

C12  
/1

**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8-2009-0126.0A

**Z.A.P. DATE:** September 7, 2010

**SUBDIVISION NAME:** Resubdivision Of Lot 1, Block A, Attal Subdivision

**AREA:** 2.429 acres

**LOTS:** 8

**OWNER/APPLICANT:** Kailey Development, LP  
(Marc Chase)

**AGENT:** Noble Surveying &  
Engineering (Tres Howland)

**ADDRESS OF SUBDIVISION:** 11121 Zimmerman Lane

**GRIDS:** D-34

**COUNTY:** Travis

**WATERSHED:** Bull Creek

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** SF-6-CO

**PROPOSED LAND USE:** Single Family

**SIDEWALKS:** Sidewalks will be provided on Zimmerman Lane prior to the lots being occupied.

**DEPARTMENT COMMENTS:** The request is for approval of the resubdivision, namely Resubdivision Of Lot 1, Block A, Attal Subdivision. The proposed resubdivision is composed of 8 lots on 2.429 acres.

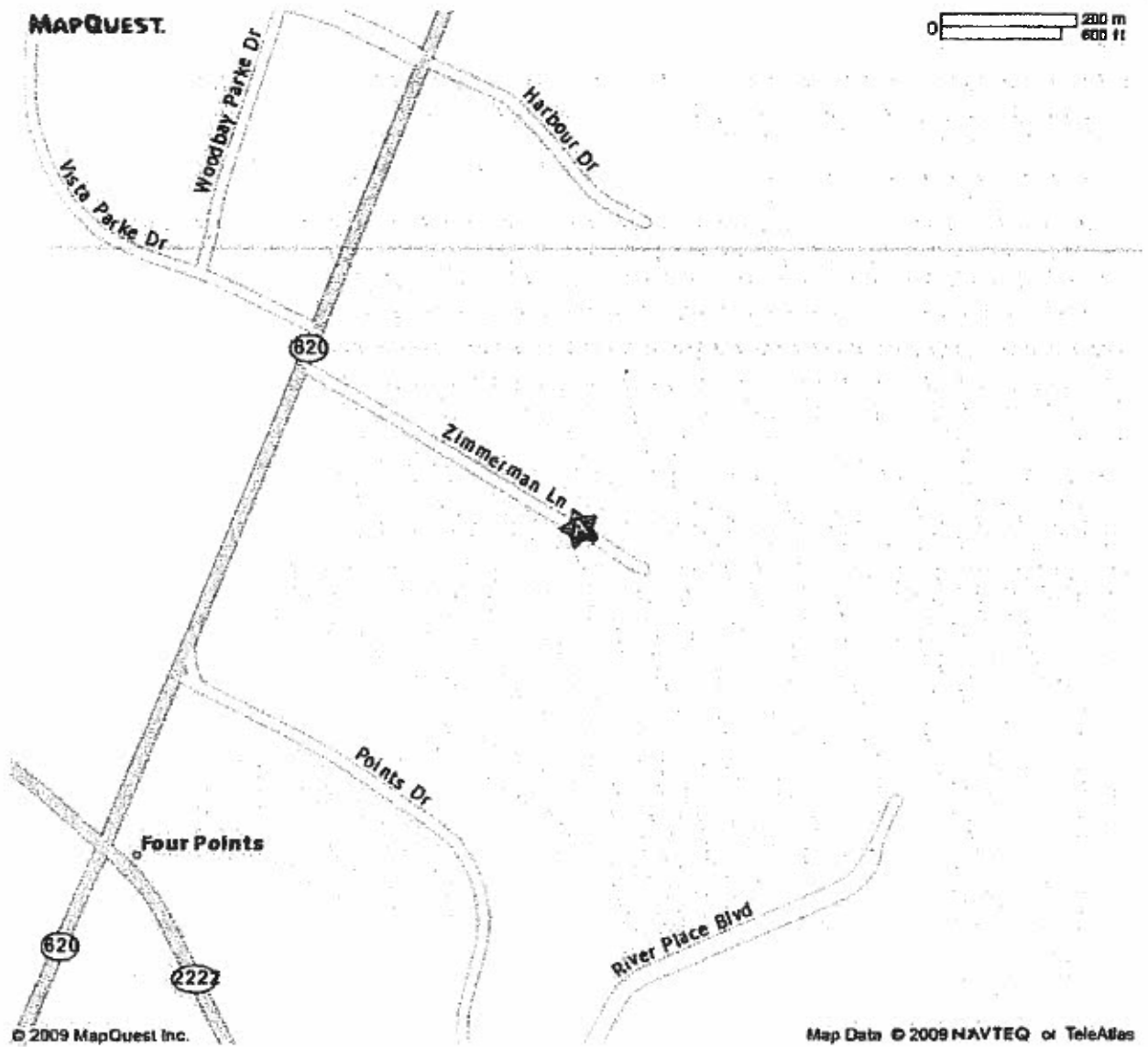
**STAFF RECOMMENDATION:** Staff recommends approval of this resubdivision. This plat meets all City of Austin Land Development and State Local Government requirements.

**ZONING AND PLATTING COMMISSION ACTION:**

**CASE MANAGER:** Sylvia Limon  
Email address: [sylvia.limon@ci.austin.tx.us](mailto:sylvia.limon@ci.austin.tx.us)

**PHONE:** 974-2767

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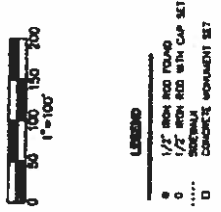
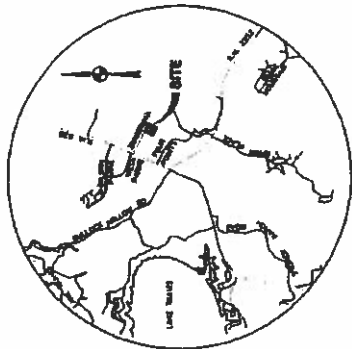
**SITE MAP**

**Resubdivision of Lot 1, Attal Subdivision**

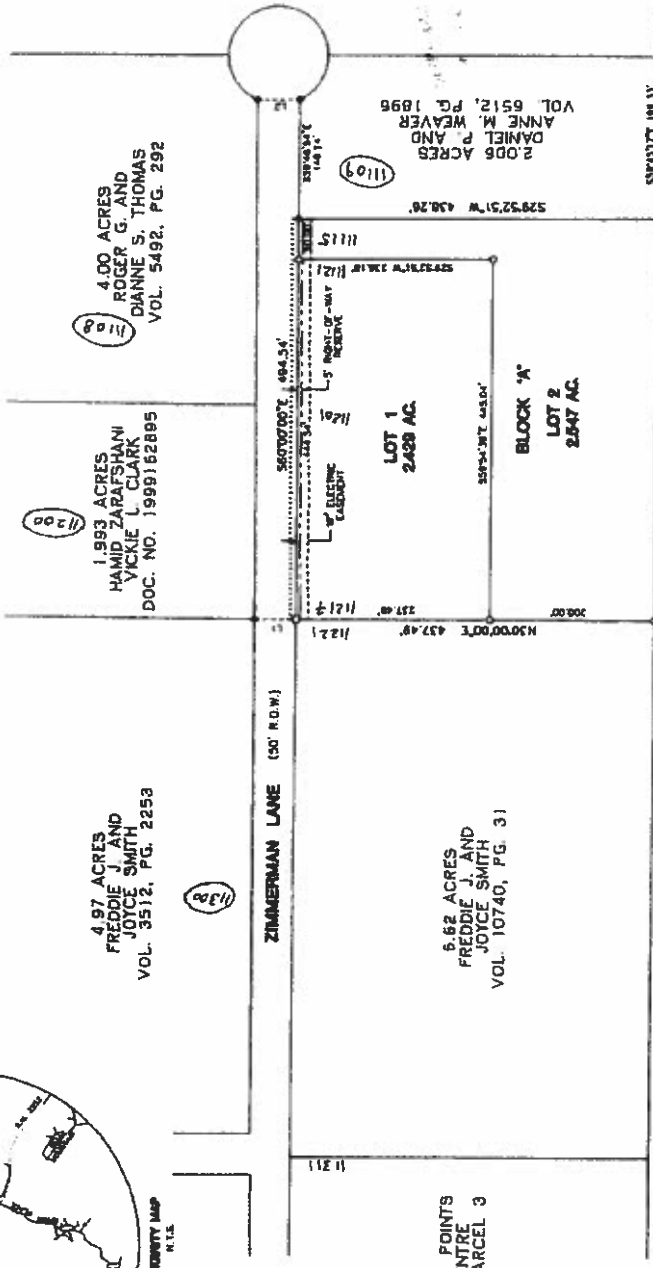
**Zimmerman Lane, Austin, TX 78726**

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ATTAL SUBDIVISION



LEGEND  
0 1/2" IRON ROD FOUND  
O 1/2" IRON ROD WITH CAP SET  
..... SURVEY  
□ CONCRETE MONUMENT SET



LINE TABLE

LINE NO.	BEARING	DISTANCE
1	S89°52'31"W	438.26'
2	S89°52'31"W	438.26'

LOT 1  
BLOCK 'A'  
FOUR POINTS CENTRE P.U.D.  
DOC. NO. 200200080

LOT 2  
BLOCK 'A'  
FOUR POINTS CENTRE P.U.D.  
DOC. NO. 200000249

ATTAL SUBDIVISION  
A TWO LOT SUBDIVISION  
CONSISTING OF 4.976 ACRES  
DATE: JANUARY 2004  
PREPARED BY:

**Bury+Partners**  
Consulting Engineers and Surveyors  
Austin, Texas Tel 512/259-4011 Fax 512/259-6253  
Bury+Partners, Inc. ©Copyright 2004

TRANSFER OF DEVELOPMENT RIGHTS PLAT NOTE:  
LOT 1 AND LOT 2 ARE TO BE DEVELOPED AS A CONSERVATION EASEMENT TO BE USED AS TRAFFIC DEVELOPMENT RIGHTS. THESE RIGHTS SHALL BE AVAILABLE FOR TRANSFER PURSUANT TO THE CONDITIONS OF A VARIANCE OF SECTION 201-14-03 OF THE 2001 DEVELOPMENT CODE THAT WAS APPROVED BY THE PLANNING AND ZONING COMMISSION ON 8-18-2003 AND IS RESTRICTED FROM DEVELOPMENT PURSUANT TO THIS INSTRUMENT.

TRANSFER OF DEVELOPMENT RIGHTS TABLE

Lot Being Transferred	Ac/Upstream	Ac/Downstream	CFR Ac.	CFR Ac.	Total Transfer Available	Remaining Transfer Available
Lot 2, Initial Subdivision	2.547	0.0	0.0	0.0	2.547	0.0
Lots Being Transferred	Ac/ASA	Ac/ASA	IC	IC	Proposed IC	IC
Lot 1, Jack Bryan Subdivision	1.258	0.0	0.00	0.00	0.00	2.547

BEARING BASED NOTE:  
THE BEARING BASES OF THE SURVEY SHOWN HEREON IS THE COMMONLY USED NAD 83 DATUM. ALL BEARING DATA MADE USE OF THE BEARING DATA OF TRAVIS COUNTY, TEXAS.

Drawn by: C.M. Approved by: S.J. Project No.: 1340-0220 Date: 1/15/04 13400220-1.dwg

CE-04-0036.OA

200400348

# RESUBDIVISION OF LOT 1 BLOCK A, ATTAL SUBDIVISION

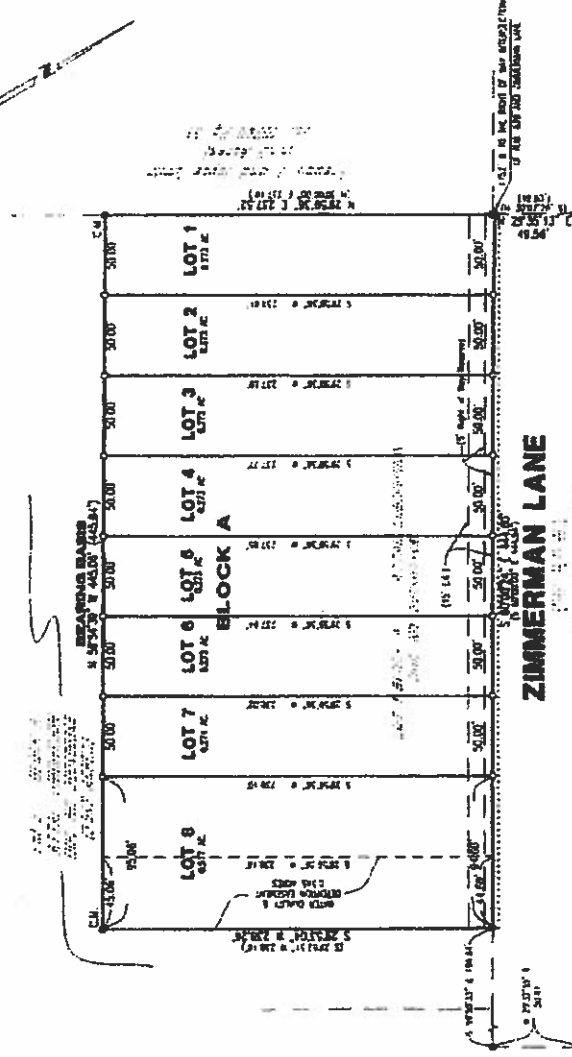
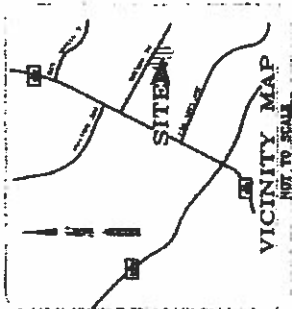
*C/S*  
*Z*

CASE # CG-2009-

**B&C Surveying, Inc.**  
 Victor M. Greene, R.P.S.  
 License #27438-0000  
 Phone #313-458-8813  
 1404 West North Loop Blvd  
 Suite 200  
 Houston, Texas 77060

DATE: 04/20/09  
 SHEET: 408 / 408  
 DRAWN: J. S. G.  
 CHECKED: J. S. G.  
 PROJECT: RESUBDIVISION OF LOT 1 OF BLOCK A, ATTAL SUBDIVISION

REV 10/27/2008



**OWNER:** Ledy Development, LP  
 2111 Alford Drive, Ste. 1225  
 Dallas, TX 75229-5174

**PREPARED BY:** B & C Surveying, Inc.  
 1404 W. North Loop East  
 Suite 200  
 Houston, TX 77060  
 313-458-8800  
 313-458-5565

**DESIGNED BY:** Metro Surveying and Engineering Works, LLC  
 1000 West Loop West  
 Suite 200  
 Houston, TX 77027  
 281-433-0700

**LOT AREA TABULATION**

LOT NO.	AREA (sq. FEET)
LOT 1	1,771.00
LOT 2	1,871.00
LOT 3	1,871.00
LOT 4	1,871.00
LOT 5	1,871.00
LOT 6	1,871.00
LOT 7	1,871.00
LOT 8	1,871.00
<b>TOTAL</b>	<b>15,000.00</b>