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**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8-2009-0026.8A

**ZAP DATE:** April 21, 2015

**SUBDIVISION NAME:** Avery Ranch Far West Phase Three, Section Seven

**AREA:** 9.70 acres

**LOT(S):** 44

**OWNER/APPLICANT:** Continental Homes of Texas  
(Tom Moody)

**AGENT:** Randall Jones Engineering  
(Keith Collins, P.E.)

**ADDRESS OF SUBDIVISION:** Avery Ranch Blvd. and Harpster Bend

**GRIDS:** F41

**COUNTY:** Travis

**WATERSHED:** South Brushy Creek

**JURISDICTION:** Full-Purpose

**EXISTING ZONING:** PUD

**MUD:** N/A

**NEIGHBORHOOD PLAN:** N/A

**PROPOSED LAND USE:** Single Family, pedestrian access lot, and open space

**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 Avery Ranch Far West Phase Three, Section Seven Subdivision. The proposed plat is composed of 44 lots (42 Single family, 1 pedestrian access/open space, and 1 open space lot on 9.70 acres.

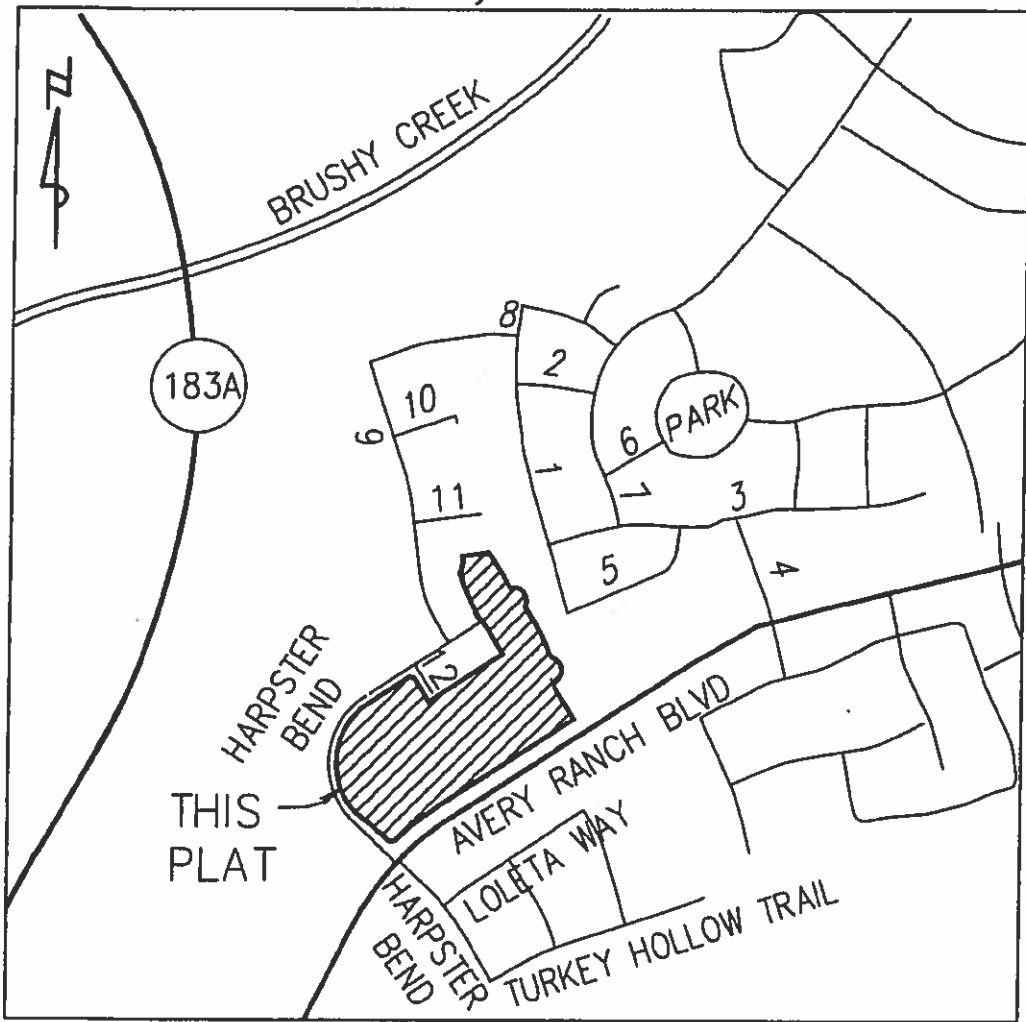
**STAFF RECOMMENDATION:** The staff recommends approval of the plat. This plat now meets all applicable State and City of Austin LDC requirements.

**ZONING & PLATTING COMMISSION ACTION:**

**CASE MANAGER:** David Wahlgren  
Email address: [david.wahlgren@austintexas.gov](mailto:david.wahlgren@austintexas.gov)

**PHONE:** (512) 974-6455

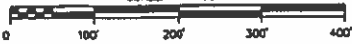
C13/2



LOCATION MAP

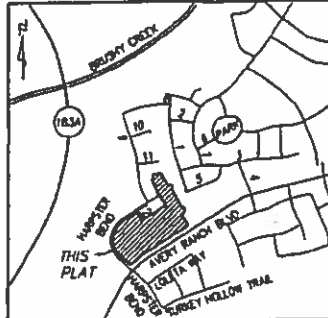
PLAT OF  
**AVERY RANCH FAR WEST PHASE THREE SECTION SEVEN**

SCALE: 1"=100'

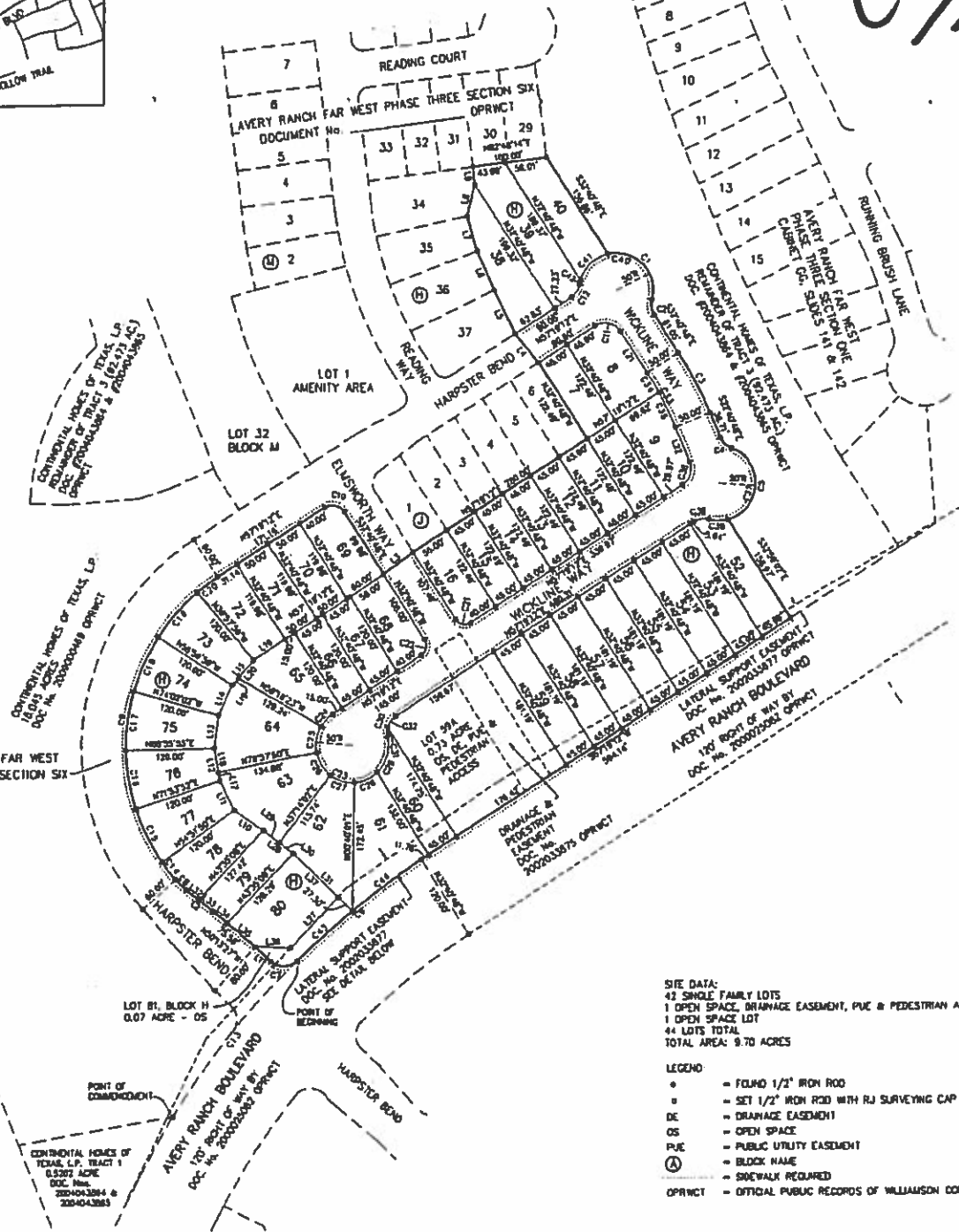


*C13/3*

- 1 RUNNING BRUSH LAKE
- 2 CHISOS TRAIL
- 3 ROUNDTREE RANCH LAKE
- 4 NEARABOUT RD
- 5 BOGUEWAS CANYON DRIVE
- 6 HOMESTEAD VILLAGE TRAIL
- 7 STAKED PLAINS DRIVE
- 8 SANTA ELENA LAKE
- 9 READING WAY
- 10 SEWIDLEY COURT
- 11 READING COURT
- 12 ELMSWORTH WAY



LOCATION MAP  
 SCALE: 1"=1000'



**SITE DATA:**  
 42 SINGLE FAMILY LOTS  
 1 OPEN SPACE, DRAINAGE EASEMENT, PUE & PEDESTRIAN ACCESS LOT  
 1 OPEN SPACE LOT  
 44 LOTS TOTAL  
 TOTAL AREA: 9.70 ACRES

- LEGEND:**
- = FOUND 1/2" IRON ROD
  - ◐ = SET 1/2" IRON ROD WITH RJ SURVEYING CAP
  - DE = DRAINAGE EASEMENT
  - OS = OPEN SPACE
  - PUE = PUBLIC UTILITY EASEMENT
  - Ⓐ = BLOCK NAME
  - = SIDEWALK REQUIRED
  - OPRWCT = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

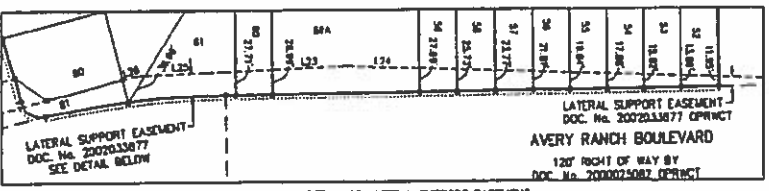
BEARINGS ARE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE NAD 83

PROPERTY OWNER:  
 CONTINENTAL HOMES OF TEXAS, L.P.  
 17554 BIATA VISTA CIRCLE, SECOND FLOOR  
 AUSTIN, TEXAS 78727  
 (512) 345-4663

DATE: FEB. 24, 2014 SCALE: 1" = 100'

**RANDALL JONES & ASSOCIATES ENGINEERING, INC.**  
 1212 E. BRAKER LAKE, AUSTIN, TEXAS 78753  
 (512) 836-4793 FAX: (512) 836-4817 F-9784

**RJ SURVEYING & ASSOCIATES, INC.**  
 1212 E. BRAKER LAKE, AUSTIN, TEXAS 78753  
 (512) 836-4793 FAX: (512) 836-4817



DETAIL OF LATERAL SUPPORT EASEMENT  
 CASE NO. CB-2009-0026.8A  
 SHEET 1 OF 3

S. ULANDO 181-2002 (1982) 11/19/12 - 1913 - 1913 444 8/21/2012 11:33:38 AM DDT