

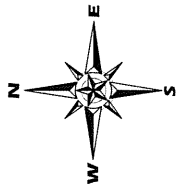
SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2015-0213.0A**ZAP DATE:** July 19, 2016**SUBDIVISION NAME:** Walmart 1129, resubdivision of a portion of Lot 2, Block A, Maconda Park**AREA:** 11.76 acres**LOTS:** 1**APPLICANT:** Walmart Real Estate Business Trust**AGENT:** Southwest Engineers
(Miguel Gonzales)**ADDRESS OF SUBDIVISION:** 10014 ½ Lake Creek Parkway**GRIDS:** G39**COUNTY:** Williamson**WATERSHED:** Lake Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** GR**DISTRICT:** 6**LAND USE:** Commercial**NEIGHBORHOOD PLAN:** none**ADMINISTRATIVE WAIVERS:** none**VARIANCES:** none**SIDEWALKS:** Sidewalks are constructed along the Lake Creek Parkway frontage.

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of a portion of Lot 2, Block A of Maconda Park. The plat is comprised of 1 lot on 0.956 acre. The applicant proposes to resubdivide an existing lot for commercial use. The proposed lot complies with zoning requirements for use, lot width and lot size.

STAFF RECOMMENDATION: The staff recommends approval of the plat. The resubdivision meets all applicable State and City of Austin Land Development Code requirements.

ZONING AND PLATTING COMMISSION ACTION:**CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** steve.hopkins@austintexas.gov

WAL-MART USA STORE NO. 1129 SUBDIVISION A RESUBDIVISION OF A PORTION OF LOT 2, BLOCK "A" OF MACONDA PARK 620/183



SCALE: 1" = 40'

LEGEND

- ▲ MAG NAIL FOUND
- △ MAG NAIL SET
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET CAPPED WLSA
- SIDEWALK
- BUILDING LINE
- ELECTRIC AND TELECOMMUNICATIONS EASEMENT
- PUBLIC UTILITY EASEMENT
- RECORD INFORMATION
- DOCUMENT NUMBER
- CABINET
- SLIDE
- WILLIAMSON COUNTY PLAT RECORDS
- WILLIAMSON COUNTY REAL PROPERTY RECORDS
- WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS
- () RECORD INFORMATION
- () RIGHT-OF-WAY
- PAGE(S)
- SQUARE FEET
- POINT OF BEGINNING

LAKE CREEK PARKWAY
(PUBLIC VARIOUS WIDTH ROW)
(RIGHT-OF-WAY DEDICATION VOL. 1493, PG. 494, W.C.O.R.)

LOT 2-A
0.0433 ACRES
41,857 SQ. FT.

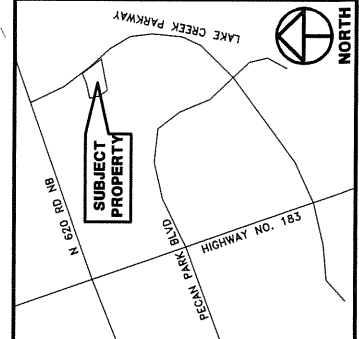
BLOCK "A"

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	1087.18'	09°39'49"	183.37'	S 42°37'56" E	183.15'
C2	316.00'	19°49'26"	109.33'	N 68°59'22" E	108.79'
C3	35.19'	23°44'21"	14.58'	N 67°11'39" E	14.48'
C4	300.00'	22°33'32"	118.12'	S 67°30'40" W	117.36'

LINE TABLE

LINE	DISTANCE	BEARING
L1	21.55'	S 47°18'26" E
L2	26.11'	N 54°48'10" E
L3	18.92'	N 52°39'14" W
L4	19.46'	S 56°13'54" W



VICINITY MAP
NOT-TO-SCALE

Windrose Services "w" Land Austin
4730 Commercial Center Dr.
Austin, Texas 78744
Telephone: (512) 326-0100
Fax: (512) 326-0101
www.windroseservices.com

WAL-MART USA STORE NO. 1129 SUBDIVISION A RESUBDIVISION OF A PORTION OF LOT 2, BLOCK "A" OF MACONDA PARK 620/183

STATE OF ARKANSAS }
COUNTY OF BENTON }

KNOW ALL MEN BY THESE PRESENTS
That Wal-Mart Real Estate Business Trust, being owner of the certain tract of land shown hereon
and conveyed in a deed recorded in Document No. 9661177 of the Official Records of Williamson
County, Texas, being a portion of Lot 2, Block "A", Maconda Park 620/183, a recorded subdivision
in Williamson County, Texas recorded in Cabinet 0, Slide 222 of the Williamson County Plat
and the subdivision having been opened for resubdivision pursuant to the public
notification and approval of the Williamson County Board of Commissioners, do hereby
resubdivide said portion of Lot 2, Block "A", in accordance with the map or plat attached hereto, to
be known as: WAL-MART USA STORE NO. 1129 SUBDIVISION

And do hereby dedicate to the public the use of all streets and easements shown hereon, subject
to any and all easements or restrictions heretofore granted and not released.

In testimony whereof, Wal-Mart Real Estate Business Trust, has caused these presents to be signed
2014.

Wal-Mart Real Estate Business Trust
a Delaware business trust

By: _____
Representative of Walmart

Attest:

Secretary

STATE OF ARKANSAS }
COUNTY OF BENTON }

BEFORE ME, the undersigned authority, on this day personally appeared _____
Assistant Vice President, of Wal-Mart Real Estate Business Trust, on behalf of such trust, known to
me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to
me that he executed the same for the purposes and considerations therein expressed, and in the
capacity therein and herein set out, and as the act and deed of said trust.

Given Under My Hand and Seal of Office, the _____ day of _____, 2014

Notary Public in and for Bentonville
County of Benton, State of Arkansas

My Commission Expires:

STATE OF ARKANSAS }
COUNTY OF BENTON }

BEFORE ME, the undersigned authority, on this day personally appeared _____
person whose name is subscribed to the foregoing instrument, and acknowledged to me that he
executed the same for the purposes and considerations therein expressed, and in the capacity
therein and herein set out, and as the act and deed of said trust.

Given Under My Hand and Seal of Office, the _____ day of _____, 2014

Notary Public in and for Bentonville
County of Benton, State of Arkansas

My Commission Expires:

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

I, Michael Turner, Registered Professional Land Surveyor in the State of Texas, do
hereby certify that this replat is true and correctly made from an actual survey made
on the ground under my direct supervision of the property legally described hereon,
and that there are no apparent discrepancies, conflicts, overlapping of improvements,
visible utility lines or roads in place, except as shown on the accompanying plat, and
in accordance with the Subdivision Regulations of the City of Austin.

RELEASE: 06/15/16 FOR REVIEW

*PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR AN PURPOSE AD SHALL NOT BE
USED OR VIEWED OR RELIED UPON AS A FINAL PLAT DOCUMENT.*

MICHAEL TURNER
Registered Professional Land Surveyor
State of Texas No. 6441
Windrose Land Services Austin
4120 Commercial Center Drive, Suite 300
Austin, Texas 78144
Phone: 512-326-2100
Fax: 512-326-2770

Accepted and authorized for record by the Zoning & Platting Commission of the
City of Austin, Texas, this, the _____ day of _____, 20____.

Chair _____ Secretary _____

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR,
DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE
____ DAY OF _____, 20____, AD.

J. Rodney Gonzales, Director
Development Services Department

I, _____, Registered Professional Engineer in the State of Texas, do hereby certify that
this replat subdivision is in the Edwards Aquifer Recharge Zone and is not encroached by a
Zone A Flood Hazard Boundary Map Community Flood Hazard Boundary Map, effective date
September 26, 2008, and that each lot conforms to the City of Austin
regulations.

The fully developed, concentrated stormwater runoff resulting from the one hundred (100)
year frequency storm is contained within the drainage easements shown and/or public
rights-of-way dedicated by this plat.

TO CERTIFY WHICH, I, _____, Registered Professional Engineer in the State of Texas, do hereby certify that
this replat subdivision is in the Edwards Aquifer Recharge Zone and is not encroached by a
Zone A Flood Hazard Boundary Map Community Flood Hazard Boundary Map, effective date
September 26, 2008, and that each lot conforms to the City of Austin
regulations.

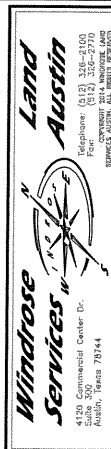
Registered Professional Engineer
No. _____, State of Texas
Austin, Texas

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

I, Nancy E. Rister, Clerk of the County Court of said County, do hereby certify
that the foregoing instrument in writing, with its certificate was filed for record in
my office on the _____ day of _____, 20____, A.D., at _____ o'clock, _____m.
and duly recorded on the _____ day of _____, 20____, A.D., at _____ o'clock, _____m.
in the Plat Records of said County in Cabinet _____, Sides _____.

TO CERTIFY WHICH, I, _____, Registered Professional Engineer in the State of Texas, do hereby certify that
this replat subdivision is in the Edwards Aquifer Recharge Zone and is not encroached by a
Zone A Flood Hazard Boundary Map Community Flood Hazard Boundary Map, effective date
September 26, 2008, and that each lot conforms to the City of Austin
regulations.

By: Deputy _____



WAL-MART USA STORE NO. 1129 SUBDIVISION
OUT OF THE
ELISHA ALLEN SURVEY ABSTRACT NO. 18
WILLIAMSON COUNTY, TEXAS

1 LOT 1 BLOCK
BEING A PARTIAL REPLAY OF MACDONA PARK 620/183 AS RECORDED IN
CABINET D, SLIDE 222, OF THE WILLIAMSON COUNTY PLAT RECORDS.
REPLATED PORTION INCLUDES:
PART OF LOT 2, BLOCK "A" OF MACDONA PARK 620/183. PURPOSE OF
REPLAY BEING TO CONTINUE THE DEVELOPMENT OF PROJECT.
NOVEMBER 2014

PARAMETERS AND BOUNDS DESCRIPTION:

BEING A PART OF LAND CONTAINING 07.917' OF AN ACRES (32.744 S.W. 1/4) OUT
OF LOT 2, BLOCK "A", WACONIA PARK #20/183, A RECORDED SUBDIVISION SITUATED IN
THE COUNTY OF AUSTIN, HELLGROVE COUNTY, TEXAS, RECORDED IN CADDENOT E, SLIDES 222-224,
W.C.P.F.R. NO. 6881177, W.C.P.F.R. NO. 6881177, AND 0.7517' OF AN ACRE BEING MORE EXACTLY
DESCRIBED BY LOTS AND BLOCKS AS FOLLOWS: ALL BEGINNERS ARE BASED ON SAID
RECORDED SUBDIVISION OF "WACONIA PARK #20/183", CABINET O, SLIDES 222-224, W.C.P.F.R.
NO. 6881177.

COMMENCING AT A POINT 1/2" IRON ROD IN THE WEST RIGHT-OF-WAY LINE OF LAKE CRECK
AND PROCEEDING EAST ALONG SAID WEST RIGHT-OF-WAY LINE TO BEING THE EAST LINE OF SAID
LOT 2, BLOCK "A", WACONIA PARK #20/183, SAID ROD BEARING THE END OF A CURVE
TANGENT IN SAID DESCRIBED TRACT;

THENCE SOUTH 01°42'30" WEST, INTO SAID LOT 2, A DISTANCE OF 62.30' TO A SET CAPPED
IRON ROD BEARING THE NORTHWEST CORNER OF THE HERZEN DESCRIBED TRACT;

THENCE SOUTH 78°47'28" WEST CONTINUING INTO SAID LOT 2, A DISTANCE OF 238.81' TO A
SET CAPPED IRON ROD (M.A.S.), BEARING THE SOUTHWEST CORNER OF THE HERZEN
DESCRIBED TRACT;

THENCE CONTINUING WITH SAID LOT 2, WITH THE WEST LINE OF THE HERZEN DESCRIBED
TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 78°47'28" WEST, A DISTANCE OF 72.30' TO A SET CAPPED 1/2" IRON ROD (M.A.S.);

2. NORTH 11°17'34" WEST, A DISTANCE OF 72.30' TO A SET CAPPED 1/2" IRON ROD (M.A.S.)
FOR THE NORTHEAST CORNER OF THE HERZEN DESCRIBED TRACT;

THENCE CONTINUING WITH SAID LOT 2, WITH THE NORTH LINE OF THE HERZEN DESCRIBED
TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 78°47'28" EAST, A DISTANCE OF 83.30' TO A SET CAPPED 1/2" IRON ROD (M.A.S.);

2. WITH SAID COURSE, TO CHISEL TO THE NORTH HAVING A RADIUS OF 316.00';

THENCE CONTINUING WITH SAID LOT 2, WITH THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 109.33',
TO CHISEL TO THE NORTH HAVING A RADIUS OF 316.00'; LAST TO A SET CAPPED
IRON ROD BEARING THE NORTHEAST CORNER OF THE HERZEN DESCRIBED TRACT;

THENCE SOUTH 37°16'22" EAST, CONTINUING INTO SAID LOT 2, A DISTANCE OF 178.00' TO A
SET CAPPED 1/2" IRON ROD (M.A.S.), TO THE PLACE OF BEGINNING AND COMMENCING 0.137'
OF AN ACRE (32.744 S.W. 1/4) OF LAND, AS SURVEYED ON THE GROUND ON JUNE 5, 2013,


GENERAL NOTES:

- 1) THIS PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF AUSTIN, TEXAS.
- 2) BUILDING SETBACKS WILL BE IN ACCORDANCE WITH THE CITY OF AUSTIN ZONING DEVELOPMENT CODE.
- 3) THE CITY OF AUSTIN IS THE UTILITY PROVIDER FOR WASTEWATER FOR THIS PROPERTY.
- 4) THE CITY OF AUSTIN IS THE WATER PROVIDER FOR THIS PROPERTY.
- 5) ELECTRICAL SERVICE IN THIS AREA IS PROVIDED BY AUSTIN ENERGY.
- 6) NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE OF AUSTIN, TEXAS. THE 100 YEAR FLOOD MAP NUMBER 460824 0810 E DATED SEPTEMBER 14, 2006, SHOWS THIS MAP IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE.
- 7) IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SWAY ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRAZED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
- 8) THE MAXIMUM INTERVIEWS COVERAGE PER NON-RESIDENTIAL LOT SHALL BE 10% TO THE CITY OF AUSTIN DEVELOPMENT CODE AS THE TIME OF THE SITE PLAN APPLICATION BASED ON THE ZONING DESIGNATION OF THE PROPERTY.
- 9) LOTS SHOWN HEREON ARE SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS TO THE CITY OF AUSTIN DEVELOPMENT CODE AS THE TIME OF THE SITE PLAN APPLICATION BASED ON THE ZONING DESIGNATION OF THE PROPERTY, WILLAMSON COUNTY, TEXAS IN CABINET O, PAGE 222 OF THE PLAN RECORDED IN WILLAMSON COUNTY, TEXAS.
- 10) PUBLIC SIDEWALKS BUILT TO CITY OF AUSTIN STANDARDS ARE REQUIRED ALONG LAKE CREEK PARKWAY. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IF THE SIDEWALKS ARE NOT BUILT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALKS MAY BE PERMITTED FOR UTILITY CONNECTIONS TO THE GOVERNING BODY OR UTILITY COMPANY.
- 11) ON-SITE SEWAGE FACILITIES MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER ON REGISTERED LANDWATER.
- 12) FACILITY FOR OFF-STREET LOADING AND UNLOADING SHALL BE PROVIDED ON ALL NON-RESIDENTIAL SITES.
- 13) PROPERTY OWNER SHALL PROVIDE ACCESS TO THE DRAINAGE EASEMENTS AND EASEMENTS TO THE CITY OF AUSTIN GOVERNMENT AUTHORITIES FOR INSPECTIONS, MAINTENANCE OF SANIASEMENTS.
- 14) WATER AND WASTEWATER SERVICE LINES BEHIND THE SUBDIVISION SHALL BE INSTALLED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN HEALTH DEPARTMENT PLANS AND SPECIFICATIONS. PLANS AND SPECIFICATIONS SHALL BE PROVIDED BY THE CITY OF AUSTIN WATER AND WASTEWATER DEPARTMENT FOR REVIEW AND APPROVAL.
- 15) NO SIGNIFICANT TREES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS, EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
- 16) BEARINGS ARE BASED ON THE REDWOOD PLAT OF MACDONIA PARK 820/183 RECORDED IN CABINET O, SLOU 221. PLAT RECORDS OF WILLAMSON COUNTY, TEXAS.
- 17) ALL LOTS IN THE SUBDIVISION ARE RESTRICTED TO USES OTHER THAN SINGLE FAMILY RESIDENTIAL.
- 18) TWO-FAMILY RESIDENTIAL.

CLERICAL NOTES:

- 1) THE ELECTRIC UTILITY HAS THE RIGHT TO POND AND/OR REMOVE WATERS, SEDIMENT AND OTHER OBSTRUCTIONS TO THE EXTENT AND NECESSARY TO KEEP THE EXISTING CANALS CLEAR. THE UTILITY WILL PERFORM ALL THIS WORK IN COMPLIANCE WITH CHAPTER 13-7, ARTICLE 5 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 2) THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE THE CITY OF AUSTIN ELECTRIC UTILITY DEPARTMENT WITH ANY EXISTING AND/OR ACCESS TO THE UTILITY FACILITIES AND MAINTAINANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EXISTENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE SITES LOCATED ON THIS SITE AND WILL NOT BE SO LOCATED SO AS TO CAUSE THE SITE TO BE IN COMPLIANCE WITH CHAPTER 13-7 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 3) THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, RETENTION AND TREE PROTECTION. THE UTILITY WILL BE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE PROJECT. THIS ELECTRIC UTILITY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- 4) ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT OWNERS EXPENSE.

Windrose
Services *Land*
Austin

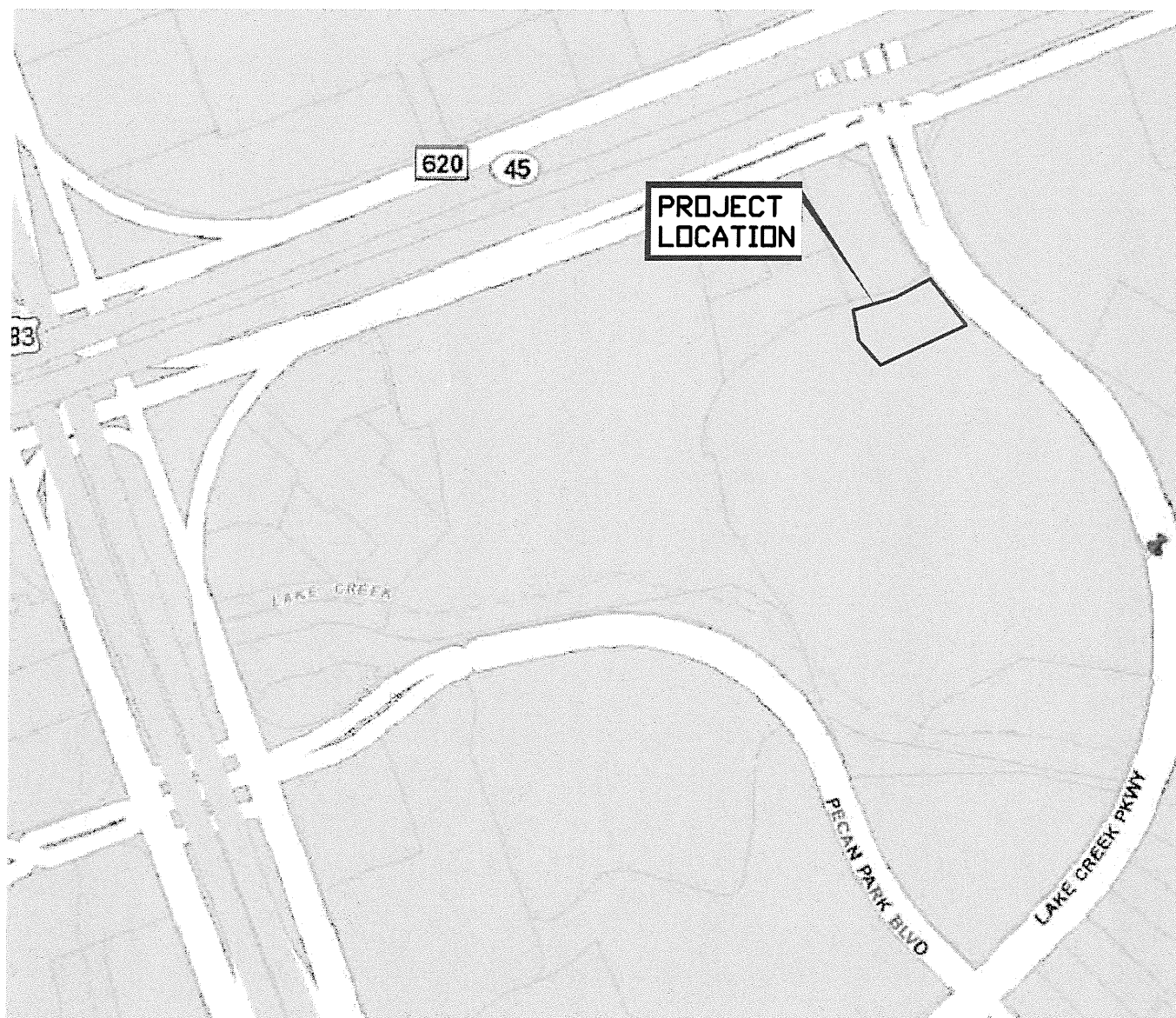


4120 Commercial Drive
Austin, Texas 78744

Telephone: (512) 334-1162
Fax: (512) 334-2770
WINDROSE SERVICE, 4120 COMMERCIAL DRIVE, AUSTIN, TEXAS 78744

SEE PAGE 3

FILE



Southwest Engineers Inc.



Civil
Environmental
Planning

TBPE No.: 1909
www.swengineers.com

142 Cimarron Park Lp
Buda, Texas 78610
(512) 312-4336

LOCATION MAP

Wal-Mart Store No. 1129
Maconda Park
Windrose Land Services

Date: 09/23/2015
File: Aerial Exhibit
Scale: N.T.S.
Tech: AG
Project No.: 05670