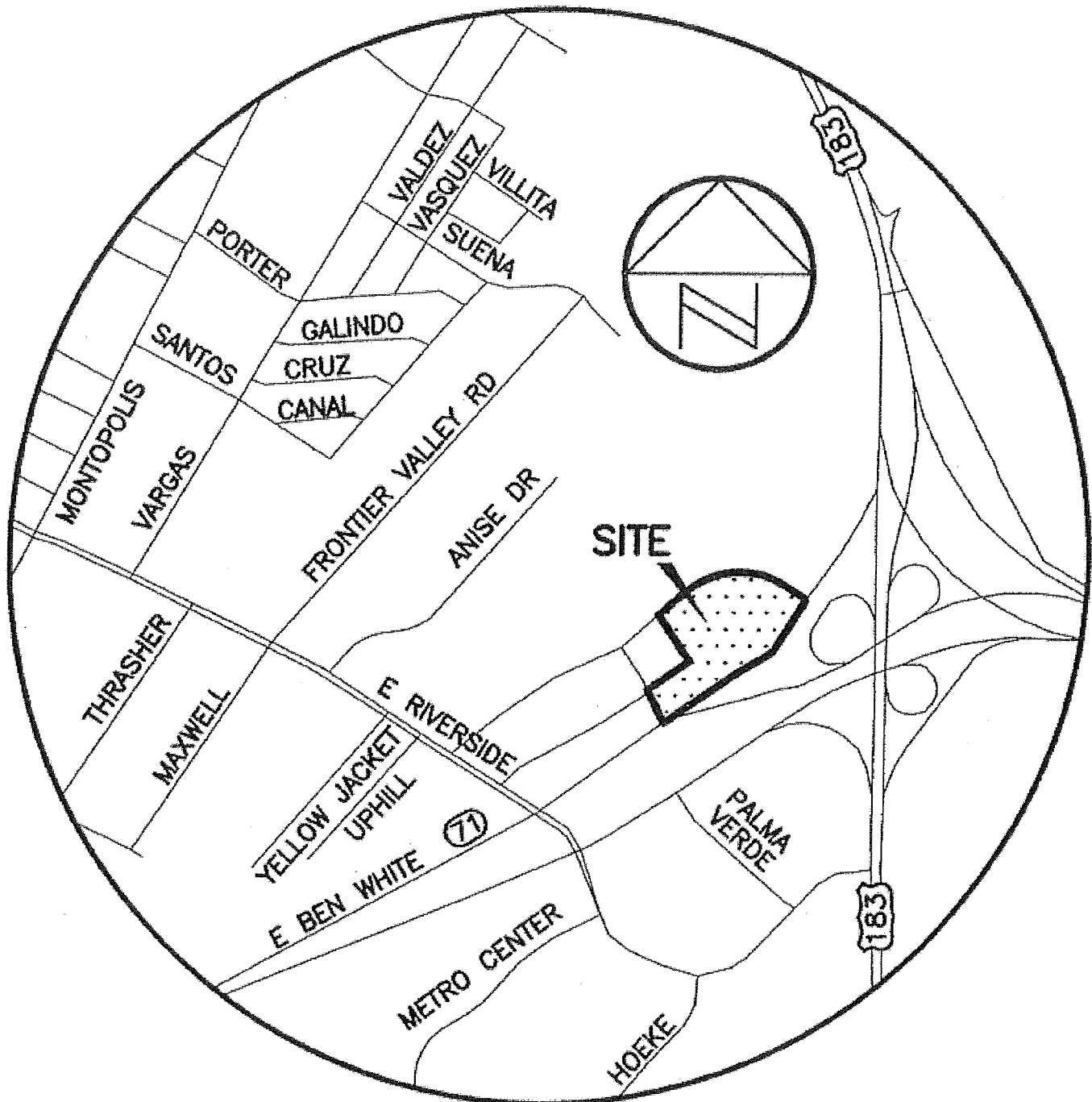


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2015-0278.0A**P.C. DATE:** November 8, 2016**SUBDIVISION NAME:** Resubdivision of Lot 1, Block A, of the Resubdivision of Lot 1, Block A, Airport Commerce, Section Two**AREA:** 16.188 acres**LOTS:** 2**APPLICANT:** W2 Hill ACP II, LP**AGENT:** Thrower Design
(Ron Thrower)**ADDRESS OF SUBDIVISION:** 1501 Airport Commerce Dr.**GRIDS:** L18**COUNTY:** Travis**WATERSHED:** Carson Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** CS-CO-NP**NEIGHBORHOOD PLAN:** Montopolis**PROPOSED LAND USE:** Commercial**ADMINISTRATIVE WAIVERS:** None

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of Lot 1, Block A, of the Resubdivision of Lot 1, Block A, Airport Commerce, Section Two composed of 2 lots on 16.188 acres. The applicant proposes to subdivide the property into a two lots subdivision for commercial uses.

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

PLANNING COMMISSION ACTION:**CASE MANAGER:** Cesar Zavala**PHONE:** 512-974-3404**E-mail:** Cesar.Zavala@austintexas.gov



LOCATION MAP
NOT TO SCALE

RESUBDIVISION OF LOT 1, BLOCK A, OF THE RESUBDIVISION LOT 1, BLOCK A, AIRPORT COMMERCE, SECTION TWO

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 "P466".

COTTON SPINDLE WITH WASHER SET

SURFACE COORDINATES:
N 10054946.12
E 3129373.39

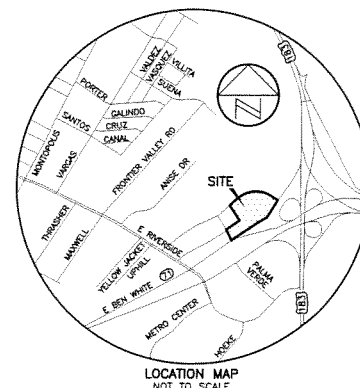
TEXAS STATE PLANE COORDINATES:
N 10054435.84
E 3129214.61

ELEVATION = 506.57'
VERTICAL DATUM: NAVD 88 (GEOID 09)

COMBINED SCALE FACTOR = 0.99994926
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000050742
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0
THETA ANGLE: 1°21'29"



SCALE: 1" = 100'

GRAPHIC SCALE

100 50 0 100

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- ▲ 1/2" REBAR WITH "ALL POINTS" CAP FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ◻ MAG NAIL WITH "CHAPARRAL" WASHER SET
- ▲ MAG NAIL FOUND
- * COTTON SPINDLE FOUND
- ⊗ PUNCH HOLE IN CONCRETE FOUND
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- () RECORD INFORMATION
- R.O.W. RIGHT-OF-WAY
- S.E. SIDEWALK EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- E.E. ELECTRIC EASEMENT
- E.U.E. ELECTRIC UTILITY EASEMENT
- A.E. ACCESS EASEMENT
- W.W.E. WASTEWATER EASEMENT
- W.L.E. WATERLINE EASEMENT
- L.E. LANDSCAPE EASEMENT
- D.E. DRAINAGE EASEMENT
- SIDEWALK

LOT SUMMARY:

LOT 1A: 13.422 AC. (584,680 S.F.)
LOT 1B: 2.766 AC. (120,489 S.F.)
TOTAL: 16.188 AC. (705,169 S.F.)

PLAT PREPARATION DATE: 12/08/2015
APPLICATION SUBMITTAL DATE: 12/17/2015



Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
TBPLS Firm No. 10124500

PROJECT NO.:
702-002
DRAWING NO.:
702-002-PL2
PLOT DATE:
10/12/2016
PLOT SCALE:
1"=100'
DRAWN BY:
JDB
SHEET
01 OF 02

CB-2015-0278.OA

LINE	BEARING	DISTANCE	(RECORD)
L1	S53°07'18"W	58.62'	(S52°34'51"W 58.44')
L2	N26°26'19"W	252.38'	(N26°25'59"W 252.29')
L3	N26°15'27"W	25.26'	
L4	S57°50'03"E	161.87'	(S57°54'16"E 161.91')
L5	S55°55'17"W	446.90'	(S55°55'14"W 446.90')
L6	N55°55'17"E	3.32'	
L7	N26°15'27"W	65.58'	
L8	N42°50'56"W	89.75'	
L9	N32°45'48"E	89.51'	
L10	N55°51'45"E	39.57'	
L11	N34°08'15"W	57.34'	
L12	N55°51'45"E	35.00'	
L13	S34°08'15"E	57.37'	

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	RECORD CHORD
C1	650.00'	73°33'51"	834.56'	N85°25'02"E	778.41'	(N85°25'31"E 778.23')
C2	30.00'	90°12'19"	47.23'	S13°01'26"E	42.50'	(S12°50'57"E 42.38')
C3	2889.79'	4°43'24"	238.23'	S60°01'56"W	238.16'	(S60°02'05"W 238.05')