

SUBDIVISION REVIEW SHEET

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CASE NO.: C8J-2013-0089.1A

Z.A.P. DATE: February 4, 2014

SUBDIVISION NAME: McCormick Ranch on Lake Austin Phase 1

AREA: 41.42 acres

LOT(S): 21

OWNER/APPLICANT: TR Vista Preserve, LLC
(Chris Thompson)

AGENT: Texas Engineering
Solutions (Connor Overby)

ADDRESS OF SUBDIVISION: SELMA HUGHES PARK RD

GRIDS: WZ28, WZ27, A27, A28

COUNTY: Travis

WATERSHED: Lake Austin

JURISDICTION: Limited-Purpose,
Full-Purpose

EXISTING ZONING: SF-2-CO & LA

MUD: N/A

NEIGHBORHOOD PLAN: N/A

PROPOSED LAND USE: Single Family, Greenbelt, Right of Way, Public/Quasi-Public

ADMINISTRATIVE WAIVERS: None

VARIANCES: none

SIDEWALKS: Sidewalks will not be required, (see variance request #2 above).

DEPARTMENT COMMENTS: The request is for approval of the McCormick Ranch on Lake Austin Phase 1 final plat. The proposed plat is composed of 21 lots on 41.42 acres proposed for single-family use, (17 single-family lots, 1-private street lots, 3-open space lots). Access to the site will be via Selma Hughes Park Road. The lots will be served by an internal network of private streets. Water and wastewater will be provided by Travis County W.C.I.D. #17. Austin Energy will provide electric service. Parkland dedication requirements have been satisfied by payment of fees in lieu of land dedication. The application is subject to and has been reviewed under the Steiner Ranch Development Agreement. The developer will be responsible for all costs associated with any required improvements.

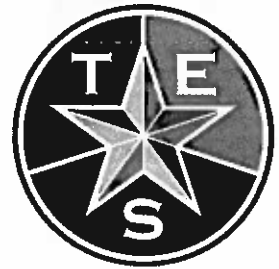
STAFF RECOMMENDATION: The staff recommends approval of the final plat. This plat meets all city and county requirements.

ZONING AND PLATTING COMMISSION ACTION:

CITY STAFF: Don Perryman
e-mail: don.perryman@austintexas.gov

PHONE: (512) 974-2786

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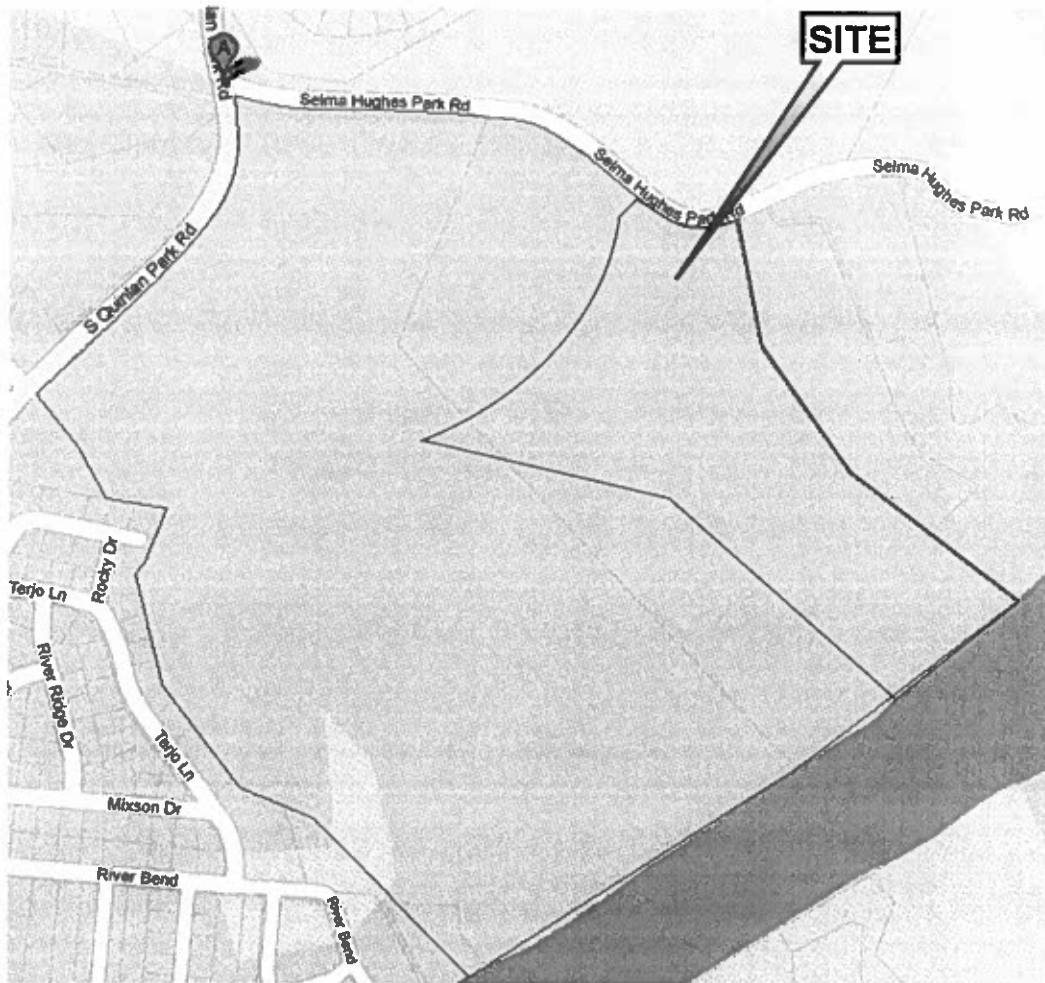


Location Map

McCormick Ranch, Phase One

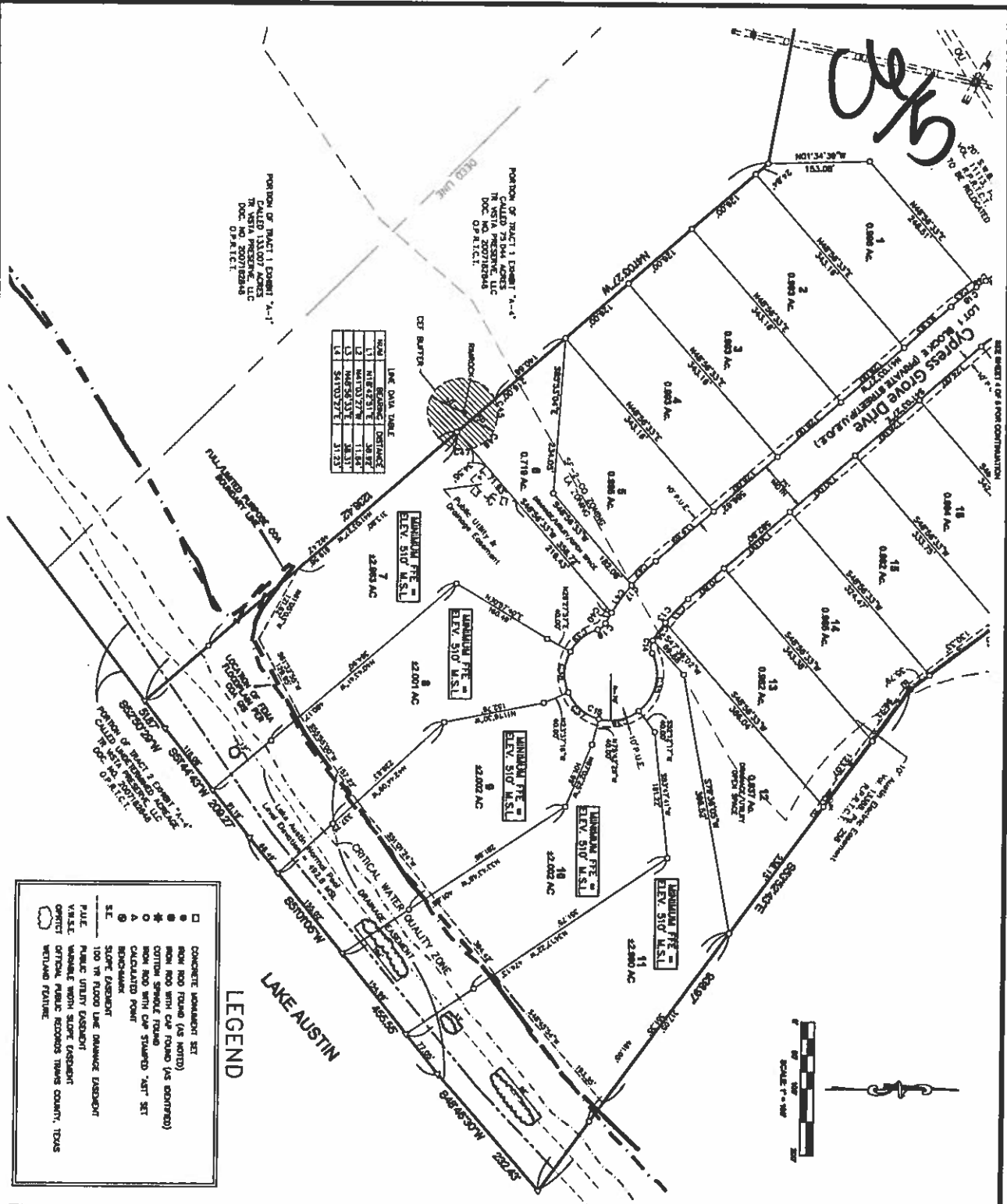
TBPE Firm #11206

09/13



SCANNED

2/5



LINE DATA TABLE

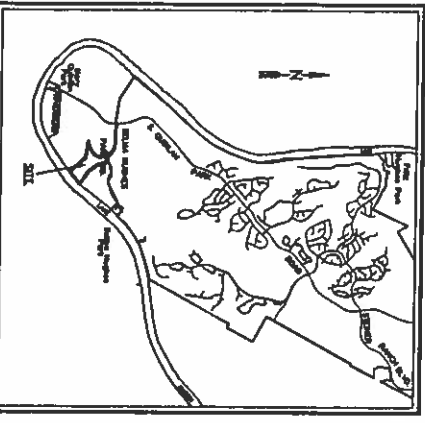
LINE	BEARING	DISTANCE
L1	N18°42'31"E	38.87
L2	N41°02'27"W	11.81
L3	N49°59'35"E	28.51
L4	S11°02'37"E	31.23



CURVE DATA TABLE

STATION	DATA	ARC	CHORD	PERCENT	DISTANCE
C1	842°21'30"	381.86	338.15	80.18	381.86
C2	62°42'13"	4.18	3.98	95.67	4.18
C3	37°43'00"	13.51	12.83	94.96	13.51
C4	42°42'00"	234.84	234.84	100.00	234.84
C5	27°09'11"	13.51	12.83	94.96	13.51
C6	32°48'30"	10.00	9.51	95.10	10.00
C7	48°01'00"	288.74	288.74	100.00	288.74
C8	38°18'00"	314.87	314.87	100.00	314.87
C9	32°48'00"	10.00	9.51	95.10	10.00
C10	22°48'00"	60.11	56.62	94.19	60.11
C11	28°10'00"	110.19	102.98	93.40	110.19
C12	31°10'00"	121.19	113.19	93.38	121.19
C13	30°02'00"	116.19	107.19	92.34	116.19
C14	30°02'00"	116.19	107.19	92.34	116.19
C15	30°02'00"	116.19	107.19	92.34	116.19
C16	30°02'00"	116.19	107.19	92.34	116.19
C17	30°02'00"	116.19	107.19	92.34	116.19
C18	30°02'00"	116.19	107.19	92.34	116.19
C19	30°02'00"	116.19	107.19	92.34	116.19
C20	30°02'00"	116.19	107.19	92.34	116.19
C21	30°02'00"	116.19	107.19	92.34	116.19
C22	30°02'00"	116.19	107.19	92.34	116.19
C23	30°02'00"	116.19	107.19	92.34	116.19
C24	30°02'00"	116.19	107.19	92.34	116.19
C25	30°02'00"	116.19	107.19	92.34	116.19
C26	30°02'00"	116.19	107.19	92.34	116.19
C27	30°02'00"	116.19	107.19	92.34	116.19
C28	30°02'00"	116.19	107.19	92.34	116.19
C29	30°02'00"	116.19	107.19	92.34	116.19
C30	30°02'00"	116.19	107.19	92.34	116.19
C31	30°02'00"	116.19	107.19	92.34	116.19
C32	30°02'00"	116.19	107.19	92.34	116.19
C33	30°02'00"	116.19	107.19	92.34	116.19
C34	30°02'00"	116.19	107.19	92.34	116.19
C35	30°02'00"	116.19	107.19	92.34	116.19
C36	30°02'00"	116.19	107.19	92.34	116.19
C37	30°02'00"	116.19	107.19	92.34	116.19
C38	30°02'00"	116.19	107.19	92.34	116.19
C39	30°02'00"	116.19	107.19	92.34	116.19
C40	30°02'00"	116.19	107.19	92.34	116.19
C41	30°02'00"	116.19	107.19	92.34	116.19
C42	30°02'00"	116.19	107.19	92.34	116.19
C43	30°02'00"	116.19	107.19	92.34	116.19
C44	30°02'00"	116.19	107.19	92.34	116.19
C45	30°02'00"	116.19	107.19	92.34	116.19
C46	30°02'00"	116.19	107.19	92.34	116.19
C47	30°02'00"	116.19	107.19	92.34	116.19
C48	30°02'00"	116.19	107.19	92.34	116.19
C49	30°02'00"	116.19	107.19	92.34	116.19
C50	30°02'00"	116.19	107.19	92.34	116.19
C51	30°02'00"	116.19	107.19	92.34	116.19
C52	30°02'00"	116.19	107.19	92.34	116.19
C53	30°02'00"	116.19	107.19	92.34	116.19
C54	30°02'00"	116.19	107.19	92.34	116.19
C55	30°02'00"	116.19	107.19	92.34	116.19
C56	30°02'00"	116.19	107.19	92.34	116.19
C57	30°02'00"	116.19	107.19	92.34	116.19
C58	30°02'00"	116.19	107.19	92.34	116.19
C59	30°02'00"	116.19	107.19	92.34	116.19
C60	30°02'00"	116.19	107.19	92.34	116.19
C61	30°02'00"	116.19	107.19	92.34	116.19
C62	30°02'00"	116.19	107.19	92.34	116.19
C63	30°02'00"	116.19	107.19	92.34	116.19
C64	30°02'00"	116.19	107.19	92.34	116.19
C65	30°02'00"	116.19	107.19	92.34	116.19
C66	30°02'00"	116.19	107.19	92.34	116.19
C67	30°02'00"	116.19	107.19	92.34	116.19
C68	30°02'00"	116.19	107.19	92.34	116.19
C69	30°02'00"	116.19	107.19	92.34	116.19
C70	30°02'00"	116.19	107.19	92.34	116.19
C71	30°02'00"	116.19	107.19	92.34	116.19
C72	30°02'00"	116.19	107.19	92.34	116.19
C73	30°02'00"	116.19	107.19	92.34	116.19
C74	30°02'00"	116.19	107.19	92.34	116.19
C75	30°02'00"	116.19	107.19	92.34	116.19
C76	30°02'00"	116.19	107.19	92.34	116.19
C77	30°02'00"	116.19	107.19	92.34	116.19
C78	30°02'00"	116.19	107.19	92.34	116.19
C79	30°02'00"	116.19	107.19	92.34	116.19
C80	30°02'00"	116.19	107.19	92.34	116.19
C81	30°02'00"	116.19	107.19	92.34	116.19
C82	30°02'00"	116.19	107.19	92.34	116.19
C83	30°02'00"	116.19	107.19	92.34	116.19
C84	30°02'00"	116.19	107.19	92.34	116.19
C85	30°02'00"	116.19	107.19	92.34	116.19
C86	30°02'00"	116.19	107.19	92.34	116.19
C87	30°02'00"	116.19	107.19	92.34	116.19
C88	30°02'00"	116.19	107.19	92.34	116.19
C89	30°02'00"	116.19	107.19	92.34	116.19
C90	30°02'00"	116.19	107.19	92.34	116.19
C91	30°02'00"	116.19	107.19	92.34	116.19
C92	30°02'00"	116.19	107.19	92.34	116.19
C93	30°02'00"	116.19	107.19	92.34	116.19
C94	30°02'00"	116.19	107.19	92.34	116.19
C95	30°02'00"	116.19	107.19	92.34	116.19
C96	30°02'00"	116.19	107.19	92.34	116.19
C97	30°02'00"	116.19	107.19	92.34	116.19
C98	30°02'00"	116.19	107.19	92.34	116.19
C99	30°02'00"	116.19	107.19	92.34	116.19
C100	30°02'00"	116.19	107.19	92.34	116.19

- LEGEND
- CONCRETE MONUMENT SET
 - NON ROD FOUND (AS NOTED)
 - NON ROD WITH CAP FOUND (AS DOCUMENTED)
 - COTTON SHANK FOUND
 - NON ROD WITH CAP STUMPED "ART" SET
 - CALCULATED POINT
 - BENCHMARK
 - SE SLOPE EASEMENT
 - 100 YR FLOOD LINE DAMAGE EASEMENT
 - PILE PUBLIC UTILITY EASEMENT
 - VALVE
 - WARRANT WITH SLOPE EASEMENT
 - CRITICAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
 - WETLAND FEATURE



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Survey Date: May, 2013
 Surveyor: Paul C. Sauer, PLS, No. 2318
 Fieldbook: PLS
 Job Number: 100000000
 Description: I/I/A
 Client: [Redacted]
 Plot Date: [Redacted]

TRAVIS COUNTY, TEXAS

MCCORMICK RANCH ON LAKE AUSTIN
 PHASE ONE
 FINAL PLAT