

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2014-0213.0A

P.C. DATE: October 27, 2015

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

AREA: 4.015 acres

LOTS: 30

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 Second Resubdivision of Lot 20, Theodore Low Heights. The proposed resubdivision consists 30 lots 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

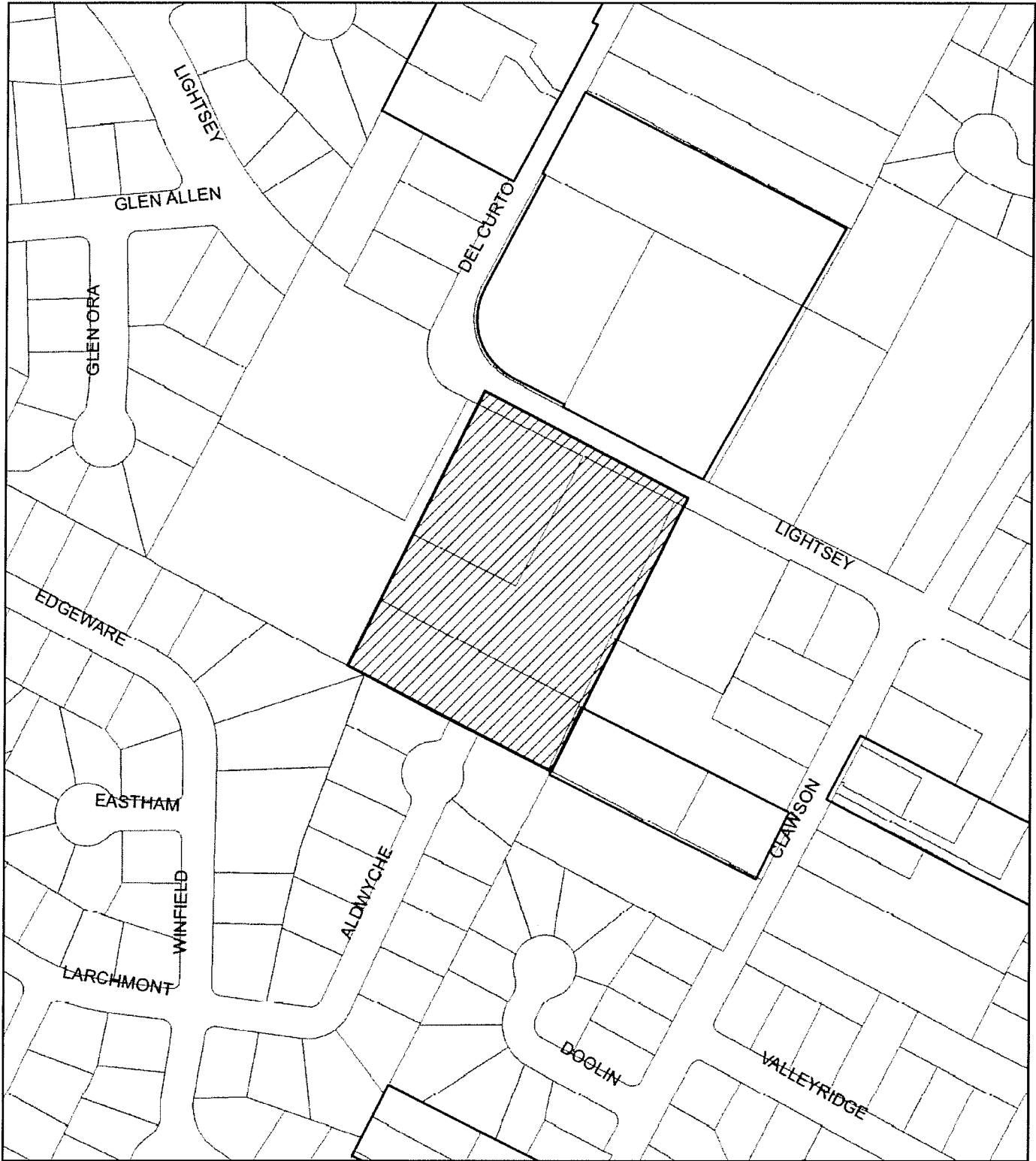
PHONE: 512-974-2881



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

PHONE: 512-974-6316

Heritage Tree: Keith Mars
Email: [Keith.Mars @austintexas.gov](mailto:Keith.Mars@austintexas.gov)

PHONE: 512-974-2755



-  Subject Tract
-  Base Map

CASE#: C8-2014-0213.0A
 LOCATION: 1805 Lightsey Road @ Del Curto Rd.



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.

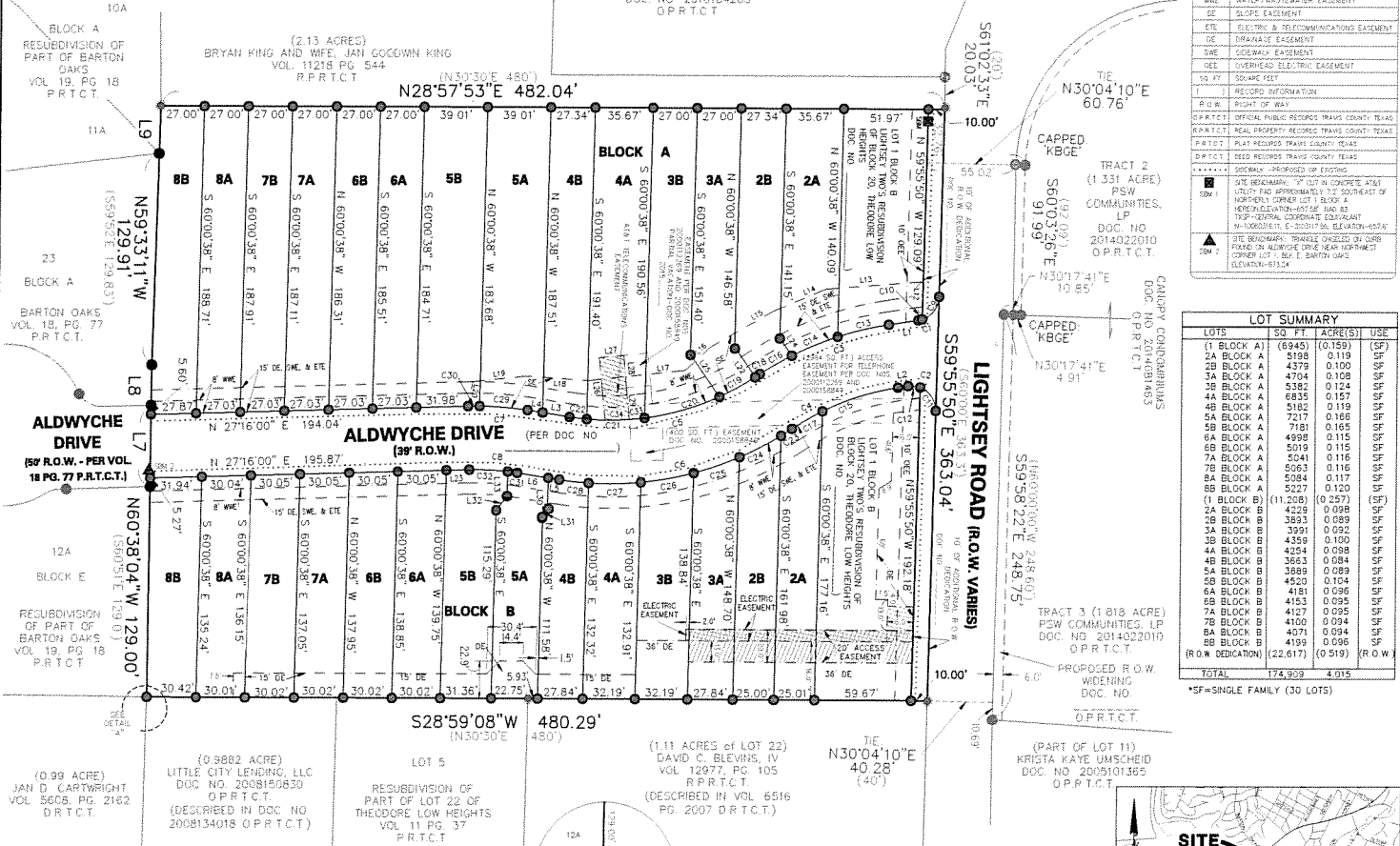
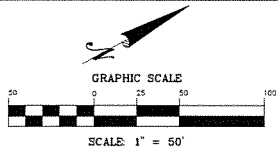
This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.

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

(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)

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.



LEGEND

- 1\"/>

LOT SUMMARY

LOTS	SQ. FT.	ACRE(S)	USE
(1) BLOCK A	(6945)	(0.159)	(SF)
2A BLOCK A	5198	0.119	
3A BLOCK A	4379	0.100	
4A BLOCK A	4704	0.108	
5A BLOCK A	5382	0.124	
6A BLOCK A	6816	0.157	
7A BLOCK A	6182	0.142	
8A BLOCK A	7217	0.166	
9A BLOCK A	7181	0.165	
10A BLOCK A	4998	0.115	
11A BLOCK A	5019	0.115	
12A BLOCK A	5041	0.116	
13A BLOCK A	5063	0.117	
14A BLOCK A	5084	0.117	
15A BLOCK A	5227	0.120	
(1) BLOCK B	(11,206)	(0.257)	(SF)
2B BLOCK B	4329	0.099	
3B BLOCK B	3591	0.082	
4B BLOCK B	4359	0.100	
5B BLOCK B	4251	0.096	
6B BLOCK B	3663	0.084	
7B BLOCK B	3989	0.091	
8B BLOCK B	4127	0.095	
9B BLOCK B	4100	0.094	
10B BLOCK B	4071	0.094	
11B BLOCK B	4191	0.096	
(R.O.W. DEDICATION)	(22,617)	(0.519)	(SF)
TOTAL	174,939	4.015	

*SF=SINGLE FAMILY (30 LOTS)

CURVE DATA TABLE

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	15.00'	N41°55'40\"/>		

CURVE DATA TABLE

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C17	180.00'	S67°06'57\"/>		

LINE DATA TABLE

LINE	DIRECTION	DISTANCE
L1	N22°04'10\"/>	

LINE DATA TABLE

LINE	DIRECTION	DISTANCE
L16	S14°18'20\"/>	

OWNERS 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 LIGHTSEY TWO'S RESUBDIVISION OF BLOCK 20, THEODORE LOW HEIGHTS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT AS RECORDED IN DOC. NO. _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED TO 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 SECOND 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
 2003 S. 1ST 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 COMPLIES WITH TITLE 25, 1989 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.

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) #48453055H FOR TRAVIS COUNTY, TEXAS, DATED 09-25-2008.

CASEY GILES, P.E.
 P.E. NO. 51979

DATE

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, 1989 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 78705
 (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	

ATS eileen merritt's
Engineers Inspectors & Surveyors
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 TBP&S FIRM REG. #10122000
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