

**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8J-2014-0155.0A

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

**SUBDIVISION NAME:** Resubdivision of Lots 1, 2, & 12 Block 5, Hudson Bend Colony  
Subdivision No. 1

**AREA:** 4.073 acres

**LOT(S):** 1

**OWNER/APPLICANT:** Torreon, LLC  
(Joseph Randall & Phyllis Lacey)

**AGENT:** Bowman Consulting  
Group, (Dave Irish)

**ADDRESS OF SUBDIVISION:** 16100 Lake Travis Drive

**GRIDS:** WZ-36

**COUNTY:** Travis

**WATERSHED:** Lake Travis

**JURISDICTION:** 2-Mile ETJ

**EXISTING ZONING:** N/A

**PROPOSED LAND USE:** Multifamily Residential

**SIDEWALKS:** Sidewalks will be provided on Lake Travis Drive and Webb Lane.

**DEPARTMENT COMMENTS:** The request is for approval of the resubdivision, namely Resubdivision of Lots 1, 2, & 12 Block 5, Hudson Bend Colony Subdivision No. 1. The proposed plat is composed of 1 lot on 4.073 acres.

**STAFF RECOMMENDATION:** This plat has been reviewed by the single office staff (City of Austin & Travis County) and recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.



**ZONING AND PLATTING ACTION:**

**CASE MANAGER:** Sylvia Limon

**PHONE:** 512-974-2767

**E-mail:** [Sylvia.limon@austintexas.gov](mailto:Sylvia.limon@austintexas.gov)



-  Subject Tract
-  Base Map

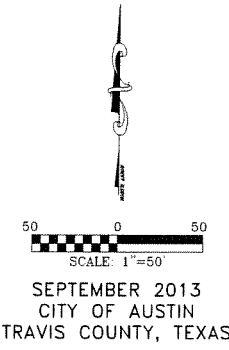
CASE#: C8J-2014-0155.0A  
 LOCATION: 16100 Lake Travis Drive



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.

# RESUBDIVISION OF LOTS 1, 2, & 12, BLOCK 5, HUDSON BEND COLONY SUBDIVISION NO. 1



SEPTEMBER 2013  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS

**LINE TABLE**

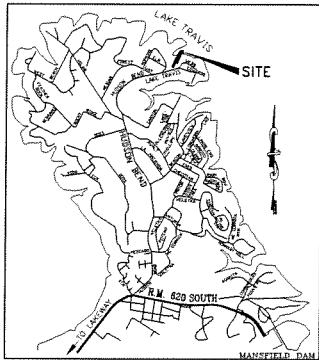
L1	N 43°44'50" E	32.02'
[L1]	N 43°10'31" E	32.14'
(L1)	S 43°48'58" W	32.02'
L2	N 63°10'44" W	52.11'
[L2]	N 61°48'00" W	52.10'
L3	N 80°30'16" W	21.79'
L4	S 68°03'50" W	70.32'
[L4]	S 69°26'20" W	70.34'
L5	S 41°09'44" E	1.08'
L6	N 80°30'16" W	70.98'
[L6]	S 79°12' E	70.94'
L7	N 80°30'16" W	92.77'
[L7]	N 79°10'20" W	92.74'
L8	S 28°09'01" W	12.00'
[L8]	S 28°57'14" W	12.00'
L9	S 61°50'59" E	30.00'
L10	N 11°52'58" E	0.32'

**DRAINAGE EASEMENT LINE TABLE**

L11	N 82°14'50" E	26.38'
L12	S 69°56'28" E	33.12'
L13	N 79°10'49" E	31.99'
L14	N 87°05'00" E	47.90'
L15	N 69°19'56" E	15.65'
L16	N 28°21'30" E	16.20'
L17	N 10°43'38" E	30.05'
L18	S 74°52'49" E	19.29'
L19	S 46°14'03" E	44.41'
L20	S 28°09'01" W	17.97'
L21	N 42°20'21" W	8.83'
L22	S 61°50'59" E	30.00'
L23	S 68°03'50" W	52.66'

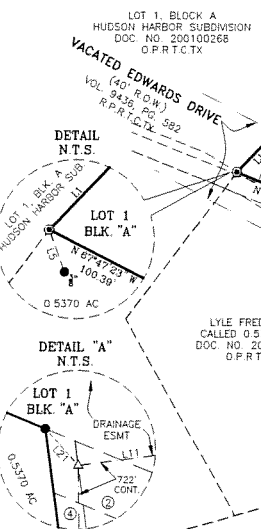
**LINE TABLE CONTINUED**

L22	S 61°50'59" E	30.00'
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LOCATION MAP  
NOT TO SCALE

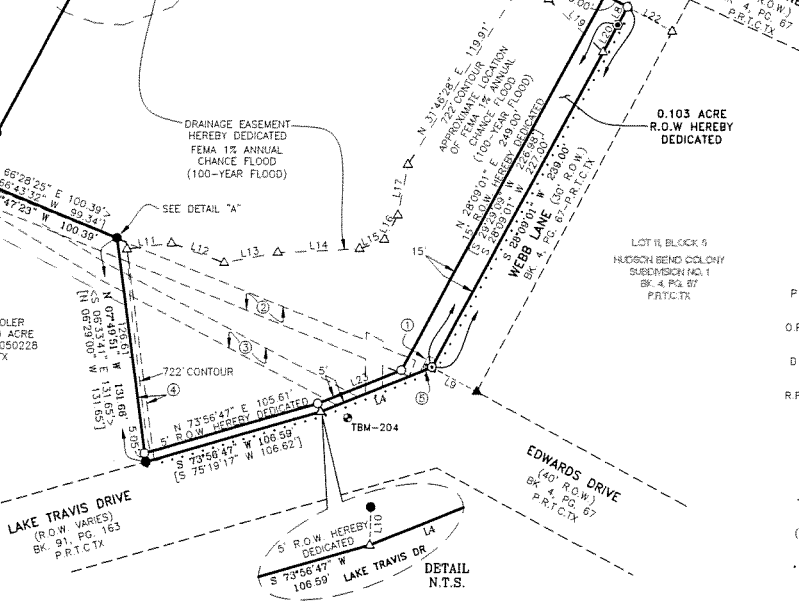
**LAND USE SUMMARY**  
TOTAL ACREAGE: 4.073 ACRES  
TOTAL NUMBER OF MULTI FAMILY LOTS - 1  
(MULTI FAMILY IS COMMERCIAL USE)



LOT 1, BLOCK A  
HUDSON HARBOR SUBDIVISION  
DOC NO. 200100268  
O.P.R.T.C.T.X.

DETAIL N.T.S.

DETAIL "A" N.T.S.



**LEGEND**

- ⊙ COTTON SPINDLE FOUND
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊙ 1/2" IRON ROD W/CAP STAMPED "WATSON SURVEYING" FOUND
- ⊙ 3/4" IRON PIPE FOUND
- ⊙ BENCHMARK
- 1/2" IRON ROD W/PLASTIC CAP STAMPED "BCG" SET
- P.R.T.C.T.X. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T.X. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- D.R.T.C.T.X. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T.X. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- [ ] RECORD INFORMATION - DOC NO. 2006096412 - O.P.R.T.C.T.X.
- [ ] RECORD INFORMATION - DOC NO. 2014062813 - O.P.R.T.C.T.X.
- [ ] RECORD INFORMATION - DOC NO. 2005050228 - O.P.R.T.C.T.X.
- [ ] RECORD INFORMATION - DOC NO. 200100268 - O.P.R.T.C.T.X.
- ..... SIDEWALK LOCATION
- GWQZ CRITICAL WATER QUALITY ZONE

**NOTE:** CONTOUR LINES SHOWN HEREON ARE APPROXIMATE LOCATIONS.  
**BENCHMARK LIST:** - DATUM - NAVD88  
TBM-201: 800 NAIL FOUND IN 8 INCH WOOD POST IN THE INTERIOR OF THE SUBJECT TRACT (4 FEET FROM ITS WESTERLY LINE) AND BEING S 79°49' W, ±77 FEET FROM THE MOST WESTERLY CORNER OF A CONCRETE PAD. ELEVATION = 677.30 FEET.  
TBM-204: 600 NAIL FOUND NEAR THE INTERSECTION OF LAKE TRAVIS DRIVE AND EDWARDS DRIVE AND BEING S 58°48' W, ±57 FEET FROM THE MOST SOUTHERLY SOUTHEAST CORNER OF THE SUBJECT TRACT. ELEVATION = 722.85'

**EASEMENT NOTES:**  
THIS TRACT IS SUBJECT TO THE FOLLOWING EASEMENTS NOT SHOWN HEREON:  
1. BLANKET-TYPE ELECTRIC & TELEPHONE EASEMENT TO THE CITY OF AUSTIN - VOL. 1704, PG. 357, D.R.T.C.T.X.  
2. STREET VACATION FOR A PORTION OF EDWARDS DRIVE - VOL. 54, PG. 8, TRAVIS COUNTY COMM CT MIN.  
THIS TRACT MAY BE SUBJECT TO THE FOLLOWING EASEMENT NOT SHOWN HEREON:  
1. A PERPETUAL EASEMENT TO RANDY LACEY & PHYLLIS LACEY OVER AND ACROSS 37.56 ACRES FOR THE PURPOSE OF MAINTAINING A FLOATING BOAT DOCK - DOC NO. 2006096413, O.P.R.T.C.T.X. TRACT NOT PLOTTABLE

**BEARING BASIS NOTES:**  
1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.  
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.  
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999901

CASE # C8J-2014-0155.0A  
SHEET 3 OF 3

FILE: P:\CG5939 - Tarneeh Condominiums\005939-01-001(SUR)\Survey\Working\5939-01-001_PL.dwg		
DATE: 10-18-13	DRAWN BY: CLW	CREW: CF, OW, BE
SCALE: 1"=50'	CHECKED BY: GLS	FB # 350, 351
JOB #: 5939-01-001	DRAWING # PLAT	PLAT # 2303.5
1 UPDATE WITH CITY OF AUSTIN PLAT COMMENTS	CLW	10-21-14
2 UPDATE WITH CITY OF AUSTIN PLAT COMMENTS	GLS	01-12-15
3 UPDATE BNDRY-FOUND CORNER AT RE-ENTRANT	KM	05-11-15
4 FINAL REVISIONS	GLS	08-13-15
NO	REVISION	BY DATE



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www.bowmanconsulting.com Bowman Consulting Group, Ltd.  
TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

RESUBDIVISION OF LOTS 1, 2, & 12, BLOCK 5, HUDSON BEND COLONY SUBDIVISION NO. 1  
4.073 ACRES SITUATED IN THE JOHN FOSTER SURVEY NO. 587, ABSTRACT NO. 278 TRAVIS COUNTY, TEXAS