C13
1

SUBDIVISION REVIEW SHEET

CASE NO: C8-2010-0069.0A

PC DATE: October 28, 2010

SUBDIVISION NAME: RESUBDIVISION OF LOT 1B, RESUBDIVISION OF LOT 1, BLOCK B, MUELLER SECTION 1, PHASE A

AREA: 3.322 Acres

LOTS: (2)

APPLICANT: Catellus Austin, LLC
(Leo Lopez)

AGENT: Bury & Partners, Inc.
(Darren Huckert)

ADDRESS OF SUBDIVISION: Barbara Jordan Blvd./E. 51st St.

GRIDS: L25, K25

COUNTY: Travis

WATERSHED: Boggy Creek

JURISDICTION: Full Purpose

EXISTING ZONING: PUD

PROPOSED LAND USE: Retail

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS

Sidewalks will be provided on both sides of all internal streets and the subdivision side of all boundary streets.

NEIGHBORHOOD PLAN:

RMMA

DEPARTMENT COMMENTS:

The request is for approval of the above referenced resubdivision plat. State law entitles the Planning Commission to approve a requested resubdivision of the previously platted land, without vacating the preceding plat. This proposed resubdivision entails the creation of (2) legal lots from (1) lot for proposed commercial use. The subdivision is composed of (2) lots on 3.322 acres. City of Austin will provide water and wastewater service as well as electric service. The developer will be responsible for all costs associated with any required improvements to the site.

STAFF RECOMMENDATION:

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

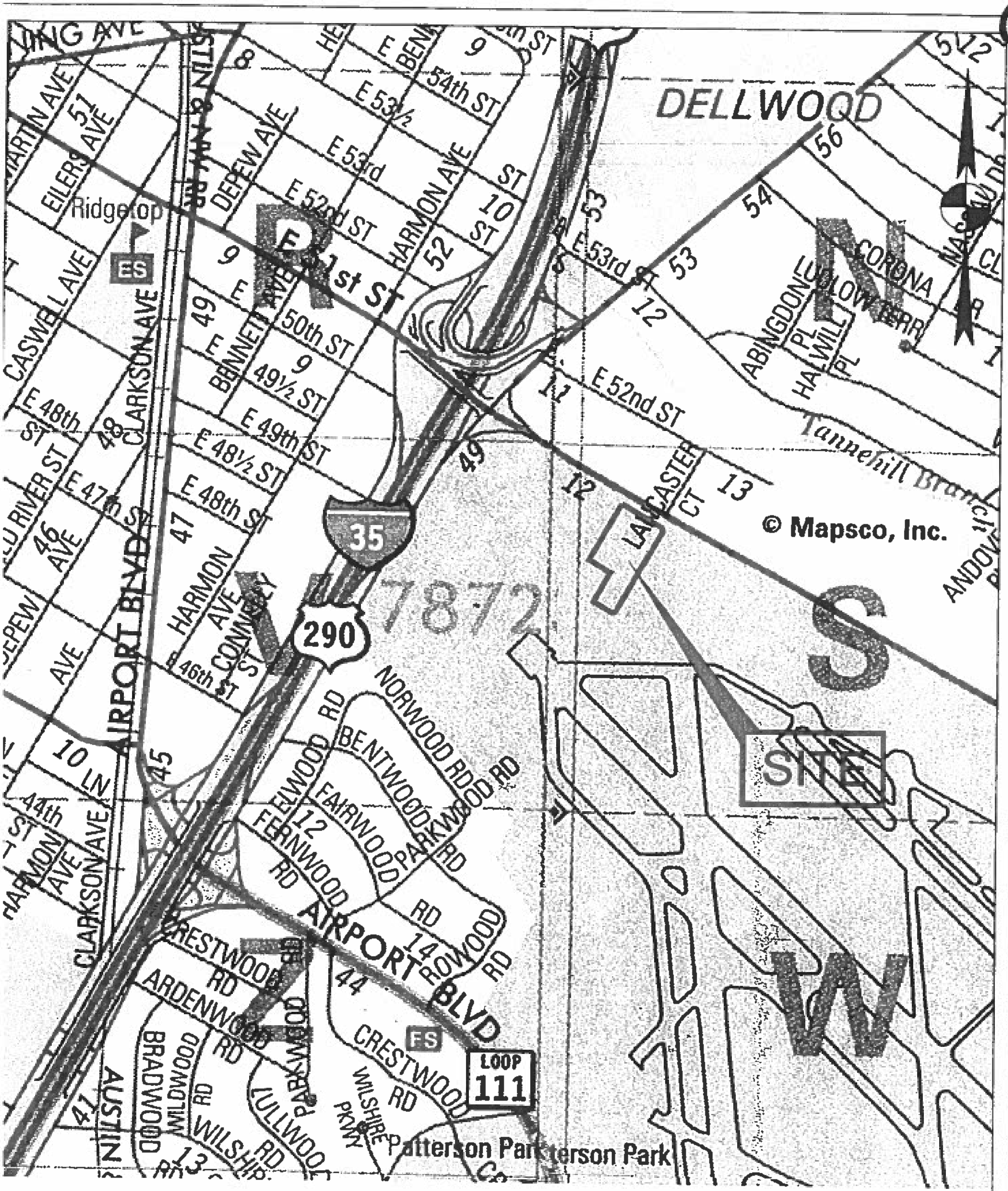
PLANNING COMMISSION ACTION:

CASE MANAGER: Don Perryman

PHONE: 974-2786

e-mail: don.perryman@ci..austin.tx.us

C13
2



SITE LOCATION MAP

Bury-Partners
ENGINEERING SOLUTIONS
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
TBPE Registration Number F-1048

ILE:G:\100644\10008\EXHIBITS\SITE LOCATION.DWG | PROJECT No.: 100644-10008 | SCALE: N.T.S.

C13
3

RESUBDIVISION OF LOT 1B, RESUBDIVISION OF LOT 1, BLOCK "B", MUELLER SECTION 1 PHASE A SUBDIVISION

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

THAT CATELLUS AUSTIN, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH GREG WEAVER, MANAGING DIRECTOR, OWNER OF THAT CERTAIN 3.322 ACRE TRACT OF LAND OUT OF THE THOMAS HAWKINS SURVEY AND THE J.P. WALLACE SURVEY, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, CONVEYED TO CATELLUS AUSTIN, LLC BY THE DEED OF RECORD IN DOCUMENT NO. [illegible] OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 3.322 ACRES OF LAND ALSO BEING LOT 1B, RESUBDIVISION OF LOT 1, BLOCK "B", MUELLER SECTION 1 PHASE A SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. [illegible] OF SAID OFFICIAL PUBLIC RECORDS, SAID 3.322 ACRES OF LAND HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.015, OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID 14.464 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS "RESUBDIVISION OF LOT 1B, RESUBDIVISION OF LOT 1, BLOCK "B", MUELLER SECTION 1 PHASE A SUBDIVISION", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS HEREON, SUBJECT TO ANY EASEMENTS PREVIOUSLY GRANTED BUT NOT RELEASED. PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE AND TITLE 25 OF THE AUSTIN CITY CODE.

CATELLUS OPERATING LIMITED PARTNERSHIP,
SUCCESSOR BY DISSOLUTION TO CATELLUS AUSTIN RETAIL I LLC,
SUCCESSOR IN INTEREST TO CATELLUS AUSTIN RETAIL I LP

BY: PALMTREE ACQUISITION CORPORATION, ITS GENERAL PARTNER

BY: ______________________________
GREG WEAVER DATE
MANAGING DIRECTOR
CATELLUS AUSTIN RETAIL LLC
4550 MUELLER BOULEVARD
AUSTIN, TEXAS 78723

STATE OF TEXAS X

COUNTY OF TRAVIS X

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ________ DAY OF ____________ 2008, BY ______________ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ______ DAY OF ____________ 2008 A.D.

______________________ ______________________
NOTARY PUBLIC MY COMMISSION EXPIRES
IN AND FOR THE STATE OF TEXAS

FLOOD PLAIN NOTE:

NO PORTION OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN. AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON COMMUNITY PANEL NO. [illegible], DATED JUNE 16, 1993 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

ENGINEER'S CERTIFICATION:

I, DARREN HUCKERT, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

7-2-10
DARREN HUCKERT, P.E. DATE
TEXAS REGISTRATION NO. [illegible]
BURY & PARTNERS, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701

STATE OF TEXAS
DARREN HUCKERT
LICENSED PROFESSIONAL ENGINEER

SURVEYOR'S CERTIFICATION:

I, ABRAM C. DASHNER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 25 OF THE AUSTIN CODE OF 1999, AS AMENDED, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.

7-2-10
ABRAM C. DASHNER, R.P.L.S. DATE
TEXAS REGISTRATION NO. [illegible]
BURY & PARTNERS, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701

STATE OF TEXAS
ABRAM C. DASHNER
LAND SURVEYOR

GENERAL NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
2. WATER AND WASTEWATER SYSTEMS, INCLUDING METERS, SERVING AND SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARDS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF AUSTIN WATER UTILITY DEPARTMENT FOR REVIEW. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE AUSTIN WATER UTILITY WITH AN EASEMENT TO INSTALL, OPERATE AND MAINTAIN ANY METER, WATER LINE OR WASTEWATER LINE, IF NEEDED TO SERVE LOT 1, BLOCK "A".
3. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
4. 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 ESTABLISHED BY THE REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN.
5. NO BUILDING, FENCES, LANDSCAPING OR OTHER SUCH STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY CITY OF AUSTIN.
6. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITY.
7. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
8. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: EAST 51ST STREET, BARBARA JORDAN BOULEVARD, INTERSTATE HIGHWAY 35 AND LANCASTER DRIVE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY (LDC 25-6-351).
9. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
10. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION, REPLATTING AND/OR DEDICATION OF EASEMENTS BY SEPARATE INSTRUMENT MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
11. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
12. 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 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
13. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.
14. ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT.
15. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT OWNERS EXPENSE.
16. 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.
17. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE, SECTION 25-8-181, AND THE ENVIRONMENTAL CRITERIA MANUAL.
18. IN AN URBAN WATERSHED WATER QUALITY CONTROLS ARE REQUIRED IN ACCORDANCE WITH THE ENVIRONMENTAL CRITERIA MANUAL; THE SITE DEVELOPMENT MUST PROVIDE FOR REMOVAL OF FLOATING DEBRIS FROM STORMWATER RUNOFF AS PER LDC 25-8-211.
19. THIS SUBDIVISION IS LOCATED WITHIN THE TANNEHILL CREEK WATERSHED WHICH IS CLASSIFIED AS AN URBAN WATERSHED AND THE BOGGY CREEK WATERSHED, WHICH IS CLASSIFIED AS AN URBAN WATERSHED AND SHALL BE DEVELOPED AS REQUIRED IN CHAPTER 25-8, CHAPTER 25-4 AND CHAPTER 25-8 OF THE LAND DEVELOPMENT CODE.
20. ALL PREVIOUS RESTRICTIONS FROM MUELLER SECTION 1 PHASE A SUBDIVISION CASE NO C8-03-[illegible].1A SHALL APPLY.
21. A PORTION OF THIS SUBDIVISION IS SUBJECT TO CITY OF AUSTIN P.U.D. ORDINANCE NO [illegible].
22. NO TREES ARE LOCATED ON THESE LOTS.
23. THIS SUBDIVISION IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
24. THE OWNER OF THIS PROPERTY IS RESPONSIBLE FOR THE IMPLEMENTATION AND ON-GOING MAINTENANCE OF THE INTEGRATED PEST MANAGEMENT (IPM) PLAN FOR POLLUTION PREVENTION AND SOURCE CONTROL OF PESTICIDES AND HERBICIDES. ADDITIONALLY THE OWNER SHALL PROVIDE TENANTS WITH THE IPM PLAN AND A PUBLIC EDUCATION PROGRAM DESCRIBING METHODS TO REDUCE NON-POINT SOURCE POLLUTION. THE IPM PLAN AND PUBLIC EDUCATION PROGRAM MUST BE APPROVED BY THE CITY OF AUSTIN.
25. 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 DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR 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 PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF AUSTIN ON THIS THE ______ DAY OF __________, 2008.

CITY CERTIFICATIONS:

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR OF THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS THIS THE ______ DAY OF ______________ 2008, A.D.

____
VICTORIA LI, PE
WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN ON THE ________ DAY OF ______________ 2008, A.D.

______________________ ______________________
CHAIRPERSON SECRETARY

STATE OF TEXAS X

COUNTY OF TRAVIS X

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 __________, 2008, A.D. AT __________ O'CLOCK ______M., AND DULY RECORDED ON THE __________ DAY OF __________, 2008, A.D. AT __________ O'CLOCK ______M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO.__________

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE __________ DAY OF __________ 2008, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY ______________________________
DEPUTY

FILED FOR RECORD AT ______________________ O'CLOCK ____M. THIS THE __________ DAY OF ______________________, 2008 A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

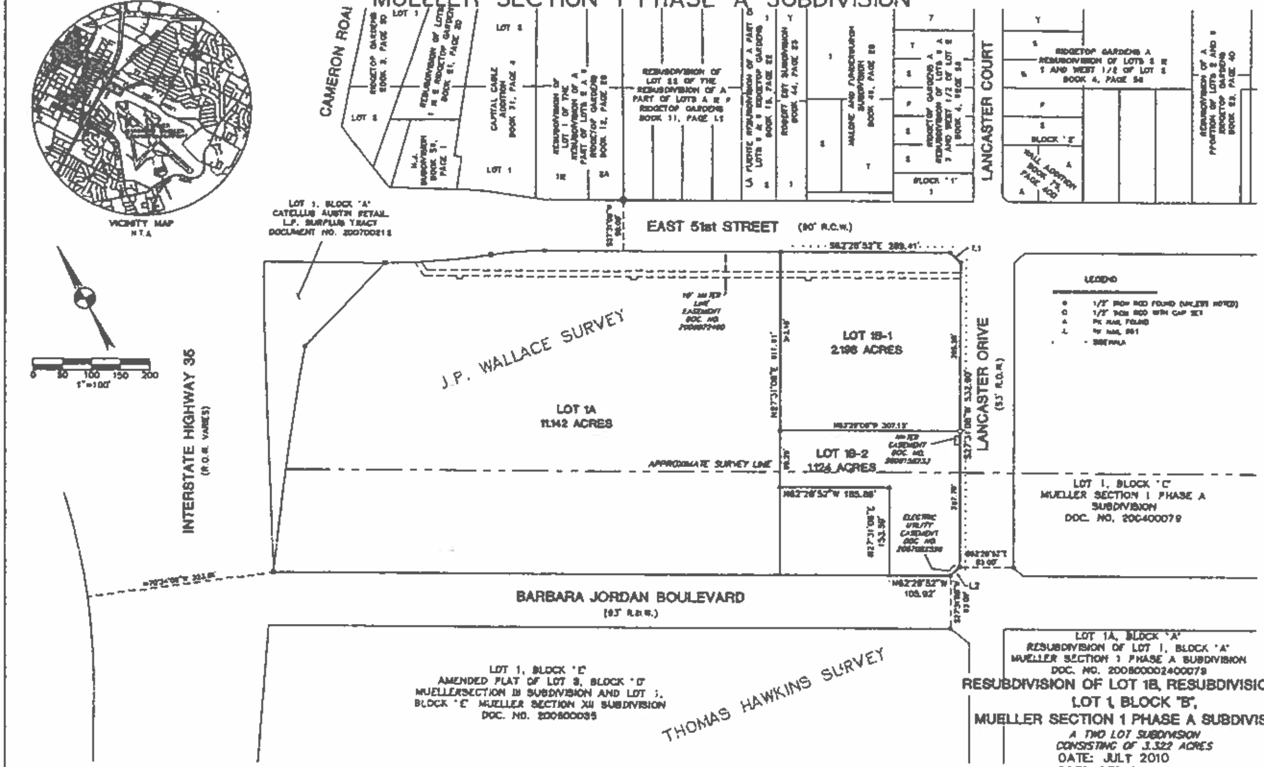
BY: ______________________________
DEPUTY

RESUBDIVISION OF LOT 1B, RESUBDIVISION OF LOT 1, BLOCK "B", MUELLER SECTION 1 PHASE A SUBDIVISION
A TWO LOT SUBDIVISION
CONSISTING OF 3.322 ACRES
DATE: JULY 2010
PREPARED BY:

Bury+Partners
ENGINEERING SOLUTIONS
221 West Sixth Street, Suite 600, Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
TBPE Registration Number F1048

Drawn by: [illegible] Approved by: ACD Project No.: [illegible] File: [illegible]

RESUBDIVISION OF LOT 1B, RESUBDIVISION OF LOT 1, BLOCK "B", MUELLER SECTION 1 PHASE A SUBDIVISION


VICINITY MAP
N.T.S.
0 50 100 150 200
1"=100'
CAMERON ROAD
RIDGETOP GARDENS BOOK 3, PAGE 30
CAPITAL CARLZ ADDITION BOOK 31, PAGE 4
RESUBDIVISION OF LOT 22 OF THE RESUBDIVISION OF A PART OF LOTS A & F RIDGETOP GARDENS BOOK 11, PAGE 11
LA FUENTE SUBDIVISION
ROBERT DEY SUBDIVISION BOOK 44, PAGE 23
MALONE AND FUNDERBURK SUBDIVISION
RIDGETOP GARDENS A RESUBDIVISION OF LOTS E & F AND WEST 1/2 OF LOT E BOOK 4, PAGE 58
BLOCK "1"
BLOCK "2"
LANCASTER COURT
HALL ADDITION BOOK 73, PAGE 403
LOT 1, BLOCK "A" CATELLUS AUSTIN RETAIL L.P. SURPLUS TRACT DOCUMENT NO. 2007002312
EAST 51st STREET (80' R.O.W.)
S62°28'52"E 289.41'
L1
10' WATER LINE EASEMENT DOC. NO. 2008073460
J.P. WALLACE SURVEY
LOT 1A 11.142 ACRES
LOT 1B-1 2.198 ACRES
LOT 1B-2 1.124 ACRES
N62°29'08"W 307.13'
WATER EASEMENT DOC. NO. 2008074573
APPROXIMATE SURVEY LINE
N62°28'52"W 185.88'
ELECTRIC UTILITY EASEMENT DOC. NO. 2007082390
LANCASTER DRIVE (53' R.O.W.)
S27°31'08"W 532.80'
N62°28'52"W 105.92'
L2
INTERSTATE HIGHWAY 35 (R.O.W. VARIES)
BARBARA JORDAN BOULEVARD (93' R.O.W.)
LOT 1, BLOCK "C" MUELLER SECTION 1 PHASE A SUBDIVISION DOC. NO. 200400079
LOT 1, BLOCK "E" AMENDED PLAT OF LOT 3, BLOCK "D" MUELLERSECTION III SUBDIVISION AND LOT 1, BLOCK "E" MUELLER SECTION XII SUBDIVISION DOC. NO. 200800035
THOMAS HAWKINS SURVEY
LOT 1A, BLOCK "A" RESUBDIVISION OF LOT 1, BLOCK "A" MUELLER SECTION 1 PHASE A SUBDIVISION DOC. NO. 200800002400079

LEGEND

●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD WITH CAP SET
▲	PK NAIL FOUND
△	PK NAIL SET
- - -	SIDEWALK

LINE TABLE

LINE	BEARING	LENGTH
L1	[illegible]	[illegible]
L2	[illegible]	[illegible]

RESUBDIVISION OF LOT 1B, RESUBDIVISION OF LOT 1, BLOCK "B", MUELLER SECTION 1 PHASE A SUBDIVISION
A TWO LOT SUBDIVISION
CONSISTING OF 3.322 ACRES
DATE: JULY 2010
PREPARED BY:

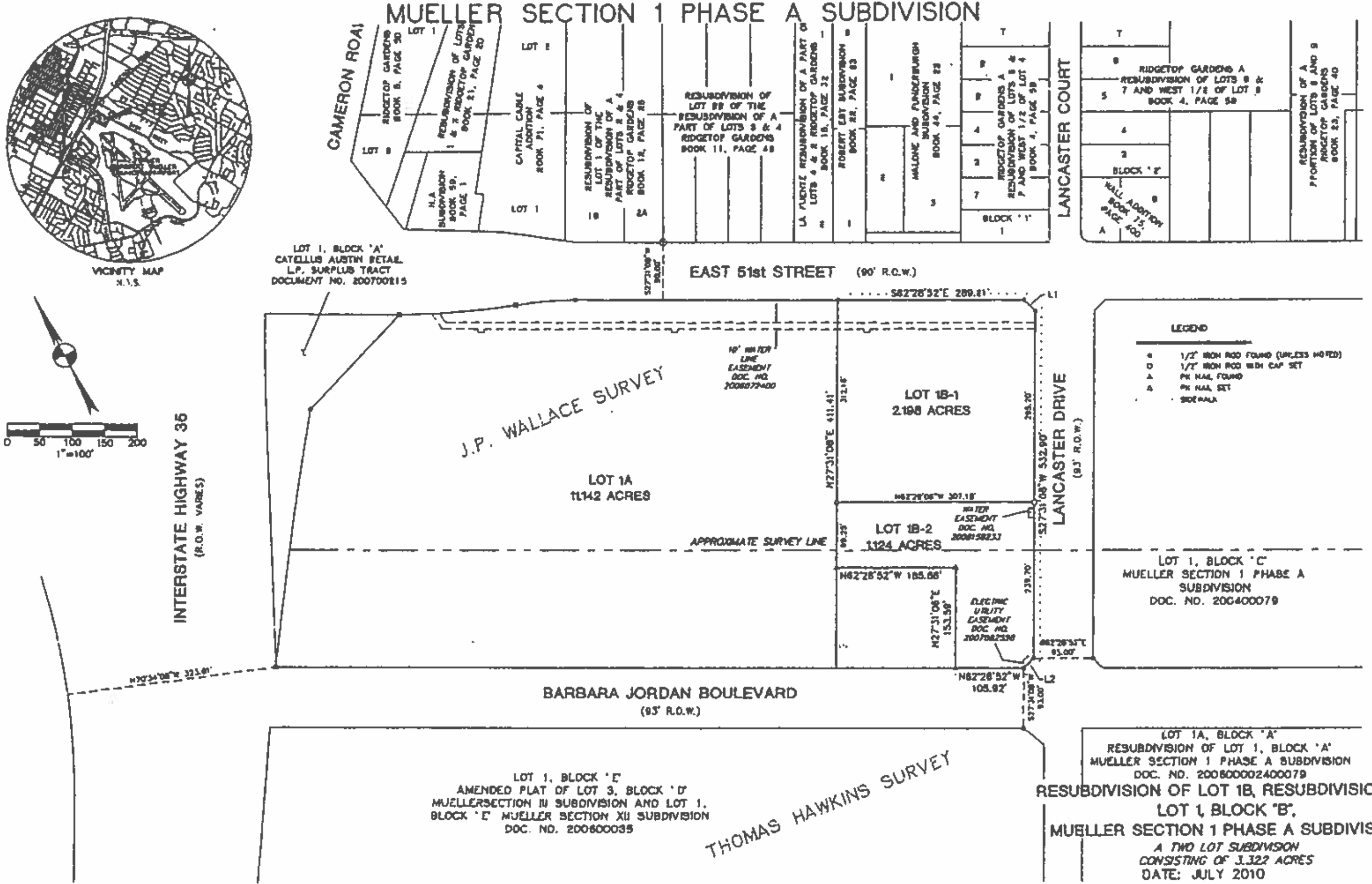
Bury+Partners
ENGINEERING SOLUTIONS
221 West Sixth Street, Suite 600, Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
TBPE Registration Number F1048

Drawn by: ACD Approved by: ACD Project No.: [illegible] File: [illegible]

SCANNED

C13/4

RESUBDIVISION OF LOT 1B, RESUBDIVISION OF LOT 1, BLOCK "B", MUELLER SECTION 1 PHASE A SUBDIVISION


VICINITY MAP
N.T.S.
0 50 100 150 200
1"=100'
INTERSTATE HIGHWAY 35
(R.O.W. VARIES)
CAMERON ROAD
RIDGETOP GARDENS BOOK 5, PAGE 50
LOT 1
LOT 9
RESUBDIVISION OF LOTS 1 & 2 RIDGETOP GARDENS BOOK 21, PAGE 20
H.A SUBDIVISION BOOK 59, PAGE 1
LOT 2
CAPITAL CABLE ADDITION BOOK 71, PAGE 4
LOT 1
RESUBDIVISION OF LOT 1 OF THE RESUBDIVISION OF A PART OF LOTS 2 & 4 RIDGETOP GARDENS BOOK 12, PAGE 25
1B
2A
RESUBDIVISION OF LOT 2B OF THE RESUBDIVISION OF A PART OF LOTS 3 & 4 RIDGETOP GARDENS BOOK 11, PAGE 48
LA FUENTE RESUBDIVISION OF A PART OF LOTS 4 & 2 RIDGETOP GARDENS BOOK 15, PAGE 32
ROBERT EBY SUBDIVISION BOOK 22, PAGE 83
MALONE AND FUNDERBURGH SUBDIVISION BOOK 44, PAGE 23
RIDGETOP GARDENS A RESUBDIVISION OF LOTS 5 & 7 AND WEST 1/2 OF LOT 4 BOOK 4, PAGE 59
BLOCK "1"
LANCASTER COURT
RIDGETOP GARDENS A RESUBDIVISION OF LOTS 5 & 7 AND WEST 1/2 OF LOT 8 BOOK 4, PAGE 59
BLOCK "2"
HALL ADDITION BOOK 15, PAGE 400
RESUBDIVISION OF A PPORTION OF LOTS 8 AND 9 RIDGETOP GARDENS BOOK 23, PAGE 40
LOT 1, BLOCK "A" CATELLUS AUSTIN RETAIL L.P. SURPLUS TRACT DOCUMENT NO. 200700215
S27°31'08"W 90.00'
EAST 51st STREET (90' R.O.W.)
S62°28'32"E 289.81'
L1
10' WATER LINE EASEMENT DOC. NO. 2006072400
J.P. WALLACE SURVEY
LOT 1A 11.142 ACRES
N27°31'08"E 411.41'
312.16'
LOT 1B-1 2.198 ACRES
295.70'
N62°28'08"W 301.18'
WATER EASEMENT DOC. NO. 2008158233
S27°31'08"W 532.90'
LANCASTER DRIVE (93' R.O.W.)
APPROXIMATE SURVEY LINE
99.25'
LOT 1B-2 1.124 ACRES
N62°28'52"W 185.66'
N27°31'08"E 153.59'
ELECTRIC UTILITY EASEMENT DOC. NO. 2007082539
239.70'
S62°28'53"E 93.00'
N62°28'52"W 105.92'
L2
S27°31'08"W 93.00'
N70°34'08"E 323.81'
LOT 1, BLOCK "C" MUELLER SECTION 1 PHASE A SUBDIVISION DOC. NO. 200400079
BARBARA JORDAN BOULEVARD
(93' R.O.W.)
LOT 1, BLOCK "E" AMENDED PLAT OF LOT 3, BLOCK "D" MUELLERSECTION III SUBDIVISION AND LOT 1, BLOCK "E" MUELLER SECTION XII SUBDIVISION DOC. NO. 200600035
THOMAS HAWKINS SURVEY
LOT 1A, BLOCK "A" RESUBDIVISION OF LOT 1, BLOCK "A" MUELLER SECTION 1 PHASE A SUBDIVISION DOC. NO. 200600002400079
LEGEND
● 1/2" IRON ROD FOUND (UNLESS NOTED)
○ 1/2" IRON ROD WITH CAP SET
▲ PK NAIL FOUND
△ PK NAIL SET
· SIDEWALK

LINE TABLE

LINE	BEARING	LENGTH
L1	S18°47'37"E	24.51
L2	S72°53'09"W	21.58

SHEET
1
OF 2

RESUBDIVISION OF LOT 1B, RESUBDIVISION
LOT 1, BLOCK "B",
MUELLER SECTION 1 PHASE A SUBDIVISIO

A TWO LOT SUBDIVISION
CONSISTING OF 3.322 ACRES
DATE: JULY 2010
PREPARED BY:

Bury+Partners
ENGINEERING SOLUTIONS
221 West Sixth Street, Suite 600, Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
TBPE Registration Number F1048

Drawn by: ACD Approved by: ACD Project No.: 1400-07.31 File: K:\1400\01\1400...

C8-2008-0154.0A