

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2016-0145.3A

Z.A.P. DATE: November 19, 2019

SUBDIVISION NAME: Parker Creek Ranch Phase 3

AREA: 26.850 acres

LOTS: 97

APPLICANT: Forestar USA Real Estate Group
(John Maberry, V.P.)

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.

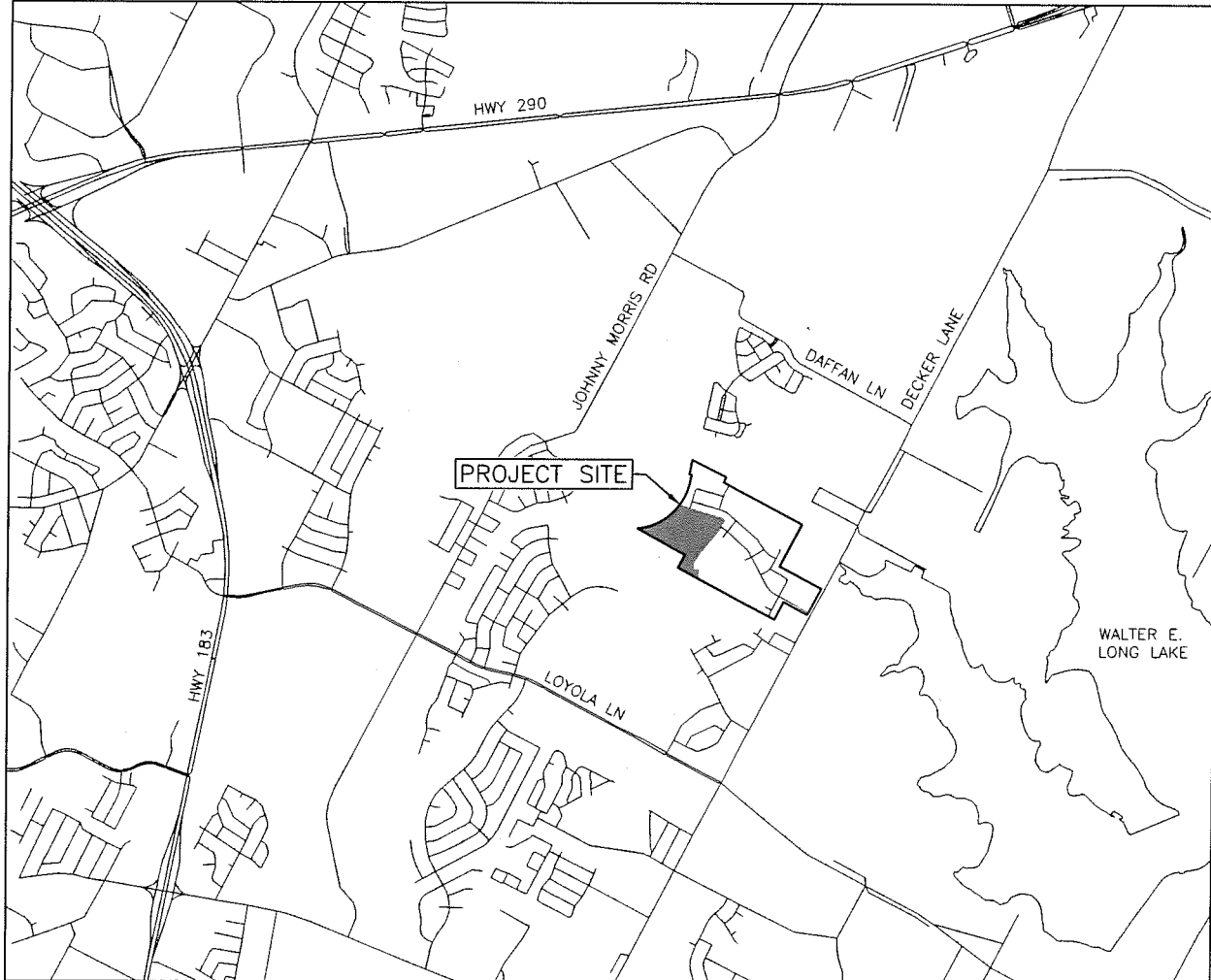
DEPARTMENT COMMENTS: The request is for the approval of the Parker Creek Ranch Phase 3 composed of 97 lots on 26.850 acres. The applicant proposes to subdivide the property for residential uses, ponds, open space, and roads. The developer will be responsible for all cost associated with required improvements.

CASE MANAGER: Cesar Zavala
E-mail: cesar.zavala@austintexas.gov

PHONE: 512-974-3404

LOCATION MAP

COA GRID: P25
MAPSCO PG: 557V



FINAL PLAT
PARKER CREEK RANCH
PHASE 3

A SUBDIVISION OF 26.850 ACRES OF LAND
LOCATED IN THE
JAMES BURLESON SURVEY NO. 19,
TRAVIS COUNTY, TEXAS

BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD-83. DISTANCES SHOWN
ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.0000702791.

AUSTIN HOUSING FINANCE CORPORATION
CALLED 92.468 ACRES
(EXHIBIT "A-2")
DOC. NO. 200119347 O.P.R.T.C.

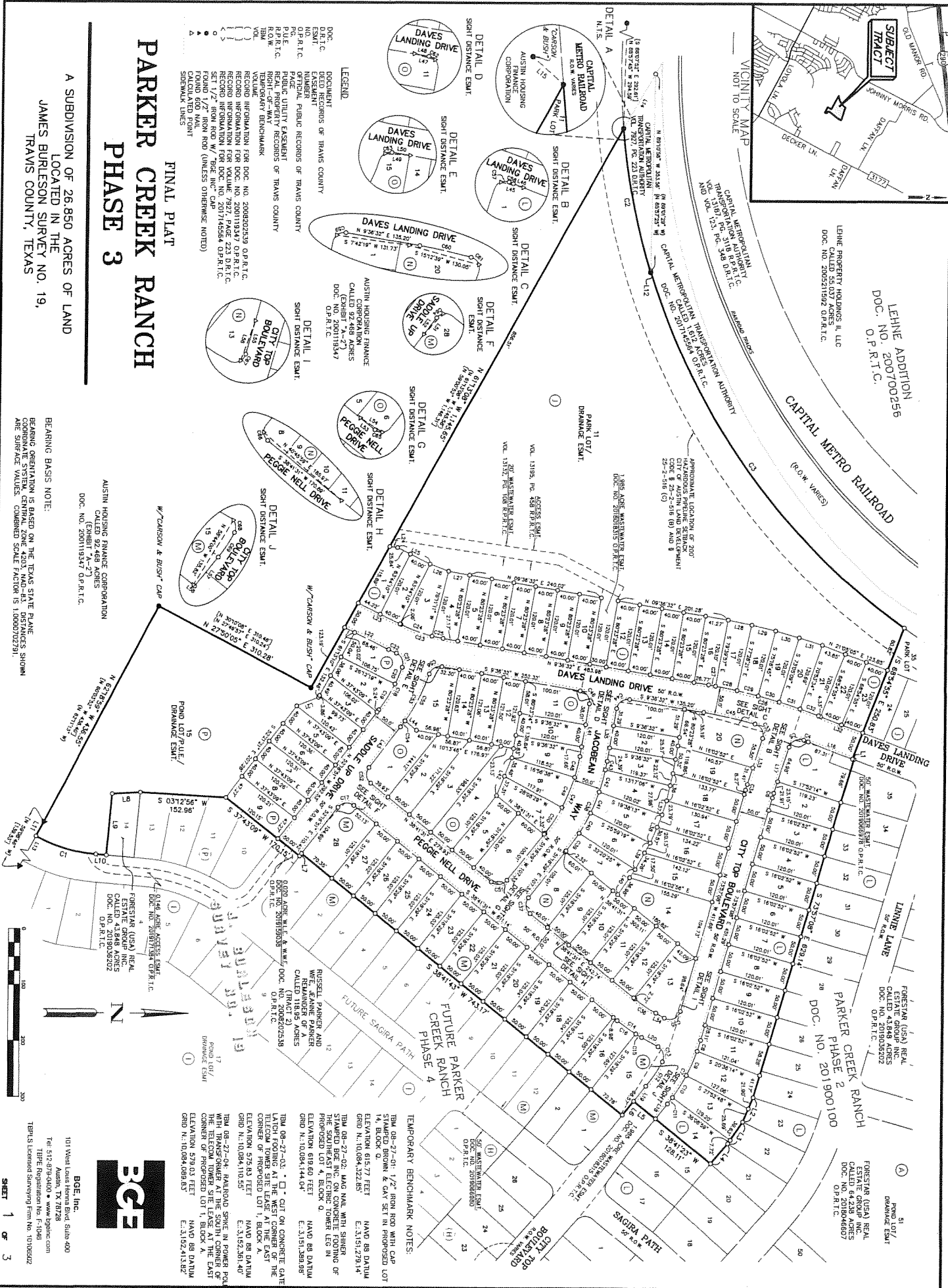
FORESTAR (USA) REAL ESTATE GROUP INC.
CALLED 43.848 ACRES
DOC. NO. 2019036207
D.P.R.T.C.

W

101 West Louis Herma Blvd, Suite 400
Austin, TX 78728
Tel: 512-879-0400 • www.bga-inc.com

TBP/Ls Licensed Surveying Firm No. 10103

C.O.A. CASE NO. CB-2016-0145.3A



LINE TABLE	NUMBER	BEARING	DISTANCE
L1	N	21°05'05" E	2.97
L2	S	67°02'31" E	47.59
L3	S	55°11'00" E	47.34
L4	S	48°52'43" E	46.95
L5	S	38°41'31" W	50.00
L6	S	51°16'28" E	32.08
L7	S	52°16'51" E	5.74
L8	N	03°17'43" W	50.49
L9	N	65°18'07" W	110.00
L10	S	04°41'53" W	18.83
L11	N	61°27'39" W	28.90
L12	N	69°10'36" W	2.90
L13	S	61°27'39" E	110.61
L14	N	60°21'30" W	113.00
L15	S	42°16'57" W	3.04

LINE TABLE	NUMBER	BEARING	DISTANCE
L16	S	21°05'05" W	84.33
L17	S	22°07'46" E	86.89
L18	S	51°16'29" E	34.50
L19	N	51°18'30" E	34.50
L20	S	28°19'01" W	33.89
L21	N	21°48'46" W	41.99
L22	S	26°15'50" W	88.48
L23	N	26°15'50" E	88.28
L24	S	08°37'25" W	13.95
L25	S	04°41'53" E	65.84
L26	S	20°23'31" W	35.67
L27	S	10°13'45" W	38.54
L28	S	11°33'03" W	43.83
L29	S	13°37'27" W	43.83
L30	S	15°49'03" W	43.83

LINE TABLE	NUMBER	BEARING	DISTANCE
L31	S	17°07'10" W	43.85
L32	N	21°05'05" E	84.33
L33	N	22°07'46" W	86.91
L34	N	29°18'01" E	17.59
L35	S	02°23'28" E	89.67
L36	S	27°11'26" E	50.08
L37	N	22°19'26" W	28.36
L38	S	67°18'32" E	54.36
L39	S	60°58'36" E	54.39
L40	S	55°41'22" E	54.47
L41	N	60°23'28" W	92.67
L42	S	68°26'22" E	72.79
L43	S	52°16'51" E	92.00
L44	S	38°41'31" W	28.74
L45	S	12°21'14" W	41.67

LINE TABLE	NUMBER	BEARING	DISTANCE
L46	N	21°05'05" E	19.03
L47	S	15°33'23" W	39.08
L48	N	09°30'32" E	26.79
L49	S	04°28'06" W	45.72
L50	N	09°38'32" E	33.41
L51	S	47°04'41" E	50.60
L52	S	51°18'29" W	37.65
L53	S	38°41'31" W	33.49
L54	N	32°28'46" E	47.11
L55	S	23°57'06" E	62.20
L56	N	69°49'30" W	78.15
L57	S	51°18'29" E	68.57
L58	S	38°41'43" W	3.06

RECORD CURVE TABLE	NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
(C2)	(1,242.20)	(12,092.35)	(N 78°05'53" E)	(283.06)		
(C2)	[26.23]	[1,242.20]	[12,111.4]	[N 82°05'13" E]	[283.23]	
(C23)			[1,242.115]			

RECORD CURVE TABLE	NUMBER	BEARING	DISTANCE
(L12)	(N 89°17'25" W)		
(L12)	[N 85°17'25" W]		
(L41)	[N 57°07'59" W]		[113.06]

LOT AREA TABLE	LOT	BLOCK	SQUARE FEET
1	J	4,803	
2	J	4,801	
3	J	5,619	
4	J	5,167	
5	J	4,801	
6	J	4,801	
7	J	4,801	
8	J	4,801	
9	J	4,801	
10	J	4,801	
11	J	335,255	
12	J	4,801	
13	J	4,801	
14	J	4,801	
15	J	4,801	
16	J	4,801	
17	J	4,801	
18	J	4,801	
19	J	4,801	
20	J	4,801	
21	J	4,801	
22	J	4,801	
23	J	4,801	

LOT AREA TABLE	LOT	BLOCK	SQUARE FEET
1	N	6,880	
2	N	4,801	
3	N	5,254	
4	N	5,707	
5	N	5,701	
6	N	5,704	
7	N	5,729	
8	N	7,416	
9	N	6,251	
10	N	6,251	
11	N	6,251	
12	N	6,251	
13	N	7,955	
14	N	11,465	
15	N	7,408	
16	N	6,873	
17	N	6,602	
18	N	6,618	
19	N	6,651	
20	N	10,526	

LOT AREA TABLE	LOT	BLOCK	SQUARE FEET
1	O	7,828	
2	O	7,828	
3	O	9,232	
4	O	9,232	
5	O	6,251	
6	O	7,415	
7	O	5,387	
8	O	5,066	
9	O	5,795	
10	O	4,801	
11	O	6,251	
12	O	4,869	
13	O	4,851	
14	O	4,854	

LOT AREA TABLE	LOT	BLOCK	SQUARE FEET
1	L	9,618	
2	L	6,219	
3	L	6,001	
4	L	6,001	
5	L	6,001	
6	L	6,001	
7	L	6,001	
8	L	6,001	
9	L	6,001	
10	L	6,001	
11	L	6,435	
12	L	6,009	
13	L	7,189	
14	L	6,687	

LOT AREA TABLE	LOT	BLOCK	SQUARE FEET
15	M	9,406	
16	M	6,268	
17	M	6,253	
18	M	6,253	
19	M	6,252	
20	M	6,252	
21	M	6,252	
22	M	6,252	
23	M	6,252	
24	M	6,252	
25	M	6,252	
26	M	6,251	
27	M	6,251	
28	M	8,838	

CURVE TABLE	NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	113.47	275.00	2338.31	S 16°31'08" W	112.67	
C2	263.61	1,242.20	12,092.35	N 78°05'53" E	283.12	
C3	799.99	1,242.11	3654.07	N 54°12'11" E	786.24	
C4	8.60	975.00	0.3019	S 20°49'55" W	8.60	
C5	32.36	20.00	9242.32	S 25°46'30" E	28.94	
C6	8.75	275.00	1149.22	S 23°02'27" E	8.75	
C7	128.45	325.00	2238.40	S 62°37'48" E	127.61	
C8	20.57	325.00	373.34	S 72°08'22" E	20.56	
C9	46.95	325.00	815.30	S 66°11'17" E	46.91	
C10	46.51	325.00	815.00	S 57°56'59" E	46.47	
C11	44.52	325.00	815.00	S 52°34'44" E	44.42	
C12	52.65	275.00	1038.12	N 56°47'35" W	52.57	
C13	30.86	20.00	8824.18	S 12°31'10" W	27.89	
C14	53.16	325.00	9224.30	S 34°00'10" W	53.12	
C15	12.04	325.00	2707.23	S 30°22'43" W	12.04	
C16	41.14	325.00	716.07	S 30°33'58" W	41.11	
C17	31.76	20.00	9078.22	S 06°47'40" E	28.52	
C18	87.10	275.00	1858.48	N 61°21'15" W	86.73	
C19	54.42	275.00	1120.20	N 57°50'17" W	54.33	
C20	32.67	275.00	648.28	N 67°01'25" W	32.66	
C21	30.03	20.00	8601.37	S 69°33'33" W	27.29	
C22	15.42	325.00	2430.65	S 24°54'17" W	15.42	
C23	78.94	275.00	1639.18	N 17°56'11" E	78.66	
C24	59.76	275.00	1227.05	N 20°02'17" E	59.65	
C25	20.18	275.00	4121.33	N 11°42'38" E	20.17	
C26	205.30	1,025.00	11,825.33	N 15°02'48" E	204.86	
C27	12.98	1,025.00	0.4331	N 09°58'17" E	12.98	
C28	39.24	1,025.00	271.36	N 11°55'51" E	39.24	
C29	39.24	1,025.00	271.36	N 13°37'27" E	39.24	
C30	39.24	1,025.00	271.36	N 15°49'04" E	39.24	
C31	39.24	1,025.00	271.36	N 18°00'40" E	39.24	
C32	35.36	1,025.00	1756.56	N 20°05'46" E	35.36	
C33	32.36	20.00	9241.34	S 61°37'27" W	28.94	
C34	10.34	325.00	1492.22	N 73°02'27" W	10.34	
C35	36.05	20.00	10316.09	N 22°19'04" W	31.36	

CURVE TABLE	NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C36	45.00	275.00	9222.30	N 34°00'16" E	44.85	
C37	31.42	20.00	9070.00	N 34°11'31" E	28.28	
C38	177.66	350.00	2995.00	S 65°50'58" E	175.76	
C39	38.60	350.00	621.04	S 54°23'01" E	38.78	
C40	41.27	350.00	643.52	S 61°01'28" E	41.09	
C41	41.09	350.00	643.52	S 67°45'12" E	41.07	
C42	41.03	350.00	643.02	S 74°38'31" E	41.01	
C43	15.62	350.00	2333.26	S 79°06'45" E	15.62	
C44	31.42	20.00	9070.00	S 35°23'28" E	28.28	
C45	94.77	975.00	534.06	S 12°23'36" W	94.73	
C46	31.42	20.00	9070.00	S 54°32'32" W	28.28	
C47	152.26	300.00	2295.00	N 65°05'58" W	150.65	
C48	38.40	300.00	7720.05	N 76°43'26" W	38.38	
C49	58.63	300.00	1111.54	N 67°27'27" W	58.54	
C50	55.24	300.00	1033.01	N 56°34'59" W	55.16	
C51	31.42	20.00	9070.00	N 06°18'29" W	28.28	
C52	31.06	20.00	8907.38	N 83°12'20" E	28.04	
C53	108.11	325.00	1903.31	S 61°42'37" E	107.61	
C54	13.28	325.00	2720.30	S 53°27'06" E	13.28	
C55	94.82	325.00	1843.02	S 62°58'51" E	94.49	
C56	28.26	20.00	8058.54	S 30°51'55" E	25.86	
C57	15.12	20.00	4318.37	N 01°04'33" W	14.76	
C58	8.60	975.00	0.3019	N 20°49'55" E	8.60	
C59	17.50	20.00	5008.15	N 15°27'35" W	16.95	
C60	94.77	975.00	534.06	N 12°23'36" E	94.73	
C61	20.33	20.00	5295.50	N 44°00'40" E	19.28	
C62	12.95	20.00	3705.51	N 28°02'27" E	12.72	
C63	13.03	20.00	3719.37	N 09°03'17" W	12.80	
C64	13.82	20.00	3035.44	N 32°25'59" W	13.65	
C65	14.60	20.00	4149.53	S 17°46'35" W	14.28	
C66	16.91	20.00	4826.13	S 62°54'38" W	16.41	
C67	15.17	20.00	4327.08	S 52°13'34" E	14.81	
C68	23.51	20.00	6720.54	N 84°02'52" E	22.18	
C69	52.65	275.00	1050.12	S 56°47'35" E	52.27	

STREET NAMES	STREET	R.O.W. WIDTH	Q. LENGTH
DAKES LANDING DRIVE	50 FEET	94.3 FEET	
PIEGEE HILL DRIVE	50 FEET	780 FEET	
CITY TOP BOULEVARD	50 FEET	747 FEET	
JACOBSON WAY	50 FEET	458 FEET	
SHADE UP DRIVE	50 FEET	432 FEET	
TOTAL LINEAR FEET		3,360 FEET	



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