

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-05-0236.02.1A

Z.A.P. DATE: 04.21.2015

SUBDIVISION NAME: Cantarra, Section IIA-1

AREA: 10.810 Acres

LOT(S): 57 Total Lots

OWNER/APPLICANT: Cantarra Ventures, LTD
(Issam Karanouh)

AGENT: CBD, Inc.
(Lee Whited)

ADDRESS OF SUBDIVISION: Pearlman Drive

GRIDS: Q-23

COUNTY: Travis

WATERSHED: Harris Branch and Gilleland Creeks

JURISDICTION: 2-Mile ETJ

EXISTING ZONING: N/A

MUD: N/A

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 2 Mile ETJ. It is classified as a small lot subdivision. The plat is composed of 57 single family lots on 10.810 acres. The applicant has secured a service extension from the City of Austin to provide water and wastewater to the proposed development.

COUNTY COMMENTS

This property is located in the 2-Mile, ETJ (Extra-Territorial Jurisdiction) of the City of Austin. Section 212.003 of Texas Local Government prohibits the city and the county from regulating land uses, lot size, density, height and building coverage in the ETJ to name a few. There are no land use controls that can be imposed by the city or the county. In the county, there are 2 uses: Single-Family and Other. "Other" can mean commercial, retail, multi-family, office and industrial, any use that is not single-family residential. There are no zoning laws in the county. Public transportation is not available in the county. As part of review process, the local school district was sent a copy of the proposed final plat for input, review and comment and as of today, the staff has not received any comments from the school district.

ISSUES:

None.

CM
/N

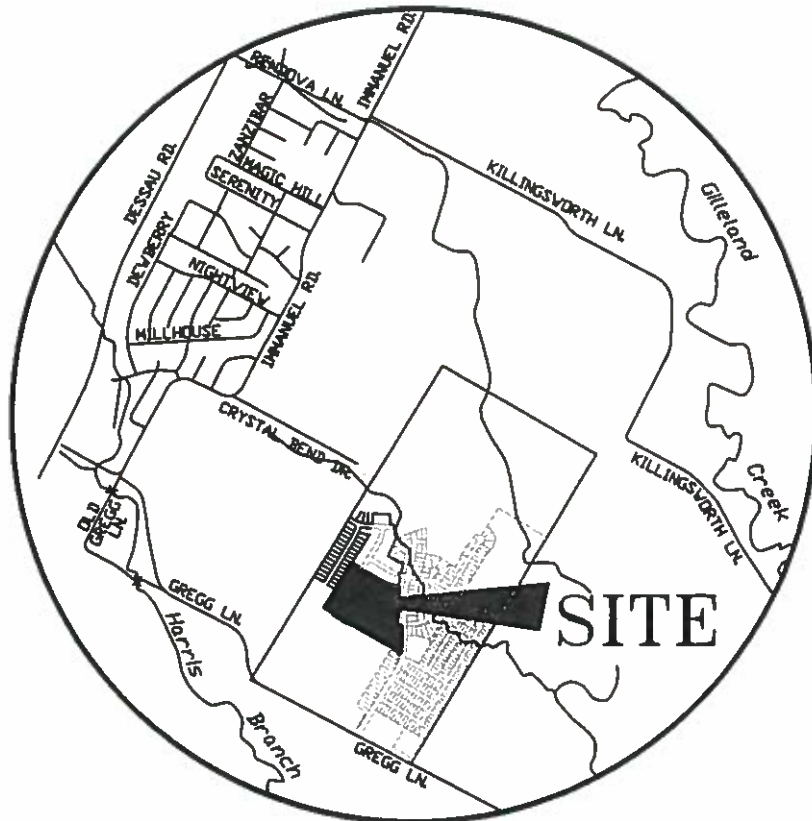
STAFF RECOMMENDATION: The final plat meets all applicable state, county and City of Austin Title 30 – Land Development Code requirements and staff recommends approval.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Jose Luis Arriaga
Email address: joe.arriaga@co.travis.tx.us

PHONE: 854-7562

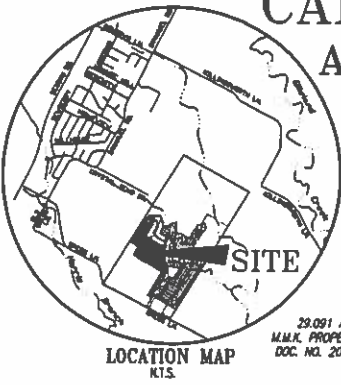
C14/B



LOCATION MAP
N.T.S.

CANTARRA SECTION IIA-1 A SMALL LOT SUBDIVISION

Handwritten signature/initials



29.091 ACRES
M.M.K. PROPERTIES, LLC
DOC. NO. 2013174688



LEGEND

- IRON ROD SET
- IRON ROD FOUND
- CONCRETE MONUMENT SET
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- W.W. E. WASTEWATER EASEMENT
- ① LOT NUMBER
- Ⓐ BLOCK NUMBER
- APPROX. SIDEWALK LOCATION
- - - BUILDING SETBACK LINE
- EASEMENT LINE

CANTARRA VENTURES, LTD.
DOC. NO. 2008063044

MARIGUITA CASTRO LEAGUE NO. 50, ABS. 160

8.00 ACRES
JORGE L. GONZALEZ
DOC. NO. 2002004523

HOUTMAN DRIVE
(50' R.O.W.)

LINE	LENGTH	BEARING
L1	68.86'	N17°09'54"E
L2	30.00'	S88°41'38"W
L3	17.89'	N89°28'54"W
L4	30.00'	S21°00'00"E
L5	18.14'	S88°30'54"E
L6	8.86'	N88°30'54"E
L7	38.88'	S88°30'54"E
L8	15.81'	N17°43'00"E
L9	24.71'	S21°00'00"E
L10	24.63'	N21°00'00"E

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	TANGENT
C1	20.00'	31.42'	26.28'	S43°30'54"E	20.00'
C2	468.00'	53.15'	53.12'	S87°24'18"W	26.81'
C3	20.00'	31.42'	26.28'	N72°30'54"E	18.87'
C4	15.00'	23.56'	21.22'	N17°28'54"E	15.00'
C5	510.00'	271.12'	267.84'	N77°37'06"E	130.85'
C6	580.00'	287.70'	284.21'	S72°37'06"E	152.49'
C7	15.00'	24.22'	21.88'	N78°30'54"E	15.88'
C8	20.00'	30.92'	27.85'	N14°30'54"E	18.13'
C9	275.00'	146.18'	144.56'	N77°37'06"E	74.87'
C10	15.00'	24.52'	21.21'	N49°30'54"E	15.00'
C11	325.00'	168.11'	167.81'	N49°30'54"E	75.88'
C12	275.00'	142.82'	141.58'	S15°25'25"E	62.34'
C13	15.00'	22.67'	20.63'	S15°25'25"E	13.85'
C14	325.00'	168.11'	167.81'	S71°32'05"E	78.88'
C15	20.00'	31.42'	26.28'	N78°30'54"E	18.87'
C16	20.00'	31.42'	26.28'	S17°30'54"E	26.83'
C17	510.00'	272.82'	272.82'	S86°38'11"E	13.00'
C18	510.00'	282.45'	282.45'	S84°45'17"E	34.28'
C19	510.00'	282.45'	282.45'	S72°25'28"E	34.28'
C20	510.00'	282.45'	282.45'	S88°24'12"E	34.28'

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	TANGENT
C21	510.00'	43.56'	43.56'	S88°24'12"E	21.78'
C22	580.00'	37.81'	37.80'	S88°24'12"E	18.91'
C23	580.00'	32.18'	32.17'	S87°18'12"E	26.10'
C24	580.00'	29.16'	29.14'	S78°38'42"E	24.10'
C25	580.00'	32.18'	32.17'	S72°28'12"E	26.10'
C26	580.00'	48.31'	48.31'	S88°25'31"E	24.68'
C27	580.00'	48.08'	48.07'	S81°27'31"E	24.01'
C28	580.00'	8.61'	8.61'	S88°41'58"E	3.88'
C29	275.00'	22.88'	22.88'	S88°41'58"E	11.45'
C30	275.00'	22.88'	22.88'	S70°47'12"E	26.30'
C31	275.00'	22.88'	22.88'	S81°27'31"E	25.43'
C32	325.00'	36.56'	36.56'	N88°08'17"E	26.35'
C33	325.00'	35.87'	35.87'	N18°10'28"E	21.02'
C34	325.00'	36.56'	36.56'	N21°20'28"E	23.35'
C35	275.00'	22.88'	22.88'	N18°28'12"E	26.87'
C36	275.00'	22.88'	22.88'	N85°34'42"E	22.74'
C37	325.00'	36.56'	36.56'	S72°28'12"E	21.54'
C38	325.00'	36.56'	36.56'	S82°27'36"E	25.48'
C39	325.00'	36.56'	36.56'	S82°18'12"E	8.30'

DATE: APRIL 01, 2014

OWNER:
CANTARRA VENTURES, LTD.
BY: INTERMANDECO GP, LLC
ISSAM KARANQOH, MANAGER
1401 BURKHAM DRIVE
PLANO, TEXAS 75093
PHONE: (972) 964-9050
FAX: (972) 964-0131

ENGINEER AND SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
PHONE: (512) 280-5160
FAX: (512) 280-5165

TOTAL ACREAGE: 10.810 ACRES
SURVEY: MARIGUITA CASTRO LEAGUE 50, ABSTRACT 160
F.E.M.A. MAP NO.: 48453C 0290 H
TRAVIS COUNTY, TEXAS
DATED: SEPTEMBER 26, 2008

BENCHMARKS:
#1-"X" IN A SQUARE CUT ON TOP OF CURB, OPPOSITE LOTS 13/14,
BLK I, ALONG HANDSOME DR.
ELEV=649.62'
#2-"X" IN A SQUARE CUT ON TOP OF CURB, OPPOSITE LOT 1, BLK
K, ALONG CANTARRA DR.
ELEV=635.32'

RIGHT-OF-WAY LINEAR FOOTAGE

KEARNS DRIVE	50' ROW	590'
PEARLHAR DRIVE	50' ROW	522'
STIRRAT STREET	50' ROW	827'
HOUTMAN DRIVE	50' ROW	200'
TOTAL		2,139'

SINGLE FAMILY LOTS:	57
BLOCKS:	6
TOTAL LOTS:	57

SHEET 2 OF 4

Carlson, Brigance & Doering, Inc.
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5501 West William Cannon • Austin, Texas 78749
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