

SUBDIVISION REVIEW SHEET

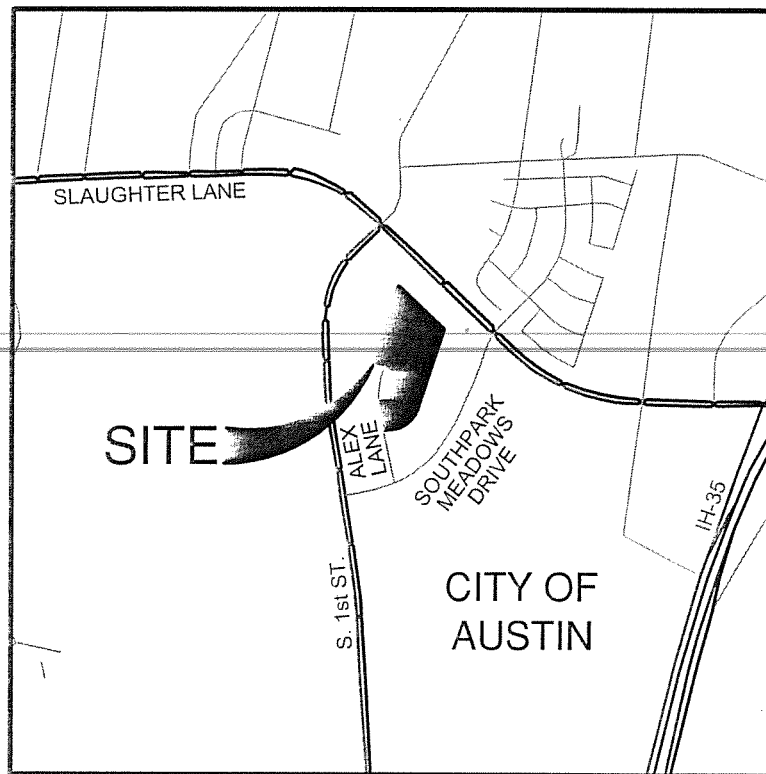
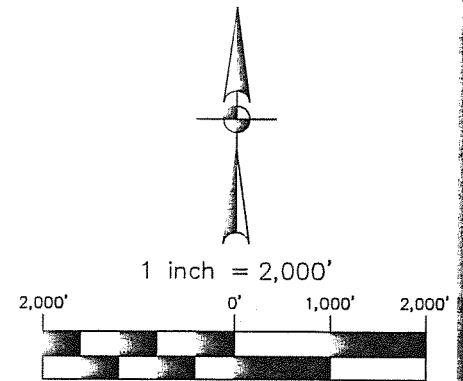
CASE NO.: C8-2012-0019.01.2A**ZAP DATE:** July 18, 2017**SUBDIVISION NAME:** The Reserve at Southpark Meadow II, Phase 3B & 3C**AREA:** 12.92**LOT(S):** 75**OWNER/APPLICANT:** DRH Land Opportunities I (Ian Cude)**AGENT:** Pape-Dawson Engineers Inc. (Terry Reynolds)**ADDRESS OF SUBDIVISION:** 9000 Alex Lane**GRIDS:** MF14**COUNTY:** Travis**WATERSHED:** Slaughter Creek**JURISDICTION:** Full-Purpose**EXISTING ZONING:** SF-4A**MUD:** N/A**PROPOSED LAND USE:** Single-family**DISTRICT:** 5**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 Reserve at Southpark Meadow II, Phase 3B & 3C, final plat out of an approved preliminary plan. The proposed plat is composed of 75 lots on 12.92 acres and the proposed use is small lot single-family. The lots will take access from the continuation of Alex Lane and a new internal street, Margaret Jewel Lane. All utilities will be provided by the City of Austin. 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



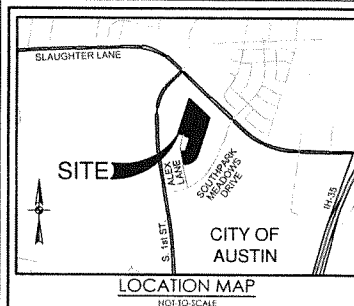
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
 7800 SHOAL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.454.8711
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

OCTOBER 5, 2016

JOB No.:

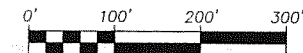
SHEET 1 OF 1

50932-00



**THE RESERVE AT SOUTHPARK
MEADOWS II, PHASE 3B & 3C**
A PARTIAL RESUBDIVISION OF LOT 30, BLOCK A,
SOUTHPARK MEADOWS SUBDIVISION

A 12.920 ACRE TRACT OF LAND SITUATED IN THE S.F. SLAUGHTER LEAGUE SURVEY NO. 1, ABSTRACT NO. 20, TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 12.911 ACRE TRACT DESCRIBED IN CONVEYANCE TO DRH LAND OPPORTUNITIES I, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 201615197 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 30, BLOCK A, SOUTHPARK MEADOWS SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 200000268 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

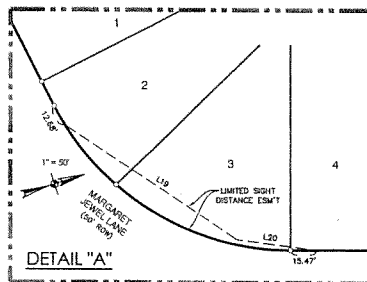


SCALE: 1" = 100'



LEGEND

DOC DOCUMENT NUMBER
OFR OFFICIAL PUBLIC RECORDS OF
TRAVIS COUNTY, TEXAS
PR PLAT RECORDS OF TRAVIS
COUNTY, TEXAS
DR DEED RECORDS OF TRAVIS
COUNTY, TEXAS
FD, IR, FOUND IRON ROD
FDC FACE OF CURB
ROW RIGHT OF WAY
VOL VOLUME
PUE PUBLIC UTILITY EASEMENT
WWE WASTEWATER EASEMENT
FOUND 1/2" IRON ROD
(UNLESS NOTED OTHERWISE)
SET 1/2" IRON ROD (FD)
SIDEWALK
FINISHED FLOOR ELEVATION

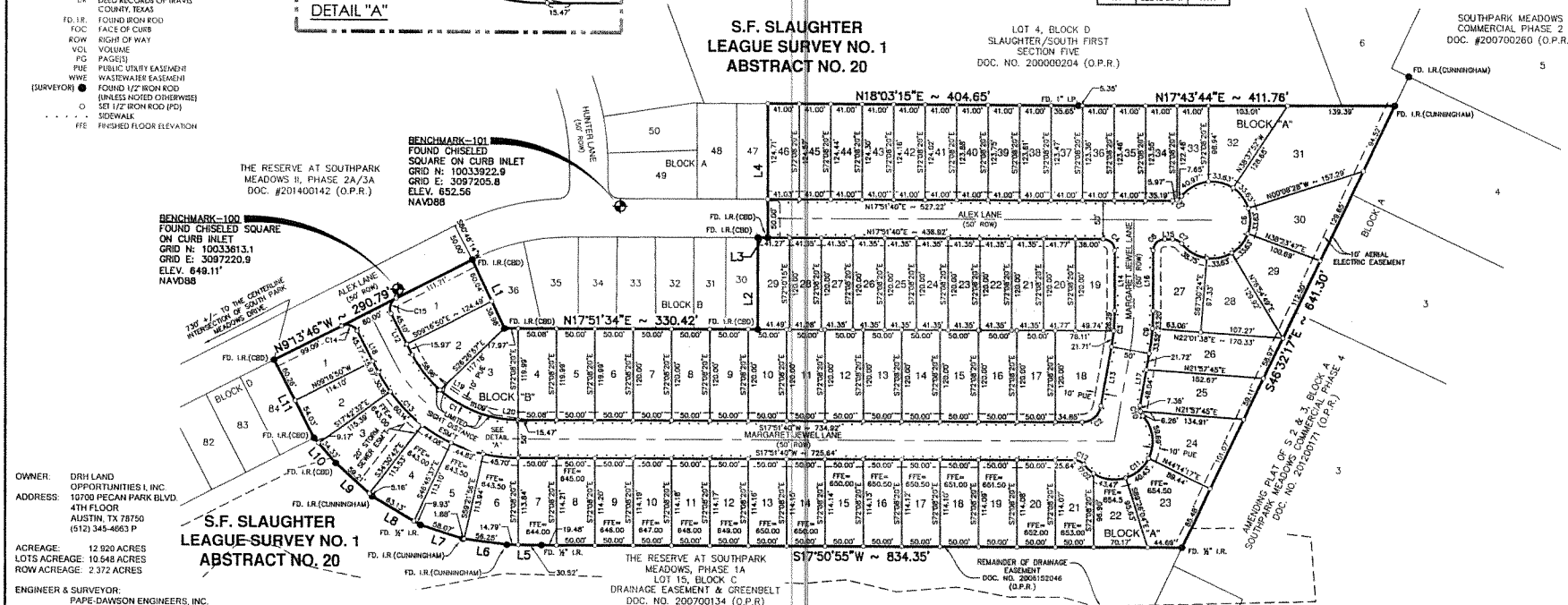


**S.F. SLAUGHTER
LEAGUE SURVEY NO. 1
ABSTRACT NO. 20**

LOT 4, BLOCK D
SLAUGHTER/SOUTH FIRST
SECTION FIVE
DOC. NO. 200000204 (O.P.R.)

LINE #	BEARING	LENGTH
L1	N82°51'00"E	99.00'
L2	N72°44'03"W	120.00'
L3	N17°51'40"E	12.92'
L4	N72°37'36"W	174.71'
L5	S18°34'15"W	45.30'
L6	S25°36'18"W	58.13'
L7	S38°11'50"W	58.07'
L8	S48°03'43"W	73.06'
L9	S60°20'34"W	64.37'
L10	S66°55'14"W	43.49'
L11	S80°44'28"W	114.23'
L12	S80°43'10"W	61.07'
L13	N62°08'20"W	79.64'
L14	S72°06'20"W	78.75'
L15	S17°51'40"W	10.34'
L16	S72°06'20"W	78.75'
L17	N62°08'20"W	69.76'
L18	S80°43'10"W	61.15'
L19	S61°38'00"W	120.77'
L20	S28°18'56"W	47.17'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	155.00'	062°51'30"	N49°17'25"E	181.65'
C2	25.00'	080°00'00"	N121°08'20"W	32.14'
C3	275.00'	010°00'00"	N57°08'20"W	47.94'
C4	15.00'	080°00'00"	S62°51'40"W	21.21'
C5	15.00'	052°51'12"	N08°08'26"W	13.16'
C6	50.00'	284°02'25"	N72°06'20"W	81.54'
C7	15.00'	052°51'12"	S43°53'16"W	13.16'
C8	15.00'	090°00'00"	S27°06'20"W	21.21'
C9	375.00'	010°00'00"	N57°08'20"W	56.65'
C10	15.00'	052°51'12"	S88°08'26"W	13.16'
C11	50.00'	184°02'25"	N27°06'20"W	89.94'
C12	15.00'	052°51'12"	S43°53'16"W	13.16'
C13	205.00'	016°48'31"	N63°53'12"E	58.92'
C14	15.00'	089°56'30"	S39°44'42"W	21.20'
C15	15.00'	080°03'04"	S54°15'16"E	21.22'



OWNER: DRH LAND
OPPORTUNITIES I, INC.
ADDRESS: 10700 PECAN PARK BLVD.
4TH FLOOR
AUSTIN, TX 78750
(512) 345-6653 P

ACREAGE: 12.920 ACRES
LOTS ACREAGE: 10.548 ACRES
ROW ACREAGE: 2.372 ACRES

ENGINEER & SURVEYOR:
PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD, SUITE 220 WEST
AUSTIN, TX 78757
(512) 454-8711 P
(512) 454-8807 F

SURVEY: S.F. SLAUGHTER LEAGUE SURVEY NO. 1
ABSTRACT NO. 20

NUMBER OF BLOCKS: 2

SINGLE FAMILY LOTS: 75

DRAINAGE AND ACCESS LOTS: 0

TOTAL LOTS: 75

LINEAR FEET OF NEW STREETS: 1921'

THE RESERVE AT SOUTHPARK
MEADOWS, PHASE 1A
LOT 15, BLOCK C
DRAINAGE EASEMENT & GREENBELT
DOC. NO. 200700134 (O.P.R.)

517°50'55"W ~ 834.35'

REMAINDER OF DRAINAGE
EASEMENT
DOC. NO. 2008152046
(O.P.R.)

**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
7800 SHOAL CREEK BLVD, SUITE 220 W | AUSTIN, TX 78757 | 512-454-8711
TBP# FIRM REGISTRATION #470 | TBP# FIRM REGISTRATION #10028601

DATE OF PLAT PREPARATION: SEPTEMBER 13, 2016
DATE OF PLAT SUBMITTAL: OCTOBER 10, 2016

SHEET 1 OF 3

C8-2012-0019.01.2A