

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2013-0118.1A

P.C. DATE: October 27, 2015

SUBDIVISION NAME: Lightsey Two's Resubdivision of Lot 20, Theodore Low Heights

AREA: 4.015 acres

LOTS: 16

APPLICANT: Lightsey Two, LP
(Ryan Diepenbrock)

AGENT: PSW Real Estate, LLC
(Casey Giles)

ADDRESS OF SUBDIVISION: 1805 Lightsey Road

GRIDS: G-20

COUNTY: Travis

WATERSHED: West Bouldin Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3

DISTRICT: 5

PROPOSED LAND USE: Single Family

NEIGHBORHOOD PLAN: South Lamar Combined (suspended)

SIDEWALKS: Sidewalks will be installed on both sides of Aldwyche Drive and the subdivision side of Lightsey Road.

DEPARTMENT COMMENTS: The request is for approval of a resubdivision namely, Lightsey Two's Resubdivision of Lot 20, Theodore Low Heights. The proposed resubdivision consists 16 lots and R.O.W. on 4.015 acres.

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

PLANNING COMMISSION ACTION:

CASE MANAGER: Sylvia Limon
Email: Sylvia.limon@austintexas.gov

PHONE: 512-974-2767

Transportation Review: Amanda Couch
Email: Amanda.Couch@austintexas.gov

PHONE: 512-974-2881



Drainage Eng & Water Quality: Leslie Daniel
Email: Leslie.Daniel@austintexas.gov

PHONE: 512-974-6316

Heritage Tree: Keith Mars
Email: Keith.Mars@austintexas.gov

PHONE: 512-974-2755



-  Subject Tract
-  Base Map

CASE#: C8-2013-0118.1A
 ADDRESS: 1805 LIGHTSEY ROAD

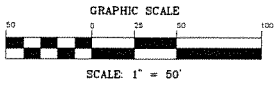


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

LIGHTSEY TWO'S RESUBDIVISION OF BLOCK 20, THEODORE LOW HEIGHTS

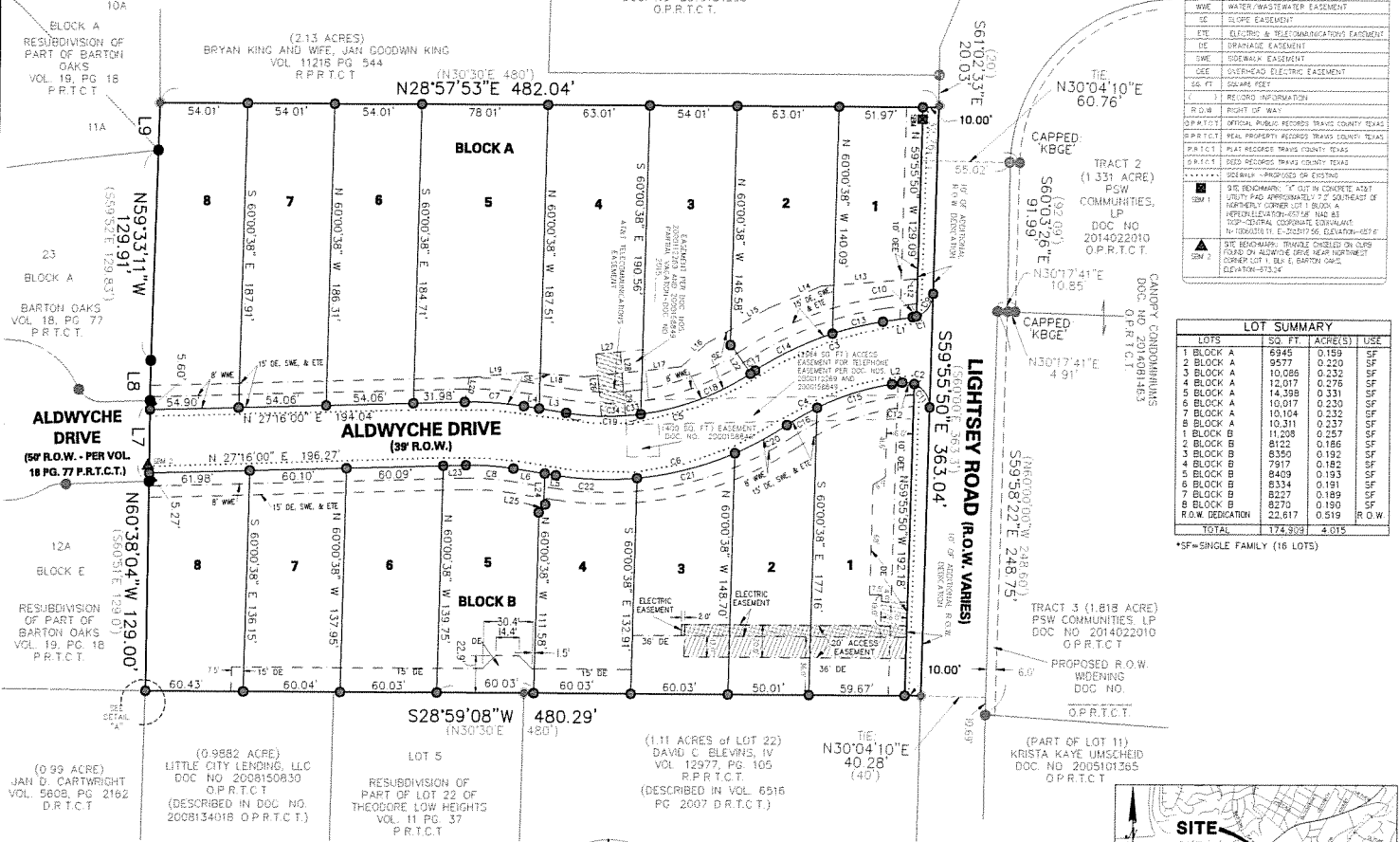
Surveyor's Note:
Bearings shown hereon are based on RESUBDIVISION OF PART OF BARTON OAKS as recorded in Vol 19, Pg. 18, Plat Records, Travis County, Texas.



(1.957 ACRES)
AHA C. WARD AND BRUCE EVANS
DOC. NO. 2010184205
O.P.R.T.C.T.

DEL CURTO ROAD
(R.O.W. VARIES)

LEGEND	
●	3" (81") IRON ROD FOUND
○	3" (81") IRON ROD FOUND
○	2" (51") IRON ROD FOUND
○	2" (51") IRON ROD SET "AS ENGINEERS"
○	800 NAIL FOUND
▲	CALCULATED POINT
○	WATER/WASTEWATER EASEMENT
○	SLOPE EASEMENT
○	ELECTRIC, TELEPHONE/COMMUNICATIONS EASEMENT
○	FRANCHISE EASEMENT
○	SIDEWALK EASEMENT
○	OVERHEAD ELECTRIC EASEMENT
○	50 FT SQUARE FEET
○	1 RECORD INFORMATION
○	RIGHT OF WAY
○	TRACT 1 (1.331 ACRE) PGW COMMUNITIES, LP DOC NO. 2014022010 O.P.R.T.C.T.
○	TRACT 2 (1.818 ACRE) PSW COMMUNITIES, LP DOC NO. 2014022010 O.P.R.T.C.T.
○	TRACT 3 (1.11 ACRES OF LOT 22) DAVID C. BLEVINS, IV VOL. 12977 PG. 105 R.P.R.T.C.T. (DESCRIBED IN VOL. 6516 PG. 2007 D.R.T.C.T.)
○	TRACT 4 (0.99 ACRE) JAN D. CARTWRIGHT VOL. 560B PG. 2162 D.R.T.C.T.
○	TRACT 5 (0.9882 ACRE) LITTLE CITY LENDING, LLC DOC. NO. 2008150830 (DESCRIBED IN DOC. NO. 2008134018 O.P.R.T.C.T.)
○	TRACT 6 (1.11 ACRES OF LOT 22) DAVID C. BLEVINS, IV VOL. 12977 PG. 105 R.P.R.T.C.T. (DESCRIBED IN VOL. 6516 PG. 2007 D.R.T.C.T.)
○	TRACT 7 (PART OF LOT 11) KRISTA KAYE UMSCHIED DOC. NO. 2005101365 O.P.R.T.C.T.

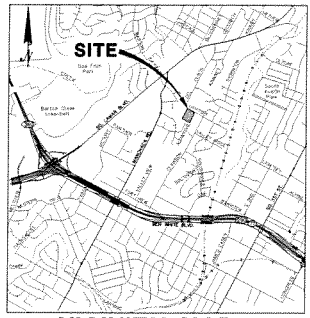
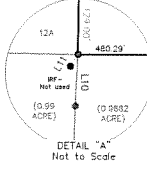


LOT SUMMARY			
LOTS	SQ. FT.	ACRE(S)	USE
1 BLOCK A	6945	0.159	RESUBDIVISION
2 BLOCK A	9477	0.219	RESUBDIVISION
3 BLOCK A	10,088	0.232	RESUBDIVISION
4 BLOCK A	12,017	0.278	RESUBDIVISION
5 BLOCK A	14,389	0.331	RESUBDIVISION
6 BLOCK A	10,017	0.230	RESUBDIVISION
7 BLOCK A	10,104	0.233	RESUBDIVISION
8 BLOCK A	10,311	0.237	RESUBDIVISION
1 BLOCK B	11,208	0.257	RESUBDIVISION
2 BLOCK B	8122	0.186	RESUBDIVISION
3 BLOCK B	6350	0.146	RESUBDIVISION
4 BLOCK B	7917	0.182	RESUBDIVISION
5 BLOCK B	8409	0.193	RESUBDIVISION
6 BLOCK B	6334	0.146	RESUBDIVISION
7 BLOCK B	6227	0.143	RESUBDIVISION
8 BLOCK B	6270	0.144	RESUBDIVISION
R.O.W. RESERVATION	22,817	0.519	R.O.W.
TOTAL	174,808	4.015	

*SF= SINGLE FAMILY (16 LOTS)

CURVE DATA TABLE				
CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	15.00	N105°33'11"W	19.26	23.04
C2	15.00	S105°33'11"E	19.26	23.04
C3	194.50	S07°29'56"W	187.06	87.77
C4	160.50	S07°29'56"W	150.24	70.61
C5	160.50	N16°03'30"E	117.55	125.35
C6	199.50	N16°03'30"E	148.13	149.60
C7	199.50	S13°53'45"W	136.72	136.77
C8	160.50	S13°53'45"W	139.54	129.58
C9	15.00	S64°33'58"W	17.30	18.46
C10	15.00	N15°20'22"E	14.46	15.45
C11	15.00	S84°44'18"W	17.32	18.46
C12	15.00	S74°48'18"W	17.63	17.72
C13	199.50	S10°29'35"W	192.35	192.47
C14	199.50	S10°29'35"W	192.35	192.47
C15	160.50	S11°19'17"W	148.82	145.01
C16	160.50	S07°16'07"E	171.69	171.69
C17	160.50	S09°45'41"E	139.88	139.88
C18	160.50	S08°13'07"W	172.95	172.87
C19	160.50	N23°31'38"E	146.34	146.50
C20	199.50	N30°26'42"E	186.39	186.44
C21	199.50	N14°19'32"E	182.34	182.50
C22	199.50	N15°34'03"E	190.43	190.58
C23	160.50	S12°54'42"W	194.44	194.44
C24	160.50	S27°16'56"W	115.04	115.05

LINE DATA TABLE		
LINE	DIRECTION	DISTANCE
L1	N105°33'11"E	19.26
L2	N105°33'11"E	19.26
L3	S105°33'11"E	19.26
L4	S105°33'11"E	19.26
L5	S07°29'56"W	187.06
L6	S07°29'56"W	150.24
L7	N16°03'30"E	117.55
L8	N16°03'30"E	148.13
L9	S13°53'45"W	136.72
L10	S13°53'45"W	139.54
L11	S64°33'58"W	17.30
L12	N15°20'22"E	14.46
L13	S84°44'18"W	17.32
L14	S74°48'18"W	17.63
L15	S10°29'35"W	192.35
L16	S10°29'35"W	192.35
L17	S11°19'17"W	148.82
L18	S07°16'07"E	171.69
L19	S09°45'41"E	139.88
L20	S08°13'07"W	172.95
L21	N23°31'38"E	146.34
L22	N30°26'42"E	186.39
L23	N14°19'32"E	182.34
L24	N15°34'03"E	190.43
L25	S12°54'42"W	194.44
L26	S27°16'56"W	115.04



OWNER'S CERTIFICATION
STATE OF TEXAS
COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS:

THAT LIGHTSEY TWO, LP, A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF 4.015 ACRES OF LAND BEING ALL OF BLOCK 20, THEODORE LOW HEIGHTS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOL. 445, PAGES 581-583, DEED RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED TO IT BY GENERAL WARRANTY DEED RECORDED IN DOC. NO. 2013134745 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 4.015 ACRES TRACT OF LAND HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.014, OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID TRACT OF LAND TO BE KNOWN AS LIGHTSEY TWO'S RESUBDIVISION OF BLOCK 20, THEODORE LOW HEIGHTS, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS ____ DAY OF _____, 20__.

BY: LIGHTSEY TWO, LP

J. RYAN DIEPENBROCK, MANAGER
2009 S. 151 STREET
AUSTIN, TX 78704

STATE OF TEXAS
COUNTY OF TRAVIS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J. RYAN DIEPENBROCK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS OWNER OF THE PROPERTY DESCRIBED HEREIN.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINTED NAME: _____
DATE NOTARY COMMISSION EXPIRES: _____

WITNESS MY HAND THIS ____ DAY OF _____, 20__.

ENGINEER'S CERTIFICATION
I, CASEY GILES, P.E., AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING UNDER THE LAWS OF THE STATE OF TEXAS, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CHAPTER 25 OF THE AUSTIN LAND DEVELOPMENT CODE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF A DESIGNATED SPECIAL FLOOD HAZARD AREA OR THE 100 YEAR FLOODPLAIN AS SHOWN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0585H FOR TRAVIS COUNTY, TEXAS, DATED 08-28-2008.

CASEY GILES, P.E. _____ DATE _____
P.E. NO. 91797

SURVEYOR'S CERTIFICATION
I, PAUL UTTERBACK, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 25, 1999 OF THE AUSTIN LAND DEVELOPMENT CODE; IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE; AND WAS PREPARED FROM AN ACTUAL SURVEY, MADE UNDER MY SUPERVISION PERFORMED ON THE GROUND, OF THE PROPERTY.

PAUL UTTERBACK
R.P.L.S. NO. 5738 _____ DATE _____

SURVEYED BY:
ATS ENGINEERS, INSPECTORS & SURVEYORS
4910 WEST HIGHWAY 290
AUSTIN, TX 78735
(512) 328-6995

PLAT PREPARATION DATE	PLAT SUBMITTAL DATE
8/29/2014	
Rev. 10/03/14, 3/31/15, 4/24/15, 7/22/15, 8/17/15	
9/4/15, 10/7/15	

eileen merritts
ATS Engineers
Inspectors & Surveyors
www.ats-engineers.com
TRPLS FIRM REG. #10128000
4910 West Hwy 290
AUSTIN, TEXAS 78735
ATL REG. 03020208
0121 328-6995
FAX: (512) 929-6995
www.surveylife.com/Products/Map/PLAT/14080800/0000020200.jpg