

C16
/1

SUBDIVISION REVIEW SHEET

CASE NO.: C8-07-0043.02.3A

PC DATE: April 22, 2014

SUBDIVISION NAME: Avery Station, Section II-A

AREA: 29.79

LOT(S): 91

OWNER/APPLICANT: Northwoods Avery Ranch LLC **AGENT:** Bury
(Gary L. Newman) (David Miller)

ADDRESS OF SUBDIVISION: N Lakeline Blvd. and Lyndhurst Street

GRIDS: F41, G41

COUNTY: Williamson

WATERSHED: South Brushy Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: PUD

TOD: Lakeline Station

PROPOSED LAND USE: Single-Family, Open Space/PUE, and Right of Way

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets as shown on the plat.

DEPARTMENT COMMENTS: The request is for approval of the Avery Station, Section II-A. The proposed plat is composed of 91 lots (85 Single-Family and 6 open space/PUE) on 29.79 acres.

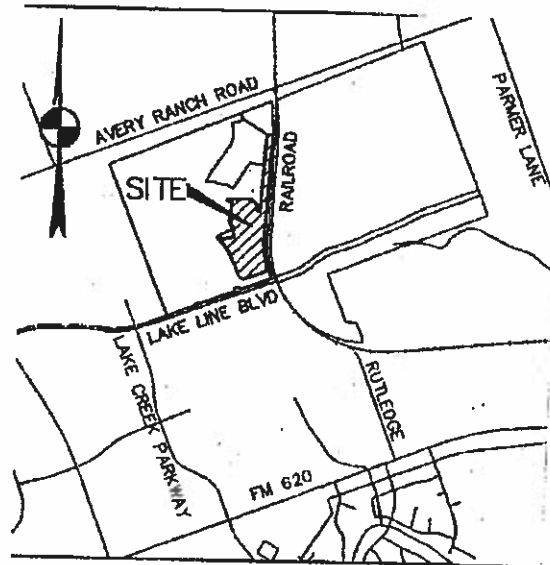
STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat now meets all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:

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

PHONE: 974-6455

C1P/2

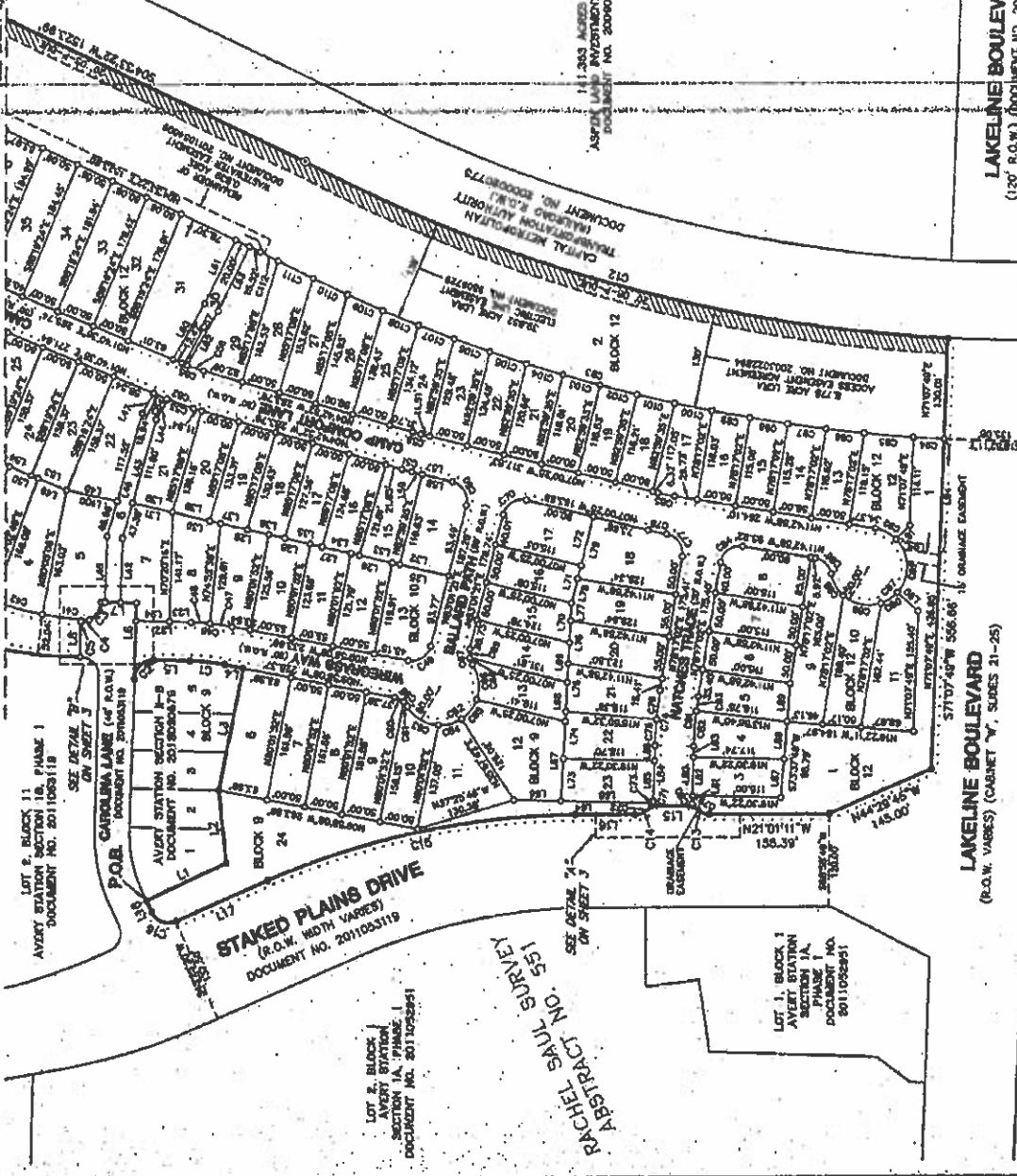
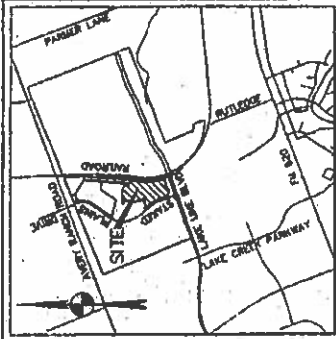


VICINITY MAP
NOT TO SCALE

AVERY STATION SECTION III-A

28.790 ACRES OUT OF THE RACHEL SAUL SURVEY, ABSTRACT NO. 551,
SITUATED IN WILLIAMSON COUNTY, TEXAS.

(SEE SHEET 2)



- LEGEND**
- 1/2" BORN ROD FOUND (UNLESS NOTED)
 - 1/2" BORN ROD WITH YELLOW SWAY
 - STAMPED "BURY" SET
 - 1" BORN PIPE FOUND
 - PORT OF BURNING
 - SPOWALK
 - OPEN SPACE
 - PUBLIC UTILITY EASEMENT
 - DRAINAGE UTILITY EASEMENT

BLOCK 8 - AREA SUMMARY	
LOTS 8-31 - SINGLE FAMILY	3,188 ACRES
LOT 34 - TRAIL/PAVE	0.389 ACRES
OPEN SPACE, PUBLIC AND DRAINAGE UTILITY EASEMENT	0.389 ACRES
TOTAL	3,577 ACRES

BLOCK 9 - AREA SUMMARY	
LOTS 35-38 - SINGLE FAMILY	4,387 ACRES
LOT 41 - OPEN SPACE	0.127 ACRES
OPEN SPACE, PUBLIC AND DRAINAGE UTILITY EASEMENT	0.127 ACRES
TOTAL	4,641 ACRES

BLOCK 10 - AREA SUMMARY	
LOTS 39-43 - SINGLE FAMILY	2,477 ACRES
LOTS 44, 45 - OPEN SPACE	0.004 ACRES
OPEN SPACE, PUBLIC AND DRAINAGE UTILITY EASEMENT	0.004 ACRES
TOTAL	2,481 ACRES

BLOCK 11 - AREA SUMMARY	
LOTS 46-50 - SINGLE FAMILY	0,350 ACRES
CHAMP COMFORT LANE	1,628 ACRES
CHAMPORNE TRAIL	0,625 ACRES
WATERWAYS TRAIL	0,454 ACRES
WATERWAYS WAY	1,022 ACRES
TOTAL	3,079 ACRES

OWNER: NORTHWOODS AVERY RANCH, LLC
ADDRESS: 28.790 ACRES, SECTION 11, T.23S, R.10E, S.11E, WILLIAMSON COUNTY, TEXAS 75763
NO. OF LOTS: 57 (AS AP/DAE)
PROPOSED USE: RESIDENTIAL (SINGLE-FAMILY) (OPEN SPACE)
DATE: APRIL 2014
SURVEYOR: BURT-AUS, INC.
ENGINEER: BURT-AUS, INC.

BURY

221 West Elm Street, Suite 200
 Austin, Texas 78721
 Tel: (512) 238-0911 Fax: (512) 238-0925
 TDD: (512) 238-0911
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LAKELINE BOULEVARD
 (120' R.O.W.) (DOCUMENT NO. 2003091325)

REMARKS: THIS SURVEY IS SUPERSEDED BY THE TEXAS
 SURVEY COMMISSION'S SURVEY OF THE LAKELINE BOULEVARD
 (R.O.W. Varies) (CABINET W, SIDES 21-25) SURVEY COMMISSION'S
 SURVEY COMMISSION'S SURVEY OF THE LAKELINE BOULEVARD
 (R.O.W. Varies) (CABINET W, SIDES 17-20)

LOT 2
 NORTHWOODS AVERY RANCH, LLC
 CABINET W, SIDES 17-20

LOT 1, BLOCK 1, AVERY STATION SECTION I-A, PHASE 1, DOCUMENT NO. 2011055951

SHEET 1 OF 4

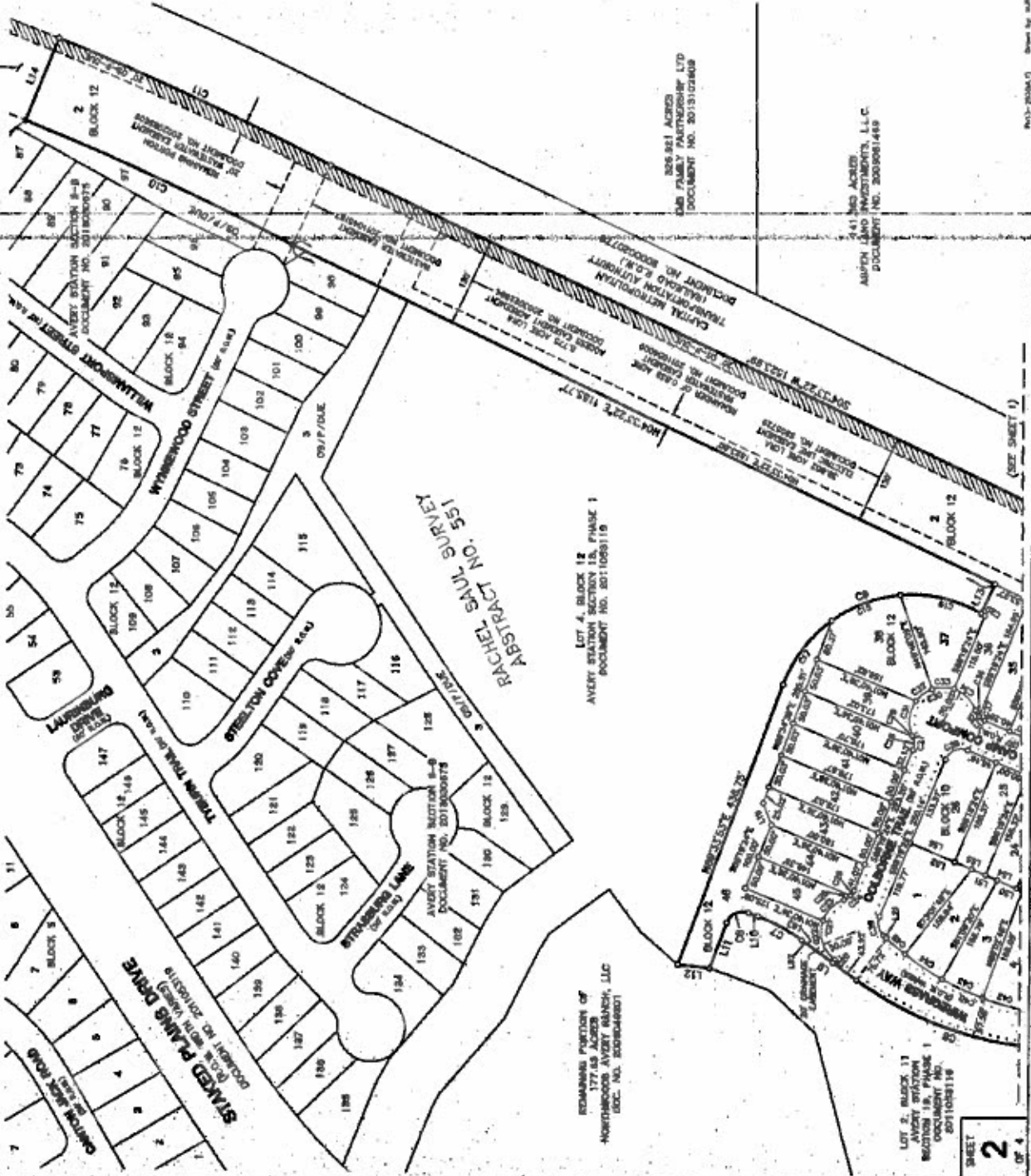
CB-07-0043.02.3A

CLIP 1/4

AVERY STATION SECTION II-A

29.790 ACRES OUT OF THE RACHEL SAUL SURVEY, ABSTRACT NO. 551,
SITUATED IN WILLIAMSON COUNTY, TEXAS.

5.66 ACRES
LODR TRANSFERORS
SERVICES CORPORATION
DOCUMENT NO. 300022895



LOTS TABLE

LOT	ACRES	OWNER	DOCUMENT NO.	DATE
1	0.01	LODR TRANSFERORS SERVICES CORPORATION	300022895	12/21/2011
2	0.01	LODR TRANSFERORS SERVICES CORPORATION	300022895	12/21/2011
3	0.01	LODR TRANSFERORS SERVICES CORPORATION	300022895	12/21/2011
4	0.01	LODR TRANSFERORS SERVICES CORPORATION	300022895	12/21/2011
5	0.01	LODR TRANSFERORS SERVICES CORPORATION	300022895	12/21/2011
6	0.01	LODR TRANSFERORS SERVICES CORPORATION	300022895	12/21/2011
7	0.01	LODR TRANSFERORS SERVICES CORPORATION	300022895	12/21/2011
8	0.01	LODR TRANSFERORS SERVICES CORPORATION	300022895	12/21/2011
9	0.01	LODR TRANSFERORS SERVICES CORPORATION	300022895	12/21/2011
10	0.01	LODR TRANSFERORS SERVICES CORPORATION	300022895	12/21/2011
11	0.01	LODR TRANSFERORS SERVICES CORPORATION	300022895	12/21/2011
12	0.01	LODR TRANSFERORS SERVICES CORPORATION	300022895	12/21/2011
13	0.01	LODR TRANSFERORS SERVICES CORPORATION	300022895	12/21/2011
14	0.01	LODR TRANSFERORS SERVICES CORPORATION	300022895	12/21/2011
15	0.01	LODR TRANSFERORS SERVICES CORPORATION	300022895	12/21/2011
16	0.01	LODR TRANSFERORS SERVICES CORPORATION	300022895	12/21/2011
17	0.01	LODR TRANSFERORS SERVICES CORPORATION	300022895	12/21/2011
18	0.01	LODR TRANSFERORS SERVICES CORPORATION	300022895	12/21/2011
19	0.01	LODR TRANSFERORS SERVICES CORPORATION	300022895	12/21/2011
20	0.01	LODR TRANSFERORS SERVICES CORPORATION	300022895	12/21/2011

LOTS TABLE

LOT	ACRES	OWNER	DOCUMENT NO.	DATE
21	0.01	LODR TRANSFERORS SERVICES CORPORATION	300022895	12/21/2011
22	0.01	LODR TRANSFERORS SERVICES CORPORATION	300022895	12/21/2011
23	0.01	LODR TRANSFERORS SERVICES CORPORATION	300022895	12/21/2011
24	0.01	LODR TRANSFERORS SERVICES CORPORATION	300022895	12/21/2011
25	0.01	LODR TRANSFERORS SERVICES CORPORATION	300022895	12/21/2011
26	0.01	LODR TRANSFERORS SERVICES CORPORATION	300022895	12/21/2011
27	0.01	LODR TRANSFERORS SERVICES CORPORATION	300022895	12/21/2011
28	0.01	LODR TRANSFERORS SERVICES CORPORATION	300022895	12/21/2011
29	0.01	LODR TRANSFERORS SERVICES CORPORATION	300022895	12/21/2011
30	0.01	LODR TRANSFERORS SERVICES CORPORATION	300022895	12/21/2011
31	0.01	LODR TRANSFERORS SERVICES CORPORATION	300022895	12/21/2011
32	0.01	LODR TRANSFERORS SERVICES CORPORATION	300022895	12/21/2011
33	0.01	LODR TRANSFERORS SERVICES CORPORATION	300022895	12/21/2011
34	0.01	LODR TRANSFERORS SERVICES CORPORATION	300022895	12/21/2011
35	0.01	LODR TRANSFERORS SERVICES CORPORATION	300022895	12/21/2011
36	0.01	LODR TRANSFERORS SERVICES CORPORATION	300022895	12/21/2011
37	0.01	LODR TRANSFERORS SERVICES CORPORATION	300022895	12/21/2011
38	0.01	LODR TRANSFERORS SERVICES CORPORATION	300022895	12/21/2011
39	0.01	LODR TRANSFERORS SERVICES CORPORATION	300022895	12/21/2011
40	0.01	LODR TRANSFERORS SERVICES CORPORATION	300022895	12/21/2011

AVERY STATION SECTION II-A

BURY

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TAXES #71-0008 TEXAS #18-000000
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CB-07-0043023A

SHEET 2 OF 4

(SEE SHEET 1)

REMAINING PORTION OF
177.68 ACRES
NORTHWOOD AVERY BRANCH, LLC
DOC. NO. 300048001

REMAINING PORTION OF
306.821 ACRES
SAB FAMILY PARTNERSHIP LTD
DOCUMENT NO. 301310308

241.280 ACRES
AMPHEN LAND INVESTMENTS, L.L.C.
DOCUMENT NO. 300081469

REMAINING PORTION OF
177.68 ACRES
NORTHWOOD AVERY BRANCH, LLC
DOC. NO. 300048001

LOT 4, BLOCK 12
AVERY STATION SECTION 15, PHASE 1
DOCUMENT NO. 2011058116

LOT 2, BLOCK 17
AVERY STATION SECTION 15, PHASE 1
DOCUMENT NO. 2011058116