

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2012-0095.3A**Z.A.P. DATE:** 11.3.2015**SUBDIVISION NAME:** Hills of Bear Creek, Section 3-Final Plat**AREA:** 12.682 Acres**LOT(S):** 58 Total Lots**OWNER/APPLICANT:** 2013 Land Investments, LTD
(Steve Walkup)**AGENT:** Gray Engineering Inc.
(Steve Berke)**ADDRESS OF SUBDIVISION:** FM 1626 and Johnson Lane**GRIDS:** D-10**COUNTY:** Travis**WATERSHED:** Bear and Little Creeks**JURISDICTION:** 2-Mile ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** Single-Family Residential**ADMINISTRATIVE WAIVERS:** None**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on both sides of all internal and boundary streets.

DEPARTMENT COMMENTS: The request is for approval of a final plat located in the county and in the City of Austin's 2 Mile ETJ. The plat is composed of 58 lots on 12.682 acres. The applicant has secured a service extension from the City of Austin to provide water and wastewater to the proposed development.

COUNTY COMMENTS

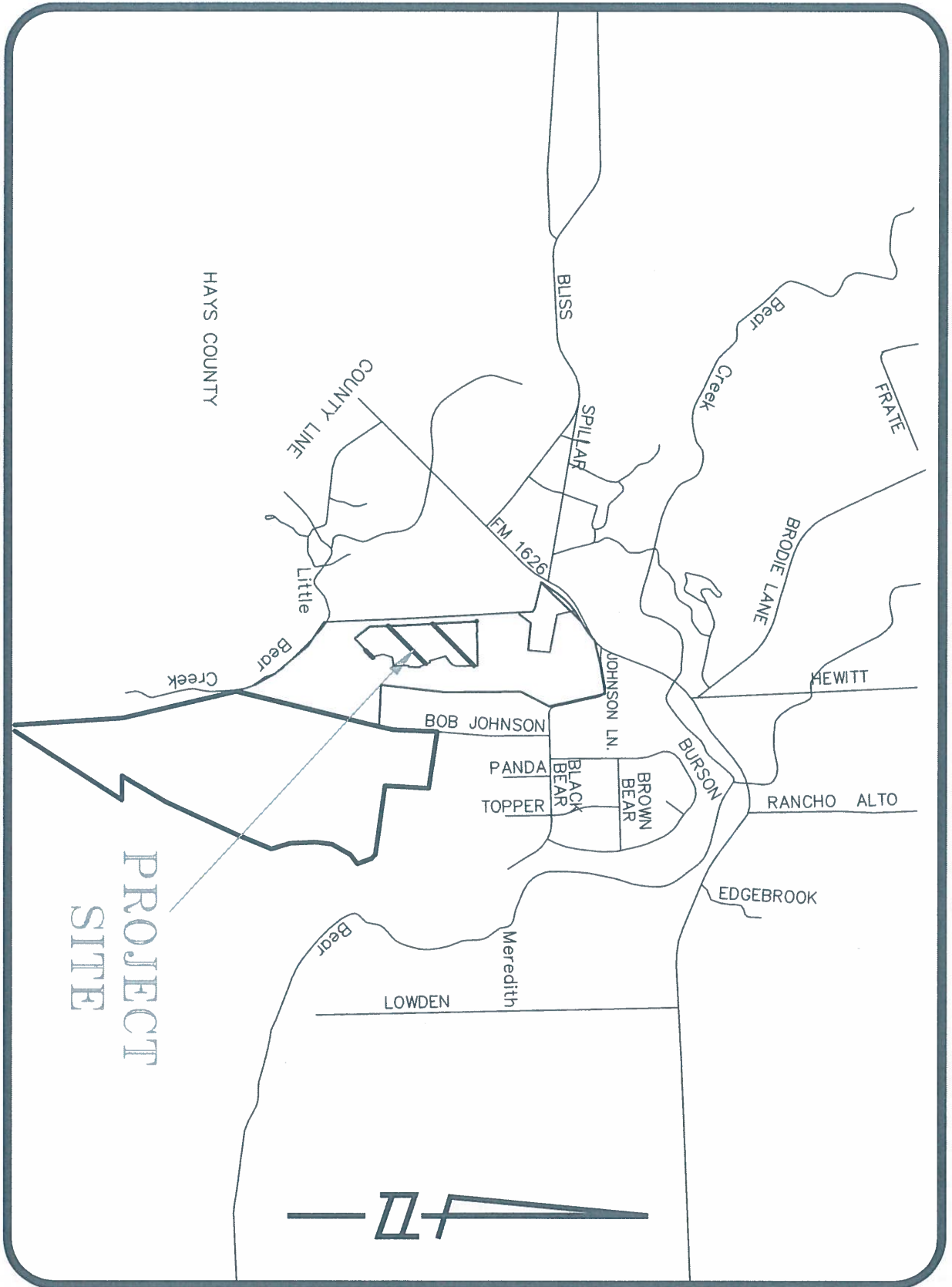
This property is located in the 2-Mile, ETJ (Extra-Territorial Jurisdiction) of the City of Austin. Section 212.003 of Texas Local Government prohibits the city and the county from regulating land uses, lot size, density, height and building coverage in the ETJ to name a few. There are no land use controls that can be imposed by the city or the county. In the county, there are 2 uses: Single-Family and Other. "Other" can mean commercial, retail, multi-family, office and industrial, any use that is not single-family residential. There are no zoning laws in the county. Public transportation is not available in the county. As part of review process, the local school district was sent a copy of the proposed residential subdivision for input, review and comment and as of today, the staff has not received any comments from the school district. The closes school is Manchaca Elementary School on Manchaca Road. The closes fire station is EDS #5 located on Manchaca Road.

STAFF RECOMMENDATION: The final plat meets all applicable state, county, and City of Austin Title 30 – Land Development Code requirements and staff recommends approval.

ZONING AND PLATTING COMMISSION ACTION:

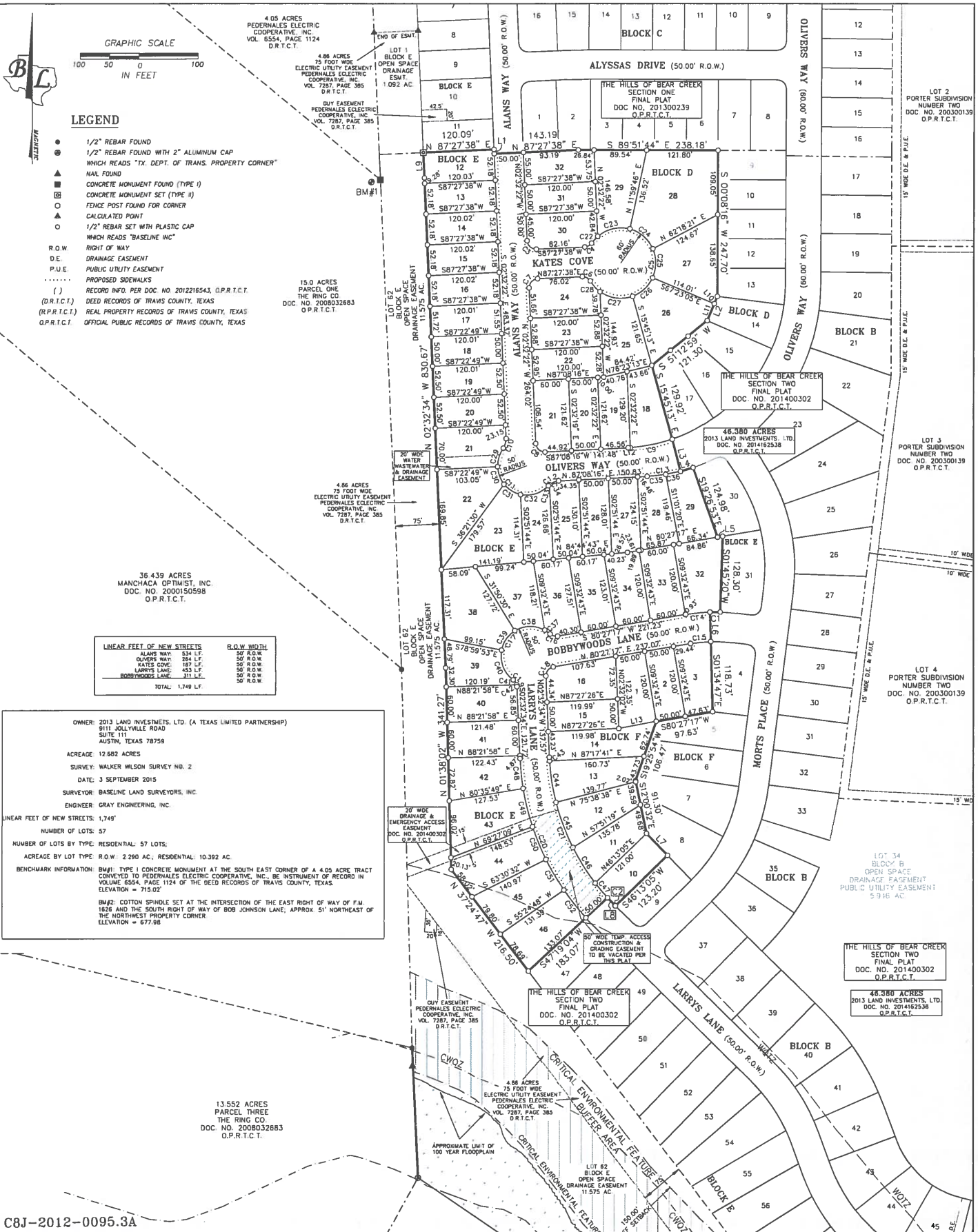
CASE MANAGER: Jose Luis Arriaga
Email address: joe.arriaga@traviscountytexas.gov

PHONE: 854-7562



VICINITY MAP
N.T.S.

PROJECT
SITE



LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR FOUND WITH 2" ALUMINUM CAP WHICH READS "TX. DEPT. OF TRANS. PROPERTY CORNER"
- ▲ NAIL FOUND
- CONCRETE MONUMENT FOUND (TYPE I)
- CONCRETE MONUMENT SET (TYPE II)
- ⊠ FENCE POST FOUND FOR CORNER
- CALCULATED POINT
- 1/2" REBAR SET WITH PLASTIC CAP WHICH READS "BASELINE INC"
- ROW RIGHT OF WAY
- DE DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PROPOSED SIDEWALKS
- () RECORD INFO. PER DOC. NO. 201216543, O.P.R.T.C.T.
- (D.R.I.C.T.) DEED RECORDS OF TRAVIS COUNTY, TEXAS
- (R.P.R.I.C.T.) REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- (O.P.R.T.C.T.) OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

LINEAR FEET OF NEW STREETS	R.O.W. WIDTH
ALANS WAY	54 LF
OLIVERS WAY	284 LF
KATES COVE	127 LF
LARRY'S LANE	453 LF
BOBBYWOODS LANE	111 LF
TOTAL:	1,749 LF

OWNER: 2013 LAND INVESTMENTS, LTD. (A TEXAS LIMITED PARTNERSHIP)
 9111 JOLLYVILLE ROAD
 SUITE 111
 AUSTIN, TEXAS 78759

ACREAGE: 12.682 ACRES

SURVEY: WALKER WILSON SURVEY NO. 2

DATE: 3 SEPTEMBER 2015

SURVEYOR: BASELINE LAND SURVEYORS, INC.

ENGINEER: GRAY ENGINEERING, INC.

LINEAR FEET OF NEW STREETS: 1,749'

NUMBER OF LOTS: 57

NUMBER OF LOTS BY TYPE: RESIDENTIAL: 57 LOTS.

ACREAGE BY LOT TYPE: R.O.W.: 2,290 AC., RESIDENTIAL: 10,392 AC.

BENCHMARK INFORMATION:
 BM#1: TYPE I CONCRETE MONUMENT AT THE SOUTH EAST CORNER OF A 4.05 ACRE TRACT CONVEYED TO PEDERNALES ELECTRIC COOPERATIVE, INC. BE INSTRUMENT OF RECORD IN VOLUME 6554, PAGE 1124 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. ELEVATION = 715.02'
 BM#2: COTTON SPINDLE SET AT THE INTERSECTION OF THE EAST RIGHT OF WAY OF F.M. 1628 AND THE SOUTH RIGHT OF WAY OF BOB JOHNSON LANE, APPROX 51' NORTHEAST OF THE NORTHWEST PROPERTY CORNER. ELEVATION = 677.98'

**THE HILLS OF BEAR CREEK
 SECTION THREE
 FINAL PLAT**

Base Line
 BASELINE LAND SURVEYORS, INC.
 PROFESSIONAL LAND SURVEYING SERVICES
 8533 CROSS PARK DRIVE
 AUSTIN, TEXAS 78794
 OFFICE: 512.374.4772 FAX: 512.873.9743
 www.baselineland.com

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02 of 04 SHEET

Files: \\Project\Johnson\Draw\Phase 3 Final Plat.dwg
 Scale (Hor.): 1"=100' Date: 10/20/15
 Drawn By: JSL
 Checked By: RLW
 Revision 1:
 Revision 2:
 Revision 3:
 Revision 4: