

CH
1

SUBDIVISION REVIEW SHEET

CASE NO: C8J-2010-0058.1A

ZAP DATE: April 19, 2011

SUBDIVISION NAME: Pearson Ranch Section One

AREA: 89.7 Acres

LOTS: 4

APPLICANT: Round Rock ISD

AGENT: Cunningham Allen Inc.
(Jana Rice)

ADDRESS OF SUBDIVISION: Avery Ranch Blvd. and Pearson Ranch Road

GRIDS: H41

COUNTY: Williamson

WATERSHED: South Brushy Creek & Lake Creek **JURISDICTION:** 2-mile ETJ

PROPOSED LAND USE: Middle School, High School, drainage/open space/landscape and ROW.

VARIANCES: None

SIDEWALKS: Sidewalks will be provided.

DEPARTMENT COMMENTS:

The request is for approval of the Pearson Ranch Section One. The plan is composed of 4 lots on 89.7 acres. The plat matches the approved preliminary plan and is ready for approval.

STAFF RECOMMENDATION:

The staff recommends approval of the Pearson Ranch Section One. The plat now meets all applicable State and City of Austin LDC requirements.

ZAP COMMISSION ACTION:

CASE MANAGER: David Wahlgren
Email address: david.wahlgren@ci.austin.tx.us

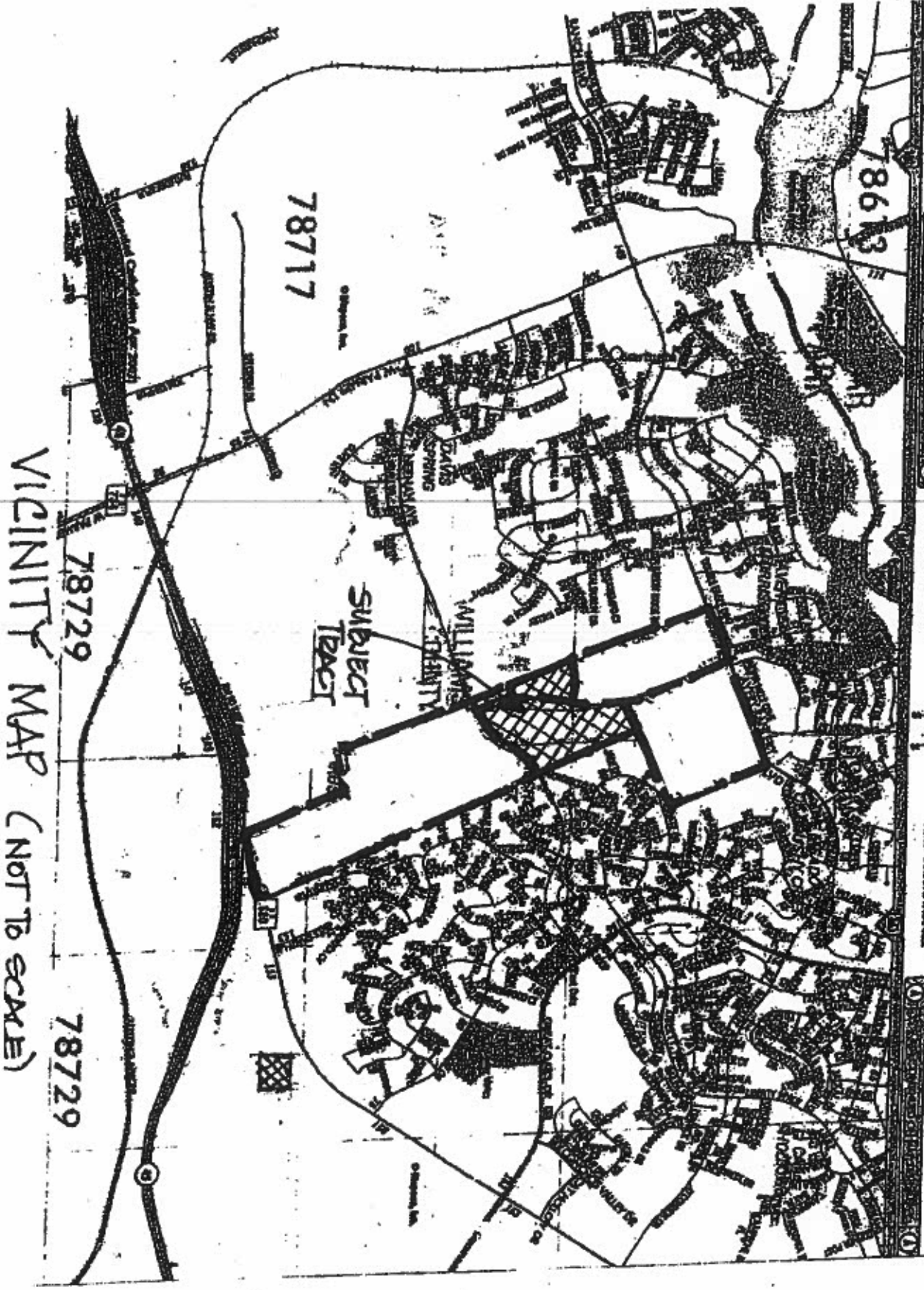
PHONE: 974-6455

CH
2/2

PEARSON RANCH SEC. ONE FINAL PLAY

THE MAP ALSO APPEARS IN THE
MAYNARD WILKINSON COUNTY
SUBSET CHARTER AS SHOWN ON
THE MAP ALSO APPEARS IN THE
MAYNARD WILKINSON COUNTY
SUBSET CHARTER AS SHOWN ON

SCANNED



VICINITY MAP (NOT TO SCALE)

PEARSON RANCH SECTION ONE

THE MEADOWS OF
BROOKLYN CREEK
CAB. 7, SLIDE 210
P.R.C.T.

PROPERTY CODED PH IV
CAR. N. SLIDE 73
P.R.V.C.T.
75 P.U.E.
CAR. N. SLIDE 72

**JAMES SPENTON SURVEY
ABSTRACT NO. 838**

**LOT 3
BLOCK "A"
30.708 AC.**

**LOT 4
BLOCK "A"
29,710 AC.**

PEARSON RANCH ROAD
(1/4 R.O.W.)

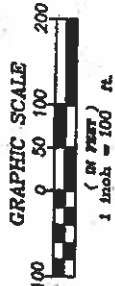
REMAINDER OF
CLARETTA ENGLAND
VOL. 637, PAGE 536
D.R.W.C.T.

UNION, WIRELESS
COMMUNICATION EQUIPMENT
AND ASSURMENT
INDUSTRY
DOC. NO. 1234
CITY, N.C.

INDUSTRY OF
LEAST ASSURMENT
ENGLAND / INDUSTRY
PERSONAL COMMUNICATIONS

70.00

DETAIL
NOT TO SCALE

[illegible]

STAGE	RAQUIN	LEVIN	DELA	CHORO	CHORO
1	70.00	17.00	280.00	\$227.00	83.00
2	100.00	15.00	280.00	\$227.00	83.00
3	80.00	17.00	170.00	\$227.00	83.00
4	20.00	10.00	170.00	\$227.00	83.00
5	70.00	17.00	170.00	\$227.00	83.00
6	70.00	17.00	170.00	\$227.00	83.00
7	70.00	17.00	170.00	\$227.00	83.00
8	70.00	17.00	170.00	\$227.00	83.00
9	70.00	17.00	170.00	\$227.00	83.00
10	70.00	17.00	170.00	\$227.00	83.00
11	70.00	17.00	170.00	\$227.00	83.00
12	70.00	17.00	170.00	\$227.00	83.00
13	70.00	17.00	170.00	\$227.00	83.00
14	70.00	17.00	170.00	\$227.00	83.00
15	70.00	17.00	170.00	\$227.00	83.00
16	70.00	17.00	170.00	\$227.00	83.00
17	70.00	17.00	170.00	\$227.00	83.00
18	70.00	17.00	170.00	\$227.00	83.00
19	70.00	17.00	170.00	\$227.00	83.00
20	70.00	17.00	170.00	\$227.00	83.00
21	70.00	17.00	170.00	\$227.00	83.00
22	70.00	17.00	170.00	\$227.00	83.00
23	70.00	17.00	170.00	\$227.00	83.00
24	70.00	17.00	170.00	\$227.00	83.00
25	70.00	17.00	170.00	\$227.00	83.00
26	70.00	17.00	170.00	\$227.00	83.00
27	70.00	17.00	170.00	\$227.00	83.00
28	70.00	17.00	170.00	\$227.00	83.00
29	70.00	17.00	170.00	\$227.00	83.00
30	70.00	17.00	170.00	\$227.00	83.00
31	70.00	17.00	170.00	\$227.00	83.00
32	70.00	17.00	170.00	\$227.00	83.00
33	70.00	17.00	170.00	\$227.00	83.00
34	70.00	17.00	170.00	\$227.00	83.00
35	70.00	17.00	170.00	\$227.00	83.00
36	70.00	17.00	170.00	\$227.00	83.00
37	70.00	17.00	170.00	\$227.00	83.00
38	70.00	17.00	170.00	\$227.00	83.00
39	70.00	17.00	170.00	\$227.00	83.00
40	70.00	17.00	170.00	\$227.00	83.00
41	70.00	17.00	170.00	\$227.00	83.00
42	70.00	17.00	170.00	\$227.00	83.00
43	70.00	17.00	170.00	\$227.00	83.00
44	70.00	17.00	170.00	\$227.00	83.00
45	70.00	17.00	170.00	\$227.00	83.00
46	70.00	17.00	170.00	\$227.00	83.00
47	70.00	17.00	170.00	\$227.00	83.00
48	70.00	17.00	170.00	\$227.00	83.00
49	70.00	17.00	170.00	\$227.00	83.00
50	70.00	17.00	170.00	\$227.00	83.00
51	70.00	17.00	170.00	\$227.00	83.00
52	70.00	17.00	170.00	\$227.00	83.00
53	70.00	17.00	170.00	\$227.00	83.00
54	70.00	17.00	170.00	\$227.00	83.00
55	70.00	17.00	170.00	\$227.00	83.00
56	70.00	17.00	170.00	\$227.00	83.00
57	70.00	17.00	170.00	\$227.00	83.00
58	70.00	17.00	170.00	\$227.00	83.00
59	70.00	17.00	170.00	\$227.00	83.00
60	70.00	17.00	170.00	\$227.00	83.00
61	70.00	17.00	170.00	\$227.00	83.00
62	70.00	17.00	170.00	\$227.00	83.00
63	70.00	17.00	170.00	\$227.00	83.00

CA
Coxington & Allen
Real Estate • Insurance

3100 Ben Cline Road, Suite 202
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Fax: (512) 337-5975
www.munichbros-usa.com

08J-2010-0058.1A
SUBMITTAL DATE: 8/23/2010

FILE: 0575801_PEARSON RANCH SECTION ONE FINAL PLAY

PEARSON RANCH SECTION ONE

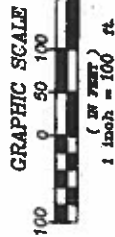
LINE	DATE	DISTANCE
1	8/23/2010	24.37

CHAIN	MEASURE	LENGTH	AREA	PERCENT
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2	0.00	0.00	0.00	0.00
3	0.00	0.00	0.00	0.00
4	0.00	0.00	0.00	0.00
5	0.00	0.00	0.00	0.00
6	0.00	0.00	0.00	0.00
7	0.00	0.00	0.00	0.00
8	0.00	0.00	0.00	0.00
9	0.00	0.00	0.00	0.00
10	0.00	0.00	0.00	0.00
11	0.00	0.00	0.00	0.00
12	0.00	0.00	0.00	0.00
13	0.00	0.00	0.00	0.00
14	0.00	0.00	0.00	0.00
15	0.00	0.00	0.00	0.00
16	0.00	0.00	0.00	0.00
17	0.00	0.00	0.00	0.00
18	0.00	0.00	0.00	0.00
19	0.00	0.00	0.00	0.00
20	0.00	0.00	0.00	0.00
21	0.00	0.00	0.00	0.00
22	0.00	0.00	0.00	0.00
23	0.00	0.00	0.00	0.00
24	0.00	0.00	0.00	0.00
25	0.00	0.00	0.00	0.00
26	0.00	0.00	0.00	0.00
27	0.00	0.00	0.00	0.00
28	0.00	0.00	0.00	0.00
29	0.00	0.00	0.00	0.00
30	0.00	0.00	0.00	0.00
31	0.00	0.00	0.00	0.00
32	0.00	0.00	0.00	0.00
33	0.00	0.00	0.00	0.00
34	0.00	0.00	0.00	0.00
35	0.00	0.00	0.00	0.00
36	0.00	0.00	0.00	0.00
37	0.00	0.00	0.00	0.00
38	0.00	0.00	0.00	0.00
39	0.00	0.00	0.00	0.00
40	0.00	0.00	0.00	0.00
41	0.00	0.00	0.00	0.00
42	0.00	0.00	0.00	0.00
43	0.00	0.00	0.00	0.00
44	0.00	0.00	0.00	0.00
45	0.00	0.00	0.00	0.00
46	0.00	0.00	0.00	0.00
47	0.00	0.00	0.00	0.00
48	0.00	0.00	0.00	0.00
49	0.00	0.00	0.00	0.00
50	0.00	0.00	0.00	0.00
51	0.00	0.00	0.00	0.00
52	0.00	0.00	0.00	0.00
53	0.00	0.00	0.00	0.00
54	0.00	0.00	0.00	0.00
55	0.00	0.00	0.00	0.00
56	0.00	0.00	0.00	0.00
57	0.00	0.00	0.00	0.00
58	0.00	0.00	0.00	0.00
59	0.00	0.00	0.00	0.00
60	0.00	0.00	0.00	0.00
61	0.00	0.00	0.00	0.00
62	0.00	0.00	0.00	0.00
63	0.00	0.00	0.00	0.00
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66	0.00	0.00	0.00	0.00
67	0.00	0.00	0.00	0.00
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69	0.00	0.00	0.00	0.00
70	0.00	0.00	0.00	0.00
71	0.00	0.00	0.00	0.00
72	0.00	0.00	0.00	0.00
73	0.00	0.00	0.00	0.00
74	0.00	0.00	0.00	0.00
75	0.00	0.00	0.00	0.00
76	0.00	0.00	0.00	0.00
77	0.00	0.00	0.00	0.00
78	0.00	0.00	0.00	0.00
79	0.00	0.00	0.00	0.00
80	0.00	0.00	0.00	0.00
81	0.00	0.00	0.00	0.00
82	0.00	0.00	0.00	0.00
83	0.00	0.00	0.00	0.00
84	0.00	0.00	0.00	0.00
85	0.00	0.00	0.00	0.00
86	0.00	0.00	0.00	0.00
87	0.00	0.00	0.00	0.00
88	0.00	0.00	0.00	0.00
89	0.00	0.00	0.00	0.00
90	0.00	0.00	0.00	0.00
91	0.00	0.00	0.00	0.00
92	0.00	0.00	0.00	0.00
93	0.00	0.00	0.00	0.00
94	0.00	0.00	0.00	0.00
95	0.00	0.00	0.00	0.00
96	0.00	0.00	0.00	0.00
97	0.00	0.00	0.00	0.00
98	0.00	0.00	0.00	0.00
99	0.00	0.00	0.00	0.00
100	0.00	0.00	0.00	0.00

LOT 3
BLOCK "A"
30.708 AC.

LOT 4
BLOCK "A"
29.710 AC.

LOT 1
BLOCK "E"
4.113 AC.



REMAINDER OF
TRACT 3-B & TRACT 3-C
ROUND ROCK L.S.D.
DOC. NO. 200808007
Q.P.R.M.C.T.

TRACT 1-3
ROUND ROCK L.S.D.
DOC. NO. 201007022
Q.P.R.M.C.T.

JAMES HEDGECOCK SURVEY
ABSTRACT NO. 888

SECTION LINE
SHEET 4

N. 19.56.895
73.54

DRAINAGE EASEMENT
DOC. NO. Q.P.R.M.C.T.

DRAINAGE EASEMENT
DOC. NO. Q.P.R.M.C.T.

PEARSON RANCH ROAD
(11' FLOW)

DRAINAGE EASEMENT
DOC. NO. Q.P.R.M.C.T.

PEARSON PLACE AT AVERY RANCH, LTD.
DOC. NO. 200807179
Q.P.R.M.C.T.

PEARSON PLACE AT AVERY RANCH, LTD.
DOC. NO. 200807179
Q.P.R.M.C.T.

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Austin, Texas 78746-4819
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Fax: (512) 337-2073
www.cunningham-allen.com

CA
Cunningham Allen
Engineers - Surveyors

CSJ-2010-0058.1A
SUBMITTAL DATE: 8/23/2010

FILE: 0075801_PEARSON RANCH SECTION ONE FINAL PLAT
11/04/10 11:04:10 AM

DATE: 05/20/11
DRAWN BY: CDD/MP
PROJECT NO: 0575801
SHEET 3 OF 6

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GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

[illegible][illegible]

**JAMES HAMILTON SURVEY
ABSTRACT NO. 532**

$$\frac{C4}{b}$$

CA
Cunningham Allen
Engineers • Surveyors

3103 Bee Cove Road, Suite 202
Austin, Texas 78746-5819
Tel: (512) 337-0846
Fax: (512) 337-5973
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TELE FAX NO. 1-800-448-4484

DATE: 03/28/11	PROJECT: 4 OF 8
DRAWN BY: MDJ/jac	SHEET: 4 OF 8

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C&J-2010-0053.1A
SUBMITTAL DATE: 8/23/2010

FILE: 0575401_PEARSON RANCH SECTION ONE FINAL PLAT
in (0575401)_Drawing\0575401_PEARSON RANCH SECTION ONE FINAL PLAT.dwg 4/1/2011 12:04:44 PM CPT