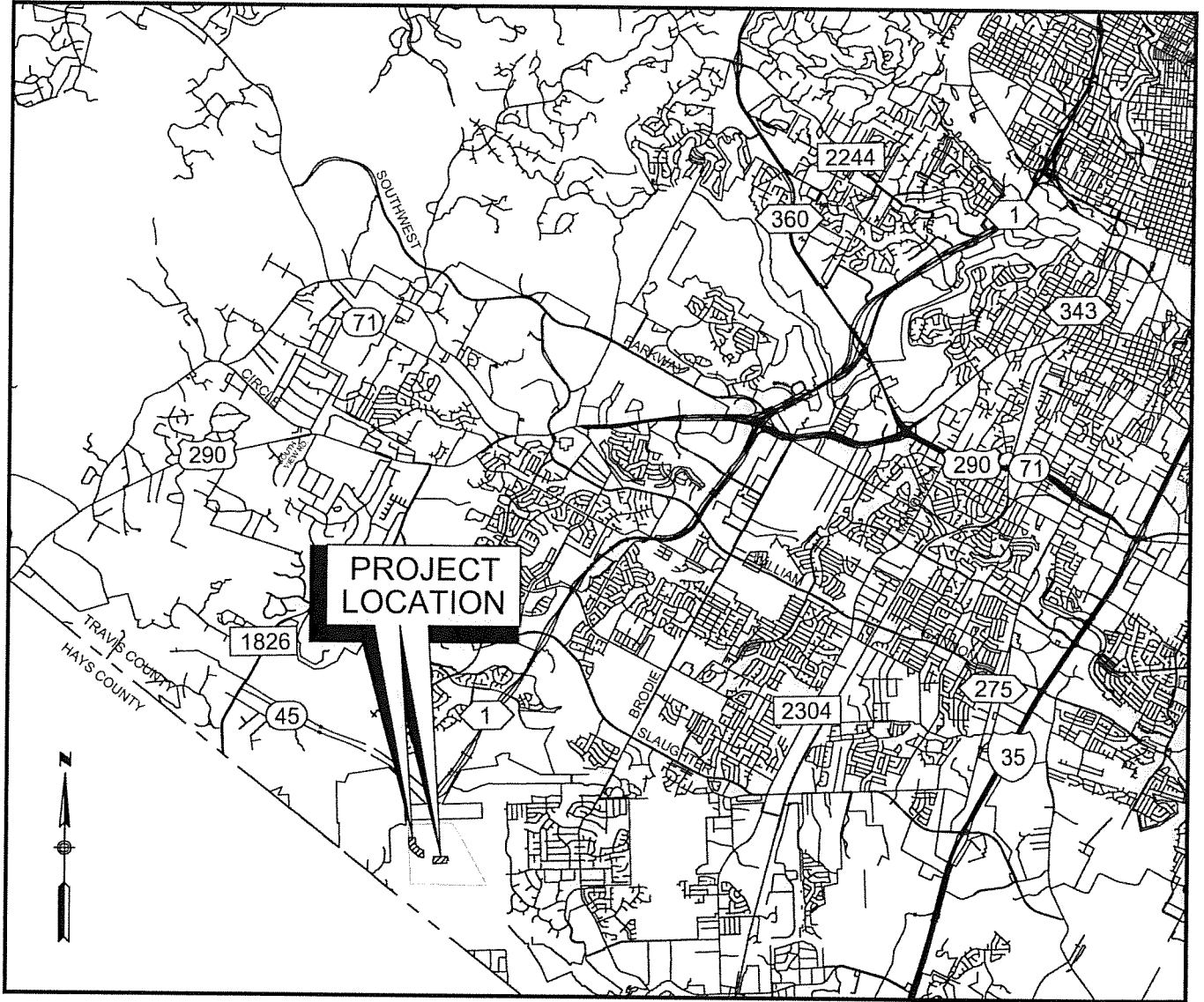


SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2010-0139.4A**Z.A.P. DATE:** January 5, 2016**SUBDIVISION NAME:** Greyrock Ridge Phase 4**AREA:** 11.886 acres**LOT(S):** 59**OWNER/APPLICANT:** Blake Magee Company **AGENT:** LJA Engineering & Surveying, Inc.
(Blake Magee) (Lauren Powell)**ADDRESS OF SUBDIVISION:** S Mopac Express/SB, Austin, Tx**GRIDS:** B13, B14**COUNTY:** Travis**WATERSHED:** Slaughter Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-2**DISTRICT:** 8**PROPOSED LAND USE:** Single Family**ADMINISTRATIVE WAIVERS:** None**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.**DEPARTMENT COMMENTS:** The request is for approval of the Greyrock Ridge Phase 4 final plat out of an approved preliminary plan. The proposed plat is composed of 59 single-family lots and associated right-of-way on 11.8 acres. The proposed lots will take access from State Highway 45 through Archeleta Blvd. The plat has been reviewed under and is in compliance with the terms of the Bradley Parties Settlement Agreement. Water and wastewater service is available from the City of Austin. Electric service will be provided by the Pedernales Electric Co-Op. Parkland fees were paid for the whole of the preliminary plan at the time Phase 1 was approved. The developer will be responsible for all costs associated with any required improvements.**STAFF RECOMMENDATION:** The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.**ZONING AND PLATTING COMMISSION ACTION:****CITY STAFF:** Don Perryman**PHONE:** 512-974-2786**e-mail:** don.perryman@austintexas.gov



LOCATION MAP

(N.T.S.)

GRID NO. B-14, B-13
MAPSCO PAGE 671Q & U

GREYROCK RIDGE, PHASE 4

GEORGEY D. & DANE WEISBART
179.539 ACRES
VOL. 12610, PG. 730
R.P. & I.C.T.X.

H. W. COCKE SURVEY No. 432, ABSTRACT No. 19

DATE: OCTOBER 12, 2015

ENGINEER:
LJA ENGINEERING, INC.
5316 HIGHWAY 280 WEST
AUSTIN, TEXAS 78735
Phone: (512) 438-4700
Fax: (512) 438-4916

OWNER/DEVELOPER:
H&G GREY ROCK RIDGE DEVELOPMENT, INC.
1011 N. DAWKIN DRIVE
AUSTIN, TX 78703
(512) 481-0000

SURVEY: JOHN G. MCGHEE SURVEY NO. 6, A-17
TOTAL ACREAGE: 11.886 ACRES

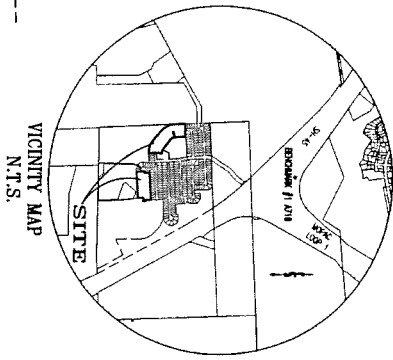
NAME	LINEAR FOOTAGE	AREA	ROW
ORIGINAL FLOWER DRIVE	1013'	1.162 Acres	50'
STANDING CYPRESS DRIVE	153'	0.129 Acres	50'
GLOBE MALLOW DRIVE	706'	0.829 Acres	50'

LEGEND:

- CONCRETE MONUMENT FOUND
- 1/2" CAPPED IRON ROD SET
- 1/2" CAPPED IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- CRITICAL ENVIRONMENTAL FEATURE
- W.Q.E. WATER QUALITY EASEMENT
- O.P.R.I.C.T.X. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
- R.P. & I.C.T.X. REAL PROPERTY RECORDS OF TARRANT COUNTY, TEXAS
- LOT NUMBER
- BLOCK
- EXCISEMENT LINE
- APPROXIMATE SPARKLE LOCATION
- CONCRETE MONUMENT FOUND
- SINE OF TEXAS 54' 45" 28.563 ACRES DOC. NO. 2000015281 O.P.R.I.C.T.X.

BENCHMARK #1: 3" CORN ALUMINUM DISC IN CONCRETE STAMPED AT18 IN TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203) GRID COORDINATES: NORTING: 1005380314 EASING: 308086544 ELEVATION: 618.13

BENCHMARK #2: COTTON SPINDLE SET IN 1.5" CEANUM ELM TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203) GRID COORDINATES: NORTING: 1005380314 EASING: 308086544 ELEVATION: 617.55



LJA Engineering Inc. FRA-F-1286
5316 Highway 280 West
Suite 150
Austin, Texas 78735

SETSTONE SURVEYING
5301 West William Cannon Drive
Austin, Texas 78749
Phone No. (512) 282-0170
Fax No. (512) 286-5165

PATH: \\1752-013\dwg\PLAT - PH4.dwg

SHEET NO. 1 OF 4

