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SUBDIVISION REVIEW SHEET

CASE NO: C8-2009-0026.2A

Z & P DATE: November 1, 2011

SUBDIVISION NAME: AVERY RANCH FAR WEST PHASE 3 SECTION 3

AREA: 9.69 Acres

LOTS: 41

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

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

ADDRESS OF SUBDIVISION: Avery Ranch Blvd.

GRIDS: F41

COUNTY: Williamson

WATERSHED: South Brushy Creek

JURISDICTION: Full Purpose

EXISTING ZONING: PUD

PROPOSED LAND USE: Single Family

VARIANCES: 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 with preliminary plan. The subdivision will be composed of 41 lots (39 single family and 2 open space/PUE) on 9.69 acres.

STAFF RECOMMENDATION:

The staff recommends approval of the final with preliminary plan. The plat now meets all applicable State and City of Austin LDC requirements.

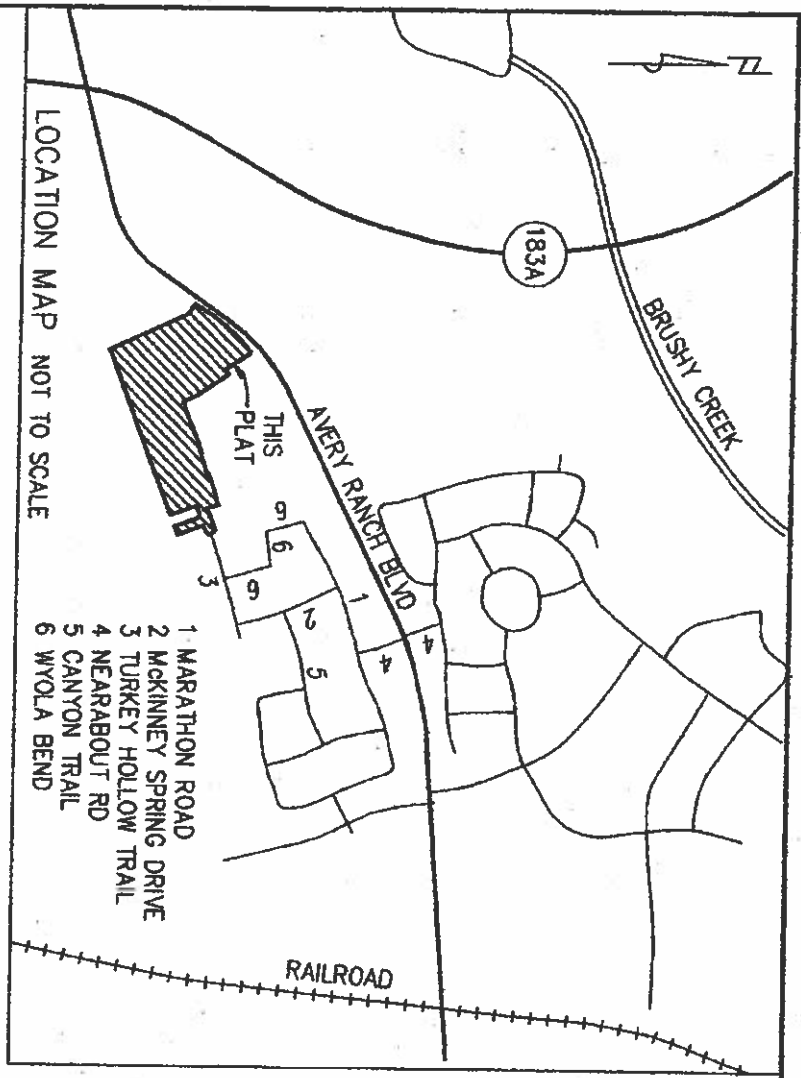
ZONING & PLATTING COMMISSION ACTION:

CASE MANAGER: David Wahlgren
Email address: david.wahlgren@ci.austin.tx.us

PHONE: 974-6455

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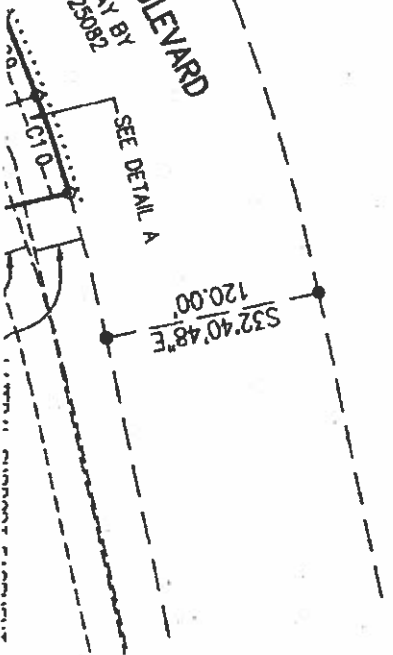
SCANNED



AVERY RANCH FA

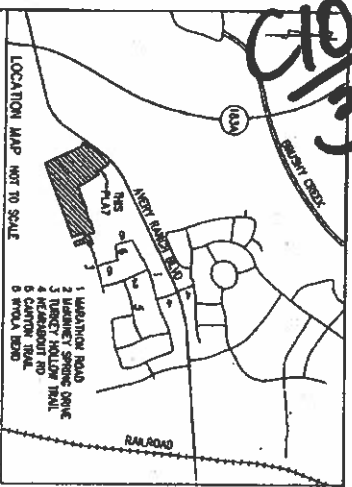
AVERY RANCH BOULEVARD

120' RIGHT OF WAY BY
C.C. No. 2000025082

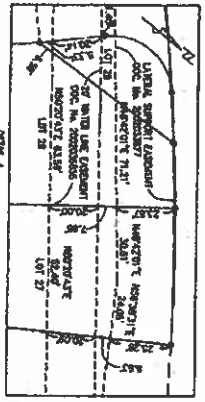
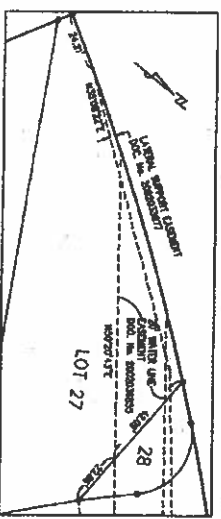


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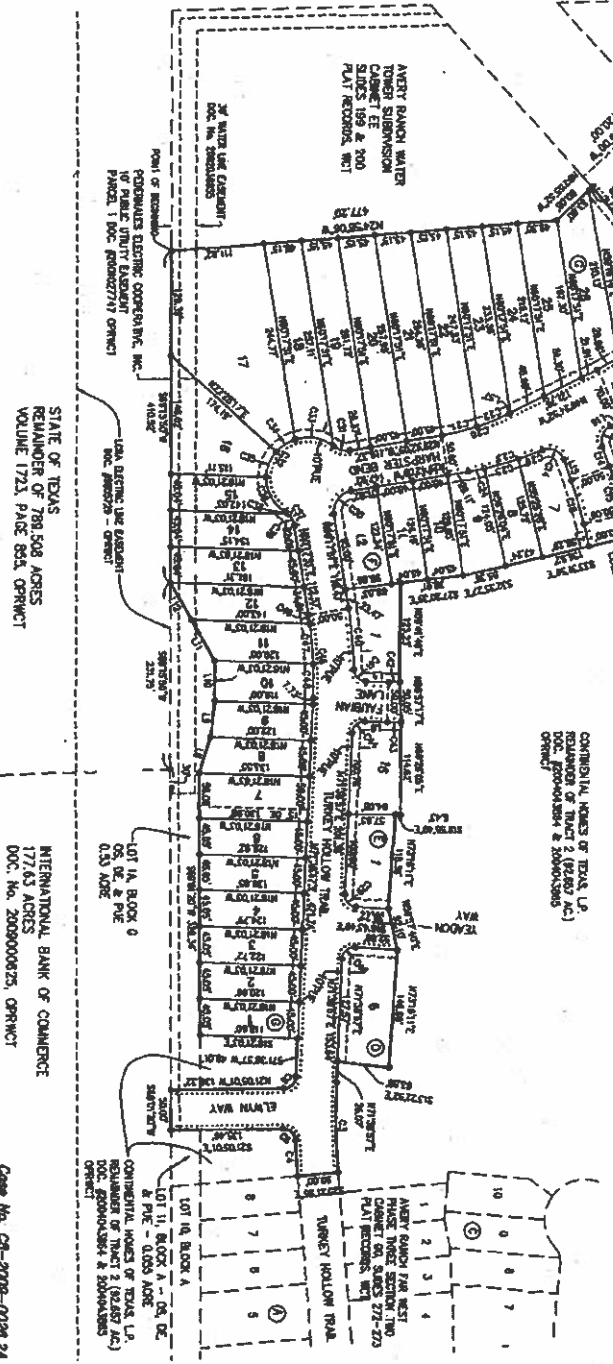


PART OF
AVERY RANCH FAR WEST PHASE THREE SECTION THREE



LOT	AREA	ACRES
1	0.10	0.10
2	0.10	0.10
3	0.10	0.10
4	0.10	0.10
5	0.10	0.10
6	0.10	0.10
7	0.10	0.10
8	0.10	0.10
9	0.10	0.10
10	0.10	0.10
11	0.10	0.10
12	0.10	0.10
13	0.10	0.10
14	0.10	0.10
15	0.10	0.10
16	0.10	0.10
17	0.10	0.10
18	0.10	0.10
19	0.10	0.10
20	0.10	0.10
21	0.10	0.10
22	0.10	0.10
23	0.10	0.10
24	0.10	0.10
25	0.10	0.10
26	0.10	0.10
27	0.10	0.10
28	0.10	0.10

LOT	AREA	ACRES	OWNER
1	0.10	0.10	AVERY RANCH FAR WEST
2	0.10	0.10	AVERY RANCH FAR WEST
3	0.10	0.10	AVERY RANCH FAR WEST
4	0.10	0.10	AVERY RANCH FAR WEST
5	0.10	0.10	AVERY RANCH FAR WEST
6	0.10	0.10	AVERY RANCH FAR WEST
7	0.10	0.10	AVERY RANCH FAR WEST
8	0.10	0.10	AVERY RANCH FAR WEST
9	0.10	0.10	AVERY RANCH FAR WEST
10	0.10	0.10	AVERY RANCH FAR WEST
11	0.10	0.10	AVERY RANCH FAR WEST
12	0.10	0.10	AVERY RANCH FAR WEST
13	0.10	0.10	AVERY RANCH FAR WEST
14	0.10	0.10	AVERY RANCH FAR WEST
15	0.10	0.10	AVERY RANCH FAR WEST
16	0.10	0.10	AVERY RANCH FAR WEST
17	0.10	0.10	AVERY RANCH FAR WEST
18	0.10	0.10	AVERY RANCH FAR WEST
19	0.10	0.10	AVERY RANCH FAR WEST
20	0.10	0.10	AVERY RANCH FAR WEST
21	0.10	0.10	AVERY RANCH FAR WEST
22	0.10	0.10	AVERY RANCH FAR WEST
23	0.10	0.10	AVERY RANCH FAR WEST
24	0.10	0.10	AVERY RANCH FAR WEST
25	0.10	0.10	AVERY RANCH FAR WEST
26	0.10	0.10	AVERY RANCH FAR WEST
27	0.10	0.10	AVERY RANCH FAR WEST
28	0.10	0.10	AVERY RANCH FAR WEST



LEGEND

- ROUND 1/2" BORN ROD
- SET 1/2" BORN ROD WITH RJ SURVEYING CAP
- BOUNDARY EASEMENT
- OPEN SPACE
- PUBLIC UTILITY EASEMENT
- BLOCK NAME
- SENSITIVE REQUIRED
- OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS
- WILSON COUNTY, TEXAS

REMARKS ARE TEXAS STATE PLANT COMPONENT SYSTEM, CENTRAL ZONE

PROPERTY OWNER:
 CONTINENTAL HOMES OF TEXAS, L.P.
 REMAINDER OF TRACT 2 (2,657 AC.)
 OS, DE & PVE - 0.53 ACRES
 DOC. NO. 2009000625, OPERACT

DATE: OCT. 2, 2011

SITE DATA:
 29 SMALL FAMILY LOTS
 2 OPEN SPACE LOTS
 TOTAL ACRES: 349.88 ACRES
 (343) 345-4443

SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
 1212 E. BRADEN LANE, AUSTIN, TEXAS 78703
 (512) 426-4343 FAX: (512) 426-4817 F-2/24

RJ SURVEYING & ASSOCIATES, INC.
 1212 E. BRADEN LANE, AUSTIN, TEXAS 78703
 (512) 426-4343 FAX: (512) 426-4817

STATE OF TEXAS
 REMAINDER OF 788.506 ACRES
 VOLUME 1723, PAGE 554, OPERACT

INTERNATIONAL BANK OF COMMERCIAL
 172.63 ACRES
 DOC. NO. 2009000625, OPERACT

Case No. CB-2009-0228,24
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