

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2017-0276.0A**P.C. DATE:** March 26, 2019**SUBDIVISION NAME:** Saint Elmo Subdivision; Resubdivision of William S. Drake Lot A**AREA:** 9.337 acres**LOT(S):** 1**OWNER/APPLICANT:** SE Austin Global Land  
(Justin Bailey)**AGENT:** KBGE  
(Chad Kimbell, P.E.)**ADDRESS OF SUBDIVISION:** 4323 S. Congress**WATERSHED:** Williamson Creek**COUNTY:** Travis**EXISTING ZONING:** LI-PDA-NP**JURISDICTION:** Full**NEIGHBORHOOD PLAN:** South Congress C.N.P.A - East Congress**PROPOSED LAND USE:** Retail / Office / Multifamily**VARIANCES:** none

**DEPARTMENT COMMENTS:** The request is for the approval of the Saint Elmo Subdivision; Resubdivision of William S. Drake Lot A composed of one lot on 9.337 acres. The applicant proposes to resubdivide an existing lot and unplatted property into a one lot subdivision for mixed uses.

**STAFF RECOMMENDATION:** Staff recommends approval of the case, the plat meets applicable State and City of Austin Land Development Code requirements.

**CASE MANAGER:** Cesar Zavala  
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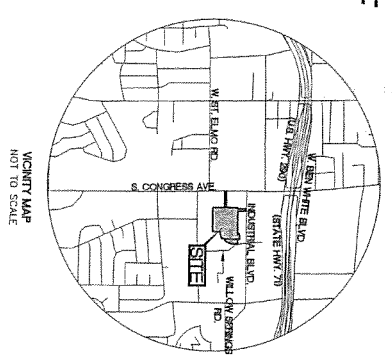
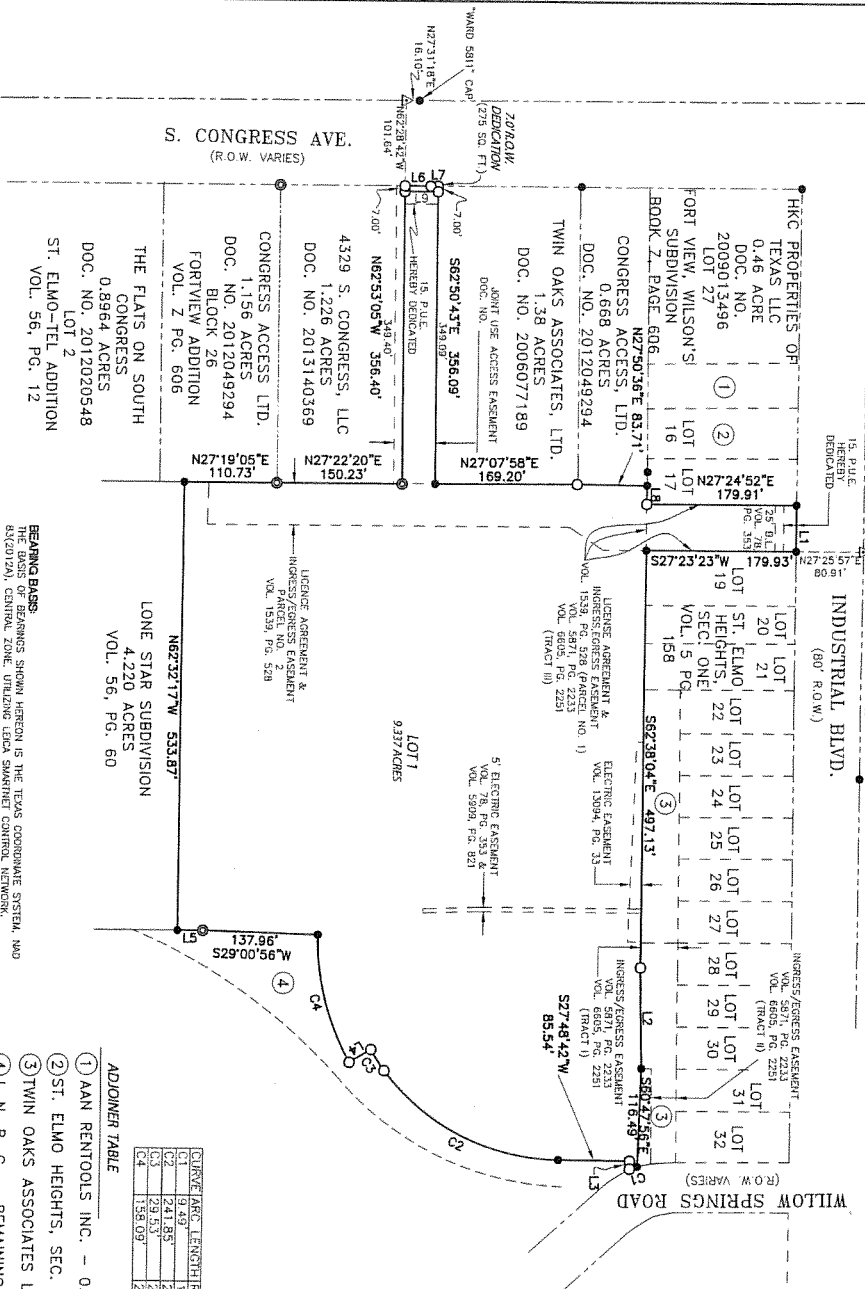


CASE#: C8-2017-0276.0A  
 ADDRESS: 4323 S. CONGRESS  
 PROJECT: SAINT ELMO SUBDIVISION  
 CASE MANAGER: CESAR ZAVALA

This map has been produced by site plan review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

# SAINT ELMO SUBDIVISION: A RESUBDIVISION OF WILLIAM S. DRAKE LOTA

9.337 ACRES OUT OF THE ISAAC DECKER LEAGUE  
SURVEY NO. 20, TRAVIS COUNTY, TEXAS



**LEGEND**

- 1/2" RICH IRON ROD FOUND
- 1/2" RICH IRON PIPE FOUND
- ⊙ 1/2" RICH IRON ROD WITH "RIBBET" CAP-SET
- ▲ ADJONNER POINT
- BOUNDARY LINE
- LOT LINE
- ADJONNER BOUNDARY LINE
- EASEMENT LINE

**LINE TABLE**

LINE BEARING	DISTANCE
1	S66°53'06"E 154.93'
2	S63°51'22"E 119.83'
3	N67°57'58"W 6.41'
4	S07°03'18"E 30.00'
5	S27°14'34"W 30.42'
6	N27°44'55"E 31.00'
7	S28°03'33"E 91.00'
8	S28°03'33"E 42.00'
9	S27°13'17"W 42.00'

**EASEMENT LINE TABLE**

LINE BEARING	INSTANTANEOUS
L10	S67°50'59"E 349.05'
L11	S27°48'05"W 30.00'
L12	N67°52'59"W 155.01'
L13	N67°52'59"W 155.01'
L14	S67°53'17"E 65.44'
L15	N27°19'17"E 30.00'

**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	9.49'	180.73'	330°31'	S10°30'52"W	9.49'
C2	9.49'	180.73'	330°31'	S10°30'52"W	9.49'
C3	29.15'	58.30'	87°02'	S55°53'34"W	29.15'
C4	158.09'	297.65'	307°25'50"	N17°28'08"W	158.23'

- ADJONNER TABLE**
- ① LAIN RENTTOOLS INC. - 0.223 ACRES - DOC. NO. 2006177312
  - ② ST. ELMO HEIGHTS, SEC. ONE - VOL. 5, PG. 158
  - ③ TWIN OAKS ASSOCIATES LTD - DOC. NO. 2006077189 (0.471 ACRES)
  - ④ I. N. R. C. - REMAINING PORTION OF 18.34 ACRES (TRACT 1) - VOL. 1418, PG. 48

**BEARING BASIS:**  
THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD 83 (NAD 83), CENTRAL ZONE, UTILITY GRID DATA SPANNING CONTROL NETWORK.

ENGINEERING SURVEYING  
**kbge**  
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APPROVED BY: MM  
JOB NUMBER: 248-001  
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SUBMITTAL DATE: 04/09/18