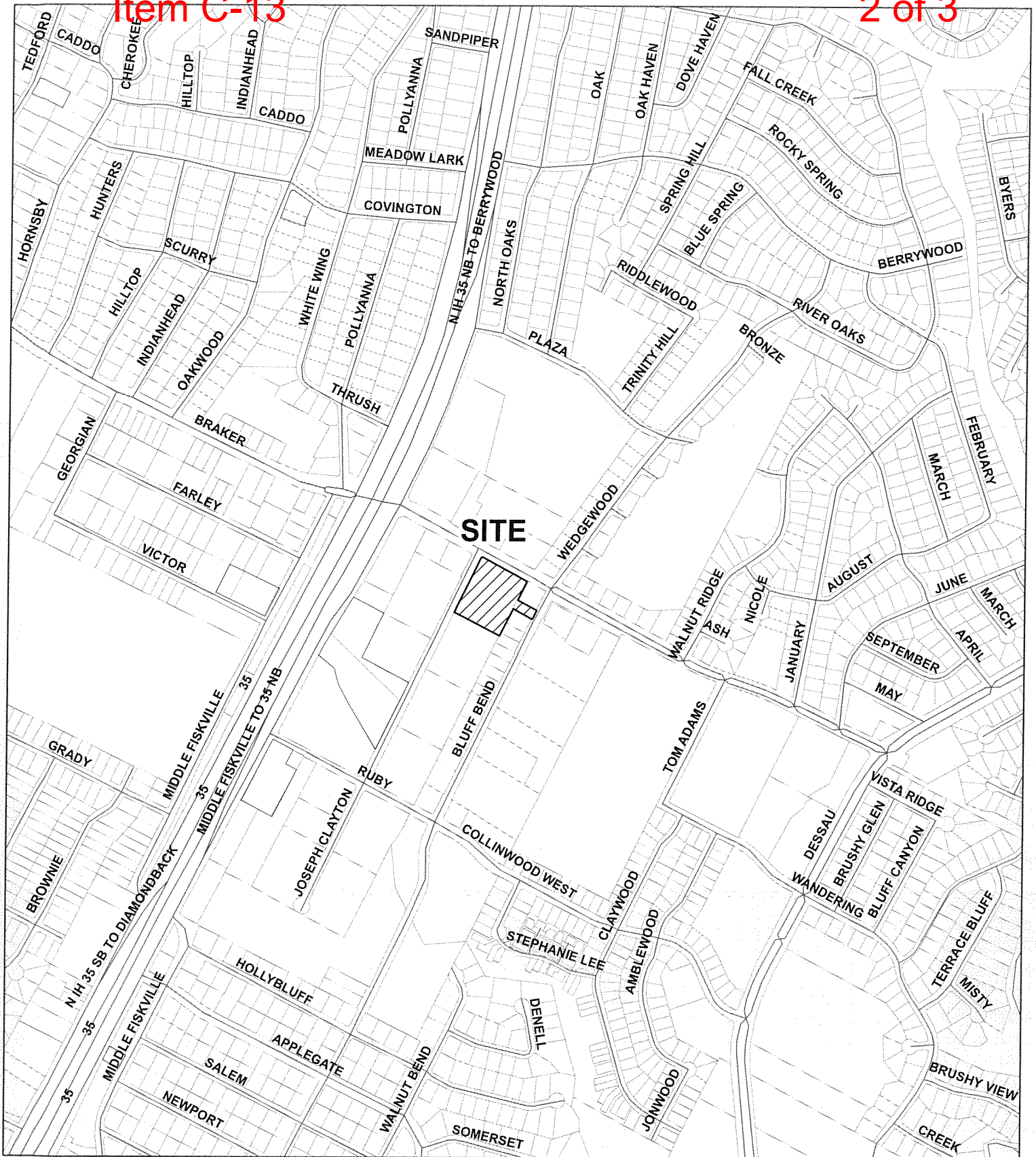
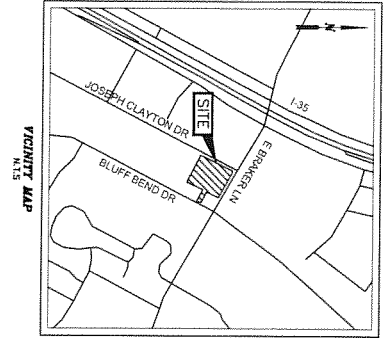


SUBDIVISION REVIEW SHEET

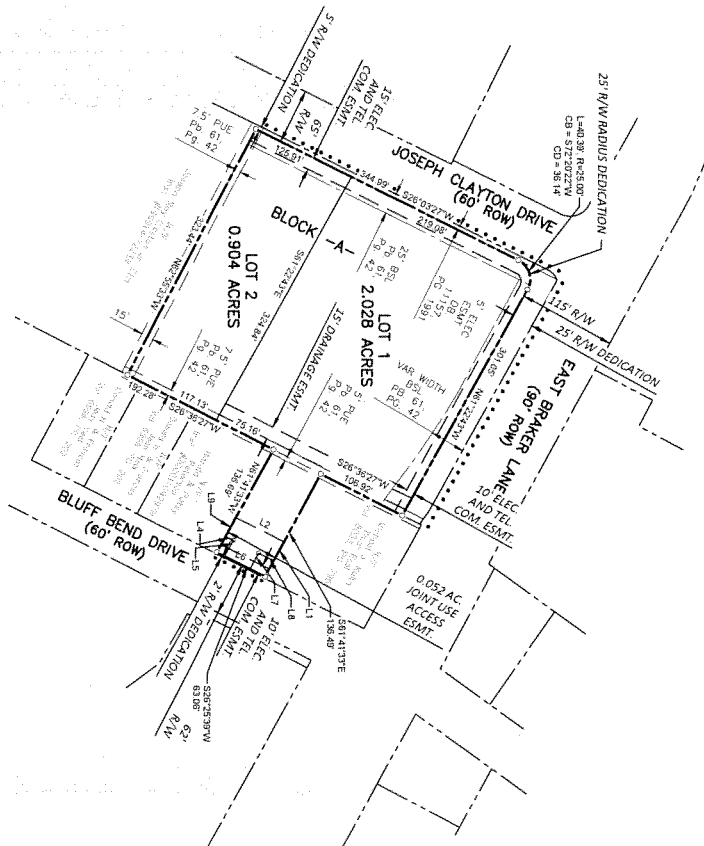
CASE NO.: C8-2018-0034.0A**P.C. DATE:** October 9, 2018**SUBDIVISION NAME:** East Braker Corner Market**AREA:** 2.932 acres**LOTS:** 2**APPLICANT:** Burdell Management, Ltd./
Michael J. Kuhn**AGENT:** Jones & Carter
(Joseph York)**ADDRESS OF SUBDIVISION:** 861 E. Braker Lane**WATERSHED:** Walnut Creek**COUNTY:** Travis**EXISTING ZONING:** CS-NP**JURISDICTION:** Full Purpose**NEIGHBORHOOD PLAN:** Windsor Hills**PROPOSED LAND USE:** Commercial**VARIANCE:** none**STAFF RECOMMENDATION:** Staff recommends approval of the final plat, the plat meets all applicable State and City of Austin Land Development Code requirements.**DEPARTMENT COMMENTS:** The request is for the approval of the East Braker Corner Market, a Resubdivision of Lot 12 Joseph Clayton Subdivision and a portion of 0.610 acres composed of 2 lots on 2.932 acres. The applicant proposes to subdivide the property for commercial uses. The developer will be responsible for all cost associated with required improvements.**CASE MANAGER:** Cesar Zavala
E-mail: cesar.zavala@austintexas.gov**PHONE:** 512-974-3404



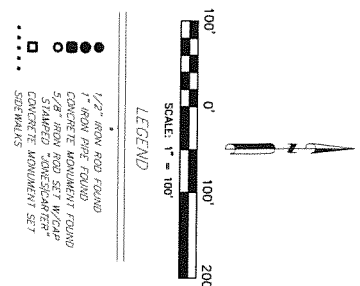
CASE#: C8-2018-0034.0A
 ADDRESS: 861 E. BRAKER LANE
 PROJECT: EAST BRAKER CORNER MARKET,
 A RESUBDIVISION OF LOT 12 JOSEPH
 CLAYTON SUBDIVISION AND 0.610 ACRES
 CASE MANAGER: CESAR ZAVALA



EAST BRAKER CORNER MARKET
A RESUBDIVISION OF LOT 12
JOSEPH CLAYTON SUBDIVISION
AND A PORTION OF A 0.610 ACRE TRACT IN
ABSTRACT 29, J APPELGADE SURVEY NO. 58
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



LINE # / CURVE #	LENGTH	DIRECTION / DELTA	RADIUS
L1	25.01'	N61° 41' 33\"W	
L2	63.06'	S26° 25' 39\"W	
L4	10.12'	N26° 25' 39\"E	
L5	21.02'	S61° 22' 43\"E	
L6	33.02'	N26° 25' 39\"E	
L7	21.02'	N61° 22' 43\"W	
L8	19.91'	N26° 25' 39\"E	
L9	25.01'	S61° 41' 33\"E	



BEARING BASIS NOTE:
 HORIZONTAL DATUM BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE. COORDINATES AND DISTANCES ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.0000237271.

SHEET 1 OF 2



TEXAS BOARD OF PROFESSIONAL ENGINEERS REGISTRATION NO. F-439
 3100 AUSTIN BEVERLY BLVD., SUITE 130 • AUSTIN, TEXAS 78744 • 512.441.3613
 APPLICATION SUBMITTAL DATE: MARCH 8, 2018

LOT	ACREAGE
LOT 1, BLK -A-	2.028 ACRES
LOT 2, BLK -A-	0.904 ACRES
STREET R.O.W.	0 ACRES
TOTAL ACREAGE	2.932 ACRES
TOTAL NO. OF LOTS	2

EAST BRAKER CORNER MARKET