

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2012-0071.5A**ZAP DATE:** March 15, 2016**SUBDIVISION NAME:** Legends Way Section 5 Final Plat**AREA:** 35.06**LOT(S):** 82**OWNER/APPLICANT:** RG Onion Creek, LLC (Nathan Henry)**AGENT:** Carlson, Brigance, and Doering, Inc. (Bill E. Couch)**ADDRESS OF SUBDIVISION:** Bradshaw Road**GRIDS:** G10, H10**COUNTY:** Travis**WATERSHED:** Williamson Creek**JURISDICTION:** Full-Purpose**EXISTING ZONING:** SF-2**MUD:** N/A**PROPOSED LAND USE:** Single Family, public, right-of-way**ADMINISTRATIVE WAIVERS:** N/A**VARIANCES:** N/A**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 Legends Way Section 5 final plat. The proposed plat out of an approved preliminary plan is composed of 82 lots on 35.06 acres (79 single-family lots). The lots will take access via an internal street network via River Plantation Drive and Bradshaw Road. City of Austin utilities are available. Parkland dedication requirements have been satisfied by dedication of land. 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

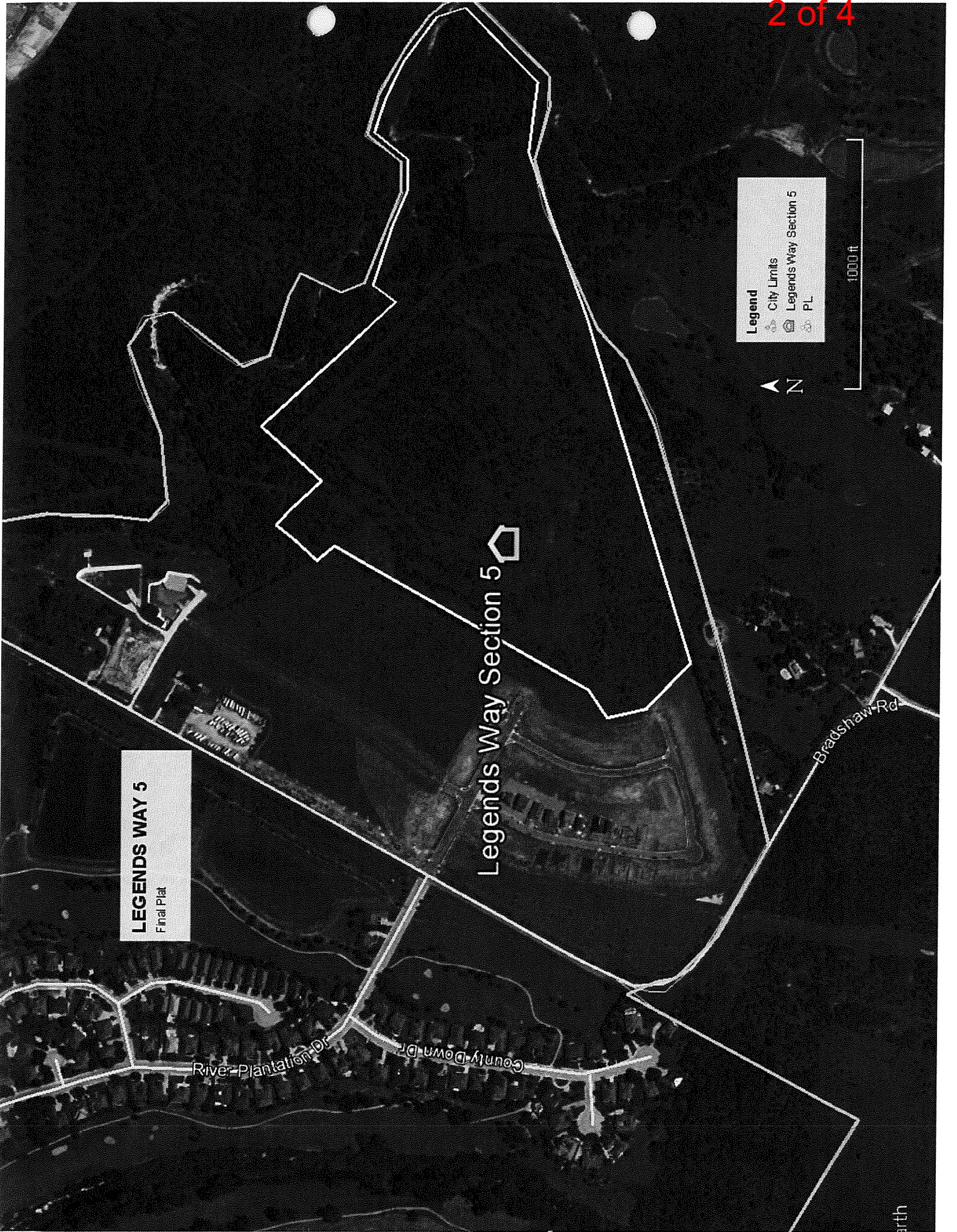
LEGENDS WAY 5

Final Plat

Legends Way Section 5

Legend

- City Limits
- Legends Way Section 5
- PL

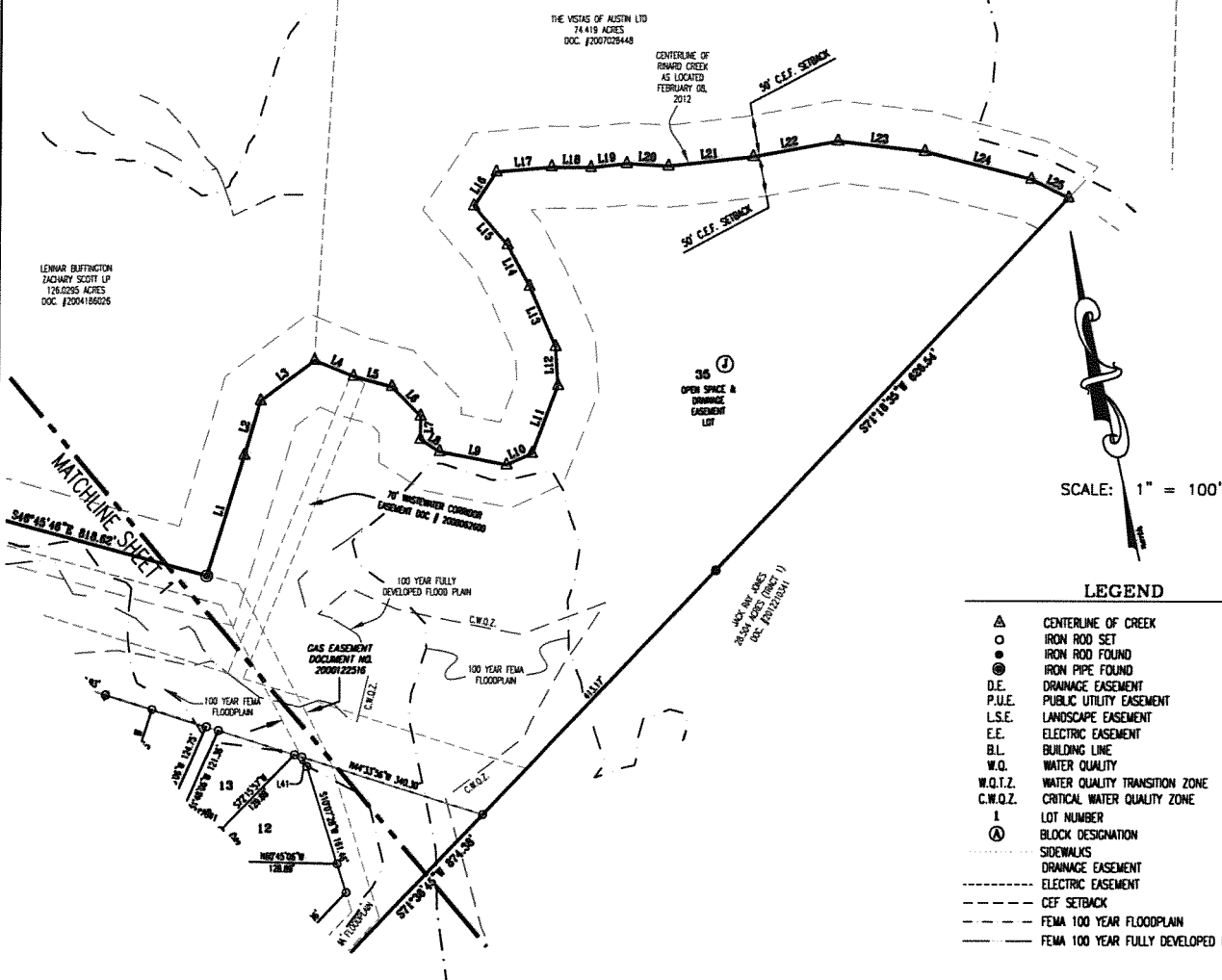


earth

LEGENDS WAY SECTION 5

THE VISTAS OF AUSTIN LTD
74.419 ACRES
DOC. #2007029448

CENTERLINE OF
RWARD CREEK
AS LOCATED
FEBRUARY 02,
2012



SCALE: 1" = 100'

LEGEND

- ▲ CENTERLINE OF CREEK
- IRON ROD SET
- IRON ROD FOUND
- ⊙ IRON PIPE FOUND
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- E.E. ELECTRIC EASEMENT
- B.L. BUILDING LINE
- W.Q. WATER QUALITY
- W.Q.T.Z. WATER QUALITY TRANSITION ZONE
- C.W.Q.Z. CRITICAL WATER QUALITY ZONE
- 1 LOT NUMBER
- Ⓢ BLOCK DESIGNATION
- SIDEWALKS
- - - DRAINAGE EASEMENT
- - - ELECTRIC EASEMENT
- - - CEF SETBACK
- - - FEMA 100 YEAR FLOODPLAIN
- - - FEMA 100 YEAR FULLY DEVELOPED FLOODPLAIN

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	8.41	1030.00	S89°04'42"E	8.41	4.70	0°31'25"
C2	74.66	970.00	S49°44'58"E	74.66	37.35	4°43'27"
C3	153.06	970.00	S49°04'37"E	153.06	76.90	9°04'36"
C4	70.87	430.00	N46°53'33"W	70.89	35.57	9°27'24"
C5	30.53	430.00	N42°07'48"W	30.53	15.27	4°04'06"
C6	17.26	25.00	S89°51'17"E	16.90	8.80	38°31'04"
C7	157.14	50.00	N10°25'24"E	100.00	777.30.88	180°04'25"
C8	11.75	25.00	S89°07'01"W	11.30	8.27	48°41'10"
C9	108.72	530.86	N89°41'43"E	109.53	56.06	11°50'33"
C10	32.81	1030.00	N72°31'43"E	32.81	16.41	1°49'31"
C11	23.04	15.00	S29°26'09"W	23.04	14.40	87°50'40"
C12	32.28	470.00	S18°21'13"E	32.27	16.15	3°56'06"
C13	36.40	530.00	S19°31'13"E	36.38	18.21	3°56'06"
C14	22.70	15.00	N80°16'15"W	22.66	14.25	87°04'06"
C15	228.78	1030.00	N49°21'08"E	228.37	110.82	12°16'25"
C16	322.40	970.00	N10°18'18"E	320.92	162.70	19°28'23"
C17	23.56	15.00	N89°36'54"E	21.21	13.00	90°00'00"
C18	282.13	470.00	N30°00'00"W	287.50	150.85	35°14'15"
C19	23.56	15.00	S87°22'45"W	21.21	13.00	90°00'00"
C20	186.79	370.00	N48°03'33"E	126.18	64.00	19°22'17"
C21	20.25	25.00	S32°32'52"W	19.70	10.72	48°24'21"
C22	241.13	50.00	S32°29'51"E	68.71	44.77	27°18'56"
C23	22.83	25.00	N89°24'48"E	21.33	11.79	58°28'36"
C24	108.72	325.00	N49°42'22"E	108.09	53.77	19°47'14"
C25	23.56	15.00	N89°37'15"W	21.21	13.00	90°00'00"
C26	322.88	520.00	N30°00'00"W	317.82	166.73	35°14'15"
C27	23.56	15.00	S87°23'01"E	21.21	13.00	90°00'00"
C28	82.89	470.00	N49°34'25"E	82.78	41.55	10°00'00"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C29	45.47	25.00	N89°25'33"E	38.46	32.12	104°17'36"
C30	8.58	370.00	N43°25'18"W	8.58	4.80	1°28'07"
C31	61.07	370.00	N48°53'33"W	61.00	30.60	9°27'24"
C32	163.17	1030.00	S49°04'37"E	163.00	81.76	9°04'36"
C33	67.00	970.00	S59°58'00"E	66.90	33.51	3°57'27"
C34	12.00	970.00	S53°15'30"E	12.00	6.60	0°42'30"
C35	31.97	430.00	N51°28'27"W	31.96	15.99	4°15'36"
C36	39.00	430.00	N46°45'45"W	38.99	19.51	5°11'48"
C37	28.77	430.00	N47°10'51"W	28.77	14.89	3°50'01"
C38	0.76	430.00	N49°08'48"W	0.76	0.38	0°00'00"
C39	15.34	25.00	S57°48'42"E	15.10	7.92	39°00'53"
C40	1.90	25.00	S77°28'14"E	1.80	0.95	42°11'10"
C41	54.00	50.00	N48°40'28"W	51.41	28.87	61°32'46"
C42	41.00	50.00	N89°45'25"E	38.86	21.73	48°30'57"
C43	62.14	50.00	N45°15'15"E	58.22	35.80	71°12'42"
C44	42.40	530.86	N57°05'45"E	42.38	21.21	4°34'33"
C45	57.00	530.86	N57°25'33"E	56.87	28.53	8°00'00"
C46	10.33	530.86	N71°03'33"E	10.33	5.16	1°06'53"
C47	53.20	1030.00	N79°51'22"E	53.19	26.60	2°57'33"
C48	59.00	1030.00	N89°38'42"E	58.99	29.51	3°16'26"
C49	59.00	1030.00	N89°15'33"E	58.99	29.51	3°16'26"
C50	59.00	1030.00	N89°38'32"E	58.99	29.51	3°16'26"
C51	65.36	970.00	N89°43'47"E	65.35	32.68	3°51'38"
C52	65.36	970.00	N89°15'33"E	65.35	32.68	3°51'38"
C53	65.36	970.00	N89°10'30"E	65.35	32.68	3°51'38"
C54	65.36	970.00	N77°08'31"E	65.35	32.68	3°51'38"
C55	69.06	970.00	N73°25'01"E	68.95	35.49	3°48'03"
C56	82.13	475.00	N42°28'13"W	82.03	41.17	9°54'24"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C57	112.00	475.00	N38°02'42"W	111.74	56.26	1°30'35"
C58	85.00	475.00	N48°55'25"W	84.80	42.81	10°15'11"
C59	13.00	475.00	N52°58'13"W	13.00	6.50	1°34'06"
C60	65.92	375.00	N41°24'30"E	65.84	33.05	10°04'28"
C61	54.00	375.00	N58°34'37"E	54.03	27.00	8°15'45"
C62	6.79	375.00	N58°13'36"E	6.79	3.39	1°02'13"
C63	32.13	50.00	N27°45'16"E	31.58	16.84	36°49'08"
C64	45.00	50.00	N75°56'49"E	43.50	24.15	51°33'26"
C65	43.00	50.00	S57°37'58"E	41.89	22.83	49°16'28"
C66	43.00	50.00	S68°13'30"E	41.89	22.83	49°16'28"
C67	60.00	50.00	S59°30'23"W	56.46	34.21	68°45'16"
C68	18.00	50.00	N48°38'11"W	17.90	9.10	20°37'35"
C69	40.36	325.00	N51°35'31"E	40.34	20.21	7°06'56"
C70	66.20	325.00	N42°12'54"E	66.00	33.22	11°48'18"
C71	62.46	525.00	N50°12'45"W	62.43	31.27	8°48'01"
C72	61.00	525.00	N43°28'31"W	60.87	30.53	8°38'26"
C73	61.00	525.00	N38°48'05"W	60.87	30.53	8°38'26"
C74	59.00	525.00	N16°16'12"W	58.87	29.53	6°28'28"
C75	78.42	525.00	N22°43'01"W	78.34	38.78	8°48'01"
C76	25.88	470.86	N78°08'30"E	25.88	12.95	3°08'58"
C77	57.00	470.86	N49°58'55"E	56.87	28.53	6°58'08"
C78	30.85	370.00	N46°33'11"W	30.84	15.43	4°46'38"
C79	30.22	370.00	N51°16'58"E	30.21	15.12	4°46'44"
C80	38.17	1030.00	S52°31'51"E	38.17	19.59	2°16'44"
C81	62.00	1030.00	S49°43'03"E	61.99	31.01	3°26'54"
C82	62.00	1030.00	S48°16'07"E	61.99	31.01	3°26'54"

Line #	Length	Direction	Line #	Length	Direction
L1	153.52	N44°51'30"E	L21	104.65	S68°28'40"E
L2	69.57	N44°14'35"E	L22	105.62	S27°23'00"E
L3	82.14	N89°49'03"E	L23	107.66	S87°22'28"E
L4	51.67	S39°38'14"E	L24	135.35	S47°43'10"E
L5	48.24	S47°14'01"E	L25	51.34	S33°47'48"E
L6	50.27	S18°24'53"E	L26	44.50	N18°28'38"W
L7	38.34	S20°23'08"W	L27	56.82	N87°18'00"W
L8	28.33	S39°10'55"E	L28	58.90	N82°48'54"W
L9	83.56	S09°54'30"E	L29	7.32	N53°57'15"W
L10	34.06	S89°37'54"E	L30	20.84	N48°16'00"W
L11	68.71	N49°02'30"E	L31	61.03	N14°33'10"W
L12	47.88	N43°53'22"E	L32	62.43	N48°28'17"W
L13	80.88	N43°46'27"E	L33	62.42	S18°28'17"E
L14	57.24	N89°24'56"W	L34	61.76	S14°33'10"E
L15	63.45	N13°15'30"W	L35	30.89	S18°23'01"E
L16	48.98	N10°12'43"E	L36	44.25	N38°22'45"E
L17	68.50	S87°10'52"E	L37	44.25	N38°22'45"E
L18	48.30	N81°21'11"E	L38	30.89	N18°23'01"W
L19	44.11	S89°15'32"E	L41	12.77	S00°00'20"E
L20	51.70	S88°38'11"E			

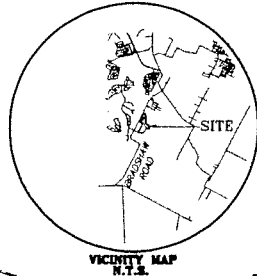
Carlson, Brigrace & Doering, Inc.

FIRM ID #15791

REG. # 10024900

Civil Engineering Surveying
5501 West Williams Canyon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

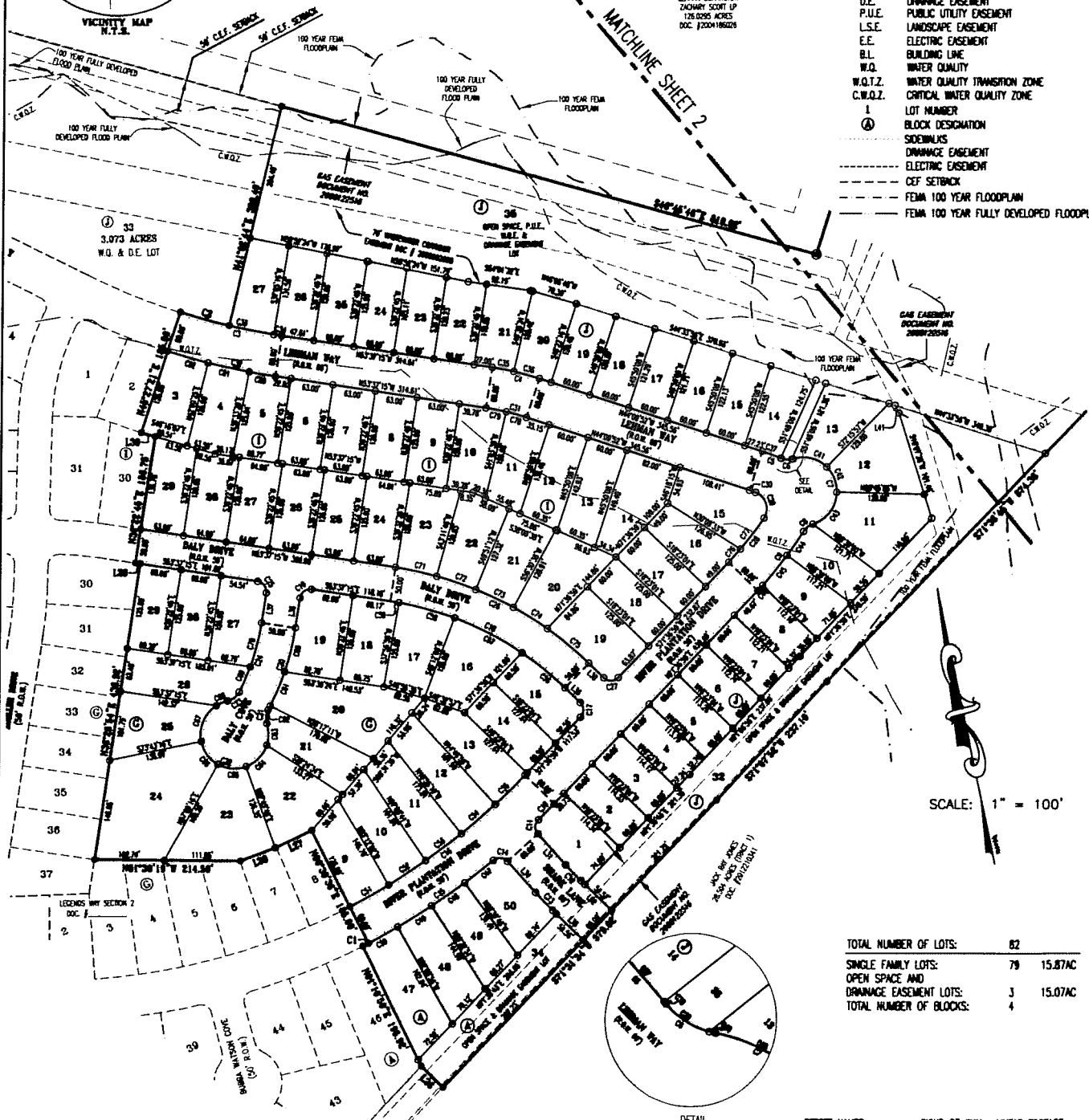
LEGENDS WAY SECTION 5



- ### LEGEND
- ▲ CENTERLINE OF CREEK
 - IRON ROD SET
 - IRON ROD FOUND
 - IRON PIPE FOUND
 - D.E. DRAINAGE EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - L.S.E. LANDSCAPE EASEMENT
 - E.E. ELECTRIC EASEMENT
 - B.L. BUILDING LINE
 - W.Q. WATER QUALITY
 - W.Q.T.Z. WATER QUALITY TRANSITION ZONE
 - C.W.Q.Z. CRITICAL WATER QUALITY ZONE
 - ① LOT NUMBER
 - Ⓐ BLOCK DESIGNATION
 - SIDEWALKS
 - DRAINAGE EASEMENT
 - ELECTRIC EASEMENT
 - CEF SETBACK
 - FEMA 100 YEAR FLOODPLAIN
 - FEMA 100 YEAR FULLY DEVELOPED FLOODPLAIN

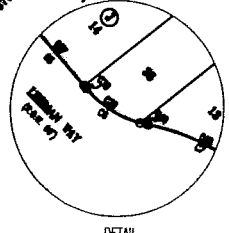
LEHMAN BUFFINGTON
ZACHARY SCOTT LP
126,026 ACRES
DOC. #2004186228

MATCHLINE SHEET 2
SHEET 1



SCALE: 1" = 100'

TOTAL NUMBER OF LOTS:	82
SINGLE FAMILY LOTS:	79 15.87AC
OPEN SPACE AND DRAINAGE EASEMENT LOTS:	3 15.07AC
TOTAL NUMBER OF BLOCKS:	4



STREET NAMES	RIGHT-OF-WAY	LINEAR FOOTAGE
LEHMAN WAY	60' ROW	961'
RIVER PLANTATION DRIVE	50' ROW	915'
DALY DRIVE	50' ROW	763'
DALY COVE	50' ROW	257'
SHARK LANE	60' ROW	202'

BENCHMARK #1
CAPPED IRON ROD SET 3.5' WEST OF
BROADSHAW ROAD RIGHT-OF-WAY LINE, ALSO
BEING IN LOT 18, BLOCK D
OF OMON CREEK ADDITION VOL. 93, PG. 236
ELEVATION=616.61'
N: 10020861.98
E: 3104435.63

DATE: APRIL 28, 2015
OWNER:
RC OMON CREEK, LLC
620 NEWPORT CENTER DR. 12TH FLOOR
NEWPORT BEACH, CA 92660

FEMA MAP NUMBER: 48453C 0595H
DATED: SEPTEMBER 26, 2008
TRAVIS COUNTY, TEXAS
TOTAL ACREAGE: 35.06 ACRES
SURVEY: SANTIAGO DEL VALLE GRANT
ABSTRACT NO. 24
TRAVIS COUNTY, TEXAS

BENCHMARK #2
CAPPED IRON ROD SET IN BROADSHAW ROAD
OPPOSITE LOT 14, BLOCK D
OF OMON CREEK ADDITION VOL. 93, PG. 236
ELEVATION=620.42'
N: 10019958.45
E: 3104016.39

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
(512) 280-5160 phone
(512) 280-5165 fax

Carlson, Brigance & Doering, Inc.
FIRM ID #13791 REG. # 10024900
Civil Engineering Surveying
5501 West William Cannon Justin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165