

SUBDIVISION REVIEW SHEET

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CASE NO.: C8J-06-0124.02.1A

Z.A.P. DATE: November 20, 2012

SUBDIVISION NAME: The Hollow at Slaughter Creek Section 2

AREA: 11.924 acres

LOTS: 79

APPLICANT: Centex Homes
(Brent Baker)

AGENT: Carlson, Brigrance & Doering, Inc
(Geoff Guerrero)

ADDRESS OF SUBDIVISION: Genoa Dr.

GRIDS: E14

COUNTY: Travis

WATERSHED: Slaughter Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-4A

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Single Family/ Public / R.O.W

ADMINISTRATIVE WAIVERS: 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 the approval of the Hollow at Slaughter Creek Section 2 final plat composed of 79 lots on 11.924 acres. The plat follows the approved preliminary plan.

The City of Austin will provide electric services, and water and wastewater. The developer will be responsible for all cost associated with required improvements.

STAFF RECOMMENDATION: The staff recommends approval of the subdivision, the plat meets all applicable State and City of Austin Land Development Code requirements.

CASE MANAGER: Cesar Zavala
E-mail: Cesar.Zavala@austintexas.gov

PHONE: 974-3404

THE HOLLOW AT SLAUGHTER CREEK SECTION 2

A SMALL LOT SUBDIVISION



LOCATION MAP
NOT TO SCALE

LEGEND

- IRON ROD SET
- IRON ROD FOUND
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- ① LOT NUMBER
- ② BLOCK NUMBER
- APPROX. SIDEWALK LOCATION

SCALE: 1" = 100'

CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C1	891.53	48.25	24.14	3.58°32'	S30°17'08"W	48.24
C2	332.00	134.20	68.20	27°14'48"	S17°07'45"W	133.78
C3	337.77	37.32	18.68	6°19'31"	S02°08'17"W	37.30
C4	15.00	25.75	12.35	89°17'42"	N48°18'36"E	22.90
C5	275.00	47.48	21.28	8°31'05"	S70°05'38"E	42.44
C6	15.00	23.58	11.80	89°00'00"	S58°47'47"W	21.21
C7	15.00	23.58	11.80	89°00'00"	S30°17'13"E	21.21
C8	15.00	23.58	11.80	89°00'00"	S58°47'47"W	21.21
C9	15.00	23.58	11.80	89°00'00"	S30°17'13"E	21.21
C10	15.00	23.58	11.80	89°00'00"	N44°32'38"W	21.21
C11	275.00	20.84	10.42	14°35'37"	S62°35'01"E	20.84
C12	325.00	82.78	41.39	14°35'37"	S62°35'01"E	82.56
C13	15.00	23.58	11.80	89°00'00"	N44°32'38"W	21.21
C14	15.00	23.58	11.80	89°00'00"	N44°32'38"W	21.21
C15	275.00	20.84	10.42	14°35'37"	N58°47'28"E	20.84
C16	325.00	71.37	35.68	12°34'34"	N08°47'37"E	71.22
C17	15.00	23.58	11.80	89°00'00"	N58°47'28"E	21.58
C18	15.00	23.58	11.80	89°00'00"	N31°17'34"W	20.84
C19	325.00	78.68	39.34	12°34'34"	S05°56'38"W	78.49
C20	275.00	81.87	40.94	12°34'34"	S05°56'38"W	81.72
C21	891.53	29.24	14.62	2°25'20"	S30°56'24"W	29.23
C22	891.53	18.02	9.01	1°24'32"	S30°56'24"W	18.02
C23	332.00	8.15	4.07	0°24'32"	S30°56'24"W	8.15
C24	332.00	40.73	20.37	7°02'22"	S24°01'35"E	40.72
C25	332.00	40.73	20.37	7°02'22"	S18°56'38"E	40.72
C26	332.00	36.28	18.15	6°15'28"	S12°15'08"E	36.24
C27	332.00	9.37	4.68	1°37'02"	S08°18'32"E	9.37
C28	337.77	23.88	11.94	4°23'22"	S03°04'31"W	23.87
C29	337.77	11.44	5.72	1°56'28"	S00°08'24"E	11.44
C30	275.00	26.50	13.25	7°35'18"	S00°58'17"W	26.48
C31	275.00	26.50	13.25	7°35'18"	S08°44'45"W	26.48
C32	325.00	51.83	25.92	9°08'17"	N08°07'28"E	51.87
C33	325.00	18.44	9.22	3°25'37"	N01°46'38"E	18.44
C34	275.00	3.11	1.56	0°30'56"	N12°22'37"E	3.11
C35	275.00	52.74	26.37	10°59'21"	N06°33'29"E	52.88
C36	275.00	4.57	2.27	0°50'30"	N00°38'30"E	4.57
C37	325.00	20.84	10.42	7°40'53"	S88°04'23"E	20.88
C38	325.00	19.08	9.54	7°04'03"	S82°20'26"E	19.08
C39	325.00	21.81	10.91	7°50'41"	S77°15'34"E	21.80
C40	275.00	49.54	24.84	10°19'18"	S64°43'12"E	49.47
C41	275.00	20.51	10.26	4°16'21"	S77°25'23"E	20.50

LINE	BEARING	LENGTH
L1	N08°48'32"W	26.50'
L2	N72°40'08"W	6.00'
L3	S75°17'13"E	5.00'
L4	S14°42'47"W	50.00'
L5	S75°17'13"E	5.00'
L6	S75°17'13"E	5.00'
L7	N14°42'47"E	50.00'
L8	S75°17'13"E	5.00'
L9	S00°07'10"W	5.00'
L10	S89°52'50"W	30.00'
L11	S00°07'10"W	20.10'
L12	N12°42'04"E	1.08'
L13	N00°07'10"E	80.00'
L14	N00°07'10"E	14.23'

NOTE:

- 20' FRONT BUILDING LINE
- 10' CORNER SIDE YARD BUILDING LINE
- 5' INTERIOR SIDE YARD SETBACK
- 10' FRONT P.U.E.

BENCHMARKS:

- #1: "X" CUT ON TOP OF CURB OPPOSITE LOT 10, BLOCK "A", THE HOLLOW AT SLAUGHTER CREEK, SECTION 1, IN LOT 1 OF TEXAS OAKS FOUR-B
ELEVATION = 694.12'
N = 10034951.6
E = 3091473.2
- #2: "C" CUT ON TOP OF CURB INLET 263' WEST OF INTERSECTION OF ALY MAY DRIVE AND GENOA DRIVE
ELEVATION = 681.94'
N = 10035302.7
E = 3091000.6

SHEET NO. 1 OF 4



Carlson, Brigrance & Doering, Inc.

Civil Engineering & Surveying
1001 West William Cannon Drive • Austin, Texas 78728
Phone: (512) 280-5160 • Fax: (512) 280-5165

C8J-06-124.02.1A

PATH: J:\AUTOCAD2004\4355\DWG\PLAT.DWG

DATE OF PLAT PREP: JUNE 27, 2012
DATE OF SUBMITTAL: MARCH 29, 2012
OWNER:
CENTEX HOMES
ATTN: BRENT BAKER
12301-B RAJA TRACE PARKWAY, BUILDING 2
AUSTIN, TEXAS 78727
PHONE: (512) 532-3330
FAX: (512) 532-3342

ENGINEER AND SURVEYOR:
CARLSON, BRIGRANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
PHONE: (512) 280-5160
FAX: (512) 280-5165
TOTAL ACRES: 11.824 ACRES
SURVEY: S.F. SLAUGHTER SURVEY NO. 1, ABSTRACT NO. 20
F.E.M.A. MAP NO. 48453C 0580 H
TARRANT COUNTY, TEXAS
DATED: SEPTEMBER 26, 2008

RIGHT-OF-WAY LINEAR FOOTAGE	
MEADOWSOUTH LANE	436'
CEDAR STAND PASS	487'
ALY MAY DRIVE	1,075'
TOTAL	1,998'

TOTAL NO. OF LOTS:	79
NO. OF SINGLE FAMILY LOTS:	77
NO. OF D.E. & P.U.E. LOTS:	1
NO. OF PARK LOTS:	1
NO. OF BLOCKS:	4

DETAIL NOT TO SCALE