

C7  
/1

**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8J-2010-0139.3A

**Z.A.P. DATE:** September 2, 2014

**SUBDIVISION NAME:** Greyrock Ridge Phase 3

**AREA:** 64.487 acres

**LOT(S):** 89

**OWNER/APPLICANT:** HM Grey Rock Ridge Develop.  
(Blake Magee) & Stella's Grove LLC

**AGENT:** LJA Engineering Inc.  
(Dan Ryan)

**ADDRESS OF SUBDIVISION:** S Mopac Expressway SB

**GRIDS:** B-13/14

**COUNTY:** Travis

**WATERSHED:** Bear/ Slaughter Creek

**JURISDICTION:** Full-Purpose

**EXISTING ZONING:** SF-2

**PROPOSED LAND USE:** Residential

**SIDEWALKS:** Sidewalks will be provided on one side of all internal streets.

**DEPARTMENT COMMENTS:** The request is for approval of the final plat out of an approved preliminary, namely Greyrock Ridge Phase 3. The proposed plat is composed of 89 lots on 64.487 acres.

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

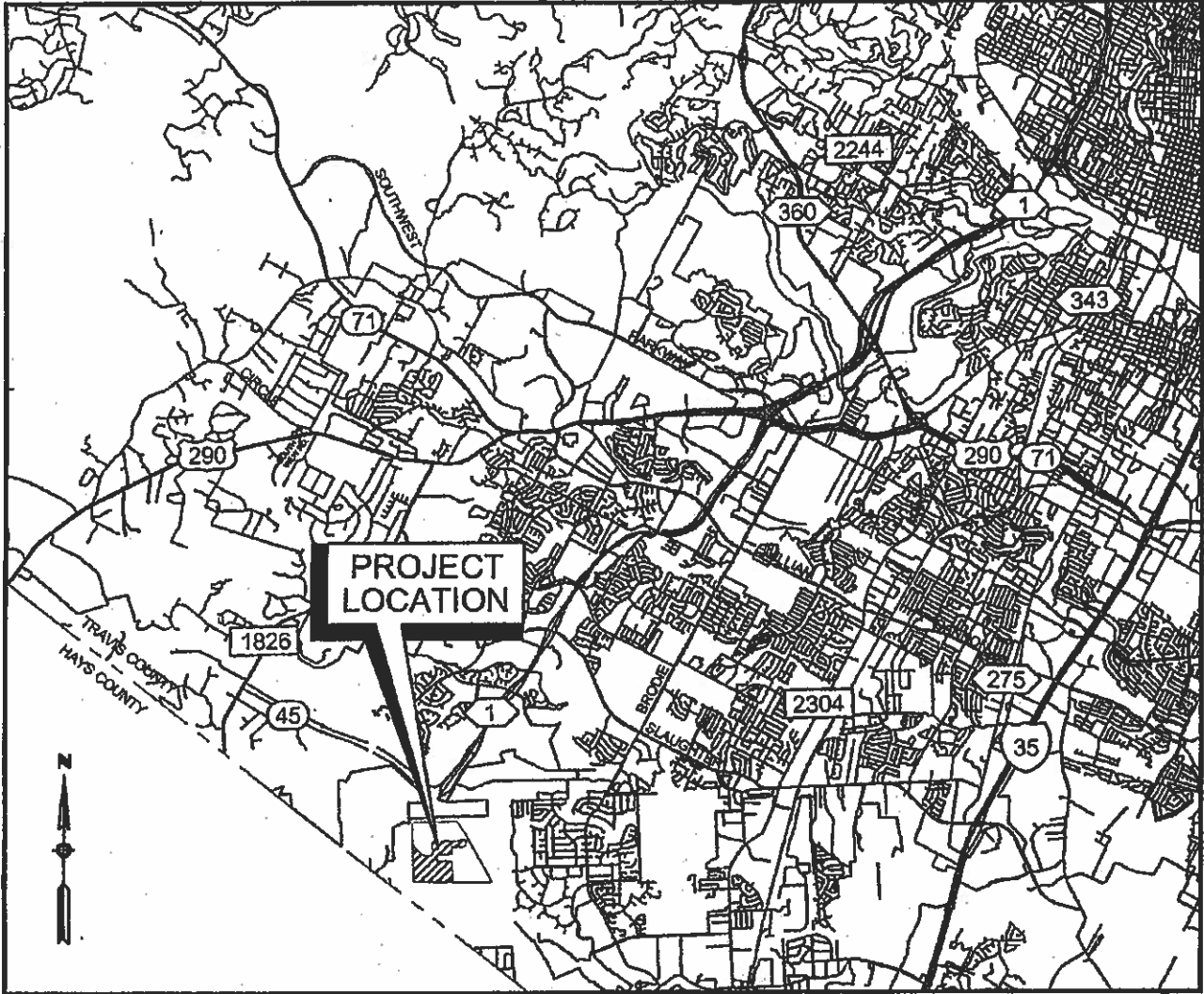
**ZONING AND PLATTING ACTION:**

**CASE MANAGER:** Sylvia Limon

**PHONE:** 512-974-2767

**E-mail:** [Sylvia.limon@austintexas.gov](mailto:Sylvia.limon@austintexas.gov)

CT2



LOCATION MAP

(N.T.S.)

GRID NO. B-14, B-13

MAPSCO PAGE 671Q, U, V

# GREYROCK RIDGE, PHASE 3

STATE OF TEXAS  
COUNTY OF TARRANT  
DATE: JAN. 20, 2014



### LEGEND

- CONCRETE RETAINMENT FOUND
- MAIL FOUND
- 1/2 CAPPED BORN ROAD SET
- 1/2 CAPPED BORN ROAD ROUND
- WELLS OR OTHER MOVED
- IRON PIPE FOUND
- WELL
- STORAGE TANK
- STORAGE TANK FOUND
- STORAGE TANK FOUND
- WATER QUALITY EASEMENT
- WATER QUALITY EASEMENT
- APPLICABLE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
- APPLICABLE REAL PROPERTY RECORDS OF TARRANT COUNTY, TEXAS
- LOT NUMBER
- BLOCK
- BOUNDARY LINE
- EASEMENT LINE
- APPROXIMATE SURVEILLY LOCATION

DATE: JAN. 20, 2014

COMMENTS/NOTES:  
 IN GREY ROCK RIDGE DEVELOPMENT, INC.  
 BLAKE WOOD, PRESIDENT  
 401 N. LAUREL BLVD.  
 AUSTIN, TX 78703  
 (512) 491-4333

SENA'S DRIVE, LLC  
 4502 BLISS SPALAN ROAD  
 SPRINGDALE, TX 78052  
 (512) 652-5300

UNIVERSITY OF TEXAS AT AUSTIN  
 5911 UNIVERSITY 2ND WEST STE. 150  
 AUSTIN, TEXAS 78758  
 Phone: (512) 438-1300  
 Fax: (512) 438-4916

SENESTONE SURVEYING  
 5501 WEST WILLIAM CANNON DRIVE  
 AUSTIN, TEXAS 78719  
 Phone: (512) 282-0178  
 Fax: (512) 288-5165

BENCHMARK #1: J. LEON ALUMINUM DISC  
 IN CORNER SURVEY AT 78  
 POINTS COORDINATE SYSTEM, CENTRAL ZONE  
 (GSD) LOCAL DATUM  
 EASTING: 230883.14  
 NORTING: 104383.44  
 ELEVATION: 814.13

BENCHMARK #2: COTTON SWIMBLE SET IN  
 AT CDAR DJM  
 TEXAS COORDINATE SYSTEM, CENTRAL ZONE  
 (GSD) LOCAL DATUM  
 EASTING: 100427  
 NORTING: 100427  
 ELEVATION: 837.55

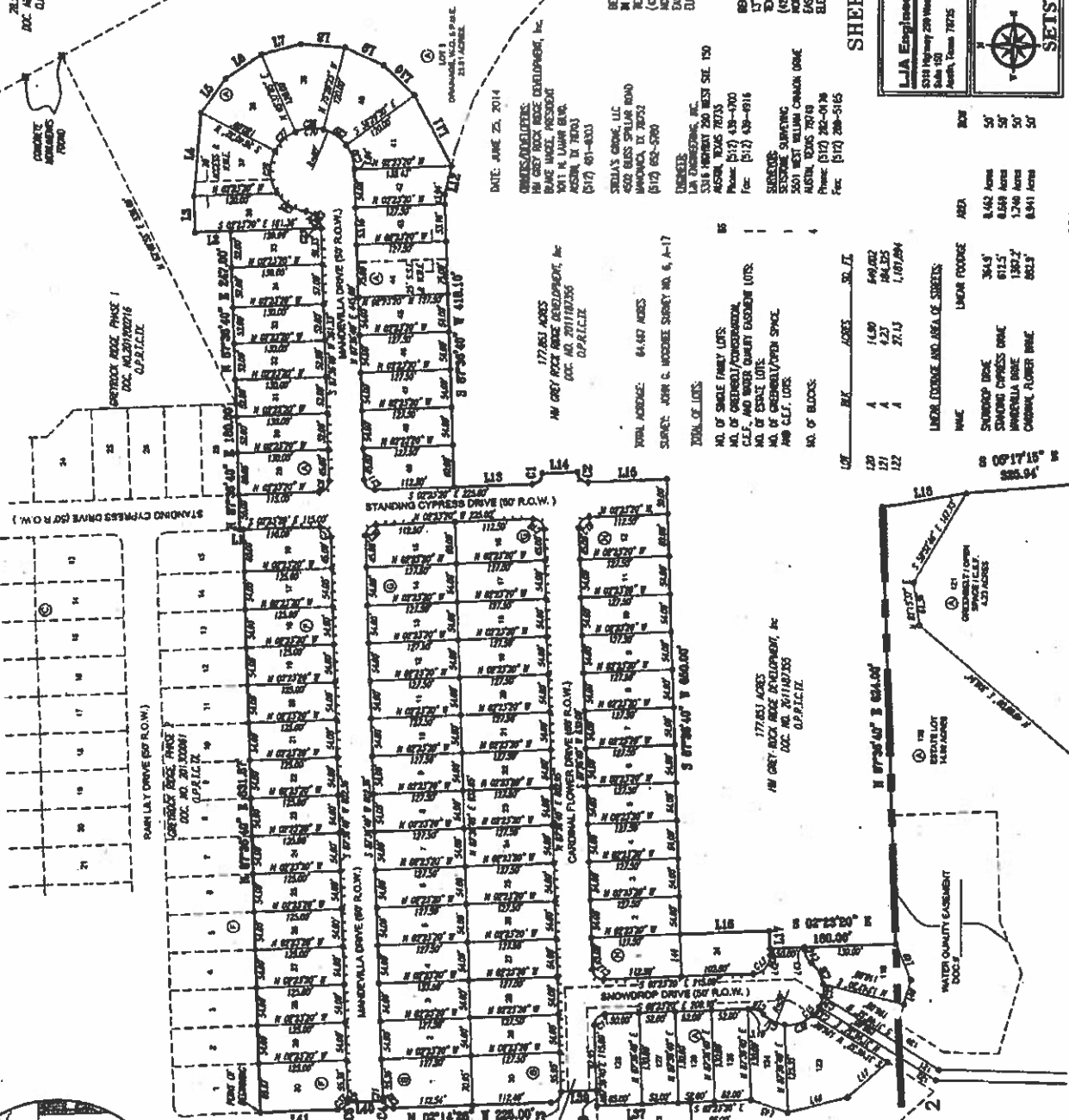
SHEET NO. 1 OF 5

**LJA**  
 Engineering Inc.  
 5318 Highway 289 West  
 Suite 100  
 North, Texas 78725  
 Phone: (512) 288-5165

5501 West William Cannon Drive  
 Austin, Texas 78719  
 Phone No. (512) 282-0178  
 Fax No. (512) 288-5165

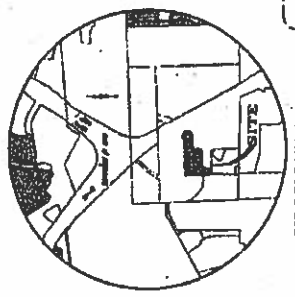
**SEISTONE SURVEYING**

CSJ-2010-0138.JA L 4576-076\DWG\PLAT-PH 3



LOT	BLK	ACRES	BL. II
120	A	14.90	640,072
121	A	4.21	184,255
122	A	21.13	1,007,094

NAME	LINEAR FOOTAGE	AREA
SHOUDROP DRIVE	364.5'	8,462 ACRES
STANDING CYPRESS DRIVE	611.5'	8,689 ACRES
MANORVILLE DRIVE	1,807.2'	1,740 ACRES
CARDINAL FLOWER DRIVE	862.3'	8,941 ACRES



VICINITY MAP  
 N.T.S.

GREYROCK RIDGE, PHASE 2  
 DOC. NO. 201300041  
 O.P.A.P.L.I.C.K.

AMBERLYN DRIVE  
 1.76 ACRES  
 O.P.A.P.L.I.C.K.

EMERGENCY ACCESS EASEMENT  
 DOC. NO. 201300041  
 O.P.A.P.L.I.C.K.

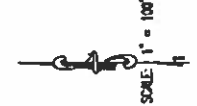
CARDINAL FLOWER DR.  
 (57' R.O.W.)  
 O.P.A.P.L.I.C.K.

WATER QUALITY EASEMENT  
 DOCUMENT # 201300041  
 O.P.A.P.L.I.C.K.

MATCH LINE  
 SEE SHEET NO. 2

MATCH LINE  
 SEE SHEET NO. 2

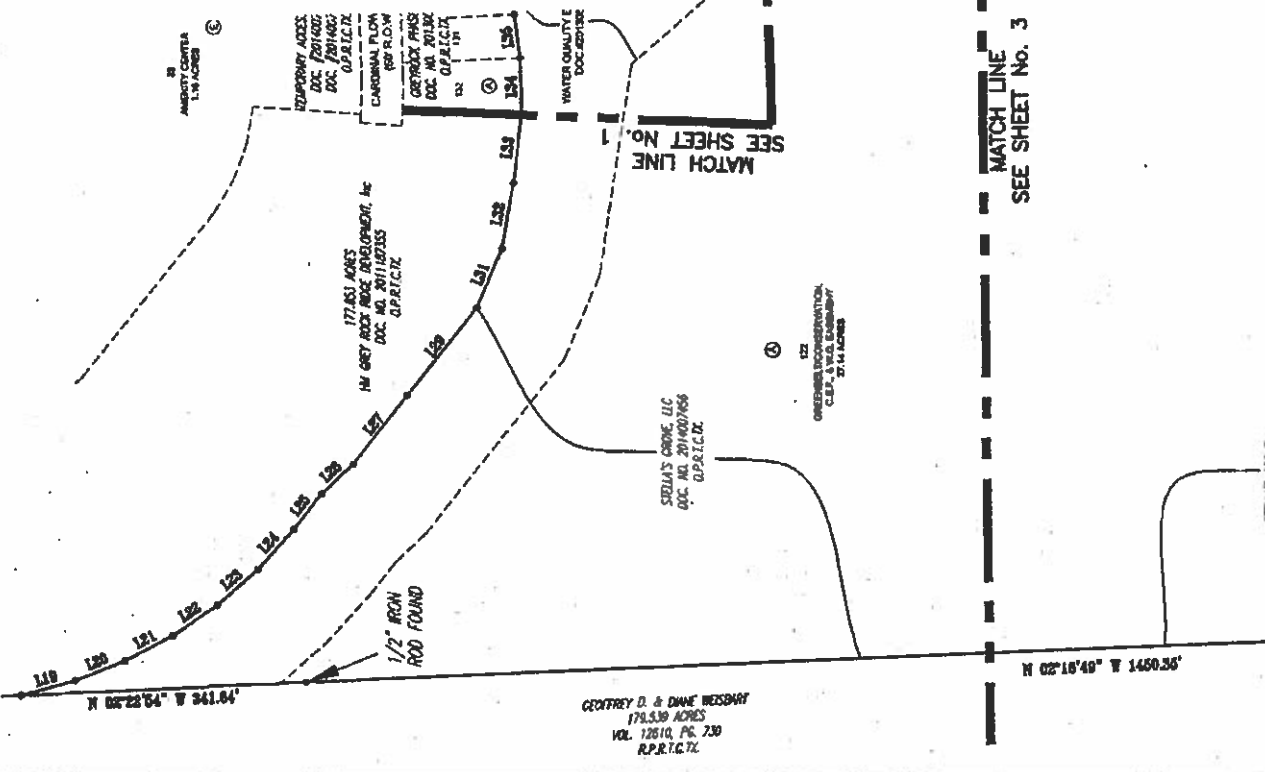
# GREYROCK RIDGE, PHASE 3



- LEGEND**
- CONCRETE NUMBER FOUND
  - 1/2" CAPED IRON ROD SET
  - 1/2" CAPED IRON ROD FOUND
  - UNLESS OTHERWISE NOTED
  - IRON PIPE FOUND
  - WATER QUALITY EASEMENT
  - STORM SEWER EASEMENT
  - PUBLIC UTILITY EASEMENT
  - WATER QUALITY EASEMENT
  - OPTIONAL PUBLIC EASEMENTS OF TRAVIS COUNTY, TEXAS
  - APPROXIMATE REAL PROPERTY BOUNDARIES OF TRAVIS COUNTY, TEXAS
  - LOT NUMBER
  - BLOCK
  - BOUNDARY LINE
  - EASEMENT LINE
  - APPROXIMATE SECTION LOCATION

LINE	LENGTH	BEARING
L26	52.52	S47°19'01"E
L27	104.00	S172°30"E
L28	132.46	S177°21"E
L29	76.87	S67°10'57"E
L30	76.82	S87°22'34"E
L31	81.82	S51°52'51"E
L32	67.96	N87°35'40"E
L33	52.19	N87°35'40"E
L34	104.00	N87°35'40"E
L35	135.00	N87°35'40"E
L36	22.06	N87°35'40"E
L37	50.00	N87°35'40"E
L38	51.65	N87°35'40"E
L39	109.96	N87°35'40"E
L40	9.92	N87°35'40"E
L41	4.01	N87°35'40"E
L42	60.00	N87°35'40"E
L43	53.66	S18°30'30"E
L44	87.79	N174°42'57"E
L45	76.33	N74°39'40"E
L46	35.18	S88°44'44"E
L47	51.63	S88°44'44"E

LINE	LENGTH	BEARING
L1	5.00	N82°21'20"W
L2	51.37	N82°21'20"W
L3	52.00	N87°28'40"E
L4	118.27	S85°17'47"E
L5	58.81	S85°45'43"E
L6	61.85	S57°17'51"E
L7	58.48	S150°1'30"E
L8	63.27	S84°16'19"W
L9	60.70	S84°16'19"W
L10	61.06	S43°44'59"W
L11	114.03	S81°56'40"W
L12	112.50	N77°07'32"W
L13	50.00	S87°21'20"E
L14	50.00	S87°21'20"E
L15	112.50	S87°21'20"E
L16	127.50	S87°21'20"E
L17	23.00	S87°35'40"E
L18	121.29	S88°46'37"E
L19	64.89	S145°57'20"E
L20	64.13	S88°57'17"E
L21	64.13	S87°24'41"E
L22	64.13	S47°12'10"E
L23	64.13	S47°12'10"E
L24	64.13	S47°12'10"E
L25	53.12	S170°28'21"E



SHEET NO. 2 OF 5

**LJA Engineering Inc.**  
 534 Highway 200 West  
 Suite 150  
 Austin, Texas 78735

**SETSTONE SURVEYING**  
 501 West William Cannon Drive  
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 Phone No. 512.263.4479  
 Fax No. 512.263.5445

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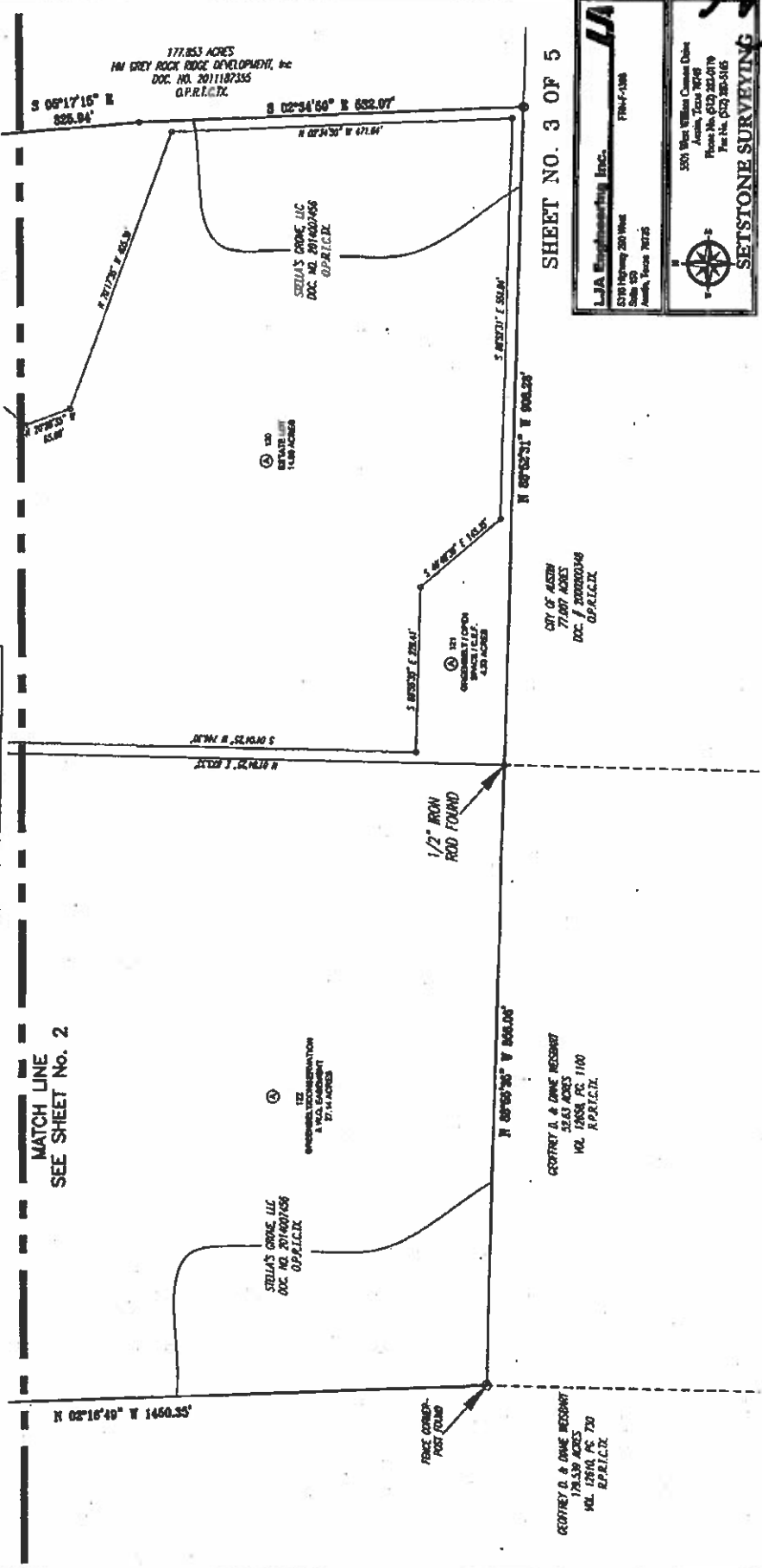
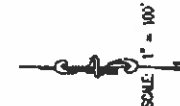
GEOFFREY D. & DAWE WESSBART  
 174.539 ACRES  
 VOL. 12610, PG. 230  
 R.P.R.T.C.T.X.

# GREYROCK RIDGE, PHASE 3

DATE	ANGLS	LENGTH	CHORD	CHORD BEARING	BEARING
C19	15.07	21.57	17.21	S 72° 21' 27" W	15.00
C20	15.07	21.57	17.21	S 72° 21' 27" W	15.00
C21	15.07	21.57	17.21	S 72° 21' 27" W	15.00
C22	15.07	21.57	17.21	S 72° 21' 27" W	15.00
C23	15.07	21.57	17.21	S 72° 21' 27" W	15.00
C24	15.07	21.57	17.21	S 72° 21' 27" W	15.00
C25	15.07	21.57	17.21	S 72° 21' 27" W	15.00
C26	15.07	21.57	17.21	S 72° 21' 27" W	15.00
C27	15.07	21.57	17.21	S 72° 21' 27" W	15.00
C28	15.07	21.57	17.21	S 72° 21' 27" W	15.00
C29	15.07	21.57	17.21	S 72° 21' 27" W	15.00
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C32	15.07	21.57	17.21	S 72° 21' 27" W	15.00
C33	15.07	21.57	17.21	S 72° 21' 27" W	15.00
C34	15.07	21.57	17.21	S 72° 21' 27" W	15.00
C35	15.07	21.57	17.21	S 72° 21' 27" W	15.00
C36	15.07	21.57	17.21	S 72° 21' 27" W	15.00
C37	15.07	21.57	17.21	S 72° 21' 27" W	15.00

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C37	15.07	21.57	17.21	S 72° 21' 27" W	15.00

- LEGEND**
- CONCRETE MONUMENT FOUND
  - 1/2" CHIPPED IRON ROD SET
  - 1/2" CHIPPED IRON ROD FOUND
  - UNLESS OTHERWISE NOTED
  - IRON PIPE FOUND
  - WOODEN POST FOUND
  - STEEL SPOKE FOUND
  - STEEL SPOKE FOUND
  - PUBLIC UTILITY EASEMENT
  - WATER UTILITY EASEMENT
  - WELL
  - OPTIONAL PUBLIC RECORDS
  - OF TARRANT COUNTY, TEXAS
  - REPLACES REAL PROPERTY RECORDS
  - OF TARRANT COUNTY, TEXAS
  - LOT NUMBER
  - BLK
  - BOUNDARY LINE
  - EASEMENT LINE
  - APPROXIMATE SOUNDED LOCATION



**LJA Engineering Inc.**  
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CSJ-2010-0139.3A J 4576-076 DMC/PLAT-PH 3

SHEET NO. 3 OF 5

MATCH LINE  
SEE SHEET NO. 2