

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8J-2018-0148.0A**Z.A.P. DATE:** 07/02/2019**SUBDIVISION NAME:** Resubdivision of Lot 2, Block A of Wells Branch, Phase O, Section Two**AREA:** 4.063 acres**LOT(S):** 2**OWNER/APPLICANT:** CVS Pharmacy, Inc./Wells Branch Plaza Limited Partnership**AGENT:** Permit Partners, LLC, Jennifer Hanlan (512-593-5361)**ADDRESS OF SUBDIVISION:** 2113 West Wells Branch Parkway**GRIDS:** M36**COUNTY:** Travis**WATERSHED:** Walnut Creek**JURISDICTION:** 2-Mile  
ETJ**EXISTING ZONING:** N/A**PROPOSED LAND USE:** One Commercial Lot into Two**ADMINISTRATIVE WAIVERS:** N/A**VARIANCES:** None**SIDEWALKS:** Sidewalks immediately adjacent to the development along Wells Branch Parkway and Renaissance Court are in place.**DEPARTMENT COMMENTS:** The request is for approval of Resubdivision of Lot 2, Block A of Wells Branch, Phase O. Section Two consisting of two commercial lots on 4.063 acres.**STAFF RECOMMENDATION:** The staff recommends approval of this resubdivision. This plan meets all applicable County, State and City of Austin LDC requirements.**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Paul Scoggins**PHONE:** 512-854-7619Email address: [paul.scoggins@traviscountytx.gov](mailto:paul.scoggins@traviscountytx.gov)

# RESUBDIVISION OF LOT 2, BLOCK A, WELLS BRANCH, PHASE O, SECTION TWO

STATE OF TEXAS:  
COUNTY OF TRAVIS:  
THAT CVS PHARMACY, INC., A RHODE ISLAND CORPORATION, BY AND THROUGH TONI A. MOTI, BEING OWNERS OF 1.752 ACRES OF LAND IN THE COUNTY OF TRAVIS, STATE OF TEXAS, SAID 1.752 ACRES BEING A PORTION OF LOT 2, BLOCK A, OF WELLS BRANCH, PHASE O, SECTION TWO SUBDIVISION, BEING A SUBDIVISION IN THE CITY OF AUSTIN, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 87, PG. 91B AND 91C, PLAT RECORDS, TRAVIS COUNTY, TEXAS, BEING CONVEYED BY DEED OF RECORD AS INSTRUMENT NO. 2019009407, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND YHAT WELLS BRANCH PIAZZA LIMITED PARTNERSHIP,BY AND THROUGH JOHN M. MACKNO, BEING OWNERS OF THE REMAINDER OF 4.10 ACRES OF LAND IN THE COUNTY OF TRAVIS, STATE OF TEXAS, SAID REMAINDER OF 4.10 ACRES BEING A PORTION OF LOT 2, BLOCK A, OF WELLS BRANCH, PHASE O, SECTION TWO SUBDIVISION, BEING A SUBDIVISION IN THE CITY OF AUSTIN, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 87, PG. 91B AND 91C, PLAT RECORDS, TRAVIS COUNTY, TEXAS, BEING CONVEYED BY DEED OF RECORD AS INSTRUMENT NO. 2000164008, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE 'LOT 2, BLOCK A, OF WELLS BRANCH, PHASE O, SECTION TWO SUBDIVISION, IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

(RESUBDIVISION PLAT OF LOT 2, BLOCK A, WELLS BRANCH, PHASE O, SECTION TWO).

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

CVS PHARMACY, INC.  
A RHODE ISLAND CORPORATION  
C/O CVS HEALTH CORPORATION  
ONE CVS DRIVE  
WOONSOCKET, RI 02895

CVS LEGAL APPROVAL  
JOHN J. BOLTON, ESQ.  
HINCKLEY, ALLEN & SNYDER LLP

BY \_\_\_\_\_  
TONI A. MOTTA, ASSISTANT SECRETARY                      DATE \_\_\_\_\_

**WELLS BRANCH PIAZZA LIMITED PARTNERSHIP**  
309 PARQUE VISTA DRIVE  
GEORGETOWN, TX 78628

BY \_\_\_\_\_  
JOHN M. MACKNO, PRESIDENT                                      DATE \_\_\_\_\_

STATE OF TEXAS:  
COUNTY OF TRAVIS:  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BY \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES HEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, A.D.

\_\_\_\_\_  
DATE \_\_\_\_\_  
NOTARY PUBLIC  
IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS:  
COUNTY OF TRAVIS:  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BY \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES HEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, A.D.

\_\_\_\_\_  
DATE \_\_\_\_\_  
NOTARY PUBLIC  
IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS:  
COUNTY OF TRAVIS:  
I DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

DANA DEBEAUVOIR, COUNTY, CLERK, TRAVIS COUNTY, TEXAS

\_\_\_\_\_  
DEPUTY

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS, THE OWNER(S)' OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

1. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.
2. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH TRAVIS COUNTY AND THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
3. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH TRAVIS COUNTY AND THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY TRAVIS COUNTY AND THE CITY OF AUSTIN. THE LANDOWNER MUST PAY TRAVIS COUNTY AND THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
4. PRIOR TO CONSTRUCTION, EXCEPT FOR DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM TRAVIS COUNTY AND THE CITY OF AUSTIN.
5. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITIES FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF TRAVIS COUNTY AND THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
6. BY APPROVING THIS PLAT, TRAVIS COUNTY AND THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. 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.
7. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH TRAVIS COUNTY AND 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 ELECTRICAL FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDINGS AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH TRAVIS COUNTY AND 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.
10. EROSION / SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
11. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROL, WATER AND WASTE WATER LINE(S) ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO TRAVIS COUNTY AND CITY OF AUSTIN STANDARDS.
12. 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.
13. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISIONS SHALL APPLY TO THIS RESUBDIVISION PLAT.
14. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE WELLS BRANCH MUD WATER AND WASTEWATER UTILITY SYSTEM.
15. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS SHALL BE SUBMITTED TO TRAVIS COUNTY FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY BONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES THE APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
16. A DRIVEWAY PERMIT FROM TRAVIS COUNTY IS REQUIRED PRIOR TO CONSTRUCTION OF ANY DRIVEWAY CONNECTION TO WELLS BRANCH PARKWAY AND RENAISSANCE COURT.
17. THESE LOTS ARE FOR "COMMERCIAL, NON-RESIDENTIAL" PURPOSES
18. AS APPLICABLE, OBTAIN AND IMPLEMENT A STORMWATER POLLUTION PREVENTION PLAN (SWP3). THE SWP3 REQUIRES IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORMWATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
19. NO PORTION OF THIS IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0-0465J, TRAVIS COUNTY, TEXAS, DATED JANUARY 06, 2016, COMMUNITY # 481026.
20. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND HIS OR HER ASSIGNS.
21. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION).
22. THE PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION) FOR THE PLACEMENT, INSPECTION, OR MAINTENANCE OF SAID EASEMENTS.
23. A TRAVIS COUNTY SITE DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
24. WATER AND WASTEWATER SERVICES TO BE PROVIDED BY CROSSROADS UTILITY SERVICES, LLC.
25. RECIPROCAL EASEMENT AGREEMENT RECORDED IN INSTRUMENT NO. 2019009408, O.P.R.T.C.TX.

NOTES CONTINUED FROM ORIGINAL PLAT:  
1. PRIOR TO CONSTRUCTION ON 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 ONSITE PONDING OR OTHER APPROVED METHODS.

2. SIDEWALKS SHALL BE INSTALLED ALONG THE SUBDIVISION SIDE OF WELLS BRANCH PARKWAY, HOWARD LANE AND THOMAS SINCLAIR BOULEVARD, AND BOTH SIDES OF RENAISSANCE COURT. SIDEWALKS SHALL BE REQUIRED ALONG HOWARD LANE UPON COMPLETION OF THE CONSTRUCTION OF THE ROADWAY WITH CURB AND GUTTER. SIDEWALKS WHICH HAVE NOT BEEN INSTALLED WITHIN TWO YEARS FOLLOWING THE COMPLETION OF CONSTRUCTION OF THE ROADWAY MAY, UPON ANNEXATION AND APPROVAL OF THE CITY COUNCIL, BE CONSTRUCTED BY THE CITY OF AUSTIN AND ASSESSMENT SHALL BE MADE AGAINST THE AFFECTED PROPERTIES FOR ALL ENGINEERING, ADMINISTRATION AND CONSTRUCTION COSTS.

3. WATER AND WASTE WATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED ACCORDING TO THE CITY OF AUSTIN AND STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF AUSTIN WATER AND WASTEWATER AND FIRE DEPARTMENTS FOR REVIEW.

4. THIS PROPERTY SHALL BE DEVELOPED AND MAINTAINED IN ACCORDANCE WITH THE AGREEMENT CONCERNING CREATION AND OPERATION OF THE NORTH AUSTIN GROWTH CORRIDOR M.U.D. NO. 1; LAND USE SHALL CONFORM WITH THE REFERENCED LAND PLAN.

5. VEHICULAR ACCESS (DRIVEWAYS) ONTO WELLS BRANCH PARKWAY SHALL BE DETERMINED BY THE TRAVIS COUNTY ENGINEERS' OFFICE.

6. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE NORTH AUSTIN GROWTH 6CORRIDOR M.U.D. NO. 1 WATER AND WASTEWATER SYSTEMS.

7. NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES WILL BE PERMITTED WITHIN ANY DRAINAGE EASEMENT SHOWN HEREON EXCEPT AS SPECIFICALLY APPROVED BY THE CITY OF AUSTIN, AND TRAVIS COUNTY.

8. SITE GRADING OF LOT 4 SHALL BE AS PREVIOUSLY APPROVED BY THE TRAVIS COUNTY ENGINEERS' OFFICE.

9. FACILITIES FOR OFF-STREET LOADING AND UNLOADING SHALL BE PROVIDED FOR ALL NON RESIDENTIAL SITES.

8. THIS SUBDIVISION IS SUBJECT TO RESTRICTIONS AS FOUND IN RESTRICTIVE COVENANTS RECORDED IN VOLUME 1010282, PAGE 270 OF THE TRAVIS COUNTY DEED RECORDS.

11. PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF AUSTIN/TRAVIS COUNTY.

12. ALL LOTS WHICH DO NOT PRESENTLY HAVE TRAVIS COUNTY SITE DEVELOPMENT PERMITS WILL PROVIDE FILTRATION OF STORMWATER RUNNOFF IF IMPERVIOUS COVER WILL EXCEED 20% AT THE TIME OF SITE DEVELOPMENT FOR MULTI-FAMILY OR COMMERCIAL DEVELOPMENT.

13. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS.

14. ALL STREETS WILL BE BUILT TO URBAN STREET STANDARDS.


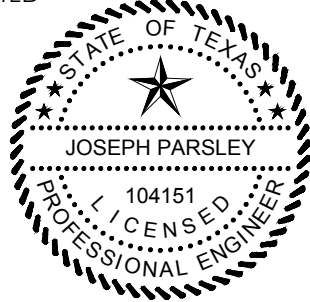
15. THE FOLLOWING DOCUMENTS MAY HAVE COVENANTS AND RESTRICTIONS THAT AFFECT THESE LOTS PER COMMITMENT FOR TITLE INSURANCE GF NO.: FTH-18-FAH17006778DB, (VOLUME 8370, PAGE 446, VOLUME 9453, PAGE 763, VOLUME 9489, PAGE 708, VOLUME 10200, PAGE 127, VOLUME 10201, PAGE 620, VOLUME 10859, PAGE 254, VOLUME 11256, PAGE 163, AND DOCUMENT NO. 2015103583, ALL OF OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.)

ENGINEER'S CERTIFICATION:  
I, JOSEPH PARSLEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT PROVISIONS CONTAINED ON THIS PLAT COMPLY WITH TITLE 30 AUSTIN/TRAVIS COUNTY SUBDIVISION REGULATIONS AS AMENDED AND DRAINAGE POLICIES ADOPTED BY THE CITY OF AUSTIN AND OTHER FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS IN EFFECT ON THIS DATE. THIS SUBDIVISION IS NOT WITHIN THE 100 YEAR FLOODPLAIN OF ANY WATERCOURSE, PER NFIP FIRM PANEL NUMBER 48453C0465J, DATED JANUARY 6, 2016 FOR THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

\_\_\_\_\_  
DATE: \_\_\_\_\_  
JOSEPH PARSLEY - P.E. 104151  
CARLSON CONSULTING ENGINEERS, INC.,  
7068 LEDGESTONE COMMONS  
BARTLETT, TN. 38133  
TEXAS FIRM NO.: F-9624

SURVEYOR'S CERTIFICATION:  
I, SCOTT A. HAHN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF TITLE 30 AUSTIN/TRAVIS COUNTY SUBDIVISION REGULATIONS AS AMENDED, IS TRUE AND CORRECT AND THAT SAID PLAT WAS PREPARED FROM A PHYSICAL SURVEY OF THE PROPERTY UNDER MY DIRECT SUPERVISION.

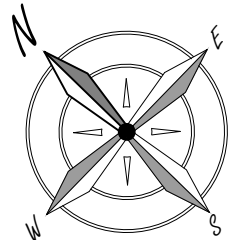
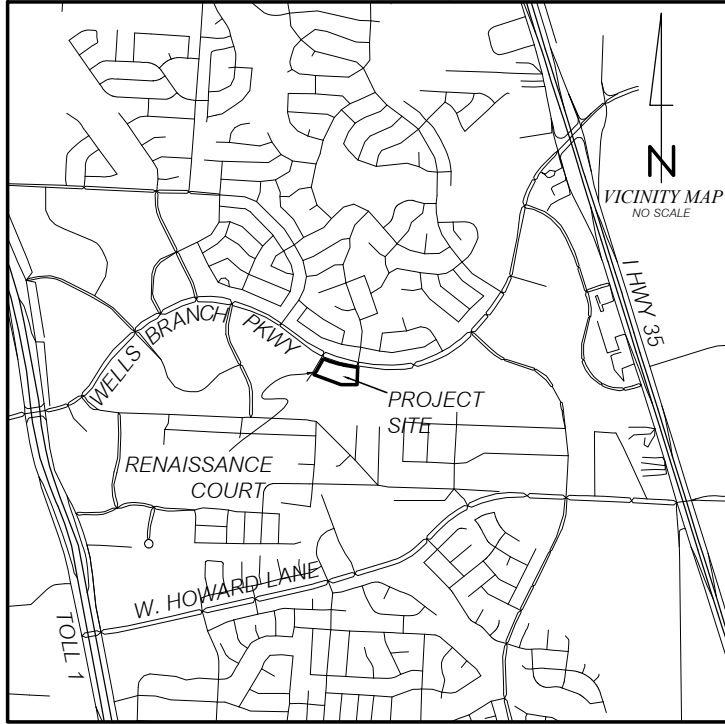
\_\_\_\_\_  
DATE: 2019/01/09  
SCOTT A. HAHN - RPLS NO. 6375  
SPOT ON SURVEYING, INC.  
614 JERRY'S LANE  
BUDA, TX. 78610  
TEXAS FIRM NO.: 10193894 - SOS J/N:0012-17-003  
DATES:  
FIELD WORK COMPLETED - JUNE 08, 2018  
1ST MAP SUBMITTAL - AUGUST 17, 2018



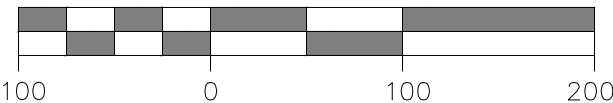
SHEET 3 OF 33

SHEET 2 OF 2 SHEETS  
CASE NO.: C&J-2018-0148.0A

RESUBDIVISION OF LOT 2, BLOCK A,  
WELLS BRANCH, PHASE O, SECTION TWO



GRAPHIC SCALE  
1" = 100'

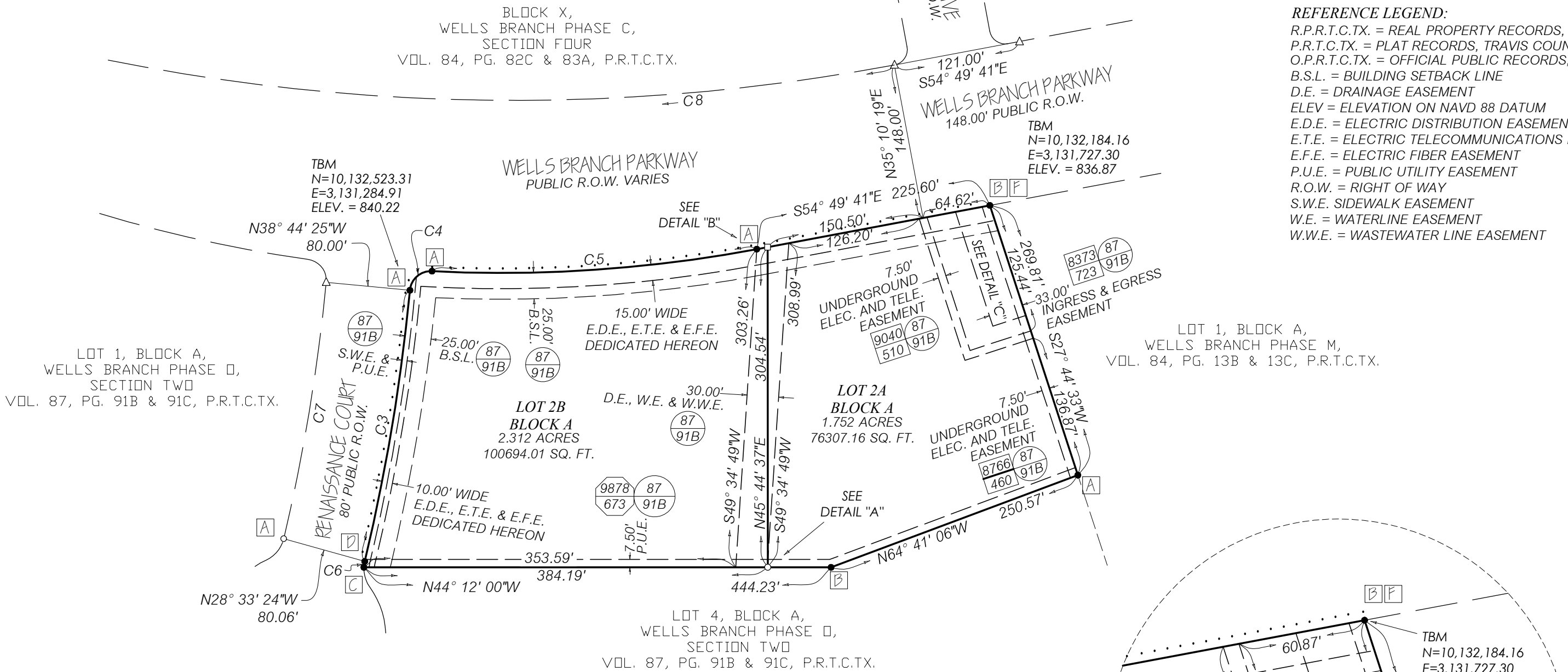


- MONUMENT LEGEND / NOTE:
- = FOUND MONUMENT AS DESCRIBED
  - = SURVEY MONUMENT SET, STAMPED "SPOT ON SURVEYING" UPON APPROVAL.
  - △ = CALCULATED POINT.
  - = CONCRETE MONUMENT WITH BRONZE PIN SET
  - [A] = FD. 1/2" IRON ROD.
  - [B] = FD. COTTON GIN SPINDLE, FLUSH IN ASPHALT DRIVEWAY.
  - [C] = FD. DRILL HOLE IN CONC. DWY.
  - [D] = FD. PK-NAIL
  - [F] = TBM COTTON GIN SPINDLE FD. AT EAST PROPERTY CORNER (ELEV.= 836.87).

- REFERENCE LEGEND:
- R.P.R.T.C.TX. = REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS  
P.R.T.C.TX. = PLAT RECORDS, TRAVIS COUNTY, TEXAS  
O.P.R.T.C.TX. = OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS  
B.S.L. = BUILDING SETBACK LINE  
D.E. = DRAINAGE EASEMENT  
ELEV = ELEVATION ON NAVD 88 DATUM  
E.D.E. = ELECTRIC DISTRIBUTION EASEMENT  
E.T.E. = ELECTRIC TELECOMMUNICATIONS EASEMENT  
E.F.E. = ELECTRIC FIBER EASEMENT  
P.U.E. = PUBLIC UTILITY EASEMENT  
R.O.W. = RIGHT OF WAY  
S.W.E. = SIDEWALK EASEMENT  
W.E. = WATERLINE EASEMENT  
W.W.E. = WASTEWATER LINE EASEMENT

- VOLUME PAGE R.P.R.T.C.TX.  
VOLUME PAGE P.R.T.C.TX.  
VOLUME PAGE O.P.R.T.C.TX.

- LINE TYPE LEGEND:
- ADJOINING LOT LINE
  - ===== BOUNDARY
  - RIGHT OF WAY
  - EASEMENT
  - ..... SIDEWALK



STATE OF TEXAS:  
COUNTY OF TRAVIS:

I DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. AT \_\_\_\_\_ O'CLOCK \_\_M., DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. AT \_\_\_\_\_ O'CLOCK \_\_M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER \_\_\_\_\_, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.  
DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

DEPUTY

LOT SUMMARY TABLE			
LOT #	LOT SQ. FT.	LOT ACRES	PURPOSE
LOT 2A	76,307.16	1.752	COMMERCIAL, NON-RESIDENTIAL
LOT 2B	100,694.01	2.312	COMMERCIAL, NON-RESIDENTIAL
TOTAL	177,001.17	4.063	

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS, THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

JOLENE KIOLBASSA, CHAIR ANA AGUIRRE, SECRETARY

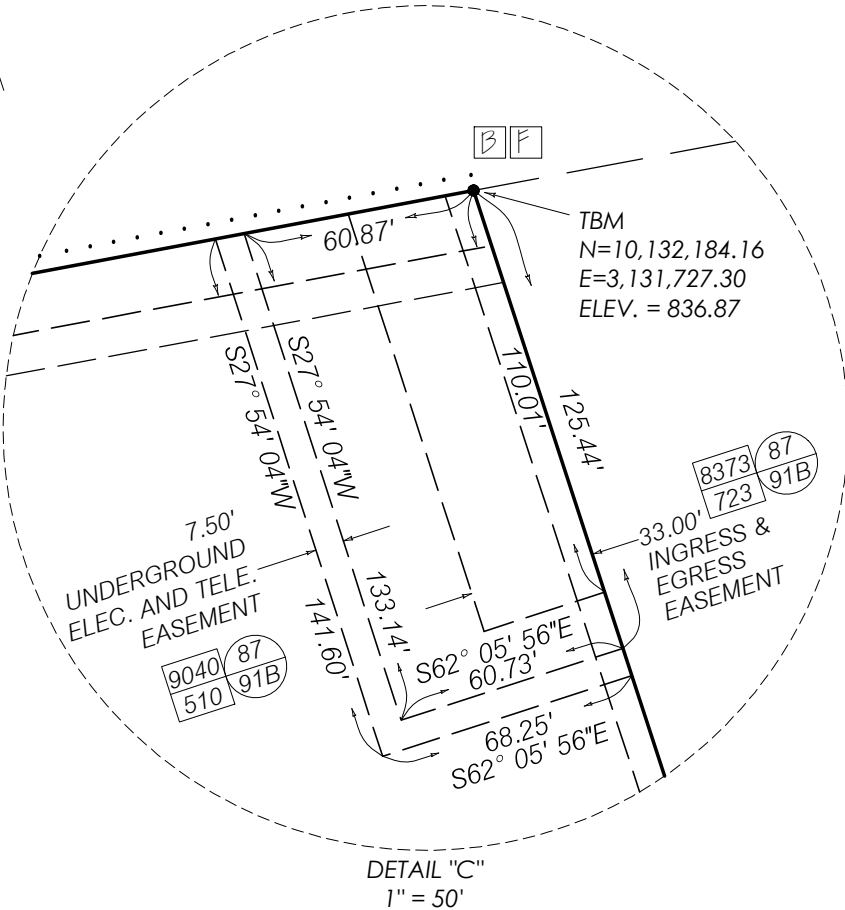
THIS SUBDIVISION PLAT IS LOCATED WITHIN THE 2 MILE ETJ OF THE CITY OF AUSTIN ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AD.

APPROVED, ACCEPTED, AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AD.

DENISE LUCAS, ACTING DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

BASIS OF BEARINGS:  
THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON, IS THE TEXAS COORDINATE SYSTEM NAD83, CENTRAL ZONE, UTILIZING STATIC OBSERVATIONS AND CORRECTIONS PERFORMED BY THE NGS-OPUS WEBSITE.

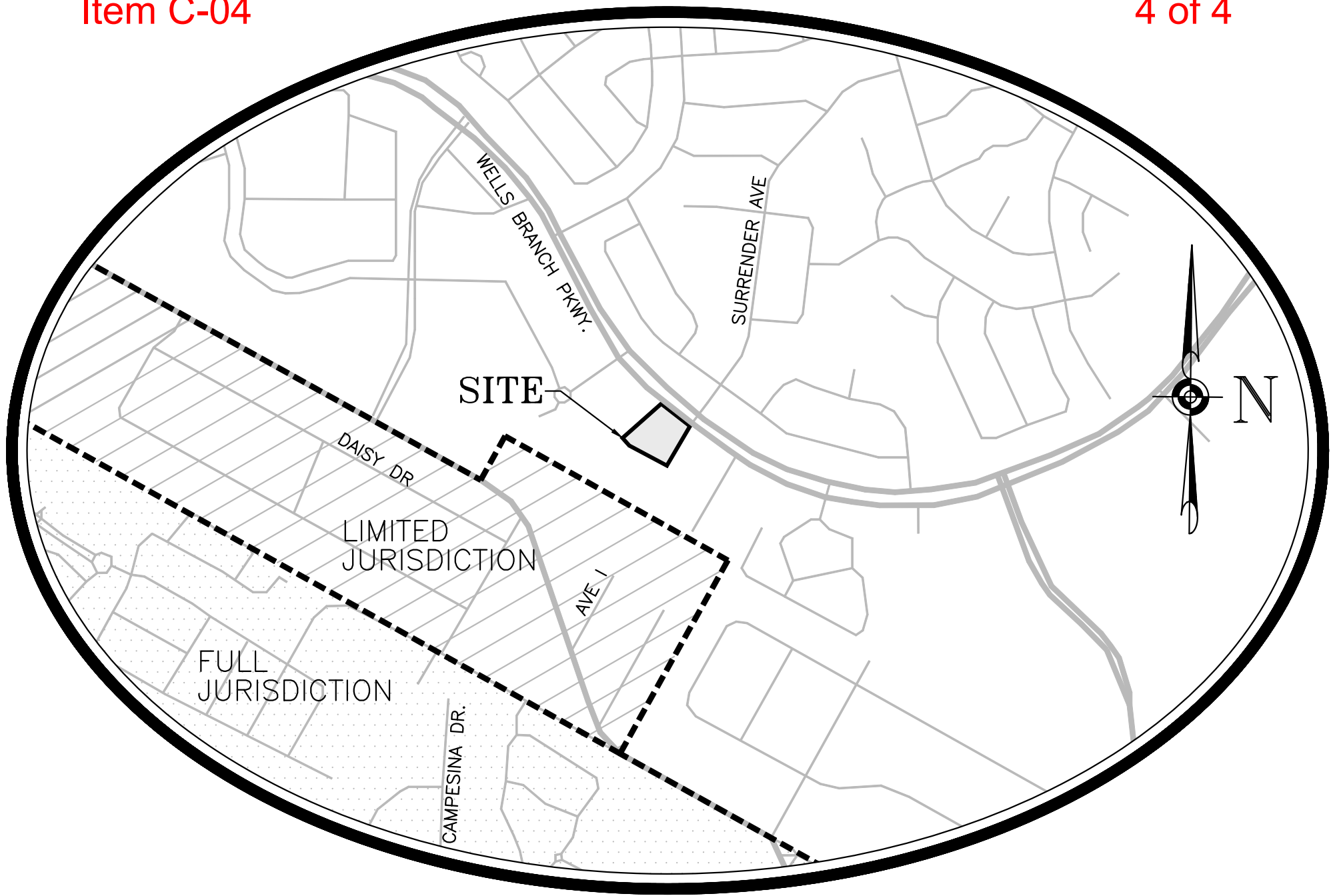
FLOOD CERTIFICATION:  
THIS SUBDIVISION IS NOT WITHIN THE 100 YEAR FLOODPLAIN OF ANY WATERCOURSE, PER NFIP FIRM PANEL NUMBER 48453C0465J, DATED JANUARY 6, 2016 FOR THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.



CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHD BRG	CHD LENGTH
C3	7°53'00"	1901.44'	261.62'	N55° 15' 38.5"E	261.41'
C4	87°20'27"	20.10'	30.64'	S85° 00' 37.8"E	27.76'
C5	13°29'17"	1317.90'	310.25'	S48° 05' 02.5"E	309.53'
C6	10°53'25"	30.00'	5.70'	N53° 45' 26.2"E	5.69'
C7	7°46'56"	1821.44'	247.40'	N55° 12' 46.0"E	247.21'
C8	26°40'00"	1961.99'	913.15'	S41° 29' 40.8"E	904.93'

SHEET 2 OF 33

SHEET 1 OF 2 SHEETS  
CASE NO.:C&J-2018-0148.0A



## VICINITY MAP

GRID M36

N.T.S.