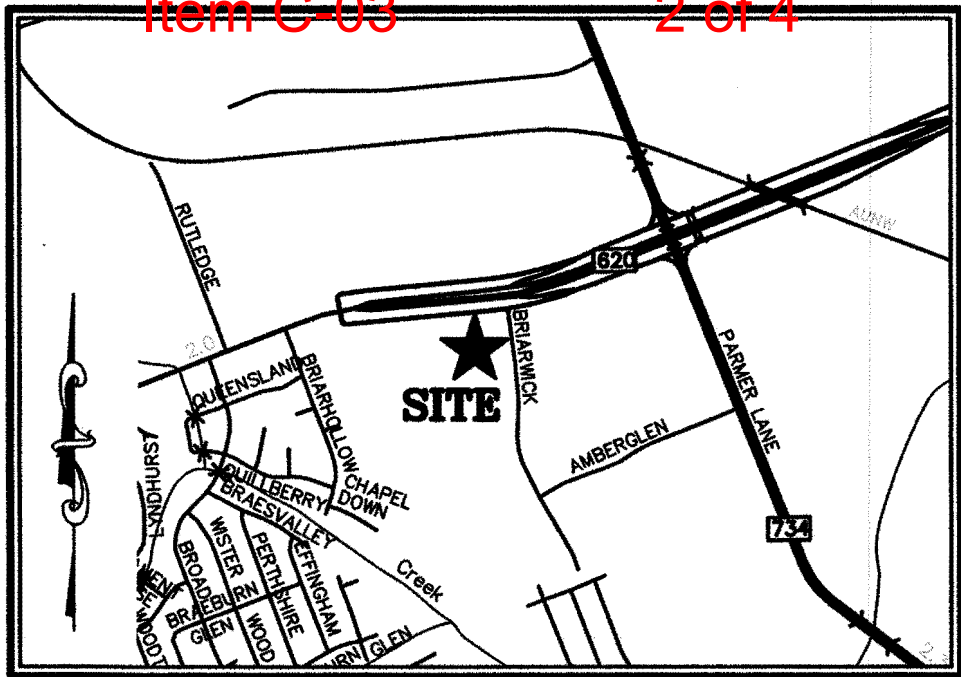


**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2018-0131.0A**ZAP DATE:** February 5, 2019**SUBDIVISION NAME:** Resubdivision of Lot 2, Block D, State Farm Section Four**AREA:** 6.82 acres**LOTS:** 2**APPLICANT:** Coppell Building, LTD (Rita Santamaria)**AGENT:** Garrett-Ihnen Civil Engineers, Inc. (Norma Divine)**ADDRESS OF SUBDIVISION:** 13801 N FM 620 Road NB**GRIDS:** MM**COUNTY:** Williamson**WATERSHED:** Lake Creek**JURISDICTION:** 2-Mile ETJ**EXISTING ZONING:** none**DISTRICT:** na**SIDEWALKS:** Sidewalks will be constructed along Briarwick Drive and N FM 620.**DEPARTMENT COMMENTS:** The request is for the approval of the resubdivision of Lot 2, Block D of the State Farm Section Four plat, comprised of two lots on 6.82 acres. The proposed lots comply with all applicable requirements of the LDC.**STAFF RECOMMENDATION:** The staff recommends approval of the plat. The final plat 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](mailto:steve.hopkins@austintexas.gov)

## Item C-03

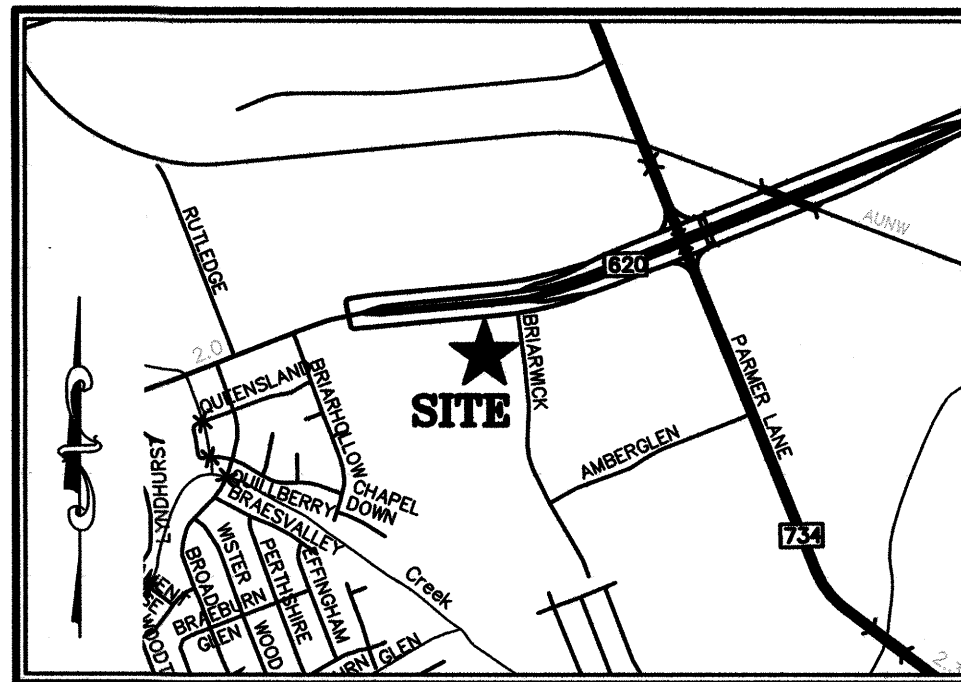
~~2 of 4~~





## VICINITY MAP

SCALE: 1" = 2000'



0 100 200  
50 150  
GRAPHIC SCALE: 1" = 100'

# RESUBDIVISION OF LOT 2, BLOCK D STATE FARM SECTION FOUR CITY OF AUSTIN, WILLIAMSON COUNTY, TEXAS

**SITE DATA:**  
2 COMMERCIAL LOTS  
0 GREENBELT/DRAINAGE/P.U.E. LOTS  
0 LANDSCAPE LOT  
ACREAGE: 6.8241 ACRE (297,259 SQUARE FEET)  
SURVEY: THOMAS P. DAVEY SURVEY NO. 3  
ABSTRACT NO. 169  
NUMBER OF BLOCKS: 0

**DEVELOPER/OWNER:**  
COPPEL BUILDING, LTD  
MICHAEL C. SMITH, SENIOR ASSOCIATE  
701 CANYON DRIVE, SUITE 110  
COPPELL, TEXAS 75019

**ENGINEER:**  
GARRETT-IHNEN CIVIL ENGINEERS  
12007 TECHNOLOGY BLVD, STE 150  
AUSTIN, TEXAS 78727

**SURVEYOR:**  
4WARD LAND SURVEYING  
2201 WOODWARD ST.  
AUSTIN, TEXAS 78744

**LOT SUMMARY:**

TOTAL NUMBER OF LOTS : 2		
LOT 1	4.7184 ACRE	(205,533 SQ. FT.)
LOT 2	2.1058 ACRE	(91,727 SQ. FT.)
<b>TOTAL</b>	<b>6.8241 ACRE</b>	<b>(297,259 SQ. FT.)</b>

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	594.52'	5,749.58'	5°55'28"	N80°00'09"E	594.26'
C2	95.88'	183.21'	29°59'08"	S23°23'41"E	94.79'
C3	109.96'	1,212.25'	5°11'50"	S11°03'07"E	109.93'
C4	110.09'	1,212.25'	5°12'11"	S11°03'58"E	110.05'
C5	31.39'	20.00'	89°56'18"	S36°22'36"W	28.27'
C6	51.39'	355.00'	8°17'40"	S77°09'54"W	51.35'
C7	205.25'	985.00'	11°56'21"	S67°08'42"W	204.88'
C8	770.72'	5,749.58'	7°40'49"	N80°52'49"E	770.15'
C9	176.20'	5,749.58'	1°45'21"	N83°50'33"E	176.19'
C10	471.42'	5,749.58'	4°41'52"	N80°36'57"E	471.29'
C11	123.10'	5,749.58'	1°13'36"	N77°39'13"E	123.10'
C12	335.03'	5,749.58'	3°20'19"	N81°17'43"E	334.98'
C13	259.49'	5,749.58'	2°35'09"	N78°19'59"E	259.47'
C14	66.60'	1,212.25'	3°08'52"	S12°05'37"E	66.59'
C15	43.49'	1,212.25'	2°03'19"	S09°29'32"E	43.48'
C16	6.87'	20.00'	19°41'41"	S71°29'54"W	6.84'
C17	42.29'	50.50'	47°58'40"	N75°03'32"W	41.06'
C18	61.90'	79.50'	44°36'36"	N73°22'30"W	60.35'
C19	14.05'	5,749.58'	0°08'24"	N79°41'46"E	14.05'
C20	14.05'	5,749.58'	0°08'24"	N79°33'22"E	14.05'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S71°14'41"E	35.01'
L2	S10°25'59"E	4.24'
L3	S08°31'54"E	80.02'
L4	S81°28'47"W	118.33'
L5	N81°34'14"E	90.11'
L6	S16°43'11"E	49.90'
L7	S08°31'54"E	57.47'
L8	N08°31'54"W	22.55'
L9	S80°57'08"W	98.99'
L10	S84°19'12"W	144.56'
L11	N05°41'01"W	346.65'
L12	S05°41'01"E	237.91'
L13	N80°57'55"E	257.58'
L14	S35°22'46"E	113.68'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
(L1)	S71°14'28"E	35.03'
(L1)	S71°10'24"E	34.95'
(L2)	S08°31'15"E	4.24'
(L3)	S08°32'37"E	80.02'
(L3)	S08°31'20"E	80.00'
(L4)	S81°29'34"W	118.33'
((L4))	S81°29'34"W	118.33'

RECORD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
(C1)	605.51'	5,749.58'	6°02'03"	N80°02'22"E	605.24'
(C2)	95.94'	183.21'	30°00'16"	S23°23'28"E	94.85'
(C3)	110.06'	1,212.25'	5°12'06"	S11°06'33"E	110.02'
(C3)	110.04'	1,212.25'	5°12'03"	S11°07'39"E	110.00'
(C4)	110.06'	1,212.25'	5°12'06"	S10°06'17"E	110.02'
(C4)	110.04'	1,212.25'	5°12'03"	S11°07'39"E	110.00'
(C5)	31.42'	20.00'	90°00'00"	S36°27'23"W	28.28'
(C5)	31.42'	20.00'	90°00'00"	S36°28'40"W	28.28'
(C6)	51.52'	355.00'	08°18'56"	S77°19'12"W	51.48'
((C6))	51.52'	355.00'	08°18'56"	S77°19'12"W	51.48'
(C7)	205.41'	985.00'	11°56'54"	S67°11'17"W	205.04'
(C8)	770.79'	5,749.58'	7°40'52"	N80°51'46"E	770.21'
(C8)	770.79'	5,749.58'	7°40'52"	N80°51'46"E	770.21'
(C9)	176.24'	5,749.58'	1°34'03"	N83°49'31"E	176.23'
(C10)	123.10'	5,749.58'	1°13'36"	N77°38'09"E	123.10'

**LEGEND**

- PROPERTY LINE
- - - EXISTING PROPERTY LINES
- - - EXISTING EASEMENTS
- ... REQUIRED SIDEWALK
- ⊙ TXDOT TYPE II BRASS DISC FOUND
- 1/2" IRON ROD WITH "WARD-BOUNDARY" CAP SET
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊙ IRON ROD WITH "BURY" CAP FOUND (UNLESS NOTED)
- DOC. # DOCUMENT NUMBER
- P.O.B. POINT OF BEGINNING
- CAB., SLID. CABINET, SLIDE
- R.O.W. RIGHT-OF-WAY
- P.R.W.C.T. PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
- (.....) RECORD INFORMATION PER PLAT CAB. Z. SLDS. 122-124
- ((.....)) RECORD INFORMATION PER PLAT CAB. Q. SLDS. 125-126
- [.....] RECORD INFORMATION PER DOC. # 2003032754
- [((.....))] RECORD INFORMATION PER PLAT CAB. K. SLDS. 83-87

NOTICE OF LIS PENDENS  
CALLED 3.285 ACRES  
STATE OF TEXAS  
DOC. # 2003032754  
O.P.R.W.C.T.

**SH 45**  
(A.K.A. N FM 620)  
(R.O.W. VARIES)

STREET DEED  
CALLED 0.148 ACRE  
CITY OF AUSTIN  
DOC. # 1999020130  
O.P.R.W.C.T.

SPECIAL WARRANTY DEED  
CALLED 0.2224 ACRE  
STATE OF TEXAS  
DOC. # 2003070127  
O.P.R.W.C.T.

STATE FARM SUBDIVISION  
SECTION ONE  
CAB. K, SLDS. 83-87  
P.R.W.C.T.

**BRIARWICK DRIVE**  
(F.K.A. GOOD NEIGHBOR DRIVE)  
CABINET K, SLDS. 83-87  
(R.O.W. VARIES)

**THOMAS P. DAVEY SURVEY NO. 3**  
**ABSTRACT NO. 169**

**BEARING BASIS:**  
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000118745156.

**SURVEY CONTROL:**  
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS (NAVD 88) SHOWN HEREON WERE DERIVED FROM THE TEXAS COOPERATIVE NETWORK ON DATE JANUARY 07, 2014, 4WARD CONTROL POINT WAS CHECKED TO LCRA MONUMENT A210, HAVING A PUBLISHED GRID COORDINATE & ELEVATION OF N 10,147,983.16, E 3,095,749.58, ELEV. 949.83'.

**G GARRETT-IHNEN**  
CIVIL ENGINEERS

12007 TECHNOLOGY BLVD.  
SUITE 150  
AUSTIN, TEXAS 78727  
TELEPHONE: (512) 454-2400  
FACSIMILE: (512) 454-2420  
TBPE FIRM NO. F-630

**4WARD**  
Land Surveying  
A Limited Liability Company  
PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

C8-2018-0131.0A

Date:	1/8/2019
Project:	00670
Scale:	1" = 100'
Reviewer:	PRB
Tech:	TR
Field Crew:	DC/CC
Survey Date:	JUNE 2018
Sheet:	1 OF 2

P:\00670\dwg\00670\_PLAT.dwg



STATE OF TEXAS {  
COUNTY OF WILLIAMSON {  
KNOW ALL MEN BY THESE PRESENTS  
THAT COPPELL BUILDING, LTD. BEING OWNER OF LOT 2 OF BLOCK D, STATE FARM SUBDIVISION, SECTION FOUR, A SUBDIVISION OF RECORD IN CABINET Z, SLIDES 122-124 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.), CONVEYED BY DEED OF RECORD DOCUMENT NO. 2017034425 OF THE REAL PROPERTY RECORDS OF WILLIAMSON 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 RESUBDIVIDE LOT 2, BLOCK D, STATE FARM SUBDIVISION, SECTION FOUR IN ACCORDANCE WITH MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

**"RESUBDIVISION OF LOT 2, BLOCK D, STATE FARM SECTION FOUR"**

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

COPPELL BUILDING, LTD  
MICHAEL C. SMITH, SENIOR ASSOCIATE  
701 CANYON DRIVE, SUITE 110  
COPPELL, TEXAS 75019

STATE OF TEXAS {  
COUNTY OF WILLIAMSON {

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

\_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS  
SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED  
THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY  
THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: \_\_\_\_\_

**ENGINEER'S CERTIFICATION:**

I, STEVEN IHNEN, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY  
CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE INFORMATION CONTAINED ON THIS PLAT  
COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORM WATER DRAINAGE POLICY  
ADOPTED BY THE CITY OF AUSTIN, TEXAS.

THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2%  
ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO.48491C 0610E, TRAVIS  
COUNTY, TEXAS DATED SEPTEMBER 26, 2008.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES  
THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL  
NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

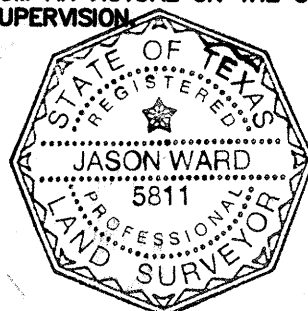
STEVEN IHNEN DATE  
REGISTERED PROFESSIONAL ENGINEER  
NO. 81976, STATE OF TEXAS

**SURVEYOR'S CERTIFICATION:**

I, JASON WARD, 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  
SURVEYING RELATED PORTION OF TITLE 25 OF THE AUSTIN CODE, IS TRUE AND CORRECT TO  
THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY  
OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION.

JASON WARD, R.P.L.S.  
TEXAS REGISTRATION NO. 5811  
4WARD LAND SURVEYING

1/8/2019  
DATE



THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §  
KNOW ALL MEN BY THESE PRESENTS;

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT  
THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED

FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2019,

AT \_\_\_\_ O'CLOCK, \_\_\_\_ M., AND DULY RECORDED THIS \_\_\_\_ DAY OF  
\_\_\_\_\_, 2019 A.D., AT \_\_\_\_ O'CLOCK, \_\_\_\_ M., IN THE OFFICIAL RECORDS  
OF SAID COUNTY IN INSTRUMENT NO. \_\_\_\_\_

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT  
MY OFFICE IN GEORGETOWN, TEXAS. THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY E. RISTER, CLERK OF THE COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

# RESUBDIVISION OF LOT 2, BLOCK D STATE FARM SECTION FOUR CITY OF AUSTIN, WILLIAMSON COUNTY, TEXAS

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE 2-MILE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF AUSTIN ON THIS  
THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF  
AUSTIN, COUNTY OF TRAVIS, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

STEVE HOPKINS, FOR:  
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 \_\_\_\_\_, 20\_\_.

JOLENE KIOLBASSA, CHAIR

ANA AGUIRRE, SECRETARY

**GENERAL NOTES:**

- 1) EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION IN THE SUBDIVISION, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.
- 2) NO OBJECTS INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN DRAINAGE EASEMENTS EXCEPT AS SPECIFICALLY APPROVED BY THE CITY OF AUSTIN.
- 3) PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- 4) ALL DRAINAGE EASEMENTS AND PUBLIC PONDS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR ASSIGNS.
- 5) ALL PUBLIC STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- 6) THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- 7) THE ELECTRIC UTILITY 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.
- 8) THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE ELECTRIC UTILITY PROVIDER 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.
- 9) NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE NORTH AUSTIN MUD NO. 1 WATER AND WASTEWATER SYSTEM.
- 10) 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 REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 11) BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
- 12) ALL DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF AUSTIN.
- 13) PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- 14) PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BRIARWICK DRIVE, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE REQUIRED 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.
- 15) 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 FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- 16) 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.
- 17) ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING PLAT STATE FARM, SECTION FOUR, RECORDED IN CABINET Z, SLIDES 122-124, SHALL APPLY TO THIS RESUBDIVISION PLAT.
- 18) THIS PROJECT IS SUBJECT TO THE VOID AND WATER FLOW MITIGATION RULE (CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL AND CITY OF AUSTIN STANDARD SPECIFICATIONS MANUAL).
- 19) JOINT ACCESS FOR LOTS 1 AND 2 ONTO BRIARWICK DRIVE IS REQUIRED.
- 20) THE EXISTING SHARED DRIVEWAY LOCATED ON FM 620 APPROXIMATELY 200 FEET WEST OF BRIARWICK DRIVE, SHALL BE MODIFIED IF DEEMED NECESSARY AS DIRECTED BY TxDOT IN ACCORDANCE WITH COMMERCIAL DRIVEWAY ACCESS PERMITTING AND ACCESS MANAGEMENT GUIDELINES. THE PROPERTY OWNER OF LOT 2 WILL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE MODIFICATION OF THE EXISTING SHARED DRIVEWAY.

**LEGAL DESCRIPTION**

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 6.8241 ACRE (297,259 SQUARE FEET) OUT OF THE THOMAS DAVY SURVEY, ABSTRACT NO. 169, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOT 2, BLOCK D, STATE FARM SECTION FOUR, A SUBDIVISION RECORDED IN CABINET Z, SLIDES 122-124 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.), CONVEYED TO COPPELL BUILDING, LTD. IN DOCUMENT NO. 2017034425 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 6.8241 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT AN IRON ROD WITH "BURY" CAP FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 45 (RIGHT-OF-WAY VARIES, ALSO KNOWN AS RANCH ROAD 620) DEDICATED IN A NOTICE OF LIS PENDENS AS A CALLED 3.285 ACRES TO THE STATE OF TEXAS IN DOCUMENT NO. 2003032754 OF THE (O.P.R.W.C.T.), BEING THE NORTHEAST CORNER OF LOT 1 OF SAID BLOCK D, STATE FARM SECTION FOUR, AND BEING THE NORTHWEST CORNER OF SAID LOT 2, AND BEING THE NORTHWEST CORNER AND POINT OF BEGINNING HEREOF;

THENCE, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 45 AND THE NORTH LINE OF SAID LOT 2, AND BEING THE NORTH LINE HEREOF THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) ALONG AN ARC OF A NON-TANGENT CURVE TO THE LEFT, WHOSE RADIUS IS 5,749.58 FEET, PASSING A TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) TYPE II BRASS DISC AT AN ARC LENGTH IS 471.42 FEET, IN ALL AN ARC LENGTH OF 594.52 FEET, AND WHOSE CHORD BEARS N80°00'09"E, A DISTANCE OF 594.26 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF;
- 2) S71°14'41"E, A DISTANCE OF 35.01 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR A POINT OF CURVATURE IN THE WEST RIGHT-OF-WAY LINE OF BRIARWICK DRIVE (RIGHT-OF-WAY VARIES, FORMERLY KNOWN AS GOOD NEIGHBOR DRIVE) DEDICATED IN CABINET K, SLIDE 83-87 OF THE (P.R.W.C.T.), AND BEING THE EAST LINE OF SAID LOT 2;

THENCE, WITH THE WEST RIGHT-OF-WAY LINE OF SAID BRIARWICK DRIVE AND THE EAST LINE OF SAID LOT 2, AND BEING THE EAST LINE HEREOF THE FOLLOWING SIX (6) COURSES AND DISTANCES:

- 1) ALONG AN ARC OF A NON-TANGENT CURVE TO THE RIGHT, WHOSE RADIUS IS 183.21 FEET, WHOSE ARC LENGTH IS 95.88 FEET, AND WHOSE CHORD BEARS S23°23'41"E, A DISTANCE OF 94.79 FEET TO AN IRON ROD WITH "BURY" CAP FOUND FOR AN ANGLE POINT HEREOF;
- 2) S10°25'59"E, A DISTANCE OF 4.24 FEET TO AN IRON ROD WITH "BURY" CAP FOUND FOR A POINT OF CURVATURE HEREOF;
- 3) ALONG AN ARC OF A NON-TANGENT CURVE TO THE LEFT, WHOSE RADIUS IS 1,212.25 FEET, WHOSE ARC LENGTH IS 109.96 FEET, AND WHOSE CHORD BEARS S11°03'07"E, A DISTANCE OF 109.93 FEET TO AN IRON ROD WITH "BURY" CAP FOUND FOR A POINT OF REVERSE CURVATURE HEREOF;
- 4) ALONG AN ARC OF A NON-TANGENT CURVE TO THE RIGHT, WHOSE RADIUS IS 1,212.25 FEET, WHOSE ARC LENGTH IS 110.09 FEET, AND WHOSE CHORD BEARS S11°03'58"E, A DISTANCE OF 110.05 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR A POINT OF COMPOUND CURVATURE HEREOF, FROM WHICH AN IRON ROD WITH "BURY" CAP FOUND BEARS, S03°13'58"E, A DISTANCE OF 1.03 FEET;
- 5) ALONG AN ARC OF A NON-TANGENT CURVE TO THE RIGHT, WHOSE RADIUS IS 20.00 FEET, WHOSE ARC LENGTH IS 31.39 FEET, AND WHOSE CHORD BEARS S36°22'36"W, A DISTANCE OF 28.27 FEET TO AN IRON ROD WITH "BURY" CAP FOUND FOR AN ANGLE POINT HEREOF;
- 6) S08°31'54"E, A DISTANCE OF 80.02 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR THE SOUTHEAST CORNER HEREOF, BEING THE NORTHEAST CORNER OF LOT 3, BLOCK E, STATE FARM SECTION TWO, A SUBDIVISION RECORDED IN CABINET Q, SLIDE 125-126 OF THE (P.R.W.C.T.), AND BEING IN THE WEST RIGHT-OF-WAY LINE OF SAID BRIARWICK DRIVE;

THENCE, WITH THE SOUTH LINE OF SAID LOT 2, BEING THE SOUTH LINE HEREOF, AND THE NORTH LINE OF SAID LOT 3, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) S81°28'47"W, A DISTANCE OF 118.33 FEET TO AN IRON ROD WITH "BURY" CAP FOUND FOR A POINT OF CURVATURE HEREOF;
- 2) ALONG AN ARC OF A NON-TANGENT CURVE TO THE LEFT, WHOSE RADIUS IS 355.00 FEET, WHOSE ARC LENGTH IS 51.39 FEET, AND WHOSE CHORD BEARS S77°09'54"W, A DISTANCE OF 51.35 FEET TO AN IRON ROD WITH "BURY" CAP FOUND FOR A POINT OF TANGENCY HEREOF;
- 3) S73°10'01"W, A DISTANCE OF 300.14 FEET TO AN IRON ROD WITH "BURY" CAP FOUND FOR A POINT OF CURVATURE HEREOF;
- 4) ALONG AN ARC OF A NON-TANGENT CURVE TO THE LEFT, WHOSE RADIUS IS 985.00 FEET, WHOSE ARC LENGTH IS 205.25 FEET, AND WHOSE CHORD BEARS S67°08'42"W, A DISTANCE OF 204.88 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER HEREOF, BEING THE SOUTHWEST CORNER OF SAID LOT 2 AND THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE, WITH THE WEST LINE OF SAID LOT 2, BEING THE WEST LINE HEREOF, AND BEING THE EAST LINE OF SAID LOT 1, N05°40'31"W, A DISTANCE OF 515.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.8241 ACRE (297,259 SQUARE FEET) OF LAND, MORE OR LESS.

**G GARRETT-IHNEN**  
CIVIL ENGINEERS

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<b>4WARD</b> Land Surveying <small>A Limited Liability Company</small>	Date:	1/8/2019
	Project:	00670
	Scale:	1" = 100'
	Reviewer:	PRB
	Tech:	TR
	Field Crew:	DC/CC
PO Box 90876, Austin Texas 78709 WWW.4WARDLS.COM (512) 537-2384 TBPLS FIRM #10174300	Survey Date:	JUNE 2018
	Sheet:	2 OF 2

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