## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2017-0181.0A **Z.A.P. DATE:** March 20, 2018

**SUBDIVISION NAME:** North Shields South Tract

**AREA**: 0.96 acres **LOT**: 1

**APPLICANT:** JRSMW, LLC **AGENT:** LJA Engineering

(L. Shawn Wong) (Michael P. Porvaznik, P.E.)

ADDRESS OF SUBDIVISION: 2901 North Shields Dr.

**WATERSHED:** Walnut Creek **COUNTY:** Travis

**EXISTING ZONING:** LO **JURISDICTION:** Full Purpose

**PROPOSED LAND USE:** Office

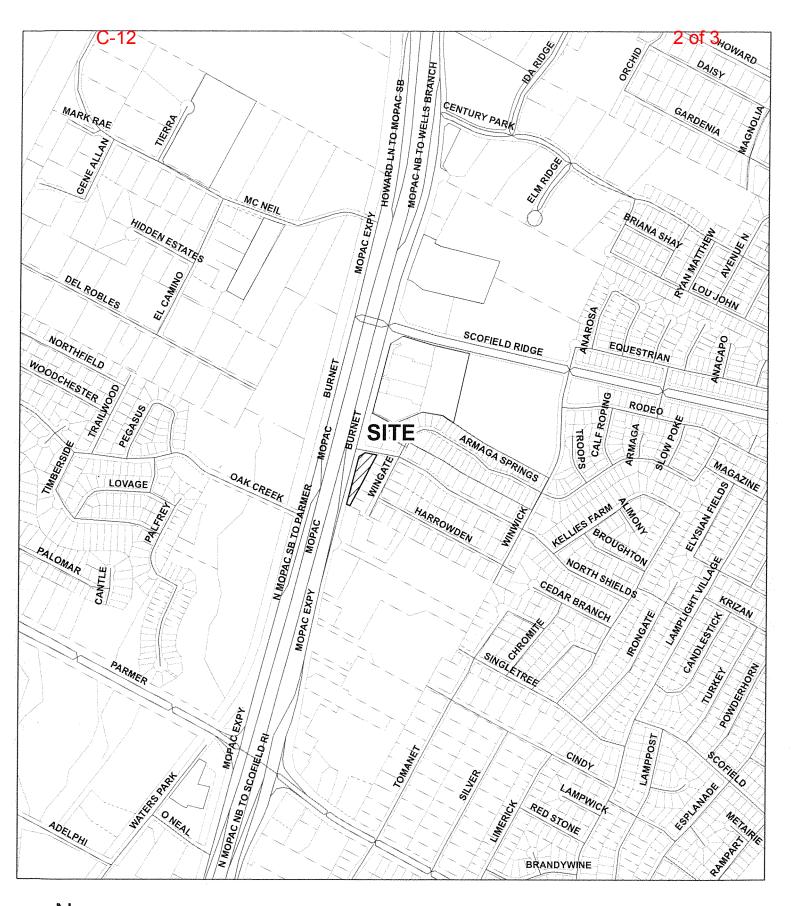
**VARIANCE**: none

**STAFF RECOMMENDATION:** Staff recommends approval of the subdivision, the plat meets all applicable State and City of Austin Land Development Code requirements.

**<u>DEPARTMENT COMMENTS</u>**: The request is for the approval of the North Shields South Tract composed of 1 lot on 0.96 acres. The applicant proposes to subdivide the property for office use. The developer will be responsible for all cost associated with required improvements.

CASE MANAGER: Cesar Zavala PHONE: 512-974-3404

**E-mail:** cesar.zavala@austintexas.gov





CASE#: C8-2017-0181.0A ADDRESS: 2901 NORTH SHIELDS

PROJECT: NORTH SHIELDS SOUTH TRACT

CASE MANAGER: CESAR ZAVALA

VACANT LAND 130.64 BLOCK A LOT I MORRH SHELDS (except as SECTION 1 VOL. 66, PG 89: showni 1.15 AC. Datum: Geold 12B, NAVD88, NAD83 Convergence: 1.21'20.89" Combined Scale Factor: 0.99989861 CARREST AND SET 5 79"11"17" E 1174" 23" 45"W 66.26 on=40.68 L=80.96 N 79"23"10" W 117.81" North Shields & Dr. (60' Road way) 0-150709
PLAT BOOK 66 PG 89 OWN S BYAY" E 421937 (NOVE W \$2.41, M 409.98.) (216.42.408.42.) N74' 40' 36'W 1 cn = 26.45 L = 52.80 SCALE 1"=50 5 79"04"01" E S 79"23"40" € 102.04" R=344 55 N27' 11' 19"W 21.2 TBU**J** NDOT TYPE II MONUMENT LOT 1 **BLOCK A** 0.96 AC. Wingate v (60' Road <sub>v</sub> electric I, WILLIAM F. FOREST, JR. AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE OF 2002, IS TRUE AND CORRECT AND PREPARED FROM AN ON THE GROUND SURVEY, OF THE PROPERTY MADE BY ME, OR UNDER MY SUPERVISION DURING MAY OF 2017 FOR EXISTING UTILITIES AND SIDEWALK IMPROVEMENTS SEE LAND LAND TITLE SURVEY DATED MAY 11, 2017.

DRAWING REVISION DATE: FEB. 21, 2018

WILLIAM F. FOREST.JR.

REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 1847

FOREST SURVEYING AND MAPPING COMPANY

## **FINAL PLAT** NORTH SHIELDS SOUTH TRACT The bearing basis of this survey is the State Plane Coordinate System Grid North, Texas Central Zone NGS Control Point: BM9811 (D 1306)

0.96 AC., SITUATED IN THE FRANCISCO GARCIA SURVEY NO. 60 A-312 IN TRAVIS COUNTY, TEXAS Tract 2 called 0.96 ac, as conveyed by Neans Inv. to JRSMW 11 C. Doc. 2018011956 SUBMITTAL DATE AUGUST 8, 2017

1) THIS TRACT LIES WITHIN ZONE X, AREAS OUTSIDE THE 0.2% ANNUAL CHANCE (500-YEAR) FLOOD PLAN AS SHOWN ON COMMUNITY PANEL NUMBER 4853C0265K, OF THE FLOOD INSURANCE RATE MAP PREPARED FOR TRANS COUNTY, TEXAS AND INCORPORATED AREAS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON JANUARY 6, 2016.

2) THE MATER AND WASTEWATER UTILITY SYSTEM SERAING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIM DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIM WATER UTILITY. ALL WATER AND WASTEWATER OF THE UTILITY CONSTRUCTION. CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIM, THE LANDOWNER WHAT FAY THE CITY INSPECTION FEE WHILT THE UTILITY CONSTRUCTION.

Tan=14.5 3) WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.

4) BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS

5) THE DWINGR OF THIS SUBDIVISION, AND THE OR HER SUCCESSORS AND ASSENCE, ASSUMES (RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION AMPROPERATION WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN, THE DWINER INDEPENDING AND ACADOM LEDGES THAT ALL PLANS OF REPLANDED MAY BE REQUIRED AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

6) PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE. DEVELOPMENT PERMIT MUST BE OBTAINED FROM

7) STREETS, DRAMAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTRICED TO CITY OF

B) AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR, AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-SUBCHAPTER B, OF THE CITY OF AUSTIN LAND DEVELOPMENT COOF

9) THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO SO THOSE MORATED, FOR THE MISTILLARION AND OMNORMS MANIFEMENT WITH ANY EXSEMENT MET AND EXEMPT MAJOR ACCESS REQUIRED, IN ADDITION TO PHOSE MORATED, FOR THE MISTILLARION AND OMNORMS MANIFEMENT AND OMNORMORD ELECTRIC REQUIRES, THESE BREADING MAJORIA. AND MILL MOST BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLEXANCES AND RECOVERED OF THE SITE TO BE OUT OF COMPLEXANCE MILL CHAPTER 25 — OF THE CITY OF AUSTIN AND DEVELOPMENT.

10) THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN TEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

11) BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO GELICATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION, ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESOURCED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESOURCED FOR THE COLY TO DEAY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPRIOVALS, AND/OR CERTIFICATES OF OCCUPANCE

12) EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, IN ACCORDANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUA

13) ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT.

14) THIS SUBDIVISION SHALL BE DEVELOPED, CONSTRUCTED, AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF RILE 25, AUSTIN CITY CODE, AS ADIOPTED ON THE DATE THIS SUBDIVISION APPLICATION WAS FILED WITH THE CITY OF AUSTIN.

15) THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL THE WHITEN OF THE PROPERTY IS TESTIMATION. FOR IMPROVINGING CONTROLL OF THE MINISTRE ELECTRIC SPEET WORK, WORKING THE WHITEN ADMINISTRATION (OSSIA) REQUIRED. CITY OF AUSTIN MULES AND REQUIRED AND TEXAS STATE LAND PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHELD POWER LINES AND TOWNSHOLD. AUSTIN OURSEY WILL NOT RETWEE ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MINISTRAD. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

16) A PUBLIC SIDEWALK, BURT TO CITY OF AUSTIN STANDARDS, IS REQUIRED ALONG NORTH SHELDS DRIVE AND LOOP 1 AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. NORTH SHELDS SOUTH TRACT. THIS SIDEMACK SHALL BE IN PLACE PRIOR TO THE LCT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEMACK MAY RESULT IN THE INTHIOLOGING OF CERTIFICATES OF OCCUPANCY, BURDING PERMITS, OR UTILITY CONNECTIONS BY THE

17) NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.

18) THIS PROJECT IS SUBJECT TO THE VOID AND WATER FLOW MITIGATION RULE (CITY OF AUSTIN EMPROVMENTAL CRITERIA MANUAL AND CITY OF AUSTIN

THIS SUBDIVISION IS LOCATED WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF AUSTIN ON THIS \_\_\_\_\_ DAY OF . 2018.

LEGEND

1/2" IRON PIN FOUND

NAIL FOUND (KOD) CONCRETE MONUMENT FOUND TXDat II

RECORD CALLS (BEARING / DISTANCE) RECORD FILE LOCATION VOLUME / PAGE

DATA THIS SURVEY BEARING/ DISTANCE EASEMENT FOR ELECTRIC FACILITIES ----TRACT LINES

BOUNDARY LINES AS MINIMENTED

All document references are in Travis Co.

Official Public Records of Travis Co., Tx. OPRTCT



Forest Surveying & Mapping Company 1002 Ash St. Georgetown, Texas phone: 512-930-5927 www.forestsurveying.com

DATE: Drawing revised Feb. 21, 2018 FILE# PROJECT NAME; Wong DRAWING: North Shields South Tract then Sheet One of One C8 -2017 0181.0A

W. HOWARD MOPAC EXPRE SCOFIELD RIDGE PKW W.PARMER LN. LOCATION MAP SCALE 1"=2000'

COUNTY OF TRAVIS.

KNOW ALL MEN BY THESE PRESENTS:

MY COMMISSION EXPIRES:

AND NO. MAL MAN OF THESE PRESENTS.

BIRLY STUME IN THE STATE OF THAT CERTAIN 0.96 ACRE TRACT OUT OF THE FRANCISCO GARCIA SURVEY NO. 80 A-312. STUMED IN TRANS. COUNTY, EDRIS, AS CONNETED BY DECENO OF RECORDS OF THE COUNTY, EDRIS, COUNTY, EDRIS, AS CONNETED BY GERO OF THE SUBDIMINE 0.98 ACRES OF JAMO BY ACCORDINGE.

WITH THE ATTRACTED MAY OR PLAT SHOW HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL OF CONTROLLED LOCAL, TO BE SHOWN AS WORTH THE STREET SHOW THE COUNTY OF THE STREET OF THE TEXAS LOCAL COURT OF THE STREET OF THE ST PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

L. Shawn Wong Menager JRSMW, LLC	DATE
STATE OF TEXAS § COUNTY OF TRAVIS §	
THIS INSTRUMENT ACKNOWLEDGED BEFORE ME ON THE	DAY OF2018,
NOTARY PUBLIC, IN AND FOR	

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE OF

J. RODNEY GONZALES, DIRECTOR DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE DAY OF OF 2018

JOLENE KIOLBASSA, CHAIR ANA AGUIRRE, 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 ADVOICE OF THE \_\_\_\_\_ 2018 A.D. AT\_ \_\_DAY OF O'CLOCK M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE \_\_\_\_ . 2018, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_M. THIS THE \_\_\_\_ DAY OF . 2018, AD. DANA DEBEAUVOIR, COUNTY CLERK.

DEPUTY

TBPLS FIRM NO. 10002000