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SUBDIVISION REVIEW SHEET

CASE NO: C8J-2007-0078.11A

Z & P DATE: June 5, 2012

SUBDIVISION NAME: McCORMICK MOUNTAIN PHASE 1

AREA: 12.32 Acres

LOTS: 18

APPLICANT: Vistas of McCormick Mountain
(Mike Wilson); McCormick Hilltop
Investment Partners LTD (Douglas Kadison)

AGENT: Garrett-Ihnen Civil Eng.
(Steve Ihnen)

ADDRESS OF SUBDIVISION: McCormick Mountain Dr.

GRIDS: WZ34

COUNTY: Travis

WATERSHED: Lake Travis

JURISDICTION: 2 Mile ETJ

EXISTING ZONING: N/A

PROPOSED LAND USE: Single Family

ADMINISTRATIVE WAIVERS: None

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 above referenced final plat out of an approved preliminary plan. The subdivision is composed of 18 lots to be developed for detached single-family residential use. Access will be via McCormick Mountain Drive, a public street. Joint use access easements will be utilized for access to McCormick Mountain Drive. The City of Austin will provide electric service. Travis County Water Control Improvement District #17 will provide water service and there will be private onsite service for wastewater. The developer will be responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION:

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

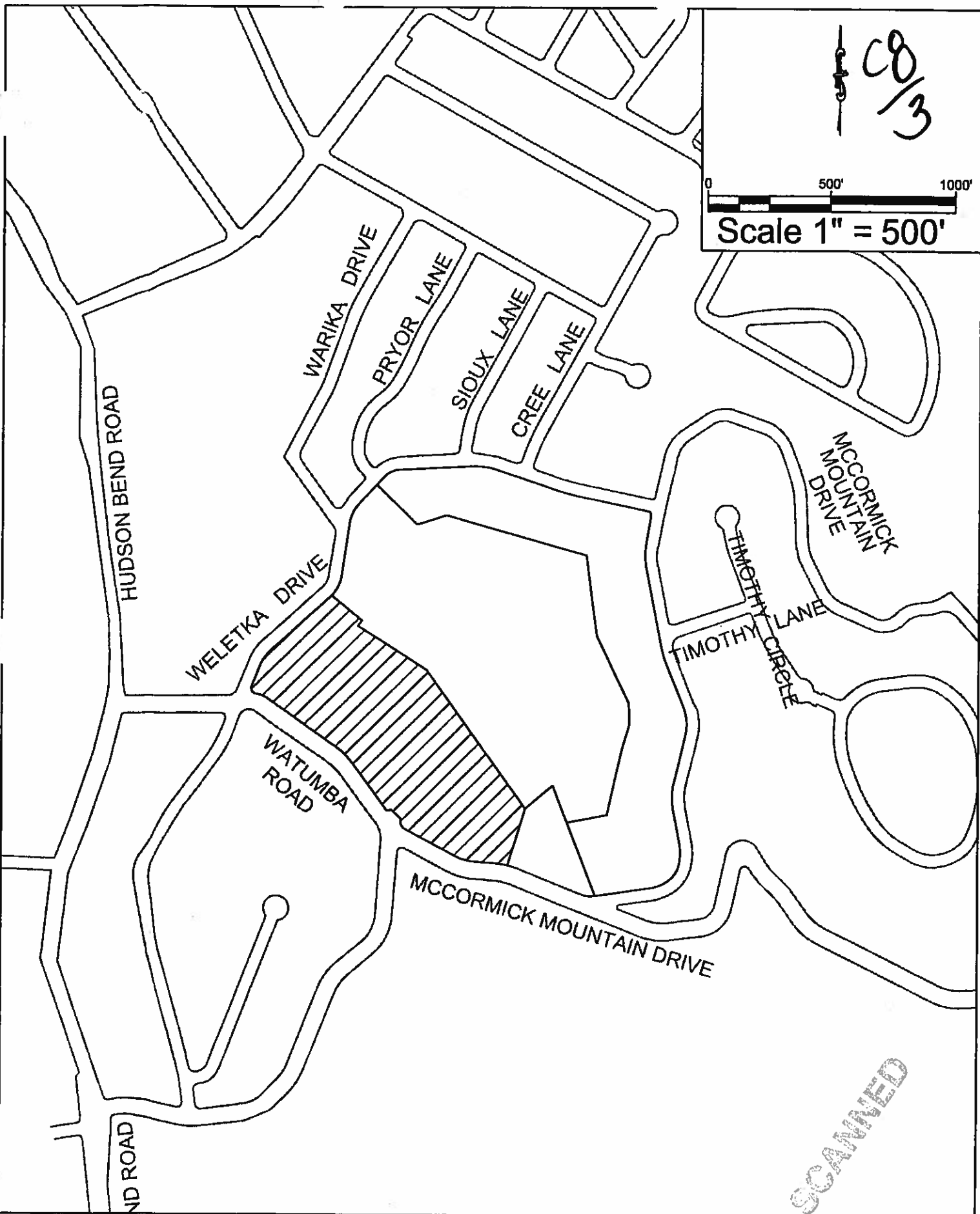
ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Don Perryman
e-mail: don.perryman@austintexas.gov

PHONE: 974-2786

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\\garrett-ihnen\shared\GIS\Projects\Garrett-Ihnen\Garrett-Ihnen Maps\PH I and PH II.dwg



Site Location
McCormick Mountain Phase I

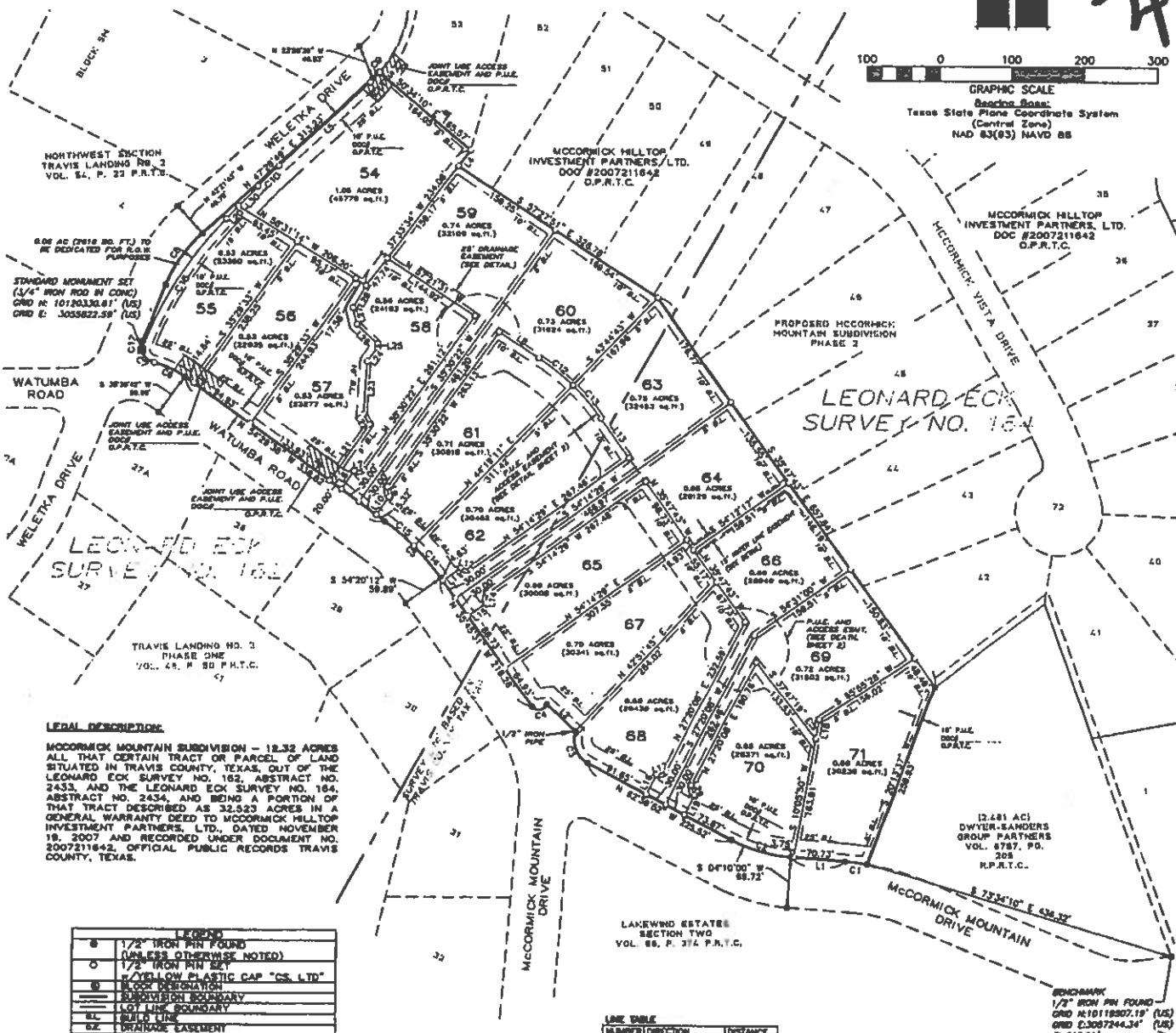
GARRETT-IHNEN
CIVIL ENGINEERS

FINAL PLAT OF McCORMICK MOUNTAIN SUBDIVISION, PHASE 1

12.32 ACRES OUT OF THE LEONARD ECK SURVEY No. 162, ABSTRACT No. 2433 & THE
LEONARD ECK SURVEY No. 164, ABSTRACT No. 2434, TRAVIS COUNTY, TEXAS



GRAPHIC SCALE
Reading: Feet
Texas State Plane Coordinate System
(Central Zone)
NAD 83(83) NAVD 88

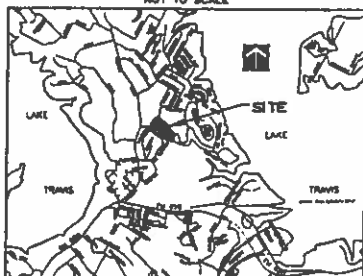


LEGAL DESCRIPTION

MCCORMICK MOUNTAIN SUBDIVISION - 12.32 ACRES
ALL THAT CERTAIN TRACT OR PARCEL OF LAND
SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE
LEONARD ECK SURVEY NO. 162, ABSTRACT NO.
2433, AND THE LEONARD ECK SURVEY NO. 164,
ABSTRACT NO. 2434, AND BEING A PORTION OF
THAT TRACT DESCRIBED AS 32.523 ACRES IN A
GENERAL WARRANTY DEED TO MCCORMICK HILLTOP
INVESTMENT PARTNERS, LTD., DATED NOVEMBER
18, 2007 AND RECORDED UNDER DOCUMENT NO.
2007211642, OFFICIAL PUBLIC RECORDS TRAVIS
COUNTY, TEXAS.

LEGEND	
●	1/2" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON PIN SET
—	1/2" YELLOW PLASTIC CAP "CS. LTD"
—	1/2" IRON PIN FOUND
—	SUBDIVISION BOUNDARY
—	LOT LINE BOUNDARY
—	ADJ. LINE
—	DEED EASEMENT
—	P.U.E. PUBLIC UTILITY EASEMENT
—	P.A.V. PLAT RECORDS TRAVIS CO.
—	R.P.R. REAL PROPERTY RECORDS TRAVIS CO.
—	S.P.A.T. OFFICIAL PUBLIC RECORDS TRAVIS CO.

SITE MAP NOT TO SCALE



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 87°45'11" W	74.42'
L2	N 47°14'51" W	25.13'
L3	N 21°38'28" E	62.43'
L4	S 37°33'34" W	27.17'
L5	N 47°31'02" E	166.63'
L6	N 39°32'22" E	30.00'
L7	N 80°30'22" E	14.14'
L8	N 87°21'51" W	63.24'
L9	S 09°29'54" W	14.14'
L10	S 39°30'22" W	30.00'
L11	N 84°14'29" E	30.00'
L12	S 80°45'31" E	14.14'
L13	N 35°47'43" W	68.22'
L14	S 08°14'29" W	14.14'
L15	S 34°14'29" W	30.00'
L16	N 72°20'08" E	30.00'
L17	N 72°20'08" E	14.14'
L18	S 10°08'50" W	28.44'
L19	N 27°20'08" E	30.00'
L20	N 45°48'37" E	34.43'
L21	S 32°30'22" W	64.44'
L22	N 30°18'29" W	18.30'
L23	N 09°24'36" E	73.20'
L24	N 35°30'22" E	23.83'
L25	N 03°21'59" E	3.22'
L26	N 47°25'12" W	38.09'
L27	N 14°15'31" W	23.89'
L28	N 30°41'24" E	33.40'
L29	S 17°39'32" E	14.14'
L30	N 45°48'37" E	37.36'

CURVE TABLE

NUMBER	DELTA	ARC	CHORD	DIRECTION
C1	104°53'34"	351.08	29.98	N 53°09'13" W
C2	23°00'34"	214.87	64.80	N 7°00'28" W
C3	80°02'48"	35.46	48.58	N 22°19'58" W
C4	128°04'21"	11.42	25.14	N 31°03'30" W
C5	18°45'03"	337.80	110.39	N 49°11'57" W
C6	21°39'43"	122.17	46.18	N 59°24'53" W
C7	68°18'18"	22.21	25.86	N 44°33'40" W
C8	22°55'18"	182.31	67.00	N 34°28'30" E
C9	52°33'50"	151.46	12.27	N 48°10'17" E
C10	03°42'23"	430.00	46.11	N 49°38'20" E
C11	06°19'47"	176.00	18.36	N 44°23'08" E
C12	10°43'54"	320.00	60.13	N 51°58'33" W
C13	10°47'52"	320.00	60.31	N 41°11'36" W
C14	09°51'01"	337.80	58.17	N 40°44'51" W
C15	06°33'11"	337.80	52.41	N 30°07'31" W
C16	23°42'43"	517.00	213.66	N 31°57'18" E
C17	33°40'48"	22.21	13.09	N 65°24'53" E

SCANNED