SUBDIVISION REVIEW SHEET

CASE NO.: C8-2017-0276.0A **P.C. DATE:** March 26, 2019

SUBDIVISION NAME: Saint Elmo Subdivision; Resubdivision of William S. Drake Lot A

AREA: 9.337 acres **LOT(S):** 1

OWNER/APPLICANT: SE Austin Global Land (Justin Bailey) **AGENT:** KBGE (Chad Kimbell, P.E.)

ADDRESS OF SUBDIVISION: 4323 S. Congress

WATERSHED: Williamson Creek **COUNTY:** Travis

EXISTING ZONING: LI-PDA-NP **JURISDICTION:** Full

NEIGHBORHOOD PLAN: South Congress C.N.P.A - East Congress

PROPOSED LAND USE: Retail / Office / Multifamily

VARIANCES: none

DEPARTMENT COMMENTS: The request is for the approval of the Saint Elmo Subdivision; Resubdivision of William S. Drake Lot A composed of one lot on 9.337 acres. The applicant proposes to resubdivide an existing lot and unplatted property into a one lot subdivision for mixed uses.

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

CASE MANAGER: Cesar Zavala **PHONE:** 512-974-3404
Email address: cesar.zavala@austintexas.gov

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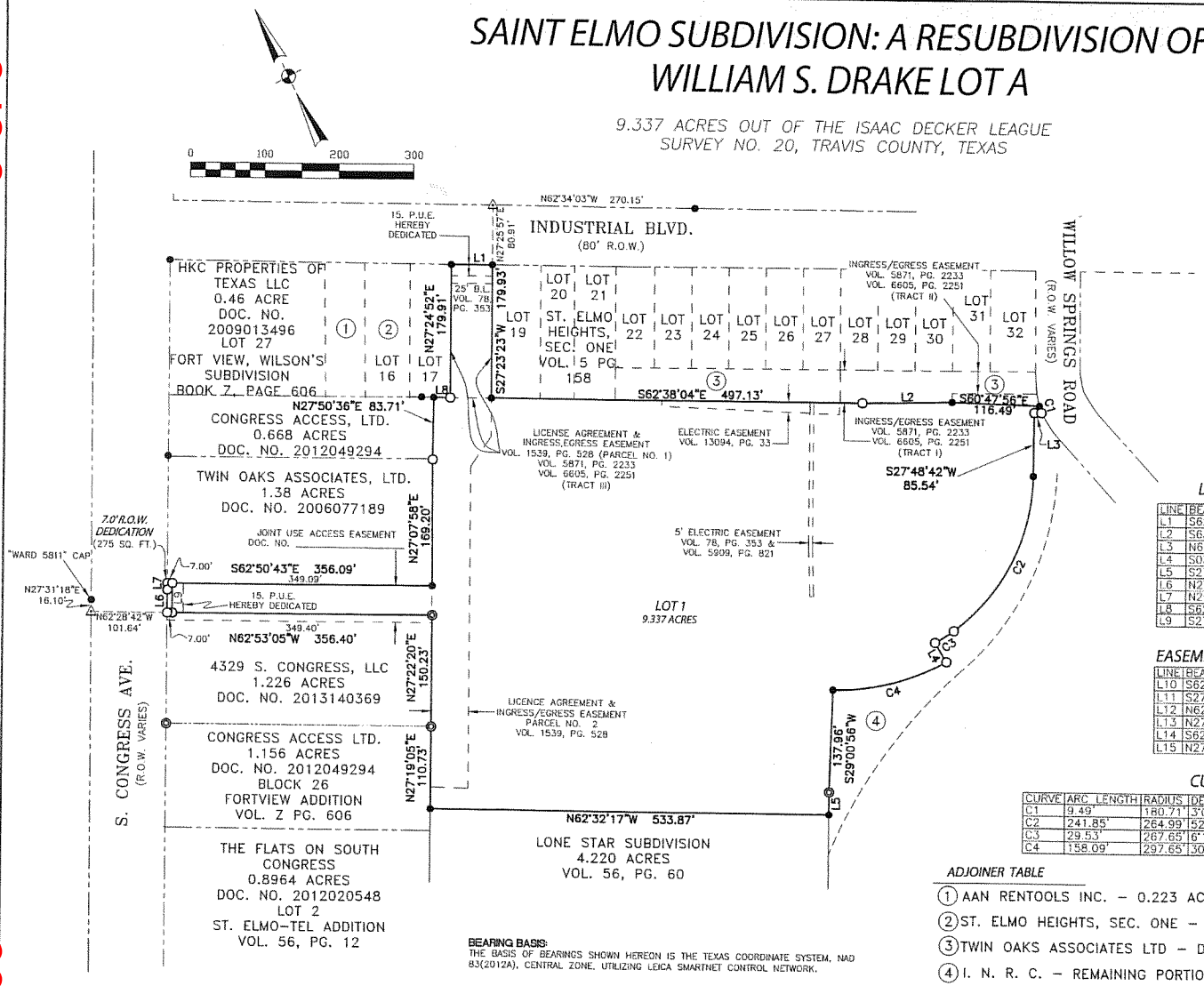
CASE#: C8-2017-0276.0A
ADDRESS: 4323 S. CONGRESS
PROJECT: SAINT ELMO SUBDIVISION
CASE MANAGER: CESAR ZAVALA

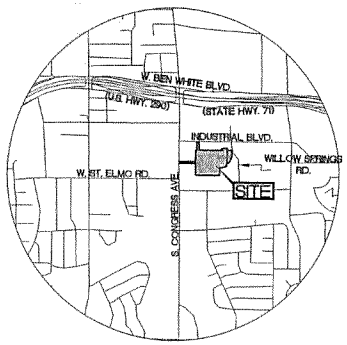
This map has been produced by site plan review for the sole purpose of geographic reference.
No warranty is made by the City of Austin regarding specific accuracy or completeness.

SAINT ELMO SUBDIVISION: A RESUBDIVISION OF WILLIAM S. DRAKE LOT A

9.337 ACRES OUT OF THE ISAAC DECKER LEAGUE
SURVEY NO. 20, TRAVIS COUNTY, TEXAS

APPROVED BY: MM
JOB NUMBER: 248-001
ISSUE DATE: 04/09/18
SHEET: 1 OF 2
SUBMITTAL DATE: 04/09/18





VICINITY MAP
NOT TO SCALE

LEGEND

- 1/2-INCH IRON ROD FOUND
- 1/2-INCH IRON PIPE FOUND
- 1/2-INCH IRON ROD WITH "KBGE" CAP SET
- CALCULATED POINT
- BOUNDARY LINE
- ADJOINER BOUNDARY LINE
- LOT LINE
- EASEMENT LINE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S62°55'06"E	54.93'
L2	S63°51'22"E	119.83'
L3	N62°57'58"W	9.41'
L4	S03°03'18"E	30.00'
L5	S27°14'34"W	30.42'
L6	N27°44'55"E	31.00'
L7	N26°03'13"E	9.00'
L8	S62°53'26"E	22.04'
L9	S27°19'17"W	40.00'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L10	S62°50'59"E	349.05'
L11	S27°48'06"W	50.00'
L12	N62°50'59"W	355.11'
L13	N27°32'53"E	10.00'
L14	S62°53'31"E	6.44'
L15	N27°19'17"E	40.00'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	9.49'	180.71'	3°00'31"	S10°30'52"W	9.49'
C2	241.85'	264.99'	52°17'32"	S53°53'34"W	233.54'
C3	29.53'	267.65'	6°19'21"	S84°13'02"W	29.52'
C4	158.09'	297.65'	30°25'50"	N77°22'06"W	156.23'

ADJOINER TABLE

1. AAN RENTOOLS INC. – 0.223 ACRES – DOC. NO. 2006177312
2. ST. ELMO HEIGHTS, SEC. ONE – VOL. 5, PG. 158
3. TWIN OAKS ASSOCIATES LTD – DOC. NO. 2006077189 (0.471 ACRES)
4. I. N. R. C. – REMAINING PORTION OF 18.34 ACRES (TRACT 1) – VOL. 1418, PG. 48

BEARING BASIS:
THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD 83(2012A), CENTRAL ZONE, UTILIZING LEICA SMARTNET CONTROL NETWORK.

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