

C8  
1

**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8-2010-0026.0A

**P.C. DATE:** March 22, 2011

**SUBDIVISION NAME:** Klinefelter-Chung Subdivision, Resub of Lot 1 Block 2, Gullett Gardens; Lot 14, Gullet Gardens; Lots 12 & 13 Fischer Gardens; & Portions of Lots 11 & 12, Von Rosenberg Garden

**AREA:** 2.307 acres

**LOTS:** 4

**APPLICANT:** Phillipe Klinefelter & Sunyong Chung

**AGENT:** Austin Civil Engineering  
(Brent Hammond)

**ADDRESS OF SUBDIVISION:** 4807 Lyons Road

**GRIDS:** L-21

**COUNTY:** Travis

**WATERSHED:** Boggy Creek

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** SF-3-NP

**PROPOSED LAND USE:** Single Family

**NEIGHBORHOOD PLAN:** Govalle

**SIDEWALKS:** Sidewalks will be provided on Lyons Road and Gullet Street prior to the lots being occupied.

**DEPARTMENT COMMENTS:** The request is for approval of a resubdivision, namely Klinefelter-Chung Subdivision, Resub of Lot 1 Block 2, Gullett Gardens; Lot 14, Gullet Gardens; Lots 12 & 13 Fischer Gardens; & Portions of Lots 11 & 12, Von Rosenberg Garden. This is a resubdivision of a four lots and a portion of two other lots into four lots on 2.307 acres.

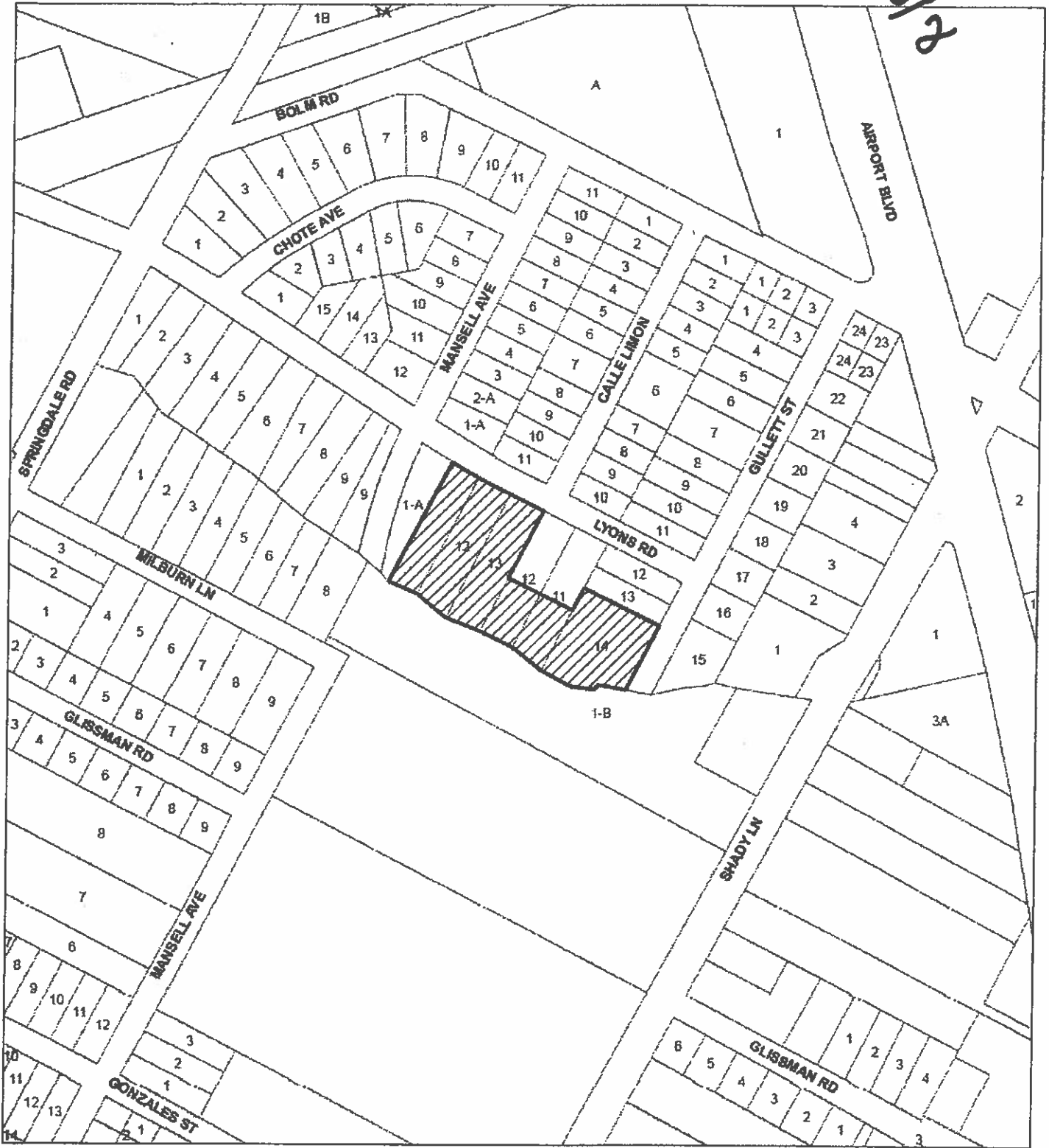
**STAFF RECOMMENDATION:** The staff recommends approval of the resubdivision. This plat meets all City of Austin Land Development and State Local Government Code requirements.



**PLANNING COMMISSION ACTION:**

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

**PHONE:** 974-2767

C8  
2



-  Subject Tract
-  Base Map

Kinefelter-Chung Subdivision  
 CASE#: C8-2010-0026.0A  
 ADDRESS: 4807 Lyons Road  
 MANAGER: Sylvia Limon

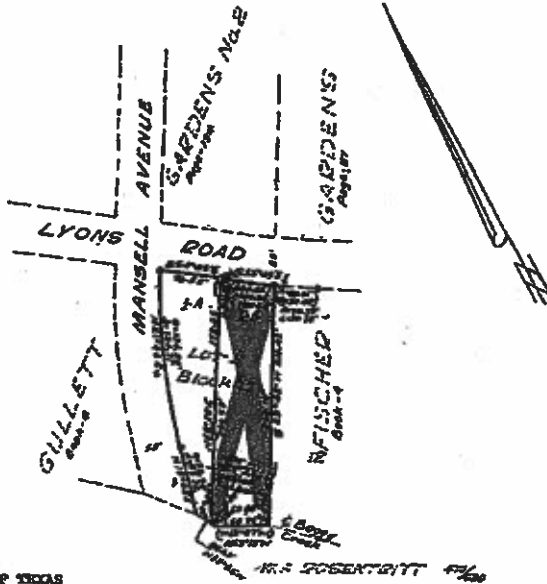
1" = 400'

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.

C8/3

July 2-69 R.C.H.A 1165 7.50



**LEGEND**

- I. P. Found
- I. R. Set

**Curve Data**

1	2	3
1-6-58	1-15-58	1-5-58
1-22-58	1-29-58	1-28-58
2-22-58	2-28-58	2-28-58
4-25-58	4-25-58	4-25-58
4-18-58	4-19-58	4-17-58

Scale: 1"=100'

"RESUBDIVISION OF LOT 1-BLOCK 2 GULLETT GARDENS NO. 2"

STATE OF TEXAS  
 COUNTY OF TRAVIS: KNOW ALL MEN BY THESE PRESENTS  
 That I, Hilmar Von Quintus, owner of Lot 1, Block 2 Gullett Gardens No. 2, a subdivision of a portion of the J. C. Fainchill League, in the city of Austin, Travis County, Texas, according to a plat of record in Book 4, Page 134 Plat Records of Travis County, Texas, conveyed to me by deed of Record in Volume 1856 at Page 4 of the deed records of Travis County, Texas, do hereby subdivide said Lot 1, Block 2 of Gullett Gardens No. 2 in accordance with the attached plat said subdivision to be known as "Resubdivision of Lot 1 Block 2 Gullett Gardens No. 2" and do hereby dedicate to the Public the streets and easements shown hereon.  
 WITNESS MY HAND THIS 30 day of April AD 1969.

STATE OF TEXAS  
 COUNTY OF TRAVIS  
 I, Miss Paulie Limberg, Clerk of the County Court within and the County and State aforesaid, do hereby certify that the within and foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 2nd day of June AD 1969 at 10:30 o'clock A.M. and duly recorded on the 2nd day of June AD 1969 at 10:30 o'clock A.M. in the Plat Records of said County in Plat Book 46 at Page 99.  
 WITNESS MY HAND AND THE SEAL OF THE COUNTY COURT OF SAID COUNTY, the date last written above.  
 Miss Paulie Limberg, Clerk County, Court, Travis County, Texas

*Hilmar Von Quintus*  
 Hilmar Von Quintus

*Freida Wacker*  
 Deputy



STATE OF TEXAS  
 COUNTY OF TRAVIS  
 Before me, the undersigned authority, on this day personally appeared Hilmar Von Quintus, 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 considerations therein expressed.  
 WITNESS MY HAND AND SEAL OF OFFICE THE 30 day of April AD 1969.

APPROVED FOR ACCEPTANCE  
*Boyle M. Osborne*  
 Boyle M. Osborne, Director of Planning  
 DATE May 27, 1969

*Phillie Remar*  
 Deputy Public in and for Travis County, Texas  
 FILED FOR RECORD AT 10:30 o'clock A.M. on the 2nd day of June AD 1969.  
 Miss Paulie Limberg, Clerk County Court, Travis County, Texas.

SURVEYED BY *B. F. Priest* DATE 3-12-69  
 B. F. Priest, Reg. Public Surveyor

*Freida Wacker*  
 Deputy

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, this the 27th day of May, AD 1969.  
*Heard Brown* Chairman  
*Boyle M. Osborne* Secretary



Vol. 46 Page 99

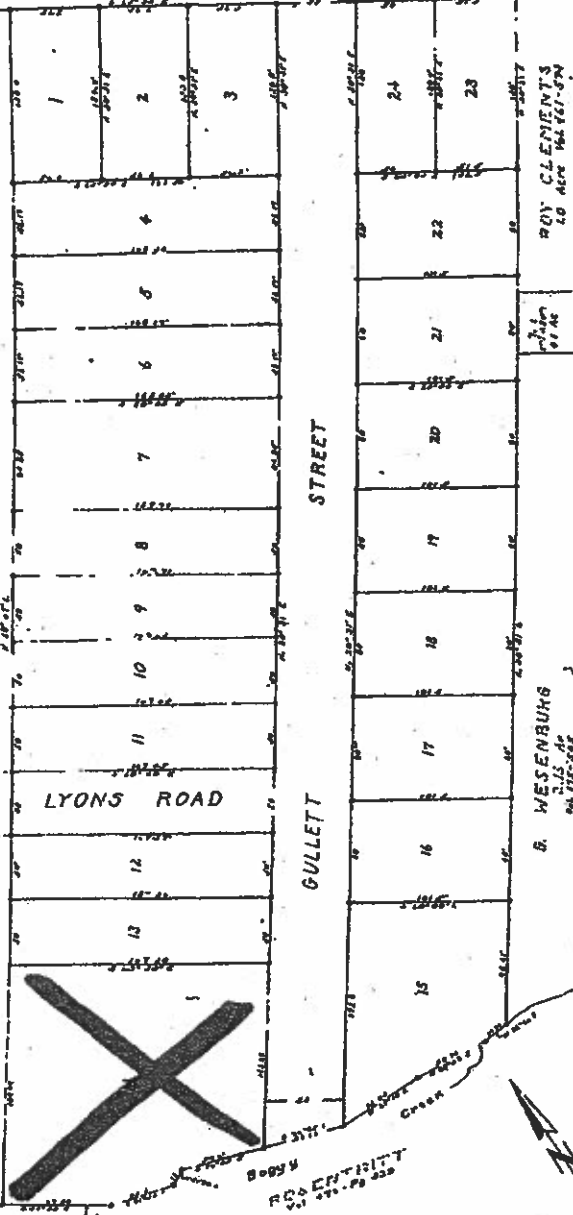
C8s-69-76

# GULLETT GARDENS

9 W VON ROSENBERG

BOLM ROAD

BOLM ROAD



ROSENBERG  
V.L. 474 - PG 523



EASEMENT  
In compliance with clause 10(1) of the  
Municipal Councils Act 1955  
I am pleased to provide this plan.

LEGEND  
S. - Iron Pipe Conduit  
S. - 10" Dia. 10' Sp. 10'  
S. - 10" Dia. 10' Sp. 10'

STATE OF IOWA) KNOW ALL MEN BY THESE PRESENTS,  
COUNTY OF IOWA) that I, H. J. Gullett, do hereby certify that the above  
described plan of land is a true and correct copy of the original  
plan filed in my office on the 15th day of July, 1925, and that I am  
the owner of the same. In witness whereof, I have hereunto set my hand  
and the seal of my office at Des Moines, Iowa, this 15th day of July, 1925.

H. J. Gullett  
Recorder

STATE OF IOWA) BEFORE ME, the undersigned authority, on this day personally appeared H. J. Gullett, 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.

W. A. Friedrichson  
Notary Public

APPROVED FOR RECEIPT  
Date: 8-23-25  
H. J. Gullett  
Recorder

APPROVED BY CITY PLANNING COMMISSION  
Date: 8-23-25  
H. J. Gullett  
Recorder

APPROVED BY  
Date: 8-23-25  
H. J. Gullett  
Recorder

Approved by Commission and City  
after meeting in Commission  
Minutes - Book of page 481.

2/8

# FISCHER GARDENS

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS: That Mrs. M. R. Fischer and wife Willie Ruth Fischer, co-owners of the heretofore described tracts of land, being a part of one tract out of the J.C. Tammish League in Travis County, Texas, signing the City of Austin, as recorded in Vol. 100, Page 243 of Travis County Book Records, and a one (1) acre tract out of the J.C. Tammish League in Travis County, Texas, adjoining the City of Austin, as recorded in Volume 62, page 243, of the Travis County Book Records, and we do hereby adopt this plat as our subdivision, known as Fischer Gardens, as shown on accompanying plan, and we do hereby designate and set apart for public use as streets, the streets shown thereon, as far as our interest may appear.

Witness our hands this 3rd day of April, A.D. 1940

*M. R. Fischer*  
M. R. Fischer  
Willie Ruth Fischer  
Willie Ruth Fischer (Mrs.)

STATE OF TEXAS  
COUNTY OF TRAVIS

Before Me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared M. R. Fischer and Willie Ruth Fischer, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Willie Ruth Fischer, wife of the said M. R. Fischer, having been examined by me privately and apart from her husband, and having the same fully explained to her, she, the said Willie Ruth Fischer, acknowledged such instrument to be her act and deed, and she declared that she willingly agreed the same for the purposes and consideration therein expressed, and that she did not wish to retract or rescind the same.

Given under My Hand and Seal of Office this 3rd day of April, A.D. 1940.

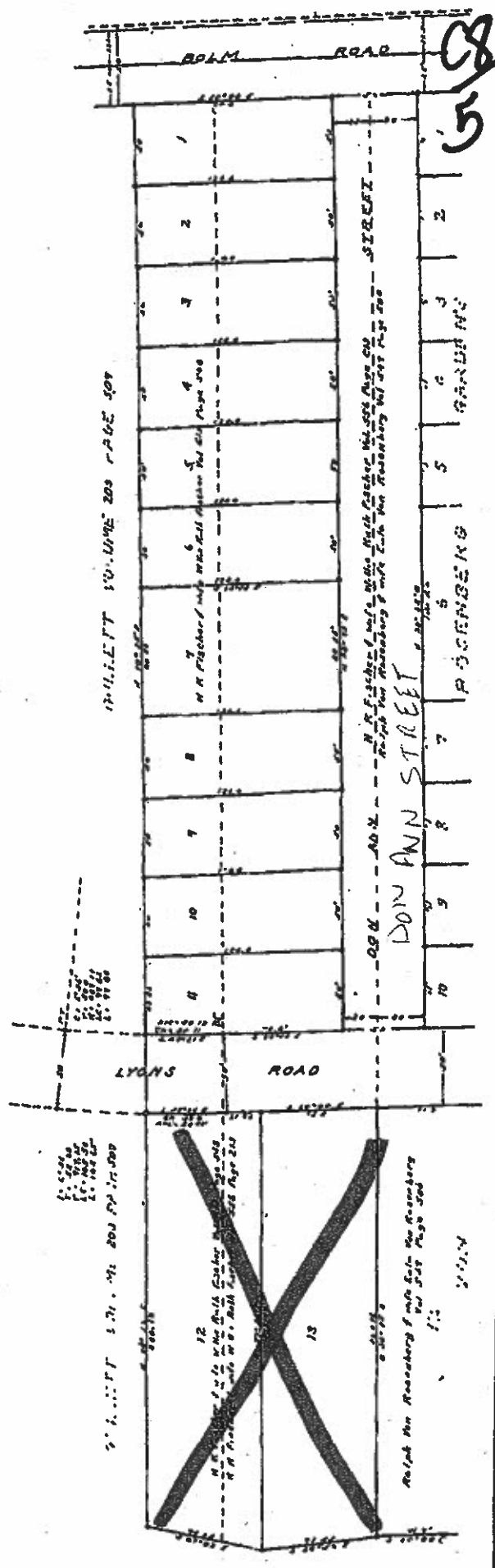
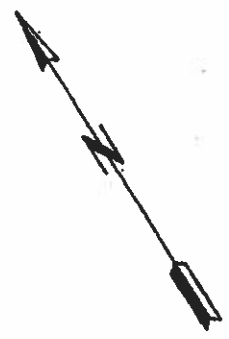
*M. R. Ruth Fischer*  
Notary Public in and for Travis County, Texas

APPROVED BY CITY PLAN COMMISSION  
Date 4-12-40 *W. F. Kinsley Cham*  
Date 4-12-40 *B. J. Rupert, Secy.*

APPROVED FOR ACCEPTANCE  
Date 4-12-40 *J. J. Mitchell*  
J. J. Mitchell, City Engineer

Engagement  
As a condition of things (d) filed on the back or rear side of map face of this subdivision it is required for public utilities

SURVEYED IN MARCH, 1910.  
*O. Leonard*  
O. Leonard Civil Engineer  
501 West 15th Street  
Scale: 1" = 50 ft  
S - L. P. Corbett  
Plotted by C. R. Subeck, Jr.



Filed for record April 17, A.D. 1940, at 3:45 P.M.  
Recorded April 23, A.D. 1940, at 9 A.M.

# VON ROSENBERG GARDENS

CS/6

STATE OF TEXAS }  
 COUNTY OF TRAVIS } KNOW ALL MEN BY THESE PRESENTS That we RALPH  
 Von Rosenberg and wife LEO Von Rosenberg sole owners  
 of the herein described land of land being three (3) acres more or less  
 out of the 1/2 Section 10, T. 10 N., R. 10 E., S. 10 E.,  
 as recorded in Volume 209 page 202 of Travis County Deed Records, and we do  
 hereby adopt this plat as our subdivision, known as Von Rosenberg Gardens  
 as shown on accompanying plat, and we do hereby designate and set apart for  
 public use as streets, the streets shown thereon, as far as our interest may  
 appear

Witness our Hands this 30th day of April A.D. 1940

Ralph von Rosenberg  
Ralph Von Rosenberg

Leo von Rosenberg  
Leo Von Rosenberg (H&C)

STATE OF TEXAS }  
 COUNTY OF TRAVIS } before Me the undersigned a Notary Public in and for  
 said County and State, on this day personally appeared  
 Ralph Von Rosenberg, and Leo Von Rosenberg, his wife, both known to be  
 the persons whose names are subscribed to the foregoing instrument, and  
 whom I held to be the persons who executed the same for the purposes and  
 consideration therein expressed, and the said Leo Von Rosenberg, wife of  
 the said Ralph Von Rosenberg, having been examined by me privately and  
 apart from her husband, and having the same fully explained to her, she, the  
 said Leo Von Rosenberg acknowledged that she did not and does not  
 and she declared that she fully approved the same (or the purposes and  
 consideration therein expressed, and that she did not wish to retract it  
 given under My Hand and Seal of Office this the 30th day of  
 April A.D. 1940

(Notary Seal)

J. E. Taylor, Jr.  
Notary Public, Travis County, Texas

SURVEYED IN MASS BY

Geo. J. SOHN

ESSEN'S

Measurement of the side of the lot, is true.

Legal

0. 1000 1

Platted March 22, by C.R. Soback, Jr.

APPROVED BY CITY PLAN COMMISSIONER

Date 4-12-40

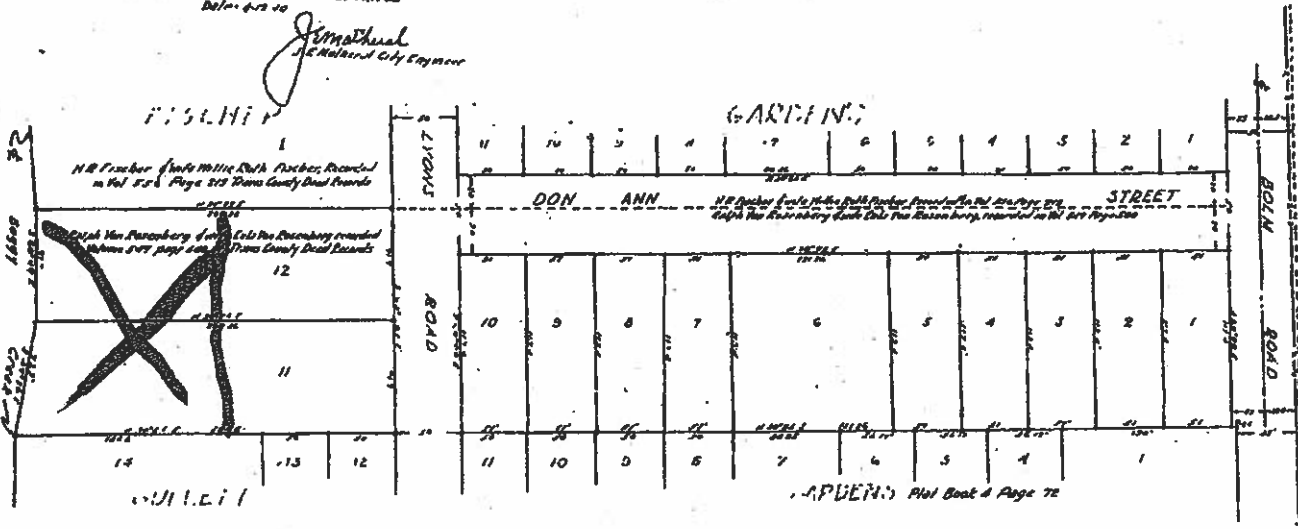
H. H. ...  
B. J. ...

Date 4-12-40

APPROVED FOR ACCEPTANCE

Date 4-12-40

J. ...  
City Engineer

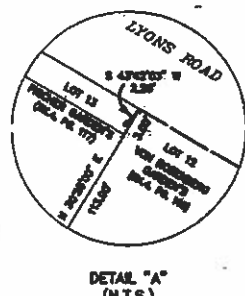
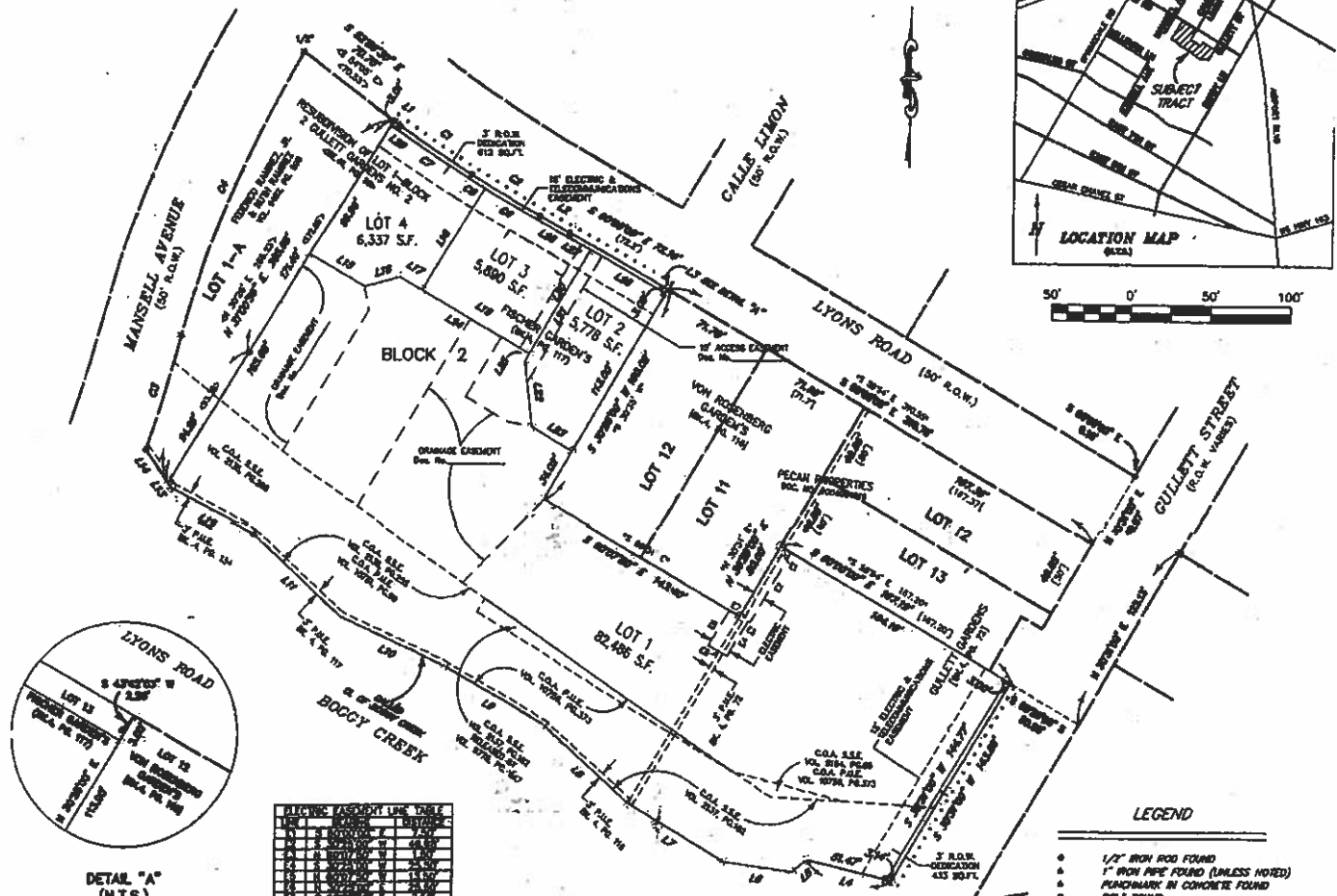
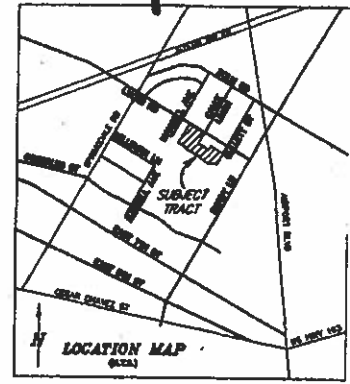


Filed for record April 17, A.D. 1940 at 3:45 PM  
Recorded April 23, A.D. 1940 at 9:14

# KLINEFELTER-CHUNG SUBDIVISION

## CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

C8/7



LINE NO.	BEARING	DISTANCE
1	S 43° 00' 00" W	2.331
2	S 89° 00' 00" W	0.014
3	S 89° 00' 00" W	0.010
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50	S 89° 00' 00" W	0.010

- LEGEND**
- 1/2" IRON ROD FOUND
  - 1" IRON PIPE FOUND (UNLESS NOTED)
  - PUNCHMARK IN CONCRETE FOUND
  - BOLT FOUND
  - CONCRETE MONUMENT SET
  - 1/2" IRON ROD SET 16" CAP
  - STAMPED "TOTAL PLAIN"
  - PUNCHMARK IN CONCRETE SET
  - CALCULATION POINT
  - RECORD INFORMATION (BK. 46, PG. 88)
  - RECORD INFORMATION (BK. 4, PG. 117)
  - RECORD INFORMATION (BK. 4, PG. 116)
  - RECORD INFORMATION (BK. 4, PG. 72)
  - RECORD INFORMATION (VOL. 4780, PG. 1619)
  - C.O.A. CITY OF AUSTIN
  - P.U.E. PUBLIC UTILITY EASEMENT
  - S.E.E. STORM SEWER EASEMENT
  - SOE/MAKES

STATE OF TEXAS §  
 COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

That we, Philippe Klinefelter and Sunyong Chung, owners of Lot 1-2, Block 2, Resubdivision of Lot 1 Block 2 Gullett Gardens No. 2, as recorded in Book 46, Page 88 of the Plat Records of Travis County, Texas, as conveyed to them by special warranty deed recorded in Document No. 2007020857 of the Official Public Records of Travis County, Texas, Lots 12 and 13, Flasher Garden's, a subdivision as recorded in Book 4, Page 117 of the Plat Records of Travis County, Texas, as conveyed to them by assumption warranty deed and general warranty deed recorded respectively in Document Nos. 2002227475 and 2002061023 of the Official Public Records of Travis County, Texas, and portions of Lots 11 and 12, Van Rosenberg Garden's, a subdivision as recorded in Book 4, Page 116 of the Plat Records of Travis County, Texas, and Lot 14, Gullett Gardens, a subdivision as recorded in Book 4, Page 72 of the Plat Records of Travis County, Texas, as conveyed to them by general warranty deed with vendor's lien in favor of third party recorded in Volume 8884, Page 371 of the Real Property Records of Travis County, Texas, being 2.331 acres of land out of the Jesse C. Tinsmith League Survey No. 28, 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 Local Government Code, do hereby resubdivide said 2.331 acres of land in accordance with this plat, to be known as KLINEFELTER-CHUNG SUBDIVISION, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D.

*Philippe Klinefelter*  
 Philippe Klinefelter  
 800 Gullett Street  
 Austin, TX 78702

*Sunyong Chung*  
 Sunyong Chung  
 800 Gullett Street  
 Austin, TX 78702

STATE OF TEXAS §  
 COUNTY OF TRAVIS §

Before me, the undersigned authority on this day personally appeared Philippe Klinefelter and Sunyong Chung known to me to be the persons whose names are subscribed to the foregoing instrument, and they acknowledged to me that they executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

*Jeffrey Ahern*  
 Notary Public, State of Texas  
 Print Notary's Name  
 My Commission Expires: **APR 6, 2014**



LINE NO.	BEARING	DISTANCE
1	S 43° 00' 00" W	2.331
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LOT	BLOCK	RESIDENTIAL	ACRES	SQ. FT.
LOT 1	BLOCK 2	RESIDENTIAL	1.084	46,188
LOT 2	BLOCK 2	RESIDENTIAL	0.133	5,778
LOT 3	BLOCK 2	RESIDENTIAL	0.135	5,888
LOT 4	BLOCK 2	RESIDENTIAL	0.148	6,532
TOTAL 4 LOTS			2.307	94,386

STREET	ACRES	SQ. FT.
LYONS ROAD	0.014	612
GULLETT STREET	0.010	433
TOTAL	2.331	1,045

CURVE NO.	BEARING	ARC LENGTH	CHORD	LENGTH CHORD BEARING
1	S 43° 00' 00" W	2.331	2.331	S 43° 00' 00" W
2	S 89° 00' 00" W	0.014	0.014	S 89° 00' 00" W
3	S 89° 00' 00" W	0.010	0.010	S 89° 00' 00" W
4	S 89° 00' 00" W	0.010	0.010	S 89° 00' 00" W
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42	S 89° 00' 00" W	0.010	0.010	S 89° 00' 00" W
43	S 89° 00' 00" W	0.010	0.010	S 89° 00' 00" W
44	S 89° 00' 00" W	0.010	0.010	S 89° 00' 00" W
45	S 89° 00' 00" W	0.010	0.010	S 89° 00' 00" W
46	S 89° 00' 00" W	0.010	0.010	S 89° 00' 00" W
47	S 89° 00' 00" W	0.010	0.010	S 89° 00' 00" W
48	S 89° 00' 00" W	0.010	0.010	S 89° 00' 00" W
49	S 89° 00' 00" W	0.010	0.010	S 89° 00' 00" W
50	S 89° 00' 00" W	0.010	0.010	S 89° 00' 00" W

PLAT NO.	BOOK	PAGE	DATE
1	46	88	08/14/08
2	4	117	08/14/08
3	4	116	08/14/08
4	4	72	08/14/08
5	4780	1619	08/14/08



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