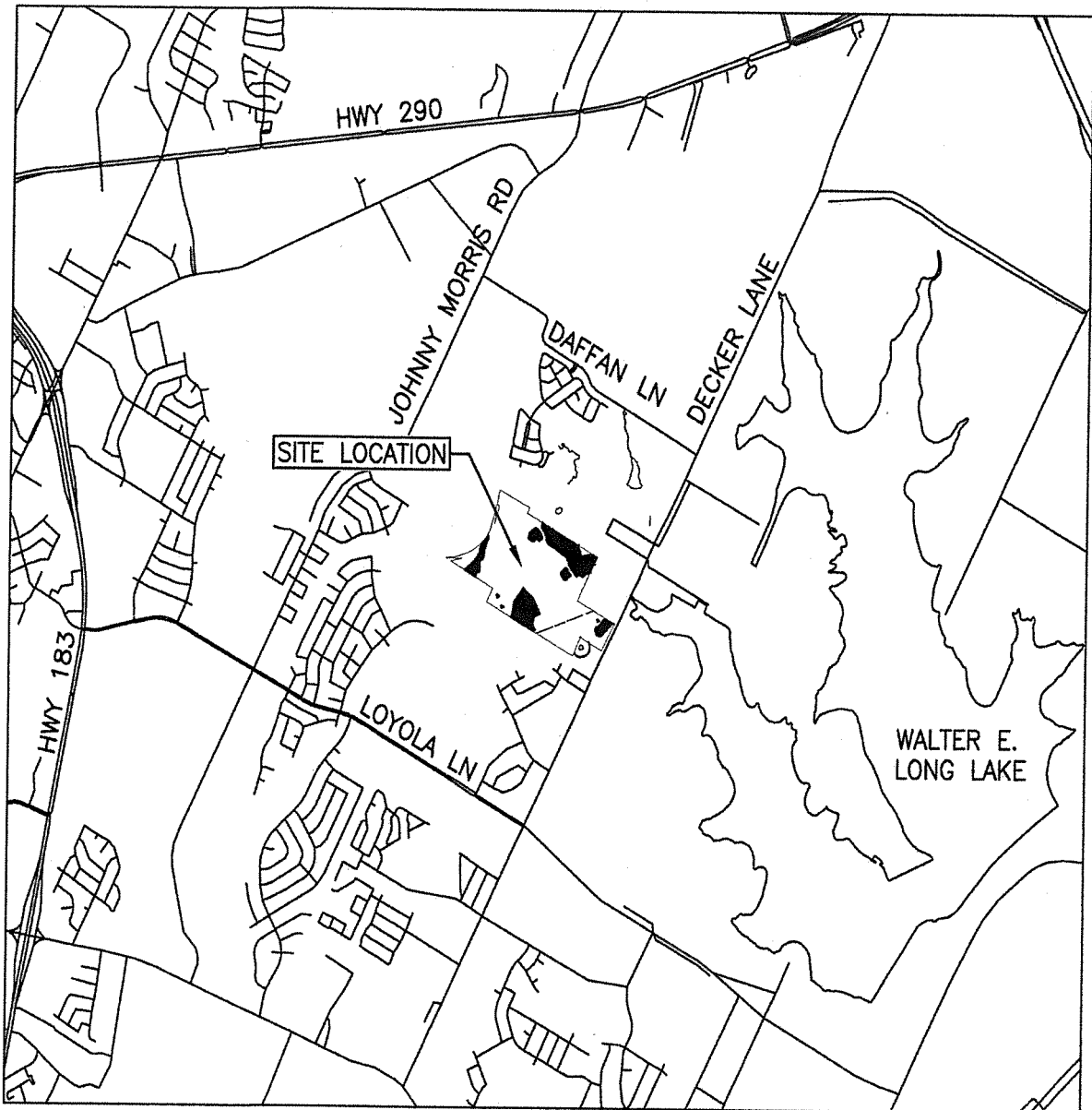


SUBDIVISION REVIEW SHEET

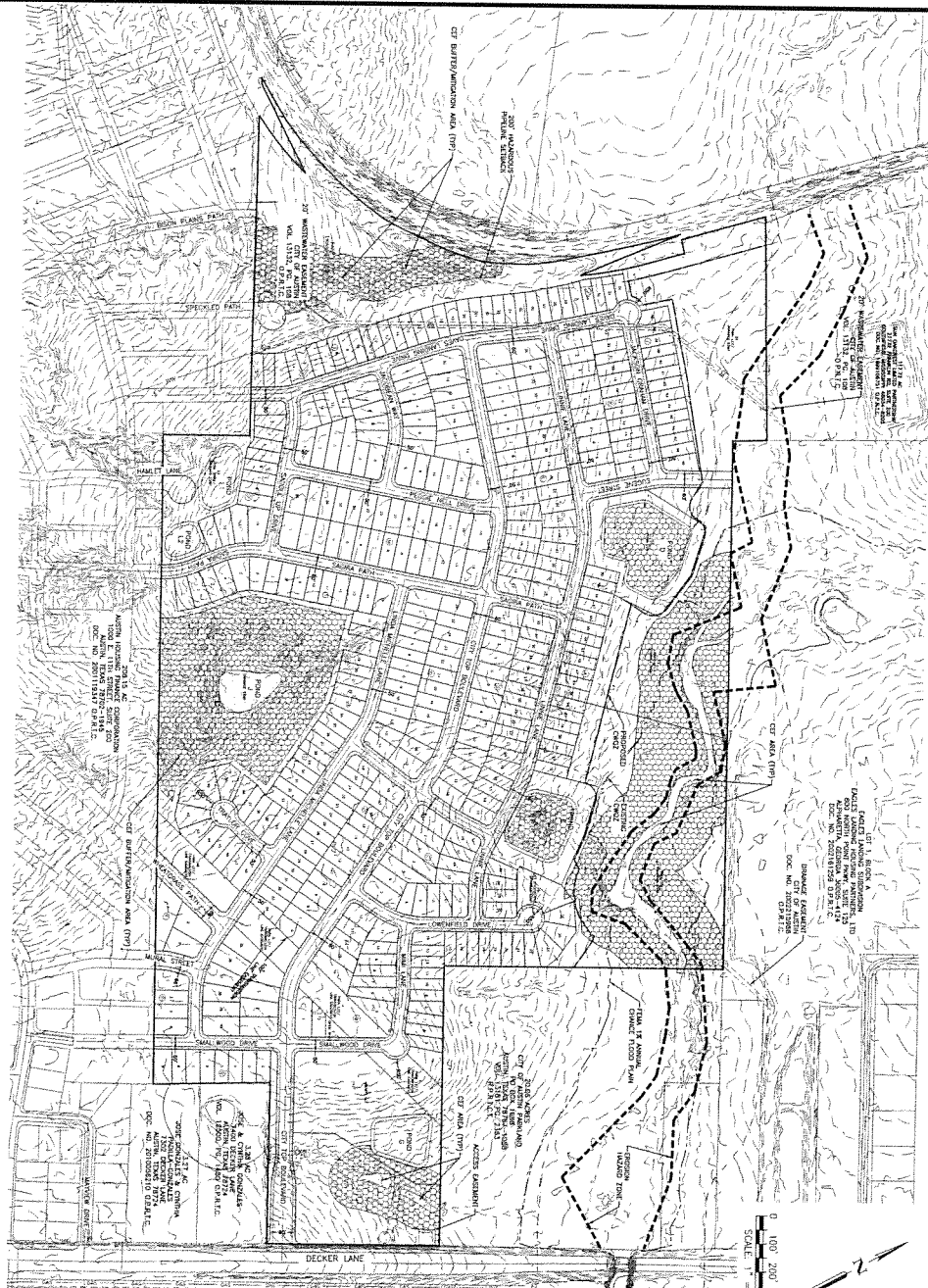
CASE NO.: C8-2016-0145**Z.A.P. DATE:** October 3, 2017**SUBDIVISION NAME:** Parker Creek Preliminary Plan**AREA:** 138.487 acres**LOTS:** 432**APPLICANT:** Russell and Jeanne Parker**AGENT:** BGE, Inc
(Brian J. Grace, P.E.)**ADDRESS OF SUBDIVISION:** 7620 Decker Lane**WATERSHED:** Decker Creek**COUNTY:** Travis**EXISTING ZONING:** SF-4A**JURISDICTION:** Full Purpose**PROPOSED LAND USE:** Single Family**VARIANCE:** none**STAFF RECOMMENDATION:** Staff recommends approval of the preliminary plan, the plan meets all applicable State and City of Austin Land Development Code requirements.**DEPARTMENT COMMENTS:** The request is for the approval of the Parker Creek Preliminary Plan composed of 432 lots on 138.487 acres. The applicant proposes to subdivide the property for residential uses, ponds, open space, and roads. The developer will be responsible for all cost associated with required improvements.**CASE MANAGER:** Cesar Zavala**PHONE:** 512-974-3404**E-mail:** cesar.zavala@austintexas.gov



LOCATION MAP
N.T.S.

PARKER CREEK RANCH

PRELIMINARY PLAN



LEGAL DESCRIPTION	TOTAL LINEAR FOOTAGE OF STREETS	TOTAL NO. OF LOTS
ABSTRACT 4 SURVEY 19 BL	16,600 LF	432
ABSTRACT 4 SURVEY 19 BL		16
ABSTRACT 4 SURVEY 19 BL		112
ABSTRACT 4 SURVEY 19 BL		40
ABSTRACT 4 SURVEY 19 BL		203
ABSTRACT 4 SURVEY 19 BL		415
ABSTRACT 4 SURVEY 19 BL		2
ABSTRACT 4 SURVEY 19 BL		2
ABSTRACT 4 SURVEY 19 BL		4
ABSTRACT 4 SURVEY 19 BL		5


RILEYSON J. 16.25 AC.
 RILEYSON J. 118.95 AC.
 RILEYSON J. 7.688 AC.

DOCKERY, CHIEF, WATERSHED, AND WALNOT CREEK, WATERSHEDS (SUBURBAN)
FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
FLOOD PLAN MAP NUMBER 444530470 AND 444530480
DATED AUGUST 18, 2014

ENGINEER'S CERTIFICATION

THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE
PROFESSION OF PLANNING IN THE STATE OF TEXAS, THAT I
PREPARED THE PLANS SUBMITTED HEREWITH, AND THAT ALL
OF MY KNOWLEDGE AS RELATED TO THE ACCURATE AND CORRECT TO THE BEST
THEREOF, AND THAT SAID PLANS COMPLY WITH THE CITY OF AUSTIN
CODES AND ORDINANCES.

WITNESS MY HAND THIS 14th DAY OF SEPTEMBER, 2017


BRIAN J. GRACE, P.E.

OWNER:
RUSSELL AND JEANNE PARKER
8108 CHALK HOLLOW DRIVE
AUSTIN, TEXAS 78735

ENGINEER:
BEE, INC.
1000 NORTH MOORE, SUITE 330
AUSTIN, TEXAS 78701
PHONE: 512-679-0400

TOTAL AGENTS - 13,447 AGENTS
SOURCE: JAMES BURGESS
SURVEY NO. 19, ABSTRACT NO. 4

APPLICATION SUBMITAL DATE: MAY 12, 2018

PRELIMINARY SUBMISSION APPROVAL SHEET _____ OF _____

FILE NUMBER: RD-2016-010 APPLICATION DATE: July 10, 2016

APPROVED BY: CONVING & PLANNING COMMISSION

UNDER EXEMPTION DATE OF CHAPTER 25-4 OF THE CITY OF ALBUQUERQUE
EXPIRATION DATE (COC 25-4-67) _____
COC NUMBER: CE50R 2006A


PROJECT DESCRIPTION DATE (COC #2010071-004, Pt. 7, 6-23-14)

Agency: Geomatics, Director, Development Services Department

FINAL PLAT TO LOOK-UP PRELIMINARY FILE # _____

PRELIMINARY EXEMPTED ON: _____ DATE: _____ APPROVED ON: _____

AMOUNT OF PAYMENT TO BE EXEMPTED FROM THE CITY OF ALBUQUERQUE	50%	1.34	6.6
AMOUNT OF PAYMENT TO BE EXEMPTED IN A CITY OF ALBUQUERQUE	0%	0.00	0.0
AMOUNT OF PAYMENT TO BE EXEMPTED IN A CITY OF ALBUQUERQUE	0%	0.54	0.0
AMOUNT OF PAYMENT TO BE EXEMPTED IN A CITY OF ALBUQUERQUE	50%	13.44	6.7
AMOUNT OF PAYMENT TO BE EXEMPTED IN A CITY OF ALBUQUERQUE	0%	0.00	0.0
AMOUNT OF PAYMENT TO BE EXEMPTED IN A CITY OF ALBUQUERQUE	0%	0.00	0.0
TOTAL	45.1%	25.32	13.3

	9/16/2006	PARK
		OVERALL

PARKLAND DEDICATION TABLE

CRITICAL WATER QUALITY ZONE (CWQZ) ALLOCATION TABLE	
CWQZ	ACRES
ORIGINAL CWQZ	20,266
REMOVED CWQZ	2,800
ACCDED CWQZ	3,129
ADJUSTED CWQZ	20,596

NO.	TITLE	DATE	INITIALS
1	OVERALL PRELIMINARY PLAN		
2	PRELIMINARY PLAN 1 OF 2		
3	PRELIMINARY PLAN 2 OF 2		
4	GENERAL NOTES		

[illegible]

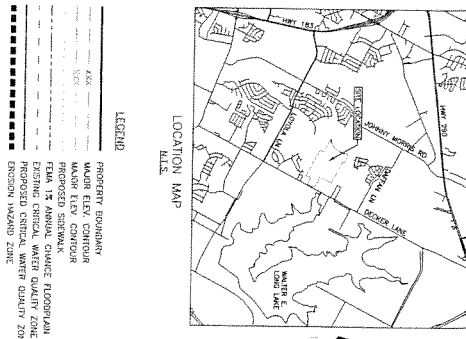
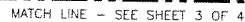
PROPOSED EROSION HAZARD	PROPOSED CRITICAL WATER QUALITY ZONE	PROPOSED FRESHWATER FLOW	PROPOSED FRESHWATER TEMPERATURE	PROPOSED FRESHWATER SOLIDS	PROPOSED FRESHWATER D.O.	PROPOSED FRESHWATER PH	PROPOSED FRESHWATER NUTRIENT	PROPOSED FRESHWATER TOXIC	PROPOSED FRESHWATER SODIUM	PROPOSED FRESHWATER SULFATE	PROPOSED FRESHWATER CHLORIDE	PROPOSED FRESHWATER MAGNESIUM	PROPOSED FRESHWATER CALCIUM	PROPOSED FRESHWATER IRON	PROPOSED FRESHWATER ZINC	PROPOSED FRESHWATER COPPER	PROPOSED FRESHWATER LEAD	PROPOSED FRESHWATER MANGANESE	PROPOSED FRESHWATER NICKEL	PROPOSED FRESHWATER SILICA	PROPOSED FRESHWATER BORON	PROPOSED FRESHWATER FLUORIDE	PROPOSED FRESHWATER MOLYBDENUM	PROPOSED FRESHWATER SODIUM	PROPOSED FRESHWATER SULFATE	PROPOSED FRESHWATER CHLORIDE	PROPOSED FRESHWATER MAGNESIUM	PROPOSED FRESHWATER CALCIUM	PROPOSED FRESHWATER IRON	PROPOSED FRESHWATER ZINC	PROPOSED FRESHWATER COPPER	PROPOSED FRESHWATER LEAD	PROPOSED FRESHWATER MANGANESE	PROPOSED FRESHWATER NICKEL	PROPOSED FRESHWATER SILICA	PROPOSED FRESHWATER BORON	PROPOSED FRESHWATER FLUORIDE	PROPOSED FRESHWATER MOLYBDENUM
PROPOSED EROSION HAZARD	PROPOSED CRITICAL WATER QUALITY ZONE	PROPOSED FRESHWATER FLOW	PROPOSED FRESHWATER TEMPERATURE	PROPOSED FRESHWATER SOLIDS	PROPOSED FRESHWATER D.O.	PROPOSED FRESHWATER PH	PROPOSED FRESHWATER NUTRIENT	PROPOSED FRESHWATER TOXIC	PROPOSED FRESHWATER SODIUM	PROPOSED FRESHWATER SULFATE	PROPOSED FRESHWATER CHLORIDE	PROPOSED FRESHWATER MAGNESIUM	PROPOSED FRESHWATER CALCIUM	PROPOSED FRESHWATER IRON	PROPOSED FRESHWATER ZINC	PROPOSED FRESHWATER COPPER	PROPOSED FRESHWATER LEAD	PROPOSED FRESHWATER MANGANESE	PROPOSED FRESHWATER NICKEL	PROPOSED FRESHWATER SILICA	PROPOSED FRESHWATER BORON	PROPOSED FRESHWATER FLUORIDE	PROPOSED FRESHWATER MOLYBDENUM	PROPOSED FRESHWATER SODIUM	PROPOSED FRESHWATER SULFATE	PROPOSED FRESHWATER CHLORIDE	PROPOSED FRESHWATER MAGNESIUM	PROPOSED FRESHWATER CALCIUM	PROPOSED FRESHWATER IRON	PROPOSED FRESHWATER ZINC	PROPOSED FRESHWATER COPPER	PROPOSED FRESHWATER LEAD	PROPOSED FRESHWATER MANGANESE	PROPOSED FRESHWATER NICKEL	PROPOSED FRESHWATER SILICA	PROPOSED FRESHWATER BORON	PROPOSED FRESHWATER FLUORIDE	PROPOSED FRESHWATER MOLYBDENUM

LOCATION MAP
N.T.S.
LEGEND



LOCATION MAP

1



PRELIMINARY SUBMISSION APPROVAL SHEET 2 OF 4

FILE NUMBER: PH-2016-0145 APPLICATION DATE: JULY 15, 2016

APPROVED BY: DAVID A. PLATING COMMISSIONER

UNDER SECTION 57 OF CHAPTER 25-A OF THE CITY OF ASTORIA CODE

EXPIRATION DATE: JULY 25-4-42 CASE NUMBER: CE040 ZN04A

PROJECT EXPIRATION DATE: (ORD) #2014-0017-004, Pt. 7, 6-23-14

Ready: Director, Director, Development Services Department

Final: Plan to Lock-in Preliminary File # _____

PRELIMINARY EXTENDED ON: _____ (DATE) _____ APPROVED ON: _____

These plans will be reviewed by the Planning Board. Should the Planning Board approve the plans, the City Council will then review the plans. If the City Council approves the plans, the City will issue a building permit and, if required, must also be approved prior to the Project Expiration Date.

PARKER CREEK RANCH

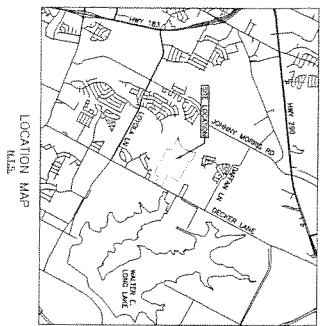
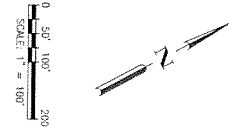
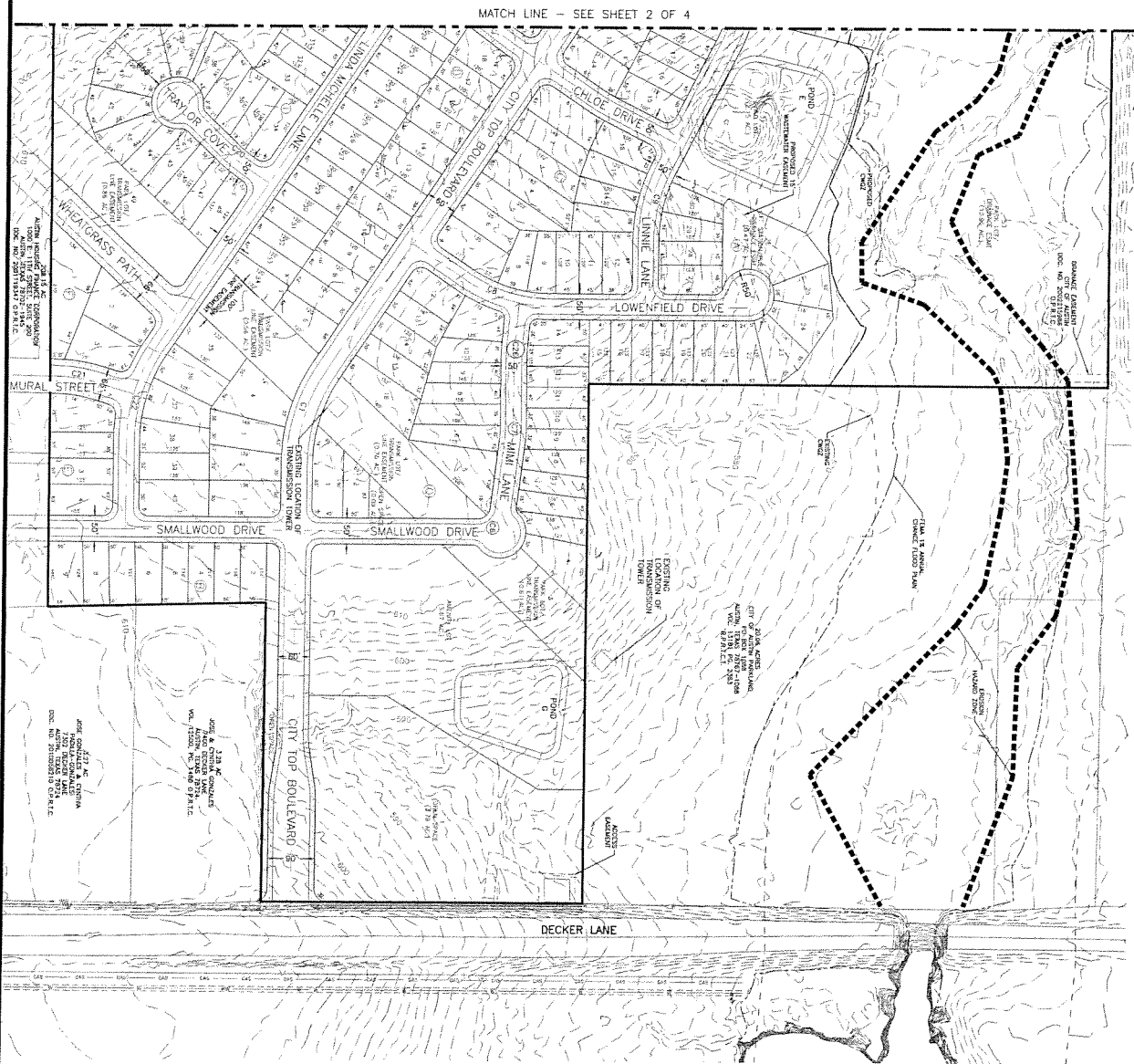
PRELIMINARY PLAN 1 OF 2

BGE, Inc.
7000 NORTH MOPAC, SUITE 230
AUSTIN, TX 78731
TEL. 512-879-0400 • www.bgeinc.com
TBPB Registration No. F-1048

[illegible]

PARKER CREEK RANCH

PRELIMINARY PLAN



PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING
PROPERTY BOUNDARY	2.5X	PROPERTY BOUNDARY	2.5X	PROPERTY BOUNDARY	2.5X	PROPERTY BOUNDARY	2.5X
MAJOR ELEV. CONTOUR	500	MAJOR ELEV. CONTOUR	500	MAJOR ELEV. CONTOUR	500	MAJOR ELEV. CONTOUR	500
PROPOSED SIDEWALK	500	PROPOSED SIDEWALK	500	PROPOSED SIDEWALK	500	PROPOSED SIDEWALK	500
FEAR 1% ANNUAL CHANCE FLOODPLAIN	500	FEAR 1% ANNUAL CHANCE FLOODPLAIN	500	FEAR 1% ANNUAL CHANCE FLOODPLAIN	500	FEAR 1% ANNUAL CHANCE FLOODPLAIN	500
EXISTING CRITICAL WATER QUALITY ZONE	500	EXISTING CRITICAL WATER QUALITY ZONE	500	EXISTING CRITICAL WATER QUALITY ZONE	500	EXISTING CRITICAL WATER QUALITY ZONE	500
PROPOSED CRITICAL WATER QUALITY ZONE	500	PROPOSED CRITICAL WATER QUALITY ZONE	500	PROPOSED CRITICAL WATER QUALITY ZONE	500	PROPOSED CRITICAL WATER QUALITY ZONE	500
EROSION HAZARD ZONE	500	EROSION HAZARD ZONE	500	EROSION HAZARD ZONE	500	EROSION HAZARD ZONE	500

CLONE DATA					
HABITAT	DELTA	INSECT	MOON	ARC LENGTH	CHORD LENGTH
C1	35° 57' 21"	97.44	32.025	169.18	168.64
C2	48° 56' 47"	44.2	50.03	72.41	69.57
C3	7° 55' 51"	18.81	30.03	177.72	66.25
C4	35° 56' 31"	18.81	30.03	177.72	51.14
C5	27° 08' 01"	72.39	50.03	172.13	54.58
C6	27° 08' 01"	72.39	50.03	142.07	46.75
C7	27° 08' 01"	72.39	50.03	142.07	46.75
C8	15° 47' 40"	41.67	30.03	53.04	16.67
C9	15° 47' 40"	41.67	30.03	42.92	16.67
C10	15° 47' 40"	41.67	30.03	42.92	16.67
C11	15° 47' 40"	41.67	30.03	42.92	16.67
C12	15° 47' 40"	41.67	30.03	42.92	16.67
C13	15° 47' 40"	41.67	30.03	42.92	16.67
C14	15° 47' 40"	41.67	30.03	42.92	16.67
C15	15° 47' 40"	41.67	30.03	42.92	16.67
C16	15° 47' 40"	41.67	30.03	42.92	16.67
C17	15° 47' 40"	41.67	30.03	42.92	16.67
C18	15° 47' 40"	41.67	30.03	42.92	16.67
C19	15° 47' 40"	41.67	30.03	42.92	16.67
C20	15° 47' 40"	41.67	30.03	42.92	16.67
C21	15° 47' 40"	41.67	30.03	42.92	16.67
C22	15° 47' 40"	41.67	30.03	42.92	16.67
C23	15° 47' 40"	41.67	30.03	42.92	16.67
C24	15° 47' 40"	41.67	30.03	42.92	16.67
C25	15° 47' 40"	41.67	30.03	42.92	16.67
C26	15° 47' 40"	41.67	30.03	42.92	16.67
C27	15° 47' 40"	41.67	30.03	42.92	16.67
C28	15° 47' 40"	41.67	30.03	42.92	16.67
C29	15° 47' 40"	41.67	30.03	42.92	16.67
C30	15° 47' 40"	41.67	30.03	42.92	16.67
C31	15° 47' 40"	41.67	30.03	42.92	16.67
C32	15° 47' 40"	41.67	30.03	42.92	16.67
C33	15° 47' 40"	41.67	30.03	42.92	16.67
C34	15° 47' 40"	41.67	30.03	42.92	16.67
C35	15° 47' 40"	41.67	30.03	42.92	16.67
C36	15° 47' 40"	41.67	30.03	42.92	16.67
C37	15° 47' 40"	41.67	30.03	42.92	16.67
C38	15° 47' 40"	41.67	30.03	42.92	16.67
C39	15° 47' 40"	41.67	30.03	42.92	16.67
C40	15° 47' 40"	41.67	30.03	42.92	16.67
C41	15° 47' 40"	41.67	30.03	42.92	16.67
C42	15° 47' 40"	41.67	30.03	42.92	16.67
C43	15° 47' 40"	41.67	30.03	42.92	16.67
C44	15° 47' 40"	41.67	30.03	42.92	16.67
C45	15° 47' 40"	41.67	30.03	42.92	16.67
C46	15° 47' 40"	41.67	30.03	42.92	16.67
C47	15° 47' 40"	41.67	30.03	42.92	16.67
C48	15° 47' 40"	41.67	30.03	42.92	16.67
C49	15° 47' 40"	41.67	30.03	42.92	16.67
C50	15° 47' 40"	41.67	30.03	42.92	16.67
C51	15° 47' 40"	41.67	30.03	42.92	16.67
C52	15° 47' 40"	41.67	30.03	42.92	16.67
C53	15° 47' 40"	41.67	30.03	42.92	16.67
C54	15° 47' 40"	41.67	30.03	42.92	16.67
C55	15° 47' 40"	41.67	30.03	42.92	16.67
C56	15° 47' 40"	41.67	30.03	42.92	16.67
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C58	15° 47' 40"	41.67	30.03	42.92	16.67
C59	15° 47' 40"	41.67	30.03	42.92	16.67
C60	15° 47' 40"	41.67	30.03	42.92	16.67
C61	15° 47' 40"	41.67	30.03	42.92	16.67
C62	15° 47' 40"	41.67	30.03	42.92	16.67
C63	15° 47' 40"	41.67	30.03	42.92	16.67
C64	15° 47' 40"	41.67	30.03	42.92	16.67
C65	15° 47' 40"	41.67	30.03	42.92	16.67
C66	15° 47' 40"	41.67	30.03	42.92	16.67
C67	15° 47' 40"	41.67	30.03	42.92	16.67
C68	15° 47' 40"	41.67	30.03	42.92	16.67
C69	15° 47' 40"	41.67	30.03	42.92	16.67
C70	15° 47' 40"	41.67	30.03	42.92	16.67
C71	15° 47' 40"	41.67	30.03	42.92	16.67
C72	15° 47' 40"	41.67	30.03	42.92	16.67
C73	15° 47' 40"	41.67	30.03	42.92	16.67
C74	15° 47' 40"	41.67	30.03	42.92	16.67
C75	15° 47' 40"	41.67	30.03	42.92	16.67
C76	15° 47' 40"	41.67	30.03	42.92	16.67
C77	15° 47' 40"	41.67	30.03	42.92	16.67
C78	15° 47' 40"	41.67	30.03	42.92	16.67
C79	15° 47' 40"	41.67	30.03	42.92	16.67
C80	15° 47' 40"	41.67	30.03	42.92	16.67
C81	15° 47' 40"	41.67	30.03	42.92	16.67
C82	15° 47' 40"	41.67	30.03	42.92	16.67
C83	15° 47' 40"	41.67	30.03	42.92	16.67
C84	15° 47' 40"	41.67	30.03	42.92	16.67
C85	15° 47' 40"	41.67	30.03	42.92	16.67
C86	15° 47' 40"	41.67	30.03	42.92	16.67
C87	15° 47' 40"	41.67	30.03	42.92	16.67
C88	15° 47' 40"	41.67	30.03	42.92	16.67
C89	15° 47' 40"	41.67	30.03	42.92	16.67
C90	15° 47' 40"	41.67	30.03	42.92	16.67
C91	15° 47' 40"	41.67	30.03	42.92	16.67
C92	15° 47' 40"	41.67	30.03	42.92	16.67
C93	15° 47' 40"	41.67	30.03	42.92	16.67
C94	15° 47' 40"	41.67	30.03	42.92	16.67
C95	15° 47' 40"	41.67	30.03	42.92	16.67
C96	15° 47' 40"	41.67	30.03	42.92	16.67
C97	15° 47' 40"	41.67	30.03	42.92	16.67
C98	15° 47' 40"	41.67	30.03	42.92	16.67
C99	15° 47' 40"	41.67	30.03	42.92	16.67
C100	15° 47' 40"	41.67	30.03	42.92	16.67

PRELIMINARY SUBMITTAL SHEET 2 of 2 Application Date: JULY 15, 2019
THE NUMBER OF SUBMITTALS APPROVED BY ZONING & PLANNING COMMISSION ON: _____
UNDER SECTION 67 OF CHAPTER 23-4 OF THE CITY OF AUSTIN CODE
EXEMPTION DATE (DD-MY-YY) _____ DATE NUMBER: CEZM 2004
PROJECT EXPIRATION DATE (DD-MY-YY) 01/01/2022-04K, Pg. 7 6-23-14

Rodney Gonsou, Director, Development Services Department
FINAL, PLANT TO LOCK-IN PRELIMINARY FILE # _____ DATE: _____
PRELIMINARY EXTENDED ON: _____ APPROVED ON: _____

Final plans must be recorded by the expiration date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and also require Building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

PARKER CREEK RANCH

RELIMINARY PLAN 2 OF 2

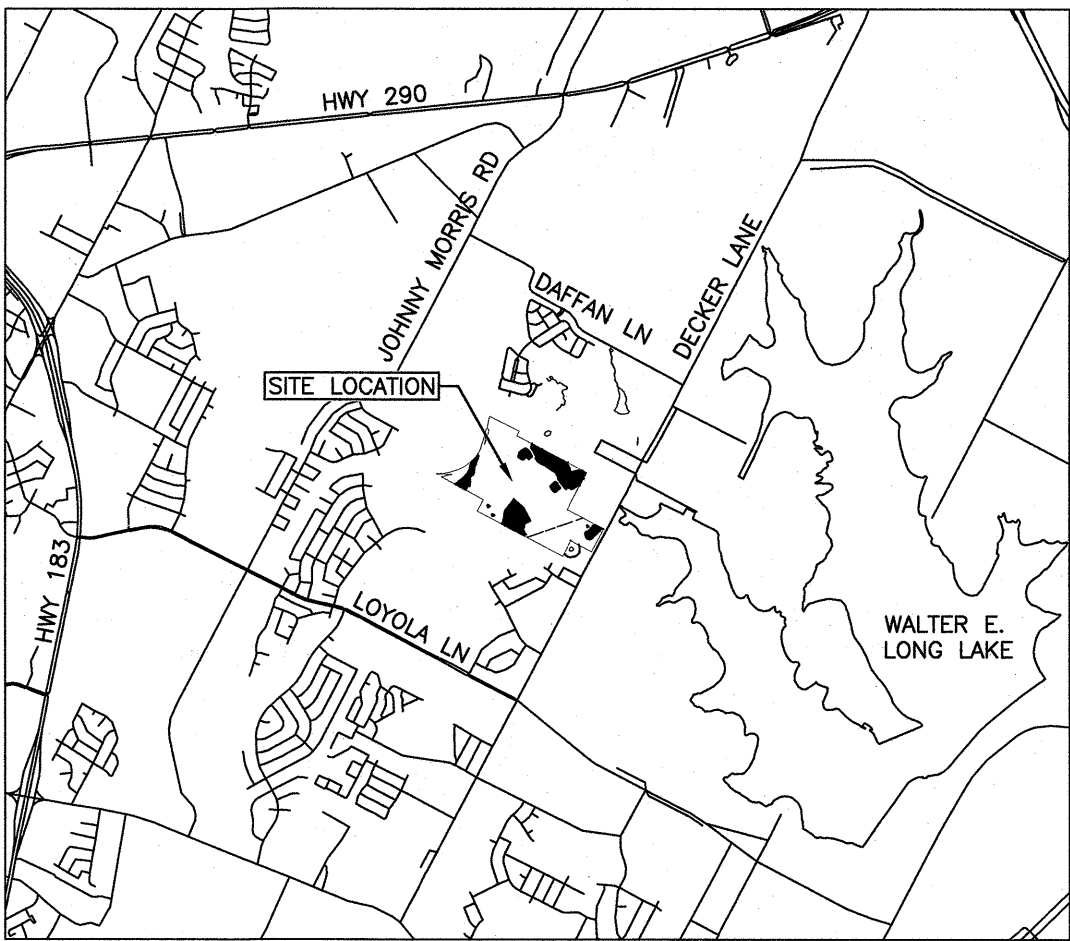
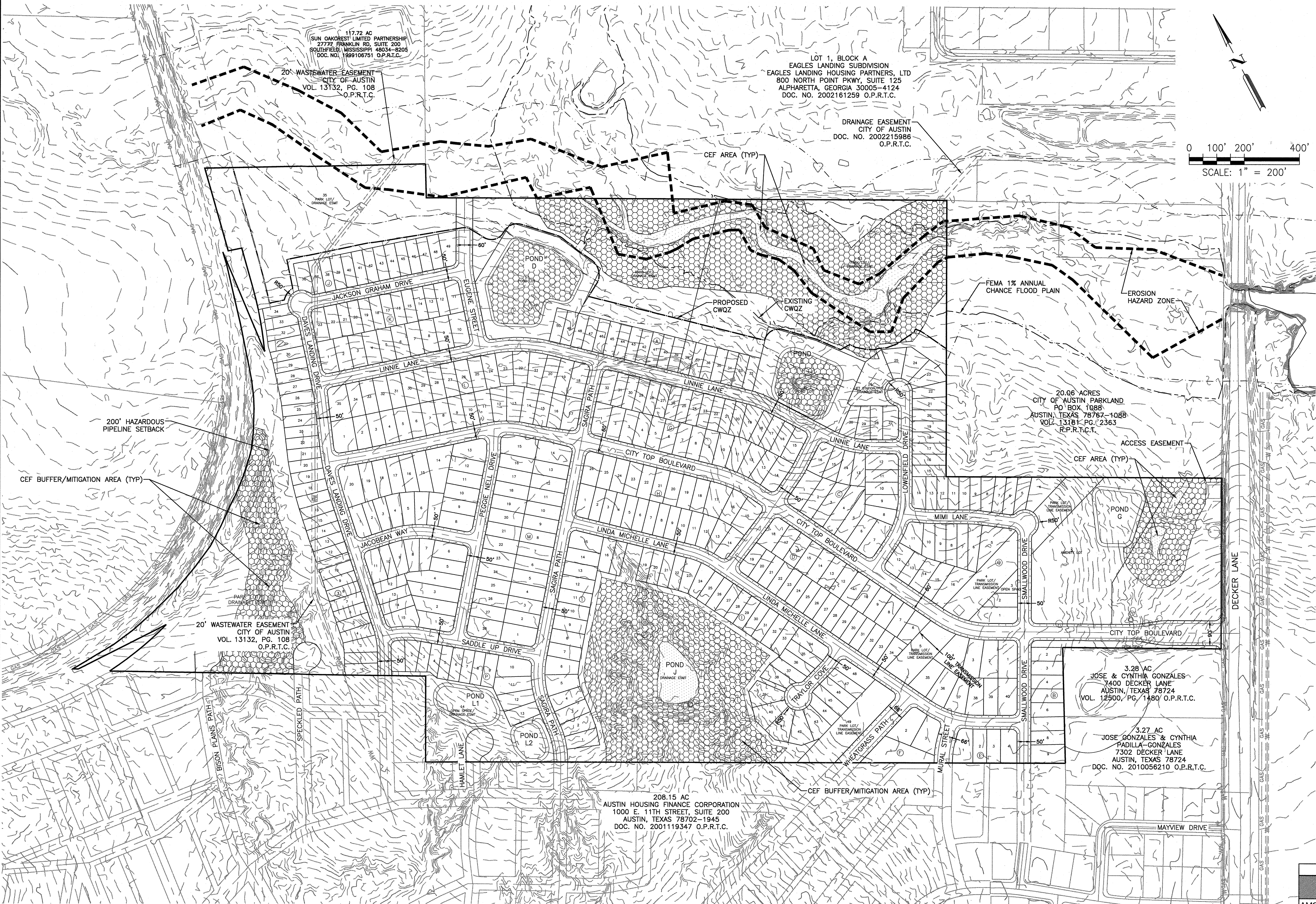
BGE, Inc.
7000 NORTH MOPAC, SUITE 330
AUSTIN, TX 78731
TEL. 512-879-6400 • www.bgeinc.com
TBPE Registration No. F-1046

BCE

DESIGNED BY:	△				
DESIGNED BY:	△				
DESIGNED BY:	△				
DESIGNED BY:	△				
DESIGNED BY:	△				
REV	DESCRIPTION	DATE	APR		



PARKER CREEK RANCH
PRELIMINARY PLAN



LOCATION MAP
N.T.S.

LEGEND

---	PROPERTY BOUNDARY
---	MAJOR ELEV. CONTOUR
---	MAJOR ELEV. CONTOUR
---	PROPOSED SIDEWALK
---	FEMA 1% ANNUAL CHANCE FLOODPLAIN
---	EXISTING CRITICAL WATER QUALITY ZONE
---	PROPOSED CRITICAL WATER QUALITY ZONE
---	EROSION HAZARD ZONE

NOTES:

- OWNER MAY NOT PLACE, ERECT, CONSTRUCT, OR MAINTAIN WITHIN THE ELECTRIC TRANSMISSION EASEMENT:
 - ANY PERMANENT STRUCTURES, INCLUDING, BUT NOT LIMITED TO HABITABLE STRUCTURES SUCH AS HOMES, MOBILE HOMES, GARAGES, OR OFFICES,
 - ANY STRUCTURE OF ANY KIND IN SUCH PROXIMITY TO THE ELECTRIC TRANSMISSION OR DISTRIBUTION LINES, POLES, STRUCTURES, TOWERS, OR APPURTENANT FACILITIES AS WOULD CONSTITUTE A VIOLATION OF THE NATIONAL ELECTRIC SAFETY CODE IN EFFECT AT THE TIME THE STRUCTURE IS ERECTED, NOR
 - ANY STRUCTURES, INCLUDING BUT NOT LIMITED TO, FENCES, STORAGE SHEDS, DRAINAGE, FILTRATION OR DETENTION PONDS WHICH WOULD IMPAIR AUSTIN ENERGY'S ACCESS TO THE TRANSMISSION EASEMENTS OR ITS LINES, POLES, STRUCTURES, TOWERS OR APPURTENANT FACILITIES IN THE EASEMENTS.
- ADMINISTRATIVE VARIANCES HAVE BEEN GRANTED IN ACCORDANCE WITH LDC 25-8-42(B)(6), FOR CUT EXCEEDING 4 FEET FOR A STORMWATER CONTROL; LDC 25-8-42(B)(6), FOR FILL EXCEEDING 4 FEET FOR A STORMWATER CONTROL; LDC 25-8-42(B)(7), FOR CUT FROM 4 TO 8 FEET IN THE DDZ; LDC 25-8-42(B)(7), FOR FILL FROM 4 TO 8 FEET IN THE DDZ.

SHEET INDEX

NO.	TITLE
1	OVERALL PRELIMINARY PLAN
2	PRELIMINARY PLAN 1 OF 2
3	PRELIMINARY PLAN 2 OF 2
4	GENERAL NOTES

CRITICAL WATER QUALITY ZONE (CWQ2) MITIGATION TABLE	
CWQZ	ACRES
ORIGINAL CWQZ	20.266
REMOVED CWQZ	2.806
ADDED CWQZ	3.128
AVERAGED CWQZ	20.588

PARKLAND DEDICATION TABLE			
	% CREDIT	ACRES	CREDITED ACRES
AMOUNT OF PARKLAND TO BE DEDICATED IN 25 YR FLOODPLAIN	0%	8.60	0.00
AMOUNT OF PARKLAND TO BE DEDICATED BETWEEN 25 YR AND 100 YR FLOODPLAIN	50%	1.34	0.67
AMOUNT OF PARKLAND TO BE DEDICATED IN A CEF	0%	0.58	0.00
AMOUNT OF PARKLAND TO BE DEDICATED IN A CEF BUFFER	50%	13.44	6.72
AMOUNT OF UNENCUMBERED PARKLAND TO BE DEDICATED	100%	21.13	21.13
TOTAL		45.10	28.53

PRELIMINARY SUBDIVISION APPROVAL SHEET 1 OF 4.

FILE NUMBER C8-2016-0145 APPLICATION DATE JULY 15, 2016

APPROVED BY ZONING & PLATTING COMMISSION ON _____

UNDER SECTION 57 OF CHAPTER 25-4 OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (LDC 25-4-62) _____ CASE MANAGER: CESAR ZAVALA

PROJECT EXPIRATION DATE (ORD. #20140612-084, Pt. 7; 6-23-14) _____

Rodney Gonzales, Director, Development Services Department

FINAL PLAT TO LOCK-IN PRELIMINARY FILE # _____ APPROVED ON _____

PRELIMINARY EXTENDED ON _____ UNTIL _____

Final plats must be recorded by the expiration Date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all require Building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

TOTAL NO. OF LOTS: 432

NO. OF BLOCKS: 16
NO. OF 40' LOTS: 212
NO. OF 50' LOTS: 203
NO. OF SINGLE FAMILY LOTS: 415
NO. OF OPEN SPACE LOTS: 2
NO. OF AMENITY LOTS: 2
NO. OF PARK LOTS: 9
NO. OF ELECTRIC EASEMENT LOTS: 4
NO. OF DRAINAGE EASEMENT LOTS: 5

TOTAL LINEAR FOOTAGE OF STREETS: 16,600 LF

LEGAL DESCRIPTION: ABSTRACT 4 SURVEY 19 BURLESON J. 16.25 AC.
ABSTRACT 4 SURVEY 19 BURLESON J. 118.95 AC.
ABSTRACT 4 SURVEY 19 BURLESON J. 7.688 AC.

DECKER CREEK WATERSHED AND WALNUT CREEK WATERSHED (SUBURBAN)

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
FLOOD PLAIN MAP NUMBER 48453C0470J AND 48453C0490J
DATED AUGUST 18, 2014

ENGINEER'S CERTIFICATION

THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I PREPARED THE PLANS SUBMITTED HERewith, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF, AND THAT SAID PLANS COMPLY WITH THE CITY OF AUSTIN CODES AND ORDINANCES.

WITNESS MY HAND THIS 26th DAY OF SEPTEMBER, 2017

BRIAN J. GRACE, P.E.

OWNER:
RUSSELL AND JEANNE PARKER
8106 CHALK KNOLL DRIVE
AUSTIN, TEXAS 78735

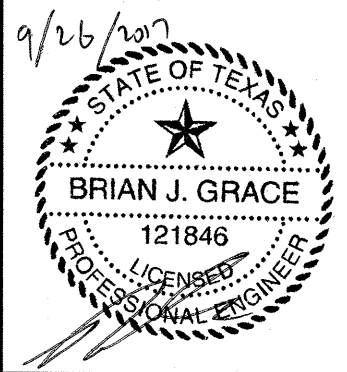
ENGINEER:
BGE, INC.
7000 NORTH MOPAC, SUITE 330
AUSTIN, TX 78731
PHONE: 512-879-0400

TOTAL ACREAGE : 138.487 ACRES
SURVEY: JAMES BURLESON SURVEY,
SURVEY NO. 19, ABSTRACT NO. 4

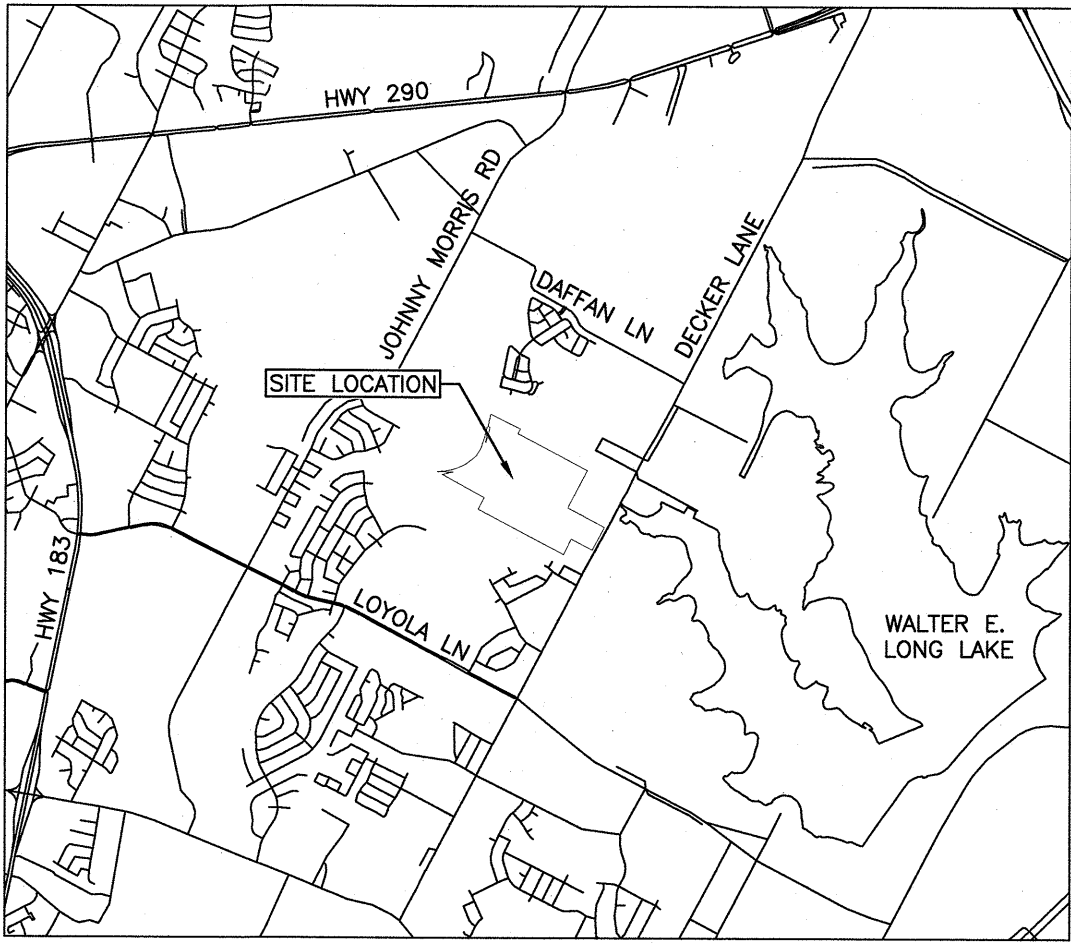
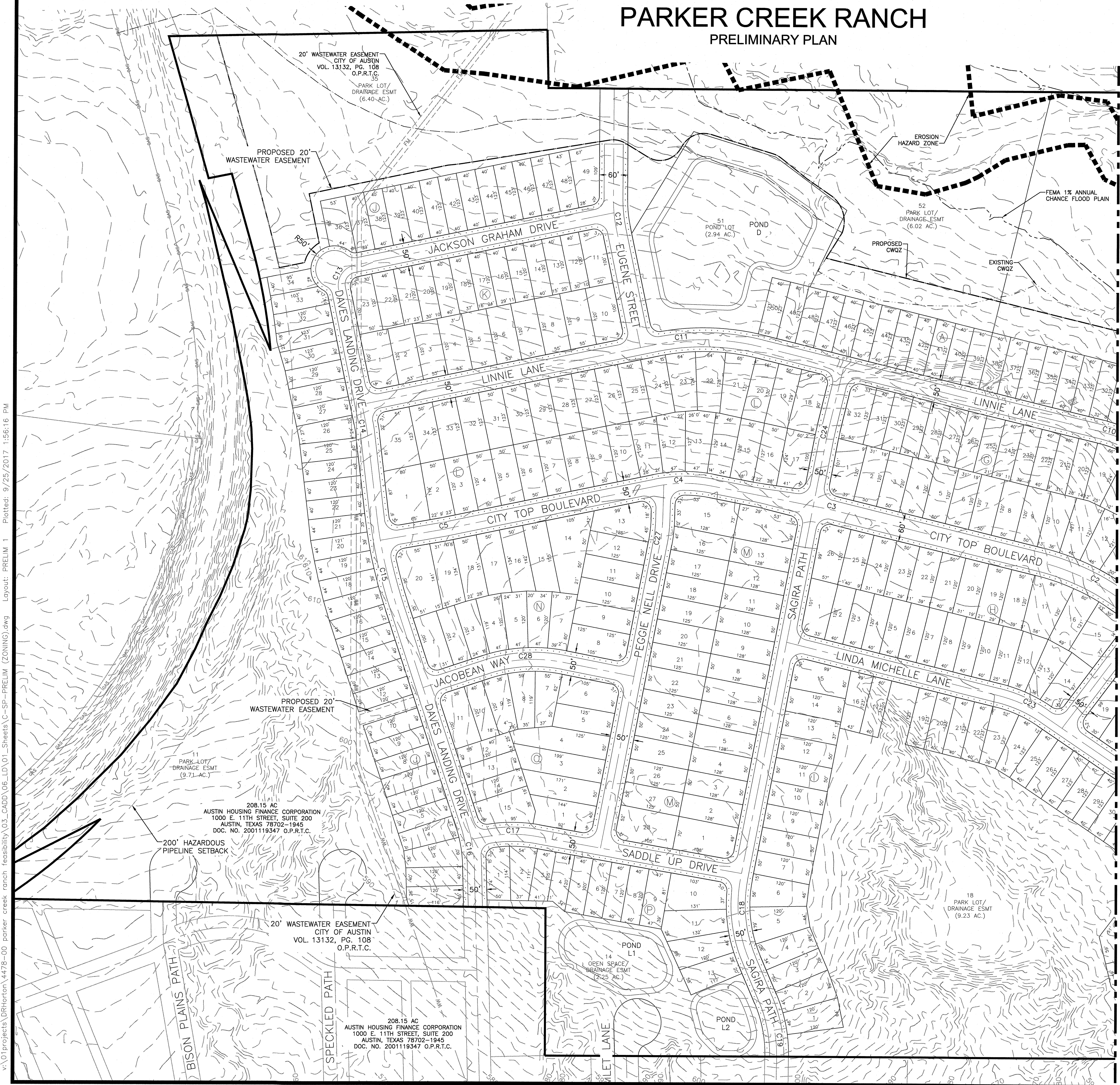
APPLICATION SUBMITTAL DATE: MAY 12, 2015

PARKER CREEK RANCH

OVERALL PRELIMINARY PLAN



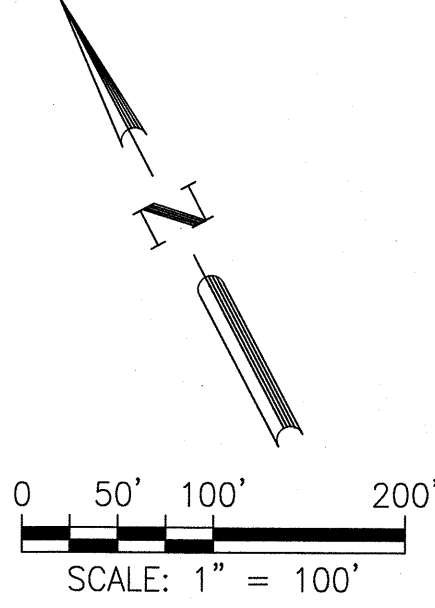
PARKER CREEK RANCH
PRELIMINARY PLAN



LOCATION MAP
N.T.S.

LEGEND

- PROPERTY BOUNDARY
- MAJOR ELEV. CONTOUR
- MAJOR ELEV. CONTOUR
- PROPOSED SIDEWALK
- FEMA 1% ANNUAL CHANCE FLOODPLAIN
- EXISTING CRITICAL WATER QUALITY ZONE
- PROPOSED CRITICAL WATER QUALITY ZONE
- EROSION HAZARD ZONE



CURVE DATA						
NUMBER	DELTA	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C2	20° 22' 02"	89.82	500.00	177.74	176.80	S38° 19' 10.49"E
C3	2° 48' 17"	7.34	300.00	14.69	14.68	S49° 54' 19.91"E
C4	22° 38' 40"	60.07	300.00	118.57	117.80	S62° 37' 48.48"E
C5	1° 49' 22"	4.77	300.00	9.54	9.54	S73° 02' 27.46"E
C10	13° 33' 32"	36.02	303.00	71.70	71.54	S41° 43' 25.31"E
C11	25° 26' 57"	113.58	503.00	223.42	221.59	S61° 13' 39.86"E
C12	11° 52' 40"	31.21	300.00	62.19	62.08	S21° 59' 11.66"W
C13	90° 00' 00"	43.00	43.00	67.54	60.81	N61° 02' 51.57"E
C14	5° 02' 13"	13.20	300.00	26.37	26.36	N18° 33' 58.05"E
C15	11° 28' 33"	100.48	1000.00	200.29	199.96	N15° 20' 48.05"E
C16	16° 39' 18"	43.91	300.00	87.21	86.90	N17° 56' 10.76"E
C17	19° 57' 31"	52.79	300.00	104.50	103.98	S62° 15' 36.44"E
C18	33° 59' 38"	90.78	297.00	176.21	173.64	S21° 41' 42.29"W
C19	23° 46' 25"	63.15	300.00	124.48	123.59	S16° 35' 05.84"W
C23	20° 22' 02"	53.89	300.00	106.64	106.08	S38° 19' 10.49"E
C24	2° 48' 26"	7.35	300.00	14.70	14.70	S40° 05' 35.85"W
C27	9° 22' 30"	24.60	300.00	49.09	49.03	N34° 00' 16.22"E

PRELIMINARY SUBDIVISION APPROVAL SHEET 2 OF 4.
FILE NUMBER C8-2016-0145 APPLICATION DATE JULY 15, 2016
APPROVED BY ZONING & PLATTING COMMISSION ON _____
UNDER SECTION 57 OF CHAPTER 25-4 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (LDC 25-4-62) _____ CASE MANAGER: CESAR ZAVALA
PROJECT EXPIRATION DATE (ORD. #20140612-084, Pt. 7; 6-23-14) _____

Rodney Gonzales, Director, Development Services Department
FINAL PLAT TO LOCK-IN PRELIMINARY FILE # _____ APPROVED ON _____
PRELIMINARY EXTENDED ON _____ UNTIL _____

Final plats must be recorded by the expiration Date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all require Building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

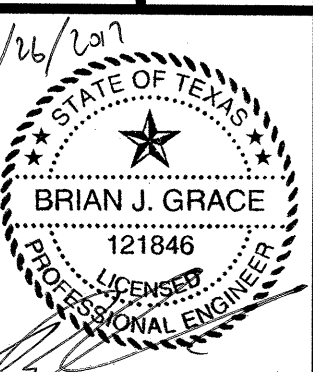
DESIGNED BY:	MKS
REVIEWED BY:	BUG
DRAWN BY:	EGH

DESIGNED BY: MKS
REVIEWED BY: BUG
DRAWN BY: EGH

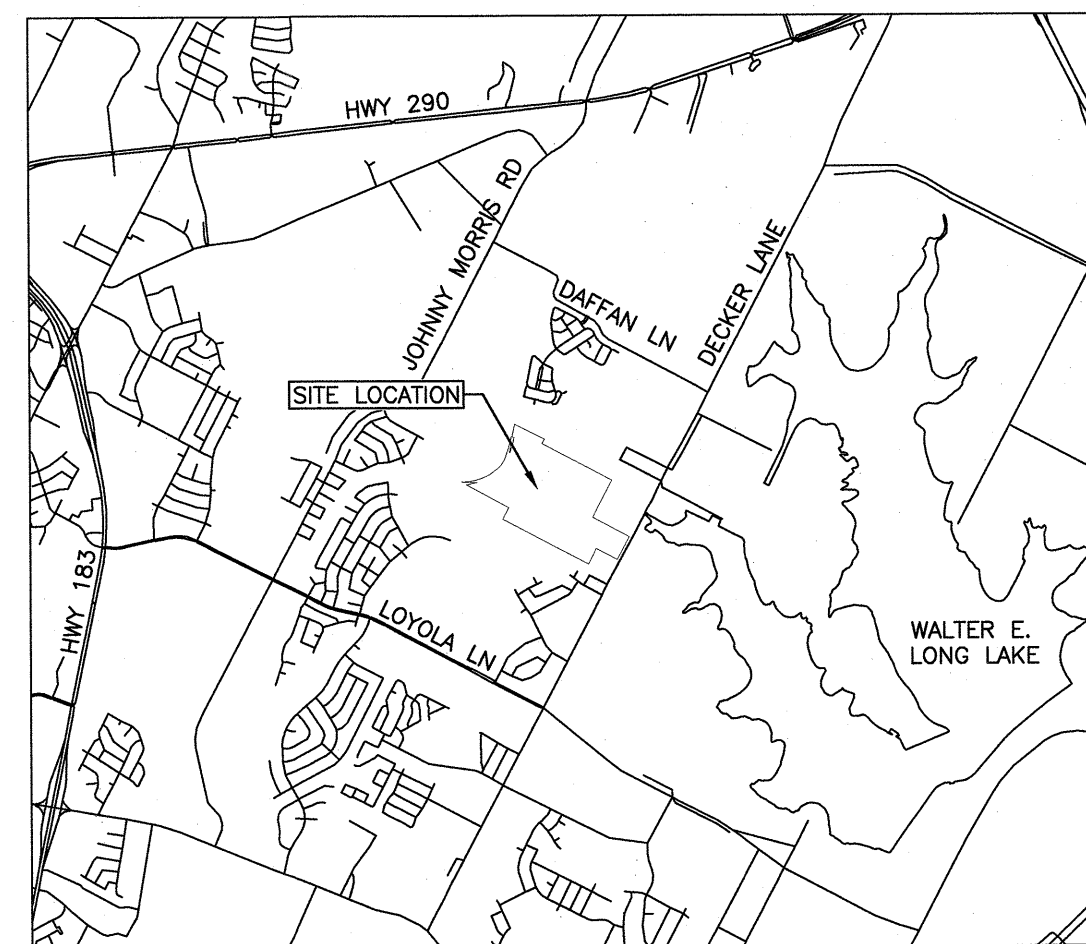
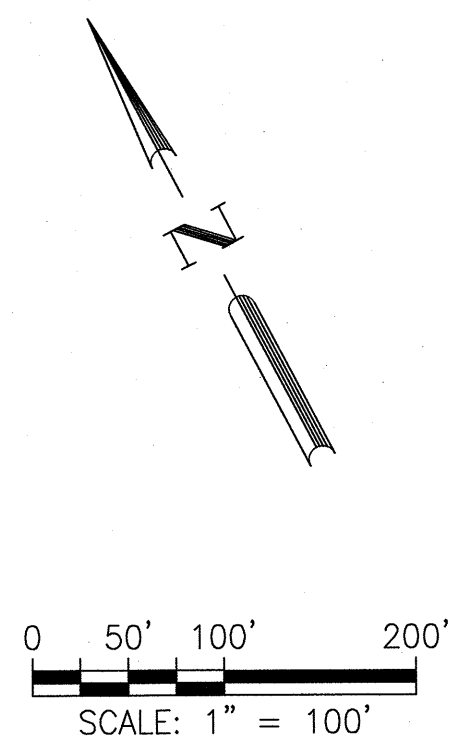


BGE Inc.
7000 NORTH ACPAC, SUITE 330
AUSTIN, TX 78731
TEL: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1048

PARKER CREEK RANCH
PRELIMINARY PLAN 1 OF 2








PRELIMINARY PLAN



LOCATION MAP
N.T.S.

LEGEND

 PROPERTY BOUNDARY
 MAJOR ELEV. CONTOUR
 MAJOR ELEV. CONTOUR
 PROPOSED SIDEWALK
 FEMA 1% ANNUAL CHANCE FLOODPLAIN
 EXISTING CRITICAL WATER QUALITY ZONE
 PROPOSED CRITICAL WATER QUALITY ZONE
 EROSION HAZARD ZONE

CURVE DATA						
NUMBER	DELTA	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	33° 52' 21"	97.44	320.00	189.18	186.44	N45° 04' 20.32"W
C6	82° 58' 47"	44.22	50.00	72.41	66.25	S13° 29' 54.63"E
C7	7° 05' 53"	18.61	300.00	37.17	37.14	S58° 32' 14.79"E
C8	33° 56' 31"	91.55	300.00	177.72	175.13	N44° 53' 35.05"E
C9	27° 08' 01"	72.39	300.00	142.07	140.75	S48° 30' 39.77"E
C20	10° 07' 48"	26.59	300.00	53.04	52.97	N66° 55' 44.23"E
C21	15° 49' 01"	41.67	300.00	82.82	82.56	N36° 55' 21.55"E
C22	34° 01' 48"	97.93	320.00	190.06	187.28	S45° 09' 03.81"E
C26	5° 31' 49"	14.49	300.00	28.96	28.95	S59° 19' 16.78"E

PRELIMINARY SUBDIVISION APPROVAL SHEET 3 OF 4

FILE NUMBER C8-2016-0145 APPLICATION DATE JULY 15, 2016
APPROVED BY ZONING & PLATTING COMMISSION ON _____

UNDER SECTION 57 OF CHAPTER 25-4 OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (LDC 25-4-62) CASE MANAGER: CESAR ZAVALA

PROJECT EXPIRATION DATE (ORD. #20140612-084, Pt. 7; 6-23-14)

Rodney Gonzales, Director, Development Services Department

FINAL PLAT TO LOCK-IN PRELIMINARY FILE #

APPROVED ON

PRELIMINARY EXTENDED ON

UNTIL

Final plats must be recorded by the expiration Date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all require Building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

[illegible]

DESIGNED BY: MKS

REVIEWED BY: BJC

DRAWN BY: EGH

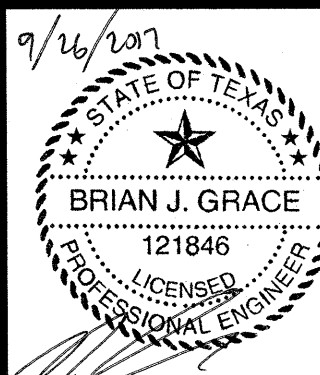


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TRPE Registration No. F-1046

PARKER CREEK RANCH

PRELIMINARY PLAN 2 OF 2

C8-2016-0145



SHEET
3 OF 4

SHEET
4 OF 4