SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2016-0112.3A  
P.C. DATE: November 26, 2019

SUBDIVISION NAME: Stoney Ridge Phase C Section 3A Final Plat

AREA: 2.663 acres
LOTS: 30

APPLICANT: Lennar Homes of Texas
(Richard Maier)
AGENT: Carlson, Brigance & Doering, Inc. (Bill E. Couch)

ADDRESS OF SUBDIVISION: 7110 Heine Farm Road

GRIDS: MP-13
COUNTY: Travis

WATERSHED: Dry Creek East
JURISDICTION: Limited Purpose

EXISTING ZONING: MF-2
DISTRICT: 2

PROPOSED LAND USE: Single Family Attached Residential

NEIGHBORHOOD PLAN: N/A; Moore’s Crossing MUD

SIDEWALKS: Sidewalks will be installed on both sides of all internal streets.

DEPARTMENT COMMENTS: The request is for approval of a final plat out of an approved preliminary subdivision namely, Stoney Ridge Phase C Section 3A Final Plat. The proposed final plat subdivision consists of 30 lots on 2.663 acres.

STAFF RECOMMENDATION: Staff recommends approval of the final plat subdivision. This plat meets all current applicable City of Austin Land Development and State Local Government requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Sylvia Limon  
Email: Sylvia.limon@austintexas.gov  
PHONE: 512-974-2767
STONEY RIDGE PHASE C SECTION 3A
FINAL PLAT

CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS.

THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

THE SUBDIVISION’S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.
# STONEY RIDGE PHASE C SECTION 3A
## FINAL PLAT

### Curve Table

| Curve No | Length | Radius |直线|中心主任|中心长度|延长长度|定向|DD|00|00|00|00|
|----------|--------|--------|---------|----------------|---------|----------|-------|---|---|---|---|
| C1       | 021.12  | 356.50 |126.02 |53.79 |143.72 |103.82 |TEG6|   |   |   |   |
| C2       | 004.80  | 375.00 |140.00 |10.40 |31.90 |30.00 |TEG2|   |   |   |   |
| C3       | 031.84  | 375.00 |205.00 |5.31 |11.00 |41.74 |TEG8|   |   |   |   |
| C4       | 026.62  | 310.50 |84.00 |34.00 |8.40 |75.20 |TEG4|   |   |   |   |
| C5       | 018.59  | 356.50 |93.95 |30.95 |3.09 |90.95 |TEG5|   |   |   |   |
| C6       | 01.82   | 273.00 |117.00 |1.82 |0.00 |116.00 |TEG3|   |   |   |   |
| C7       | 084.40  | 273.00 |100.00 |8.40 |0.00 |92.60 |TEG4|   |   |   |   |
| C8       | 086.90  | 205.00 |112.90 |8.69 |0.00 |94.31 |TEG8|   |   |   |   |
| C9       | 011.70  | 375.00 |30.00 |11.70 |0.00 |28.30 |TEG6|   |   |   |   |

### Line Table

<table>
<thead>
<tr>
<th>Line No</th>
<th>Length</th>
<th>Direction</th>
</tr>
</thead>
<tbody>
<tr>
<td>L1</td>
<td>105.11</td>
<td>E</td>
</tr>
<tr>
<td>L2</td>
<td>109.21</td>
<td>E</td>
</tr>
<tr>
<td>L3</td>
<td>20.67</td>
<td>E</td>
</tr>
<tr>
<td>L4</td>
<td>28.41</td>
<td>E</td>
</tr>
<tr>
<td>L5</td>
<td>105.11</td>
<td>E</td>
</tr>
<tr>
<td>L6</td>
<td>109.21</td>
<td>E</td>
</tr>
<tr>
<td>L7</td>
<td>20.67</td>
<td>E</td>
</tr>
<tr>
<td>L8</td>
<td>28.41</td>
<td>E</td>
</tr>
<tr>
<td>L9</td>
<td>30.71</td>
<td>E</td>
</tr>
<tr>
<td>L10</td>
<td>98.18</td>
<td>E</td>
</tr>
<tr>
<td>L11</td>
<td>109.21</td>
<td>E</td>
</tr>
<tr>
<td>L12</td>
<td>20.67</td>
<td>E</td>
</tr>
<tr>
<td>L13</td>
<td>28.41</td>
<td>E</td>
</tr>
<tr>
<td>L14</td>
<td>30.71</td>
<td>E</td>
</tr>
<tr>
<td>L15</td>
<td>98.18</td>
<td>E</td>
</tr>
<tr>
<td>L16</td>
<td>109.21</td>
<td>E</td>
</tr>
<tr>
<td>L17</td>
<td>20.67</td>
<td>E</td>
</tr>
<tr>
<td>L18</td>
<td>28.41</td>
<td>E</td>
</tr>
<tr>
<td>L19</td>
<td>30.71</td>
<td>E</td>
</tr>
<tr>
<td>L20</td>
<td>98.18</td>
<td>E</td>
</tr>
</tbody>
</table>

---

**Sheet No. 4 of 6**

Carlson, Brignac & Doering, Inc.
redi-CAD @ RED2018

C8J-2016-0112.3A

PATH: J:\4738\Survey\PLAT PH C SEC 3A.dwg
B-06
STONEY RIDGE PHASE C SECTION 3A
FINAL PLAT

STATE OF TEXAS
COUNTY OF TRAVIS


UNIVERSITY OF TEXAS AT AUSTIN

The University of Texas at Austin

RICHARD W. BURKHOLDER, AGENT
LOMAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
12001 RESEARCH BLVD., SUITE 300
(512) 313-0717

STATE OF TEXAS
COUNTY OF TRAVIS

SUBSCRIBED AND SWORN TO BEFORE ME ON THE ___ DAY OF ___________, 20___, TO CERTIFY WHICH WRITER IS MY HAND AND OFFICIAL SEAL.

__________________________
NOTARY PUBLIC

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE LIMITED PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE ___ DAY OF ___________, 20___.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ___ DAY OF ___________, 20___.

JESSE MAC, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, THIS THE ___ DAY OF ___________, 20___.

PATRICIA LAFAY, CHAIR

Yvette Flores, SECRETARY

STATE OF TEXAS
COUNTY OF TRAVIS

L. D. DAVID DAVIDSON, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE ___ DAY OF ___________, 20___, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS ENTERED IN THE WITNESS OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE ___ DAY OF ___________, 20___.

L. D. DAVID DAVIDSON, COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF TRAVIS

L. D. DAVID DAVIDSON, CLERK OF TRAVIS COUNTY 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 ___________, 20___, AT _______ O'CLOCK ___, AND ONLY RECORDED ON THE ___ DAY OF ___________, 20___, AT _______ O'CLOCK ___, IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND SAID IN DOCUMENT NUMBER ______

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE ___ DAY OF ___________, 20___.

L. D. DAVID DAVIDSON, COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF TRAVIS


ENGINEERING BY:

BROOK R. PAZIUKA, P.E., B.S. DATE
CARLSON, BRIGANCE & DOERING, INC.
12001 WEST WILLIAM C ROAD
AUSTIN, TEXAS 78751

STATE OF TEXAS
COUNTY OF TRAVIS


SURVEYED BY:

ANDREW V. THOMASON, R.P.L.S., NO. 1214
CARLSON, BRIGANCE & DOERING, INC.
12001 WEST WILLIAM C ROAD
AUSTIN, TEXAS 78751

SHEET NO. 6 OF 6

CARLSON, BRIGANCE & DOERING, INC.

C8J-2016-0112.3A

PART 2-4736 survey/PLAT PH C SEC 3A.deg