

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2019-0147**COMMISSION DATE:** July 26, 2022**SUBDIVISION NAME:** Bradsher Tract 3**ADDRESS:** U.S Highway 183 & McKinney Falls Parkway**APPLICANT:** CCI – McKinney Falls I, L.P.**AGENT:** Land Strategies Inc. (Paul W. Linehan)**ZONING:** CS-CO-NP (commercial)**NEIGHBORHOOD PLAN:** Southeast**AREA:** 124.85 acre (5,438,466 sf)**LOTS:** 27**COUNTY:** Travis**DISTRICT:** 2**WATERSHED:** Onion Creek**JURISDICTION:** Full Purpose**SIDEWALKS:** Sidewalks will be constructed along streets.**VARIANCE:** None**DEPARTMENT COMMENTS:**

The request is for the approval of Bradsher Tract 3 preliminary plan comprised of 27 lots on 124.85 acres (5,438,466 sf).

The preliminary plan complies with the criteria for approval and staff recommends approval.

STAFF RECOMMENDATION:

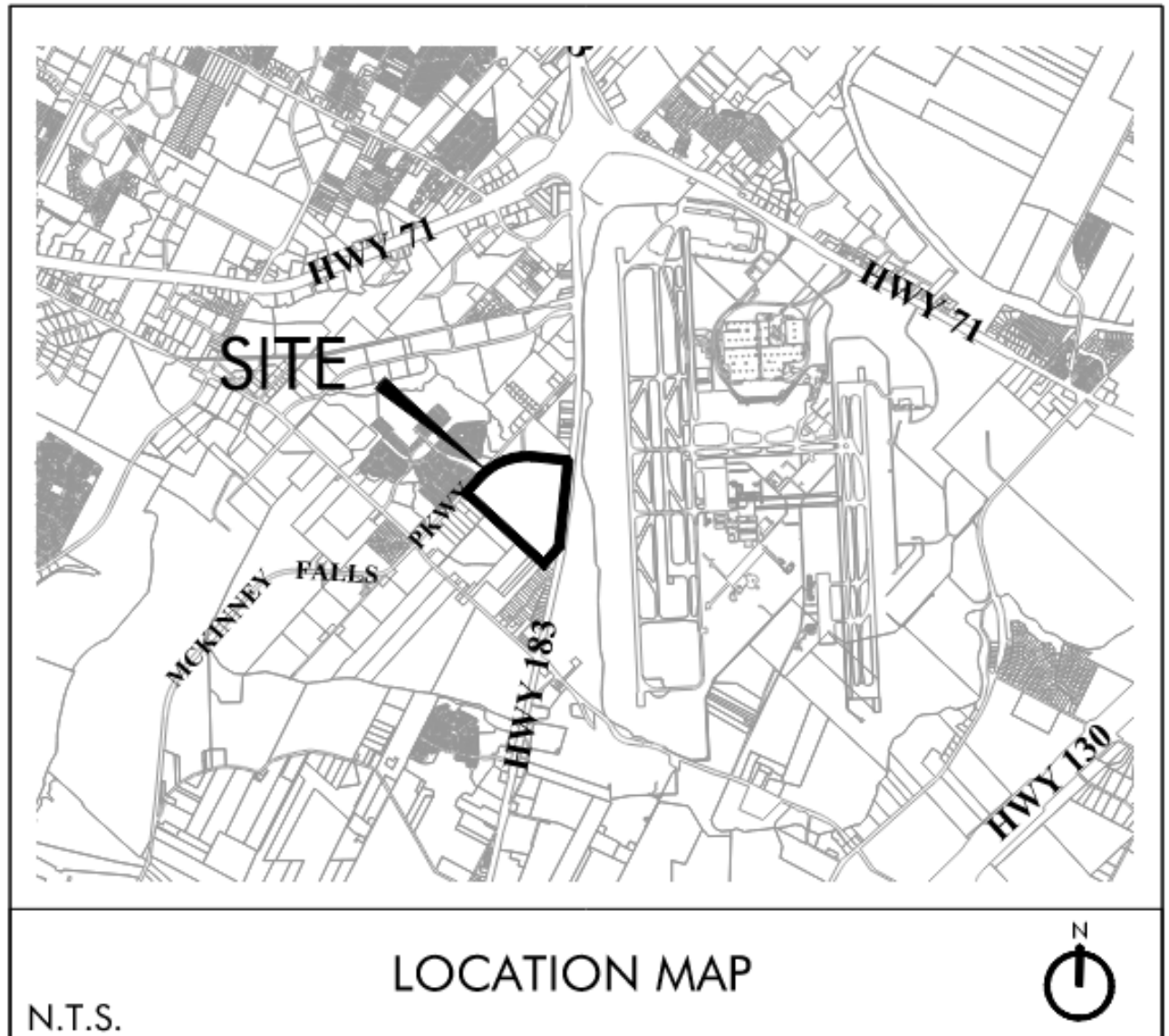
Staff recommends approval of the preliminary plan. This plan meets applicable State and City of Austin land development code requirements.

CASE MANAGER: Cesar Zavala**PHONE:** 512-974-3404**E-mail:** cesar.zavala@austintexas.gov**ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Proposed preliminary plan

EXHIBIT A



LEGAL DESCRIPTION:
124.856 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 157.1656 ACRE TRACT OF LAND AS CONVEYED IN PERCENTAGE TO WANDA LEE BRADSHER THOMPSON, O. D. BRADSHER, JR., JACKEY RAY BRADSHER, SUZANNE BRADSHER CLAXTON AND BRENDA LANETTE BRADSHER AS CO-TRUSTEES FOR THE BRADSHER FAMILY TRUST (1/4 INTEREST) IN VOLUME 11588, PAGE 382 AND TO GOLDEN EAGLE LAND COMPANY, L.P. (1/4 INTEREST) IN VOLUME 12037, PAGE 1618 AND TO PAP REALTY PARTNERSHIP (1/2 INTEREST) IN VOLUME 13080, PAGE 511 ALL OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

- ENVIRONMENTAL NOTES:
- THE SITE IS LOCATED IN THE ONION CREEK WATERSHED, CLASSIFIED AS A SUBURBAN WATERSHED BY THE CITY OF AUSTIN.
 - THE PROJECT IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

FLOODPLAIN NOTE:
THE TRACT SHOWN HEREON LIES WITHIN ZONE "A" (SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - NO BASE FLOOD ELEVATIONS DETERMINED) AND ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PER F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NOS. 48453C0605J AND 48453C0610K, REVISED JANUARY 6, 2016, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

- AUSTIN ENERGY STANDARD NOTES:
1. 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 CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
 2. 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.
 3. 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.
 4. 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.

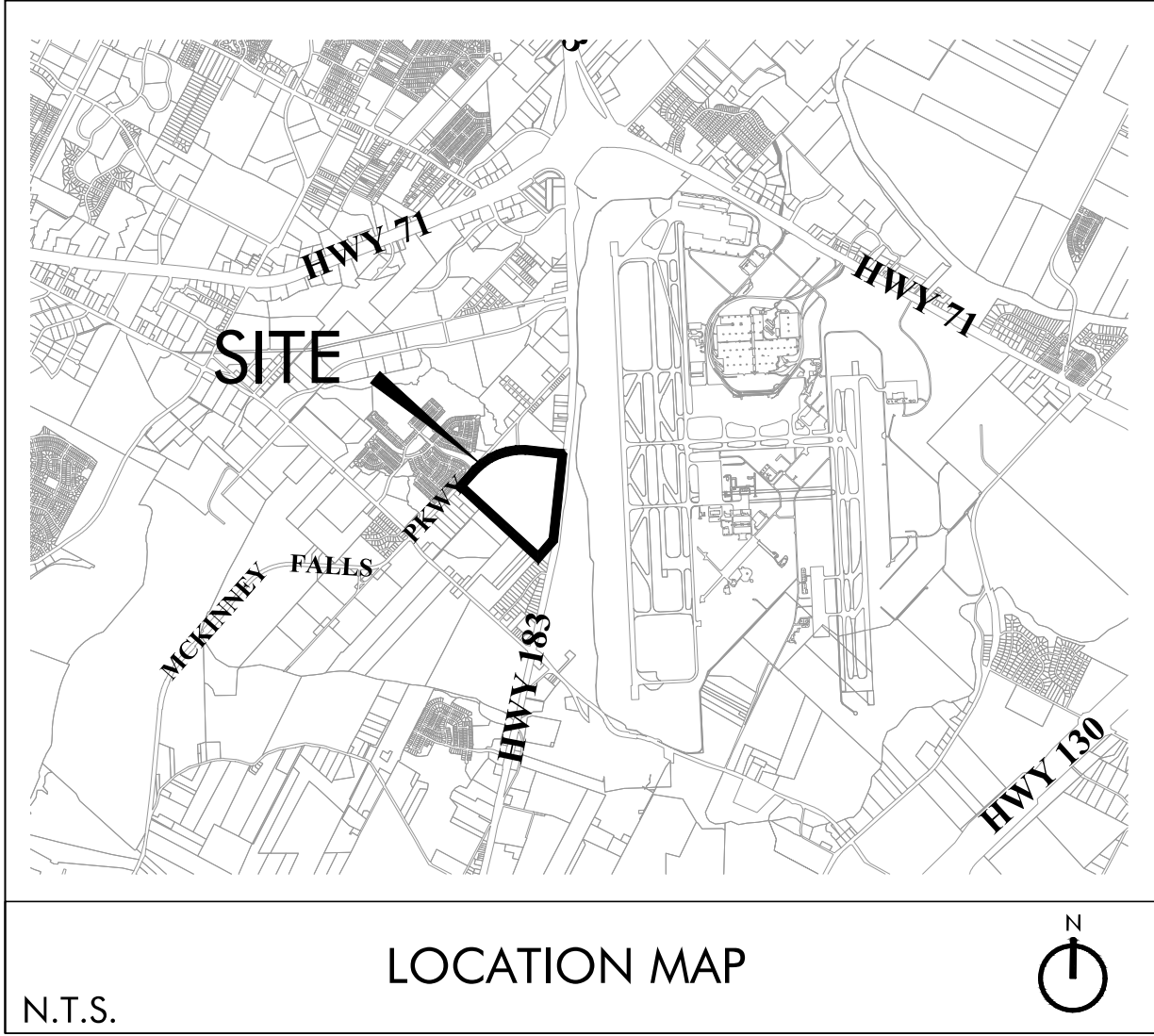
- GENERAL NOTES
1. PROPERTY OWNERS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AND WATER QUALITY PONDS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
 2. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE AND WATER QUALITY EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
 3. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.
 4. WATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
 5. WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
 6. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
 7. TOTAL ACREAGE:124.23 Ac.
TOTAL LOTS:27
 8. LINEAR FEET OF STREETS:2,366 L.F. [SEE TABLE 2]
 9. STREET NAMES, WIDTHS AND R.O.W. WIDTHS:[SEE TABLE 2]
 10. MUNICIPAL JURISDICTION: THIS PRELIMINARY PLAN BOUNDARIES ARE WITHIN THE CITY OF AUSTIN.
 11. ELECTRICITY SERVICE WILL BE PROVIDED BY AUSTIN ENERGY.
 12. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN'S WATER AND WASTEWATER UTILITY SYSTEM.
 13. 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.
 14. ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURE AND ASSOCIATED SETBACK MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATION COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
 15. THE CRITICAL ENVIRONMENTAL FEATURE (CEF) BUFFERS MUST BE MAINTAINED PER CITY OF AUSTIN CODE AND CRITERIA. EXISTING DRAINAGE AND NATIVE VEGETATION SHALL REMAIN UNDISTURBED TO ALLOW THE WATER QUALITY FUNCTION OF THE BUFFER. INSPECTION AND MAINTENANCE OF BUFFER SHALL OCCUR SEMIANNUALLY IN ACCORDANCE TO CITY OF AUSTIN CODE AND CRITERIA.
 16. ON-SITE CONTROL OF THE 2-YR PEAK FLOW DISCHARGE IS REQUIRED BY SECTION 25-7-61(A)(5)(C) OF THE LAND DEVELOPMENT CODE AND SECTION 1.6.8 OF THE ENVIRONMENTAL CRITERIA MANUAL.
 17. STREETS WILL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS AND DEDICATED AS PUBLIC RIGHT-OF-WAY WITH THE FINAL PLAT.
 18. 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: [ASSEMBLY DRIVE, MCCALL LANE, MCKINNEY FALLS PARKWAY, SHWY 1835]. THESE 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.
 19. APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY'S LAND DEVELOPMENT REGULATIONS IN THE FINAL PLAT, CONSTRUCTION PLAN OR SITE PLAN STAGE, UNLESS SUCH DEVIATIONS HAVE BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY. SUCH APPROVALS DO NOT RELIEVE THE ENGINEER OF THE OBLIGATION TO MODIFY THE DESIGN OF THE PROJECT IF IT DOES NOT MEET ALL OTHER CITY LAND DEVELOPMENT REGULATIONS OR IF IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE OR PROPERTY.
 20. PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH §25-1-112 OF THE LAND DEVELOPMENT CODE FOR THE FOLLOWING SUBDIVISION IMPROVEMENTS:
STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION, FOR THE FOLLOWING STREETS: ASSEMBLY DRIVE, MCCALL LANE, MCKINNEY FALLS PARKWAY.
FISCAL SECURITY IS NOT REQUIRED FOR STREETS NOT LISTED IN SUBSECTION (A).
ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (E.G., EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING STREETS: ASSEMBLY DRIVE, MCCALL LANE, MCKINNEY FALLS PARKWAY.
 21. SLOPES IN EXCESS OF 15% EXIST ON BLOCK A, LOTS 2,3 AND BLOCK B, LOTS 3,4,5,6,7 AND BLOCK C, LOTS 1,2,5. CONSTRUCTION ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE.
 22. THE PROPOSED WATER AND WASTEWATER ALIGNMENTS, SIZING AND EASEMENTS SUBMITTED WITH THIS PRELIMINARY PLAN HAVE NOT BEEN APPROVED BY AUSTIN WATER. FINAL EASEMENTS, IF NECESSARY, MUST BE APPROVED BY AUSTIN WATER AS TO FORM, TYPE, AND WIDTH BY SEPARATE INSTRUMENT WITH THE SUBDIVISION CONSTRUCTION PLAN AND/OR SITE PLAN.
 23. AN ADMINISTRATIVE VARIANCE HAS BEEN GRANTED IN ACCORDANCE WITH LDC 25-8-42(B)(6) TO ALLOW FILL OF NOT MORE THAN EIGHT FEET IN THE DESIRED DEVELOPMENT ZONE.
 24. NO RESIDENTIAL USES WILL BE PROPOSED WITHIN 50 FEET OF A CRITICAL ENVIRONMENTAL FEATURE.

BRADSHER TRACT 3

PRELIMINARY PLAN

± 124.856 Acres

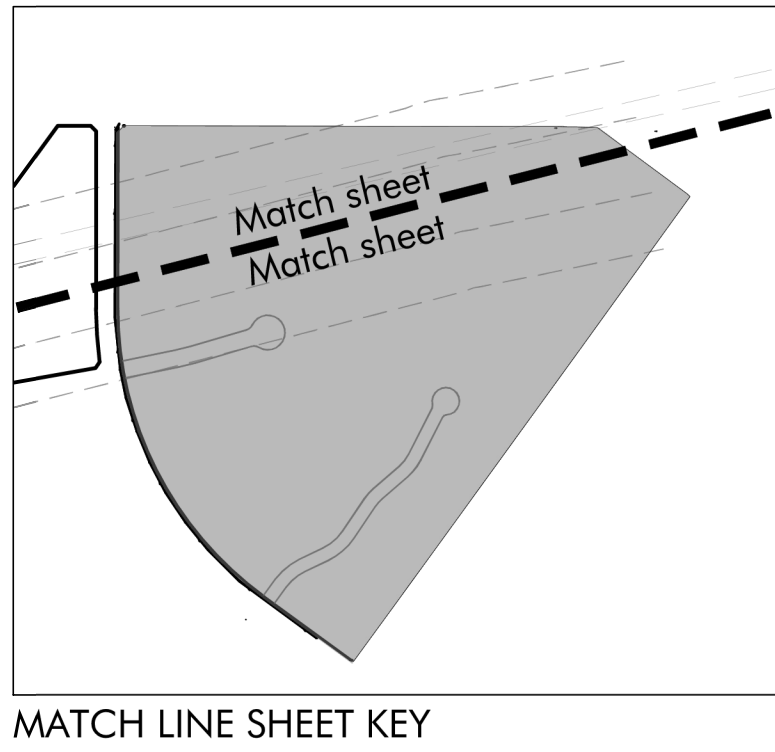
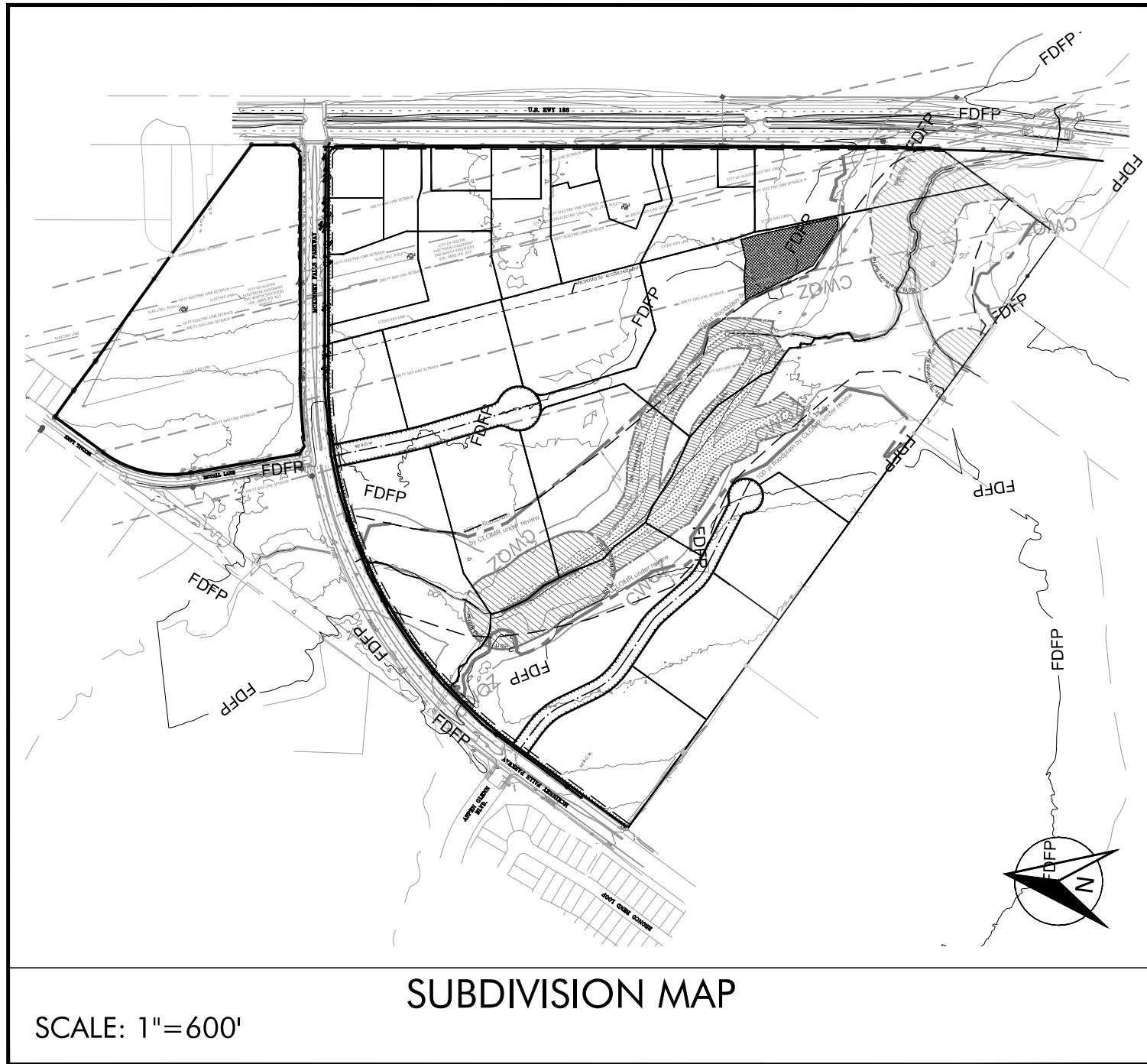
US-183 & McKinney Falls Parkway
Austin, Texas 78744



SHEET INDEX:

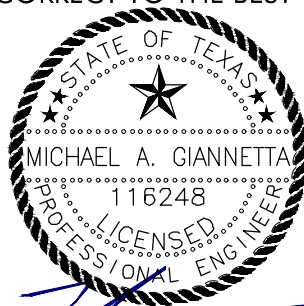
1. Cover Sheet
2. Overall Subdivision Plan
3. Subdivision Plan-1
4. Subdivision Plan-2

- Exhibit 1: Subdivision Calculations
Exhibit 2: Tree Survey-1
Exhibit 3: Tree Survey-2
Exhibit 4: Tree List
Exhibit 5: Slope Map-1
Exhibit 6: Slope Map-2
Exhibit 7: Existing Conditions & Topographic Area Map
Exhibit 8: Overall Lower Onion Creek Tributary area
Exhibit 9: Existing Drainage Area Map
Exhibit 10: Proposed Drainage Area Map
Exhibit 11: Overall Utility Erosion & Sedimentation Control Plan
Exhibit 12: Utility Erosion & Sedimentation Control Plan 1 of 2
Exhibit 13: Utility Erosion & Sedimentation Control Plan 2 of 2



Initial Submittal: May 10, 2022

I MICHAEL GIANNETTA, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PRELIMINARY PLAN IS FEASIBLE FROM AN ENGINEERING STANDPOINT, IS COMPLETE, AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



Michael Giannetta, P.E.
HR GREEN
4201 W. Parmer Lane
Building C, Suite 100
Austin, Texas 78727
(512) 872-6696

C8-2019-0147
SUBDIVISION

EXHIBIT B

OWNER:

CCI - McKinney Falls I, L.P.
800 Brazos Street, Suite 600
Austin, Texas 78701
(512) 472-6990

AGENT/ PRINCIPAL CONTACT LANDSCAPE ARCHITECTS/PLANNERS:

Paul W. Linehan, PLA, ASLA
Land Strategies Inc.
1411 W 5th Street, Suite 100
Austin, Texas 78703
(512) 328-6050

ENGINEER:

Michael Giannetta, P.E.
HR GREEN
4201 W. Parmer Lane
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(512) 872-6696

SURVEYOR:

KBGE Engineering
3711 South Mopac Expwy, Bldg 1, Suite 550
Austin, Texas 78746
(512) 439-0400

ENVIRONMENTAL CONSULTANT:

M. Trojan & Associates
P.O. Box 338
Thorndale, Texas 76577
(512) 917-3695



LAND STRATEGIES INC.

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NOTES:

1.

BRADSHER TRACT 3

US-183 & McKinney Falls Pkwy
Austin 78744

REVISIONS

SET ISSUED
5.9.2022

DRAWN BY
JA, DD

SHEET NAME
COVER

EXHIBIT

1 OF 4

PRELIMINARY SUBDIVISION APPROVAL SHEET 1 OF 4
FILE NUMBER: C8-2019-0147
APPLICATION DATE: AUGUST 29, 2019
APPROVED BY PC ON _____
EXPIRATION DATE (LDC 25-4-62): AUGUST 29, 2024
CASE MANAGER: _____

Cesar Zavala, for:
Denise Lucas, Director, Development Services Department

Final plats must be recorded by the expiration date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and require Building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.



LEGEND:

- Wetlands buffer
- 100 yr Floodplain by CLOMR under review
- FDFP Fully Developed Floodplain
- CWQZ Critical Water Quality Zone
- OE Existing Electric Overhead
- OE Existing Electric Overhead Setback
- GAS Existing Gas
- GAS Existing Gas Setback
- Zoning boundary
- Proposed Lot Line
- Proposed Access Easement
- Proposed Sidewalk
- Proposed seedling planted strip
- Proposed Biofiltration
- Tree preserved
- Tree removed

LINE TABLE

LINE BEARING	DISTANCE
L1 S51°26'47"W	52.30'
L2 N48°21'31"W	53.82'
L3 S41°37'00"W	53.62'
L4 S45°37'05"W	22.09'
L5 S38°31'06"E	52.29'

RECORD LINE TABLE

LINE BEARING	DISTANCE
(L1) S51°26'47"W	(52.33')
(L2) N48°21'31"W	(53.67')
(L3) S41°36'41"W	(53.67')
(L4) S45°37'05"W	(22.09')
(L5) S38°33'13"E	(52.32')

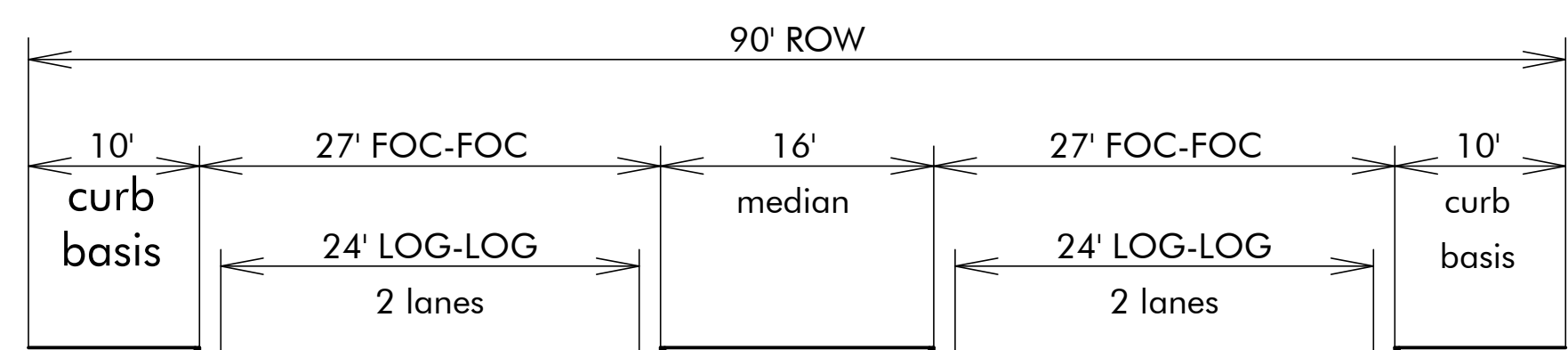
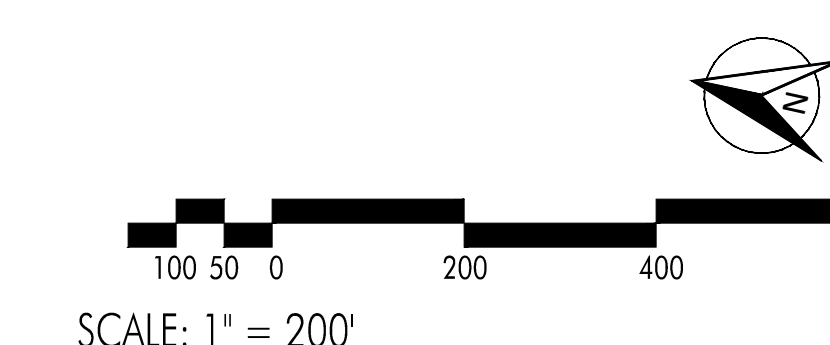
CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	268.53'	1959.86'	7°51'02"	N87°27'41"W	268.32'
C2	377.70'	470.00'	48°52'38"	N19°37'36"E	367.62'
C3	170.78'	530.00'	18°27'44"	S05°53'20"W	170.04'
C4	884.15'	1959.86'	25°50'52"	S71°41'12"W	876.67'
C5	1751.05'	1859.86'	53°56'38"	N69°28'45"E	1687.09'

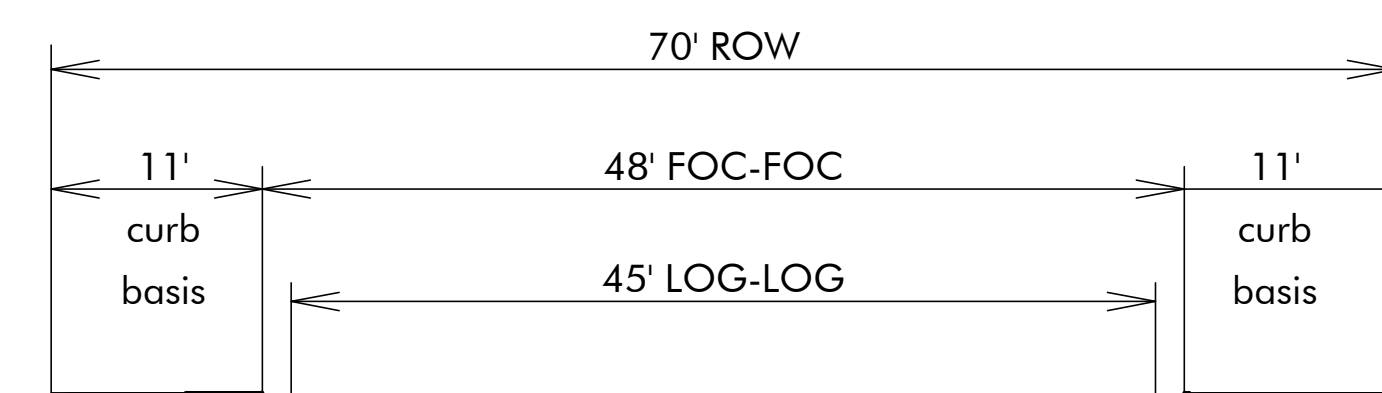
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(C1)	(268.45')	(1959.86')	(7°50'53")	(N87°28'13"W)	(268.24')
(C2)	(377.32')	(470.00')	(48°59'49")	(N19°36'22"E)	(367.26')
(C3)	(170.82')	(530.00')	(18°28'01")	(S05°55'41"W)	(170.09')
(C4)	(884.12')	(1959.86')	(25°50'49")	(S71°42'04"W)	(876.64')
(C5)	(1751.61')	(1859.86')	(53°57'40")	(N69°27'57"E)	(1687.59')

- NOTES:**
- Floodplain restoration or mitigation compliant with Appendix X of the Environmental Criteria Manual will be required for unpermitted modification of the 100-yr floodplain prior to this plan. Any unpermitted encroachment into the 100-yr fully-developed floodplain as shown on this plan shall be restored or mitigated at the time of site plan or subdivision construction plan approval, as applicable.
 - Wetland mitigation will be required in accordance with Section 1.6.7(C) of the Environmental Criteria Manual at the time of site plan or subdivision construction plan approval, as applicable, for unpermitted modification of a wetland CEF buffer.
 - This Preliminary Plan reflects the 100 year floodplain associated with a CLOMR application currently under review. Any adjustment based on CLOMR approval will be made at the time of Final Plat.
 - At the time of final plat, a Joint Use Access Easement (JUAE) will be created for the following lots:
 - Block A Lots 4, 5, 6
 - Block A Lots 8, 9, 10, 12
 - Block A Lots 11, 12, 13
 - Block A Lots 14, 15
 - Sidewalks on state-maintained roadways must be approved by the Texas Department of Transportation.
 - A person who seeks to convey a lot containing a restricted pipeline area shall, before title is transferred, deliver to the proposed grantee a document describing the restricted pipeline area, the limitations on its development, and the name and address of the pipeline owner or operator.



TYPICAL ROAD SECTION 1 (McCall Lane)
Scale: 1"=10'



TYPICAL ROAD SECTION 2 (Assembly Drive)
Scale: 1"=10'

TABLE 2:

Street Table	Roadway Classification	R.O.W. Width	Center Line Length	Pavement Width	Required Sidewalks	Sidewalk Length
McCall Lane	Industrial Collector	90 ft.	874 ft.	2@27'	6' both sides	1,748 ft.
Assembly Drive	Commercial Collector	70 ft.	1,492 ft.	48'	6' both sides	2,984 ft.
Total Center Line Length			2,366 ft.			4,732 ft.

C8-2019-0147
SUBDIVISION

PRELIMINARY SUBDIVISION APPROVAL SHEET 2 OF 4
FILE NUMBER: C8-2019-0147
APPLICATION DATE: AUGUST 29, 2019
APPROVED BY PC ON _____
EXPIRATION DATE (LDC 25-4-62): AUGUST 29, 2024
CASE MANAGER: _____

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EMAIL: LS@LSAustin.COM



NOTES:
1.

BRADSHAW TRACT 3

REVISIONS

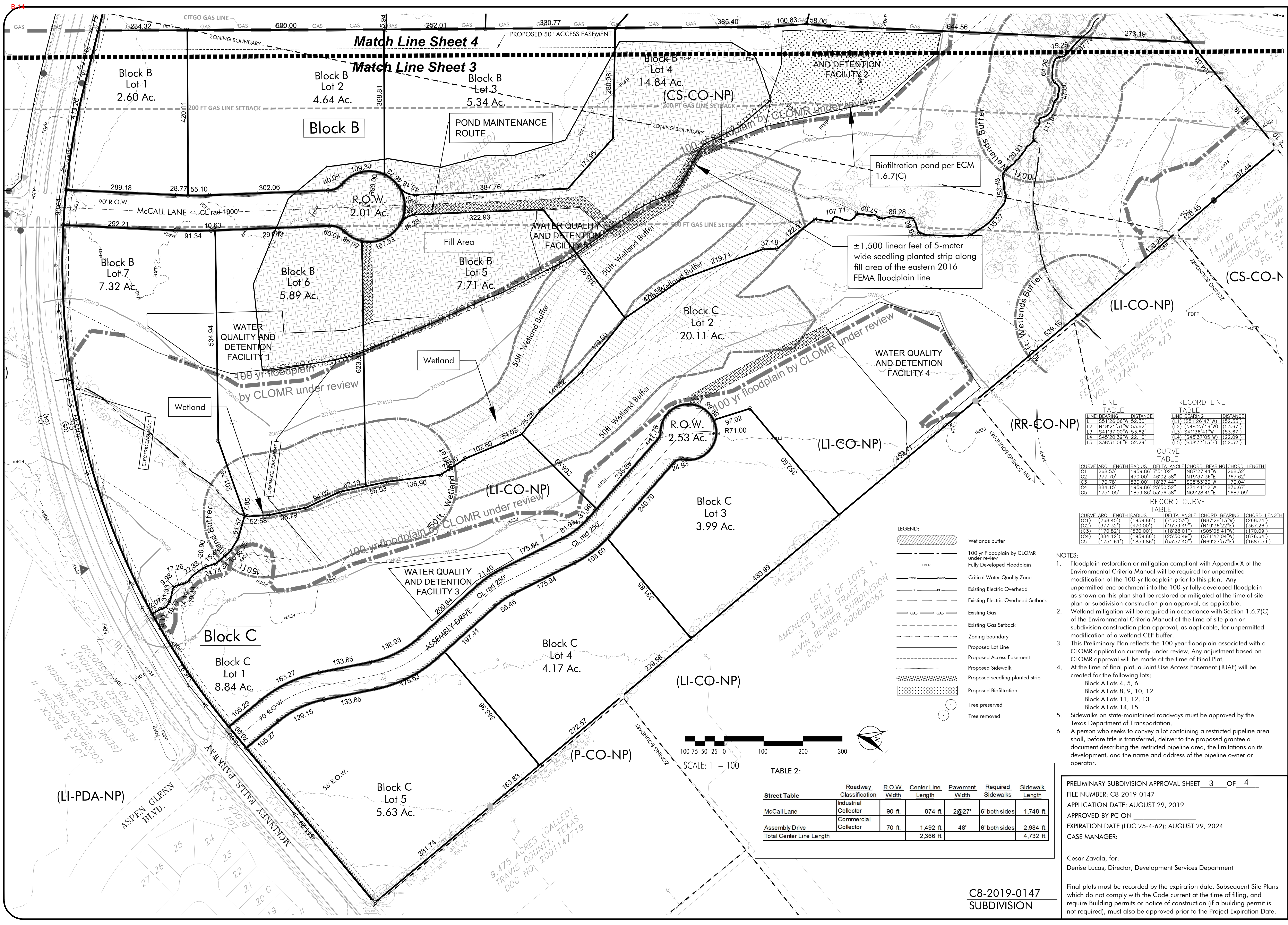
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JA, DD

SHEET NAME
**OVERALL
SUBDIVISION
PLAN**

EXHIBIT

2 OF **4**



LAND STRATEGIES INC.

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NOTES:
1.

BRADSHAW TRACT 3

US 183 & McKinney Falls Hwy
LSI # 177302

REVISIONS

SET ISSUED
5.9.2022

DRAWN BY
JA, DD

SHEET NAME
SUBDIVISION
PLAN-1

EXHIBIT
3
OF
4

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PRELIMINARY SUBDIVISION APPROVAL SHEET 3 OF 4

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APPROVED BY PC ON

EXPIRATION DATE (LDC 25-4-62): AUGUST 29, 2024

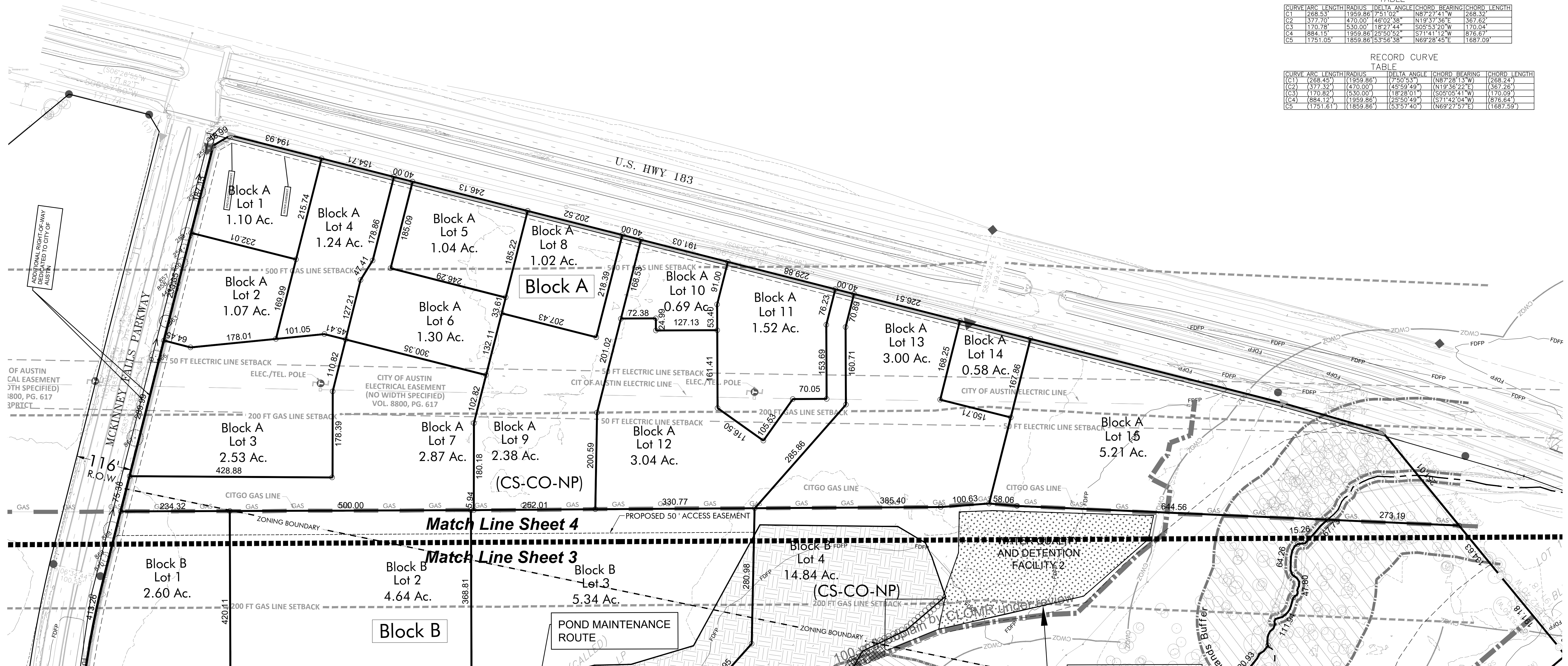
CASE MANAGER:

Cesar Zavala, for:
Denise Lucas, Director, Development Services Department

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C8-2019-0147
SUBDIVISION

0.573 ACRES (CALLED)
ANTONIO M. AVILES AND
LORRAINE RUIZ AVILES,
HUSBAND AND WIFE
DOC. NO. 2006201814



NOTES:

- Floodplain restoration or mitigation compliant with Appendix X of the Environmental Criteria Manual will be required for unpermitted modification of the 100-yr floodplain prior to this plan. Any unpermitted encroachment into the 100-yr fully-developed floodplain as shown on this plan shall be restored or mitigated at the time of site plan or subdivision construction plan approval, as applicable.
- Wetland mitigation will be required in accordance with Section 1.6.7(C) of the Environmental Criteria Manual at the time of site plan or subdivision construction plan approval, as applicable, for unpermitted modification of a wetland CEF buffer.
- This Preliminary Plan reflects the 100 year floodplain associated with a CLOMR application currently under review. Any adjustment based on CLOMR approval will be made at the time of Final Plat.
- At the time of final plat, a Joint Use Access Easement (JUAE) will be created for the following lots:
Block A Lots 4, 5, 6
Block A Lots 8, 9, 10, 12
Block A Lots 11, 12, 13
Block A Lots 14, 15
- Sidewalks on state-maintained roadways must be approved by the Texas Department of Transportation.
- A person who seeks to convey a lot containing a restricted pipeline area shall, before title is transferred, deliver to the proposed grantee a document describing the restricted pipeline area, the limitations on its development, and the name and address of the pipeline owner or operator.

TABLE 2:

Street Table	Roadway Classification	R.O.W. Width	Center Line Length	Pavement Width	Required Sidewalks	Sidewalk Length
McCall Lane	Industrial Collector	90 ft.	874 ft.	2@27'	6' both sides	1,748 ft.
Assembly Drive	Commercial Collector	70 ft.	1,492 ft.	48'	6' both sides	2,984 ft.
Total Center Line Length			2,366 ft.			4,732 ft.

LEGEND:

	Wetlands buffer
	100 yr Floodplain by CLOMR under review
	Fully Developed Floodplain
	Critical Water Quality Zone
	Existing Electric Overhead
	Existing Electric Overhead Setback
	Existing Gas
	Existing Gas Setback
	Zoning boundary
	Proposed Lot Line
	Proposed Access Easement
	Proposed Sidewalk
	Proposed seedling planted strip
	Proposed Biofiltration
	Tree preserved
	Tree removed

LINE	BEARING	DISTANCE
L1	S51°26'06"W	52.30'
L2	N48°21'51"W	53.62'
L3	S41°33'00"W	53.62'
L4	S45°20'39"W	22.10'
L5	S38°31'06"E	52.29'

RECORD LINE	BEARING	DISTANCE
(L1)	S51°26'47"W	(52.33')
(L2)	N48°23'19"W	(53.67')
(L3)	S41°34'11"W	(53.67')
(L4)	S45°37'05"W	(22.09')
(L5)	S38°33'13"E	(52.32')

CURVE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	268.53'	1959.86'	7°51'02"	N87°27'41"W	268.32'
C2	377.70'	470.00'	46°02'38"	N19°37'36"E	367.62'
C3	170.78'	530.00'	18°27'44"	S05°53'20"W	170.04'
C4	884.15'	1959.86'	25°50'52"	S71°41'12"W	876.67'
C5	1751.05'	1859.86'	53°56'38"	N69°28'45"E	1687.09'

RECORD CURVE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
(C1)	(268.45')	(1959.86')	(7°50'53")	(N87°28'13"W)	(268.24')
(C2)	(377.32')	(470.00')	(45°59'49")	(N19°38'22"E)	(367.28')
(C3)	(170.82')	(530.00')	(18°28'01")	(S05°05'41"W)	(170.09')
(C4)	(884.12')	(1959.86')	(25°50'49")	(S71°42'04"W)	(876.64')
(C5)	(1751.61')	(1859.86')	(53°57'40")	(N69°27'57"E)	(1687.59')



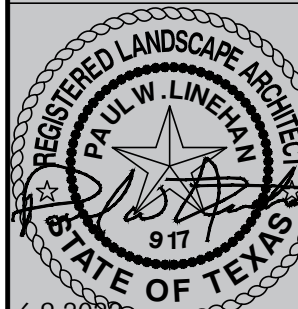
LAND STRATEGIES INC.

1983 - 2022

39

YEARS OF EXCELLENCE

1411 W 5th Street
SUITE 100
AUSTIN, TX. 78703
PH: (512) 328-6050
FAX: (512) 328-6172
EMAIL: LS@LSAustin.COM



NOTES:

1.

BRADSHER TRACT 3

US-183 & McKinney Mills Pkwy
LS # 1773-02

REVISIONS

SET ISSUED

5.9.2022

DRAWN BY

JA, DD

SHEET NAME

SUBDIVISION
PLAN-2

EXHIBIT

4
OF
4

PRELIMINARY SUBDIVISION APPROVAL SHEET 4 OF 4

FILE NUMBER: C8-2019-0147

APPLICATION DATE: AUGUST 29, 2019

APPROVED BY PC ON

EXPIRATION DATE (LDC 25-4-62): AUGUST 29, 2024

CASE MANAGER:

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SUBDIVISION

BLOCK C CALCULATIONS

Of

Denise Lucas, Director, Development Services Department

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