

SUBDIVISION REVIEW SHEET

C19
X

CASE NO.: C8-2013-0058.2A

Z.A.P. DATE: June 2, 2015

SUBDIVISION NAME: Fort Dessau Phase Two

AREA: 12.53 acres

LOT(S): 59

OWNER/APPLICANT: CHTEX of Texas Inc.
(Richard Maier, V.P.)

AGENT: Gray Engineering, Inc
(Steve Bertke)

ADDRESS OF SUBDIVISION: Fort Dessau Road and Harrisglenn Drive

GRIDS: P34

COUNTY: Travis

WATERSHED: Harris Branch

JURISDICTION: Full-Purpose

EXISTING ZONING: SF-2

MUD: N/A

NEIGHBORHOOD PLAN: N/A

PROPOSED LAND USE: Single Family

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 Fort Dessau Phase Two Subdivision. The proposed plat is composed of 59 lots on 12.53 acres (59 residential lots).

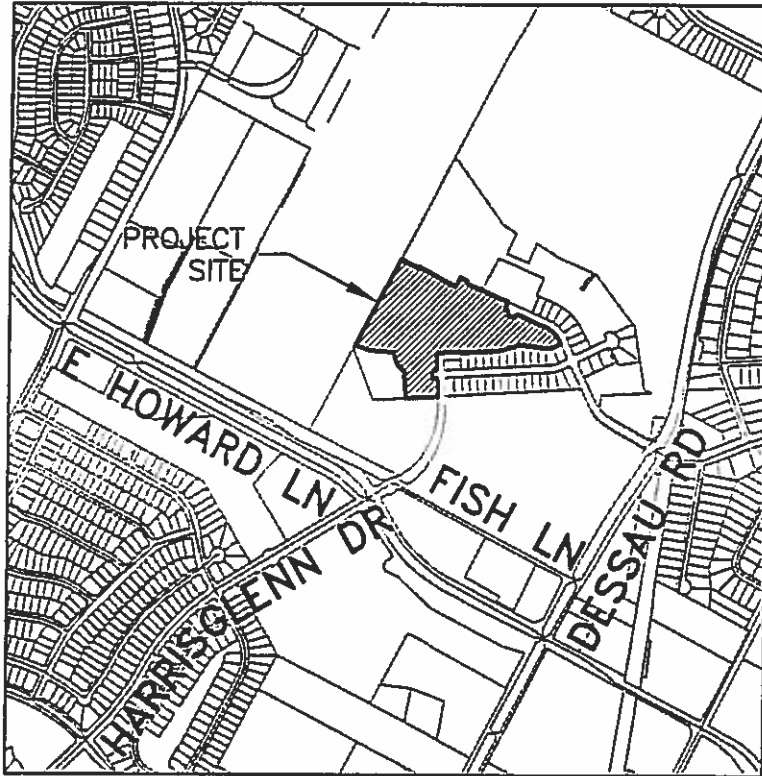
STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat now meets all applicable State and City of Austin LDC requirements.

ZONING & PLATTING COMMISSION ACTION:

CASE MANAGER: David Wahlgren
Email address: david.wahlgren@austintexas.com

PHONE: 974-6455

C19
1/2
— II —



LOCATION MAP

N.T.S.

FORT DESSAU PHASE 2
AUSTIN, TRAVIS COUNTY, TEXAS

SCANNED

EXHIBIT 1

FILE: H:\Projects\1283\10812 Pl. Dessau SF Ph 2\CD\875\10812 Location Map.dwg

PROJECT NO.	1283-10812	DESIGNED BY:	AVV
FILE NO.	10812 LOCATION MAP	DRAWN BY:	AVV
DATE:	JULY 2014	CHECKED BY:	SJB
SCALE:	AS SHOWN	REVIEWED BY:	SJB

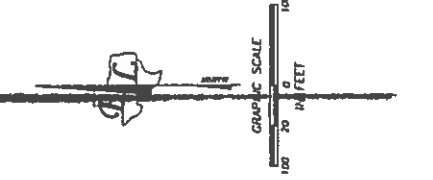
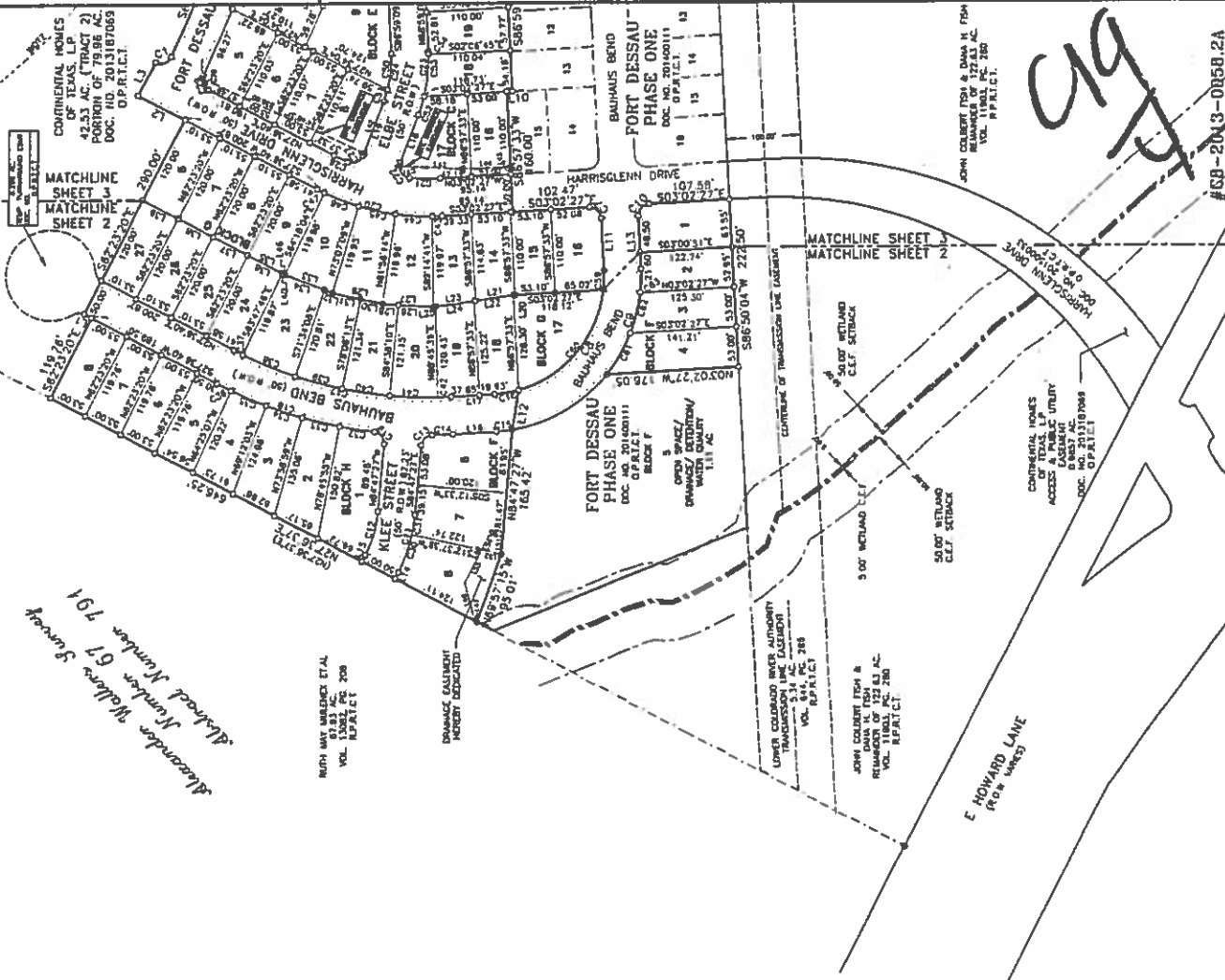


8834 N. Capital of Texas Hwy.
Austin, Texas 78759
Suite 140
(512)452-0371
FAX(512)454-9933
TBP# FIRM #2946

BASELINE LAND SURVEYING, INC.
 PROFESSIONAL LAND SURVEYING SERVICES
 8333 CROSS PARK DRIVE
 AUSTIN TEXAS 78734
 REGISTERED FIRM#10015100
 OFFICE: 612.374.9722 FAX: 612.879.9743
 rod-bas@baseline.sr.com

FINAL PLAT FORT DESSAU PHASE TWO

Drawn By: JLB	Date: 12/27/14
Checked By: JLB	
Reviewed By: JLB	
Project No: 14-001	
Sheet No: 02 of 04	



*Alexander Williams Survey
 Block Number 67
 191*

MAIN WAY, MARSHALL ET AL
 VOL. 1382, PG. 208
 REPART.

RODMAN GABLEMENT
 REPORT REQUIRED

LOWER COLLEGE PARK AUTHORITY
 23.4 AC
 VOL. 1180, PG. 288
 REPART.

JOHN COLBERT FISH & DANA H. FISH
 REMAINDER OF 172.83 AC
 VOL. 1180, PG. 280
 REPART.

JOHN COLBERT FISH & DANA H. FISH
 REMAINDER OF 172.83 AC
 VOL. 1180, PG. 280
 REPART.

CONCRETE HOMES
 ACCESS A PUBLIC UTILITY
 EASEMENT
 DOC. NO. 201210788
 O.P.R.I.C.I.

CONCRETE HOMES
 OF TEXAS, L.P.
 42.53 AC (TRACT 2)
 SURVING OF 1986 AC
 DOC. NO. 201310789
 O.P.R.I.C.I.

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 OF TEXAS, L.P.
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 O.P.R.I.C.I.

LINE	TABLE	LENGTH
L1	1672.36	11.37
L2	1672.36	20.15
L3	587.23	50.03
L4	571.65	50.03
L5	586.45	50.03
L6	514.45	15.36
L7	584.12	84.53
L8	581.33	31.72
L9	581.33	31.72
L10	581.33	31.72
L11	581.33	31.72
L12	581.33	31.72
L13	581.33	31.72
L14	581.33	31.72
L15	581.33	31.72
L16	581.33	31.72
L17	581.33	31.72
L18	581.33	31.72
L19	581.33	31.72
L20	581.33	31.72
L21	581.33	31.72
L22	581.33	31.72
L23	581.33	31.72
L24	581.33	31.72
L25	581.33	31.72
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L27	581.33	31.72
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L95	581.33	31.72
L96	581.33	31.72
L97	581.33	31.72
L98	581.33	31.72
L99	581.33	31.72
L100	581.33	31.72

CURVE	RADIUS	LENGTH	CHORD	BEARING	CHORD
C1	15.92	13.06	862.24	82.02	21.81
C2	15.92	13.06	862.24	82.02	21.81
C3	15.92	13.06	862.24	82.02	21.81
C4	15.92	13.06	862.24	82.02	21.81
C5	15.92	13.06	862.24	82.02	21.81
C6	15.92	13.06	862.24	82.02	21.81
C7	15.92	13.06	862.24	82.02	21.81
C8	15.92	13.06	862.24	82.02	21.81
C9	15.92	13.06	862.24	82.02	21.81
C10	15.92	13.06	862.24	82.02	21.81
C11	15.92	13.06	862.24	82.02	21.81
C12	15.92	13.06	862.24	82.02	21.81
C13	15.92	13.06	862.24	82.02	21.81
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C15	15.92	13.06	862.24	82.02	21.81
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C20	15.92	13.06	862.24	82.02	21.81
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C22	15.92	13.06	862.24	82.02	21.81
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C24	15.92	13.06	862.24	82.02	21.81
C25	15.92	13.06	862.24	82.02	21.81
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C27	15.92	13.06	862.24	82.02	21.81
C28	15.92	13.06	862.24	82.02	21.81
C29	15.92	13.06	862.24	82.02	21.81
C30	15.92	13.06	862.24	82.02	21.81
C31	15.92	13.06	862.24	82.02	21.81
C32	15.92	13.06	862.24	82.02	21.81
C33	15.92	13.06	862.24	82.02	21.81
C34	15.92	13.06	862.24	82.02	21.81
C35	15.92	13.06	862.24	82.02	21.81
C36	15.92	13.06	862.24	82.02	21.81
C37	15.92	13.06	862.24	82.02	21.81
C38	15.92	13.06	862.24	82.02	21.81
C39	15.92	13.06	862.24	82.02	21.81
C40	15.92	13.06	862.24	82.02	21.81
C41	15.92	13.06	862.24	82.02	21.81
C42	15.92	13.06	862.24	82.02	21.81
C43	15.92	13.06	862.24	82.02	21.81
C44	15.92	13.06	862.24	82.02	21.81
C45	15.92	13.06	862.24	82.02	21.81
C46	15.92	13.06	862.24	82.02	21.81
C47	15.92	13.06	862.24	82.02	21.81
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C56	15.92	13.06	862.24	82.02	21.81
C57	15.92	13.06	862.24	82.02	21.81
C58	15.92	13.06	862.24	82.02	21.81
C59	15.92	13.06	862.24	82.02	21.81
C60	15.92	13.06	862.24	82.02	21.81
C61	15.92	13.06	862.24	82.02	21.81
C62	15.92	13.06	862.24	82.02	21.81
C63	15.92	13.06	862.24	82.02	21.81
C64	15.92	13.06	862.24	82.02	21.81
C65	15.92	13.06	862.24	82.02	21.81
C66	15.92	13.06	862.24	82.02	21.81
C67	15.92	13.06	862.24	82.02	21.81
C68	15.92	13.06	862.24	82.02	21.81
C69	15.92	13.06	862.24	82.02	21.81
C70	15.92	13.06	862.24	82.02	21.81
C71	15.92	13.06	862.24	82.02	21.81
C72	15.92	13.06	862.24	82.02	21.81
C73	15.92	13.06	862.24	82.02	21.81
C74	15.92	13.06	862.24	82.02	21.81
C75	15.92	13.06	862.24	82.02	21.81
C76	15.92	13.06	862.24	82.02	21.81
C77	15.92	13.06	862.24	82.02	21.81
C78	15.92	13.06	862.24	82.02	21.81
C79	15.92	13.06	862.24	82.02	21.81
C80	15.92	13.06	862.24	82.02	21.81
C81	15.92	13.06	862.24	82.02	21.81
C82	15.92	13.06	862.24	82.02	21.81
C83	15.92	13.06	862.24	82.02	21.81
C84	15.92	13.06	862.24	82.02	21.81
C85	15.92	13.06	862.24	82.02	21.81
C86	15.92	13.06	862.24	82.02	21.81
C87	15.92	13.06	862.24	82.02	21.81
C88	15.92	13.06	862.24	82.02	21.81
C89	15.92	13.06	862.24	82.02	21.81
C90	15.92	13.06	862.24	82.02	21.81
C91	15.92	13.06	862.24	82.02	21.81
C92	15.92	13.06	862.24	82.02	21.81
C93	15.92	13.06	862.24	82.02	21.81
C94	15.92	13.06	862.24	82.02	21.81
C95	15.92	13.06	862.24	82.02	21.81
C96	15.92	13.06	862.24	82.02	21.81
C97	15.92	13.06	862.24	82.02	21.81
C98	15.92	13.06	862.24	82.02	21.81
C99	15.92	13.06	862.24	82.02	21.81
C100	15.92	13.06	862.24	82.02	21.81

LEGEND

SYMBOL DESCRIPTION

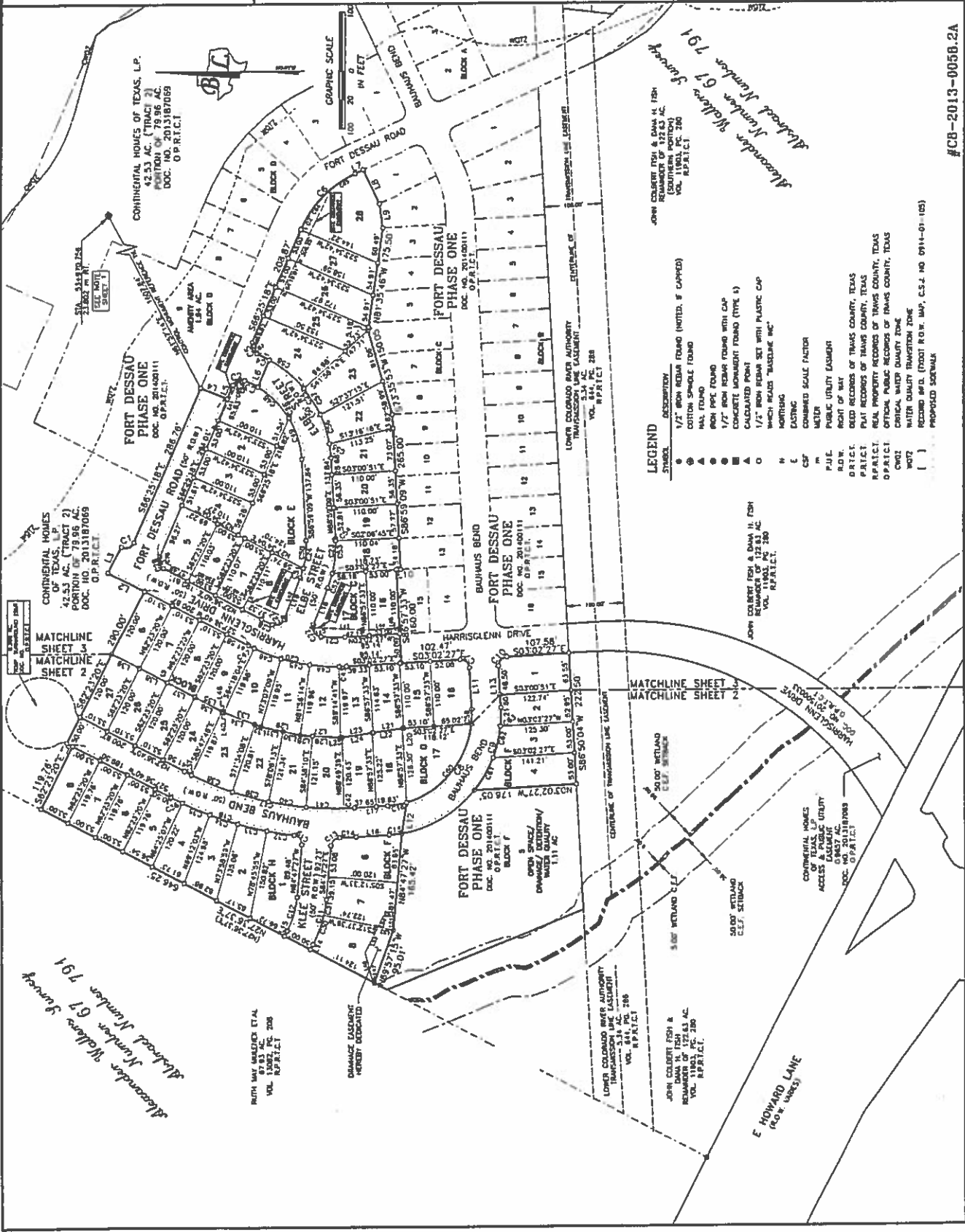
- 1/2" IRON REBAR FOUND (NOTED, IF CORROD)
- CONCRETE FOUND
- 1/4" IRON PIPE FOUND
- 1/2" IRON REBAR FOUND WITH CAP
- CONCRETE MONUMENT FOUND (TYPE C)
- CALCULATED POINT
- 1/2" IRON REBAR SET WITH PLASTIC CAP
- WHICH BEARS "BASELINE, INC"
- WORTHING
- EASTING
- COMBINED SCALE FACTOR
- METER
- PUBLIC UTILITY CASHEMENT
- RIGHT OF WAY
- DEED RECORDS OF TRAVIS COUNTY, TEXAS
- PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- CRITICAL WATER QUALITY ZONE
- WATER QUALITY TRANSITION ZONE
- RECORD INFO. (TSDOT R.D.W. MAP, C.S.J. NO. 0914-01-(02))
- PROPOSED SUBGRADE

510
 SHEET
 03 OF 05

BASELINE LAND SURVEYORS, INC.
 PROFESSIONAL LAND SURVEYING SERVICES
 8333 CROSS PARK DRIVE
 AUSTIN TEXAS 78754
 REGISTERED FIRM#10015100
 OFFICE: 512.774.9725 FAX: 512.873.8743
 rob-basselle@austin.tl.com

FINAL PLAT
 FORT DESSAU
 PHASE TWO

Project No.	10015100
Client No.	10015100
Drawn By	RLB
Checked By	JLB
Date	03/11/13
Scale	AS SHOWN
Sheet	03 OF 05



LEGEND

SYMBOL	DESCRIPTION
○	1/2" IRON RODS FOUND (NOTED, IF CAPPED)
⊙	COTTON SHPOLE FOUND
△	NAIL FOUND
●	IRON PIPE FOUND
⊕	1/2" IRON RODS FOUND WITH CAP
⊖	CONCRETE MONUMENT FOUND (TYPE 1)
○	CALCULATED POINT
△	1/2" IRON RODS SET WITH PLASTIC CAP
⊕	WELCH RODS "BUSHING" INC.
⊖	MARKING
⊙	DATE
⊕	CHAINED SCALE FACTOR
⊖	METER
⊙	PUBLIC UTILITY (ASBESTOS)
⊕	FRONT OF WAY
⊖	RECORD RECORDS OF TRAVIS COUNTY, TEXAS
⊙	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
⊕	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
⊖	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
⊙	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
⊕	WATER QUALITY MONITORING ZONE
⊖	RECORDED MAP (FROM R.O.V. MAP, C.S.2 NO. 0911-01-115)
[]	PROPOSED SETBACK

#CB-2013-0058.2A

Alexander Walters Survey
 Plat Number 67
 Alexander Walters Survey

Alexander Walters Survey
 Plat Number 67
 Alexander Walters Survey

JOHN COLVERT FISH & SONS, L.P.
 REMAINDER OF 122.63 AC.
 (SOUTHERN PORTION)
 VOL. 11861, P.C. 286
 R.P.PATENT.

JOHN COLVERT FISH & SONS, L.P.
 REMAINDER OF 122.63 AC.
 (SOUTHERN PORTION)
 VOL. 11861, P.C. 286
 R.P.PATENT.

JOHN COLVERT FISH & SONS, L.P.
 REMAINDER OF 122.63 AC.
 (SOUTHERN PORTION)
 VOL. 11861, P.C. 286
 R.P.PATENT.

CONTINENTAL HOMES OF TEXAS, L.P.
 42.53 AC. (TRACT 2)
 PORTION OF 79.96 AC.
 DOC. NO. 2013187065
 O.P.PATENT.

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