

SUBDIVISION REVIEW SHEET

C6/1

CASE NO.: C8-84-102(88).1A

P.C. DATE: November 13, 2012

SUBDIVISION NAME: Lantana Lot 1, Block B

AREA: 18.383

LOT(S): 1

OWNER/APPLICANT: Stratus Properties Operating Co. **AGENT:** LJA Engineering & Surveying, Inc.
(Steve Hay) (Paul J. Viktorin, P.E.)

ADDRESS OF SUBDIVISION: Vega Avenue

GRIDS: C20

COUNTY: Travis

WATERSHED: Barton Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: LO

MUD: N/A

NEIGHBORHOOD PLAN: East Oak Hill

PROPOSED LAND USE: Office/ROW

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

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

DEPARTMENT COMMENTS: The request is for approval of the Lantana Lot 1, Block B, final plat out of an approved preliminary plan. The proposed plat is composed of 1 lot on 18.383 acres for proposed office use. The plat also proposes to final plat the balance of the proposed Eiger Rd. The City of Austin will provide water, wastewater and electric service. The developer will be responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION: The staff recommends approval of the final plat. This plat meets all applicable State and City of Austin LDC requirements and is in conformance with the approved preliminary plan for this tract.

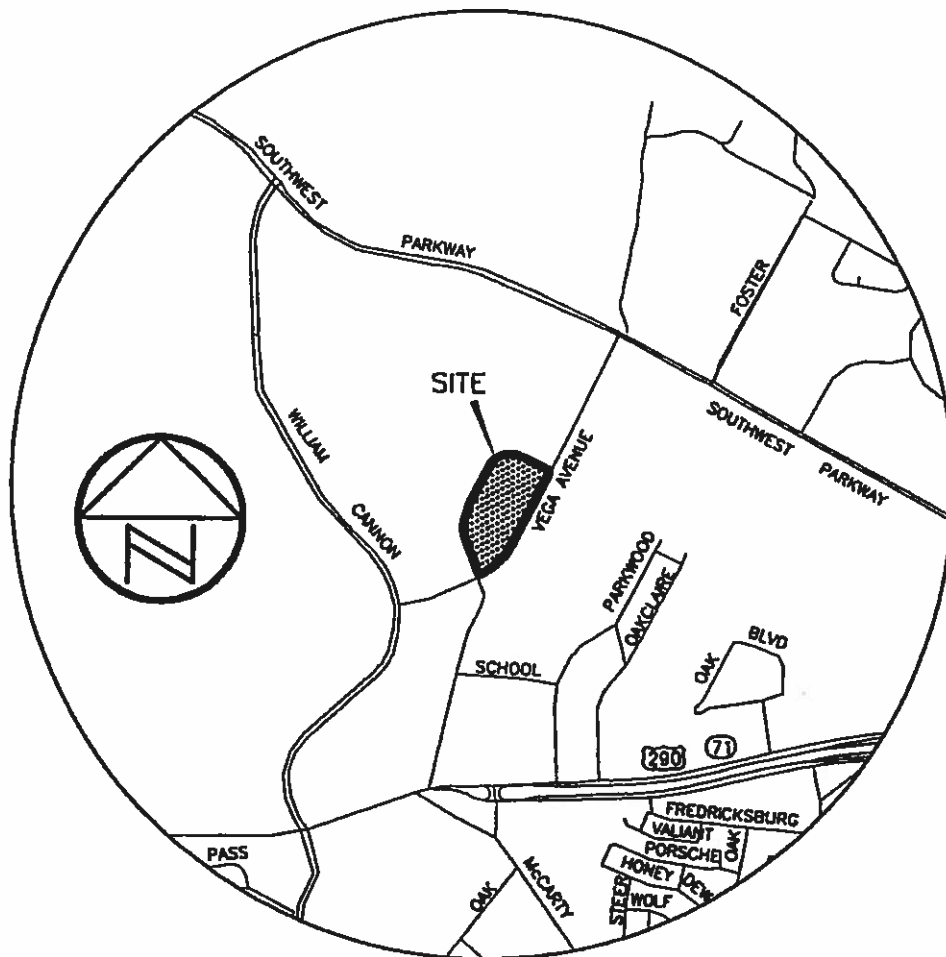
PLANNING COMMISSION ACTION:

CITY STAFF: Don Perryman

PHONE: 974-2786

E-MAIL: don.perryman@austintexas.gov

C6/2



LOCATION MAP
NOT TO SCALE

SCANNED

LANTANA LOT 1, BLOCK B

PORTION OF 251.2047 ACRES
DESCRIBED AS TRACT 2 W
(12115/2503)

7U PROPERTIES
OPERATING CO.
CHANGED TO
STRATUS PROPERTIES
OPERATING CO.
(13231/77)

S63°26'57"E 330.74'

EDGER ROAD
(80' R.O.W. WIDTH)

APPROX. LOCATION OF
5' E.C. & T.E.
(3310/1785)

APPROX. LOCATION OF
5' x 40' E.C. & T.E.
(2046/1177)

BM #1
ELEV.
911.27'

BLOCK B
LOT 1
18.010 ACRES

0.284 ACRES
HEREBY DEDICATED
FOR RIGHT-OF-WAY

TEMP. TURNAROUND (SMT
(12483/270)

N27°03'40"E 160.58'
(N27°03'50"E 160.58')

THOMAS ANDERSON
SURVEY NO. 17
ABSTRACT NO. 2

LOT 3
BLOCK A
LANTANA PHASE 1,
SECTION 3
(95/174)

LOT SUMMARY

TOTAL ACREAGE: 18.383 ACRES
TOTAL NUMBER OF LOTS: 1
LOT 1: 18.010 ACRES
R.O.W. TO BE DEDICATED:
EDGER ROAD - 2.088 ACRES
VEGA AVE. - 0.284 ACRES

BENCHMARK INFORMATION

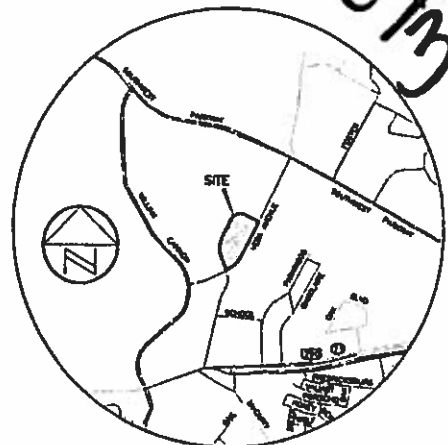
BM #1: CHAPARRAL TRANSVERSE POINT #7
COTTON SPINDLE WITH WASHER
ELEVATION = 911.27'
VERTICAL DATUM: NAVD 88 (CEOD 09)

LINE TABLE

No.	BEARING	LENGTH	(RECORD)
L1	S28°31'03"W	62.21'	(S28°32'18"W)
L2	N83°00'53"W	15.00'	(N83°00'32"W 15.00')
L3	S63°18'58"W	31.46'	(S63°18'58"W 31.46')
L4	S63°26'57"E	19.74'	
L5	S28°31'03"W	100.00'	(S28°32'18"W)

CURVE TABLE

NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING	(RECORD CHORD)
C1	36°58'47"	380.00'	120.44'	232.46'	228.44'	N02°40'38"W	(N02°42'31"W 228.34')
C2	11°13'59"	280.03'	25.57'	50.88'	50.80'	N21°23'44"E	(N21°24'22"E 50.87')
C3	89°28'23"	280.00'	257.70'	408.09'	368.05'	N71°48'22"E	
C4	36°18'38"	895.00'	228.02'	440.65'	433.31'	S45°08'36"W	(S45°09'12"W 433.28')
C5	95°37'57"	20.00'	22.07'	33.36'	29.84'	N88°58'21"W	(N88°58'04"W 29.81')
C6	36°58'41"	440.00'	142.13'	283.87'	279.07'	N02°40'54"W	(N02°42'31"W 278.08')
C7	11°15'04"	340.03'	33.48'	66.77'	66.64'	N21°22'07"E	(N21°24'22"E 66.65')
C8	89°28'23"	340.00'	338.89'	531.04'	478.89'	N71°48'22"E	
C9	67°04'30"	20.00'	20.03'	31.44'	28.30'	N71°33'18"E	
C10	97°04'30"	20.00'	20.03'	31.44'	28.30'	S18°27'12"E	
C11	0°25'56"	39268.83'	149.11'	298.22'	298.22'	S28°46'04"W	



LOCATION MAP
NOT TO SCALE

SCALE: 1" = 100'

GRAPHIC SCALE



LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- 5/8" REBAR WITH ALLEGIBLE CAP FOUND
- 5/8" REBAR WITH "TRUST" CAP FOUND
- COTTON SPINDLE WITH "CHAPARRAL" WASHER SET
- ⊗ X IN ROCK FOUND
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- E.E. ELECTRIC EASEMENT
- T.E. TELEPHONE EASEMENT
- () RECORD INFORMATION
- ... SIDEWALK LOCATION

THIS IS A SURFACE DRAWING.

CHAPARRAL CONTROL POINT "PS12"
4" ALUMINUM DISK SET IN CONCRETE

SURFACE COORDINATES:
N 10081138.34
E 3078236.82

TEXAS CENTRAL ZONE STATE
PLANE COORDINATES:
N 10080447.84
E 3078025.19

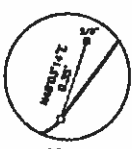
ELEVATION = 870.81'
VERTICAL DATUM: NAVD 88 (CEOD 09)

COMBINED SCALE FACTOR = 0.99983123
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.00006875473
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.3

METRIC ANGLE: 1°18'28"



DETAIL
NOT TO SCALE

DATE OF SURVEY: 2/13/12

BEARING BASIS: THE TEXAS COORDINATE SYSTEM (THIS INCHES)
CENTRAL ZONE, BASED ON GPS SOLUTIONS TO THE NATIONAL
GEODETIC SURVEY (NAD 83) ON-LINE POSITIONING SERVICE (NPS)



Chaparral
Professional Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78751
512-443-7373

PROJECT NO:
082-015
DRAWING NO:
082-015-PL1
PLOT DATE:
2/7/12
PLOT SCALE:
1" = 100'
DRAWN BY:
JSE
SHEET
01 OF 02

C8