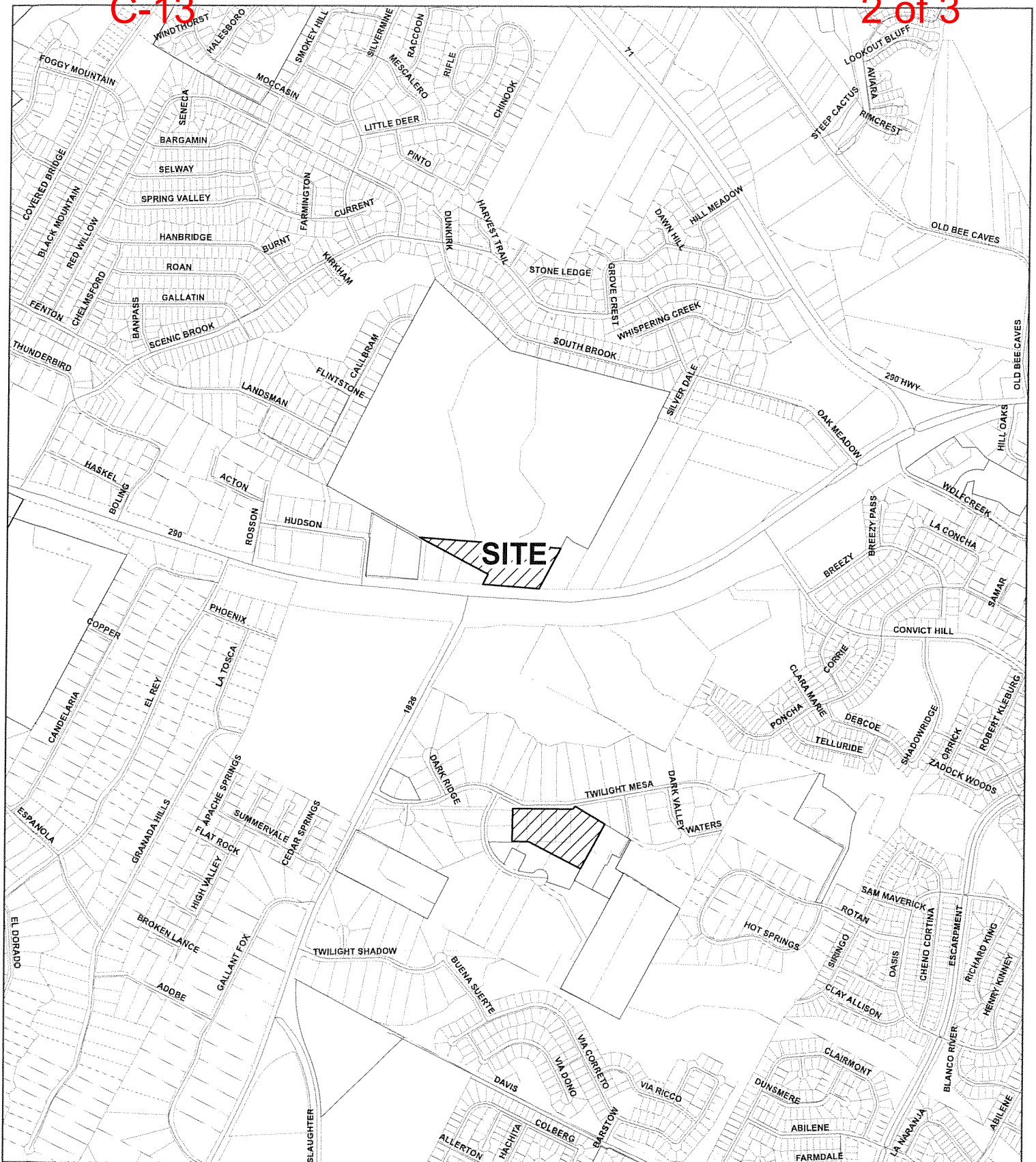


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2017-0217.0A**Z.A.P. DATE:** March 13, 2018**SUBDIVISION NAME:** Resubdivision of Lot 3B, Block A, Amended Plat of West Park**AREA:** 7.812 acres**LOTS:** 2**APPLICANT:** Buffalo Entities, Ltd.
(Chris Mallett)**AGENT:** LJA Engineering
(Joseph Longaro, P.E.)**ADDRESS OF SUBDIVISION:** 7860 W. U.S. Highway 290**WATERSHED:** Williamson Creek**COUNTY:** Travis**EXISTING ZONING:** PUD-NP**JURISDICTION:** Full Purpose**NEIGHBORHOOD PLAN:** West Oak Hill**PROPOSED LAND USE:** Commercial**VARIANCE:** none**STAFF RECOMMENDATION:** Staff recommends approval of the final plat, the plat meets all applicable State and City of Austin Land Development Code requirements.**DEPARTMENT COMMENTS:** The request is for the approval of the Resubdivision of Lot 3B, Block A, Amended Plat of West Park composed of 2 lots on 7.812 acres. The applicant proposes to subdivide the property for commercial uses following the P.U.D. The developer will be responsible for all cost associated with required improvements.**CASE MANAGER:** Cesar Zavala
E-mail: cesar.zavala@austintexas.gov**PHONE:** 512-974-3404

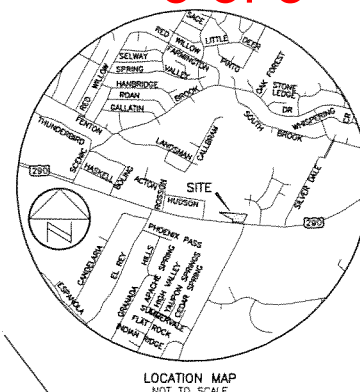


CASE#: C8-2017-0217.0A
 ADDRESS: 7860 W. HIGHWAY 290
 PROJECT: RESUBDIVISION OF LOT 3B, BLOCK A,
 AMENDED PLAT OF WEST PARK
 CASE MANAGER: CESAR ZAVALA

RESUBDIVISION OF LOT 3B, BLOCK A, AMENDED PLAT OF WEST PARK

JESSE WILLIAMS SURVEY NO. 65
ABSTRACT NO. 788

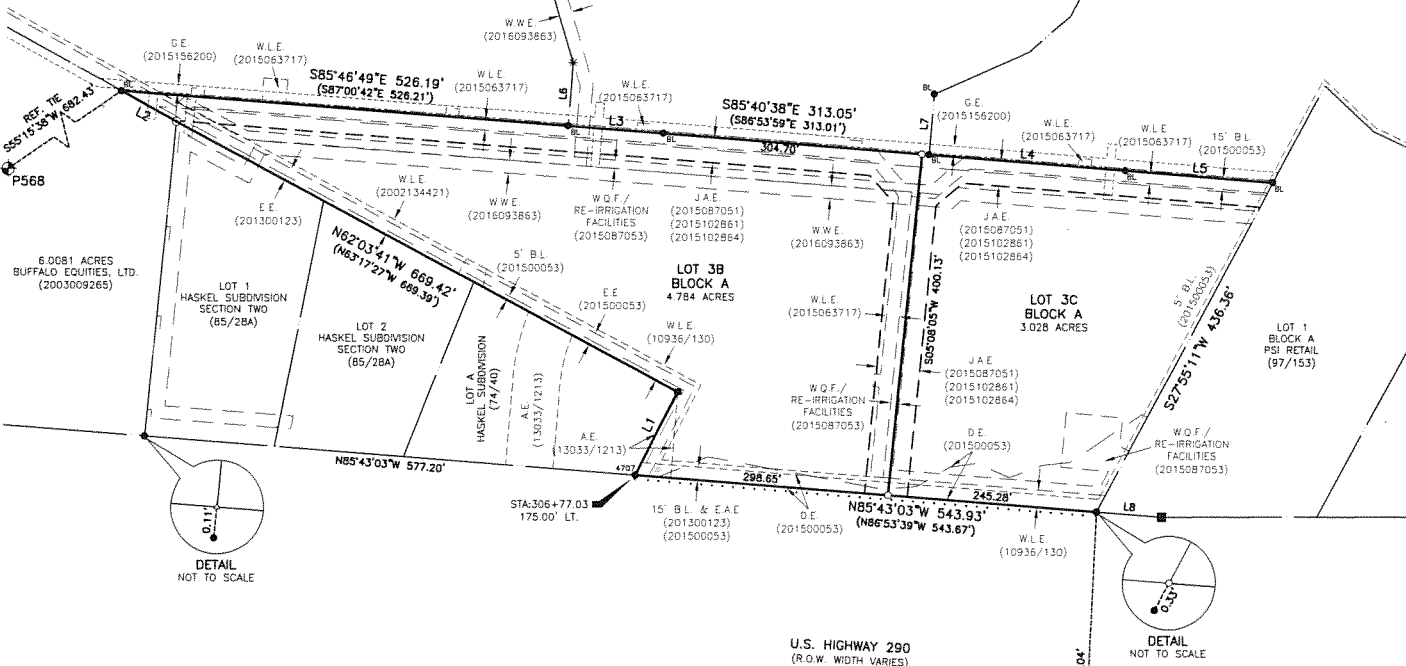
SCALE: 1" = 100'
GRAPHIC SCALE
100 50 0 100



LOT 1
BLOCK A
AMENDED PLAT OF WEST PARK
(201500053)

LOT 2
BLOCK A
AMENDED PLAT OF WEST PARK
(201500053)

LOT 3A
BLOCK A
AMENDED PLAT OF WEST PARK
(201500053)



DETAIL
NOT TO SCALE

DETAIL
NOT TO SCALE

U.S. HIGHWAY 290
(R.O.W. WIDTH VARIES)

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" REBAR WITH "BASELINE" CAP FOUND
- 1/2" REBAR WITH "RPLS 4707" CAP FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ⊙ TxDOT TYPE II DISK FOUND
- CONCRETE HIGHWAY MONUMENT FOUND
- △ CALCULATED POINT
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- E.E. ELECTRIC EASEMENT
- W.W.E. WASTEWATER EASEMENT
- W.Q.F. WATER QUALITY FACILITY
- D.E. DRAINAGE EASEMENT
- J.A.E. JOINT USE ACCESS EASEMENT
- W.L.E. WATER LINE EASEMENT
- B.L. BUILDING LINE
- E.A.E. ELECTRIC AERIAL EASEMENT
- A.E. ACCESS EASEMENT
- () RECORD INFORMATION
- SIDEWALK

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P568".

COTTON SPINDLE SET

SURFACE COORDINATES:
N 10056752.05
E 3067971.04

TEXAS STATE PLANE COORDINATES:
N 10055746.48
E 3067664.27

ELEVATION = 984.45'
VERTICAL DATUM: NAVD 88 (GEOID 09)

COMBINED SCALE FACTOR = 0.99990001
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.0001
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0

APPLICATION SUBMITTAL DATE:
SEPTEMBER 13, 2017

OWNER:
BUFFALO EQUITIES, LTD.
8016 W US HWY 290
AUSTIN, TX 78736

ACREAGE: 7.812 ACRES

NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0

ACREAGE BY LOT:
LOT 3B 4.784 ACRES
LOT 3C 3.028 ACRES
TOTAL 7.812 ACRES

PATENT SURVEY, JESSE WILLIAMS SURVEY NO. 65,
ABSTRACT NO. 788

BENCHMARK INFORMATION:

B.M. #1: SQUARE IN HEADWALL ON WEST SIDE OF HUDSON LOOP +/- 338' NORTH OF THE INTERSECTION OF U.S. HIGHWAY 290 AND HUDSON LOOP.

ELEVATION = 977.56'
VERTICAL DATUM: MATCHED ELEVATIONS OF COMMON POINTS FROM PREVIOUS SURVEY.

| LINE | BEARING | DISTANCE | (RECORD CHORD) |
|------|-------------|----------|-----------------------|
| L1 | N26°52'19"E | 108.86' | (N25°41'53"E 108.63') |
| L2 | N61°17'56"W | 73.76' | (N62°33'42"W) |
| L3 | S85°46'49"E | 112.23' | (S87°00'42"E 112.18') |
| L4 | S85°40'38"E | 231.02' | (S86°53'50"E 231.05') |
| L5 | S85°39'44"E | 174.91' | (S86°54'05"E 174.75') |
| L6 | N03°56'17"E | 73.95' | (N02°59'18"E 73.48') |
| L7 | N04°29'38"E | 71.07' | (N03°32'26"E 70.84') |
| L8 | S85°43'03"E | 76.71' | (S86°54'05"E 77.21') |

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping

3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
747-003

DRAWING NO.:
747-003-PL2

PLOT DATE:
01/15/2018

PLOT SCALE:
1" = 100'

DRAWN BY:
DWC

SHEET
01 OF 02