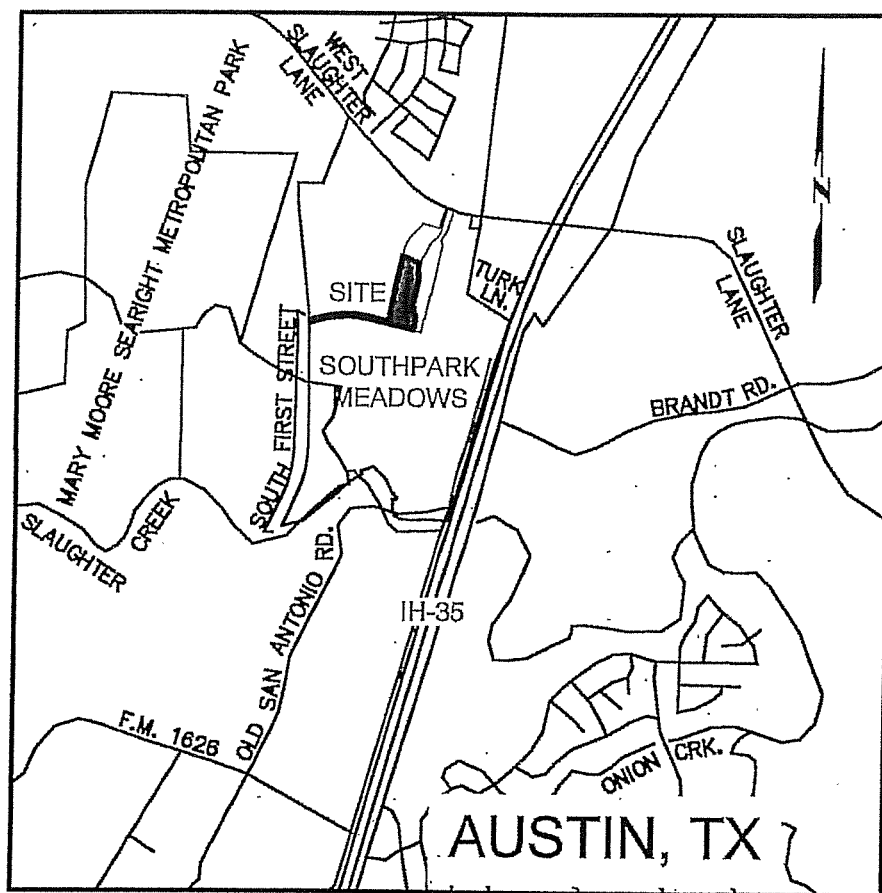


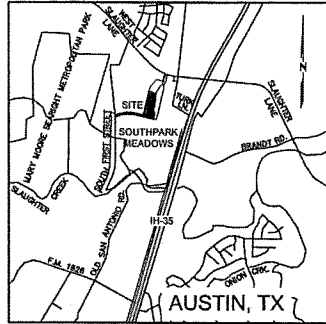
SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2015-0094.0A**ZAP DATE:** November 17, 2015**SUBDIVISION NAME:** Southpark Meadows Subdivision; Resubdivision of Lot 2, Block A of the Resubdivision of Lot 28, Block A**AREA:** 10.842**LOT(S):** 2**OWNER/APPLICANT:** (David Roche)**AGENT:** Cunningham-Allen, INC (Jana Rice)**ADDRESS OF SUBDIVISION:** 9500 ALICE MAE LN**GRIDS:** MF13**COUNTY:** Travis**WATERSHED:** Slaughter Creek**JURISDICTION:** Full-Purpose**EXISTING ZONING:** GR-MU-CO**DISTRICT:** 5**PROPOSED LAND USE:** Commercial and Multi Family**ADMINISTRATIVE WAIVERS:** N/A**VARIANCES:** N/A**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.**DEPARTMENT COMMENTS:** The request is for approval of the Southpark Meadows Subdivision; a Resubdivision of Lot 2 Block A of the Resubdivision of Lot 28 Block A. The proposed plat is composed of 2 lots (Lots 2-A and 2-B), on 10.842 acres proposed for commercial and multi-family use. All City of Austin utilities are available. Parkland dedication requirements for the multi-family lot will met during site plan review. The developer will be responsible for all costs associated with any required improvements.**STAFF RECOMMENDATION:** The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.**ZONING AND PLATTING COMMISSION ACTION:****CITY STAFF:** Don Perryman**PHONE:** 512-974-2786**e-mail:** don.perryman@autintexas.gov

RESUBDIVISION OF LOT 2, BLOCK A, OF THE
RESUBDIVISION OF LOT 28, BLOCK A
SOUTHPARK MEADOWS SUBDIVISION



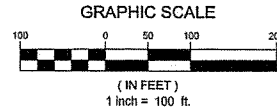
VICINITY MAP (NOT TO SCALE)

RESUBDIVISION OF LOT 2, BLOCK A, OF THE RESUBDIVISION OF LOT 28, BLOCK A SOUTHPARK MEADOWS SUBDIVISION



VICINITY MAP (NOT TO SCALE)

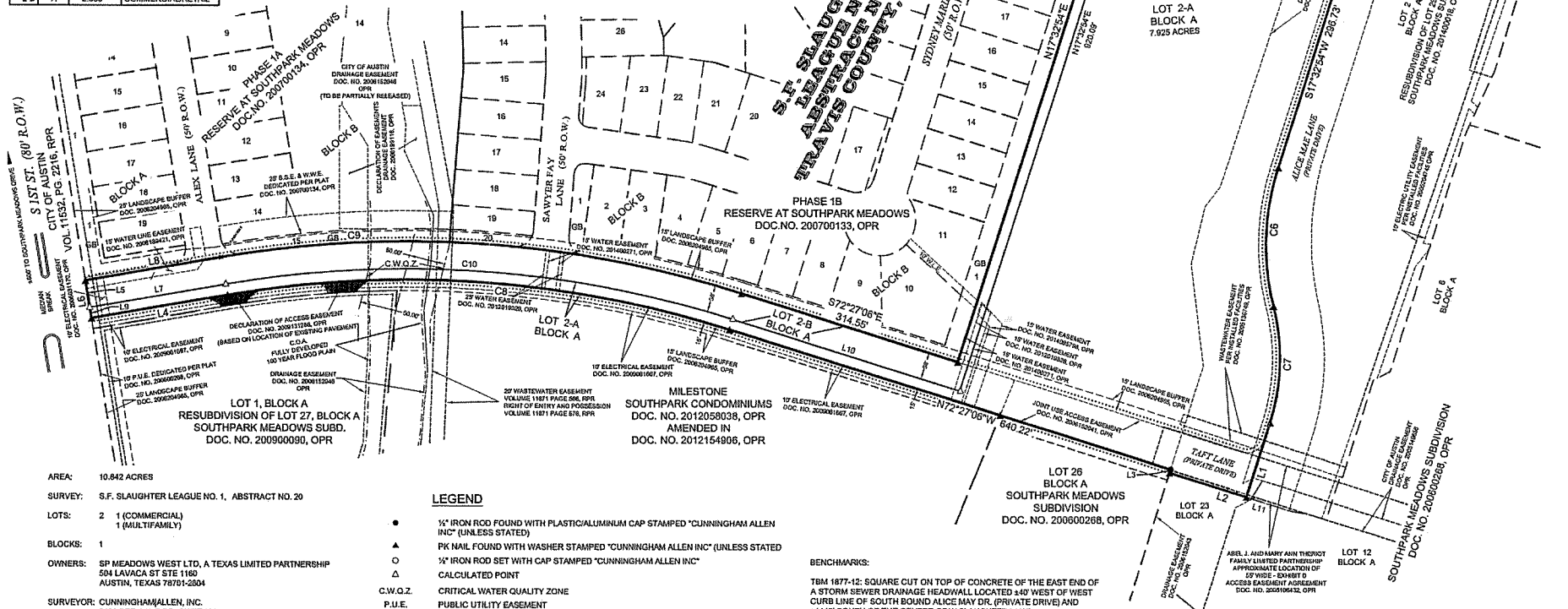
LINE TABLE			CURVE TABLE					
LINE	BEARING	DISTANCE	CURVE	RADIUS	LENGTH	DELTA	CHORD BRG.	CHORD
L1	S17°16'49"W	108.50'	C1	685.00'	88.50'	7°24'08"	N21°14'59"E	88.44'
L2	N72°26'51"W	111.53'	C2	375.00'	83.66'	12°46'55"	N41°48'49"E	83.48'
L3	N17°18'49"E	4.49'	C3	375.00'	177.48'	27°08'59"	S21°51'12"W	175.83'
L4	S80°10'12"W	191.53'	C4	375.00'	83.82'	12°48'22"	S01°53'31"W	83.64'
L5	N09°16'59"W	38.00'	C5	300.00'	115.50'	22°03'35"	S08°31'07"W	114.79'
L6	N09°16'59"W	53.00'	C6	355.00'	195.37'	31°31'57"	S01°46'56"W	192.92'
L7	N80°10'12"E	191.38'	C7	300.00'	163.70'	31°15'51"	S01°38'54"W	161.68'
L8	N80°10'12"E	191.02'	C8	1473.50'	704.10'	27°22'42"	N86°08'27"W	697.42'
L9	N09°16'59"W	15.00'	C9	1526.50'	729.43'	27°22'42"	S86°08'27"E	722.51'
L10	S72°27'06"E	329.55'	C10	1488.49'	711.27'	27°22'43"	S86°08'27"E	704.52'
L11	S72°26'51"E	61.00'	C11	375.00'	261.29'	39°55'22"	S15°27'01"W	258.04'



LOT SUMMARY TABLE

LOT	BLOCK	ACREAGE	USE
2-A	A	7.925	MULTIFAMILY
2-B	A	2.886	COMMERCIAL/RETAIL

BEARINGS ARE BASED ON RECORDED MAP OF THE RESUBDIVISION OF LOT 28, BLOCK A, SOUTHPARK MEADOWS SUBDIVISION, DOC. NO. 201400271, OPR, AND REFERENCED TO THE SOUTHWEST LINE OF LOT 1, BLOCK A, OF SAID MAP. (556°18'6"E)



AREA: 10.842 ACRES
 SURVEY: S.F. SLAUGHTER LEAGUE NO. 1, ABSTRACT NO. 20
 LOTS: 2 (1 COMMERCIAL), 1 (MULTIFAMILY)
 BLOCKS: 1
 OWNERS: SP MEADOWS WEST LTD, A TEXAS LIMITED PARTNERSHIP
 504 LAURICA ST STE 1160
 AUSTIN, TEXAS 78701-2804
 SURVEYOR: CUNNINGHAM ALLEN, INC.
 3103 BEE CAVE RD. SUITE 202
 AUSTIN, TX 78748
 ENGINEER: CUNNINGHAM ALLEN, INC.
 3103 BEE CAVE RD. SUITE 202
 AUSTIN, TX 78748
 STREET DEDICATION: NONE
 RIGHT-OF-WAY DEDICATION: NONE

- LEGEND**
- 1/2" IRON ROD FOUND WITH PLASTIC/ALUMINUM CAP STAMPED "CUNNINGHAM ALLEN INC" (UNLESS STATED)
 - ▲ PK NAIL FOUND WITH WASHER STAMPED "CUNNINGHAM ALLEN INC" (UNLESS STATED)
 - 1/2" IRON ROD SET WITH CAP STAMPED "CUNNINGHAM ALLEN INC"
 - △ CALCULATED POINT
 - C.W.Q.Z. CRITICAL WATER QUALITY ZONE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - RPR REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
 - OPR OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 - PH PUNCH HOLE FOUND
 - R.O.W. RIGHT OF WAY
 - GB GREEN BELT
 - C.O.A. CITY OF AUSTIN
 - PROPOSED OR EXISTING SIDEWALK

BENCHMARKS:

TBM 1877-12: SQUARE CUT ON TOP OF CONCRETE OF THE EAST END OF A CURB SEWER DRAINAGE HEADWALL LOCATED ±40' WEST OF WEST CURB LINE OF SOUTH BOUND ALICE MAE DR. (PRIVATE DRIVE) AND ±114' SOUTH OF THE CENTER OF W SLAUGHTER LANE
 EL. = 656.50'

TBM 1877-11: SQUARE CUT CHISEL INTO THE TOP OF CONCRETE CURB AT A CURB ISLAND APPROX. ±150 FEET WEST OF THE CENTERLINE OF ALICE MAE DRIVE AND APPROX. ±250 FEET SOUTH OF THE CENTERLINE OF SLAUGHTER LANE AND APPROX. ±150 FEET SOUTH OF THE SOUTHEAST CORNER OF CAPITAL ONE BANK
 EL. = 675.52'

SUBMITTAL DATE: MAY 4, 2015

CA
 CunninghamAllen
 Engineers • Surveyors

3103 Bee Cave Road, Suite 202 Tel.: (512) 327-2946
 Austin, Texas 78746-6819 Fax: (512) 327-2973
 www.cunningham-allen.com

Firm Registration: TBPEN F-284, TBPFS 10009000
 DATE: 04/28/15 PROJECT NO.: 618.0102
 DRAWN BY: J SHEET 1 OF 2