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**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8-2013-0132.0A

**Z.A.P. DATE:** September 2, 2014

**SUBDIVISION NAME:** Resubdivision of Lots 1 and 4, Wells Branch Technology Park

**AREA:** 19.67 acres

**LOT(S):** 3

**OWNER/APPLICANT:** NorthTech 7 & 8, LP  
& Northtech Nine LP  
(Andy Thomas)

**AGENT:** Hanrahan-Pritchard  
Engineering Inc.  
(Ron Pritchard)

**ADDRESS OF SUBDIVISION:** 4616 W Howard Ln

**GRIDS:** MK37

**COUNTY:** Travis

**WATERSHED:** Walnut Creek

**JURISDICTION:** Full-Purpose

**EXISTING ZONING:** LI-CO

**PROPOSED LAND USE:** Industrial

**SIDEWALKS:** Sidewalks will be provided on the subdivision side of boundary streets (W. Howard Ln.).

**DEPARTMENT COMMENTS:** The request is for approval of the resubdivision plat, namely Resubdivision of Lot 1 and 4, Wells Branch Technology Park. The proposed plat is composed of 3 lots on 19.67 acres.

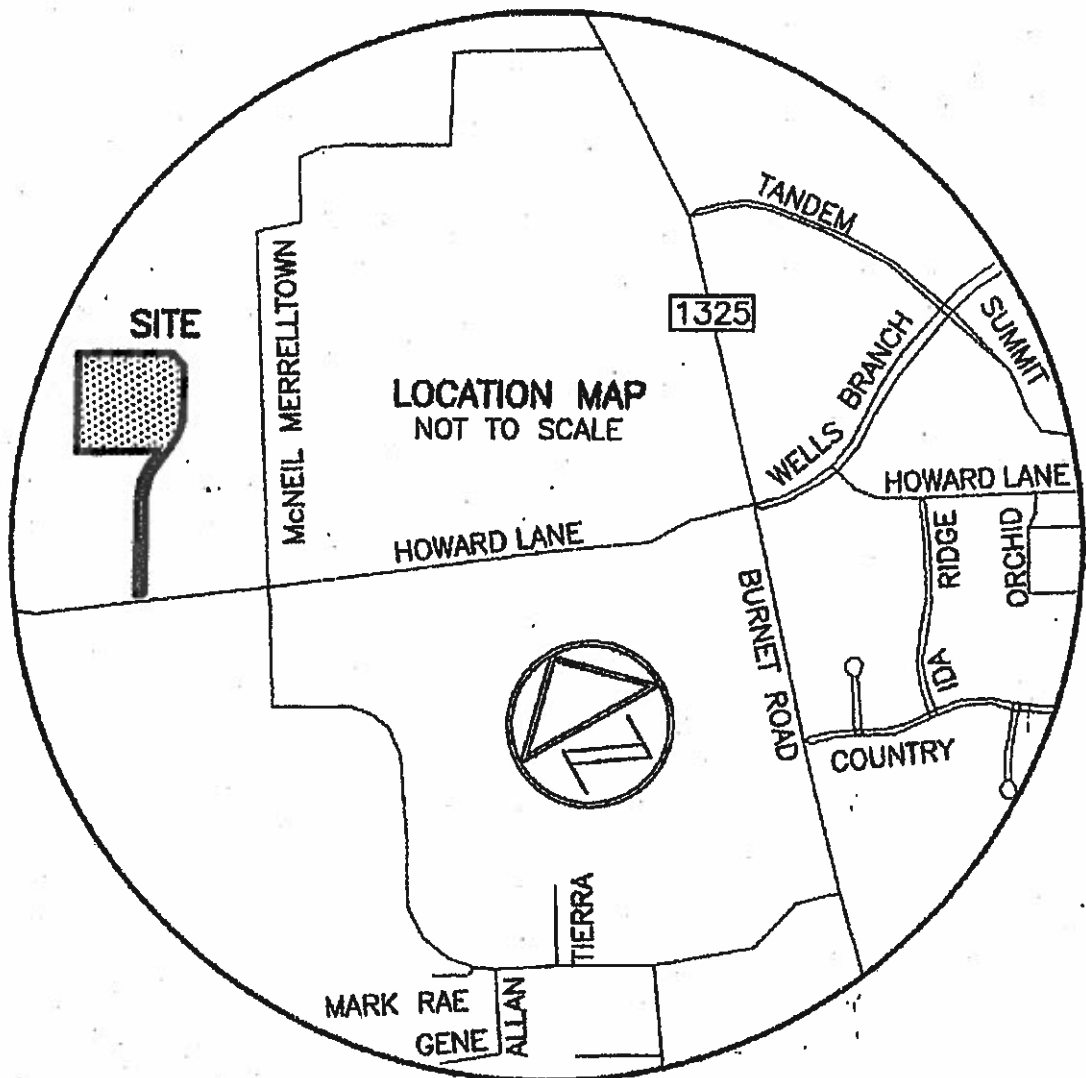
**STAFF RECOMMENDATION:** The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

**ZONING AND PLATTING ACTION:**

**CASE MANAGER:** Sylvia Limon  
**E-mail:** [Sylvia.limon@austintexas.gov](mailto:Sylvia.limon@austintexas.gov)

**PHONE:** 512-974-2767

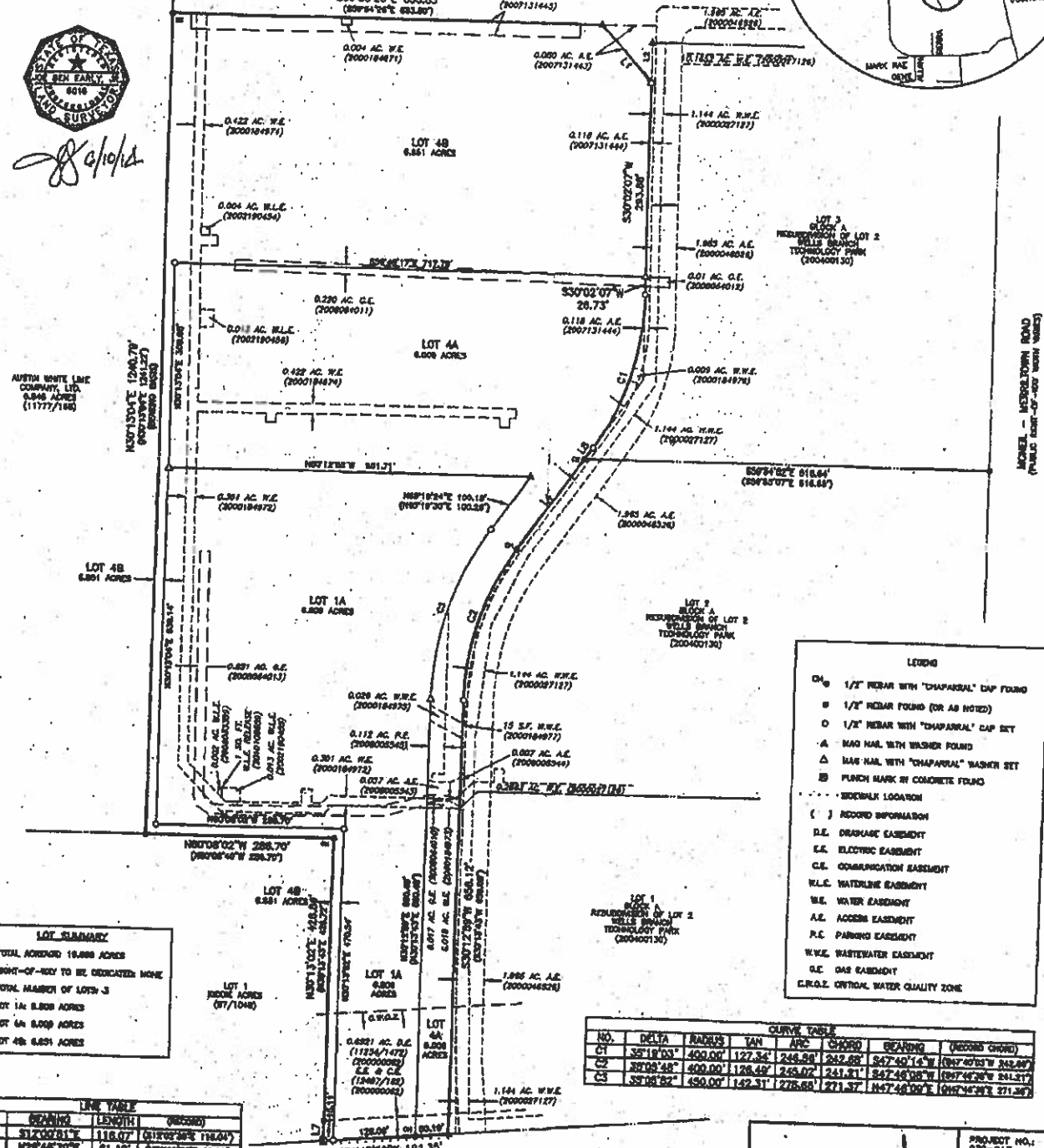
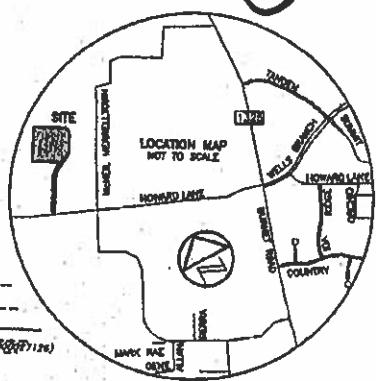
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# RESUBDIVISION OF LOTS 1 AND 4, WELLS BRANCH TECHNOLOGY PARK

SCALE: 1" = 100'  
GRAPHIC SCALE



**LOT SUMMARY**

TOTAL ACRES: 19.888 ACRES  
FOOT-OF-ROAD TO BE DEDICATED: NONE  
TOTAL NUMBER OF LOTS: 3  
LOT 1A: 8.808 ACRES  
LOT 4A: 8.808 ACRES  
LOT 4B: 8.881 ACRES

**LEGEND**

- 1/2" NEAR WITH "CHAPARRAL" CAP FOUND
- 1/2" NEAR FOUND (OR AS NOTED)
- 1/2" NEAR WITH "CHAPARRAL" CAP SET
- ▲ HOLE NAIL WITH WASHER FOUND
- △ HOLE NAIL WITH "CHAPARRAL" WASHER SET
- PUNCH MARK IN CONCRETE FOUND
- SIDEWALK LOCATION
- ( ) RECORD INFORMATION
- D.E. DRAINAGE EASEMENT
- E.E. ELECTRIC EASEMENT
- C.E. COMMUNICATION EASEMENT
- W.L.E. WATERLINE EASEMENT
- W.E. WATER EASEMENT
- A.E. ACCESS EASEMENT
- P.E. PARKING EASEMENT
- W.W.E. WASTEWATER EASEMENT
- G.E. GAS EASEMENT
- C.R.O.Z. CRITICAL WATER QUALITY ZONE

**CURVE TABLE**

NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING	(NEEDS CHORD)
C1	35°18'03"	490.00'	177.34'	248.88'	242.68'	S47°40'14"W	(897°40'14"W 242.68')
C2	37°08'48"	400.00'	178.49'	245.07'	241.71'	S47°46'08"W	(897°46'08"W 241.71')
C3	35°08'52"	490.00'	142.31'	1776.88'	271.37'	N47°46'09"E	(897°46'09"E 271.37')

**LINE TABLE**

No.	BEARING	LENGTH	(CORD)
L1	S12°02'11"E	118.07'	(118.07' 28.64')
L2	N28°46'30"E	81.12'	(81.12' 28.64')
L3	S88°18'24"W	170.88'	(170.88' 170.88')
L4	N50°18'53"E	28.82'	(28.82' 28.82')
L5	S88°18'24"W	20.87'	(20.87' 20.87')

**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping

3500 McCull Lane  
Austin, Texas 78744  
512-443-1724

PROJECT NO.: 030-017  
DRAWING NO.: 030-017-PL1  
PLOT DATE: 6/10/14  
PLOT SCALE: 1" = 100'  
DRAWN BY: JFC  
SHEET: 01 OF 02