

SUBDIVISION REVIEW SHEET

C11
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CASE NO: C8-2012-0019.2A

ZAP: June 18, 2013

SUBDIVISION NAME: RESERVE AT SOUTHPARK MEADOWS II PHASE 2C

AREA: 6.04 Acres

LOTS: (32)

APPLICANT: Len-Buf Land Acquisitions of Tex LP
(Chris L. Fields)

AGENT: Cunningham-Allen, Inc.
(Ruben Lopez)

ADDRESS OF SUBDIVISION: S. 1st Street

GRIDS: F13, F14

COUNTY: Travis

WATERSHED: Slaughter Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-4A

PROPOSED LAND USE: Single Family, ROW

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS

Sidewalks will be provided on both sides of all internal streets and the subdivision side of all boundary streets.

DEPARTMENT COMMENTS:

The request is for approval of the final plat out of an approved preliminary plan. The subdivision is composed of (32) single-family lots and associated right-of-way on 6.04 acres. The City of Austin will provide electric, water, and wastewater service. Parkland dedication requirements have been satisfied by dedication of land within the South Park Meadows complex. The developer will be responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION:

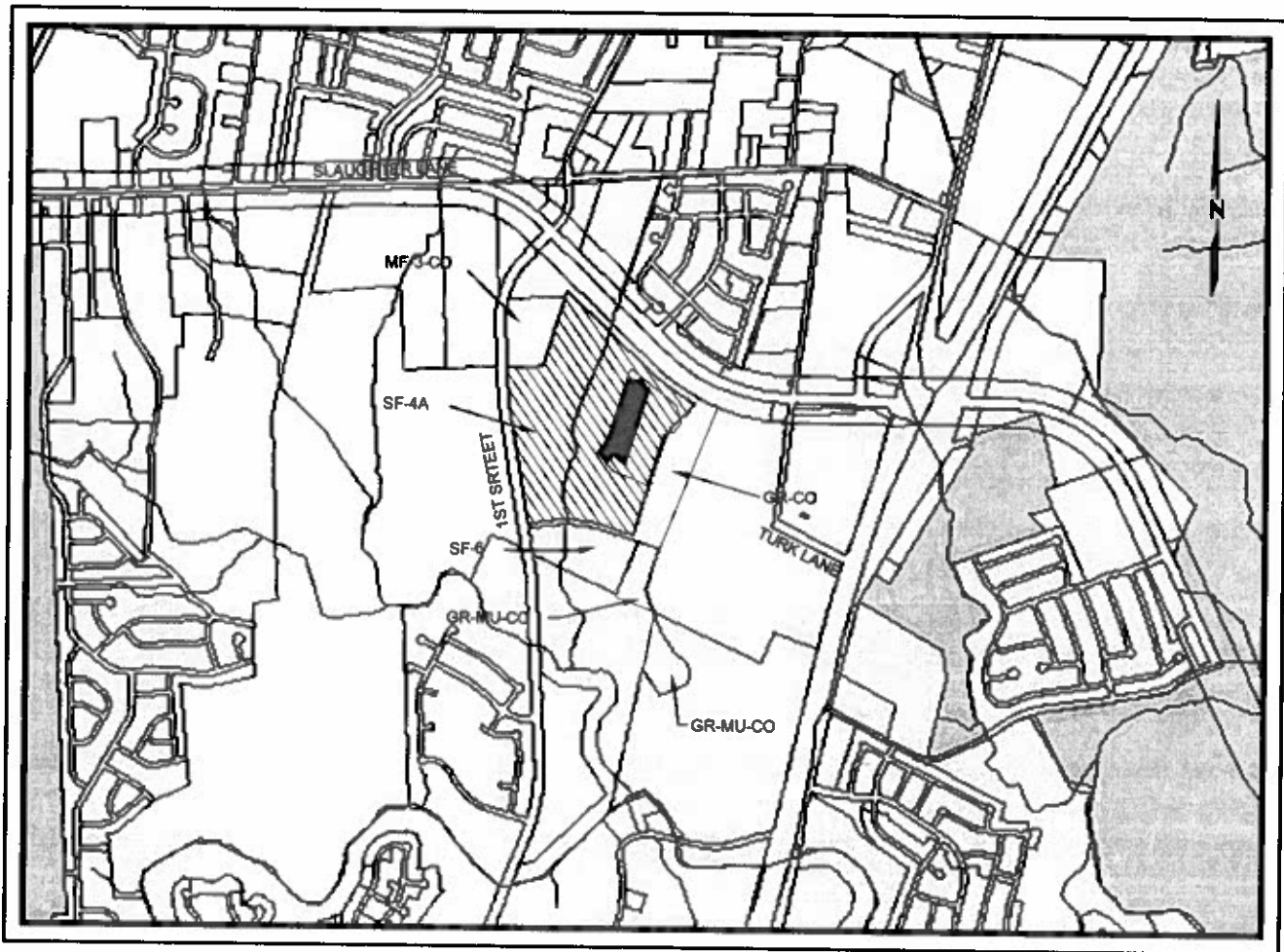
The staff recommends approval of the final with preliminary plan. The plat meets all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING ACTION:

CASE MANAGER: Don Perryman
e-mail: don.perryman@austintexas.gov

PHONE: 974-2786

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MAPSCO PG. NO.: 673
MAPSCO GRID NO.: F-13

LOCATION MAP

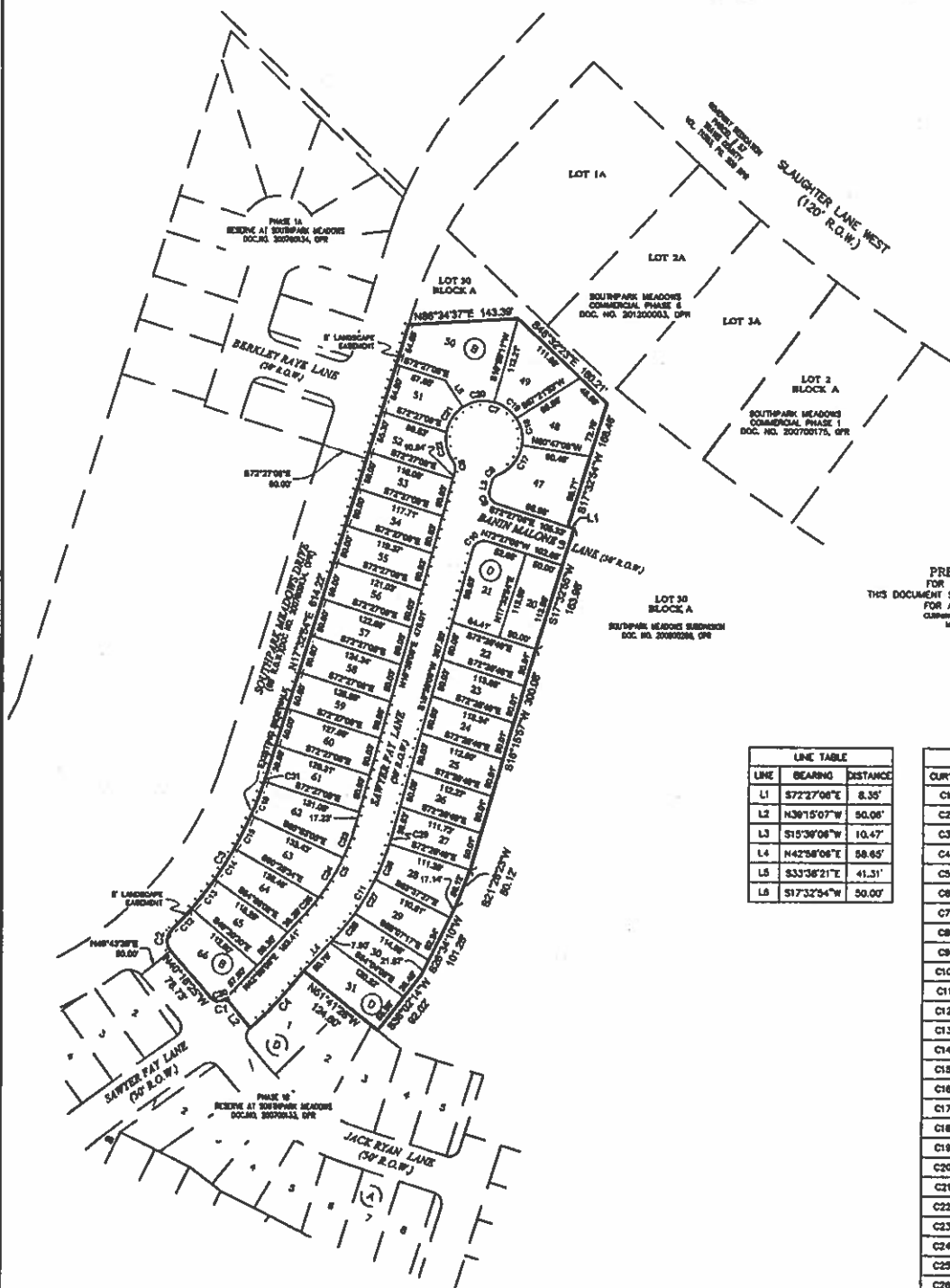
SCALE: 1"=1000'

SCANNED

THE RESERVE AT SOUTHPARK MEADOWS II, PHASE 2C

A PARTIAL RESUBDIVISION OF LOT 80, BLOCK A, SOUTHPARK MEADOWS SUBDIVISION
A RESUBDIVISION OF LOT 2, SLAUGHTER - CULLEN COMMERCIAL LOTS 12, 14 AND 16, TOM F. DUNNahoo SUBDIVISION AND
250.878 ACRES OWNED BY SF MEADOWS CENTRAL, LTD. AND 12.888 ACRES OWNED BY ABEL J. AND MARY ANN THEROT FAMILY LIMITED PARTNERSHIP

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LINE	BEARING	DISTANCE
L1	S72°27'06"E	8.35'
L2	N36°15'07"W	50.06'
L3	S15°38'08"W	10.47'
L4	N42°58'08"E	58.65'
L5	S33°38'21"E	41.31'
L6	S17°32'54"W	50.00'

CURVE	RADIUS	LENGTH	DELTA	CHORD BEG.	CHORD
C1	15.00'	24.04'	91°49'23"	N86°11'07"W	21.35'
C2	20.00'	29.70'	85°04'56"	N02°18'04"E	27.04'
C3	505.00'	240.28'	27°15'39"	N31°10'44"E	236.02'
C4	600.00'	102.95'	9°40'52"	S43°13'28"W	102.83'
C5	275.00'	131.11'	27°19'00"	N28°16'36"E	128.87'
C6	15.00'	13.82'	52°01'12"	N10°21'30"W	13.16'
C7	50.00'	247.87'	284°02'25"	S74°20'34"E	61.54'
C8	15.00'	13.82'	52°01'12"	S41°38'42"W	13.16'
C9	15.00'	23.07'	88°04'12"	S28°24'00"E	20.86'
C10	15.00'	24.06'	81°53'48"	N61°34'00"E	21.56'
C11	325.00'	154.85'	27°19'00"	N29°18'36"E	153.48'
C12	505.00'	38.06'	4°18'04"	N42°38'02"E	38.05'
C13	505.00'	48.11'	9°27'32"	N37°45'44"E	48.10'
C14	505.00'	48.11'	9°27'32"	N32°18'12"E	48.10'
C15	505.00'	48.11'	9°27'32"	N28°50'41"E	48.10'
C16	505.00'	47.73'	5°43'54"	N21°24'28"E	47.71'
C17	50.00'	51.08'	58°27'28"	N38°26'35"E	48.83'
C18	50.00'	36.82'	41°50'56"	N11°42'37"W	35.71'
C19	50.00'	36.87'	42°01'06"	N53°38'38"W	35.85'
C20	50.00'	42.75'	48°58'09"	S89°51'14"W	41.46'
C21	50.00'	41.16'	47°10'07"	S32°46'38"W	40.01'
C22	50.00'	39.76'	48°33'36"	S13°38'17"E	38.72'
C23	275.00'	45.75'	9°31'55"	S29°25'05"W	45.70'
C24	275.00'	80.89'	12°41'14"	S31°51'41"W	80.77'
C25	275.00'	24.46'	5°06'48"	S40°25'12"W	24.45'
C26	325.00'	42.14'	7°25'42"	N38°15'15"E	42.11'
C27	325.00'	51.43'	9°04'02"	N31°00'23"E	51.38'
C28	325.00'	50.19'	8°50'52"	N22°02'58"E	50.14'
C29	325.00'	11.18'	1°56'24"	N16°38'16"E	11.18'
C30	15.00'	25.33'	96°45'29"	N88°36'08"W	22.43'
C31	505.00'	10.15'	1°08'07"	N18°07'26"E	10.15'

LEGEND

- 1/2" IRON ROD POUND WITH CAP STAMPED "CUNNINGHAM-ALLEN, INC." (UNLESS STATED)
- 1/2" IRON ROD SET WITH CAP STAMPED "CUNNINGHAM-ALLEN, INC." (UNLESS STATED)
- ⊙ STEEL SPIKE SET WITH ALUMINUM WASHER STAMPED "CUNNINGHAM-ALLEN, INC." (UNLESS STATED)
- ⋯ PROPOSED SIDEWALK (EXCEPT AS NOTED)
- Ⓢ BLOCK DESIGNATION
- P.U.E. PUBLIC UTILITY EASEMENT
- S.S.E. STORM SEWER EASEMENT
- C.O.A. CITY OF AUSTIN
- RPR REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

C8-2012
SUBMITTAL DATE:

C.A. Cunningham / Allen, Inc.
Surveyors & Engineers
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DATE: 05/20/12 PROJECT NO.: 498.0104
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