

**SUBDIVISION REVIEW SHEET**

C8/1

**CASE NO.:** C8-04-0043.07.2A.SH

**P.C. DATE:** February 10, 2015

**SUBDIVISION NAME:** Muller Section 2C-2 Final Plat

**AREA:** 23.685 Acres

**LOT(S):** 6

**OWNER/APPLICANT:** City Of Austin (Pam Hefner)

**AGENT:** Bury & Partners, INC. (Joe Farias)

**ADDRESS OF SUBDIVISION:** 3600 Manor Rd

**GRIDS:** L25

**COUNTY:** Travis

**WATERSHED:** Tannehill Branch

**JURISDICTION:** Full-Purpose

**EXISTING ZONING:** PUD

**MUD:** N/A

**NEIGHBORHOOD PLAN:** RMMA

**PROPOSED LAND USE:** Commercial Multi Family

**ADMINISTRATIVE WAIVERS:** None

**VARIANCES:** None

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

**DEPARTMENT COMMENTS:** The request is for approval of the Muller Section 2C-2 Final Plat. The area within this proposed plat is included within the approved Mueller Section 2 Preliminary Plan, (Revision 7). The proposed plat is composed of 6 lots on 23.685 acres. The land use distribution of the lots includes 5 mixed residential lots, an open space lot and associated right-of-way in conformance with the PUD land use plan. All City of Austin utilities are available. The developer will be responsible for all costs associated with any required improvements.

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

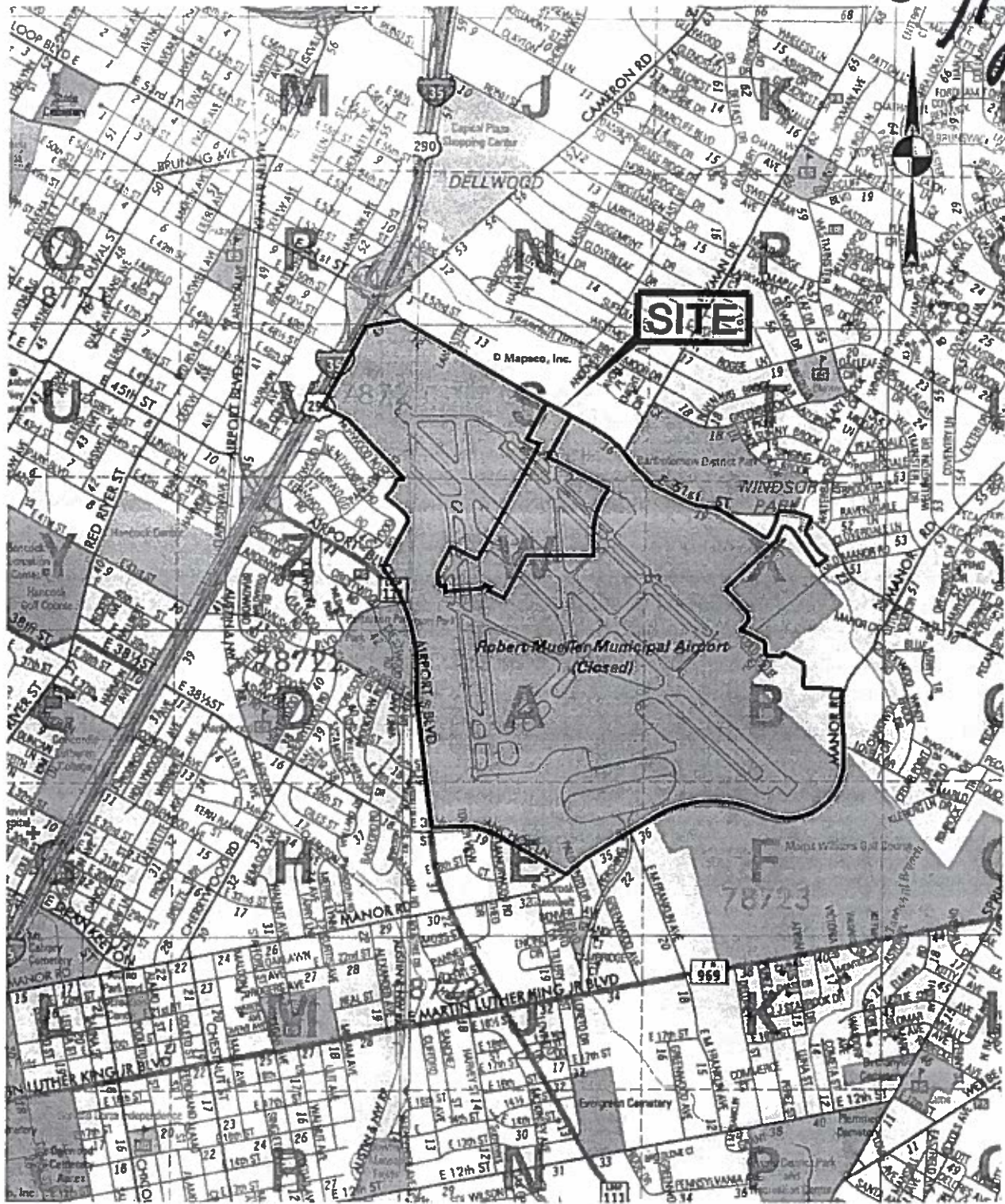
**PLANNING COMMISSION ACTION:**

**CITY STAFF:** Don Perryman

**PHONE:** 512-974-2786

**E-MAIL:** don.perryman@austintexas.gov

CSJ



# BURY

221 West Sixth Street, Suite 600  
 Austin, Texas 78701  
 Tel (512) 328-0011 Fax (512) 328-0325  
 TBPE # F-1048 TBPLS # F-10107500  
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## SITE LOCATION MAP

DATE 10/16/14

SCALE N T S

DRAWN BY HAM

FILE 110269/10055/EXHIBITS/110269055EXH01-SITE LOC MAP

PROJECT No. 110269-10055

SCANNED

# MUELLER SECTION 2C-2 SUBDIVISION

13  
28/3

LOT 1A, BLOCK 'A', REBUBDIVISION  
OF LOT 1, BLOCK 'A', MUELLER SECTION 1  
PHASE A SUBDIVISION DOC. NO. 200600002

LOT 1, BLOCK 'C', MUELLER SECTION 1  
PHASE A SUBDIVISION DOC. NO. 200400079

MUELLER BOULEVARD (116' R.O.W.)

BARBARA JOHNSON BOULEVARD  
(12' R.O.W.)

E GIST STREET  
(107' R.O.W.)

JAMES P. WALLACE SURVEY

UNITED PENTECOSTAL  
CHURCH ADDITION  
VOL. 73, PG. 2

RIDGETOP GARDENS  
VOL. 3, PG. 50

REBUBDIVISION OF PART  
OF LOTS 18 AND 19,  
RIDGETOP GARDENS  
VOL. 58, PG. 28

AMENDED PLAT OF  
BLOCK 1, MUELLER  
SECTION VII-B  
SUBDIVISION  
DOCUMENT NO.  
201200208

BLOCK 1  
LOT 3

JOSEPH BURLESON  
SURVEY

LOT 1, BLOCK 61  
AMENDED PLAT OF BLOCK 61,  
MUELLER SECTION VII-B  
SUBDIVISION  
DOCUMENT NO. 201200155

THOMAS  
HAWKINS  
SURVEY

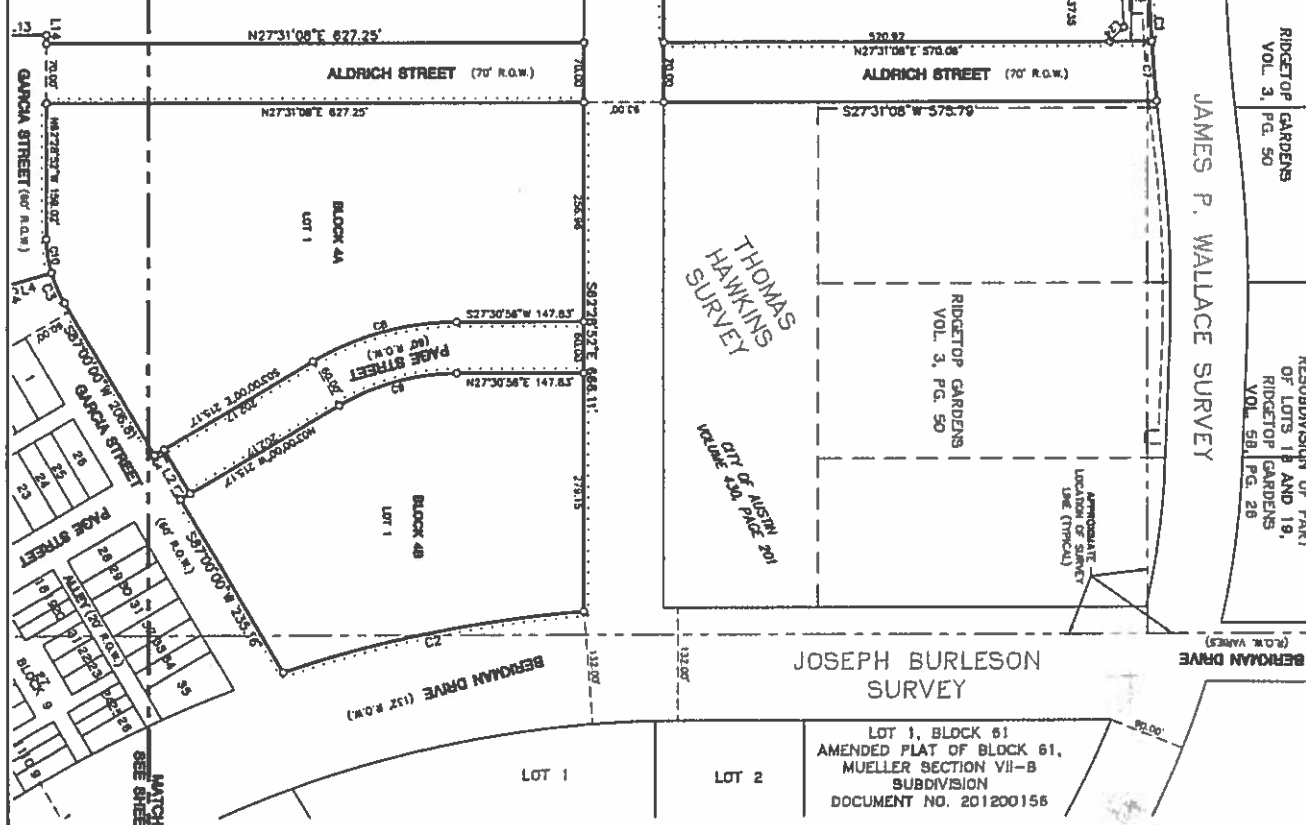
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THOMAS  
HAWKINS  
SURVEY

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**LEGEND**

- 1/2" ROAD WITH
- 1/4" ROAD WITH
- OPEN SPACE
- PUBLIC UTILITY EASEMENT
- ..... SETBACK



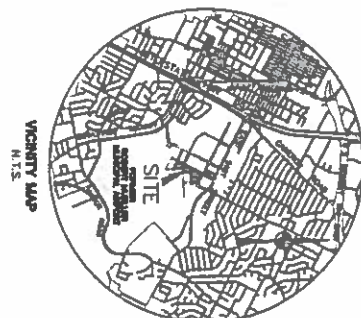
**AREA AND LOT SUMMARY**

Block	Area (Acres)	Number of Lots
Block 1	3.443	2
Block 4A	4.319	1
Block 4B	2.771	1
Block 7	3.404	1
Block 17	2.782	1
<b>TOTAL</b>	<b>13.417</b>	<b>6</b>

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BEARING BASE: THE TEXAS COORDINATE SYSTEM  
HAD EXACTLY CENTRAL POINT UTILIZING CITY OF AUSTIN  
METHOD OF CONTROL UNDEVELOPED RAIN-NADA



**MUELLER SECTION 2C-2  
SUBDIVISION**  
A 6 LOT SUBDIVISION  
CONSISTING OF 21.685 ACRES  
DATE: OCTOBER 2014  
PREPARED BY:

**BURY**

221 West 5th Street, Suite 400  
Austin, Texas 78701  
Tel: (512) 336-0111 Fax: (512) 336-0224  
Toll Free: 1-800-762-7262  
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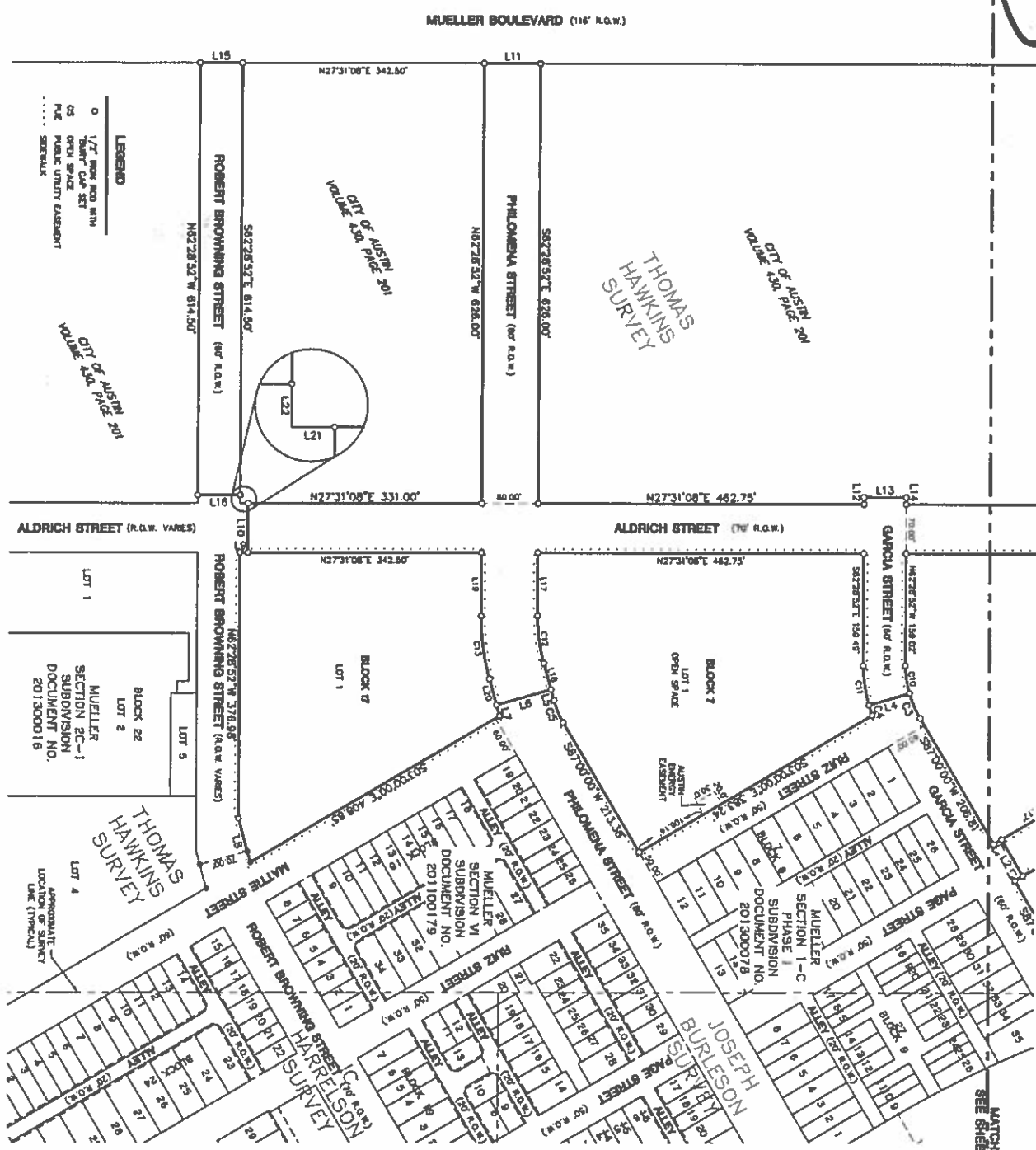
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**MUELLER SECTION 2C-2 SUBDIVISION**

LOT 1A, BLOCK 'A', RESUBDIVISION  
OF LOT 1, BLOCK 'A', MUELLER SECTION 1  
PHASE A SUBDIVISION DOC. NO. 200600002

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SHEET  
2  
OF 3



MATCH LINE  
SEE SHEET 1 OF 3



LINE TABLE

NO.	BEARING	DISTANCE
L1	N43°00'00"W	13.00'
L2	S87°00'00"W	66.00'
L3	S30°00'00"E	13.00'
L4	S11°32'28"W	66.00'
L5	N78°12'28"W	18.00'
L6	S11°47'21"W	66.24'
L7	S78°00'00"E	18.27'
L8	N78°00'00"W	64.30'
L9	N27°31'00"E	11.50'
L10	N27°31'00"E	70.00'
L11	N27°31'00"E	80.00'
L12	N27°32'00"E	10.00'

LINE TABLE

NO.	BEARING	DISTANCE
L13	N27°31'00"E	60.00'
L14	S27°00'00"E	10.00'
L15	N27°31'00"E	60.00'
L16	S27°31'00"W	66.00'
L17	N27°32'28"W	18.27'
L18	N78°12'28"W	18.27'
L19	S27°00'00"E	18.27'
L20	S78°00'00"E	18.27'
L21	S77°31'00"W	11.50'
L22	N27°32'00"E	70.00'
L23	S27°32'00"E	170.54'
L24	S77°32'00"E	23.54'

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	107.57'	2281.02'	72°21'	S85°07'30"E	107.56'
C2	368.60'	1488.00'	149°00'	N18°15'07"E	357.00'
C3	388.57'	180.00'	144°53'11"	N68°09'21"W	28.57'
C4	13.14'	210.00'	0°07'55"	N67°32'57"W	13.14'
C5	32.80'	130.00'	143°34'12"	N63°50'30"W	33.27'
C6	107.57'	2281.02'	72°21'	S85°07'30"E	107.56'
C7	70.24'	2581.02'	134°51'	N67°00'34"W	70.25'
C8	171.20'	300.00'	117°25'30"	N17°52'30"E	172.00'
C9	143.80'	270.00'	30°00'00"	N17°52'30"E	142.11'
C10	40.07'	150.00'	151°81'	N17°07'32"W	38.85'
C11	58.80'	310.00'	152°77'27"	N17°07'32"W	58.40'
C12	66.87'	250.00'	154°33'27"	N17°07'32"W	64.41'
C13	90.21'	330.00'	155°00'46"	N17°07'32"W	88.57'
C14	90.21'	330.00'	20°00'00"	S45°19'37"E	90.21'

BOUNDARY MARKS: THE TRUS COMPANY SYSTEM  
HAS BEEN USED. CENTRAL ZONE UTILITY CITY OF AUSTIN  
PROVIDED. ONE CENTRAL UTILITY MARKER FOUND - 18" DIA.

**MUELLER SECTION 2C-2  
SUBDIVISION**  
A 6 LOT SUBDIVISION  
CONSISTING OF 23.685 ACRES  
DATE: OCTOBER 2014  
PREPARED BY:

**BURY**  
211 West Driest Street, Suite 800  
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