

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2022-0129.1A**ZAP DATE:** 11/15/2022**SUBDIVISION NAME:** Premier Logistics Park Subdivision**AREA:** 148.27 acres**LOT(S):** 7**OWNER/APPLICANT:** Premier Logistics Park, Inc. (Toby Rogers)**AGENT:** Parnell Engineering Inc. (Will Parnell)**ADDRESS OF SUBDIVISION:** 2900 ½ Ferguson Lane**GRIDS:** MN28**COUNTY:** Travis**WATERSHED:** Walnut Creek**JURISDICTION:** 2-Mile
ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** Industrial**ADMINISTRATIVE WAIVERS:** N/A**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on all internal streets.

DEPARTMENT COMMENTS: The request is for approval with conditions of Premier Logistics Park Subdivision consisting of 7 lots on 148.27 acres. Water and wastewater will be provided by the City of Austin. Staff recommends approval of the plat subject to the conditions listed in the attached comment report. After the conditions are met, the plat will comply with City of Austin Land Development Code, Chapter 30-2-84(B). The conditions include adding plat notes, showing a wetland boundary and adding a street table. These are administrative actions that require no discretionary review. An application that has been approved with conditions may be updated to address those conditions until the application expires and the plat does not need to be heard before the Commission again.

STAFF RECOMMENDATION: The staff recommends approval with conditions of this subdivision. This plan meets all applicable County, State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Sarah Sumner

Email address: sarah.sumner@traviscountytx.gov

PHONE: 512-854-7687

LEGEND

—

PROPERTY LINE

- - -

EXISTING PROPERTY LINES

- - - - -

EXISTING EASEMENTS

· · · · ·

PROPOSED SIDEWALK

○

1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET

■

1/2" IRON ROD WITH "4WARD" CAP IN CONCRETE SET

●

1/2" IRON ROD FOUND (UNLESS NOTED)

⊙

1/2" IRON PIPE FOUND (UNLESS NOTED)

⊛

IRON ROD WITH "LANDESIGN" CAP FOUND (UNLESS NOTED)

△

CALCULATED POINT

⊙

SURVEY CONTROL POINT

DOC. NO.

DOCUMENT NUMBER

P.U.E.

PUBLIC UTILITY EASEMENT

VOL./PG.

VOLUME, PAGE

R.O.W.

RIGHT-OF-WAY

P.R.T.C.T.

PLAT RECORDS, TRAVIS COUNTY, TEXAS

R.P.R.T.C.T.

REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS

O.P.R.T.C.T.

OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

D.R.T.C.T.

DEED RECORDS, TRAVIS COUNTY, TEXAS

(.....)

RECORD INFORMATION PER DEED DOC. NO. 2019049251

[.....]

RECORD INFORMATION PER DEED DOC. NO. 2018107822

<<.....>>

RECORD INFORMATION PER DEED DOC. NO. 2018014595

{{.....}}

RECORD INFORMATION PER PLAT VOL. 8, PG. 55

((.....))

RECORD INFORMATION PER DEED DOC. NO. 2018197063

[[.....]]

RECORD INFORMATION PER DEED DOC. NO. 2015106275

<.....>

RECORD INFORMATION PER DEED DOC. NO. 2016152604

{.....}

RECORD INFORMATION PER DEED VOL. 8651, PG. 686

-.....-

RECORD INFORMATION PER DEED DOC. NO. 2017192196

<.....>

RECORD INFORMATION PER DEED DOC. NO. 2018200285

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S41°00'21"W	100.72'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	52.10'	30.14'	99°03'30"	N00°51'05"E	45.85'
C2	47.42'	30.00'	90°34'16"	S17°46'20"E	42.64'
C3	47.12'	30.00'	90°00'00"	S72°30'48"W	42.43'
C4	109.57'	465.00'	13°30'01"	N55°44'11"W	109.31'
C5	46.82'	30.00'	89°25'44"	S72°13'40"W	42.21'
C6	49.09'	30.00'	93°45'38"	S19°15'03"E	43.80'
C7	27.96'	30.00'	53°24'18"	S89°11'21"E	26.96'
C8	185.21'	74.00'	143°24'18"	S44°11'21"E	140.52'
C9	185.21'	74.00'	143°24'18"	N80°47'03"W	140.52'
C10	27.96'	30.00'	53°24'18"	N35°47'03"W	26.96'
C11	47.12'	30.00'	90°00'00"	S72°30'48"W	42.43'
C12	47.37'	30.00'	90°27'54"	S17°43'09"E	42.60'
C13	46.88'	30.00'	89°32'04"	N72°16'50"E	42.25'
C14	47.12'	30.00'	90°00'00"	N17°29'12"W	42.43'
C15	122.88'	529.04'	13°18'27"	N55°49'56"W	122.60'
C16	47.20'	30.00'	90°08'53"	S85°44'49"W	42.48'
C17	83.06'	731.00'	6°30'37"	S37°25'05"W	83.02'
C18	44.92'	30.00'	85°47'51"	S20°38'22"W	40.84'
C19	63.70'	165.00'	22°07'09"	S33°19'08"E	63.30'

PREMIER LOGISTICS
PARK SUBDIVISION
Travis County, Texas

VICINITY MAP

NOT TO SCALE

0 250 500

125 375

GRAPHIC SCALE: 1" = 250'

SHEET LAYOUT

- 1) OVERALL BOUNDARY
- 2) DETAIL WEST
- 3) DETAIL CENTRAL
- 4) DETAIL EAST
- 5) NOTES

LOT TABLE SUMMARY:			
LOT 1, BLOCK A (INDUSTRIAL)	-	34.5028	ACRE(S) (1,502,943 SQ. FT.)
LOT 2, BLOCK B (INDUSTRIAL)	-	14.8017	ACRE(S) (644,760 SQ. FT.)
LOT 3, BLOCK C (INDUSTRIAL)	-	9.0331	ACRE(S) (393,483 SQ. FT.)
LOT 4, BLOCK C (INDUSTRIAL)	-	25.1351	ACRE(S) (1,094,885 SQ. FT.)
LOT 5, BLOCK C (INDUSTRIAL)	-	23.1216	ACRE(S) (1,007,178 SQ. FT.)
LOT 6, BLOCK D (INDUSTRIAL)	-	11.8536	ACRE(S) (516,341 SQ. FT.)
LOT 7, BLOCK D (INDUSTRIAL)	-	14.1547	ACRE(S) (616,579 SQ. FT.)
R.O.W.	-	15.6697	ACRE(S) (682,572 SQ. FT.)
TOTAL	-	148.2723	ACRE(S) (6,458,741 SQ. FT.)

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000080460555.

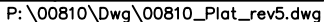
SURVEY CONTROL:
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS (NAVD 88) SHOWN HEREON WERE DERIVED FROM THE TEXAS COOPERATIVE NETWORK ON JANUARY 7, 2018, STATIC DATA PROCESSED BY O.P.U.S., 4WARD CONTROL POINT WAS CHECKED TO LCRA MONUMENT CS45, HAVING A PUBLISHED GRID COORDINATE & NAVD 88 ELEVATION OF N 10,105,408.05, E 3,164,635.763, ELEV. 543.460'.

PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	8/2/2022
Project:	00810
Scale:	1" = 250'
Reviewer:	FM
Tech:	CC
Field Crew:	EM/SV
Survey Date:	JAN. 2019
Sheet:	1 OF 5

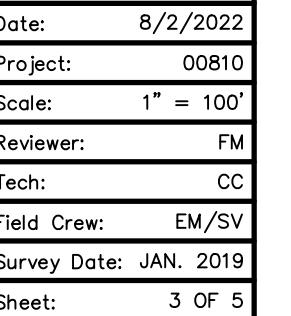
C8J-2022-0129.1A

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C8J-2022-0129.1A



FERGUSON LANE (R.O.W. VARIES)

(N63°16'05"W 1,115.99')
N63°16'05"W 1,115.99'

10' DRAINAGE EASEMENT
DOC. NO. 2008206341
15' ELECTRICAL EASEMENT

((S60°25'39"E 15.58'))
S64°50'30"E 16.00'

{{S65°38'00"E 104.39'}}
S68°36'06"E 104.37'

LOT 3

BLOCK "E"
WALNUT PLACE
SECTION ONE
VOL. 8, PG. 55
P.R.T.C.T.

LOT 2

[A]
LOT 1, BLOCK A
FERGUSON CROSSING
VOL. 100, PG. 173-174
P.R.T.C.T.

[B]
AMENDED PLAT OF: LOTS 16 AND 17,
BLOCK E, WALNUT CREEK BUSINESS PARK, PHASE C,
A SUBDIVISION OF RECORD IN VOLUME 86, PAGE 84D
OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; AND
LOT 15, BLOCK E, AMENDED PLAT OF LOT 1-BLOCK B,
LOT 1-BLOCK D, LOTS 4,5,14 & 15-BLOCK E AND LOTS 3 & 4-BLOCK F,
WALNUT CREEK BUSINESS PARK, PHASE C, A SUBDIVISION OF
RECORD IN VOLUME 88, PAGE 45 OF THE PLAT RECORDS OF
TRAVIS COUNTY, TEXAS.
DOC. NO. 200400287, O.P.R.T.C.T.

[C]
LOT 14, BLOCK E
WALNUT CREEK
BUSINESS PARK PHASE C5
VOL. 102, PG. 238-240
P.R.T.C.T.

[D]
CALLED 13.281 ACRES
(TRACT 1)
TUSCANY PARK, LLC
DOC. NO. 2017163006
O.P.R.T.C.T.

**PREMIER LOGISTICS
PARK SUBDIVISION
Travis County, Texas**

S27°30'48"W 1,379.69'

SHEET 3

SHEET 4

LOT 4
BLOCK C
(INDUSTRIAL)

ACCESS EASEMENT
DOC. NO. 2020084381

5' ELECTRIC EASEMENT
VOL. 3872, PG. 107

S27°30'48"W 1,983.12'
(S27°30'48"W 1,983.12')

CALLED 23.87 ACRES
SAM HOUSTON
CLINTON ET, UX
VOL. 6518, PG. 1035
D.R.T.C.T.

PARNELL DRIVE (64' R.O.W.)

15' ELECTRICAL EASEMENT

15' ELECTRICAL EASEMENT

S62°29'12"E 69.20'

ACCESS EASEMENT
DOC. NO. 2020084381

CALLED 12.55 ACRES
G3 EXHIBITS LLC
DOC. NO. 2018197063
O.P.R.T.C.T.

APPROXIMATE LOCATION
OF ZONE "X" (DOT HATCH)
PER COA GIS

30.00'

FROM WHICH A
CEDAR FENCE
POST BEARS
S30°48'41"W 1.85'

S61°05'07"E 14.93'
<<S63°27'32"E 14.90'>>

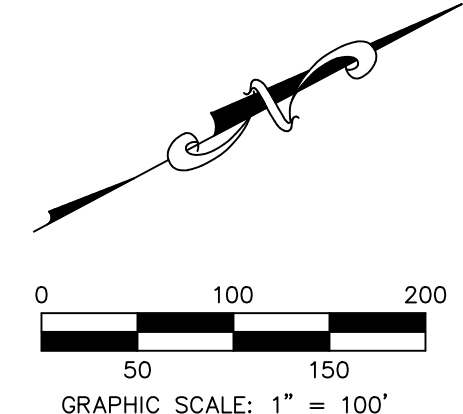
S27°30'48"W 451.73'
MCCLAIN DRIVE (64' R.O.W.)
S27°30'48"W 452.97'

LOT 3
BLOCK C
(INDUSTRIAL)

15' ELECTRICAL EASEMENT

S63°03'27"E 1,069.97'
(S63°03'27"E 1,069.97')

CALLED 42.653 ACRES
GLOBAL WORLDWIDE INTERNATIONAL, LLC
DOC. NO. 2018014595, O.P.R.T.C.T.



4WARD
Land Surveying
A Limited Liability Company

PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	8/2/2022
Project:	00810
Scale:	1" = 100'
Reviewer:	FM
Tech:	CC
Field Crew:	EM/SV
Survey Date:	JAN. 2019
Sheet:	4 OF 5

C8J-2022-0129.1A

STATE OF TEXAS §
COUNTY OF TRAVIS §
KNOW ALL MEN BY THESE PRESENTS: THAT PREMIER LOGISTICS PARK, INC., BEING THE OWNER OF 148.2723 ACRES (6,458,741 SQ FT) OUT OF THE JAMES D. RICE SURVEY NO. 31, ABSTRACT NO. 675, AND THE WILLIAM S. HOTCHKISS SURVEY NO. 32, ABSTRACT NO. 374, BOTH OF TRAVIS COUNTY, TEXAS, BEING ALL OF A 148.2723 ACRE TRACT CONVEYED TO SAID OWNER IN DOCUMENT NO. 2019049251 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), DO HEREBY SUBDIVIDE SAID PROPERTY PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, AND IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

"PREMIER LOGISTICS PARK SUBDIVISION"

SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON, UNLESS OTHERWISE INDICATED, SUBJECT TO ANY RESTRICTIONS AND EASEMENTS HERETOFORE GRANTED AND NOT RELEASED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL EASEMENTS SHOWN HEREON, EXCEPT AS PREVIOUSLY GRANTED, AS REFLECTED HEREON

WITNESS MY HAND THIS THE _____ DAY OF _____, 20____ A.D.

BY: TOBY ROGERS, SR V.P., PREMIER LOGISTICS PARK, INC.

TOBY ROGERS, SR V.P.
PREMIER LOGISTICS PARK, INC.
3000 TURTLE CREEK BLVD.
DALLAS, TEXAS 75219

STATE OF TEXAS §
COUNTY OF DALLAS §
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TOBY ROGERS, ON BEHALF OF PREMIER LOGISTICS PARK, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____ A.D.

NOTARY PUBLIC FOR DALLAS, COUNTY, TEXAS

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20____ A.D.

NOTARY PUBLIC FOR DALLAS COUNTY, TEXAS

ENGINEER'S CERTIFICATION:

I, WILL PARNELL, 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 30 OF THE AUSTIN CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

WILL PARNELL, P.E. DATE
LICENSED PROFESSIONAL ENGINEER NO. 121598
PARNELL ENGINEERING, INC.
FIRM # 19566
500 E. WHITESTONE BLVD., #1419
CEDAR PARK, TEXAS 78613

FLOODPLAIN NOTE:

THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREAS AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C-0460K, TRAVIS COUNTY, TEXAS, DATED JANUARY 6, 2016.

SURVEYOR'S CERTIFICATION:

I, STEVEN M. DUARTE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTION OF TITLE 30 OF THE AUSTIN CODE, 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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. FOR REVIEW PURPOSES ONLY.

STEVEN M. DUARTE, R.P.L.S. DATE
TEXAS REGISTRATION NO. 5940
P.O. BOX 90876
AUSTIN, TEXAS 78709

GENERAL NOTES:

1) EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION IN THE SUBDIVISION, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.

2) NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.

3) PROPERTY OWNERS AND HIS/HERS ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY OF INSPECTION OR MAINTENANCE OF SAID EASEMENT.

4) ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR ASSIGNS.

5) ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN AND TRAVIS COUNTY STANDARDS.

6) 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 THE AUSTIN WATER UTILITY. 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.

7) 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.

8) NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER UTILITY SYSTEM.

9) 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 AND TRAVIS COUNTY. 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.

10) BY APPROVING THIS PLAT, THE CITY OF AUSTIN AND TRAVIS COUNTY 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.

11) BUILDING SETBACKS ARE TO BE IN ACCORDANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

12) PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN AND TRAVIS COUNTY STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: FERGUSON LANE & SPRINKLE ROAD. 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.

13) 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 CENTERLINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRICAL SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

14) ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.

15) 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. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.

16) OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.

17) THIS SUBDIVISION IS RESTRICTED TO USES OTHER THAN RESIDENTIAL.

18) TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.

19) WATER AND WASTEWATER WILL BE PROVIDED BY THE CITY OF AUSTIN WATER UTILITY SYSTEM.

20) A DRIVEWAY PERMIT FROM TRAVIS COUNTY IS REQUIRED PRIOR TO CONSTRUCTION OF ANY DRIVEWAY CONNECTING TO FERGUSON LANE OR SPRINKLE ROAD.

21) AS APPLICABLE, OBTAIN AND IMPLEMENT A STORM WATER POLLUTION PLAN (SWP3). THE SWP3 REQUIRES IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORM WATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.

22) EROSION/SEDIMENTATION CONTROL ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.

23) REFER TO RESTRICTIVE COVENANT NO. _____ FOR IMPERVIOUS COVER ON LOTS 1-7.

24) EACH LOT WITHIN THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS, AND THEIR RESPECTIVE PRIVATE WATER AND SEWER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.

25) 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.

26) 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 THIS SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

27) OCCUPANCY OF ANY LOT IS PROHIBITED UNTIL CONNECTION IS MADE TO AN APPROVED PUBLIC SEWER SYSTEM OR APPROVED PRIVATE INDIVIDUAL SEWAGE DISPOSAL SYSTEM.

28) AT THE TIME THAT THE RUNDBERG EXTENSION ARTERIAL EXTENDS NORTHWARD, PARNELL DRIVE WILL BE RESTRICTED TO RIGHT IN-RIGHT OUT ONLY AT THE INTERSECTION WITH THE RUNDBERG EXTENSION ARTERIAL UNTIL SUCH TIME THAT THE INTERSECTION IS SIGNALIZED.

STATE OF TEXAS §
COUNTY OF TRAVIS §
I, REBECCA GUERRERO, 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 _____, 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

THE _____ DAY OF _____, 20____, A.D.

REBECCA GUERRERO, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: DEPUTY

THIS SUBDIVISION IS LOCATED IN THE 2-MILE ETJ OF THE CITY OF AUSTIN ON THIS THE _____

DAY OF _____, 20____, 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 _____, 20____, A.D.

JOEY DE LA GARZA, FOR: DENISE LUCAS, ACTING DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE _____ DAY OF _____, 20____, A.D.

DAVID KING – SECRETARY

NADIA BARRERA-RAMIREZ – CHAIR

COMMISSIONERS COURT RESOLUTION:

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.

STATE OF TEXAS §
COUNTY OF TRAVIS §
I, REBECCA GUERRERO, CLERK THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 2022, 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 _____, 2022, A.D.

REBECCA GUERRERO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

PREMIER LOGISTICS
PARK SUBDIVISION
Travis County, Texas

 A Limited Liability Company PO Box 90876, Austin Texas 78709 WWW.4WARDLS.COM (512) 537-2384 TBPLS FIRM #10174300	Date:	8/2/2022
	Project:	00810
	Scale:	NA
	Reviewer:	FM
	Tech:	CC
	Field Crew:	EM/SV
	Survey Date:	JAN. 2019
	Sheet:	5 OF 5

C8J-2022-0129.1A

Premier Logistics Park Subdivision

Location Map

VICINITY MAP

NOT TO SCALE

