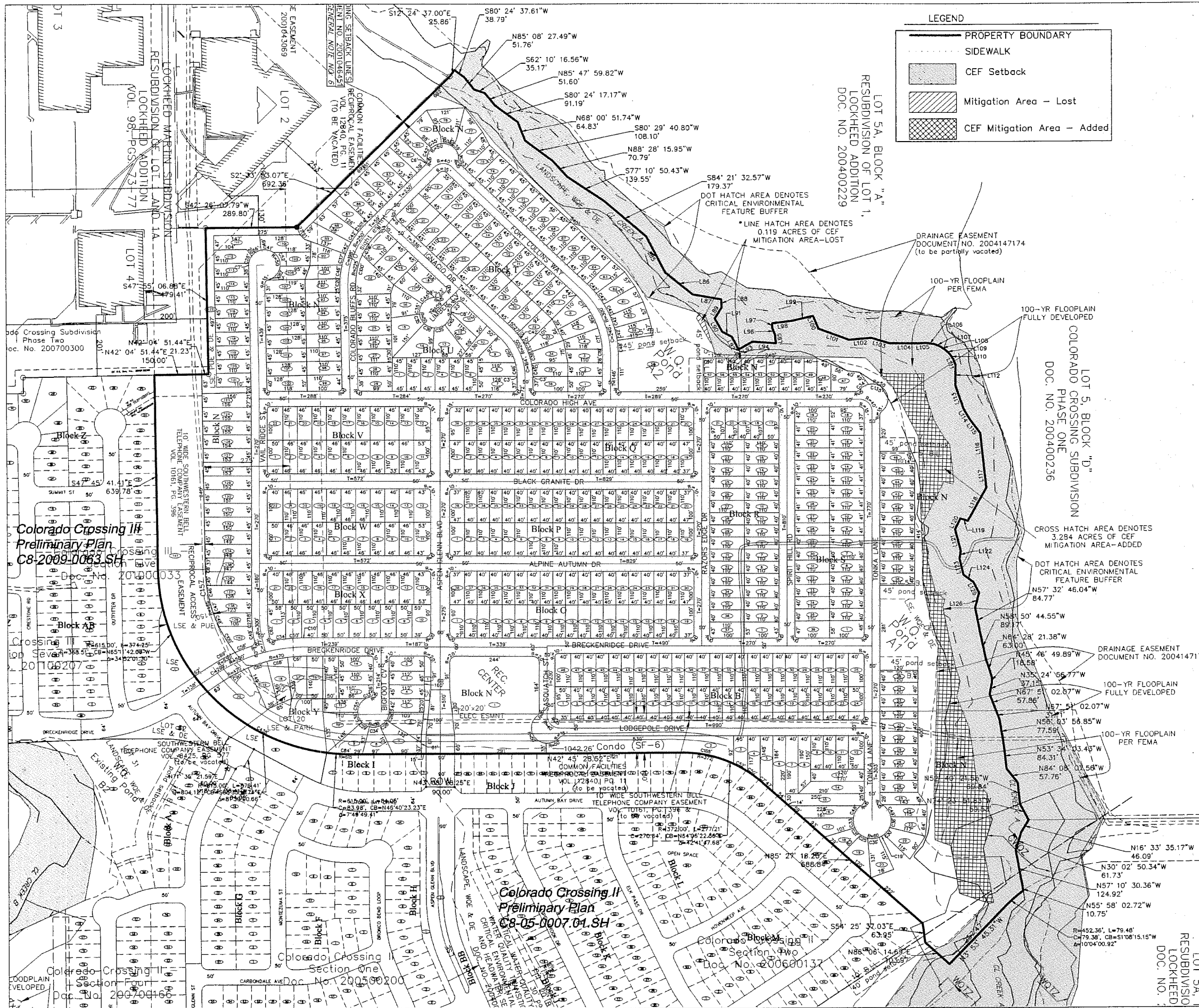


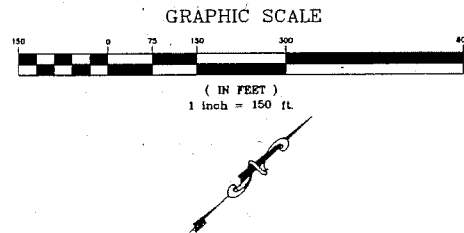


LEGEND

- PROPERTY BOUNDARY
- SIDEWALK
- CEF Setback
- Mitigation Area - Lost
- CEF Mitigation Area - Added

LAND USE CHART		
LAND USE:	NUMBER OF LOTS	ACREAGE
RESIDENTIAL LOTS (SF-4A)	518	60.118 ACRES
RESIDENTIAL LOTS (SF-6)	1	0.794 ACRES
STREET R.O.W.	N/A	19.753 ACRES
D.E./P.U.E./W.O. POND LOTS	4	22.103 ACRES
LANDSCAPE/OPEN SPACE	2	1.227 ACRES
AMENITY CENTER	1	2.015 ACRES
TOTAL	526	106.01 ACRES

*CEF MITIGATION NOTE:
PER NOTE NO. 41, A 3.80 ACRE WET POND AREA IS REQUIRED, EXCESS AREA CAN BE USED AS MITIGATION FOR FUTURE REQUIRED CEF SETBACKS. THE WET POND AREA PROVIDED IS 6.98 ACRES (LOT 3, BLOCK J). THIS LEAVES AN EXCESS OF 3.18 ACRES CREDIT. THE LINE HATCH AREA DENOTES THE PROPOSED DELETION OF CEF MITIGATED AREA EQUAL TO 2.39 ACRES. (THIS LEAVES AN EXCESS BALANCE OF 0.79 ACRES)



PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L85	132.33	N73° 49' 29"W
L86	113.33	S82° 49' 21"W
L87	91.47	S53° 06' 48"W
L88	27.10	N49° 29' 12"W
L89	41.90	N15° 26' 02"W
L90	49.41	N75° 39' 36"W
L91	34.41	S72° 35' 08"W
L92	47.15	N74° 44' 47"W
L93	50.80	S12° 51' 09"W
L94	74.65	S47° 03' 42"W
L95	29.90	S53° 34' 46"E
L96	21.85	S69° 19' 36"E
L97	15.73	S47° 06' 09"E
L98	63.37	S35° 45' 42"W
L99	68.37	S29° 33' 32"W
L100	45.24	N69° 24' 54"W
L101	103.66	S64° 01' 44"W
L102	70.95	S37° 53' 17"W
L103	60.03	S60° 07' 19"W
L104	94.18	S43° 35' 05"W
L105	21.63	S38° 30' 16"W

PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L106	27.08	S51° 38' 04"W
L107	20.00	S65° 42' 59"W
L108	18.97	S77° 00' 54"W
L109	20.40	S88° 20' 24"W
L110	20.00	N79° 55' 34"W
L111	20.00	N68° 23' 51"W
L112	67.00	N46° 15' 27"W
L113	82.30	N65° 41' 28"W
L114	42.00	N76° 52' 16"W
L115	52.60	N83° 19' 37"W
L116	98.10	N52° 51' 48"W
L117	81.90	N53° 14' 44"W
L118	124.00	N18° 31' 16"W
L119	24.40	N61° 09' 45"E
L120	39.20	N20° 57' 31"W
L121	74.30	N61° 22' 28"W
L122	24.40	N36° 12' 24"W
L123	55.50	N60° 22' 12"W
L124	39.30	S80° 46' 12"W
L125	39.20	N74° 19' 04"W
L126	50.70	N32° 36' 56"W

PRELIMINARY SUBDIVISION APPROVAL SHEET 2 OF 2

FILE NUMBER **C8-2013-0081-SH** APPLICATION DATE **1-14-2014**

APPROVED BY PLANNING COMMISSION ON **1-14-2014**

UNDER SECTION **4-57** OF CHAPTER **25** OF THE AUSTIN CITY CODE

EXPIRATION DATE (25-4-62, LDC) **5-2-2015** CASE MANAGER **Spina Limin**

PROJECT EXPIRATION DATE (ORD #070805-A) **DWPZ** **002**

Director, Watershed Protection and Development Review

FINAL PLAT TO LOCK-IN PRELIMINARY FILE # _____ APPROVED ON _____

PRELIMINARY EXTENT ON _____ UNTIL _____

Final Plats must be recorded by the Project Expiration Date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits must also be approved by the Project Expiration Date.

LAKESIDE ENGINEERS

F-4727

• CIVIL DESIGN

• LAND ACQUISITION

• CONSTRUCTION MANAGEMENT

PHONE (512) 472-9488 FAX (512) 472-9489

Colorado Crossing IV

Preliminary Plan

2

OF 2