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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2010-0127.0A

Z.A.P. DATE: June 21, 2011

SUBDIVISION NAME: Resubdivision of Lot 2, Blk. A, Anderson Arbor III Subdivision

AREA: 8.83

LOT(S): 2

OWNER/APPLICANT: SCMR Austin Ltd.
(Greg Herman)

AGENT: Consort, Inc

ADDRESS OF SUBDIVISION: 13334 N US 183 Hwy.

GRIDS: G 37

COUNTY: Travis

WATERSHED: Lake Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: GR-CO

NEIGHBORHOOD PLAN: N/A

PROPOSED LAND USE: Commercial

ADMINISTRATIVE WAIVERS: None

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

DEPARTMENT COMMENTS: The request is for approval of the Resubdivision of Lot 2, Blk. A, Anderson Arbor III Subdivision. The proposed plat is requesting to resubdivide 1 lot into 2 commercial lots.

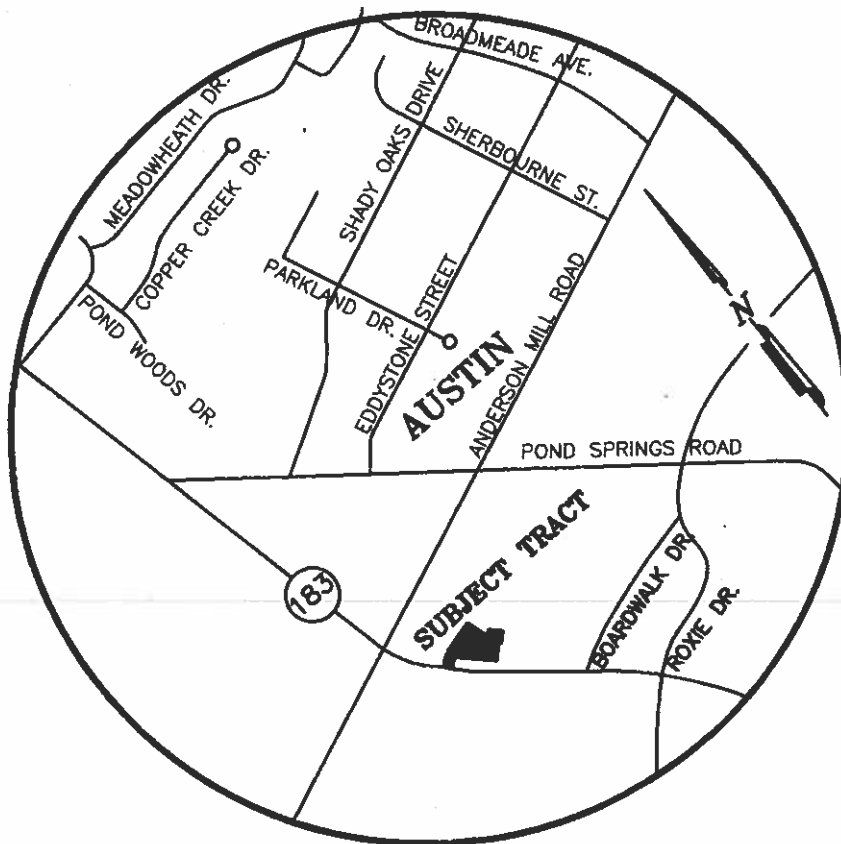
STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat now meets all applicable State and City of Austin LDC requirements.

ZONING & PLATTING COMMISSION ACTION:

CASE MANAGER: David Wahlgren
Email address: david.wahlgren@ci.austin.tx.us

PHONE: 974-6455

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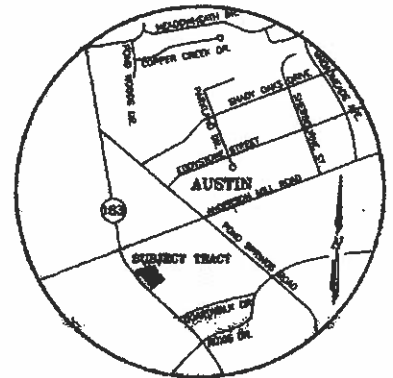
LOCATION MAP

SCANNED

SCALE $1" = 10'$

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.



LOCATION MAP

NOTES

NOVEMBER 18, 2010

LEGEND

- 1/2" CHIPPED IRON PIN FOUND
- 1/2" CHIPPED IRON PIN SET
- 1" IRON PIPE FOUND
- BRASS HIGHWAY MONUMENT FOUND IN CONCRETE
- SIDEWALK
- SPINDLE SET
- ▲ IRON SET
- 4" SET IN CONCRETE

FIELD NOTE DESCRIPTION

Being 5.955 acres of land, more or less, out of and a portion of Lot 2, Block 2 of Anderson Arbor & Subdivison, a subdivision of record in the City of Austin, Williamson County, Texas as returned to Internal Revenue Number 2002097848 of the Pick Records of Williamson County, Texas, said Lot 2 being owned by SPUR ANDERSON ARBOR PH II GENERAL PARTNERSHIP.

COMMENCING 600 feet from a 1/4" iron rod found on the easterly right-of-way line of U.S. Hwy. 103 (North, 450) feet from the road corner of Lot 3 of said subdivision;

TRACT along said right-of-way, along a curve to the right having the following elements: a radius of 223.40 feet, a central angle of 23 31' 05" and an arc length of 25.35 feet, the chord of which chord is 287 00' 50" to a distance of 25.35 feet to the TRUE POINT OF BEGINNING FOR THE TRACT, said point being an "X" set in concrete for the most westerly corner of the tract.

NOTE: containing chain and right-of-way, along and curve to the right having the following elements: a center of 210.40 feet, a central angle of 97.51 52" and an arc length of 20.01 feet; the chain of which bears N 39.48 18" W, a distance of 20.01 feet to an "x" set in concrete for the right-of-way and corner of this tract.

THREAT: Starting from the right - at any time, through road Lat 2, along the north line of the tract the following are the courses and distances:

[illegible]

THENCE through said Lot 2, along the east line of this tract, S 18° 11' 02" E a distance of 140.14 feet to a 3" iron rod set with cap for the street easterly corner of this tract;

THENCE continuing through said Lot 2 along the north line of this tract the following six (6) corners are found:

[illegible]

SHEET 1 OF 2
CB-2010-0127.0A

1210-027-887/AR03-0012-2/2014-03

THE STATE OF TEXAS
COUNTY OF HALLAM

SEEK ALL NEW BY THESE PRESENTS

[illegible]

WITNESS THE HAND OF J. GARY BERRY, PRESIDENT, SONIC AUTOM, LTD., A TEXAS LIMITED PARTNERSHIP AT:
80 SERVICES, #1, I.O. A TEXAS LIMITED LIABILITY COMPANY.

THIS THE 13th DAY OF March, 2011 A.D.

**STATE OF TEXAS
COUNTY OF WILKINSON**

THIS AGREEMENT WAS ACKNOWLEDGED BEFORE ME
ON THE 12th DAY OF 1964. J. J. J. J. J.

Staphylococcus aureus

HOPEFULLY WE WILL FOR THE SAKE OF YOUR
BY EXCELLENCE, CHURCH

LOT BUDGETARY

LSH	AGEAGE
24	124
7	725
TOTAL	849 AGED



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