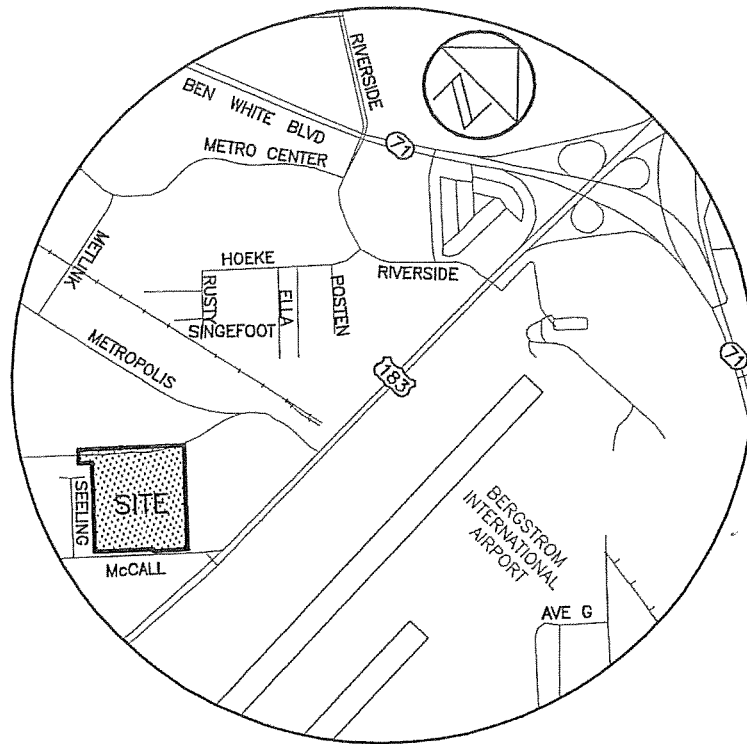


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2017-0182.0A**PC DATE:** May 22, 2018**SUBDIVISION NAME:** Resubdivision of Block F, Met Center II, Section 5.**AREA:** 30.263 acres**LOTS:** 1**APPLICANT:** Met Center NYCTEX, Phase II, Ltd. (Howard Yancy)**AGENT:** Thrower Design (Ron Thrower)**ADDRESS OF SUBDIVISION:** 3306 ½ McCall Lane**GRIDS:** MM30**COUNTY:** Travis**WATERSHED:** Onion Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** LI-PDA-NP**DISTRICT:** 2**LAND USE:** Industrial**NEIGHBORHOOD PLAN:** Southeast Combined**SIDEWALKS:** Sidewalks will be constructed along McCall Lane.

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of Block F of Met Center, Section 5. The plat is comprised of one lot on 30.236 acres. The plat will create a single lot by combining two existing lots and three acres of adjacent unplatted land. The proposed lot complies with zoning requirements for use, lot width and lot size.

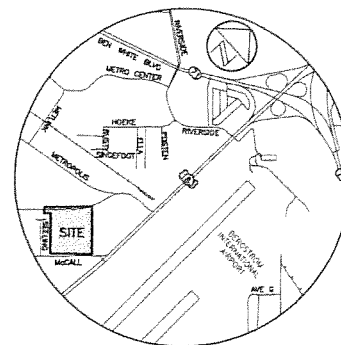
STAFF RECOMMENDATION: The staff recommends approval of the plat. The resubdivision meets all applicable State and City of Austin Land Development Code requirements.

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



LOCATION MAP
NOT TO SCALE

RESUBDIVISION OF BLOCK F MET CENTER II, SECTION 5



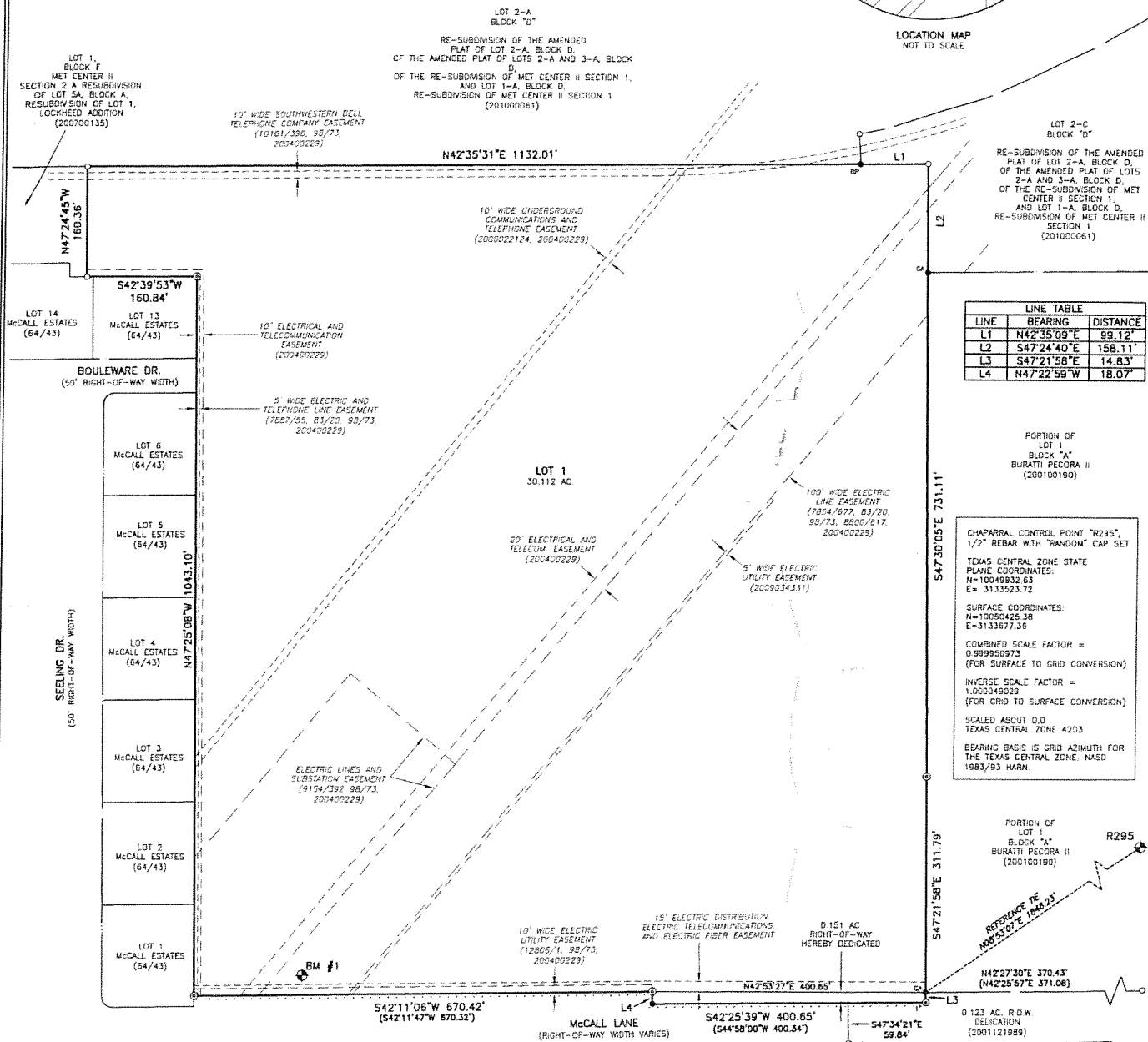
LOCATION MAP
NOT TO SCALE

LEGEND

- 1/2" REBAR WITH "CUNNINGHAM ALLEN" CAP FOUND
- 1/2" REBAR WITH "BURY PARTNERS" CAP FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- IRON PIPE FOUND (SIZE NOTED)
- ⊙ LOCKHEED DISK FOUND
- ⊙ CONTROL POINT/BENCHMARK LOCATION
- SIDEWALK LOCATION
- () RECORD INFORMATION

SCALE: 1" = 100'
GRAPHIC SCALE

100 50 0 100



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N42°35'09"E	99.12'
L2	S47°24'40"E	158.11'
L3	S47°21'58"E	14.83'
L4	N47°22'59"W	18.07'

PORTION OF
LOT 1
BLOCK "A"
BURATTI PECORA II
(200100190)

CHAPARRAL CONTROL POINT "R295",
1/2" REBAR WITH "RANDOM" CAP SET
TEXAS CENTRAL ZONE STATE
PLANE COORDINATES:
N=10049932.63
E= 3133523.72
SURFACE COORDINATES:
N=10050425.38
E=3133677.35
COMBINED SCALE FACTOR =
0.999950973
(FOR SURFACE TO GRID CONVERSION)
INVERSE SCALE FACTOR =
1.000049029
(FOR GRID TO SURFACE CONVERSION)
SCALED ABOUT 0.0
TEXAS CENTRAL ZONE 4203
BEARING BASIS IS GRID AZIMUTH FOR
THE TEXAS CENTRAL ZONE, NAD83
1983/93 HARN

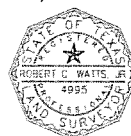
PORTION OF
LOT 1
BLOCK "A"
BURATTI PECORA II
(200100190)

REFERENCE TO
N47°30'07"E (144.22')
R295

BENCHMARK INFORMATION:

BM #1: SQUARE IN EAST CORNER OF CONCRETE BASE OF
CITY OF AUSTIN POWER POLE OUTSIDE OF SUBSTATION
+/- 60' WEST OF THE WEST EDGE OF ASPHALT OF
McCALL LANE
ELEVATION = 520.87'
VERTICAL DATUM: NAVD 88 (GEOID 99), SOURCE IS MET2,
SITE DATUM.

50' WIDE PETROLEUM EASEMENT (790/277, 792/67, 876/144, 83/20,
98/73, 4624/896, 4661/1534, 7998/676, 11932/387, 12284/3020,
12284/3055) AS IT CROSSED THE SUBJECT TRACT WAS APPARENTLY
TERMINATED IN DOCUMENT NO 2008170480 OF THE OFFICIAL PUBLIC
RECORDS OF TRAVIS COUNTY, TEXAS.



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

PROJECT NO.:
035-022
DRAWING NO.:
035-022-PL2
PLOT DATE:
04/16/2018
PLOT SCALE:
1" = 100'
DRAWN BY:
JDB
SHEET
01 OF 02

CB-2017-0182.0A

RESUBDIVISION OF BLOCK F MET CENTER II, SECTION 5

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT MET CENTER NYCTEX PHASE II, LTD., A TEXAS LIMITED PARTNERSHIP, BEING OWNER OF:

LOT 2, BLOCK F, MET CENTER II, SECTION 5, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200700136 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED IN DOCUMENT NO. 2006015082 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

AND ALL OF A 3.004 ACRE TRACT RECORDED IN DOCUMENT NO. 2012031800 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

SAID PROPERTY HAVING BEEN APPROVED FOR RE-SUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVIDED OF CHAPTER 212.014 OF THE TEXAS LOCAL GOVERNMENT CODE.

DO HEREBY RE-SUBDIVIDE SAID LOTS, CONSISTING OF 30.263 ACRES, TO BE KNOWN AS:

"RESUBDIVISION OF BLOCK F MET CENTER II, SECTION 5"

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE ____ DAY OF _____, 20__ A.D.

MET CENTER NYCTEX PHASE II, LTD.

BY: MET CENTER INC., A TEXAS CORPORATION,
ITS GENERAL PARTNER

By: HOWARD C. YANCY, PRESIDENT
301 RIO GRANDE, SUITE 200
AUSTIN, TEXAS 78701
512-479-7850

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HOWARD C. YANCY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20__ A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATION

I, ROBERT C. WATTS JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF CHAPTER 25 OF THE AUSTIN CITY CODE OF 1989 AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND IN OCTOBER, 2018 BEARING BASIS GRID ADJUSTED FOR TEXAS CENTRAL ZONE STATE PLANE COORDINATES, 1983/93 HARN, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

ROBERT C. WATTS JR., R.P.L.S. 4995

SURVEYING BY:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
TABLE FIRM NO. 10124500
3500 MCCALL LANE
AUSTIN, TEXAS 78744
(512) 443-1724

ENGINEER'S CERTIFICATION:

I, CHRIS McCOMB, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1989, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE LIMITS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 484530610K, DATED JANUARY 6, 2016, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

CHRIS McCOMB, P.E.

ENGINEERING BY:
AMC DESIGN GROUP, INC.
ENGINEERING AND CONSTRUCTION CONSULTANTS
REGISTERED ENGINEERING FIRM F-1708
P.O. BOX 341555 AUSTIN, TEXAS 78734
512-385-2911

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE LIMITS OF THE CITY OF AUSTIN ON

THIS THE ____ DAY OF _____, 20__.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____ DAY OF _____, 20__ A.D.

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE ____ DAY OF _____, 20__.

STEPHEN OLIVER, CHAIR

JAMES SHEEH, SECRETARY

1. WATER AND SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF AUSTIN.

2. NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.

3. ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS MUST BE IN ACCORDANCE WITH CITY OF AUSTIN WATER AND WASTEWATER SYSTEM DESIGN CRITERIA AND SPECIFICATIONS. ALL WATER AND WASTEWATER PLANS MUST BE PRESENTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY FOR REVIEW AND APPROVAL. ALL WATER AND WASTEWATER CONNECTIONS MUST BE INSPECTED BY THE CITY OF AUSTIN.

4. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.

5. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLACING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

6. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT ESTABLISHED BY THE REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN, EXCEPT THAT RUN-OFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM SHALL BE DETAINED BY THE USE OF ON-SITE PONDING OR OTHER APPROVED METHODS.

7. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS AS 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.

8. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR 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 LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

9. 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 TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT. ANY RELOCATIONS OR OUTAGES CAUSED BY THIS PROJECT WILL BE CHARGED TO THE CONTRACTOR/OWNER. PROPERTY OWNER IS TO PROVIDE FREE AND EASY ACCESS 24 HOURS A DAY TO THE TRANSMISSION EASEMENT. ON THE SITE PLAN, DO NOT PLAT SINGLE FAMILY LOTS INTO TRANSMISSION EASEMENT DUE TO SAFETY, ACCESS AND MAINTENANCE ISSUES.

10. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO 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 INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

11. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

12. NOT USED

13. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN.

14. PROPERTY OWNER SHALL PROVIDE ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

15. ALL DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE OWNERS OR HIS/HER ASSIGNS.

16. ALL SIGNS SHALL COMPLY WITH THE AUSTIN SIGN ORDINANCE (CHAPTER 13-2, ARTICLE VII).

17. FACILITIES FOR OFF-STREET LOADING AND UNLOADING SHALL BE PROVIDED FOR ALL LOTS IN THIS SUBDIVISION.

18. NOT USED

19. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS.

20. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.

21. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO USES OTHER THAN RESIDENTIAL.

22. NOT USED

23. NOT USED

24. DEVELOPMENT OF THESE LOTS SHALL COMPLY WITH REQUIREMENTS OF THE AIRPORT HAZARD AND COMPATIBLE LAND USE REGULATIONS, (CHAPTER 25-13) AS AMENDED.

25. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: ALONG MCCALL LANE.

SIDEWALKS ALONG MCCALL LANE ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ABUTTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

26. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, MET CENTER II SECTION 5, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200700136 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS SHALL APPLY TO THIS RESUBDIVISION PLAT.

25. VEHICULAR TRAFFIC SHALL BE PROHIBITED TO BOULEVARD AND/OR SEELIG DRIVE FROM LOT 1

OWNER MAY NOT PLACE, ERECT, CONSTRUCT OR MAINTAIN WITHIN THE ELECTRIC TRANSMISSION EASEMENT:

- ANY PERMANENT STRUCTURES, INCLUDING, BUT NOT LIMITED TO HABITABLE STRUCTURES SUCH AS HOMES, MOBILE HOMES, GARAGES, OR OFFICES.

- ANY STRUCTURE OF ANY KIND IN SUCH PROXIMITY TO THE ELECTRIC TRANSMISSION OR DISTRIBUTION LINES, POLES, STRUCTURES, TOWERS, OR APPURTENANT FACILITIES AS WOULD CONSTITUTE A VIOLATION OF THE NATIONAL ELECTRIC SAFETY CODE IN EFFECT AT THE TIME THE STRUCTURE IS ERECTED, NOR

- ANY STRUCTURES, INCLUDING BUT NOT LIMITED TO, FENCES, STORAGE SHEDS, DRAINAGE, FILTRATION OR DETENTION PONDS WHICH WOULD IMPAIR AUSTIN ENERGY'S ACCESS TO THE TRANSMISSION EASEMENTS OR ITS LINES, POLES, STRUCTURES, TOWERS OR APPURTENANT FACILITIES IN THE EASEMENTS.

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, CLERK OF TRAVIS 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 _____ A.D. 20__ AT ____ O'CLOCK ____ M., AND DULY

RECORDED ON THE ____ DAY OF _____ A.D. 20__ AT ____ O'CLOCK ____ M., IN THE

OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE, IN DOCUMENT NUMBER _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ____ DAY OF _____,

20__ A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

By: _____
DEPUTY