

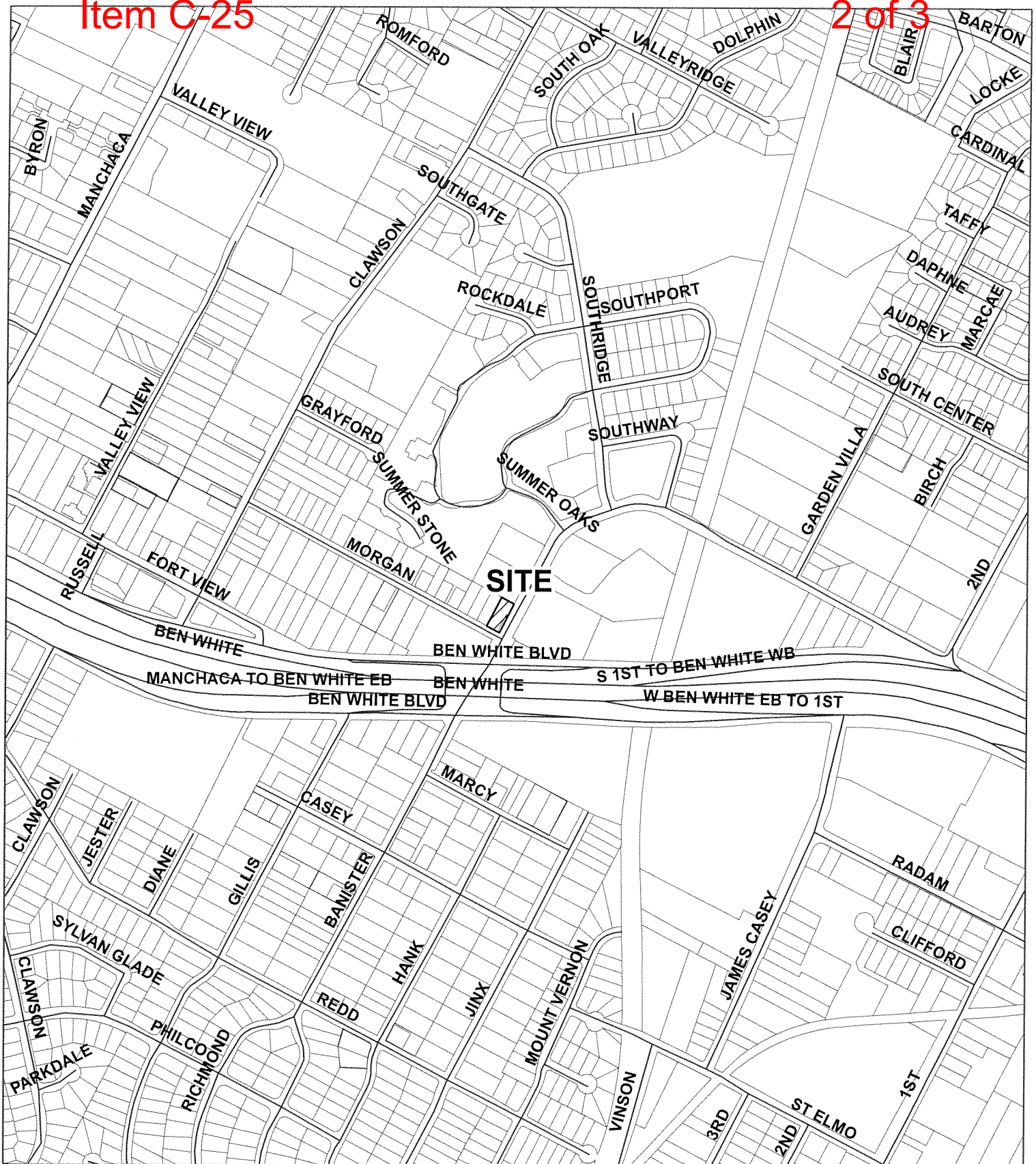
## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2016-2209.0A**P.C. DATE:** December 13, 2016**SUBDIVISION NAME:** Luke's Corner Subdivision**AREA:** 0.273 acres**LOTS:** 2**APPLICANT:** John Luke Sanchez**AGENT:** KBGE  
(Armando Portillo)**ADDRESS OF SUBDIVISION:** 1300 Morgan Lane**JURISDICTION:** Full Purpose**COUNTY:** Travis**WATERSHED:** West Bouldin Creek**EXISTING ZONING:** SF-3**NEIGHBORHOOD PLAN:** South Lamar (Suspended)**PROPOSED LAND USE:** Residential**ADMINISTRATIVE WAIVERS:** None

**DEPARTMENT COMMENTS:** The request is for the approval of the Luke's Corner Subdivision composed of two lots on 0.273 acres. The applicant proposes to resubdivide the existing lot into a two lot subdivision for residential use.

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

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



CASE#: C8-2016-2209.0A  
ADDRESS: 1300 MORGAN LANE  
PROJECT: LUKE'S SUBDIVISION  
CASE MANAGER: CESAR ZAVALA

STATE OF TEXAS &  
COUNTY OF TRAVIS &  
KNOW ALL MEN BY THESE PRESENTS,  
THAT JOEL LOUIE SANCHEZ BEING OWNER OF THAT CERTAIN 0.273 ACRE TRACT OF LAND OUT OF LOT  
4, RESUBDIVISION OF A PORTION OF LOTS 17 AND 18, BANISTER HEIGHTS, A SUBDIVISION IN TRAVIS  
COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT HERETO RECORDED UNDER VALUE 16, PAGE 44,  
2010-05-04876 OF THE PUBLIC PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND SAID SUBDIVISION  
HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING  
RESOLUTIONS OF A PORTION OF LOTS 17 AND 18, BANISTER HEIGHTS IN ACCORDANCE WITH THE MAP  
OR PLAT ATTACHED HERETO TO BE KNOWN AS: LUEKE'S CORNER, AND DO HEREBY DEVOLVE TO THE LUEKE  
FAMILY, AND TO ANY AND ALL SUCCESSORS OF THE LUEKE FAMILY, ALL RIGHTS AND INTERESTS IN SAID  
EXAMINERS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.  
WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

## LUKE'S CORNER SUBDIVISION

JOHN LUKE SANCHEZ  
11000 SWELFLING TERRACE  
AUSTIN, TX 78737

THIS INSTRUMENT ACKNOWLEDGED BEFORE ME ON THE 16 DAY OF NOV., 2016

NOTARY PUBLIC, IN AND FOR TEXAS

MY COMMISSION EXPIRES: 6.13.17

## NOTES

[illegible]

LINE	BEARING	DISTANCE
L1	N62°13.8'W	72.14
L2	N27°15.58'E	164.06
L3	S67°01.36'E	73.07
L4	S27°35.2'W	164.05
L5	S82°24.3'E	70.82
L6	S27°58.2'W	50.06
L7	N62°01.36'W	14.67
L8	S33°42.56'W	111.95
L9	S82°19.45'E	72.61

## LEGEND

- ① TxDOT TYPE 2 MONUMENT FOUND
  - ② 1/2-INCH IRON PIPE FOUND
  - ③ 1/2-INCH IRON ROD FOUND
  - ▲ CALCULATED POINT
  - 1/2-INCH IRON ROD WITH "KRG" CAP SET
- 00000 PROPOSED SIDEWALK

USE	LOT NUMBER	ACREAGE	SF
SF	1	0.134	5856.34
SF	2	0.139	6054.47
TOTAL	2	0.273	11,910.81

## ENGINEERS CERTIFICATION

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS. I AM RESPONSIBLE FOR THE PREPARATION OF THE ENGINEERING PORTIONS OF THE PLAN OR PLAN SUBMITTAL HEREIN. ALL THE ENGINEERING INFORMATION SHOWN ON THE PLAN OR PLAN IS ACCURATE AND COMPLETES WITH REGARD TO THE ENGINEERING PORTIONS THEREOF. THE PLAN OR PLAN COMPLETES WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AS AMENDED, OTHER APPLICABLE CITY AND TRANS COUNTY CODES, ORDINANCES AND RULES.

CHAD KIMBELL  
P.E. NO. 99810  
KBE ENGINEERING  
105 W. RIVERSIDE DRIVE STE 110  
AUSTIN, TX 78704

DATE 11/16/16



## FLOOD PLAIN NOTE

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OR ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL # 46453C095H DATED SEPTEMBER 26, 2008 FOR CITY OF AUSTIN, TRAVIS COUNTY.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT  
SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS  
THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, AD.

4. RODNEY GONZALES, DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF  
AUSTIN, TEXAS, ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

STEPHEN OLIVER, CHAIR

**JAMES SHIEH, SECRETARY**

## SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT: I AM AUTHORIZED TO PRACTICE THE PROFESSION OF SURVEYING IN THE STATE OF TEXAS; I AM RESPONSIBLE FOR THE PREPARATION OF THE SURVEYING PORTIONS OF THE PLAN OR PLAT SUBMITTED HEREWITH; ALL SURVEYING INFORMATION SHOWN ON THE PLAN OR PLAT IS ACCURATE AND CORRECT; AND WITH REGARD TO THE SURVEYING PORTIONS THEREOF, THE PLAN OR PLAT COMPLIES WITH CITY OF AUSTIN LAND DEVELOPMENT CODE, AS AMENDED, AND ALL OTHER APPLICABLE CITY AND TRANS COUNTY CODES, ORDINANCES AND RULES.

11-16-16

DATE

ABRAHAM C. DASHNER  
R.P.L.S. NO. 5901  
KJGE ENGINEERING  
105 W. RIVERSIDE DRIVE STE 110  
AUSTIN, TX 78704



## TRAVIS COUNTY CLERK RECORDATION CERTIFICATION

STATE OF TEXAS  
COUNTY OF TRAVIS  
I, DNA DEGRABLER, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016 A.D. AT \_\_\_\_\_  
OFFICIAL, PLANT RECORDS OF SAID COUNTY AND STATE AS DOCUMENT NUMBER \_\_\_\_\_  
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016 A.D.

FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., THIS THE \_\_\_\_\_ DAY OF  
2016 A.D.

DANA DEERLAVOR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

\_\_\_\_\_  
DEPUTY

ENGINEERING  
SURVEYING



ENGINEERING  
SURVEYING  
**kibge**  
KIMBELL | BRUEHL | GARCIA | ESTEES

C8-2016-2209.0A

APPROVED BY: **ap**  
 NUMBER: **001** ISSUE DATE: **DECEMBER 20**  
 SHEET:

JOB NUMBER: 256-001  
ISSUE DATE: DECEMBER 20  
SHEET: 1 OF 1  
SUBMITTAL DATE: MAY 24, 2016