

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2017-0122.0A

ZAP/PC DATE: Dec 12, 2017

SUBDIVISION NAME: Resubdivision of Lot 2 T.W. & Ophelia Kincheon Subdivision

AREA: 0.25 ac

LOT(S): 2

OWNER: MX3 Homes, LLC and Metropolitan A.M.E. Church

AGENT/APPLICANT: Gabriel Hovdey (Southwest Engineers)

ADDRESS OF SUBDIVISION: 1311 Hackberry Street

WATERSHED: Town Lake

COUNTY: Travis

EXISTING ZONING: LO-MU-NP

JURISDICTION: Full-Purpose

NEIGHBORHOOD PLAN: Central East Austin (Urban Home Infill)

PROPOSED LAND USE: Single-family

DEPARTMENT COMMENTS: The request is for approval of the Resubdivision of Lot 2 T.W. & Ophelia Kincheon Subdivision, composed of 2 lots on 0.25 acres.

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

PLANNING COMMISSION ACTION:

CASE MANAGER: Jeremy Siltala

PHONE: 512-974-2945

EMAIL: jeremy.siltala@austintexas.gov

RESUBDIVISION OF LOT 2 T.W. & OPHELIA KINCHEON SUBDIVISION

PLAT PREPARATION DATE: April 17, 2016
APPLICATION SUBMITTAL DATE: May 25, 2017

SCALE: 1" = 30'

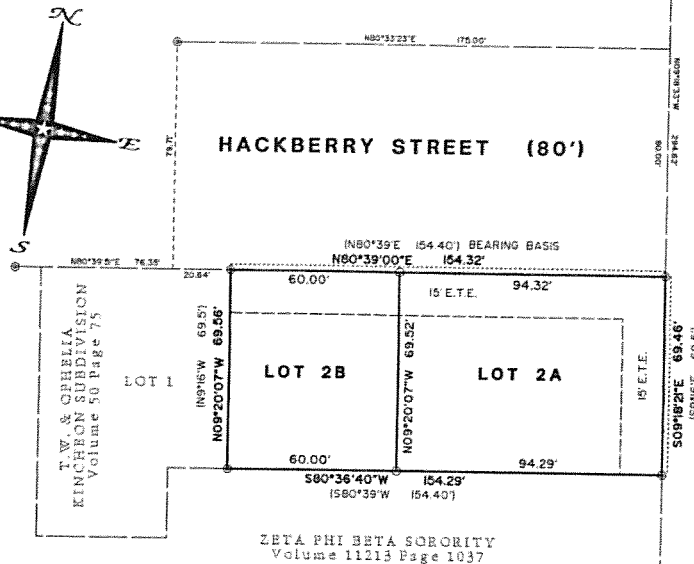


LOT SUMMARY

Number of Lots = 2
LOT 2A = 6,556 Square Feet
LOT 2B = 4,170 Square Feet
TOTAL AREA = 10,726 Square Feet

Legend

① 1/2" Iron Rod Found
② 1/2" Iron Pipe Found
③ 1/2" Iron Rod Set with plastic cap
Imprinted with "Holt Carson, Inc."
④ Punch Hole Found
..... Sidewalk
(Record Bearing and Distance)
E.T.E. = Electric and Telecommunications Easement



ANGELINA STREET (80')

ZETA PHI BETA SORORITY
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THE STATE OF TEXAS
THE COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

That, MX3 Homes, LLC acting by and through its Division President, Anthony Gunter, owner of a portion of Lot 2, T.W. & Ophelia Kincheon Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 50 Page 75 of the Plat Records of Travis County, Texas, as conveyed to it by General Warranty Deeds recorded in Document Nos. 2016183774 and 2016184133 of the Official Public Records of Travis County, Texas, and

That, Metropolitan A.M.E. Church, owner of a portion of Lot 2, T.W. & Ophelia Kincheon Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 50 Page 75 of the Plat Records of Travis County, Texas, as conveyed to it by virtue of deed recorded in Volume _____ Page _____ of the Deed Records of Travis County, Texas, said subdivision 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 said lot in accordance with the attached map or plat shown hereon to be known as

RESUBDIVISION OF LOT 2 T.W. & OPHELIA KINCHEON SUBDIVISION

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.

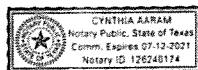
WITNESS MY HAND this the 21 day of November, A.D. 20 17

Anthony Gunter, Division President
MX3 Homes, LLC
2610 Manor Road
Austin, Texas 78722

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the 21 day of November, A.D. 20 17, did personally appear Anthony Gunter, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC Cynthia Aaram
Printed Name Cynthia Aaram
Commission Expires 7/12/2021



WITNESS MY HAND this the 1st day of December, 20 17

N. Jordan Mkwanzai, Senior Pastor of
Metropolitan A.M.E. Church
1101 E. 10th Street
Austin, Texas 78702

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the 1 day of December, A.D. 20 17, did personally appear N. Jordan Mkwanzai, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC Rodriguez Castro
Printed Name Rodriguez Castro
Commission Expires May 25, 2021



This subdivision is located in the Full Purpose Jurisdiction of the City of Austin this the _____ day of _____, 20____, A.D.

ACCEPTED AND AUTHORIZED for record by the Director, Development Services Department, City of Austin, County of Travis, this the _____ day of _____, 20____, A.D.

J. Rodney Gonzales, Director, Development Services Department

ACCEPTED and AUTHORIZED for record by the Planning Commission of the City of Austin, Texas, on this the _____ day of _____, 20____, A.D.

Chair

Secretary

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 _____, 20____, 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 _____, 20____, A.D.

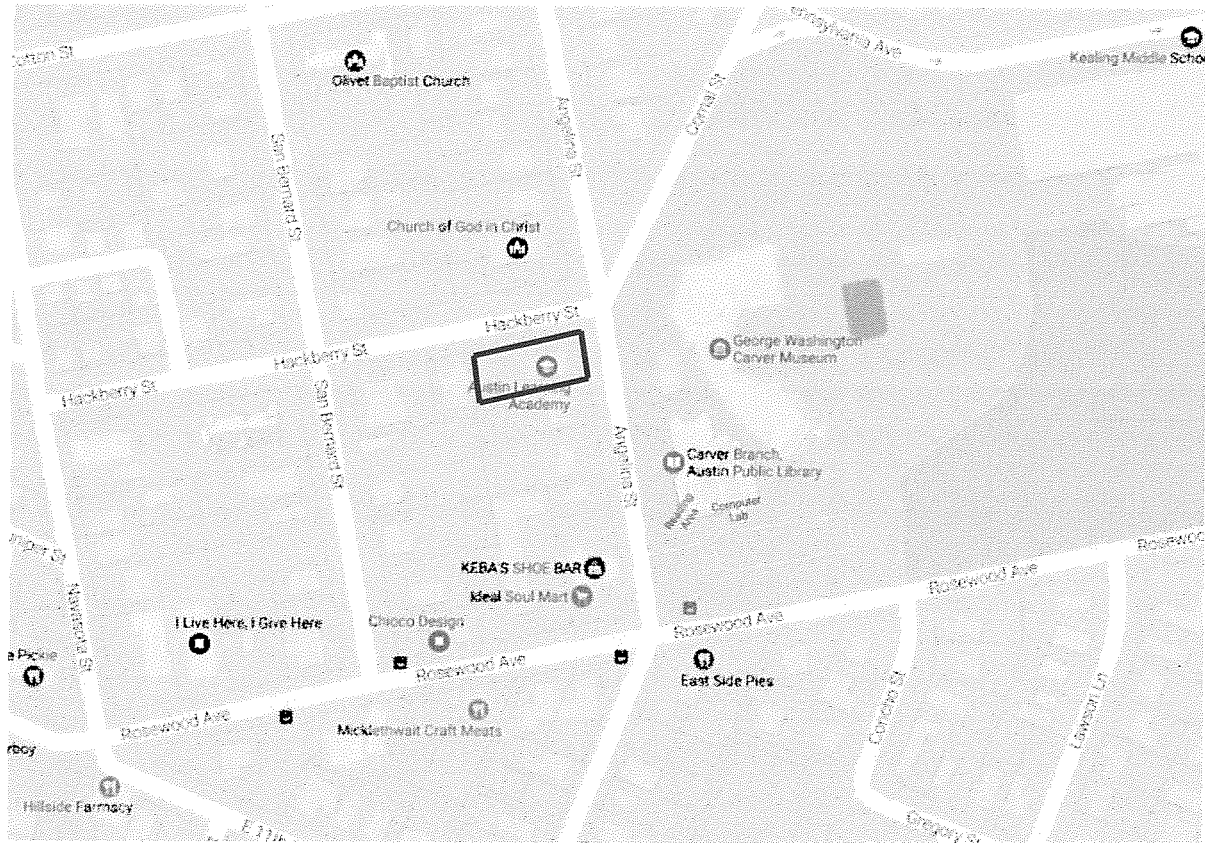
DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

By: _____
Deputy

NOTE:

THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.

991008



Location Map

*1311 Hackberry St.,
Austin, TX 78702*