

**SUBDIVISION REVIEW SHEET**

C8a  
1  
(addendum)

**CASE NO.:** C8J-2008-0237.2A

**Z.A.P. DATE:** 1/4/11

**SUBDIVISION NAME:** Southview Hills Estates

**AREA:** 27.602 acres

**LOT(S):** 22

**OWNER/APPLICANT:** Southview Hills Investments - Sam Guerrero

**AGENT:** Cuatro Consultants – Hugo Elizondo

**ADDRESS OF SUBDIVISION:** N FM 973 RD and Southview Hills Cove

**GRIDS:** M-10

**COUNTY:** Travis

**WATERSHED:** South Fork Dry Creek

**JURISDICTION:** 5-Mile  
ETJ

**EXISTING ZONING:** N/A

**MUD:** N/A

**PROPOSED LAND USE:** Single Family, Private Street

**ADMINISTRATIVE WAIVERS:** Single outlet waiver was granted with Fire Marshall approval.

**VARIANCES:** Variances for the private street and no sidewalks were granted with the preliminary plan approval.

**SIDEWALKS:** none

**DEPARTMENT COMMENTS:** The request is for approval of Southview Hills Estates composed of 21 single family lots and 1 private street lot on 27.602 acres. Water is provided by Creedmore Maha and wastewater will be provided by on site septic.

**STAFF RECOMMENDATION:** The staff recommends approval of this resubdivision. This plan meets all applicable County, State and City of Austin LDC requirements.

**ZONING AND PLATTING COMMISSION ACTION:**

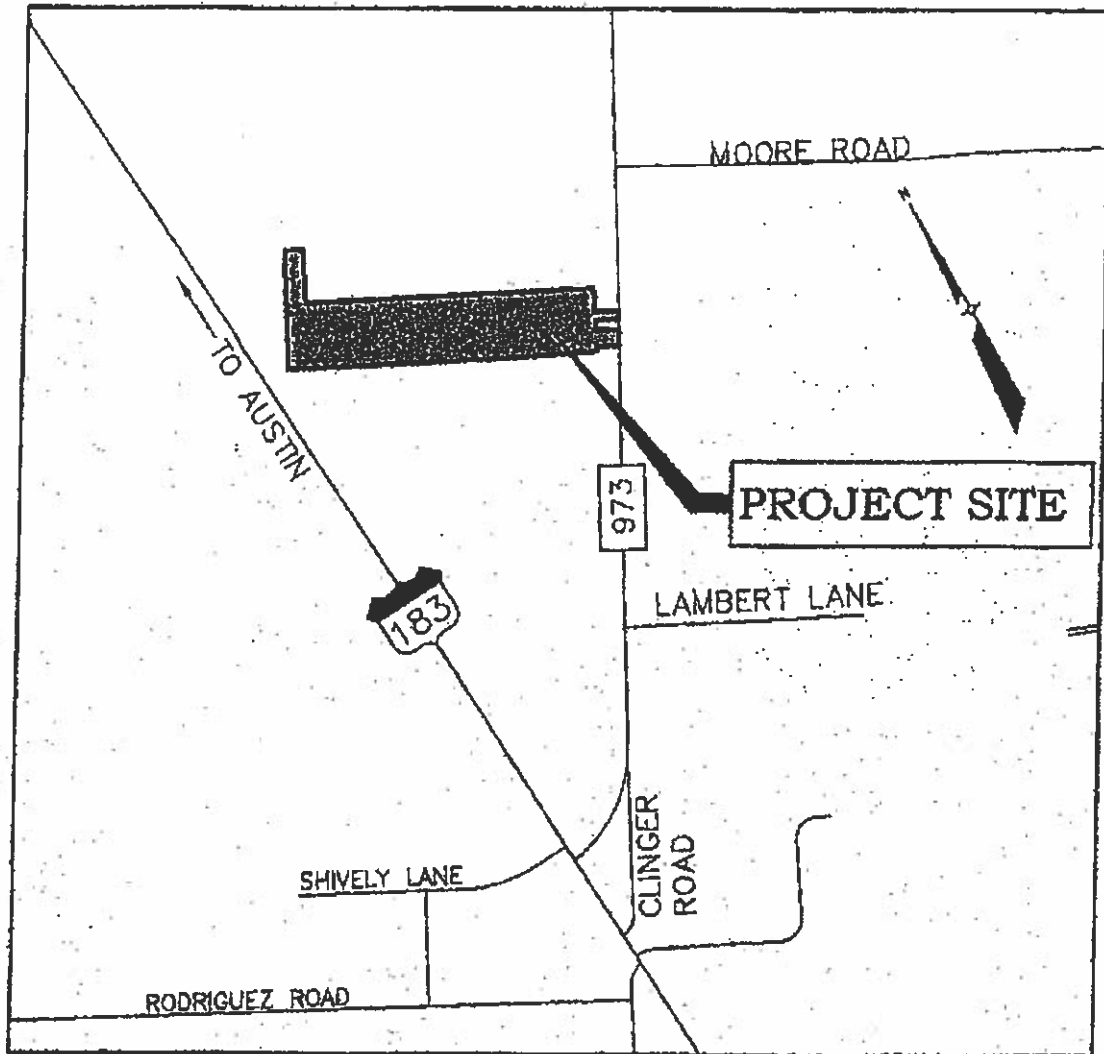
**CASE MANAGER:** Sarah Sumner

**PHONE:** 854-7687

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## Southview Hills Estates Location Map



LOCATION MAP

1" = 1000'

# **SOUTHVIEW HILLS ESTATES SUBDIVISION** TRAVIS COUNTY, TEXAS

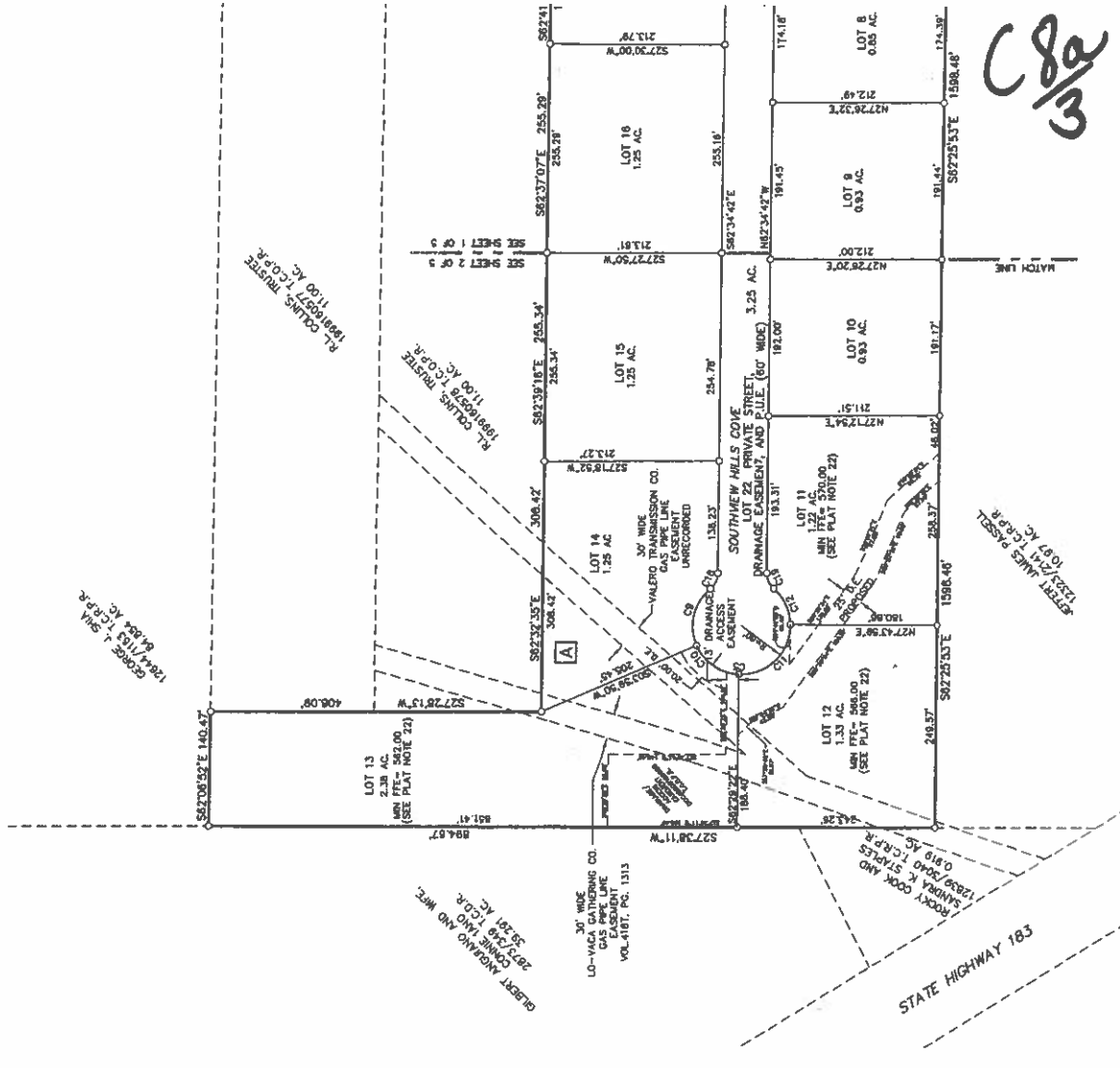


LINE	BEARING	DISTANCE
L1	S27°52'21"W	47.63'
L2	S37°05'53"W	31.63'
L3	S82°27'11"W	601.18'

CURVE	LENGTH	BEARING	TANGENT	CHORD	BEARING	DELTA
C1	12.17	7255.74	6.09	12.17	S28°27'41"E	070°32'
C2	120.33	7255.74	60.17	120.33	S28°27'41"E	070°32'
C3	185.71	1306.00	47.89	185.71	S28°27'41"E	070°32'
C4	78.54	2471.00	18.31	78.54	S28°27'41"E	070°32'
C5	182.87	2531.00	41.58	182.87	S28°27'41"E	070°32'
C6	132.17	2471.00	23.09	132.17	S28°27'41"E	070°32'
C7	78.54	2471.00	18.31	78.54	S28°27'41"E	070°32'
C8	182.87	2531.00	41.58	182.87	S28°27'41"E	070°32'
C9	132.17	2471.00	23.09	132.17	S28°27'41"E	070°32'
C10	78.54	2471.00	18.31	78.54	S28°27'41"E	070°32'
C11	182.87	2531.00	41.58	182.87	S28°27'41"E	070°32'
C12	132.17	2471.00	23.09	132.17	S28°27'41"E	070°32'
C13	78.54	2471.00	18.31	78.54	S28°27'41"E	070°32'
C14	182.87	2531.00	41.58	182.87	S28°27'41"E	070°32'
C15	132.17	2471.00	23.09	132.17	S28°27'41"E	070°32'
C16	78.54	2471.00	18.31	78.54	S28°27'41"E	070°32'
C17	182.87	2531.00	41.58	182.87	S28°27'41"E	070°32'
C18	132.17	2471.00	23.09	132.17	S28°27'41"E	070°32'
C19	78.54	2471.00	18.31	78.54	S28°27'41"E	070°32'

## **LEGEND**

- BEARINGS 1/2° ST. SK. SET
- DISTANCES 1/2° ST. SK. SET
- O.E. DRAINAGE EASEMENT
- BLOCK NAME



**4 CUATRO**  
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CASE NO. C8-2008-0037.2A

# SOUTHVIEW HILLS ESTATES SUBDIVISION TRAVIS COUNTY, TEXAS



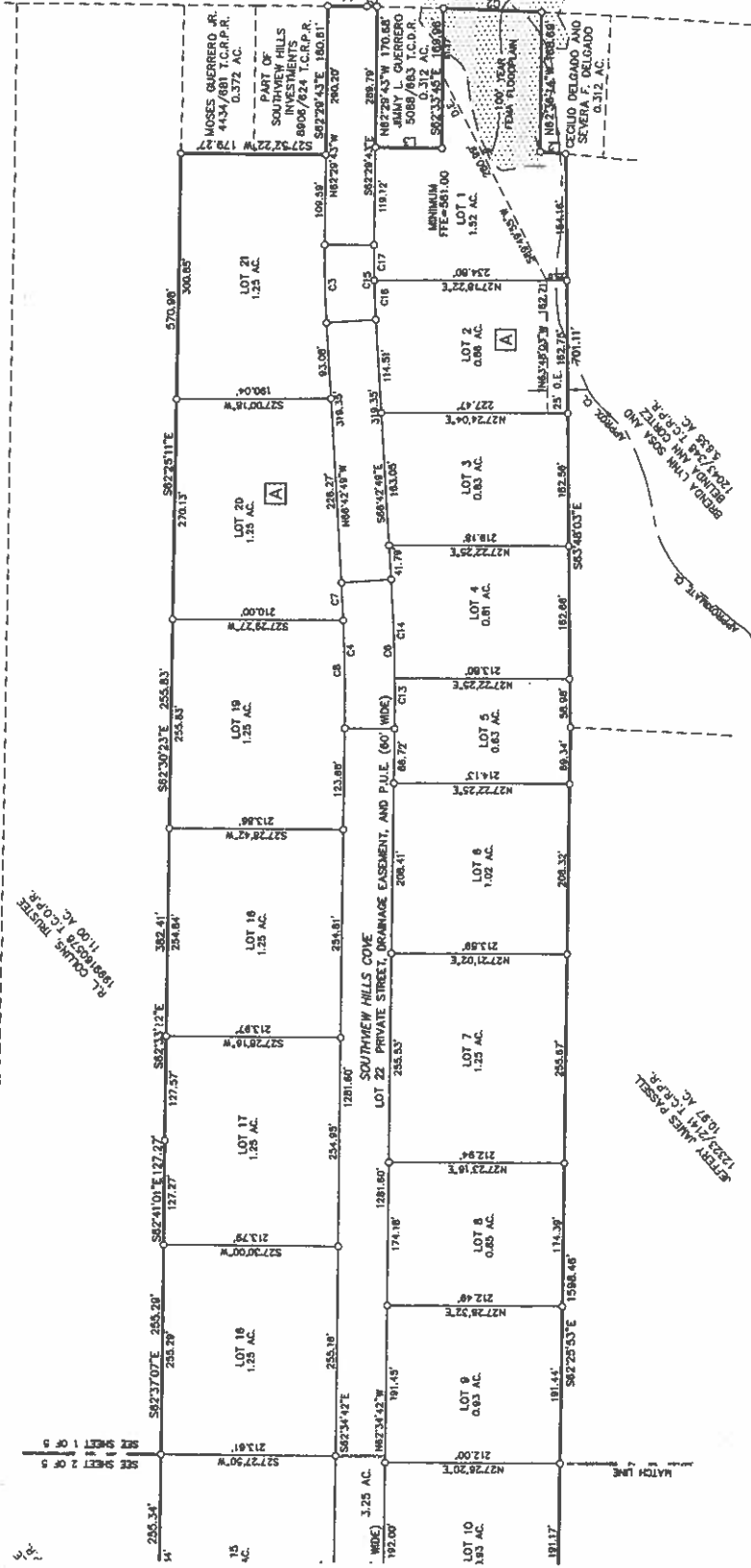
LAND USE SUMMARY	
RESIDENTIAL, SINGLE FAMILY: 21 LOTS	
ACREAGE: 27.802 ACRES	
PRIVATE STREET: 1 LOT	
PRIVATE STREET: 2,280 L'	

## LEGEND

- DOWNS 1/2" ST. SK. SET
- DOWNS 1/2" ST. SK. PND.
- DRAINAGE EASEMENT
- BLOCK NAME

[A]

RL COLLINS TRUSTEES  
11.00 AC. T.C.R.P.R.



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