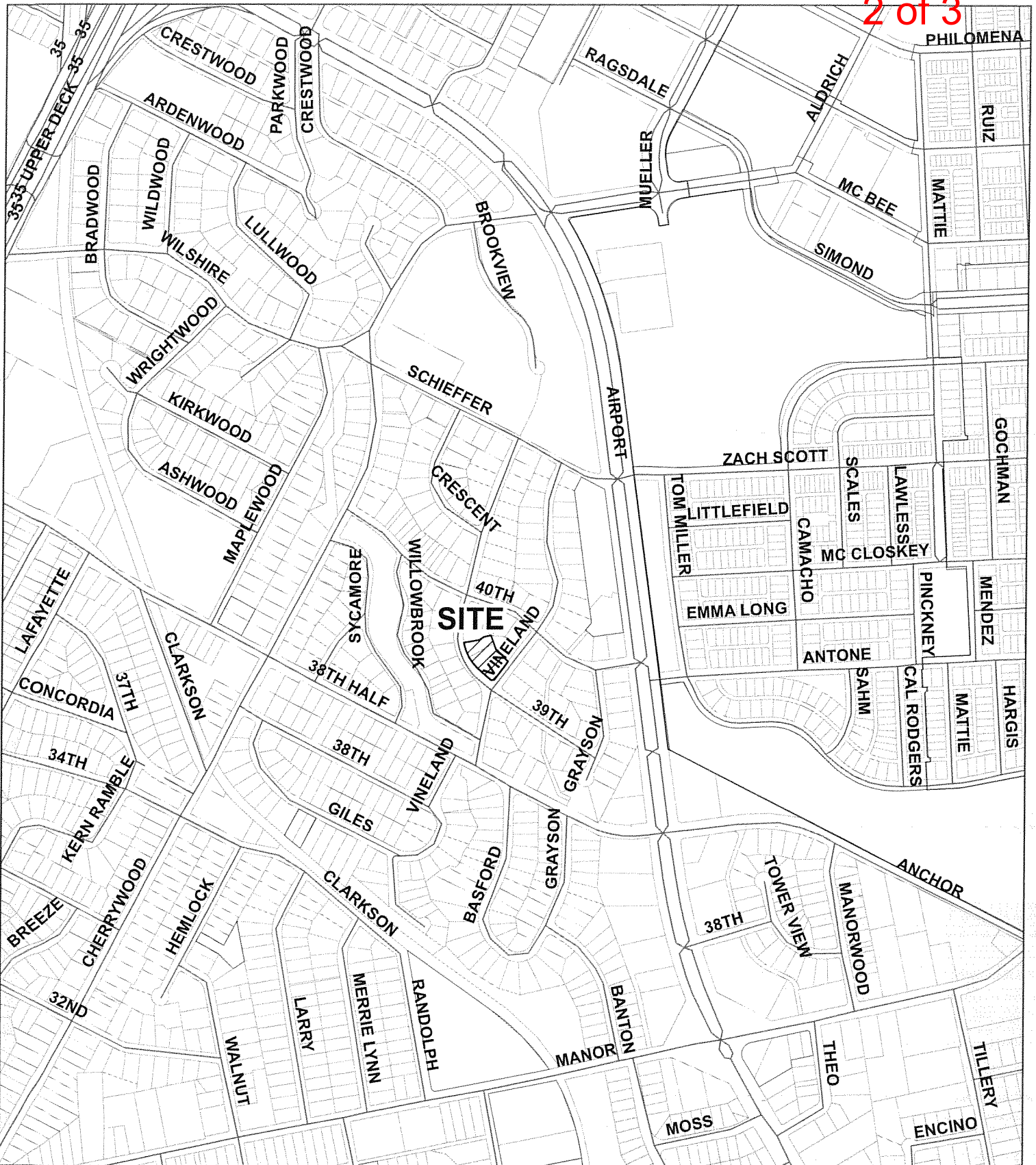


**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2016-0141.0A(VAC)**P.C. DATE:** October 23, 2018**SUBDIVISION NAME:** Resubdivision of Lot 7, Block B, Schieffer Place, Section 5  
Subdivision Vacation**AREA:** 0.634 acres**LOTS:** 3**APPLICANT:** Emerson & Claire Smith**AGENT:** Hector Avila**ADDRESS OF SUBDIVISION:** 3901 Brookview Rd.**JURISDICTION:** Full Purpose**COUNTY:** Travis**WATERSHED:** Upper Boggy Creek**EXISTING ZONING:** SF-3-NP**NEIGHBORHOOD PLAN:** Upper Boggy Creek**PROPOSED LAND USE:** Residential

**DEPARTMENT COMMENTS:** The request is for the approval of the Resubdivision of Lot 7, Block B, Schieffer Place, Section 5 subdivision vacation. The applicant proposes to vacate the existing resubdivision composed of three lots and return the property to the original one lot configuration on 0.634 acres.

**STAFF RECOMMENDATION:** The staff recommends approval of the subdivision vacation, the vacation of the subdivision meets applicable State and City of Austin Land Development Code requirements.

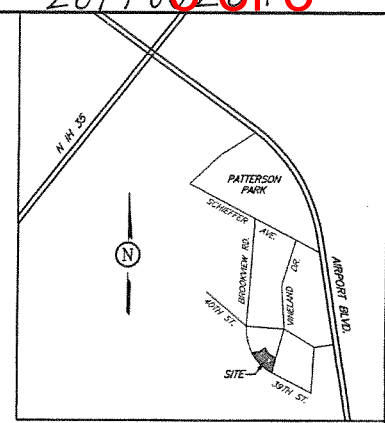
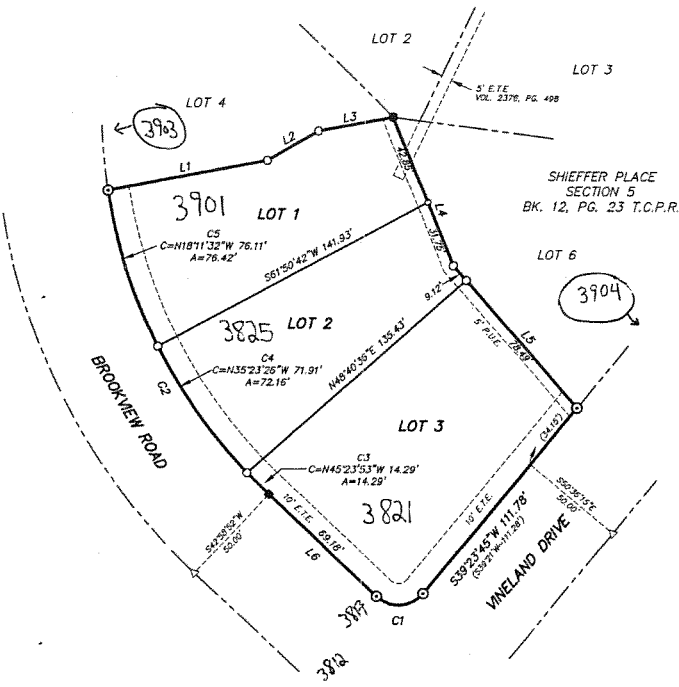
**CASE MANAGER:** Cesar Zavala**PHONE:** 512-974-3404**E-mail:** Cesar.Zavala@austintexas.gov



CASE#: C8-2016-0141.0A (VAC)  
 ADDRESS: 3901 BROOKVIEW  
 PROJECT: RESUBDIVISION OF LOT 7, BLOCK B,  
 SCHIEFFER PLACE, SECTION 5  
 SUBDIVISION VACATION  
 CASE MANAGER: CESAR ZAVALA

This map has been produced by site plan review for the sole purpose of geographic reference.  
 No warranty is made by the City of Austin regarding specific accuracy or completeness.

# RESUBDIVISION OF LOT 7, BLOCK B SCHIEFFER PLACE, SECTION 5



VICINITY MAP  
No Scale

BASIS OF BEARINGS: CHORD BEARING OF C-2  
ALONG BROOKVIEW ROAD, N28°12'W PER BOOK  
12, PAGE 23, TRAVIS COUNTY PLAT RECORDS.

**LAND USE SUMMARY:**

TOTAL SUBDIVISION AREA - 0.634 ACRE (27,606 S.F.)  
TOTAL SINGLE FAMILY LOTS - 3  
LOT AREAS  
LOT 1 - 8,196 S.F. (0.188 AC)  
LOT 2 - 7,796 S.F. (0.179 AC)  
LOT 3 - 11,614 S.F. (0.267 AC)

LINE	BEARING	DISTANCE
L-1	N79°15'00"E	75.19
(L-1)	N79°15'E	75.19
L-2	N60°08'52"E	27.35
(L-2)	N60°09'E	27.35
L-3	N72°20'00"E	35.48
(L-3)	N72°20'E	35.48
L-4	S22°35'00"E	74.60
(L-4)	S22°35'E	74.60
L-5	S41°19'24"E	87.61
(L-5)	S41°19'E	87.61
L-6	N47°01'08"W	69.18
(L-6)	N47°01'W	69.04

CURVE	CENTRAL ANGLE	RADIUS	ARC	CHORD	BEARING
C-1	93°25'38"	15.00	24.46	21.84	S86°35'21"W
(C-1)	93°36'	15.00	24.50	21.87	S86°39'W
C-2	37°42'20"	247.50	162.88	159.88	N28°12'00"W
(C-2)	---	247.50	162.86	162.00	N28°12'W
C-3	03°18'33"	247.50	14.29	14.29	N45°23'53"W
C-4	16°42'22"	247.50	72.16	71.91	N35°23'26"W
C-5	17°41'28"	247.50	76.42	76.11	N18°11'32"W

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

That BDB Ventures, LLC, a Texas limited liability company, acting by and through Dale Thornton, Partner, being owner of 0.634 acre of land, being Lot 7, Block B, Schieffer Place, Section 5, a subdivision recorded in Book 12, Page 23 of the plat records of Travis County, Texas, as conveyed to BDB Ventures, LLC by deed recorded in Document Number 2016113058 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 the said 0.634 acre tract of land in accordance with the plat as shown hereon to be known as Resubdivision of Lot 7, Block B, Schieffer Place Section 5, 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 11<sup>th</sup> day of July, 2017

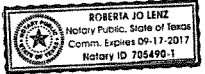
*Dale Thornton*  
Dale Thornton, Partner  
BDB Ventures, LLC  
3939 Bee Cave Road, Suite C-100  
Westlake Hills, Texas 78746

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared Dale Thornton, 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 11<sup>th</sup> day of July, 2017

*Roberta Jo Lenz*  
Notary Public in and for Travis County, Texas  
My Commission Expires: 9/17/2017



- 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
  - ▲ 66d 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. BUILDING SETBACK LINE
  - T.C.P.R. TRAVIS COUNTY PLAT RECORDS
  - T.C.D.R. TRAVIS COUNTY DEED RECORDS
  - ..... PROPOSED SIDEWALK
  - (BRG/DIST) RECORD CALL DOC. 2013011174
  - [BRG/DIST] RECORD CALL ADJOINING PLAT

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 #: 2016-0199A F.B.

APPLICATION SUBMITTAL DATE: JULY 12, 2016 C8-2016-0141.OA