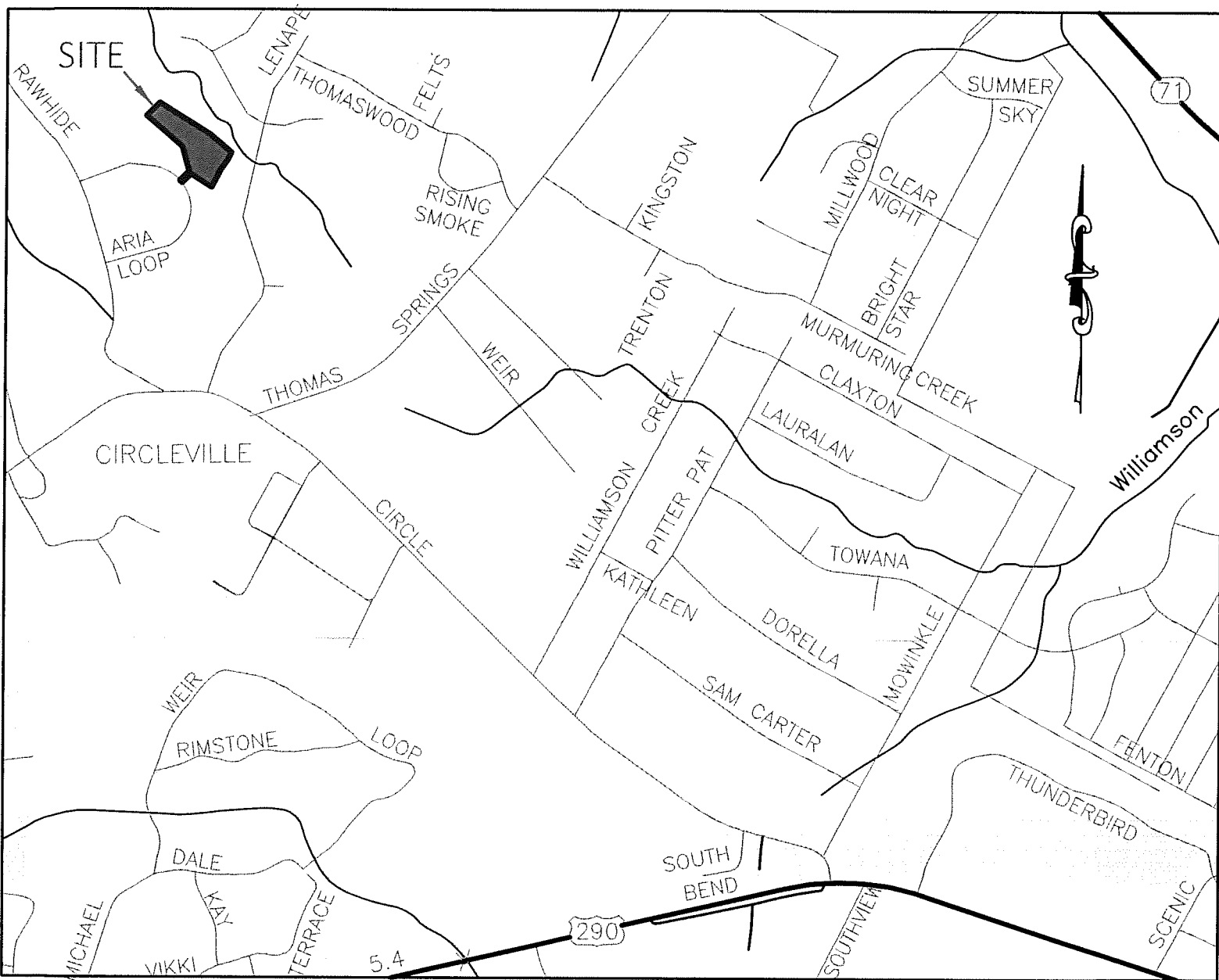


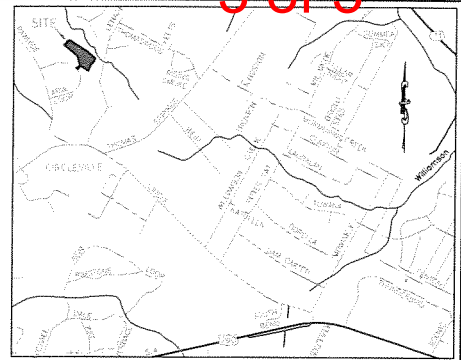
SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2017-0014.0A**Z.A.P. DATE:** March 6, 2018**SUBDIVISION NAME:** Resubdivision of Lot 14A, Block B of Overlook Estates Phase 2 & Morgan Survey**AREA:** 5.085 acres**LOTS:** 2**APPLICANT:** Katherine Babb Wright**AGENT:** Place Design
(Vincent Shaw)**ADDRESS OF SUBDIVISION:** 7813 Aria Loop**WATERSHED:** Barton Creek**COUNTY:** Travis**EXISTING ZONING:** N/A**JURISDICTION:** 2-Mile ETJ**PROPOSED LAND USE:** Single Family**VARIANCE:** none**STAFF RECOMMENDATION:** Staff recommends approval of the resubdivision, the plat meets all applicable State and City of Austin Land Development Code requirements.**DEPARTMENT COMMENTS:** The request is for the approval of the Resubdivision of Lot 14A, Block B of Overlook Estates Phase 2 & Morgan Survey composed 2 lots on 5.085 acres. The applicant proposes to subdivide the property for residential use. The developer will be responsible for all cost associated with required improvements.**CASE MANAGER:** Cesar Zavala**PHONE:** 512-974-3404**E-mail:** cesar.zavala@austintexas.gov



VICINITY MAP
NOT TO SCALE

RESUBDIVISION OF LOT 14A, BLOCK B OF OVERLOOK ESTATES PHASE 2 & MORGAN SURVEY



VICINITY MAP
NOT TO SCALE

SITE ADDRESS:

7813 ARIA LOOP
AUSTIN, TX 78736

OWNERS:

SPARKLING HORSE HOLDINGS, LLC.
12400 HWY 71 WEST
SUITE 350-119
AUSTIN, TEXAS 78736

SURVEYOR:

FRED L. DODD, JR.
FRED L. DODD, JR. SURVEYOR, INC.
8019 W. GRAND PKWY S.
SUITE 1060 PMB 464
RICHMOND, TEXAS 77407
(512) 953-5705 PH

ENGINEER:

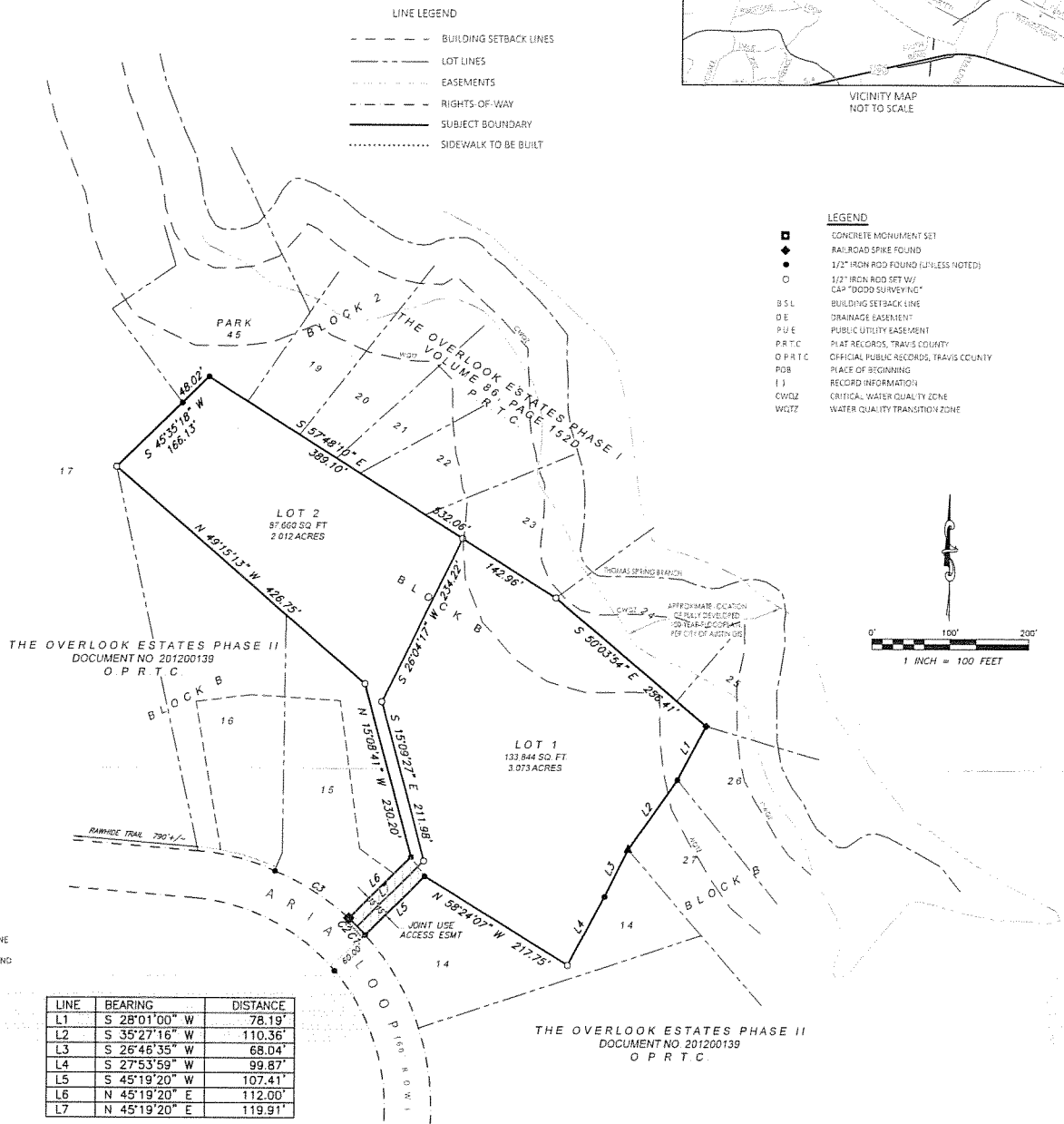
STEVE T. SORENSON
PLACE DESIGNERS, INC.
304 EAST MAIN STREET
ROUND ROCK, TEXAS 78664
(512) 238-8912 PH

LOT SUMMARY

LOT 1 = 3.036 ACRES (132,236 S.F.)
LOT 2 = 1.973 ACRES (85,962 S.F.)

TOTAL NUMBER OF LOTS = 2
TOTAL AREA = 5.009 ACRES (218,198 S.F.)
*LOT AREAS EXCLUDE JOINT ACCESS EASEMENT
NO NEW ROADS

BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE
COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE,
USING A COMBINED SCALE FACTOR OF 0.999917264 AND
HAVING A CONVERGENCE ANGLE OF 0°14'47".



LINE	BEARING	DISTANCE
L1	S 28°01'00" W	78.19'
L2	S 35°27'16" W	110.36'
L3	S 26°46'35" W	68.04'
L4	S 27°53'59" W	99.87'
L5	S 45°19'20" W	107.41'
L6	N 45°19'20" E	112.00'
L7	N 45°19'20" E	119.91'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	330.00'	15.00'	S 43°48'51" E	15.00'
C2	330.00'	15.01'	N 46°25'10" W	15.01'
C3	330.00'	113.65'	N 57°35'19" W	113.09'

STATE OF TEXAS
COUNTY OF TRAVIS

I, FRED L. DODD, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE
PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 30 OF THE AUSTIN
CITY CODE, AND IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY
MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND.

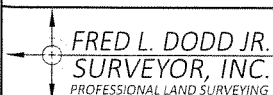
FRED L. DODD, JR. DATE
R.P.L.S. NO. 6392
FRED L. DODD, JR. SURVEYOR, INC.
8019 W. GRAND PKWY S.
SUITE 1060 PMB 464
RICHMOND, TEXAS 77407
(512) 953-5705

STATE OF TEXAS
COUNTY OF TRAVIS

I, STEVE SORENSON, DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN
COMPLIES WITH ALL PROVISIONS OF THE TEXAS ENGINEERING PRACTICE ACT, INCLUDING SECTION
131.152(a) AND THIS PLAT COMPLIES WITH TITLE 30 OF THE AUSTIN CITY CODE. I HEREBY ACKNOWLEDGE
THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT
AND MAY RESULT IN CRIMINAL, CIVIL AND/OR ADMINISTRATIVE PENALTIES AGAINST ME AS AUTHORIZED BY
THE ACT.

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL
EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) # 48453C0420H, TRAVIS
COUNTY, TEXAS, DATED SEPTEMBER 26, 2008, COMMUNITY # 481026.

STEVE T. SORENSON, P.E. 57399 DATE
PLACE DESIGNERS, INC.
304 EAST MAIN STREET
ROUND ROCK, TEXAS 78664
(512) 238-8912



C8J-2017-00014.0A
PREPARED: 07/10/2017
SUBMITTAL DATE: 01/26/2017
ORDER A SURVEY EMAIL US AT:
INFO@DODDSURVEYING.COM
OFFICE (512) 953-5705