

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2017-0237.0A

PC DATE: June 26, 2018

SUBDIVISION NAME: Resubdivision of Lots 7 and 8 and Portions of Lots 9 and 10, Block 16 F.B. Foster Subdivision of Outlot 58 Division B

AREA 0.63 ac

LOT(S): 2

OWNER: 2016 Thurgood, LP and ZMM CenaJohn East, LP

AGENT/APPLICANT: Binkley and Barfield (Nicholas Sandlin)

ADDRESS OF SUBDIVISION: 1905 East 12th Street

WATERSHED: Boggy Creek

EXISTING ZONING: CS-NP

NEIGHBORHOOD PLAN: Rosewood

PROPOSED LAND USE: Commercial

DEPARTMENT COMMENTS: The request is for approval of the Resubdivision of Lots 7 and 8 and Portions of Lots 9 and 10, Block 16 F.B. Foster Subdivision of Outlot 58 Division B comprised of 2 lots on 0.63 acres.

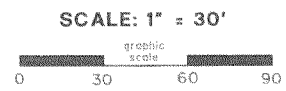
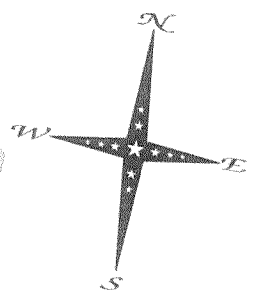
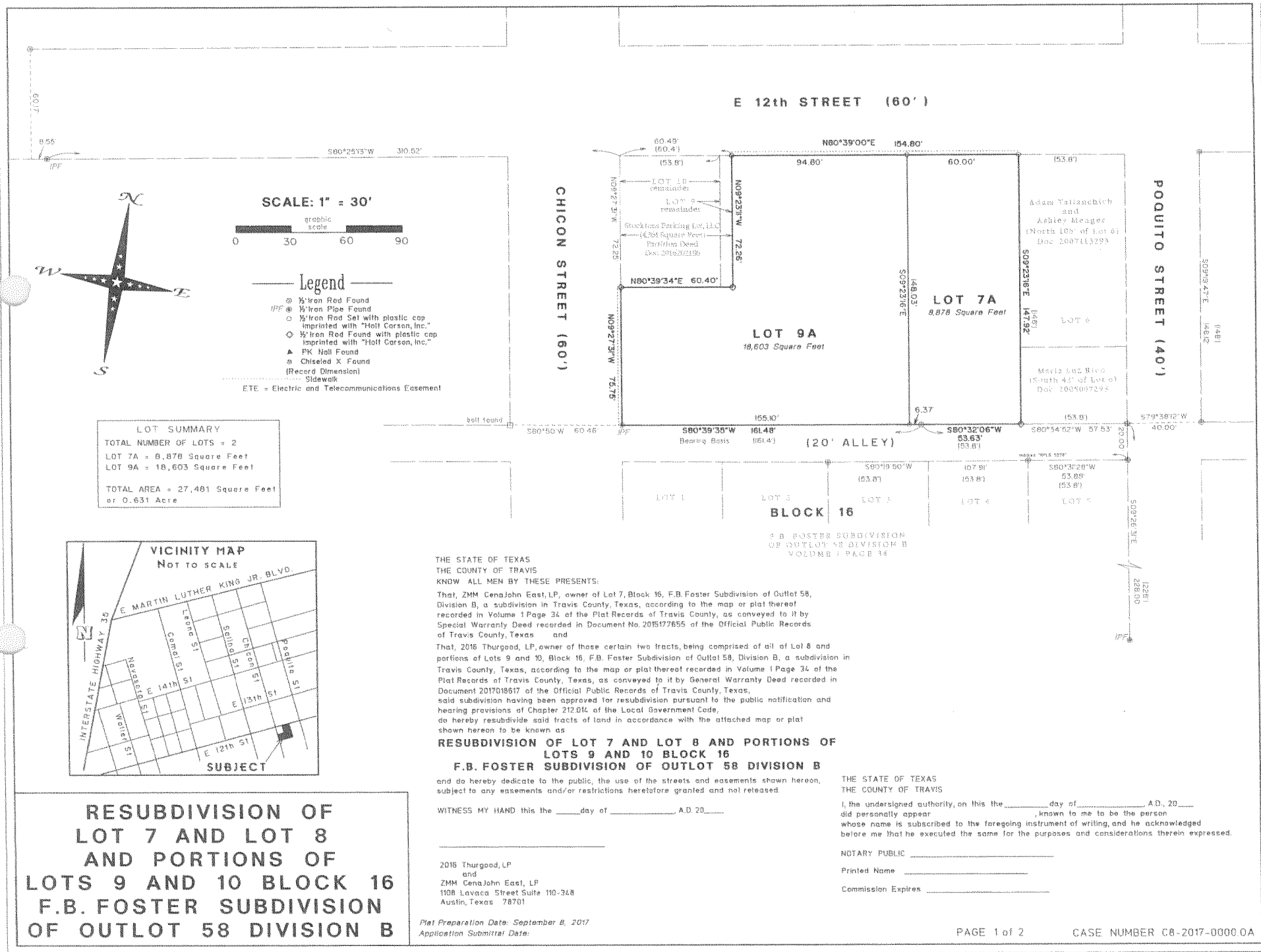
STAFF RECOMMENDATION: The staff recommends approval of the plat as it meets all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Jeremy Siltala

PHONE: 512-974-2945

EMAIL: jeremy.siltala@austintexas.gov

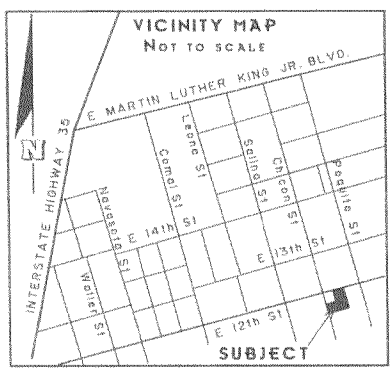


- Legend**
- ⊙ Iron Rod Found
 - IPF Iron Pipe Found
 - Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
 - ⊙ Iron Rod Found with plastic cap imprinted with "Holt Carson, Inc."
 - ▲ PK Nail Found
 - ⊕ Chiseled X Found
 - (Record Dimension)
 - Sidewalk
 - ETE = Electric and Telecommunications Easement

LOT SUMMARY

TOTAL NUMBER OF LOTS = 2
 LOT 7A = 8,878 Square Feet
 LOT 9A = 18,603 Square Feet

TOTAL AREA = 27,481 Square Feet
 or 0.631 Acre



**RESUBDIVISION OF
 LOT 7 AND LOT 8
 AND PORTIONS OF
 LOTS 9 AND 10 BLOCK 16
 F.B. FOSTER SUBDIVISION
 OF OUTLOT 58 DIVISION B**

THE STATE OF TEXAS
 THE COUNTY OF TRAVIS
 KNOW ALL MEN BY THESE PRESENTS:

That, ZMM CenaJohn East, LP, owner of Lot 7, Block 16, F.B. Foster Subdivision of Outlot 58, Division B, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 1 Page 34 of the Plat Records of Travis County, as conveyed to it by Special Warranty Deed recorded in Document No. 2015172655 of the Official Public Records of Travis County, Texas and

That, 2016 Thurgood, LP, owner of those certain two tracts, being comprised of all of Lot 8 and portions of Lots 9 and 10, Block 16, F.B. Foster Subdivision of Outlot 58, Division B, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 1 Page 34 of the Plat Records of Travis County, Texas, as conveyed to it by General Warranty Deed recorded in Document 2017018517 of the Official Public 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 tracts of land in accordance with the attached map or plat shown hereon to be known as

RESUBDIVISION OF LOT 7 AND LOT 8 AND PORTIONS OF LOTS 9 AND 10 BLOCK 16 F.B. FOSTER SUBDIVISION OF OUTLOT 58 DIVISION B

and do hereby dedicate to the public, the use of the 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__

2016 Thurgood, LP
 and
 ZMM CenaJohn East, LP
 1108 Lavaca Street Suite 110-348
 Austin, Texas 78701

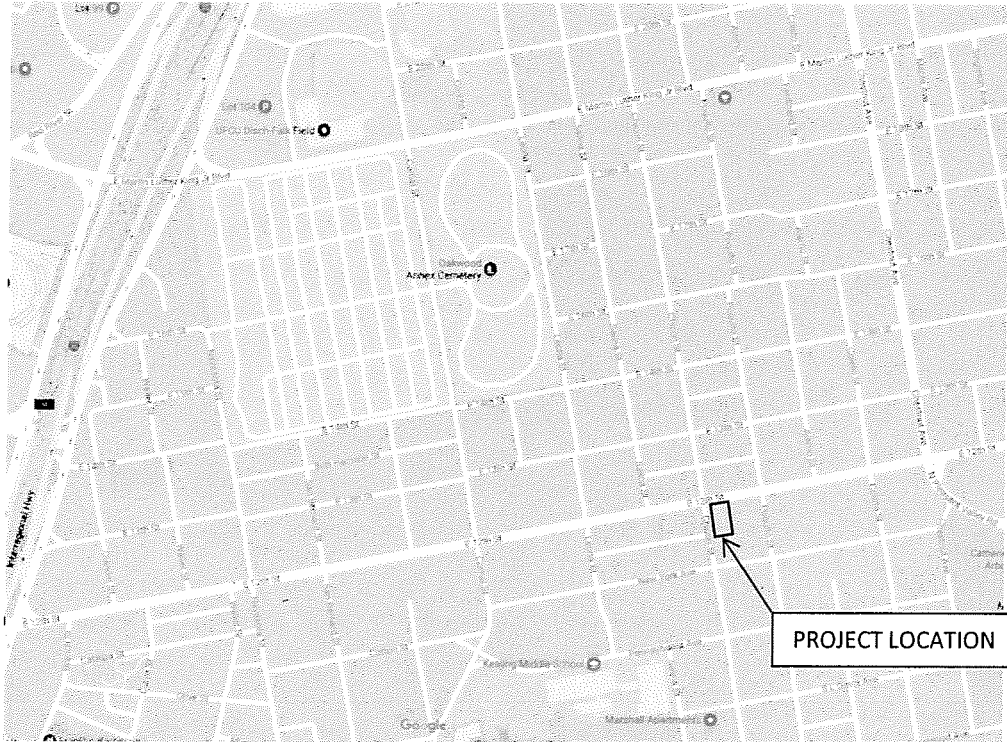
Plat Preparation Date: September 8, 2017
 Application Submitter Date:

THE STATE OF TEXAS
 THE COUNTY OF TRAVIS

I, the undersigned authority, on this the ____ day of _____, A.D., 20__ did personally appear _____, 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 _____

EXHIBIT 1 - LOCATION MAP



**CITY GRID K22 & K23
MAPSCO: 585Q**