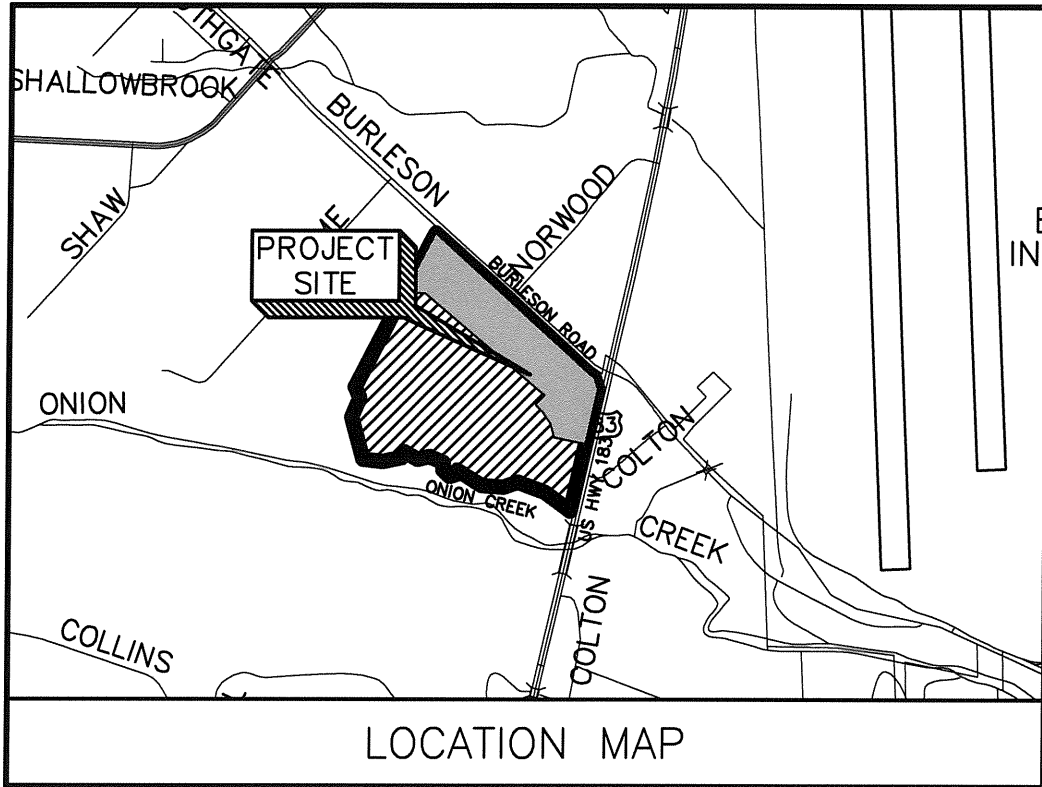



**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2016-0146.1A**ZAP DATE:** February 21, 2017**SUBDIVISION NAME:** Park 183, Phase 1 final plat**AREA:** 29.7 acres**LOTS:** 4**APPLICANT:** Park 183 Land, LLC**AGENT:** Jones & Carter  
(Gemsong Ryan)**ADDRESS OF SUBDIVISION:** 8219 Burleson Rd**GRIDS:** L15**COUNTY:** Travis**WATERSHED:** Onion Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** LI-CO**DISTRICT:** 2**LAND USE:** Industrial**NEIGHBORHOOD PLAN:** none**SIDEWALKS:** Sidewalks will be constructed along Burleson Road, Hwy 183 and all internal streets.**DEPARTMENT COMMENTS:** The request is for the approval of the Park 183 final plat, a resubdivision of Lot 1 of Sundberg Estates. The plat is comprised of 4 lots on 29.7 acres. The applicant proposes to create 3 lots for industrial purposes and one lot for drainage/detention. The proposed lots comply 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.**PLANNING COMMISSION ACTION:****CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** [steve.hopkins@austintexas.gov](mailto:steve.hopkins@austintexas.gov)

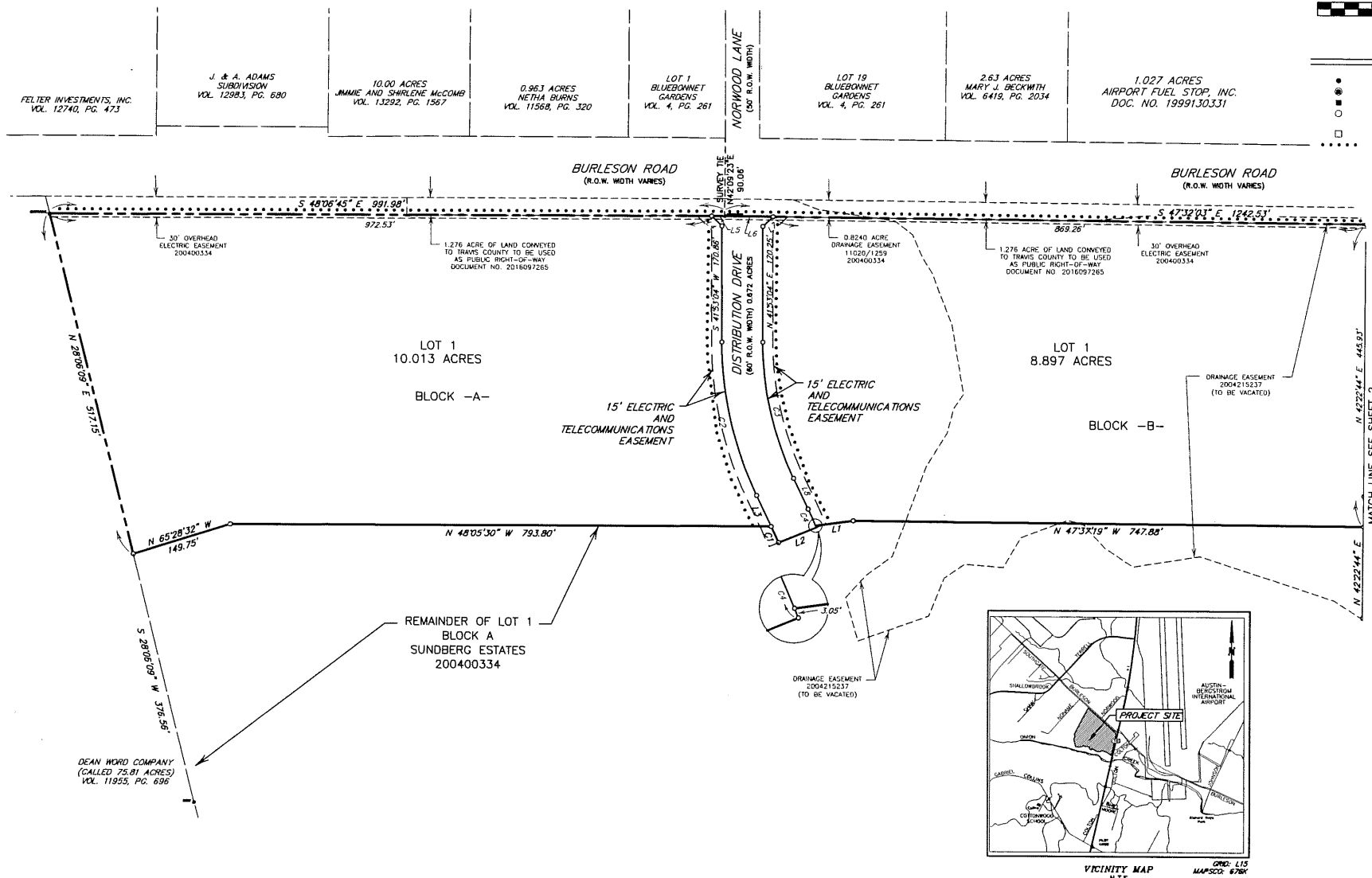
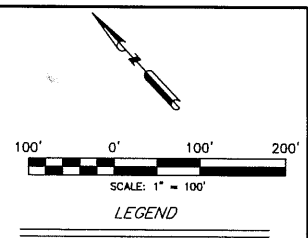


PARK 183-PHASE 1	
<b>LOCATION MAP</b>	
 <b>JONES &amp; CARTER, INC.</b> ENGINEERS • PLANNERS • SURVEYORS <small>805 Las Cimas Parkway, Suite 230 Austin, Texas 78746-5493 (512) 441-9493</small>	
SCALE:	NTS
DATE:	08/12/2016
JOB NO:	A829-0002

PARK 183 - PHASE 1, A RESUBDIVISION OF A PORTION OF LOT 1, SUNDBERG ESTATES

CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

AUGUST 12, 2016



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 55°37'38" W	55.70'
L2	N 70°15'44" W	60.00'
L3	S 16°13'00" W	50.08'
L4	S 03°11'59" E	21.18'
L5	S 48°06'45" E	19.45'
L6	S 47°32'03" E	70.56'
L7	S 87°10'30" W	21.11'
L8	N 18°33'00" E	48.89'
L9	S 57°23'07" W	35.36'
L10	N 77°36'56" W	32.91'

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	470.01'	26.07'	26.08'	N 18°08'56" E	3°10'19"	13.04'
C2	530.00'	234.35'	232.45'	S 29°13'02" W	25°20'04"	119.12'
C3	470.00'	207.82'	206.13'	N 29°13'02" E	25°20'04"	105.64'
C4	530.00'	28.49'	28.49'	N 18°08'56" E	3°11'16"	14.75'
C5	48.00'	19.47'	19.35'	S 61°59'54" E	22°46'12"	9.87'
C6	231.00'	103.86'	102.89'	S 60°30'10" E	25°45'42"	52.82'
C7	198.00'	150.69'	147.12'	S 69°18'56" E	43°23'13"	79.17'
C8	231.00'	64.49'	64.28'	S 83°00'41" E	15°59'44"	32.46'
C9	470.00'	69.02'	68.95'	N 73°22'48" W	8°24'48"	34.37'

LOT	ACREAGE
LOT 1, BLK -A-	10.013 ACRES
LOT 1, BLK -B-	8.897 ACRES
LOT 2, BLK -B-	3.143 ACRES
LOT 3, BLK -B-	7.073 ACRES
STREET R.O.W.	0.672 ACRES
TOTAL ACREAGE	29.798 ACRES
TOTAL NO. OF LOTS	4

FILE: K:\04829\04829-0002-00 Sundberg Front12 Design Plans\CAD\Plans\Plot\04829-0002 Sundberg Re-Plot.dwg

JOB NO: A829-0002-00	DRAWN BY: CAD
DATE: AUGUST 12, 2016	CHECKED BY: GCB
SCALE: AS SHOWN	REVISED:

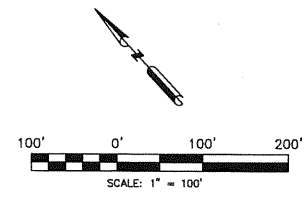
PARK 183 - PHASE 1

**JONES CARTER**  
Texas Board of Professional Engineers Registration No. F-439  
1701 Directors Boulevard, Suite 400 - Austin, Texas 78744 - 512.441.9493  
APPLICATION SUBMITTAL DATE: AUGUST 12, 2016

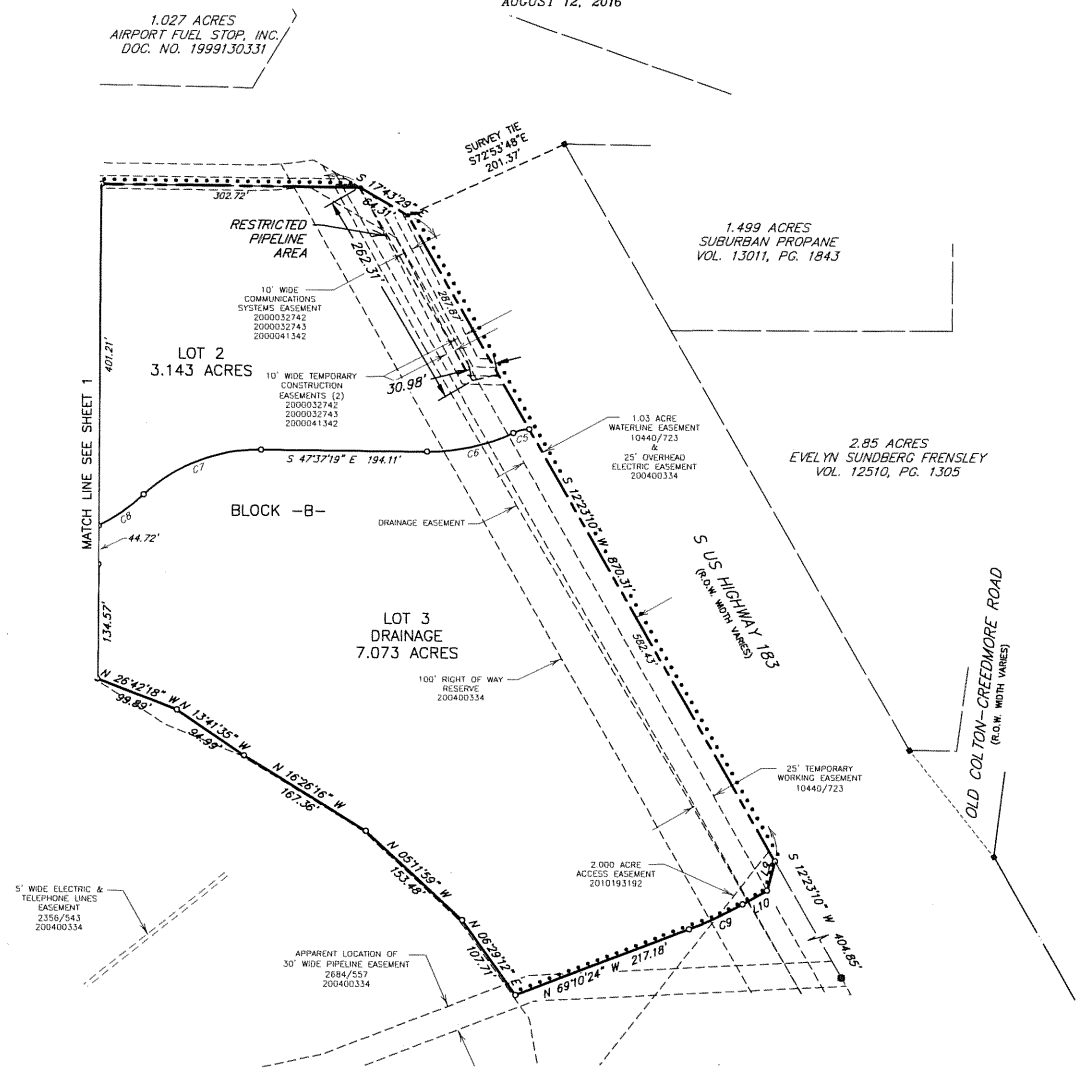
PARK 183 - PHASE 1, A RESUBDIVISION OF  
A PORTION OF LOT 1, SUNDBERG ESTATES  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

AUGUST 12, 2016

1.027 ACRES  
AIRPORT FUEL STOP, INC.  
DOC. NO. 1999130331



- LEGEND
- 1/2" IRON ROD FOUND
  - ⊙ 1" IRON PIPE FOUND
  - CONCRETE MONUMENT FOUND
  - 5/8" IRON ROD SET W/CAP
  - STAMPED "JONES/CARTER"
  - CONCRETE MONUMENT SET
  - ..... SIDEWALKS



5' WIDE ELECTRIC & TELEPHONE LINES EASEMENT 2356/543 200400334

APPARENT LOCATION OF 30' WIDE PIPELINE EASEMENT 2094/257 200400334

LINE	BEARING	DISTANCE
L1	N 55°37'38" W	55.70'
L2	N 70°15'44" W	60.00'
L3	S 16°33'00" W	50.08'
L4	S 03°17'59" E	21.16'
L5	S 48°06'45" E	19.45'
L6	S 47°32'03" E	70.56'
L7	S 87°10'30" W	21.11'
L8	N 16°31'00" E	49.99'
L9	S 57°21'07" W	35.36'
L10	N 77°38'56" W	32.91'

CURVE	RADIUS	ARC LENGTH	CURVE TABLE			
			CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	470.01'	26.07'	26.06'	N 18°08'56" E	310.95'	13.04'
C2	530.00'	234.35'	232.45'	S 29°33'02" W	252°00"	119.12'
C3	470.00'	207.89'	206.13'	N 29°33'02" E	252°00"	105.64'
C4	530.00'	29.49'	29.46'	N 18°08'56" E	371.16'	14.75'
C5	49.00'	19.42'	19.15'	S 61°59'54" E	223.6514"	9.87'
C6	231.00'	103.86'	102.99'	S 60°30'10" E	25°45'42"	52.82'
C7	199.00'	150.69'	147.12'	S 69°18'56" E	432°31'3"	79.17'
C8	231.00'	64.49'	64.29'	S 83°00'41" E	153°04"	32.46'
C9	470.00'	69.02'	68.85'	N 73°22'48" W	82°448"	34.57'

SHEET 2 OF 3

**JONES CARTER**  
Texas Board of Professional Engineers Registration No. F-4399  
1701 Directors Boulevard, Suite 400 • Austin, Texas 78744 • 512.441.9493  
APPLICATION SUBMITTAL DATE: AUGUST 12, 2016

FILE: K:\A023\A023-0002-00 Sundberg Tract\2 Design Phase\CAD\Plan\Plot\A023-0002 Sundberg Re-Plot.dwg	
JOB NO: A023-0002-00	DRAWN BY: CAD
DATE: AUGUST 12, 2016	CHECKED BY: GCB
SCALE: AS SHOWN	REVISED:

PARK 183 - PHASE 1

CASE# C8-2016-0146.1A

PARK 183 – PHASE 1, A RESUBDIVISION OF  
A PORTION OF LOT 1, SUNDBERG ESTATES  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

AUGUST 12, 2016

STATE OF TEXAS §  
COUNTY OF TRAVIS § KNOW ALL MEN BY THESE PRESENTS:

That Park 183 Land, LLC, a Delaware limited liability partnership, being owner of 93.789 acres of land out of the Santiago Del Valle Grant situated in Travis County, Texas, and being a portion of Lot 1, Block "A", SUNDBERG ESTATES, a subdivision of record in Document No. 200400334 of the Official Public Records of Travis County, Texas, conveyed by Special Warranty Deed recorded under Document No. 2016152172 of the Official Public Records of Travis County, Texas, and said subdivision having been approved for resubdivision pursuant to the public notification and hearing provisions of Chapter 212.014 of the Local Government Code, do hereby subdivide 29.798 acres of land in accordance with the attached map or plat shown hereto, to be known as:

PARK 183, A RESUBDIVISION OF A PORTION OF LOT 1, SUNDBERG ESTATES

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

WITNESS MY HAND, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

By: Park 183 Land, LLC

\_\_\_\_\_  
Brad Maples  
Vice President  
100 Congress Avenue  
Suite 225  
Austin, Texas 78701

STATE OF TEXAS §  
COUNTY OF TRAVIS §

Before me, the undersigned authority on this day personally appeared Stephen SB Preston 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.

\_\_\_\_\_  
Notary Public, State of Texas

Print Notary's Name  
My Commission Expires:

I, Gary C. Bowes, am authorized under the laws of the State of Texas to practice the profession of surveying, and hereby certify that this plat complies with Chapter 25 of the Austin City Code as amended, is true and correct to the best of my ability, and was prepared from an actual survey of the property made under my supervision on the ground.

\_\_\_\_\_  
Gary C. Bowes  
Registered Professional Land Surveyor No. 4053

Date \_\_\_\_\_  
JONES & CARTER, INC.  
1701 Directors Boulevard, Suite 400  
Austin, Texas 78744

FLOOD PLAIN NOTE:

No portion of this tract is within the boundaries of the 100 year flood plain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM Map #48453C0595J, dated January 6, 2016 for Travis County, Texas, Community No. 480624.

I, Gernsong N. Ryan, a Registered Professional Engineer, do hereby certify that the information contained on this plat complies with Chapter 25 of the Land Development Code and the design and construction standards adopted by the City Austin, Texas.

\_\_\_\_\_  
Gernsong N. Ryan  
Registered Professional Engineer No. 99300  
Date \_\_\_\_\_  
JONES & CARTER, INC.  
1701 Directors Boulevard, Suite 400  
Austin, Texas 78744



APPLICATION SUBMITTAL DATE: AUGUST 12, 2016

This subdivision is located in the Full Purpose City Limits of the City of Austin on this the \_\_\_\_\_ day of \_\_\_\_\_, 2017, A.D.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD by the Director, Development Services Department, City of Austin, County of Travis, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2017, A.D.

\_\_\_\_\_  
J. Rodney Gonzales, Director  
Development Services Department

Accepted and authorized for record by the Zoning and Platting Commission of the City of Austin, Texas, this, the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Chair Secretary

STATE OF TEXAS §  
COUNTY OF TRAVIS §

I, Dana DeBeauvoir, Clerk of Travis County, Texas do hereby certify that the foregoing Instrument of Writing and its Certificate of Authentication was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 2017, A.D., at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and duly recorded on the \_\_\_\_\_ day of \_\_\_\_\_, 2016, A.D., at \_\_\_\_\_ o'clock \_\_\_\_\_ M., in the Official Public Records of said County and State in Document No. \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK of said County the \_\_\_\_\_ day of \_\_\_\_\_, 2017, A.D.

Dana DeBeauvoir, County Clerk, Travis County, Texas

\_\_\_\_\_  
Deputy

NOTES CONTINUED

25. A future permanent easement shall be granted to the City of Austin to allow for the construction of the Tier II Mays-McKinney Falls Trail as approved by the Public Works Dept. Such easements shall be dedicated by separate instrument and shall run generally along the southern edge of the Burleson Road Right-of-Way in a location mutually agreed upon the property owner and the City of Austin

NOTES:

- No lot shall be occupied until the structure is connected to the City of Austin water and wastewater system.
- The water, reclaimed, and wastewater utility system serving this subdivision must be in accordance with the City of Austin Utility design criteria. The water, reclaimed, and wastewater utility plan must be reviewed and approved by Austin Water. All water, reclaimed, and wastewater construction must be inspected by the City of Austin. The landowner must pay the city inspection fee with the utility construction.
- The water and/or wastewater easements indicated on this plat are for the purpose of construction, operation, maintenance, repair, replacement, upgrade, decommissioning and removal of water and/or wastewater facilities and appurtenances. No objects, including but not limited to, buildings, retaining walls, trees or other structures are permitted in water and/or wastewater easements except as approved by Austin Water.
- All drainage easements on private property shall be maintained by the property owner and his/her assigns.
- Building setback lines shall be in conformance with City of Austin zoning ordinance requirements.
- Development of these lots shall comply with requirements of the Airport Hazard and compatible land use regulations, (Chapter 25-13) as amended.
- No buildings, fences, landscaping or other structures are permitted in drainage easements except as approved by the City of Austin.
- Property owners shall provide access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
- Prior to construction on this subdivision, a site development permit must be obtained from the City of Austin.
- Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Austin for review. Rainfall run-off shall be held to the amount existing at undeveloped status by ponding or other approved methods.
- Any relocation of electric facilities shall be at owners expense.
- All electric easements must be shown on all plan sheets, left clear for electric use and maintenance on a 24/7 basis in perpetuity and maintain necessary clearances from any proposed structures, vegetation, etc at all times. Necessary clearance information (AE, OSHA, NESC & NEC) may be found in Austin Energy's Design Criteria Manual -section 1.5.3.9. The manual is available on Austin Energy's website under contractors / electric service design & planning.
- Austin Energy has the right to prune and/or remove trees, shrubbery and other obstructions to the extent necessary to keep the easements clear. The Utility will perform all tree work in compliance with the City of Austin Land Development Code.
- The owner/developer of this subdivision/lot shall provide Austin Energy with any easement and/or access required, in addition to those indicated, for the installation and ongoing maintenance of overhead and underground electric facilities. These easements and/or access are required to provide electric service to the building, and will not be located so as to cause the site to be out of compliance with the City of Austin Land Development Code.
- The owner of the property is responsible for maintaining clearances required by the National Electric Safety Code, Occupational Safety and Health Administration (OSHA) regulations, City of Austin rules and regulations and Texas state laws pertaining to clearances when working in close proximity to overhead power lines and equipment. Austin Energy will not render electric service unless required clearances are maintained. All costs incurred because of failure to comply with the required clearances will be charged to the owner.
- All electric easements must be shown on all plan sheets, left clear for electric use and maintenance on a 24/7 basis in perpetuity and maintain necessary clearances from any proposed structures, vegetation, etc. at all times. Necessary clearance information (AE, OSHA, NESC & NEC) may be found in Austin Energy's Design Criteria Manual - section 1.5.3.9. The manual is available on Austin Energy's website under contractor/electric service design & planning.
- The owner shall be responsible for installation of temporary erosion control, revegetation and tree protection for electric utility work required to provide electric service to this project.
- This subdivision plot was approved and recorded before the construction and acceptance of streets and other subdivision improvements. Pursuant to the terms of a Subdivision Construction Agreement between the subdivider and the City of Austin, Dated \_\_\_\_\_, 20\_\_\_\_, the subdivider is responsible for the construction of all streets and facilities needed to serve the lots within the subdivision. This responsibility may be assigned in accordance with the terms of that agreement. For the Construction Agreement pertaining to this subdivision, see the separate instrument recorded in Doc # \_\_\_\_\_, in the Official Public Records of Travis County, Texas.
- Public sidewalks, built to City of Austin standards, are required along the following streets and as shown by a dotted line on the face of the plat: Burleson Road, Distribution Drive, and Park Vista Drive. These sidewalks shall be in place prior to the lot being occupied. Failure to construct the required sidewalks may result in the withholding of Certificates of Occupancy, building permits, or utility connections by the governing body or utility company.
- Public sidewalks, built to City of Austin standards, are required to be constructed by the property owner after the abutting roadway is improved and concrete curbs are in place along US 183 as shown by a dotted line on the face of the plat. Sidewalks along US 183 are required to be constructed by the property owner after the abutting roadway is improved and concrete curbs are in place. The sidewalks along US 183 are subject to the approval of the Texas Department of Transportation at the site plan phase. Failure to construct the required sidewalks may result in the withholding of Certificates of Occupancy, building permits, or utility connections by the governing body or utility company.
- The owner of this subdivision, and his or her successors and assigns, assumes responsibility for plans for construction of subdivision improvements which comply with applicable codes and requirements of the City of Austin. The owner understands and acknowledges that plat vacation or replatting may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements.
- Off-street loading and unloading facilities shall be provided on all commercial and industrial lots.
- Streets will be constructed to City of Austin standards, LDC, 25-6-171(a).
- Sidewalks along Distribution Drive will be constructed inside sidewalk easements located within private property. All sidewalk easements must be dedicated during the site plan stage and must be approved by the City of Austin prior to the site plan approval.

SHEET 3 OF 3

FILE: S:\GARDEN\GARDEN-0002-00 Sundberg Tract\2 Design Phase\CAD\Plan\Plot\A829-0002 Sundberg Res-Plot.dwg			
JOB NO:	A829-0002-00	DRAWN BY:	CAD
DATE:	AUGUST 12, 2016	CHECKED BY:	GCB
SCALE:	AS SHOWN	REVISED:	

PARK 183 – PHASE 1