

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2018-0011.0A**Z.A.P. DATE:** November 6, 2018**SUBDIVISION NAME:** Oak Crest Expansion – Final Plat**AREA:** 57.32 Acres**LOT(S):** 1 Total Lot**OWNER/APPLICANT:** Sun Oakcrest II, LLC
(John McClaren)**AGENT:** Moody Engineering Inc.
(Josh Henke P. E.)**ADDRESS OF SUBDIVISION:** Daffan Road**GRIDS:** L-11**COUNTY:** Travis**WATERSHED:** Decker Creek**JURISDICTION:** 2-Mile ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** Commercial**ADMINISTRATIVE WAIVERS:** None**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on boundary street.

DEPARTMENT COMMENTS: The request is for approval of a final plat located in the county and in the City of Austin's 2 Mile ETJ. The proposed subdivision is for 1 lot on 57.32 acres. The intended use of the lot is for commercial uses which include residential units of some sort. The subdivision is restricted to a maximum of 221 residential units. The applicant has secured a service extension from the City of Austin to provide water and wastewater to the proposed development.

ISSUES:

Staff has not received any phone calls or e-mails from adjacent property owners and from neighborhood associations who are in opposition to this application.

STAFF RECOMMENDATION: The final plat meets all applicable state, county, and City of Austin Title 30 – Land Development Code requirements and staff recommends approval.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Jose Luis Arriaga
Email address: joe.arriaga@traviscountytexas.gov

PHONE: 854-7562

STATE OF MICHIGAN
COUNTY OF _____

KNOW ALL MEN BY THESE PRESENTS THAT SUN OAKCREST II LLC,A MICHIGAN LIMITED LIABILITY COMPANY, BY AND THROUGH SUN COMMUNITIES OPERATING LIMITED PARTNERSHIP, A MICHIGAN LIMITED PARTNERSHIP, ITS SOLE MEMBER, BY AND THROUGH SUN COMMUNITIES, INC., ITS GENERAL PARTNER, BY AND THROUGH JOHN MCLAREN, ITS PRESIDENT & CHIEF OPERATING OFFICER OWNER OF A CALLED 57.341ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 57.32 ACRES OF LAND, PURSUANT TO CHAPTER 212 OF THE LOCAL GOVERNMENT CODE OF TEXAS IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS OAK CREST EXPANSION, SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND HEREBY DEDICATES TO THE PUBLIC, THE USE OF ALL THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS ____ DAY OF _____ 201 ____ A.D.

SUN OAKCREST II LLC,
A MICHIGAN LIMITED LIABILITY COMPANY

BY: SUN COMMUNITIES OPERATING LIMITED PARTNERSHIP,
A MICHIGAN LIMITED PARTNERSHIP, ITS SOLE MEMBER

BY: SUN COMMUNITIES, INC.,
ITS GENERAL PARTNER

BY: _____
JOHN MCLAREN
PRESIDENT & CHIEF OPERATING OFFICER

STATE OF MICHIGAN
COUNTY OF _____
BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED JOHN MCLAREN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC IN AND FOR THE STATE OF MICHIGAN

MY COMMISSION EXPIRES:_____ 201 ____ A.D.

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. MAP 48453C0480J, DATED AUGUST 18, 2014.

I, JOSHUA F. HENKE, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

JOSHUA F. HENKE, P.E.
NO. 92601-STATE OF TEXAS
MOODY ENGINEERING INC.
9225 BEE CAVES RD.
BLDG. A SUITE 200
AUSTIN, TEXAS 78733
TBPE NO. F-18320

DATE

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

I, JOHN BRAUTIGAM, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF TITLE 30, OF THE AUSTIN CITY CODE, AS AMENDED, AND TO THE BEST OF MY KNOWLEDGE IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

PRELIMINARY - NOT FOR RECORDATION

JOHN BRAUTIGAM
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5057 STATE OF TEXAS
DELTA SURVEY GROUP, INC.
8213 BRODIE LANE, STE 102
AUSTIN, TEXAS 78745
TBPLS FIRM #10004700

DATE

APPROVED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS ON THE _____ DAY OF _____, 20____.

JOLENE KIOLBASSA, CHAIR

ANA AGUIRRE, SECRETARY

THIS SUBDIVISION IS LOCATED WITHIN THE 2-MILE ETJ OF THE CITY OF AUSTIN ON THIS THE ____ DAY OF _____, 201____, A.D.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____ DAY OF _____, 201____, A.D.

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 201____, A.D., AT _____ O'CLOCK ____M., DULY RECORDED ON THE ____ DAY OF _____, 201____, A.D., AT _____ O'CLOCK ____M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS ____ DAY OF _____, 201____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS.

DEPUTY

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE ____ DAY OF _____, 201____, A.D., THE COMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE ____ DAY OF _____, 201____, A.D.

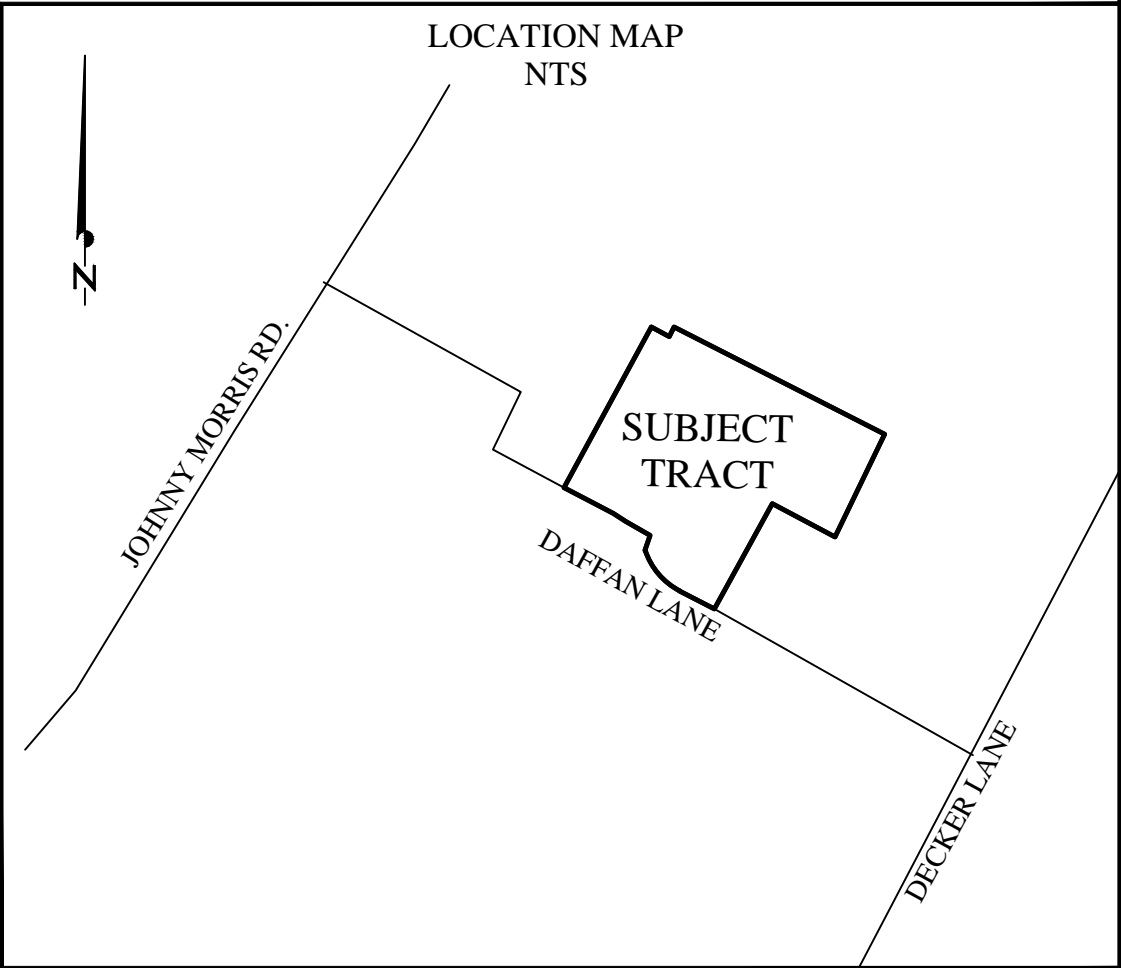
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF TRAVIS COUNIY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILLIY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNIY, TEXAS.


THE OWNER(S) OF THE SUBDMSION SHALL CONSTRUCT THE SUBDMSION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNIY STANDARDS IN ORDER FOR THE COUNIY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURLIY POSTED TO SECURE PRIVATE IMPROVEMENTS.TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURIY WITH THE COUNIY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNIY STANDARDS AND TO POST THE FISCAL SECURLIY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNIY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNIY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNIY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNIY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.



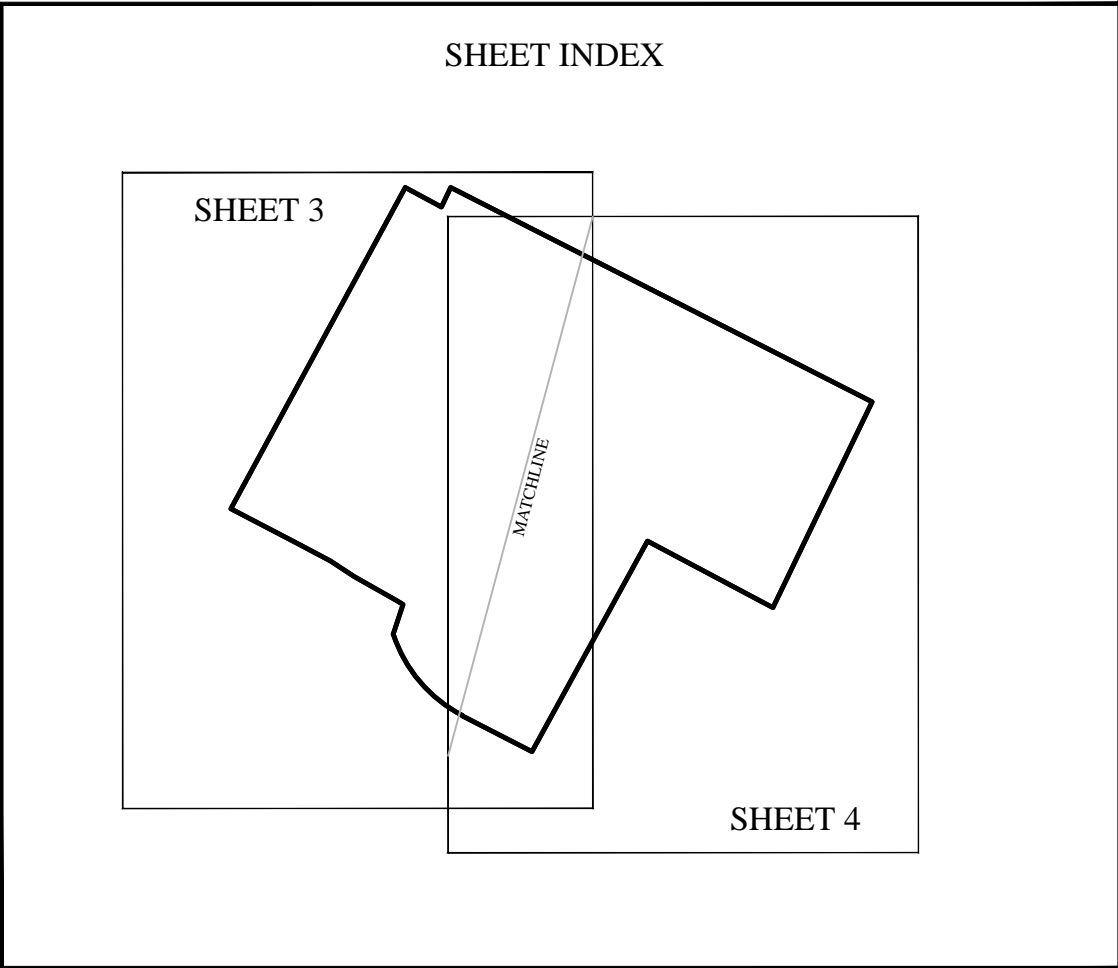
OAK
CREST
EXPANSION

SHEET
1
OF
4
CASE # C8J-2018-0011.OA

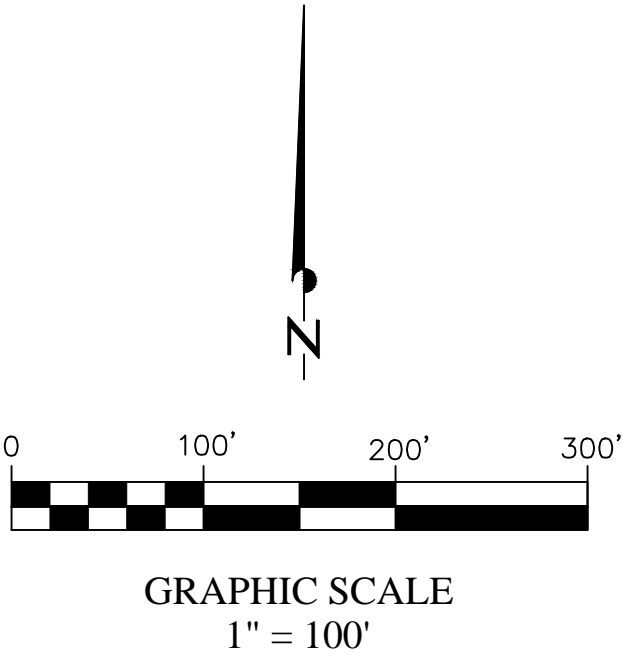

Delta Survey Group Inc.
8213 BRODIE LANE STE. 102 AUSTIN, TX. 78745
OFFICE: (512) 282-5200 FAX: (512) 282-5230
TBPLS FIRM NO. 10004700
PREPARATION DATE: 9/27/18

NOTES:

- FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH THE SPECIFIC WRITTEN APPROVAL OF THE SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE TRAVIS COUNTY TRANSPORTATION AND NATURAL RESOURCES.
- NO PORTION OF THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. MAP NO. 48453C0480J, DATED AUGUST 18, 2014.
- DRIVEWAYS SHALL NOT BE CONSTRUCTED CLOSER THAN 50 FEET OR 60% OF THE LOT'S FRONTAGE TO THE EDGE OF PAVEMENT OF AN INTERSECTING LOCAL OR COLLECTOR STREET.
- A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- THE WATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION
- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENT CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 30-5, SUBCHAPTER B OTHER CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 30-5 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHAL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THE PROJECT.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATION ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT.
- AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH THE APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF THE PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION).
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPER OWNER OR ASSIGNS.
- PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
- A TRAVIS COUNTY ESD 12 PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- SITE PLANS AND SUBDIVISIONS SHALL MEET ALL APPLICABLE CODE, ORDINANCES, STATUTES AND GUIDELINES ESTABLISHED BY TRAVIS COUNTY ESD 12.
- PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY. DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
- WATER QUALITY CONTROLS ARE REQUIRED.
- PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
- ALL DRAINAGE WILL BE CONSTRUCTED TO THE CITY OF AUSTIN STANDARDS.
- PARKLAND DEDICATION HAS BEEN SATISFIED VIA PAYMENT OF A FEE IN-LIEU OF LAND TO THE CITY OF AUSTIN FOR 220 DWELLING UNITS
- NO STRUCTURE SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- ANY ACCESS FROM DAFFAN LANE WILL REQUIRE A PERMIT FROM TRAVIS COUNTY
- SIDEWALK ADJACENT TO DAFFAN LANE IS REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER DAFFAN LANE IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. FAILURE TO CONTRUCT THE REQUIRED SIDEWALK MAY RESULT IN WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- WATER WILL BE PROVIDED BY: CITY OF AUSTIN. WASTEWATER WILL BE PROVIDED BY: CITY OF AUSTIN.
- ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURE AND ASSOCIATED SETBACK MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICAL; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
- THIS SUBDIVISION IS RESTRICTED TO A MAXIMUM OF 221 RESIDENTIAL LOTS.
- ANY ACCESS FROM DAFFAN LANE WILL REQUIRE A PERMIT FROM TRAVIS COUNTY.



J. BURLESON SURVEY NO. 19
TRAVIS COUNTY, TEXAS
SEPTEMBER 2018



29.61 ACRES
RAY JORDAN, ET UX
VOL. 6868, PG. 830
D.R.T.C.TX.

LOT 1
CREAGH GOLF COURSE, INC. SUBDIVISION
VOL. 88, PG. 364
P.R.T.C.TX.

LEGEND

- 1/2 INCH IRON ROD FOUND, UNLESS NOTED OTHERWISE
- ⊙ IRON PIPE FOUND AS NOTED
- ▲ NAIL FOUND AS NOTED
- ⊕ IRON ROD WITH CAP FOUND AS NOTED
- 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP SET
- ⊠ CONCRETE MONUMENT WITH 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP SET
- ROW RIGHT OF WAY
- D.R.T.C.TX. DEED RECORDS, TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- P.R.T.C.TX. PLAT RECORDS, TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- BL BUILDING SETBACK LINE
- PUE PUBLIC UTILITY EASEMENT
- SIDEWALK
- DE DRAINAGE EASEMENT
- BM + ELEVATION BENCH MARK
- AED AERIAL ELECTRIC DISTRIBUTION/TELECOMMUNICATIONS/FIBER EASEMENT HEREBY DEDICATED

LINE	BEARING	DISTANCE
L1	N26°08'23"E	78.22'
	(N28°45'47"E	77.32')
L2	N58°36'20"W	23.48'
	(N56°40'40"W	23.40')

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	509.07'	395.86'	385.96'	N40°26'30"W	44°33'14"
C2	505.07'	398.19'	387.96'	N40°08'00"W	45°10'16"

LAND USE SCHEDULE

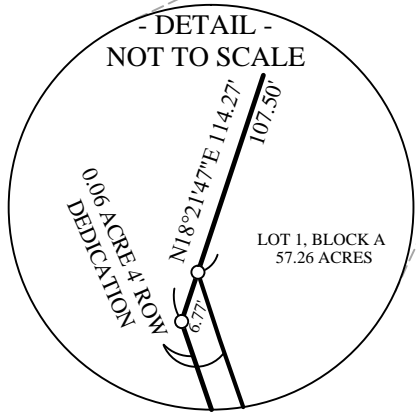
COMMERCIAL LOT 1	57.26 AC.
TOTAL LOTS	1
ROW DEDICATION	0.06 AC.
TOTAL ACREAGE	57.32 AC

SURVEY CONTROL DATA & BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83/CORS
PROJECT CONTROL POINTS WERE ESTABLISHED USING THE 'SMARTNET' RTK NETWORK.

SURVEY CONTROL MONUMENT
C.O.A. MONUMENT E344
GRID COORDINATES
N=10055821.99
E=3093670.81
C.S.F. = 0.99997207
ELEVATION = 678.33' NAVD 88

BENCHMARK LIST:

- BM-01: "SQUARE" CUT IN EDGE OF CONCRETE
ELEV. = 626.10'
- BM-02: "SQUARE" CUT IN EDGE OF CONCRETE
ELEV. = 624.75'



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8213 BRODIE LANE STE. 102 AUSTIN, TX. 78745
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TBPLS FIRM NO. 10004700
PREPARATION DATE: 9/27/18

OAK
CREST
EXPANSION

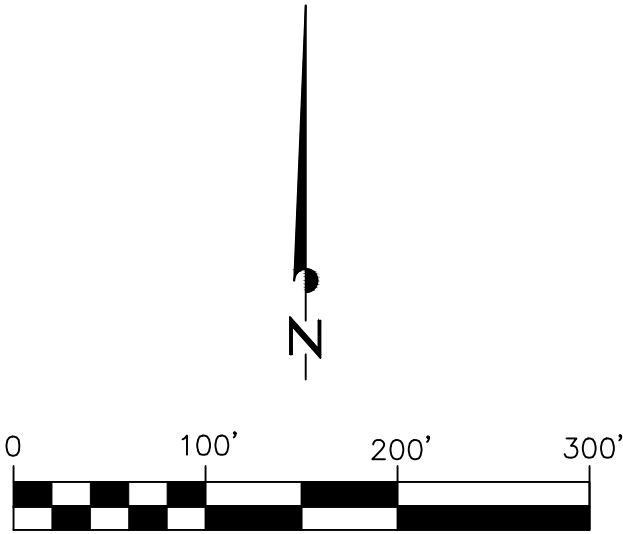
SHEET
3
OF
4
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TRAVIS COUNTY, TEXAS
SEPTEMBER 2018

LOT 1
CREAGH GOLF COURSE, INC. SUBDIVISION
VOL. 88, PG. 364
P.R.T.C.TX.

LEGEND

- 1/2 INCH IRON ROD FOUND, UNLESS NOTED OTHERWISE
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- BL BUILDING SETBACK LINE
- PUE PUBLIC UTILITY EASEMENT
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- BM ⬤ ELEVATION BENCH MARK
- AED AERIAL ELECTRIC DISTRIBUTION/TELECOMMUNICATIONS/FIBER EASEMENT



GRAPHIC SCALE
1" = 100'

LOT 1, BLOCK A
57.26 ACRES

SHEET 3
MATCHLINE SHEET 4

11.60 ACRES
DANISH ALI
DOC. NO. 2014113902
O.P.R.T.C.TX.

(88.638 ACRES)
TERRELL TIMMERMANN
VOL. 12015, PG. 1799
R.P.R.T.C.TX.

1" IRON PIPE FOUND

N62°03'51"W 513.69'

S25°41'54"W 379.30'

S25°45'22"W 446.91'

864.48'
S28°46'08"W 868.48'

LOT 1
MCGREGOR SUBDIVISION
VOL. 99, PG. 268
P.R.T.C.TX.

WETLAND
CRITICAL
ENVIRONMENTAL
FEATURE AND
SETBACK AREA

15' AED EASEMENT
HEREBY DEDICATED

- DETAIL -
NOT TO SCALE

LOT 1, BLOCK A
57.26 ACRES

IRON ROD WITH "TRITECH" CAP FOUND

5/8" IRON PIPE FOUND

0.06 ACRE 4' ROW DEDICATION

4.00'

5/8" IRON PIPE FOUND

0.06 ACRE 4' ROW DEDICATION

IRON ROD WITH "TRITECH" CAP FOUND

5/8" IRON PIPE FOUND

0.06 ACRE 4' ROW DEDICATION

IRON ROD WITH "TRITECH" CAP FOUND

5/8" IRON PIPE FOUND

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SURVEY CONTROL DATA & BEARING BASIS:
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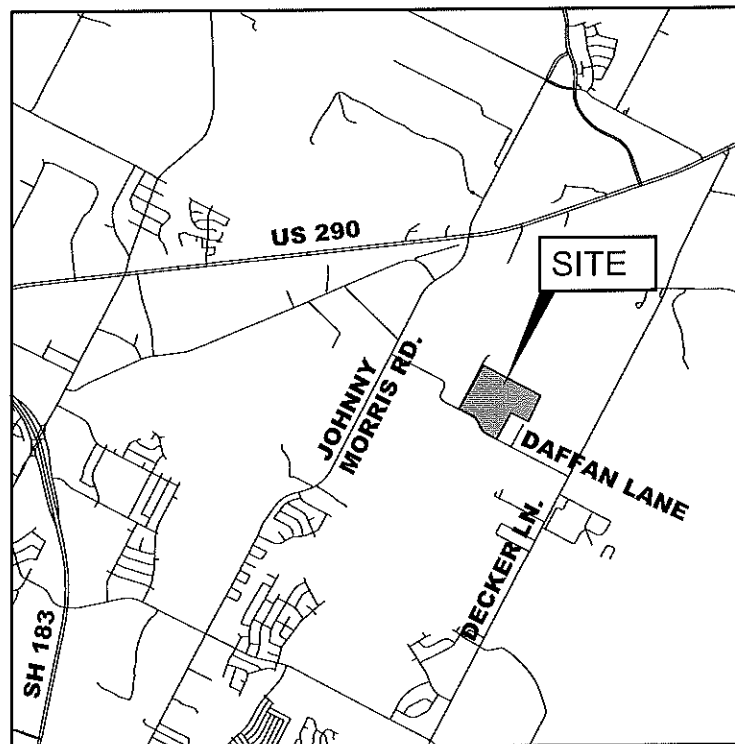
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OF
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MOODY ENGINEERING, INC.

9225 BEE CAVE ROAD
BLDG A, SUITE 200
AUSTIN, TEXAS 78733
(512) 502-8333

TBPE FIRM REG. NO. F-18320

EXHIBIT
LOCATION MAP
OAK CREST EXPANSION

MARCH 2018

2018-203