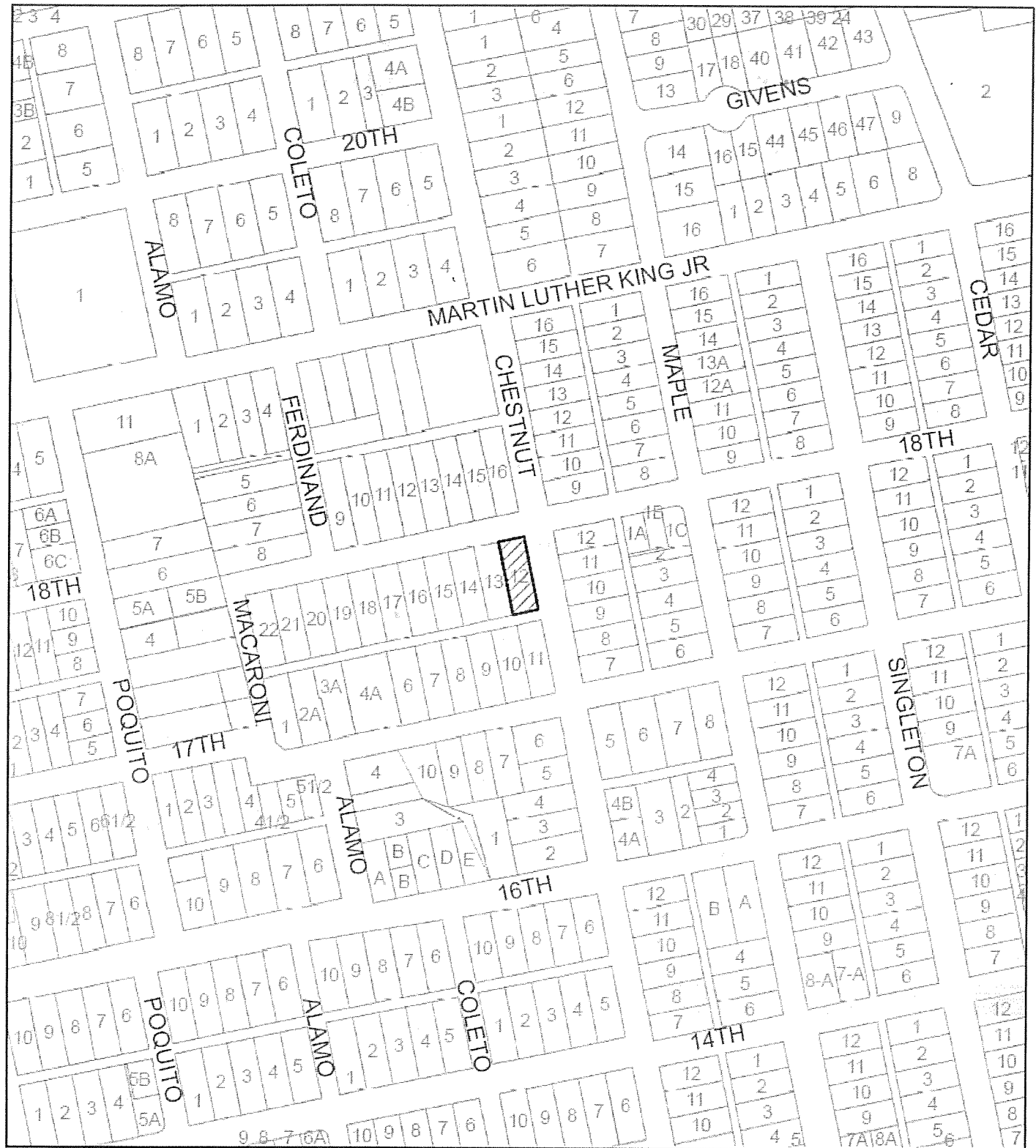




SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2017-0175.0A**P.C. DATE:** February 13, 2018**SUBDIVISION NAME:** Resubdivision of Lot 12, W. C. Belcher Subdivision Outlot 35 Div B**AREA:** 0.175 acres**LOTS:** 2**APPLICANT:** MX3 Homes LLC
(Sal Martinez)**AGENT:** Southwest Engineers
(Alberto Gutierrez)**ADDRESS OF SUBDIVISION:** 1710 Chestnut Avenue**GRIDS:** K-23**COUNTY:** Travis**WATERSHED:** Boggy Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3-NP**DISTRICT:** 1**PROPOSED LAND USE:** Single Family Residential (Cottage lot)**NEIGHBORHOOD PLAN:** Chestnut**SIDEWALKS:** Sidewalks will be provided along Chestnut Avenue and E 18th Street.**DEPARTMENT COMMENTS:** The request is for Resubdivision of Lot 12, W.C. Belcher Subdivision of Outlot 35 Div B. The plat consists of 2 lots on 0.175 acres.**STAFF RECOMMENDATION:** Staff recommends approval of the resubdivision. This plat meets all applicable City of Austin Land Development and State Local Government requirements.**PLANNING COMMISSION ACTION:****CASE MANAGER:** Sylvia Limon**PHONE:** 512-974-2767**E-mail:** Sylvia.limon@austintexas.gov



 Subject Tract

 Base Map

CASE#: C8-2017-0175.0A
ADDRESS: 1710 CHESTNUT AVENUE

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.

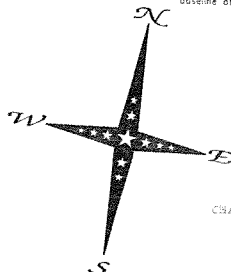
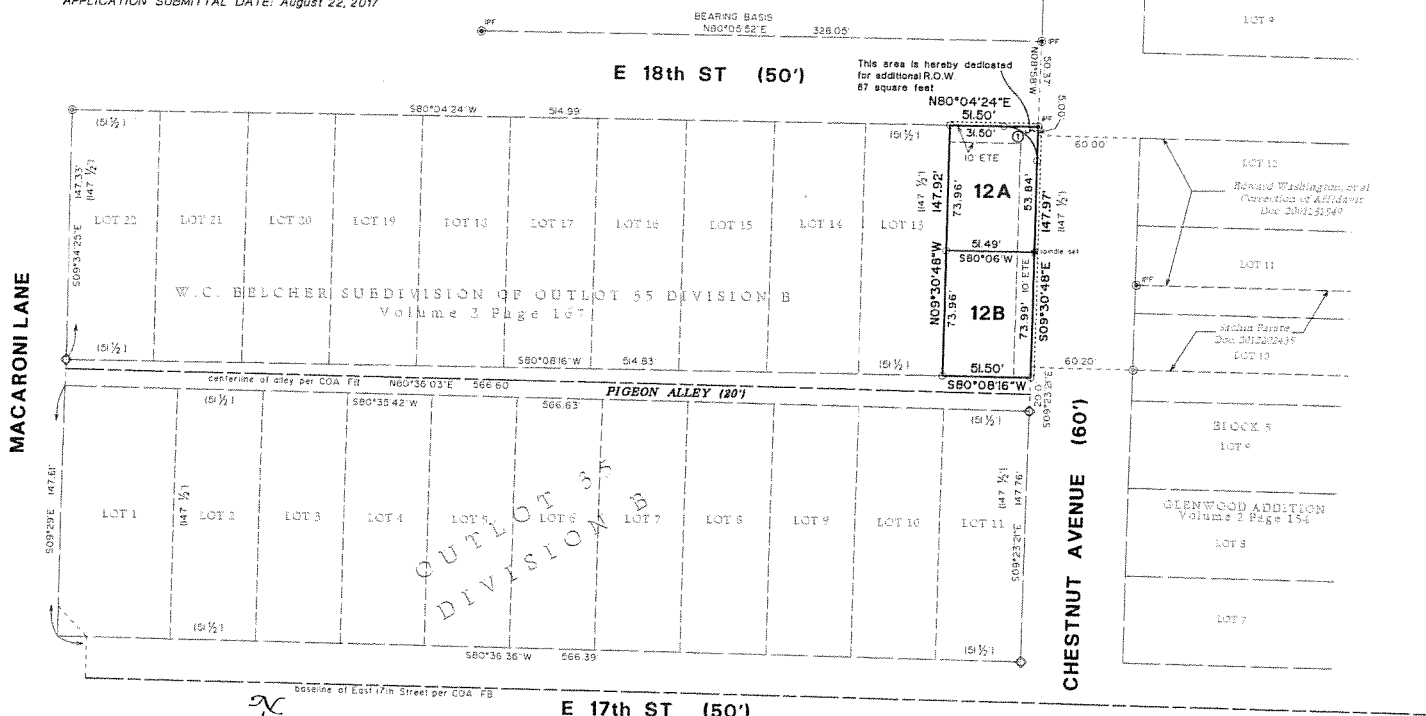
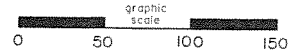
RESUBDIVISION OF LOT 12 W.C. BELCHER SUBDIVISION OF OUTLOT 35 DIVISION B

PLAT PREPARATION DATE: July 22, 2017
APPLICATION SUBMITTAL DATE: August 22, 2017

CURVE DATA

①
Δ = 90°24'48"
R = 20.00'
T = 20.14'
C = 28.39'
A = 31.56'
CB = S54°43'12"E

SCALE: 1" = 50'



LOT SUMMARY	
Total Number of Lots =	2
Lot 12A =	3,722 Square Feet
Lot 12B =	3,809 Square Feet
R.O.W. Dedication =	67 Square Feet
Total Area =	7,618 Square Feet = 0.175 Acre

Legend

- ⊙ 1/2" Iron Rod Found
- IPF 1/2" Iron Pipe Found
- ⊙ Capped Iron Rod Found
- imprinted with "Carson and Bush"
- 1/2" Iron Rod Set with plastic cap
- imprinted with "Holt Carson, Inc."
- Sidewalk

ETE = Electric Distribution, Electric Telecommunications and Electric Fiber Easement (Record Dimension)

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 all of Lot 12, W.C. Belcher Subdivision of Outlot 35 Division B, a subdivision in Travis County, Texas, according to the map or plat recorded in Volume 2 Page 167 of the Plat Records of Travis County, Texas, as conveyed to it by Warranty Deed recorded in Document Number 2016187778 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, does hereby resubdivide said Lot 12 in accordance with the attached map or plat shown hereon pursuant to Chapter 212 of the Texas Local Government Code, to be known as

RESUBDIVISION OF LOT 12 W.C. BELCHER SUBDIVISION OF OUTLOT 35 DIVISION B

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 ____ day of _____, A.D. 20 ____

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 ____ day of _____, A.D., 20 ____, 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 _____
Printed Name _____
Commission Expires _____

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.

Stephen Oliver Chair James Shelh 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