

SUBDIVISION REVIEW SHEET

C/1

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.

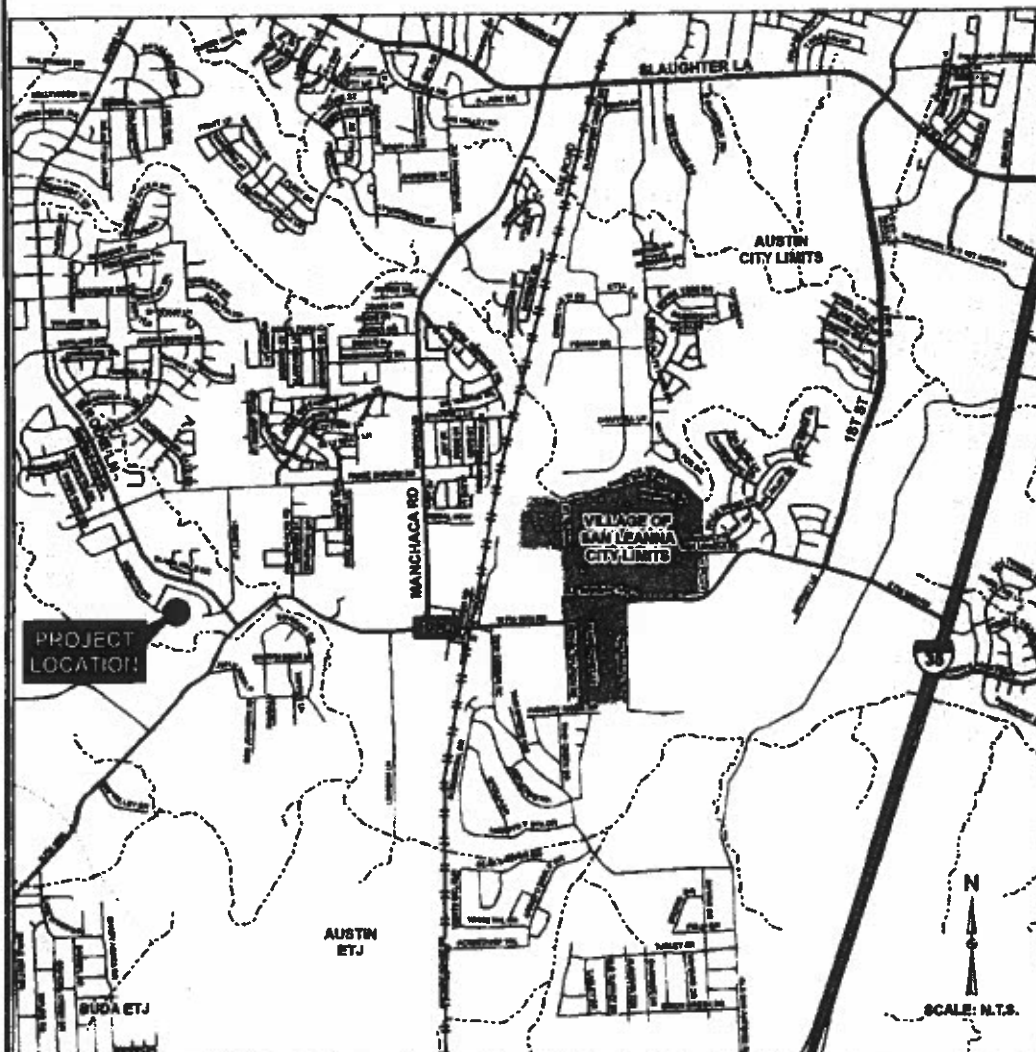
DEPARTMENT COMMENTS: The request is for approval of the Bridges of Bear Creek, Phase 2, Section 2 Final Plat. The proposed subdivision is composed of 59 lots on 27.381 acres. Water and wastewater will be provided by the City of Austin.

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 8:25 PM Prepared By: Amanda Minard File: W:\ms-m07\regester\3801381-003-00_Bldg\m07\BldgCh_ALU\BldgChert_Loc80a_A.dwg

NTB
MAPSCO Grid 8471

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BRIDGES AT BEAR CREEK PHASE 2 SECTION 2

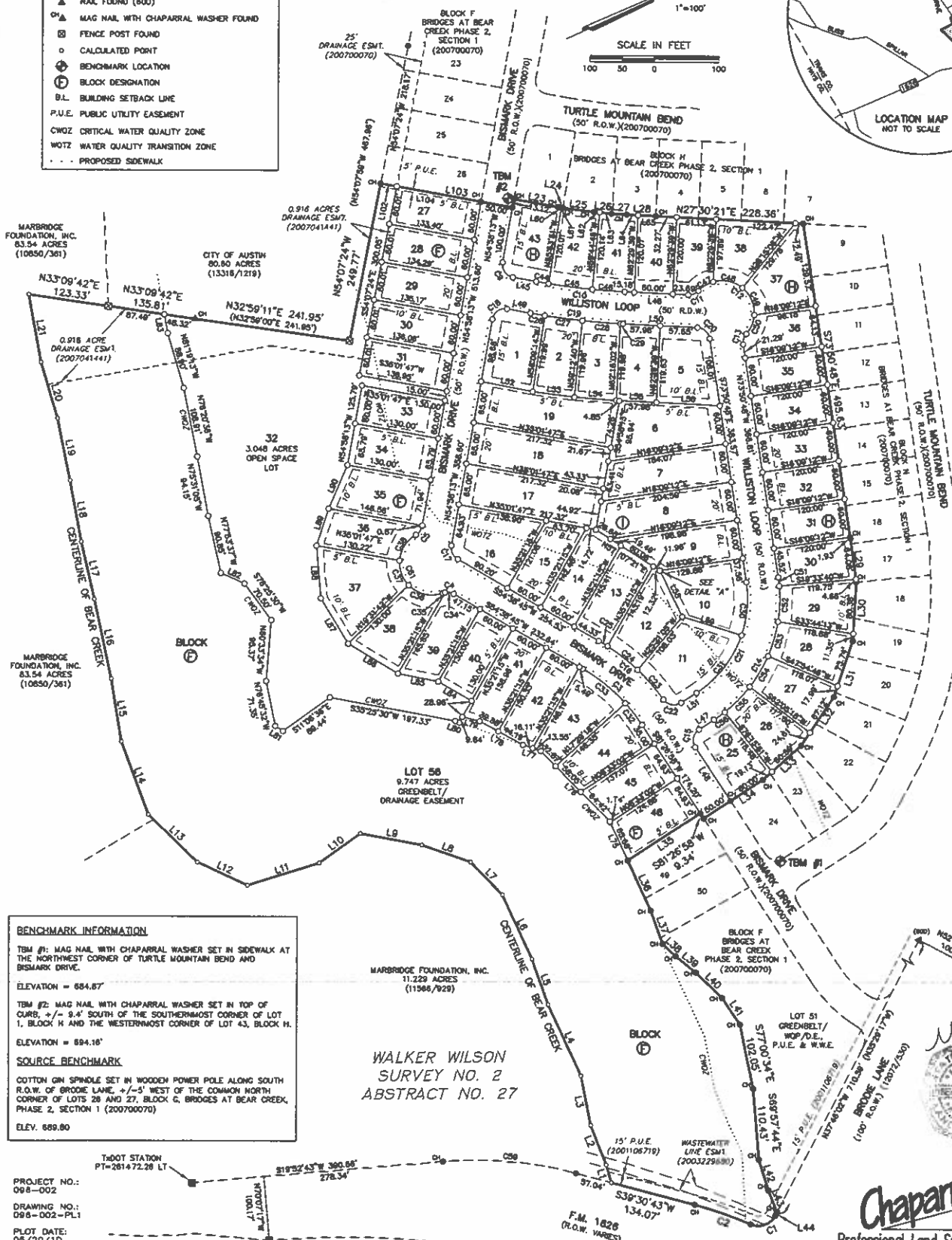
LOCATION MAP

PATE ENGINEERS

HOUSTON • DALLAS • AUSTIN • SAN ANTONIO
 1000 N. Loop West of Texas River, Suite 200 Austin, TX 78701
 Phone 512-475-2222 Fax 512-475-2224 WWW.VISITUSATX.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
○	CWOZ CRITICAL WATER QUALITY ZONE
○	WOTZ 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, +/- 8.4' SOUTH OF THE SOUTHERN CORNER OF LOT 1, BLOCK H AND THE WESTERN CORNER OF LOT 43, BLOCK H.
ELEVATION = 684.16'

SOURCE BENCHMARK

COTTON GIN SPINDLE SET IN WOODEN POWER POLE ALONG SOUTH R.O.W. OF BROODIE LANE, +/- 5' WEST OF THE COMMON NORTH CORNER OF LOTS 28 AND 27, BLOCK G, BRIDGES AT BEAR CREEK, PHASE 2, SECTION 1 (200700070)
ELEV. 689.80

PROJECT NO.: 098-002
DRAWING NO.: 098-002-PL1
PLOT DATE: 05/20/10
PLOT SCALE: 1"=100'
DRAWN BY: JB/RCW

PATE ENGINEERS
TPE 1-001726

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

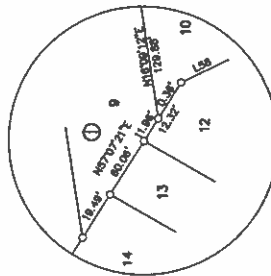
Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724

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'	505.005107W				
C2	87°27'28"	624.74'	48.18'	92.20'	543.46333W				
C3	26°48'07"	275.00'	65.92'	123.65'	588.02325W				
C4	48°39'41"	20.00'	9.33'	17.45'	529.58222E				
C5	48°39'41"	20.00'	9.33'	17.45'	529.58222E				
C6	90°00'00"	20.00'	20.00'	31.42'	590.0147W				
C7	73°12'28"	1055.00'	69.37'	136.54'	531°10'04W				
C8	48°39'41"	20.00'	9.33'	17.45'	529.58222E				
C9	48°39'41"	20.00'	9.33'	17.45'	529.58222E				
C10	178°38'14"	50.00'	4203.85'	155.89'	588.4947W				
C11	178°38'14"	50.00'	4203.85'	155.89'	588.4947W				
C12	178°38'14"	50.00'	4203.85'	155.89'	588.4947W				
C13	178°38'14"	50.00'	4203.85'	155.89'	588.4947W				
C14	85°17'45"	20.00'	9.33'	17.45'	529.58222E				
C15	90°00'00"	20.00'	20.00'	31.42'	590.0147W				
C16	24°10'41"	325.00'	89.81'	137.15'	553.3402W				
C17	20°23'02"	20.00'	14.10'	24.37'	589.5013W				
C18	90°00'00"	20.00'	20.00'	31.42'	590.0147W				
C19	73°12'28"	1055.00'	69.37'	136.54'	531°10'04W				
C20	73°12'28"	1055.00'	69.37'	136.54'	531°10'04W				
C21	65°17'45"	20.00'	9.33'	17.45'	529.58222E				
C22	87°27'28"	624.74'	48.18'	92.20'	543.46333W				
C23	10°33'08"	325.00'	30.87'	61.55'	573.2354W				
C24	10°33'08"	325.00'	30.87'	61.55'	573.2354W				
C25	2°45'49"	325.00'	7.64'	13.95'	582.4126W				
C26	11°10'11"	1105.00'	11.41'	22.83'	582.4126W				
C27	303°28'	1105.00'	29.48'	58.96'	582.4126W				
C28	303°28'	1105.00'	29.48'	58.96'	582.4126W				
C29	013°37'	1105.00'	2.19'	4.37'	582.4126W				
C30	272°15'	175.00'	42.75'	83.65'	582.4126W				
C31	37°50'31"	175.00'	59.99'	115.48'	582.4126W				
C32	85°16'18"	275.00'	21.49'	42.90'	582.4126W				
C33	175°15'56"	275.00'	43.23'	84.75'	582.4126W				
C34	39°58'40"	20.00'	7.47'	13.95'	582.4126W				
C35	10°31'07"	20.00'	1.75'	3.50'	582.4126W				
C36	85°48'14"	50.00'	32.38'	57.44'	582.4126W				
C37	48°13'31"	50.00'	22.38'	42.08'	582.4126W				
C38	58°18'39"	50.00'	26.77'	49.18'	582.4126W				
C39	174°35'	1055.00'	9.91'	19.82'	582.4126W				
C40	3°41'56"	1055.00'	34.07'	68.11'	582.4126W				
C41	2°44'54"	1055.00'	23.31'	46.61'	582.4126W				
C42	174°35'	50.00'	13.92'	27.85'	582.4126W				
C43	55°07'18"	50.00'	26.10'	46.27'	582.4126W				
C44	54°51'43"	50.00'	25.95'	46.07'	582.4126W				
C45	37°24'17"	225.00'	18.99'	37.76'	582.4126W				
C46	14°10'33"	225.00'	27.98'	55.67'	582.4126W				
C47	14°10'33"	225.00'	27.98'	55.67'	582.4126W				
C48	14°10'33"	225.00'	27.98'	55.67'	582.4126W				
C49	14°10'33"	225.00'	27.98'	55.67'	582.4126W				
C50	14°10'33"	225.00'	27.98'	55.67'	582.4126W				
C51	14°10'33"	225.00'	27.98'	55.67'	582.4126W				
C52	14°10'33"	225.00'	27.98'	55.67'	582.4126W				
C53	14°10'33"	225.00'	27.98'	55.67'	582.4126W				
C54	14°10'33"	225.00'	27.98'	55.67'	582.4126W				
C55	14°10'33"	225.00'	27.98'	55.67'	582.4126W				
C56	14°10'33"	225.00'	27.98'	55.67'	582.4126W				
C57	14°10'33"	225.00'	27.98'	55.67'	582.4126W				
C58	14°10'33"	225.00'	27.98'	55.67'	582.4126W				
C59	14°10'33"	225.00'	27.98'	55.67'	582.4126W				
C60	14°10'33"	225.00'	27.98'	55.67'	582.4126W				
C61	14°10'33"	225.00'	27.98'	55.67'	582.4126W				

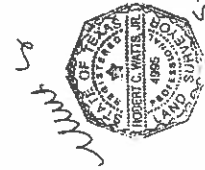
LINE TABLE					STREET NOTES				
No.	BEARING	LENGTH	No.	BEARING	LENGTH	FOC-FOC	LENGTH	FOC-FOC	LENGTH
L1	N82°02'29"W	28.10'	L43	S87°05'37"E	38.87'	50'	1188.02'	50'	1188.02'
L2	N88°46'38"W	63.83'	L44	S77°46'02"E	3.65'	50'	1188.02'	50'	1188.02'
L3	N78°18'08"W	78.93'	L45	S55°01'47"W	36.92'	50'	1188.02'	50'	1188.02'
L4	S89°48'08"W	121.61'	L46	S77°30'21"W	98.88'	50'	1188.02'	50'	1188.02'
L5	N44°55'14"W	75.74'	L47	N08°33'02"E	27.86'	50'	1188.02'	50'	1188.02'
L6	N89°59'36"W	110.03'	L48	S81°28'58"W	100.00'	50'	1188.02'	50'	1188.02'
L7	S70°19'08"W	71.83'	L49	N35°01'47"E	36.92'	50'	1188.02'	50'	1188.02'
L8	S43°38'32"W	80.27'	L50	N27°30'21"E	115.63'	50'	1188.02'	50'	1188.02'
L9	S35°28'30"W	98.35'	L51	S08°33'02"E	28.22'	50'	1188.02'	50'	1188.02'
L10	S11°08'36"E	78.53'	L52	N35°45'46"E	82.23'	50'	1188.02'	50'	1188.02'
L11	S07°20'18"W	116.64'	L53	N32°17'33"E	65.38'	50'	1188.02'	50'	1188.02'
L12	S49°48'59"W	106.45'	L54	N29°16'31"E	65.33'	50'	1188.02'	50'	1188.02'
L13	S89°09'49"W	106.62'	L55	N27°11'50"E	62.83'	50'	1188.02'	50'	1188.02'
L14	N85°17'46"W	121.36'	L56	N27°43'18"E	88.13'	50'	1188.02'	50'	1188.02'
L15	N74°16'37"W	99.15'	L57	N83°30'37"E	78.43'	50'	1188.02'	50'	1188.02'
L16	N77°08'32"W	126.54'	L58	N42°12'14"E	96.02'	50'	1188.02'	50'	1188.02'
L17	N77°34'47"W	81.38'	L59	N33°38'58"E	5.00'	50'	1188.02'	50'	1188.02'
L18	N75°13'05"W	96.86'	L60	N33°38'58"E	2.87'	50'	1188.02'	50'	1188.02'
L19	N76°20'36"W	98.78'	L61	N33°38'58"E	2.87'	50'	1188.02'	50'	1188.02'
L20	N81°18'13"W	90.77'	L62	N30°07'51"E	9.05'	50'	1188.02'	50'	1188.02'
L21	N75°16'20"W	107.05'	L63	N27°39'07"E	17.61'	50'	1188.02'	50'	1188.02'
L22	N34°57'25"E	69.79'	L64	N27°39'07"E	17.61'	50'	1188.02'	50'	1188.02'
L23	N33°38'58"E	7.87'	L65	N89°39'38"W	87.40'	50'	1188.02'	50'	1188.02'
L24	N32°17'33"E	48.12'	L66	S70°16'05"W	153.34'	50'	1188.02'	50'	1188.02'
L25	N30°07'51"E	27.50'	L67	S43°58'32"W	29.68'	50'	1188.02'	50'	1188.02'
L26	N28°07'13"E	23.97'	L68	S53°08'48"W	71.04'	50'	1188.02'	50'	1188.02'
L27	N27°39'07"E	45.35'	L69	S38°40'14"W	28.25'	50'	1188.02'	50'	1188.02'
L28	S73°04'53"E	68.74'	L70	S43°58'32"W	6.34'	50'	1188.02'	50'	1188.02'
L29	S48°44'52"E	91.23'	L71	S48°42'41"W	14.24'	50'	1188.02'	50'	1188.02'
L30	S48°44'52"E	91.23'	L72	S48°39'49"W	49.33'	50'	1188.02'	50'	1188.02'
L31	S48°44'52"E	91.23'	L73	S48°39'49"W	49.33'	50'	1188.02'	50'	1188.02'
L32	S31°20'08"E	81.73'	L74	S54°38'45"W	80.00'	50'	1188.02'	50'	1188.02'
L33	S17°21'01"E	78.71'	L75	S35°58'04"W	63.35'	50'	1188.02'	50'	1188.02'
L34	S08°33'02"E	110.00'	L76	S56°00'48"W	89.88'	50'	1188.02'	50'	1188.02'
L35	S08°33'02"E	134.65'	L77	S83°40'20"W	82.21'	50'	1188.02'	50'	1188.02'
L36	S89°59'36"E	88.22'	L78	S89°59'36"E	82.21'	50'	1188.02'	50'	1188.02'
L37	S84°55'14"E	54.86'	L79	S89°59'36"E	82.21'	50'	1188.02'	50'	1188.02'
L38	N65°23'42"E	28.18'	L80	N47°02'18"W	60.58'	50'	1188.02'	50'	1188.02'
L39	N44°05'39"E	40.24'	L81	N42°00'37"W	73.82'	50'	1188.02'	50'	1188.02'
L40	N88°51'42"E	56.56'	L82	N35°01'47"E	25.00'	50'	1188.02'	50'	1188.02'
L41	N80°28'07"E	49.55'	L83	N35°01'47"E	152.91'	50'	1188.02'	50'	1188.02'
L42	S82°32'06"E	50.28'	L84	N35°01'47"E	132.91'	50'	1188.02'	50'	1188.02'



DETAIL "A"
NOT TO SCALE

STREET NOTES

STREET NAME	R.O.W.	FOC-FOC	LENGTH	SIDEWALK
REMARK DRIVE	50'	50'	1188.02'	BOTH SIDES
WILLIAMSON LOOP	50'	50'	2283.47'	BOTH SIDES
TOTAL				



PROJECT NO.: 086-002
DRAWING NO.: 086-002-PL1
PLOT DATE: 05/20/10
PLOT SCALE: 1" = 100'
DRAWN BY: JOB & JBE
SHEET 03 OF 03

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

PATE ENGINEERS

7001 North Capital of Texas Highway, Suite 300, Austin, Texas 78731 Phone: 512-340-0800
TDC-1-002726

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