

C16
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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2013-0191.0A

P.C. DATE: June 24, 2014

SUBDIVISION NAME: Resubdivision of Lots 1 & 2, Block A of the Terrace Section 5 and Lot 1, Block B of the Terrace Section 7

AREA: 33.1335 acres

LOT(S): 4

OWNER/APPLICANT: Desta Three Partnership, Ltd.
(Rodger Arend)

AGENT: Malone/Wheeler, Inc.
(Pete Malone)

ADDRESS OF SUBDIVISION: 2900, 2901 & 3000 Via Fortuna at Tuscan Terrace

GRIDS: F-21

COUNTY: Travis

WATERSHED: Barton Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: PUD

NEIGHBORHOOD PLAN: Barton Hills

PROPOSED LAND USE: Office

SIDEWALKS: Sidewalks will be provided along Via Fortuna.

DEPARTMENT COMMENTS: The request is for approval of the Resubdivision of Lots 1 & 2, Block A of the Terrace Section 5 and Lot 1, Block B of the Terrace Section 7. The proposed plat is composed of 4 lots on 33.1335 acres.

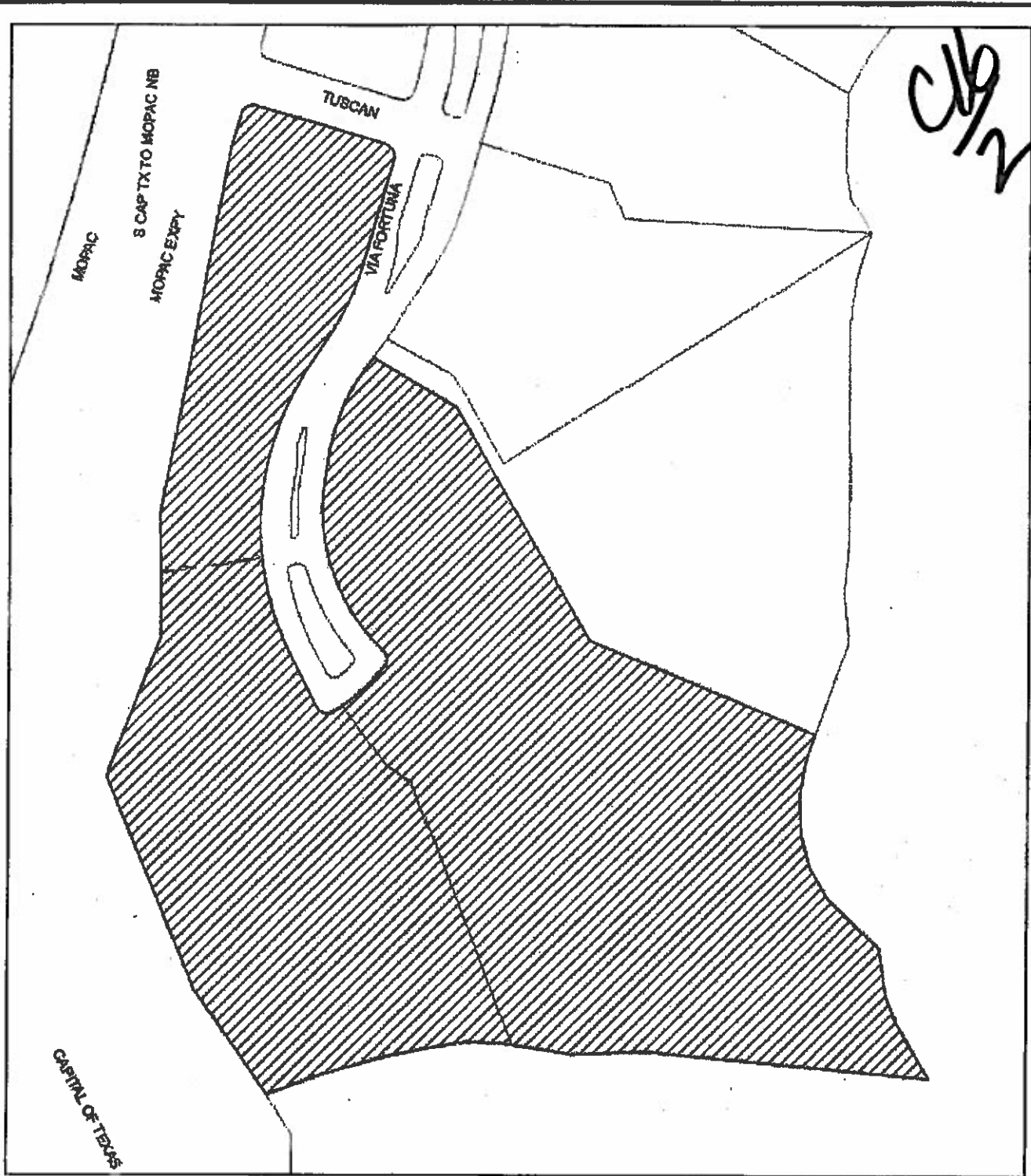
STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.



PLANNING COMMISSION ACTION:

CASE MANAGER: Sylvia Limon
E-mail: Sylvia.limon@austintexas.gov

PHONE: 512-974-2767

CLB
1/2



-  Subject Tract
-  Base Map

CASE#: C8-2013-0191.0A
LOCATION: Via Fortuna @ Tuscan Terrace

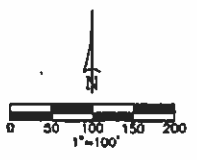
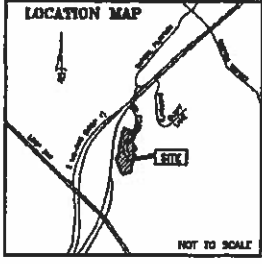
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.



RESUBDIVISION OF LOTS 1 AND 2, BLOCK "A" OF THE TERRACE, SECTION FIVE AND LOT 1, BLOCK "B" OF THE TERRACE, SECTION SEVEN

CLB
3



- LEGEND**
- RPATA. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
 - LCDA. TRAVIS COUNTY DEED RECORD
 - ROBT. RIGHT OF WAY
 - N.T.S. NOT TO SCALE
 - BL. BUILDING SETBACK LINE
 - PU. PUBLIC UTILITY EASEMENT
 - RI. RECORD INFORMATION
 - 1/2" IRON ROD FOUND
 - 1/2" IRON ROD FOUND WITH CAP MARKED "CAPITAL SURVEYING CO. INC."
 - 1/2" IRON ROD SET WITH CAP MARKED "CAPITAL SURVEYING CO. INC."
 - DORTON OIL SPINDLE FOUND
 - ▲ CALCULATED POINT
 - ▲ CONCRETE MONUMENT FOUND
 - "X" IN CONCRETE FOUND
 - SIDEWALK
 - BREAK IN SCALE

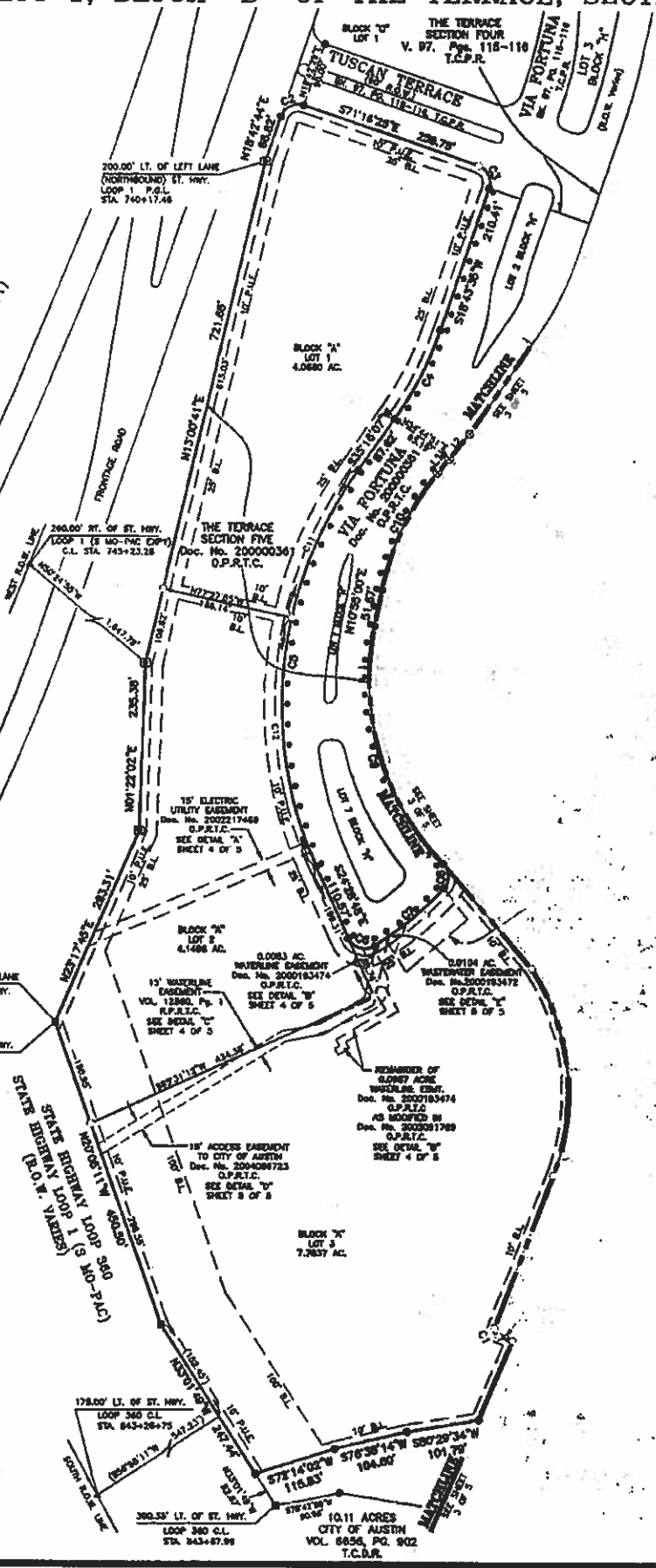
PROJECT BENCHMARKS

BM #1-5 - COTTON SPINDLE IN 8" CLM APPROXIMATELY 100' SOUTH OF THE SOUTH END OF VIA FORTUNA IN LOT 2, BK. "A" ELEV. 890.48'

BM #1-10 - SPINDLE IN 8" SPANISH OAK IN MEDIUM OF TUSCAN TERRACE ELEV. 854.62'

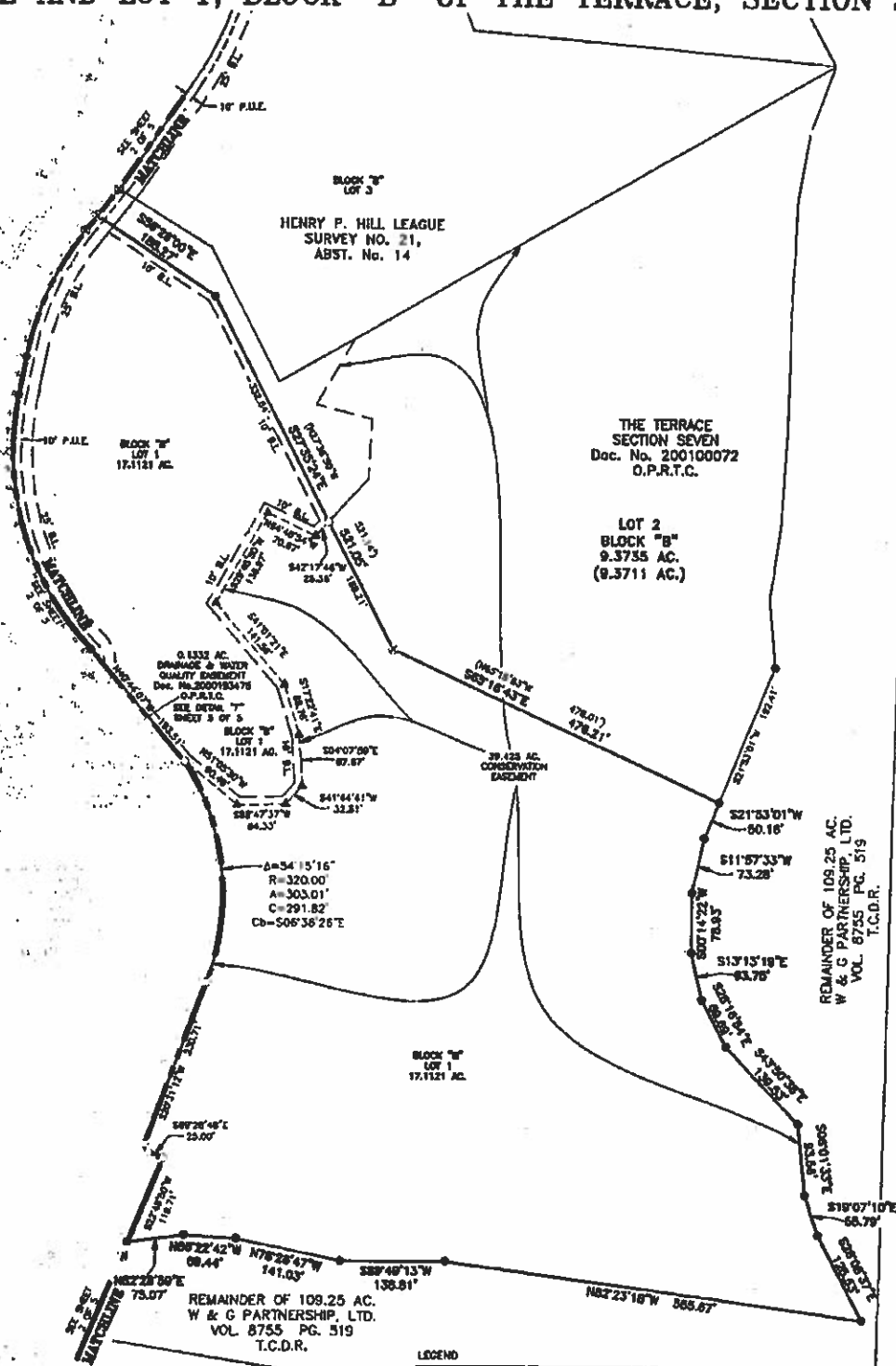
RESUBDIVISION OF LOTS 1 AND 2, BLOCK "A" OF THE TERRACE, SECTION FIVE AND LOT 1, BLOCK "B" OF THE TERRACE, SECTION SEVEN

CSCI		CITY OF AUSTIN	
OWNER	DATE	SCALE	SHEET
CITY OF AUSTIN	12/05/10	1" = 100'	2 OF 6
PROJECT NO.	DATE	BY	CHECKED
120507	02/09/11	CS	CS



RESUBDIVISION OF LOTS 1 AND 2, BLOCK "A" OF THE TERRACE, SECTION FIVE AND LOT 1, BLOCK "B" OF THE TERRACE, SECTION SEVEN

C16
4



$\Delta = 54^{\circ}15'16''$
 $R = 320.00'$
 $A = 303.01'$
 $C = 291.82'$
 $Cb = 506^{\circ}38'28''E$

LIVE TABLE

LINE	BEARING	DISTANCE
L1	N82°28'00"E	26.17
L2	N82°28'00"E	42.42

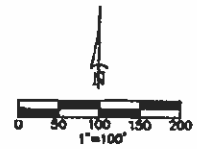
BOUNDARY CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHL BEARING
C1	89°58'39"	8.00'	7.85'	7.07'	S2°28'42"E
C2	89°58'00"	25.00'	38.26'	35.38'	N82°45'00"E
C3	90°00'00"	25.00'	38.27'	35.38'	S28°16'28"E
C4	18°32'32"	487.00'	140.81'	140.12'	S28°56'51"W
C5	59°44'58"	541.00'	588.02'	558.87'	R05°23'40"W
C6	87°03'06"	25.00'	42.35'	37.48'	R73°00'20"E
C7	18°45'52"	432.00'	122.68'	122.41'	N82°08'11"E
C8	89°05'57"	25.00'	32.57'	34.13'	N01°20'43"W
C9	58°18'41"	378.00'	582.01'	348.12'	N11°24'21"W
C10	22°06'12"	378.00'	183.85'	183.11'	N82°28'00"E
C11	22°18'00"	61.00'	28.18'	28.18'	S23°27'00"W
C12	39°29'51"	561.00'	384.87'	330.88'	S06°18'23"E

RESUBDIVISION OF LOTS 1 AND 2, BLOCK "A" OF THE TERRACE, SECTION FIVE AND LOT 1, BLOCK "B" OF THE TERRACE, SECTION SEVEN

CSCI

DATE	BY	SCALE	PLAT
2013-01-17	J. J. ...	1" = 100'	3 OF 5



- LEGEND
- SPAAA OFFICIAL PUBLIC RECORDS OF TRANS COUNTY
 - TAAA TRANS COUNTY DEED RECORD
 - RAA RIGHT OF WAY
 - RAA NOT TO SCALE
 - BL BUILDING SETBACK LINE
 - PAZ PUBLIC UTILITY EASEMENT
 - 1 RECORD INFORMATION
 - 1/2" IRON ROD FOUND
 - 1/2" IRON ROD FOUND WITH CAP MARKED "CAPITAL SURVEYING CO. INC."
 - 1/2" IRON ROD SET WITH CAP MARKED "CAPITAL SURVEYING CO. INC."
 - OC COTTON ONE SPINDLE FOUND
 - DC CONCRETE MOUND FOUND
 - ▲ CALCULATED POINT
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 - SIDEWALK
 - BREAK IN SCALE