

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2016-0036.0A

P.C. DATE: June 28, 2016

SUBDIVISION NAME: Resubdivision of Lot 2, Longhorn Business Park No. 3 and Lots A and B, Block A, Resubdivision of Lots 1, 2 & 3, Block A, Longhorn Business Park No. 2

AREA: 4.024

LOT(S): 2

OWNER: 2608 Brockton, LTD
(Andy Pastor)

AGENT: Stantec
(Lauren Beavers)

ADDRESS OF SUBDIVISION: 2608 Brockton Drive

GRIDS: MK-33

COUNTY: Travis

WATERSHED: Walnut Creek

JURISDICTION: Full Purpose

EXISTING ZONING: NBG-NP

DISTRICT: 7

NEIGHBORHOOD PLAN: North Burnet Gateway

PROPOSED LAND USE: Commercial

SIDEWALKS: Sidewalks will be provided on Brockton Drive and Burnet Road.

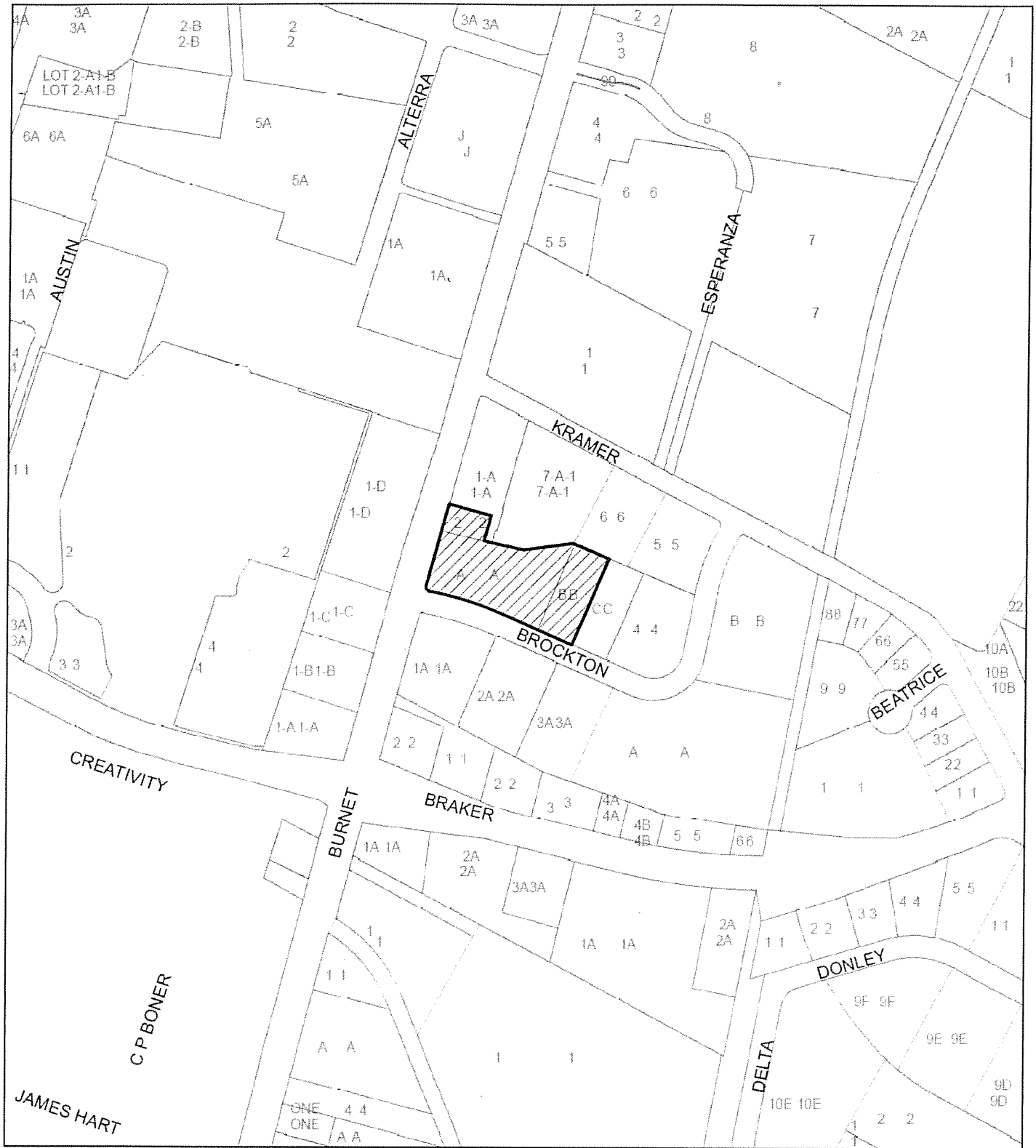
DEPARTMENT COMMENTS: The request is for approval of the resubdivision namely, Resubdivision of Lot 2, Longhorn Business Park No. 3 and Lots A and B, Block A, Resubdivision of Lots 1, 2 & 3, Block A, Longhorn Business Park No. 2. The proposed plat consists of 2 lots on 4.024 acres.

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

PLANNING COMMISSION ACTION:

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

PHONE: 512-974-2767



 Subject Tract
 Base Map

CASE#: C8-2016-0036.0A
 ADDRESS: 2608 BROCKTON DRIVE



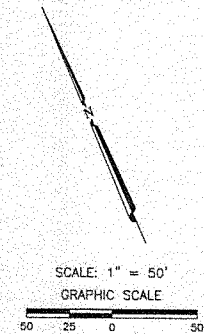
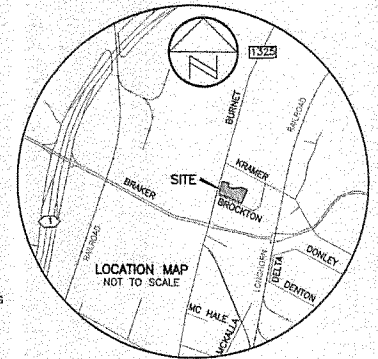
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

RESUBDIVISION OF LOT 2, LONGHORN BUSINESS PARK NO. 3 AND LOTS A AND B, BLOCK A, RESUBDIVISION OF LOTS 1, 2 & 3, BLOCK A, LONGHORN BUSINESS PARK NO. 2

LOT SUMMARY

TOTAL ACREAGE: 4.024 ACRES
RIGHT-OF-WAY TO BE DEDICATED: NONE
TOTAL NUMBER OF LOTS: 2
LOT 1: 2.282 ACRES - COMMERCIAL
LOT 2: 1.742 ACRES - COMMERCIAL



LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- CH 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
- BN 1/2" REBAR WITH "BPI" CAP FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ▲ NAIL FOUND (AS NOTED)
- ▲ CH MAG NAIL WITH "CHAPARRAL" WASHER FOUND
- ▲ MAG NAIL WITH "CHAPARRAL" WASHER SET
- ⊗ X IN CONCRETE FOUND
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- () RECORD INFORMATION

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	1199.86'	12°56'15"	270.93'	N72°56'53"W	270.36'
C2	15.00'	94°32'33"	24.75'	N32°09'53"W	22.04'

LINE TABLE					
LINE	BEARING	DISTANCE	(RECORD)		
L1	N66°26'42"W	137.02'	(N84°01'50"W	137.00')	
L2	N66°26'42"W	147.43'	(N84°01'50"W	147.43')	
L3	N15°05'07"E	108.81'	(N17°32'10"E	108.77')	
L4	N15°21'33"E	99.39'	(N17°52'10"E	99.55')	
L5	N15°23'48"E	100.12'	(N17°50'10"E	100.03')	
L6	S74°35'52"E	159.99'	(S72°10'10"E	160.22')	
L7	S15°28'29"W	93.73'	(S17°52'W	93.78')	
L8	S76°37'31"E	29.80'	(S74°26'43"E	29.78')	
L9	S76°52'21"E	117.90'	(S74°26'43"E	117.98')	
L10	N82°04'32"E	181.23'	(N84°31'19"E	180.90')	
L11	S67°11'46"E	144.21'	(S64°47'26"E	144.08')	
L12	S23°32'14"W	339.92'	(S25°58'10"W	339.92')	
L13	S16°44'15"W	80.52'	(80°)		
L14	N75°06'29"W	119.72'	(N72°15'31"W	119.71')	

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "R582".

1/2" REBAR WITH RED "CHAPARRAL RANDOM" CAP SET

SURFACE COORDINATES:
N 10117392.01
E 3120457.56

TEXAS STATE PLANE COORDINATES:
N 10116391.27
E 3120145.54

COMBINED SCALE FACTOR = 0.999990010
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.0001000
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0
THETA ANGLE: 1°20'44"

Chaparral
Professional Land Surveying, Inc.
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124300

PROJECT NO.:
372-017
DRAWING NO.:
372-017-PL1
PLOT DATE:
6/13/16
PLOT SCALE:
1" = 50'
DRAWN BY:
JBE
SHEET
1 OF 2