

C16  
1

**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8J-2007-0135.01.1A

**Z.A.P. DATE:** 11.18.2014

**SUBDIVISION NAME:** Stoney Ridge Phase C, Section 2A

**AREA:** 9.69 Acres

**LOT(S):** 56 Total Lots

**OWNER/APPLICANT:** SR Development, Inc.  
(Bill Gurasich)

**AGENT:** Doucet & Assoc.  
(Davood Salek)

**ADDRESS OF SUBDIVISION:** Stoney Ridge Bend

**GRIDS:** P-13

**COUNTY:** Travis

**WATERSHED:** Dry Creek

**JURISDICTION:** Limited Purpose

**EXISTING ZONING:** SF-4A

**MUD:** Moore Crossing MUD

**PROPOSED LAND USE:** Single-Family Residential-Small Lot

**ADMINISTRATIVE WAIVERS:** None

**VARIANCES:** None

**SIDEWALKS:** Sidewalks will be provided on both sides of all internal and boundary streets.

**DEPARTMENT COMMENTS:** The request is for approval of a final plat located in the county and in the City of Austin's limited purpose. It is classified as a small lot subdivision. The plat is composed of 56 lots on 9.69 acres. The proposed subdivision includes 56 single-family lots. The applicant has secured a service extension from the City of Austin to provide water and wastewater to the proposed development.

**ISSUES:**

None.

**STAFF RECOMMENDATION:** The final plat meets all applicable state, county and City of Austin Title 30 – Land Development Code requirements and staff recommends approval.

**ZONING AND PLATTING COMMISSION ACTION:**

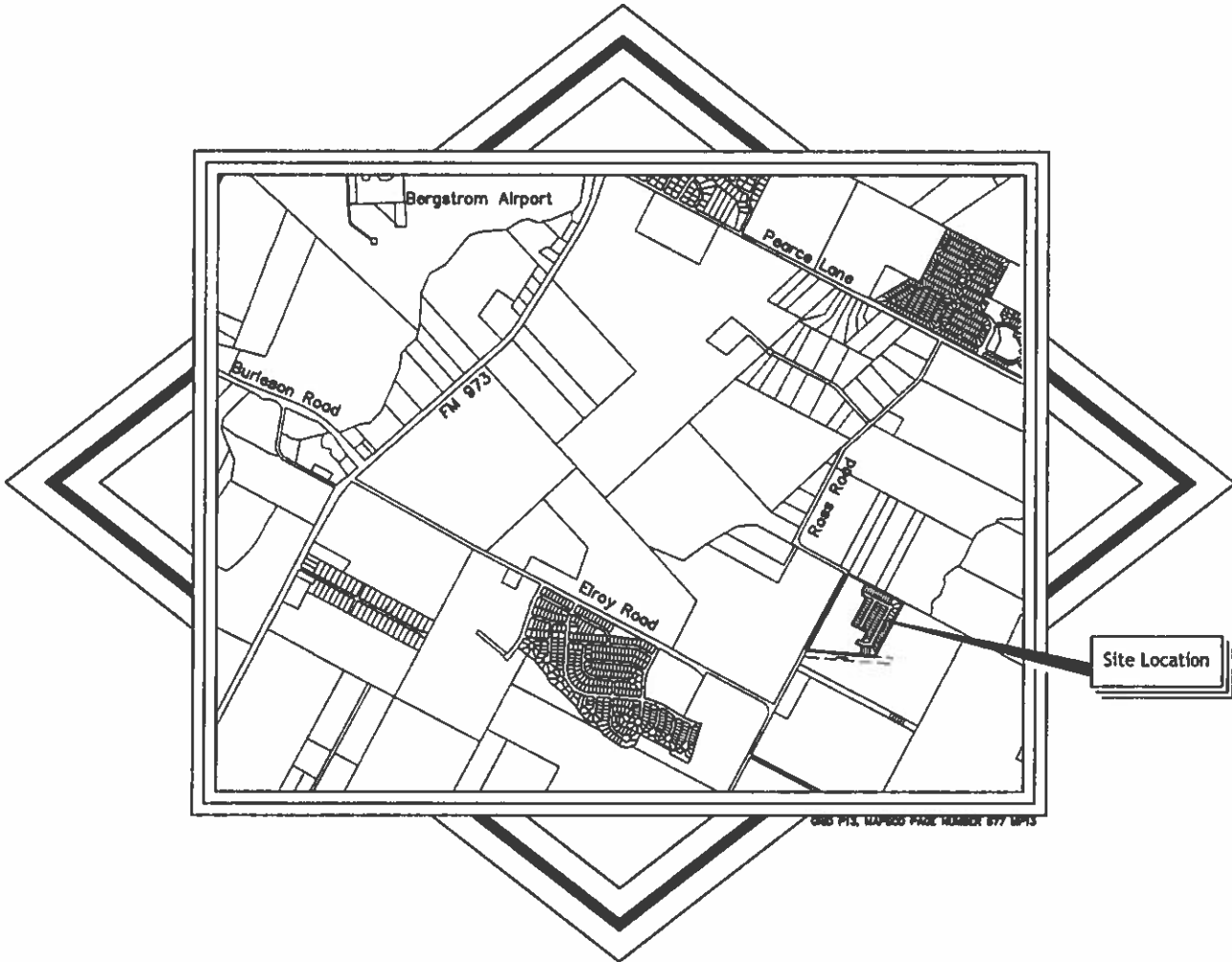
**CASE MANAGER:** Jose Luis Arriaga  
Email address: joe.arriaga@traviscountytx.gov

**PHONE:** 512-854-7562

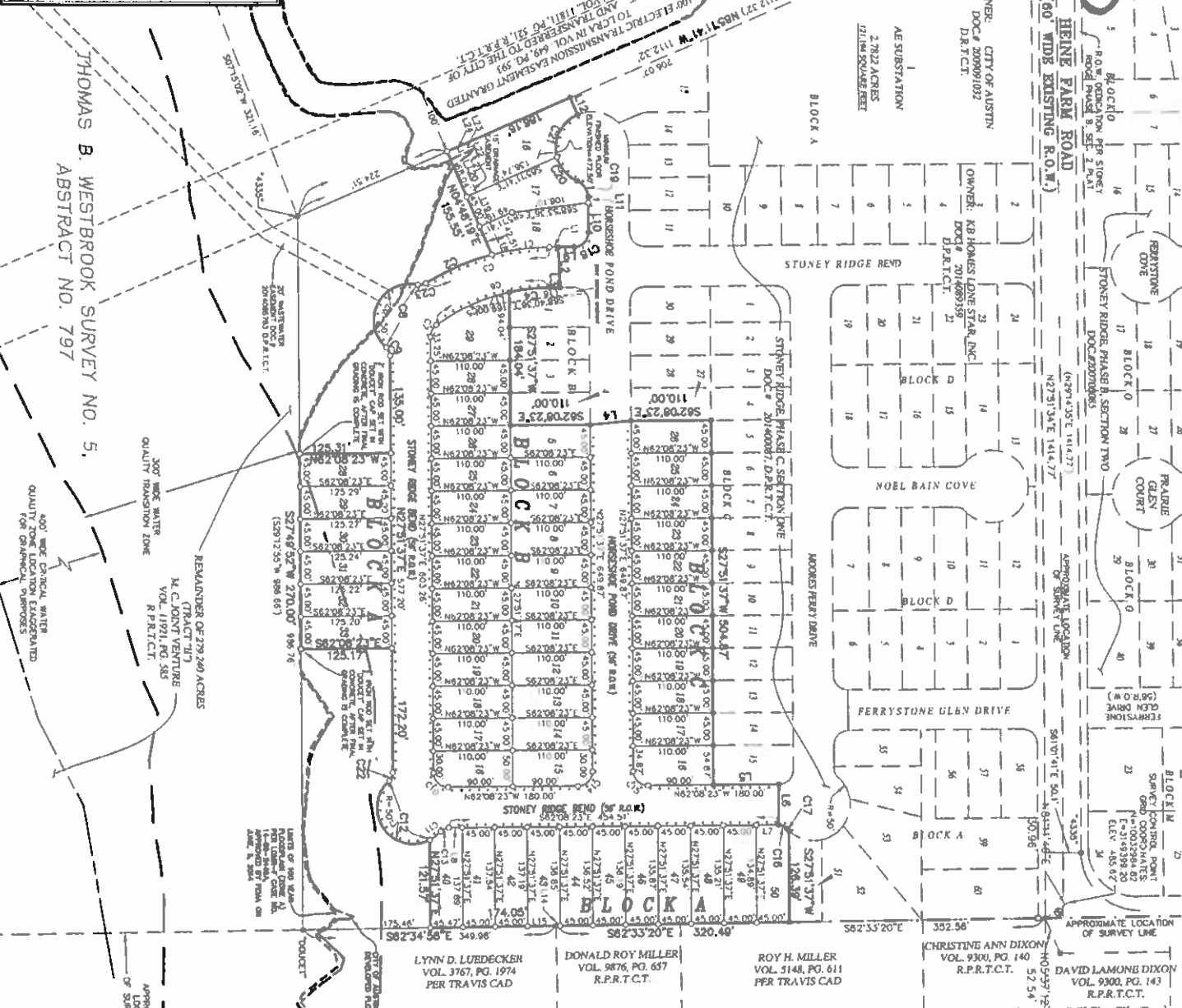
C16  
2

# STONE RIDGE PHASE C – SECTION 2-A

## AUSTIN, TEXAS



LEGEND
Symbol for Right-of-Way (RW)
Symbol for Utility Right-of-Way (URW)
Symbol for Easement
Symbol for Survey Boundary
Symbol for Survey Lot



THOMAS B. WESTBROOK SURVEY NO. 5, ABSTRACT NO. 797

JOSE ANTONIO NAVARRO SURVEY, ABSTRACT NO. 18, PER T.C.A.
AYRES MOODY SURVEY NO.168, PER G.L.O. MAP

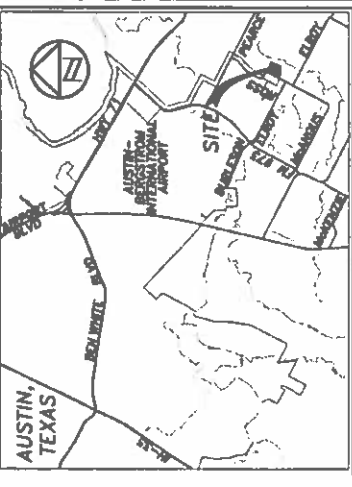
Table with columns: NO., LENGTH, RADIUS, DETA, BEARING, CHORD. Contains numerical data for various points in the survey.

Table with columns: NO., BEARING, DISTANCE. Contains numerical data for specific survey points.

STONEY RIDGE PHASE C SECTION 24 AUSTIN, TEXAS

DA DOUGLET & ASSOCIATES

City of Austin, Texas
7401 E. Lightfoot Dr., Suite 110
Austin, Texas 78758



**YONITY MAP**  
N.T.S.

**ENGINEER:**  
DAVID DIXON  
VOL. 9300, PG. 143  
SR11145 W. 30.9'

**OWNER/DEVELOPER:**  
SR DEVELOPMENT, INC.  
405 S. HENRIETTA ST.  
SUITE 200  
AUSTIN, TEXAS 78704  
CONTACT: WILLIAM & CONNOR

**SURVEYOR:**  
DAVID DIXON  
VOL. 9300, PG. 143  
SR11145 W. 30.9'

**REMARKS:**  
THIS PLAN WAS PREPARED APPROXIMATELY 30 DAYS PRIOR TO THE RECORDING DATE OF THIS INSTRUMENT. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROJECT AND HAS FOUND THE INFORMATION TO BE CORRECT AND ACCURATE.

**SURVEY CONTROL:**  
THIS SURVEY IS BASED ON A 300' MAG. POINT, AND COORDINATES SHOWN ARE BASED ON GPS STATIC OBSERVATIONS OF 06-09-06. STATIC DATA PROCESSED BY GPS.

**REMARKS:**  
ALL REMAINS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, EXTERNAL ZONE (4803), NAD83 COORDS. ALL DISTANCES WERE MEASURED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.0000000.

**ELEVATION NOTE:**  
ELEVATIONS SHOWN HEREON ARE BASED ON LOCAL MOUNTAIN ADVAL MARIPOSA PUBLISHED ELEVATION OF 528.794' (MAD 94).

**ENGINEER'S ADDRESS:**  
THIS PROJECT IS NOT LOCATED OVER THE ENGINEER'S REGISTERED ZONE.

**MINIMUM F.F.E. NOTE:**  
ALL FINISHED FLOOR ELEVATIONS IN THIS SUBDIVISION SHALL BE 1.8' FOOT MINIMUM ABOVE THE 100 YEAR FREQUENCY FLOOD LEVEL.

**NO BILL SHALL BE ALLOWED IN THE FLOODPLAIN OR IN ANY LOW EXCEPT BY SEPARATE PERMIT.**

**SITE INFORMATION:**  
ZONING: F-41 SINGLE FAMILY (MINIMUM 7-3)  
LOTS: 64 TOTAL AC.  
LOTS: 48 TOTAL AC.  
NUMBER OF ADDITIONAL LOTS: 16  
STREET FLOOR: 0.2578 AC.  
LOCAL FLOOR: 0.2578 AC.  
LOCAL FLOORAGE OF EXISTING LOTS: 107  
ADDITIONAL INFORMATION: CHECK WITH CURRENT APPROVALS, EXISTING MAPS.

**UTILITY PROVIDERS:**  
WISCONSIN: CITY OF AUSTIN

**STONEY RIDGE  
PHASE C, SECTION 2A  
AUSTIN, TEXAS**

**DA POUCKET & ASSOCIATES**

Date: 10/27/2014  
Scale: 1"=200'  
Drawn by: SHP/RSB  
Reviewed by: SSK  
Drawing: SR-004.pldwg  
Project No.: 035-000A

Civil Engineering Planning & Surveying  
7401 B. Highway 71 W. Suite 140  
Austin, Texas 78735. Phone: (512)-582-2400  
www.dapocketandassociates.com

JOSE ANTONIO NAVARRO SURVEY, ABSTRACT NO. 18, PER T.C.A.D.  
AVRES MOODY SURVEY NO. 168, PER C.L.O. MAP

Anthony R. & Mildred L.  
Vol. 11742, PG. 1272  
79.235 A.C.

Travis County, Texas  
(R.O.W. Dedication)  
Doc. No. 200407480  
0.49 AC.

SR Development, Ltd.  
Doc. No. 200407479  
(Remainder of 0.65 Ac.)

C.O.A. FULL PURPOSE

DAVID DIXON  
VOL. 9300, PG. 143  
SR11145 W. 30.9'

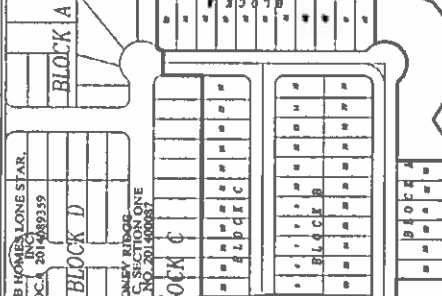
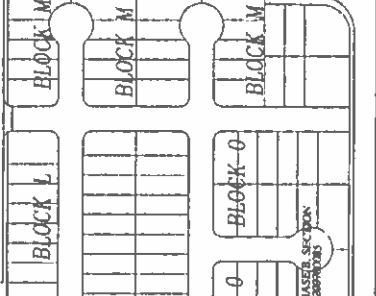
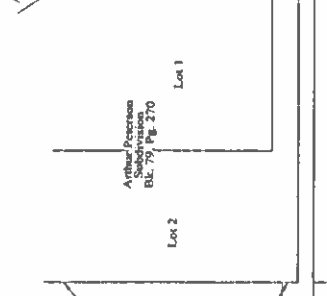
CHRISTINE  
VOL. 9300, PG. 140  
3.501 AC.

ROY MILLER  
VOL. 3148, PG. 611  
PER TRAVIS CAD

ROY MILLER  
VOL. 3148, PG. 611  
PER TRAVIS CAD

C.O.A. LIMITED PURPOSE  
MOORE'S CROSSING M.U.D.

LEONARD DUEDECKER  
VOL. 10710, PG. 1974  
PER TRAVIS CAD



REMAINDER OF  
SECTION 2A  
M.C. JOINT VENTURE  
VOL. 11811, PG. 383  
R.P.R.T.C.T.

**OVERVIEW OF SUBDIVISION**

NOEL M. BAIN SURVEY NO. 1

THOMAS B. WESTBROOK  
SURVEY NO. 5, ABSTRACT 797

WILBURN & HALGER  
VOL. 313, PG. 201  
25.02 AC.

100% ELECTRIC  
TRANSMISSION  
TO BE INSTALLED  
FOR THE VEHICULAR  
TRAFFIC TO BE MAINTAINED  
503 D.R.T.C. AND  
THE CITY OF AUSTIN  
VOL. 11811, PG. 311,  
R.P.R.T.C.T.

**ROADWAY TABLE**

| STREET NAME          | CLASSIFICATION        | R.O.W. AND PAVED WIDTH | CURB | LANDSCAPING (FEET) | REMARKS             |
|----------------------|-----------------------|------------------------|------|--------------------|---------------------|
| STONEY RIDGE ROAD    | LOCAL (PUBLIC STREET) | 56' R.O.W. 36' F-F     | YES  | 50'                | 80TH-SIDES, 4' WIDE |
| HORSESHOE POND DRIVE | LOCAL (PUBLIC STREET) | 56' R.O.W. 36' F-F     | YES  | 50'                | 80TH-SIDES, 4' WIDE |

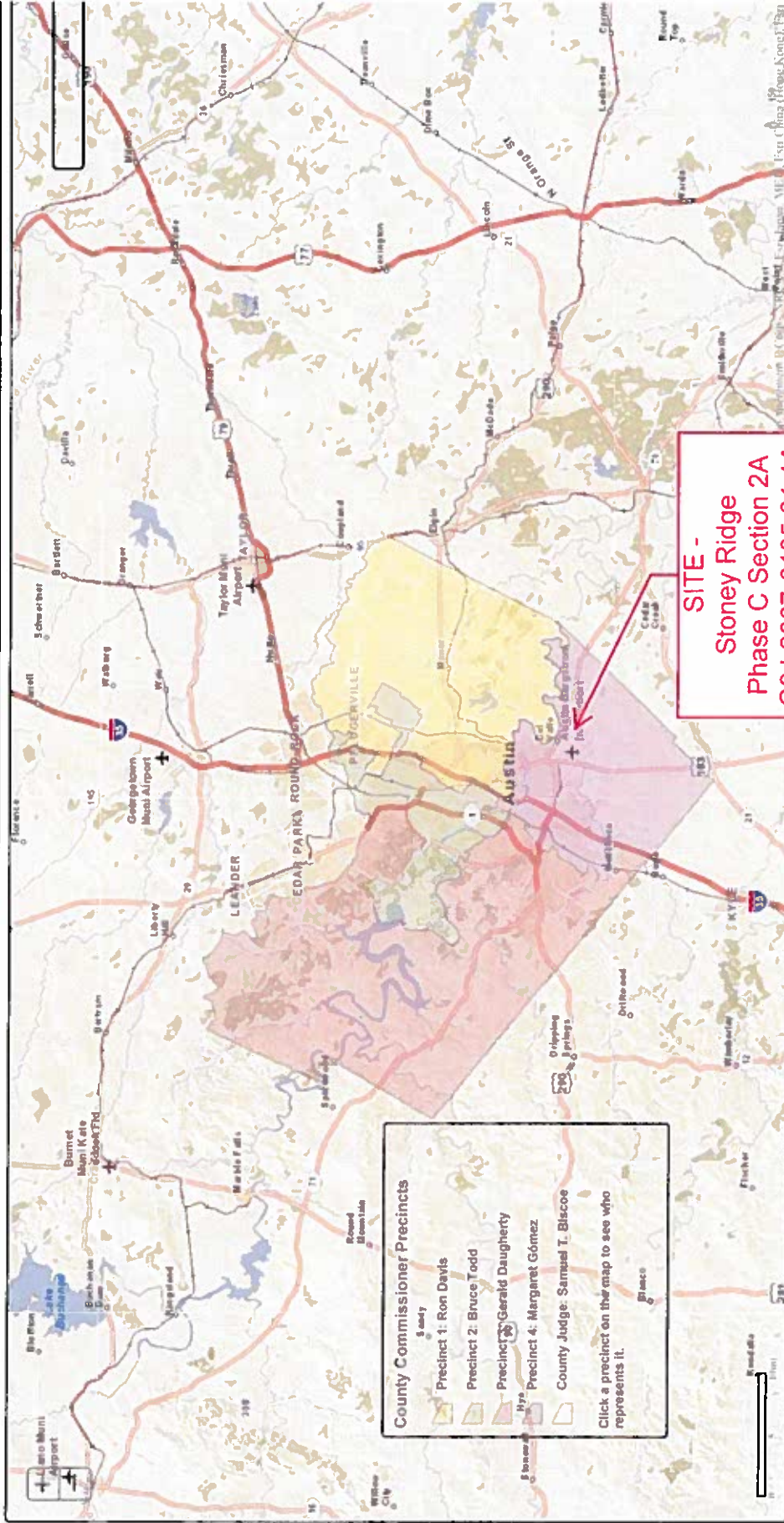
| BLOCK 'A' LOT AREA |             | BLOCK 'B' LOT AREA |             | BLOCK 'C' LOT AREA |             |
|--------------------|-------------|--------------------|-------------|--------------------|-------------|
| NO.                | SQUARE FEET | NO.                | SQUARE FEET | NO.                | SQUARE FEET |
| 15                 | 11,079      | 5                  | 4,950       | 17                 | 4,950       |
| 16                 | 7,837       | 6                  | 4,950       | 18                 | 4,950       |
| 17                 | 7,837       | 7                  | 4,950       | 19                 | 4,950       |
| 18                 | 7,837       | 8                  | 4,950       | 20                 | 4,950       |
| 19                 | 5,637       | 9                  | 4,950       | 21                 | 4,950       |
| 20                 | 5,637       | 10                 | 4,950       | 22                 | 4,950       |
| 21                 | 5,637       | 11                 | 4,950       | 23                 | 4,950       |
| 22                 | 5,637       | 12                 | 4,950       | 24                 | 4,950       |
| 23                 | 5,637       | 13                 | 4,950       | 25                 | 4,950       |
| 24                 | 5,637       | 14                 | 4,950       | 26                 | 4,950       |
| 25                 | 5,637       | 15                 | 4,950       | 27                 | 4,950       |
| 26                 | 5,637       | 16                 | 4,950       | 28                 | 4,950       |
| 27                 | 5,637       | 17                 | 4,950       | 29                 | 4,950       |
| 28                 | 5,637       | 18                 | 4,950       |                    |             |
| 29                 | 5,637       | 19                 | 4,950       |                    |             |
| 30                 | 5,637       | 20                 | 4,950       |                    |             |
| 31                 | 5,637       | 21                 | 4,950       |                    |             |
| 32                 | 5,637       | 22                 | 4,950       |                    |             |
| 33                 | 5,637       | 23                 | 4,950       |                    |             |
| 34                 | 5,637       | 24                 | 4,950       |                    |             |
| 35                 | 5,637       | 25                 | 4,950       |                    |             |
| 36                 | 5,637       | 26                 | 4,950       |                    |             |
| 37                 | 5,637       | 27                 | 4,950       |                    |             |
| 38                 | 5,637       | 28                 | 4,950       |                    |             |
| 39                 | 5,637       | 29                 | 4,950       |                    |             |
| 40                 | 5,637       | 30                 | 4,950       |                    |             |
| 41                 | 5,637       | 31                 | 4,950       |                    |             |
| 42                 | 5,637       | 32                 | 4,950       |                    |             |
| 43                 | 5,637       | 33                 | 4,950       |                    |             |
| 44                 | 5,637       | 34                 | 4,950       |                    |             |
| 45                 | 5,637       | 35                 | 4,950       |                    |             |
| 46                 | 5,637       | 36                 | 4,950       |                    |             |
| 47                 | 5,637       | 37                 | 4,950       |                    |             |
| 48                 | 5,637       | 38                 | 4,950       |                    |             |
| 49                 | 5,637       | 39                 | 4,950       |                    |             |
| 50                 | 5,637       | 40                 | 4,950       |                    |             |

M.C. JOINT VENTURE  
VOL. 11921, PG. 585  
TRAC 1, 2  
(CALLED 100.754 AC.)

M.C. JOINT VENTURE  
VOL. 11921, PG. 585  
TRAC 1, 2  
(CALLED 100.754 AC.)

| STREET NAME          | CLASSIFICATION        | R.O.W. AND PAVED WIDTH | CURB | LANDSCAPING (FEET) | REMARKS             |
|----------------------|-----------------------|------------------------|------|--------------------|---------------------|
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| HORSESHOE POND DRIVE | LOCAL (PUBLIC STREET) | 56' R.O.W. 36' F-F     | YES  | 50'                | 80TH-SIDES, 4' WIDE |

# Travis County Commissioner Precincts



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5/16