

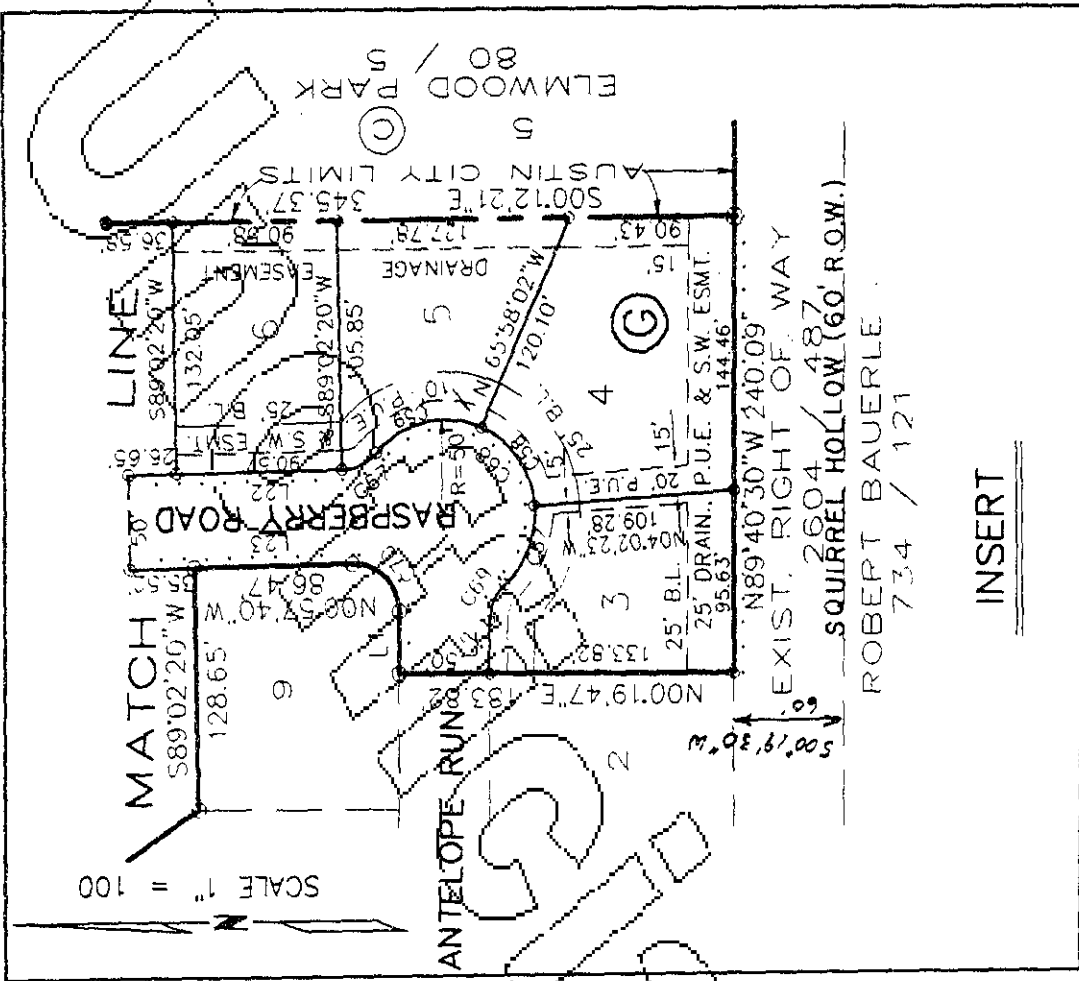
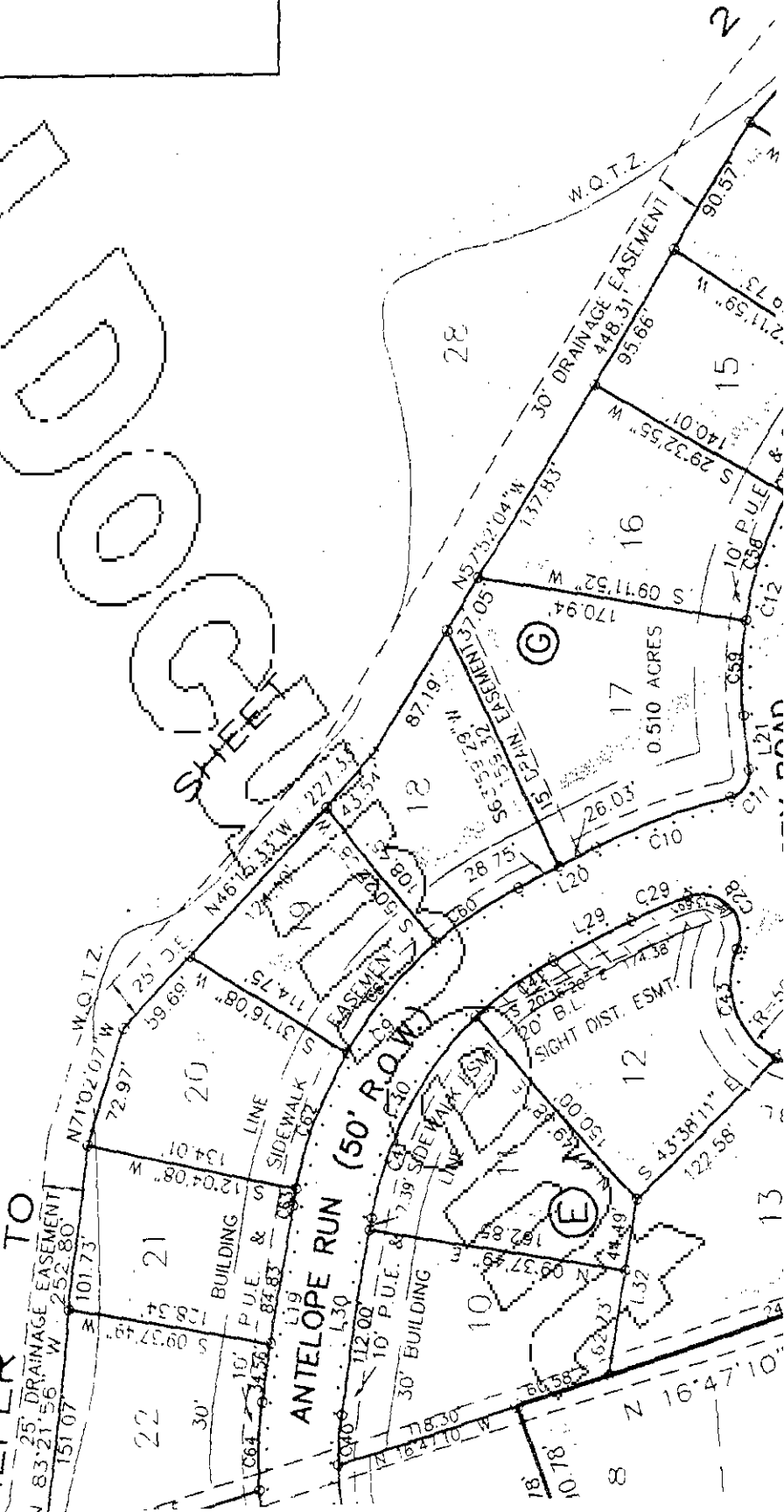
# SPRINGS SECTION ONE

SCALE 1" = 100

28

GREENBELT  
CONSERVATION EASEMENT  
FORMER WATER QUALITY EASEMENT

REFER TO



INSERT

# BRODIE

GLEN K. SMITH  
8022 / 446

BARRY F. SILVERMAN  
6473 / 303  
MATCH

HESS ADDITION  
44 / 16  
BEB PROPERTIES  
EXIST. BRODIE LANE (60' R.O.W.)

MATCH LINE

CEP SETBACK LINE

CEP SETBACK LINE

CEP SETBACK LINE

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CEP SETBACK LINE

BRODIE SPRINGS TRAIL  
25' B.L.  
30' P.U.E. & SIDEWALK  
30' B.L.  
25' B.L.  
25' B.L.

BUILDING EASEMENT

BUILDING EASEMENT

BUILDING EASEMENT

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BUILDING EASEMENT

EXIST. 20' CITY OF AUSTIN WASTE WATER ESMT. 9885 / 159

EXIST. 15' R.O.W. HEREBY DEDICATED TO P.U.E. & SIDEWALK ESMT.

EXIST. 15' R.O.W. HEREBY DEDICATED TO P.U.E. & SIDEWALK ESMT.

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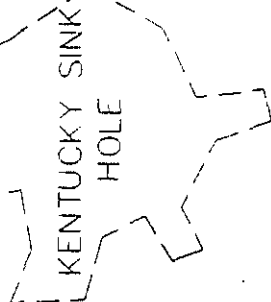
EXIST. 15' R.O.W. HEREBY DEDICATED TO P.U.E. & SIDEWALK ESMT.

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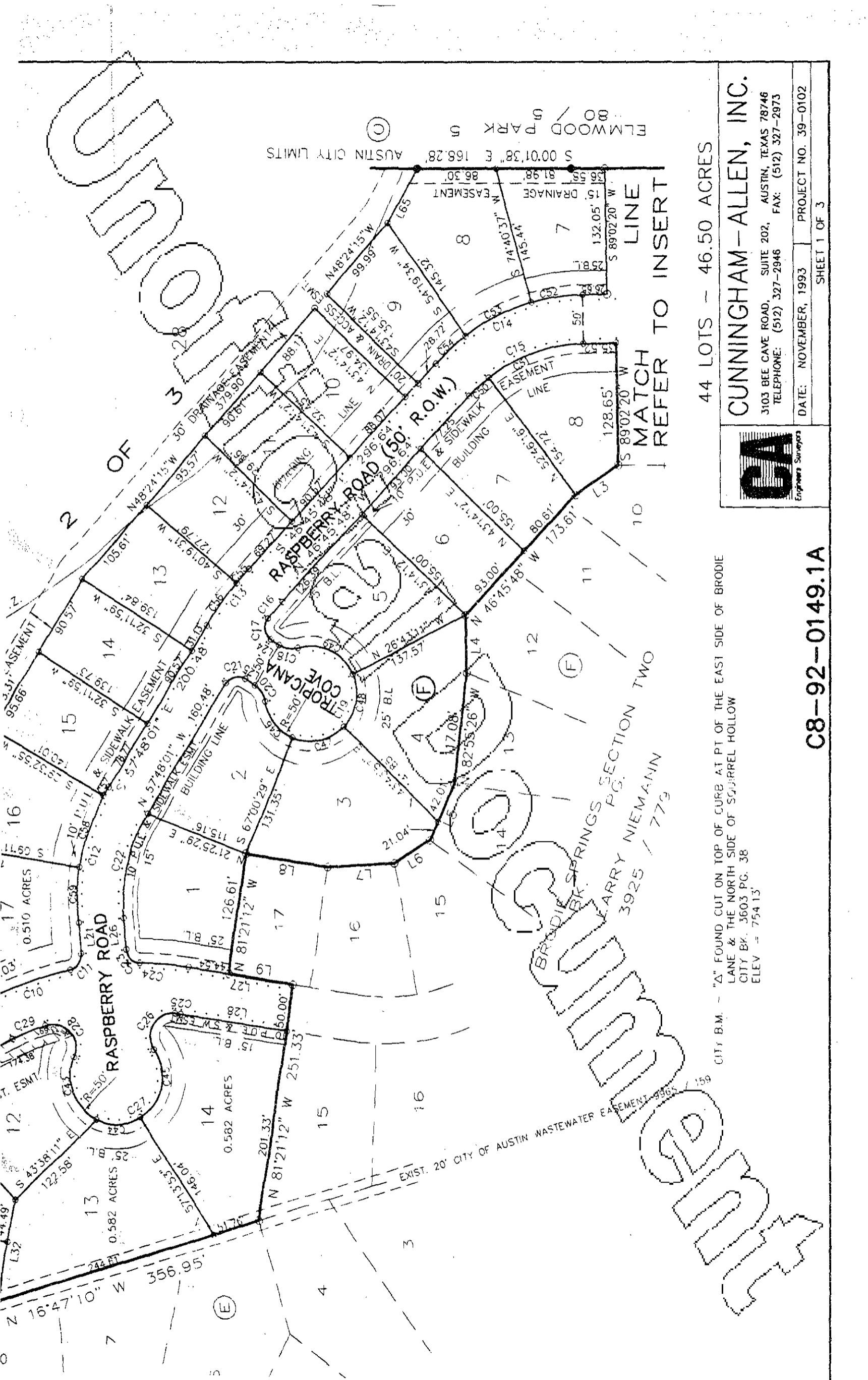
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CUNNINGHAM

ALLEN

PLAT

2 OF 3

ELMWOOD PARK S  
S 00°01'38" E 168.28' AUSTIN CITY LIMITS

LINE  
MATCH TO INSERT

44 LOTS - 46.50 ACRES

**CUNNINGHAM-ALLEN, INC.**  
3103 BEE CAVE ROAD, SUITE 202, AUSTIN, TEXAS 78746  
TELEPHONE: (512) 327-2946 FAX: (512) 327-2973



DATE: NOVEMBER, 1993 PROJECT NO. 39-0102  
SHEET 1 OF 3

CITY B.M. - "A" FOUND CUT ON TOP OF CURB AT PT. OF THE EAST SIDE OF BRODIE LANE & THE NORTH SIDE OF SQUIRREL HOLLOW  
CITY BK. 3603 PG. 38  
ELEV = 754.15'

C8-92-0149.1A

EXIST. 20' CITY OF AUSTIN WASTEWATER EASEMENT 9965 / 159

BRODIE SPRINGS PG. SECTION TWO  
FERRY NIEMANN 3925 - 779

RASPBERRY ROAD

RASPBERRY ROAD (50' R.O.W.)

TROPICANA COVE

Tutor Perini Corporation

S 59.44.20' W  
154.60  
S 14.17.07' W  
60.00

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BRODIE SPRINGS SECTION THR  
BK.  
PG.

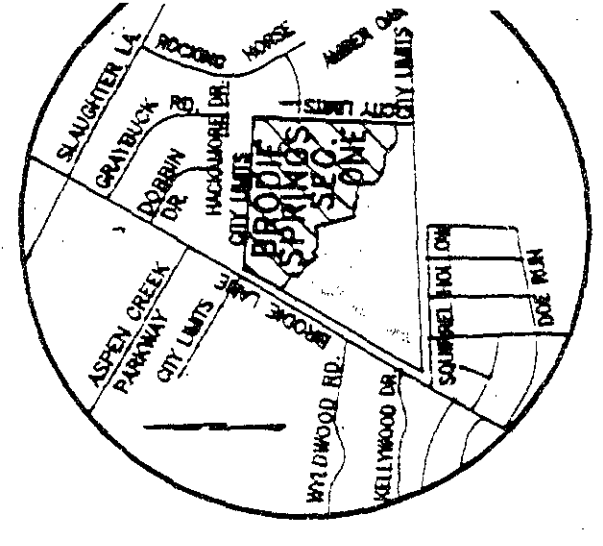
LARRY NIEMANN  
3925 / 779

STREET TABLE

STREET NAME	L.F.
ANTELOPE RUN	1,020'
BRODIE SPRINGS TRAIL	769'
RASPBERRY ROAD	1,197'
TROPICANA COVE	91'

LEGEND

- IRON' ROD SET
- IRON ROD FOUND
- CONCRETE MONUMENT SET
- CONCRETE MONUMENT FOUND
- ▲ NAIL FOUND
- B.L. BUILDING LINE
- CEF CRITICAL ENVIRONMENTAL FEATURE
- P.U.E. PUBLIC UTILITY EASEMENT
- CWQZ CRITICAL WATER QUALITY ZONE
- WQTZ WATER QUALITY TRANSITION ZONE
- ..... SIDEWALK LOCATION
- - - - - AUSTIN CITY LIMITS
- ▨ SIGHT DISTANCE EASEMENT



LOCATION MAP  
SCALE: NONE