

C11  
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**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8-2010-0111.0A

**Z.A.P. DATE:** April 5, 2011

**SUBDIVISION NAME:** Resubdivision Of The Remaining Portion Of Lot 2, The Hills Of Lost Creek, Sect. 6-A

**AREA:** 5.822 acres

**LOTS:** 2

**OWNER/APPLICANT:** Bogle Family Realty, LLP

**AGENT:** Jone & Carter, Inc.  
(Shawn Graham)

**ADDRESS OF SUBDIVISION:** 916 S. Cap. of Tx. Hwy. SB

**GRIDS:** E-23/24

**COUNTY:** Travis

**WATERSHED:** Eanes & Barton Creek

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** LO

**PROPOSED LAND USE:** Office

**ADMINISTRATIVE WAIVERS:** None

**VARIANCES:** None

**SIDEWALKS:** Sidewalks are required along Lost Creek Boulevard prior to the lot(s) being occupied.

**DEPARTMENT COMMENTS:** The request is for approval of the resubdivision, namely Resubdivision Of The Remaining Portion Of Lot 2, The Hills Of Lost Creek, Sect. 6-A. The proposed resubdivision plat is composed of 2 lots on 5.822 acres. The remaining 0.08 acre of the original Lot 2, Hills of Lost Creek Section 6-A has been deeded as R.O.W. for Lost Creek Boulevard.

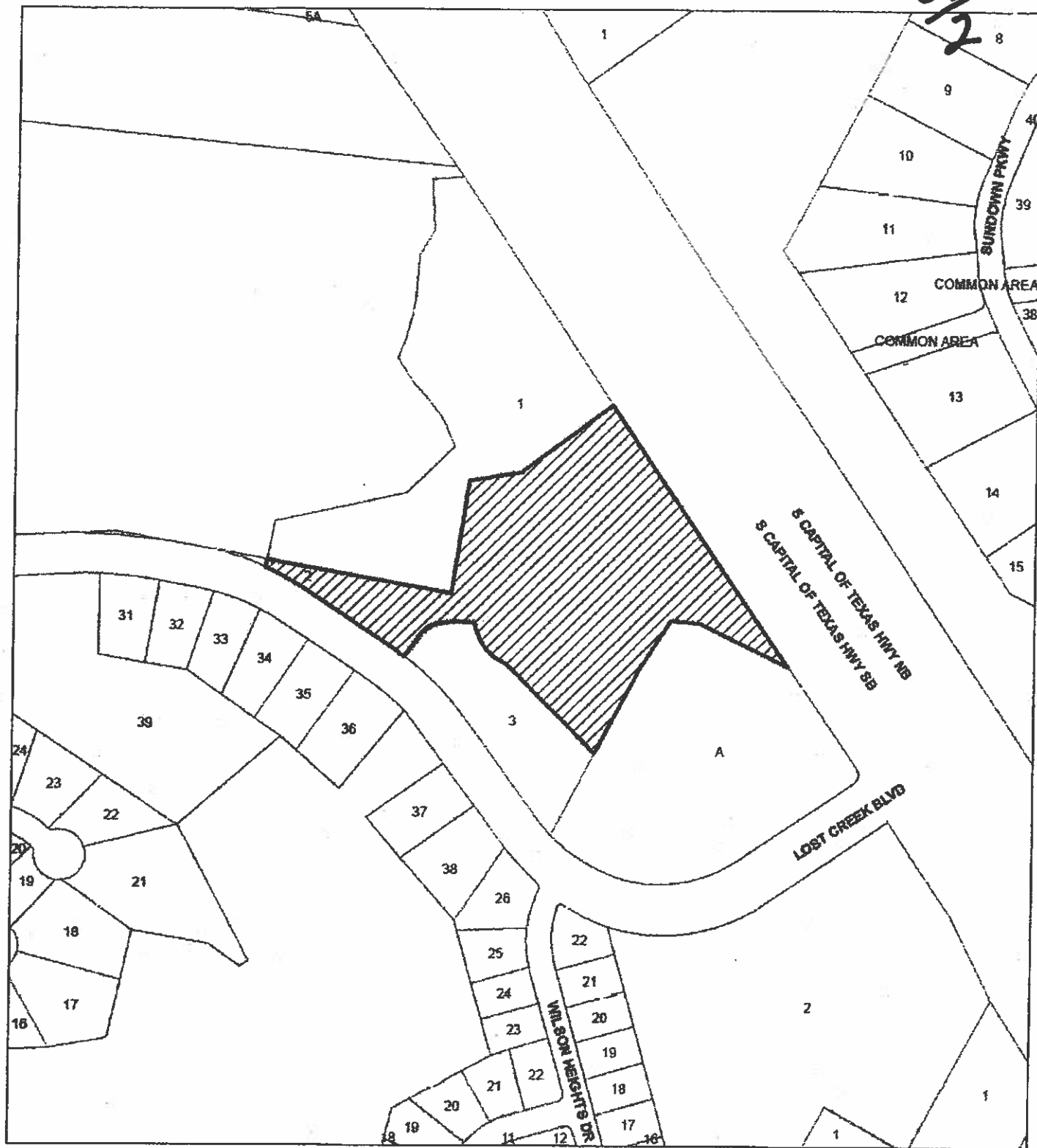
**STAFF RECOMMENDATION:** Staff recommends approval of this resubdivision plat. This plat meets all City of Austin Land Development and State Local Government requirements.



**ZONING AND PLATTING COMMISSION ACTION:**

**CASE MANAGER:** Sylvia Limon  
Email address: [sylvia.limon@ci.austin.tx.us](mailto:sylvia.limon@ci.austin.tx.us)

**PHONE:** 974-2767

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 Subject Tract  
 Base Map

Hills of Lost Creek

CASE#: C8-2010-0111.0A  
ADDRESS: 916 S Capital of Texas Hwy SB  
MANAGER: Sylvia Limon

1" = 400'

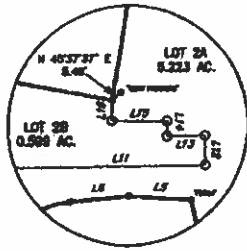
OPERATOR: D. SUSTAITA

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

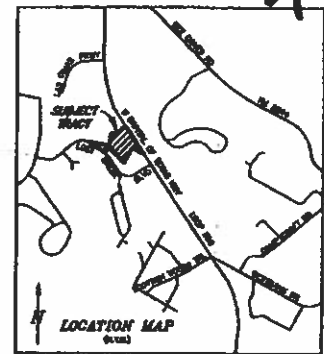
CULTURE DATA						
①	②	③	④	⑤	⑥	⑦
① 200.25	131.40	237.35	207.00	209.00	304.00	472.00
② 134.00	502.00	331.53	806.54	200.00	32.00	26.53
③ 312.25	104.54	188.31	607.06	11.12	52.54	26.53
④ 216.50	586.50	213.50	211.50	11.33	23.99	72.79
⑤ 216.50	237.50	211.50	210.50	11.00	22.51	70.79

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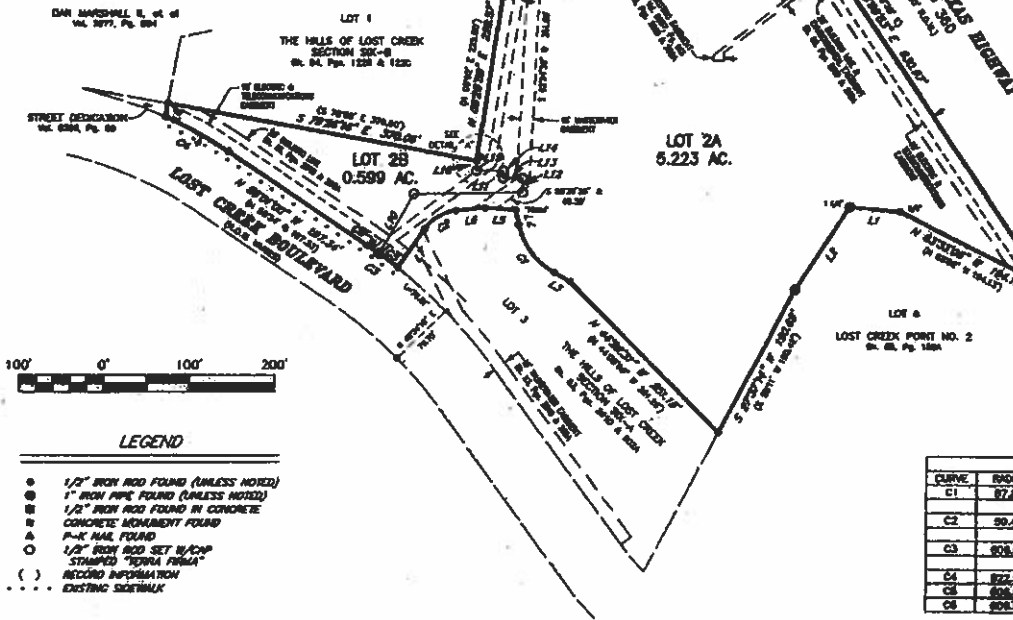
# RESUBDIVISION OF THE REMAINING PORTION OF LOT 2 THE HILLS OF LOST CREEK, SECTION SIX-A CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



DETAIL "A"  
SCALE 1"=50'



LOCATION MAP  
(9-102)



## LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1" IRON PIPE FOUND (UNLESS NOTED)
- 1/2" IRON ROD FOUND IN CONCRETE
- CONCRETE MONUMENT FOUND
- ▲ P-K MARK FOUND
- 1/2" IRON ROD SET IN/ON
- STAMPED "TERRA FIRMA"
- ( ) SECOND INTERSECTION
- ... EXISTING RIGHT-OF-WAY

CURVE TABLE				
CURVE	CHORD	ARC LENGTH	CHORD BEARING	CHORD BEARING
C1	87.84'	72.78'	20.86'	N 38°31'04" W
		(72.78')		(20.86')
C2	90.40'	43.90'	42.88'	S 88°04'24" W
		(43.90')		(42.88')
C3	808.84'	44.48'	44.47'	N 87°54'32" W
		(44.48')		(44.47')
C4	822.53'	28.43'	28.43'	N 87°53'02" W
		(28.43')		(28.43')
C5	808.84'	27.36'	27.36'	N 87°58'31" W
		(27.36')		(27.36')

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 87°52'22" W	58.32'
	(58.32')	(58.32')
L2	S 87°52'22" W	118.72'
	(118.72')	(118.72')
L3	N 87°51'54" W	30.82'
	(30.82')	(30.82')
L4	N 12°02'06" W	17.80'
	(17.80')	(17.80')
L5	N 87°52'22" W	30.82'
	(30.82')	(30.82')
L6	S 87°52'22" W	118.72'
	(118.72')	(118.72')
L7	S 87°51'54" W	30.82'
	(30.82')	(30.82')
L8	N 10°11'37" E	18.31'
	(18.31')	(18.31')
L9	N 87°52'22" E	18.31'
	(18.31')	(18.31')
L10	N 87°52'22" E	81.57'
	(81.57')	(81.57')
L11	N 87°52'22" E	128.51'
	(128.51')	(128.51')
L12	N 87°51'54" W	17.82'
	(17.82')	(17.82')
L13	S 87°51'54" W	22.00'
	(22.00')	(22.00')
L14	N 87°51'54" W	8.72'
	(8.72')	(8.72')
L15	N 87°51'54" W	22.00'
	(22.00')	(22.00')
L16	NORTH	11.21'

## BEARING SHEET NOTE:

HORIZONTAL DISTANCE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM AND U.S. TEXAS CONTROL 2008 COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.0000002873.

STATE OF TEXAS §  
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

That Bagley Family Realty, LLP, acting herein by and through George Bagley, President, owner of the remaining portion of Lot 2, The Hills of Lost Creek, Section Six-A, as recorded in Book 83, Pages 1010 and 1024 of the Plat Records of Travis County, Texas, as conveyed to it by warranty deed recorded in Document No. 1998053693 of the Official Public Records of Travis County, Texas, and remaining portion of Lot 2 being 5.522 acres of land out of the John Shively Survey No. 505, City of Austin, Travis County, Texas, said subdivision having been approved for resubdivision pursuant to public notification and hearing provisions of Chapter 212.014 of the Texas Local Government Code, do hereby resubdivide said 5.522 acres of land in accordance with this plat to be known as **RESUBDIVISION OF THE REMAINING PORTION OF LOT 2, THE HILLS OF LOST CREEK, SECTION SIX-A**, and do hereby dedicate to the public the use of the easements shown hereon subject to any easements, covenants or restrictions heretofore granted and not released.

WITNESS MY HAND, this the 15 day of MARCH, 2014 A.D.

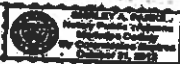
*George Bagley*  
George Bagley, President  
7301 A. 18th Street, Suite 201  
Phoenix, AZ 85020

STATE OF TEXAS §  
COUNTY OF TRAVIS §

Before me, the undersigned authority on this day personally appeared George Bagley, 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 purpose and consideration therein expressed and in the capacity therein stated.

*Shirley A. Parks*  
Notary Public, State of Texas ARIZONA

*Shirley A. Parks*  
Print Notary's Name  
My Commission Expires: 10/31/15



**terra firma** LAND SURVEYING

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**JC JONES & CARTER, Inc.**  
ENGINEERS • PLANNERS • SURVEYORS

1701 BARTON BLVD., STE. 400 AUSTIN, TEXAS 78704  
(512) 441-0400 (FAX)  
(512) 441-2288 (FAX)

SHEET 1 OF 2

FILE: C:\Projects\1302\002\Survey\Drawing\Plot\7301A\Plot.dwg			
J:\Projects\1302\002\Survey\Plot\Plot.dwg			
JOB NO.	0025-02-04/20	PRINT BY	ME
DATE	February 25, 2014	DATE	02/25/14
SCALE	1"=100'	DATE	02/25/14

**RESUBDIVISION OF THE  
REMAINING PORTION OF LOT 2  
THE HILLS OF LOST CREEK SECTION SIX-A**