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SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2009-0142.1A

Z.A.P. DATE: 5-21-13

SUBDIVISION NAME: Estancia Hill Country Phase 1

AREA: 38.998 acres

LOT(S): 1

OWNER/APPLICANT: SLF III Onion Creek, L.P., Phillip Wiggins

AGENT: Bury & Partners, Kelly Bell

ADDRESS OF SUBDIVISION: Old San Antonio and Puryear

GRIDS: F9, F10

COUNTY: Travis

WATERSHED: Onion Creek

JURISDICTION: 2-Mile
ETJ

EXISTING ZONING: N/A

MUD: N/A

PROPOSED LAND USE: Commercial

ADMINISTRATIVE WAIVERS: N/A

VARIANCES:

SIDEWALKS: Sidewalks will be provided on Estancia Pkwy and Camino Vaquero Pkwy.

DEPARTMENT COMMENTS: Approval of Estancia Hill Country Phase 1 consisting of 4969 linear feet of Right of Way and 1 Lot on 38.998 acres. Water and wastewater will be provided by the City of Austin.

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

Email address: sarah.sumner@co.travis.tx.us

PHONE: 854-7687

ESTANCIA HILL COUNTRY SUBDIVISION, PHASE 1



2.000 ACRES
PROTESTANT EPISCOPAL
CHURCH COUNCIL
VOL. 7840, PG. 106

LOT 1
ST. ALBANS
ADDITION

GEORGE D. CONN TRUSTEE
DOCUMENT NO. 2000080218

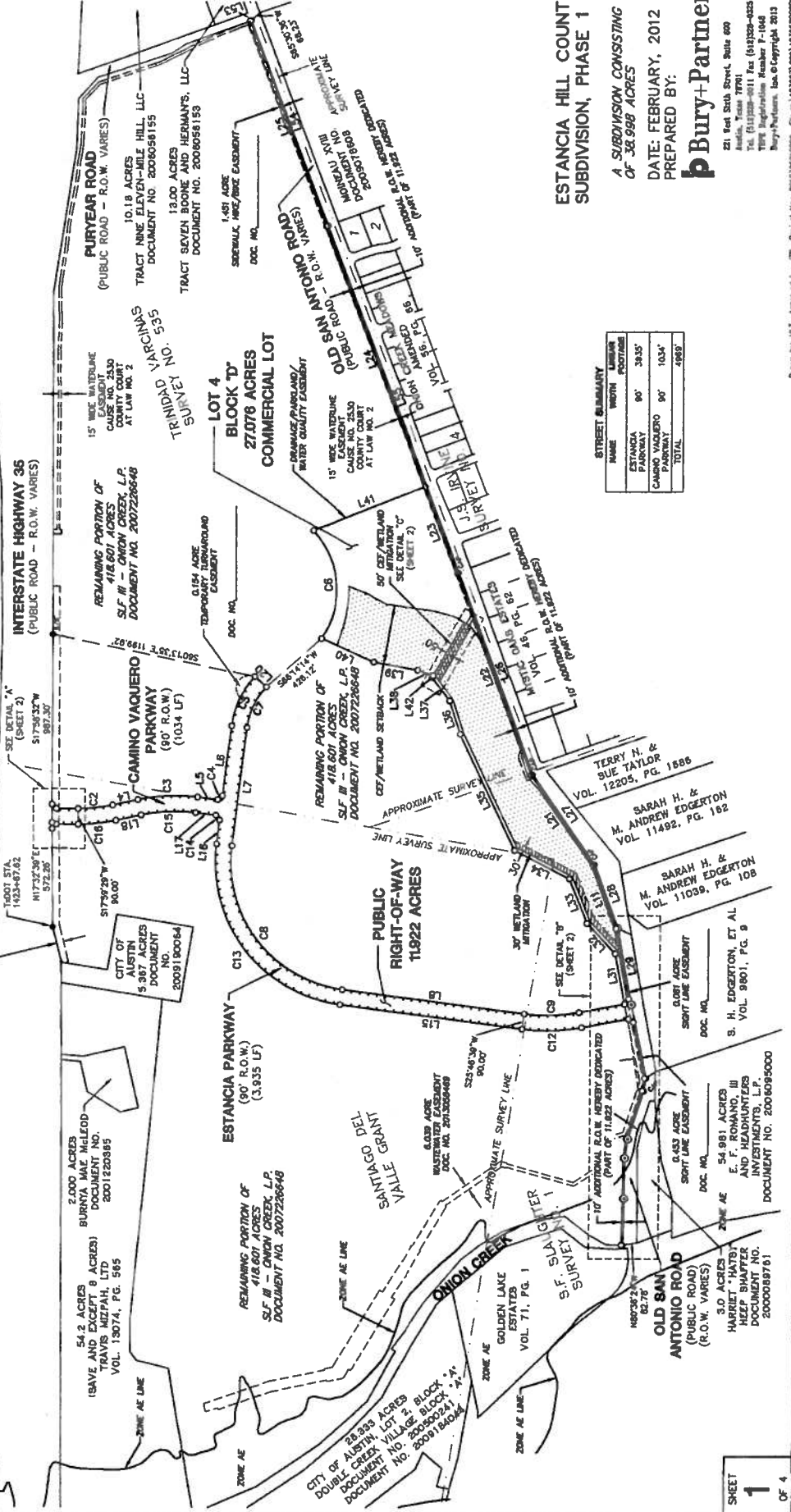
TURNERSVILLE
DEVELOPMENT, LTD.
DOCUMENT NO. 2000980085

REMAINING PORTION OF
S.F. III - CHON CREEK, L.P.
DOCUMENT NO. 200728646

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NAME	WIDTH	LENGTH
ESTANCIA PARKWAY	90'	3835'
CAMINO VAQUERO PARKWAY	90'	1034'
TOTAL		4869'

ESTANCIA HILL COUNTRY
SUBDIVISION, PHASE 1

A SUBDIVISION CONSISTING
OF 38.998 ACRES

DATE: FEBRUARY, 2012
PREPARED BY:

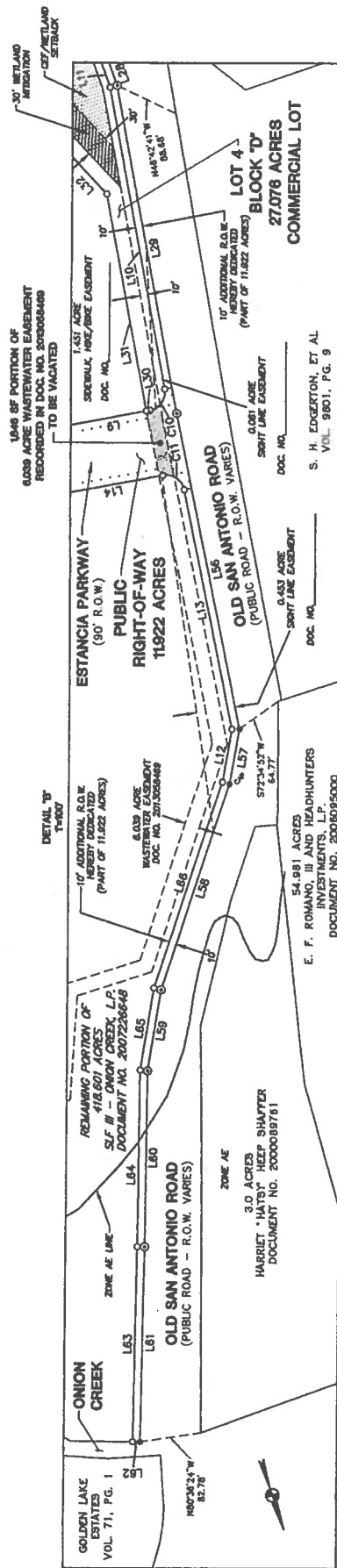
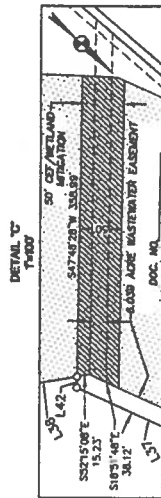
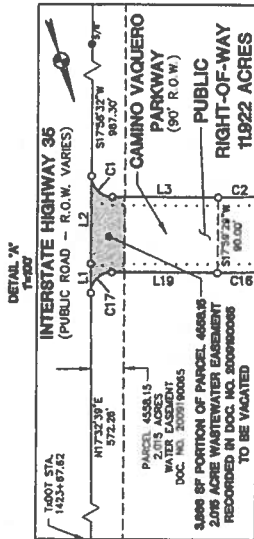
Bury+Partners

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Austin, Texas 78701
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C81-2009-0142.1A

SHEET
1
OF 4

ESTANCIA HILL COUNTRY SUBDIVISION, PHASE 1



NO.	BEARING	DISTANCE
1	S 73° 32' 50" E	35.41
2	S 71° 30' 00" E	104.78
3	N 72° 30' 00" E	125.61
4	N 73° 30' 00" E	150.71
5	N 74° 30' 00" E	118.71
6	N 75° 30' 00" E	60.60
7	N 62° 30' 00" E	685.60
8	N 64° 15' 31" E	1048.32
9	N 62° 30' 00" E	273.47
10	S 57° 30' 00" E	426.30
11	S 52° 00' 00" E	334.03
12	S 50° 30' 00" E	271.60
13	S 50° 30' 00" E	334.60
14	S 52° 00' 00" E	271.60
15	S 54° 15' 31" E	1064.32
16	S 57° 30' 00" E	135.16
17	S 43° 30' 00" E	118.69
18	S 45° 30' 00" E	150.71
19	S 47° 30' 00" E	150.71
20	N 61° 30' 00" E	632.75
21	S 1° 30' 00" E	43.92
22	S 52° 17' 10" E	751.61
23	S 52° 36' 00" E	537.60
24	S 52° 36' 00" E	1838.03
25	S 52° 36' 00" E	1540.68
26	S 52° 36' 00" E	1540.68
27	N 61° 30' 00" E	632.75
28	N 62° 00' 00" E	506.17
29	N 60° 30' 00" E	457.12
30	S 52° 40' 00" E	5.07
31	S 57° 30' 00" E	334.12
32	S 57° 30' 00" E	334.12
33	S 53° 17' 10" E	200.45

LINE TABLE			
LN	REMARKS	QTY	ISS/ANCE
1.34	504711.53.12	35.00	105.00
1.35	504711.50.00	741.34	34.00
1.36	500070.50.00	10.00	10.00
1.37	51.671.46.8	176.26	176.26
1.38	504711.50.00	35.00	105.00
1.39	504711.50.00	35.00	105.00
1.40	504711.50.00	35.00	105.00
1.41	504711.50.00	35.00	105.00
1.42	51.671.46.8	176.26	176.26
1.43	51.671.46.8	176.26	176.26
1.44	51.671.46.8	176.26	176.26
1.45	51.671.46.8	176.26	176.26
1.46	51.671.46.8	176.26	176.26
1.47	51.671.46.8	176.26	176.26
1.48	51.671.46.8	176.26	176.26
1.49	51.671.46.8	176.26	176.26
1.50	51.671.46.8	176.26	176.26
1.51	51.671.46.8	176.26	176.26
1.52	51.671.46.8	176.26	176.26
1.53	51.671.46.8	176.26	176.26
1.54	504711.50.00	35.00	105.00
1.55	504711.50.00	35.00	105.00
1.56	504711.50.00	35.00	105.00
1.57	504711.50.00	35.00	105.00
1.58	504711.50.00	35.00	105.00
1.59	504711.50.00	35.00	105.00
1.60	504711.50.00	35.00	105.00
1.61	504711.50.00	35.00	105.00
1.62	504711.50.00	35.00	105.00
1.63	504711.50.00	35.00	105.00
1.64	504711.50.00	35.00	105.00
1.65	504711.50.00	35.00	105.00
1.66	504711.50.00	35.00	105.00
1.67	504711.50.00	35.00	105.00
1.68	504711.50.00	35.00	105.00
1.69	504711.50.00	35.00	105.00
1.70	504711.50.00	35.00	105.00
1.71	504711.50.00	35.00	105.00
1.72	504711.50.00	35.00	105.00
1.73	504711.50.00	35.00	105.00
1.74	504711.50.00	35.00	105.00
1.75	504711.50.00	35.00	105.00
1.76	504711.50.00	35.00	105.00
1.77	504711.50.00	35.00	105.00
1.78	504711.50.00	35.00	105.00
1.79	504711.50.00	35.00	105.00
1.80	504711.50.00	35.00	105.00
1.81	504711.50.00	35.00	105.00
1.82	504711.50.00	35.00	105.00
1.83	504711.50.00	35.00	105.00
1.84	504711.50.00	35.00	105.00
1.85	504711.50.00	35.00	105.00
1.86	504711.50.00	35.00	105.00
1.87	504711.50.00	35.00	105.00
1.88	504711.50.00	35.00	105.00
1.89	504711.50.00	35.00	105.00
1.90	504711.50.00	35.00	105.00
1.91	504711.50.00	35.00	105.00
1.92	504711.50.00	35.00	105.00
1.93	504711.50.00	35.00	105.00
1.94	504711.50.00	35.00	105.00
1.95	504711.50.00	35.00	105.00
1.96	504711.50.00	35.00	105.00
1.97	504711.50.00	35.00	105.00
1.98	504711.50.00	35.00	105.00
1.99	504711.50.00	35.00	105.00
2.00	504711.50.00	35.00	105.00

NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	170°03'00"	25.00'	200.86'	33.35'	H72°03'15"
C2	170°03'00"	25.00'	200.86'	33.35'	H72°03'15"
C3	18°00'54"	104.00'	348.02'	54.82'	H72°03'15"
C4	18°00'54"	104.00'	348.02'	54.82'	H72°03'15"
C5	33°59'51"	315.00'	674.58'	127.25'	H72°03'15"
C6	33°59'51"	315.00'	674.58'	127.25'	H72°03'15"
C7	33°59'51"	315.00'	674.58'	127.25'	H72°03'15"
C8	88°17'41"	755.00'	1176.00'	100.64'	H72°03'15"
C9	18°20'40"	888.89'	318.13'	317.00'	H72°03'15"
C10	18°20'40"	888.89'	318.13'	317.00'	H72°03'15"
C11	18°20'40"	888.89'	318.13'	317.00'	H72°03'15"
C12	18°20'40"	888.89'	318.13'	317.00'	H72°03'15"
C13	88°17'41"	755.00'	1176.00'	100.64'	H72°03'15"
C14	88°17'41"	755.00'	1176.00'	100.64'	H72°03'15"
C15	18°20'40"	888.89'	318.13'	317.00'	H72°03'15"
C16	18°20'40"	888.89'	318.13'	317.00'	H72°03'15"
C17	18°20'40"	888.89'	318.13'	317.00'	H72°03'15"
C18	18°20'40"	888.89'	318.13'	317.00'	H72°03'15"

ENGINEER'S CERTIFICATION & FLOOD PLAIN NOTE:

WARTY O. POLAN, 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 ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE TEXAS NATURAL RESOURCES CODE, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SURVEYOR'S CERTIFICATION:

JOHN T. BELMOSCO, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CODE OF 2002, AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, AND ALL NECESSARY MONUMENTS ARE IN PLACE PRIOR TO COORDINATION OF THIS SUBDIVISION PLAT.

JOHN A. BLANCK, R.P.L.S.
TEXAS REGISTRATION NO. 4998
BURY + PARTNERS, INC.
111 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701

ESTANCIA HILL COUNTRY
SUBDIVISION, PHASE 1

A SUBDIVISION CONSISTING
OF 38.998 ACRES

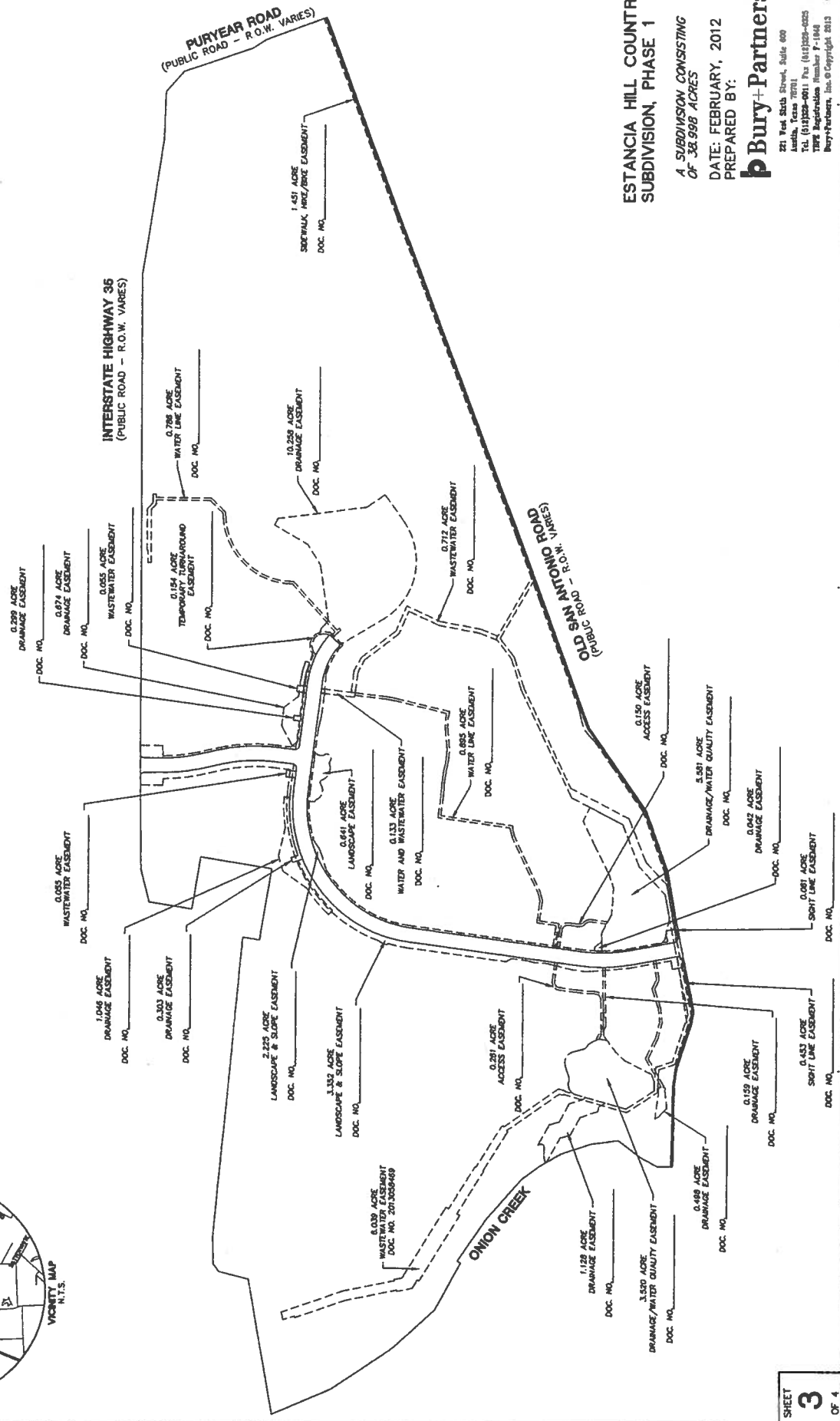
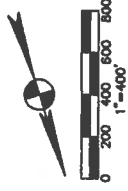
DATE: FEBRUARY, 2012
PREPARED BY:

Bury+Partners

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C8J-2009-0142.1A

ESTANCIA HILL COUNTRY SUBDIVISION, PHASE 1 EASEMENT DETAILS



ESTANCIA HILL COUNTRY
SUBDIVISION, PHASE 1

A SUBDIVISION CONSISTING
OF 38,998 ACRES

DATE: FEBRUARY, 2012
PREPARED BY:

Bury+Partners

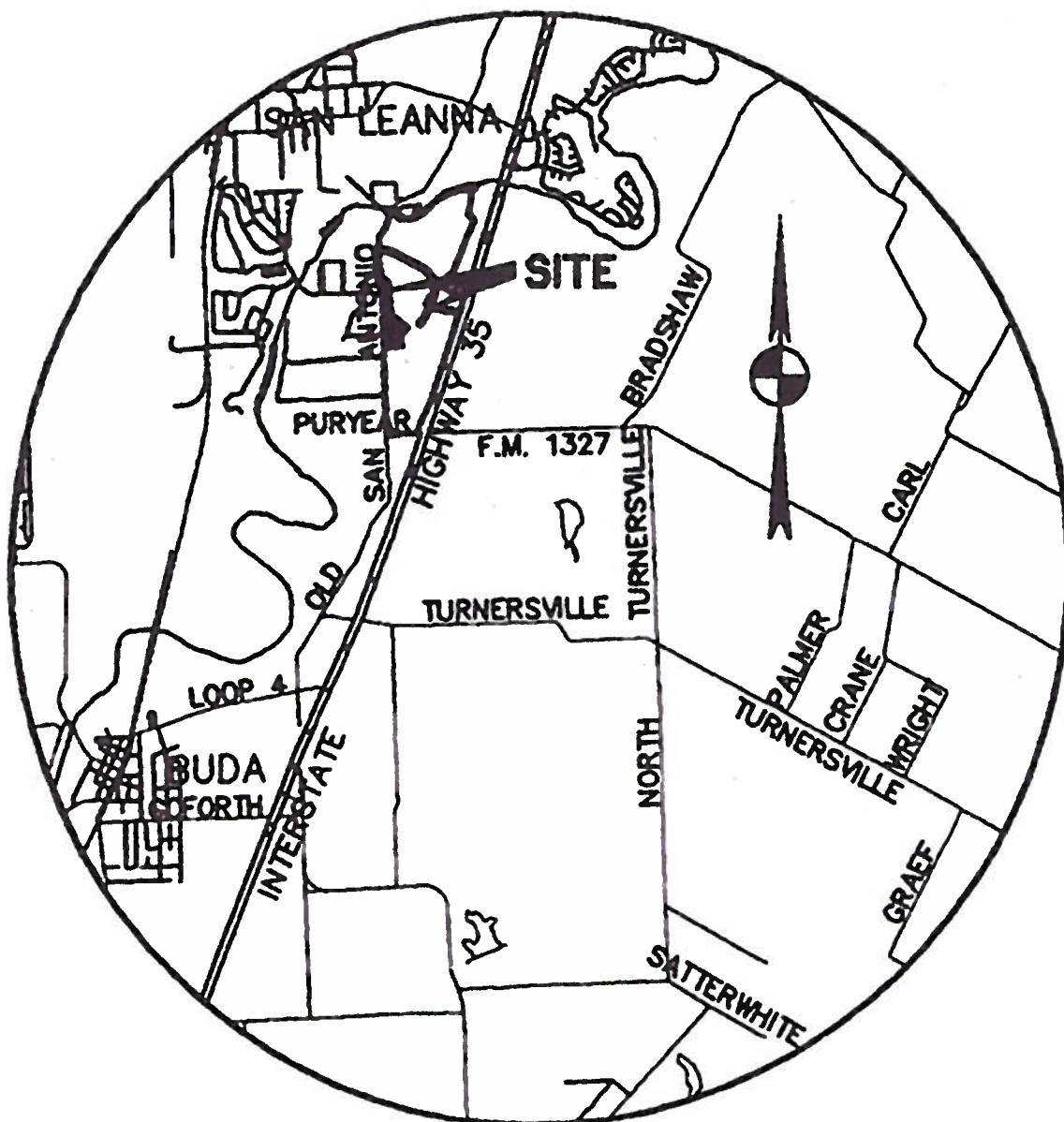
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Drawn by: M.T. Approved by: JTB Project No. 8010304210009 File No. 10304210009\10304210009.dwg
C8J-2009-0142.1A

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Estancia Hill Country Phase 1

Location Map



VICINITY MAP
N.T.S.