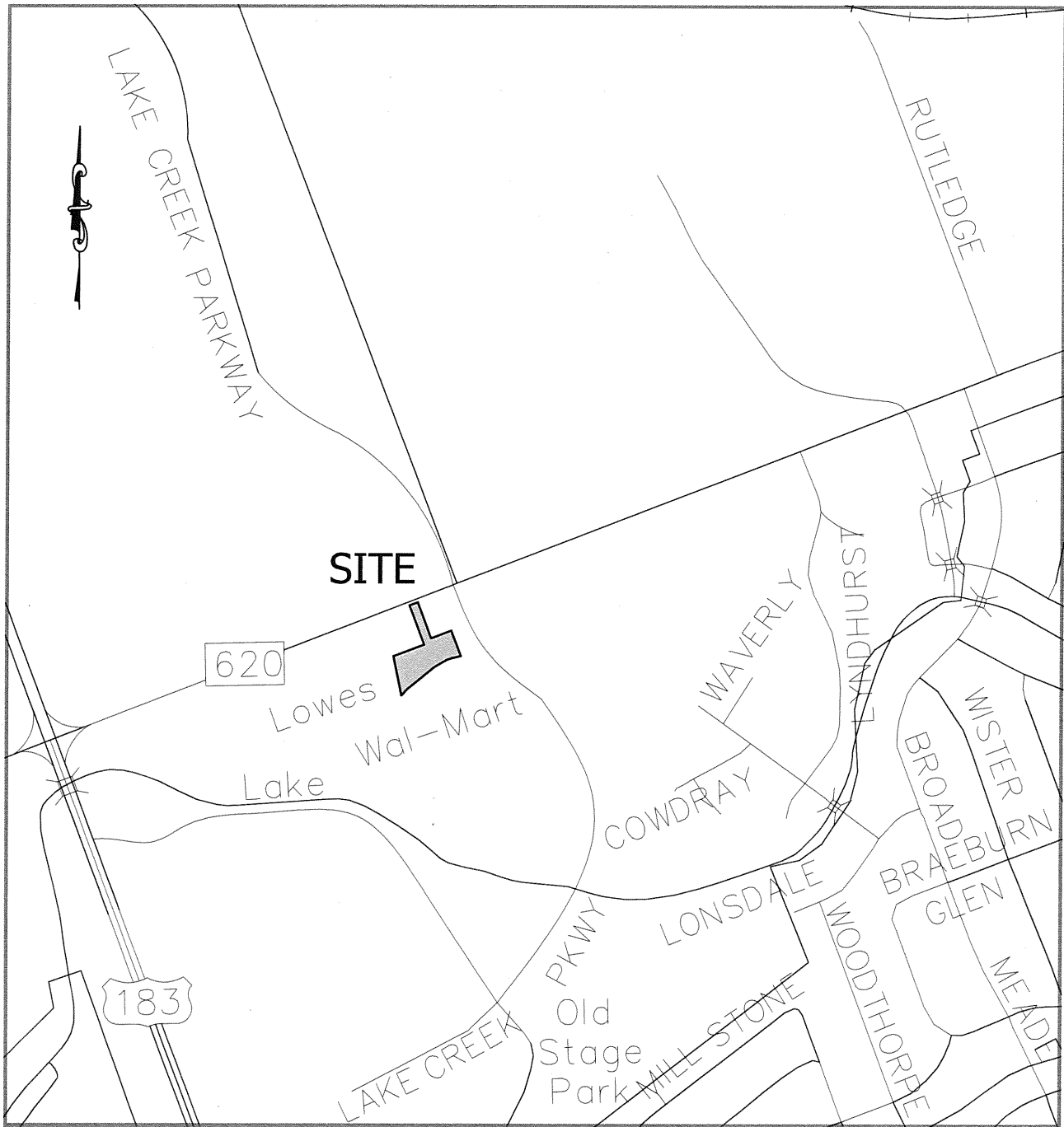


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2016-0217.0A**ZAP DATE:** June 6, 2017**SUBDIVISION NAME:** Resubdivision of Maconda Park 620/183**AREA:** 1.625 acres**LOTS:** 2**APPLICANT:** MBTP 1, LLC
(Mark McKay)**AGENT:** Dunaway-Associates
(Dan Caballero)**ADDRESS OF SUBDIVISION:** 13231 N FM 620 Road NB**GRIDS:** MG39**COUNTY:** Williamson**WATERSHED:** Lake Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** GR**DISTRICT:** 6**LAND USE:** Commercial**SIDEWALKS:** Sidewalks exist along the FM 620 frontage.

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of Lot 4 of Maconda Park 620/183, comprised of 2 lots on 1.625 acres. The applicant proposes to resubdivide an existing lot into two lots for commercial use. Because this site is zone GR (Community Commercial), a flag lot variance is not required. The proposed lots comply with zoning requirements for use, lot width and lot size.

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

ZONING AND PLATTING COMMISSION ACTION:**CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** steve.hopkins@austintexas.gov



VICINITY MAP

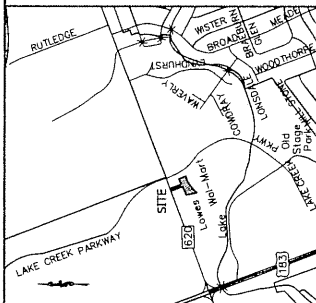
NOT TO SCALE

RESUBDIVISION OF

MACONDA PARK 620/183,4

LOT 4

Situated in the Eliza Allen Survey, Abstract No. 18
Williamson County, Texas in the City of Austin.
Being all of Lot 4, Maconda Park 620/183,4
recorded in Cabinet 1, Slide 155, Public Records of Williamson County, Texas



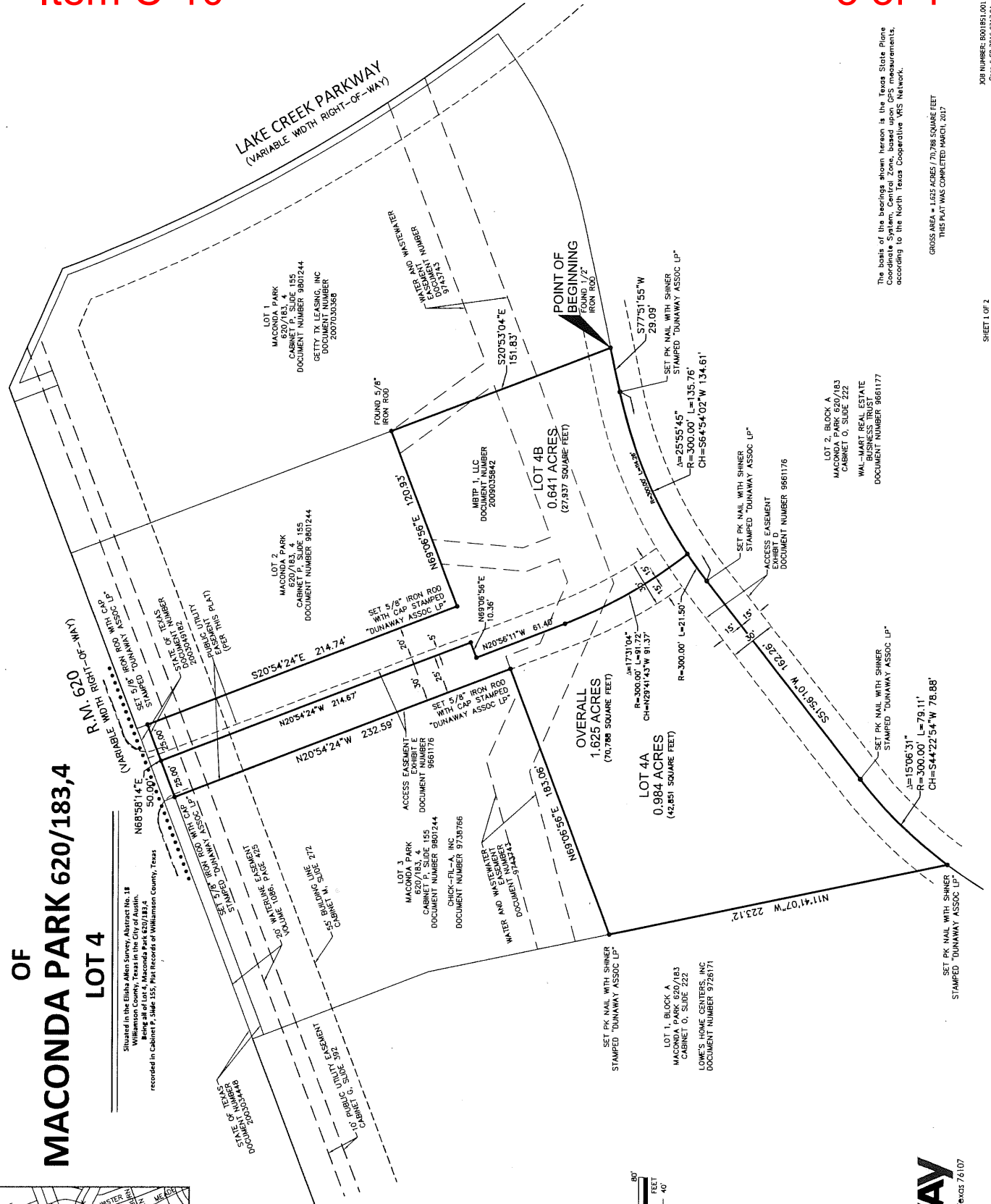
VICINITY MAP
NOT TO SCALE

SURVEYOR/ENGINEER
DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE
SUITE 400
FORT WORTH, TEXAS 76107
(817) 335-1121 (PHONE)
(817) 335-7437 (FAX)

OWNER
METP 1, LLC
2446 PEBBLE SPRINGS COURT
COWBOY BEACH, TEXAS 76008
(801) 272-8233 (PHONE)



DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
FIRM REGISTRATION 10098100



The basis of the bearings shown hereon is the Texas State Plane
Coordinate System, Central Zone, based upon GPS measurements,
according to the North Texas Cooperative NTS Network.

GROSS AREA = 1.625 ACRES (70,786 SQUARE FEET)
THIS PLAN WAS COMPLETED MARCH, 2017

RESUBDIVISION

SURVEYOR/ENGINEER
DUNAWAY ASSOCIATES, L.P.
5550 BAILEY AVENUE
SUITE 400
FT. WORTH, TEXAS 76107
(817) 335-1121 (PHONE)
(817) 335-7437 (FAX)

OWNER/DEVELOPER
MBTP I, LLC
7544 S. PEBBLE SPFF
COTTONWOOD HEIGHT
801) 272-9233 (PH

VICINITY MAP

NOT TO SCALE

BEING A 1,625 ACRE TRACT OF LAND SITUATED IN THE ELSA ALLEN SURVEY, ABSTRACT NUMBER 18, WILLIAMSON COUNTY, TEXAS, IN THE CITY OF AUSTIN. BEING A PORTION OF LOT 4, MACDONA PARK, MAP 620/183, A AN ADDITION TO THE CITY OF AUSTIN ACCORDING TO THE PLAT RECORDED IN THE PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALSO BEING A PORTION OF SLIDE 135, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, ALSO BEING A PORTION OF THE TRACT OF LAND DESCRIBED IN THE DEED TO MBTP 1, LLC RECORDED IN DOCUMENT NUMBER 0020090135842. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1,625 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/4 INCH IRON ROD FOUND IN THE NORTHERLY LINE OF LOT 2, MACONDA PARK
 4620/183, AN ADDITION TO THE CITY OF AUSTIN ACCORDING TO THE PLAT RECORDED IN CABINET 0,
 SLIDE 222, PLAT RECORDS OF WILLAMSON COUNTY, TEXAS FOR THE COMMON SOUTHERLY CORNER OF
 SAID LOT 4 AND LOT 1 OF SAID MACONDA PARK 620/183, 4;

THENCE WITH THE COMMON LINE OF SAID LOT 4 AND SAID LOT 2, MACONDA PARK 620/183 THE FOLLOWING:

SOUTH 77° 51' 55" WEST A DISTANCE OF 29.09 FEET TO A P.K. NAIL WITH A SHINER STAMPED "DUNAWAY ASSOC LP" SET FOR THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET:

SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29° 55' 45". AN ARC DISTANCE OF 135.76 FEET WITH A CHORD BEARING OF SOUTH 64° 54' 02" WEST AND A CHORD DISTANCE OF 134.61 FEET TO A P.K. NAIL WITH A SHINER STAMPED "DUNAWAY ASSOC LP" SET FOR THE POINT OF TANGENCY OF SAID CURVE:

SOUTH 51° 56' 10" WEST A DISTANCE OF 162.26 FEET TO A P.K. NAIL WITH A SHINER STAMPED
"DUNAWAY ASSOC LP" SET FOR THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A
RADIUS OF 300.00 FEET;

SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15° 06' 31" AN ARC DISTANCE OF 79.11 FEET WITH A CHORD BEARING OF SOUTH 44° 22' 54" WEST AND A CHORD DISTANCE OF 79.88 FEET TO A P.K. NAIL WITH A SHINER STAMPED "UNDAWAY ASSOC LP" SET FOR THE COMMON SOUTHERLY CORNER OF SAID LOT 4 AND LOT 1 OF SAID MACONDA PARK 620/183;

THENCE DEPARTING THE COMMON LINE OF SAID LOT 4 AND SAID LOT 2, MACONDA PARK 620/183 WITH THE COMMON LINE OF SAID LOT 4 AND SAID LOT 1, MACONDA PARK 620/183 NORTH 11° 41' 23" WEST A DISTANCE OF 223.12 FEET TO A 5/8" IRON ROD WITH A CAP STAMPED "DUNAWAY MASSCO LP" SET FOR THE COMMON WESTERLY CORNER OF SAID LOT 4 AND LOT 3 OF SAID MACONDA PARK 620/183.4;

ENCE DEPARTING THE COMMON LINE OF SAID LOT 4 AND SAID LOT 1, MACONDA PARK 620/183 WITH THE COMMON LINE OF SAID LOT 4 AND SAID LOT 3 THE FOLLOWING:

NORTH 69' 06' 56" EAST A DISTANCE OF 183.06 FEET TO A 5/8 INCH IRON ROD WITH A CAP STAMPED "DUNAWAY ASSOC LP" SET FOR THE SOUTHEASTERLY CORNER OF SAID LOT 3;

NORTH 20' 54' 24" WEST A DISTANCE OF 232.59 FEET TO A 5/8 INCH IRON ROD WITH A CAP STAMPED "DUNAWAY ASSOC LP" SET FOR THE SOUTHWESTERLY CORNER OF THE TRACT OF LAND DESCRIBED IN THE DEED TO THE STATE OF TEXAS RECORDED IN DOCUMENT NUMBER 20030349192, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS

THENCE DEPARTING THE COMMON LINE OF SAID LOT 4 AND SAID LOT 3 WITH THE SOUTHERLY LINE OF SAID STATE OF TEXAS TRACT NORTH 68° 58' 14" EAST A DISTANCE OF 50.00 FEET TO A 5/8" DUNGH IRON ROD WITH A CAP STAMPED "DUNAWAY ASSOC LP" SET IN THE COMMON LINE OF SAID LOT 4 AND LOT 2 OF SAID MACONDA PARK 620/183.4 FOR THE SOUTHEASTERLY CORNER OF SAID STATE OF TEXAS TRACT;

THENCE WITH THE COMMON LINE OF SAID LOT 4 AND SAID LOT 2 THE FOLLOWING:

SOUTH 20° 54' 24" EAST A DISTANCE OF 214.74 FEET TO A 5/8" IRON ROD WITH A CAP STAMPED "DUNAWAY ASSOC LP" SET FOR THE SOUTHWESTERLY CORNER OF SAID LOT 2;

NORTH 69° 06' 56" EAST A DISTANCE OF 120.93 FEET TO A 5/8" IRON ROD FOUND IN THE WESTERLY LINE OF SAID LOT 1, MACONDA PARK 620/B3.4 FOR THE SOUTHEASTERLY CORNER OF SAID LOT 2;

REFERENCE DEPARTING THE COMMON LINE OF SAID LOT 4 AND SAID LOT 2 WITH THE COMMON LINE OF SAID LOT 4 AND SAID LOT 1, MACONDA PARK 620/183.4 SOUTH 20° 53' 04" EAST A DISTANCE OF 151.83 FEET TO THE POINT OF BEGINNING;



DUNAWAY

5550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107

FIRM REGISTRATION 10098100
TEL. 817.333.1121

LAND SURVEYORS STATEMENT:

I, Gregory S. Iffland, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments indicated thereon were properly placed under my supervision. The Survey related matters shown are accurate and substantially comply with Title 25 of the City of Austin Land Development Code.

Preliminary, this document shall not be recorded for any purpose and shall not be relied upon as a final survey document.

Gregory S. Iffland
Registered Professional Land Surveyor No. 4351

Approved, Accepted and authorized for record by the Director, Development Services Department, City of Austin, County of Travis, this the _____ day of _____, 2017 A.D.

J. J. Rodney Gonzales, Director
Development Services Department

Accepted and authorized for record by the Zoning & Platting Commission of the City of Austin, Texas, this, the _____ day of _____, 2017.

Chair

COUNTY CLERK'S STATEMENT:

Nancy E. Rister, Clerk of Williamson County, Texas, do hereby certify that the foregoing instrument of writing, with its certificate of authentication was filed for record in my office on the ____ day of _____ 2017.

1992

Fitness my hand and seal of office of the County Clerk, the _____ day of _____, 20____.

ancy E. Rister, Clerk, County Court
Williamson County, Texas

Deputy

led for record at _____ O'clock _____ M. this the _____ day of _____ 19____ 2017, A.D.

ancy E. Rister, Clerk, County Court
Williamson County, Texas

y: _____ Deputy

ELECTRIC NOTES:

1. Austin Energy has the right to prune and/or remove trees, shrubs and other obstructions to the extent necessary to keep the easements clear. Austin Energy will perform all tree work in compliance with Chapter 25-8, Subchapter B of the City of Austin Land Development Code.
2. Austin Energy will not cut, trim, remove or otherwise damage any tree, shrub, easement and/or access required, in addition to the installation and ongoing 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 subject to an action to cause the site to be out of compliance with Chapter 25-8 of the City of Austin Land Development Code.
3. The owner shall be responsible for installation of temporary erosion control, revegetation and tree protection. In addition, the owner shall be responsible for any initial tree pruning and/or removal that is necessary to install the center line of the proposed overhead electric facilities designed to provide electric service to the building. The owner shall include Austin Energy's work within the limits of construction for this project.
4. The owner of the property is responsible for maintaining clearances required by the National Electric Safety Code, Occupational Safety and Health Administration (OSHA) and other applicable codes. Austin Energy will not be responsible for maintaining these clearances when working in close proximity to overhead power lines and equipment. Austin Energy will not render electric service unless required clearances are maintained. All costs of the project, including but not limited to the cost of the required clearances, will be charged to the owner because of failure to comply with the required clearances will be charged to the owner.
5. Any relocation of electric facilities shall be at the landowner's/developer's expense.

GROSS AREA = 1.633 ACRES / 71,154 SQUARE FEET
THIS PLAT WAS COMPLETED MARCH 2017

SHEET 2 OF 2