SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2015-0228.1A **Z.A.P. DATE:** 12-05-17

SUBDIVISION NAME: Creeks Edge Final Plat

AREA: 58.80 acres **LOT(S):** 34

OWNER/APPLICANT: Creeks Edge LTD (Roger Aufieri) **AGENT:** LJA Engineering & Surveying (Daniel Ryan)

ADDRESS OF SUBDIVISION: 6813 CAUDILL LN

GRIDS: WV25 **COUNTY:** Travis

WATERSHED: Little Barton Creek **JURISDICTION:** 5-mile ETJ

EXISTING ZONING: N/A

PROPOSED LAND USE: single-family, r.o.w., drainage

ADMINISTRATIVE WAIVERS: None

VARIANCES: The applicant has requested and was granted a variance for private streets by the Travis County Commissioner's Court on November 28, 2017.

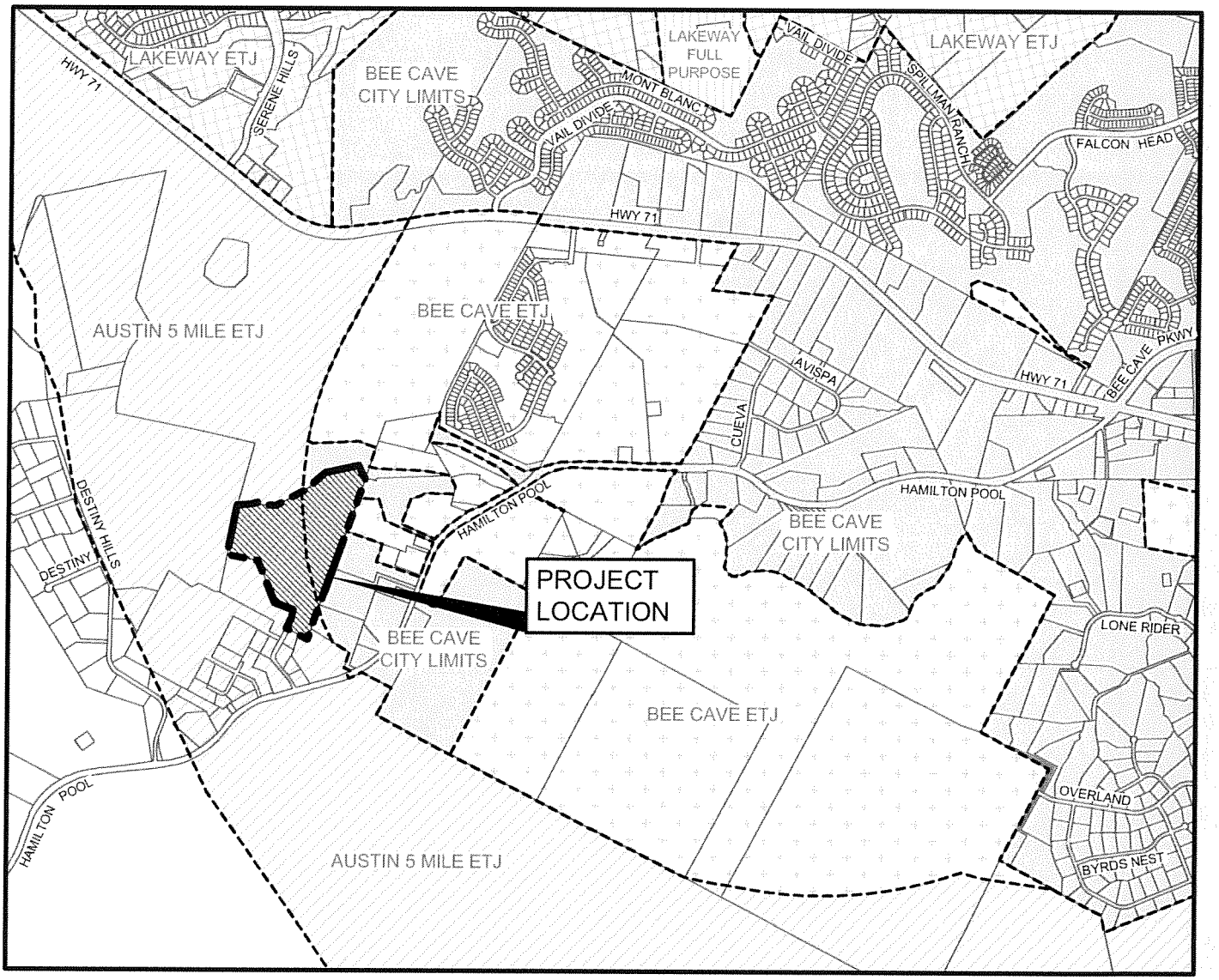
SIDEWALKS: N/A

DEPARTMENT COMMENTS: The request is for approval of the Creeks Edge final plat out of an approved preliminary plan. The proposed plat is composed of 34 lots on 58.80 acres. There are 30 single-family lots, a drainage water quality lot, landscape lot, critical environmental feature lot and a private street lot. The proposed subdivision is located in southwestern Travis County and it partially within the city limits of Bee Cave. The City of Bee Cave has recently approved the final plat. Water will be provided by the West Travis County Public Utility Agency. Wastewater will be provided by on-site wastewater disposal. Electric will be provided by the Pedernales Electric Co-Operative. The applicant 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 ACTION:

CITY STAFF: Don Perryman **PHONE:** 512-974-2786
e-mail: don.perryman@austintexas.gov



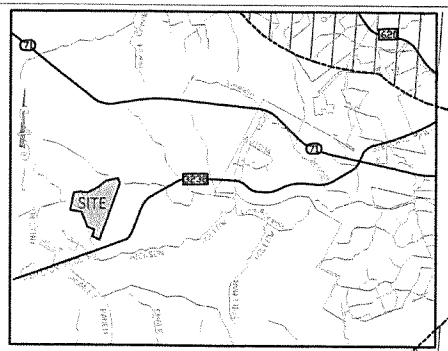
LOCATION MAP

SCALE: 1" = 2,000'

MAPSCO GRID 548V, 548Z

FINAL PLAT
CREEKS EDGE





LOCATION MAP
(NOT TO SCALE)

SITE ADDRESS:

CAUDILL LANE
BEE CAVE, TEXAS 78738

OWNER:

ROBERT WORRALL, PRESIDENT
DESTINY HILLS DEVELOPMENT, INC.
6821 KENOSHA PASS
AUSTIN, TEXAS 78749

SURVEYOR:

FRED L. DODD, JR.
DODD SURVEYING & MAPPING CO.
203 W. MAIN STREET, STE D
PFLUGERVILLE, TEXAS 78660
(512) 953-5705 PH

LINE LEGEND

- BUILDING SETBACK LINES
- ADJOINER PROPERTY LINES
- EASEMENTS
- SUBJECT BOUNDARY
- WATER QUALITY ZONE
- JURISDICTION BOUNDARY

LEGEND

●	1/2" IRON ROD FOUND
O	1/2" IRON ROD SET W/ CAP "DODD SURVEYING"
B.L.	BUILDING SETBACK LINE
C.E.F.	CRITICAL ENVIRONMENTAL FEATURE
D.E.	DRAINAGE EASEMENT
D.R.T.C.	DEED RECORDS TRAVIS COUNTY
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
P.R.T.C.	PLAT RECORDS TRAVIS COUNTY
POB	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT

WS-COS INVESTMENTS, LLC.
(392.847 ACRE TRACT)
DOC. NO. 2011102857
O.P.R.T.C.

WS-COS INVESTMENTS, LLC.
(10.658 ACRE TRACT)
DOC. NO. 2011102857
O.P.R.T.C.

HANSON FAMILY INVESTMENTS, LLC.
DOC. NO. 2013188650
O.P.R.T.C.

HANSON FAMILY INVESTMENTS, LLC.
TRACT 1
DOC. NO. 2012216888
O.P.R.T.C.
(SF-RR)

KATHY M. SLACK,
(KATHY M. KENTALA)
DOC. NO. 2011030046
O.P.R.T.C.

RUBY OCHOA AND
RICHARD A. SMITH
DOC. NO. 2009124814
O.P.R.T.C.
(SF-RR)

HENRY HEFFINGTON
REMAINDER OF THE TRACT
CONVEYED IN
VOLUME 5246, PAGE 2045
O.P.R.T.C.

BLOCK A

13
14.488 AC.
OPEN SPACE, C.E.F.,
DRAINAGE, & WATER
QUALITY ESMT.

14
1.984 AC.

15
1.731 AC.

16
0.551 AC.
LOT

17
2.697 AC.

18
1.165 AC.

19
1.112 AC.

20
1.286 AC.

21
2.612 AC.

22
3.423 AC.

23
1.162 AC.

24
1.069 AC.

25
1.180 AC.

26
1.003 AC.

12
1.755 AC.

11
1.008 AC.

10
1.016 AC.

9
1.018 AC.

8
1.017 AC.

C.E.F. BUFFER

C.E.F. SETBACK

WETLAND C.E.F.

CRITICAL WATER QUALITY ZONE

APPROX. LIMITS OF THE 100-YEAR FLOODPLAIN

APPROX. CENTERLINE OF CREEK

JOINT USE ACCESS ESMT. DOC.#

COOL BREEZE COVE (PRIVATE STREET & B.E.)

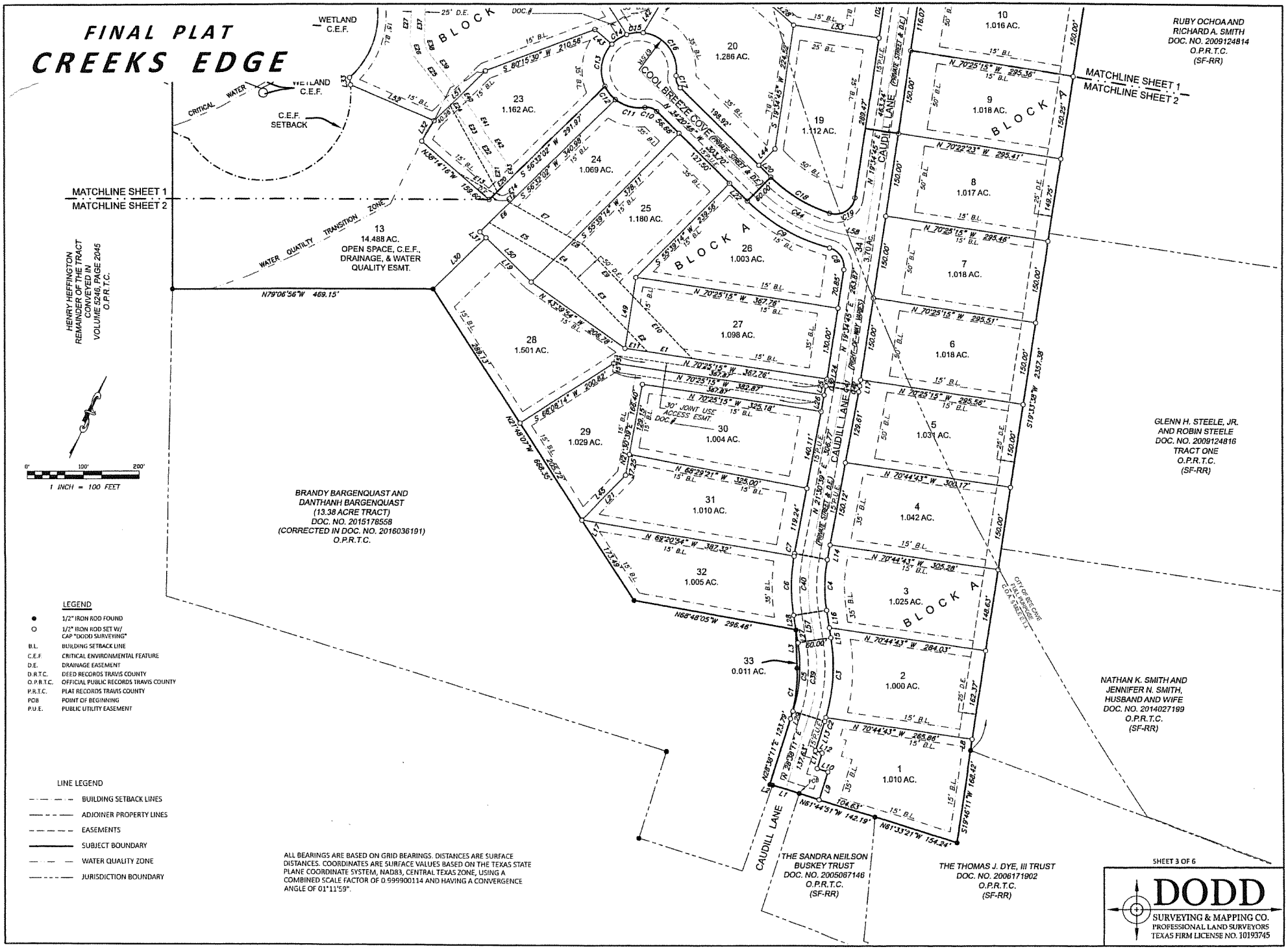
CAUDILL LANE (PRIVATE STREET & B.E.)

5' PEDESTRIAN ACCESS ESMT.

MATCHLINE SHEET 1
MATCHLINE SHEET 2

SHEET 2 OF 6

DODD
SURVEYING & MAPPING CO.
PROFESSIONAL LAND SURVEYORS
TEXAS FIRM LICENSE NO. 10193745
203 W. MAIN ST., STE D, PFLUGERVILLE, TX 78660
(512) 953-5705 www.DoddSurveying.com


FINAL PLAT
CREEKS EDGE
WETLAND C.E.F.
CRITICAL WATER
C.E.F. SETBACK
COOL BREEZE COVE (PRIVATE STREET & D.E.)
CAUDILL LANE (PRIVATE STREET & P.U.E.)
MATCHLINE SHEET 1
MATCHLINE SHEET 2
WATER QUALITY TRANSITION ZONE
HENRY HEFFINGTON REMAINDER OF THE TRACT CONVEYED IN VOLUME 5246, PAGE 2045 O.P.R.T.C.
13 14.488 AC. OPEN SPACE, C.E.F., DRAINAGE, & WATER QUALITY ESMT.
BLOCK A
20 1.286 AC.
19 1.112 AC.
23 1.162 AC.
24 1.069 AC.
25 1.180 AC.
26 1.003 AC.
27 1.098 AC.
28 1.501 AC.
29 1.029 AC.
30 1.004 AC.
31 1.010 AC.
32 1.005 AC.
33 0.011 AC.
10 1.016 AC.
9 1.018 AC.
8 1.017 AC.
7 1.018 AC.
6 1.018 AC.
5 1.031 AC.
4 1.042 AC.
3 1.025 AC.
2 1.000 AC.
1 1.010 AC.
30' JOINT USE ACCESS ESMT.
RUBY OCHOA AND RICHARD A. SMITH DOC. NO. 2009124814 O.P.R.T.C. (SF-RR)
GLENN H. STEELE, JR. AND ROBIN STEELE DOC. NO. 2009124816 TRACT ONE O.P.R.T.C. (SF-RR)
BRANDY BARGENQUAST AND DANTHANH BARGENQUAST (13.38 ACRE TRACT) DOC. NO. 2015178558 (CORRECTED IN DOC. NO. 2016036191) O.P.R.T.C.
NATHAN K. SMITH AND JENNIFER N. SMITH, HUSBAND AND WIFE DOC. NO. 2014027199 O.P.R.T.C. (SF-RR)
THE SANDRA NEILSON BUSKEY TRUST DOC. NO. 2005067146 O.P.R.T.C. (SF-RR)
THE THOMAS J. DYE, III TRUST DOC. NO. 2006171902 O.P.R.T.C. (SF-RR)
CITY OF BEE CAVE FULL PURPOSE C.O.A. STREET E.T.J.
0' 100' 200'
1 INCH = 100 FEET
LEGEND
1/2" IRON ROD FOUND
1/2" IRON ROD SET W/ CAP "DODD SURVEYING"
B.L. BUILDING SETBACK LINE
C.E.F. CRITICAL ENVIRONMENTAL FEATURE
D.E. DRAINAGE EASEMENT
D.R.T.C. DEED RECORDS TRAVIS COUNTY
O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
P.R.T.C. PLAT RECORDS TRAVIS COUNTY
POB POINT OF BEGINNING
P.U.E. PUBLIC UTILITY EASEMENT
LINE LEGEND
BUILDING SETBACK LINES
ADJOINER PROPERTY LINES
EASEMENTS
SUBJECT BOUNDARY
WATER QUALITY ZONE
JURISDICTION BOUNDARY
ALL BEARINGS ARE BASED ON GRID BEARINGS. DISTANCES ARE SURFACE DISTANCES. COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL TEXAS ZONE, USING A COMBINED SCALE FACTOR OF 0.9999000114 AND HAVING A CONVERGENCE ANGLE OF 01°11'59".
SHEET 3 OF 6
DODD
SURVEYING & MAPPING CO.
PROFESSIONAL LAND SURVEYORS
TEXAS FIRM LICENSE NO. 10193745

FINAL PLAT
CREEKS EDGE

PRIVATE STREET NAME	WIDTH	DESCRIPTION	LENGTH (L.F.)
CAUDILL LN	60'	LOCAL	1,557
COOL BREEZE COVE	60'	LOCAL	919
		TOTAL	2,476

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
E1	N 70°25'15" W	81.40'	E23	N 17°23'31" W	36.35'
E2	N 32°31'15" W	51.74'	E24	N 24°19'24" W	67.08'
E3	N 32°31'15" W	158.98'	E25	N 27°09'54" W	79.21'
E4	N 49°04'37" W	27.33'	E26	N 05°50'09" W	24.61'
E5	N 49°04'37" W	133.72'	E27	N 12°20'31" E	71.32'
E6	N 56°32'02" E	51.92'	E28	N 38°02'02" E	54.43'
E7	S 49°04'37" E	132.90'	E29	N 58°33'15" E	80.61'
E8	S 49°04'37" E	21.46'	E30	N 80°11'07" E	77.31'
E9	S 32°31'15" E	127.33'	E31	N 75°16'34" E	97.11'
E10	S 32°31'15" E	154.89'	E32	S 21°14'52" E	25.16'
E11	N 70°25'15" W	40.83'	E33	S 75°16'34" W	101.17'
E12	S 56°32'02" W	14.42'	E34	S 80°11'07" W	73.61'
E13	S 49°04'37" E	76.41'	E35	S 58°33'15" W	71.31'
E14	S 56°32'02" W	6.04'	E36	S 38°02'02" W	44.21'
E15	N 21°14'52" W	14.56'	E37	S 12°20'31" W	61.61'
E16	N 68°45'08" E	15.00'	E38	S 05°50'09" E	15.90'
E17	N 68°45'08" E	15.00'	E39	S 27°09'54" E	75.12'
E18	S 21°14'52" E	26.79'	E40	S 24°19'24" E	69.21'
E19	S 57°39'33" E	14.65'	E41	S 17°23'31" E	36.11'
E20	S 56°32'02" W	30.54'	E42	S 25°24'14" E	61.31'
E21	N 01°34'52" E	49.20'	E43	S 01°33'40" W	37.68'
E22	N 25°24'14" W	57.08'			

LOT USE SUMMARY

30 SINGLE FAMILY LOTS	40.029 AC.
DRAINAGE & WATER QUALITY, OPEN SPACE, CEF (LOT 13)	14.488 AC.
PRIVATE STREET, DRAINAGE EASEMENT, AND P.U.E. (LOT 34)	3.701 AC.
LANDSCAPE (LOT 33)	0.011 AC.
CRITICAL ENVIRONMENTAL FEATURE (LOT 16)	0.551 AC.
TOTAL TRACT ACREAGE	58.780 AC.

RESIDENTIAL LOT TABLE		
LOT #	SQ. FT.	ACRES
1	44,028	1.010
2	43,563	1.000
3	44,643	1.025
4	45,408	1.042
5	44,893	1.031
6	44,330	1.018
7	44,323	1.018
8	44,279	1.017
9	44,345	1.018
10	44,277	1.016
11	43,919	1.008
12	76,461	1.755
14	86,411	1.984
15	75,395	1.731
17	117,460	2.697
18	50,758	1.165
19	48,451	1.112
20	56,027	1.286
21	113,772	2.612
22	149,104	3.423
23	50,637	1.162
24	46,545	1.069
25	51,378	1.180
26	43,680	1.003
27	47,809	1.098
28	65,385	1.501
29	44,837	1.029
30	43,754	1.004
31	44,012	1.010
32	43,764	1.005
TOTAL	1,743,648	40.029

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	270.00'	93.16'	N 18°20'43" E	92.69'
(C1)	270.00'	93.57'	N 21°25'50" E	93.10'
C2	330.00'	7.08'	N 27°55'30" E	7.08'
C3	330.00'	146.76'	S 14°34'11" W	145.55'
C4	270.00'	92.45'	N 11°44'42" E	92.00'
C5	270.00'	125.90'	N 15°10'52" E	124.76'
C6	330.00'	108.07'	N 11°18'47" E	107.59'
C7	330.00'	4.95'	N 21°07'29" E	4.95'
C8	35.00'	51.22'	S 22°20'40" E	46.77'
C9	330.00'	172.34'	S 49°18'25" E	170.39'
C10	25.00'	23.35'	N 61°06'15" W	22.51'
C11	67.50'	56.45'	N 63°54'08" W	54.82'
C12	67.50'	30.45'	S 27°01'09" E	30.19'
C13	67.50'	81.12'	N 20°19'54" E	76.33'
C14	67.50'	31.92'	S 68°18'29" W	31.63'
C15	67.50'	30.25'	S 85°18'14" E	30.00'
C16	67.50'	107.95'	N 26°38'49" W	96.81'
C17	25.00'	23.35'	N 07°35'17" W	22.51'
C18	270.00'	124.84'	N 47°35'32" W	123.73'
C19	35.00'	60.83'	S 69°22'14" W	53.46'
C20	330.00'	61.49'	N 24°55'03" E	61.40'
C21	330.00'	12.84'	N 31°22'14" E	12.84'
C22	50.14'	102.94'	S 60°39'55" E	85.79'
C23	51.51'	41.50'	S 48°36'42" W	40.39'
C24	52.05'	100.27'	N 59°33'45" W	85.47'
C25	67.50'	92.54'	N 54°59'44" E	85.46'
C26	67.50'	51.22'	N 63°59'31" W	50.00'
C27	67.50'	32.93'	N 28°16'34" W	32.61'
C28	67.50'	118.16'	N 35°51'05" E	103.64'
C29	25.00'	23.35'	N 59°14'36" E	22.51'
C30	270.00'	26.79'	N 29°38'32" E	26.78'
C31	270.00'	34.02'	S 23°11'21" W	34.00'
C32	270.00'	9.10'	N 20°32'42" E	9.10'
C34	25.00'	23.35'	N 05°43'38" E	22.51'
C35	60.00'	188.50'	N 87°33'14" W	120.00'
C36	158.15'	93.04'	N 82°06'41" W	91.70'
C37	150.00'	418.54'	N 20°31'22" W	295.38'
C38	67.50'	43.30'	S 02°39'17" E	42.56'
C39	300.00'	139.89'	S 15°12'48" W	138.63'
C40	300.00'	102.74'	S 11°44'37" W	102.24'
C41	300.00'	10.12'	N 20°32'42" E	10.11'
C42	330.00'	11.13'	S 20°32'42" W	11.13'
C43	300.00'	67.58'	N 26°01'56" E	67.43'
C44	300.00'	162.71'	S 49°53'02" E	160.72'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 61°59'48" W	50.05'	L30	N 56°32'02" E	133.39'
L2	N 64°14'44" W	4.90'	L31	N 34°20'46" W	15.00'
L3	N 09°14'18" E	69.45'	L32	N 41°25'04" E	43.12'
L4	N 74°24'34" E	89.96'	L33	N 03°13'29" E	13.08'
L5	S 21°33'02" E	36.89'	L34	N 49°08'24" E	61.96'
L6	S 26°40'08" E	98.13'	L35	N 67°50'52" E	92.08'
L7	S 30°13'27" E	114.74'	L36	S 57°39'33" E	68.78'
L8	S 19°33'38" W	20.23'	L37	S 07°32'25" E	125.81'
L9	N 28°36'29" E	51.90'	L38	N 01°27'18" E	146.65'
L10	N 61°40'57" W	19.85'	L39	S 19°24'17" W	35.65'
L11	N 28°19'03" E	29.97'	L40	N 57°30'53" W	11.50'
L12	N 61°23'31" W	12.46'	L41	N 08°54'24" E	94.14'
L13	N 28°38'11" E	55.43'	L42	N 41°55'56" E	58.98'
L14	N 21°30'39" E	27.07'	L43	N 38°07'18" W	40.51'
L15	S 01°53'25" E	18.13'	L44	S 55°39'14" W	41.51'
L16	S 01°53'25" E	31.82'	L45	N 55°22'41" E	112.16'
L17	N 55°22'41" E	0.46'	L46	S 70°40'02" E	40.00'
L18	S 32°29'07" W	47.45'	L47	N 06°58'40" E	167.65'
L19	S 34°20'46" E	114.68'	L48	N 59°44'40" W	35.40'
L20	N 34°20'46" W	30.41'	L49	N 19°34'45" E	130.00'
L21	S 55°22'41" E	111.70'	L50	N 34°20'46" W	129.69'
L22	S 34°20'46" E	45.17'	L51	N 56°35'08" E	129.15'
L23	N 02°26'47" E	41.71'	L52	N 55°34'01" W	163.25'
L24	S 19°34'45" W	3.53'	L53	S 70°25'15" E	155.00'
L25	S 21°30'39" W	17.38'	L54	S 02°26'47" W	146.33'
L26	S 21°30'39" W	30.02'	L55	N 02°26'47" E	145.09'
L27	N 01°53'25" E	23.55'	L56	S 81°05'36" E	0.48'
L28	N 01°53'25" E	26.45'	L57	N 01°53'25" E	49.97'
L29	S 28°38'11" W	14.35'	L58	N 65°25'15" W	52.22'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
EC1	15.00'	14.84'	N 49°35'38" W	14.24'
EC2	67.50'	23.80'	S 88°02'31" E	23.68'
EC3	67.50'	27.53'	N 70°10'25" E	27.34'
EC4	15.00'	20.88'	N 18°37'18" E	19.23'

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