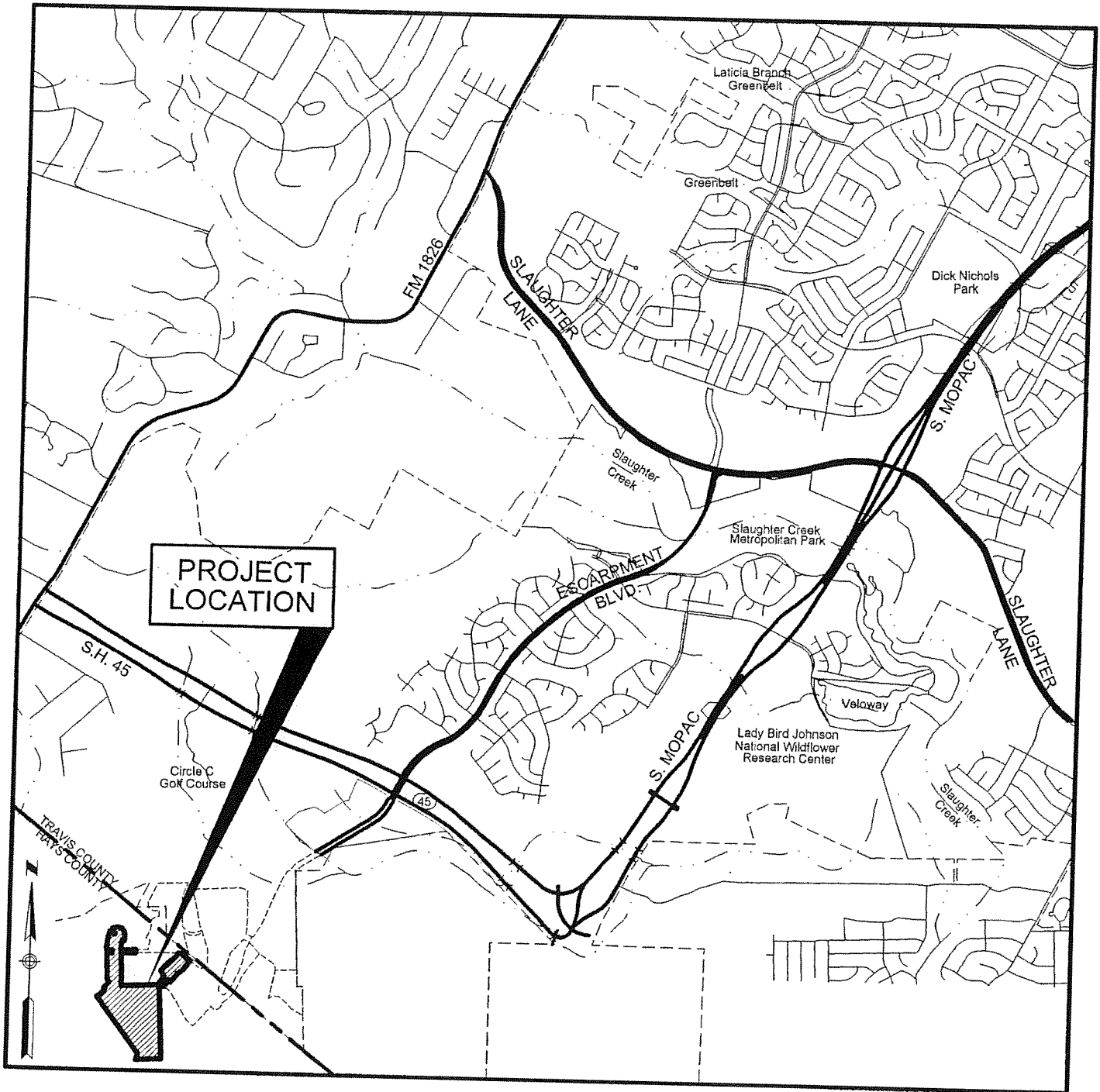


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2012-0086.2A**ZAP DATE:** June 7, 2016**SUBDIVISION NAME:** Avana Phase 2, Section 2**AREA:** 44 acres**LOT(S):** 78**OWNER/APPLICANT:** Standard Pacific Homes of Texas (Jay Byler)**AGENT:** LJA Engineering & Surveying (John Clark)**ADDRESS OF SUBDIVISION:** 12131-1/2 Escarpment Blvd.**GRIDS:** MA14**COUNTY:** Hays**WATERSHED:** Slaughter Creek/Bear Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-2**MUD:** N/A**PROPOSED LAND USE:** Single family, p.u.e./greenbelt and right-of-way**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 Avana Phase 2, Section 2 located in northern Hays County. The proposed final plat, out of an approved preliminary plan, is composed of 78 lots on 44 acres for detached single family residential use. The application is subject to, and is in conformance with the Bradley Parties Settlement Agreement. The lots will take access from Bernia Drive, (constructed with Avana Phase 1, Section 2) and will be built under alternative design criteria. Parkland dedication requirements have been satisfied by dedication of land with a previous subdivision. The developer will be responsible for all costs associated with any required improvements.

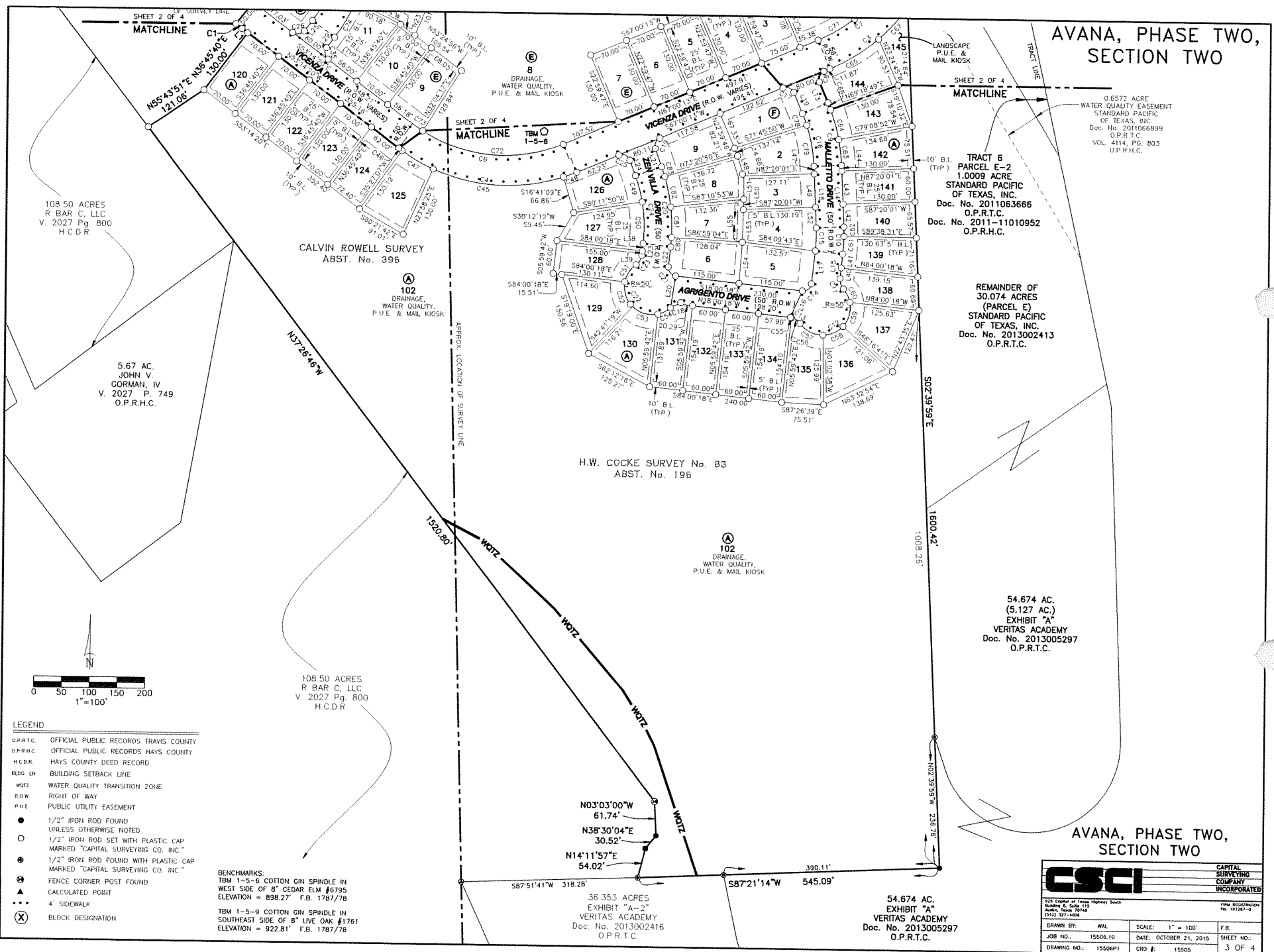
STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:**CITY STAFF:** Don Perryman**PHONE:** 512-974-2786**E-MAIL:** don.perryman@austintexas.gov



LOCATION MAP
(N.T.S.)

AVANA, PHASE TWO, SECTION TWO



108.50 ACRES
R BAR C, LLC
V. 2027 Pg. 800
H.C.D.R.

5.67 AC.
JOHN V.
GORMAN, IV
V. 2027 P. 749
O.P.R.T.C.

CALVIN ROWELL SURVEY
ABST. No. 396

H.W. COCKE SURVEY No. 83
ABST. No. 195

0.6572 ACRE
WATER QUALITY EASEMENT
STANDARD PACIFIC
OF TEXAS, INC.
Doc. No. 2011066899
O.P.R.T.C.
VOL. 4114, PG. 803
O.P.R.H.C.

TRACT 6
PARCEL E-2
1.0009 ACRE
STANDARD PACIFIC
OF TEXAS, INC.
Doc. No. 2011063666
O.P.R.T.C.
Doc. No. 2011-11010952
O.P.R.H.C.

REMAINDER OF
30.074 ACRES
(PARCEL E)
STANDARD PACIFIC
OF TEXAS, INC.
Doc. No. 2013002413
O.P.R.T.C.

54.674 AC.
(5.127 AC.)
EXHIBIT "A"
VERITAS ACADEMY
Doc. No. 2013005297
O.P.R.T.C.

108.50 ACRES
R BAR C, LLC
V. 2027 Pg. 800
H.C.D.R.

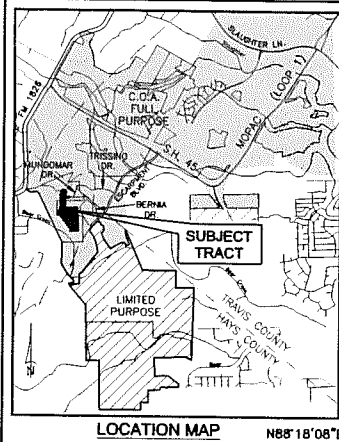
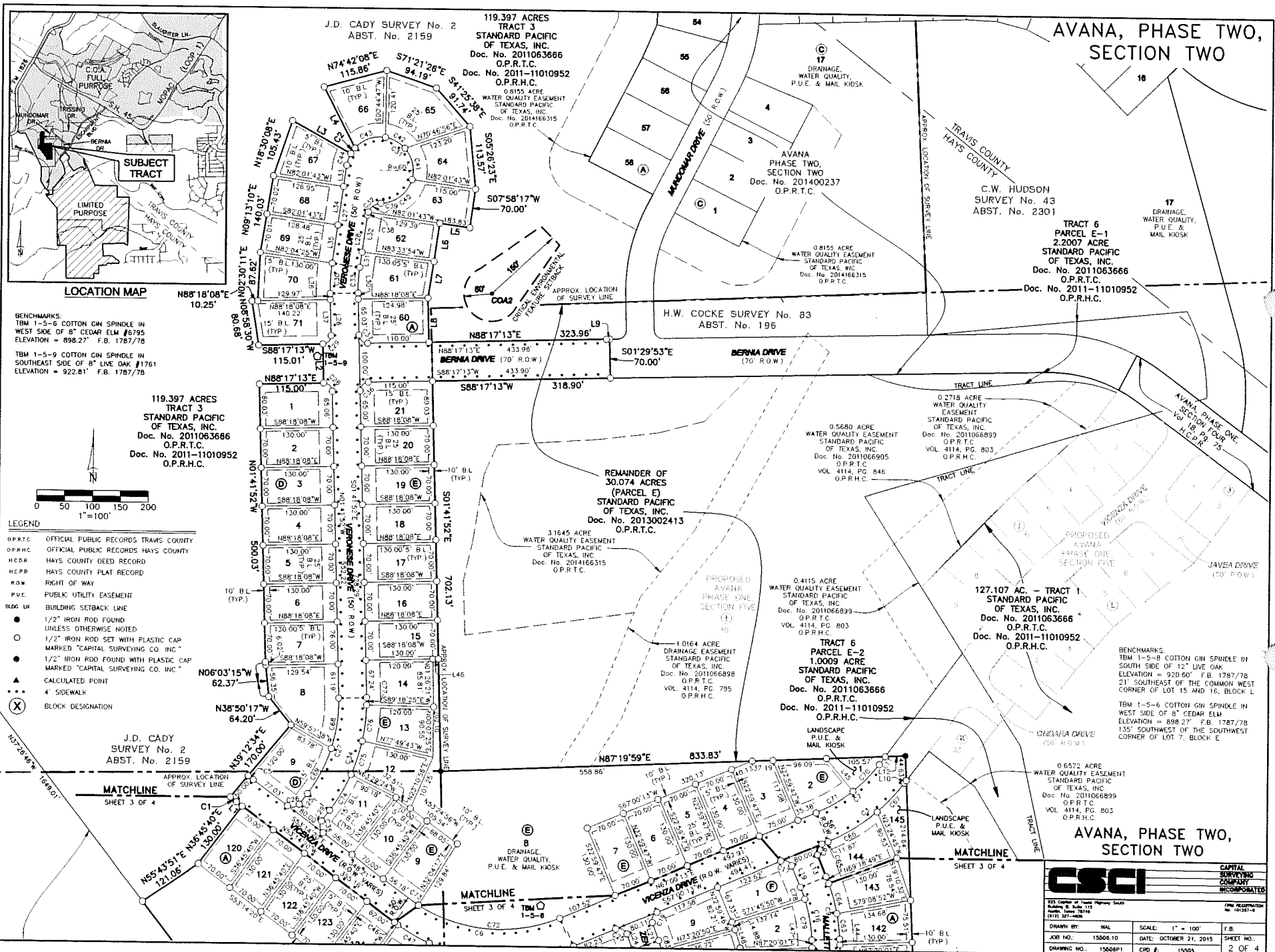
36.353 ACRES
EXHIBIT "A-2"
VERITAS ACADEMY
Doc. No. 2013002416
O.P.R.T.C.

54.674 AC.
EXHIBIT "A"
VERITAS ACADEMY
Doc. No. 2013005297
O.P.R.T.C.

AVANA, PHASE TWO, SECTION TWO

CSCI		CAPITAL SURVEYING COMPANY INCORPORATED	
<small>5133 Capital of Texas Highway South Suite 8, Suite 115 Austin, Texas 78748 (512) 327-4008</small>			
DRAWN BY:	WAL	SCALE:	1" = 100'
JOB NO.:	1550610	DATE:	OCTOBER 21, 2015
DRAWING NO.:	15506P1	CRD #:	15505
			F.B.
			SHEET NO.:
			3 OF 4

AVANA, PHASE TWO, SECTION TWO



LEGEND

- O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
- O.P.R.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY
- H.C.D.R. HAYS COUNTY DEED RECORD
- H.C.P.R. HAYS COUNTY PLAT RECORD
- R.O.W. RIGHT OF WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- B.S.L. BUILDING SETBACK LINE
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- 1/2" IRON ROD SET WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
- 1/2" IRON ROD FOUND WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
- ▲ CALCULATED POINT
- 4' SIDEWALK
- (X) BLOCK DESIGNATION

119.397 ACRES TRACT 3 STANDARD PACIFIC OF TEXAS, INC. Doc. No. 2011063666 O.P.R.T.C. Doc. No. 2011-11010952 O.P.R.H.C.

J.D. CADY SURVEY No. 2 ABST. No. 2159

119.397 ACRES TRACT 3 STANDARD PACIFIC OF TEXAS, INC. Doc. No. 2011063666 O.P.R.T.C. Doc. No. 2011-11010952 O.P.R.H.C.

BENCHMARKS:
 TBM 1-5-6 COTTON GIN SPINDLE IN WEST SIDE OF 8" CEDAR ELM #6795 ELEVATION = 898.27' F.B. 1787/78
 TBM 1-5-9 COTTON GIN SPINDLE IN SOUTHWEST SIDE OF 8" LIVE OAK #1781 ELEVATION = 922.81' F.B. 1787/78

119.397 ACRES TRACT 3 STANDARD PACIFIC OF TEXAS, INC. Doc. No. 2011063666 O.P.R.T.C. Doc. No. 2011-11010952 O.P.R.H.C.

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119.397 ACRES TRACT 3 STANDARD PACIFIC OF TEXAS, INC. Doc. No. 2011063666 O.P.R.T.C. Doc. No. 2011-11010952 O.P.R.H.C.

0.8155 ACRE WATER QUALITY EASEMENT STANDARD PACIFIC OF TEXAS, INC. Doc. No. 2014166315 O.P.R.T.C.

119.397 ACRES TRACT 3 STANDARD PACIFIC OF TEXAS, INC. Doc. No. 2011063666 O.P.R.T.C. Doc. No. 2011-11010952 O.P.R.H.C.

REMAINDER OF 30.074 ACRES (PARCEL E) STANDARD PACIFIC OF TEXAS, INC. Doc. No. 2013002413 O.P.R.T.C.

119.397 ACRES TRACT 3 STANDARD PACIFIC OF TEXAS, INC. Doc. No. 2011063666 O.P.R.T.C. Doc. No. 2011-11010952 O.P.R.H.C.

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0.5680 ACRE WATER QUALITY EASEMENT STANDARD PACIFIC OF TEXAS, INC. Doc. No. 2011066905 O.P.R.T.C. VOL. 4114, PG. 846 O.P.R.H.C.

0.2718 ACRE WATER QUALITY EASEMENT STANDARD PACIFIC OF TEXAS, INC. Doc. No. 2011066899 O.P.R.T.C. VOL. 4114, PG. 803 O.P.R.H.C.

0.4115 ACRE WATER QUALITY EASEMENT STANDARD PACIFIC OF TEXAS, INC. Doc. No. 2011066899 O.P.R.T.C. VOL. 4114, PG. 803 O.P.R.H.C.

1.0164 ACRE DRAINAGE EASEMENT STANDARD PACIFIC OF TEXAS, INC. Doc. No. 2011066898 O.P.R.T.C. VOL. 4114, PG. 795 O.P.R.H.C.

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CSCI CAPITAL SURVEYING COMPANY INCORPORATED

825 Columbia of Texas Highway, Suite 1000, Austin, Texas 78748
 (512) 357-7878 FAX (512) 357-7878

DATE: OCTOBER 21, 2015
 SCALE: 1" = 100'
 SHEET NO.: 2 OF 4