

SUBDIVISION REVIEW SHEET

C9
1

CASE NO.: C8-2011-0015.0A

Z.A.P. DATE: July 19, 2011

SUBDIVISION NAME: Resubdivision of Lot 1, Blk. A, Davis Spring Commercial Section 2

AREA: 22.96 acres

LOT(S): 3

OWNER/APPLICANT: HEP Davis Spring L.P.(R.E. Anderson)

AGENT: Hanrahan Pritchard Engineering Inc.(Ron Pritchard)

ADDRESS OF SUBDIVISION: 9976 Spectrum Drive

GRIDS: G40

COUNTY: Williamson

WATERSHED: Lake Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: IP

PROPOSED LAND USE: Office

VARIANCES: None

SIDEWALKS: Are required.

DEPARTMENT COMMENTS: The request is for approval of the Resubdivision of Lot 1, Blk. A, Davis Spring Commercial Section 2. The proposed plat is requesting to resubdivide 1 lot into 3 lots.

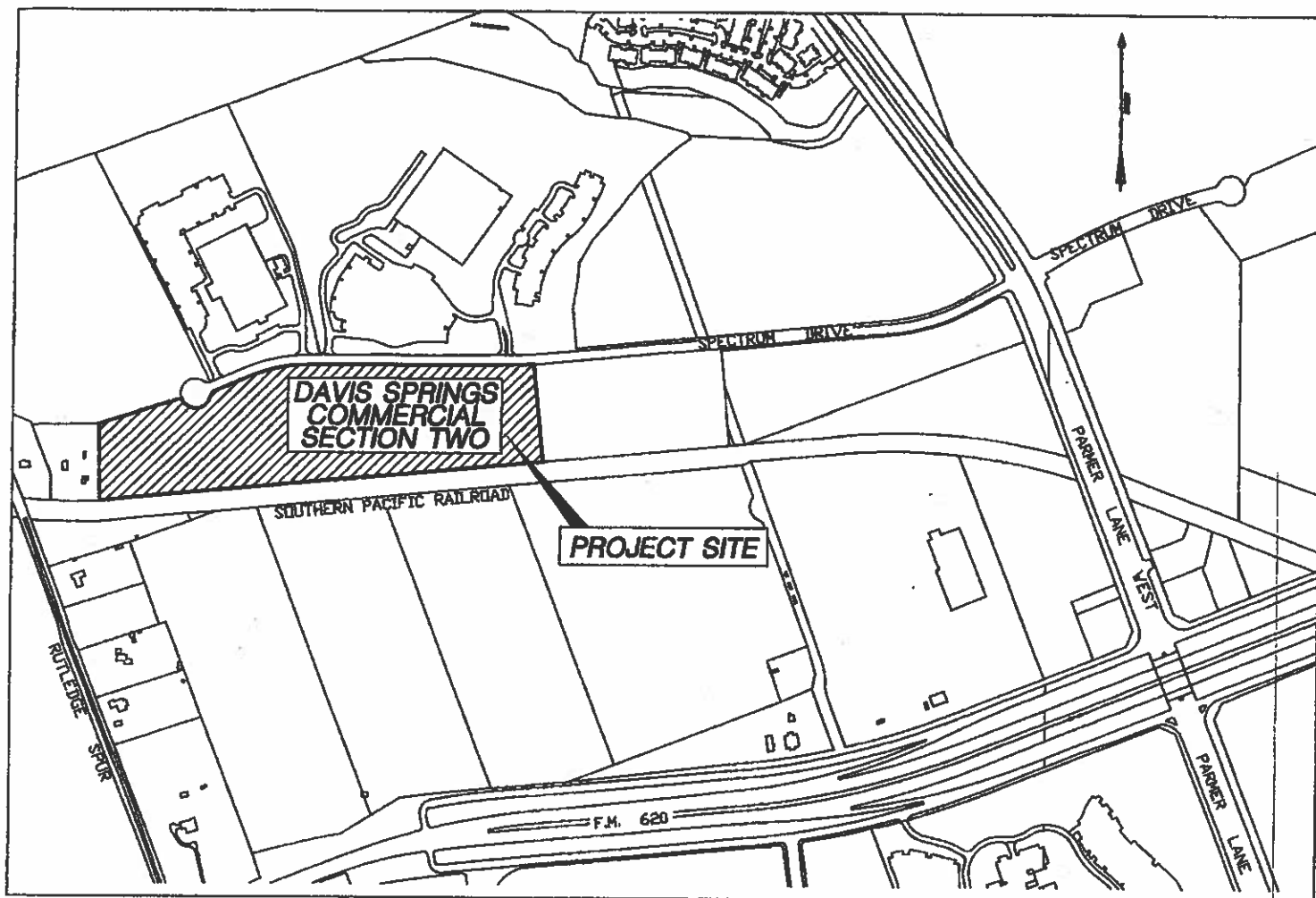
STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat now meets all applicable State and City of Austin LDC requirements.

ZONING & PLATTING COMMISSION ACTION:

CASE MANAGER: David Wahlgren
Email address: david.wahlgren@ci.austin.tx.us

PHONE: 974-6455

C9/2



LOCATION MAP
N.T.S.

SCANNED

6/3

RESUBDIVISION OF LOT 1, BLOCK A, DAVIS SPRING COMMERCIAL SECTION 2

BENCHMARK NOTE:
BENCHMARK NO. 3, SQUARE CUT ON WALL OF
CONCRETE STRUCTURE +/- 0.4' SOUTH OF CENTERLINE
ELEVATION = 888.35
SOURCE: GPS OBSERVATIONS
SOURCE: HAND SET

THIS IS A SURFACE DRAWING.
CONVEX, CONCAVE, POINT, "NEI",
4" ALUMINUM DISK SET IN CONCRETE
TIEAS CENTRAL ZONE STAKE
PLATE COMPONENTS:
E 31030632.37
E 31030632.37
SOURCE COMPONENTS:
E 31030632.37
E 31030632.37
ELEVATION = 888.14'
VERTICAL CURVE HAVING BE (2000.00)
COMBINED SCALE FACTOR = 0.9999975
OVER SURFACE TO BEO (CONVERSION)
INVERSE SCALE FACTOR = 1.00011115
OVER GRID TO SURFACE (CONVERSION)
STANDARD ABOUT 0.0
TEXAS CENTRAL ZONE 4200
MERIDIAN ANGLE 1°18'10"

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3520 Medical Center
Austin, Texas 78744
512-443-1724

PROJECT NO. 1
000-0034
DRAWING NO. 1
000-0034-001
DATE: 06/10/2011
PILOT SCALE: 1"=100'
DRAWN BY: EMM BTH
SHEET: 01 OF 02

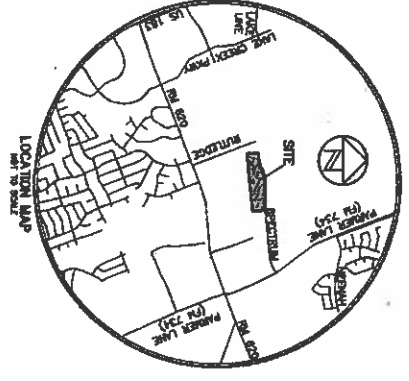
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING	RECORD CHORD
C1	181°18'58"	1066.00	188.82	334.96	332.24	87°25'04.72"E	1070.76 S 75° 33'28.7"
C2	72°37'07"	786.00	133.28	282.44	300.45	87°25'04.72"E	1070.76 S 75° 33'28.7"
C3	72°37'07"	786.00	133.28	282.44	300.45	87°25'04.72"E	1070.76 S 75° 33'28.7"
C4	71°18'08"	786.00	133.28	282.44	300.45	87°25'04.72"E	1070.76 S 75° 33'28.7"
C5	153°17'10"	786.00	133.28	282.44	300.45	87°25'04.72"E	1070.76 S 75° 33'28.7"

NO.	BEARING	LENGTH	RECORD LINE
L1	S84°37'42"W	89.56	(880)111" 88.56"
L2	S88°45'17"W	89.26	(880)111" 88.26"
L3	S87°11'10"W	81.07	(880)111" 81.07"

LOT SUMMARY:
LOT 1 - 5.437 ACRES
LOT 2 - 7.603 ACRES
LOT 3 - 6.620 ACRES
TOTAL ACRES - 22.660 ACRES

LEGEND

- 1/2" REBAR ROUND (OR AS NOTED)
- 1/2" REBAR WITH CONCRETE CAP ROUND
- 1/2" REBAR WITH CONCRETE CAP SET
- 1/2" IRON PIPE ROUND
- 1/2" IRON PIPE ROUND
- BENCHMARK LOCATION
- PROPOSED SIDEWALK



SCALE: 1" = 100'
GRAPHIC SCALE

RACHEL SAUL SURVEY
ABSTRACT NO. 551