

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2014-0059.2A

Z.A.P. DATE: October 6, 2015

SUBDIVISION NAME: Heritage Oaks at Pearson Ranch West Section Two

AREA: 25.0522 acres

LOTS: 81

APPLICANT: England Ranch NW
Limited Partnership

AGENT: Big Red Dog Engineering
(Nicholas G. Kehl)

ADDRESS OF SUBDIVISION: 15624 Iveans Way

GRIDS: H42

COUNTY: Williamson

WATERSHED: South Brushy Creek

JURISDICTION: 2-Mile ETJ

EXISTING ZONING: n/a

PROPOSED LAND USE: Single Family / Greenbelt / right-of-way

ADMINISTRATIVE WAIVERS: None

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

DEPARTMENT COMMENTS: The request is for the approval of the Heritage Oaks at Pearson Ranch West Section Two final plat composed of 81 lots on 25.0522 acres. The applicant proposes to plat the property into a 81 lot subdivision for residential uses.

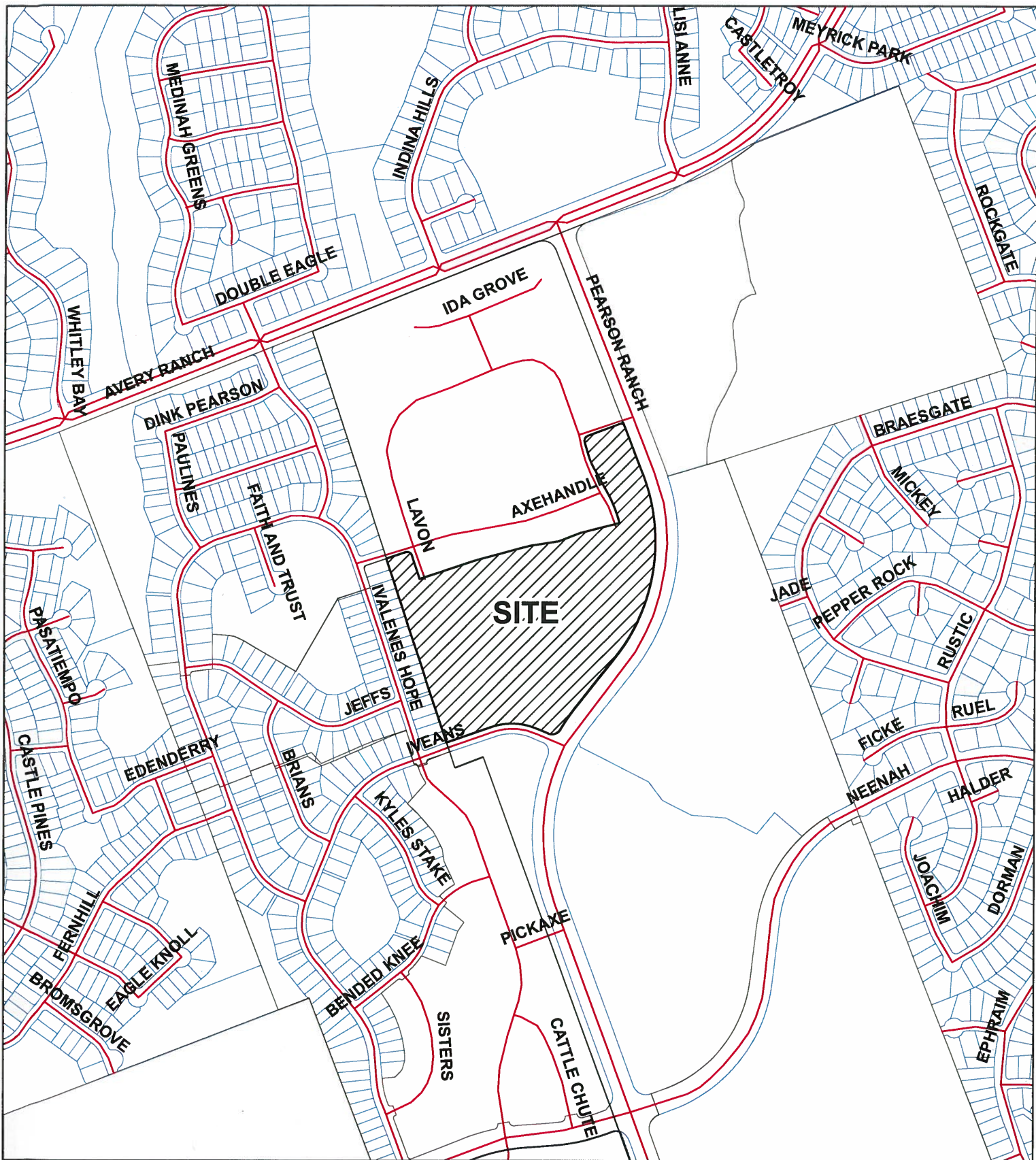
The developer will be responsible for all cost associated with required improvements.

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



CASE#: C8J-2014-0059.2A
 ADDRESS: 15624 IVEANS WAY
 PROJECT: HERITAGE OAKS AT PEARSON
 RANCH WEST SECTION TWO
 CASE MANAGER: CESAR ZAVALA

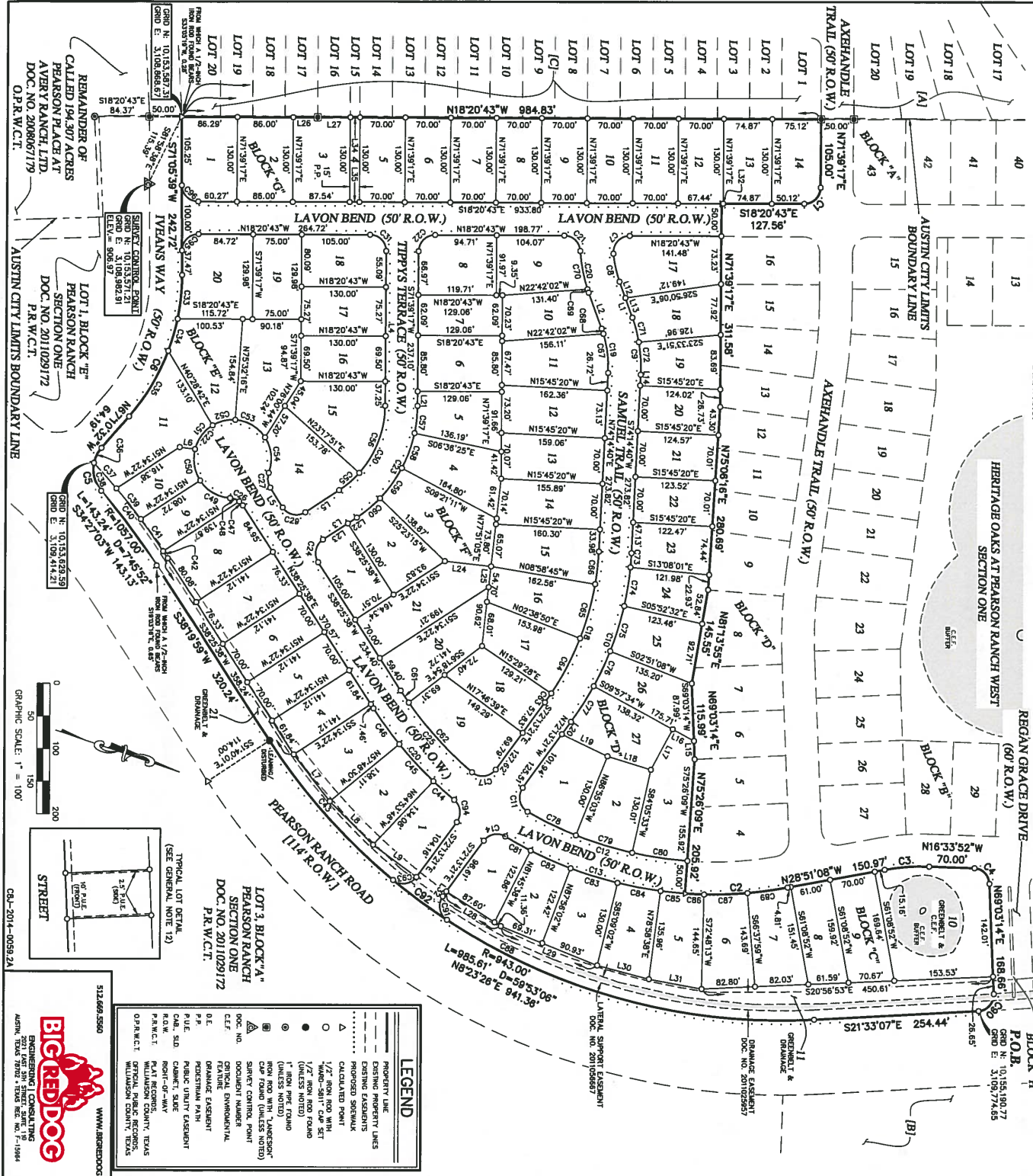
This map has been produced by site plan review for the sole purpose of geographic reference.
 No warranty is made by the City of Austin regarding specific accuracy or completeness.

PEARSON PLACE SECTION ONE
 CAB. GG. SIDS. 138-140
 DOC. NO. 2010002126
 P.R.W.C.T.

CALLLED 60.422 ACRES
ENGLAND RANCH NE
LIMITED PARTNERSHIP
 DOC. NO. 20130278048
 P.R.W.C.T.

PEARSON PLACE SECTION TWO
 DOC. NO. 20130202320
 P.R.W.C.T.

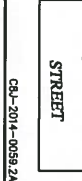
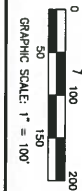
HERITAGE OAKS AT PEARSON RANCH WEST SECTION TWO



REGAN GRACE DRIVE (60' R.O.W.)

HERITAGE OAKS AT PEARSON RANCH WEST SECTION ONE

LOT 1, BLOCK "A"
 P.O.B.
 GRD N: 10.155.190.77
 GRD E: 3.109.414.21



LEGEND

- PROPERTY LINE
- EXISTING PROPERTY LINES
- PROPOSED PROPERTY LINES
- PROPOSED BENCHMARK
- CALCULATED POINT
- 1/2" IRON ROD WITH "WALL-SHIRT" CAP SET
- 1/2" IRON ROD FOUND (COLOR NOTED)
- 1" IRON PIPE FOUND
- IRON ROD WITH "LANE/SIDE" CAP FOUND (UNLESS NOTED)
- CONCRETE FOUND (UNLESS NOTED)
- SURVEY CONTROL POINT
- DOCUMENT NUMBER
- CENTRAL ENVIRONMENTAL
- ORGANIC EMBLEMMENT
- P.P.
- PUBLIC UTILITY EXHIBENT
- CABLE, S.D.
- RIGHT-OF-WAY
- PLAT RECORDS, COUNTY TEXAS
- ORIGINAL PUBLIC RECORDS, COUNTY TEXAS
- PLAT RECORDS, COUNTY TEXAS
- WILMINGTON COUNTY, TEXAS

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	38.27'	25.00'	90.000°	S53.70°E	35.38'
C2	190.37'	625.00'	143.937°	N27.48°W	158.94'
C3	69.70'	325.00'	171.715°	N22.42°W	69.57'
C4	56.80'	25.00'	84.194°	N28.54°E	33.56'
C5	17.11'	50.00'	82.192°	S71.14°W	65.77'
C6	238.77'	325.00'	414.350°	N89.07°W	231.51'
C7	41.73'	25.00'	82.382°	N65.00°E	37.05'
C8	88.84'	225.00'	223.727°	S82.55°W	88.27'
C9	278.00'	475.00'	331.596°	N89.20°W	274.03'
C10	42.07'	25.00'	82.250°	S89.33°E	37.28'
C11	298.54'	575.00'	255.142°	S134.41°E	291.34'
C12	292.87'	625.00'	289.128°	N105.04°W	290.30'
C13	36.90'	25.00'	84.300°	S29.50°E	33.64'
C14	41.02'	25.00'	84.003°	S25.10°E	36.57'
C15	248.72'	425.00'	331.150°	S89.90°E	245.20'
C16	68.10'	175.00'	223.727°	N82.55°E	68.85'
C17	65.40'	225.00'	163.913°	N69.50°E	65.17'
C18	37.78'	25.00'	86.371°	N24.57°E	34.30'
C19	38.27'	25.00'	80.000°	N81.20°E	35.38'
C20	203.13'	205.00'	56.463°	N79.57°E	194.92'
C21	39.27'	25.00'	90.000°	S73.25°W	36.48'
C22	23.55'	25.00'	53.905°	N112.35°E	22.88'
C23	23.55'	25.00'	53.905°	S82.41°W	22.88'
C24	32.57'	1,077.00'	2,471.0°	S29.50°E	92.38'
C25	45.80'	50.00'	52.285°	N82.41°E	44.21'
C26	60.38'	1,077.00'	3,724.4°	S32.50°E	60.37'
C27	182.85'	1,077.00'	9,251.4°	S32.50°E	182.82'
C28	60.14'	1,077.00'	3,113.8°	S30.20°W	60.14'
C29	12.98'	1,077.00'	9,412.3°	S37.98°E	12.98'
C30	28.23'	843.00'	1,727.0°	N29.38°E	28.12'
C31	42.81'	625.00'	376.02°	N28.10°E	42.81'
C32	71.32'	625.00'	705.18°	N28.10°E	71.32'
C33	68.02'	625.00'	614.08°	N35.18°E	67.98'
C34	8.24'	25.00'	18.933°	N28.50°E	8.21'
C35	15.30'	25.00'	18.933°	N139.47°E	15.07'
C36	55.98'	80.00'	52.820°	N110.33°E	53.95'
C37	50.24'	80.00'	47.584°	N81.52°E	48.78'
C38	48.71'	80.00'	44.789°	S71.48°E	45.54'
C39	36.71'	80.00'	30.034°	S37.98°E	38.14'
C40	58.13'	80.00'	52.085°	S175.14°W	53.21'
C41	58.13'	80.00'	54.172°	S89.17°W	54.87'

132.689.5560
 WWW.BIGREDDOG.COM

BIG RED DOG

ENGINEERING CONSULTING
 SURVEYING
 ALM, TEXAS 75002 • TEXAS REG. NO. F-15844

AWARD
 Land Surveying

PO Box 9874, Austin, Texas 78710
 WWW.AWARDL.COM (512) 557-2344

Application Submitted Date: January 15, 2014
 Plat Prepared Date: January 15, 2014