

C7
1

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2011-0042.0A

Z.A.P. DATE: July 5, 2011
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: 6/21/11: Postponed to 7/5/11 by ZAP (3-0-1).

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

PHONE: 974-2767

C7
2



-  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

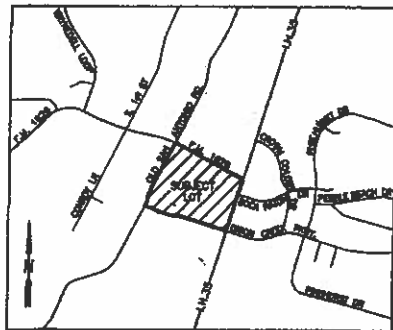
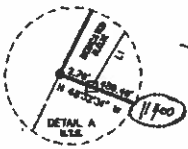
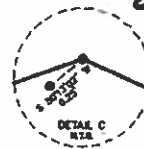
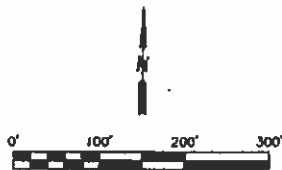
This map has been produced by Notification Services for the sole purpose of geographic reference.
No warranty is made by the City of Austin regarding specific accuracy or completeness.

200900155

C7/3

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

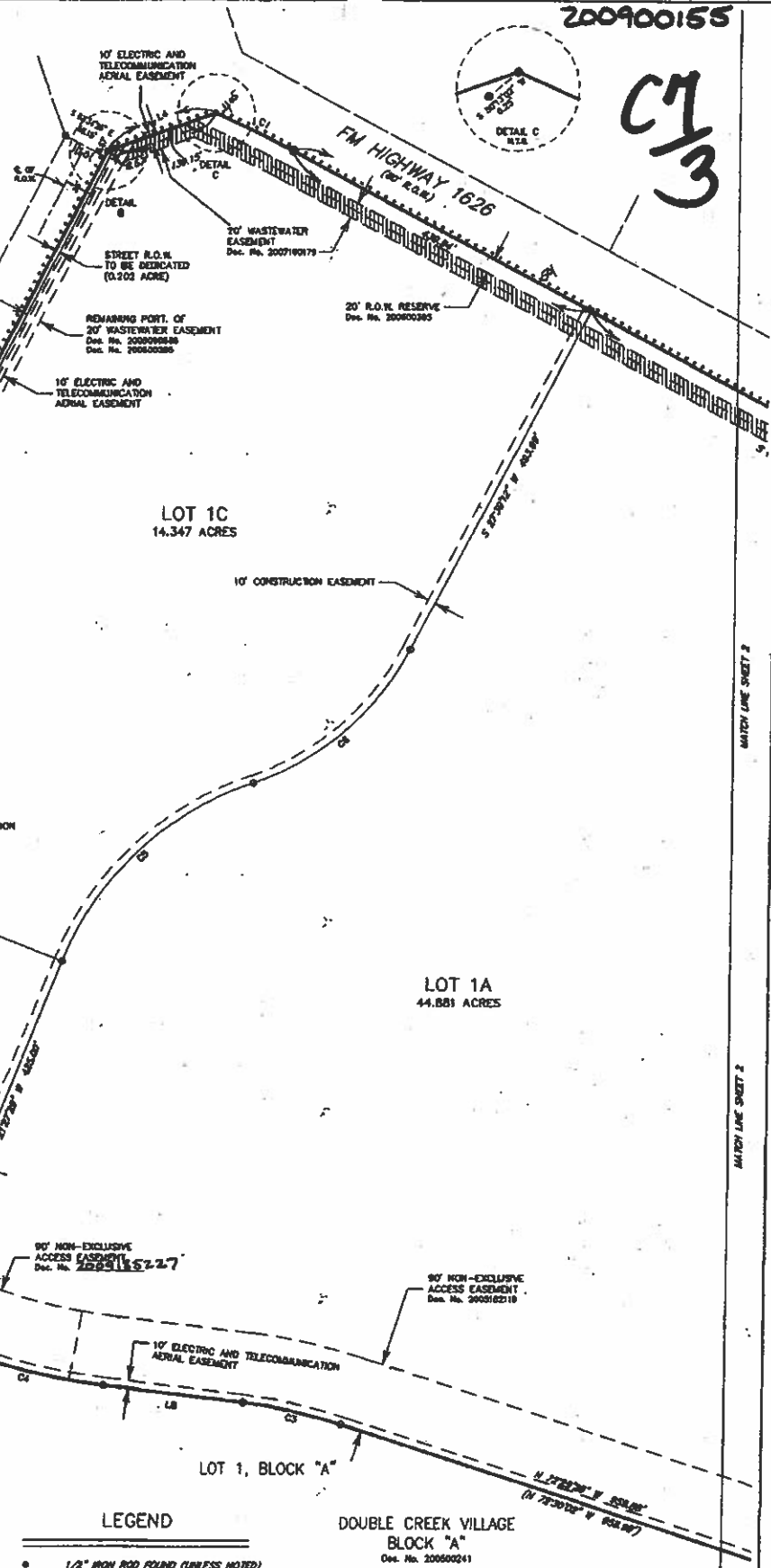
October 7, 2008



VICINITY MAP
N.T.S.

terra firma LAND SURVEYING

1701 Broadway Boulevard, Suite 400 • Austin, Texas 78704 (512) 502-0275 • Fax 512/448-8206



LEGEND

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

This survey contains information that is preliminary to the final plat. The surveyor is not responsible for the accuracy of the information shown on this map. The surveyor is not responsible for the accuracy of the information shown on this map. The surveyor is not responsible for the accuracy of the information shown on this map.

**DOUBLE CREEK VILLAGE
BLOCK "A"**
Dec. No. 200500241

SHEET 1 OF 3

FILE	C:\Projects\4537_1\001_Survey\Plot Plan\4537-001-001.dwg	PROJECT	4537-001-001
JOB NO.	04537-001-001-001	DATE	October 7, 2008
DATE	October 7, 2008	SCALE	1"=100'
SCALE	1"=100'	REVISION	February 18, 2008

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

CASE# CB-2008-0216.0A

PREVIOUS DWG

13754

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

200900155

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LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1" IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- 1/2" IRON ROD SET 1/4" CAP
- STAMPED "TERRA FIRMA"
- CONCRETE MONUMENT SET
- RECORD INFORMATION
- DETAILS



BEARING ENDS

HORIZONTAL DATUM BASED ON THE
TEXAS STATE PLANE COORDINATE
SYSTEM AND 83 TEXAS CENTRAL
ZONE. COORDINATES AND DISTANCES
ARE SURFACE VALUES. COMBINED
SCALE FACTOR IS 1.000032731.

LOT	ACREAGE
LOT 1-A	44.893 ACRES
LOT 1-B	4.366 ACRES
LOT 1-C	14.482 ACRES
TOTAL ACREAGE	63.741 ACRES
TOTAL NO. OF LOTS	3

LINE	BEARING	DISTANCE
L1	N 89°42'42" E	105.12
L2	N 25°55'18" E	100.04
L3	N 11°00'00" E	100.00
L4	N 11°00'00" E	100.00
L5	N 25°55'18" E	100.04
L6	N 89°42'42" E	105.12
L7	N 25°55'18" E	100.04
L8	N 11°00'00" E	100.00
L9	N 25°55'18" E	100.04
L10	N 89°42'42" E	105.12

CHORD BEARING	CHORD LENGTH	CHORD BEARING	CHORD BEARING
C1	112.25	112.25	S 82°55'18" E
C2	112.25	112.25	S 82°55'18" E
C3	112.25	112.25	S 82°55'18" E
C4	112.25	112.25	S 82°55'18" E
C5	112.25	112.25	S 82°55'18" E
C6	112.25	112.25	S 82°55'18" E

SHEET 2 OF 3

FILE: d:\projects\4557_001\Drawings\Plot Plans\4557-002.dwg	DRAWN BY: MSC
DWG NO: 4557-001-00-700	CHECKED BY: OGC
DATE: October 7, 2008	REVISED: December 15, 2008
SCALE: 1"=100'	

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

CASE# CB-2008-0216.0A

13754

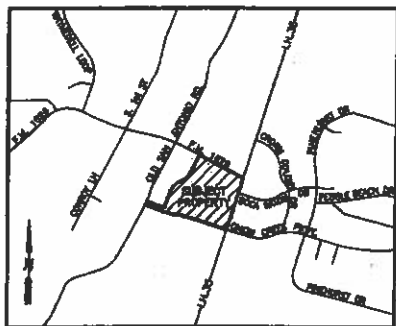
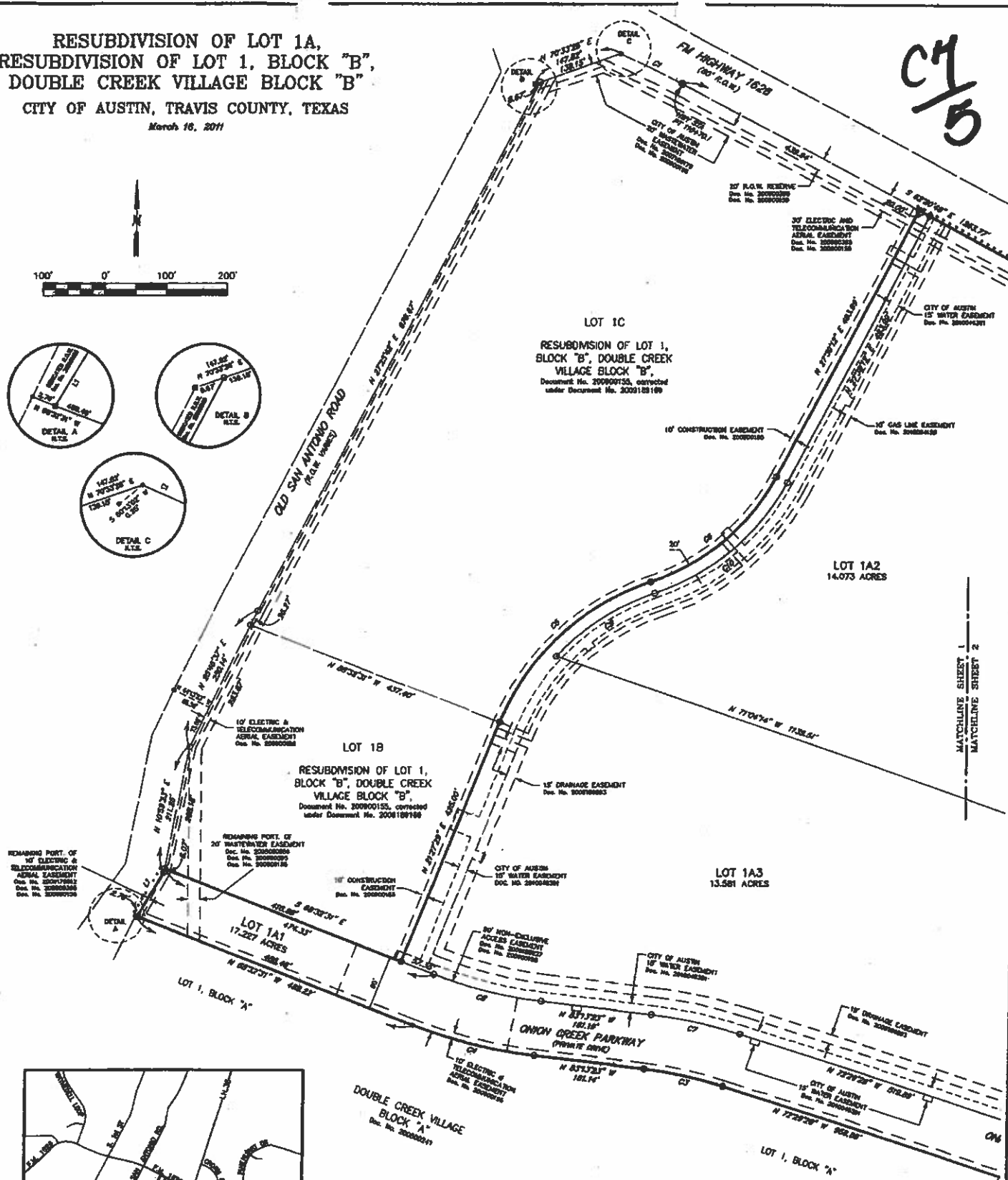
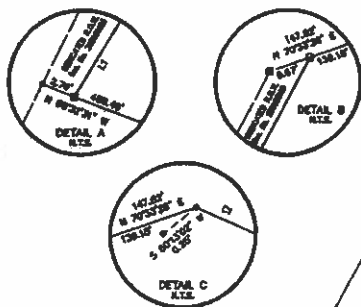
terra firma LAND SURVEYING

1701 Bluebonnet Boulevard, Suite 600 • Austin, Texas 78704 • 512/330-0270 • Fax 512/448-0260

The surveyor warrants that the information contained herein is true and correct to the best of his knowledge and belief, and that he is not aware of any facts or circumstances which might render the same inaccurate or misleading.

Surveyor's Office
Terra Firma Land Surveying
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March 16, 2011



VICINITY MAP
N.E.S.

terra
firma LAND SURVEYING

1701 Heather Boulevard, Suite 400 • South, Texas 75741 • 941/239-0373 • Fax 941/446-0399

LEGEND

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

READING ALSO 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 1.000327771.

SHEET 1 OF 3

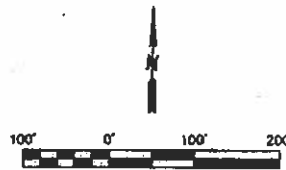
FILE: \\Project\4537-007\Survey\Drawing Plan\054-Annex-Fielding \\Project\4537-007\Survey\Point Plan\0537-007-0000	
JOB NO:	0537-007-00-004
DATE:	March 28, 2011
SURV:	T = NOY
CREATED BY:	MC
CHECKED BY:	JOH
REMOVED BY:	REMOVED BY: S. 2011

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

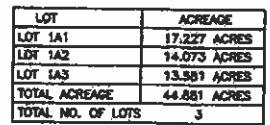
CASE# CB-2011-0042.OA

$$\frac{c^{\frac{1}{2}}}{b}$$

March 18, 2017



- ◆ 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1" IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- 1/2" IRON ROD SET W/CA*
STAMPED "TERRA FIMA"
- CONCRETE MONUMENT SET
- () RECORD INFORMATION
- SIDEWALKS



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 30° 22' 25" E	89.06'

CURVE	BAOES	LENGTH	CHORD	CHORD BEARING
C1	1888.64	112.83	112.82	S 84° 20' 35" E
C2	3138.90	8.90	8.90	N 60° 04' 30" W
C3	3058.00	381.52	351.24	N 77° 12' 42" W
C4	781.53	263.74	263.18	N 78° 06' 45" W
C5	400.00	477.82	304.18	N 45° 22' 11" W
C6	364.00	274.18	287.50	N 48° 08' 08" E
C7	785.00	146.70	146.54	N 77° 31' 42" E
C8	705.00	160.68	160.19	N 72° 08' 54" W
C9	350.00	182.78	190.70	N 58° 45' 08" E
C10	360.00	269.37	282.43	N 42° 28' 08" E

SHEET 2 OF 3

FILE: J:\Projects\0327\007\Survey\Drawing\Plan\204\Roads\Plan.dwg J:\Projects\0327\007\Survey\Notes\Plan\0327-007-00.dwg	
JOB NO.: 0327-007-00-004	DRAWN BY: JMC
DATE: March 16, 2001	CHECKED BY: JMC
SCALE: 1"=100'	REVISION: May 5, 2001

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

CASE# CB-2011-0042.DA