

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2019-0019.1A.SH

ZAP DATE: December 3, 2019

SUBDIVISION NAME: Goodnight Ranch Phase One –B Section Eight

AREA: 2.821 acres

LOT(S): 1

OWNER/APPLICANT: Austin Goodnight Ranch LP
(Myra Goepp)

AGENT: LandDev Consulting
(Greg Fortman)

ADDRESS OF SUBDIVISION: 8749 Vertex Blvd.

GRIDS: H/J-12

COUNTY: Travis

WATERSHED: Onion Creek

JURISDICTION: Full Purpose

EXISTING ZONING: PUD

DISTRICT: 2

PROPOSED LAND USE: Planned Unit Development and ROW

SIDEWALKS: Sidewalks will be provided along subdivision side of Vertex Blvd and both sides of all interior streets prior to the lots being occupied.

DEPARTMENT COMMENTS: The request is for approval of the final plat out of a preliminary plan namely, Goodnight Ranch Phase One-B Section Eight. The proposed plat is composed of 1 lot on 2.821 acres.

STAFF RECOMMENDATION: The staff recommends approval the final plat. This plat meets all applicable City of Austin and State Local Government code requirements.

ZONING AND PLATTING ACTION:

CASE MANAGER: Sylvia Limon

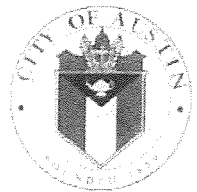
PHONE: 512-974-2767

E-mail: Sylvia.limon@austintexas.gov



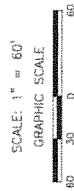
-  Subject Tract
 Base Map

CASE# C8-2019-0019, ~~SH~~ *SH*
 LOCATION: 8749 Vertex Blvd.



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S77°49'21"E	10.16'
L2	S32°47'38"W	21.84'
L3	S19°20'02"W	79.60'
L4	N70°39'58"W	5.00'
L5	N10°20'00"E	99.57'

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	280.00'	14°07'58"	69.07'	S70°45'22"E	68.89'
C2	220.00'	14°07'59"	54.27'	N70°45'22"W	54.13'

LOT SUMMARY
TOTAL ACREAGE: 2.821 ACRES
TOTAL NUMBER OF LOTS: 1
LOT 1: 1.474 ACRES
RIGHT-OF-WAY TO BE DEDICATED: 1.347 ACRES

LEGEND

●	1/2" REBAR WITH "CHAPARRAL" CAP FOUND
○	1/2" REBAR WITH "CHAPARRAL" CAP SET
△	MAG NAIL WITH "CHAPARRAL" WASHER FOUND
△	MAG NAIL WITH "CHAPARRAL" WASHER SET
()	RECORD INFORMATION
...	SIDEWALK LOCATION

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NA283), CENTRAL ZONE, BASED ON 1983/93 HARN VALUES FROM LCRA CONTROL NETWORK.

Chaparral
 Professional Land Surveying, Inc.
 Surveying and Mapping
 3500 Macelli Lane
 Austin, Texas 78744
 512-443-1724
 Firm No. 10124500

PLAY PREPARATION DATE -- JANUARY 18, 2019
APPLICATION SUBMITTAL DATE -- FEBRUARY 15, 2019

CB-2019-0019, 1A, SH

B-04

KNOW ALL MEN BY THE PRESENTS:

DO HEREBY SUBGRADE 2.821 ACRES OF LAND IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT 24, TRAVIS COUNTY, TEXAS AND IN ACCORDANCE WITH THE ATTACHED PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

GOODNIGHT RANCH PHASE ONE-B SECTION EIGHT

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS _____ DAY OF _____ 20__ A.D.

BY: MYRA GOEPP, VICE PRESIDENT
AUSTIN GOODNIGHT RANCH, L.P.
610 W. 5TH, SUITE 601
AUSTIN, TEXAS 78701

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MYRA GOEPP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE _____ DAY OF _____ 20__ AD.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME

MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATION

STEPHEN P. TIMBERLAKE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PROVISIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999 AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND MARCH 13, 2018.



ENGINEER'S CERTIFICATION:

GREG FORTMAN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAN IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE APPLICABLE ENGINEERING RELATED PORTIONS OF CHAPTER 25 OF THE LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

D PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS
UNDER THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON
FEMA MAP NO. 4843C02951, DATED JANUARY 6, 2018, FOR FRANK COUNTY, TEXAS

REG. FORMAN, P.E. 94619
ENGINEERING BY:
AND DEV CONSULTING, LLC
DAS PE FIRM REG. NO. F-
201 W. PARKER LANE, BLDG
JSTN, TX 78727
(12) 872-8586

Professional Land Surveying, Inc.
Surveying and Mapping

3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

C8-2019-0019.1A.5H

SHEET 2 OF 2

AUGUR, IORON 78744
512-443-1724
Firm No. 10124500

C8-2019-0019.1A.5H