

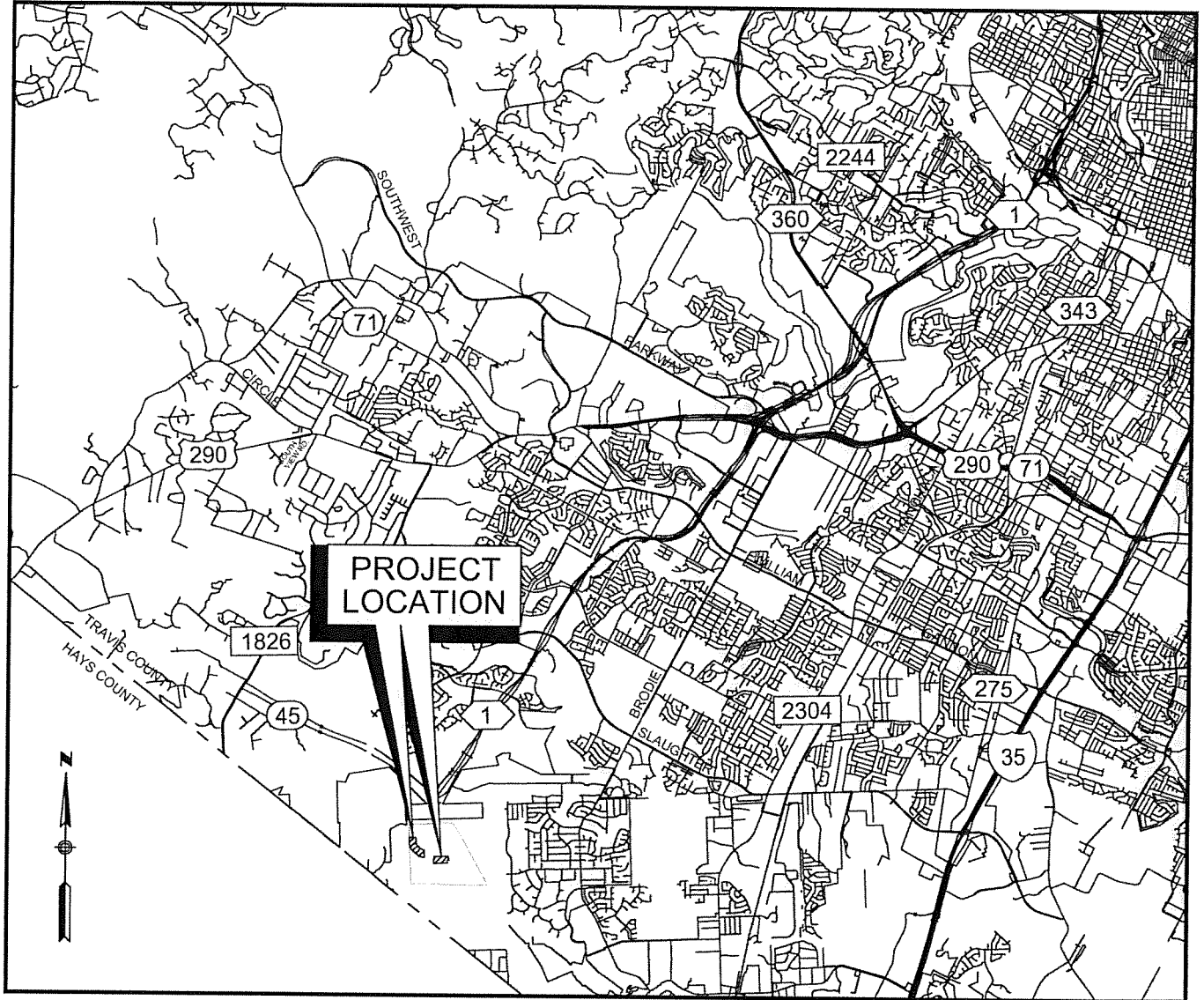
## SUBDIVISION REVIEW SHEET

**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](mailto:don.perryman@austintexas.gov)



LOCATION MAP

(N.T.S.)

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

## GREYROCK RIDGE, PHASE 4

GEOFFREY D. & DANIE WEISBART  
179.539 ACRES  
VOL. 12610, PG. 730  
R.P.A.T.C.T.X.

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

APPROXIMATE LOCATION OF SURVEY LINE

GREYROCK RIDGE, PHASE 3  
O.P.A.T.C.T.X.  
DOC. NO. 201400225

JOHN G. MCGHEE SURVEY No. 6, ABSTRACT No. 17

TOTAL ACREAGE: 11.886 ACRES

SURVEY: JOHN G. MCGHEE SURVEY NO. 6, A-17

ENGINEER:  
LUA ENGINEERING, INC.  
5316 HIGHWAY 280 WEST STE. 150  
AUSTIN, TEXAS 78735  
Phone: (512) 438-4700  
Fax: (512) 438-4916

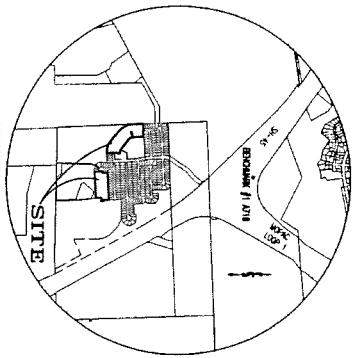
OWNER/DEVELOPER:  
H.W. COCKE ROCK RIDGE DEVELOPMENT, INC.  
1011 N. LAMAR BLVD.  
AUSTIN, TX 78703  
(512) 461-0003

SURVEYOR:  
SETSTONE SURVEYING  
5501 WEST WILLIAM CANYON DRIVE  
AUSTIN, TEXAS 78749  
Phone: (512) 282-9170  
Fax: (512) 280-5165

LINEAR FOOTING AND AREA OF STREETS

NAME	LINEAR FOOTING	AREA	ROW
ORIGINAL FLOWER DRIVE	1013'	1.162 Acres	50'
STANDING CYPRESS DRIVE	153'	0.129 Acres	50'
GLOBE WILLOW DRIVE	705'	0.829 Acres	50'

VICINITY MAP  
N.T.S.



BENCHMARK #1: 3" CORN ALUMINUM DISC  
IN CONCRETE STAMPED AT 18  
TEXAS COORDINATE SYSTEM, CENTRAL ZONE  
(4203) GRID COORDINATES  
NORTHING: 100580314  
EASTING: 308086544  
ELEVATION: 616.13

BENCHMARK #2: COTTON SPINDLE SET IN  
13" CEILING ELM  
TEXAS COORDINATE SYSTEM, CENTRAL ZONE  
(4203) GRID COORDINATES  
NORTHING: 10042424  
EASTING: 308086544  
ELEVATION: 617.75

- LEGEND**
- CONCRETE MONUMENT FOUND
  - 1/2" OPENED IRON ROD SET
  - 1/2" OPENED IRON ROD FOUND (UNLESS OTHERWISE NOTED)
  - C.E.F. (CRITICAL ENVIRONMENTAL FEATURE)
  - W.O.E. (WATER QUALITY EASEMENT)
  - O.P.A.T.C.T.X. (OFFICIAL PUBLIC RECORDS OF BURNS COUNTY, TEXAS)
  - R.P.A.T.C.T.X. (REAL PROPERTY RECORDS OF BURNS COUNTY, TEXAS)
  - LOT NUMBER
  - 11 BLOCK
  - APPROXIMATE SNEAKWALK LOCATION
  - CONCRETE MONUMENT FOUND
  - SITE OF TEXAS
  - 54 45
  - 28.563 ACRES
  - DOC. NO. 200001281
  - O.P.A.T.C.T.X.

SCALE: 1" = 100'

SHEET NO. 1 OF 4

LUA Engineering Inc.

5316 Highway 280 West

Ste 150

Austin, Texas 78735

TRAF-1286

5501 West William Canyon Drive

Austin, Texas 78749

Phone No. (512) 282-9170

Fax No. (512) 280-5165

SETSTONE SURVEYING

CBU-2010-0139.44

PATH-A: 4752-013.dwg \PLAT - PH4.dwg