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**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8-2013-0233.0A

**P.C. DATE:** October 28, 2014

**SUBDIVISION NAME:** I-290 Subdivision, A Resubdivision of Lot 6 of the Resubdivision of Lot 1 La Costa Subdivision Phase Three A-3

**AREA:** 1.985

**LOT(S):** 2

**OWNER/APPLICANT:** I-290 Limited Partnership  
(Rick Dupont)

**AGENT:** Urban Design Group  
(Laura Toups)

**ADDRESS OF SUBDIVISION:** 6324 E US 290 Hwy WB

**GRIDS:** L27

**COUNTY:** Travis

**WATERSHED:** Fort Branch

**JURISDICTION:** Full-Purpose

**EXISTING ZONING:** CS-MU-NP

**NEIGHBORHOOD PLAN:** St John's

**PROPOSED LAND USE:** Commercial Office

**SIDEWALKS:** Sidewalks will be provided on the subdivision side of U.S. Hwy. 290.

**DEPARTMENT COMMENTS:** The request is for approval of the resubdivision namely, I-290 Subdivision, A Resubdivision of Lot 6 of the Resubdivision of Lot 1 La Costa Subdivision Phase Three A-3. The proposed resubdivision is composed of 2 lots on 1.985 acres.

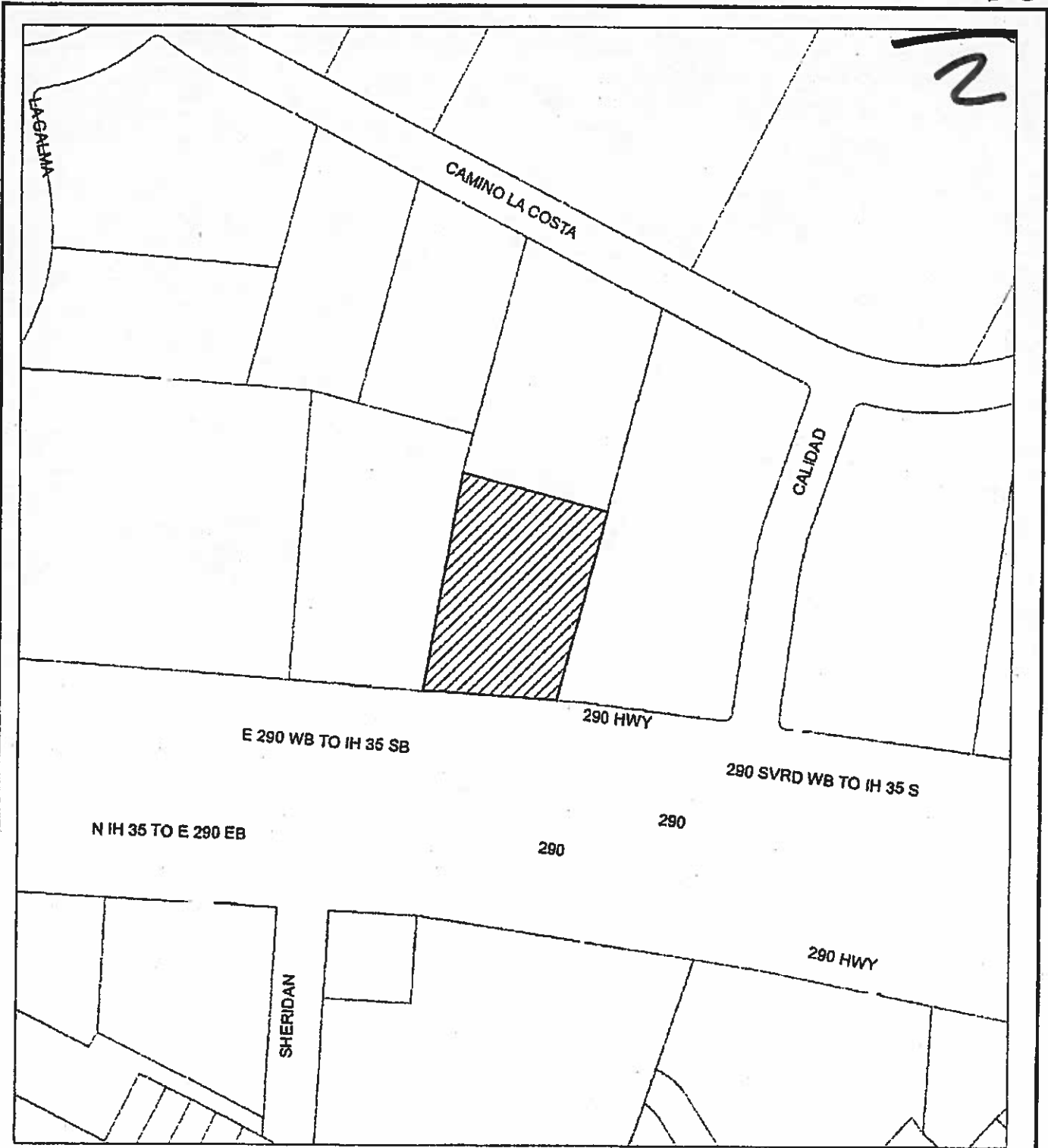
**STAFF RECOMMENDATION:** The staff recommends approval of the resubdivision plat. This resubdivision plat meets all applicable State Local Government and City of Austin Land Development Code requirements.



**PLANNING COMMISSION ACTION:**

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

**PHONE:** 512-974-2767

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-  Subject Tract
-  Base Map

CASE#: C8-2013-0233.0A  
 LOCATION: 6324 E US 290 HWY WB



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.

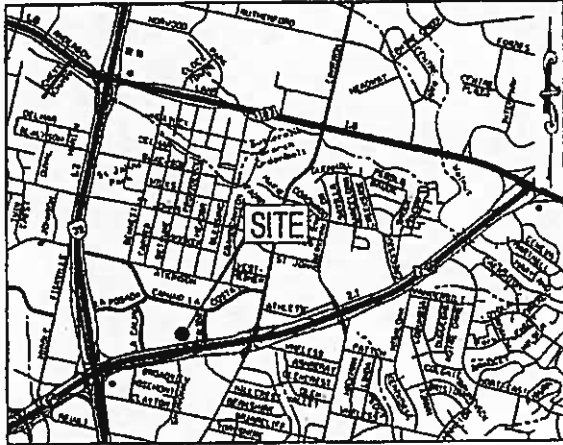
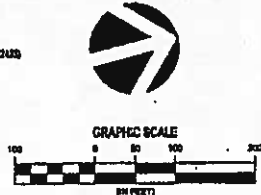
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**I-290 SUBDIVISION**  
**A RESUBDIVISION OF LOT 6, OF THE RESUBDIVISION OF LOT 1 LA COSTA SUBDIVISION PHASE THREE A-3**  
 SUBMITTED: JANUARY 30, 2014

**LEGEND**

- BORN ROAD PLAT
- BORN ROAD WITH CAP SET (BORN ROAD)
- SIDEWALK REQUIRED
- D.I.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- RIGHT-OF-WAY LINE



**LOCATION MAP**  
SCALE

**LOT SUMMARY:**  
 TOTAL AREA OF SUBDIVISION: 1.8852 ACRES  
 TOTAL NUMBER OF LOTS: 2  
 NUMBER OF COMMERCIAL LOTS: 2  
 NUMBER OF SINGLE-FAMILY LOTS: 0  
 NUMBER OF CRECERABLE LOTS: 0

THE STATE OF TEXAS:  
 COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD E. DUPONT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, A.D.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_  
 THIS SUBDIVISION PLAT IS LOCATED WITHIN THE \_\_\_\_\_ OF THE CITY OF AUSTIN ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING & DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, AD.

GREG GUERNSEY, DIRECTOR  
 PLANNING & DEVELOPMENT REVIEW DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

DAVE ANDERSON, CHAIRPERSON      JEAN STEVENS, SECRETARY

STATE OF TEXAS:  
 COUNTY OF TRAVIS:

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 \_\_\_\_\_, 2014, A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT # \_\_\_\_\_ WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

THE STATE OF TEXAS:  
 COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS: THAT I-290 LIMITED PARTNERSHIP, OWNER OF 1.8852 ACRES OUT OF THE JAMES P. WALLACE SURVEY NO. 57, TRAVIS COUNTY TEXAS, BEING ALL OF THE FOLLOWING TRACT OF LAND: LOT 6 OF THE RESUBDIVISION OF LOT 1 LA COSTA SUBDIVISION, PHASE THREE A-3, ACCORDING TO THE PLAT OF SAID RESUBDIVISION FILED FOR RECORD AT PLAT BOOK 85, PAGES 165 AND 166, PLAT RECORDS, TRAVIS COUNTY, TEXAS, TOGETHER WITH ALL IMPROVEMENTS AND APPURTENANCES THEREON, SAID LOT 6 BEING DESCRIBED ON A DEED TO I-290 LIMITED PARTNERSHIP AS RECORDED IN VOLUME 12935 PAGE 241, REAL PROPERTY RECORD, TRAVIS COUNTY, TEXAS, SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE.

ACTING HEREIN BY AND THROUGH ITS MANAGING MEMBER, RICHARD E. DUPONT, DO HEREBY RESUBDIVIDE SAID 1.8852 ACRES IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS "I-290 SUBDIVISION", AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL EASEMENTS AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

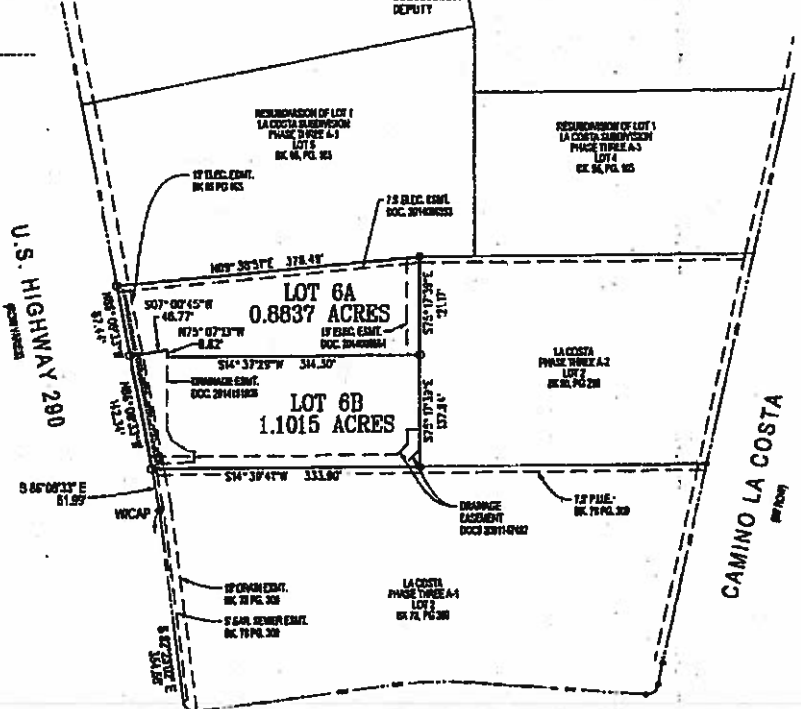
I-290 LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP

BY: DUPONT PROPERTIES, INC.,  
 A TEXAS CORPORATION  
 GENERAL PARTNER

BY: RICHARD E. DUPONT, PRESIDENT

**BASIS OF BEARINGS**

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, ZONE 11986 ADJUSTMENT, TEXAS CENTRAL ZONE (4205). ALL bearings, distances and bearings shown hereon relate to this datum and grid coordinate system.



CALIDAD DR.

**UDG**  
 Urban Design Group

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 TEXAS FIRM NO. F-1843  
 TBPLS FIRM NO. 10065900