

ZYDECO PARTNERS-1, LTD.  
901 RIO GRANDE STREET, SUITE 200  
AUSTIN, TX 78701  
512.479.7850

LAND PLANNER      THROWER DESIGN  
P.O. BOX 41957  
AUSTIN, TEXAS 78704  
512.476.4456

CIVIL ENGINEER    AMC DESIGN GROUP INC.  
P.O. BOX 341555  
AUSTIN, TEXAS 78734  
512.385.2911

SURVEYOR CHAPARRAL PROFESSIONAL  
LAND SURVEYING, INC.  
3500 McCALL LANE  
AUSTIN, TEXAS 78744  
512.443.1724

60.688 ACRE OF LAND (APPROX. 2,643,548 SQ. FT.) IN THE WILLIAM BRATTON SURVEY NO. 103, TRAVIS COUNTY, TEXAS, BEING A PORTION OF AN 80.533 ACRE TRACT OF LAND CONVEYED TO FPA BRATTON ASSOCIATES, L.P. IN DEED DATED FEBRUARY 10, 2006, DESCRIBED IN DOCUMENT NO. 2006024340 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

GRID #: M39  
MAPSCO #: 436

NO PORTION OF THIS SITE IS WITHIN THE 100 YEAR  
FLOODPLAIN AS PER FEMA PANEL NUMBER 48453C0260J,  
FOR TRAVIS COUNTY, TEXAS DATED AUGUST 18, 2014.

TBM #1: A SQUARE CUT ON TOP OF CURB, WEST SIDE OF  
GRAND AVENUE PARKWAY, +/- 91' SOUTH OF THE  
TERMINUS OF PAVEMENT, WEST CORNER OF SUBJECT  
TRACT.  
ELEV.=867.67'

BM #1: A ALUMINUM DISK IN CONCRETE STAMPED  
"CHAPARRAL LAND SURVEYING GEODETIC CONTROL JOH1",  
+/- 12' WEST OF THE WEST EDGE OF PAVEMENT OF  
BRATTON LANE, +/- 10' SOUTH OF A WASTEWATER  
MANHOLE, SOUTH CORNER OF SUBJECT TRACT.  
ELEV.=866.89'

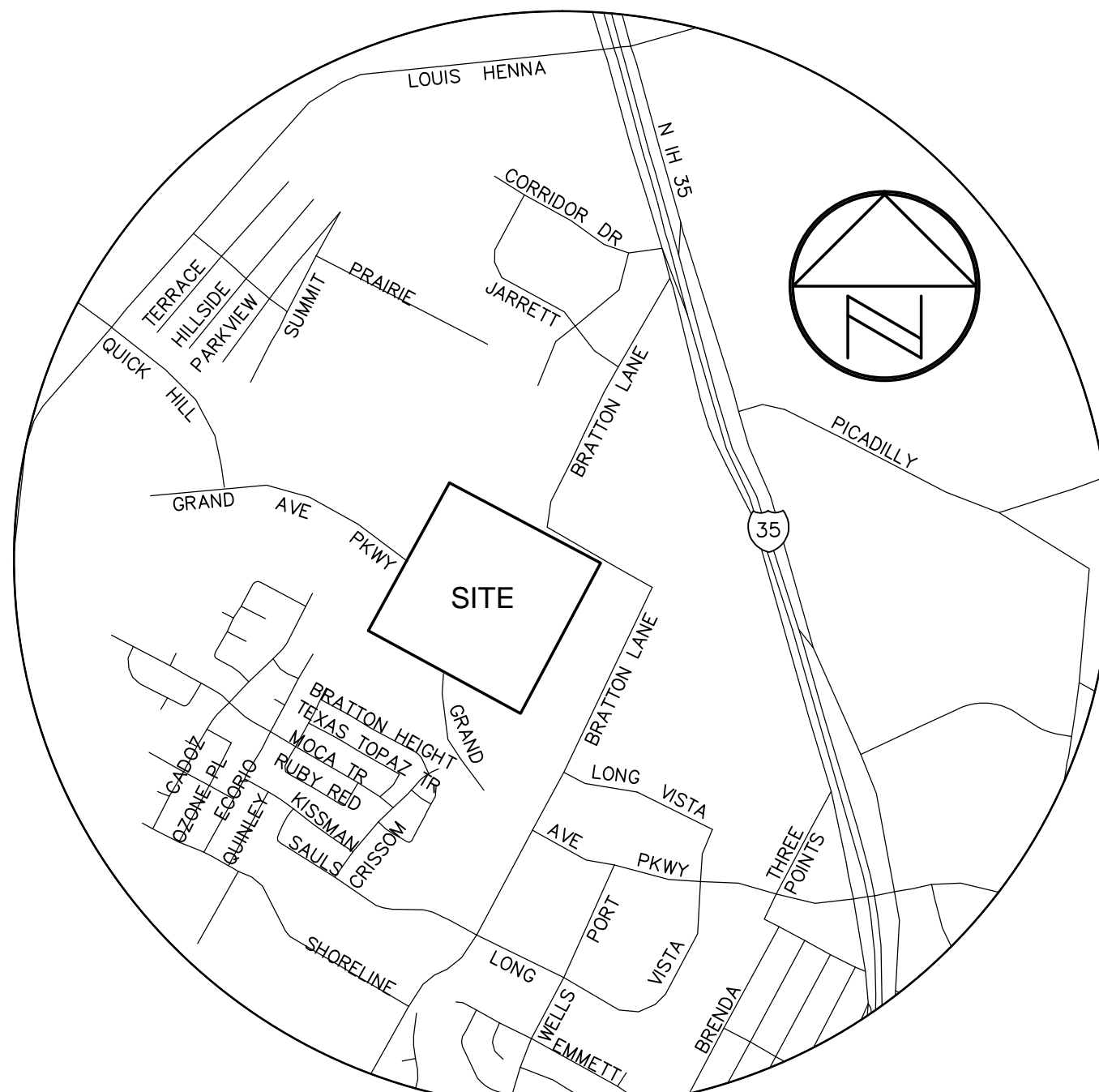
BM #2: A ALUMINUM DISK IN CONCRETE STAMPED  
"CHAPARRAL LAND SURVEYING GEODETIC CONTROL JOH2",  
+/- 15' EAST OF THE EAST EDGE OF PAVEMENT OF  
BRATTON LANE AT THE MIDPOINT OF CURVE OF BRATTON  
LANE, EAST CORNER OF SUBJECT TRACT.  
ELEV=849.20'

VERTICAL DATUM IS NAVD '88(GEIOD '99) FROM THE TRAVIS COUNTY/LCRA COOPERATIVE HARN NETWORK.

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

AN ADMINISTRATIVE VARIANCE WAS GRANTED PER LDC 25-8-42(B) (6) OF THE LDC FOR CUT/FILL UP TO 8 FEET ASSOCIATED WITH THE WATER QUALITY AND/OR DETENTION FACILITIES.

AN ADMINISTRATIVE VARIANCE WAS GRANTED PER SECTION 25-8-42(B) (7) OF THE LDC FOR CUT/FILL UP TO 8 FEET.



VICINITY MAP  
NOT TO SCALE

---

CHRIS MCCOMB, P.E.

SHEET 1 COVER SHEET  
SHEET 2 PRELIMINARY PLAN & NOTES

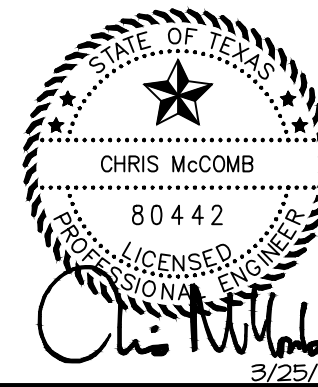
## APPROVALS

**AMC  
DESIGN  
GROUP**

ENGINEERING AND  
CONSTRUCTION  
CONSULTANTS

---

P.O. BOX 341555  
AUSTIN, TEXAS 78734  
512-385-2911  
512-385-5400 FAX  
TEXAS REGISTERED  
ENGINEERING FIRM F-1708



*Thrauer Design*  
P.O. BOX 41957 • AUSTIN, TEXAS 78704 • (512) 476-4456  
**LAND PLANNERS**

6. The graphic or other material is the exclusive and confidential property of AMC Design Group, Inc. in and to whom all rights of reproduction, distribution, and/or use of the graphic or other material in the artwork of the print will revert to AMC Design Group, Inc.

**PRESTON PARK SUBDIVISION  
PRELIMINARY PLAN**  
16250 BRATTON LANE  
AUSTIN, TEXAS

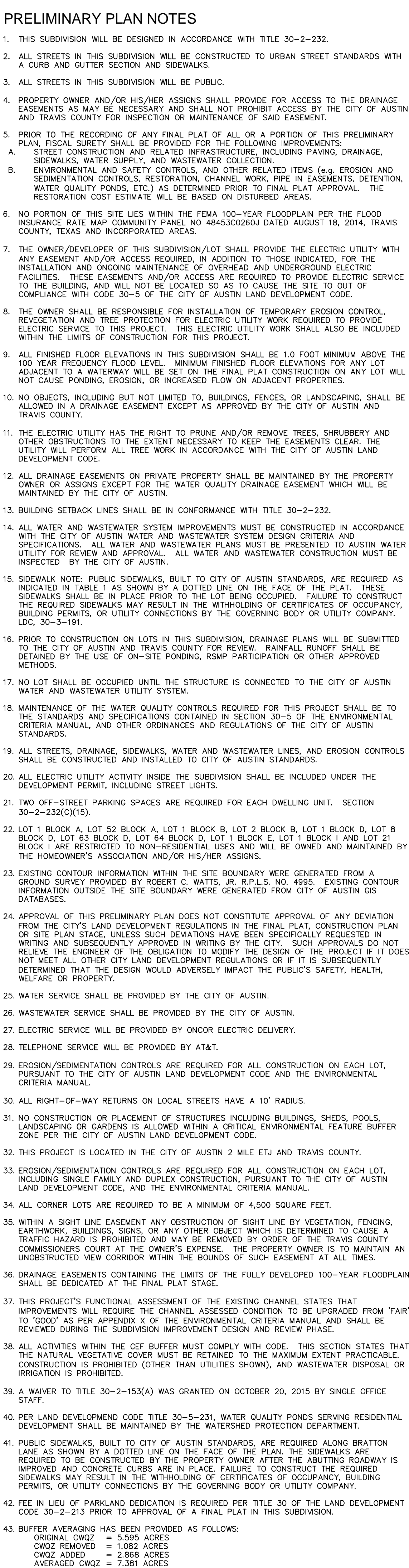
## COVER SHEET

SHEET NO

1

C8J-2015-0134



[illegible]

LINE TABLE				CURVE TABLE			
LINE	BEARING	DISTANCE	(RECORD)	CURVE	RADIUS	ARC LENGTH	CHORD
L1	S26°54'40" W	24.29'	(S29°43'22" E 24.63')	C1	1000.00'	682.10'	668.95'
L2	S58°01'18" E	111.89'	(S55°50'37" E 111.90')	C2	1000.00'	142.73'	139.02'
L3	N27°10'50" E	11.64'	(N29°13'32" E 12.89')	C3	1200.00'	992.72'	964.66'
L4	N30°19'18" E	12.73'		C4	180.00'	139.44'	N 50°38'46" E
L5	N27°18'50" E	12.18'		C5	180.00'	89.76'	E 47°53'20" E
L6	S27°44'18" W	12.82'		C6	180.00'	89.18'	88.27'