

C13
1

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2010-0012.0A

P.C. DATE: May 25, 2010

SUBDIVISION NAME: Resubdivision of the Amended Plat of Lot 2-A, Block D, of the Amended Plat of Lots 2-A and 3-A, Block D, of the Resubdivision of Met Center II, Section 1, and Lot 1-A, Block D, Resubdivision of Met Center, Section 1

AREA: 75.061 acres

LOTS: 3

OWNER/APPLICANT: Met Center II NYCTEX
Phase II, Ltd. (Howard Yancy)

AGENT: Thrower Design
(Ron Thrower)

ADDRESS OF SUBDIVISION: Burleson Road (Metropolis Drive)

GRIDS: L/M-17

COUNTY: Travis

WATERSHED: Carson and Onion Creek

JURISDICTION: Full Purpose

EXISTING ZONING: LI-PDA-NP

MUD: N/A

PROPOSED LAND USE: Office, Industrial, Commercial Retail

NEIGHBORHOOD PLAN: Southeast Neighborhood Plan Area

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS: Sidewalks are required.

DEPARTMENT COMMENTS: The request is for approval of a resubdivision, namely Resubdivision of the Amended Plat of Lot 2-A, Block D, of the Amended Plat of Lots 2-A and 3-A, Block D, of the Resubdivision of Met Center II, Section 1, and Lot 1-A, Block D, Resubdivision of Met Center, Section 1. This plat is to resubdivide 1 lot into 3 lots comprised of 75.061 acres.

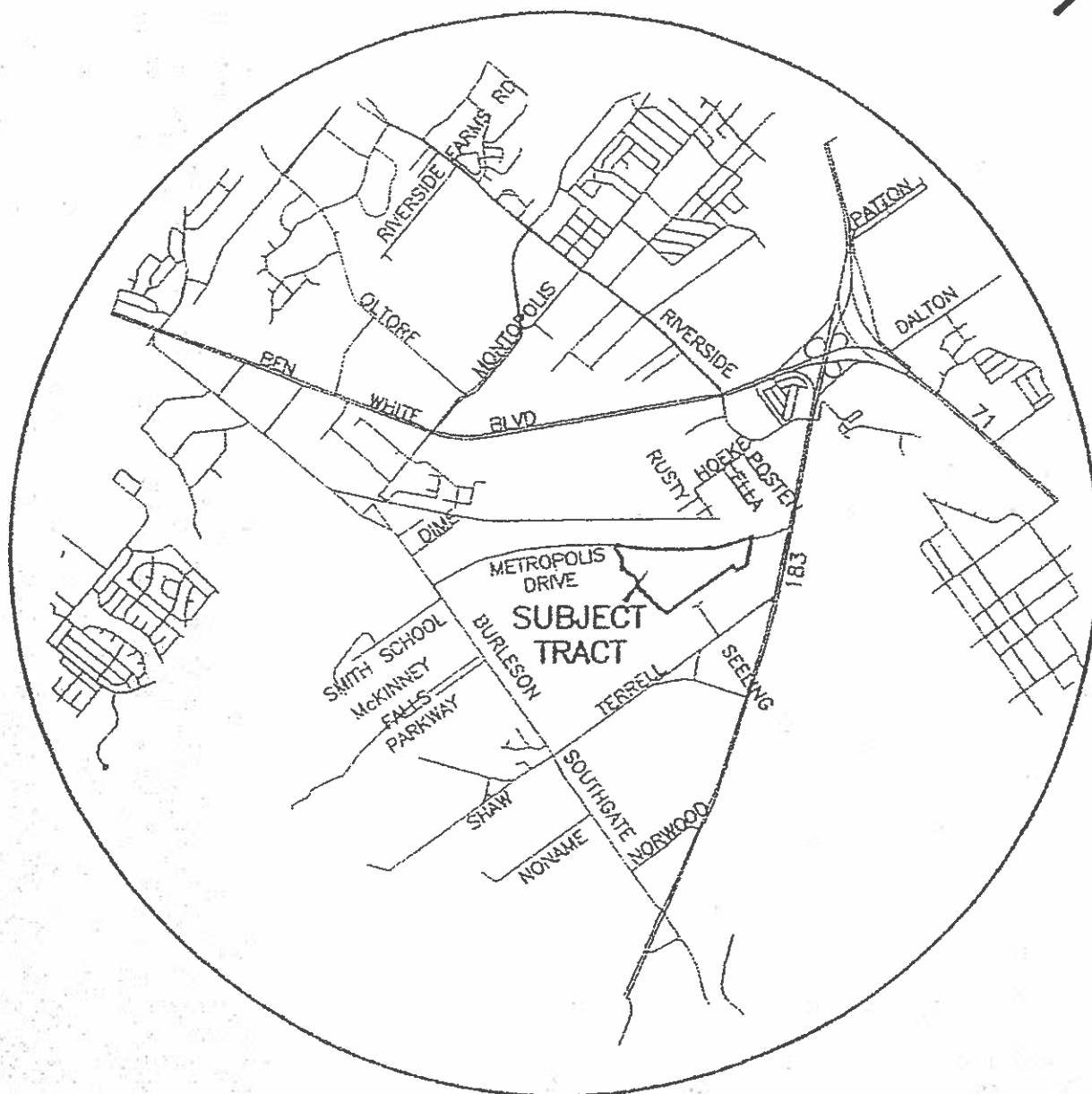
STAFF RECOMMENDATION: The staff recommends approval of this resubdivision plat. This plat meets all City of Austin Land Development and State Local Government requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Sylvia Limon
Email address: sylvia.limon@ci.austin.tx.us

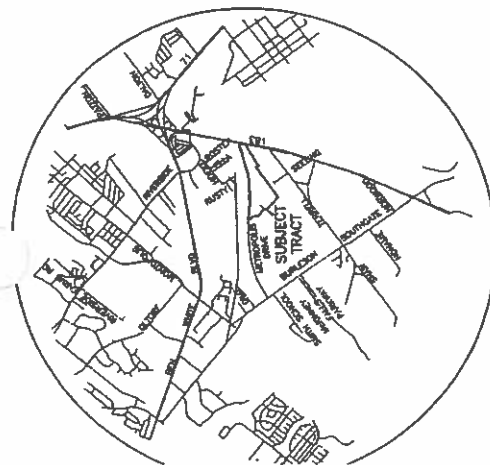
PHONE: 974-2767

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LOCATION MAP
NOT TO SCALE

AMENDED PLAT OF LOT 2-A, BLOCK D,
OF THE AMENDED PLAT OF LOTS 2-A
AND 3-A, BLOCK D, OF THE
RE-SUBDIVISION OF MET CENTER II
SECTION 1, AND
LOT 1-A, BLOCK D,
RE-SUBDIVISION OF MET CENTER II
SECTION 1



LOCATION MAP
NOT TO SCALE

Previous

LOT SUMMARY		
TOTAL NO. OF LOTS: 2		
TOTAL LOT ACREAGE: 83.546 AC.		
TOTAL R.O.W. ACREAGE: 0.00 AC.		

LINE TABLE		
No.	BEARING	LENGTH
L1	N74°23'38"W	59.54'
L2	N52°40'08"W	98.85'
L3	N84°07'54"W	57.77'
L4	N53°33'49"W	34.32'
L5	N58°03'43"W	77.90'
L6	N87°50'48"W	88.98'
L7	N35°24'43"W	37.15'
L8	N45°48'36"W	18.58'
L9	N62°28'07"W	63.01'
L10	N58°50'31"W	89.18'
L11	N57°32'32"W	84.78'
L12	N32°38'42"W	50.71'
L13	N74°18'50"W	39.21'
L14	S80°48'28"W	39.31'
L15	N60°21'58"W	55.51'
L16	N36°12'10"W	74.40'
L17	N61°22'14"W	74.31'
L18	N20°57'17"W	39.21'
L19	N61°09'58"W	24.40'
L20	N18°31'02"W	124.02'
L21	N53°14'30"W	81.81'
L22	N52°51'34"W	98.11'
L23	N83°19'23"W	32.61'
L24	N78°52'02"W	32.01'
L25	N65°41'14"W	92.31'
L26	N46°15'13"W	87.01'
L27	N68°23'37"W	20.00'
L28	N78°55'20"W	20.00'
L29	S89°20'39"W	29.40'
L30	S76°35'34"W	19.01'
L31	S85°42'50"W	10.35'
L32	S85°42'59"W	9.65'

CURVE TABLE				
NO.	DELTA	RADIUS	TAN ARC	CHORD BEARING
C1	54°32'27"	1795.00	88.51'	178°37' N88°12'14"E
C2	8°55'37"	1845.00	111.87'	223°06' N84°37'39"E
C3	3°34'28"	1845.00	57.57'	115°10' N79°22'37"E
C4	18°04'25"	1845.00	283.43'	581°88' N88°33'10"E
C5	10°09'35"	1845.00	184.01'	327°16' N84°26'10"E
C6	36°58'53"	473.50'	198.34'	305°82' N87°50'49"E
C7	21°02'52"	496.50'	92.23'	182°30' N81°37' N75°48'50"E
C8	7°03'02"	443.50'	27.32'	54°57' N88°48'55"E



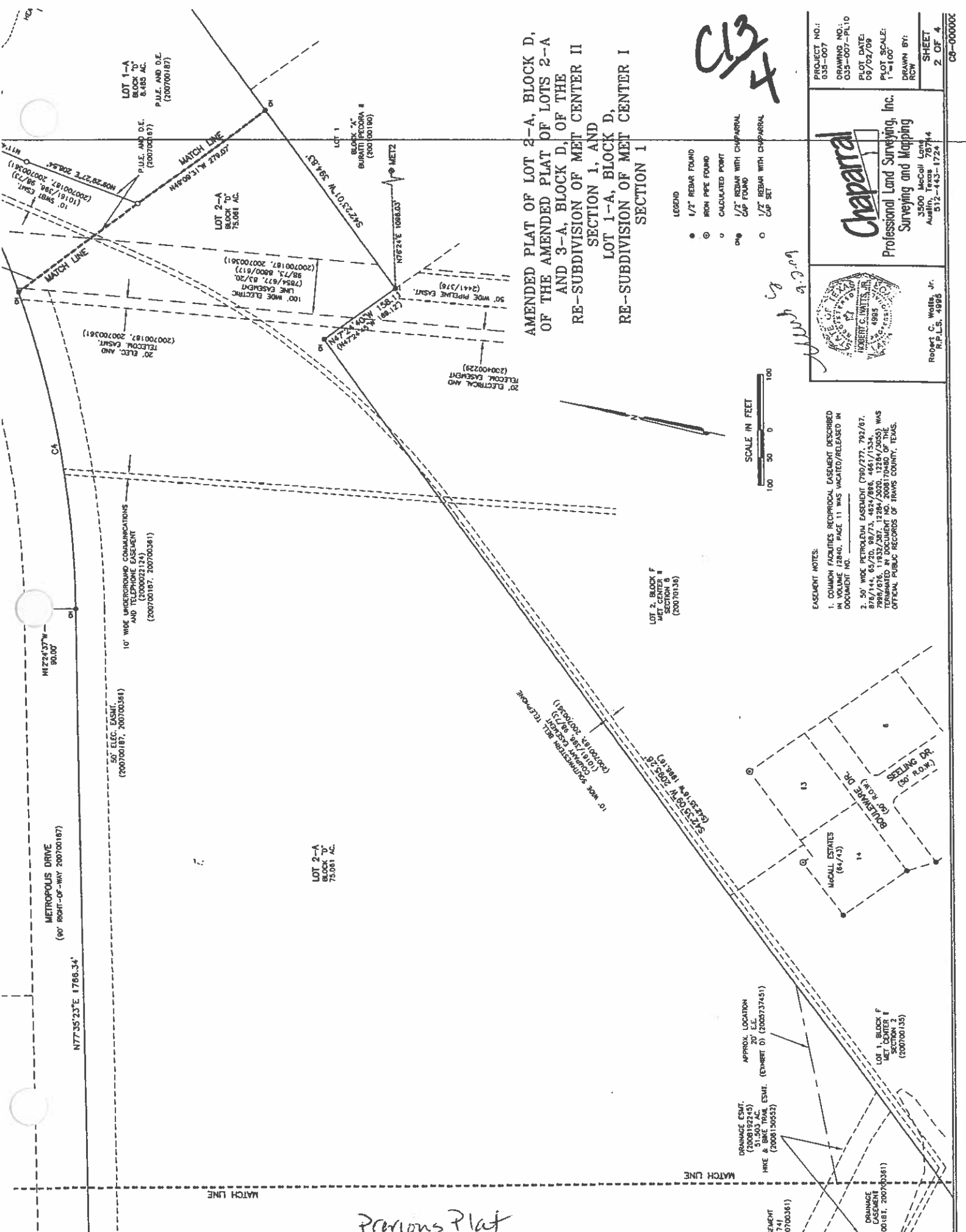
- LEGEND
- 1/2" REBAR FOUND
 - IRON PIPE FOUND
 - CALCULATED POINT
 - 1/2" REBAR WITH CHAPARRAL CAP FOUND
 - 1/2" REBAR WITH CHAPARRAL CAP SET

CHAPARRAL CONTROL POINT "METZ", BRASS
DOCK SET IN CONCRETE
TEXAS CENTRAL ZONE STATE
PLANE COORDINATES:
N 3133355.00
E 3133355.00
SURFACE COORDINATES:
N 3133355.00
E 3133355.00
ELEV. 533.03
NAVD 88 (GEOID 98) SOURCE IS METZ SITE DATUM
CONVERSION SCALE FACTOR = 0.999950973
(FOR SURFACE TO GRID CONVERSION)
INVERSE SCALE FACTOR = 1.000049026
(FOR GRID TO SURFACE CONVERSION)
SCALED ABOUT 0.0
TEXAS CENTRAL ZONE 4203



Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Loop
Austin, Texas 78744
512-443-1724

Robert C. Watts, Jr.
R.S.L.S. 4895



AMENDED PLAT OF LOT 2-A, BLOCK D,
OF THE AMENDED PLAT OF LOTS 2-A
AND 3-A, BLOCK D, OF THE
RE-SUBDIVISION OF MET CENTER II
SECTION 1, AND
LOT 1-A, BLOCK D,
RE-SUBDIVISION OF MET CENTER I
SECTION 1

- LEGEND
- 1/2" REDAR FOUND
 - IRON PIPE FOUND
 - CALCULATED POINT
 - 1/2" REDAR WITH CHAPARRAL CAP FOUND
 - 1/2" REDAR WITH CHAPARRAL CAP SET



EASEMENT NOTES:

1. COLUMBIA FACILITIES RECIPROCAL EASEMENT DESCRIBED IN VOLUME 12840, PAGE 11 WAS VACATED/RELEASED IN DOCUMENT NO. 200700187.
2. 50' WIDE PETROLEUM EASEMENT (790/277, 792/87, 876/144, 85/20, 98/73, 483/886, 446/175344) WAS TERMINATED IN DOCUMENT NO. 2008170480 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

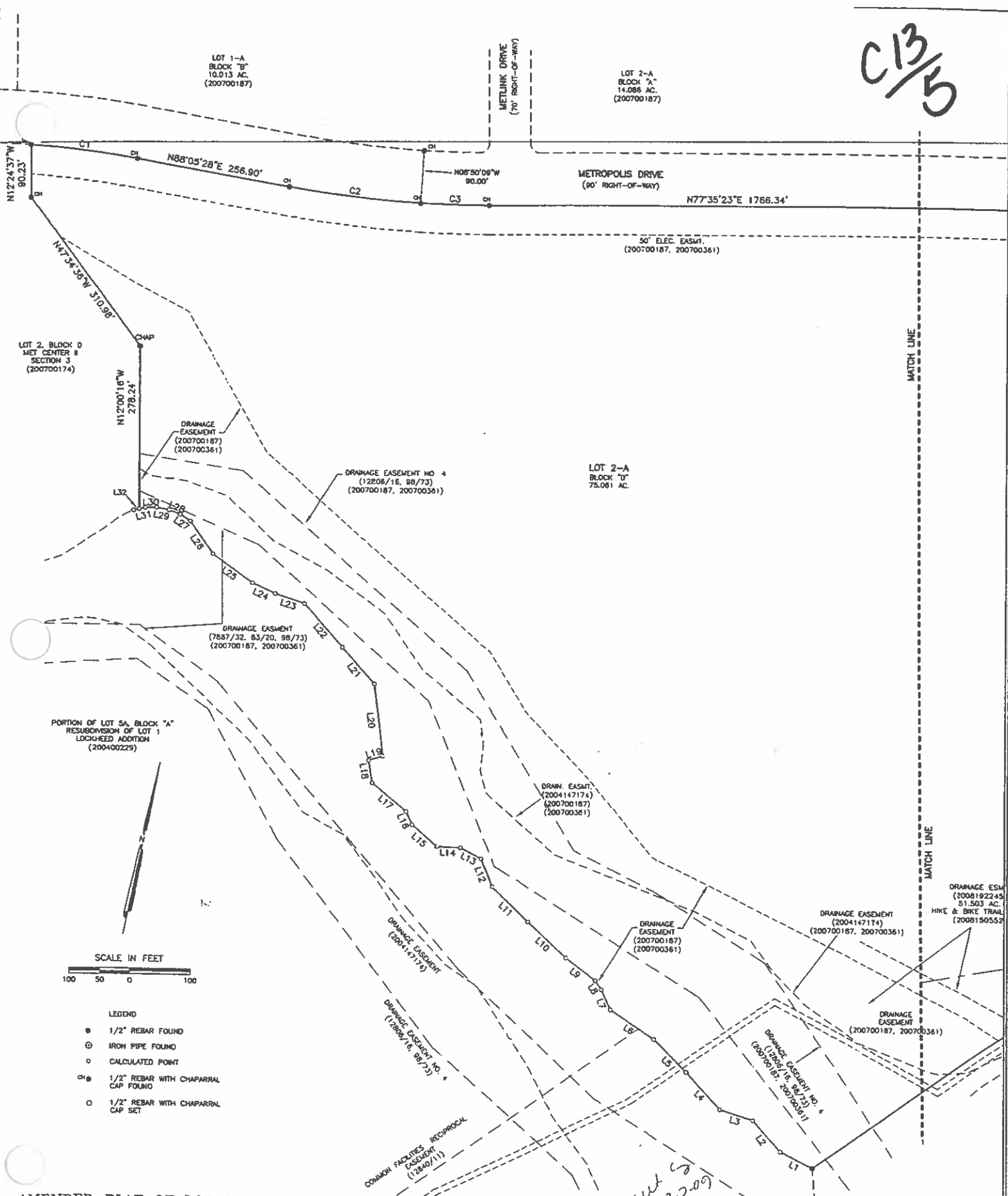
PROJECT NO.: 035-007
DRAWING NO.: 035-007-PL10
PLOT DATE: 05/02/09
PLOT SCALE: 1"=100'
DRAWN BY: RCW

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Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724

Robert C. Wolfe, Jr.
N.P.L.S. 4996

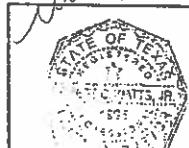
SHEET 2 OF 4
CG-000000

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AMENDED PLAT OF LOT 2-A, BLOCK D,
OF THE AMENDED PLAT OF LOTS 2-A
AND 3-A, BLOCK D, OF THE
RE-SUBDIVISION OF MET CENTER II
SECTION 1, AND
LOT 1-A, BLOCK D,
RE-SUBDIVISION OF MET CENTER II

PORTION OF LOT 1-A, BLOCK "A"
RESUBDIVISION OF LOT 1
LOCKHEED ADDITION
(200400229)



Chaparral
Professional Land Surveying, Inc.

PROJECT NO.:
035-007
DRAWING NO.:
035-007-PL10
PLOT DATE:
09/02/09
PLOT SCALE:
1"=100'



Proposed Result

LC-1-A
BULK "B"
10013 AC
(200700157)

LOT 2-A
BLOCK "A"
14.088 AC.
(200700157)

WETLINK DRIVE
(10' RIGHT-OF-WAY)

METROPOLIS DRIVE
(AT RIGHT-OF-WAY)

N7735'23"E 1788.34'

722.24'

50 ELEC. EASMT.
(200700187, 200700381)

WATCH LINE

41°22'37"N 134°36'

-----MATCH LINE-----

LOT 2-A
BLOCK "D"
35,000 AC.

LOT 2, BLOCK D
MET CENTER II
SECTION 3
(200700174)

LOT 2-B
BLOCK "D"
36.277 AC.

N88°05'28"E 256.90'

— N08°30'00"W
90.00'

DRAINAGE ESMT.
(2006182245)
51.503 AC.
HICK & BRICE TRAIL ESMT.
(2006150552)

N12°00'18"W
278.24'

31.503 AC.
HKE & ERKE TRAIL ESMT.
(2008130532)

DRAINAGE
 EASEMENT
 200700131
 20070036

DRAINAGE EASEMENT NO. 4
(12806/16, 98/73)
(200700187, 200700361)

DRAINAGE ESMT.
(2008192245)

DRAINAGE EASEMENT
87/32, 83/20, 98/73)
X0700187, 200700381)

PORTION OF LOT 3A, BLOCK "A"
RESUBDIVISION OF LOT 1
LOCKHEED ADDITION
(200400226)

51.503 AC.
Hike & Bike Trail Esmt.
(2008150352)

DRAIN. EASMT.
(2004147174)
(200700187)
(200700361)

DRAINAGE EASEMENT
(2004147174)
(200700187, 200700361)

DRAINAGE ESMT.
(2008192245)

DRAINAGE
EASEMENT
(200700157, 200700381)

DRAINAGE EASEMENT
(12008/10, 98/715)
(200700187, 200700361)

SCALE IN FEET

100 50 0 100

LEGEND

- 1/2" REBAR FOUND
- ⊙ IRON PIPE FOUND
- CALCULATED POINT
- ④ 1/2" REBAR WITH CHAPARRAL CAP FOUND
- 1/2" REBAR WITH CHAPARRAL CAP SET

COMMON FACILITIES RECIPROCAL
BASEMENT
(12840/11)

RE-SUBDIVISION OF THE AMENDED
PLAT OF LOT 2-A, BLOCK D,
OF THE AMENDED PLAT OF LOTS 2-A
AND 3-A, BLOCK D, OF THE
RE-SUBDIVISION OF MET CENTER II
SECTION 1, AND
LOT 1-A, BLOCK D,
RE-SUBDIVISION OF MET CENTER II

PORTION OF LOT 5A, BLOCK "A"
RESUBDIVISION OF LOT 1
LOCKHEED ADDITION
(200400229)

9-3-07



Chaparral
SCANNER
Professional Land Surveying, Inc.
Surveying and Mapping

PROJECT NO.:
035-007

DRAWING NO.:
035-007-PL11

PLOT DATE:
09/02/09

PLOT SCALE:
1"=100'

DRAWN BY:
RCW