

C7

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-85-110.01.1A

Z.A.P. DATE: June 15, 2010

SUBDIVISION NAME: The Overlook Estates Phase II

AREA: 40.93

LOT(S): 41

OWNER/APPLICANT: Keith Schoenfelt
(Dack Intrests, Corp)

AGENT: Vincent Gerard & Assoc.
(Geoff Guerrero)

ADDRESS OF SUBDIVISION: Rawhide Trail (1,800' north of Circle Drive)

GRIDS: WZ20

COUNTY: Travis

WATERSHED: Barton Creek

JURISDICTION: 2-Mile ETJ

EXISTING ZONING: N/A - County

PROPOSED LAND USE: Single Family (39), Private Park, Drainage, and P.U.E (1), Access Ingress/Egress Lot (1) all for a total of 41 lots on 40.93 acres (1.05 dwelling units per acre)

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

DEPARTMENT COMMENTS: The request is for approval of The Overlook Estates Phase II. The original preliminary plan for this site was approved on December 10, 1985, and is grandfathered to that date. However, the plat was required to meet current health and safety requirements such as flood plain, and water and wastewater requirements. A service extension request for water to this site was approved by the City Council on 1/10/08.

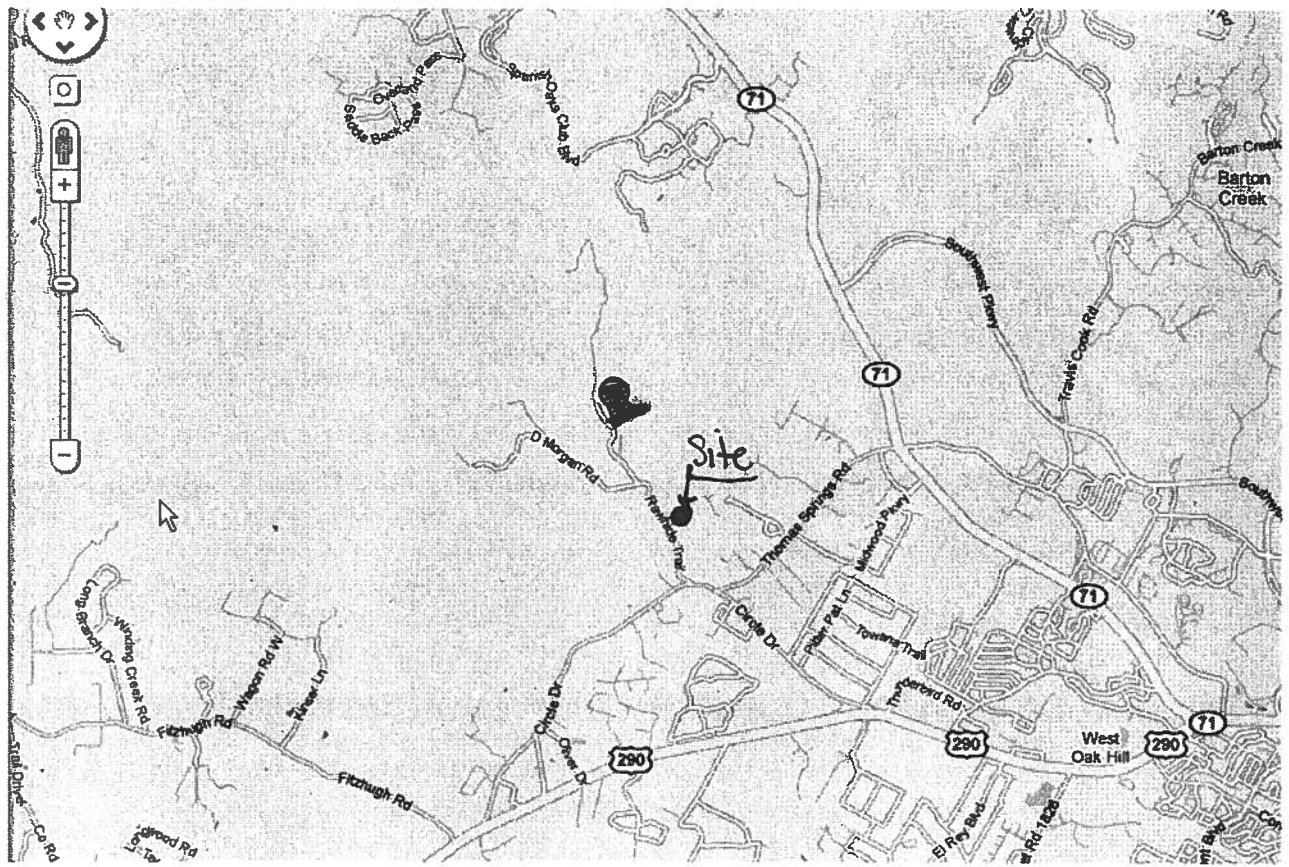
STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat now meets all applicable requirements.

ZONING AND PLATTING COMMISSION:

CASE MANAGER: David Wahlgren

PHONE: 974-6455

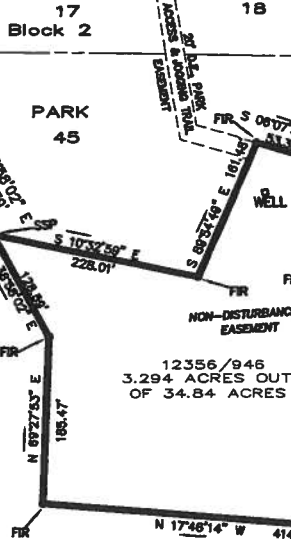
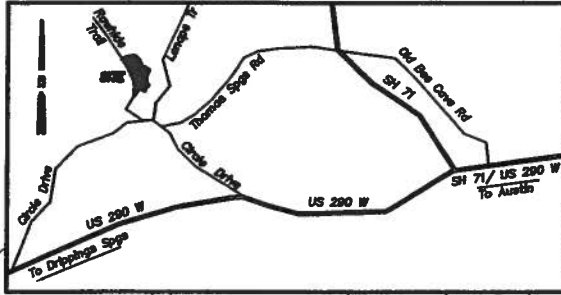
Email: David.wahlgren@ci.austin.tx.us



THE OVERLOOK ESTATES PHASE II

The Overlook Estates Phase 1
86/152D

LOCATION MAP not to scale



RICHARD LEACH
10509 RAWHIDE TRAIL
AUSTIN, TX 78738-2709
15.065 AC 13026/2033

POINT OF BEGINNING
Found Iron Rod

LOT 6
RAWHIDE RIDGE
Bk 74/Pg 18

GRAPHIC SCALE



NOTE:
ALL IRON RODS SET 1/2" WITH CAP
LABELED "WATERLOO RPLS 4324"

LEGEND
FOUND IRON ROD FIR
SET IRON ROD SIR
FOUND 604 NAIL FBOD
FOUND RAILROAD SPIKE FRR
SET SPINDLE SSP
DRAINAGE EASEMENT D.E.
BUILDING LINE B.L.
PUBLIC UTILITY EASEMENT P.U.E.
SIDEWALKS MUST BE BUILT

WATERLOO SURVEYORS INC.
PO BOX 160176
AUSTIN, TEXAS 78716-0716
Phone: 512-481-9602
www.waterloosurveyors.com
J11466P



N



J.R. Morgan Survey N. 56
A-2520

PROJECT DATA

THE OVERLOOK ESTATES PHASE II

BEING 40.934 ACRES, 7.077 ACRES OUT OF THE CASPER DITMAR SURVEY NO. 611, ABS 225, 33.321 ACRES OUT OF THE J.R. MORGAN SURVEY NO. 58, ABS 2520, AND 0.548 ACRES OUT OF THE J.R. MORGAN SURVEY NO. 58, ABS 2488, TRAVIS COUNTY, TEXAS.

TOTAL AREA 1,763,101 SQ FT / 40.934 AC
39 LOTS FOR SINGLE FAMILY DWELLING
1 PRIVATE PARK, DRAINAGE & P.U.E LOT
1 ACCESS-INGRESS/EGRESS LOT
41 LOTS TOTAL/TWO BLOCKS

SURVEYING AND PLAT PREPARATION: WATERLOO SURVEYORS, INC.

PLAT PREPARED: JULY 31, 2007

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SHEET 3 OF 5

THE OVERLOOK ESTATES PHASE II

The Overlook Estates Phase 1
86/152D

Found Iron Rod in Conc.
Julia L. Dietz
5832/400

24

20

19

18

17

16

15

14

13

BLOCK 1

Lanape Trail

KRISTEN L. ANDERSON &
IVAN G. BROWN
12741/1149
5.009 AC 218,170 sq ft

Sun NLF LTD Partnership
8801 N. Scottsdale Rd #238
Scottsdale, Az 85253-2727

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BLOCK 2

LEONARD R. VOELLINGER
MELISSA W. VOELLINGER
10112 CIRCLE DR
AUSTIN, TX 78736
11.76 AC 7189/1963

5.00 AC
6.76 AC

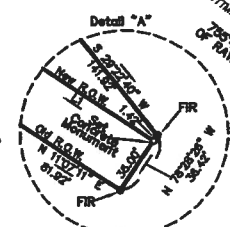
GRAPHIC SCALE



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J.R. Morgan Survey
No. 56 A-2520
J.R. Morgan Survey
No. 56 A-2468

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FOUND 60d NAIL FRR
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