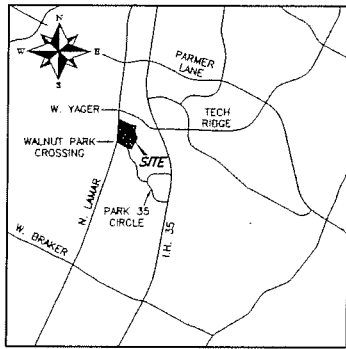


## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2018-0082.0A**Z.A.P. DATE:** November 20, 2018**SUBDIVISION NAME:** Park 35 Section V**AREA:** 18.832 acres**LOTS:** 3**APPLICANT:** Walnut Park Phase II, LTD  
(Larry Peel)**AGENT:** LandDev Cosulsting, LLC  
(Larry Hanrahan, P.E)**ADDRESS OF SUBDIVISION:** 12205 N. Lamar Blvd.**WATERSHED:** Walnut Creek**COUNTY:** Travis**EXISTING ZONING:** LO / MF-2-CO**JURISDICTION:** Full Purpose**PROPOSED LAND USE:** Commercial / Multi-Family**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 Park 35 Section V composed of 3 lots on 18.832 acres. The applicant proposes to subdivide an existing lot and unplatted property for commercial and multi-family uses. The developer will be responsible for all cost associated with required improvements.**CASE MANAGER:** Cesar Zavala**PHONE:** 512-974-3404**E-mail:** cesar.zavala@austintexas.gov



CASE#: C8-2018-0082.0A  
ADDRESS: 12205 N. LAMAR BLVD.  
PROJECT: PARK 35 SECTION V  
CASE MANAGER: CESAR ZAVALA

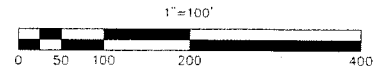
FINAL PLAT OF  
PARK 35 SECTION VLOCATION MAP  
(NOT TO SCALE)

- LEGEND:
- = 1/2" IRON ROD FOUND
  - ⊙ = IRON ROD WITH CAP FOUND
  - ⊖ = 1" IRON PIPE FOUND (UNLESS NOTED)
  - = STEEL BOLT FOUND (UNLESS NOTED)
  - ▲ = PK NAIL FOUND
  - ⊙ = G&R CAPPED IRON ROD SET
  - = CALCULATED POINT
  - ⊠ = BENCHMARK
  - = R.O.W. = RIGHT-OF-WAY
  - = PUE = PUBLIC UTILITY EASEMENT
  - = ESMT. = EASEMENT
  - = CWQZ = CRITICAL WATER QUALITY ZONE
  - = TELECOM = TELECOMMUNICATION
  - = SIDEWALK REQUIRED

OWNER:  
WALNUT PARK PHASE II, LTD.  
P.O. BOX 248  
AUSTIN, TEXAS 78767

SURVEYOR:  
G&R SURVEYING, LLC  
1805 OUIDA DRIVE  
AUSTIN, TEXAS 78728

ENGINEER:  
LANDDEV CONSULTING, LLC  
8200 N. WOPAC EXPRESSWAY, SUITE 250  
AUSTIN, TEXAS 78759

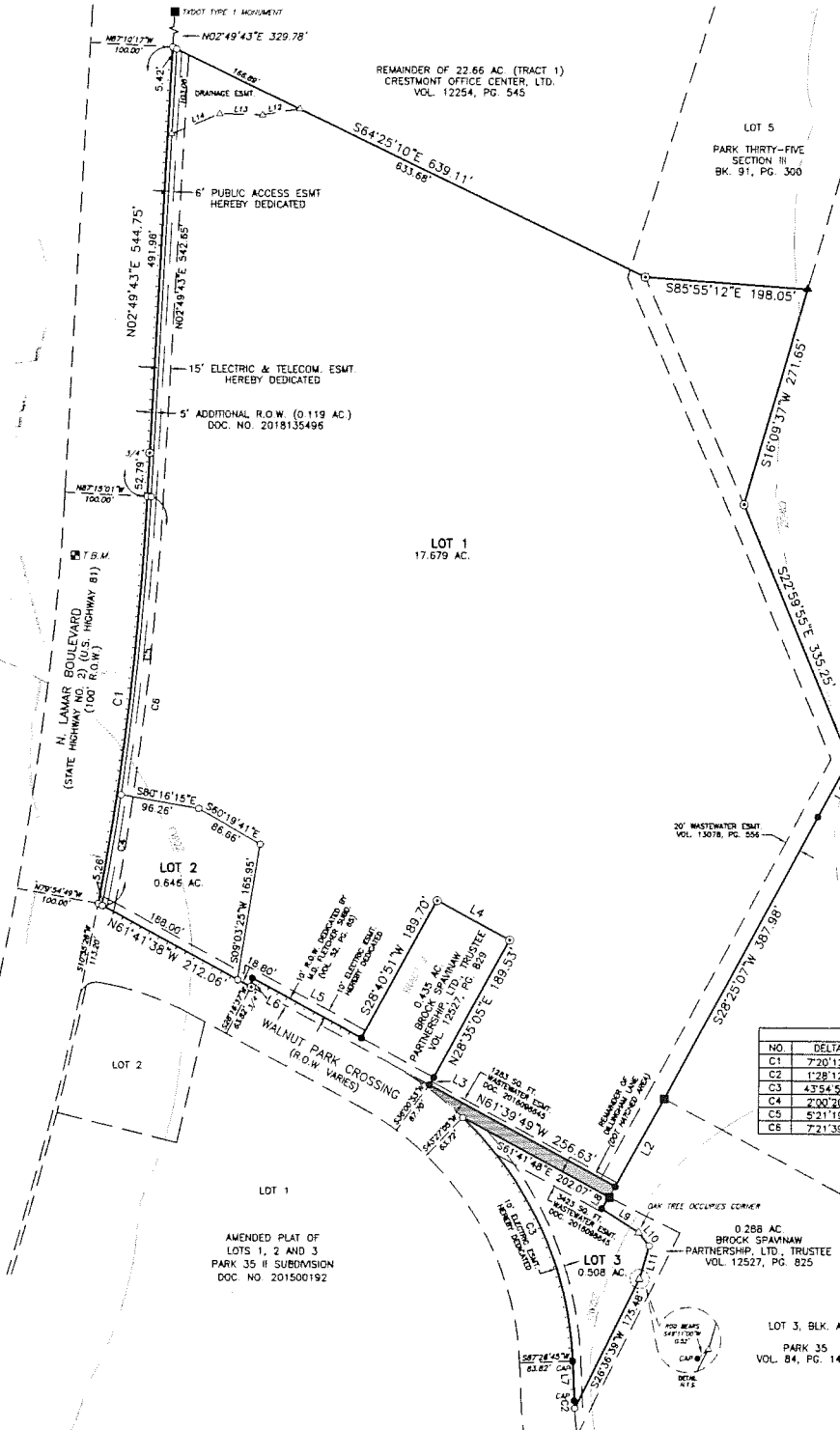


SUBMITTAL DATE: MAY 8, 2018  
SURVEY: J.M. SWISHER SURVEY NO. 32, ABS. 2405

LOT 1: 17.679 AC. (770,090 SQ. FT.)  
LOT 2: 0.646 AC. (28,125 SQ. FT.)  
LOT 3: 0.508 AC. (22,116 SQ. FT.)

TOTAL AREA OF LOTS: 18.832 AC. (820,331 SQ. FT.)  
TOTAL NUMBER OF LOTS: 3

LINEAR FEET OF NEW STREETS: NONE  
ADDITIONAL RIGHT-OF-WAY: 0.119 AC. (5,199 SQ. FT.)  
TOTAL AREA OF PLAT: 18.952 AC. (825,530 SQ. FT.)



NUMBER	DIRECTION	DISTANCE
L1	S28°48'44"W	78.39'
L2	S29°01'27"W	121.46'
L3	N28°59'50"E	10.37'
L4	N61°40'17"W	99.83'
L5	N61°46'01"W	151.82'
L6	S05°34'14"W	10.93'
L7	N02°33'43"E	47.92'
L8	S32°56'33"W	16.40'
L9	S57°37'27"E	53.77'
L10	S39°10'42"E	20.51'
L11	S15°56'31"W	41.66'
L12	S80°51'00"W	45.75'
L13	N88°59'58"W	52.46'
L14	S67°03'56"W	62.98'

NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	7°20'12"	3869.42'	495.47'	N06°25'05"E	495.14'
C2	1°28'12"	368.00'	9.44'	N02°56'18"W	9.44'
C3	43°54'52"	437.00'	331.11'	N24°36'45"W	323.06'
C4	2°00'20"	3874.42'	135.63'	N02°06'29"E	135.61'
C5	5°21'19"	3874.42'	362.14'	N05°25'39"E	362.00'
C6	7°21'39"	3874.42'	497.76'	N05°25'49"E	497.41'

**G&R**  
SURVEYING, LLC

1805 OUIDA DR.  
AUSTIN, TEXAS 78728  
PHONE: (512) 267-7430  
FAX: (512) 836-8385  
FIRM NO. 10032000

SHEET 1 OF 2

1:\16031-WALNUT CREEK WATERSHEDS PHASE II\16031-04-PLAT.dwg 16/02/2018 2:49:29 PM G&R