

CU
/1

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2013-0058.1A

Z.A.P. DATE: April 15, 2014

SUBDIVISION NAME: Fort Dessau South

AREA: 16.86 acres

LOT(S): 48

OWNER/APPLICANT: CHTEX of Texas Inc.
(Richard Maier, V.P.)

AGENT: Gray Engineering, Inc
(Steve Bertke)

ADDRESS OF SUBDIVISION: 13826 Dessau Rd

GRIDS: P34

COUNTY: Travis

WATERSHED: Harris Branch

JURISDICTION: Full-Purpose

EXISTING ZONING: SF-2

MUD: N/A

NEIGHBORHOOD PLAN: N/A

PROPOSED LAND USE: Single Family, R.O.W, open space and Amenity Area

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 Fort Dessau South Subdivision. The proposed plat is composed of 48 lots on 16.86 acres (45 residential lots, and 3 open space lots).

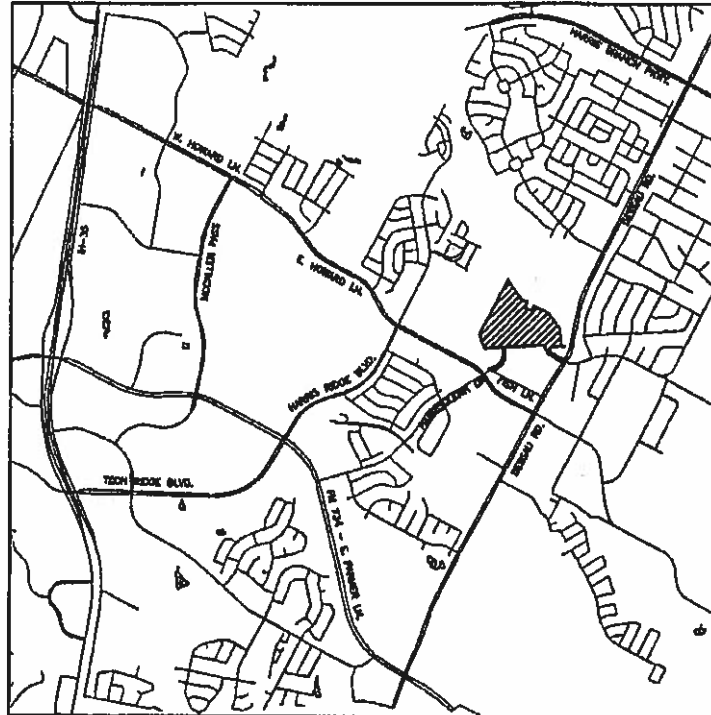
STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat now meets all applicable State and City of Austin LDC requirements.

ZONING & PLATTING COMMISSION ACTION:

CASE MANAGER: David Wahlgren
Email address: david.wahlgren@austintexas.com

PHONE: 974-6455

CH/2



LOCATION MAP

N.T.S.

FORT DESSAU SINGLE-FAMILY
SUBDIVISION, PHASE I
FINAL PLAT
AUSTIN, TRAVIS COUNTY, TEXAS

EXHIBIT 1

FILE: W:\Projects\1283-10705 FT Dessau 30' PLAT\EXHIBIT 10705-LOCATION MAP.dwg

PROJECT NO.	1283-10705	DESIGNED BY:	CKK
FILE NO.	10705-LOCATION MAP	DRAWN BY:	CKK
DATE:	SEPTEMBER 2013	CHECKED BY:	S/S
SCALE:	AS SHOWN	REVIEWED BY:	S/S

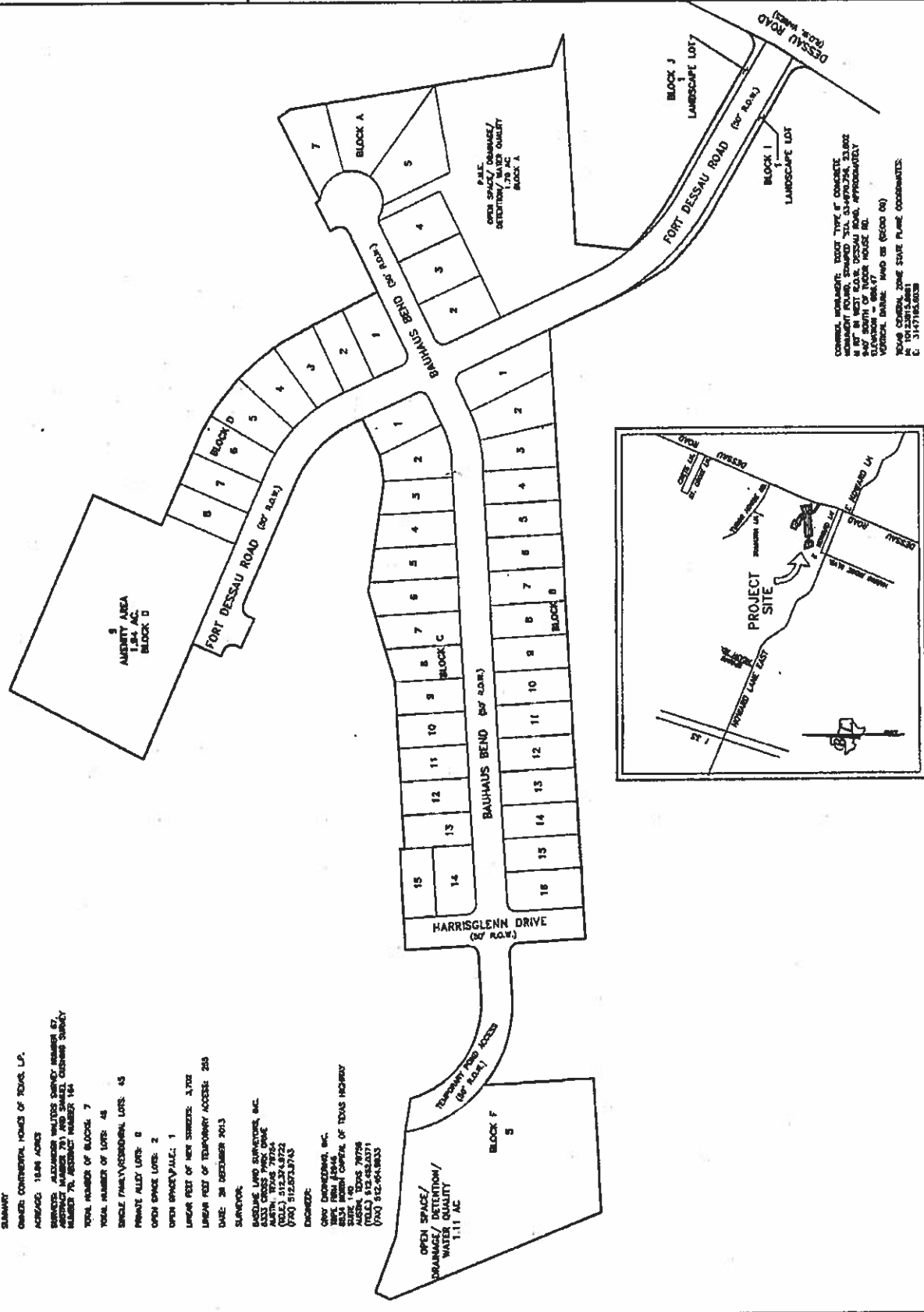


8854 N. Capital of Texas Hwy.
Austin, Texas 78780
Suite 140
(512)452-0371
FAX (512)454-9933
TRPS FIRM #2346

SCANNED

FINAL PLAT
FORT DESSAU
PHASE ONE

BASLINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
6333 CROSS PARK DRIVE
AUSTIN TEXAS 78764
OFFICE 512.374.0742 FAX 512.673.0743
ron-baseline@aunetx.tx.com

[illegible]

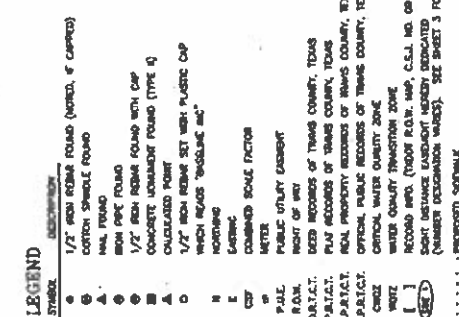
#CB-2013-0058.1A

LOCATION MAP
NOT TO SCALE

SLABBY
OWNER: CENTRAL HOMES OF TEXAS, L.P.
ACREAGE: 15.46 ACRES
SUBJECT: AUTOMATIC VALUERS SERVICE NUMBER 87,
APPROXIMATE NUMBER 70, AND SHARED OWNERS SURVEY
NUMBER 70, RESIDENT NUMBER 164
TOTAL NUMBER OF BLOCKS: 7
TOTAL NUMBER OF LOTS: 48
SINGLE FAMILY RESIDENTIAL LOTS: 43
PRIVATE ALLEY LOTS: 8
OPEN SPACE LOTS: 2
OPEN SPACE ALLEY: 1
LINEAR FEET OF NEW STRIKES: 3,702
LINEAR FEET OF TEMPORARY ACCESS: 263
DATE: 28 DECEMBER 2013
SLURRY:
BOSQUE LAND SURVEYORS, INC.
4333 CROSS PINK DRIVE
AUSTIN, TEXAS 78754
PHONE: 512-534-4422
FAX: 512-534-4422
7700 512-572-3743
OWNER:
GARY DUNNEDAN, INC.
1815 WEST CANYON
SULPHUR SPRING, TEXAS 75483
PHONE: 512-582-0371
FAX: 512-654-8833

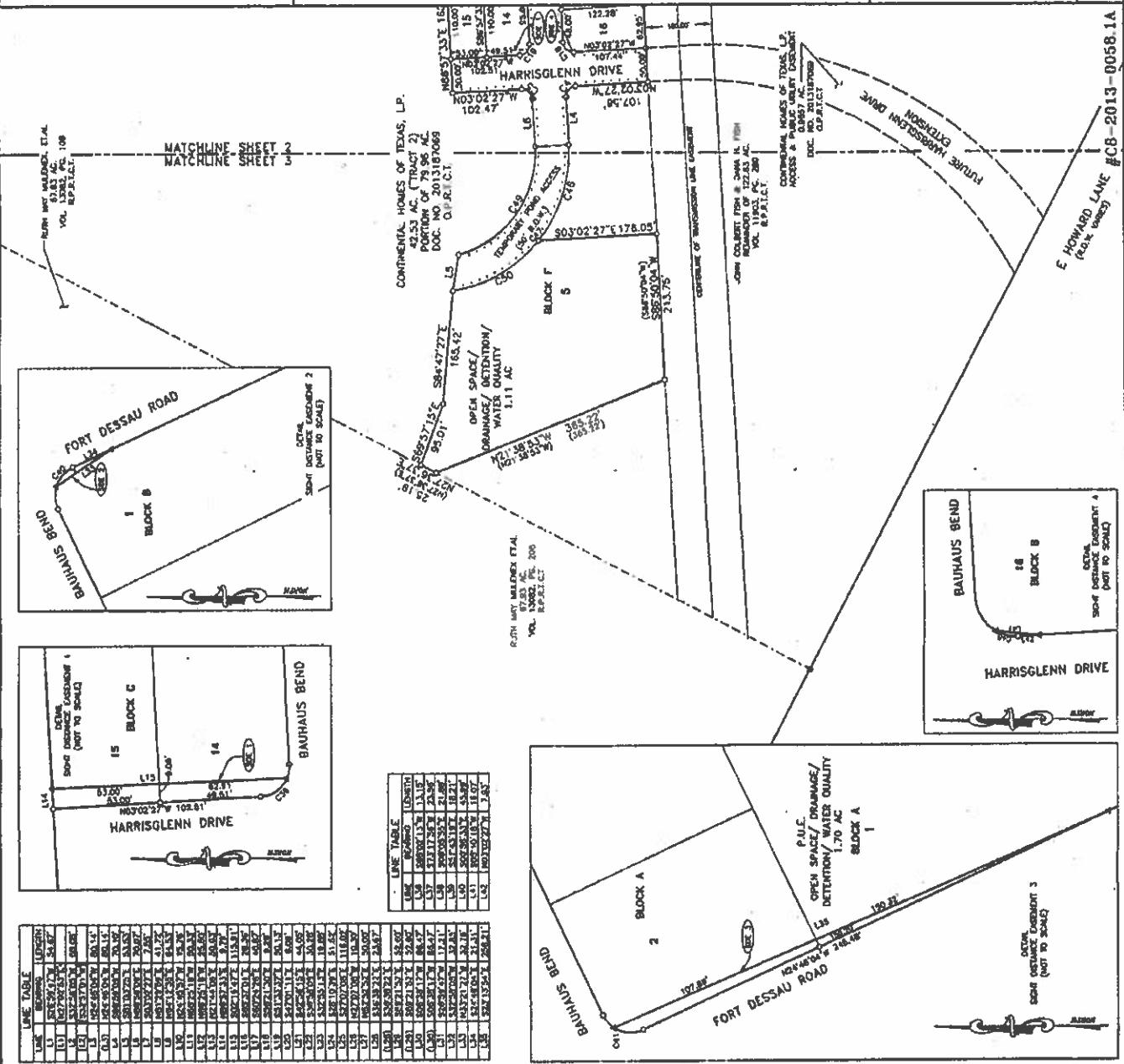
#C8-2013-0058.1A

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8339 CROSS PARK DRIVE
AUSTIN TEXAS 78764
OFFICE: 618.274.9722 FAX: 618.679.0743
ron-bassell@earthlink.net



FINAL PLAT
FORT DESSAU
PHASE ONE

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8335 CROSS PARK DRIVE
AUSTIN TEXAS 78764
OFFICE: 612.374.9722 FAX: 612.873.9743
ron-dase@msn.com



LINE TABLE		
LINE	BEARING	LENGTH
L36	S89°00' E 1/4 W	13.15'
L37	S73°17' 36" W	23.95'
L38	S69°03' 35" E	21.80'
L39	S47°43' 19" E	18.21'
L40	S03°36' 13" E	43.89'
L41	S05°40' 18" W	18.97'
L42	N03°13' 27" W	7.93'

LINE TABLE			
LINE	TABLE	LINE	TABLE
1	252	24	252
2	252	25	252
3	252	26	252
4	252	27	252
5	252	28	252
6	252	29	252
7	252	30	252
8	252	31	252
9	252	32	252
10	252	33	252
11	252	34	252
12	252	35	252
13	252	36	252
14	252	37	252
15	252	38	252
16	252	39	252
17	252	40	252
18	252	41	252
19	252	42	252
20	252	43	252
21	252	44	252
22	252	45	252
23	252	46	252
24	252	47	252
25	252	48	252
26	252	49	252
27	252	50	252
28	252	51	252
29	252	52	252
30	252	53	252
31	252	54	252
32	252	55	252
33	252	56	252
34	252	57	252
35	252	58	252
36	252	59	252
37	252	60	252
38	252	61	252
39	252	62	252
40	252	63	252
41	252	64	252
42	252	65	252
43	252	66	252
44	252	67	252
45	252	68	252
46	252	69	252
47	252	70	252
48	252	71	252
49	252	72	252
50	252	73	252
51	252	74	252
52	252	75	252
53	252	76	252
54	252	77	252
55	252	78	252
56	252	79	252
57	252	80	252
58	252	81	252
59	252	82	252
60	252	83	252
61	252	84	252
62	252	85	252
63	252	86	252
64	252	87	252
65	252	88	252
66	252	89	252
67	252	90	252
68	252	91	252
69	252	92	252
70	252	93	252
71	252	94	252
72	252	95	252
73	252	96	252
74	252	97	252
75	252	98	252
76	252	99	252
77	252	100	252

CURE	RODS	LENGTH	CURE TABLE			BEARING	CHORD
			DELTA	DELTA	DELTA		
C1	25.00	40.25	872.22	10.00	882.22	38.88	38.88
C2	27.50	138.45	211.65	10.00	221.65	138.15	138.15
C3	27.50	138.45	211.65	10.00	221.65	138.15	138.15
C4	27.50	128.55	224.00	10.00	234.00	128.55	128.55
C5	27.50	128.55	224.00	10.00	234.00	128.55	128.55
C6	16.00	21.95	800.35	10.00	810.35	21.95	21.95
C7	15.00	14.50	1170.21	10.00	1180.21	14.50	14.50
C8	15.00	24.87	814.07	10.00	824.07	24.87	24.87
C9	15.00	24.87	814.07	10.00	824.07	24.87	24.87
C10	15.00	8.15	1449.23	10.00	1459.23	8.15	8.15
C11	40.00	114.51	1754.45	10.00	1764.45	114.51	114.51
C12	40.00	114.51	1754.45	10.00	1764.45	114.51	114.51
C13	40.00	46.00	1871.70	10.00	1881.70	46.00	46.00
C14	30.00	8.00	1811.00	10.00	1821.00	8.00	8.00
C15	15.00	23.45	1100.71	10.00	1110.71	23.45	23.45
C16	15.00	8.94	1521.99	10.00	1531.99	8.94	8.94
C17	15.00	8.58	1524.99	10.00	1534.99	8.58	8.58
C18	30.00	174.18	1157.24	10.00	1167.24	174.18	174.18
C19	15.00	17.71	1785.50	10.00	1795.50	17.71	17.71
C20	15.00	21.85	1645.15	10.00	1655.15	21.85	21.85
C21	30.00	52.31	885.91	10.00	895.91	52.31	52.31
C22	30.00	43.60	914.00	10.00	924.00	43.60	43.60
C23	30.00	58.58	845.95	10.00	855.95	58.58	58.58
C24	15.00	4.47	1705.50	10.00	1715.50	4.47	4.47
C25	15.00	13.54	1711.87	10.00	1721.87	13.54	13.54
C26	15.00	23.29	1653.25	10.00	1663.25	23.29	23.29
C27	15.00	18.45	1511.30	10.00	1521.30	18.45	18.45
C28	15.00	15.00	1500.00	10.00	1510.00	15.00	15.00
C29	15.00	15.00	1500.00	10.00	1510.00	15.00	15.00
C30	15.00	15.00	1500.00	10.00	1510.00	15.00	15.00
C31	15.00	15.00	1500.00	10.00	1510.00	15.00	15.00
C32	15.00	15.00	1500.00	10.00	1510.00	15.00	15.00
C33	15.00	15.00	1500.00	10.00	1510.00	15.00	15.00
C34	15.00	15.00	1500.00	10.00	1510.00	15.00	15.00
C35	15.00	15.00	1500.00	10.00	1510.00	15.00	15.00
C36	15.00	15.00	1500.00	10.00	1510.00	15.00	15.00
C37	15.00	15.00	1500.00	10.00	1510.00	15.00	15.00
C38	15.00	15.00	1500.00	10.00	1510.00	15.00	15.00
C39	15.00	15.00	1500.00	10.00	1510.00	15.00	15.00
C40	15.00	15.00	1500.00	10.00	1510.00	15.00	15.00
C41	15.00	15.00	1500.00	10.00	1510.00	15.00	15.00
C42	15.00	15.00	1500.00	10.00	1510.00	15.00	15.00
C43	15.00	15.00	1500.00	10.00	1510.00	15.00	15.00
C44	15.00	15.00	1500.00	10.00	1510.00	15.00	15.00
C45	15.00	15.00	1500.00	10.00	1510.00	15.00	15.00
C46	15.00	15.00	1500.00	10.00	1510.00	15.00	15.00
C47	15.00	15.00	1500.00	10.00	1510.00	15.00	15.00
C48	15.00	15.00	1500.00	10.00	1510.00	15.00	15.00
C49	15.00	15.00	1500.00	10.00	1510.00	15.00	15.00
C50	15.00	15.00	1500.00	10.00	1510.00	15.00	15.00

LEGEND	STATUS	DESCRIPTION
●	1/2"	IRON KEYS FOUND (NOTED, IF CAPTOD)
▲	CONFIR	SMALL FOUND
●	MIL	FOUND
●	IRON	POST FOUND
●	1/2"	IRON KEYS FOUND WITH CAP
●	CONCRETE	EMBEDMENT FOUND (TYPE 5)
▲	CALCULATED	POINT
○	1/2"	IRON KEYS SET WITH PLASTIC CAP
	WELCH	RECORDS "BODLING ETC"
K	ENDING	
E	ENDING	
CSF	COMBINED	SCALE FACTOR
MECH	PUBLIC	UTILITY EXISTENT
P.U.	REAR	OF WAY
R.O.W.	ROAD	RECORDS OF THIAS COUNTY, TEXAS
RA.T.C.	PLAT	RECORDS OF THIAS COUNTY, TEXAS
PLAT.C.	REAL	PROPERTY RECORDS OF THIAS COUNTY, TEXAS
S.P.A.T.C.	OFFICIAL	PUBLIC RECORDS OF THIAS COUNTY, TEXAS
S.P.A.T.C.	CHEMICAL	WATER QUALITY ZONE
OWSE	WATER	QUALITY TRANSITION ZONE
WOTE	RECORDS	HOW (TODOT R.O.W. MAP, C.S.L. NO. 09114-01-105)
[]	SEE	REMARKS COLUMN FOR KEY TO REMARKS
()	NUMBER	DESCRIPTION VALUES. SEE SHEET 3 FOR DETAIL
○	IMPROVED	CONCRETE