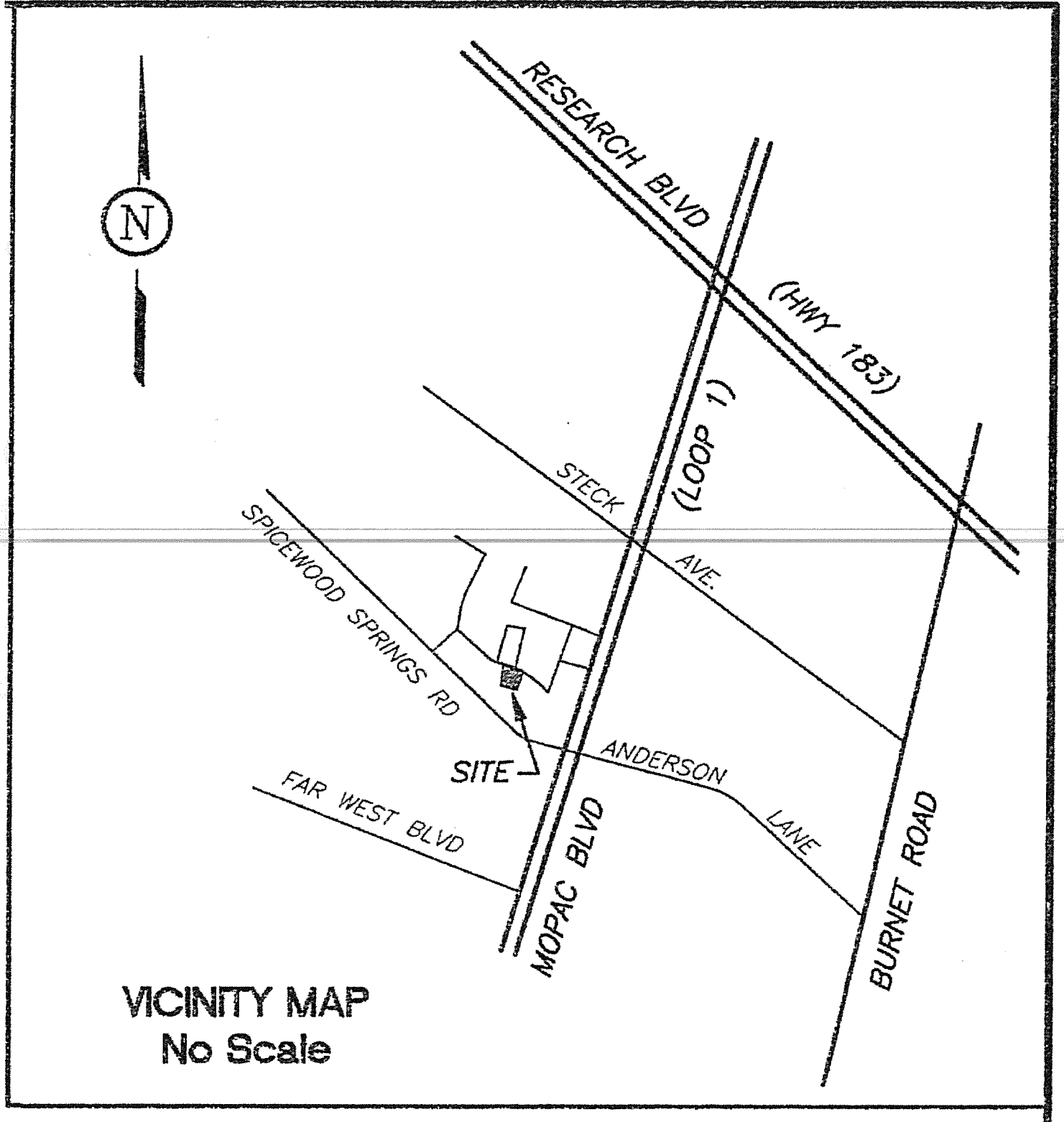


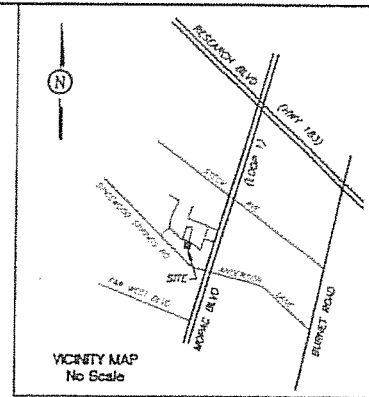
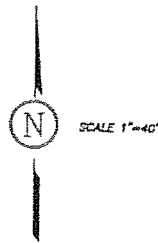
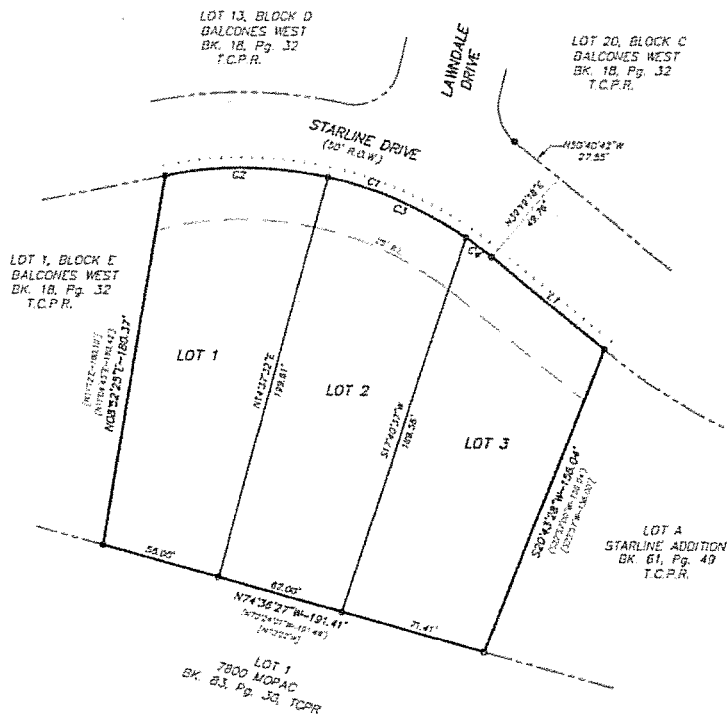
SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2016-0118.0A**ZAP DATE:** July 18, 2017**SUBDIVISION NAME:** Starline Arbors**AREA:** 0.904 acres**LOT(S):** 3**OWNER/APPLICANT:** BDB Venture LLC
(Dale Thornton)**AGENT:** Prossner & Assoc.
(Kurt Prossner)**ADDRESS OF SUBDIVISION:** 3511 Starline Drive**GRIDS:** J-30**COUNTY:** Travis**WATERSHED:** Shoal Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3**DISTRICT:** 10**PROPOSED LAND USE:** Residential**SIDEWALKS:** Sidewalks will be provided along Starline Drive.**DEPARTMENT COMMENTS:** The request is for approval of the final plat, namely, Starline Arbors. The proposed plat is composed of 3 lots on 0.904 acres.

STAFF RECOMMENDATION: The staff recommends approval of the final plat. This final plat meets all applicable City of Austin and State Local Government code requirements.**ZONING AND PLATTING ACTION:****CASE MANAGER:** Sylvia Limon
E-mail: Sylvia.limon@austintexas.gov**PHONE:** 512-974-2767

3511 Starline



STARLINE ARBORS



BASE OF BEARINGS: TEXAS COORDINATE
SYSTEM OF 1983 (NAD83) CENTRAL ZONE, AS
DETERMINED BY C.P.S. OBSERVATIONS AND
GPS SOLUTIONS.

LAND USE SUMMARY:

TOTAL SUBDIVISION AREA - 0.904 ACRE (39,365 S.F.)

TOTAL SINGLE FAMILY LOTS - 3

LOT AREAS

LOT 1 - 13,005 S.F.

LOT 2 - 13,239 S.F.

LOT 3 - 13,121 S.F.

LEGEND

- CONCRETE SURVEYING TOWER
- 1/2" IRON PIN FOUND UNLESS NOTED
- ▲ 1/2" IRON PIN FOUND WITH ALUMINUM ANGLE SURVEY CAP
- 1/2" IRON PIN SET WITH (LINE & ANGLE)
- PIN FOUND
- ▲ IRON NAIL FOUND
- △ COMPOSITE POINT
- FILE PLATE SURVEY EASEMENT
- E.E. EASEMENT EASEMENT
- E.L. EASEMENT AND EASEMENT
- R.F.L. EASEMENT EASEMENT
- C.A.E. EASEMENT EASEMENT
- A.U.E. EASEMENT EASEMENT
- B.L. EASEMENT EASEMENT
- E.L.P.R. EASEMENT EASEMENT
- PROPOSED EASEMENT
- (ENCLOSURE) RECORD EASEMENT (ENCLOSURE)
- (ENCLOSURE) RECORD EASEMENT (ENCLOSURE)

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That Y&P Design + Build, LLC, a Texas limited liability company, acting by and through Ryan Terry, Manager, being owner of 0.904 acre of land out of the James Mitchell Survey, Abstract 521, in the City of Austin, Travis County, Texas, being all of that certain 0.904 acre tract conveyed to Y&P Design + Build, LLC by deed recorded in Document Number 2013011174 of the Official Public Records of Travis County, Texas, do hereby subdivide the said 0.904 acre tract of land in accordance with the attached plat to be known as "Starline Arbors" and do hereby dedicate to the public the use of streets and easements shown hereon, subject to any easements or restrictions heretofore granted and not released.

WITNESS MY HAND this _____ day of _____, 20____.

Ryan Terry, Manager
Y&P Design + Build, LLC
5407 Parkcrest Drive
Austin, Texas 78731

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared Ryan Terry, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for Travis County, Texas
My Commission Expires _____

LINE TABLE - MEASURED		
LINE	BEARING	DISTANCE
L-1	S89°40'42"E	89.94
L-2	S89°40'42"E	89.94
L-3	S89°40'42"E	89.94

CURVE TABLE					
CURVE	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD	BEARING
C-1	50°31'12"	189.26	187.86	182.52	S78°12'14"E
C-2	50°31'12"	189.26	187.86	182.52	S78°12'14"E
C-3	50°31'12"	189.26	187.86	182.52	S78°12'14"E
C-4	50°31'12"	189.26	187.86	182.52	S78°12'14"E

SHEET 1 OF 2

LENZ & ASSOCIATES, INC.

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES

FIRM No. 100290-00

(512) 443-1174

4303 RUSSELL DRIVE
AUSTIN, TEXAS 78704



SURVEY #: 2014-0289A

F.B.