

**SUBDIVISION REVIEW SHEET**



**CASE NO.:** C8-2014-0227.0A

**Z.A.P. DATE:** June 2, 2015

**SUBDIVISION NAME:** Resubdivision of Lot 1A1, Resubdivision of Lot 1A, Resubdivision of Lot 1, Block B, Double Creek Village Block B

**AREA:** 17.23 acres

**LOT(S):** 4

**OWNER/APPLICANT:** Haviland Lake Partners LP;  
Big Diamond, LLC (Jeff Drinkard)

**AGENT:** CEI Engineering  
(Lance Cooper)

**ADDRESS OF SUBDIVISION:** 11206 S IH 35 SVRD SB.

**GRIDS:** MF - 11

**COUNTY:** Travis

**WATERSHED:** Onion Creek

**JURISDICTION:** Full-Purpose

**EXISTING ZONING:** CS-MU-CO

**COUNCIL DIST.:** 5

**PROPOSED LAND USE:** Commercial Retail

**SIDEWALKS:** Sidewalks will be provided on the subdivision side of S IH 35 SVRD SB.

**DEPARTMENT COMMENTS:** The request is for approval of the resubdivision plat, namely Resubdivision of Lot 1A1, Resubdivision of Lot 1A, Resubdivision of Lot 1, Block B, Double Creek Village Block B. The proposed plat is composed of 4 lots on 17.23 acres.

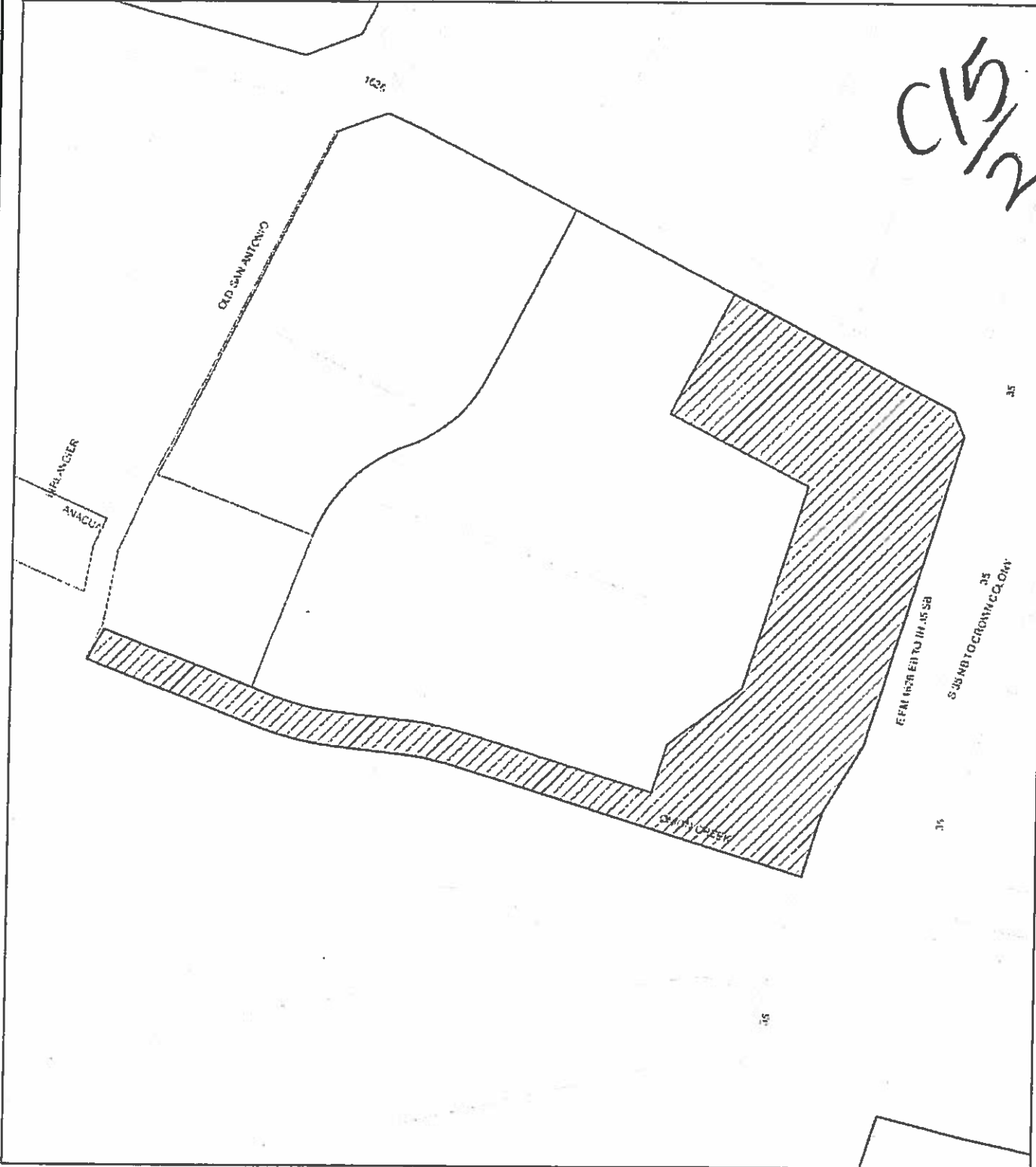
**STAFF RECOMMENDATION:** The staff recommends approval of the resubdivision. This plat meets all applicable State Local Government and City of Austin Land Development Code requirements.



**ZONING AND PLATTING ACTION:**

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

**PHONE:** 512-974-2767

C15/2



-  Subject Tract
-  Base Map

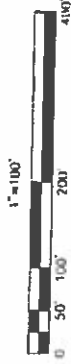
CASE#: C8-2014-0227 0A  
 LOCATION: I-35 @ FM 1626



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.

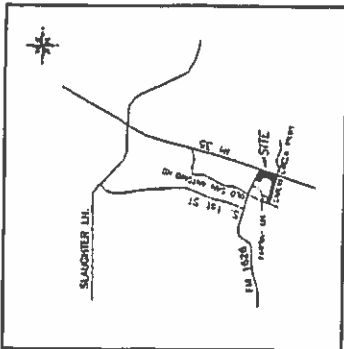
RESUBDIVISION OF LOT 1A1,  
RESUBDIVISION OF LOT 1A,  
RESUBDIVISION OF LOT 1, BLOCK "B"  
DOUBLE CREEK VILLAGE BLOCK "B"



BEARING BEARS BEARS CENTRAL ZONE,  
STATE PLANE COORDINATES (SAD 83)

NUMBER	DIRECTION	LENGTH	BEARING	RECORD INFO
1	N 02° 23' 00" E	84.13	N 102° 23' 00" W	11/20/07
2	N 15° 10' 00" E	8.63	N 84° 50' 00" W	11/20/07
3	N 85° 31' 00" W	84.83	N 01° 29' 00" E	11/20/07
4	N 85° 19' 52" W	84.84	N 01° 40' 08" E	11/20/07

NO.	DATA	BEARS	ARC	CURVE LABEL	CHORD BEARING	CHORD	TANGENT	RECORD INFO
1	11200.30	8.67	8.67	11200.30	11200.30	8.67	8.67	11/20/07
2	11200.30	131.94	131.94	11200.30	11200.30	131.94	131.94	11/20/07
3	11200.30	203.86	203.86	11200.30	11200.30	203.86	203.86	11/20/07
4	11200.30	275.78	275.78	11200.30	11200.30	275.78	275.78	11/20/07
5	11200.30	347.70	347.70	11200.30	11200.30	347.70	347.70	11/20/07



LOCATION MAP  
N.T.S.

**LEGEND**

- TYPE 1 IRON DOT MONUMENT FOUND
- TYPE 2 IRON DOT MONUMENT FOUND
- IRON ROD FOUND (UNLESS NOTED)
- IRON ROD WITH CAP FOUND
- IRON ROD WITH BAR CAP SET
- CALCULATED POINT
- BRANCH-MARK
- RECORD INFORMATION
- SIDEWALKS REQUIRED

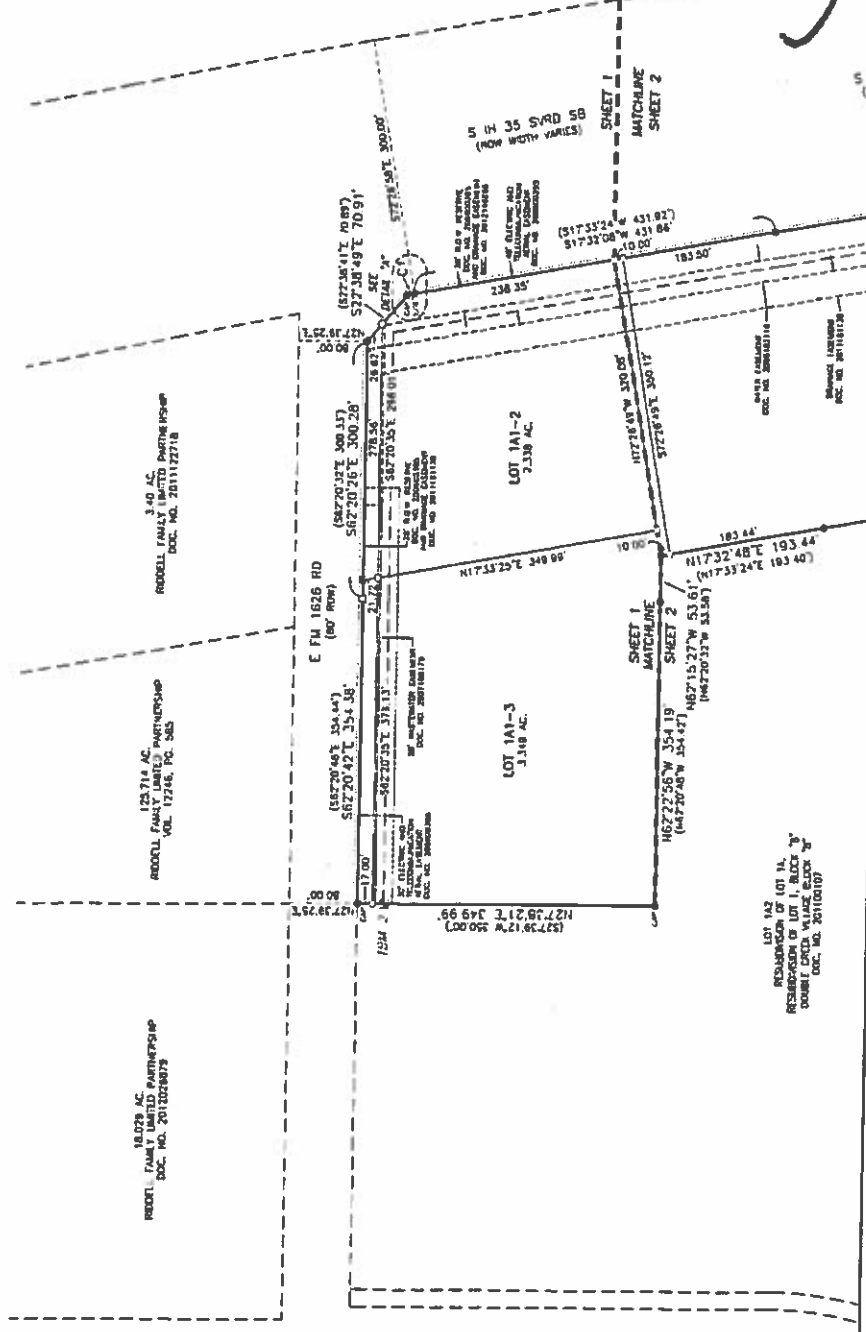
**BENCHMARK INFORMATION:**

- BM 1 - BRASS PEG FOUND LOCATED 4 1/2 FEET SOUTH OF SOUTHWEST CORNER OF LOT 1A AND 4 FEET EAST OF WESTERN SIDE LINE OF M 35 ELEVATION = 633.74
- BM 2 - DOT CHISEL ON NORTH SIDE OF BRANCH-MARK LOCATED AT OR NEAR THE CORNER LOT 1A OF LOT 1A1 ELEVATION = 633.74

VERTICAL DATUM: NAVD 83 (GEOID 01)

**GR SURVEYING, LLC**  
1825 OGDEN DR  
AUSTIN, TEXAS 78728  
PHONE: (512) 267-7430  
FAX: (512) 636-8385  
P.O. BOX 100000

SHEET 1 OF 3



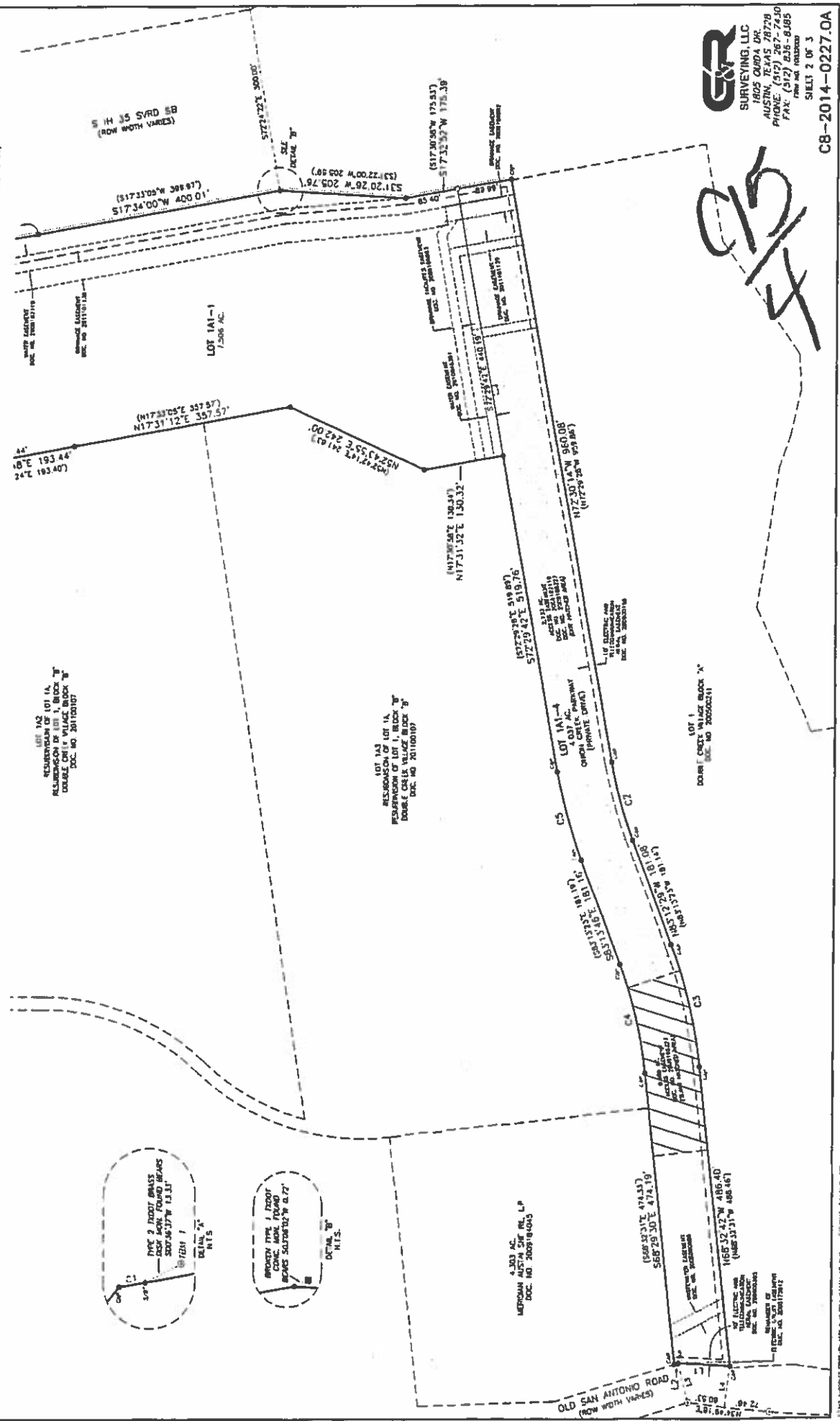
C/S  
3/3

CB-2014-0227.0A

RESUBDIVISION OF LOT 1A1,  
 RESUBDIVISION OF LOT 1A,  
 RESUBDIVISION OF LOT 1, BLOCK "B"  
 DOUBLE CREEK VILLAGE BLOCK "B"



BEARING BASIS, TEXAS CENTRAL ZONE  
 STATE PLAIN COORDINATES (NAD 83)



**ER**  
 SURVEYING, LLC  
 8025 GUNDA DR  
 AUSTIN, TX 78728  
 PHONE (512) 262-7240  
 FAX (512) 636-8485  
 WWW.ERSURVEYING.COM

LINE WEIGHTS: 0.008\"/>

RESUBDIVISION OF LOT 1A1,  
RESUBDIVISION OF LOT 1A,  
RESUBDIVISION OF LOT 1, BLOCK "B"  
DOUBLE CREEK VILLAGE BLOCK "B"

*CLB*

STATE OF TEXAS  
COUNTY OF TRAVIS

DEDICATION STATEMENT

THAT HAYWARD LAKE PARTNERS, LP, ACTING HEREIN BY AND THROUGH JEFFREY N. ORNHARD, MANAGING MEMBER, BEING THE OWNER OF 14.892 ACRES OF LAND, BEING A PORTION OF LOT 1A1 OF THE RESUBDIVISION OF LOT 1A, RESUBDIVISION OF LOT 1, BLOCK "B", DOUBLE CREEK VILLAGE BLOCK "B", A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAN THEREOF RECORDED UNDER DOCUMENT NO. 201010107 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, HAVING BEEN CONVEYED TO US BY DEED OF RECORD, IN DOCUMENT NO. 2003211417, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BIG DIAMOND, LLC, ACTING HEREIN BY AND THROUGH DOUGLAS M. WELLS, VICE PRESIDENT, BEING THE OWNER OF 2.337 ACRES OF LAND, BEING A PORTION OF SAID LOT 1A1 OF THE RESUBDIVISION OF LOT 1A, RESUBDIVISION OF LOT 1, BLOCK "B", DOUBLE CREEK VILLAGE BLOCK "B", HAVING BEEN CONVEYED TO US BY DEED OF RECORD, IN DOCUMENT NO. 2010017529, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY RESUBDIVIDE 17.229 ACRES OF LAND PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 21.2014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID LOT 1A1, RESUBDIVISION OF LOT 1, BLOCK "B", DOUBLE CREEK VILLAGE BLOCK "B" TO BE KNOWN AS "RESUBDIVISION OF LOT 1A1, RESUBDIVISION OF LOT 1A, RESUBDIVISION OF LOT 1, BLOCK "B" DOUBLE CREEK VILLAGE BLOCK "B", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, EASEMENTS, PARKS AND OTHER OPEN SPACES (EXCEPT AS NOTED ON PLAN, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE 8<sup>th</sup> DAY OF MAY, 2015 A.D.

*Jeffrey N. Ornhard*  
JEFFREY N. ORNHARD, MANAGING MEMBER  
HAYWARD LAKE PARTNERS, LP  
810 HERITAGE CENTER CIRCLE, SUITE A  
ROUND ROCK, TEXAS 78644

*Douglas M. Wells*  
DOUGLAS M. WELLS, VICE PRESIDENT  
BIG DIAMOND, LLC  
ONE VALERO WAY, BUILDING D, SUITE 200  
SAN ANTONIO, TEXAS 78249

STATE OF TEXAS  
COUNTY OF TRAVIS:

I, PHILIP L. McLAUGHLIN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAN COMPLES WITH TITLE 25 OF THE AUSTIN LAND DEVELOPMENT CODE OF 1998 AS AMENDED, AND THAT A SURVEY OF THE PROPERTY SHOWN HEREON WAS ACTUALLY MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

*Philip L. McLaughlin*  
PHILIP L. McLAUGHLIN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5300  
STATE OF TEXAS  
1805 OUIDA DRIVE  
AUSTIN, TX 78728



STATE OF TEXAS  
COUNTY OF TRAVIS:

I, ANDREW SILVER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAN IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN LAND DEVELOPMENT CODE OF 1998 AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS SUBDIVISION IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48453C0995A, DATED SEPTEMBER 28, 2008.

*Andrew Silver*  
ANDREW SILVER, P.E.  
STATE OF TEXAS NO. 104217  
701 WEST PLAZA  
3030 EBEL FRIEWAY, SUITE 100  
DALLAS, TX 75234  
(469) 418-3457



STATE OF TEXAS  
COUNTY OF BEKAR:

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

GIVEN UNDER MY HAND, THIS THE 8<sup>th</sup> DAY OF MAY, 2015 A.D.

*Notary Public, State of Texas*  
NOTARY PUBLIC, STATE OF TEXAS



STATE OF TEXAS  
COUNTY OF TRAVIS:

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

GIVEN UNDER MY HAND, THIS THE 8<sup>th</sup> DAY OF May, 2015 A.D.

*Notary Public, State of Texas*  
NOTARY PUBLIC, STATE OF TEXAS



STATE OF TEXAS  
COUNTY OF TRAVIS:

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL JURISDICTION OF THE CITY OF AUSTIN ON THIS THE 8<sup>th</sup> DAY OF May, 2015 A.D.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 8<sup>th</sup> DAY OF May, 2015 A.D.

GREG GUENSBY, DIRECTOR  
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT  
CITY OF AUSTIN, TEXAS

STATE OF TEXAS  
COUNTY OF TRAVIS:

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE 8<sup>th</sup> DAY OF May, 2015 A.D.

CITY BAWER, CHAIRPERSON

CYNTHIA BARKS, SECRETARY

STATE OF TEXAS  
COUNTY OF TRAVIS:

I, DANA DEBSAMOR, 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 8<sup>th</sup> DAY OF May, 2015 A.D. AT 10:00 O'CLOCK A.M. AND DULY RECORDED ON THE 8<sup>th</sup> DAY OF May, 2015 A.D. AT 10:00 O'CLOCK A.M. OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. \_\_\_\_\_ WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 8<sup>th</sup> DAY OF May, 2015 A.D.

DANA DEBSAMOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY \_\_\_\_\_  
DEPUTY

PLAT NOTES

- ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION(S), DOUBLE CREEK VILLAGE BLOCK B (DOC. # 20030035); RESUBDIVISION OF LOT 1, BLOCK B, DOUBLE CREEK VILLAGE BLOCK B (DOC. # 20030155); AND RESUBDIVISION OF LOT 1A, RESUBDIVISION OF LOT 1, BLOCK B, DOUBLE CREEK VILLAGE BLOCK B (DOC. # 201010107), SHALL APPLY TO THIS RESUBDIVISION PLAT.
- NO LOT MAY BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
- THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER AND HIS/HER ASSIGNS.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
- PROPERTY OWNERS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.
- BUILDING SETBACK LINES SHALL CONFORM TO CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- EVERY LOT SHALL BE A REASONABLY ACCESSIBLE BY A VEHICLE FROM THE ROADWAY TO THE PROBLE BUILDING SITE, FOR A MINIMUM TRAVEL DISTANCE OF TWENTY-FIVE (25) FEET FROM THE ROADWAY EDGE. THE DRIVEWAY GRADE MAY EXCEED FOURTEEN (14) PERCENT ONLY WITH SPECIFIC APPROVAL OF THE SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT.
- PRIOR TO CONSTRUCTION ON THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN OFF SHALL BE WELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
- THIS SUBDIVISION SHALL BE DEVELOPED AND MAINTAINED IN CONFORMANCE WITH THE LAND DEVELOPMENT CODE.
- ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT OWNER'S EXPENSE.
- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND CHANGING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.
- BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOT IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. IN 4-38, P.M. 1828. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. THE SIDEWALKS ALONG IN-38 AND FM 1828 ARE SUBJECT TO TYPICAL APPROVAL AT THE SITE PLAN PHASE.
- PARKLAND FEES ARE REQUIRED PRIOR TO APPROVAL OF ANY SITE PLAN IN THIS SUBDIVISION.
- WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LOT PURSUANT TO THE LAND DEVELOPMENT CODE. A PORTION OF LOT 1A WATER QUALITY REQUIREMENT IS TO BE TREATED BY ADAPTOR FACILITIES (SP-08-0132C).
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLACING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND.
- OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.
- STREETS WILL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS.

**GR**  
SURVEYING, LLC  
1805 OUIDA DR.  
AUSTIN, TEXAS 78728  
PHONE: (512) 267-7430  
FAX: (512) 836-8385  
P.M. NO. 1023000  
SHEET 3 OF 3