

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2019-0053.0A**Z.A.P. DATE:** April 6, 2021**SUBDIVISION NAME:** Wells Branch Commercial Lots, Section One**AREA:** 11.187 acres**LOT(S):** 5**OWNER/APPLICANT:** Sealy Heatherwilde, LP  
(Mark P. Sealy)**AGENT:** Jones-Carter, Inc.  
(Gemsong Ryan, P.E.)**ADDRESS OF SUBDIVISION:** 801 W. Wells Branch Parkway**WATERSHED:** Harris Branch**COUNTY:** Travis**EXISTING ZONING:** GR**JURISDICTION:** Full**NEIGHBORHOOD PLAN:** Mueller**PROPOSED LAND USE:** Commercial**VARIANCES:** none

**DEPARTMENT COMMENTS:** The request is for the approval of the Wells Branch Commercial Lots, Section One Subdivision composed of 5 lots on 11.187 acres. The applicant is proposing a 5 lot subdivision for commercial uses.

**STAFF RECOMMENDATION:** Staff recommends approval of the case, the plat meets applicable State and City of Austin LDC requirements.

**CASE MANAGER:** Cesar Zavala  
Email address: [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov)

**PHONE:** 512-974-3404**ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Proposed plat

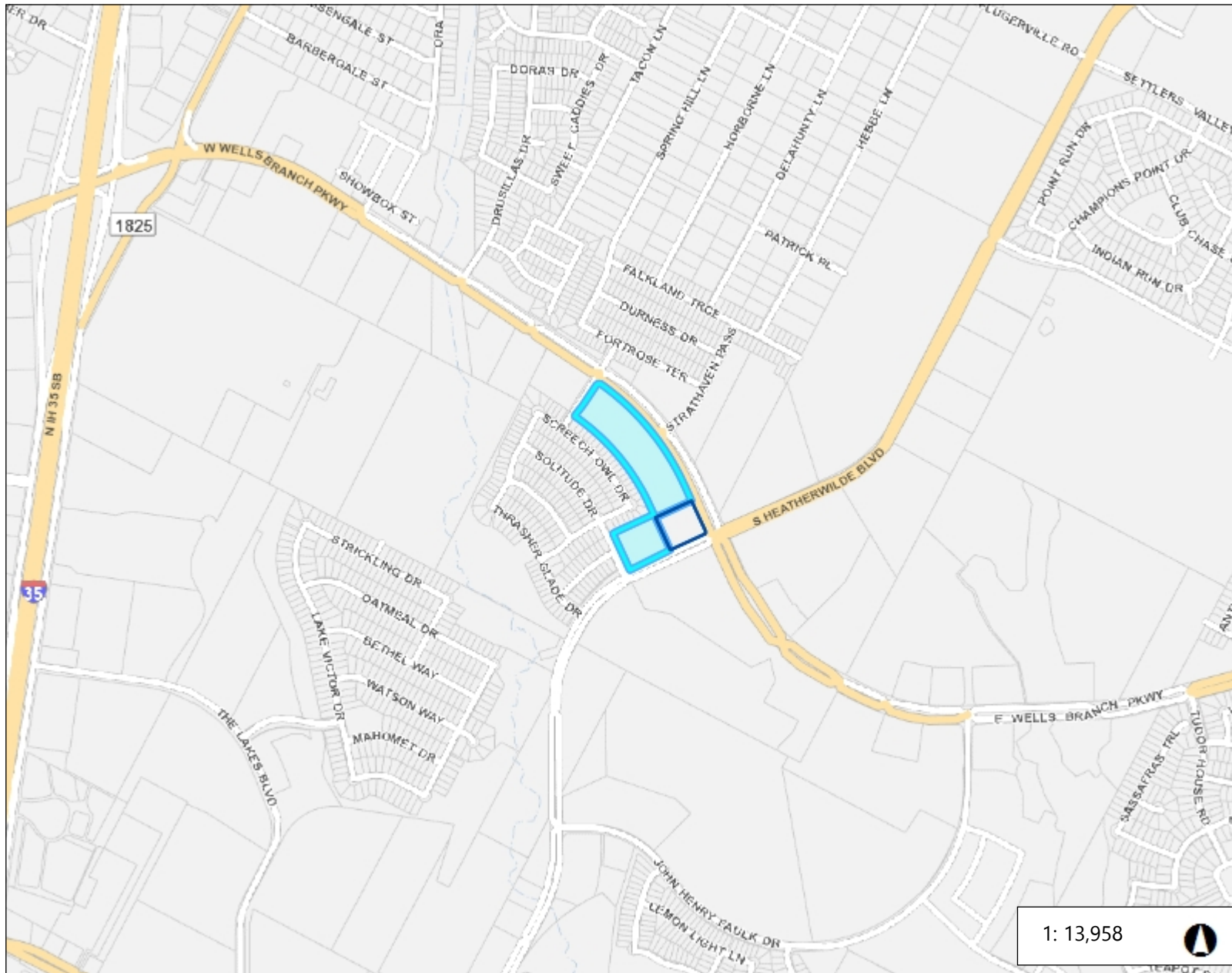


B-6

## Property Profile

Legend 2 of 4

Street Labels



1: 13,958



0.4 0 0.22 0.4 Miles

NAD\_1983\_StatePlane\_Texas\_Central\_FIPS\_4203\_Feet

Date Printed:

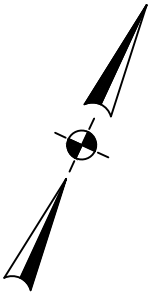
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

## Notes

CASE NO.: C8-2019-0053.0A

SUBDIVISION NAME: Wells Branch  
Commercial Lots, Section One

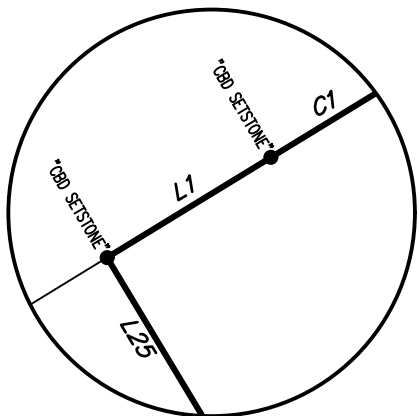
WELLS BRANCH COMMERCIAL LOTS,  
SECTION ONE  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



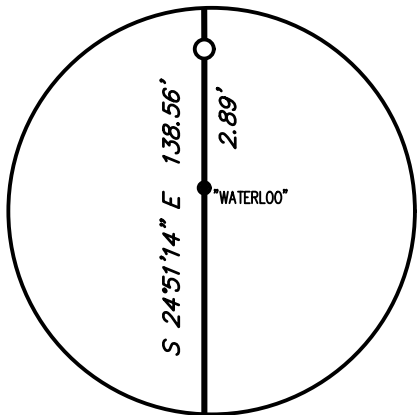
LEGEND

- 1/2" IRON ROD FOUND
- NAIL FOUND
- 5/8" IRON ROD SET W/CAP
- STAMPED "JONES/CARTER"
- CALCULATED POINT
- SIDEWALK
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

VICINITY MAP - N.T.S.



DETAIL "A" - N.T.S.



DETAIL "B" - N.T.S.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 33°40'28" E	1.00'
L2	N 39°23'06" E	20.47'
L3	N 42°59'50" W	39.73'
L4	N 24°50'55" W	98.39'
L5	N 25°32'48" W	29.12'
L6	N 25°32'48" W	11.07'
L7	N 25°32'48" W	40.19'
L8	N 27°07'33" W	52.13'
L9	N 28°04'50" W	3.71'
L10	N 30°14'14" W	48.85'
L11	N 31°02'02" W	52.59'
L12	N 32°46'38" W	52.59'
L13	N 34°03'32" W	14.53'
L14	N 34°03'32" W	10.19'
L15	N 34°03'32" W	24.72'
L16	N 34°55'50" W	27.87'
L17	N 36°15'51" W	52.59'
L18	N 38°00'27" W	52.58'
L19	N 39°23'44" W	31.14'
L20	N 40°16'02" W	21.45'
L21	N 41°29'40" W	52.59'
L22	N 43°14'16" W	52.59'
L23	N 44°43'55" W	37.55'
L24	N 45°36'13" W	15.04'
L25	N 46°43'29" W	9.28'
L26	N 46°43'29" W	43.31'
L27	N 48°28'05" W	52.59'
L28	N 50°04'09" W	43.99'
L29	N 50°26'27" W	8.60'
L30	N 51°57'18" W	52.59'
L31	N 53°17'10" W	8.07'
L32	N 53°17'10" W	44.52'
L33	N 55°51'27" W	26.30'
L34	N 44°35'48" E	259.22'
L35	N 44°35'47" W	259.60'
L36	N 45°24'12" W	30.00'

CURVE TABLE				
CURVE	DELTA ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH
C1	5°42'37"	500.00'	N 36°31'47" E	49.81'
C2	5°42'37"	500.00'	N 36°31'47" E	49.81'
C3	91°30'43"	31.22'	N 79°25'49" E	44.73'
C4	29°57'36"	1999.93'	S 39°50'02" E	1033.89'
C5	8°41'21"	1999.93'	S 50°28'09" E	303.01'
C6	12°13'17"	1999.93'	S 40°00'50" E	425.78'
C7	8°07'00"	1999.93'	S 29°50'42" E	283.08'
C8	0°55'58"	1999.93'	S 25°19'13" E	32.56'
C9	1°54'29"	1048.55'	S 64°13'31" W	34.92'
C10	0°25'47"	1999.93'	S 46°20'22" E	15.00'
C11	0°25'47"	1999.93'	S 45°54'35" E	15.00'

BEARING BASIS NOTE:

HORIZONTAL DATUM BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE. COORDINATES AND DISTANCES ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.0001030405 SCALED FROM N: 10,131,127.02, E: 3,141,053.37, Z: 790.40'

SHEET 1 OF 2

FILE: K:\20100\20100-0001-00 HEATHERWILDE-WELLS BRANCH PLAT\1 SURVEYING PHASE\CAD FILES\WORKING DWG\20100-0001-00 PLAT.DWG

JOB NO: 20100-0003-00

SCALE: 1"=100'

DRAWN BY: ASH

PREPARATION DATE: MARCH 18, 2019

CHECKED BY: RLH

SUBMITTAL DATE: APRIL 9, 2019

REVISED: JANUARY 7, 2021

WELLS BRANCH COMMERCIAL LOTS,  
SECTION ONE



WELLS BRANCH COMMERCIAL LOTS,  
SECTION ONE  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

STATE OF TEXAS       §  
COUNTY OF TRAVIS   §

KNOW ALL MEN BY THESE PRESENTS:

That Sealy Heatherwilde, L.P. being the owner of that certain 43.906 acre tract of land out of the L.C. Cunningham Survey, Abstract Number 163 situated in Travis County, Texas, as conveyed by deed as recorded in Document No. 2000101898 of the Official Public Records of Travis County, Texas, does hereby subdivide 11.187 acres of land in accordance with the attached map or plat shown hereon, pursuant to Chapter 212 of the Texas Local Government Code, to be known as:

WELLS BRANCH COMMERCIAL LOTS, SECTION ONE

And do hereby dedicate to the public, the use of the streets and easements shown hereon, subject to any easements and/or restrictions heretofore granted and not released.

WITNESS MY HAND, this the \_\_\_\_\_ day of \_\_\_\_\_, 2021, A.D.

By: Sealy Heatherwilde, L.P.  
Sealy G.P. Heatherwilde, L.P.  
Heatherwilde Investors, L.L.C.

\_\_\_\_\_  
Mark P. Sealy, Manager  
333 Texas Street, Suite 1050  
Shreveport, Caddo Parish, LA 71101

STATE OF TEXAS       §  
COUNTY OF TRAVIS   §

Before me, the undersigned authority on this day personally appeared \_\_\_\_\_ 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 purpose and consideration therein expressed and in the capacity therein stated.

\_\_\_\_\_  
Notary Public, State of Texas

\_\_\_\_\_  
Print Notary's Name  
My Commission Expires:\_\_\_\_\_

I, Rex L. Hackett, 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 Title 25 of the City of Austin Land Development Code, and is true and correct to the best of my knowledge, and was prepared from an actual on the ground survey of the property made under my direction and supervision.

\_\_\_\_\_  
Rex L. Hackett  
Registered Professional Land Surveyor No. 5573

Date\_\_\_\_\_  
JONES | CARTER, INC.  
3100 Alvin Devane Blvd. Suite 150  
Austin, Texas 78741

FLOOD PLAIN NOTE:

No portion of this tract is within the boundaries of the 100 year flood plain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM Map #48453C0270J, dated August 18, 2014 for Travis County, Texas, Community No. 480624.

I, Gemsong Ryan, 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 City of Austin Land Development Code, and is true and correct to the best of my knowledge.

\_\_\_\_\_  
Gemsong Ryan  
Registered Professional Engineer No. 99300

Date\_\_\_\_\_  
JONES | CARTER, INC.  
3100 Alvin Devane Blvd. Suite 150  
Austin, Texas 78741

This subdivision is located in the Full Purpose City Limits of the City of Austin on this the \_\_\_\_\_ day of \_\_\_\_\_, 2021, A.D.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD by the Director, Development Services Department, City of Austin, County of Travis, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2021, A.D.

\_\_\_\_\_  
Denise Lucas, Director  
Development Services Department

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 \_\_\_\_\_ day of \_\_\_\_\_, 2021, A.D., at \_\_\_\_\_o'clock \_\_\_\_M., and duly recorded on the \_\_\_\_\_ day of \_\_\_\_\_, 2021, A.D., at \_\_\_\_\_o'clock \_\_\_\_M., in the Official Public Records of said County and State in Document No. \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK of said County the \_\_\_\_\_ day of \_\_\_\_\_, 2021, A.D.

Dana DeBeauvoir, County Clerk, Travis County, Texas

\_\_\_\_\_  
Deputy

Accepted and authorized for record by the Zoning & Platting Commission of the City of Austin, Texas, this, the \_\_\_\_\_day of \_\_\_\_\_2021.

\_\_\_\_\_  
Jolene Kiobassa, Chair

\_\_\_\_\_  
Ana Aguirre, Secretary

NOTES:

1. No lot shall be occupied until the structure is connected to the City of Austin water and wastewater system.
2. The water and wastewater utility system serving this subdivision must be in accordance with the City of Austin Utility design criteria. The water and wastewater utility plan must be reviewed and approved by Austin Water. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the city inspection fee with the utility construction.
3. The water and/or wastewater easements indicated on this plat are for the purpose of construction, operation, maintenance, repair, replacement, upgrade, decommissioning and removal of water and/or wastewater facilities and appurtenances. No objects, including but not limited to, buildings, retaining walls, trees or other structures are permitted in water and/or wastewater easements except as approved by Austin Water.
4. All drainage easements on private property shall be maintained by the property owner and his/her assigns.
5. Building setback lines shall be in conformance with City of Austin zoning ordinance requirements.
6. No buildings, fences, landscaping or other structures are permitted in drainage easements except as approved by the City of Austin.
7. Property owners shall provided access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
8. Prior to construction on this subdivision, a site development permit must be obtained from the City of Austin.
9. 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 existing at undeveloped status by ponding or other approved methods.
10. Any relocation of electric facilities shall be at owners expense.
11. All electric easements must be shown on all plan sheets, left clear for electric use and maintenance on a 24/7 basis in perpetuity and maintain necessary clearances from any proposed structures, vegetation, etc at all times. Necessary clearance information (AE, OSHA, NESC, & NEC) may be found in Austin Energy's Design Criteria Manual –section 1.5.3.9. The manual is available on Austin Energy's website under contractors / electric service design & planning.
12. Austin Energy has the right to prune and/or remove trees, shrubbery and other obstructions to the extent necessary to keep the easements clear. The Utility will perform all tree work in compliance with the City of Austin Land Development Code.
13. 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 the City of Austin Land Development Code.
14. 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.
15. The owner shall be responsible for installation of temporary erosion control, revegetation and tree protection for electric utility work required to provide electric service to this project.
16. 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 replatting may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements.
17. Public sidewalks, built to City of Austin standards, are required along the following streets and as shown by a dotted line on the face of the plat: Bald Eagle Drive, Wells Branch Pkwy, Heatherwilde Blvd and Solitude Dr. The required sidewalks shall be in place prior to the lot being occupied. Failure to construct the required sidewalks may result in the withholding of Certificates of Occupancy, building permits, or utility connections by the governing body or utility company.
18. 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.
19. Joint access to Wells branch Parkway from Lots 3 and 4. Direct access to Lot 4 is restricted to Access Easement found in Document No. 2020090406.

SHEET 2 OF 2

K:\20100\20100-0001-00 HEATHERWILDE-WELLS BRANCH PLAT\1 FILE: SURVEYING PHASE\CAD FILES\WORKING DWG\20100-0001-00 PLAT.DWG		
JOB NO: 20100-0003-00	SCALE: 1"=100'	DRAWN BY: ASH
PREPARATION DATE: MARCH 18, 2019	CHECKED BY: RLH	
SUBMITTAL DATE: APRIL 9, 2019	REVISED: JANUARY 7, 2021	
WELLS BRANCH COMMERCIAL LOTS, SECTION ONE		

