 0.428 acre tract of land in accordance with the attached plat to be known as RESUBDIVISION OF LOT 29, BLOCK B LAKEWOOD VILLAGE and do hereby dedicate to the public the use of streets and easements shown hereon, subject to any easements or restrictions heretofore granted and not released.

WITNESS MY HAND this 4th day of November, 2016

 Casey L. Carson, Owner
 P.O. Box 28099
 Austin, Texas 78755

LINE TABLE - MEASURED

LINE	BEARING	DISTANCE
L-1	S65°50'00"W	10.22
(L-1)	S65°50'00"W	10.22
L-2	S85°33'35"W	40.54
(L-2)	S85°33'35"W	40.56
L-3	S84°18'15"W	49.19
(L-3)	S85°50'00"W	49.34
L-4	S05°32'22"E	50.69
(L-4)	S04°10'00"E	50.00
L-5	S91°55'E	50.00
(L-5)	S91°55'E	50.00

CURVE TABLE

CURVE	CENTRAL ANGLE	RADIUS	ARC	CHORD	BEARING
C-1	167°04'27"	232.53	63.66	82.45	S161°31'6"E
(C-1)	---	232.53	63.44	63.22	S16°05'E
C-2	90°00'00"	15.00	23.53	21.21	S20°50'00"W
(C-2)	90°00'	15.00	23.53	21.21	S20°50'00"W
C-3	20°04'22"	426.80	149.52	149.76	S75°32'15"W
(C-3)	20°00'	426.80	148.99	148.24	S75°30'00"W
C-4	113°2'16"	426.80	83.95	83.80	S71°36'12"W
C-5	08°32'06"	426.80	63.59	63.52	S01°39'23"W

STATE OF TEXAS
 COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared Casey L. Carson, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 4th day of November, 2016.

Katherine Egan
 Notary Public in and for Travis County, Texas
 My Commission Expires: 8/12/2017



SHEET 1 OF 2

LENZ & ASSOCIATES, INC.
 COMPLETE PROFESSIONAL LAND SURVEYING SERVICES
 FIRM No. 100290-00
 (512) 443-1174
 4303 RUSSELL DRIVE
 AUSTIN, TEXAS 78704
 SURVEY #: 2016-0222 F.B.

PLAT PREPARED MAY 18, 2016
 APPLICATION SUBMITTAL JULY 5, 2016
 CASE #: C8-2016.0113.OA