

CJ
/

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2014-0079.0A

ZAP DATE: January 6, 2015

SUBDIVISION NAME: Resubdivision of Lot 5, Silver Spur Ranchettes Section 3, and a Portion of Lot 1, Silver Spur Ranchettes Section 1

AREA: 60.609 acres

LOT(S): 1

OWNER/APPLICANT: Robert L. & Dorothy S. Rotter

AGENT: Bury, Inc.
(Jonathan R. Neslund)

ADDRESS OF SUBDIVISION: 12119 W. US 290 Hwy

GRIDS: WX17

COUNTY: Hays

WATERSHED: Barton Creek/Bear Creek

JURISDICTION: 5-Mile ETJ

EXISTING ZONING: N/A

PROPOSED LAND USE: Commercial

SIDEWALKS: Sidewalks will be provided on the subdivision side of West US 290 Hwy.

DEPARTMENT COMMENTS: The request is for approval of a resubdivision namely, Resubdivision of Lot 5, Silver Spur Ranchettes Section 3, and a Portion of Lot 1, Silver Spur Ranchettes Section, 1 along with some unplatted land. The proposed plat is composed of 1 lot on 60.609 acres.

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

ZONING AND PLATTING ACTION:

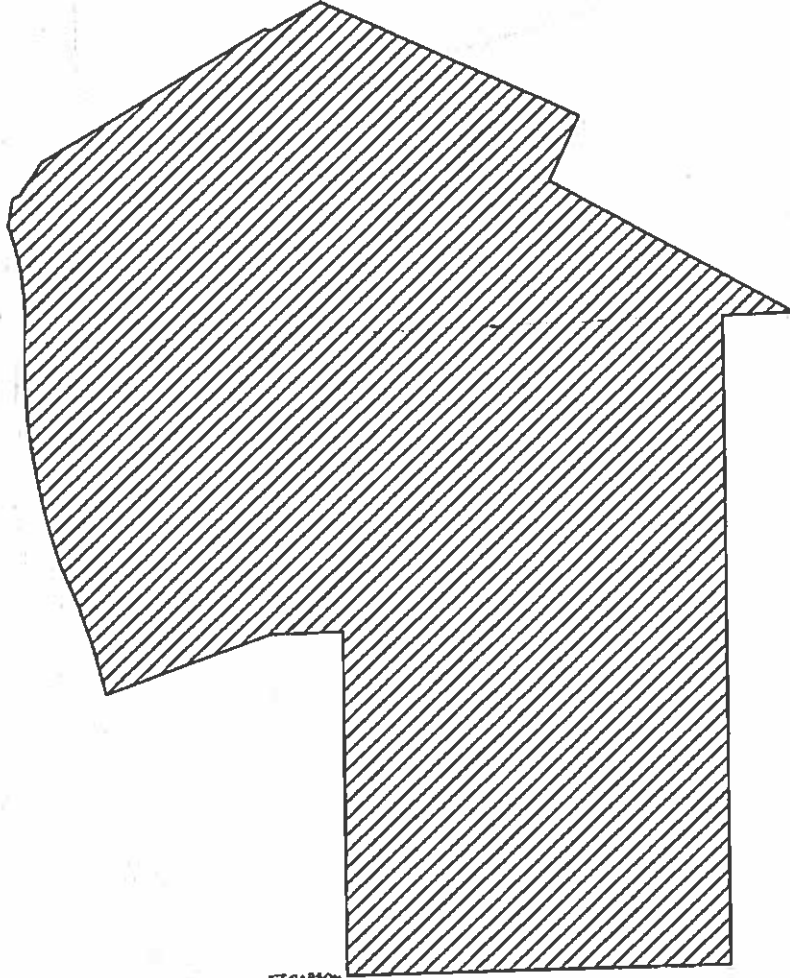
CASE MANAGER: Sylvia Limon

PHONE: 512-974-2767

E-mail: Sylvia.limon@austintexas.gov

CJ 2

OAK BRANCH





KT CARSON

MATTY BROWN

DANIEL BOONE



-  Subject Tract
-  Base Map

CASE# C8J-2014-0079 0A
LOCATION: West U.S. 290 HWY @ Hays County Rd. 163

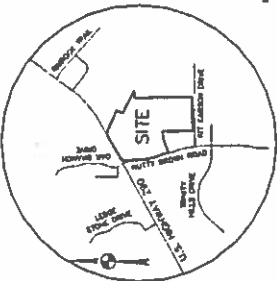


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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

RESUBDIVISION OF LOT 5, SILVER SPUR RANCHETTES SECTION 3 AND A PORTION OF LOT 1, SILVER SPUR RANCHETTES SECTION 1

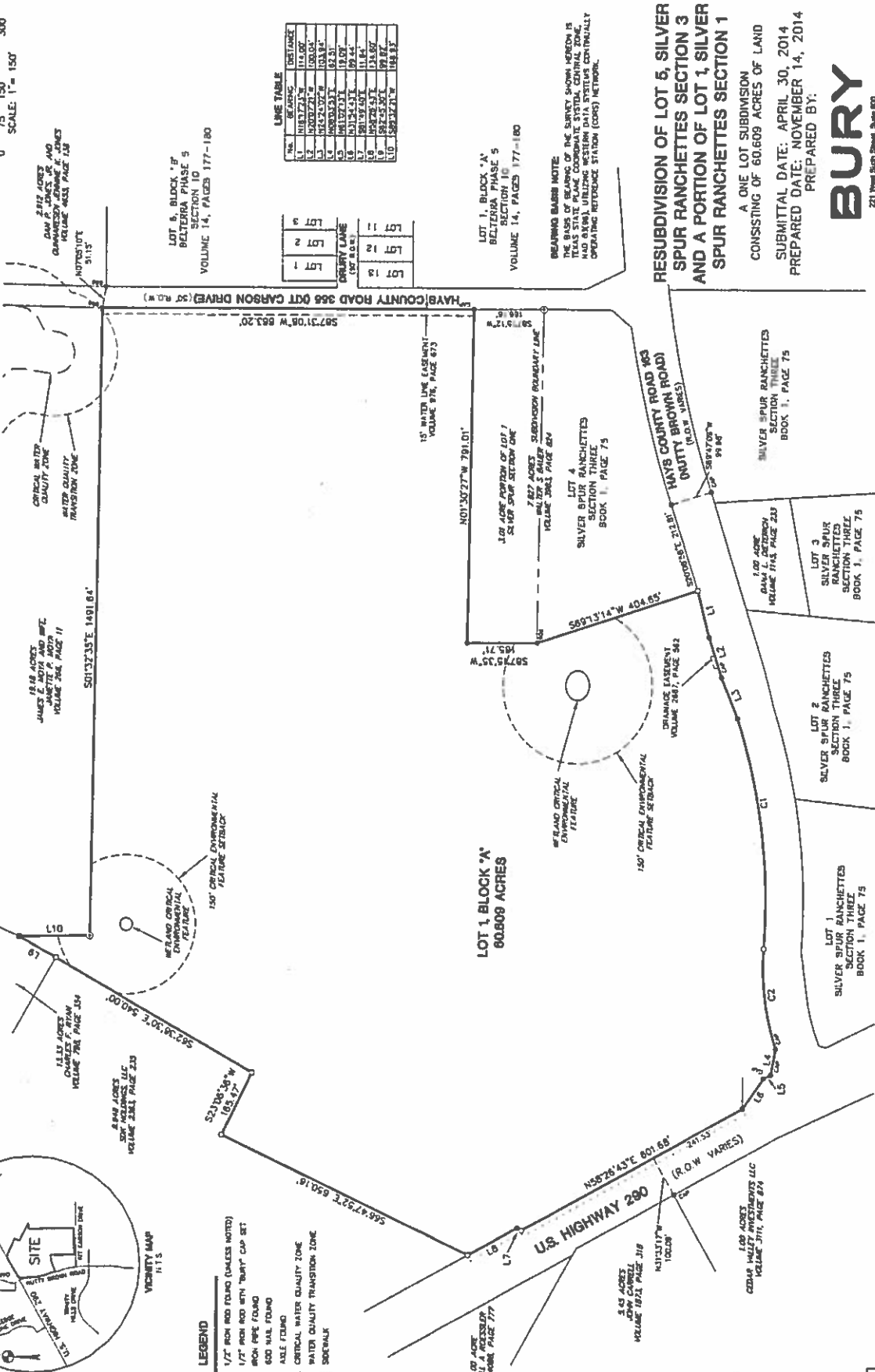
BEING 60.609 ACRES OF LAND SITUATED IN THE WILLIAM S. HOLTON SURVEY NO. 57, IN HAYS COUNTY, TEXAS, CONVEYED TO THE ROBERT LOUIS ROTTER AND DOROTHY SUE ROTTER REVOCABLE LIVING TRUST



LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD WITH "BURY" CAP SET
- IRON PIPE FOUND
- 600 GAL FOUND
- AXLE FINDING
- C.W.Q.Z. CRITICAL WATER QUALITY ZONE
- B.A.L.Z. WATER QUALITY TRANSITION ZONE
- SOCRALK

NEAR AND CRITICAL ENVIRONMENTAL FEATURE
150' CRITICAL ENVIRONMENTAL FEATURE STRUCK



LINE TABLE

NO.	BEARING	DISTANCE
1	N183°21'N	114.00'
2	S40°02'21"W	100.00'
3	S57°57'W	103.81'
4	S88°33'31"E	85.31'
5	S17°54'31"E	107.44'
6	N41°24'43"E	107.44'
7	S81°37'40"E	111.84'
8	S42°28'54"E	133.60'
9	S87°55'30"E	99.87'
10	S89°34'21"W	104.33'

LOT TABLE

LOT NO.	ACRES
LOT 1	13.87
LOT 2	13.87
LOT 3	13.87
LOT 4	13.87
LOT 5	13.87

READING BLIND NOTE
THE BLIND READING OF THIS SURVEY SHOWS SECTION 18 HAS STATE PLANK COORDINATE SYSTEM CENTRAL ZONE. HAD BEEN USING WESTERN DATA SYSTEM CENTRALLY OPERATING REFERENCE STATION (CORS) NETWORK.

RESUBDIVISION OF LOT 5, SILVER SPUR RANCHETTES SECTION 3 AND A PORTION OF LOT 1, SILVER SPUR RANCHETTES SECTION 1

A ONE LOT SUBDIVISION
CONSISTING OF 60.609 ACRES OF LAND
SUBMITTAL DATE: APRIL 30, 2014
PREPARED DATE: NOVEMBER 14, 2014
PREPARED BY:

BURY

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CURVE TABLE

NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	214.80°	1433.00	331.81	350.27	S29°13'30"E
C2	142.11°	1053.00	239.37	238.81	N69°11'15"W

C.R.I.-2014-00790A