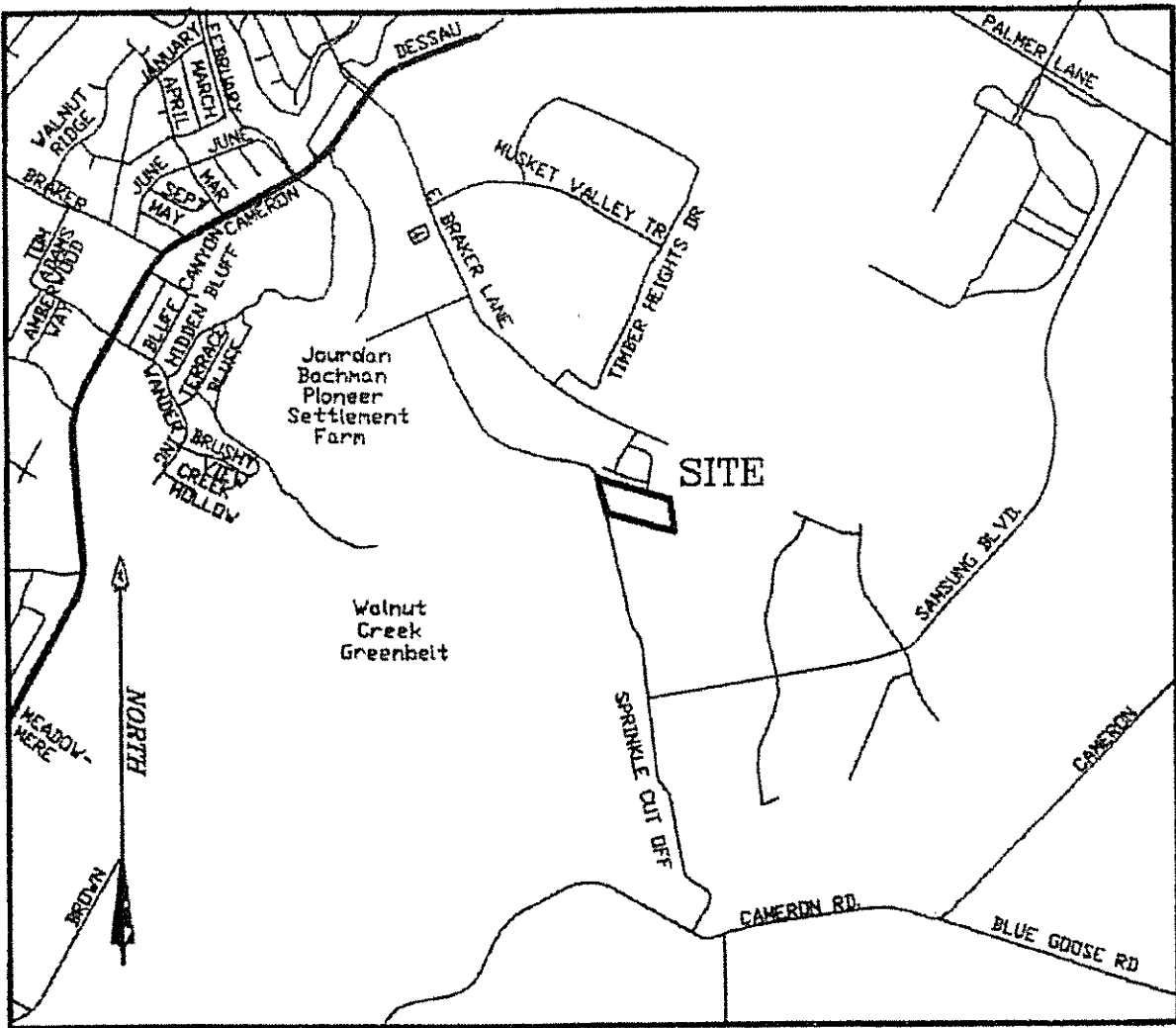


SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2015-0055.1A**Z.A.P. DATE:** October 20, 2015**SUBDIVISION NAME:** Payton Subdivision Final Plat**AREA:** 4.947 acres**LOT(S):** 23 total lots**OWNER/APPLICANT:** Trine Devco, L.L.C. (R. Reed)**AGENT:** Longaro & Clarke, L.P.
(W. Hoysa)**ADDRESS OF SUBDIVISION:** Sprinkle Cutoff Road**GRIDS:** N30**COUNTY:** Travis**WATERSHED:** Walnut Creek**JURISDICTION:** 2-mile ETJ**EXISTING ZONING:** County**MUD:** N/A**PROPOSED LAND USE:** 20 Single Family Residential lots, one greenbelt/water quality/drainage lot, one public utility easement/landscape lot, and one public utility easement/drainage lot, and public ROW**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets and the subdivision side of Sprinkle Cutoff Road.**DEPARTMENT COMMENTS:** The request is for approval of the Payton Subdivision Final Plat. The final plat is composed of 23 lots on 4.947 acres. Water and wastewater will be provided by the City of Austin.**STAFF RECOMMENDATION:** Staff recommends approval of the final plat. This final plat meets all applicable state, county, and City of Austin LDC requirements.**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Michael Hettenhausen**PHONE:** (512) 854-7563Email address: Michael.Hettenhausen@traviscountytexas.gov



VICINITY MAP
(NOT TO SCALE)

PAYTON SUBDIVISION

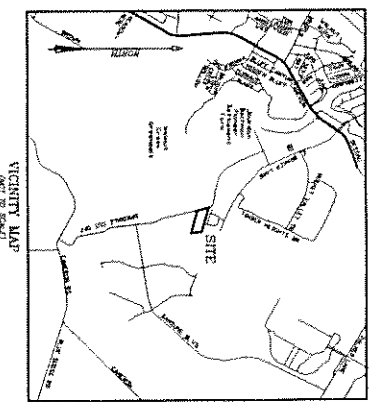
CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS.

THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.



LANDESIGN SERVICES, INC.
 512-234-7001
 1220 MICHIGAN ROAD
 SUITE 200
 ROUND ROCK, TEXAS 78664
 FIRM REGISTRATION NO. 10001800

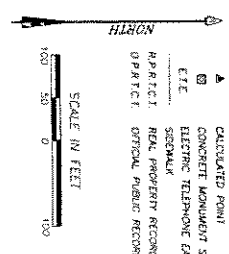
LAND SURVEYORS
 EST. 1924

PAYTON SUBDIVISION

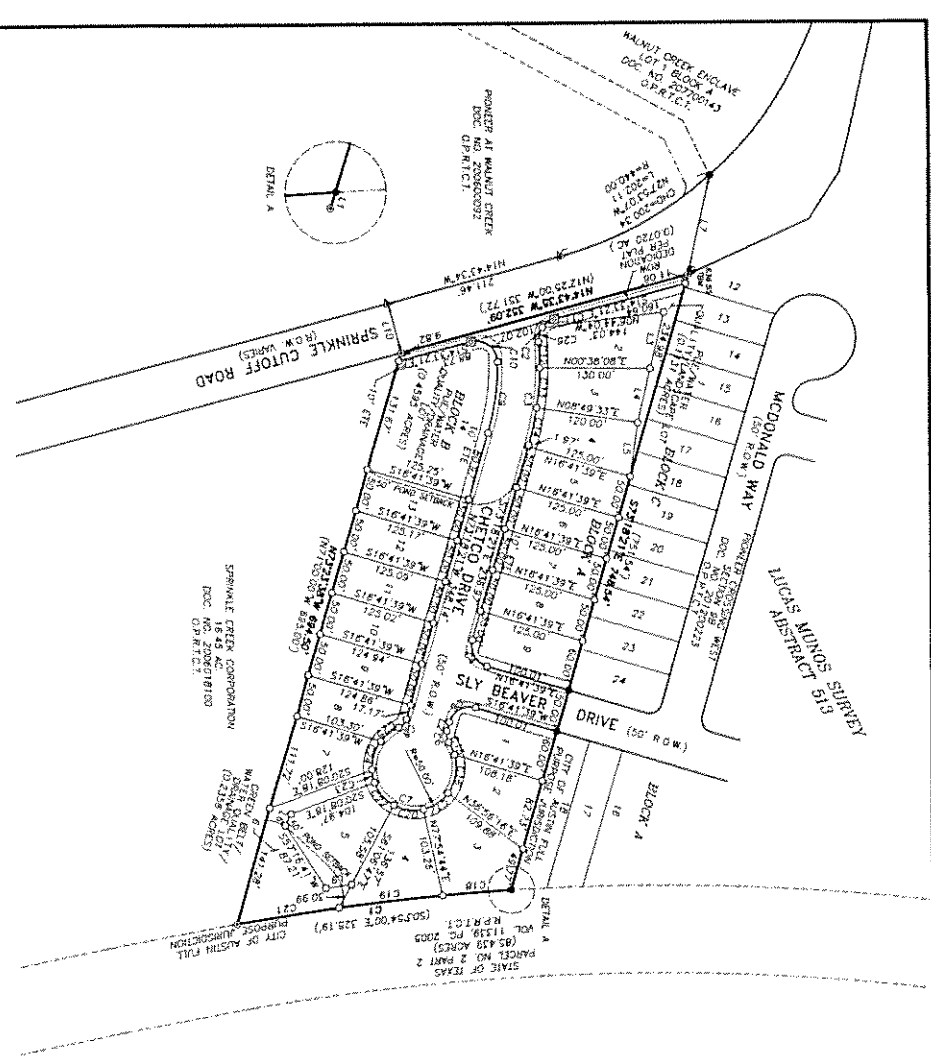
681-2015-0055.1A

PROJECT NAME: PAYTON TRACT	SCALE: 1" = 100'
JOB NUMBER: 229-13-1	
DATE: 08/25/2015	
DRAWING FILE PATH: \\L:\Payton Tract\DWG	
PLOTNOTE FILE PATH: \\L:\Payton Tract\NOTES\PAYTONPLAT.DOC	
DATE: 08/25/2015	
CHECKED BY: JLI/PROBROCK	

DRAWING NAME: PAYTONPLAT
 SHEET 1 OF 3



- LEGEND**
- 1/2" ROW BEAR TRAILS (unless noted otherwise)
 - 2" ROW PAVEMENT (SEE NOTES)
 - 1/2" ROW REBAR W/5" MARKED JARRESON SET
 - CALCULATED POINT
 - CONCRETE MONUMENT SET
 - E.T.E.
 - ELECTRIC TELEPHONE CABLESET
 - SECTIONAL
 - H.P.A.P.T.C. REAL PROPERTY RECORDS OF TARRANT COUNTY, TEXAS
 - O.P.A.P.T.C. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS



OWNER:
TRANE EXCO, LLC
1504 SOUTH LAMAR BOULEVARD
AUSTIN, TX 78704

ENGINEER:
LANDERSON SERVICES, INC.
1504 SOUTH LAMAR BOULEVARD
AUSTIN, TEXAS 78748
PHONE NO. 792-2444

LAND USE SUMMARY	PAYTON SUBDIVISION
TOTAL ACRES:	4.942 ACRES
STANDARD RESIDENTIAL LOTS:	20 LOTS
DENSITY:	4.043 UNITS PER ACRE
NUMBER OF BLOCKS:	2 BLOCKS
TOTAL LOTS:	20
RESIDENTIAL LOTS:	20
OTHER LOTS:	0
OTHER NOTES:	1 LOT (0.235 ACRE) SLY BEAVER QUALITY/LANDSCAPE LOT 1 LOT (0.113 ACRE) PRE/MATER QUALITY/LANDSCAPE LOT 1 LOT (0.458 ACRE) PRE/MATER QUALITY/LANDSCAPE LOT 3 LOTS (0.814 ACRE) TOTAL OTHER LOTS:
SUBMITTAL DATE:	2/20/2015
PUBLIC STREET NAME:	LENGTH 50'
ROW WIDTH:	50'
SLY BEAVER DRIVE:	LENGTH 150'
SLY BEAVER DRIVE:	ROW WIDTH 50'
TOTAL:	679'

BEARING BASE. ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE ADD, WITH ALL DISTANCES AND COORDINATES BEING IN METERS. THE NORTH AND SOUTH POINTS OF THE SURFACE OF THE PROPERTY BEING A REFERENCE POINT FOR THE HORIZONTAL COORDINATE BASE. TEXAS CENTRAL ZONE ADD STATE PLANE COORDINATE NETWORK REFERENCE STATIONS ARE THE VERTICAL DATUM POINT SPHERE IN POWER POLE LOT SURVEY OF THE PROPERTY BEING SURVEYED AT THE NEAREST CORNER OF CLAYTON ON SOUTH SIDE OF SAKING BLDG EAST OF SPRINKLE CUTOFF ROAD 1.000' ELEV. 677.61

NUMBER	DIRECTION	CONSTANT	BEARING	COORDINATE	COORDINATE
1	S71°02'57"E	2.44			
2	S71°18'31"E	11.16			
3	S72°02'26"E	65.07			
4	S61°27'17"E	63.52			
5	N42°27'31"W	14.89			
6	N77°13'55"W	18.79			
7	S67°45'07"E	30.76			
8	S75°28'03"W	58.78			
9	S71°02'57"E	2.44			
10	S71°18'31"E	11.16			
11	S72°02'26"E	65.07			
12	S61°27'17"E	63.52			
13	N42°27'31"W	14.89			
14	N77°13'55"W	18.79			
15	S67°45'07"E	30.76			
16	S75°28'03"W	58.78			
17	S71°02'57"E	2.44			
18	S71°18'31"E	11.16			
19	S72°02'26"E	65.07			
20	S61°27'17"E	63.52			
21	N42°27'31"W	14.89			
22	N77°13'55"W	18.79			
23	S67°45'07"E	30.76			
24	S75°28'03"W	58.78			
25	S71°02'57"E	2.44			
26	S71°18'31"E	11.16			
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46	N77°13'55"W	18.79			
47	S67°45'07"E	30.76			
48	S75°28'03"W	58.78			
49	S71°02'57"E	2.44			

CBJ-2015-0055.1A

PROJECT NAME: PAYTON TRACT
JOB NUMBER: 329-13-T
DATE: 08/25/2015 SCALE: 1"=100'
DRAWN BY: J. J. PATTON
CHECKED BY: J. J. PATTON
FILED BY: J. J. PATTON
DATE: 08/25/2015
SCALE: 1"=100'

PAYTON SUBDIVISION

LAND DESIGN SERVICES, INC.
512-236-7900
1220 RICHFIELD ROAD
SUITE 200
ROUND ROCK, TEXAS 78664
PHONE REGISTRATION NO. 0001000

LAND DESIGN SERVICES, INC.
LAND SURVEYORS
EST. 2005

