

SUBDIVISION REVIEW SHEET

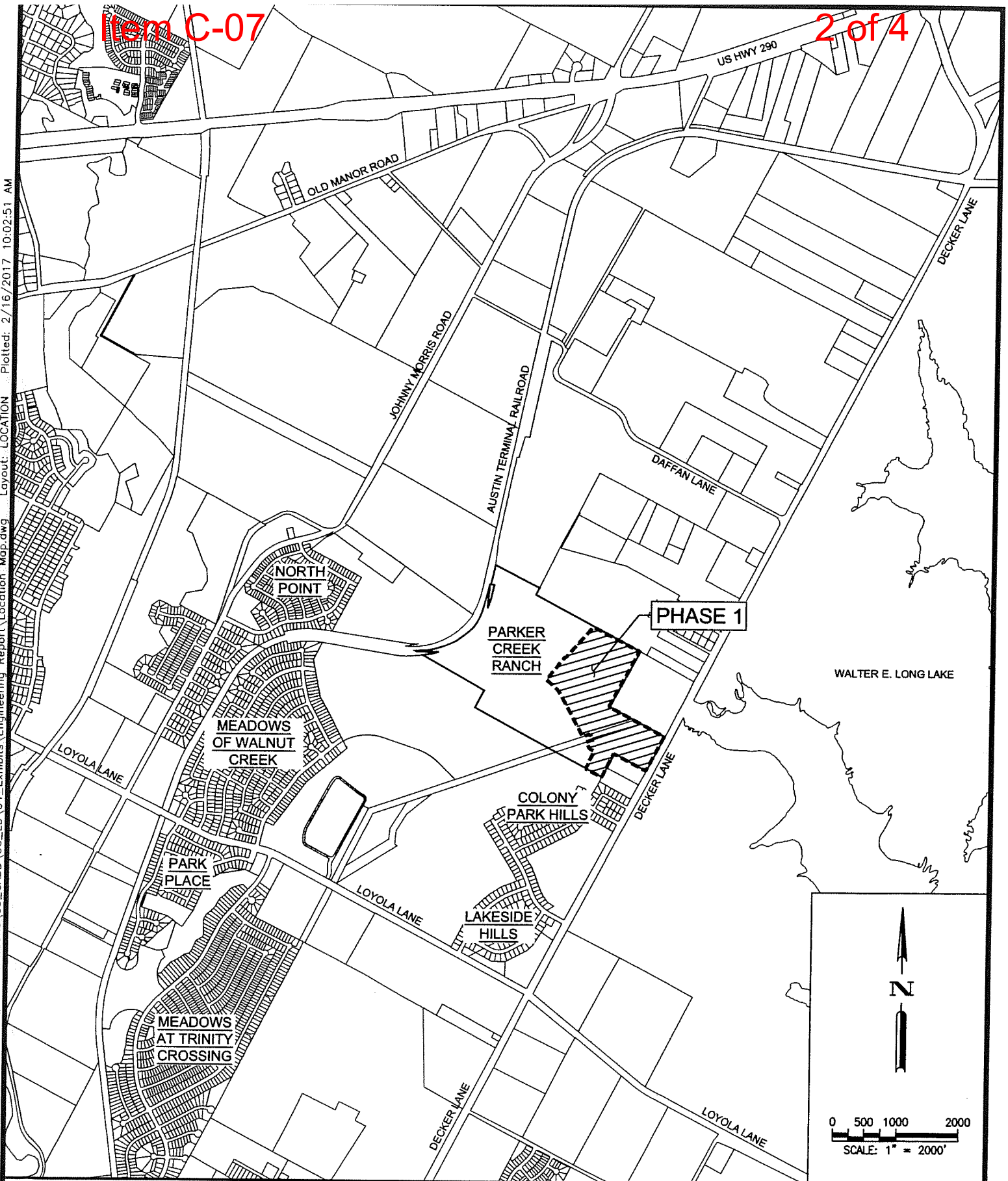
CASE NO.: C8-2016-0145.1A**Z.A.P. DATE:** December 5, 2017**SUBDIVISION NAME:** Parker Creek Ranch Phase One**AREA:** 47.427 acres**LOTS:** 130**APPLICANT:** Jeanne Parker**AGENT:** BGE, Inc
(Brian J. Grace, P.E.)**ADDRESS OF SUBDIVISION:** 7620 Decker Lane**WATERSHED:** Decker Creek**COUNTY:** Travis**EXISTING ZONING:** SF-4A**JURISDICTION:** Full Purpose**PROPOSED LAND USE:** Single Family**VARIANCE:** none

STAFF RECOMMENDATION: Staff recommends approval of the plat, the plat meets all applicable State and City of Austin Land Development Code requirements. The case follows the preliminary plan approved on October 3, 2017.

DEPARTMENT COMMENTS: The request is for the approval of the Parker Creek Ranch Phase One composed of 130 lots on 47.427 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

V:\01Projects\DRHorton\4562-00 Parker Creek Ranch Ph. One\03_CADD\06_LD\04_Exhibits\Engineering Report\Location Map.dwg Layout: LOCATION Plotted: 2/16/2017 10:02:51 AM



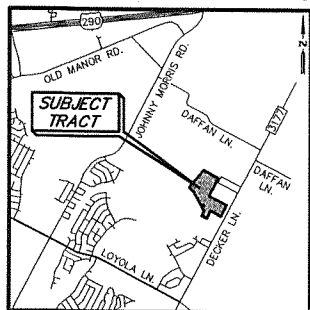
PARKER CREEK RANCH - PHASE 1
AUSTIN, TEXAS

LOCATION MAP

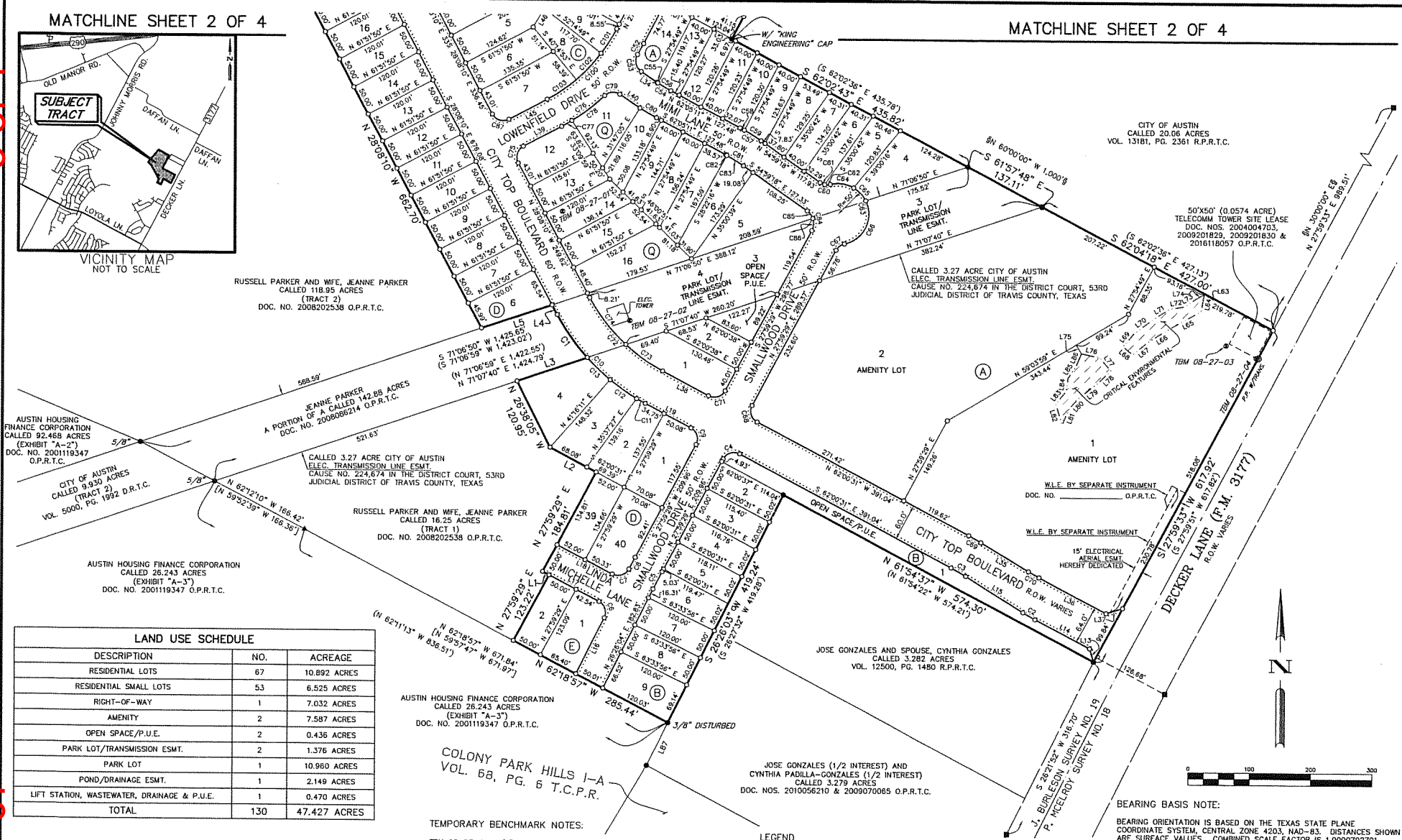
BGE, INC.
7000 NORTH MOPAC, SUITE 330
AUSTIN, TX 78731
TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeinc.com

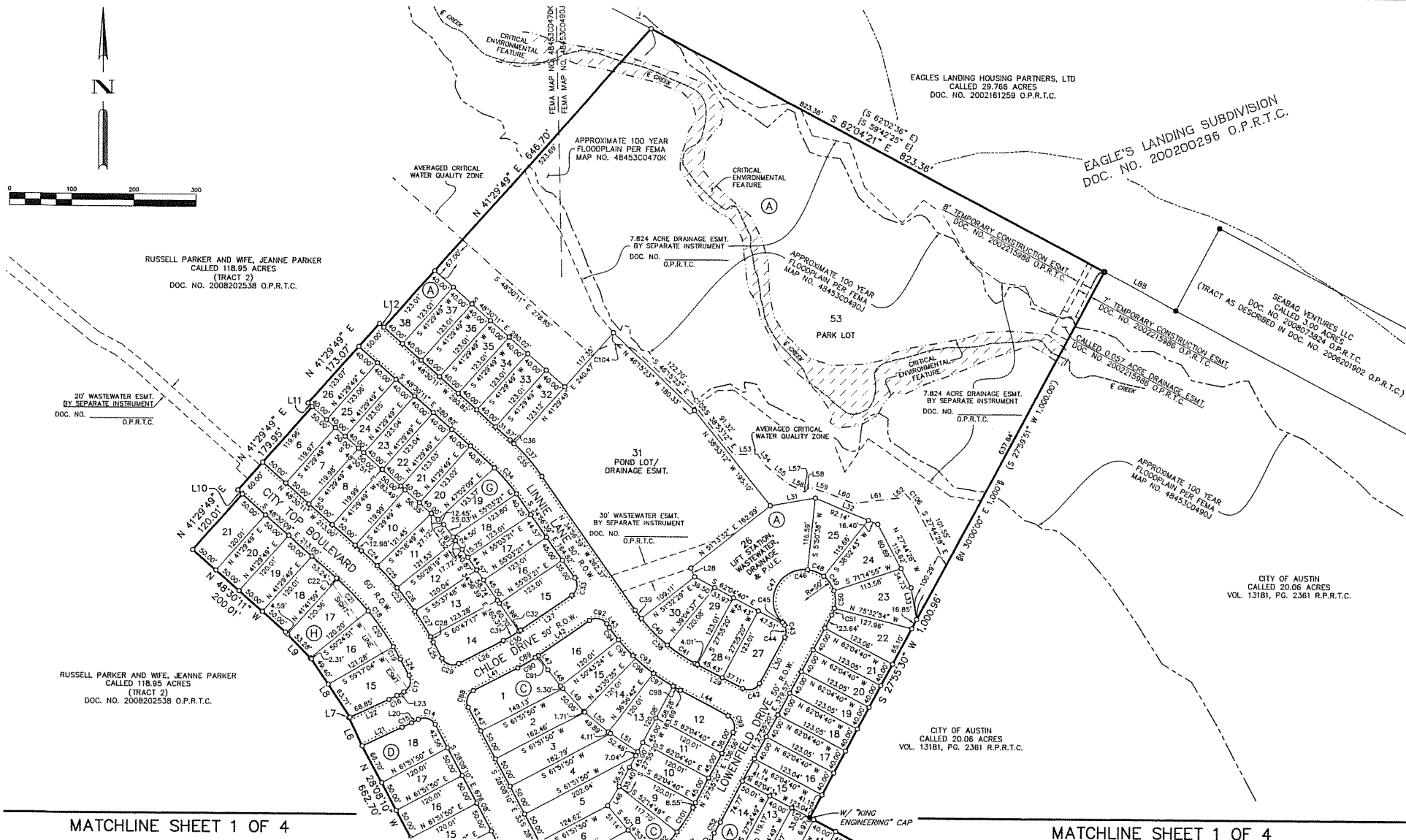


MATCHLINE SHEET 2 OF 4



MATCHLINE SHEET 2 OF 4





FINAL PLAT
PARKER CREEK RANCH
PHASE 1

A SUBDIVISION OF 47.427 ACRES OF LAND
LOCATED IN THE
JAMES BURLESON SURVEY NO. 19,
TRAVIS COUNTY, TEXAS

MATCHLINE SHEET 1 OF 4

LEGEND

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ELEC      ELECTRIC
ESMT.     EASEMENT
O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
POWER POLE
P.U.E.    PUBLIC UTILITY EASEMENT
R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY
RIGHT-OF-WAY
TBM       TEMPORARY BENCHMARK
W.C.P.R.  TRAVIS COUNTY PLAT RECORDS
TRANS.    TRANSFER
W.L.E.    WATER LINE EASEMENT
( )       RECORD INFORMATION FOR DOC. NO. 2008202539 O.P.R.T.C.
[ ]       RECORD INFORMATION FOR DOC. NO. 200119347 O.P.R.T.C.
RECORD INFORMATION FOR DOC. NO. 200200296 O.P.R.T.C.
9 9       RECORD INFORMATION FOR VOLUME 13181, PAGE 2361 R.P.R.T.C.
o         SET 1/2" IRON ROD W/ "BROWN & GAY" CAP
o         FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
o         FOUND ROD NAIL
o         FOUND COTTON SPINDLE
o         FOUND 3/4" IRON BOLT
o         FOUND CONCRETE MONUMENT
*****   SIDEWALK LINES

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BGE, inc.
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TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 10106502

SHEET 2 OF 4