



SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2015-0137.0A**P.C. DATE:** November 10, 2015**SUBDIVISION NAME:** The Grange Commons**AREA:** 0.658 acres**LOTS:** 3**APPLICANT:** Jesus Herrera, Tim Fielding**AGENT:** Cormier Architecture
(James Cormier)**ADDRESS OF SUBDIVISION:** 732 Springdale Road**GRIDS:** L-21**COUNTY:** Travis**WATERSHED:** Boggy Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3-NP**DISTRICT:** 3**PROPOSED LAND USE:** Single Family**NEIGHBORHOOD PLAN:** Govalle**SIDEWALKS:** Sidewalks will be provided along Springdale Road and Gonzales Street.**DEPARTMENT COMMENTS:** The request is for approval of a resubdivision namely, The Grange Commons. The proposed resubdivision is resubdividing part of one lot into 3 lots on 0.658 acres.**STAFF RECOMMENDATION:** Staff recommends approval of the resubdivision. This plat meets all current applicable City of Austin Land Development and State Local Government requirements.**PLANNING COMMISSION ACTION:****CASE MANAGER:** Sylvia Limon**PHONE:** 512-974-2767**E-mail:** Sylvia.limon@austintexas.gov



-  Subject Tract
-  Base Map

CASE#: C8-2015-0137.0A
LOCATION: 732 Springdale



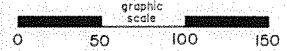
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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

THE GRANGE COMMONS

Preparation Date: January 20, 2014

SCALE: 1" = 50'



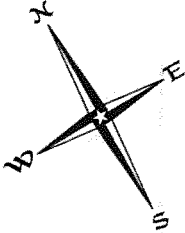
Legend

- ⊙ Iron Rod Found
- ⊕ Iron Pipe Found
- ⊠ Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc." (Record Bearing and Distance)
- Sidewalk

ETE = Electric and Telecommunications Easement

LOT SUMMARY
 Total Number of Lots = 3
 Lot 5A = 6,602 Square Feet
 Lot 5B = 9,994 Square Feet
 Lot 5C = 9,981 Square Feet
 R.O.W. Dedication = 99 Square Feet
 Total Area = 28,676 Square Feet = 0.658 Acre

City of Austin
 (9.885 Acres)
 Special Warranty Deed
 Volume 11963 Page 747



CURVE DATA

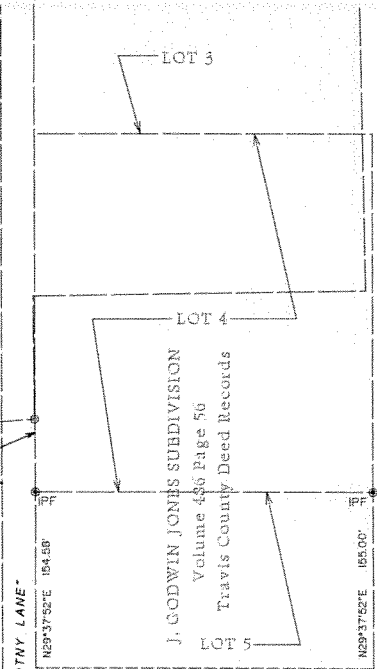
①
 $\Delta = 82^\circ 41' 05"$
 $R = 25.00'$
 $T = 22.00'$
 $C = 33.03'$
 $A = 36.08'$
 $CB = 570^\circ 58' 24" W$



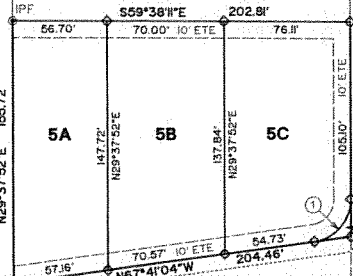
formerly
 Bobby Joe Webb, et ux
 Warranty Deed
 Volume 1873 Page 304

formerly W.E. Elwood and wife, Mattie Elwood
 (5 acres)
 Volume 631 Page 436

20' EASEMENT per Volume 631 Page 436



Christine Faulkner
 Correction Warranty Deed
 Doc. 2015083304



SPRINGDALE ROAD (60')

SPRINGDALE ROAD

LOT 7

LOT 6

LOT 1
 Block 1

LOT 1

LOT 2

LOT 3

Glenn M. Poore, and wife
 Paula Poore
 (4.848 Acres)
 Warranty Deed
 Volume 11700 Page 719

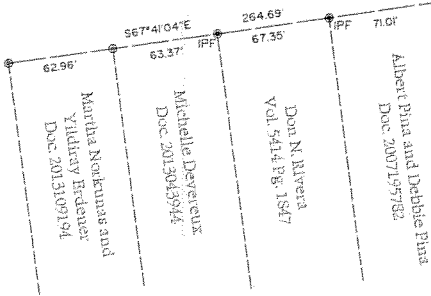
J. GODWIN JONES SUBDIVISION
 Volume 486 Page 56
 Travis County Deed Records

Chunn Subdivision
 Volume 4 Page 120

99 Square Feet
 additional Right-of-Way
 hereby dedicated

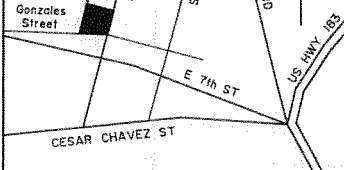
chiseled X mark
 found in concrete

GONZALES STREET



VICINITY MAP NOT TO SCALE

SUBJECT



NOTE:

THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.

THE STATE OF TEXAS
 THE COUNTY OF TRAVIS

I, Holt Carson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with Chapter 25 of the Austin City Code, and is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

Holt Carson
 Registered Professional Land Surveyor No. 5166
 HOLT CARSON, INC.
 1904 Fortview Road Austin, Texas 78704
 (512)-442-0990

Date

93700808.dwg