

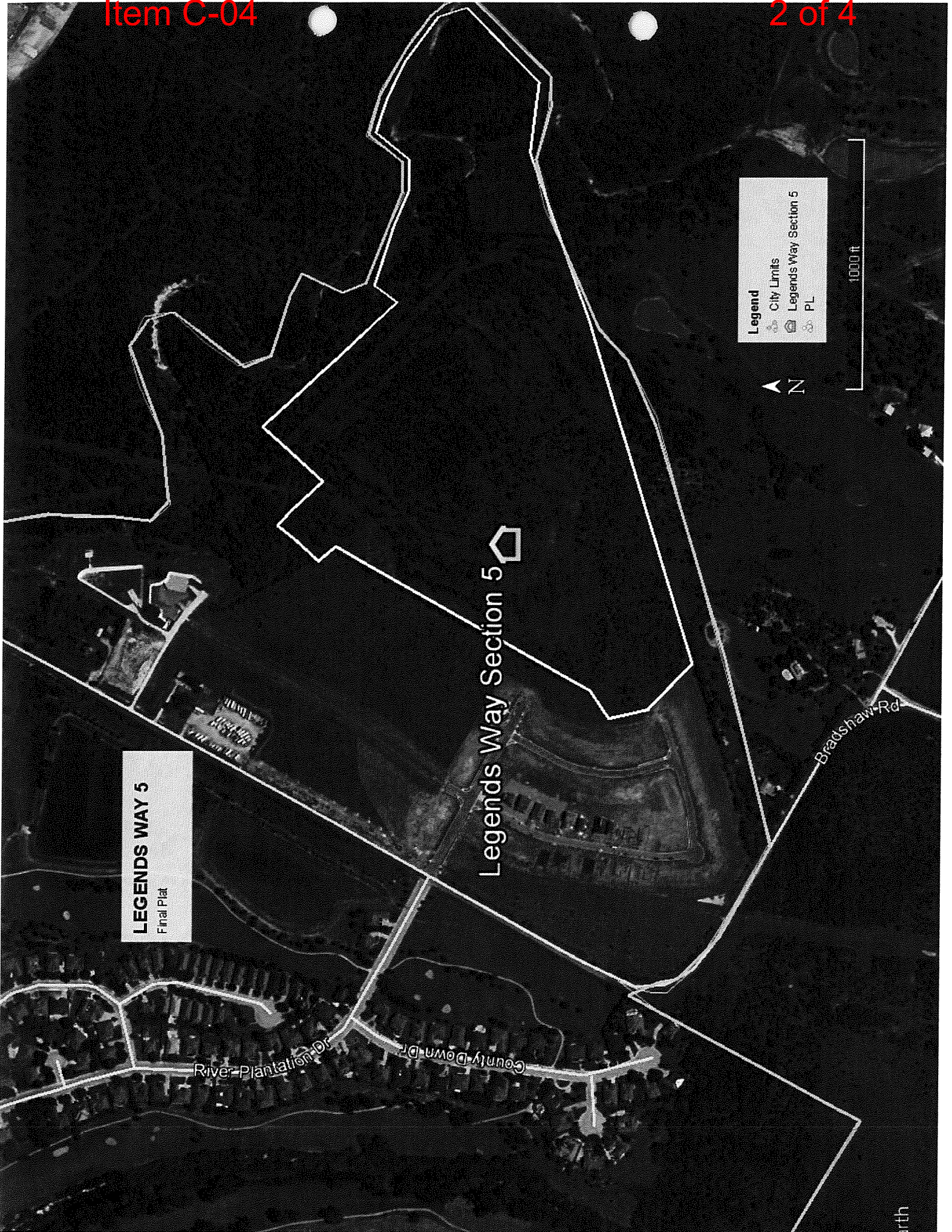
SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2012-0071.5A**ZAP DATE:** March 15, 2016**SUBDIVISION NAME:** Legends Way Section 5 Final Plat**AREA:** 35.06**LOT(S):** 82**OWNER/APPLICANT:** RG Onion Creek, LLC (Nathan Henry)**AGENT:** Carlson, Brigrance, and Doering, Inc. (Bill E. Couch)**ADDRESS OF SUBDIVISION:** Bradshaw Road**GRIDS:** G10, H10**COUNTY:** Travis**WATERSHED:** Williamson Creek**JURISDICTION:** Full-Purpose**EXISTING ZONING:** SF-2**MUD:** N/A**PROPOSED LAND USE:** Single Family, public, right-of-way**ADMINISTRATIVE WAIVERS:** N/A**VARIANCES:** N/A

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

DEPARTMENT COMMENTS: The request is for approval of the Legends Way Section 5 final plat. The proposed plat out of an approved preliminary plan is composed of 82 lots on 35.06 acres (79 single-family lots). The lots will take access via an internal street network via River Plantation Drive and Bradshaw Road. City of Austin utilities are available. Parkland dedication requirements have been satisfied by dedication of land. The developer will be responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:**CITY STAFF:** Don Perryman**PHONE:** 512-974-2786**E-MAIL:** don.perryman@austintexas.gov



LEGENDS WAY 5

Final Plat

Legends Way Section 5

Bradshaw Rd

River Plantation Dr

County Down Dr

Legend

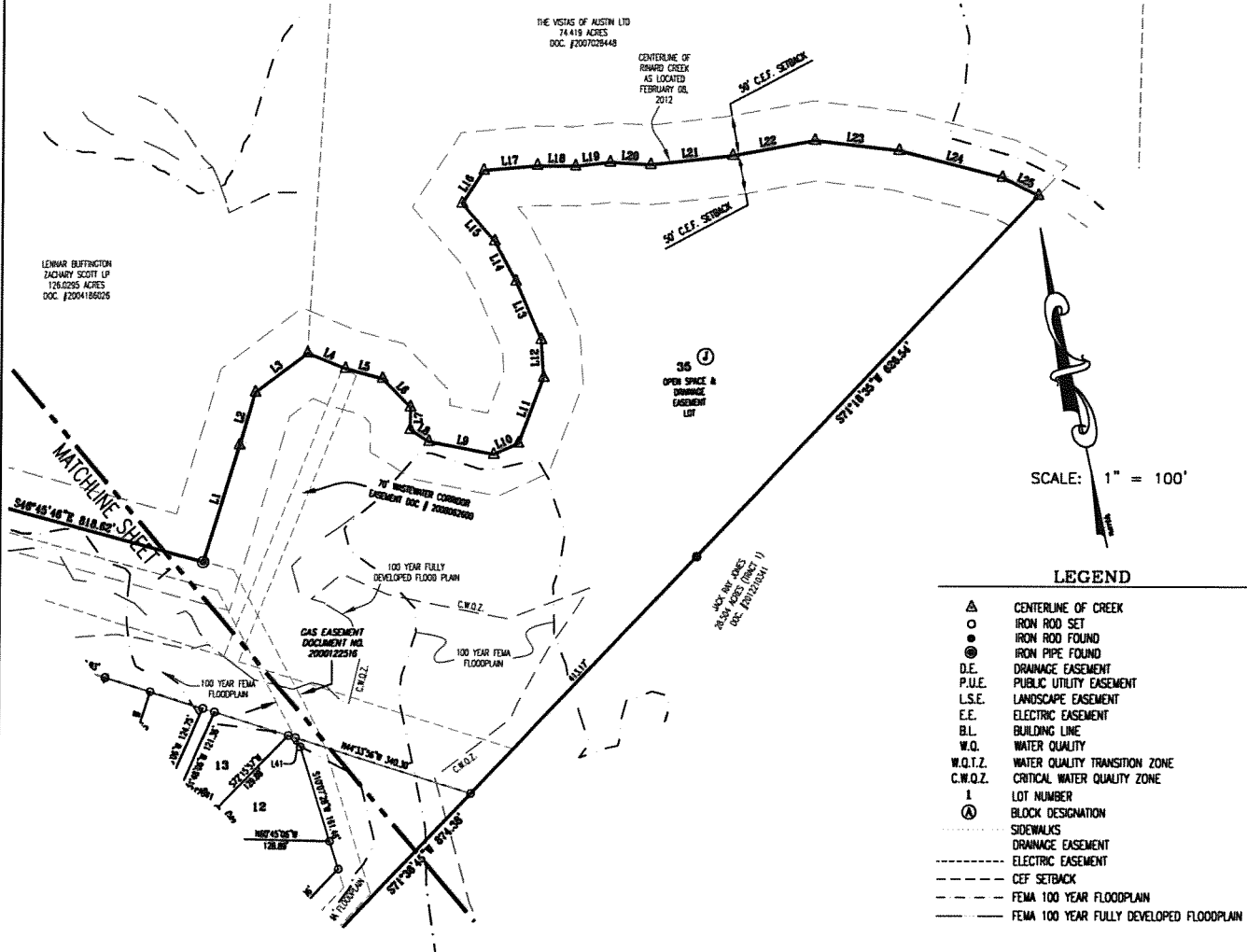
- City Limits
- Legends Way Section 5
- PL



1000 ft

earth

LEGENDS WAY SECTION 5



Curve Table						
Curve #	Length	Radius	Chord Distance	Chord Length	Tangent	OSL
C1	9.41	103.00	S80W4°45'E	9.41	4.70	17°47'15"
C2	74.66	870.00	S40W4°45'E	74.66	37.35	47°23'52"
C3	153.66	870.00	S40W3°47'E	153.66	76.90	47°04'37"
C4	70.87	430.00	N40E3°47'E	70.87	35.57	47°27'14"
C5	30.53	430.00	N42W2°49"E	30.53	15.27	49°06'56"
C6	17.24	25.00	S50W1°17'E	16.90	8.80	38°31'04"
C7	157.14	50.00	N10W2°54"E	100.00	777.30.83	108°04'25"
C8	17.75	25.00	S50W0°40"E	17.73	8.87	49°41'10"
C9	108.72	530.00	N10E1°44"E	108.53	55.06	11°50'33"
C10	32.81	103.00	N72W1°46"E	32.81	16.41	74°04'31"
C11	23.04	15.00	S20W3°40"E	20.84	14.48	87°38'40"
C12	30.26	470.00	N10W1°13"E	30.27	16.15	73°56'06"
C13	36.49	530.00	S10E2°17"E	36.38	18.21	73°56'06"
C14	22.79	15.00	N50W5°15"E	20.86	14.25	69°04'00"
C15	228.79	163.00	N10W1°13"E	228.37	116.82	171°45'52"
C16	322.40	970.00	N10W1°13"E	320.92	162.70	171°02'37"
C17	23.56	15.00	N50W3°36"E	21.21	15.00	90°00'00"
C18	292.13	475.00	N30W0°40"E	287.55	150.80	38°14'15"
C19	23.56	15.00	S10E2°49"E	21.21	15.00	90°00'00"
C20	126.79	375.00	N40E3°37"E	126.18	64.00	19°22'17"
C21	20.25	25.00	S37E3°37"E	19.70	10.72	48°24'21"
C22	241.13	500.00	S20E3°15"E	66.71	47.76	18°16'50"
C23	22.83	25.00	N0E3°48"E	21.33	11.79	50°28'38"
C24	106.57	325.00	N40E4°22"E	106.09	53.77	18°47'14"
C25	15.00	15.00	N0E7°15"E	21.21	15.00	90°00'00"
C26	322.80	525.00	N30E0°40"E	317.82	166.73	38°14'15"
C27	23.56	15.00	S0E3°50"E	21.21	15.00	90°00'00"
C28	62.80	470.00	N6E3°25"E	62.70	41.55	10°05'00"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C20	45.47	250.00	N08°25'43"W	30.48	32.12	100°17'30"
C31	8.50	370.00	S43°25'18"W	5.46	6.00	129°57"
C31	81.67	370.00	N49°53'33"E	61.80	30.60	87°27'30"
C32	183.17	1030.00	S49°05'31"E	163.00	81.76	89°36'30"
C33	67.60	970.00	S56°50'07"E	66.60	33.51	59°27'21"
C34	12.00	970.00	S53°15'38"E	12.00	6.00	8°42'32"
C38	31.87	430.00	N51°29'47"W	31.86	15.98	41°15'36"
C38	39.00	430.00	N49°45'45"W	39.00	19.51	51°17'30"
C37	28.77	430.00	N47°25'14"E	28.77	14.88	53°01'17"
C38	8.76	430.00	N47°08'46"W	8.76	0.38	0°08'05"
C38	15.34	25.00	S57°46'42"E	15.10	7.92	39°09'33"
C40	1.90	25.00	S77°26'14"E	1.80	0.95	47°10'45"
C41	54.00	50.00	N48°46'26"W	51.41	28.87	61°52'46"
C42	51.00	50.00	N50°45'28"E	50.66	21.73	45°02'51"
C43	62.14	50.00	N49°51'15"E	59.25	35.80	71°12'44"
C44	42.40	530.06	N60°33'42"E	42.30	21.21	43°43'35"
C45	57.00	530.06	N61°25'33"E	56.87	28.53	60°00'07"
C46	10.33	530.06	N71°03'53"E	10.33	5.16	17°06'33"
C47	33.33	1030.00	N79°51'27"E	33.19	26.60	25°53'33"
C48	58.00	1030.00	N82°56'42"E	58.80	29.51	51°16'26"
C48	58.00	1030.00	N81°55'37"E	58.80	29.51	51°16'26"
C50	58.00	1030.00	N89°33'47"E	58.80	29.51	51°16'26"
C51	65.36	970.00	N88°43'47"E	65.35	32.68	35°13'38"
C52	65.36	970.00	N84°53'08"E	65.35	32.68	35°13'38"
C53	65.36	970.00	N77°08'35"E	65.35	32.68	35°13'38"
C54	65.36	970.00	N77°06'51"E	65.35	32.68	35°13'38"
C55	60.96	970.00	N72°50'16"E	60.95	30.48	34°26'45"
C56	82.15	475.00	N32°30'17"E	82.00	41.17	65°24'24"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C57	112.00	475.00	N35E27'35"W	111.24	56.26	173°32'30"
C58	85.00	475.00	N45E35'35"W	84.80	42.61	181°51'15"
C59	13.00	475.00	N52E39'13"W	13.00	6.50	73°34'00"
C60	85.92	375.00	N41E34'57"E	85.84	33.05	180°24'20"
C61	54.00	375.00	N49E34'57"E	54.03	27.00	81°55'45"
C62	6.79	375.00	N58E15'56"E	6.79	3.39	70°57'15"
C63	35.13	50.00	N27E45'40"E	35.28	16.94	38°40'00"
C64	45.00	50.00	N77E56'49"E	45.50	24.15	51°37'30"
C65	43.00	50.00	S57E31'56"E	43.89	22.83	49°16'20"
C66	43.00	50.00	S59E21'30"E	43.88	22.83	49°16'20"
C67	60.00	50.00	S50E35'23"E	59.46	34.21	68°05'45"
C68	16.00	50.00	N49E31'11"W	17.90	9.10	287°32'30"
C69	48.36	325.00	N51E36'13"E	48.34	20.21	70°06'50"
C70	66.20	325.00	N42E12'54"E	66.08	33.22	114°16'18"
C71	62.46	325.00	N59E12'45"W	62.43	31.27	84°09'11"
C72	61.00	325.00	N45E28'13"E	60.87	30.53	83°06'25"
C73	61.00	325.00	N46E49'05"W	60.87	30.53	83°06'25"
C74	58.00	325.00	N30E16'12"W	58.97	29.53	87°28'20"
C75	78.42	325.00	N22E43'30"E	79.34	38.78	104°06'00"
C76	25.00	470.00	N48E30'40"E	25.00	12.65	74°08'30"
C77	57.00	470.00	N46E39'56"E	56.97	28.53	85°06'00"
C78	38.85	370.00	N46E31'31"E	38.84	19.43	84°06'30"
C79	38.22	370.00	N51E16'52"W	38.21	15.12	84°06'30"
C80	38.17	1030.00	S52E31'53"E	38.17	19.59	216°04'40"
C81	62.00	1030.00	S49E43'03"E	61.99	31.01	228°36'50"
C82	62.00	1030.00	S49E43'03"E	61.99	31.01	228°36'50"

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	153.52	N04°51'30"E	L21	104.65	S58°29'40"E
L2	80.57	N04°41'50"E	L22	105.83	S72°37'00"E
L3	82.14	N05°49'10"E	L23	107.66	S55°22'20"E
L4	51.87	S39°38'4"E	L24	126.35	S47°43'00"E
L5	49.24	S47°14'0"E	L25	51.34	S33°47'40"E
L6	50.27	S18°34'55"E	L26	44.58	N10°26'30"E
L7	28.34	S20°23'30"E	L27	56.92	N07°19'00"E
L8	26.33	S33°07'50"E	L28	58.90	N02°49'00"E
L9	83.56	S50°54'30"E	L29	7.38	N03°37'15"E
L10	34.06	S08°37'50"E	L30	89.84	N06°16'00"E
L11	86.71	N00°02'30"E	L31	61.03	N14°35'30"E
L12	47.68	N03°35'20"E	L32	82.43	N10°29'17"E
L13	55.88	N03°46'2"E	L33	62.42	N15°29'17"E
L14	87.04	N00°24'56"E	L34	81.78	S14°35'00"E
L15	83.45	N13°15'30"E	L35	30.89	S18°23'00"E
L16	48.98	N01°12'45"E	L36	44.25	N10°22'45"E
L17	68.50	S67°10'30"E	L37	44.25	N07°22'45"E
L18	48.38	S61°21'15"E	L38	30.89	N18°23'00"E
L19	44.11	S50°15'30"E	L41	12.77	S00°00'20"E
L20	51.70	S38°38'11"E			



Carlson, Brigance & Doering, Inc.

FIRM ID #F379

REG. # 10024200

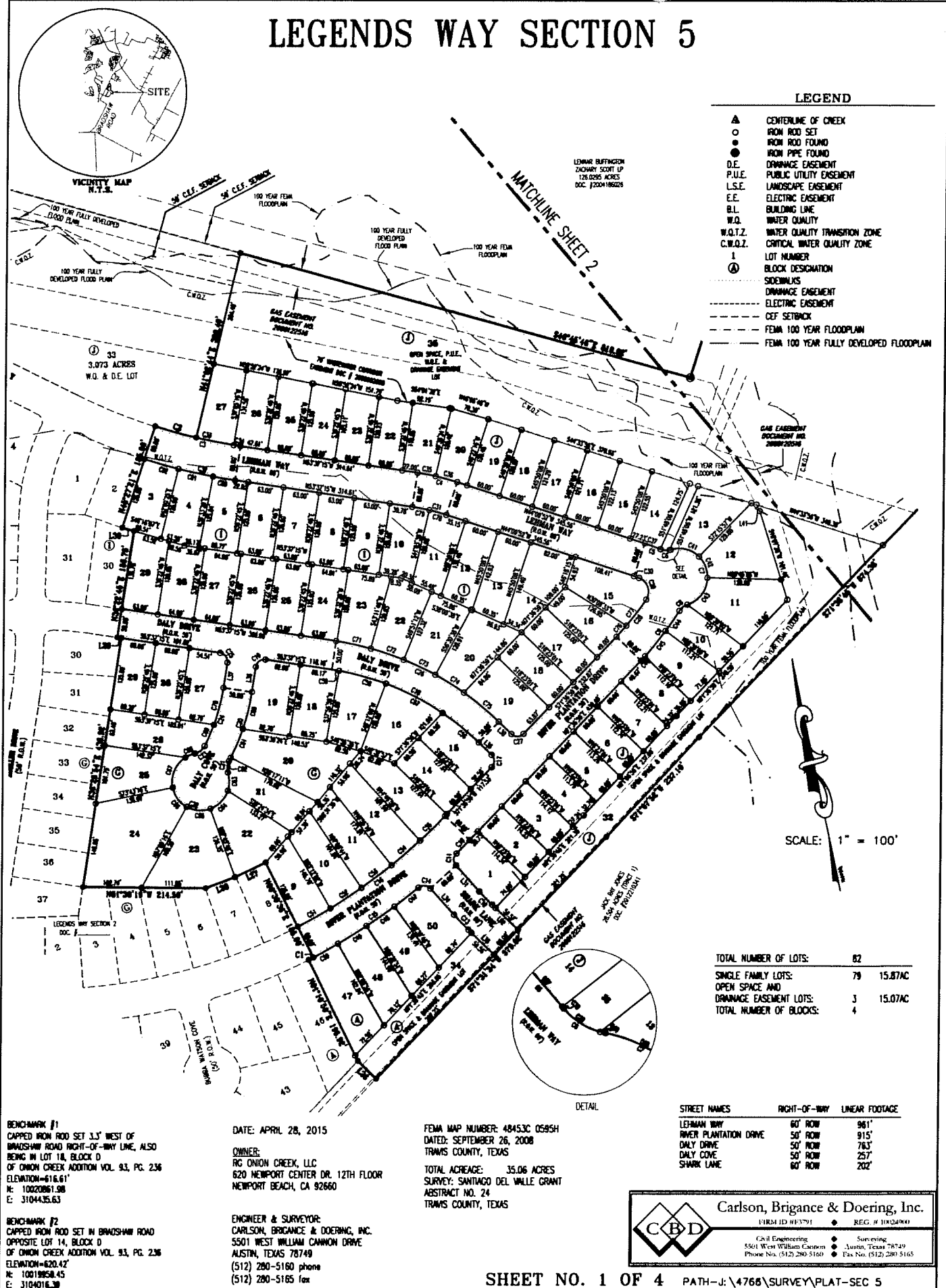
Civil Engineering
5501 West William Ca
Phone No. (512) 280-1

- ◆ Surveying
- ◆ Austin, Texas 78749
- ◆ Fax No. (512) 280-5165

LEGENDS WAY SECTION 5

LEGEND

- ▲ CENTERLINE OF CREEK
- IRON ROD SET
- IRON ROD FOUND
- IRON PIPE FOUND
- DRAINAGE EASEMENT
- PUBLIC UTILITY EASEMENT
- LANDSCAPE EASEMENT
- ELECTRIC EASEMENT
- BUILDING LINE
- WATER QUALITY
- WATER QUALITY TRANSITION ZONE
- CRITICAL WATER QUALITY ZONE
- ① LOT NUMBER
- Ⓐ BLOCK DESIGNATION
- SIDEWALKS
- DRAINAGE EASEMENT
- ELECTRIC EASEMENT
- CEF SETBACK
- FEMA 100 YEAR FLOODPLAIN
- FEMA 100 YEAR FULLY DEVELOPED FLOODPLAIN



TOTAL NUMBER OF LOTS:	82
SINGLE FAMILY LOTS:	79 15.87AC
OPEN SPACE AND DRAINAGE EASEMENT LOTS:	3 15.07AC
TOTAL NUMBER OF BLOCKS:	4

STREET NAMES	RIGHT-OF-WAY	LINEAR FOOTAGE
LEGENDS WAY	60' ROW	981'
RIVER PLANTATION DRIVE	50' ROW	915'
DAILY DRIVE	50' ROW	763'
DAILY COVE	50' ROW	257'
SHARK LANE	60' ROW	202'



Carlson, Brigrance & Doering, Inc.

FIRM ID #3791

REG. # 10024900

Civil Engineering

Surveying

5501 West William Canyon

Austin, Texas 78749

Phone No. (512) 280-5160

Fax No. (512) 280-5165

BENCHMARK #1
CAPPED IRON ROD SET 3.5' WEST OF
BRANDSHAW ROAD RIGHT-OF-WAY LINE, ALSO
BEING IN LOT 18, BLOCK D
OF OHION CREEK ADDITION VOL. 93, PG. 236
ELEVATION=616.61'
N: 10020861.98
E: 3104435.63

BENCHMARK #2
CAPPED IRON ROD SET IN BRANDSHAW ROAD
OPPOSITE LOT 14, BLOCK D
OF OHION CREEK ADDITION VOL. 93, PG. 236
ELEVATION=620.42'
N: 10019958.45
E: 3104016.39

DATE: APRIL 28, 2015

OWNER:
RC OHION CREEK, LLC
820 NEWPORT CENTER DR. 12TH FLOOR
NEWPORT BEACH, CA 92660

ENGINEER & SURVEYOR:
CARLSON, BRIGRANCE & DOERING, INC.
5501 WEST WILLIAM CANYON DRIVE
AUSTIN, TEXAS 78749
(512) 280-5160 phone
(512) 280-5165 fax

FEMA MAP NUMBER: 48453C 0595H
DATED: SEPTEMBER 26, 2008
TRAVIS COUNTY, TEXAS

TOTAL ACRES: 35.06 ACRES
SURVEY: SANTIAGO DEL VALLE GRANT
ABSTRACT NO. 24
TRAVIS COUNTY, TEXAS