

C5
/

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2014-0180.1A

ZAP DATE: September 1, 2015

SUBDIVISION NAME: Burleson Industrial Park

AREA: 27.5 acres

LOTS: 7

APPLICANT: Burleson Parks Holdings, GP
(Ron W. Mills)

AGENT: KLove Engineering
(Jaime Noriega)

ADDRESS OF SUBDIVISION: 7103 Burleson Rd

GRIDS: ML16

COUNTY: Travis

WATERSHED: Onion Creek

JURISDICTION: Full Purpose

EXISTING ZONING: LI

DISTRICT: 2

LAND USE: Industrial, ROW

NEIGHBORHOOD PLAN: none

VARIANCES: none

SIDEWALKS: Sidewalks will be constructed on both sides of the internal street and the subdivision side of Burleson Road.

DEPARTMENT COMMENTS: The request is for the approval of the final plat out of a preliminary plan. Burleson Industrial Park is comprised of 7 lots on 27.5 acres. The lots will take access from a new internal street (Supply Court) connecting to Burleson Road. City of Austin utilities are available and the developer will be responsible for all costs associated with any required improvements. The proposed lots comply with zoning requirements for use, lot width and lot size.

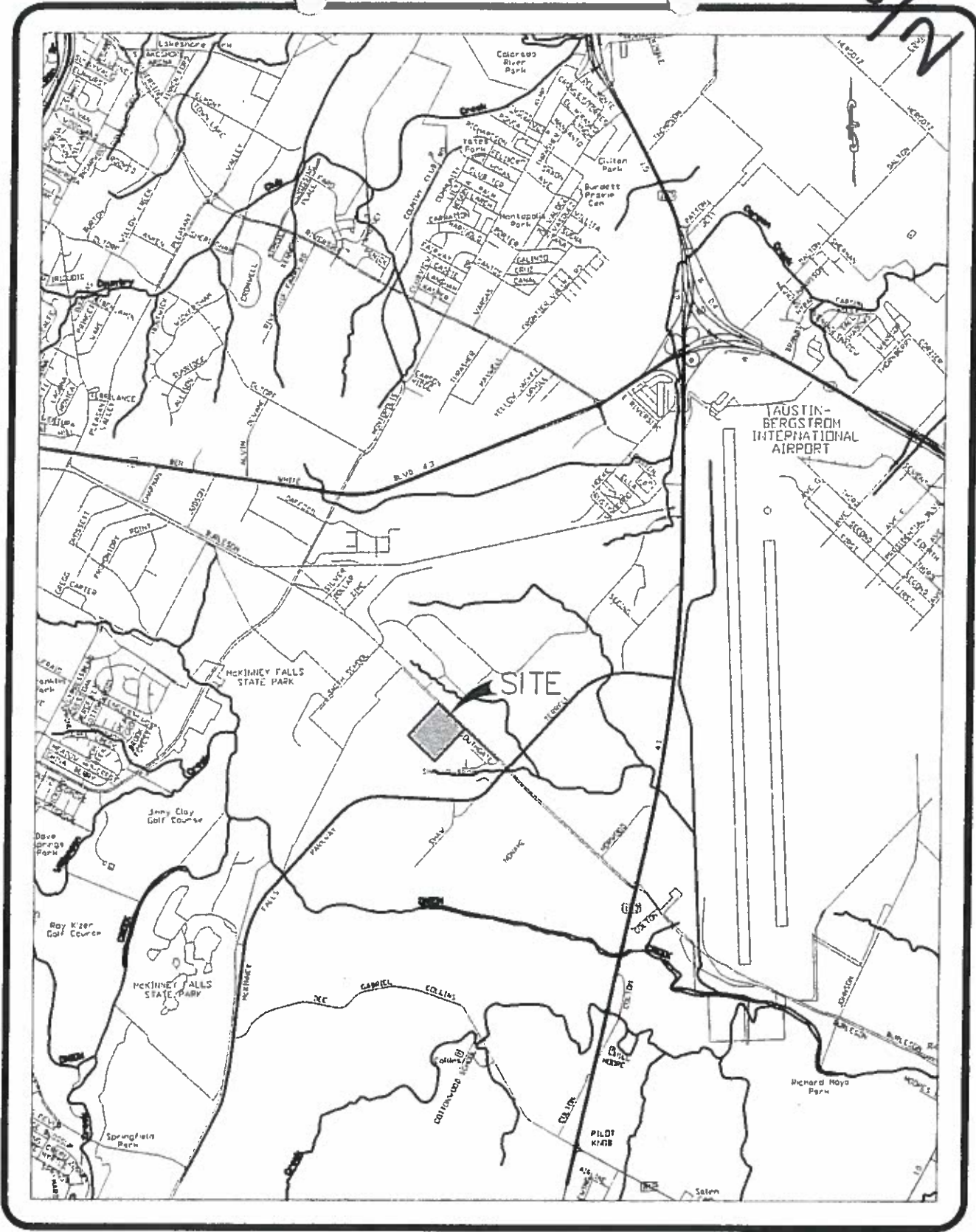
STAFF RECOMMENDATION: The staff recommends approval of the plat. The final plat meets all applicable State and City of Austin Land Development Code requirements.

ZONING AND PLATTING ACTION:

CASE MANAGER: Steve Hopkins
E-mail: steve.hopkins@austintexas.gov

PHONE: 512-974-3175

C5/2



PROJECT NO
DATE: 09/15/14
DRAWN BY PG DESIGNED BY PG
SCALE: N.T.S.

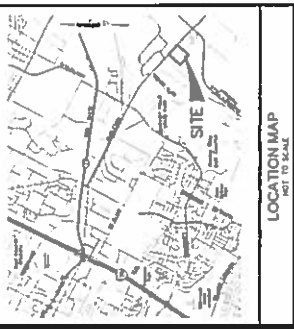
Burleson Industrial Park
 7103 BURLESON ROAD
 AUSTIN, TEXAS 78744

LOCATION MAP

K Love
ENGINEERING
 Site Development Engineering Services
 Firm No. 11042
 www.kloveengineering.com (210) 485-5483

NOTES:

- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM
- ALL WATER AND WASTEWATER IMPROVEMENTS MUST BE IN ACCORDANCE WITH CITY OF AUSTIN WATER AND WASTEWATER UTILITY STANDARDS AND REGULATIONS. PLANS MUST BE PREPARED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY DEPARTMENT FOR REVIEW AND APPROVAL. ALL CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCES EXCEPT AS INDICATED OTHERWISE
- NO BUILDINGS, TRUCKS, LANDSCAPING, OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS SPECIFICALLY NOTED OTHERWISE
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGN
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT OBSTRUCT ACCESS TO DRAINAGE EASEMENTS
- FOR CONSTRUCTION OF SUBSIDIARY IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS FOR PLANS CITY OF AUSTIN THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLANT VACATION OR REPLANTING MAY BE REQUIRED. AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH REQUIREMENTS, THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF SUCH REPLANTING OR VACATION.
- BEFORE CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY OR DUPLEX DEVELOPMENT, A SITE DEVELOPMENT PLAN MUST BE OBTAINED FROM THE CITY OF AUSTIN
- ALL STREETS, DRAINAGE, SEWERLINES, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE IN ACCORDANCE WITH CITY OF AUSTIN STANDARDS AND REGULATIONS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE DOTTED LINE ON THE FACE OF THE PLAT. SUPPLY COURT AND BURLESON ROAD THESE SEWERLINES SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SEWERLINES MAY RESULT IN THE CITY OF AUSTIN WITHDRAWING ALL CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY
- ALL STREETS MUST BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS
- THE LANDOWNER IS RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURE, INCLUDING THE WATER AND WASTEWATER UTILITY IMPROVEMENTS.



KLOVE ENGINEERING
 Site Development Engineering Services
 Firm No. 11047
 22610 US Highway 281 N., San Antonio, TX 78258
 www.kloveengineering.com (210) 463-5883

BENCHMARKS
 TBM #1: 3" IN CONCRETE LOCATED OUTSIDE THE NORTH PROPERTY LINE, ALONG BURLESON ROAD
 ELEV. = 551.8
 TBM #2: 3" IN CONCRETE LOCATED ON THE NORTH PROPERTY LINE, ALONG BURLESON ROAD
 ELEV. = 549.81

LEGEND

- AC ACRES
- ESMT EASEMENT
- HITS NOT TO SCALE
- ROW RIGHT-OF-WAY
- PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED SEWERLINES
- FOUND 1/2" REBAR WITH #0 (UNLESS OTHERWISE NOTED)
- FOUND 1/2" REBAR W/PLASTIC CAP SIMILAR PAGE DAWSON
- REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- DEED AND PLAT RECORDS, TRAVIS COUNTY, TEXAS
- PUE PUBLIC UTILITY EASEMENT
- RESERVED PROFESSIONAL LAND SURVEY

KEY NOTES:

- PRIVATE DRAINAGE ESMT
- 15' R/W
- 14' PUE
- IF TEMPORARY ACCESS ESMT TO BE MAINTAINED UPON COMPLETION OF STREET

STATE OF TEXAS
 COUNTY OF BEAR

THAT I, AN AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO BE A PROFESSIONAL ENGINEER, AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLES WITH THE ENGINEERING RELATED PORTIONS OF THE AUSTIN CITY CODE AS AMENDED AND IS THE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

LICENSED PROFESSIONAL ENGINEER NO 93563
 STATE OF TEXAS
 COUNTY OF BEAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS AND THAT THE PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLES WITH THE ENGINEERING RELATED PORTIONS OF THE AUSTIN CITY CODE AS AMENDED AND IS THE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

ROBERT S. RUCIOLSKI, P.E.L.S.



13 NO PORTION OF THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS THE SUBJECT OF STUDY OF THE FEDERAL FLOOD ADMINISTRATION PLAN NUMBER 48433C 0410 R, DATED SEPTEMBER 26, 2008

14 PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. PLANS MUST BE PREPARED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY DEPARTMENT FOR REVIEW AND APPROVAL. ALL CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN

15 OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS

16 DEVELOPMENT OF THESE LOTS SHALL COMPLY WITH REQUIREMENTS OF THE APPROPRIATE HAZARD AND COMPATIBLE LAND USE ZONING ORDINANCES

17 BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED INFRASTRUCTURE MAY RESULT IN THE CITY OF AUSTIN WITHDRAWING ALL CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY

18 THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER LINES AND/OR STRUCTURES. THESE EASEMENTS ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN

19 EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL-PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS DATE OF _____ 20____

STATE OF TEXAS
 COUNTY OF BEAR

THAT _____ (OWNER) BEING THE OWNER OF THAT CERTAIN 22.726 ACRE TRACT OF LAND OUT OF THE SANITAGO DEL VALLE SURVEY SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVICTED BY DEED AS RECORDED IN VOL. 11843, PG. 449 OF THE REAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBMIT TO THE CITY OF AUSTIN FOR REVIEW AND APPROVAL THIS PLAT OF 22.726 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON. PURSUANT TO CHAPTER 219 OF THE TEXAS LOCAL GOVERNMENT CODE TO BE KNOWN AS BURLESON INDUSTRIAL ZONE, AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED

OWNER/DEVELOPER
 RON WELLS PARK HOLDINGS, LP
 RON WELLS
 18240 REDLAND ROAD, STE. 101
 SAN ANTONIO, TEXAS 78259

STATE OF TEXAS
 COUNTY OF BEAR

OWNER: RON WELLS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ 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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____ 20____

NOTARY PUBLIC
 BEAR COUNTY, TEXAS

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS, THE _____ DAY OF _____ 20____

CHAIR _____ SECRETARY _____

APPROVED, ACCREDITED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS _____ DAY OF _____ 20____

J. ROOBY GONZALES, DIRECTOR
 DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS
 COUNTY OF TRAVIS

L. DANA DEBRAUVOIR, 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 _____ 20____ A.D. AT _____ O'CLOCK _____ M., AND DULY RECORDED ON THE _____ DAY OF _____ 20____ A.D. AT _____ O'CLOCK _____ M., OFFICIAL PUBLIC RECORDS OF SAG COUNTY AND STATE IN DOCUMENT # _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____ 20____ A.D.

DANA DEBRAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

DEPUTY _____

STATE OF TEXAS
 COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ 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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____ 20____

NOTARY PUBLIC
 BEAR COUNTY, TEXAS

BURLESON INDUSTRIAL PARK

BEING A TOTAL OF 22.719 ACRES OF LAND IN THE CITY OF AUSTIN, DESCRIBED AS TRACT 1 OUT OF THE SANITAGO DEL VALLE SURVEY, PREVIOUSLY RECORDED IN VOLUME 11843, PAGE 449 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONTRACT AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, TEXAS, THE SUBDIVIDER HAS AGREED TO MAINTAIN THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION. THE CITY OF AUSTIN DOES NOT GUARANTEE THE ACCURACY OF ANY DATA IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

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