

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-04-0160.6A**Z.A.P. DATE:** February 21, 2017**SUBDIVISION NAME:** Gilbert Lane Phase Two Final Plat**AREA:** 20.0689 Acres**LOT(S):** 110**OWNER/APPLICANT:** Gilbert Lane Investments, L.P. (John Lloyd)**AGENT:** Murfee Engineering COMPANY, INC. (Ronee Gilbert)**ADDRESS OF SUBDIVISION:** Gilbert Rd**GRIDS:** R21, R22**COUNTY:** Travis**WATERSHED:** Decker Creek**JURISDICTION:** 2-Mile ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** SF, GRBL, ROW, GRBL**ADMINISTRATIVE WAIVERS:** None**VARIANCES:** None

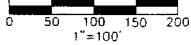
SIDEWALKS: Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

DEPARTMENT COMMENTS: The request is for approval of the Gilbert Lane Phase Two Final Plat. The proposed plat, out of an approved preliminary plan, is composed of 110 lots on 20.0689 acres. All lots will take access via new internal streets. Water service will be provided by the Manville Water Supply Corporation. Wastewater service will be from the Hornsby Bend Utility Wastewater System. Austin Energy will provide electric service. Parkland dedication has been satisfied by payment of fees in lieu of land dedication. 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 ACTION:**STAFF:** Don Perryman**PHONE:** 512-974-2786**E-MAIL:** don.perryman@austintexas.gov

GILBERT LANE PHASE TWO



LEGEND

- OP.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
 RP.R.T.C. REAL PROPERTY RECORDS TRAVIS COUNTY
 T.C.D.R. TRAVIS COUNTY DEED RECORD
 W.Q.T.Z. WATER QUALITY TRANSITION ZONE
 C.W.Q.Z. CRITICAL WATER QUALITY ZONE
 F.F.E. FINISHED FLOOR ELEVATION
 P.U.E. PUBLIC UTILITY EASEMENT
 S.S.E. STORM SEWER EASEMENT
 R.O.W. RIGHT OF WAY
 W.Q.E. WATER QUALITY EASEMENT
 B.L. BUILDING LINE
 D.E. DRAINAGE EASEMENT
 L.E. LANDSCAPE EASEMENT
 () RECORD INFORMATION
 (•) 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."
 (•) CONCRETE MONUMENT SET
 (•) CONCRETE MONUMENT FOUND
 (•) CALCULATED POINT
 (•) SIDEWALK

BENCHMARKS:
 TBM 25 - COTTON GIN SPINDLE ON
 THE WEST SIDE OF POWER POLE
 #243634 APPROXIMATELY 1230 FEET
 SOUTHEAST OF THE SOUTHEAST
 CORNER OF LOT 1, BLOCK K
 ELEV. = 450.317' F.B. 1783/49

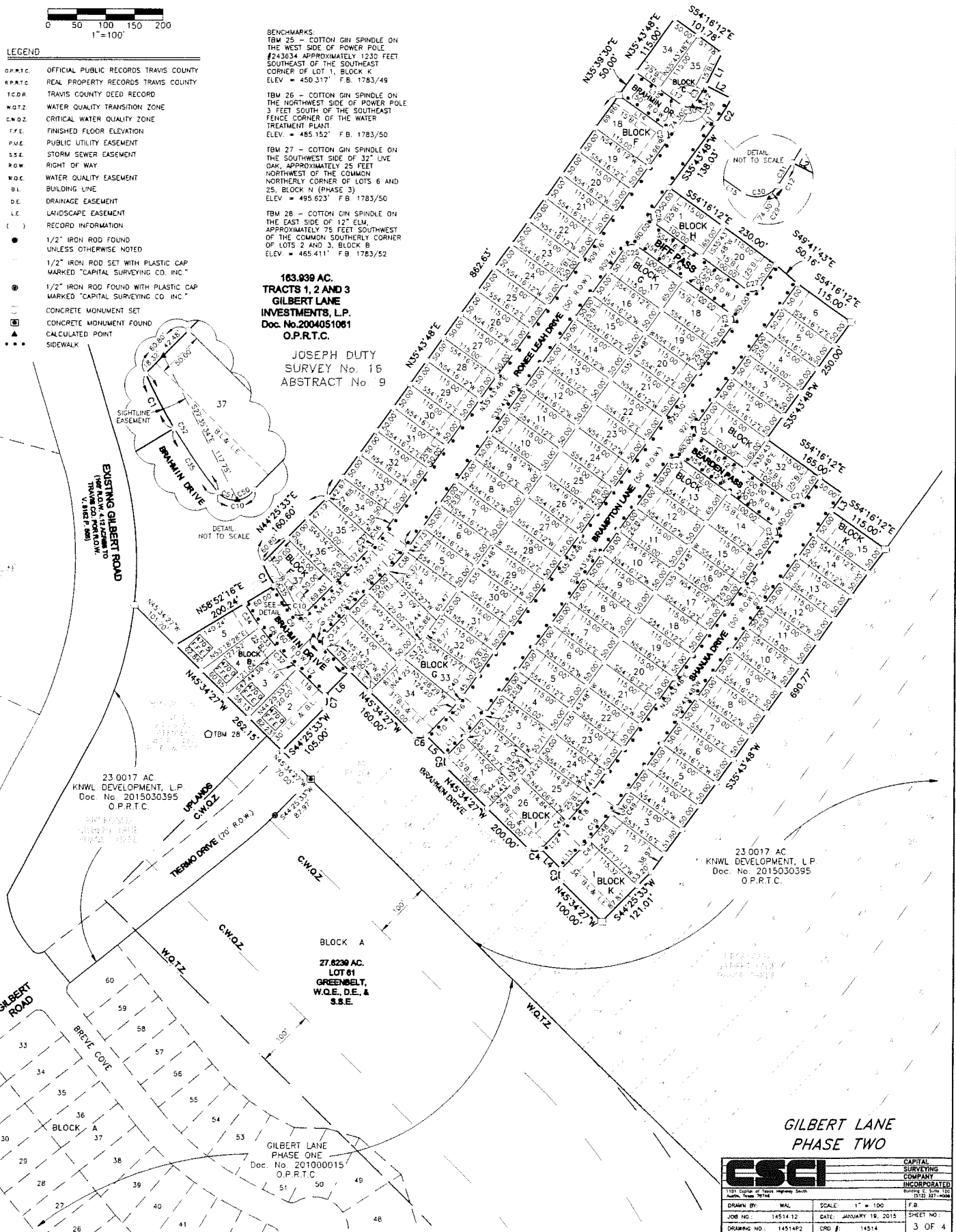
TBM 26 - COTTON GIN SPINDLE ON
 THE NORTHWEST SIDE OF POWER POLE
 3 FEET SOUTH OF THE SOUTHEAST
 CORNER OF THE WATER
 TREATMENT PLANT.
 ELEV. = 485.152' F.B. 1783/50

TBM 27 - COTTON GIN SPINDLE ON
 THE SOUTHWEST SIDE OF 32" LIVE
 OAK, APPROXIMATELY 25 FEET
 NORTHWEST OF THE COMMON
 NORTHERLY CORNER OF LOTS 6 AND
 25, BLOCK N (PHASE 3)
 ELEV. = 495.623' F.B. 1783/50

TBM 28 - COTTON GIN SPINDLE ON
 THE EAST SIDE OF 12" ELM,
 APPROXIMATELY 75 FEET SOUTHWEST
 OF THE COMMON SOUTHERLY CORNER
 OF LOTS 2 AND 3, BLOCK B
 ELEV. = 465.411' F.B. 1783/52

163.939 AC.
 TRACTS 1, 2 AND 3
 GILBERT LANE
 INVESTMENTS, L.P.
 Doc. No. 2004051061
 O.P.R.T.C.

JOSEPH DUTY
 SURVEY No. 16
 ABSTRACT No. 9

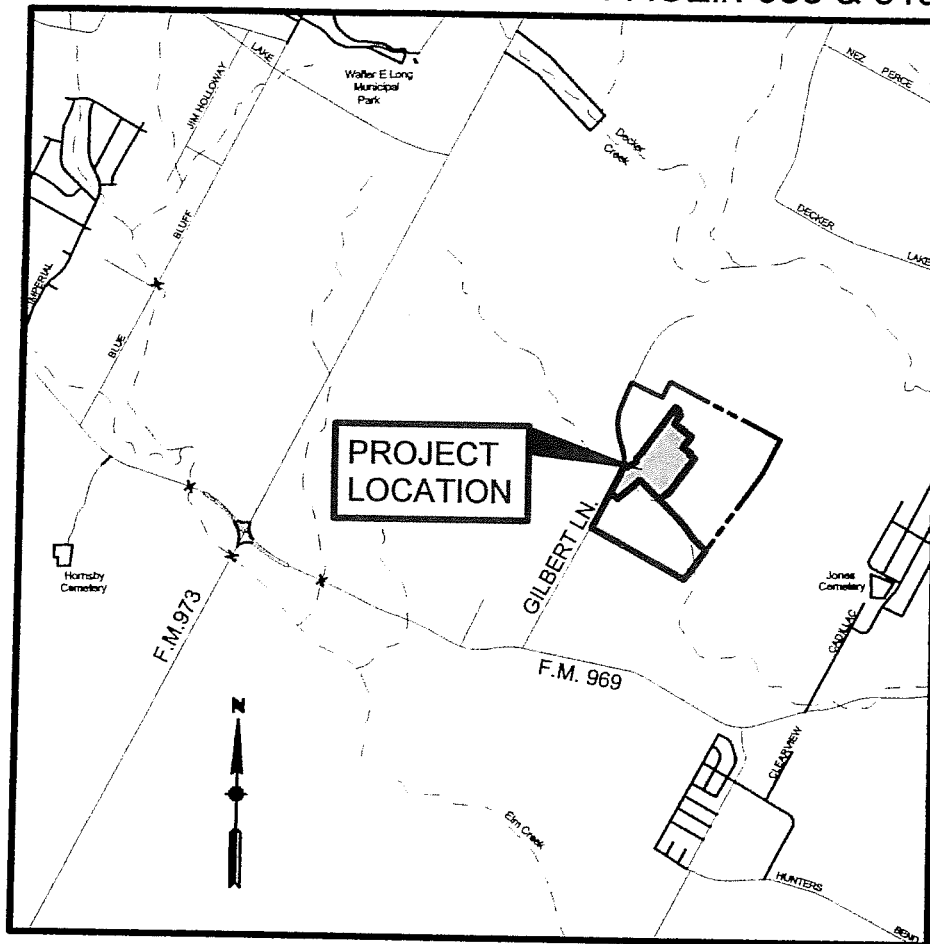


GILBERT LANE
 PHASE TWO

ESCI		CAPITAL SURVEYING COMPANY, INCORPORATED	
1101 Capitol of Texas Highway South, Austin, Texas 78746			
DRAWN BY: WAL	SCALE: 1" = 100'	F.B.	SHEET NO.
JOB NO.: 14514.12	DATE: JANUARY 19, 2015	14514	3 OF 4
DRAWING NO.: 14514P2	CRD #:		

CBJ-04-0160-4A

MAPSCO AUSTIN
GRID#: MR 22
PAGE#: 588 & 618



LOCATION MAP
(N.T.S.)