

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-05-0141.4A

Z.A.P. DATE: 7/06/10

SUBDIVISION NAME: Bridges of Bear Creek, Phase 2, Section 2

AREA: 27.381 acres

LOT(S): 59

OWNER/APPLICANT Buffington Capitol Holdings, Inc. (Chris Fields)

AGENT: Pate Engineering, Inc. (Terri Crawford)

ADDRESS OF SUBDIVISION: NW corner of Brodie Lane and FM 1626

GRIDS: C-11, C-12, D-11, D-12

COUNTY: Travis

WATERSHED: Bear Creek

JURISDICTION: 2-Mile ETJ

EXISTING ZONING: N/A

MUD: N/A

PROPOSED LAND USE: Single Family Residential, Greenbelt/Drainage Easement/Open Space, Public Street Right-of-Way

ADMINISTRATIVE WAIVERS: None

VARIANCES: None.

SIDEWALKS: Sidewalks will be provided on all internal streets within the subdivision.

DEPARTMENT COMMENTS: The request is for approval of the Bridges of Bear Creek, Phase 2, Section 2 Final Plat. The proposed subdivision is composed of 59 lots on 27.381 acres. Water and wastewater will be provided by the City of Austin.

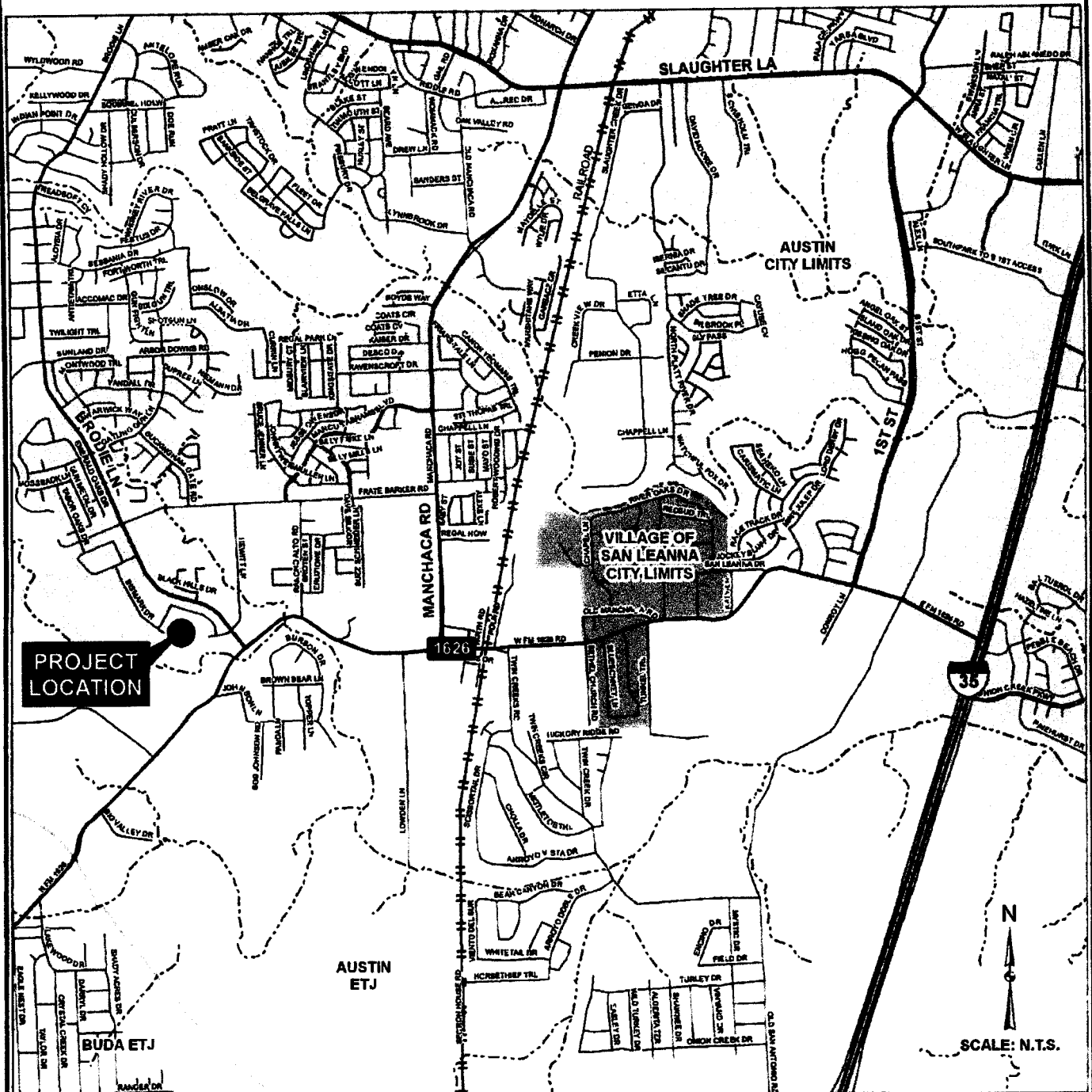
STAFF RECOMMENDATION: Staff recommends approval of the final plat. The final plat meets all applicable City, County, and State LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Michael Hettenhausen

Email address: michael.hettenhausen@co.travis.tx.us

PHONE: 854-7563



Printing Date: 3/11/2009 5:28 PM Prepared By: Amanda Menard File: \\hou-sde01\projects\11300\11391-003-00_BridgesAtBearCk_AUBearCreek_Location_8x8.mxd

NTS
MAPSCO Grid 647I

DATE	BY	CHKD	APPD	BY
3/11/2009	AM			
3/11/2009	AM			
3/11/2009	AM			
3/11/2009	AM			
3/11/2009	AM			
3/11/2009	AM			
3/11/2009	AM			
3/11/2009	AM			
3/11/2009	AM			

BRIDGES AT BEAR CREEK PHASE 2 SECTION 2
LOCATION MAP

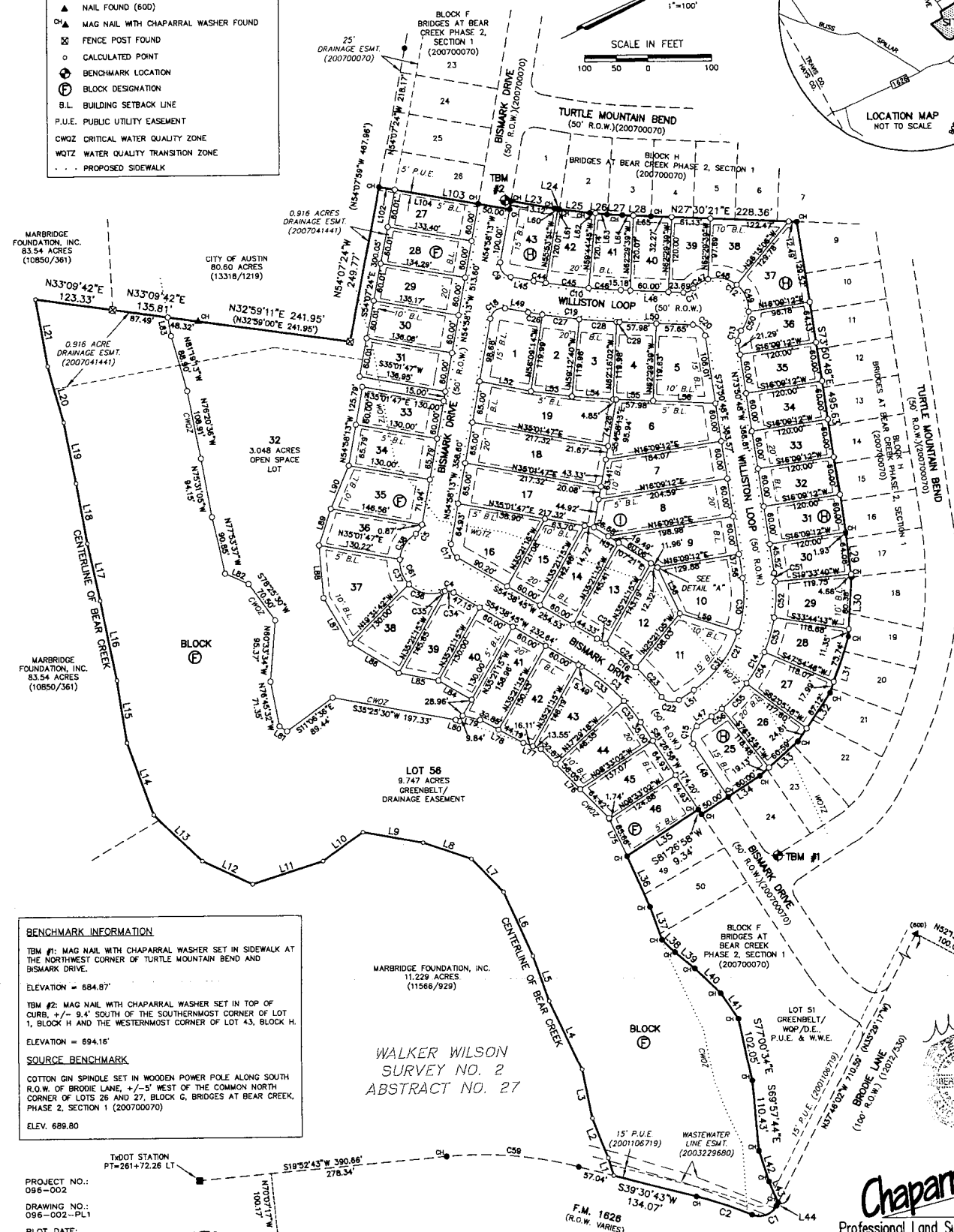
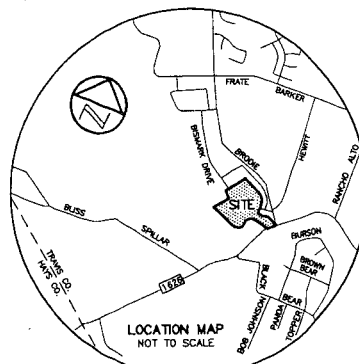
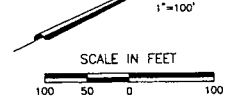
PATE ENGINEERS
HOUSTON • DALLAS • AUSTIN • SAN ANTONIO
700 N. Capital of Texas Hwy, Suite 200 Austin, TX 78704
Phone: 512-345-0000 Fax: 512-345-0001 WWW.PATEENR.COM

BRIDGES AT BEAR CREEK

PHASE 2, SECTION 2

LEGEND

■	TYPE 1 CONC. TxDOT MONUMENT FOUND
●	1/2" REBAR FOUND
○	1/2" REBAR WITH CHAPARRAL CAP FOUND
○	1/2" REBAR WITH CHAPARRAL CAP SET
▲	NAIL FOUND (600)
○	MAG NAIL WITH CHAPARRAL WASHER FOUND
⊗	FENCE POST FOUND
○	CALCULATED POINT
⊕	BENCHMARK LOCATION
Ⓟ	BLOCK DESIGNATION
—	B.L. BUILDING SETBACK LINE
—	P.U.E. PUBLIC UTILITY EASEMENT
—	CWQZ CRITICAL WATER QUALITY ZONE
—	WQTZ WATER QUALITY TRANSITION ZONE
---	PROPOSED SIDEWALK



BENCHMARK INFORMATION

TBM #1: MAG NAIL WITH CHAPARRAL WASHER SET IN SIDEWALK AT THE NORTHWEST CORNER OF TURTLE MOUNTAIN BEND AND BISMARCK DRIVE.
ELEVATION = 684.87'

TBM #2: MAG NAIL WITH CHAPARRAL WASHER SET IN TOP OF CURB, +/- 9.4' SOUTH OF THE SOUTHERNMOST CORNER OF LOT 1, BLOCK H AND THE WESTERNMOST CORNER OF LOT 43, BLOCK H.
ELEVATION = 694.16'

SOURCE BENCHMARK

COTTON GIN SPINDLE SET IN WOODEN POWER POLE ALONG SOUTH R.O.W. OF BRODIE LANE, +/- 5' WEST OF THE COMMON NORTH CORNER OF LOTS 26 AND 27, BLOCK G, BRIDGES AT BEAR CREEK, PHASE 2, SECTION 1 (200700070)
ELEV. 689.80

WALKER WILSON
SURVEY NO. 2
ABSTRACT NO. 27



Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping

3500 McCall Lane
Austin, Texas 78744
512-443-1724
SHEET 01 OF 03

PATE ENGINEERS
18PE F-002726

7801 North Capital of Texas Highway, Suite 350, Austin, Texas 78731 Phone: 512-340-0600

PROJECT NO.: 096-002
DRAWING NO.: 096-002-PL1
PLOT DATE: 05/20/10
PLOT SCALE: 1"=100'
DRAWN BY: JB/RCW

BRIDGES AT BEAR CREEK
PHASE 2, SECTION 2

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT LEN-BUF LAND ACQUISITIONS OF TEXAS L.P., BEING OWNER OF 27.381 ACRES IN THE WALKER WILSON SURVEY NO. 2, ABSTRACT 27, IN TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 209807810 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 27.381 ACRES IN ACCORDANCE WITH TITLE 30, TEXAS LOCAL GOVERNMENT CODE 212 AND THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

BRIDGES AT BEAR CREEK, PHASE 2, SECTION 2

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS _____ DAY OF _____, 20____ A.D.

SIGNATURE: _____

PRINTED NAME: _____

TITLE: _____

LEN-BUF LAND ACQUISITIONS OF TEXAS L.P.

ADDRESS: 3600 N. CAPITAL OF TEXAS HIGHWAY
AUSTIN, TEXAS 78746

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE _____ DAY OF _____, 20____ A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATION

I, ROBERT C. WATTS, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE, AS AMENDED, IS TRUE AND CORRECT, AND WAS MADE ON THE GROUND SEPTEMBER 19, 2005, AND UPDATED ON JANUARY 7, 2009.



ROBERT C. WATTS, JR., R.P.L.S., 4995
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 McCall Lane
Austin, Texas 78744
(512) 443-1724

ENGINEER'S CERTIFICATION

I, MICHAEL S. FISHER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT, INCLUDING STANDPOINT AND COMPLES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE OF 1998, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE PROPOSED 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) AND/OR THE DRAINAGE EASEMENT LOT(S) SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL #484530050H, FOR TRAVIS COUNTY, TEXAS DATED SEPTEMBER 26, 2008. NO PORTION OF RESIDENTIAL LOTS IS WITHIN THE DESIGNATED FLOOD HAZARD.

MICHAEL S. FISHER, P.E. NO. 87704
ENGINEERING BY:
PATE ENGINEERS, INC. TYPE F 002726
3500 McCall Lane
Austin, Texas 78746
(512) 340-0600

PATE ENGINEERS
3500 McCall Lane
Austin, Texas 78746
Phone: 512-340-0600

GENERAL NOTES

- LAND USE SUMMARY
SINGLE FAMILY LOTS 57
GREENBELT/70' 1
STREET RIGHT-OF-WAY 59
TOTAL: 117
1. LAND USE SUMMARY
SINGLE FAMILY LOTS 57
GREENBELT/70' 1
STREET RIGHT-OF-WAY 59
TOTAL: 117
2. THIS TRACT IS LOCATED WITHIN THE BEAR CREEK WATERSHED. THIS SITE IS CLASSIFIED AS SUBURBAN. WATERSHED WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LOT PURSUANT TO LAND DEVELOPMENT CODE 30-5-21.1. THIS SUBDIVISION CONTAINS 77.381 ACRES.
3. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL, GREENBELT, AND WATER QUALITY POND.
4. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: ALONG BISMARCK DRIVE AND WILSTON LOOP.
5. THE PROPOSED 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) AND/OR THE DRAINAGE EASEMENT LOT(S) SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL #484530050H, FOR TRAVIS COUNTY, TEXAS DATED SEPTEMBER 26, 2008. NO PORTION OF RESIDENTIAL LOTS IS WITHIN THE DESIGNATED FLOOD HAZARD.
6. ALL STREET, DRAINAGE, AND SIDEWALKS ARE REQUIRED TO BE INSTALLED TO THE CITY OF AUSTIN STANDARDS.
7. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE AUSTIN WATER UTILITY. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
8. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS.
9. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT(S) AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
10. NO BUILDINGS, FENCES, LANDSCAPING, OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT FOR AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
11. ALL RIGHT-OF-WAY RETURNS WILL HAVE A RADIUS OF 20 FEET UNLESS NOTED OTHERWISE.
12. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER ASSIGNS.
13. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS, PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN DATED _____, 20____. THE LOTS WITHIN THE SUBDIVISION, THE RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED UNDER DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
14. AS PROJECT ENTERS CONSTRUCTION PLAN PHASE, TREES TO BE REMOVED WILL BE PROVIDED FROM AN ON THE GROUND, TREE SURVEY.
15. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC SECTION 30-5-181, AND THE ENVIRONMENTAL SINGLE MANUAL.
16. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION DOES NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
17. PRIOR TO CONSTRUCTION, EXCEPT SINGLE FAMILY AND/OR DUPLEX USE ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
18. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT THE TIME OF THE SUBDIVISION PLAT. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOT(S) 58 BLOCK(S) 3 REQUIRES APPROVAL OF CONSTRUCTION PERMIT.
19. NO FILL SHALL BE ALLOWED IN THE FLOODPLAIN ON THESE LOTS EXCEPT BY SEPARATE PERMIT.
20. ALL NON-RESIDENTIAL LOTS TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
21. WATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
22. WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
23. TRAVIS COUNTY IS THE PARK PROVIDER.
24. ALL REQUIRED PARKING WILL BE PROVIDED WITHIN THE LOT.
25. LOTS 31, 33, 34, 35, 36 & 37, BLOCK F AND LOTS 1, & 2, BLOCK I, INCLUDE SLOPES IN EXCESS OF 15%. THE LANDOWNER SHALL BE RESPONSIBLE FOR CONSTRUCTING SLOPES GREATER THAN 15%. A PORTION OF THE BUILDING PAD FOR LOT 31, BLOCK F, MAY BE CONSTRUCTED ON SLOPES GREATER THAN 15%.
26. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
27. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN DOCUMENT NO. 2007041442 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
28. THIS PROJECT IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

TRAVIS COUNTY COMMISSIONERS COURT RESOLUTION

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION OR LIABILITY TO THE SUBDIVIDER OR HIS SUCCESSORS OR ASSIGNS, INCLUDING THROUGH RESS SURVIVOR, ON THIS PLAT OR ANY BROOKS OR CULVERTS IN CONNECTION THEREWITH. THE BUILDINGS OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE OBLIGATION OF THE SUBDIVIDER OR HIS SUCCESSORS OR ASSIGNS, INCLUDING THROUGH RESS SURVIVOR, IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS SHALL BE CONTINUING AND SHALL NOT BE RELEASED UNTIL THE SUBDIVISION IS A CONTINUING OBLIGATION BINDING THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR DIRECT TRAFFIC CONTROL SIGNS, OR TO CONSTRUCT STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS:

COUNTY OF TRAVIS:

I, DANA DEBEAUVOR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT ON _____ DAY OF _____, 20____ A.D., THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS, HAS ORDERED AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS FULLY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE _____ DAY OF _____, 20____ A.D.

DANA DEBEAUVOR, COUNTY CLERK

TRAVIS COUNTY, TEXAS.

DEPUTY _____

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE 2 MILE EIU OF THE CITY OF AUSTIN ON _____

THIS THE _____ DAY OF _____, 20____

ZONING AND PLATTING COMMISSION

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS. THIS THE _____ DAY OF _____, 20____ A.D.

CHAIRPERSON _____

SECRETARY _____

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING & DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS. THIS THE _____ DAY OF _____, 20____ A.D.

GREG GUERNSEY, DIRECTOR

PLANNING & DEVELOPMENT REVIEW DEPARTMENT

THE STATE OF TEXAS

COUNTY OF TRAVIS

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE

ON THE _____ DAY OF _____ A.D. 20____ AT _____ O'CLOCK _____ M., AND DULY

RECORDED ON THE _____ DAY OF _____ A.D. 20____ AT _____ O'CLOCK _____ M., OF SAID

COUNTY AND STATE, IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF

TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____

20____ A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY _____

DEPUTY _____

PROJECT NO.:

096-002

DRAWING NO.:

096-002-PL1

PLAT DATE:

05/20/10

PLAT SCALE:

1"=100'

DRAWN BY:

JOB #4 JBE



Professional Land Surveying, Inc.
Surveying and Mapping

3500 McCall Lane
Austin, Texas 78744
512-443-1724

CB1-05-0141-AA

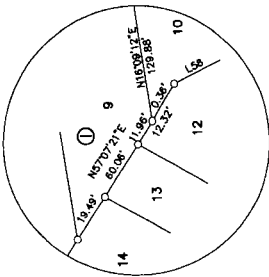
SHEET

02 OF 03

BRIDGES AT BEAR CREEK
PHASE 2, SECTION 2

CURVE TABLE						
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	85°56'39"	30.00'	27.95'	45.00'	40.90'	S05°05'10"W
C2	8°27'28"	624.74'	46.19'	92.22'	92.14'	S43°46'33"W
C3	26°48'12"	275.00'	65.52'	128.65'	127.48'	S68°02'52"W
C4	49°59'41"	20.00'	9.33'	17.45'	16.90'	N29°38'55"E
C5	49°59'41"	20.00'	9.33'	17.45'	16.90'	S29°58'22"E
C9	90°00'00"	20.00'	20.00'	31.42'	28.28'	S80°01'47"W
C10	73°1'26"	1055.00'	69.37'	138.54'	138.44'	S31°16'04"W
C11	49°59'41"	20.00'	9.33'	17.45'	16.90'	S02°30'31"W
C12	178°38'14"	50.00'	4203.85'	155.89'	99.89'	S66°49'47"W
C13	49°59'41"	20.00'	9.33'	17.45'	16.90'	N48°30'57"W
C14	65°17'45"	223.00'	144.16'	256.42'	242.78'	N41°11'55"W
C15	90°00'00"	20.00'	20.00'	31.42'	28.28'	S53°33'02"W
C16	24°10'41"	325.00'	69.61'	137.15'	136.13'	S66°44'06"W
C17	70°23'02"	20.00'	14.10'	24.57'	23.05'	S89°50'16"W
C18	90°00'00"	20.00'	20.00'	31.42'	28.28'	N09°58'13"W
C19	73°1'26"	1105.00'	72.66'	145.10'	145.00'	N31°16'04"E
C20	78°38'51"	20.00'	16.36'	27.45'	25.35'	N66°49'47"E
C21	65°17'45"	175.00'	112.12'	199.44'	188.82'	S41°11'55"E
C22	87°22'29"	20.00'	19.10'	30.50'	27.63'	S35°08'12"W
C23	10°31'06"	325.00'	30.87'	61.55'	61.46'	S73°23'54"W
C24	10°33'46"	325.00'	30.04'	59.92'	59.83'	S62°41'28"W
C25	2°45'49"	325.00'	7.84'	15.68'	15.67'	S58°01'40"W
C26	1°11'01"	1105.00'	11.41'	22.83'	22.83'	N34°26'17"E
C27	303°26"	1105.00'	29.49'	58.96'	58.95'	N32°19'03"E
C28	303°26"	1105.00'	29.48'	58.94'	58.93'	N29°15'39"E
C29	01°33'37"	1105.00'	2.18'	4.37'	4.37'	N27°33'10"E
C30	27°27'15"	175.00'	42.75'	83.85'	83.05'	S60°07'10"E
C31	37°50'31"	175.00'	58.99'	113.58'	113.49'	S27°28'18"E
C32	8°58'18"	275.00'	21.49'	42.90'	42.85'	S76°58'50"W
C33	17°51'56"	275.00'	43.23'	85.75'	85.40'	S63°34'44"W
C34	39°58'40"	20.00'	7.27'	13.95'	13.67'	S34°39'26"W
C35	10°01'02"	20.00'	1.75'	3.50'	3.49'	S09°39'35"W
C36	65°49'14"	50.00'	32.36'	57.44'	54.33'	N37°33'41"E
C37	48°13'31"	50.00'	22.38'	42.08'	40.85'	S85°24'56"E
C38	56°19'39"	50.00'	26.77'	49.16'	47.20'	S33°08'21"E
C44	1°04'35"	1055.00'	9.91'	19.82'	19.82'	S34°29'30"W
C45	3°41'56"	1055.00'	34.07'	68.11'	68.10'	S32°06'14"W
C46	2°44'54"	1055.00'	50.61'	50.60'	50.60'	S28°52'48"W
C47	31°08'55"	50.00'	13.92'	27.15'	26.82'	S06°55'52"E
C48	55°07'18"	50.00'	26.10'	48.10'	46.27'	S36°11'15"W
C49	54°51'43"	50.00'	25.95'	47.88'	46.07'	N88°49'14"W
C50	37°32'17"	225.00'	6.68'	13.38'	13.38'	N72°08'34"W
C51	37°32'17"	225.00'	16.98'	32.78'	32.18'	N42°37'15"W
C52	14°10'33"	225.00'	27.98'	55.67'	55.53'	N63°21'04"W
C53	14°10'33"	225.00'	27.98'	55.67'	55.53'	N49°10'31"W
C54	14°10'33"	225.00'	27.98'	55.67'	55.53'	N34°59'56"W
C55	14°10'33"	225.00'	27.98'	55.67'	55.53'	N20°49'25"W
C56	51°1'08"	225.00'	10.19'	20.36'	20.35'	N11°08'35"W
C59	19°38'00"	612.95'	106.06'	210.04'	209.01'	S29°41'43"W
C61	170°22'24"	50.00'	593.78'	148.68'	99.65'	S89°50'16"W

LINE TABLE					
No.	BEARING	LENGTH	No.	BEARING	LENGTH
L1	N82°02'29"W	29.10'	L43	S87°05'37"E	36.67'
L2	N86°46'36"W	65.93'	L44	S37°46'02"E	5.65'
L3	N76°19'08"W	78.55'	L45	S35°01'47"W	36.92'
L4	S89°49'08"W	121.61'	L46	S27°30'21"W	98.88'
L5	N84°55'14"W	75.74'	L47	N08°33'02"W	27.86'
L6	N89°59'36"W	110.03'	L48	S81°26'58"W	100.00'
L7	S70°18'06"W	71.83'	L49	N35°01'47"E	36.92'
L8	S43°58'32"W	80.27'	L50	N27°30'21"E	115.63'
L9	S35°25'30"W	96.38'	L51	S08°33'02"E	28.22'
L10	S15°06'36"E	78.53'	L52	N35°45'46"E	82.23'
L11	S07°20'18"W	118.64'	L53	N32°17'33"E	65.36'
L12	S40°48'59"W	86.45'	L54	N29°16'31"E	65.33'
L13	S89°09'49"W	108.62'	L55	N27°11'50"E	62.63'
L14	N88°17'46"W	121.36'	L56	N27°43'18"E	98.13'
L15	N74°16'37"W	99.15'	L58	N88°50'37"E	79.43'
L16	N77°08'32"W	126.54'	L59	N42°12'14"E	98.02'
L17	N77°54'47"W	91.38'	L60	N33°59'58"E	5.00'
L18	N75°31'05"W	96.89'	L61	N33°59'58"E	2.87'
L19	N76°20'36"W	98.78'	L62	N30°07'51"E	9.05'
L20	N81°19'13"W	90.77'	L63	N30°07'51"E	18.45'
L21	N75°16'20"W	107.05'	L64	N27°39'07"E	17.61'
L23	N34°57'25"E	69.79'	L65	N27°39'07"E	27.73'
L24	N33°59'58"E	7.87'	L75	N89°59'36"W	67.40'
L25	N32°11'23"E	48.12'	L76	S70°18'06"W	153.34'
L26	N30°07'51"E	27.50'	L77	S43°58'32"W	29.66'
L27	N28°07'13"E	23.97'	L78	S53°08'46"W	77.04'
L28	N27°39'07"E	45.35'	L79	S38°40'34"W	28.25'
L29	S73°04'53"E	68.74'	L80	S43°58'32"W	6.34'
L30	S62°01'36"E	91.73'	L81	S58°42'41"W	14.24'
L31	S46°44'52"E	91.73'	L82	S45°59'29"W	40.33'
L32	S37°28'08"E	91.73'	L83	N75°16'20"W	29.82'
L33	S17°21'01"E	79.71'	L84	S54°38'45"W	60.00'
L34	S08°33'02"E	110.00'	L85	S35°56'04"W	63.35'
L35	S08°33'02"E	134.65'	L86	S56°00'48"W	89.88'
L36	S89°59'36"E	86.22'	L87	S83°40'20"W	82.21'
L37	S84°55'14"E	54.86'	L88	N69°55'56"W	82.21'
L38	N68°23'42"E	28.18'	L89	N47°02'18"W	60.58'
L39	N64°05'39"E	40.24'	L90	N42°00'37"W	73.82'
L40	N68°51'42"E	56.56'	L102	N35°01'47"E	25.00'
L41	N80°28'07"E	49.55'	L103	N35°01'47"E	157.51'
L42	S82°32'06"E	50.29'	L104	N35°01'47"E	132.51'



DETAIL "A"
NOT TO SCALE

STREET NOTES

STREET NAME	R.O.W.	FOC-FOC	LENGTH	SIDEWALK
REMARK: DRIVE	50'	30'	1188.02'	BOTH SIDES
WILSTON LOOP	50'	30'	1097.45'	BOTH SIDES
TOTAL			2285.47'	



5-20-10

PATE ENGINEERS
7801 North Capital of Texas Highway, Suite 350, Austin, Texas 78731 Phone: 512-340-0600
TBE F-00278

CBJ-05-0141.4A

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724

PROJECT NO.: 086-002
DRAWING NO.: 086-002-PL1
PLOT DATE: 05/20/10
PLOT SCALE: 1" = 300'
DRAWN BY: JDB & JBE
SHEET 03 OF 03