

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2017-0217.0A

Z.A.P. DATE: March 13, 2018

SUBDIVISION NAME: Resubdivision of Lot 3B, Block A, Amended Plat of West Park

AREA: 7.812 acres

LOTS: 2

APPLICANT: Buffalo Entities, Ltd.
(Chris Mallett)

AGENT: LJA Engineering
(Joseph Longaro, P.E.)

ADDRESS OF SUBDIVISION: 7860 W. U.S. Highway 290

WATERSHED: Williamson Creek

COUNTY: Travis

EXISTING ZONING: PUD-NP

JURISDICTION: Full Purpose

NEIGHBORHOOD PLAN: West Oak Hill

PROPOSED LAND USE: Commercial

VARIANCE: none

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

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of Lot 3B, Block A, Amended Plat of West Park composed of 2 lots on 7.812 acres. The applicant proposes to subdivide the property for commercial uses following the P.U.D. The developer will be responsible for all cost associated with required improvements.

CASE MANAGER: Cesar Zavala
E-mail: cesar.zavala@austintexas.gov

PHONE: 512-974-3404

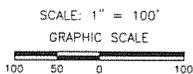
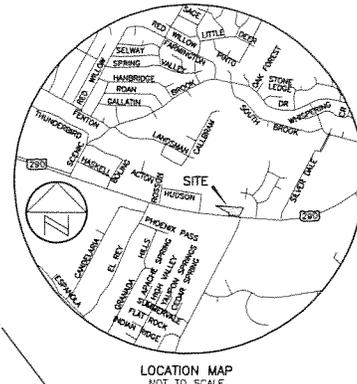


CASE#: C8-2017-0217.0A
 ADDRESS: 7860 W. HIGHWAY 290
 PROJECT: RESUBDIVISION OF LOT 3B, BLOCK A,
 AMENDED PLAT OF WEST PARK
 CASE MANAGER: CESAR ZAVALA

This map has been produced by site plan review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

RESUBDIVISION OF LOT 3B, BLOCK A,
AMENDED PLAT OF WEST PARK

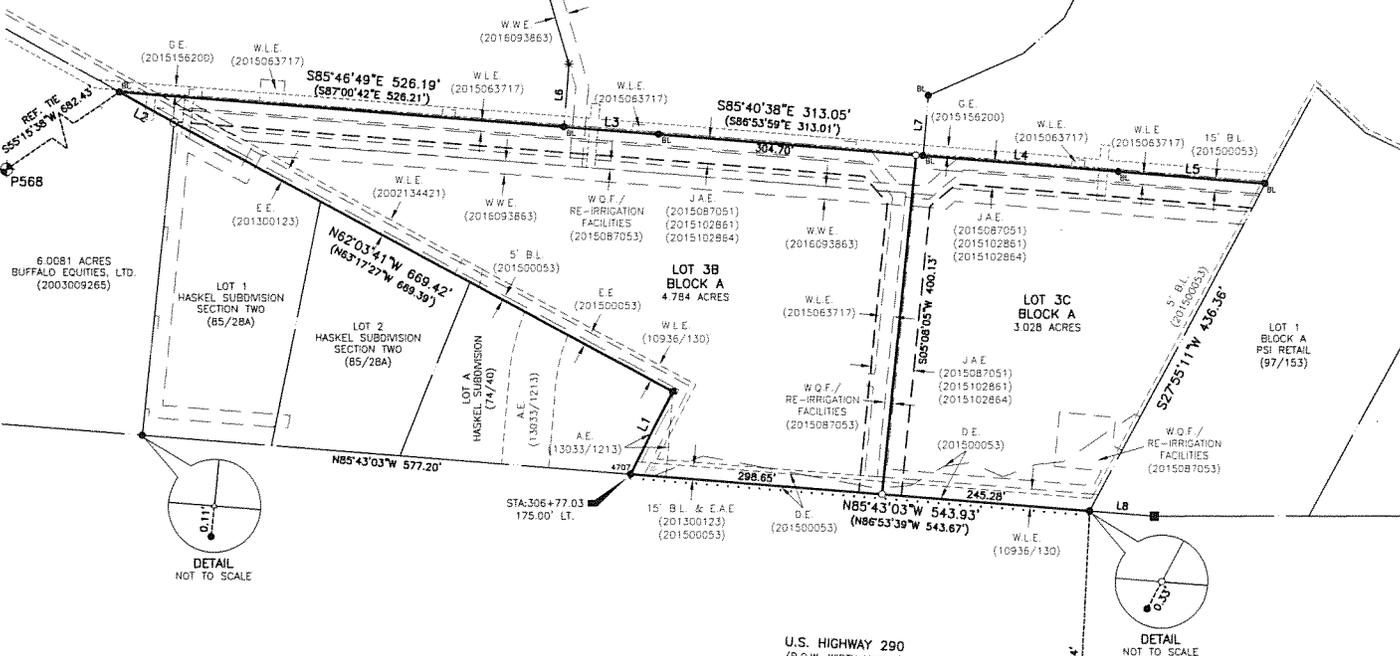
JESSE WILLIAMS SURVEY NO. 65
ABSTRACT NO. 788



LOT 1
BLOCK A
AMENDED PLAT OF WEST PARK
(201500053)

LOT 2
BLOCK A
AMENDED PLAT OF WEST PARK
(201500053)

LOT 3A
BLOCK A
AMENDED PLAT OF WEST PARK
(201500053)



DETAIL
NOT TO SCALE

DETAIL
NOT TO SCALE

U.S. HIGHWAY 290
(R.O.W. WIDTH VARIES)

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- ^{BL} 1/2" REBAR WITH "BASELINE" CAP FOUND
- ⁴⁷⁰⁷ 1/2" REBAR WITH "RPLS 4707" CAP FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ⊙ TxDOT TYPE II DISK FOUND
- CONCRETE HIGHWAY MONUMENT FOUND
- △ CALCULATED POINT
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- E.E. ELECTRIC EASEMENT
- W.W.E. WASTEWATER EASEMENT
- W.Q.F. WATER QUALITY FACILITY
- D.E. DRAINAGE EASEMENT
- J.A.E. JOINT USE ACCESS EASEMENT
- W.L.E. WATER LINE EASEMENT
- B.L. BUILDING LINE
- E.A.E. ELECTRIC AERIAL EASEMENT
- A.E. ACCESS EASEMENT
- () RECORD INFORMATION
- SIDEWALK

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 "P568".

COTTON SPINDLE SET

SURFACE COORDINATES:
N 10056752.05
E 3067971.04

TEXAS STATE PLANE COORDINATES:
N 10055746.48
E 3067664.27

ELEVATION = 984.45'
VERTICAL DATUM: NAVD 88 (GEOID 09)

COMBINED SCALE FACTOR = 0.99990001
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.0001
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0

APPLICATION SUBMITTAL DATE:
SEPTEMBER 13, 2017

OWNER:
BUFFALO EQUITIES, LTD.
8016 W US HWY 290
AUSTIN, TX 78736

ACREAGE: 7.812 ACRES

NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0

ACREAGE BY LOT:
LOT 3B 4.784 ACRES
LOT 3C 3.028 ACRES
TOTAL 7.812 ACRES

PATENT SURVEY: JESSE WILLIAMS SURVEY NO. 65,
ABSTRACT NO. 788

BENCHMARK INFORMATION:

B.M. #1: SQUARE IN HEADWALL ON WEST SIDE OF HUDSON LOOP +/- 338' NORTH OF THE INTERSECTION OF U.S. HIGHWAY 290 AND HUDSON LOOP.

ELEVATION = 977.56'
VERTICAL DATUM: MATCHED ELEVATIONS OF COMMON POINTS FROM PREVIOUS SURVEY.

LINE	BEARING	DISTANCE	(RECORD CHORD)
L1	N26°52'19"E	108.86'	(N25°41'53"E 108.63')
L2	N61°17'56"W	73.76'	(N62°33'42"W)
L3	S85°46'49"E	112.23'	(S87°00'42"E 112.18')
L4	S85°40'38"E	231.02'	(S86°53'59"E 231.05')
L5	S85°39'44"E	174.91'	(S86°54'05"E 174.75')
L6	N0°3'56'17"E	73.95'	(N02°59'18"E 73.48')
L7	N04°29'38"E	71.07'	(N03°32'28"E 70.84')
L8	S85°43'03"E	76.71'	(S86°54'05"E 77.21')

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping

3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
747-003

DRAWING NO.:
747-003-PL2

PLOT DATE:
01/15/2018

PLOT SCALE:
1" = 100'

DRAWN BY:
DWC

SHEET
01 OF 02