

C13
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SUBDIVISION REVIEW SHEET

CASE NO: C8-2012-0019.3A

ZAP: June 5, 2012

SUBDIVISION NAME: RESERVE AT SOUTHPARK MEADOWS II PHASE 2D

AREA: 7.65 Acres

LOTS: (37)

APPLICANT: Len-Buf Land Acquisitions of Tex LP
(Chris L. Fields)

AGENT: Cunningham-Allen, Inc.
(Ruben Lopez)

ADDRESS OF SUBDIVISION: S. 1st Street

GRIDS: F13, F14

COUNTY: Travis

WATERSHED: Slaughter Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-4A

PROPOSED LAND USE: Single Family, ROW

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 final out of an approved preliminary plan. The subdivision is composed of (37) lots on 7.65 acres for single-family residential use. The lots will access a new internal street. The City of Austin will provide electric, water, and wastewater service. Parkland has been dedicated for this tract per previous land dedication in accordance with PARD. The applicant will be responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION:

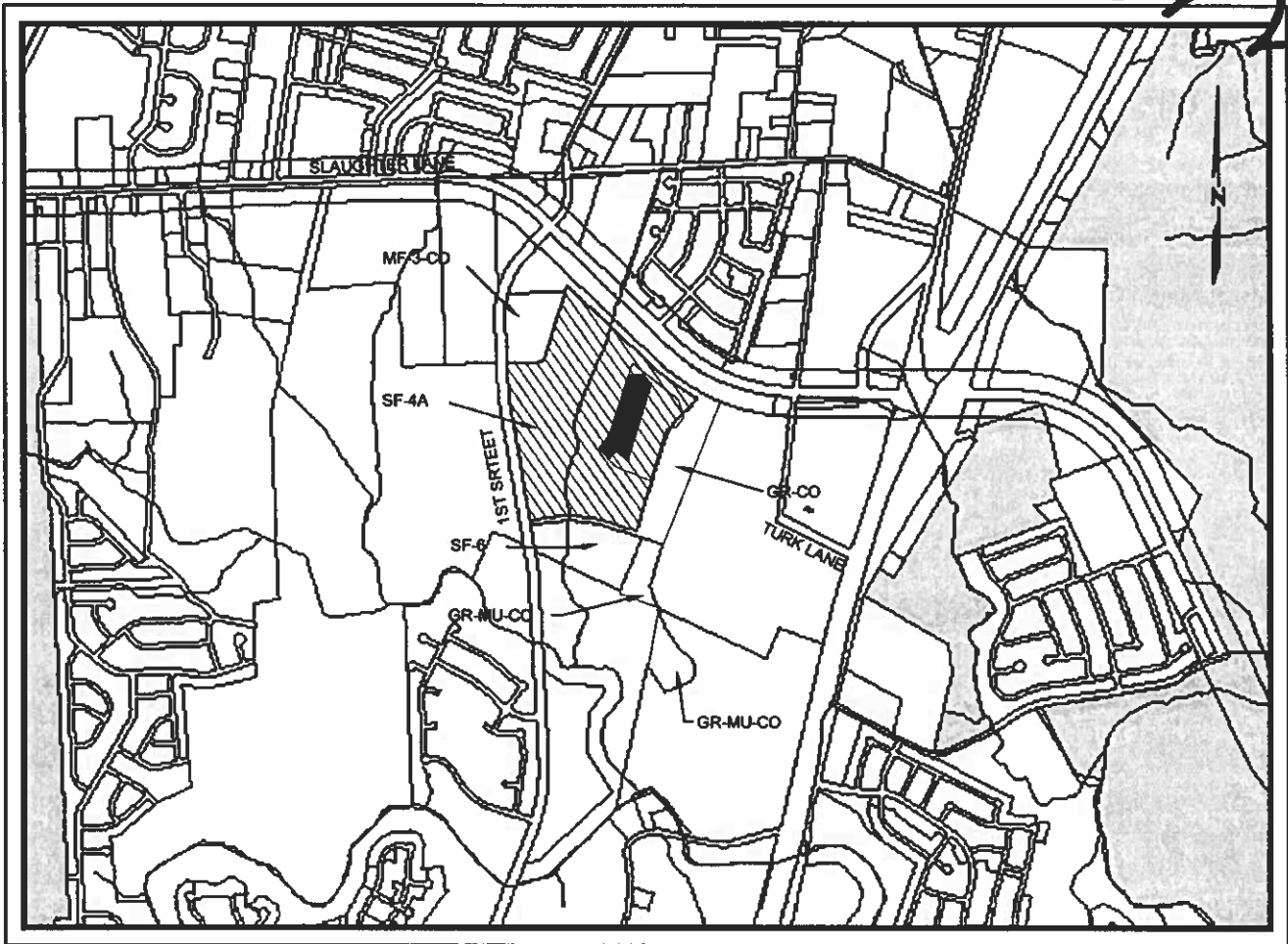
The staff recommends approval of the final with preliminary plan. The plat meets all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING ACTION:

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

PHONE: 974-2786

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MAPSCO PG. NO.: 673
MAPSCO GRID NO.: F-13

LOCATION MAP

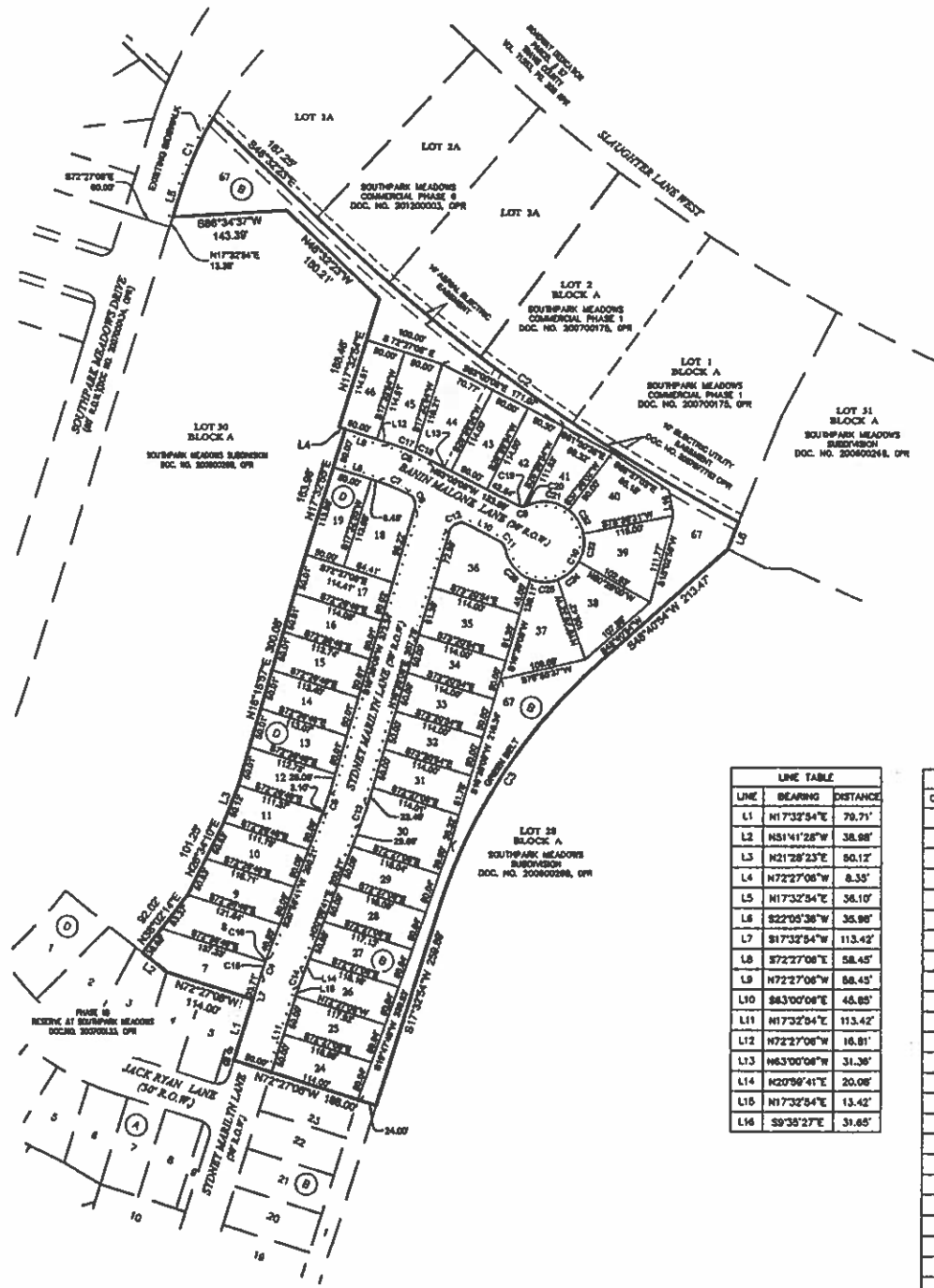
SCALE: 1"=1000'

SCANNED

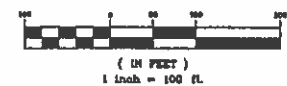
THE RESERVE A: SOUTHPARK MEADOWS II, PHASE 2D

A PARTIAL RESUBDIVISION OF LOT 30, BLOCK A, SOUTHPARK MEADOWS SUBDIVISION
A RESUBDIVISION OF LOT 2, SLAUGHTER - CULLEN COMMERCIAL LOTS 12, 14 AND 16, TOM F. DUNNAHOO SUBDIVISION AND
256.975 ACRES OWNED BY SP MEADOWS CENTRAL, LTD., AND 12.655 ACRES OWNED BY ABEL J. AND MARY ANN THERIOT FAMILY LIMITED PARTNERSHIP

CLB
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GRAPHIC SCALE



PRELIMINARY
FOR REVIEW ONLY
THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE
CUNNINGHAM-ALLEN, INC.
MAY 5, 2012

LINE	BEARING	DISTANCE
L1	N17°32'54"E	79.71'
L2	N51°41'28"W	38.98'
L3	N21°28'23"E	50.12'
L4	N72°27'08"W	8.35'
L5	N17°32'54"E	36.10'
L6	S22°05'38"W	35.98'
L7	N17°32'54"E	113.42'
L8	S72°27'08"E	58.45'
L9	N72°27'08"W	58.45'
L10	S63°00'08"E	48.85'
L11	N17°32'54"E	113.42'
L12	N72°27'08"W	16.81'
L13	S63°00'08"E	31.36'
L14	N20°59'41"E	20.08'
L15	N17°32'54"E	13.42'
L16	S9°35'27"E	31.65'

CURVE	RADIUS	LENGTH	DELTA	CHORD BEG.	CHORD
C1	446.00'	96.07'	12°37'34"	N23°51'43"E	97.87'
C2	2350.00'	846.48'	15°45'43"	S54°23'33"E	844.44'
C3	685.00'	372.21'	31°08'00"	S33°08'54"W	367.65'
C4	325.00'	19.55'	3°26'46"	S19°16'18"W	19.54'
C5	275.00'	20.84'	4°20'35"	S18°48'23"W	20.84'
C6	15.00'	21.04'	80°22'30"	S23°32'08"E	19.36'
C7	275.00'	41.89'	6°43'42"	S68°05'16"E	41.85'
C8	325.00'	33.60'	9°27'00"	N67°43'36"W	33.84'
C9	15.00'	13.62'	52°01'12"	N89°00'42"W	13.16'
C10	50.00'	247.87'	284°02'25"	N26°59'54"E	81.54'
C11	15.00'	13.62'	52°01'12"	S36°59'30"E	13.16'
C12	15.00'	26.27'	100°20'48"	N68°48'30"E	23.04'
C13	325.00'	24.63'	4°20'35"	N18°44'23"E	24.63'
C14	275.00'	16.54'	3°26'46"	N19°16'18"E	16.54'
C15	325.00'	16.30'	2°52'27"	S18°59'08"W	16.30'
C16	325.00'	3.24'	0°34'18"	S20°42'31"W	3.24'
C17	325.00'	33.25'	5°51'44"	N69°31'14"W	33.24'
C18	325.00'	20.35'	3°35'18"	N64°47'44"W	20.35'
C19	15.00'	8.18'	31°10'01"	N78°38'08"W	8.08'
C20	15.00'	5.46'	20°51'11"	S78°24'17"W	5.43'
C21	50.00'	54.68'	62°38'21"	N83°41'38"W	51.96'
C22	50.00'	35.78'	40°58'29"	N31°32'43"W	35.00'
C23	50.00'	35.78'	40°58'29"	N08°05'45"E	35.00'
C24	50.00'	35.78'	40°58'29"	N50°04'14"E	35.00'
C25	50.00'	35.19'	40°19'31"	S68°16'46"E	34.47'
C26	50.00'	50.73'	58°06'08"	S40°02'57"E	48.58'

LEGEND

- 1/2" IRON ROD FOUND WITH CAP STAMPED
"CUNNINGHAM-ALLEN, INC." (UNLESS STATED)
- 1/2" IRON ROD SET WITH CAP STAMPED
"CUNNINGHAM-ALLEN, INC." (UNLESS STATED)
- ⊙ STEEL SPIKE SET WITH ALUMINUM WASHER STAMPED
"CUNNINGHAM-ALLEN, INC." (UNLESS STATED)
- PROPOSED SIDEWALK (EXCEPT AS NOTED)
- Ⓒ BLOCK DESIGNATION
- P.U.E. PUBLIC UTILITY EASEMENT
- S.S.E. STORM SEWER EASEMENT
- C.O.A. CITY OF AUSTIN
- W.L.E. WATER LINE EASEMENT
- RPR. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- OPR. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

C8-2012
SUBMITTAL DATE:



DATE: 05/2012	PROJECT NO.: 498.0104
DRAWN BY: DED	SHEET 3 OF 3