

**SUBDIVISION REVIEW SHEET**

C7/1

**CASE NO.:** C8-2013-0095.0A

**Z.AP. DATE:** February 18, 2014

**SUBDIVISION NAME:** Paloma Ridge Subdivision

**AREA:** 36.053 acres

**LOTS:** 4

**APPLICANT:** Koontz/McCombs 1 LTD &  
The Remington, LTD  
(Cynthia H. Stevens)

**AGENT:** Bury  
(Jonathan Neslund)

**ADDRESS OF SUBDIVISION:** 13610 & 13638 FM 620

**GRIDS:** G40

**COUNTY:** Williamson

**WATERSHED:** Lake Creek

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** GR-MU-CO

**PROPOSED LAND USE:** Office

**ADMINISTRATIVE WAIVERS:** None

**SIDEWALKS:** Sidewalks will be provided on the subdivision side of all boundary streets.

**DEPARTMENT COMMENTS:** The request is for the approval of the Paloma Ridge Subdivision composed of four lots on 36.053 acres. The applicant proposes to resubdivide two existing lots into a four lot subdivision for office use.

The City of Austin will provide electric services, and water and wastewater. The developer will be responsible for all cost associated with required improvements.

**STAFF RECOMMENDATION:** The staff recommends approval of the resubdivision, the plat meets all applicable State and City of Austin Land Development Code requirements.

**PLANNING COMMISSION ACTION:**

**CASE MANAGER:** Cesar Zavala  
**E-mail:** [Cesar.Zavala@austintexas.gov](mailto:Cesar.Zavala@austintexas.gov)

**PHONE:** 512-974-3404

C1/2



**VICINITY MAP**

N.T.S.

GRID NUMBER: G40  
MAPSCO PAGE: 404T & 404X

**Bury+Partners**  
ENGINEERING SOLUTIONS  
221 West Sixth Street, Suite 600  
Austin, Texas 78701  
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Bury+Partners, Inc. ©Copyright 2013

13620-13700 N. FLM 620 RD. (S.H.45)

PALOMA RIDGE

SITE LOCATION MAP

DATE: 05/09/2013

DRAWN BY: AN

FILE: G:\103444\10010\EXH\MC.DWG

PROJECT No.: 103444.10010

# PALOMA RIDGE SUBDIVISION

A RESUBDIVISION OF A 36.053 ACRE TRACT OF LAND OUT OF THE RACHEL SAUL SURVEY ABSTRACT NO. 551, SITUATED IN THE CITY OF AUSTIN, WILLIAMSON COUNTY, TEXAS, BEING THE REMAINING PORTION OF LOT 1, BLOCK "A", PAR 620, SECTION ONE, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2001080035, AND ALSO BEING THE REMAINING PORTION OF LOT 1, BLOCK "A", PAR 620, SECTION TWO, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2001080035, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

REMAINING PORTION OF LOT 2, BLOCK "A", PAR 620, SECTION TWO, DOCUMENT NO. 2001080035

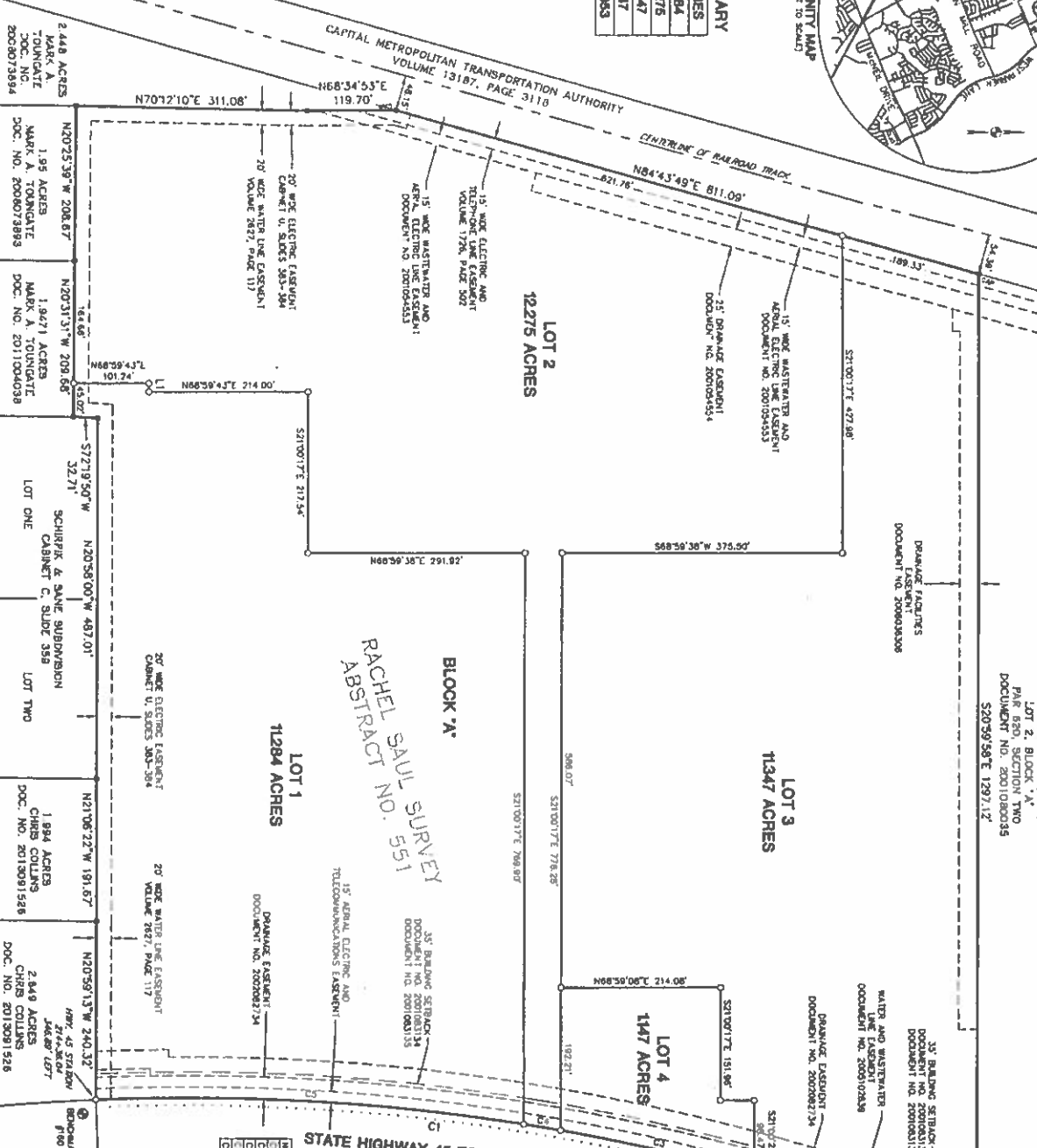
5203938E 1297.12

VICINITY MAP  
(NOT TO SCALE)



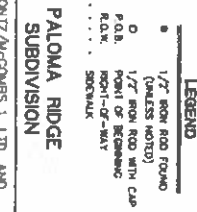
**AREA SUMMARY**

| LOT          | ACRES        |
|--------------|--------------|
| 1            | 11284        |
| 2            | 12275        |
| 3            | 11347        |
| 4            | 1147         |
| <b>TOTAL</b> | <b>36063</b> |



**LEGEND**

- 1/2" ROW NOT FOUND (DASHES NOTED)
- 1/2" ROW NOT FOUND WITH CURB SET
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- ..... SERVICE



**OWNERS:** KOONITZ/ACCOMBS I, LTD. AND THE REMINGTON, LTD.

**ACRES:** 36.053 ACRES

**SURVEY:** RACHEL SAUL SURVEY, ABS. NO. 551

**NO. OF BLOCKS:** 1

**NO. OF LOTS:** 4

**NEW STREETS:** 0

**DATE:** MAY 10, 2013

**SURVEYOR:** BURNETT-AUS, INC. ENGINEER BURNETT-AUS, INC. BENHARMAN

**CONCRETE ON SOUTH SIDE OF RAILROAD TRACKS, NORTH SIDE OF FENCE LINE AND 3195' EAST OF COUNTY ROAD 183 (RUTLEDGE ROAD) PUBLISHED ELEVATION=929.076' OBSERVED ELEVATION=928.97' (CE01012A) (SEE SHEET 2 OF 3 FOR LIST OF BENCHMARKS)**

**STATE HIGHWAY 45 TOLL ROAD**  
(R.O.W. VARIES)

ACCESS PERMITTED DOC NO. 2002082733

ACCESS DENIED DOC NO. 2002082734

ACCESS DENIED DOC NO. 2002082734

ACCESS DENIED DOC NO. 2002082734

ACCESS DENIED DOC NO. 2002082734

ACCESS DENIED DOC NO. 2002082734

ACCESS DENIED DOC NO. 2002082734

ACCESS DENIED DOC NO. 2002082734

**CHUTE TABLE**

| NO. | BELT     | GAUGE    | LONG    | DEPTH   | CONCRETE      | REINFORC. |
|-----|----------|----------|---------|---------|---------------|-----------|
| 1   | 1610.75' | 2884.79' | 815.27' | 111.44' | 5.175'x8'x17" | 111.44'   |
| 2   | 0078.20' | 2884.79' | 22.10'  | 32.10'  | 584.50'x32"   | 32.10'    |
| 3   | 0516.33' | 2884.79' | 263.63' | 794.54' | 581.50'x32"   | 794.54'   |
| 4   | 0170.25' | 2884.79' | 50.70'  | 50.70'  | 578.50'x32"   | 50.70'    |
| 5   | 1127.25' | 2884.79' | 578.88' | 578.88' | 572.50'x42"   | 578.88'   |

**LINE TABLE**

| NO. | BEARING   | LENGTH  |
|-----|-----------|---------|
| 1   | S7100177E | 111.44' |
| 2   | S7100177E | 111.44' |

**PALOMA RIDGE SUBDIVISION**

**A 4 LOT SUBDIVISION CONSISTING OF 36.053 ACRES**

**SUBMITTAL DATE: MAY 24, 2013**

**PREPARED BY:**

**BURY**

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