

C15

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2013-0092.1A

ZAP DATE: July 15, 2014

SUBDIVISION NAME: Springfield Section 2

AREA: 39.784 acres

LOT(S): 116

OWNER/APPLICANT: KB Home Lonestar, Inc.
(John Zinsmeyer)

AGENT: Pape-Dawson Engineers
(Britton Thomas)

ADDRESS OF SUBDIVISION: E. William Cannon Drive at Janes Ranch Road

GRIDS: J/K-13

COUNTY: Travis

WATERSHED: Cotton Mouth/Marble Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-4A

PROPOSED LAND USE: Residential

SIDEWALKS: Sidewalks will be provided along subdivision side of E. William Cannon Drive and all internal street of the subdivision prior to the lots being occupied.

DEPARTMENT COMMENTS: The request is for approval of the final plat out of an approved preliminary, namely, Springfield Section 2. The proposed plat is composed of 116 lots on 39.784 acres.

An Education Impact Statement was completed with the rezoning case, C14-2013-0036.

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

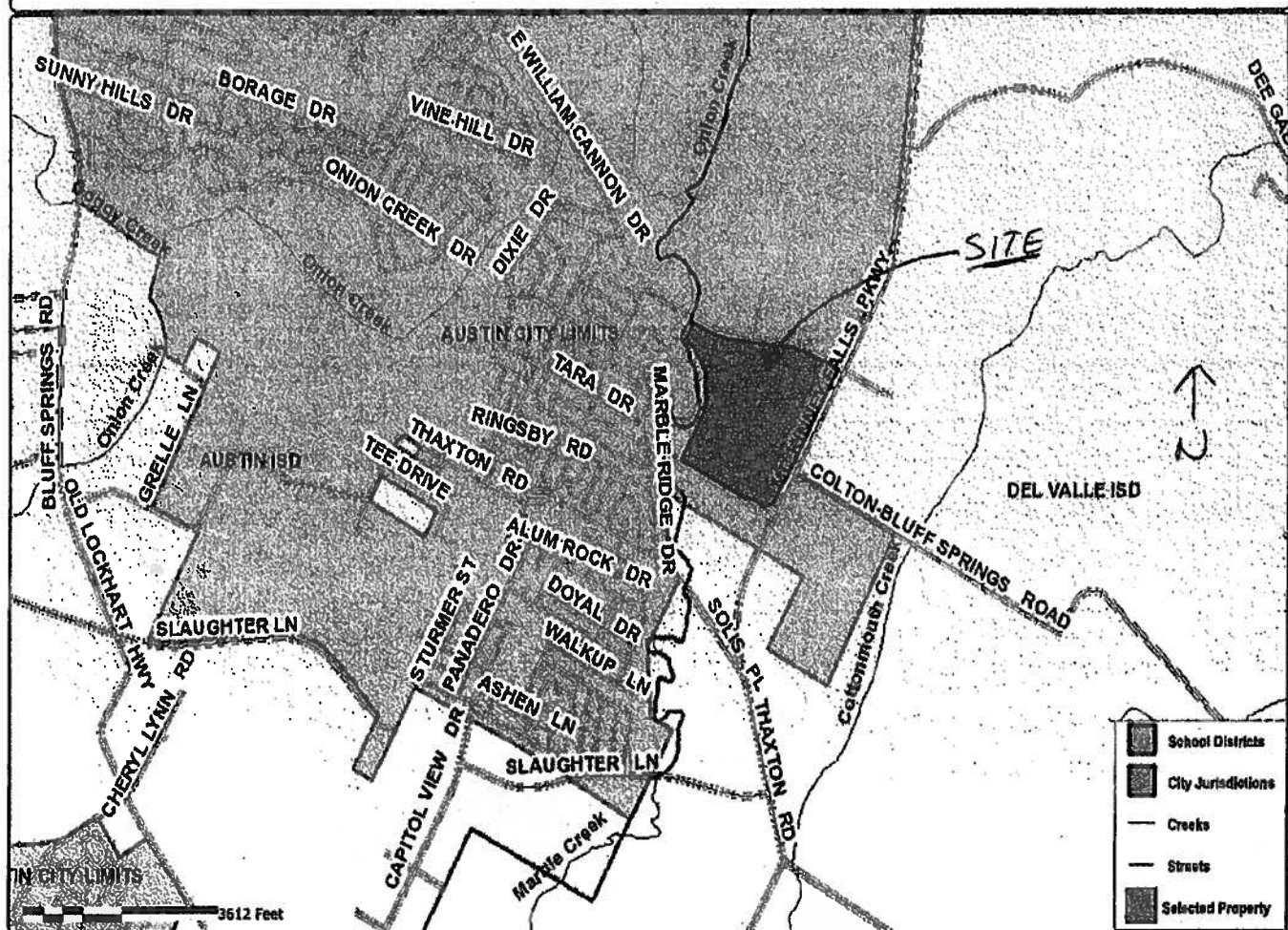
ZONING AND PLATTING ACTION:

CASE MANAGER: Sylvia Limon

PHONE: 512-974-2767

E-mail: Sylvia.limon@austintexas.gov

C15/2



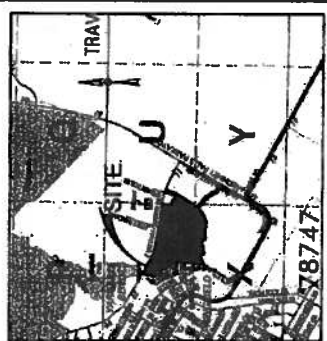
Location Map

SPRINGFIELD, SECTION 2

A 19.78% OF AN ACRES, OR 1,721.97 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF 89.73 ACRES TRACT DESCRIBED IN CONVEYANCE TO ELLA MAE LONG, ILL. INC. IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 22,017,212 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, IN THE SANDEGRO VALLE GRANT, ABSTRACT NO. 34, OF THE CITY OF AUSTIN, HARRIS COUNTY, TEXAS.



SCALE: 1"=100'

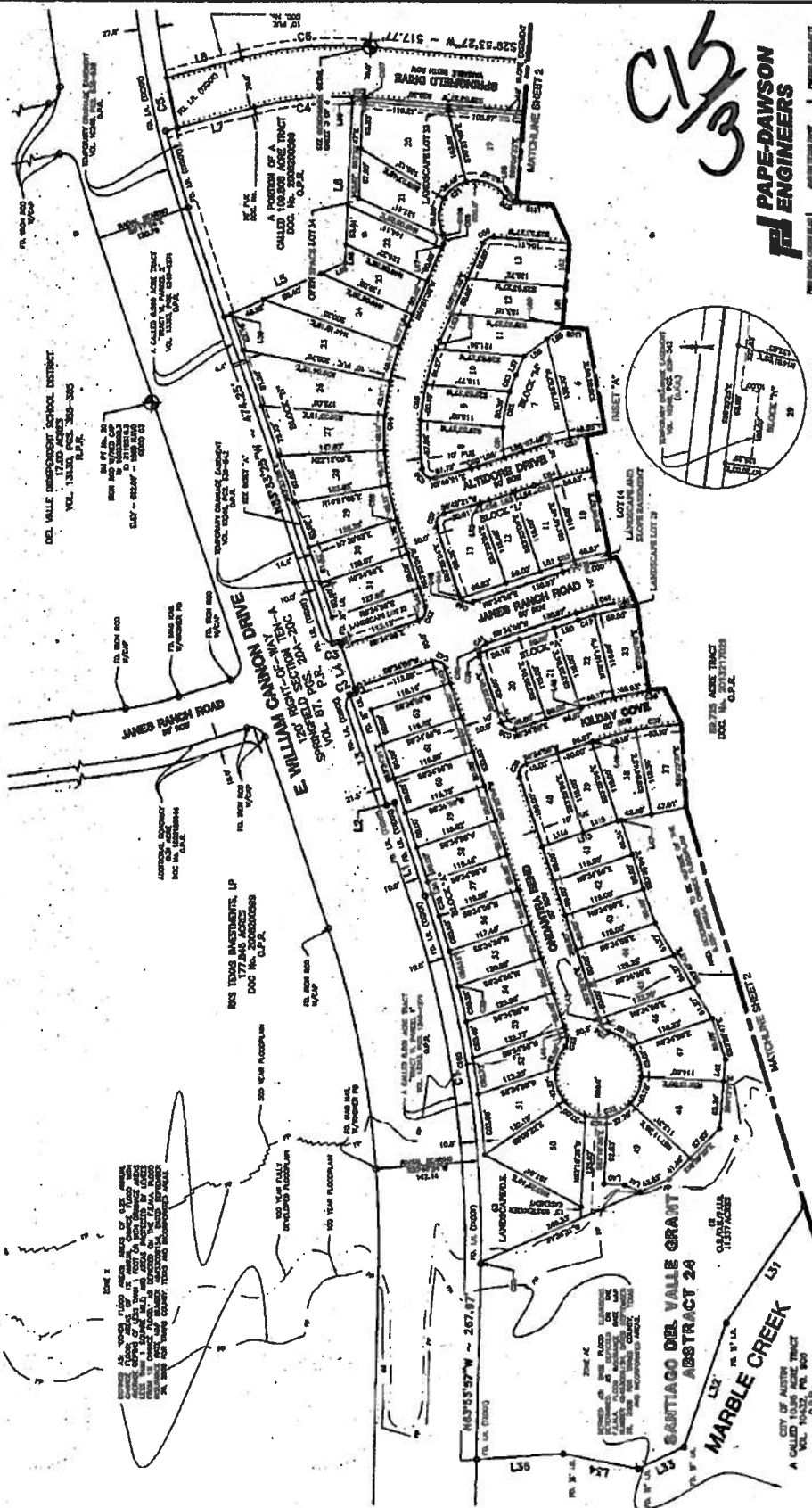


LOCATION MAP

NO. 100-100000
100-100000
100-100000

LOT SUMMARY
TOTAL LOT ACRES: 30.42
TOTAL SUBDIVISION ACRES: 29.754
TOTAL NUMBER OF RESIDENTIAL LOTS: 189
TOTAL NUMBER OF OPEN SPACE/RECREATION LOTS: 2
TOTAL NUMBER OF LANDSCAPE LOTS: 5

BARBERS BASED ON PLAT. 1850 (CODE 1946)
TEXAS STATE PLANE COORDINATE SYSTEM
ESTABLISHED
FOR THE CERRILLO ZONE
CONVERSION SCALE FACTOR
APPROXIMATE 6
NORTH ARIZONA ELEVATION BASED ON NAVD 83
GEOID 10

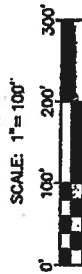
[illegible]

NOT TO SCALE
SHEET 1 OF 4

C15/3

CB-2013-00971A

A 30.74% OF AN ACRES OR 1,752.977 SQUARE FEET MORE OR LESS TRACT OF LAND BEING OUT OF 69,275 ACRES TRACT DECEASED IN CONVEYANCE TO IS HANS LOUIS EAS, INC. IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 20320272 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, IN THE LAMARCO DEL VALLE GORDON, INSTRUMENT NO. 24 OF THE CITY OF AUSTIN, TEXAS COUNTY, TEXAS.



MEASUREMENTS BASED ON JULY 1980 FOOTING
TEXAS STATE PLANE COORDINATE SYSTEM
EXPANDED
FOR THE CONGRUENT ZONE

COMBINED SCALE FACTOR:
SUPPLEMENTAL

BENCHMARK ELEVATION BASED ON NAVD 83
CRUCIAL

LOT EIGHT
TOTAL LOT ACRES: 20.32
TOTAL SUBDIVISION ACRES: 20.32
TOTAL NUMBER OF RESIDENTIAL LOTS: 149
TOTAL NUMBER OF OPEN SPACE/RECREATION LOTS: 2
TOTAL NUMBER OF LAKE/CAP LOTS: 5

[illegible]

C15/4



**PAPE-DAWSON
ENGINEERS**

[illegible]

SHEET 2 OF 4

CR 2012-0021A

SPRINGFIELD, SECTION 2

Doc. No. 100-102-02761 Pmt/Pmt0762-02.doc