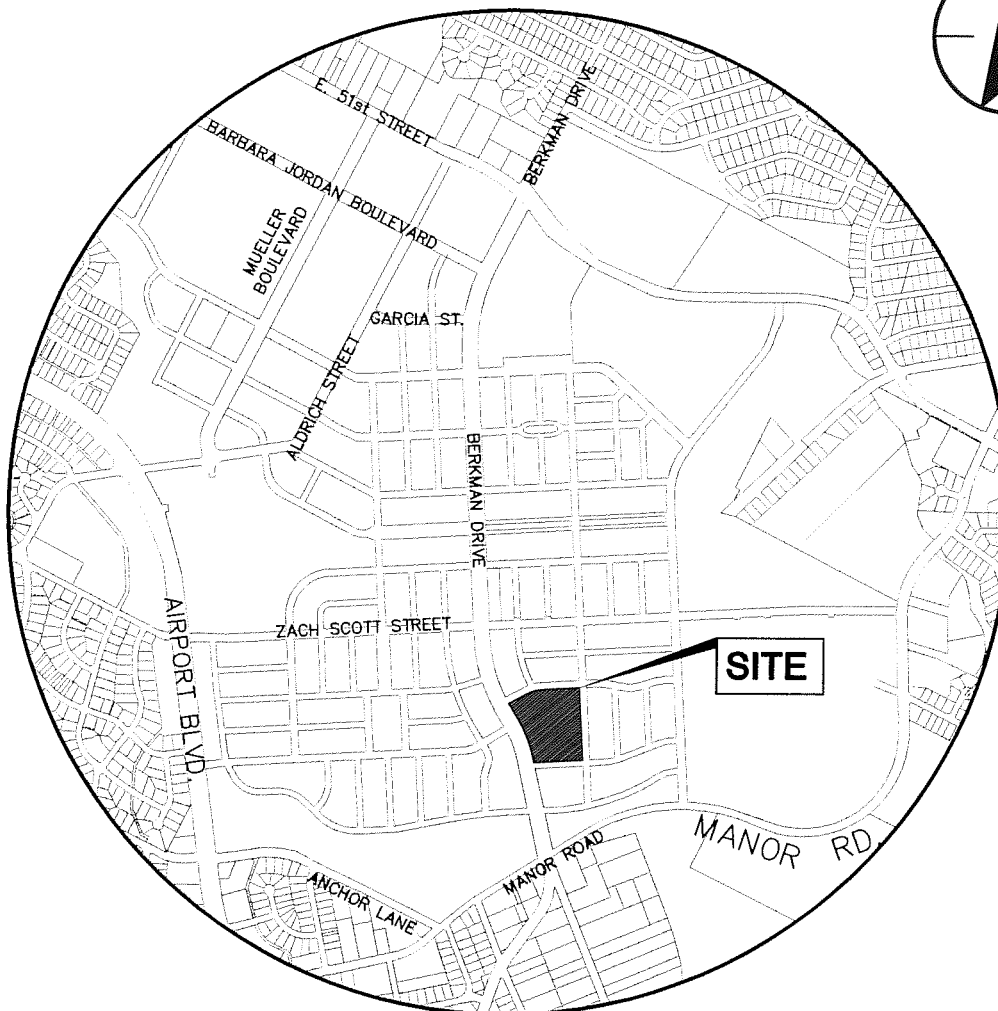


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2019-0074.0A**PC DATE:** August 27, 2019**SUBDIVISION NAME:** Resubdivision Lot 1, Block 94B Mueller Section 7C**AREA:** 6.42 acres**LOT(S):** 4**OWNER/APPLICANT:** City of Austin (Christine Freundl)**AGENT:** Stantec (David Miller)**ADDRESS OF SUBDIVISION:** 3952 Berkman**GRIDS:** J27**COUNTY:** Travis**WATERSHED:** Tannehill Branch**JURISDICTION:** Full-Purpose**EXISTING ZONING:** PUD**MUD:** N/A**NEIGHBORHOOD PLAN:** RMMA**PROPOSED LAND USE:** PUD**ADMINISTRATIVE WAIVERS:** None**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets.

DEPARTMENT COMMENTS: The request is for approval of the Resubdivision of Lot 1, block 94B Mueller Section 7C. The applicant proposes to resubdivide 1 lot into 4 lots on 6.42 acres. This site contains the location of the original air traffic control tower from the old airport that will be incorporated into the subdivision as a historic landmark. All utilities will be provided by the City of Austin. The developer is responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION: Staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:**CITY STAFF:** Don Perryman**PHONE:** 512-974-2786**E-mail:** don.perryman@austintexas.gov



SITE LOCATION MAP

V:\2220\ACTIVE\222099000\MUELLER TOWN LOT PLAT\CAD\EXHIBITS\EXH01 SITE LOCATION MAP.DWG
5/2/2019 10:13 AM

SCALE: NTS

5/2/2019
DRAWN BY: MAM



1905 Aldrich Street, Suite 300
Austin, TX 78723
TBPE # F-6324 TBPLS # 10194230
www.stantec.com

Client/Project

SITE LOCATION MAP

CATELLUS AUSTIN, LLC

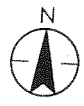
Figure No.

222011506

Title

MUELLER VII-C BLK 94B RESUBDIVISION
AUSTIN, TEXAS

RESUBDIVISION OF LOT 1, BLOCK 94B AMENDED PLAT OF MUELLER SECTION VII-C SUBDIVISION



BEARING BASIS:
IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD 83(93), CENTRAL ZONE, UTILIZING THE NATIONAL HORIZONTAL DATUM GPS CONTROL MONUMENTS (NAD-83/90).

BENCHMARK INFORMATION:
ELEVATIONS HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM (NAD 83) USING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY THE NATIONAL GEODETIC SURVEY (NGS) GEOID MODEL 12A.

LEGEND:
● 1/2" IRON ROD FOUND
○ CHEELED "X" FOUND
○ IRON PIPE FOUND
○ 1/2" IRON ROD SET
□ CONCRETE MONUMENT SET
- - - SIDEWALK

LINE TABLE

NO.	BEARING	DISTANCE
L1	N12°33'44"W	40.90'
L2	N31°15'25"W	112.13'
L3	N81°27'18"E	170.94'
L4	S40°52'27"E	24.72'
L5	N87°00'00"E	312.45'
L6	S12°28'57"E	60.04'
L7	N87°00'00"E	59.89'
L8	N51°04'37"W	50.04'

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	120.38'	270.00'	25°32'42"	N74°12'39"E	119.38'
C2	347.83'	1066.00'	18°41'44"	N21°54'55"W	346.29'
C3	28.42'	1234.00'	1°19'11"	N30°35'52"W	28.42'

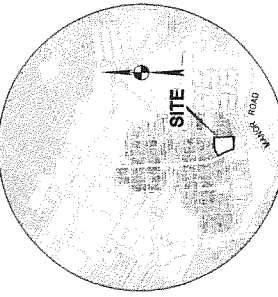


RESUBDIVISION OF LOT 1, BLOCK 94B AMENDED PLAT OF MUELLER SECTION VII-C SUBDIVISION
A 4 LOT SUBDIVISION
CONSISTING OF 6.420 ACRES
DATE: MAY, 2019
PREPARED BY:



Stantec
1905 Allicott Street, Suite 300
Austin, Texas 78723
Tel: (512) 328-0011 Fax: (512) 328-0325
TBPB # F-6324 TBPLS # F-10194230
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Sheet No. 408-Approved 2nd-08B Project No. 20191144-Sub-A-12250-Victoria-12250-Part-Utility-Improvements-122501 (644007-PL) Lock
C8-2019-007.4.OA.SH



LOT 1, BLOCK 60 OPEN SPACE MUELLER SECTION VII-C DOCUMENT NO. 200700185

LOT 1, BLOCK 94A MUELLER SECTION VII-A DOCUMENT NO. 201000093

CREST HAVEN ADDITION VOL. 502, PG. 425

ELECTRIC UTILITY NOTE:
A DECLARATION OF ELECTRIC UTILITY LOCATION OF RECORD IN DOCUMENT NO. 2013210702 OF THE OFFICIAL PUBLIC RECORDS OF DAVIS COUNTY, TEXAS AFFECTS THE WESTERN PORTION OF LOT 1, BLOCK 94B, AND IS LIMITED TO AN AREA EXTENDING FIVE FEET ON ALL SIDES OF THE ACTUAL INSTALLED LOCATION OF THE CLOSING FACILITIES.