

C13/1

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2013-0064.0A

ZAP DATE: August 20, 2013

SUBDIVISION NAME: Resubdivision of Walden Park

AREA: 47.42

LOT(S): 6

OWNER/APPLICANT: CBL Walden Park, LLC
(Kenneth Wittler)

AGENT: Bury & Patners, Inc.
(Jonathan Neslund)

ADDRESS OF SUBDIVISION: SH 45 EB and US Hwy 183

GRIDS: F39, F40 & G39

COUNTY: Williamson

WATERSHED: Lake Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: CH, CS, and CH-PDA

MUD: N/A

PROPOSED LAND USE: Retail and Multi-Family

VARIANCES: None

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

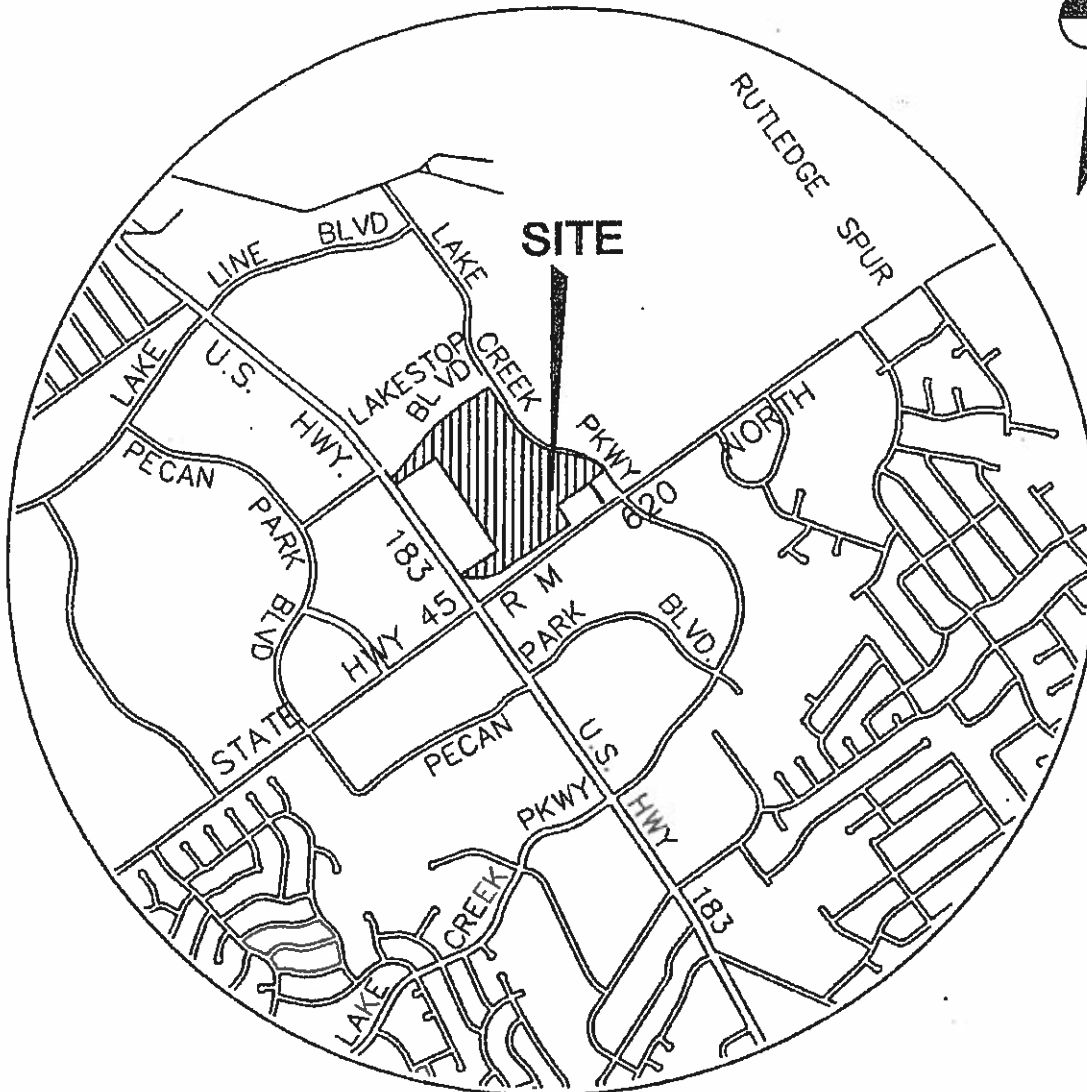
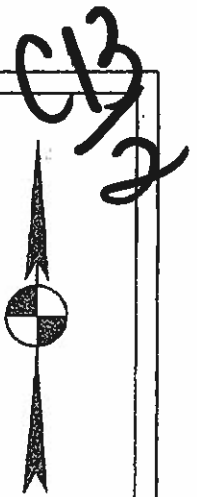
DEPARTMENT COMMENTS: The request is for approval of the Resubdivision Walden Park. The proposed resubdivision is composed of 6 lots on 47.415 acres. A vacation of a portion of the previous plat that is being resubdivided is also on this agenda (C8-05-0201.0A(VAC)).

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

ZONING AND PLATTING COMMISSION ACTION:

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

PHONE: (512)974-6455



N.T.S.
GRID NUMBER: F39, F40, G39
MAPSCO PAGE: 433D, 434A, 403Z

Bury+Partners
ENGINEERING SOLUTIONS
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
Bury+Partners, Inc. ©Copyright 2012

N. Lake Creek Pkwy & S. H. 45

WALDEN PARK

SITE LOCATION MAP

DATE: 12/04/2012

DRAWN BY: AN

FILE: G:\110007\10001\EXH\VC.DWG

PROJECT: 110007.10001

SCANNED

13/3

BLOCK 'A'

LOT 1
7.183 ACRES

BLOCK "A"

20247 ACRES

3.6864 ACRES

1967 ACRES

STATE HIGHWAY 45
(R.O.W. VARIES)

RACHEL SAUL SURVEY
ABSTRACT NO. 551

U.S. HIGHWAY 188 (R.O.W. WIDTH Varies)

CHINESE OIL WALDEN PARK, LLC

Bury+Partners

A SIX LOT SUBDIVISION
CONSISTING OF 47.415 ACRES
DATE: APRIL 2013
PREPARED BY:

2 **SHIFT**

[illegible]

NO. OF BLOCKS: 1
NO. OF LOTS: 6
NEW STREET: NONE
DATE: APRIL, 2013
SURVEYOR: BARRY+PARTNERS, INC.
ENGINEER: BARRY+PARTNERS, INC.
BENCHMARK: TO BE SET

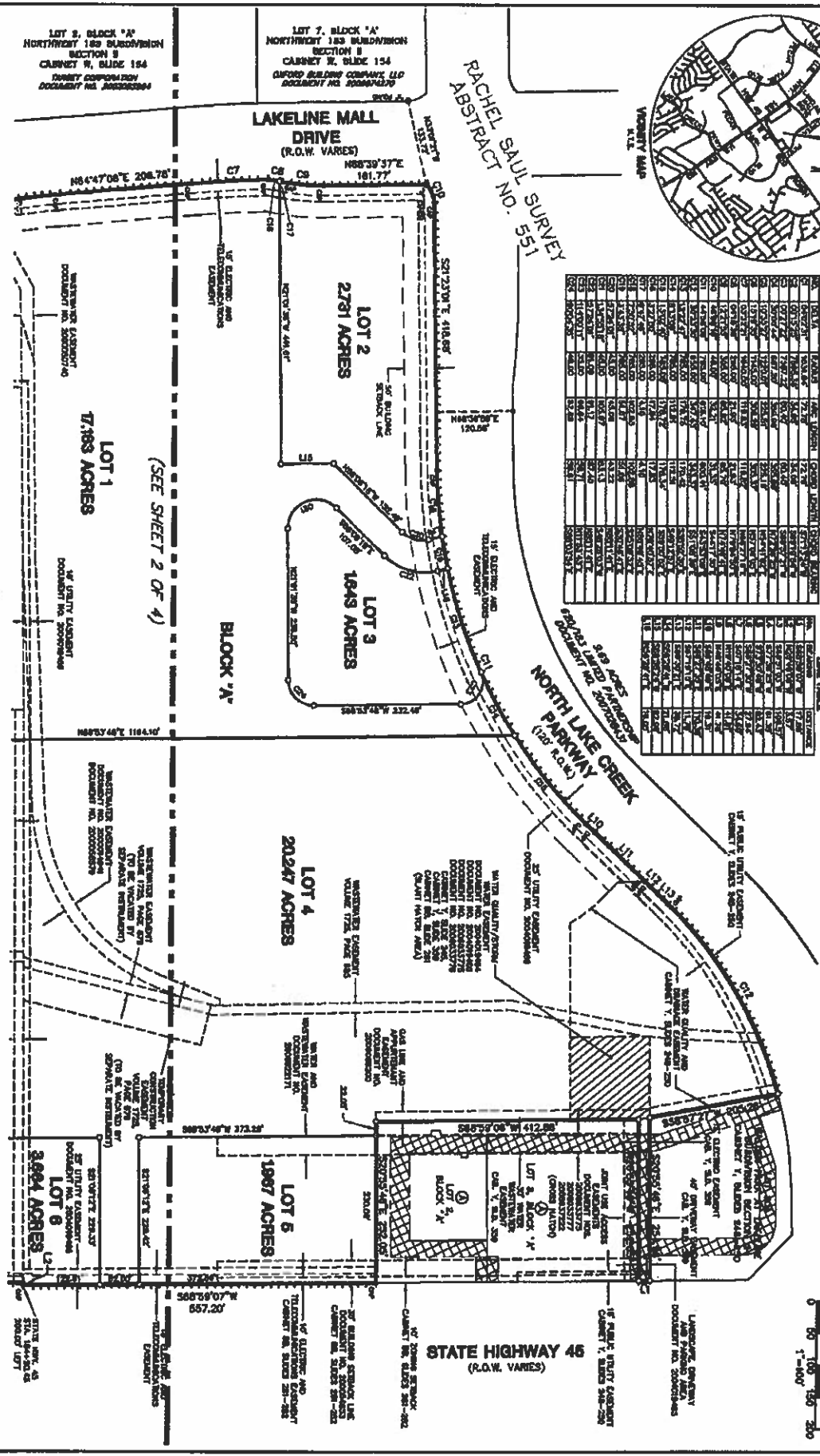
p Bury+Partners
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 393-0911 Fax (512) 393-0925
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CB-2013-0064.OA

A 47.15 ACRE TRACT OF LAND OUT OF THE BLOCK, SAID SURVEY, ABSTRACT NO. 361, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A RESUBDIVISION OF WILDEY PARK SUBDIVISION, A RESUBDIVISION OF HQ OF 12 SUBDIVISION, A RESUBDIVISION OF LOT 104 WILDEY PARK AT LUGBINE SUBDIVISION SECTION 2, A RESUBDIVISION OF LOT 4, BLOCK "A", THE ARBOLD SUBDIVISION AT WILDEY PARK, A PORTION BEING A RESUBDIVISION OF THE ARBOLD PLAT OF THE ARBOLD 1 SUBDIVISION SECTION 1 AND LOT 1, A PORTION OF LOT 1, BLOCK "A" BEING A RESUBDIVISION OF THE ARBOLD 1 SUBDIVISION SECTION 1, A PORTION BEING A RESUBDIVISION OF THE ARBOLD 1 SUBDIVISION SECTION 1.

[illegible]

Year	1972-1973	1973-1974
1	588.79	57.08
2	104.74	5.77
3	54.67	100.57
4	54.67	51.00
5	57.78	32.33
6	57.78	32.33
7	58.77	32.33
8	60.71	32.33
9	61.71	32.33
10	61.71	32.33
11	61.71	32.33
12	61.71	32.33



DETAILED DESIGN NOTE:
THE BASIS OF DESIGN OF THE SURVEY BROWN MEDICIN IS TEXAS STATE
PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83/01, UTILIZING
WESTERN DATA SYSTEMS CONTINENTAL OVERSIGHT REFERENCE STATION
(CORS) METHOD.

- ⑦ THE ARNOLD SUBDIVISION AT ELDON PARK
A PORTION BEING A RECONVERSION OF
THE ARNOLD PLAT OF THE
ARNOLD 1 SUBDIVISION SECTION 1
CASSIET 66, SLABS 261-292

- LEGEND**
- 1/2" ROM ROD FOUND (ANALYST NOTES)
 - DASHED "X" FOUND
 - ROM PIPE FOUND
 - 1/2" ROM ROD WITH CAP SET
 - P.O.L. POINT OF BREAKAGE
 - • • SOUTHWEST

**RESUBDIVISION OF
WALDEN PARK**

Buy+Partners

A SIX LOT SUBDIVISION
CONSISTING OF 47.415 ACRES
DATE: APRIL 2013
PREPARED BY:

Printed by: 11/1 Accepted by: 11/1 Project No.: 10000000-00000 The: 11/10000000/10000000/11/1
C8-2013-0064.0A