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**SUBDIVISION REVIEW SHEET**

**CASE NO:** C8-2011-0121.0A

**PC DATE:** December 20, 2011

**SUBDIVISION NAME:** RESUBDIVISION OF LOTS 3 & 4, PHASE 1, SOUTH PARK MEADOWS COMMERCIAL PHASE 6

**AREA:** 2.951 Acres

**LOTS:** (2)

**APPLICANT:** BDDDB32.LTD  
(Will Marsh)

**AGENT:** GICE Inc.  
(Jason Rodgers)

**ADDRESS OF SUBDIVISION:** W. Slaughter Lane

**GRIDS:** F13

**COUNTY:** Travis

**WATERSHED:** Slaughter Creek

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** GR-CO

**PROPOSED LAND USE:** Commercial/Retail

**VARIANCES:** None

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

**DEPARTMENT COMMENTS:**

The request is for approval of the Resubdivision of Lots 3 & 4, Phase 1, Southpark Meadows Commercial Phase 6. 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 (3) legal lots from (2) lots for commercial use. The existing subdivision is composed of (2) lots on 2.951 acres. The 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.

**STAFF RECOMMENDATION:**

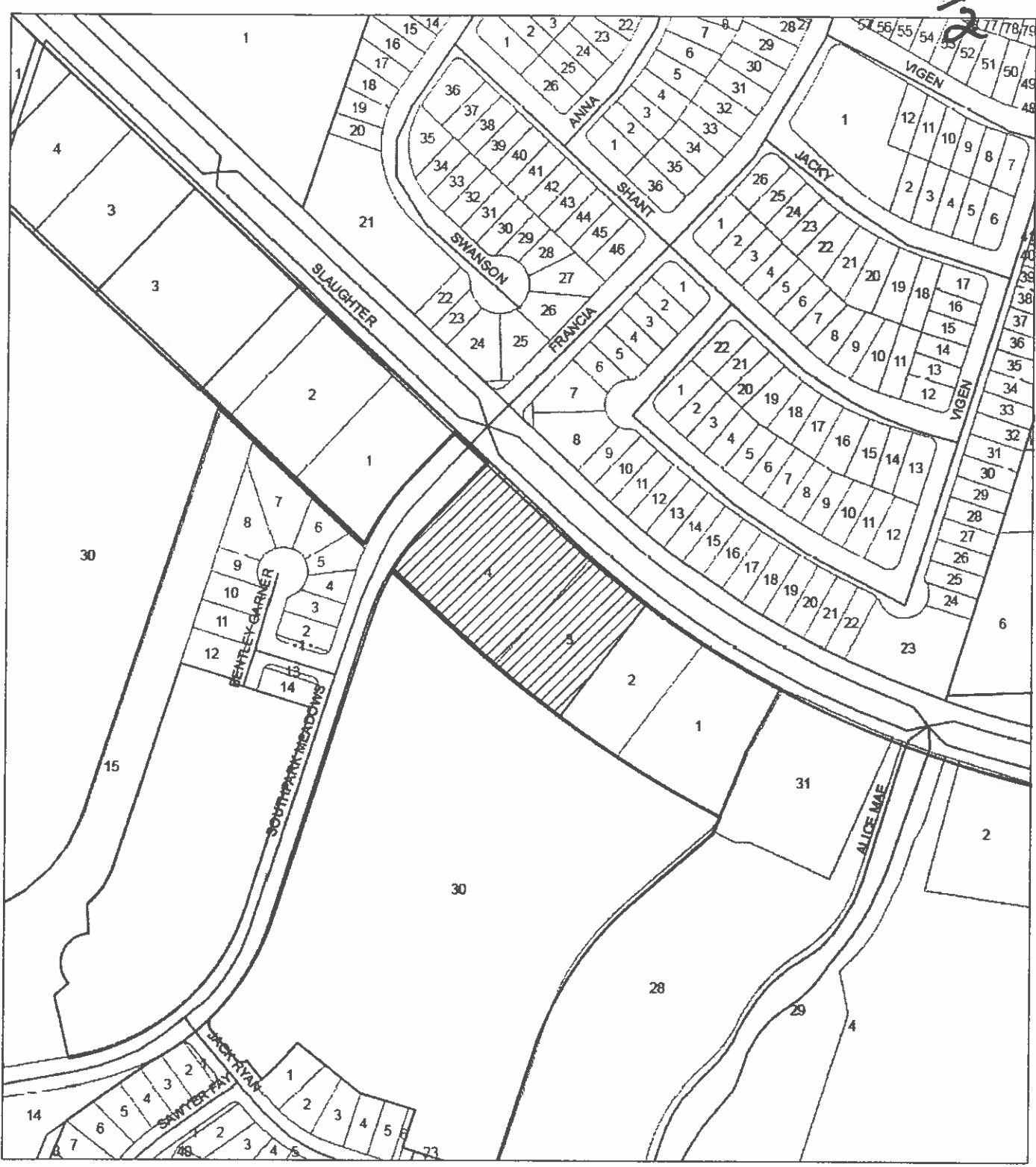
The staff recommends approval of the resubdivision. The plat meets all applicable State and City of Austin LDC requirements.



**PLANNING COMMISSION ACTION:**

**CASE MANAGER:** Don Perryman  
**e-mail:** don.perryman@austintexas.gov

**PHONE:** 974-2786

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-  Subject Tract
-  Base Map

CASE#: C8-2011-0121.0A  
LOCATION: Slaughter Lane @ Southpark Meadows Drive

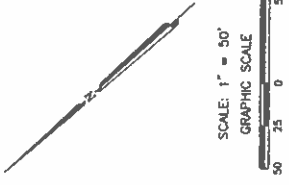
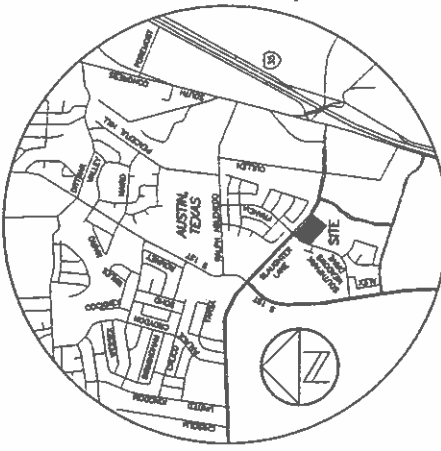


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

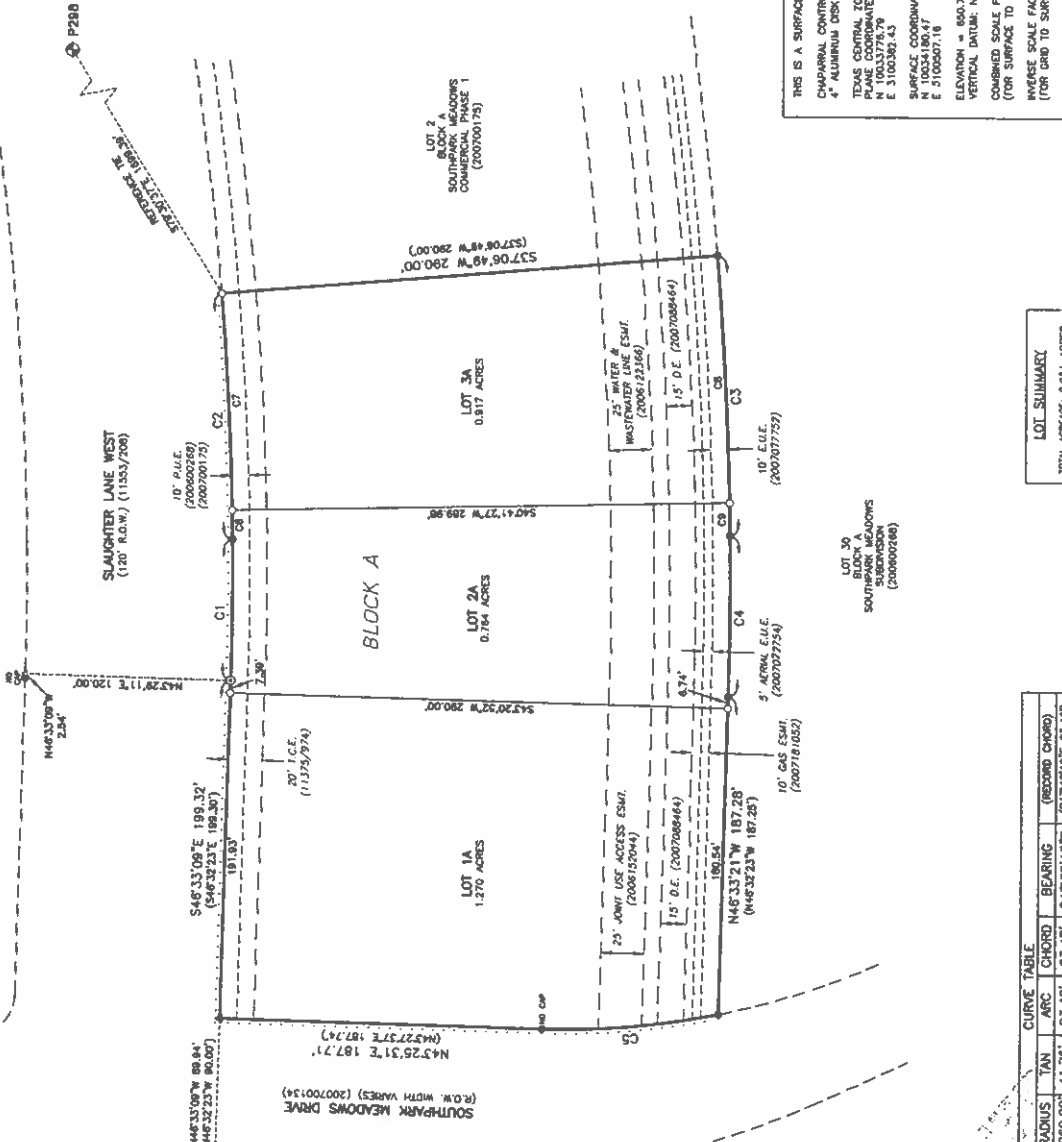
This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

# SOUTHPARK MEADOWS COMMERCIAL PHASE 6

## A RESUBDIVISION OF LOTS 3 AND 4, BLOCK A, SOUTHPARK MEADOWS COMMERCIAL PHASE 1



*Handwritten signature and date: 9/16*



**LOT SUMMARY**

TOTAL AREA: 2.851 ACRES  
 LOTS: 3 COMMERCIAL  
 BLOCKS: 1

THIS IS A SURFACE DRAWING.  
 CHAPARRAL CONTROL POINT "7298"  
 4" ALUMINUM BOLT SET IN CONCRETE  
 TEXAS CONTROL ZONE STATE  
 PLATTING DATA:  
 N 100.3377678  
 E 310.03202.43  
 SURFACE COORDINATES:  
 N 10033480.47  
 E 3100007.18  
 ELEVATION = 840.77  
 VERTICAL DATUM: NAVD 83 (CEOD 99)  
 CORNER SCALE FACTOR = 0.99999977  
 (FOR SURFACE TO GRID CONVERSION)  
 INVERSE SCALE FACTOR = 1.0000002182  
 (FOR GRID TO SURFACE CONVERSION)  
 SCALAR ABOUT 0.0  
 TEXAS CONTROL ZONE 4203  
 THETA ANGLE: 118.37°

DATE OF SURVEY: 8/8/11  
 BEARING AND DISTANCE FOR TEXAS CONTROL ZONE STATE PLATTING DATA FROM THE NATIONAL GEODETIC SURVEY GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NAD 83) OR LINE POSITIONING USER SERVICE (OPUS).

**CURVE TABLE**

NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING	(RECORD CHORD)
C1	219.18°	2080.00	41.75	83.48'	83.47'	S47°38'13"E	(837.6719'E 83.48)
C2	403.23°	2080.00	72.96	145.86'	145.83'	S50°49'34"E	(85051.38'E 145.74)
C3	403.24°	2350.00	65.27	166.36'	166.35'	N50°48'25"W	(86951.38'E 164.26)
C4	219.13°	2350.00	47.59	95.17'	95.16'	N47°38'58"W	(N47.40'20"E 84.20)
C5	317.18°	445.00	51.84	103.21'	102.98'	N36°51'25"E	(N36.49'04"E 102.85)
C6	078.45°	2080.00	8.61	17.23'	17.23'	S49°02'15"E	
C7	334.40°	2080.00	84.34	128.63'	128.61'	S51°03'57"E	
C8	334.36°	2350.00	73.39	146.74'	146.71'	N51°03'47"W	
C9	078.44°	2350.00	9.82	19.64'	19.64'	N49°02'06"W	

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

PROJECT NO.: 372-012  
 DRAWING NO.: 372-012-PL-4  
 PLOT DATE: 9/7/11  
 PLOT 1 OF 30  
 DRAWN BY: JBE  
 SHEET 01 OF 02