

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-04-0043.08.1A.SH**ZAP DATE:** July 26, 2016**SUBDIVISION NAME:** Mueller-Sec. X (10) Final Plat**AREA:** 45.05 acres**LOT(S):** 250**OWNER/APPLICANT:** City of Austin
(Pam Hefner)**AGENT:** Bury Inc
(Jose Farias)**ADDRESS OF SUBDIVISION:** 3600 Manor Road**GRIDS:** ML24**COUNTY:** Travis**WATERSHED:** Tannehill Branch**JURISDICTION:** Full-Purpose**EXISTING ZONING:** N/A**MUD:** N/A**NEIGHBORHOOD PLAN:** RMA**DISTRICT:** 9**PROPOSED LAND USE:** PUD, ROW**ADMINISTRATIVE WAIVERS:** N/A**VARIANCES:** None

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

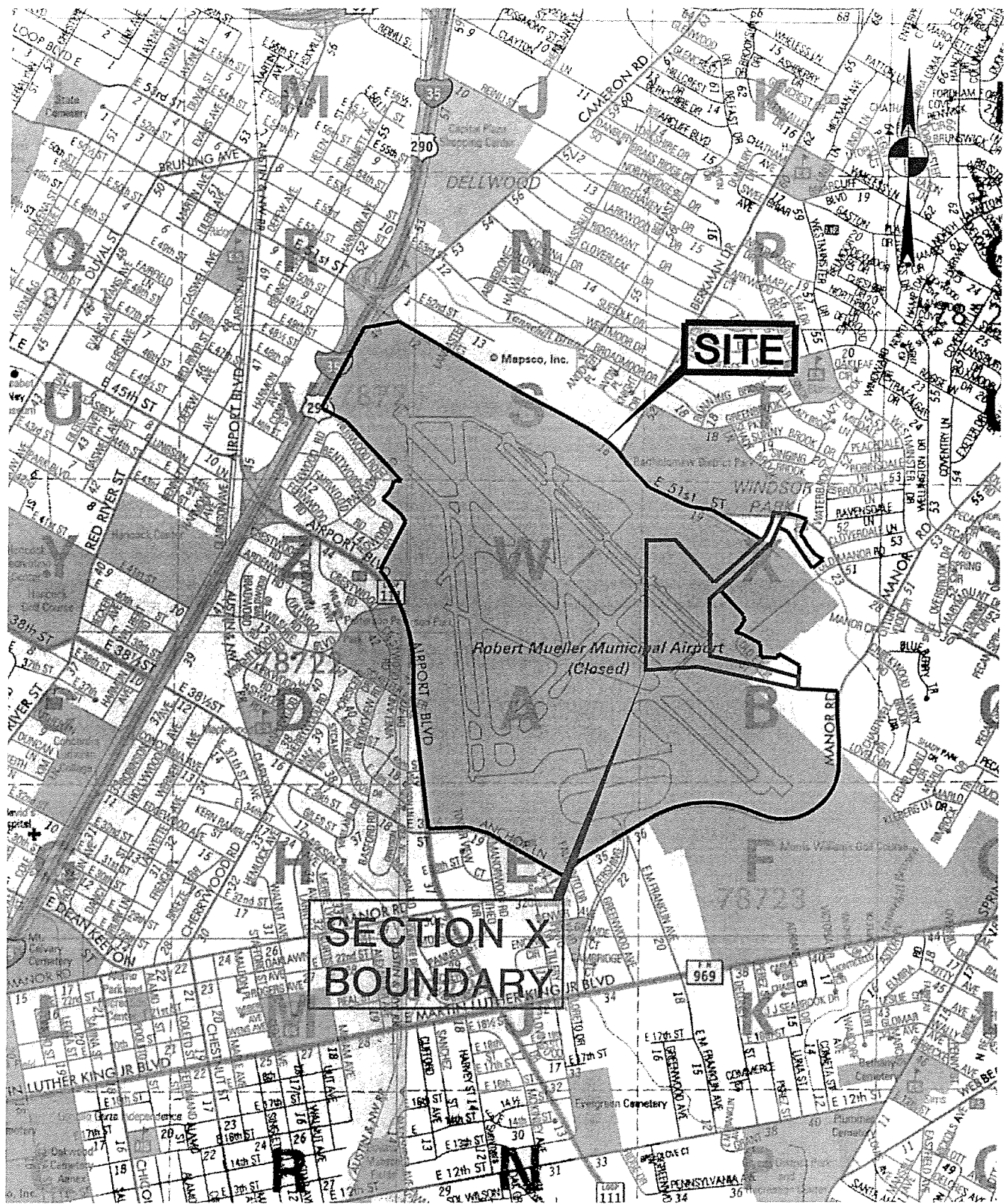
DEPARTMENT COMMENTS: The request is for approval of the Mueller-Sec. X (10) Final Plat. The proposed plat out of an approved preliminary plan is composed of 250 lots on 45.05 acres for residential use. The land uses included in this application include the following types of residential uses (in accordance with the PUD): single-family yard homes, single-family Row homes, single-family shop homes, single-family garden homes, single-family duplex cluster, single-family garden court homes, single-family Mueller homes, multi-family in addition to open space and right-of-way. All City utilities are available. Parkland dedication requirements for the Mueller development have been met. The applicant will be responsible for all costs associated with any required utilities.

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

PLANNING COMMISSION ACTION:

CITY STAFF: Don Perryman
e-mail: don.perryman@austintexas.gov

PHONE: 512-974-2786



BURY

221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel: (512) 328-0011 Fax: (512) 328-0325
TBPE # F-1048 TBPLS # F-10107500
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SITE LOCATION MAP

DATE 06/16/15

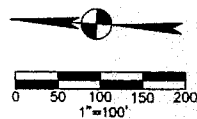
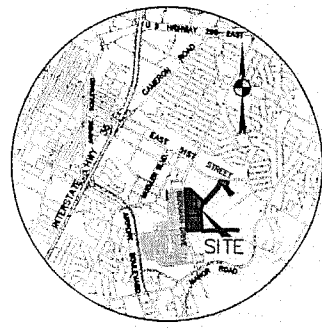
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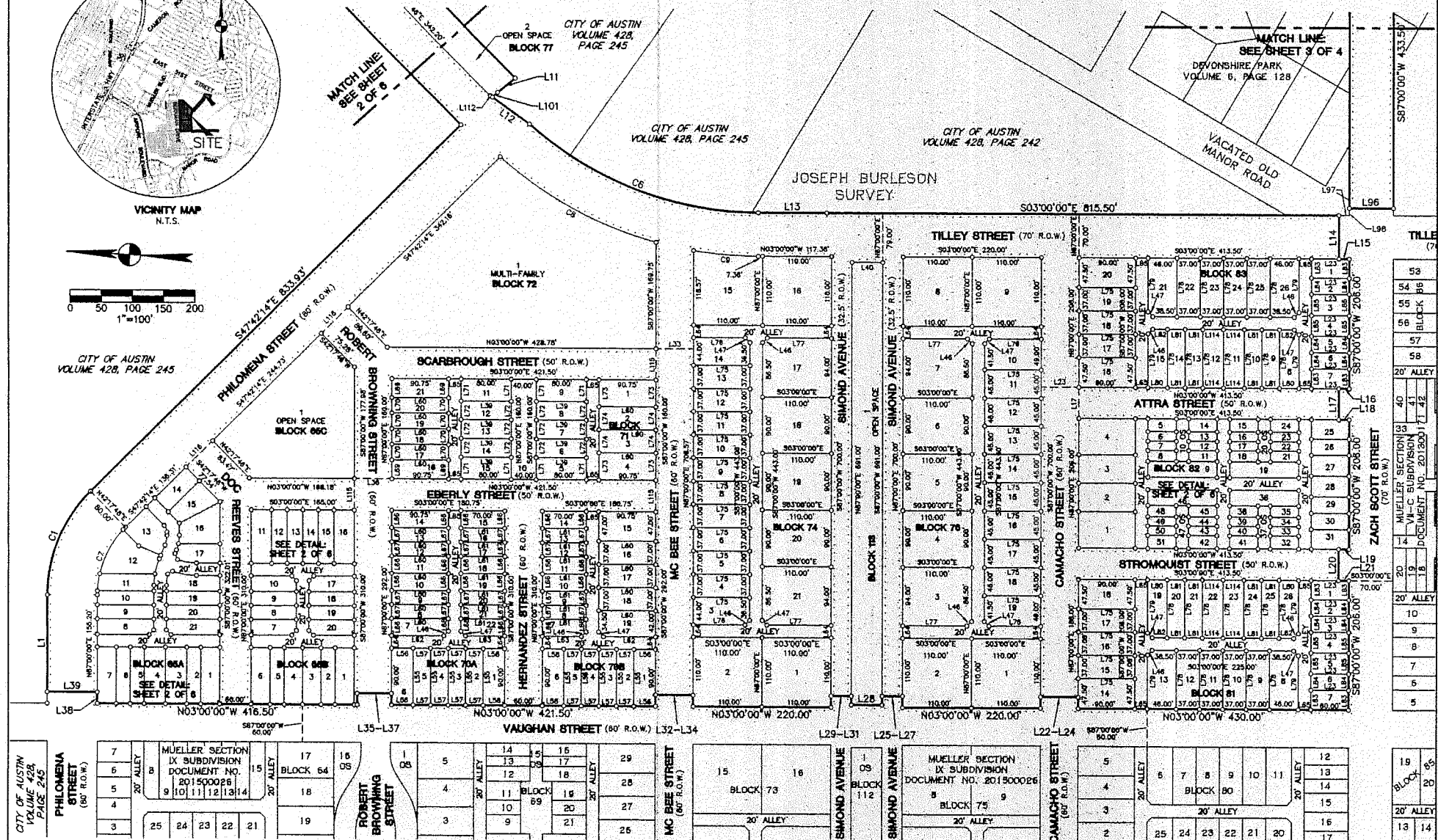
FILE 110269/10081/FINAL PLAT/EXH

PROJECT No 110269-10081

MUELLER SECTION 10 A SUBDIVISION



CITY OF AUSTIN
VOLUME 428, PAGE 245



LEGEND

- 1/2" IRON ROD WITH "STANTEC" CAP SET
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ▲ PK NAIL WITH "STANTEC" WASHER SET
- OS OPEN SPACE
- PUE PUBLIC UTILITY EASEMENT
- MF MULTI-FAMILY
- SIDEWALK

BEARING BASIS:

IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD 83(93), CENTRAL ZONE, UTILIZING CITY OF AUSTIN PROVIDED GPS CONTROL MONUMENTS RM01-RM10.

SHEET
1
OF 6

MUELLER SECTION 10 A
SUBDIVISION

A 250 LOT SUBDIVISION
CONSISTING OF 45.061 ACRES

SEPTEMBER, 2015
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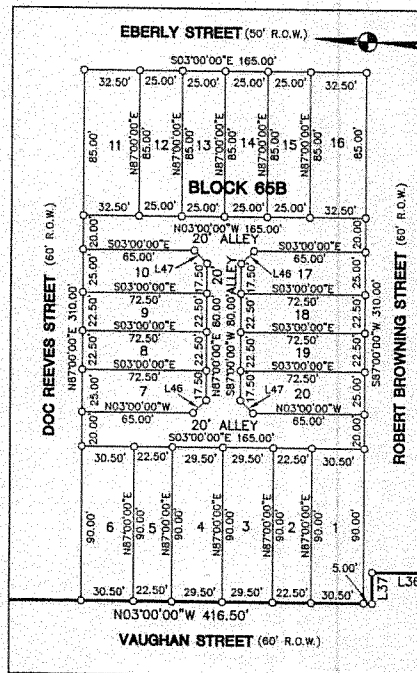
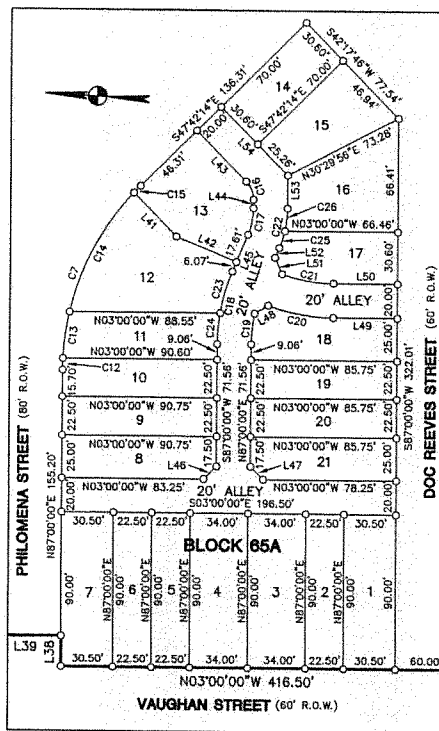
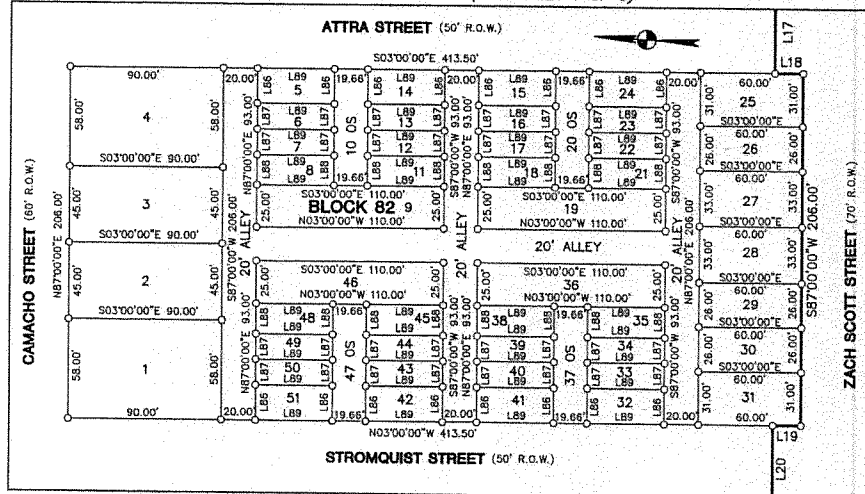
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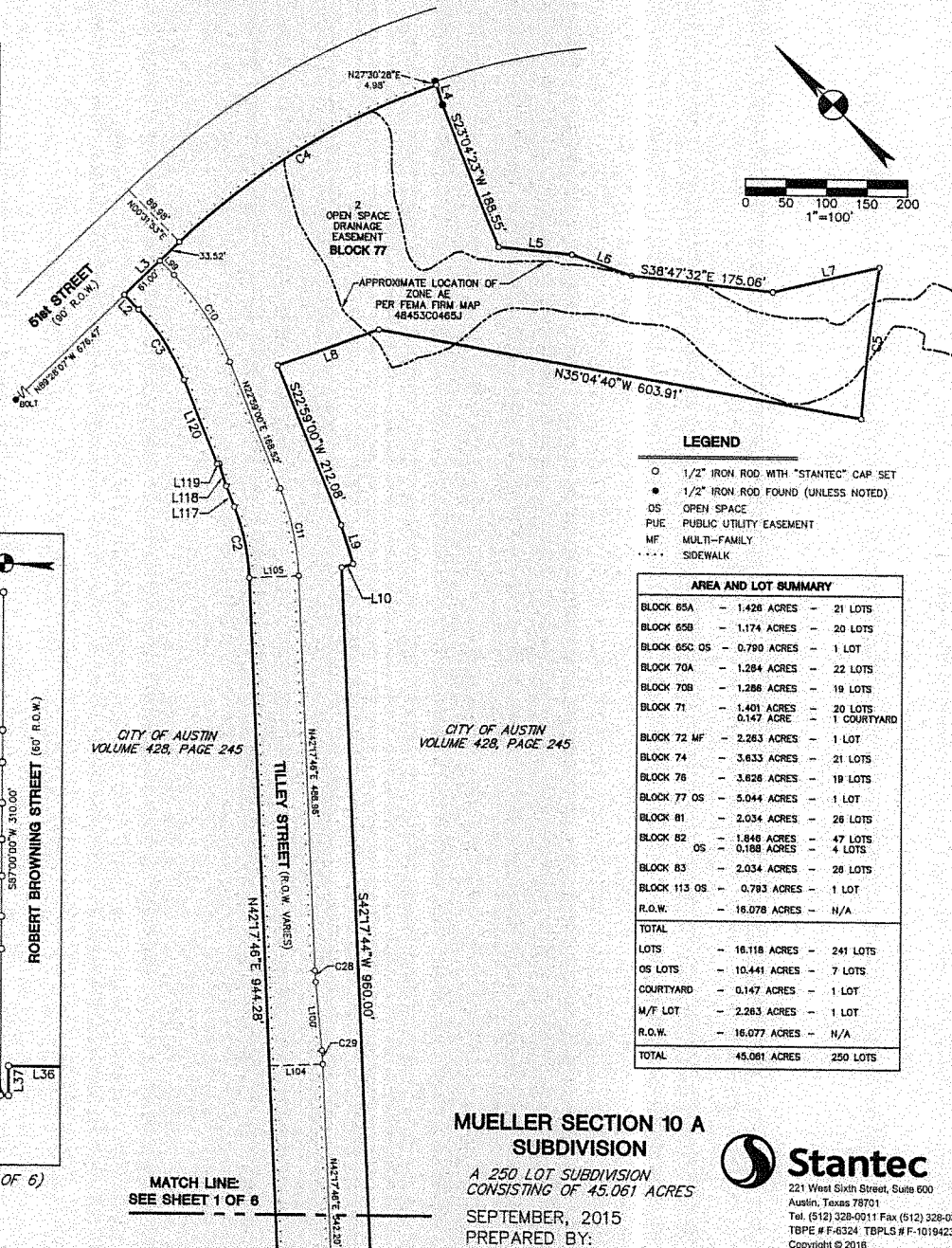
C8-04-0043.08.1A.SH

MUELLER SECTION 10 A SUBDIVISION

DETAIL BLOCK 82: 1"=50' (SEE SHEET 1 OF 6)



DETAIL BLOCK 65B: 1"=50' (SEE SHEET 1 OF 6)



MUELLER SECTION 10 A SUBDIVISION

A 250 LOT SUBDIVISION
CONSISTING OF 45.061 ACRESSEPTEMBER, 2015
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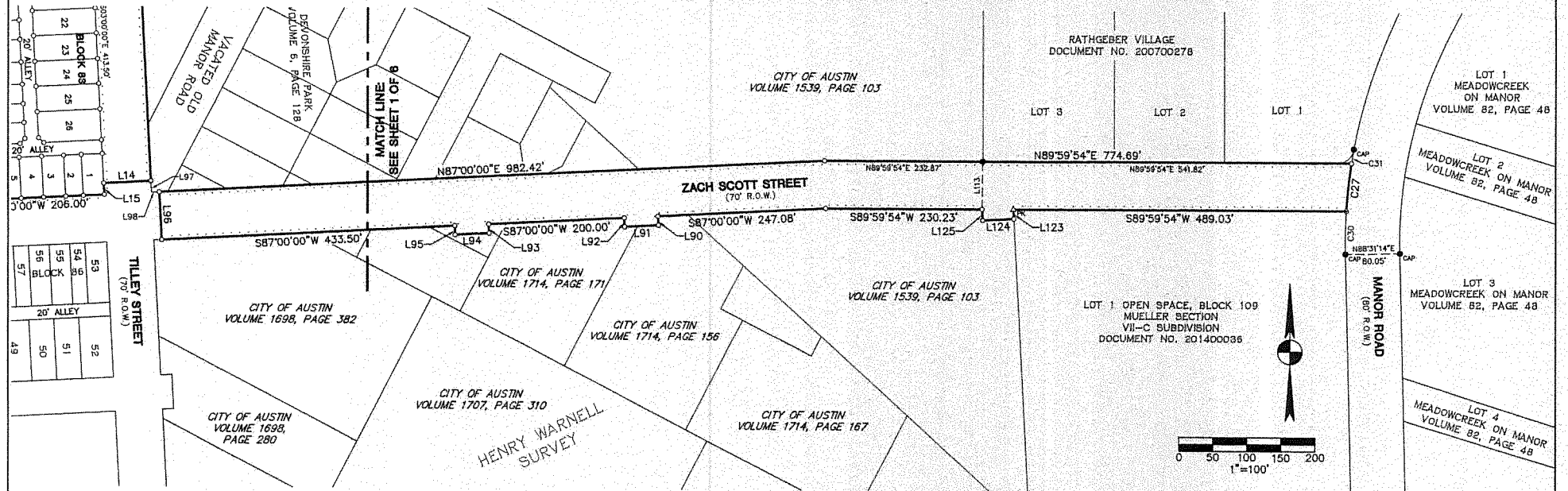
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C8-04-0043.08.1A.SH

MUELLER SECTION 10 A SUBDIVISION



LINE TABLE		
NO.	BEARING	DISTANCE
L1	N87°00'00"E	155.21'
L2	N03°11'15"E	25.08'
L3	N89°28'45"W	94.52'
L4	S27°30'28"W	25.31'
L5	S39°44'32"E	91.31'
L6	S25°32'32"E	77.82'
L7	S58°36'11"E	135.00'
L8	N64°41'10"W	132.39'
L9	S27°30'22"W	50.00'
L10	N62°29'38"W	14.72'
L11	N42°32'21"W	36.63'
L12	S32°26'32"W	72.46'
L13	S3°00'00"E	109.36'
L14	S87°00'00"W	70.00'
L15	S3°00'00"E	16.50'
L16	N3°00'00"W	16.50'
L17	S87°00'00"W	50.00'
L18	S3°00'00"E	16.50'
L19	N3°00'00"W	16.50'
L20	S87°00'00"W	50.00'
L21	S3°00'00"E	16.50'
L22	N87°00'00"E	18.00'
L23	N3°00'00"W	60.00'
L24	S87°00'00"W	18.00'

LINE TABLE		
NO.	BEARING	DISTANCE
L25	N87°00'00"E	18.00'
L26	N3°00'00"W	32.50'
L27	S87°00'00"W	14.00'
L28	N3°00'00"W	49.00'
L29	N87°00'00"E	14.00'
L30	N3°00'00"W	32.50'
L31	S87°00'00"W	18.00'
L32	N87°00'00"E	18.00'
L33	N3°00'00"W	60.00'
L34	S87°00'00"W	18.00'
L35	N3°00'00"E	18.00'
L36	N3°00'00"W	55.00'
L37	S87°00'00"W	18.00'
L38	N87°00'00"E	18.00'
L39	N3°00'00"W	80.00'
L40	S3°00'00"E	49.00'
L41	N42°17'48"E	35.75'
L42	N19°41'40"E	38.22'
L44	S87°00'00"W	5.00'
L45	N70°18'20"W	23.68'
L46	S48°00'00"E	10.61'
L47	N42°00'00"E	10.61'
L48	S34°10'22"E	9.31'
L49	S3°00'00"E	37.72'

LINE TABLE		
NO.	BEARING	DISTANCE
L50	N3°00'00"W	37.72'
L51	N63°43'22"E	10.43'
L52	S70°16'20"E	6.30'
L53	N87°00'00"E	19.40'
L54	N42°17'46"E	55.86'
L55	N87°00'00"E	90.00'
L56	S3°00'00"E	34.37'
L57	S3°00'00"E	28.00'
L58	S3°00'00"E	34.38'
L59	S3°00'00"E	49.00'
L60	N3°00'00"E	90.75'
L61	N3°00'00"W	70.00'
L62	S3°00'00"E	83.25'
L63	N3°00'00"W	62.50'
L64	N87°00'00"E	20.00'
L65	S3°00'00"E	20.00'
L66	N87°00'00"E	27.50'
L67	N87°00'00"E	22.50'
L68	S87°00'00"W	20.00'
L69	N87°00'00"E	30.00'
L70	N87°00'00"E	25.00'
L71	N87°00'00"E	35.00'
L72	N87°00'00"E	30.00'
L73	N87°00'00"E	43.00'

LINE TABLE		
NO.	BEARING	DISTANCE
L74	N87°00'00"E	37.00'
L75	S3°00'00"E	90.00'
L76	N3°00'00"W	82.50'
L77	S3°00'00"E	102.50'
L78	N87°00'00"E	93.00'
L79	S87°00'00"W	85.50'
L80	S3°00'00"E	31.00'
L81	S3°00'00"E	28.00'
L82	S3°00'00"E	23.50'
L83	S87°00'00"W	31.00'
L84	S87°00'00"W	26.00'
L85	S87°00'00"W	33.00'
L86	N87°00'00"E	20.50'
L87	N48°00'00"W	15.00'
L88	N87°00'00"E	17.50'
L89	S3°00'00"E	45.17'
L90	S3°00'00"E	13.00'
L91	S87°00'00"W	50.00'
L92	N3°00'00"W	13.00'
L93	S3°00'00"E	13.00'
L94	S87°00'00"W	50.00'
L95	N3°00'00"W	13.00'
L96	N3°00'00"W	70.00'
L97	S3°00'00"E	16.50'

LINE TABLE		
NO.	BEARING	DISTANCE
L98	N87°00'00"E	11.50'
L99	N03°11'15"E	25.08'
L100	N39°25'52"E	84.83'
L101	N47°42'14"W	11.28'
L102	S3°00'00"E	38.39'
L103	S48°00'00"E	15.00'
L104	N47°42'14"W	66.00'
L105	N47°42'14"W	61.00'
L106	N48°00'00"W	6.21'
L107	N3°00'00"W	44.81'
L108	S3°00'00"E	40.88'
L109	N3°00'00"W	47.10'
L110	S48°00'00"E	11.48'
L111	N48°00'00"W	2.68'
L112	N32°28'32"E	4.20'
L113	N03°39'31"E	70.08'
L114	S3°00'00"E	33.00'
L115	S87°00'00"W	50.00'
L116	S47°42'14"E	60.00'
L117	N22°59'00"E	27.18'
L118	N27°50'27"E	29.99'
L119	N62°55'44"W	2.55'
L120	N22°59'00"E	111.29'
L121	S3°00'00"E	45.89'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	183.40'	232.00'	45°17'40"	S70°21'04"E	178.67'
C2	89.32'	265.00'	19°16'48"	N32°38'23"E	88.90'
C3	103.89'	265.00'	22°27'45"	N11°45'07"E	103.23'
C4	374.97'	852.39'	25°12'18"	S76°53'06"E	371.95'
C5	187.82'	2249.99'	4°46'59"	S51°34'00"W	187.77'
C6	398.95'	549.00'	41°38'10"	S17°49'05"W	390.23'
C7	120.17'	152.00'	45°17'46"	S70°21'07"E	117.06'
C8	285.25'	619.00'	26°24'11"	S25°26'05"W	282.73'
C9	103.12'	619.00'	9°32'41"	S01°46'21"W	103.00'
C10	127.81'	326.00'	22°27'45"	N11°45'07"E	126.99'
C11	109.89'	326.00'	19°16'46"	N32°38'23"E	109.37'
C12	6.80'	152.00'	2°33'51"	N88°16'56"E	6.80'
C13	27.50'	152.00'	10°21'57"	S85°15'10"E	27.48'
C14	80.31'	152.00'	30°16'20"	S64°56'02"E	78.38'
C15	5.55'	152.00'	2°05'38"	S48°45'03"E	5.55'
C16	11.70'	15.00'	44°42'14"	S64°38'53"W	11.41'

LINE TABLE		
NO.	BEARING	DISTANCE
L122	S48°00'00"E	4.39'
L123	S3°00'00"E	13.68'
L124	S87°00'00"W	46.00'
L125	N3°00'00"W	16.09'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C17	15.84'	40.00'	22°41'40"	N81°39'10"W	15.74'
C18	43.57'	110.00'	22°41'40"	N81°39'10"W	43.28'
C19	18.11'	90.00'	11°31'51"	S87°14'04"E	18.08'
C20	39.07'	110.00'	20°20'57"	S07°10'28"W	38.66'
C21	30.84'	90.00'	19°37'54"	N06°48'57"E	30.69'
C22	23.77'	80.00'	22°41'40"	S81°39'10"E	23.61'
C23	25.33'	108.96'	13°19'15"	N76°54'11"W	25.28'
C24	18.24'	112.31'	9°18'15"	N88°15'00"W	18.22'
C25	10.48'	60.00'	10°00'30"	S75°18'36"E	10.47'
C26	13.28'	60.00'	12°41'09"	S66°39'25"E	13.26'
C27	70.43'	757.02'	5°19'50"	S08°08'25"W	70.40'
C28	14.05'	281.00'	2°51'54"	N40°51'49"E	14.05'
C29	16.35'	327.00'	2°51'54"	N40°51'49"E	16.35'
C30	63.69'	757.02'	4°49'12"	S01°03'54"W	63.67'
C31	21.06'	757.02'	1°35'37"	N09°36'09"E	21.06'

MUELLER SECTION 10 A
SUBDIVISIONA 250 LOT SUBDIVISION
CONSISTING OF 45.061 ACRESSEPTEMBER, 2015
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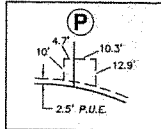
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C8-04-0043.08.1A.SH

MUELLER SECTION 10 A SUBDIVISION EASEMENT DETAIL SHEET

EASEMENT NOTES AND DETAILS: (NOT TO SCALE)

1. A 2.5' PUBLIC UTILITY EASEMENT IS TO BE LOCATED ALONG ALL ALLEY RIGHT-OF-WAY LINES.
2. AN ELECTRIC/TELECOMMUNICATION EASEMENT CONFORMING TO THE EXAMPLE BELOW SHALL BE LOCATED AT THE LOT CORNERS DESIGNATED (P) HEREON.



PHILOMENA STREET (80' R.O.W.)

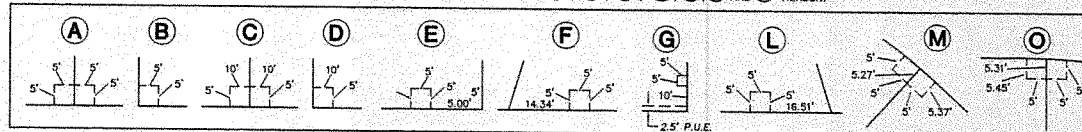
ROBERT BROWNING STREET (60' R.O.W.)

DOC REEVES STREET (60' R.O.W.)

VAUGHAN STREET (60' R.O.W.)

EASEMENT NOTES AND DETAILS: (NOT TO SCALE)

A WATER/WASTEWATER EASEMENT CONFORMING TO THE EXAMPLES BELOW SHALL BE LOCATED AT THE LOT CORNERS DESIGNATED (A), (B), (C), (D), (E), (F), (G), (L), (M), (N) AND (O) HEREON.



SHEET
4
OF 6

1
MULTI-FAMILY
BLOCK 72

SCARBROUGH STREET (50' R.O.W.)

EBERLY STREET (50' R.O.W.)

HERNANDEZ STREET (60' R.O.W.)

MC BEE STREET (60' R.O.W.)

SIMOND AVENUE (32.5' R.O.W.)

SIMOND AVENUE (32.5' R.O.W.)

1
OPEN SPACE
BLOCK 65C

BLOCK 71

BLOCK 74

BLOCK 113

MUELLER SECTION 10 A SUBDIVISION

A 250 LOT SUBDIVISION
CONSISTING OF 45.061 ACRES

SEPTEMBER, 2015
PREPARED BY:

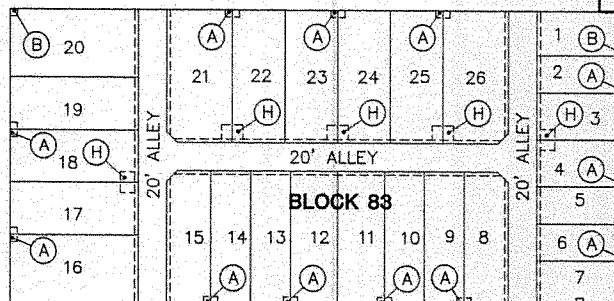
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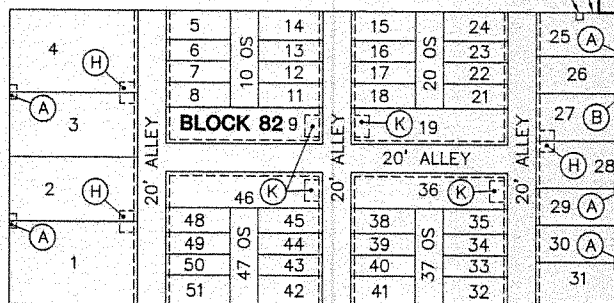
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MUELLER SECTION 10 A SUBDIVISION EASEMENT DETAIL SHEET

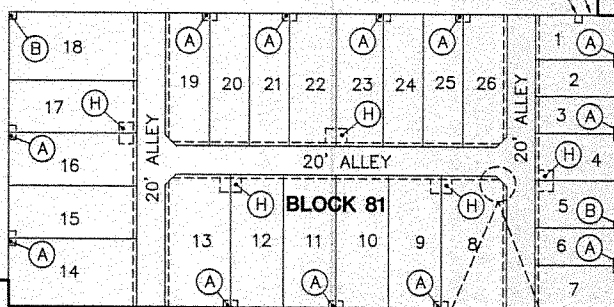
TILLEY STREET (70' R.O.W.)



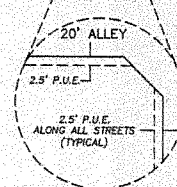
ATTRA STREET (50' R.O.W.)



STROMQUIST STREET (50' R.O.W.)

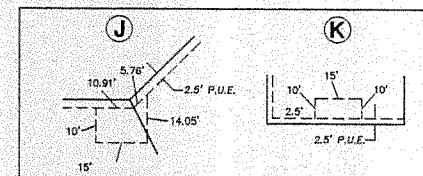
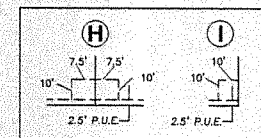


VAUGHAN STREET (60' R.O.W.)



EASEMENT NOTES AND DETAILS:

1. A 2.5' PUBLIC UTILITY EASEMENT IS TO BE LOCATED ALONG ALL ALLEY RIGHT-OF-WAY LINES.
2. AN ELECTRIC/TELECOMMUNICATION EASEMENT CONFORMING TO THE EXAMPLES BELOW SHALL BE LOCATED AT THE LOT CORNERS DESIGNATED (H), (I), (J), AND (K) HEREON.



DETAILS:
NOT TO SCALE

MUELLER SECTION 10 A SUBDIVISION

A 250 LOT SUBDIVISION
CONSISTING OF 45.061 ACRES

SEPTEMBER, 2015
PREPARED BY:

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SHEET
5
OF 6