

SUBDIVISION REVIEW SHEET

CASE NO: C8-2009-0026.1A

Z & P DATE: July 20, 2010

SUBDIVISION NAME: AVERY RANCH FAR WEST PHASE 3 SECTION 2

AREA: 8.43 Acres

LOTS: 43

APPLICANT: Continental Homes of Texas, LP
(Tom Moody)

AGENT: Randall Jones & Associates
Engineers, Inc. (R. Brent Jones)

ADDRESS OF SUBDIVISION: West of the intersection of Avery Ranch Blvd. and Nearabout Road

GRIDS: F41

COUNTY: Travis

WATERSHED: South Brushy Creek

JURISDICTION: Full Purpose

EXISTING ZONING: PUD

PROPOSED LAND USE: Residential and open space

ADMINISTRATIVE WAIVERS: None

SIDEWALKS

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

DEPARTMENT COMMENTS:

The request is for approval of the final plat. The plat will be composed of 42 Single Family lots and 1 open space/PUE/DE lot on 8.43 acres. The City of Austin will provide water service and wastewater service. The plat matches the approved preliminary plan and is ready for approval.

STAFF RECOMMENDATION:

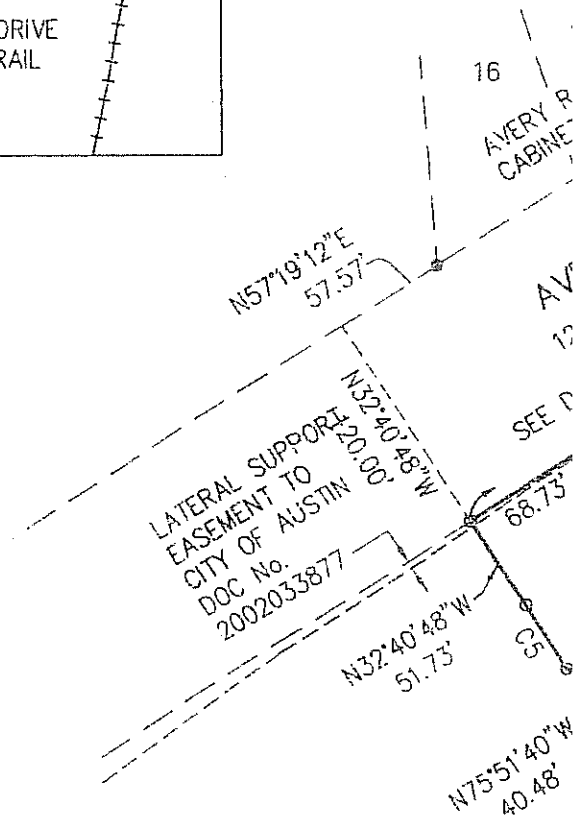
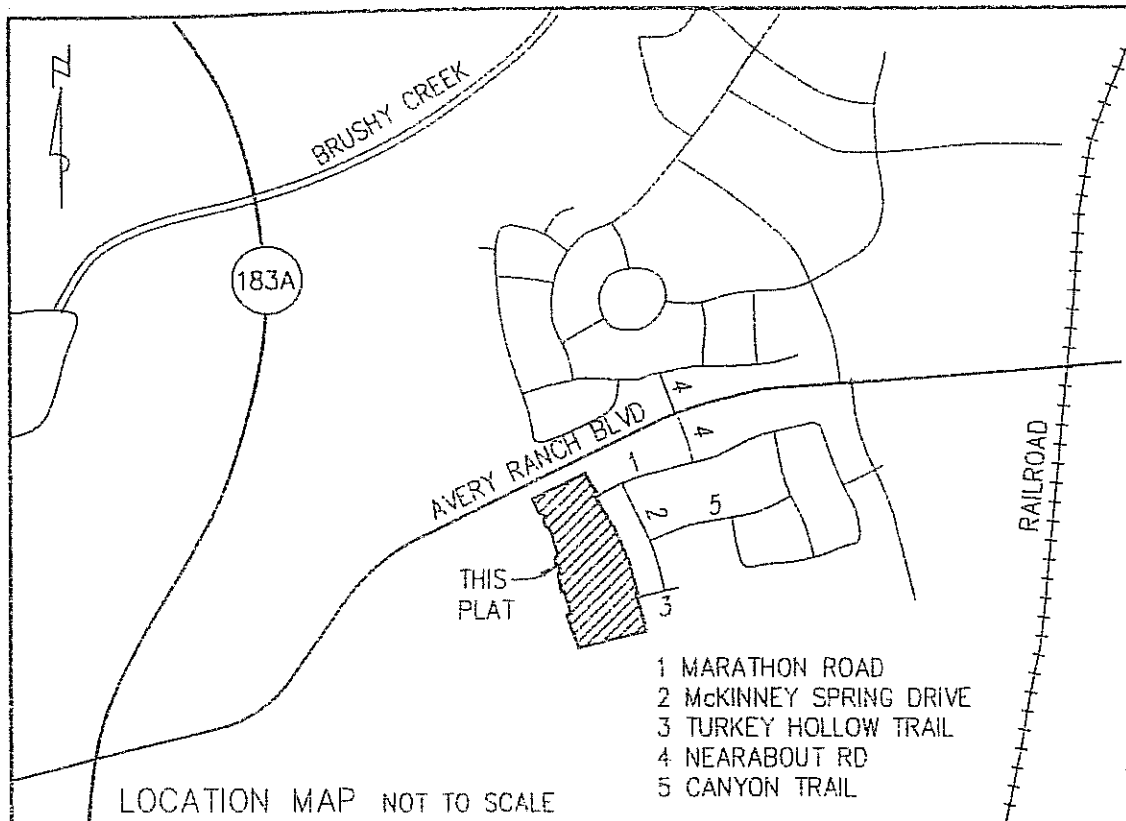
The staff recommends approval of the final plat. The plat now meets all applicable State and City of Austin LDC requirements, and is required to be approved per Texas State law (Local Government Code Sec. 212.010.)

ZONING AND PLATTING ACTION:

CASE MANAGER: David Wahlgren

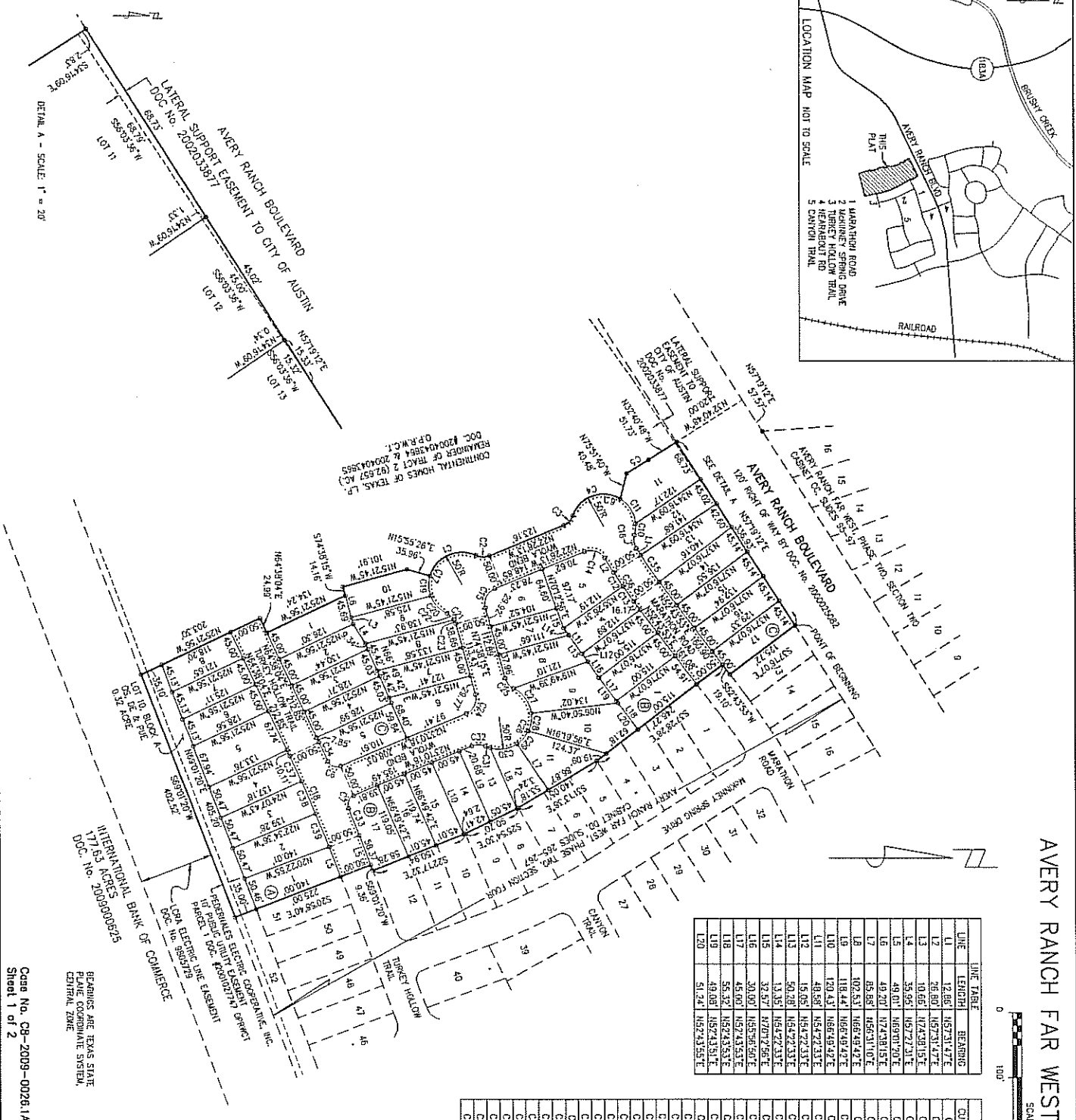
PHONE: 974-6455

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



SCANNED

CONTINENTAL HO
REMAINDER OF
DOC. #200404



Case No. CG-2009-00261A
Sheet 1 of 2

PLAT OF
AVERY RANCH FAR WEST PHASE THREE SECTION TWO



LINE	LENGTH	BEARING
L1	12.80	N67°31'47"E
L2	26.80	N67°31'47"E
L3	10.60	N67°31'47"E
L4	35.95	N67°31'47"E
L5	49.00	N67°31'47"E
L6	49.20	N67°31'47"E
L7	49.85	N67°31'47"E
L8	102.53	N67°31'47"E
L9	118.44	N67°31'47"E
L10	120.43	N67°31'47"E
L11	49.58	N67°31'47"E
L12	15.05	N67°31'47"E
L13	50.28	N67°31'47"E
L14	13.35	N67°31'47"E
L15	32.57	N67°31'47"E
L16	30.00	N67°31'47"E
L17	45.80	N67°31'47"E
L18	55.32	N67°31'47"E
L19	49.06	N67°31'47"E
L20	51.24	N67°31'47"E

CURVE	LENGTH	RADIUS	DELTA	CHORD BEING	CHORD	TAN
C1	87.00	50.00	99°47'45"	N67°31'47"E	76.40	59.37
C2	21.03	25.00	48°11'21"	N67°31'47"E	20.41	11.18
C3	21.03	25.00	48°11'21"	N67°31'47"E	20.41	11.18
C4	89.19	25.00	107°11'56"	N67°31'47"E	77.82	61.56
C5	40.11	1305.00	1°45'30"	N67°31'47"E	40.11	20.05
C6	23.33	15.00	88°42'50"	N67°31'47"E	20.47	14.87
C7	23.32	15.00	89°03'56"	N67°31'47"E	21.64	14.76
C8	153.92	50.00	178°22'46"	N67°31'47"E	99.95	150.95
C9	18.01	50.00	50°39'02"	N67°31'47"E	17.91	9.10
C10	46.73	50.00	50°39'02"	N67°31'47"E	45.05	25.23
C11	25.30	646.24	2°33'19"	N67°31'47"E	25.30	12.65
C12	25.30	646.24	2°33'19"	N67°31'47"E	25.30	12.65
C13	34.61	25.00	80°00'00"	N67°31'47"E	32.14	20.98
C14	34.61	25.00	80°00'00"	N67°31'47"E	32.14	20.98
C15	36.17	25.00	82°53'33"	N67°31'47"E	33.10	22.09
C16	21.03	25.00	48°11'21"	N67°31'47"E	20.41	11.18
C17	155.44	50.00	172°16'18"	N67°31'47"E	100.00	178.77
C18	153.16	2000.00	4°23'16"	N67°31'47"E	153.12	76.62
C19	31.82	50.00	90°00'00"	N67°31'47"E	31.82	16.50
C20	37.68	50.00	42°57'15"	N67°31'47"E	36.61	19.67
C21	21.03	25.00	48°11'21"	N67°31'47"E	20.41	11.18
C22	14.02	25.00	33°30'04"	N67°31'47"E	14.01	7.02
C23	6.41	25.00	14°11'19"	N67°31'47"E	6.39	3.22
C24	35.06	25.00	82°11'28"	N67°31'47"E	32.87	21.81
C25	21.03	25.00	48°11'21"	N67°31'47"E	20.41	11.18
C26	155.63	50.00	178°34'13"	N67°31'47"E	99.99	160.57
C27	49.49	50.00	56°42'28"	N67°31'47"E	47.49	26.98
C28	28.43	50.00	37°34'39"	N67°31'47"E	28.05	14.61
C29	28.87	50.00	30°47'12"	N67°31'47"E	26.54	13.77
C30	43.17	50.00	49°28'29"	N67°31'47"E	41.65	23.04
C31	7.87	50.00	90°00'00"	N67°31'47"E	7.87	3.95
C32	21.03	25.00	48°11'21"	N67°31'47"E	20.41	11.18
C33	45.08	2050.00	1°55'36"	N67°31'47"E	45.08	22.54
C34	32.48	2050.00	0°34'20"	N67°31'47"E	32.48	16.24
C35	49.93	50.00	44°37'56"	N67°31'47"E	49.92	24.80
C36	54.12	447.54	4°57'50"	N67°31'47"E	54.11	27.68
C37	43.18	2000.00	1°47'13"	N67°31'47"E	43.18	21.99
C38	54.17	2000.00	1°35'07"	N67°31'47"E	54.17	27.99
C39	55.82	2000.00	1°35'56"	N67°31'47"E	55.81	27.91

LEGEND:
• = FOUND 1/2" IRON ROD
o = SET 1/2" IRON ROD WITH SURVEYING CAP
P/E = PUBLIC UTILITY EASEMENT
B = BLOCK NAME
--- = SURVEY REQUIRED

DATE: JULY 15, 2009
SCALE: 1" = 100'
PROPERTY OWNER:
CITY OF AUSTIN, TEXAS
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 345-4663

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4793 FAX: (512) 836-4017
F-9784
RJ SURVEYING & ASSOCIATES, INC.
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