

**SUBDIVISION REVIEW SHEET**

C6/1

**CASE NO.:** C8-85-104.1A

**Z.A.P. DATE:** January 6, 2015

**SUBDIVISION NAME:** Scofield Farms Phase Three, Section Two

**AREA:** 10.079 acres

**LOTS:** 49

**APPLICANT:** James E. McCam

**AGENT:** Hanrahan-Pritchard Engineering  
(Stephen R. Jamison)

**ADDRESS OF SUBDIVISION:** 13108 Wingate Way

**GRIDS:** L36

**COUNTY:** Travis

**WATERSHED:** Walnut Creek

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** SF-2

**PROPOSED LAND USE:** Single Family / Open Space / right-of-way

**VARIANCES:** None

**DEPARTMENT COMMENTS:** The request is for the approval of the Scofield Farms Phase Three, Section Three composed of 49 lots on 10.079 acres. The applicant proposes to subdivide the property for residential use lots, open space lots, and right-of-way. The plat follows the approved preliminary plan approved. The developer will be responsible for all cost associated with required improvements.

**STAFF RECOMMENDATION:** The staff recommends approval of the subdivision case, the plat meets all applicable State and City of Austin Land Development Code requirements.

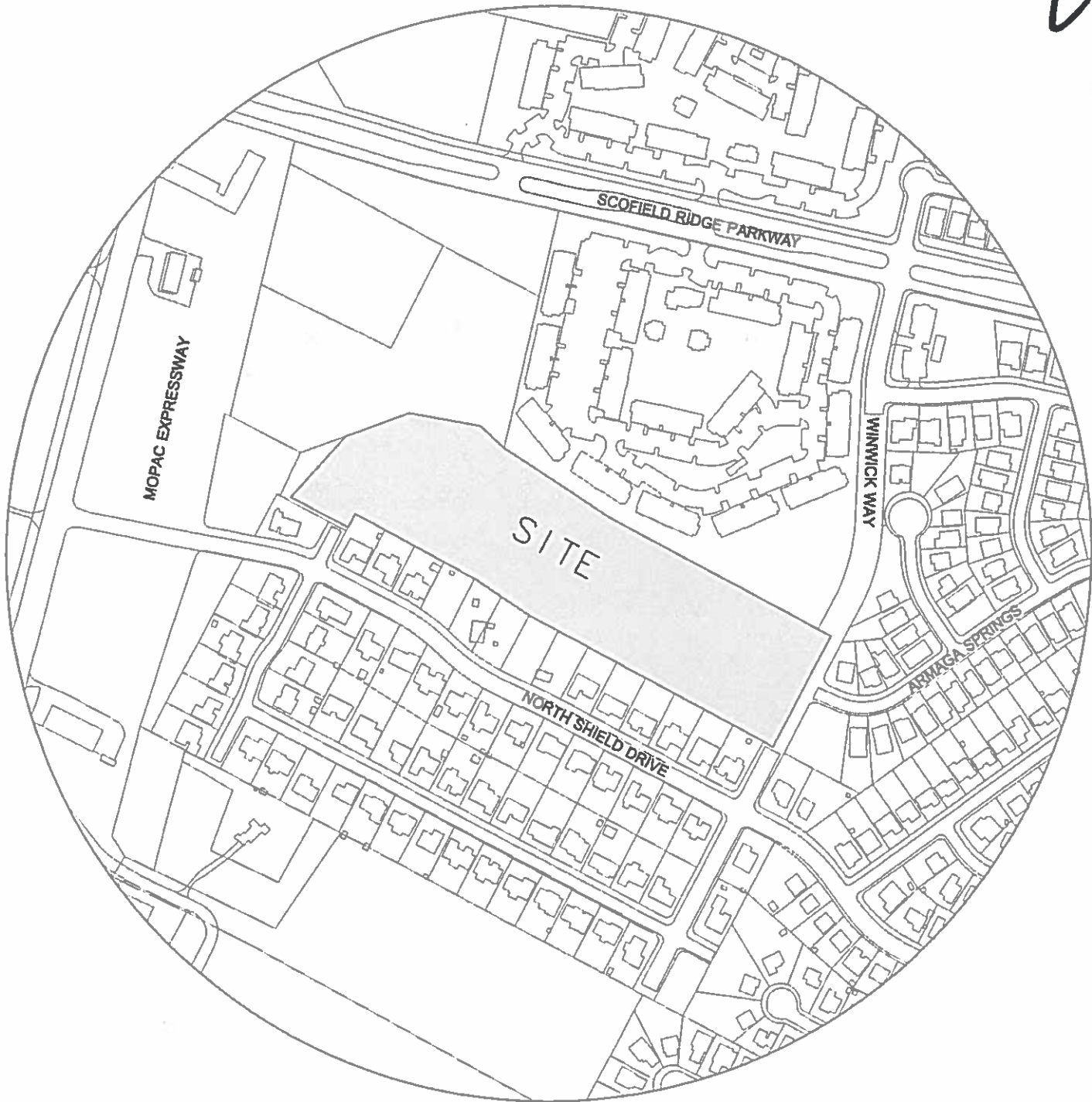
**ZONING & PLATTING COMMISSION ACTION:**

**CASE MANAGER:** Cesar Zavala

**PHONE:** 512-974-3404

**E-mail:** Cesar.Zavala@austintexas.gov

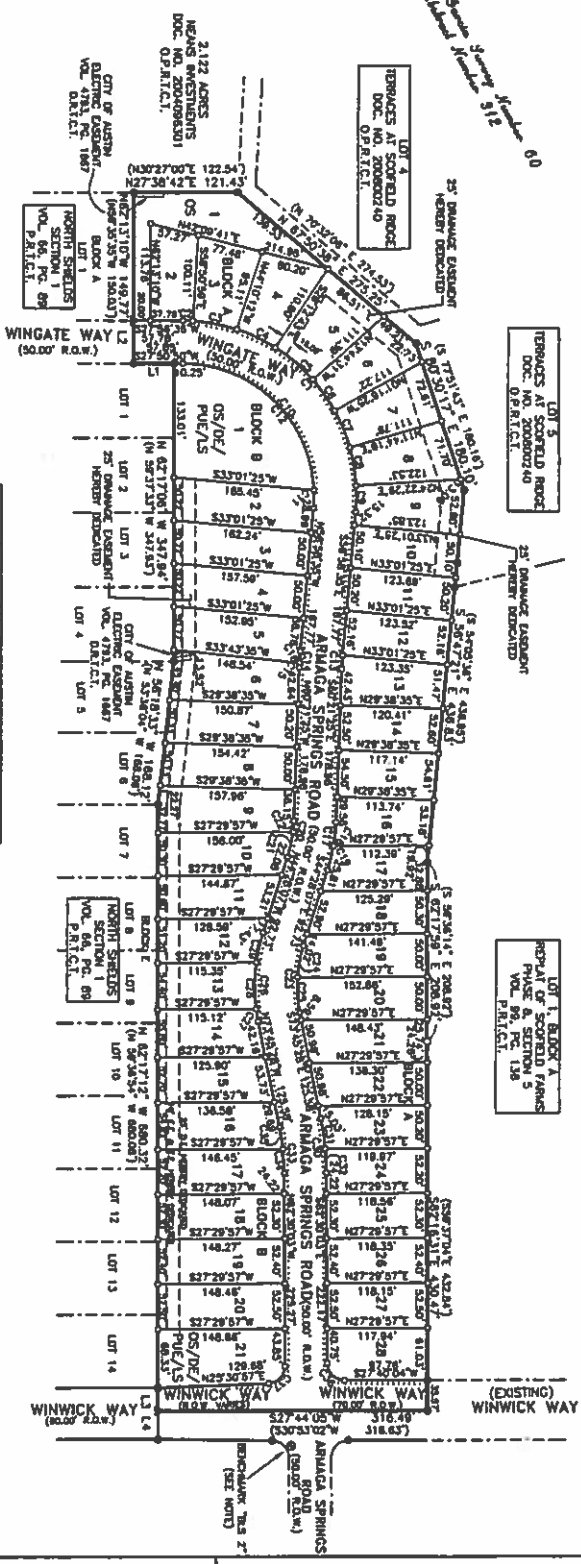
C4/2



LOCATION MAP

MAPSCO PAGE 466  
COA GRIDS L-36

Handwritten signature and initials.



- LEGEND**
- 1/2" REBAR FOUND
  - 1/2" REBAR SET WITH PLASTIC CAP - BASELINE, INC.
  - ▲ CALCULATED POINT
  - PROPOSED SIDEWALK
  - DE BALANCE EASEMENT
  - LS LANDSCAPE EASEMENT
  - EE ELECTRIC EASEMENT
  - TE TELECOMMUNICATIONS EASEMENT
  - OS OPEN SPACE
  - PAE PUBLIC UTILITY EASEMENT
  - ( ) RECORDS WITH VOL. 1189, PG. 1494, PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
  - [ ] PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
  - [ ] REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
  - [ ] OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

**OWNER:** SCOFIELD FARMS, L.P.  
**REGISTERED:** 11/15/2011  
**REGISTERED BY:** BASELINE LAND SURVEYORS, INC.  
**AUSTIN, TEXAS 78734**

**APPROXIMATE 10.07M ACRES**

**SUBJECT:** PROPOSED GROUND SURVEY NUMBER 84,  
 SECTION 2, ADMONITION AMOUNT 312

**TOTAL NUMBER OF BLOCKS:** 2

**TOTAL NUMBER OF LOTS:** 49

**SINGLE FAMILY/RESIDENTIAL LOTS:** 48

**PURPOSE:** 0

**OPEN SPACE LOTS:** 1

**OPEN SPACE/DEVELOPMENT:** 2

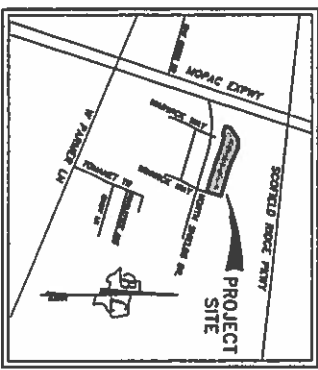
**LAUNCH FIRST OF NEW STREETS:** 1, 2, 3

**SUBJECT DATE:** 30 JANUARY 2014

**START DATE:**

**BASELINE LAND SURVEYORS, INC.**  
 8333 CROSS PARK DRIVE  
 AUSTIN, TEXAS 78754  
 (TEL) 512.374.9722  
 (FAX) 512.873.9743

**PROJECT:** SCOFIELD FARMS, L.P.  
 8333 CROSS PARK DRIVE  
 AUSTIN, TEXAS 78754  
 (TEL) 512.374.9722  
 (FAX) 512.873.9743



**CONTROL INFORMATION:** THE 1/2" REBAR SET WITH PLASTIC CAP IS SET ON THE WEST SIDE OF THE ROAD ON SOUTH SIDE OF WINNICK WAY APPROX. 31' SOUTH/EAST OF THE WINNICK WAY APPROX. 4.5' FROM SOUTH SIDE OF CURB. THE 1/2" REBAR SET WITH PLASTIC CAP IS SET ON THE WEST SIDE OF THE ROAD ON SOUTH SIDE OF WINNICK WAY APPROX. 31' WEST OF THE WINNICK WAY APPROX. 4.5' FROM SOUTH SIDE OF CURB. ELEVATION: 754.80

**TEXAS CENTRAL ZONE STATE PLANE COORDINATES:**  
 N: 4101338.414  
 E: 311712.628

**CONTROL INFORMATION:** THE 1/2" REBAR SET WITH PLASTIC CAP IS SET ON THE WEST SIDE OF THE ROAD ON SOUTH SIDE OF WINNICK WAY APPROX. 31' SOUTH/EAST OF THE WINNICK WAY APPROX. 4.5' FROM SOUTH SIDE OF CURB. ELEVATION: 754.80

**TEXAS CENTRAL ZONE STATE PLANE COORDINATES:**  
 N: 4101338.414  
 E: 311712.628

**CENTRAL DATUM:** NAD 83 (GEOID 01)  
 (FOR SURFACE TO LAND COMPARISON)

**BOUNDARY NOTES:** CORNER ALIGNED FOR THIS CENTRAL ZONE SOLUTION FROM THE WITHIN-GRADE SURVEY ON-LINE POSITIONED USER SERVICE (PHAS).

CHIRP	BLOCK	LENGTH	DELTA	BEARING	CHORD
C1	208.00'	140.51'	821.07"	57.7890°	507.17'
C2	208.00'	11.82'	51.11"	57.7890°	11.82'
C3	208.00'	53.52'	1,447.77"	58.2823°	53.52'
C4	208.00'	94.17'	1,095.21"	59.5000°	94.17'
C5	208.00'	94.17'	1,095.21"	59.5000°	94.17'
C6	208.00'	44.81'	1,220.08"	58.2823°	44.81'
C7	208.00'	44.81'	1,220.08"	58.2823°	44.81'
C8	208.00'	30.45'	638.59"	61.1803°	30.45'
C9	208.00'	42.46'	611.05"	57.2808°	42.46'
C10	158.00'	812.46'	611.05"	57.2808°	228.89'
C11	158.00'	31.07'	747.23"	66.2718°	214.15'
C12	178.00'	18.45'	372.50"	59.5000°	18.45'
C13	178.00'	18.45'	372.50"	59.5000°	18.45'
C14	178.00'	11.80'	224.36"	58.2823°	11.80'
C15	208.00'	94.85'	1,095.21"	59.5000°	94.85'
C16	208.00'	94.85'	1,095.21"	59.5000°	94.85'
C17	208.00'	72.81'	748.17"	66.2718°	212.78'
C18	208.00'	72.81'	748.17"	66.2718°	212.78'
C19	198.00'	42.46'	611.05"	57.2808°	42.46'
C20	198.00'	42.46'	611.05"	57.2808°	42.46'
C21	198.00'	18.45'	372.50"	59.5000°	18.45'
C22	198.00'	18.45'	372.50"	59.5000°	18.45'
C23	198.00'	72.46'	748.17"	66.2718°	212.78'
C24	198.00'	72.46'	748.17"	66.2718°	212.78'
C25	208.00'	107.78'	1,095.21"	59.5000°	103.63'
C26	208.00'	107.78'	1,095.21"	59.5000°	103.63'
C27	208.00'	15.44'	393.56"	57.4941°	15.44'
C28	208.00'	15.44'	393.56"	57.4941°	15.44'
C29	208.00'	53.52'	1,447.77"	58.2823°	53.52'
C30	208.00'	53.52'	1,447.77"	58.2823°	53.52'
C31	129.00'	53.52'	1,447.77"	58.2823°	53.52'
C32	129.00'	53.52'	1,447.77"	58.2823°	53.52'
C33	219.00'	54.03'	1,115.26"	66.2718°	243.81'
C34	219.00'	54.03'	1,115.26"	66.2718°	243.81'
C35	20.00'	31.30'	469.49"	61.7450°	24.84'
C36	20.00'	31.30'	469.49"	61.7450°	24.84'
C37	20.00'	30.72'	387.02"	61.8233°	21.79'

BENCHMARK "B5.1" (SEE NOTE) Ⓢ

LINE	BEARING	LENGTH
L1	S 27° 06' 30" W	41.68'
L2	S 87° 27' 30" W	47.63'
L3	N 89° 17' 48" W	48.85'
L4	N 66° 28' 18" W	38.88'

FILE: E:\Archived\Plat\Phase 3 Section 2\Comp\Plat Plat.dwg  
 Scale (Dist.): 1"=100'  
 Date: 8/21/14  
 Drawn by: RLW  
 Checked by: JJK

Revision 1:  
 Revision 2:  
 Revision 3:

## FINAL PLAT SCOFIELD FARMS PHASE THREE, SECTION TWO

**BASELINE LAND SURVEYORS, INC.**  
 PROFESSIONAL LAND SURVEYING SERVICES  
 8333 CROSS PARK DRIVE  
 AUSTIN TEXAS 78764  
 FIRM REG. CERT. #10015100  
 OFFICE: 512.374.9722 FAX: 512.873.9743  
 ron-baseline@austin.rr.com