

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2017-0061.0A

Z.A.P. DATE: March 13, 2018

SUBDIVISION NAME: Resubdivision of Lot 1, Bailey Subdivision

AREA: 0.325 acres

LOTS: 2

APPLICANT: Evan Minard

AGENT: Land Strategies, Inc
(Erin Welch)

ADDRESS OF SUBDIVISION: 714 Ethel St.

WATERSHED: Lady Bird Lake

COUNTY: Travis

EXISTING ZONING: SF-3

JURISDICTION: Full Purpose

NEIGHBORHOOD PLAN: Zilker (suspended)

PROPOSED LAND USE: Single Family

VARIANCE: none

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

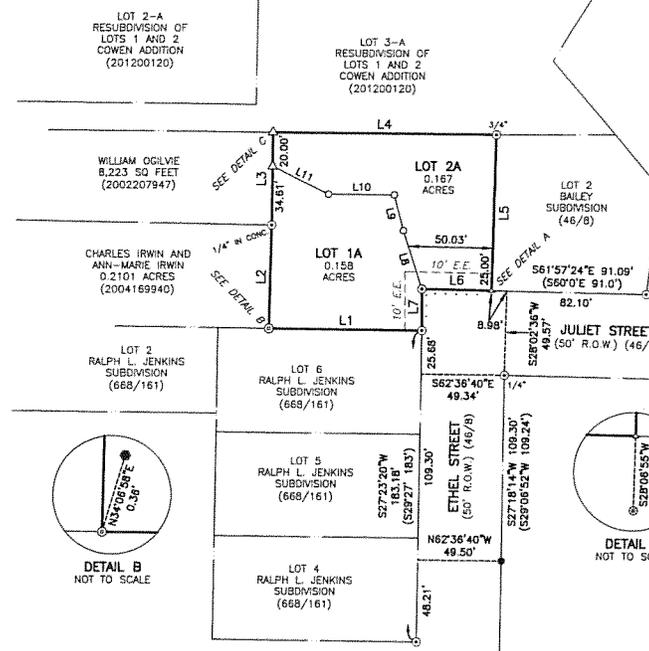
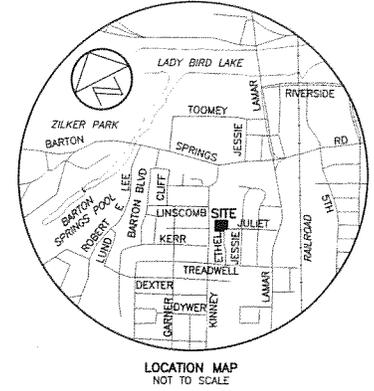
DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of Lot 1, Bailey Subdivision composed of 2 lots on 0.325 acres. The applicant proposes to subdivide the property for residential uses. The developer will be responsible for all cost associated with required improvements.

CASE MANAGER: Cesar Zavala

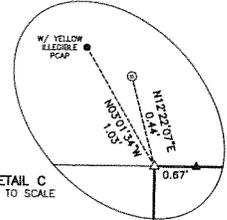
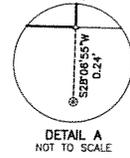
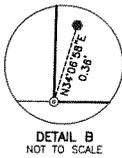
PHONE: 512-974-3404

E-mail: cesar.zavala@austintexas.gov

RESUBDIVISION OF LOT 1, BAILEY SUBDIVISION



- LEGEND**
- 1/2" REBAR FOUND (OR AS NOTED)
 - ⊙ 1/2" IRON PIPE FOUND (OR AS NOTED)
 - ⊙ 2" METAL FENCE CORNER FOUND
 - ▲ 60D NAIL FOUND
 - △ MAG NAIL WITH "CHAPARRAL" WASHER SET
 - 1/2" REBAR WITH "CHAPARRAL" CAP TO BE SET
 - ⊙ 5/8" IRON ROD FOUND
 - METAL BOLT FOUND
 - ▲ CALCULATED POINT
 - ▲ CONTROL POINT/BENCHMARK LOCATION
 - E.E. ELECTRIC EASEMENT
 - () RECORD INFORMATION
 - - - SIDEWALK LOCATION



STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THE PRESENTS:

THAT EVAN MINARD, BEING OWNER OF LOT 1, THE BAILEY SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 46, PAGE 8 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2010192723 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOT 1 HAVING BEEN APPROVED FOR RE-SUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.014, OF THE LOCAL GOVERNMENT CODE, DO HEREBY SUBDIVIDE LOT 1 IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

LINE	BEARING	DISTANCE	(RECORD)
L1	N82°27'23"W	90.10'	(N60°33'W 90.03')
L2	N27°57'50"E	60.90'	(N29°39'E 60.79')
L3	N27°08'01"E	54.61'	(N29°27'E 54.61')
L4	S62°38'56"E	131.82'	(S60°36'E 91.39') (S60°47'E 40.43')
L5	S28°06'55"W	91.85'	(S30°00'W 91.61')
L6	N61°57'24"W	41.31'	(N60°00'W 41.41')
L7	S26°28'27"W	24.47'	(S28°39'W 24.42')
L8	N08°52'55"E	36.14'	
L9	N12°11'46"E	21.64'	
L10	N62°35'36"W	38.74'	
L11	N36°50'04"W	37.06'	

RESUBDIVISION OF LOT 1, BAILEY SUBDIVISION

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE ____ DAY OF _____, 20____ A.D.

BY: _____

EVAN MINARD
1508 JULIET STREET
AUSTIN, TX 78704

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EVAN MINARD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20____ A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATION

I, JOE BEN EARLY, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999 AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND MAY 16, 2016.

[Signature] 3/2/18

JOE BEN EARLY, JR. R.P.L.S. 6016
SURVEYING BY:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
(512) 443-1724



THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

APPLICATION SUBMITTAL DATE MARCH 27, 2017

LOT SUMMARY

LOT 1A:	6,882 SQ. FT.	0.158 ACRES
LOT 2A:	7,291 SQ. FT.	0.167 ACRES
TOTAL:	14,173 SQ. FT.	0.325 ACRES

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping

3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:	04D-105
DRAWING NO.:	04D-105-BASE
PLOT DATE:	3/2/18
PLOT SCALE:	1" = 50'
DRAWN BY:	JBE/JDB/BBP
SHEET	01 OF 02