Item C-06 1 of 3

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2017-0306.0A

P.C. DATE: May 8, 2018

SUBDIVISION NAME: Resubdivision of Lot 1A, Block A, of the Resubdivision of Lot 1,

Block A, of the Resubdivision of Lot 1, Block A, Airport Commerce,

Section Two

AREA: 13.422 acres

LOTS: 2

APPLICANT: W2 Hill ACP II, LP.

AGENT: Thrower Design

(Ron Thrower)

ADDRESS OF SUBDIVISION: 1501 Airport Commerce Drive

WATERSHED: Carson Creek

COUNTY: Travis

EXISTING ZONING: CS-CO-NP

JURISDICTION: Full Purpose

NEIGHBORHOOD PLAN: Montopolis

PROPOSED LAND USE: Commercial

VARIANCE: none

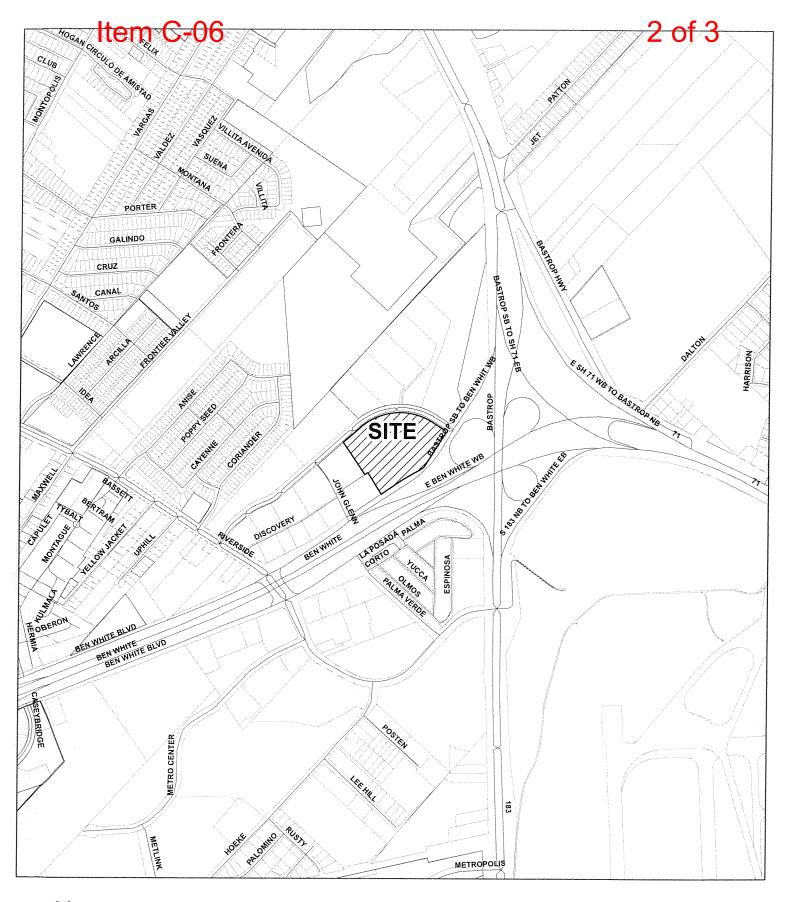
STAFF RECOMMENDATION: Staff recommends approval of the final plat, the plat meets all applicable State and City of Austin Land Development Code requirements.

<u>DEPARTMENT COMMENTS</u>: The request is for the approval of the Resubdivision of Lot 1A, Block A, of the Resubdivision of Lot 1, Block A, of the Resubdivision of Lot 1, Airport Commerce, Section Two composed of two lots on 13.422 acres. The applicant proposes to subdivide the property for commercial uses. The developer will be responsible for all cost associated with required improvements.

<u>CASE MANAGER</u>: Cesar Zavala

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CASE#: C8-2017-0306.0A ADDRESS: 1501 AIRPORT DR.

PROJECT: RESUBDIVISION OF LOT 1A, BLOCK A

AIRPORT COMMERCE, SECTION TWO

CASE MANAGER: CESAR ZAVALA

RESUBDIVISION OF LOT 1A, BLOCK A, OF THE RESUBDIVISON OF LOT 1, BLOCK A, OF THE RESUBDIVISION OF 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 MATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT 'P468'. COTTON SPINDLE WITH WASHER SET SURFACE COORDINATES: N 10054946.12 E 3129373.39 TEXAS STATE PLANE COORDINATES: N 10054435.94 E 3129214.61 TBM #4 ELEVATION = 506.57'
VERTICAL DATUM: NAVD 88 (GEOID 09) 0 0122 ACRE 0 0122 ACRE 0 0078 ACRE WLE 0 0078 ACRE (2008116969) W.W.E. (2008116968) 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" LOT 2 2.477 AC H5750'03"W 192.07 250 ACRES 5.E (2008101718) No.7.3-15.7. 165.17. 5' D.E. (200800134) 15' E.E. (200800134) 236.88' LT. STA. 981+86.28 SCALE: 1" = 100" GRAPHIC SCALE 232.98' LT. STA. 981+27.79 BLOCK A LEGEND 1/2" REBAR FOUND (OR AS NOTED) 1/2" REBAR WITH "ALL POINTS" CAP FOUND 1/2" REBAR WITH "CHAPARRAL" CAP FOUND 1/2" REBAR WITH "CHAPARRAL" CAP SET MAG NAIL FOUND 245.82° LT. STA. 978+89.98 PUNCH HOLE IN CONCRETE FOUND CONTROL POINT/BENCHMARK LOCATION 245.69 R.O.W. RIGHT-OF-WAY S.E. SIDEWALK EASEMENT 3 E.E. ELECTRIC EASEMENT E.U.E. ELECTRIC UTILITY EASEMENT I WHITE BOULEVARD (S (R.O.W. WIDTH VARIES) (10563/943) W.W.E. WASTEWATER EASEMENT W.L.E. WATERLINE EASEMENT N34'08'15"W 421.43' N34*08'15"W 275.59 LOT 18
BLOCK A,
RESUBDINSION OF LOT 1,
BLOCK A, OF
AIPPORT COMMERCE,
SECTION TWO
(201600303) LOT 2
BLOCK A
RESUBDIVISION OF LOT 1,
BLOCK A,
ARPORT COMMERCE,
SECTION TWO
(201400275) BENCHMARK INFORMATION: TBM #4: SQUARE CUT IN THE BACK-OF-CURB OF THE SOUTH CUBBLINE OF THE MEDIAN OF AIRPORT COMMERCE ORIVE +/- 226' WEST OF THE INTERSECTION OF THE WEST BOUND ACCESS ROAD OF BEN WHITE BLVD (SH71) AND AIRPORT COMMERCE DRIVE. DASS ELEV.=506.57 ELEVATION = 479.20' VERTICAL DATUM: NAVD 88 (GEOID 09) L3 3330 / 16 w 38.62 L4 N88"11"22"W 43.51" L5 N00"42"11"E 63.01" L6 N42"50"56"W 89.75" L7 N32"45"48"E 89.51" L8 S55"55"17"W 3.32" L9 S48"30"47"W 34.07" S34'04'43'E 541.64' METRO CENTER SECTION 5 (102/177) 225.39° LT. STA. 967+41.47 lul 6 4.10.18 PROJECT NO.: 702-002 CURVE RADIUS DELTA ARC BEARING CHORD

C1 650.00' 73.33'51" 834.56' NB5'25'02"E 778.41'

C2 30.00' 90'12'19" 47.23' \$13701'26"E 42.50'

C3 2889.79' 443'24* 238.23' \$60'01'55'W 238.16'

C4 650.00' 34'4'44' 462.24' N69'00'29"E 452.56'

C5 650.00' 34'907' 37.23' \$74'12'36"E 367.25'

C6 421.74' 28'42'49" 211.35' N72'08'54"W 209.15' DRAWING NO.: 702-002-PL3 LOT 1: 10.945 AC. (475,771 S.F.) LOT 2: 2.477 AC. (107,909 S.F.) PLOT DATE: 04/10/2018 Professional Land Surveying, Inc. TOTAL: 13.422 AC. (584,680 S.F.) PLOT SCALE: Surveying and Mapping DRAWN BY: 3500 McCall Lane Austin, Texas 78744 512-443-1724 Firm No. 10124500 SUBMITTAL DATE: 12/21/2017 C8-2017-0306.0A SHEET