

C10
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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2011-0042.0A

Z.A.P. DATE: June 21, 2011

SUBDIVISION NAME: Resubdivision of Lot 1A, Resubdivision of Lot 1, Block B, Double Creek Village Block B

AREA: 44.881 acres

LOTS: 3

OWNER/APPLICANT: Haviland Lake Partners, LP
(Jeffery Drinkard)

AGENT: Jones & Carter, Inc.
(James Schissler)

ADDRESS OF SUBDIVISION: 11200-11324 S IH-35 Service Road SB

GRIDS: F-11

COUNTY: Travis

WATERSHED: Onion Creek

JURISDICTION: Full Purpose

EXISTING ZONING: CS-MU-CO & MF-2

PROPOSED LAND USE: Retail & Multi-Family

SIDEWALKS: Sidewalks are required along S IH-35 Service Road SB, FM Hwy 1626 and Old San Antonio Road prior to the lot(s) being occupied.

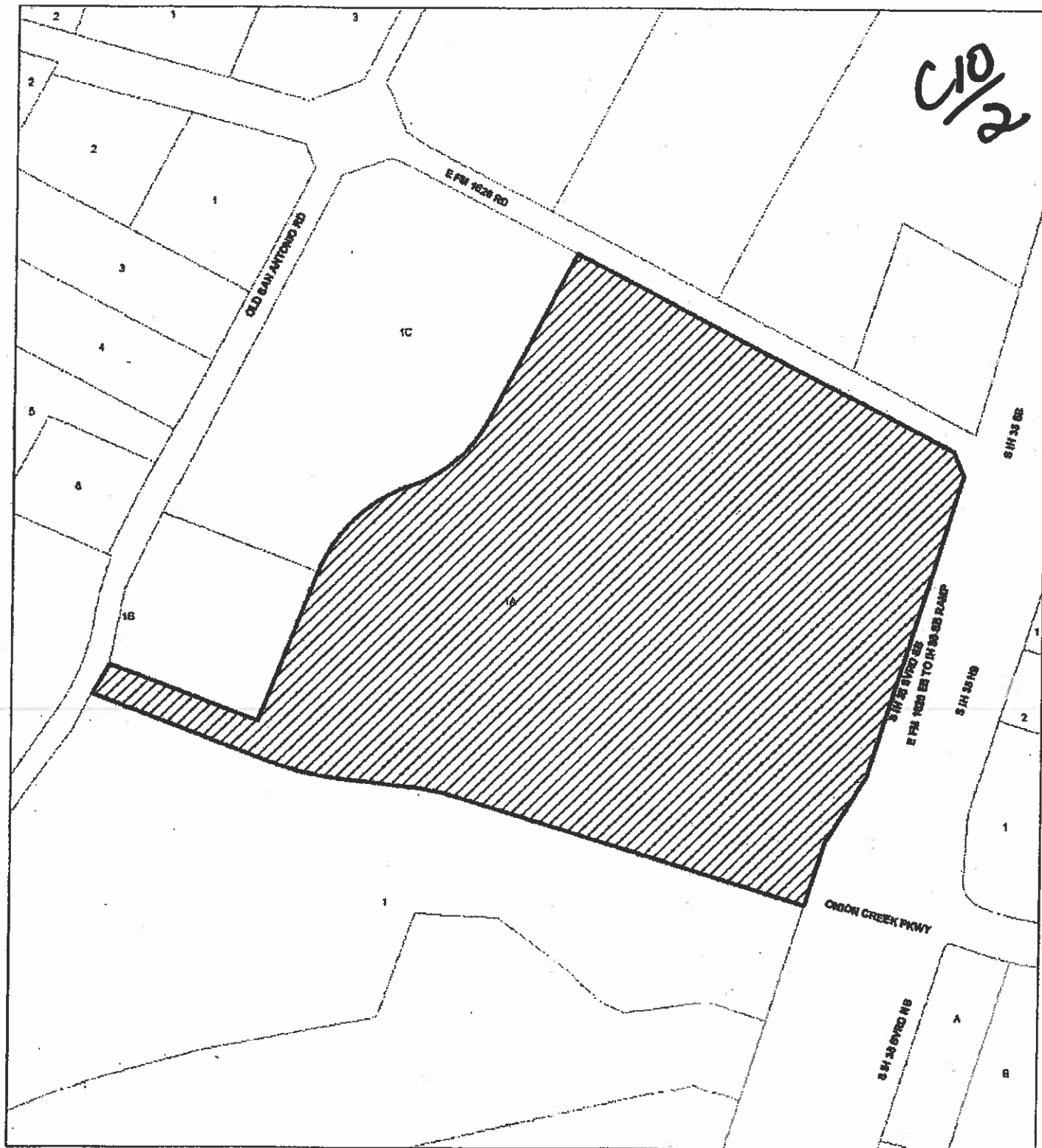
DEPARTMENT COMMENTS: The request is for approval of the resubdivision, namely Resubdivision of Lot 1A, Resubdivision of Lot 1, Block B, Double Creek Village Block B. The proposed resubdivision plat is composed of 3 lots on 44.881 acres.

STAFF RECOMMENDATION: Staff recommends approval of this resubdivision plat. This plat meets all applicable City of Austin Land Development and State Local Government requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Sylvia Limon
Email address: sylvia.limon@ci.austin.tx.us

PHONE: 974-2767



 Subject Tract

 Base Map

Double Creek Village

CASE#: C8-2011-0042.0A

ADDRESS: 11200 - 11324 S. IH 35 SVRD SB

MANAGER: Sylvia Limon

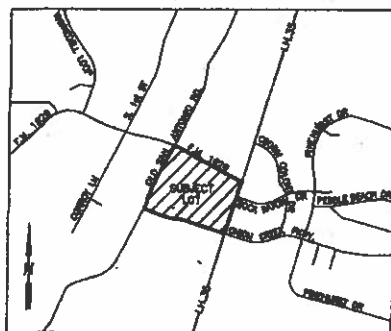
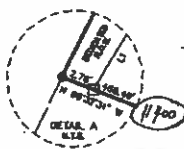
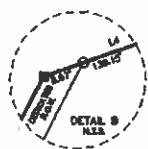
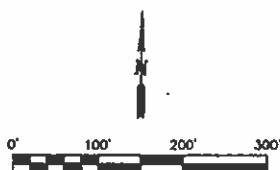
1" = 400'

OPERATOR: D. SUSTAITA

This map has been produced by Notification Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

October 7, 2008

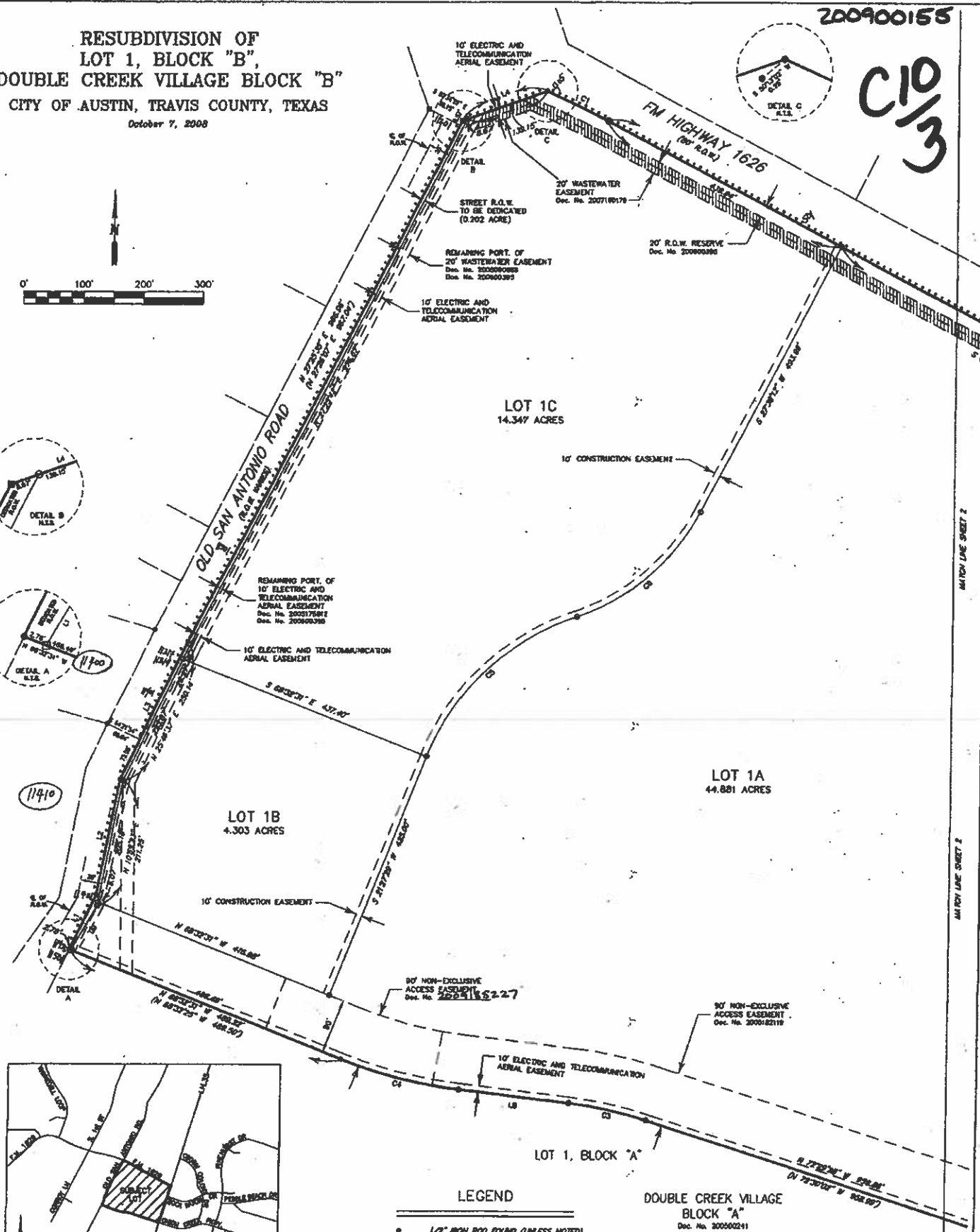
C10
3



VICINITY MAP
NLS

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firma LAND SURVEYING

1701 Cleveland Boulevard, Suite 400 • Avon, Texas 75744 • 811/338-5575 • Fax 812/448-1266



LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1" IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- 1/2" IRON ROD SET IN CAP
- STAMPED "TERMINA FIRMA"
- () CONCRETE MONUMENT SET
- () RECORD INFORMATION
- () SIDEWALKS

This survey is confidential information. It is not to be distributed to the public. It is to be used for internal purposes only. It is not to be used for any other purpose.

Special Advertising Section
Free Long Lead Service

DOUBLE CREEK VILLAGE
BLOCK "A"
Doc. No. 200500241

SHEET 1 OF 3

FILE \\Projects\537...001...Survey\Prod File\537-01-00and		
JOB NO.	04537-001-00-700	ISSUED BY: LSC
DATE	October 1, 2000	CHECKED BY: CCC
SCALE	1"=100'	REVISION: February 18, 2001

RESUBDIVISION OF
LOT 1, BLOCK "B",
DOUBLE CREEK VILLAGE BLOCK "B"

CASE# CB-2008-0216.0A

Previous 3/11/17

200900155

C10
4

RESUBDIVISION OF
LOT 1, BLOCK "B",
DOUBLE CREEK VILLAGE BLOCK "B"
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS
October 7, 2008

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1" IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- 1/2" IRON ROD SET IN/ON STAMPED "TERRA FIRMA"
- CONCRETE MONUMENT SET
- () RECORD INFORMATION
- SIDEWALKS



BEARING BASE

HORIZONTAL DATUM BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE. COORDINATES AND DISTANCES ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.0000327271.

LOT	ACREAGE
LOT 1-A	44.883 ACRES
LOT 1-B	4.355 ACRES
LOT 1-C	14.482 ACRES
TOTAL ACREAGE	63.731 ACRES
TOTAL NO. OF LOTS	3

LINE	BEARING	DISTANCE
L1	N 89°49'42" E	100.12
	(N 89°49'10" E)	(100.12)
L2	N 11°02'00" E	185.33
	(N 11°02'40" E)	(185.33)
L3	N 89°49'42" E	185.33
	(N 89°49'10" E)	(185.33)
L4	N 89°49'42" E	127.82
	(N 89°49'10" E)	(127.82)
L5	S 22°30'41" E	70.89
	(S 22°30'41" E)	(70.89)
L6	S 31°20'00" E	205.87
	(S 31°20'00" E)	(205.87)
L7	S 17°30'00" E	178.53
	(S 17°30'00" E)	(178.53)
L8	N 89°49'42" E	181.14
	(N 89°49'10" E)	(181.14)
L9	N 89°49'42" E	88.08

CURVE	ARC	LENGTH	CHORD	CHORD BEARING
C1	(188.89)	119.83	(119.83)	S 47°20'41" E
			(119.83)	(S 47°20'41" E)
C2	(11306.30)	8.80	8.80	S 16°00'00" W
			(8.80)	(S 16°00'00" W)
C3	705.00	131.57	131.57	N 77°31'43" W
			(131.57)	(N 77°31'43" W)
C4	705.00	203.24	203.18	N 78°24'40" W
			(203.18)	(N 78°24'40" W)
C5	400.00	347.88	348.88	S 46°22'15" W
			(348.88)	(S 46°22'15" W)
C6	350.00	274.14	267.58	S 48°28'08" W

SHEET 2 OF 3

FILE	2:\Projects\4537_1001_1\Survey\Final Plot\Resub Plot.dwg	
DATE	October 7, 2008	CREATED BY: ECE
SCALE	1"=300'	REVISION: December 18, 2008

RESUBDIVISION OF
LOT 1, BLOCK "B",
DOUBLE CREEK VILLAGE BLOCK "B"

CASE# C8-2008-0218.0A

terra
LAND SURVEYING

1701 Stevenson Boulevard, Suite 400 • Austin, Texas 78744 • 512/355-0572 Fax 512/448-0599

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Surveyed and
Terra Firma Land Surveying
No other survey

ATCH LINE SHEET 1

ATCH LINE SHEET 1

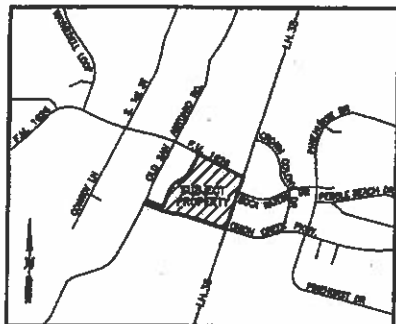
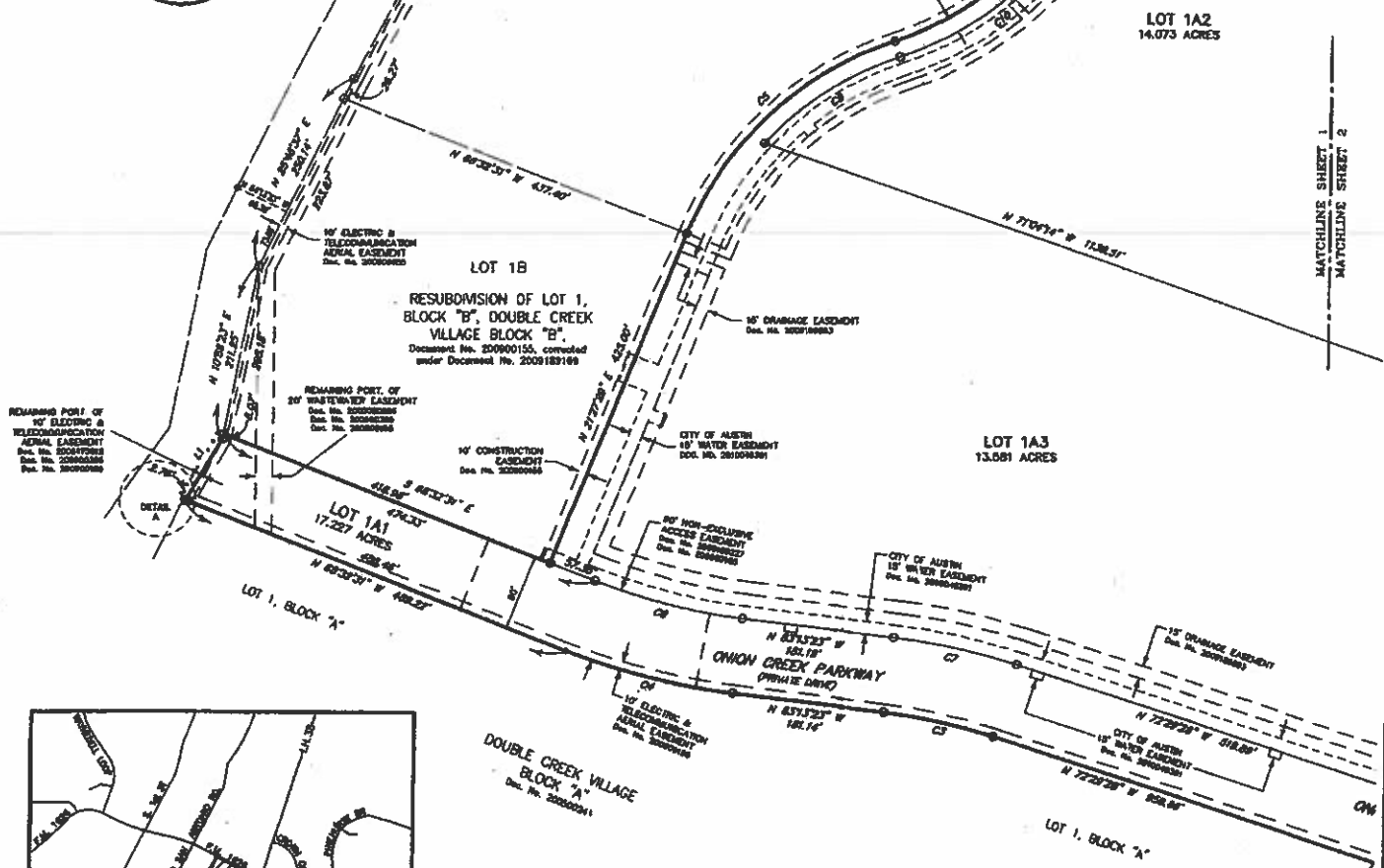
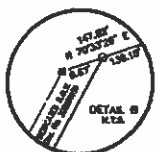
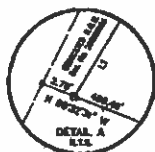
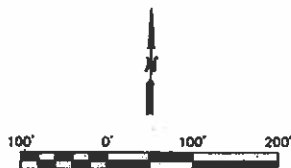
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RESUBDIVISION OF LOT 1A, RESUBDIVISION OF LOT 1, BLOCK "B", DOUBLE CREEK VILLAGE BLOCK "B"

CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

March 15, 2011

C10/5



VICINITY MAP
N.T.S.

terra firma LAND SURVEYING

1701 Bluebonnet Boulevard, Suite 400, Austin, Texas 78741 512/509-0071 Fax 512/445-2280

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1" IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- 1/2" IRON ROD SET W/CAP
- STAMPED "TERRA FIRMA"
- CONCRETE MONUMENT SET
- () RECORD INFORMATION
- SIDERAILS

BEARING BASIS NOTE:

HORIZONTAL DATUM BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE. COORDINATES AND DISTANCES ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.0000327371.

SHEET 1 OF 3

FILE	\\projects\1037\1037\Survey\Drawing Files\1037\1037-001.dwg	DRAWN BY	WJC
JOB NO.	0437-001-00-001	CHECKED BY	JCH
DATE	March 15, 2011	REVISION	May 3, 2011
SCALE	1"=100'		

**RESUBDIVISION OF LOT 1A,
RESUBDIVISION OF
LOT 1, BLOCK "B",
DOUBLE CREEK VILLAGE BLOCK "B"**

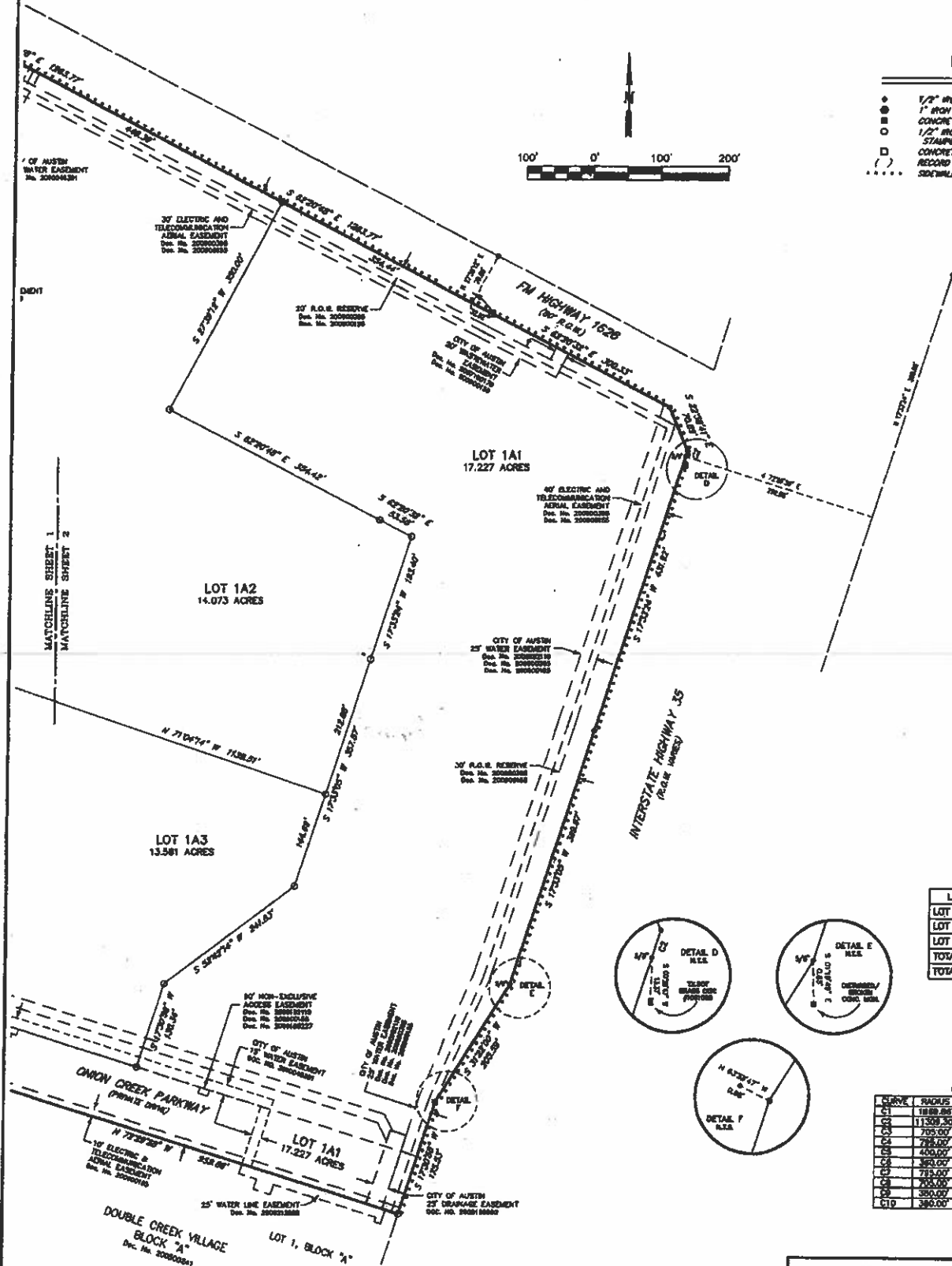
CASE# CB-2011-0042.AA

RESUBDIVISION OF LOT 1A,
RESUBDIVISION OF LOT 1, BLOCK "B",
DOUBLE CREEK VILLAGE BLOCK "B"
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS
March 18, 2011

C10
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LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1" IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- 1/2" IRON ROD SET IN/ON STAMPED "TERRA FIRMA"
- CONCRETE MONUMENT SET
- () RECORD INFORMATION
- SURVEY



LOT	ACREAGE
LOT 1A1	17.227 ACRES
LOT 1A2	14.073 ACRES
LOT 1A3	13.581 ACRES
TOTAL ACREAGE	44.881 ACRES
TOTAL NO. OF LOTS	3

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 37°22'28" E	65.00'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	1888.86'	112.33'	113.30'	S 84°20'33" E
C2	11308.30'	8.60'	14.82'	S 18°01'54" W
C3	729.00'	131.93'	131.74'	N 77°51'02" W
C4	729.00'	203.74'	203.18'	N 78°30'40" W
C5	400.00'	247.80'	238.89'	N 48°22'18" E
C6	350.00'	274.14'	267.35'	N 28°28'00" E
C7	729.00'	148.78'	148.56'	N 77°51'02" W
C8	729.00'	180.67'	180.11'	E 78°08'54" W
C9	350.00'	182.70'	180.00'	N 58°43'50" E
C10	350.00'	230.37'	233.43'	N 47°28'00" E

SHEET 2 OF 3

FILE: J:\Projects\A337\007\Survey\Working Files\A337\A337-007-00.dwg
J:\Projects\A337\007\Survey\Print Files\A337-007-00.dwg

JOB NO:	04327-007-00-004	DRAWN BY:	MEC
DATE:	March 18, 2011	CHECKED BY:	JOH
SCALE:	1"=100'	REVISION:	May 5, 2011

**RESUBDIVISION OF LOT 1A,
RESUBDIVISION OF
LOT 1, BLOCK "B",
DOUBLE CREEK VILLAGE BLOCK "B"**

terra firma LAND SURVEYING

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