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SUBDIVISION REVIEW SHEET

CASE NO: C8-07-0043.02.2A

PC DATE: June 25, 2013

SUBDIVISION NAME: Avery Station Section 1A, Phase 2

AREA: 21.21 Acres

LOTS: 61

APPLICANT: Northwoods Avery Ranch LLC

AGENT: Bury & Partners, Inc

ADDRESS OF SUBDIVISION: Staked Plains Drive and Laurinburg Drive

GRIDS: G41

COUNTY: Williamson

WATERSHED: South Brushy Creek

JURISDICTION: Full Purpose

ZONING: PUD

NEIGHBORHOOD PLAN: Lakeline TOD

PROPOSED LAND USE: Single-Family (58 lots), open space/drainage/pedestrian easements (3 lots).

VARIANCES: None

SIDEWALKS: Sidewalks will be provided.

DEPARTMENT COMMENTS:

The request is for approval of the Avery Station Section 1A, Phase 2. The plan is composed of 61 lots (58 single family and 3 open space/drainage) on 21.21 acres.

The plat is located in the Leander Rehabilitation PUD, which was approved in 1998. Because the land was owned by the State of Texas at the time, (and was being sold to the public as excess inventory) it was also approved by the Special Board of Review. The site is also located in the Lakeline TOD, and is located just north of the rail station. It should be noted that this final plat is the second plat out of the preliminary plan revision that was approved by the Planning Commission on February 26, 2013.

STAFF RECOMMENDATION:

The staff recommends approval of the plat. The plat now meets all applicable State and City of Austin LDC requirements including the sizes of all proposed lots.

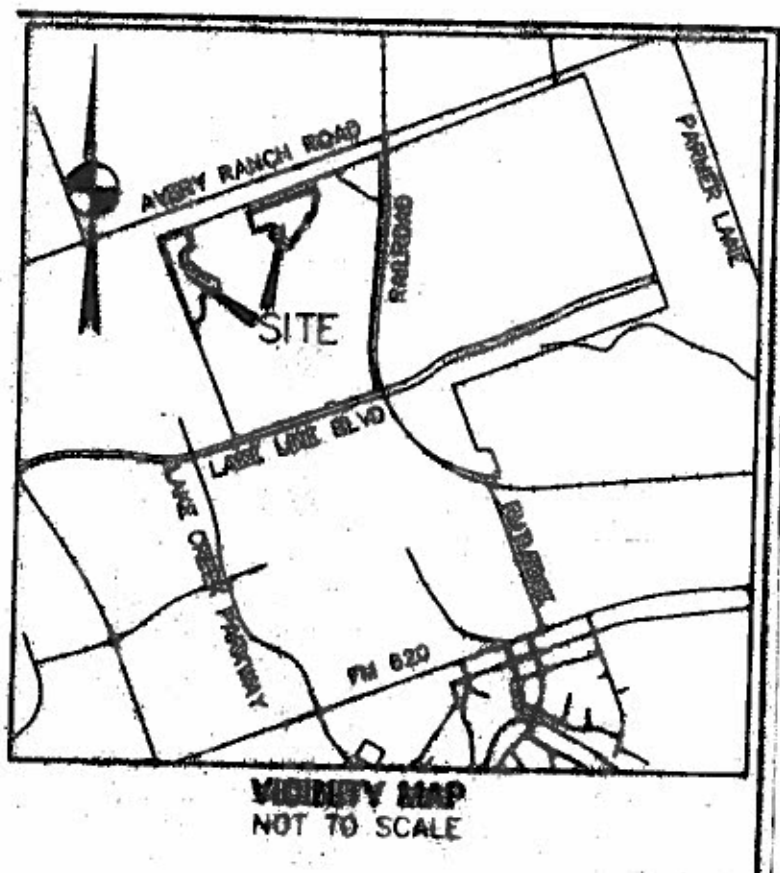
PLANNING COMMISSION ACTION:

CASE MANAGER: David Wahlgren

PHONE: 974-6455

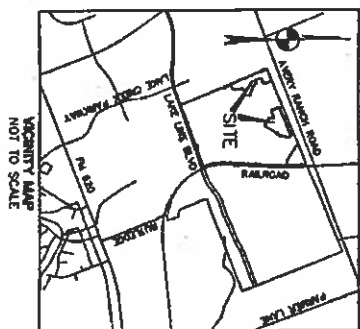
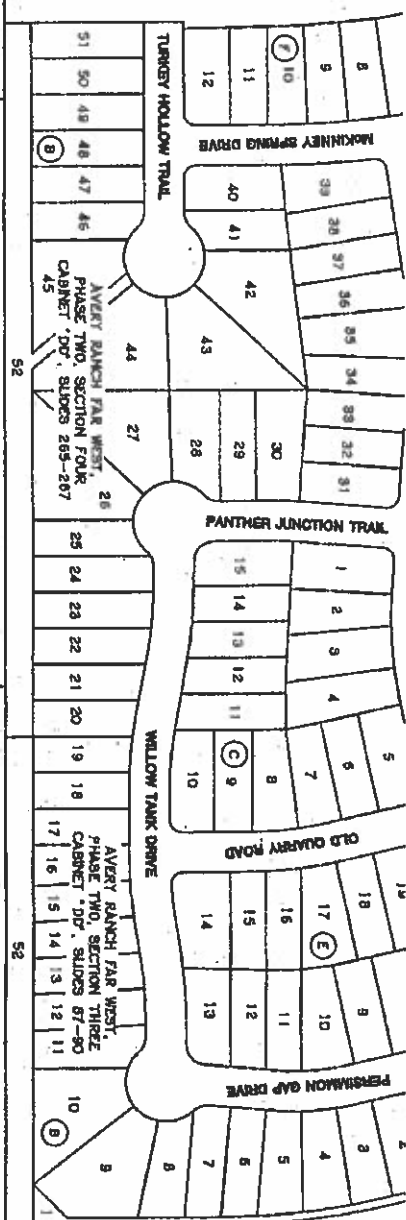
Email address: david.wahlgren@ci.austin.tx.us

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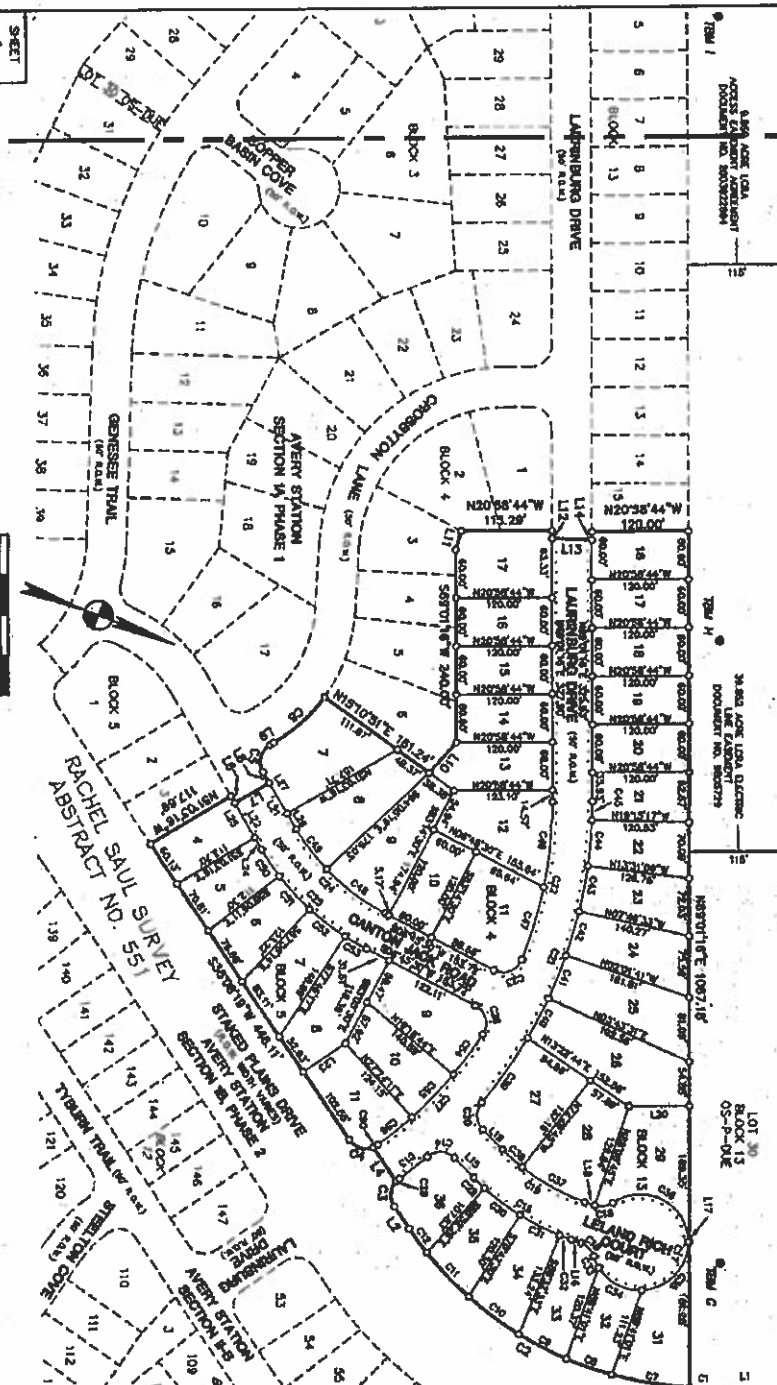


MATCH LINE: SEE SHEET 2 OF 5

21.208 ACRES OUT OF THE RACHEL SAUL SURVEY, ABSTRACT NO. 551, WILLIAMSON COUNTY, TEXAS.



AVERY RANCH FAR WEST.
 PHASE TWO, SECTION THREE
 CABINET 'D', SLIDES 87-90

[illegible]

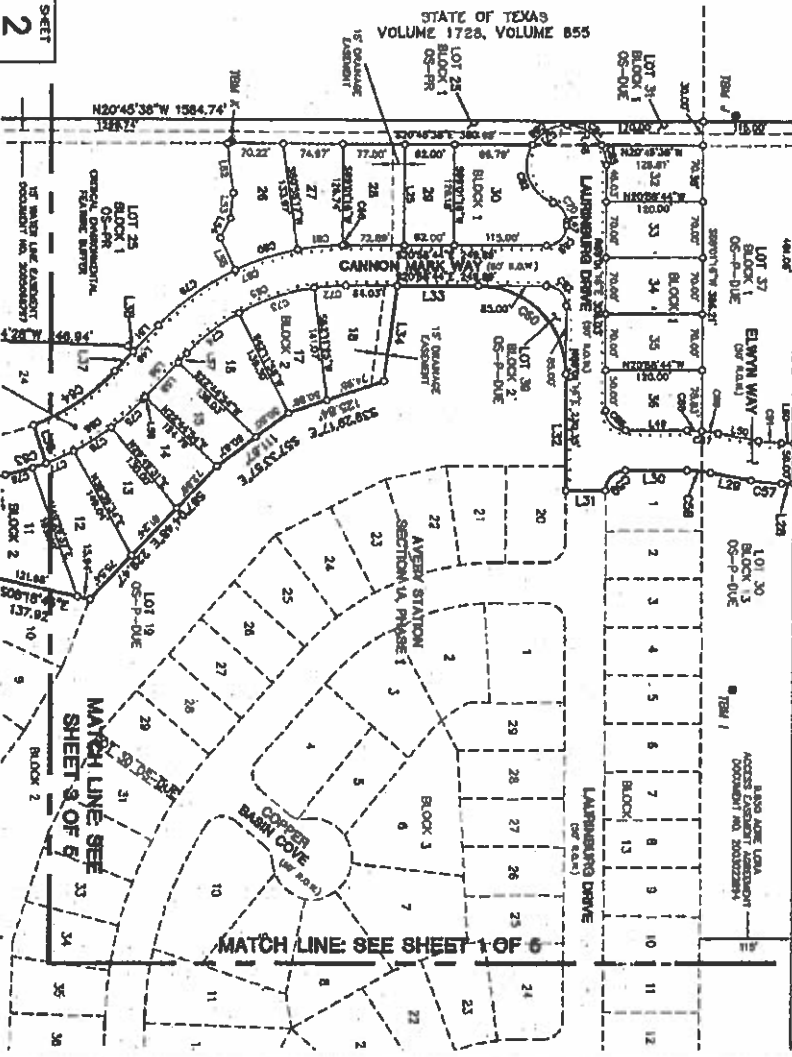
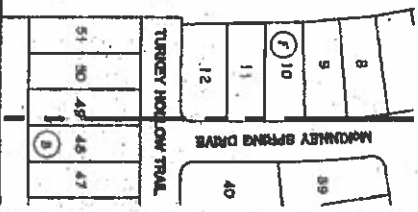
**AVERY STATION
SECTION 1A, PHASE 2**

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Austin, Texas 78701
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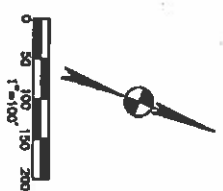
AVERY STATION SECTION 1A, PHASE 2 21.208 ACRES OUT OF THE RACHEL SAUL SURVEY, ABSTRACT NO. 551, WILLIAMSON COUNTY, TEXAS.

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RACHEL SAUL SURVEY
 ABSTRACT NO. 551
 REMAINDER OF TRACT 2
 82.857 ACRES
 CONTINGENTIAL HOMES
 OF TEXAS, L.P.
 DOCUMENT NO. 2004043865



BLK	LOT	ACRES	OWNER	DATE	REMARKS
1	1	0.10	WILLIAMSON COUNTY	1980	ORIGINAL SURVEY
1	2	0.10	WILLIAMSON COUNTY	1980	ORIGINAL SURVEY
1	3	0.10	WILLIAMSON COUNTY	1980	ORIGINAL SURVEY
1	4	0.10	WILLIAMSON COUNTY	1980	ORIGINAL SURVEY
1	5	0.10	WILLIAMSON COUNTY	1980	ORIGINAL SURVEY
1	6	0.10	WILLIAMSON COUNTY	1980	ORIGINAL SURVEY
1	7	0.10	WILLIAMSON COUNTY	1980	ORIGINAL SURVEY
1	8	0.10	WILLIAMSON COUNTY	1980	ORIGINAL SURVEY
1	9	0.10	WILLIAMSON COUNTY	1980	ORIGINAL SURVEY
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1	11	0.10	WILLIAMSON COUNTY	1980	ORIGINAL SURVEY
1	12	0.10	WILLIAMSON COUNTY	1980	ORIGINAL SURVEY
1	13	0.10	WILLIAMSON COUNTY	1980	ORIGINAL SURVEY
1	14	0.10	WILLIAMSON COUNTY	1980	ORIGINAL SURVEY
1	15	0.10	WILLIAMSON COUNTY	1980	ORIGINAL SURVEY
1	16	0.10	WILLIAMSON COUNTY	1980	ORIGINAL SURVEY
1	17	0.10	WILLIAMSON COUNTY	1980	ORIGINAL SURVEY
1	18	0.10	WILLIAMSON COUNTY	1980	ORIGINAL SURVEY
1	19	0.10	WILLIAMSON COUNTY	1980	ORIGINAL SURVEY
1	20	0.10	WILLIAMSON COUNTY	1980	ORIGINAL SURVEY
1	21	0.10	WILLIAMSON COUNTY	1980	ORIGINAL SURVEY
1	22	0.10	WILLIAMSON COUNTY	1980	ORIGINAL SURVEY
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1	36	0.10	WILLIAMSON COUNTY	1980	ORIGINAL SURVEY



BLK	LOT	ACRES	OWNER	DATE	REMARKS
2	1	0.10	WILLIAMSON COUNTY	1980	ORIGINAL SURVEY
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AVERY STATION
SECTION 1A, PHASE 2
Bury+Partners

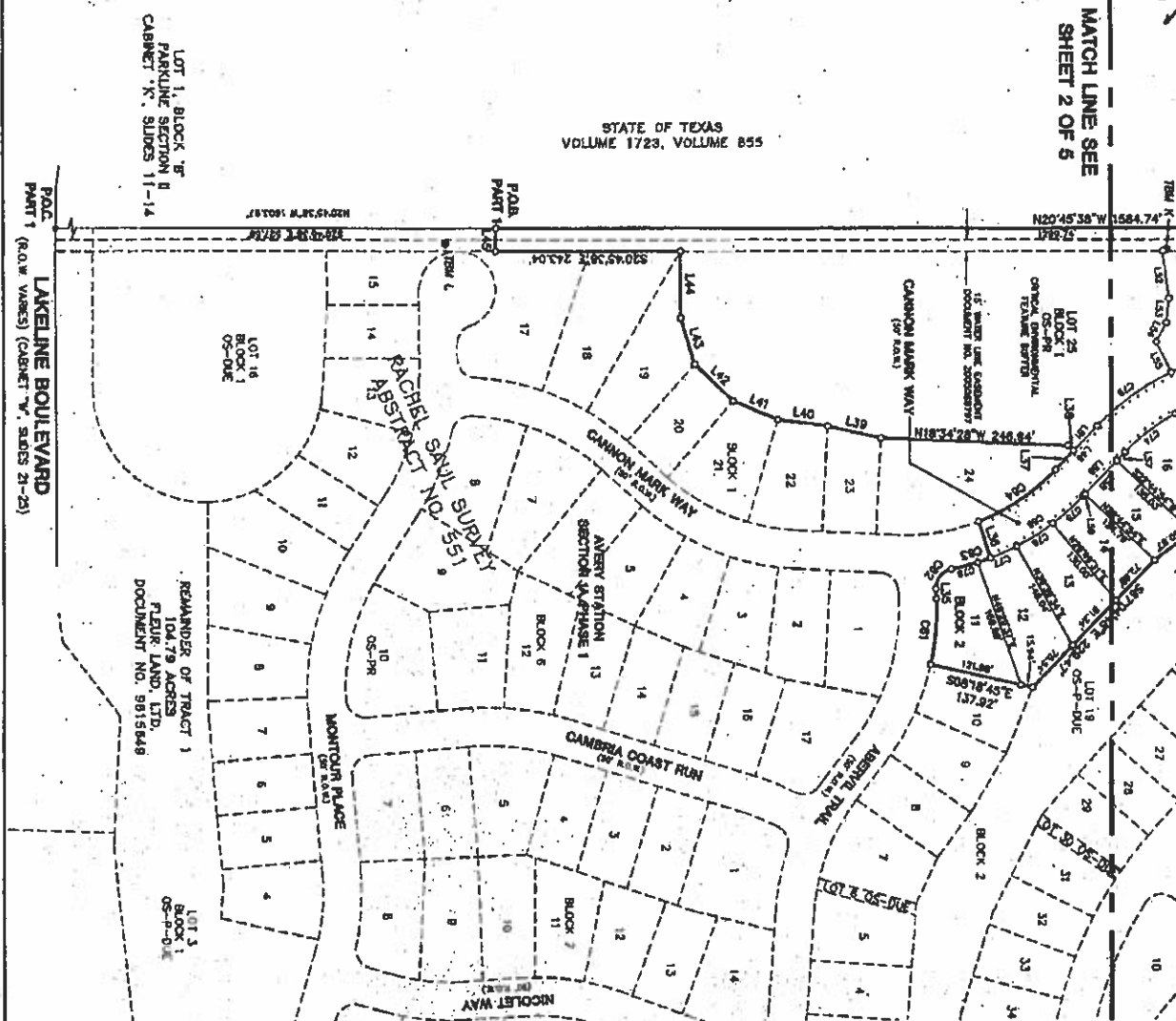
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C8-07-0043022A

**MATCH LINE SEE
SHEET 2 OF 5**

21.208 ACRES OUT OF THE RACHEL SAUL SURVEY, ABSTRACT NO. 351, WILLIAMSON COUNTY, TEXAS.

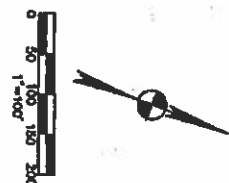
STATE OF TEXAS
VOLUME 1723, VOLUME 855



AREA 2 (10/26/2017)

[illegible]

- 304 "A" TRAMPLED CUT ON TOP OF CORNER OF CONCRETE SLAB OF BARBERSHOP TOWER
 CORNER OF SLAB CUT BACK
 ELEVATION = 1114' 0"
 304 "B" TRAMPLED CUT ON TOP OF SLAB ON THE WEST SIDE OF TRANSDUCER TOWER
 CORNER OF SLAB CUT BACK
 ELEVATION = 1122' 0"
 304 "T" TRAMPLED CUT ON TOP OF CUT ON THE WEST SIDE OF TRANSDUCER TOWER
 NUMBER 15 FOUND 4'-70 FEET SOUTH FROM THE INTERSECTION, CORNER OF SLAB CUT
 BACK
 ELEVATION = 1127' 0"
 304 "D" TRAMPLED CUT ON TOP OF THE EAST SIDE OF CONCRETE SLAB OF BARBERSHOP
 TOWER NUMBER 20 FOUND 4'-71 FEET SOUTH FROM THE INTERSECTION
 CORNER OF SLAB CUT BACK
 304 "E" TRAMPLED CUT ON THE SOUTHWEST CORNER OF CONCRETE SLAB OF THE MAIN VENT PIER
 FOUND 4'-70 FEET SOUTH FROM THE INTERSECTION, CORNER OF SLAB CUT
 BACK AND 4'-74 FEET WEST FROM A 10 INCH DIA WELT 146 NUMBER 6162
 ELEVATION = 1120' 0"
 304 "F" TRAMPLED CUT ON THE EAST SIDE OF CONCRETE SLAB OF THE MAIN VENT PIER
 FOUND 4'-70 FEET SOUTH FROM THE INTERSECTION, CORNER OF SLAB CUT
 BACK AND 4'-77 FEET WEST FROM A 10 INCH DIA WELT 146 NUMBER 4460
 ELEVATION = 1120' 0"



**AVERY STATION
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