

C11  
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**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8-2009-0026.5A

**ZAP DATE:** September 17, 2013

**SUBDIVISION NAME:** Avery Ranch Far West Phase Three Section Five

**AREA:** 15.49

**LOT(S):** 33

**OWNER/APPLICANT:** Continental Homes of Texas  
(Tom Moody)

**AGENT:** Randall Jones & Assc. Eng.  
(Keith Collins)

**ADDRESS OF SUBDIVISION:** Terminus of Santa Elena Lane

**GRIDS:** F41

**COUNTY:** Williamson

**WATERSHED:** South Brushy Creek

**JURISDICTION:** Full-Purpose

**EXISTING ZONING:** PUD

**MUD:** N/A

**NEIGHBORHOOD PLAN:** N/A

**PROPOSED LAND USE:** Single Family

**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 Avery Ranch Far West Phase Three Section Five. The proposed plat is composed of 33 lots on 15.49 acres.

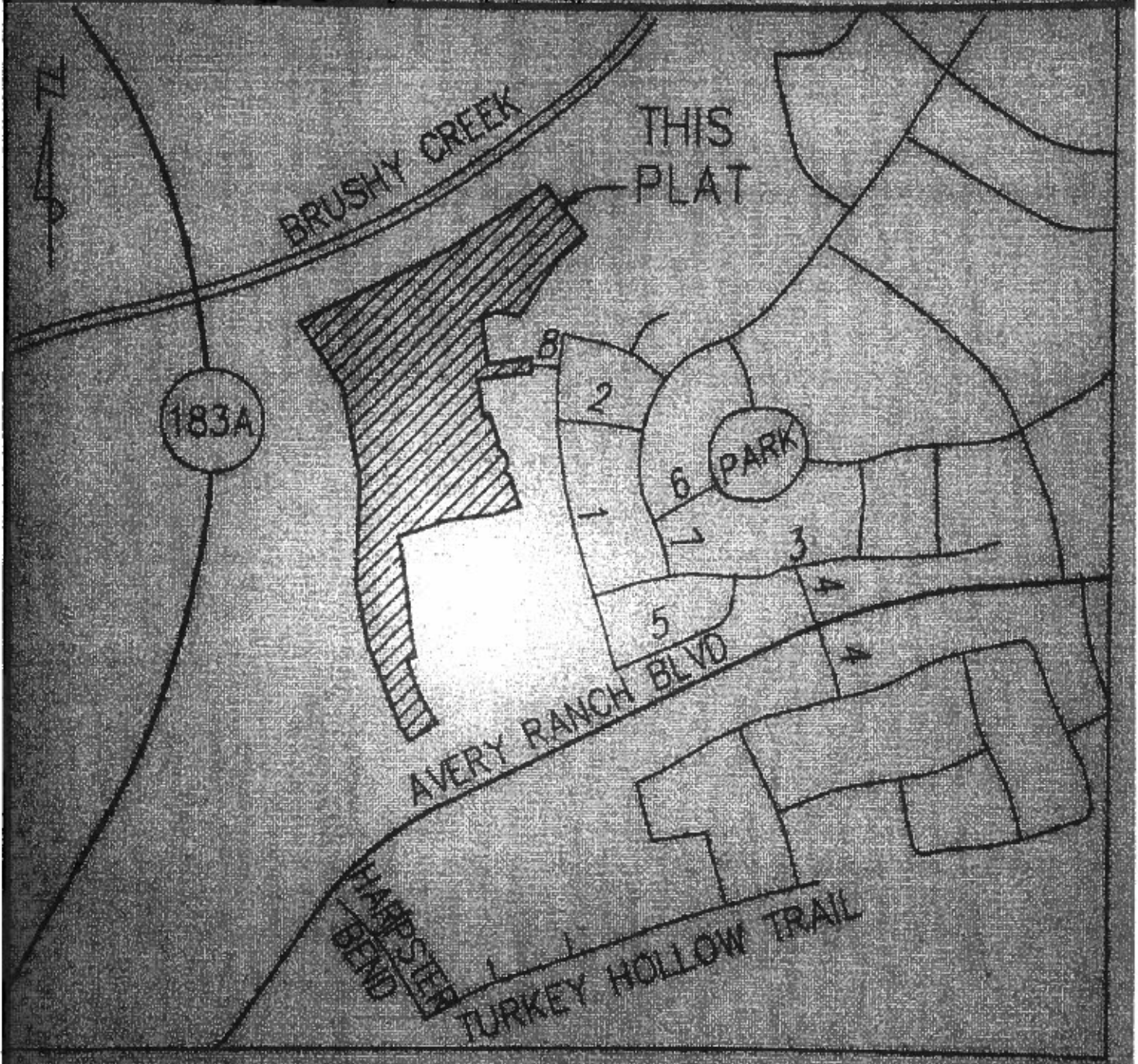
**STAFF RECOMMENDATION:** The staff recommends approval of the plat. This plat now meets all applicable State and City of Austin LDC requirements.

**ZONING & PLATTING COMMISSION ACTION:**

**CASE MANAGER:** David Wahlgren  
Email address: [david.wahlgren@ci.austin.tx.us](mailto:david.wahlgren@ci.austin.tx.us)

**PHONE:** 974-6455

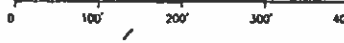
C11/2



LOCATION MAP  
SCALE: 1"=1000'

PLAT OF  
**AVERY RANCH FAR WEST PHASE THREE SECTION FIVE**

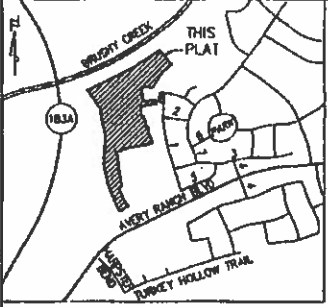
SCALE: 1"=100'



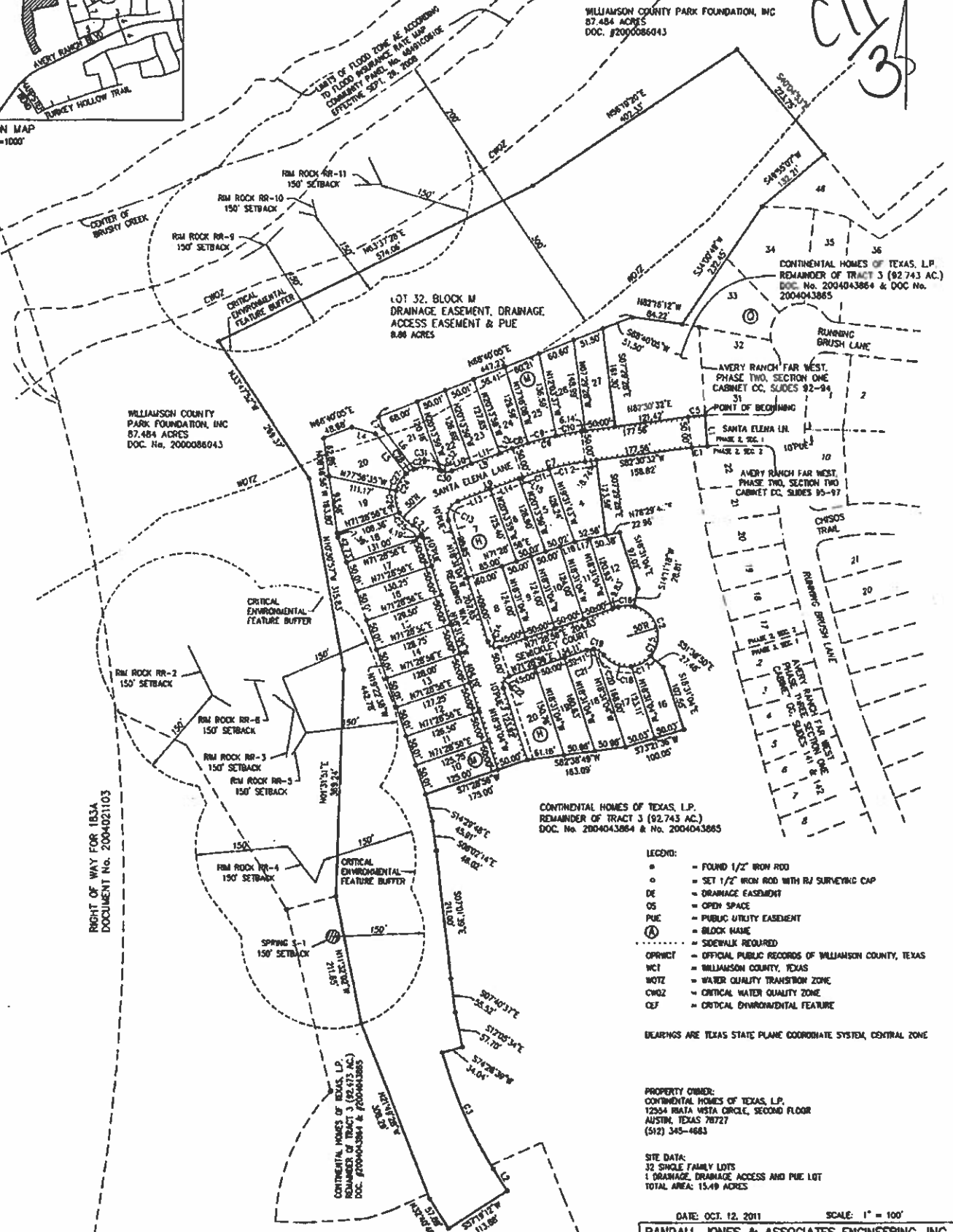
WILLIAMSON COUNTY PARK FOUNDATION, INC  
 87.484 ACRES  
 DOC. #2000086043

*Handwritten:* C11/3A

- 1 RUNNING BRUSH LANE
- 2 CHOSOS TRAIL
- 3 ROUNDTREE RANCH LANE
- 4 NEARABOUT RD
- 5 BOGUELLAS CANYON DRIVE
- 6 HOMESTEAD VILLAGE TRAIL
- 7 STARKED PLAYS DRIVE
- 8 SANTA ELENA LANE



LOCATION MAP  
 SCALE: 1"=1000'



RIGHT OF WAY FOR 183A  
 DOCUMENT NO. 2004021103

CONTINENTAL HOMES OF TEXAS, L.P.  
 REMAINDER OF TRACT 3 (92.743 AC.)  
 DOC. No. 2004043864 & No. 2004043865

- LEGEND:
- = FOUND 1/2" IRON ROD
  - = SET 1/2" IRON ROD WITH RJ SURVEYING CAP
  - DE = DRAINAGE EASEMENT
  - OS = OPEN SPACE
  - PUE = PUBLIC UTILITY EASEMENT
  - ⊙ = BLOCK NAME
  - ⋯ = SIDEWALK REQUIRED
  - OPRINT = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
  - WCT = WILLIAMSON COUNTY, TEXAS
  - WQT = WATER QUALITY TRANSITION ZONE
  - WQZ = CRITICAL WATER QUALITY ZONE
  - CEF = CRITICAL ENVIRONMENTAL FEATURE

BEARINGS ARE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE

PROPERTY OWNER:  
 CONTINENTAL HOMES OF TEXAS, L.P.  
 12554 RIATA VISTA CIRCLE, SECOND FLOOR  
 AUSTIN, TEXAS 78727  
 (512) 345-4683

SITE DATA:  
 32 SINGLE FAMILY LOTS  
 1 DRAINAGE, DRAINAGE ACCESS AND PUE LOT  
 TOTAL AREA: 15.49 ACRES

DATE: OCT. 12, 2011 SCALE: 1" = 100'

**RANDALL JONES & ASSOCIATES ENGINEERING, INC.**  
 1213 E. BRAKER LANE, AUSTIN, TEXAS 78753  
 (512) 838-4793 FAX: (512) 838-4817 F-9784

**RJ SURVEYING & ASSOCIATES, INC.**  
 1212 E. BRAKER LANE, AUSTIN, TEXAS 78753  
 (512) 838-4793 FAX: (512) 838-4817

CONTINENTAL HOMES OF TEXAS, L.P.  
 18.045 ACRES  
 DOC No. 2009000469  
 Case No. CB-2009-0026.5A  
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