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SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2008-0056.7A

ZAP DATE: July 7, 2015

SUBDIVISION NAME: Pearson Place Section Four

AREA: 29.231

LOT(S): 95

OWNER/APPLICANT: Century Land Holdings, II, LLC
(Devin Fleming)

AGENT: CSF Civil Group, LLC
(Randy Nixon)

ADDRESS OF SUBDIVISION: 13115 Avery Ranch Blvd.

GRIDS: H41

COUNTY: Travis

WATERSHED: South Brushy Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: SF-2

MUD: N/A

NEIGHBORHOOD PLAN: N/A

PROPOSED LAND USE: Single Family (91 Lots), open space/drainage (4 Lots), right-of-way

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 Pearson Place Section Four. The proposed plat is composed of 95 lots on 29.23 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.com

PHONE: 974-6455

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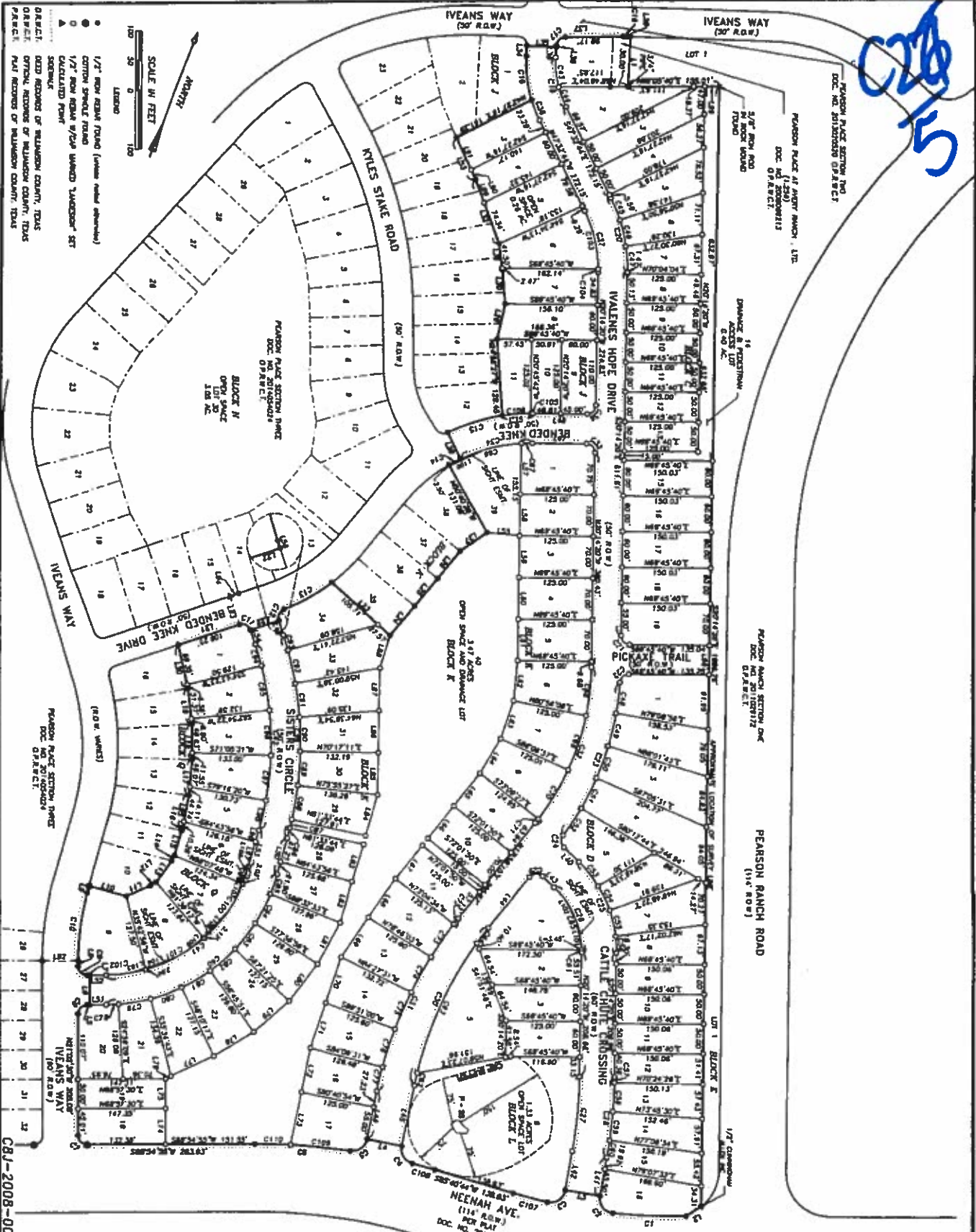
C26
3



VICINITY MAP
(NOT TO SCALE)

C2~~6~~
4

Handwritten: 275/15



- 1/2" new road found (shown solid/dashed)
- OTHER STREET FOUND
- ▲ 1/2" new road 8/24 marked "UNKNOWN" SET
- RECALCULATED FROM
- SURVEY

OBJECT: DEED RECORDS OF RELINQUISH COUNTY, TEXAS
 OBJECT: OFFICIAL RECORDS OF RELINQUISH COUNTY, TEXAS
 OBJECT: PAST RECORDS OF RELINQUISH COUNTY, TEXAS



PEARSON PLACE AT AVERY MANOR, LTD.
 (REMAINDER 194.307 ACRES)
 DOC. NO. 20100298113
 OFFICE

**PEARSON PLACE
 SECTION FOUR**



CBJ-2008-00567A

PROJECT NAME	PEARSON PLACE
JOB NUMBER	194-11-1
DATE	08/14/2008
DRAWING FILE NAME	PEARSON PLACE (DWG) (Final Plot)
PROJECT FILE NAME	PEARSON PLACE (DWG) (Final Plot)
DATE	08/14/2008
SCALE	1" = 100'
DRAWN BY	TESSA AM
CHECKED BY	DAVID
DATE	08/14/2008

SHEET
 1 OF 3

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