

C15
1

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2013-0132.0A

Z.A.P. DATE: October 7, 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.

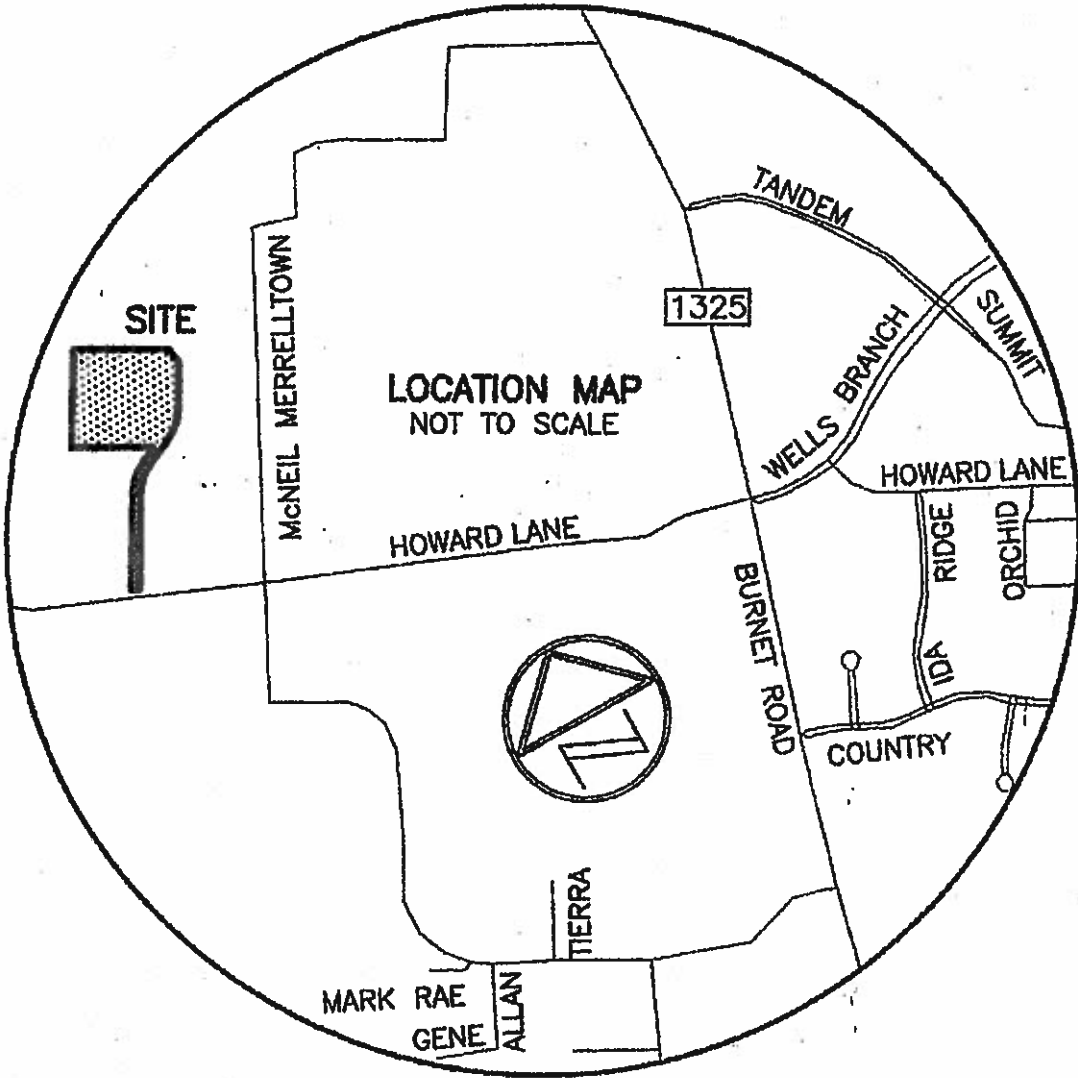
STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING ACTION:

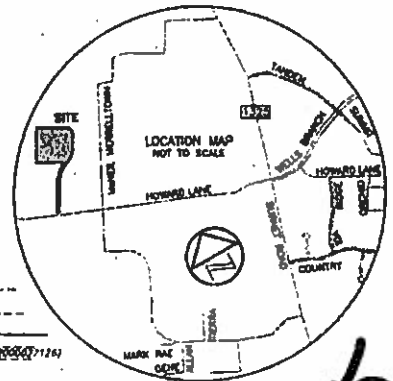
CASE MANAGER: Sylvia Limon
E-mail: Sylvia.limon@austintexas.gov

PHONE: 512-974-2767

C15/2



RESUBDIVISION OF LOTS 1 AND 4, WELLS BRANCH TECHNOLOGY PARK



SCALE: 1" = 100'
GRAPHIC SCALE



6/27/14

C15

MONROE - MERIDOWN ROAD
(PUBLIC RIGHT-OF-WAY WITH VARIES)

AUSTIN WHITE LAKE
COMPANY, LTD.
6.843 ACRES
(11777168)

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LOT SUMMARY

TOTAL ACREAGE: 18.666 ACRES
RIGHT-OF-WAY TO BE DESIGNATED: NONE
TOTAL NUMBER OF LOTS: 3
LOT 1A: 6.808 ACRES
LOT 4A: 6.808 ACRES
LOT 4B: 6.851 ACRES

LINE TABLE

No.	BEARING	LENGTH	(RECORD)
L1	S12°00'51"E	118.07'	(S12°00'51"E 118.07')
L2	N28°44'38"E	81.12'	(S28°44'38"E 81.12')
L4	S85°18'24"W	170.58'	(S85°18'24"W 170.58')
L7	N37°18'53"E	28.82'	(N37°18'53"E 28.82')
L8	S85°18'24"W	20.87'	(S85°18'24"W 20.87')

CURVE TABLE

NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING	(RECORD CHORD)
C1	35°19'03"	400.00'	127.34'	248.96'	242.86'	S47°40'14"W	(S47°40'14"W 242.86')
C2	35°05'48"	400.00'	126.49'	245.02'	241.21'	S47°48'08"W	(S47°48'08"W 241.21')
C3	34°05'52"	450.00'	142.31'	275.66'	271.37'	N47°46'08"E	(N47°46'08"E 271.37')

LEGEND

- 1/2" REBAR WITH "CHAPARRAL" CAP FOLDED
- 1/2" REBAR FOUND (OR AS NOTED)
- ◊ 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ▲ MAG NAIL WITH WASHER FOUND
- △ MAG NAIL WITH "CHAPARRAL" WASHER SET
- ⊙ PUNCH MARK IN CONCRETE FOUND
- ⋯ SURVEY LOCATION
- [] RECORD INFORMATION
- D.E. DRAINAGE EASEMENT
- E.E. ELECTRIC EASEMENT
- C.E. COMMUNICATION EASEMENT
- W.E. WATERLINE EASEMENT
- W.L. WATER EASEMENT
- A.E. ACCESS EASEMENT
- P.E. PARKING EASEMENT
- W.W.E. WASTEWATER EASEMENT
- G.E. GAS EASEMENT
- C.W.Q.Z. CRITICAL WATER QUALITY ZONE

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3900 McCall Lane
Austin, Texas 78744
512-443-1726

PROJECT NO.: 030-017
DRAWING NO.: 030-017-PL1
PLOT DATE: 6/27/14
PLOT SCALE: 1" = 100'
DRAWN BY: JSC
SHEET 01 OF 02