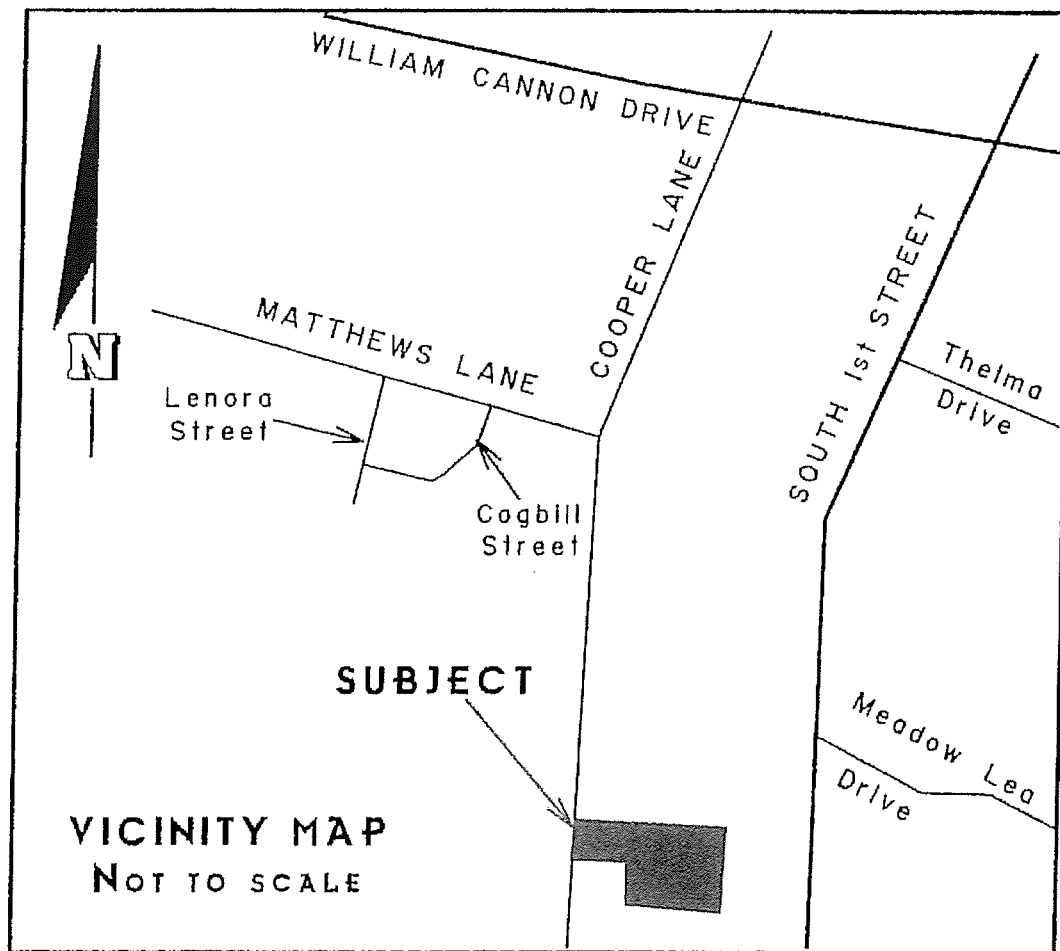


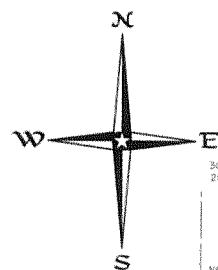
**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2017-0292.0A**ZAP DATE:** November 6, 2018**SUBDIVISION NAME:** Greens on Cooper Lane**AREA:** 4.64**LOT(S):** 1**OWNER/APPLICANT:** Townbridge Homes, LLC (Aaron Levy)**AGENT:** Thrower Design (Ron Thrower)**ADDRESS OF SUBDIVISION:** 7513 Cooper Lane**GRIDS:** F15**COUNTY:** Travis**WATERSHED:** South Boggy Creek**JURISDICTION:** Full-Purpose**EXISTING ZONING:** SF-6-CO**MUD:** N/A**NEIGHBORHOOD PLAN:** N/A**PROPOSED LAND USE:** Single Family**ADMINISTRATIVE WAIVERS:** None**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on the subdivision side of boundary streets.

**DEPARTMENT COMMENTS:** The request is for approval of the Greens on Cooper Lane Final Plat. The proposed plat is composed of 1 lots on 4.64 acres. The applicant proposes to resubdivide Lots 1 and 2, Willie G. Garcia Subdivision and 2.25 acre unsubdivided tract for proposed residential use. 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](mailto:don.perryman@austintexas.gov)





**LOT SUMMARY**  
 Total Number of Lots = 1  
 Lot 1 = 201,870 Square Feet = 4.634 Acres  
 R.O.W. Dedication = 243 Square Feet  
 Total Area = 202,113 Square Feet = 4.639 Acres

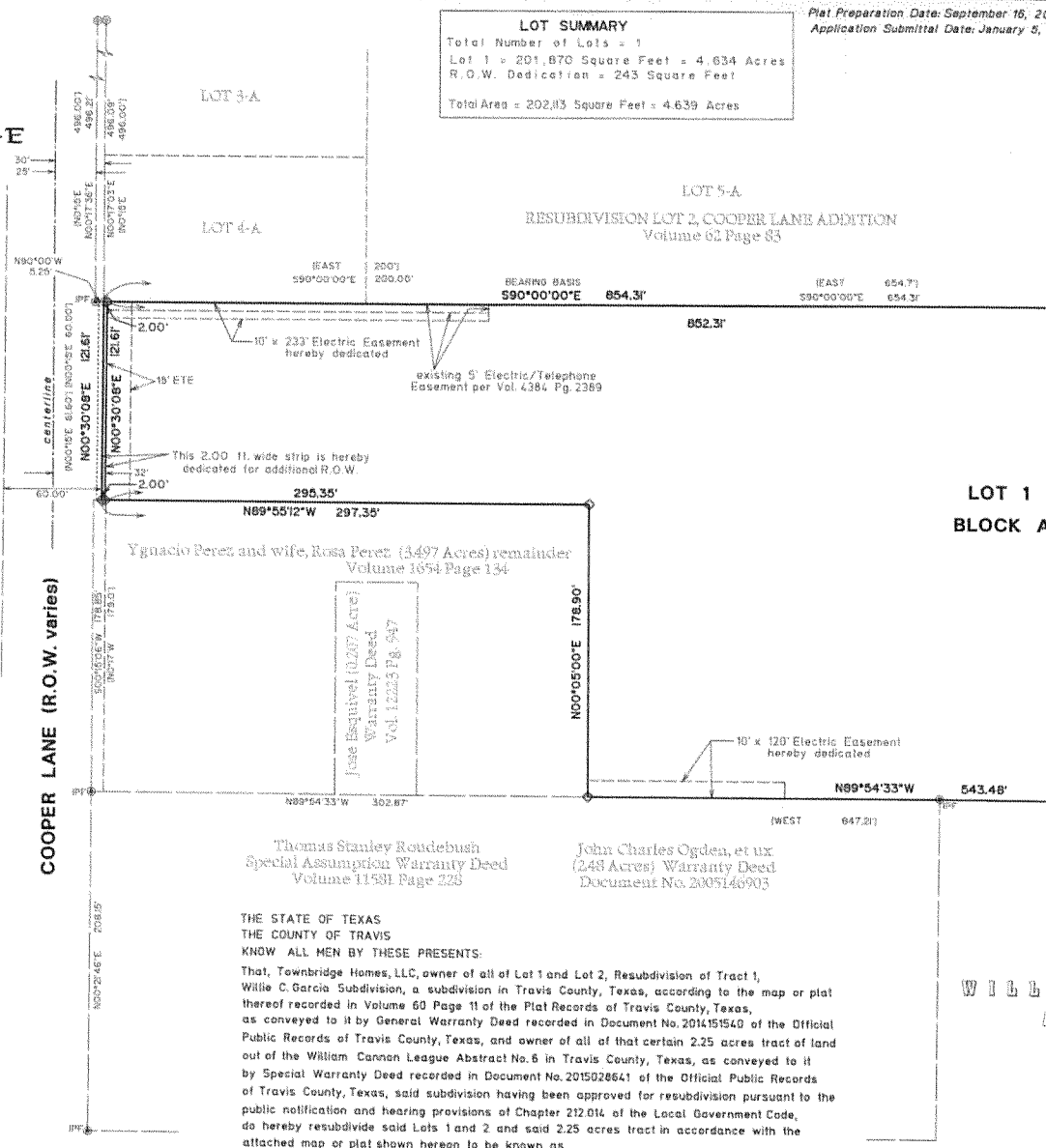
Plat Preparation Date: September 16, 2015  
 Application Submittal Date: January 5, 2018

# THE GREENS ON COOPER LANE

A RESUBDIVISION OF LOTS 1 AND 2  
 RESUBDIVISION OF TRACT 1  
 WILLIE C. GARCIA SUBDIVISION  
 AND A 2.25 ACRE TRACT OF LAND

Dan F. Callan (17.95 Acres)  
 Warranty Deed of Gift  
 Document No. 200701083

COOPER LANE (R.O.W. varies)



SCALE: 1" = 50'



## Legend

- 1/2" Iron Rod Found
- IPF 1/2" Iron Pipe Found (unless noted)
- ◆ 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- ▲ 60D Nail Found (Record Dimension)
- Sidewalk
- ETE = Electric and Telecommunications Easement

## THE GREENS ON COOPER LANE

and do hereby dedicate to the public the use of all streets and easements shown hereon, subject to any and all easements or restrictions heretofore granted and not released.

WITNESS MY HAND this the \_\_\_\_ day of \_\_\_\_\_, A.D. 20 \_\_\_\_

Aaron Levy, Managing Member of  
 Townbridge Homes, LLC  
 P.O. Box 90638  
 Austin, Texas 78709

WILLIAM CANNON LEAGUE  
 ABSTRACT No. 6

THE STATE OF TEXAS  
 THE COUNTY OF TRAVIS

I, the undersigned authority, on this the \_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_ did personally appear Aaron Levy, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC \_\_\_\_\_  
 Printed Name \_\_\_\_\_  
 Commission Expires \_\_\_\_\_