

C4  
1

**SUBDIVISION REVIEW SHEET**

**CASE NO:** C8-2012-0019.01.1A

**ZAP:** February 4, 2014

**SUBDIVISION NAME:** Reserve at Southpark Meadows II, Phase 2A/3A

**AREA:** 13.223 Acres

**LOTS:** 76

**APPLICANT:** SPM 2A/3A LLC  
(James Dorney)

**AGENT:** Cunningham-Allen, Inc.  
(Jana Rice)

**ADDRESS OF SUBDIVISION:** Alex Lane at Southpark Meadows Dr.

**GRIDS:** F13, F14

**COUNTY:** Travis

**WATERSHED:** Slaughter Creek

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** SF-4A

**PROPOSED LAND USE:** residential (small lot)

**ADMINISTRATIVE WAIVERS:** None

**VARIANCES:** 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 approval of the above resubdivision. The applicant is proposing to resubdivide a portion of an existing lot into 75 lots for single family residential (small lot) use on 13.223 acres. The lots will be accessed by internal streets with connections to South First St. This application was accompanied by an application for a preliminary plan revision which has been reviewed and approved by City staff administratively. The City of Austin will provide electric, water, and wastewater service. Parkland dedication requirements have been met by previous dedication of land within the Southpark Meadows complex. The developer will be responsible for all costs associated with any required improvements.

**STAFF RECOMMENDATION:**

The staff recommends approval of the resubdivision. The plan meets all applicable State and City of Austin LDC requirements.

**ZONING AND PLATTING ACTION:**

**CASE MANAGER:** Don Perryman  
**Email:** don.perryman@austintexas.gov

**PHONE:** 974-2786

C4  
1/2



# ***LOCATION MAP***

*The Reserve at Southpark Meadows II Phase 2A / 3A Subdivision*

*(Intersection of Alex Lane and Southpark Meadows Drive at S. 1<sup>st</sup> Street*

# THE RESERVE AT SOUTHPARK MEADOWS II, PHASE 2A/3A

A PARTIAL REBUBDIVISION OF LOT 30, BLOCK A, SOUTHPARK MEADOWS SUBDIVISION

C4  
3

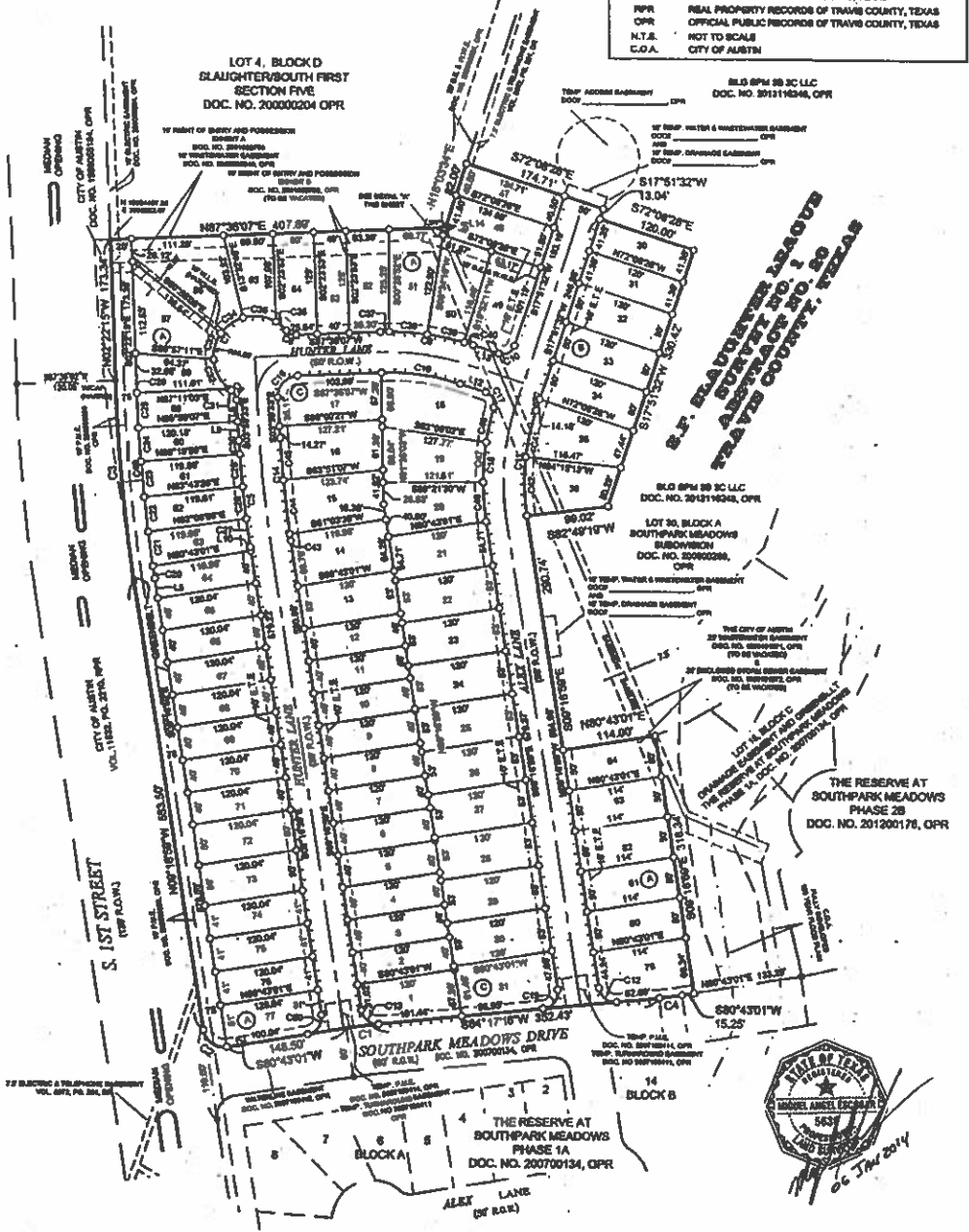
| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L5   | S09°16'59"E | 24.50'   |
| L6   | S03°50'33"E | 26.36'   |
| L9   | S03°50'33"E | 23.20'   |
| J-10 | S09°16'59"E | 5.22'    |
| L12  | S72°08'28"E | 33.10'   |
| L13  | N72°08'28"W | 32.64'   |
| L14  | S18°03'34"W | 10.00'   |



| LEGEND |   |
|--------|---|
| ●      | 1/2" IRON ROD FOUND (UNLESS STATED)             |
| ○      | 1/2" IRON PIPE FOUND (UNLESS STATED)            |
| △      | 60D NAIL FOUND                                  |
| ○      | 1/2" IRON ROD W/ CAP BET (UNLESS STATED)        |
| ▽      | PK NAIL WITH WASHER BET                         |
| ▽      | STEEL SPIRE WITH ALUMINUM WASHER SET            |
| —      | PROPOSED SIDEWALK                               |
| —      | MAILBOX CLUSTER                                 |
| ○      | BLOCK DESIGNATION                               |
| E.T.E. | ELECTRIC AND TELECOMMUNICATION EASEMENT         |
| P.U.E. | PUBLIC UTILITY EASEMENT                         |
| W.L.E. | WATERLINE EASEMENT                              |
| W.W.E. | WASTEWATER EASEMENT                             |
| R.O.W. | RIGHT-OF-WAY                                    |
| D.E.   | DRAINAGE EASEMENT                               |
| S.S.E. | STORM SEWER EASEMENT                            |
| TEMP.  | TEMPORARY                                       |
| DR     | DEED RECORDS OF TRAVIS COUNTY, TEXAS            |
| RPR    | REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS   |
| OPR    | OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS |
| N.T.S. | NOT TO SCALE                                    |
| C.O.A. | CITY OF AUSTIN                                  |



| CURVE TABLE |          |         |            |             |         |
|-------------|----------|---------|------------|-------------|---------|
| CURVE       | RADIUS   | LENGTH  | DELTA      | CHORD BRC.  | CHORD   |
| C1          | 500.00'  | 31.16'  | 3°34'15"   | S82°30'09"W | 31.16'  |
| C2          | 25.00'   | 39.27'  | 90°00'00"  | N54°18'59"W | 35.36'  |
| C3          | 2006.36' | 247.83' | 6°54'19"   | N05°49'23"W | 247.68' |
| C4          | 440.00'  | 27.42'  | 3°34'15"   | S82°30'09"W | 27.42'  |
| C5          | 1428.00' | 131.58' | 6°17'28"   | S08°38'14"E | 131.53' |
| C6          | 15.00'   | 13.62'  | 82°01'12"  | S30°00'00"E | 13.16'  |
| C7          | 80.00'   | 170.72' | 195°38'04" | S41°48'17"W | 99.07'  |
| C8          | 15.00'   | 13.62'  | 82°01'12"  | N66°31'17"W | 13.16'  |
| C9          | 325.00'  | 114.90' | 20°15'25"  | N82°16'11"W | 114.31' |
| C10         | 15.00'   | 23.56'  | 90°00'00"  | S02°51'32"E | 21.21'  |
| C11         | 273.00'  | 130.27' | 27°08'31"  | S04°17'17"W | 129.08' |
| C12         | 20.00'   | 30.17'  | 86°20'45"  | N52°29'51"W | 27.39'  |
| C13         | 20.00'   | 30.17'  | 86°25'45"  | S52°29'51"E | 27.39'  |
| C14         | 1378.00' | 128.94' | 6°17'28"   | S08°38'14"E | 128.02' |
| C15         | 25.00'   | 39.97'  | 91°35'39"  | S41°48'17"W | 35.84'  |
| C16         | 278.00'  | 97.25'  | 20°15'25"  | S82°16'11"E | 96.72'  |
| C17         | 15.00'   | 22.98'  | 87°45'45"  | S28°15'37"E | 20.79'  |
| C18         | 325.00'  | 141.28' | 24°54'13"  | S03°10'08"W | 140.15' |
| C19         | 20.00'   | 32.86'  | 83°34'15"  | S37°30'08"W | 29.18'  |
| C20         | 2031.36' | 15.90'  | 0°28'14"   | S08°03'29"E | 15.90'  |
| C21         | 2031.36' | 42.83'  | 1°12'39"   | S08°15'58"E | 42.83'  |
| C22         | 2031.36' | 43.36'  | 1°13'23"   | S07°00'56"E | 43.36'  |
| C23         | 2031.36' | 43.36'  | 1°13'23"   | S08°47'35"E | 43.36'  |
| C24         | 2031.36' | 41.37'  | 1°01'01"   | S04°38'54"E | 41.37'  |
| C25         | 2031.36' | 42.61'  | 1°11'56"   | S03°24'58"E | 42.61'  |
| C26         | 2031.36' | 15.79'  | 0°28'44"   | S02°35'38"E | 15.79'  |
| C27         | 1425.00' | 34.78'  | 1°23'54"   | S08°35'01"E | 34.78'  |
| C28         | 1425.00' | 40.00'  | 1°36'30"   | S07°04'49"E | 40.00'  |
| C29         | 1425.00' | 40.00'  | 1°38'30"   | S08°28'19"E | 40.00'  |
| C30         | 1425.00' | 16.80'  | 0°40'31"   | S04°19'46"E | 16.80'  |
| C31         | 80.00'   | 3.11'   | 3°33'51"   | S54°13'48"E | 3.11'   |
| C32         | 50.00'   | 42.41'  | 48°36'01"  | S28°08'37"E | 41.15'  |
| C33         | 80.00'   | 33.83'  | 38°32'18"  | S18°25'15"W | 33.00'  |
| C34         | 80.00'   | 33.83'  | 38°32'18"  | S53°57'30"W | 33.00'  |
| C35         | 80.00'   | 41.15'  | 47°08'23"  | N83°11'41"W | 40.00'  |
| C36         | 80.00'   | 16.79'  | 19°14'18"  | N48°28'20"W | 16.71'  |
| C37         | 325.00'  | 10.87'  | 1°55'01"   | S88°33'37"W | 10.87'  |
| C38         | 325.00'  | 46.37'  | 8°03'31"   | N88°23'37"E | 46.33'  |
| C39         | 325.00'  | 46.37'  | 8°03'31"   | N78°17'05"W | 46.33'  |
| C40         | 325.00'  | 11.28'  | 1°58'21"   | N73°08'08"W | 11.28'  |
| C41         | 273.00'  | 58.14'  | 12°08'45"  | S11°48'08"W | 58.03'  |
| C42         | 278.00'  | 72.14'  | 15°01'46"  | S01°46'08"E | 71.83'  |
| C43         | 1378.00' | 8.22'   | 0°20'33"   | S09°08'42"E | 8.22'   |
| C44         | 1378.00' | 67.01'  | 2°47'32"   | S07°32'38"E | 67.00'  |
| C45         | 1378.00' | 51.74'  | 2°08'21"   | S05°04'15"E | 51.73'  |
| C46         | 325.00'  | 43.23'  | 7°57'16"   | S11°48'38"W | 43.20'  |
| C47         | 325.00'  | 48.02'  | 8°38'28"   | S03°40'44"W | 48.97'  |
| C48         | 325.00'  | 48.02'  | 8°38'28"   | S04°57'44"E | 48.97'  |
| C49         | 2031.36' | 244.82' | 6°54'19"   | S07°48'23"E | 244.67' |
| C50         | 20.00'   | 31.42'  | 90°00'00"  | S33°43'01"W | 28.28'  |



C8-2012-0019.01.1A  
SUBMITTAL DATE: 08/20/2013

|   |   |
|---|---|
| <p>Cunningham-Allen<br/>Engineers - Surveyors</p> | 3103 Bee Cave Road, Suite 202<br>Austin, Texas 78746-8818<br>Tel: (512) 327-2948<br>Fax: (512) 327-2973 |
|   | DATE: 07/20/13<br>DRAWN BY: ddp/mtm<br>PROJECT NO.: 489918<br>SHEET 3 OF 3                              |