

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2017-0014.0A

Z.A.P. DATE: March 6, 2018

SUBDIVISION NAME: Resubdivision of Lot 14A, Block B of Overlook Estates Phase 2 & Morgan Survey

AREA: 5.085 acres

LOTS: 2

APPLICANT: Katherine Babb Wright

AGENT: Place Design
(Vincent Shaw)

ADDRESS OF SUBDIVISION: 7813 Aria Loop

WATERSHED: Barton Creek

COUNTY: Travis

EXISTING ZONING: N/A

JURISDICTION: 2-Mile ETJ

PROPOSED LAND USE: Single Family

VARIANCE: none

STAFF RECOMMENDATION: Staff recommends approval of the resubdivision, the plat meets all applicable State and City of Austin Land Development Code requirements.

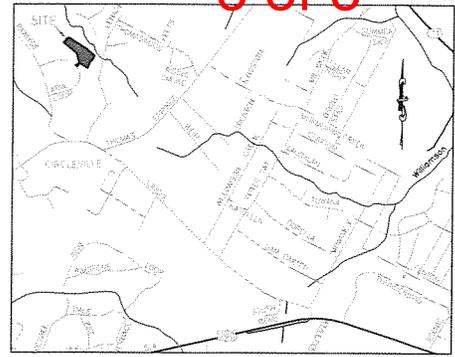
DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of Lot 14A, Block B of Overlook Estates Phase 2 & Morgan Survey composed 2 lots on 5.085 acres. The applicant proposes to subdivide the property for residential use. The developer will be responsible for all cost associated with required improvements.

CASE MANAGER: Cesar Zavala

PHONE: 512-974-3404

E-mail: cesar.zavala@austintexas.gov

RESUBDIVISION OF LOT 14A, BLOCK B OF OVERLOOK ESTATES PHASE 2 & MORGAN SURVEY



VICINITY MAP NOT TO SCALE

SITE ADDRESS:
7813 ARIA LOOP
AUSTIN, TX 78736

OWNERS:
SPARKLING HORSE HOLDINGS, LLC.
12400 HWY 71 WEST
SUITE 350-119
AUSTIN, TEXAS 78736

SURVEYOR:
FRED L. DODD, JR.
FRED L. DODD, JR. SURVEYOR, INC.
8019 W. GRAND PKWY S.
SUITE 1060 PMB 464
RICHMOND, TEXAS 77407
(512) 953-5705 PH

ENGINEER:
STEVE T. SORENSON
PLACE DESIGNERS, INC.
304 EAST MAIN STREET
ROUND ROCK, TEXAS 78664
(512) 238-8912 PH

LOT SUMMARY

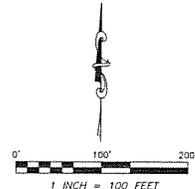
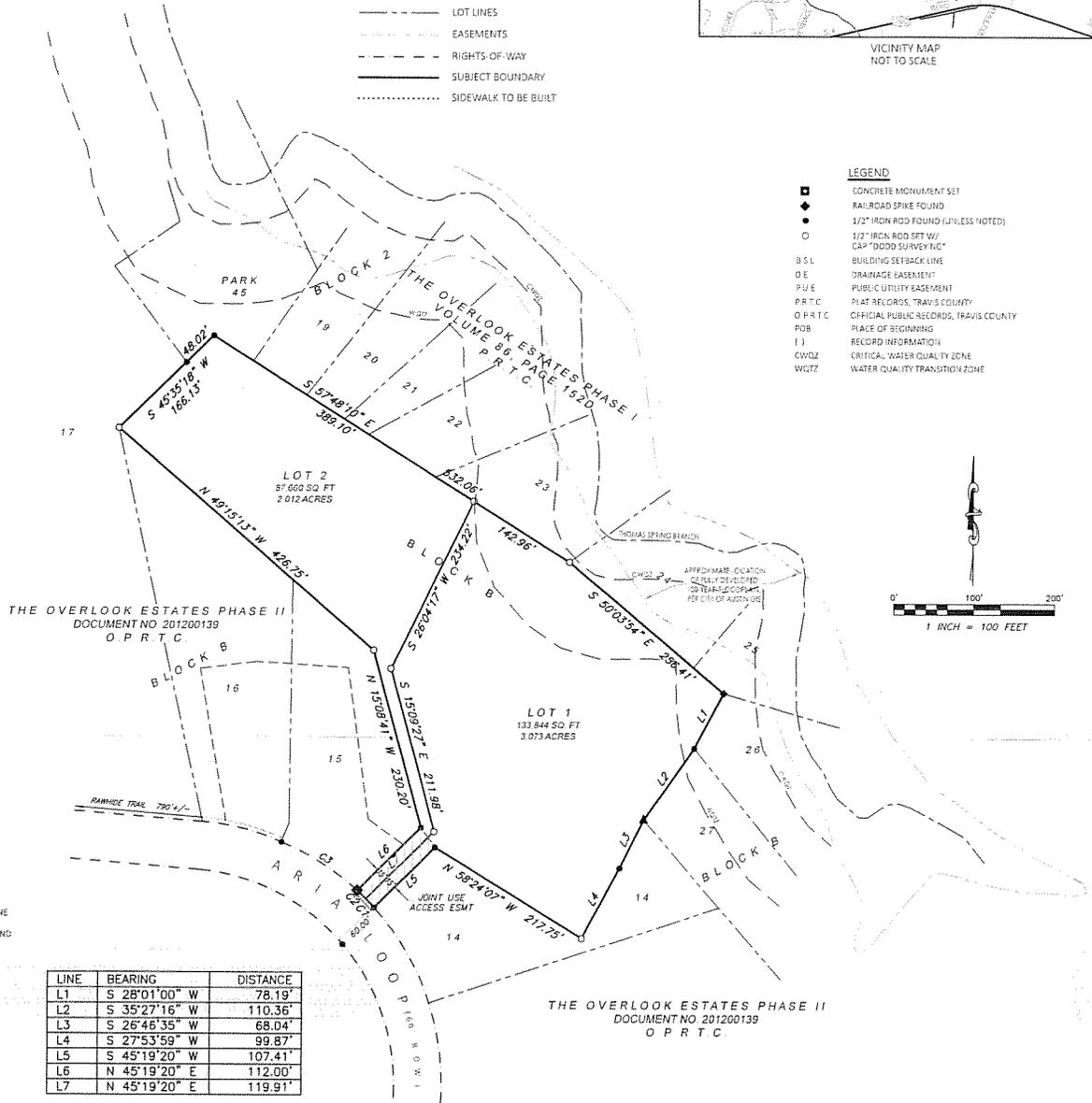
LOT 1 = 3.036 ACRES (132,236 SF)
LOT 2 = 1.973 ACRES (85,962 SF)

TOTAL NUMBER OF LOTS = 2
TOTAL AREA = 5.009 ACRES (218,198 SF)
*LOT AREAS EXCLUDE JOINT ACCESS EASEMENT
NO NEW ROADS

BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE, USING A COMBINED SCALE FACTOR OF 0.999917264 AND HAVING A CONVERGENCE ANGLE OF 01'14.73".

- LINE LEGEND**
- - - - - BUILDING SETBACK LINES
 - — — — LOT LINES
 - EASEMENTS
 - - - - - RIGHTS-OF-WAY
 - SUBJECT BOUNDARY
 - SIDEWALK TO BE BUILT

- LEGEND**
- CONCRETE MONUMENT SET
 - ◆ RAILROAD SPIKE FOUND
 - 1/2" IRON ROD FOUND (UNLESS NOTED)
 - CAS "DODD SURVEYING"
 - B.S.L. BUILDING SETBACK LINE
 - D.E. DRAINAGE EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.R.T.C. PLAT RECORDS, TRAVIS COUNTY
 - O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY
 - POB PLACE OF BEGINNING
 - I RECORD INFORMATION
 - CWQZ CRITICAL WATER QUALITY ZONE
 - WQZZ WATER QUALITY TRANSITION ZONE



LINE	BEARING	DISTANCE
L1	S 28°01'00" W	78.19'
L2	S 35°27'16" W	110.36'
L3	S 26°46'35" W	68.04'
L4	S 27°53'59" W	99.87'
L5	S 45°19'20" W	107.41'
L6	N 45°19'20" E	112.00'
L7	N 45°19'20" E	119.91'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	330.00'	15.00'	S 43°48'51" E	15.00'
C2	330.00'	15.01'	N 46°25'10" W	15.01'
C3	330.00'	113.65'	N 57°35'19" W	113.09'

STATE OF TEXAS
COUNTY OF TRAVIS

I, FRED L. DODD, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 30 OF THE AUSTIN CITY CODE, AND IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND.

FRED L. DODD, JR. DATE _____
R.P.L.S. NO. 6392
FRED L. DODD, JR. SURVEYOR, INC.
8019 W. GRAND PKWY S.
SUITE 1060 PMB 464
RICHMOND, TEXAS 77407
(512) 953-5705

STATE OF TEXAS
COUNTY OF TRAVIS

I, STEVE SORENSON, DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL PROVISIONS OF THE TEXAS ENGINEERING PRACTICE ACT, INCLUDING SECTION 131.152(6) AND THIS PLAT COMPLIES WITH TITLE 30 OF THE AUSTIN CITY CODE. I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT AND MAY RESULT IN CRIMINAL, CIVIL AND/OR ADMINISTRATIVE PENALTIES AGAINST ME AS AUTHORIZED BY THE ACT.

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) # 48453C0420H, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008, COMMUNITY # 481026.

STEVE T. SORENSON, P.E. 57399 DATE _____
PLACE DESIGNERS, INC.
304 EAST MAIN STREET
ROUND ROCK, TEXAS 78664
(512) 238-8912



C8J-2017-00014.0A
PREPARED: 07/10/2017
SUBMITTAL DATE: 01/26/2017
ORDER A SURVEY EMAIL US AT:
INFO@DODDSURVEYING.COM
OFFICE (512) 953-5705