

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2009-0101.0A

PC DATE: July 13, 2010

SUBDIVISION NAME: Resubdivision of the T.L Subdivision Lot 3-A and a portion of Lots 1 and 2, T.L Subdivision #1, the Lady Bird Lake Waterfront Subdivision

AREA: 9.562 Acres

LOTS: 4

APPLICANT: Techtonics, Inc.
(Don Tobin)

AGENT: Bury & Partners, Inc.
(Bryant Bell)

ADDRESS OF SUBDIVISION: 208 Barton Springs Road

GRIDS: J21

COUNTY: Travis

WATERSHED: Town Lake Branch

JURISDICTION: Full Purpose

EXISTING ZONING: PUD-NP

PROPOSED LAND USE: commercial

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS: will be provided on all street right-of-ways.

DEPARTMENT COMMENTS:

The request is for approval of the Resubdivision of T.L. Subdivision 3A and a portion of Lots 1 and 2 of T.L. Subdivision No. 1, Lady Bird Lake Water Front. This section entitles the Planning Commission to approve a requested resubdivision of the previously platted land, without vacating the preceding plat. The resubdivision entails the creation of (4) legal lots from 1 lot and a portion of 2 lots. The subdivision is composed of a total 4 lots on 9.562 acres. the lots will take access via South First Street and via a joint use access easement on Barton Springs Rd. The City of Austin will provide water and wastewater service as well as electric service. Parkland dedication requirements were not required with this resubdivision. The applicant will be responsible for all costs associated with any required improvements.

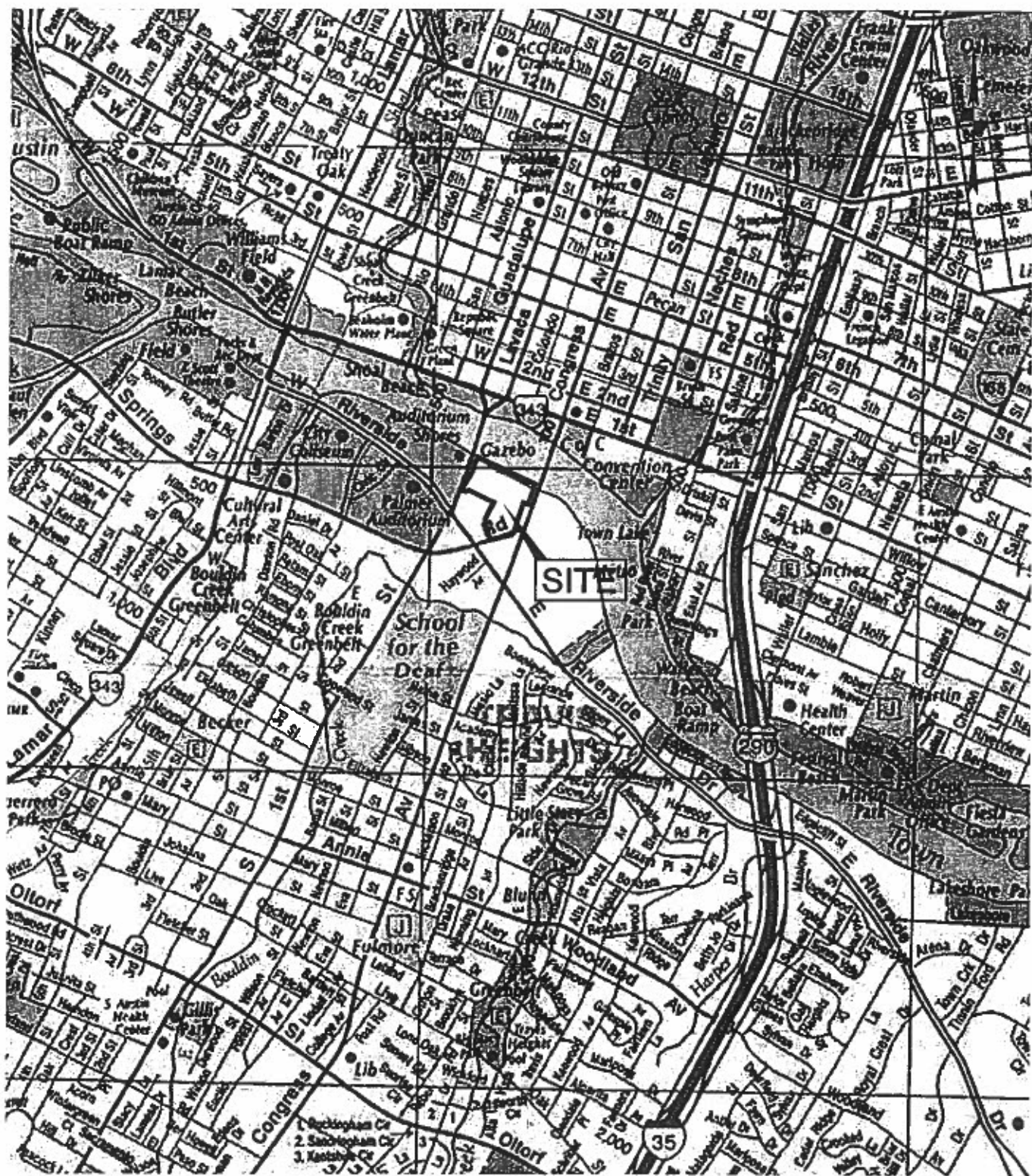
STAFF RECOMMENDATION:

The staff recommends approval of the resubdivision. The plat meets all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Don Perryman
e-mail: don.perryman@ci.austin.tx.us

PHONE: 974-2786



SITE LOCATION MAP

Bury+Partners
ENGINEERING SOLUTIONS

221 West Sixth Street, Suite 900
Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
TBP Registration Number F1046
Bury+Partners, Inc. © Copyright 2009



VISIBILITY MAP
N.T.S.

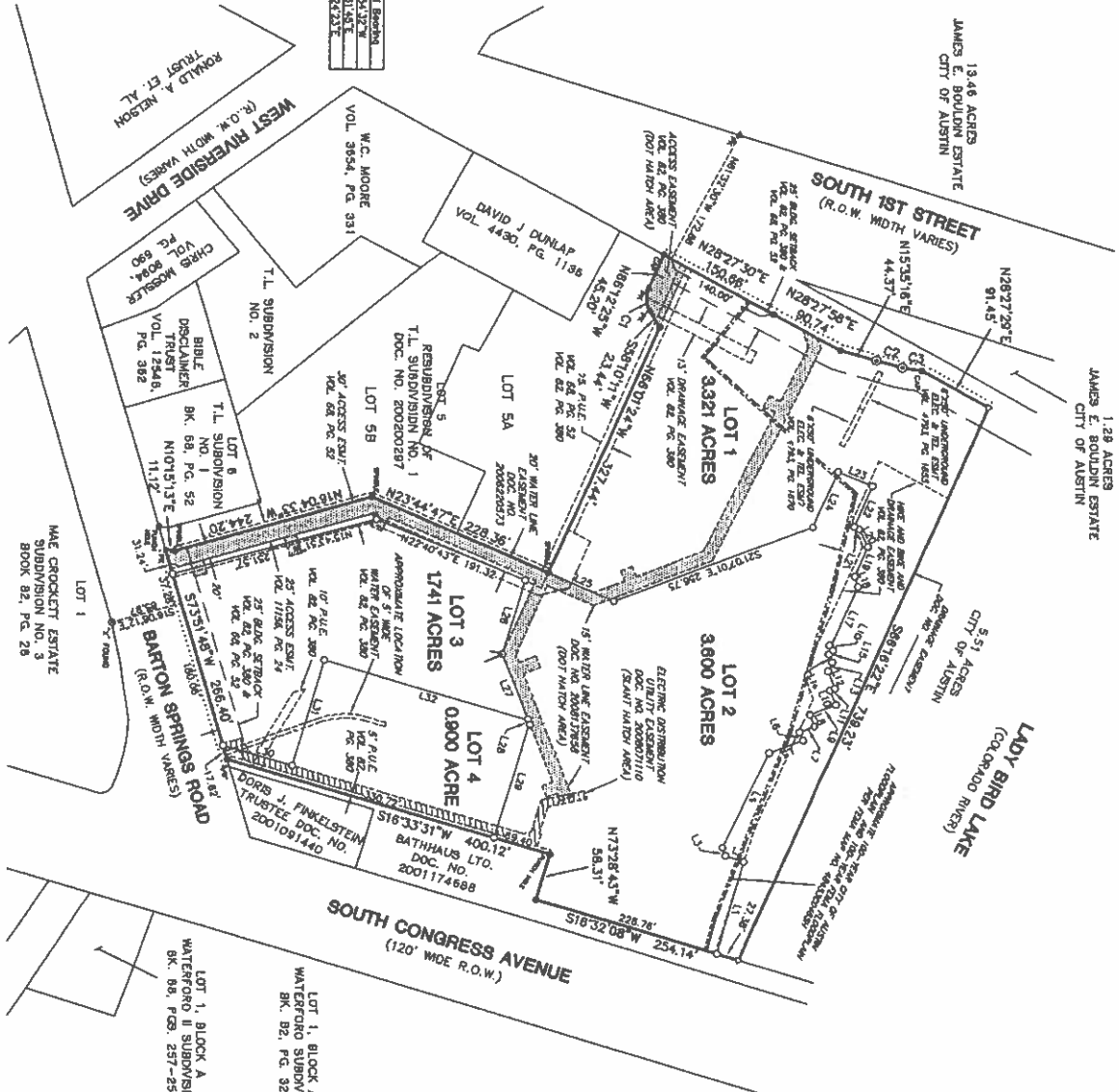
LADY BIRD LAKE WATER FRONT A RESUBDIVISION OF T.L. SUBDIVISION 3A AND A PORTION OF LOTS 1 AND 2 OF T.L. SUBDIVISION NO. 1

LINE TABLE

LINE	BEARING	LENGTH
1	N 73° 49' 30" W	117.32
2	S 10° 15' 48" W	23.47
3	S 88° 58' 22" W	10.47
4	N 64° 25' 32" W	128.99
5	N 68° 38' 21" W	43.13
6	N 68° 17' 43" W	18.28
7	S 88° 28' 40" W	13.00
8	N 62° 21' 44" W	33.01
9	S 68° 27' 57" W	18.88
10	N 61° 12' 03" W	6.18
11	S 88° 24' 30" W	22.19
12	N 73° 49' 30" W	117.32
13	S 10° 15' 48" W	23.47
14	S 88° 58' 22" W	10.47
15	N 64° 25' 32" W	128.99
16	N 68° 38' 21" W	43.13
17	N 68° 17' 43" W	18.28
18	S 88° 28' 40" W	13.00
19	N 62° 21' 44" W	33.01
20	S 68° 27' 57" W	18.88
21	N 61° 12' 03" W	6.18
22	S 88° 24' 30" W	22.19
23	N 73° 49' 30" W	117.32
24	S 10° 15' 48" W	23.47
25	S 88° 58' 22" W	10.47
26	N 64° 25' 32" W	128.99
27	N 68° 38' 21" W	43.13
28	N 68° 17' 43" W	18.28
29	S 88° 28' 40" W	13.00
30	N 62° 21' 44" W	33.01
31	S 68° 27' 57" W	18.88
32	N 61° 12' 03" W	6.18
33	S 88° 24' 30" W	22.19
34	N 73° 49' 30" W	117.32

CURVE TABLE

LINE	DATE	BEARING	CHORD LENGTH	CHORD BEARING
1	1/2/00	28.08	27.05	107° 51' 45"
2	1/2/00	47.68	32.28	107° 51' 45"
3	1/2/00	174.17	23.21	107° 51' 45"



- LEGEND**
- 1/2" IRON ROD SET WITH BRG CAP
 - 1/2" IRON ROD FOUND (UNLESS NOTED)
 - IRON ROD FOUND
 - NAT. FOUND AS NOTED
 - CALCULATED POINT
 - SPOCKMARK

BEARING BASIS
THE BEARING BASIS FOR THE SURVEY SHOWN HEREIN IS THE TEXAS COORDINATE SYSTEM. THE BEARING BASIS FOR THE CITY OF AUSTIN CONTROL MONUMENTS AS FOLLOWS: J-21-0001, J-21-0002, J-21-0003, J-21-0004 AND 0805.

LADY BIRD LAKE WATER FRONT
A FOUR LOT SUBDIVISION
CONSISTING OF 9,562 ACRES
DATE: AUGUST, 2009
PREPARED BY:

Bury+Partners
ENGINEERING SOLUTIONS
231 East Sixth Street, Suite 600
Austin, Texas 78701
Tel: (512) 308-0011 Fax: (512) 308-0021
TIFR Registration Number 71045
BuryPartners, Inc. Copyright 2009

STATE OF TEXAS §
COUNTY OF TRAVIS §
KNOW ALL MEN BY THESE PRESENTS §

[illegible]

BY:

TERRELL M. SHARRK, SOLE MEMBER	DATE:
TANTALON AUSTIN, LLC, A DELAWARE LIMITED LIABILITY COMPANY	
871 TANTALON AUSTIN, LLC ITS SOLE MEMBER	
871 EDENBURGH FUND, LLC ITS MANAGER	
1500 SAND LANE RD. 2ND FLOOR	
ORLANDO, FL 32809	

STATE OF _____ §

COUNTY OF _____

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT THE FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

2009 A.D. _____ DAY OF _____
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____
IN AND FOR THE STATE OF _____

FLOOD PLAIN NOTE:
A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN, AS DETERMINED BY THE FLOOD DAMAGE PREVENTION DISTRICT, FLOOD INSURANCE ADMINISTRATION, SHOWN ON LAY NO. 44433-1445 N. DATED SEPTEMBER 30, 2003 FOR TARRANT COUNTY, TEXAS AND INCORPORATED ASSETS 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE ORANGE EASEMENTS SHOWN HEREON.

ENGINEER'S CERTIFICATION:
I, CHRISTOPHER L. RANOLDZIO, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS RELEASABLE FROM AN ENGINEERING STANDPOINT AND COMPLETES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CODE OF 1989, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

CHRISTOPHER L RANDAZZO, P.E.
TEXAS REGISTRATION NO. 07028
BURY & PARTNERS, INC.
211 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701

SURVEYOR'S CERTIFICATION:
I, JOHN T. BELLOSO, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAN COMPLES WITH TITLE 25 OF THE ALBION CODE OF 1999, AS AMENDED, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION. 

JOHN L. BLUMSD, R.P.L.S.
TEXAS REGISTRATION NO. 4990
BURY & PARTNERS, INC.
211 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701

DATE 16/1/09



LADY BIRD LAKE WATER FRONT
A RESUBDIVISION OF T.L. SUBDIVISION 3A AND A PORTION OF
LOTS 1 AND 2 OF T.L. SUBDIVISION NO. 1

GENERAL NOTES:

- [illegible]

CITY CERTIFICATIONS:

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF AUSTIN ON THIS THE ____ DAY OF ____, 2009.

CITY CERTIFICATIONS:

THIS THE _____ DAY OF _____, 2009, A.D.

PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE
CITY OF AUSTIN ON THE _____ DAY OF _____, 2009, A.D.

BETTY BAKER
CHAIRPERSON

CLARKE HAMMOND
SECRETARY

STATE OF TEXAS

THE _____ DAY OF _____, 2009, A.O. # _____

2009, A.O. AT _____, OFFICIAL PUBLIC
RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS

DAVID DEBEAUX, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY:
DEPUTY

LADY BIRD LAKE
WATER FRONT
A FOUR LOT SUBDIVISION
CONSISTING OF 9.562 ACRES
DATE: AUGUST, 2009
PREPARED BY:

Bury+Partners
AN ENGINEERING SOLUTIONS

LAQUINERINO SOLUTIONS

LBJ Reg. Chm. Bldg. Suite 600
 Austin, Texas 78701

TEL: 01636-00176 FAX: 01636-00011
TBR Registration Number F1049

Buy & Partners, Inc. ©Copyright 2008

Drawn by: LAR Approved by: JTB Project No.: 1021-0320 1st N:\021\00\10210320\2.dwg
C8-2009-00XX.XX