

C 11

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2010-0001.0A

P.C. DATE: August 24, 2010

SUBDIVISION NAME: Resubdivision of the South 1/2 of Lot 19 of Banister Heights

AREA: 0.498 acres

LOTS: 3

OWNER/APPLICANT: Banister Morgan, LLC
(Kirk Smith)

AGENT: Simon Studd

ADDRESS OF SUBDIVISION: 1308 Morgan Lane

GRIDS: G-19

COUNTY: Travis

WATERSHED: West Bouldin Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3

PROPOSED LAND USE: Single Family

NEIGHBORHOOD PLAN: South Lamar Combined Neighborhood Plan Area (Underway)

SIDEWALKS: Sidewalks are required along Morgan Lane prior to the lots being occupied.

DEPARTMENT COMMENTS: The request is for approval of the re-subdivision namely, Resubdivision of the South 1/2 of Lot 19 of Banister Heights. The proposed re-subdivision is composed of 3 lots on 0.498 acres.

This plat is re-subdividing a portion of a previously platted lot into 3 residential lots.

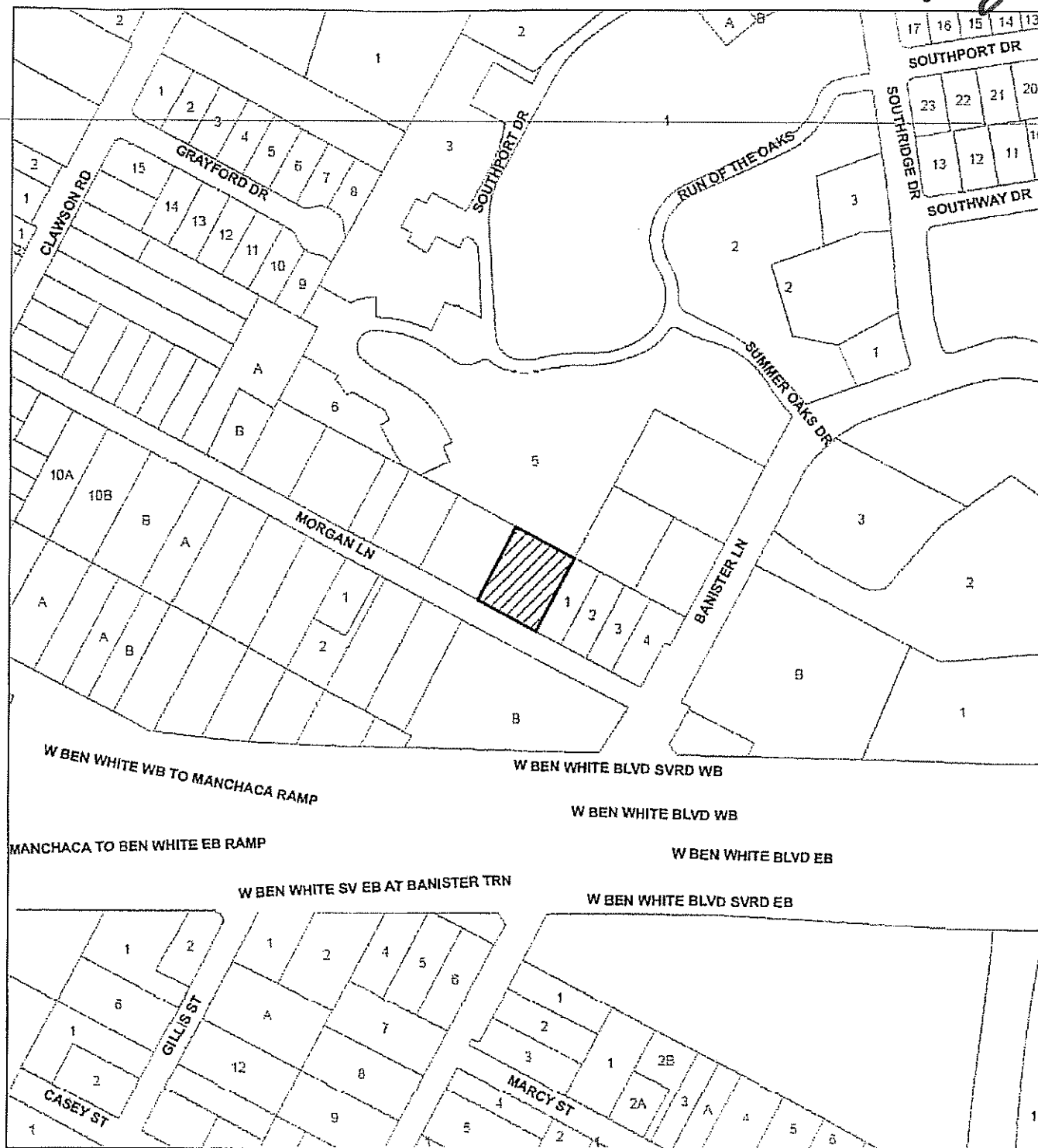
STAFF RECOMMENDATION: Staff recommends approval of this resubdivision. It meets all City of Austin Land Development and State Local Government requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Sylvia Limon
Email address: sylvia.limon@ci.austin.tx.us

PHONE: 974-2767

C11/2



-  Subject Tract
-  Base Map

Banister Heights

CASE#: C8-2010-0001.0A
ADDRESS: 1308 Morgan Lane
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.

Previous Recorded Plat
(1-30-1937)

751976: 4th 2nd 6th

BANISTER
HEIGHTS

9 1/2 ACRE TRACT
NEILL N BANISTER
(See Tarrant County Deed Records
Book 551 Page 639)

land area
of P_2-S_1

MORGAN

LANE

FORT VIEW

ENGINEERS NOTE

BANISTER HEIGHTS -

a subdivision of parcel at Lot No 9 one of the Goods of Estate
in the Frank Decker Estate in Travis County, Texas said
Subdivision owned by Chas. W. Decker & Co., at time of sub-
division. See Travis County Deed Records Book 551 Pages 580-81

STATE OF TEXAS }
COUNTY OF TRAVIS }

KNOW ALL MEN BY THESE PRESENTS,
That I, the said _____

[illegible]

Chas Windham

Approved by Action Plan of Commission

W. F. Leech
W. L. Leech

Approved for Assignment 120-37

STATE OF TEXAS
COUNTY OF TARRANT

COUNTY OF TRAVIS } Before me, the undersigned authority, personally appeared
 NAME as interested in said property, to whom was read the foregoing
 as evidence of the facts herein stated, and acknowledged to me that he
 gave under my hand and seal of said County of Travis and State of Texas
 (Before Me)

(Alt-rs sum)

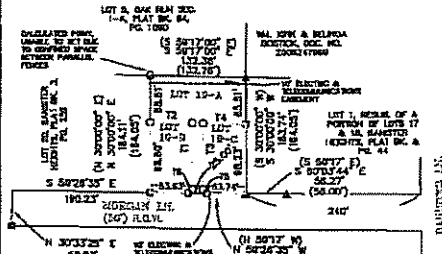
2nd Woodland

SUBMITTED JANUARY 1937
METCALFE ENGINEERING COMPANY
or *Marlton B Metcalfe*
Marlton B Metcalfe, LAM & SONS
135 EAST 400 STREET

262

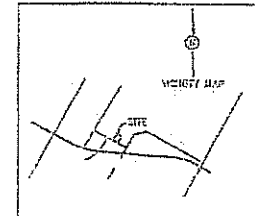
C11/4

RESUBDIVISION OF THE SOUTH 1/2 OF LOT 19
OF BANISTER HEIGHTS



LOT AREA SUMMARY
LOT 19-A 10.175 A.P.
LOT 19-B 0.750 A.P.
LOT 19-C 0.750 A.P.
LOT 19-D 0.750 A.P.
TOTAL 12.425 A.P.

LINE	BEARING	LENGTH
1	S 30°04'40\" W	83.44'
2	S 89°17'00\" E	58.00'
3	S 30°04'40\" E	83.44'
4	S 89°17'00\" E	58.00'
5	N 14°43'33\" E	7.10'
6	S 78°18'30\" W	7.04'



FLAT NORTH
SCALE 1\"=100'

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT BANISTER HEIGHTS, L.L.C. OWNER OF THE SOUTH 1/2 OF LOT 19 OF BANISTER HEIGHTS, A SUBDIVISION AS RECORDED IN PLAT BOOK 1 PAGE 258 OF THE TRAVIS COUNTY PLAT RECORDS, AS CONVEYED TO IT BY DEED RECORDED IN DEED BOOK NO. 300608 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID SUBDIVISION HAVING BEEN APPROVED FOR THE SUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVIDED BY CHAPTER 253.014, OF THE LEGAL CODE, AND THE HEARING HAS BEEN BY AND THROUGH ITS GENERAL PARTNER, JOHN M. GRANT, DOES HEREBY RESUBDIVIDE AND TRACT OF LAND IN ACCORDANCE WITH THE ATTACHED PLAT, TO BE KNOWN AS "RESUBDIVISION OF THE SOUTH 1/2 OF LOT 19 OF BANISTER HEIGHTS," AND DOES HEREBY DEED TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON SUBJECT TO ANY EASEMENTS ALREADY EXISTING THEREUPON HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20__ A.D.

JOHN M. GRANT, GENERAL PARTNER, BANISTER HEIGHTS, L.L.C.
605 CARROLL LANE
AUSTIN, TEXAS 78704

NOTARY CERTIFICATION
STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN M. GRANT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE IS EXECUTING THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20__ A.D.

NOTARY IN AND FOR THE STATE OF TEXAS

PRINTED NAME OF NOTARY _____ IN COMMISSION EXPIRES _____

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL-PURPOSE CITY LIMITS JURISDICTION OF THE CITY OF AUSTIN ON THIS ____ DAY OF _____

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DEPARTMENT OF PUBLIC SAFETY AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS ____ DAY OF _____, 20__ A.D.

JOHN M. GRANT, NOTARY, EXPIRATION, PLATING AND DEVELOPMENT REVIEW DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS ____ DAY OF _____, 20__ A.D.

DAVE SULLIVAN, CHAIRPERSON _____ SARAH KERR, SECRETARY _____

SURVEYOR'S CERTIFICATION
I, JAMES M. GRANT, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPILED WITH CHAPTER 253 OF THE AUSTIN CITY CODE OF 1900 AS AMENDED, IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND.

AS SUBSCRIBED BY:
JAMES M. GRANT, SURVEYOR, INC.
1700 D LAMAR BLVD, STE 600
AUSTIN, TEXAS 78704
(512) 444-1721

JAMES M. GRANT _____ DATE _____
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 10113

ENGINEER'S CERTIFICATION
I, BLAINE E. STANGORNEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS PREPARED FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25, AUSTIN CITY CODE AS AMENDED.

NO PORTION OF THIS TRACT IS NOW IN THE POSSESSION OF DECAPITATED PLANT HAZARDOUS WASTE AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY HAZARDOUS WASTE MAP NO. 1000000000, DATED JUNE 1, 1997.

BLAINE E. STANGORNEY _____ DATE _____
REGISTERED PROFESSIONAL ENGINEER NO. 10519
STANGORNEY ENGINEERING CO., P.C.
P.O. BOX 3074, WICHAMOND, TEXAS 76782
TEL (817) 372-3000

STATE OF TEXAS
COUNTY OF TRAVIS

I, JOHN M. GRANT, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF MORTGAGE, WITH ITS CERTIFICATE OF AUTHENTICITY, WAS FILED FOR RECORD IN MY OFFICE ON THIS ____ DAY OF _____, 20__ A.D. AT _____ O'CLOCK ____ A.M. AND WAS ____ RECORDED ON THIS ____ DAY OF _____, 20__ A.D. IN THE ____ OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER ____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS ____ DAY OF _____, 20__ A.D.

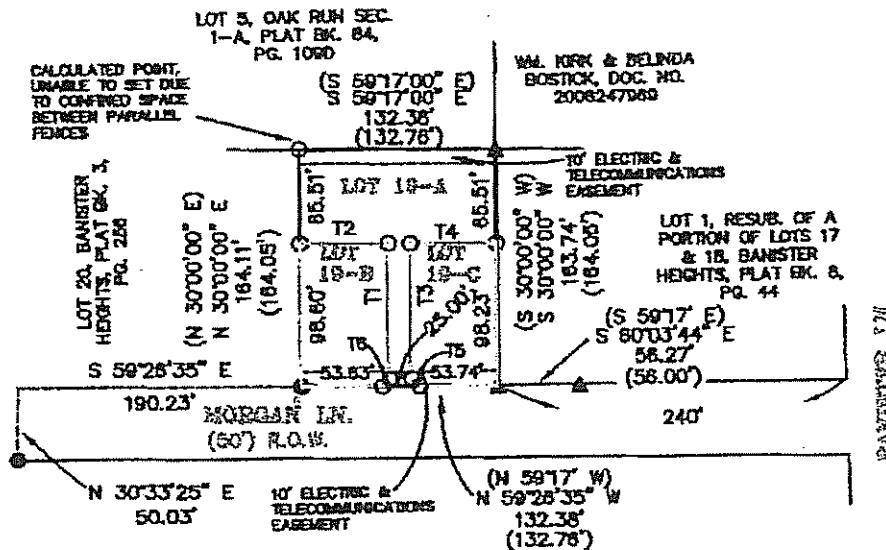
JOHN M. GRANT, COUNTY CLERK
TRAVIS COUNTY, TEXAS

REPORT

Harris
GRANT
SURVEYING, INC.
CB-2010-0001.0A
SHEET 1 OF 1

C11/5

RESUBDIVISION OF THE SOUTH 1/2 OF BANISTER H.



LOT AREA SUMMARY:

LOT 18-A	10,173 S.F.
LOT 18-B	5,765 S.F.
LOT 18-C	5,781 S.F.
TOTAL	21,699 S.F.

LINE	BEARING	LENGT
T1	S 30°00'40" W	93.44
T2	S 59°17'00" E	58.66
T3	N 30°00'40" E	93.40
T4	S 59°17'00" E	58.72
T5	N 14°42'53" W	7.10
T6	S 75°16'56" W	7.04

PLAT NORTH
SCALE: 1"=100'

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT BANISTER MORGAN, L.L.C., OWNER OF THE SOUTH 1/2 OF LOT 18 OF "BANISTER HEIGHTS", A SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 298 OF THE TRAVIS COUNTY PLAT RECORDS, AS CONVEYED TO IT BY DEED RECORDED IN DOCUMENT NO. 2008033886 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.014, OF THE LOCAL GOVERNMENT CODE, ACTING HEREIN BY AND THROUGH ITS GENERAL PARTNER, KIRK M. SMITH, DOES HEREBY RESUBDIVIDE SAID TRACT OF LAND IN ACCORDANCE WITH THE ATTACHED PLAT, TO BE KNOWN AS "RESUBDIVISION OF THE SOUTH 1/2 OF LOT 18 OF BANISTER HEIGHTS", AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREOF, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

NOTES

1. NO BUILDINGS, ETC. APPROVED BY THE (
2. ALL DRAINAGE ETC
3. PROPERTY OWNER

ENLARGED
VIEW