

C13/1

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2012-0001.1A

Z.A.P. DATE: September 17, 2013

SUBDIVISION NAME: Cearley Subdivision

AREA: 5.032 acres

LOTS: 3

OWNER/APPLICANT: Jack Cearley

AGENT: Lenworth Consulting
(Nash Gonzalez)

ADDRESS OF SUBDIVISION: Cedar Bend Drive & Scofield Farms Drive

GRIDS: L-34

COUNTY: Travis

WATERSHED: Walnut Creek

JURISDICTION: Full Purpose

EXISTING ZONING: LO-MU-CO

PROPOSED LAND USE: Commercial and Public Right of Way

SIDEWALKS: Sidewalks are required along Cedar Bend Drive, Scofield Farms Drive and Cearley Drive prior to the lot(s) being occupied.

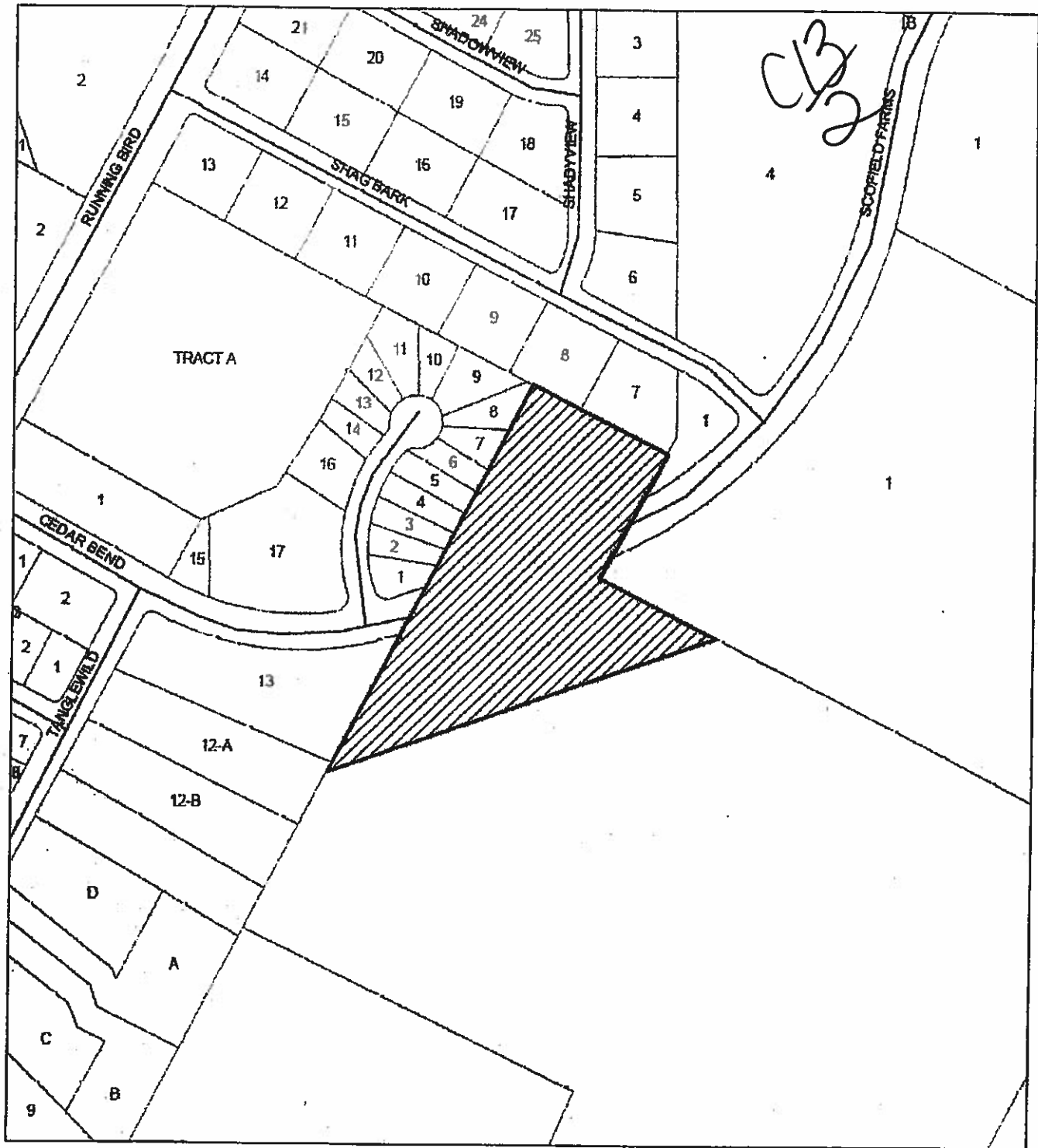
DEPARTMENT COMMENTS: The request is for approval of the final plat out of an approved preliminary plan, namely Cearley Subdivision. The proposed final plat is composed of 3 lots and right-of-way on 5.032 acres.



STAFF RECOMMENDATION: Staff recommends approval of this preliminary. This plan meets all applicable City of Austin Land Development and State Local Government requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Sylvia Limon
Email address: sylvia.limon@austintexas.gov

PHONE: (512) 974-2767



 Subject Tract
 Base Map

CASE#: C8-2012-0001.1A
 ADDRESS: Cedar Bend Drive



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

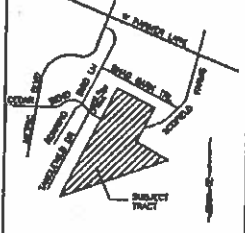
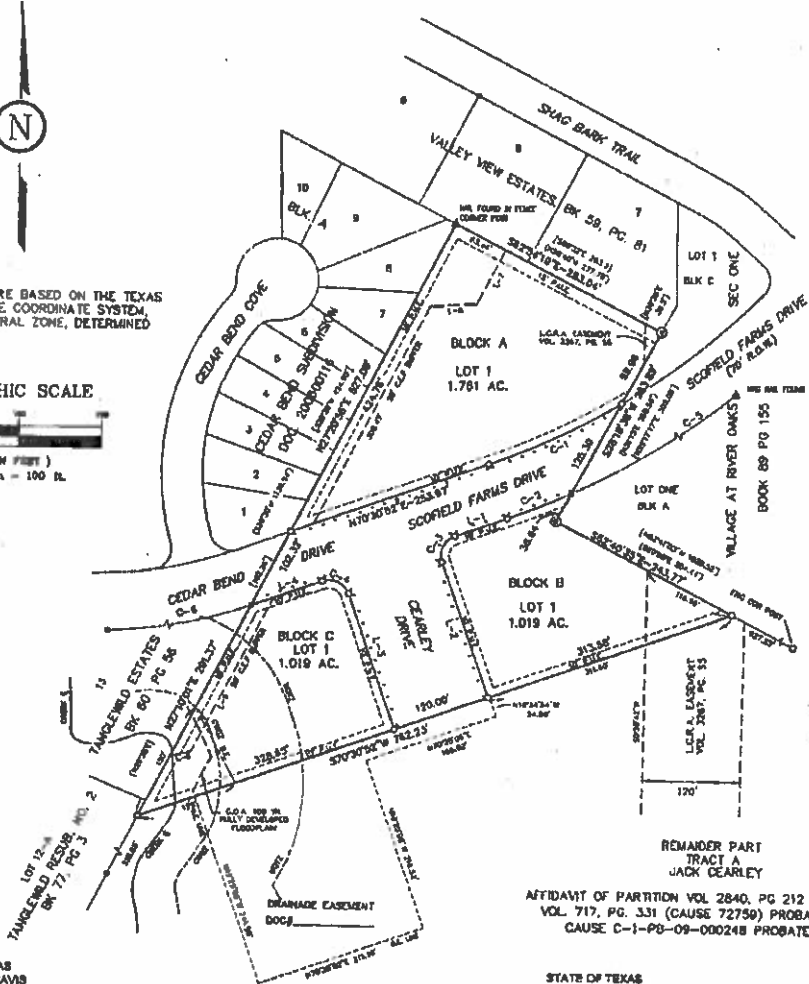
CEARLEY SUBDIVISION

C13/m



BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE, DETERMINED BY GPS

GRAPHIC SCALE



- LEGEND**
- ▬ EXISTING ROADWAY CROSS
 - 1/2" ROAD, PIV POINT
 - 1/4" ROAD, PIV POINT (SIDE & ASSOC.)
 - PIPE ROAD
 - △ WEL FOUND
 - ▲ PIV WEL SET
 - (DIN 005) RESSO CHL SUBJECT TRACT
 - (DIN 005) RESSO CHL ADJACENT TRACT
 - ▬ PUBLIC UTILITY LOCATION
 - ▬ DRAINAGE (SHOWN)
 - ▬ E.T.A. EXISTING AND PROPOSED LOCATION
 - ▬ DRAINAGE EGRESS LINE
 - ▬ ONE-ORIGIN ROAD GRADY ZONE
 - ▬ WELDER ORIGIN DRAINAGE ZONE
 - ▬ E.T.A. OFFICIAL DRAINAGE ZONE
 - ▬ E.T.A. OFFICIAL DRAINAGE ZONE
 - ▬ PROPOSED BOUNDARY

LINE	BEARING	DISTANCE
L-1	S70°30'52"W	85.00
L-2	S18°29'58"W	175.00
L-3	N18°28'08"W	175.00
L-4	S70°30'52"W	81.77
L-5	S72°21'07"W	113.01
L-6	S72°15'25"W	85.00
L-7	S72°21'08"W	75.23
L-8	S86°22'02"W	85.00

CURVE	DELTA	RADIUS	PIV POINT	ARC	CHORD	BEARING
C-1	113°33'	885.00	84.07	177.24	177.24	S86°22'02"W
C-2	031°25'	198.00	41.84	83.83	83.80	S72°21'07"W
C-3	80°00'00"	25.00	25.00	35.27	35.36	S28°20'52"W
C-4	80°00'00"	25.00	25.00	35.27	35.36	N81°29'08"W
C-5	88°07'0"	105.00	485.87	113.86	159.10	N17°45'38"W
C-6	45°45'0"	144.41	135.74	142.10	147.49	N87°12'22"W

AFFIDAVIT OF PARTITION VOL. 2840, PG. 212 DEED RECORDS
VOL. 717, PG. 331 (CAUSE 72758) PROBATE RECORDS
CAUSE C-1-PB-09-000248 PROBATE RECORDS

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS: That I, Jack Cearley, owner of 5.032 acres of land out of the William B. Henson Survey Number 86, Travis County, Texas, being a portion of that 15.7 acre tract called Tract A and that 8.5 acre tract called Easement 1 conveyed to James Edwin Cearley as described in an Affidavit of Partition recorded in Volume 2840, Page 212 of the Deed Records of Travis County, Texas, the said property being subsequently conveyed to Jack Cearley and Bill Cearley in the Last Will and Testament of J.E. Cearley of record in Volume 717, Page 331 (Cause 72758) of the Probate Records of Travis County, Texas, (82 Cearley (subsequently conveying his interest in the said property to Jack Cearley in the Last Will and Testament of William Edmund Cearley, Cause C-1-PB-09-000248 of the Probate Records of Travis County, Texas. Now I, Jack Cearley do hereby subdivide the said 5.032 acres in accordance with the attached plat, pursuant to Chapter 212 of the Texas Local Government Code and Title 25 of the City of Austin Code, to be known as CEARLEY SUBDIVISION and do hereby dedicate to the public the use of streets and easements shown hereon, subject to any easements or restrictions heretofore granted and not released.

STATE OF TEXAS
COUNTY OF TRAVIS

I, Timothy A. Lenz, am authorized under the laws of the State of Texas to practice the profession of surveying and do hereby certify that the plat complies with the survey related portions of Chapter 25, of the Austin City Code of 1984, as amended, and to the best of my knowledge is true and correct and was prepared from an actual survey of the property made on the ground under my supervision.

DATED 10-22-2012

Timothy A. Lenz, RPLS # 4388
Lenz & Associates, Inc
4303 Russell Drive
Austin, Texas 78704 (512) 443-1174



WITNESS MY HAND this _____ day of _____ 20____

Jack Cearley - Owner
1403 Old Cedar Lane
Austin, TX 78758

STATE OF TEXAS
COUNTY OF TRAVIS

I do hereby certify that the engineering work being submitted herein complies with all provisions of the Texas Engineering Practices Act, including Section 131.152(a). I hereby acknowledge that any misrepresentation regarding this certification constitutes a violation of the Act, and may result in criminal, civil, and/or administrative penalties against me as authorized by the Act.

A portion of this subdivision is within the boundaries of the 100-year flood plain according to the Federal Flood Administration FIRM panel 48453C 0266H, dated September 28, 2008.

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared Jack Cearley, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20____

Miza Tahir Baig, P.E. No. 62377
Professional Engineer, Inc.
Registered Engineering Firm F-4851
12710 Research Blvd., Suite No. 380
Austin, Texas 78758 (512) 238-6422

SHEET 1 OF 2

LENZ & ASSOCIATES, INC.
COMPLETE PROFESSIONAL LAND SURVEYING SERVICES
(512) 443-1174
4303 RUSSELL DRIVE
AUSTIN, TEXAS 78704
SURVEY # 2011-00508 F.B.

C8-2012-0001.1A