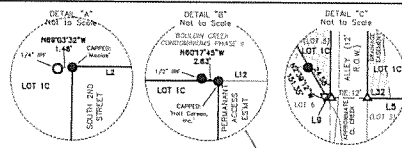


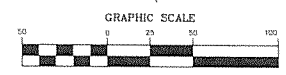
SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2017-0092.0A**ZAP/PC DATE:** Jan 9, 2018**SUBDIVISION NAME:** Bouldin Court**AREA** 3.64 ac**LOT(S):** 2**OWNER:** PSW Homes, LLC**AGENT/APPLICANT:** Jarred Corbell, P.E.**ADDRESS OF SUBDIVISION:** 900 South 2nd Street**WATERSHED:** East Bouldin Creek**EXISTING ZONING:** SF-6-CO-NP**NEIGHBORHOOD PLAN:** Bouldin Creek**PROPOSED LAND USE:** Single Family/Townhouse**DEPARTMENT COMMENTS:** The request is for approval of the Bouldin Court Subdivision, composed of 2 lots on 3.64 acres.**STAFF RECOMMENDATION:** The staff recommends approval of the plat as it meets all applicable State and City of Austin LDC requirements.**PLANNING COMMISSION ACTION:****CASE MANAGER:** Jeremy Siltala**PHONE:** 512-974-2945**EMAIL:** jeremy.siltala@austintexas.gov

BOULDIN COURT

A RESUBDIVISION OF LOTS 2-7, BLOCK 2 AND 10, ABE WILLIAMS SUBDIVISION AND LOTS 1, 2, 5, AND THE NORTH PORTION OF LOT 3, BLOCK 3, OAK CLIFF ADDITION, AND LOT 1A, 'AMENDED PLAT OF LOTS 9 AND 10, ABE WILLIAMS SUBDIVISION AND LOT 1, BLOCK 2, OAK CLIFF ADDITION'



CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	11.28'	S28°19'48"E	11.28'	12.24'
C2	35.73'	N63°54'48"E	35.73'	47.18'
C3	8.76'	S33°54'41"W	8.76'	9.59'
C4	56.41'	N48°35'21"W	56.41'	56.98'



Surveyor's Note:
Bearings shown hereon are based on Texas State Plane Coordinate System, (NAD83), Central Zone (GRID).

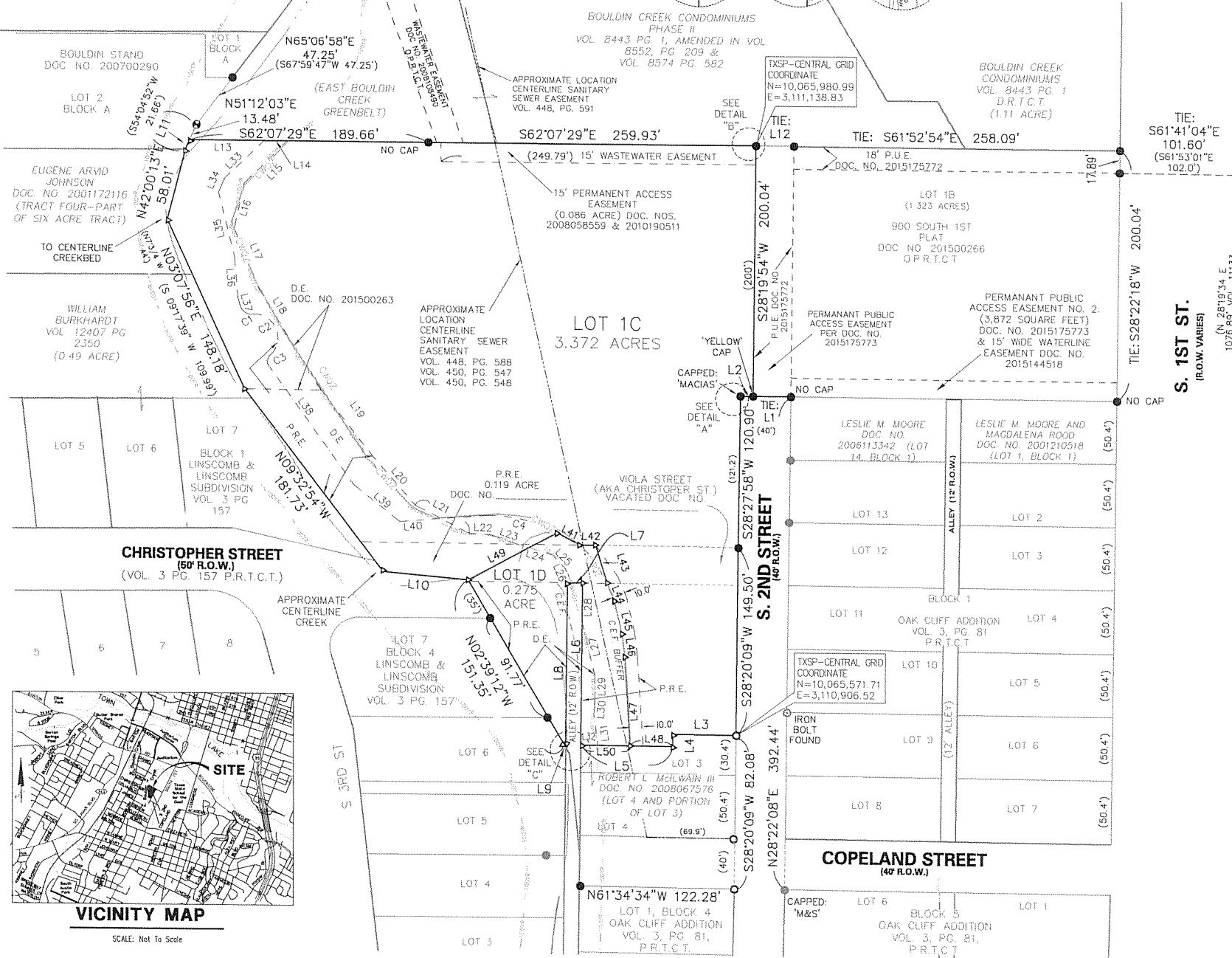
⊗	IRP (IRP) IRON ROD FOUND (CAPPED)
⊙	IRP (IRP) IRON ROD FOUND (UNLESS NOTED)
⊚	IRP (IRP) IRON ROD FOUND (UNLESS NOTED)
⊛	IRP (IRP) IRON PIPE FOUND (UNLESS NOTED)
⊜	COTTON SPRINKLER OR MAG NAIL FOUND
⊝	CALCULATED POINT
⊞	"X" OR PUNCHHOLE FOUND IN CONCRETE
⊟	PLAT RECORDS FROM TARRANT COUNTY TEXAS
[]	RECORD INFORMATION
—	R.O.W. RIGHT OF WAY
—	D.E. DRAINAGE EASEMENT
—	P.R.E. PUBLIC RECREATION EASEMENT
—	CRQZ - CRITICAL WATER QUALITY ZONE
—	CITY OF AUSTIN FULLY DEVELOPED 100 YEAR FLOOD PLAIN
—	CE.F. CRITICAL ENVIRONMENTAL FEATURE

LINE DATA TABLE

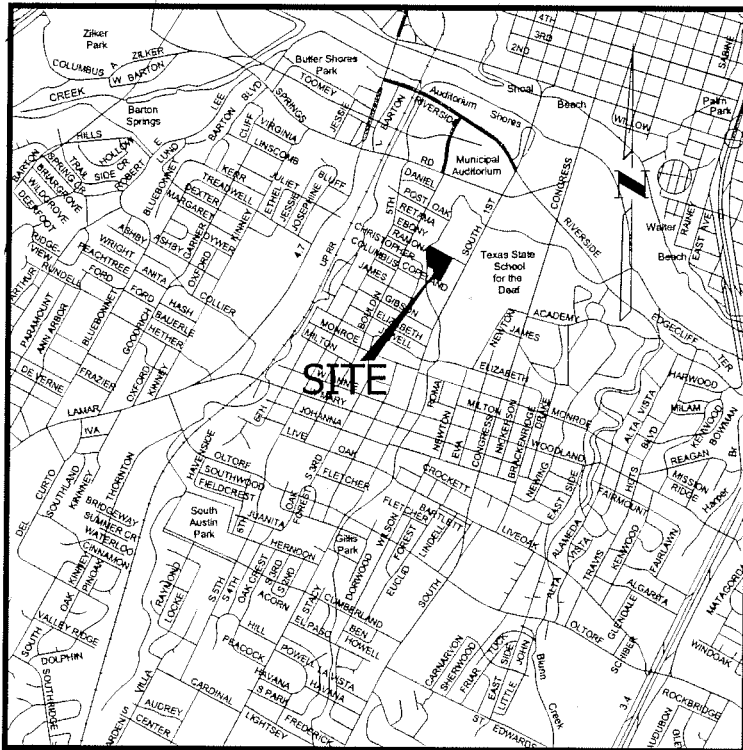
LINE	BEARING	DISTANCE
L1	N61°52'11"E	30.00'
L2	N62°00'09"W	9.95'
L3	N61°34'34"W	50.00'
L4	S74°20'09"W	10.00'
L5	N61°34'34"W	73.00'
L6	N28°20'09"E	129.04'
L7	N61°34'34"W	128.00'
L8	N61°34'34"W	128.00'
L9	N61°34'34"W	138'
L10	N56°48'48"W	67.67'
L11	N51°52'03"E	8.18'
L12	S81°50'19"E	30.12'
L13	N62°07'29"W	59.36'
L14	N62°07'29"W	20.68'
L15	S72°27'25"W	48.43'
L16	S39°34'30"W	36.88'
L17	S05°28'49"W	50.60'
L18	S03°47'25"E	95.40'
L19	S10°24'26"E	66.39'
L20	S13°44'22"E	51.68'
L21	S35°12'30"E	48.21'
L22	S58°59'11"E	17.50'
L23	S42°18'39"E	21.31'
L24	S45°34'54"W	29.84'
L25	S15°36'28"E	13.95'
L26	S02°37'20"W	13.32'
L27	S14°04'01"W	42.22'
L28	N28°20'09"E	31.64'
L29	S26°35'33"W	20.28'
L30	S33°41'24"W	10.91'
L31	S20°30'28"W	25.61'
L32	S22°58'24"W	32.44'
L33	S74°05'51"W	43.20'
L34	S51°07'42"W	12.37'
L35	S14°01'23"W	54.28'
L36	S66°34'46"E	70.55'
L37	S11°28'23"W	6.15'
L38	S07°52'19"E	115.86'
L39	S23°44'41"E	46.23'
L40	S66°34'46"E	70.55'
L41	S33°51'47"E	29.84'
L42	S61°52'52"E	17'
L43	S11°02'54"W	31.73'
L44	S05°03'14"W	15.00'
L45	S14°41'18"W	53.65'
L46	S20°08'12"W	19.19'
L47	S24°08'37"W	71.00'
L48	N61°34'34"W	53.65'
L49	S80°13'21"E	80.31'
L50	N61°34'34"W	39.36'


PLAT PREPARATION DATE	PLAT SUBMITTAL DATE
4/14/2017	

ATS oileen meritt's **Engineers Inspectors & Surveyors**
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ATS Job # 17011928a
 Project\BAUK\14559002-Bouldin\Production\17011928a\PLAT-RESUB-OAKCLIFFADDN_17011928.dwg



BOULDIN COURT		LOCATION MAP	
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PRINT DATE: 6/24/2016	SCALE: NTS	PROJECT NUMBER: 1603	