

**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8-2013-0074.1A

**P.C. DATE:** March 24, 2015

**SUBDIVISION NAME:** Enclave at Covered Bridge

**AREA:** 51.823 acres

**LOTS:** 91

**APPLICANT:** Covered Bridge Investments, L.P.;  
Evelyn & Marvin Bassford

**AGENT:** Carlson, Brigance &  
Doering (Steve Cates)

**ADDRESS OF SUBDIVISION:** 8437 W HW 71

**GRIDS:** A/B-20

**COUNTY:** Travis

**WATERSHED:** Williamson Creek

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** SF-2-CO-NP

**COUNCIL DIST:** 8

**PROPOSED LAND USE:** Residential, Public, R.O.W.

**NEIGHBORHOOD PLAN:** Oak Hill

**SIDEWALKS:** Sidewalks will be provided along interior streets and subdivision side of boundary streets.

**DEPARTMENT COMMENTS:** The request is for approval of a final plat out of an approved preliminary subdivision plan namely, Enclave at Covered Bridge. The final plat consists of 91 lots on 51.823 acres.

**STAFF RECOMMENDATION:** Staff recommends approval of the final plat. This plat meets all applicable City of Austin Land Development and State Local Government requirements.

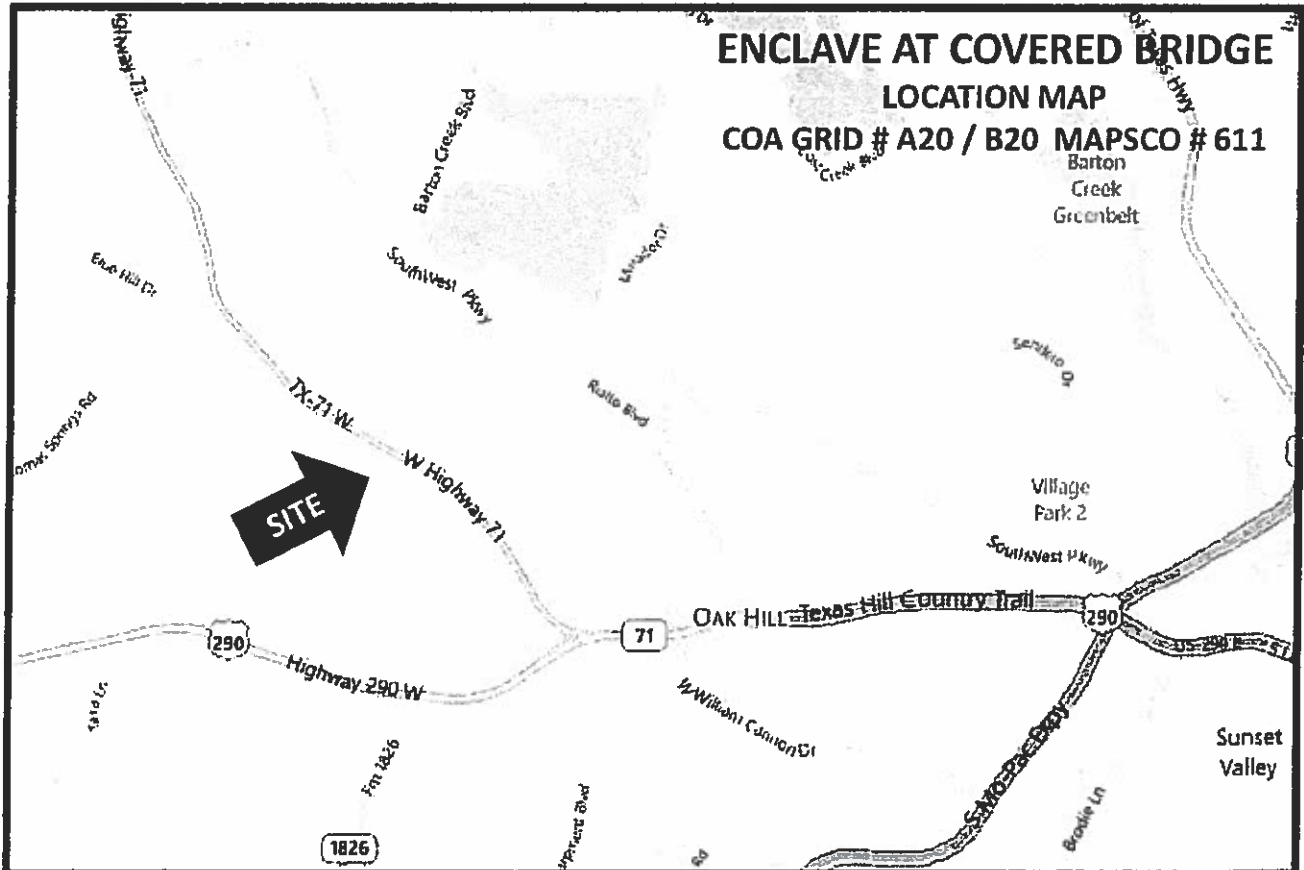
**PLANNING COMMISSION ACTION:**

**CASE MANAGER:** Sylvia Limon

**PHONE:** 512-974-2767

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

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Handwritten initials: **CH/B**

# ENCLAVE AT COVERED BRIDGE

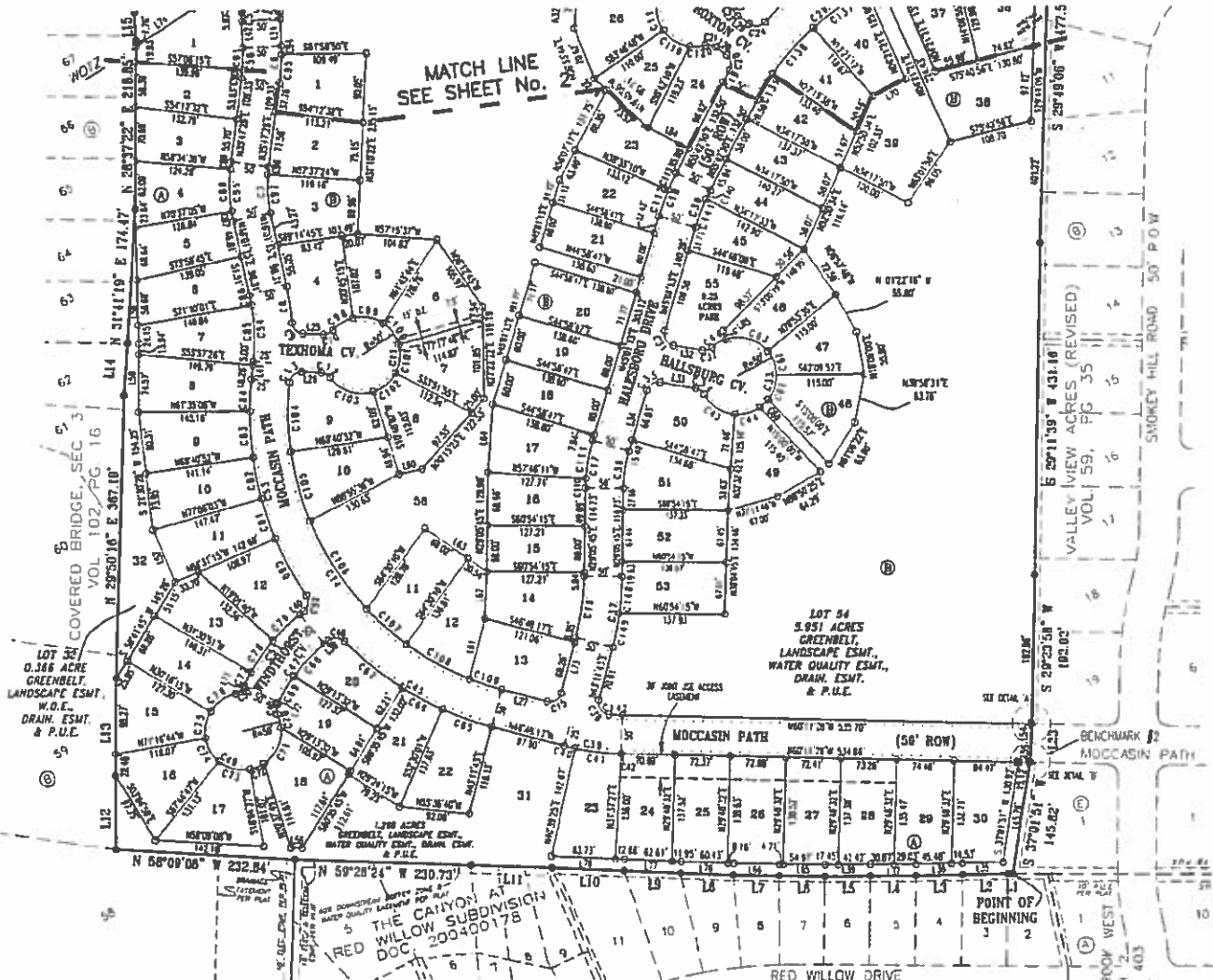


LOCATION MAP

BENCHMARK #1  
SQUARE CLOT ON  
SOUTHWEST CORNER OF INLET  
(SEE MAP)  
ELEVATION=911.36'

BENCHMARK #2  
SQUARE CLOT (SEE MAP)  
ELEVATION=1028.99'

SCALE: 1" = 100'



- LEGEND**
- ▲ 608 NAIL FOUND
  - △ CALCULATED POINT
  - CONCRETE MONUMENT SET
  - CAPPED 1/2" IRON ROD SET
  - IRON ROD FOUND
  - IRON PIPE FOUND
  - DRAINAGE EASEMENT
  - PUBLIC UTILITY EASEMENT
  - LANDSCAPE EASEMENT
  - ELECTRIC EASEMENT
  - BUILDING LINE
  - WOE WATER QUALITY EASEMENT
  - WQTZ WATER QUALITY TRANSITION ZONE
  - CWOZ CRITICAL WATER QUALITY ZONE
  - LOT NUMBER
  - BLOCK DESIGNATION
  - SIDEWALKS
  - FEMA 100 YEAR FLOODPLAIN
  - FEMA 100 YEAR FULLY DEVELOPED FLOODPLAIN
  - WATERWAY CENTERLINE
  - CRITICAL WATER QUALITY ZONE
  - WATER QUALITY TRANSITION ZONE

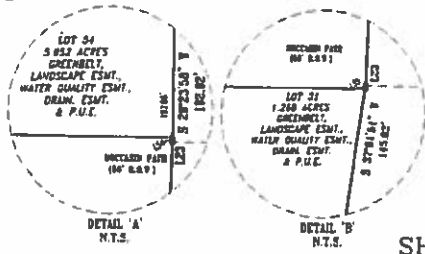
DATE: JANUARY 21, 2015

OWNER:  
COVERED BRIDGE INVESTMENTS, L.P.

ENGINEER & SURVEYOR:  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANYON DRIVE  
AUSTIN, TEXAS 78749  
(512) 280-5160 phone  
(512) 280-5165 fax

FEMA MAP NUMBER 49453C 0560H  
DATED: SEPTEMBER 26, 2008  
TRAVIS COUNTY, TEXAS

TOTAL ACREAGE: 51.823 ACRES  
SURVEY AUGUST BOWLES SURVEY NO 93, ABS 101  
TRAVIS COUNTY, TEXAS



SHEET NO. 1 OF 6

**Carlson, Brigance & Doering, Inc.**

7718A 224P3791 REG. # 10034900

Chief Estimator: [Signature] Surveying: [Signature]

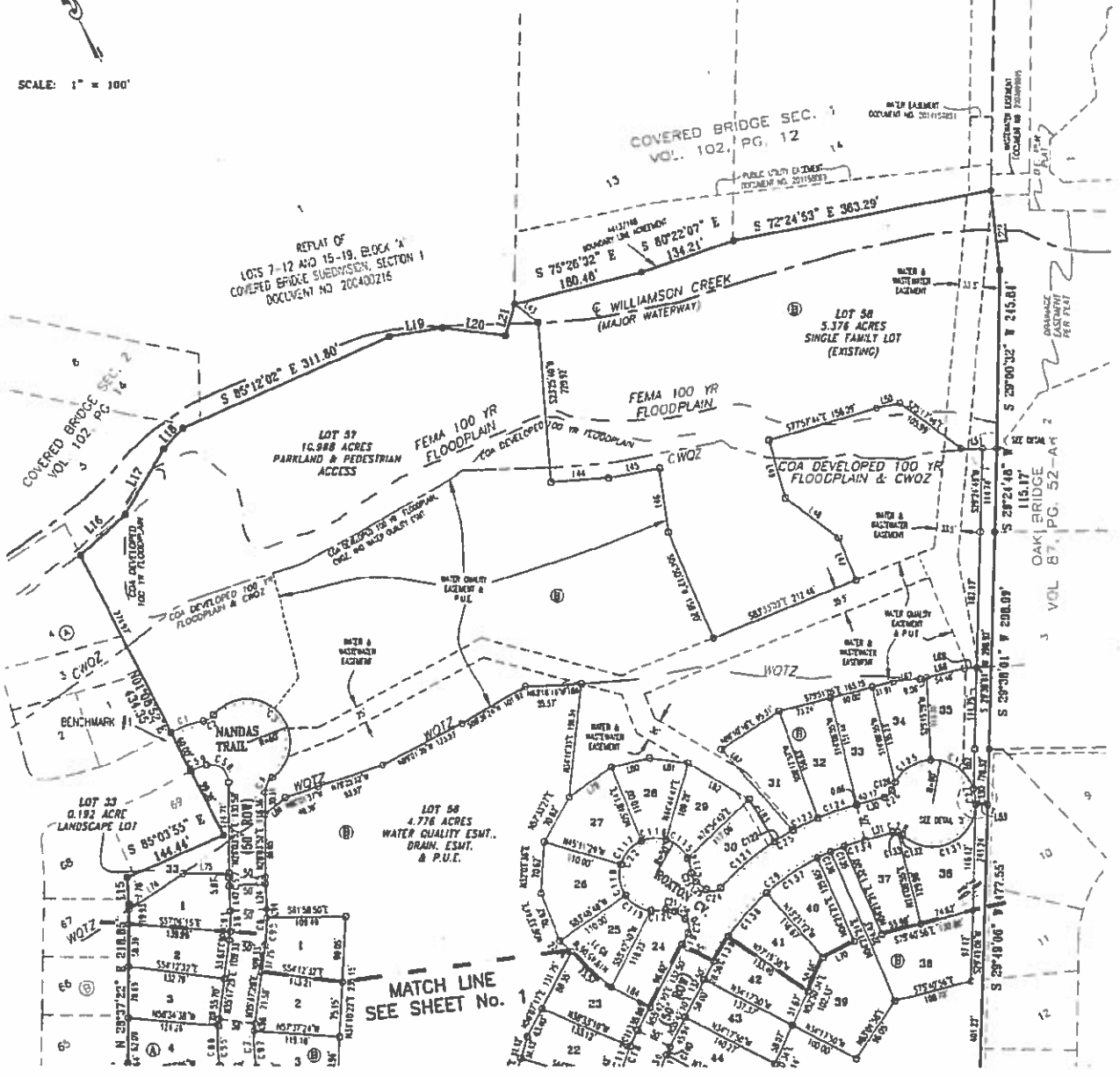
1501 West William Canyon Austin, Texas 78749  
Phone No. (512) 280-5160 Fax No. (512) 280-5165

# ENCLAVE AT COVERED BRIDGE

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SCALE: 1" = 100'

STATE HWY. 71



### LEGEND

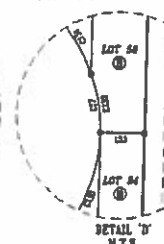
- ▲ 600 NAIL FOUND
- △ CALCULATED POINT
- ⊙ CONCRETE MONUMENT SET
- CAPPED 1/2" IRON ROD SET
- ⊙ IRON ROD FOUND
- ⊙ IRON PIPE FOUND
- DE DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- E.E. ELECTRIC EASEMENT
- BL BUILDING LINE
- WQE WATER QUALITY EASEMENT
- WQZ WATER QUALITY TRANSITION ZONE
- CWOZ CRITICAL WATER QUALITY ZONE
- 1 LOT NUMBER
- Ⓐ BLOCK DESIGNATION
- SIDEWALKS
- FEMA 100 YEAR FLOODPLAIN
- FEMA 100 YEAR FULLY DEVELOPED FLOODPLAIN
- WATERWAY CENTERLINE
- CRITICAL WATER QUALITY ZONE
- WATER QUALITY TRANSITION ZONE
- (XXX) WATER, WASTEWATER, & P.U.E. EASEMENT ANNOTATION
- (XXX) WATER QUALITY EASEMENT ANNOTATION

### RIGHT-OF-WAY LINEAR FOOTAGE AND AREA OF STREETS

STREET NAMES	RIGHT-OF-WAY	LINEAR FOOTAGE	AREA	CLASS	PAVEMENT WIDTH	DESIGN SPEED
NANDAS TRAIL	ROW VARIES	94'	0.308 ACRES	LOCAL	24' FT	25 MPH
HALESBURG DRIVE	50' ROW	1283'	1.632 ACRES	LOCAL	24' FT	25 MPH
TERRONIA COVE	50' ROW	115'	0.214 ACRES	LOCAL	24' FT	25 MPH
MOCCASIN PATH	50' ROW	191'	2.207 ACRES	LOCAL	24' FT	25 MPH
ROXTON COVE	50' ROW	107'	0.206 ACRES	LOCAL	24' FT	25 MPH
WINDHORST COVE	50' ROW	207'	0.319 ACRES	LOCAL	24' FT	25 MPH
HALLSBURG COVE	50' ROW	134'	0.234 ACRES	LOCAL	24' FT	25 MPH

TOTAL NUMBER OF LOTS 91

- SINGLE FAMILY LOTS 84
- PARK LOTS 1
- LANDSCAPE LOTS 1
- DE P.U.E. AND WATER QUALITY ESMT LOTS 1
- GREENFIELD, WATER QUALITY L.S.E., DE AND P.U.E. LOTS 3
- PARKLAND, WATER QUALITY ESMT, DE, & P.U.E. LOTS 1



MATCH LINE  
SEE SHEET No. 1

SHEET NO. 2 OF 6

**Carlson, Brigrance & Doering, Inc.**  
 FIRM ID #973791 REG. # 11024902  
 Civil Engineering Surveying  
 1301 West Wilson Canyon Aurora, Texas 78719  
 Phone: (512) 280-5160 Fax: (512) 280-5588

COA FILE# C8-2013-0074.1A

PATH-J \4532 SURVEY.PLAT