

**SUBDIVISION REVIEW SHEET**

C11  
/

**CASE NO.:** C8J-2014-0150

**Z.A.P. DATE:** June 21, 2015

**SUBDIVISION NAME:** Auro Preliminary Plan

**AREA:** 50.29 acres

**LOTS:** 2

**APPLICANT:** Auro Development LP  
(Nick Summerville)

**AGENT:** Kimley Horn  
(Brian Parker, P.E.)

**ADDRESS OF SUBDIVISION:** N.E. Corner FM 1325 and County Rd. 172

**GRIDS:** L40

**COUNTY:** Williamson

**WATERSHED:** Rattan Creek

**JURISDICTION:** 2-Mile E.T.J.

**EXISTING ZONING:** N/A

**PROPOSED LAND USE:** Multi-Family / Commercial

**SIDEWALKS:** Sidewalks will be provided on the subdivision side of the boundary street.

**DEPARTMENT COMMENTS:** The request is for the approval of the Auro Preliminary Plan composed of two lots on 50.29 acres. The applicant proposes to subdivide the property into a two lot preliminary plan for Multi-Family and Commercial uses. The developer will be responsible for all cost associated with required improvements.

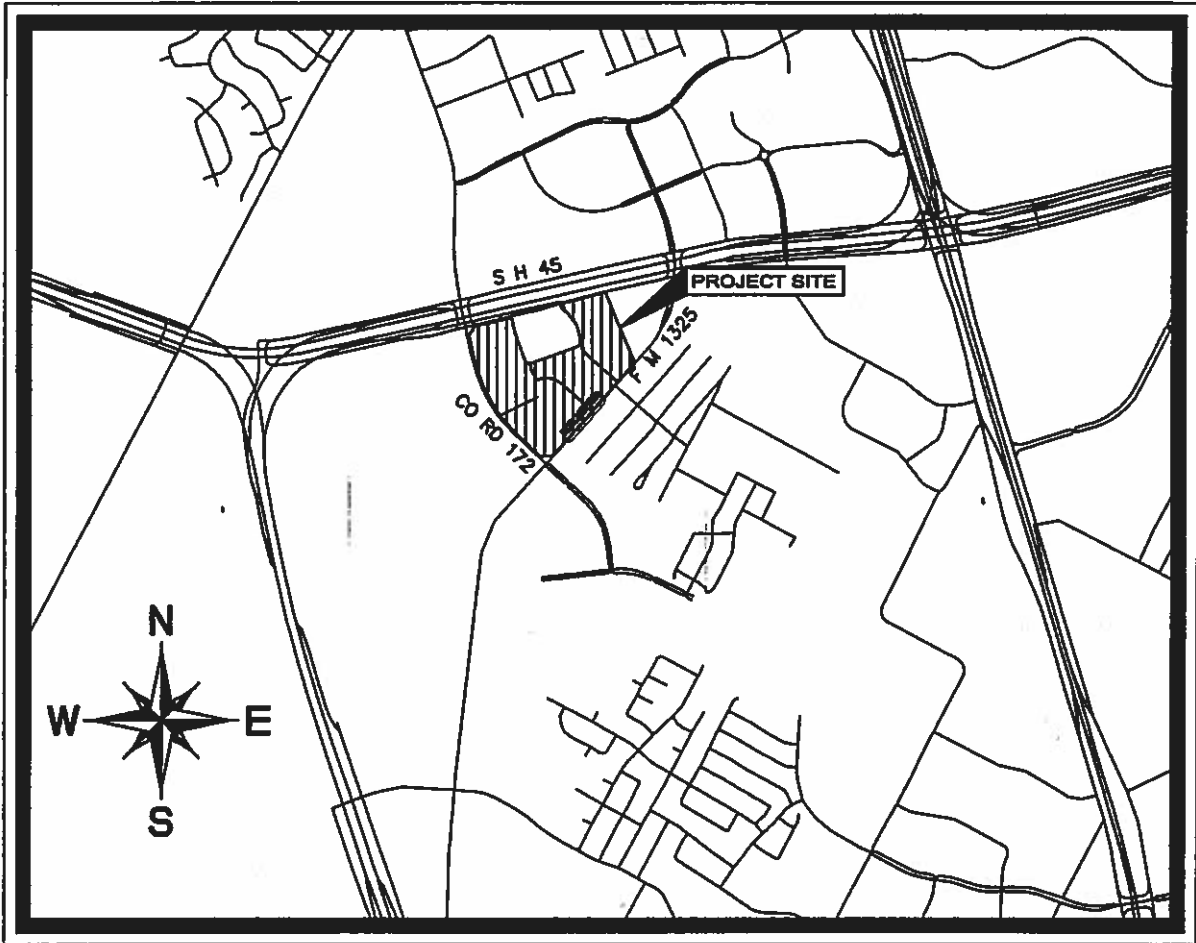
**STAFF RECOMMENDATION:** The staff recommends approval of the subdivision, the preliminary plan meets all applicable State and City of Austin Land Development Code requirements.

**ZONING & PLATTING COMMISSION ACTION:**

**CASE MANAGER:** Cesar Zavala  
**E-mail:** cesar.zavala@austintexas.gov

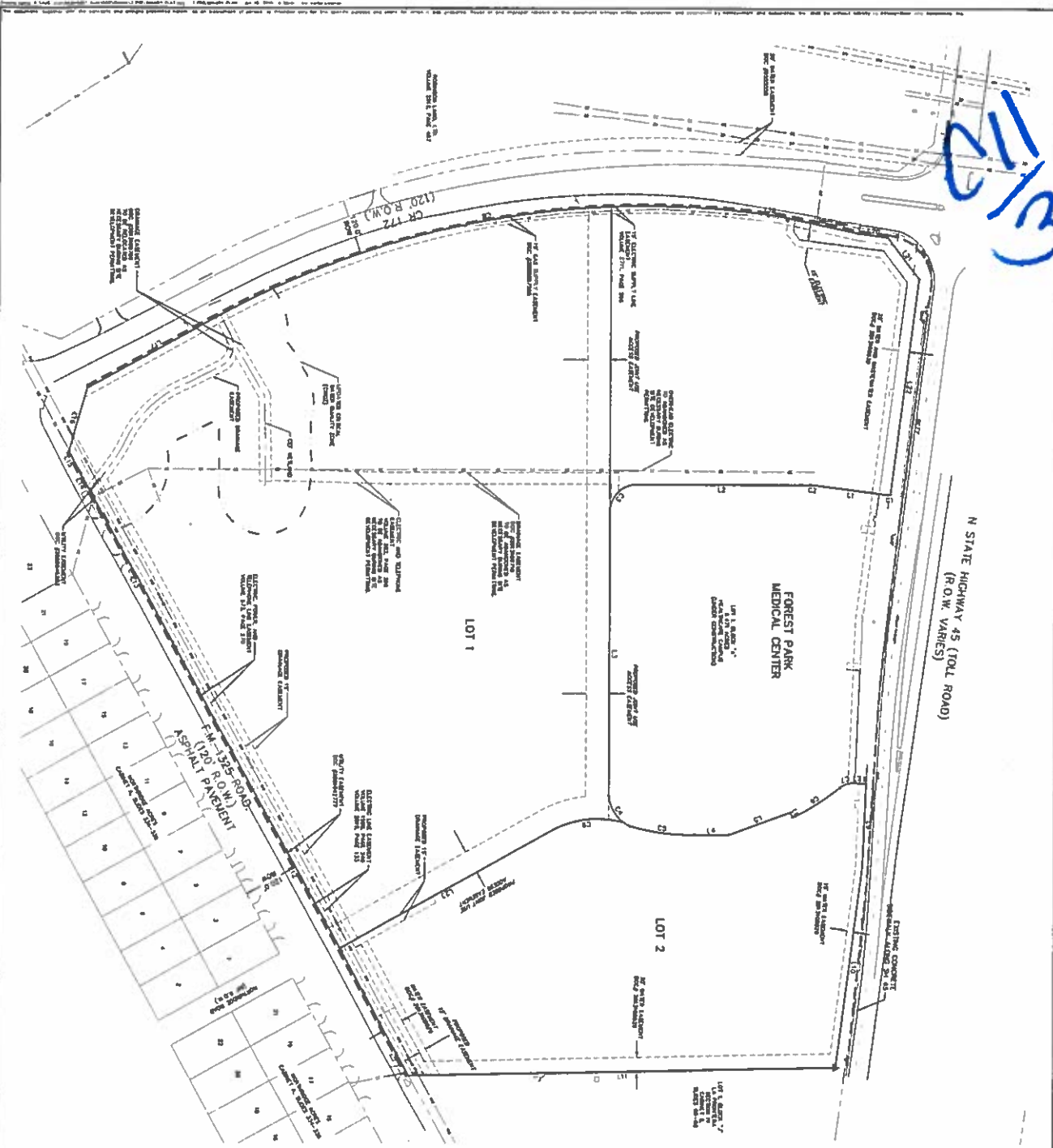
**PHONE:** 512-974-3404

CH/2



VICINITY MAP

11/13



N STATE HIGHWAY 45 (TOLL ROAD)  
(R.O.W. VARIES)

ASPHALT PAVEMENT  
(120' R.O.W.)

FOREST PARK  
MEDICAL CENTER

LOT 1

LOT 2

LOT 3



LINE	START	END	BEARING
L1	198.51	517.7116	
L2	588.07	817.4777	
L3	611.81	979.1257	
L4	73.00	918.4875	
L5	141.82	549.3474	
L6	11.25	145.7874	
L7	12.22	88.27119	
L8	12.90	88.27119	
L9	117.78	977.5517	
L10	448.38	977.1707	
L11	924.28	529.2721	
L12	1011.49	347.2374	

LINE	START	END	BEARING
L13	418.44	347.2374	
L14	713.97	347.2374	
L15	26.28	929.7374	
L16	142.41	588.1737	
L17	348.18	145.7874	
L18	36.13	917.2374	
L19	177.80	977.2374	
L20	624.97	977.2374	
L21	113.87	927.2374	
L22	448.81	977.2374	
L23	322.48	347.2374	

CHORD	BEARING	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	82.12	7.22	S273°47'57"	7.22	183°14'11"	3.61
C2	52.57	7.22	S10°54'17"	7.22	77°27'31"	3.61
C3	58.57	62.54	S70°24'17"	78.32	82°26'47"	52.11
C4	78.82	82.57	N83°31'17"	78.32	96°47'17"	48.61
C5	44.42	142.81	N120°25'17"	142.32	180°25'17"	72.00
C6	428.82	128.21	N102°24'17"	128.21	180°24'17"	64.11
C7	428.82	32.21	N42°25'17"	32.21	42°25'17"	17.42
C8	128.21	118.21	N42°25'17"	118.21	37°25'17"	64.11
C9	218.21	118.21	S27°25'17"	118.21	42°25'17"	64.11



BENCHMARKS

1. A benchmark was established by the Texas Department of Transportation (TxDOT) at the intersection of State Highway 45 and State Highway 1324. The benchmark is located at the intersection of the centerlines of the two highways. The benchmark is a steel rod with a brass cap, and it is located at a depth of 10 feet below the ground surface. The benchmark is located at the intersection of the centerlines of the two highways. The benchmark is a steel rod with a brass cap, and it is located at a depth of 10 feet below the ground surface.

**PROJECOR**  
Professional Seal: [Blank]

**PREPARED BY:** [Blank]

**CHECKED BY:** [Blank]

**DATE:** [Blank]

**SCALE:** AS SHOWN

**PROJECT:** [Blank]

**SHEET NUMBER:** [Blank]

**Kimley Horn**

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 WWW.KIMLEY-HORN.COM

PRELIMINARY PLAN

**AURO**  
CITY OF AUSTIN E.T.J.  
WILLIAMSON COUNTY, TEXAS