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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2011-0049.0A

Z.A.P. DATE: July 5, 2011

SUBDIVISION NAME: Resubdivision of Lot 1, Blk. A, Parkline Section II Subdivision

AREA: 4.02

LOT(S): 2

OWNER/APPLICANT: Lakeline Corner Partners Ltd.

AGENT: Jones & Carter, Inc. (James Schissler)

ADDRESS OF SUBDIVISION: 9500 Block of North Lake Creek Parkway

GRIDS: MF40

COUNTY: Williamson

WATERSHED: Lake Creek/ South Boggy

JURISDICTION: Full-Purpose

EXISTING ZONING: GR-CO

PROPOSED LAND USE: Office/Retail

VARIANCES: None

SIDEWALKS: Are required.

DEPARTMENT COMMENTS: The request is for approval of the Resubdivision of Lot 1, Blk. A, Parkline Section II Subdivision. The proposed plat is requesting to resubdivide 1 lot into 2 lots.

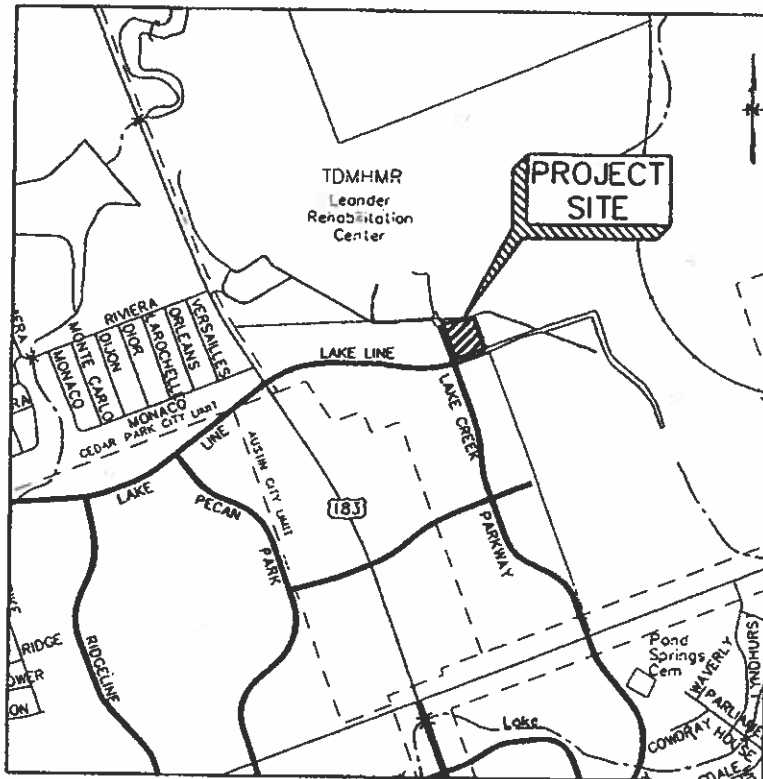
STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat now meets all applicable State and City of Austin LDC requirements.

ZONING & PLATTING COMMISSION ACTION:

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

PHONE: 974-6455

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ZAP# 10566791

LOT 1 BLOCK B PARKLINE SECTION II

LOCATION MAP

JC JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. F-439
1701 Directors Blvd., Suite 400 Austin, Texas 78744 (512) 441-9493

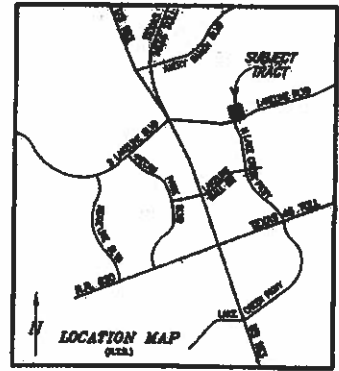
SCALE: 1" = 2500'

DATE: 01/03/2011

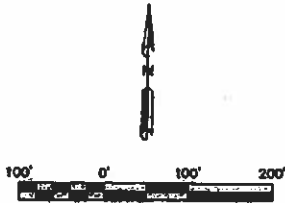
JOB NO: A554-004

RESUBDIVISION OF LOT 1, BLOCK B, PARKLINE SECTION II

CITY OF AUSTIN, WILLIAMSON COUNTY, TEXAS



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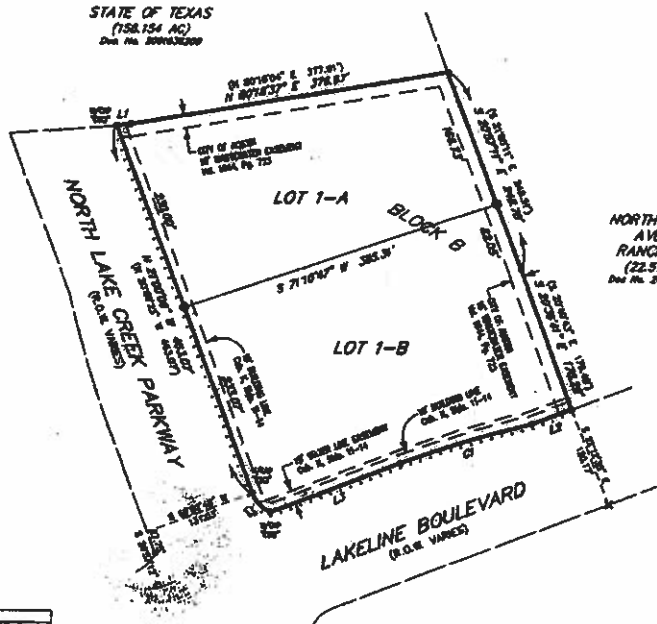


LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET IN CONCRETE FOUND
- 1" FOUND IN CONCRETE
- RECORD INFORMATION
- PROPOSED SIDEWALKS

LINE	TABLE	TABLE
1	1.0000	1.0000
2	1.0000	1.0000
3	1.0000	1.0000
4	1.0000	1.0000
5	1.0000	1.0000

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1177.32	11.00	10.99	S 71°10'41" W
C2	48.00	3.54	3.53	N 24°57'17" W



NORTHWOODS
AVERY
RANCH LLC
(22.57 AC)
Doc No. 201005020

LOT ID	LOT ACREAGE
LOT 1-A	1.750 ACRES
LOT 2-A	2.274 ACRES

BEARING BASIS NOTE:

HORIZONTAL DATUM BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE. COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.00007738.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

That Lakeline Corner Partners, Ltd., acting herein by and through Michael Barron, for L70, LLC, a Texas Limited Liability Company for Lakeline Corner Partners, Ltd., its General Partner, owner of Lot 1, Block B, Parkline Section II, as conveyed to it by warranty deed recorded in Document No. 2007048277, of the Official Public Records of Williamson County, Texas, sold Lot 1 being 4.024 acres of land out of the Rachel Saul Survey, Abetplot No. 551, City of Austin, Williamson County, Texas, sold subdivision having been approved for resubdivision pursuant to the public notification and hearing provisions of said Section 212.016 of the Texas Local Government Code, do hereby resubdivide 4.024 acres of land in accordance with this plat, to be known as RESUBDIVISION OF LOT 1, BLOCK B, PARKLINE SECTION II, and do hereby dedicate to the public the use of the easements shown hereon, subject to any easements, covenants or restrictions heretofore granted and not released.

WITNESS MY HAND, this the 24th day of JUNE, 2011, A.D.

Lakeline Corner Partners, Ltd.,

By: L70, LLC,
a Texas Limited Liability Company, its General Partner

Michael Barron
Michael Barron, Partner
806 Ruess
Austin, TX 78701

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

TRAVIS

Before me, the undersigned authority on this day personally appeared Michael Barron, 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, this 24th day of June, 2011.

Deborah Y. Stepan
Notary Public, State of Texas

Deborah Y. Stepan
Print Notary's Name
My Commission Expires: 11-3-13



SURVEYOR:

terra firma

LAND SURVEYING

1701 Directors Blvd., Suite 400 • Austin, Texas 78744 • 512/768-8573 • Fax 512/445-3326

ENGINEER:

JC JONES & CARTER, INC.
ENGINEERS-PLANNERS-SURVEYORS
Texas Board of Professional Engineers Registration No. 7-438
1701 DIRECTORS BLVD., STE. 400 AUSTIN, TEXAS 78744
(512) 441-8493 (Phone)
(512) 445-2284 (Fax)

SHEET 1 OF 2

FILED: J:\Projects\11554\000\Survey\Drawing Files\2011\Subdiv Platting	REVIEWED BY:
J:\Projects\11554\000\Survey\Final Files\11554-002.dwg	REVIEWED DATE:
DATE: 11-23-2011	REVIEWED BY: [Signature]
SCALE: AS SHOWN	REVIEWED DATE: 11-23-2011

RESUBDIVISION OF
LOT 1, BLOCK B
PARKLINE SECTION II

CASE NO. CB-2011-0048.0A