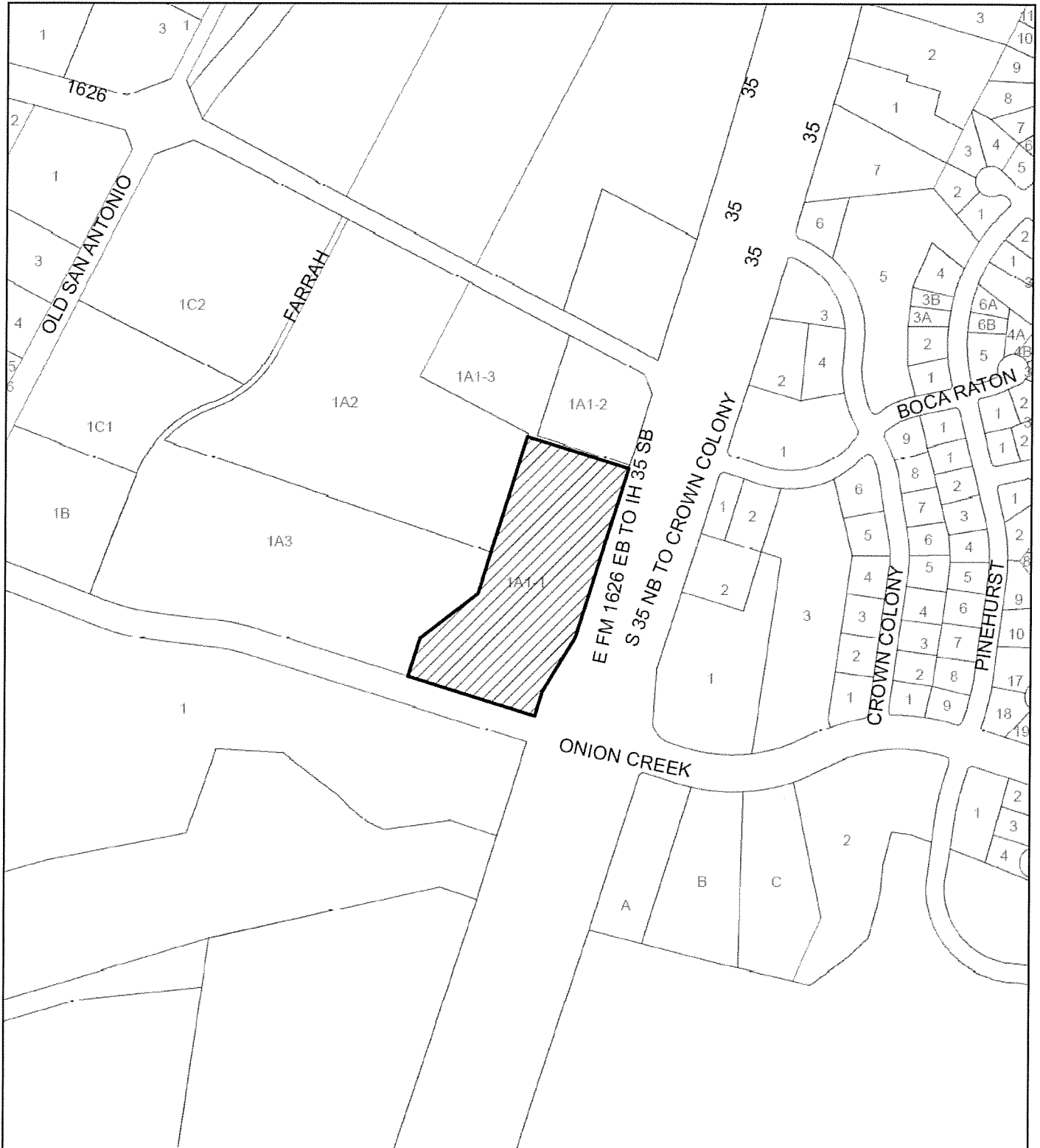


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2015-0171.0A**Z.A.P. DATE:** December 15, 2015**SUBDIVISION NAME:** Resubdivision of Lot 1A1-1, Resubdivision of Lot 1A1, Resubdivision of Lot 1A, Resubdivision of Lot 1, Block B, Double Creek Village Block B**AREA:** 7.506 acres**LOT(S):** 3**OWNER/APPLICANT:** Haviland Lake Partners LP;
(Jeff Drinkard)**AGENT:** 360 Professional Services,
Inc. (Scott Foster)**ADDRESS OF SUBDIVISION:** 11206 S IH 35 SVRD SB.**GRIDS:** MF - 11**COUNTY:** Travis**WATERSHED:** Onion Creek**JURISDICTION:** Full-Purpose**EXISTING ZONING:** CS-MU-CO**COUNCIL DIST.:** 5**PROPOSED LAND USE:** Commercial Retail**SIDEWALKS:** Sidewalks will be provided on the subdivision side of S IH 35 SVRD SB.**DEPARTMENT COMMENTS:** The request is for approval of the resubdivision plat, namely Resubdivision of Lot 1A1-1, Resubdivision of Lot 1A1, Resubdivision of Lot 1A, Resubdivision of Lot 1, Block B, Double Creek Village Block B. The proposed plat is composed of 3 lots on 7.506 acres.**STAFF RECOMMENDATION:** The staff recommends approval of the resubdivision. This plat meets all applicable State Local Government and City of Austin Land Development Code requirements.**ZONING AND PLATTING ACTION:****CASE MANAGER:** Sylvia Limon**PHONE:** 512-974-2767**E-mail:** Sylvia.limon@austintexas.gov



Subject Tract



Base Map

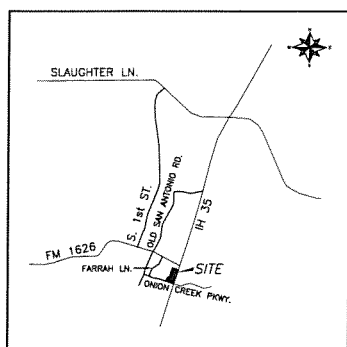
CASE#: C8-2015-0171.0A
 ADDRESS: IH 35 SB @ ONION CREEK PKWY



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

RESUBDIVISION OF LOT 1A1-1,
RESUBDIVISION OF LOT 1A1,
RESUBDIVISION OF LOT 1A,
RESUBDIVISION OF LOT 1, BLOCK B
DOUBLE CREEK VILLAGE



LOCATION MAP
M.T.S.




1"=100'



BEARING BASIS: TEXAS CENTRAL ZONE,
STATE PLANE COORDINATES (NAD 83)

E FM 1626 RD.
(80' ROW)

LEGEND

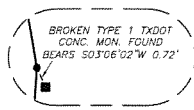
- 
 TYPE 1 TXDOT MONUMENT FOUND
 TYPE 2 TXDOT MONUMENT FOUND
 1/2" IRON ROD FOUND (UNLESS NOTED)
 CAP IRON ROD WITH CAP FOUND
 IRON PIPE FOUND
 IRON ROD WITH G&R CAP SET
 BENCHMARK
 (xxx) RECORD INFORMATION
 SIDEWALKS REQUIRED

BENCHMARK INFORMATION:

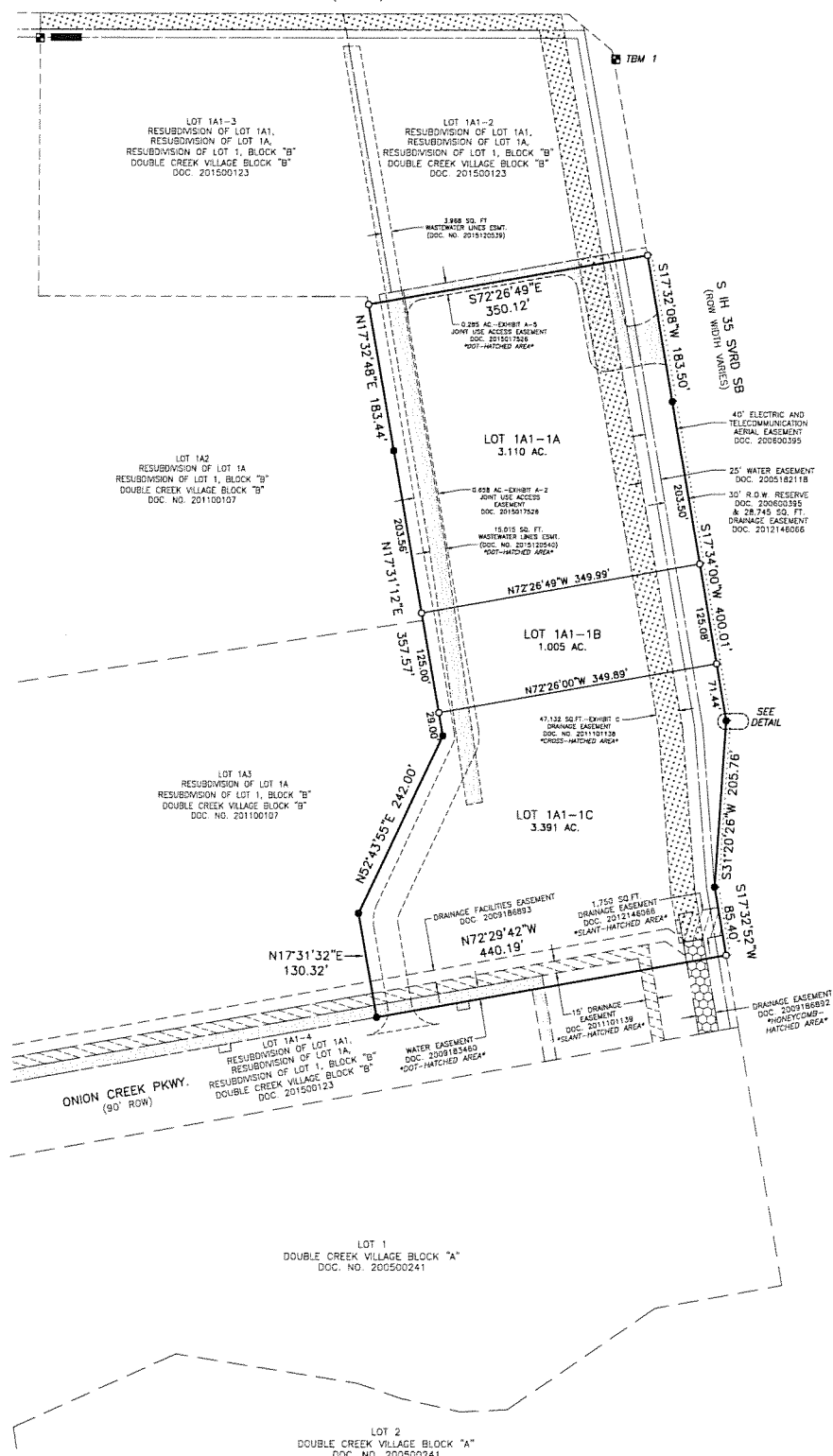
T.B.M.1 = BRASS DISK FOUND, LOCATED \pm 65 FEET SOUTH OF SOUTHERLY ROW LINE OF FM 1626 AND \pm 4 FEET EAST OF WESTERLY ROW LINE OF IH 35.
ELEVATION = 633.74

T.B.M.2 = BOX CHISELED ON NORTH SIDE OF WASTEWATER
MANHOLE, LOCATED AT OR NEAR THE COMMON LOT LINE OF LOT 1A1
AND LOT 1A2, ± 30 FEET SOUTH OF THE COMMON NORTHERLY
PROPERTY CORNER.
ELEVATION = 632.24

VERTICAL DATUM: NAVD 88 (GEOID 03)



DETAIL
N.T.S.



PLAT SUBMITTAL DATE: AUGUST 26, 2015
PLAT PREPARATION DATE: SEPTEMBER 30, 2015

C8-2015-0171.0A



SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FIRM NO. 10032000
SHEET 1 OF 2

SHEET 1 OF 2