

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2018-0202.0A

Z.A.P. DATE: October 15, 2019

SUBDIVISION NAME: Resubdivision of Lot 2, Block G of The Parke - Phase C

AREA: 81.50 acres

LOTS: 2

APPLICANT: SAS Institute Inc.
(James H. Goodnight)

AGENT: Big Red Dog division of WGI
(Bradley J. Lingvai, P.E.)

ADDRESS OF SUBDIVISION: 11920 Wilson Parke Ave.

WATERSHED: Lake Travis

COUNTY: Travis

EXISTING ZONING: GO

JURISDICTION: Full Purpose

PROPOSED LAND USE: Office

VARIANCE: none

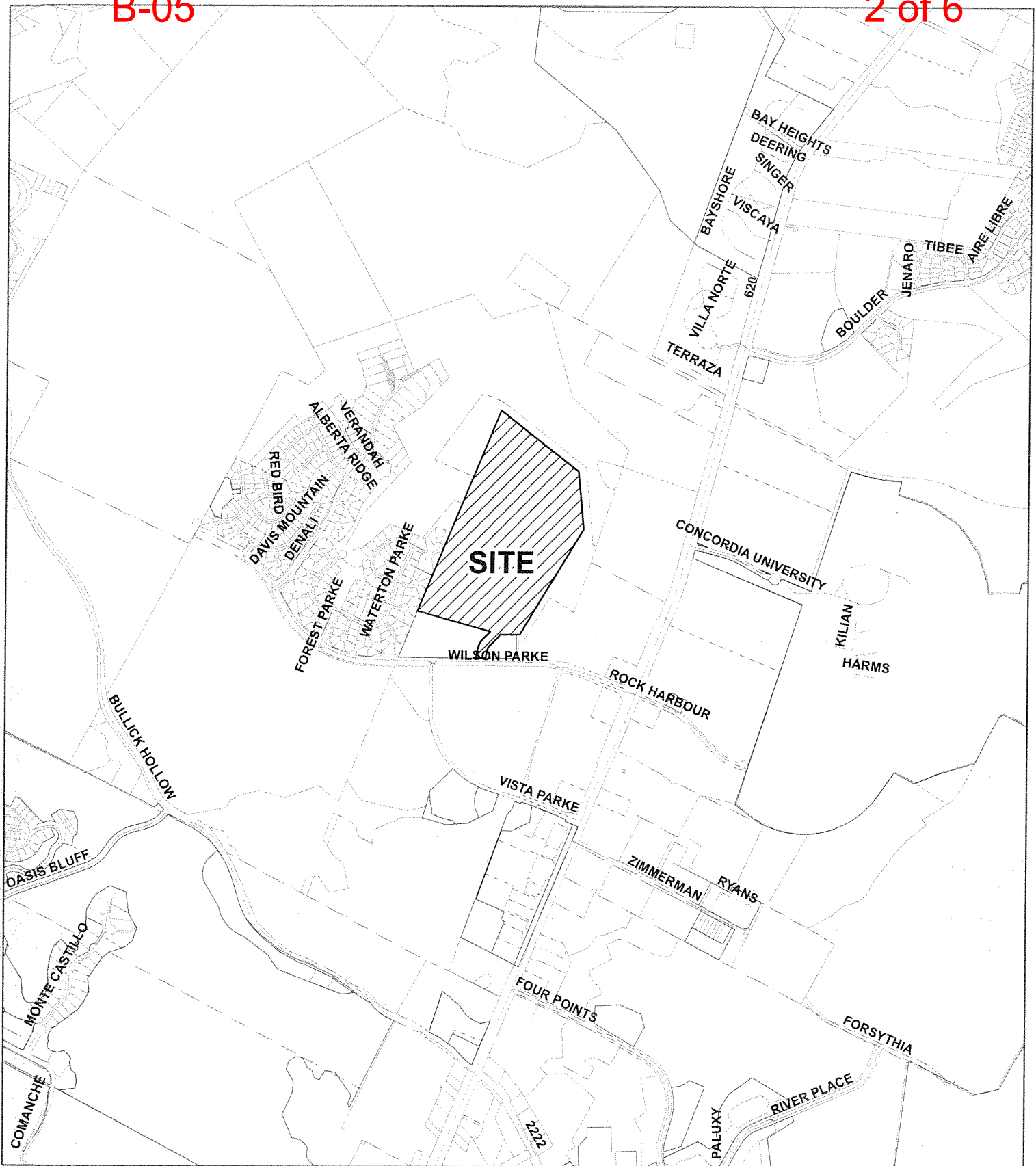
STAFF RECOMMENDATION: Staff recommends approval of the subdivision, the plat meets all applicable State and City of Austin Land Development Code requirements.

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of Lot 2, Block G of The Parke - Phase C subdivision composed of 2 lots on 81.50 acres. The applicant proposes to resubdivide an existing lot into a two lot subdivision for office use. The developer will be responsible for all cost associated with required improvements.

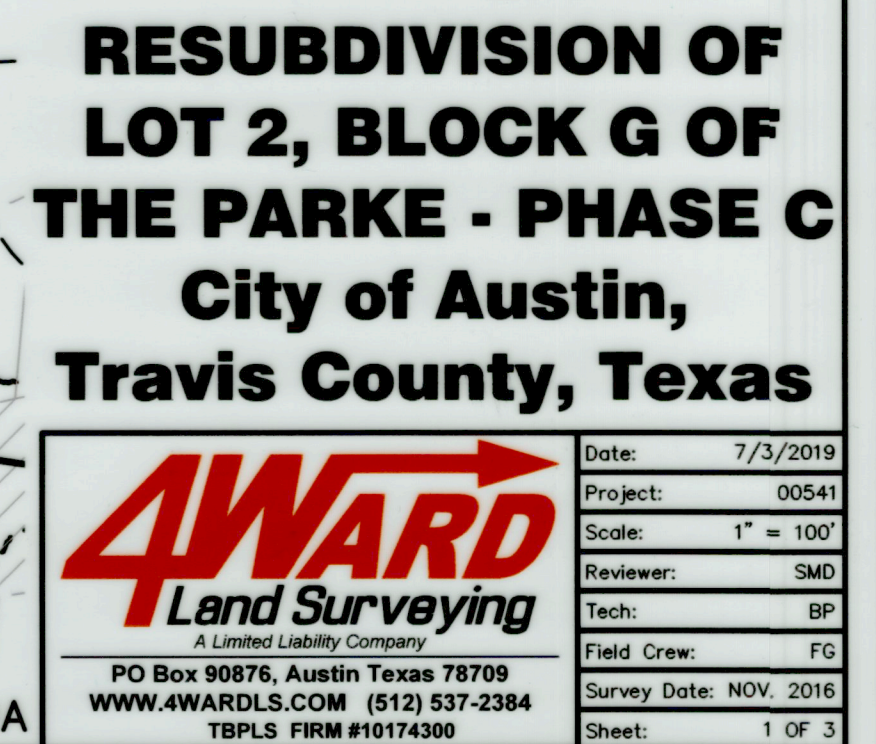
CASE MANAGER: Cesar Zavala

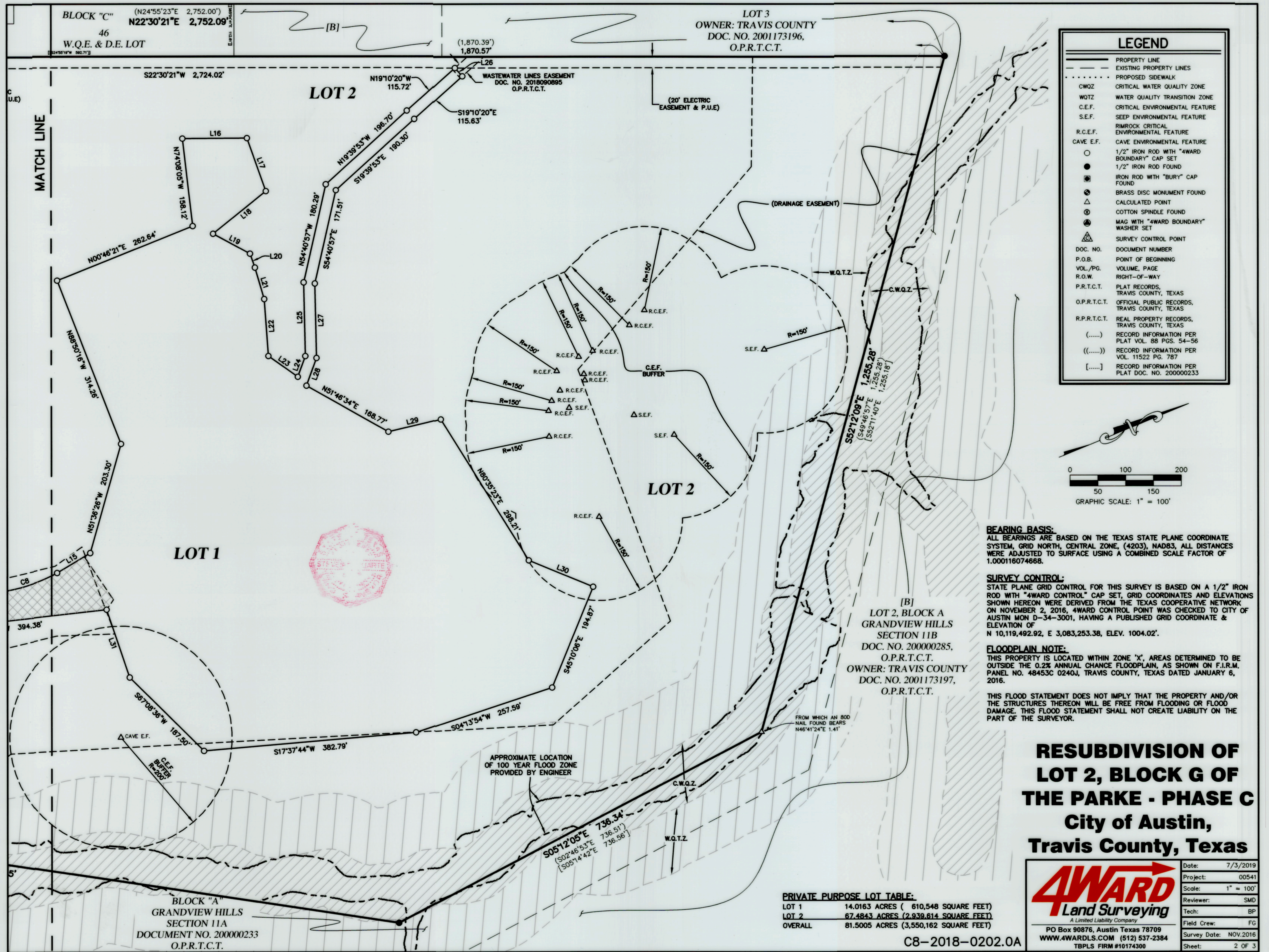
PHONE: 512-974-3404

E-mail: cesar.zavala@austintexas.gov



CASE#: C8-2018-0202.0A
ADDRESS: 11920 WILSON PARKE AVE.
PROJECT: RESUBDIVISION OF LOT 2, BLOCK G
THE PARKE - PHASE C
CASE MANAGER: CESAR ZAVALA





STATE OF NORTH CAROLINA §
COUNTY OF WAKE §

KNOW ALL MEN BY THESE PRESENTS: THAT SAS INSTITUTE INC., A NORTH CAROLINA CORPORATION, WITH JAMES H. GOODNIGHT AS CHIEF EXECUTIVE OFFICER, AND BEING OWNER OF LOT 2, BLOCK "G", THE PARKE - PHASE C, A SUBDIVISION OF RECORD IN VOLUME 88, PAGES 54-56 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED OF RECORD IN VOLUME 9544, PAGE 287 OF THE REAL PROPERTY 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 RESUBDIVIDE LOT 2, BLOCK "G", THE PARKE - PHASE C IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

RESUBDIVISION OF LOT 2, BLOCK G OF THE PARKE - PHASE C

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.

WITNESS MY HAND, THIS THE 19 DAY OF July, 2019 A.D.

JAMES H. GOODNIGHT, CHIEF EXECUTIVE OFFICER
SAS INSTITUTE INC.

STATE OF NORTH CAROLINA §
COUNTY OF WAKE §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES H. GOODNIGHT, CHIEF EXECUTIVE OFFICER OF SAS INSTITUTE INC., 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.

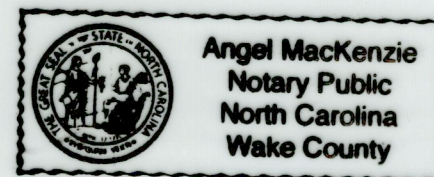
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19th DAY OF July, 2019

NOTARY PUBLIC IN AND FOR THE STATE OF NORTH CAROLINA

ANGEL MACKENZIE

TYPED OR PRINTED NAME

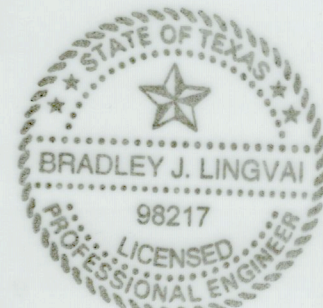
MY COMMISSION EXPIRES ON: July 10, 2024



ENGINEER'S CERTIFICATION:

I, BRADLEY J. LINGVAI, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

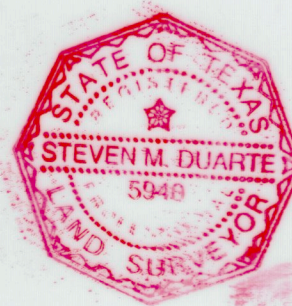
Bradley J. Lingvai 8/1/2019
BRADLEY J. LINGVAI, P.E.
TEXAS REGISTRATION NO. 98217



SURVEYOR'S CERTIFICATION:

I, STEVEN M. DUARTE, 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 TITLE 25 OF THE AUSTIN CODE OF 1999, AS AMENDED, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION. INTERIOR LOT CORNERS SHALL BE SET AFTER FINAL GRADING IS COMPLETE.

Steven M. Duarte 2/10/19
STEVEN M. DUARTE, R.L.S.
TEXAS REGISTRATION NO. 5940



PLAT NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS.
2. 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.
3. ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
4. 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 BY PONDING OR OTHER APPROVED METHODS.
5. 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.
6. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
7. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR ASSIGNS.
8. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY THE DOTTED LINE ON THE FACE OF THE PLAT: WILSON PARKE AVENUE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOTS 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.
9. BUILDING SETBACKS SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN LAND DEVELOPMENT CODE.
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. PEDERNALES ELECTRIC COMPANY 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.
12. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE PEDERNALES ELECTRIC COMPANY 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 CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
13. ANY RELOCATION OF THE ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.
14. EROSION CONTROLS, REVEGETATION AND TREE PROTECTION 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.
15. 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.
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. 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).
18. THE PRESENCE OF A CRITICAL ENVIRONMENTAL FEATURE ON OR NEAR A PROPERTY MAY AFFECT DEVELOPMENT. ALL ACTIVITIES WITHIN THE C.E.F. BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
19. ALL NOTES FROM THE ORIGINAL SUBDIVISION, LOT 2, BLOCK "G", THE PARKE - PHASE C, SHALL APPLY.
20. NO RESIDENTIAL USES SHALL BE CONSTRUCTED IN THIS SUBDIVISION UNLESS AND UNTIL PARKLAND FEES ARE PAID FOR ANY APPLICABLE RESIDENTIAL UNITS.

PLAT NOTES CONTINUED:

21. AT TIME OF SITE PLAN, AN 8' CONCRETE TRAIL SHALL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS WITHIN THE 15' TRAIL EASEMENT AT THE WESTERN PROPERTY LINE, OR AS APPROVED BY THE DIRECTOR OF THE DEVELOPMENT SERVICES DEPARTMENT.
22. THE C.E.F. BUFFER MUST BE MAINTAINED PER CITY OF AUSTIN CODE AND CRITERIA. EXISTING DRAINAGE AND NATIVE VEGETATION SHALL REMAIN UNDISTURBED TO ALLOW THE WATER QUALITY FUNCTION OF THE BUFFER. INSPECTION AND MAINTENANCE MUST OCCUR SEMI-ANNUALLY, AND RECORDS MUST BE KEPT FOR 3 YEARS.
23. EACH LOT WITHIN THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS AND THEIR RESPECTIVE PRIVATE WATER AND SEWER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THIS, THE _____ DAY OF _____, 2018 A.D.

JOLENE KIOLBASSA, CHAIR

ANA AGUIRRE, SECRETARY

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE 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, TEXAS, THIS THE _____ DAY OF

_____, 20____ A.D.

CESAR ZAVALA FOR:
DENISE LUCAS, ACTING DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

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 _____, 20____ A.D., AT _____

O'CLOCK ____ M., AND DULY RECORDED ON THE _____ DAY OF _____

20____ A.D., AT _____ O'CLOCK ____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY

AND STATE IN DOCUMENT NUMBER _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE _____ DAY OF

_____, 20____ A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: DEPUTY

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°26'16"W	42.51'
L2	N74°28'19"W	13.56'
L3	S44°57'36"W	96.34'
L4	S10°30'48"W	97.23'
L5	N89°30'27"W	121.86'
L6	N10°30'48"E	118.32'
L7	N44°57'36"E	96.36'
L8	S00°32'19"W	300.04'
L9	S22°45'33"W	71.51'
L10	S10°12'43"W	118.32'
L11	N44°06'24"E	64.92'
L12	N37°04'27"E	80.78'
L13	N32°14'33"E	69.47'
L14	N34°38'20"E	129.07'
L15	N08°08'58"W	69.41'
L16	N22°12'29"E	116.11'
L17	S87°09'17"E	101.06'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L18	S16°10'46"E	122.02'
L19	N50°44'49"E	75.42'
L20	S87°06'57"E	26.42'
L21	S83°56'10"E	58.93'
L22	S71°36'02"E	102.36'
L23	N57°42'47"E	64.70'
L24	N47°19'29"W	39.53'
L25	N68°43'29"W	132.17'
L26	N70°49'40"E	20.00'
L27	S68°43'29"E	133.48'
L28	S47°19'29"E	52.87'
L29	N09°03'56"E	96.78'
L30	N44°49'54"E	125.15'
L31	N86°19'28"W	128.60'
L32	S27°25'11"W	123.32'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
(L1)	N87°04'51"W	42.74'
(L2)	N72°02'56"W	13.66'
(L3)	S47°23'47"W	96.56'
(L4)	S12°50'20"W	97.16'
(L5)	N87°05'29"W	121.83'
(L6)	N12°50'20"E	118.17'
(L7)	N47°23'47"E	96.56'
(L8)	S02°54'38"W	300.05'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
((L2))	N72°15'46"W	13.63'
((L3))	S47°23'47"W	96.56'
((L4))	S12°54'32"W	97.22'
((L6))	N12°53'56"E	118.23'
((L7))	N47°23'47"E	96.56'
((L8))	S02°55'34"W	300.15'
[L1]	N89°29'01"W	42.74'
[L8]	S00°30'28"W	300.10'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	97.21'	480.00'	11°36'15"	S39°11'57"W	97.05'
C2	72.59'	120.00'	34°39'31"	S27°42'44"W	71.49'
C3	144.92'	240.00'	34°35'47"	N27°43'09"E	142.73'
C4	33.45'	360.00'	5°19'24"	N42°20'22"E	33.44'
C5	129.76'	214.29'	34°41'39"	S29°07'29"W	127.78'
C6	43.14'	116.92'	21°08'36"	N21°40'15"E	42.90'
C7	132.26'	311.34'	24°20'22"	N22°28'09"E	131.27'
C8	120.13'	301.37'	22°50'21"	N05°32'09"E	119.34'

* (NOTE) - RECORD ARC DISTANCES SHOWN HEREON DO NOT MATHEMATICALLY COINCIDE WITH RECORD CHORD AND DELTA INFORMATION. MEASURED DISTANCES SHOWN REFLECT MONUMENTATION AND COINCIDE WITH CHORD AND DELTA INFORMATION.

RECORD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
(C1)	97.09'	480.00'	11°35'23"	S41°36'05"W	96.93'
(C2)	*73.38'	120.00'	34°33'27"	S30°07'03"W	71.28'
(C3)	144.75'	240.00'	34°33'27"	N30°07'03"E	142.57'
(C4)	33.39'	360.00'	5°18'51"	N44°44'21"E	33.38'
RECORD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
((C1))	96.92'	480.00'	-	S41°35'25"W	96.75'
((C2))	*71.38'	120.00'	-	S30°07'03"W	71.28'
((C3))	144.75'	240.00'	-	N30°07'03"E	142.57'
((C4))	33.39'	360.00'	-	N44°44'21"E	33.38'

RESUBDIVISION OF LOT 2, BLOCK G OF THE PARKE - PHASE C City of Austin, Travis County, Texas

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

Date: 7/10/2019
Project: 00541
Scale: 1" = 100'
Reviewer: SMD
Tech: BP
Field Crew: FG
Survey Date: NOV. 2016
Sheet: 3 OF 3

C8-2018-0202.OA

Zavala, Cesar

Subject: FW: C8-2018-0202.0A - The Parke - Phase C Resubdivision of Lot 2, Blk G; District 6)

From: Patty Olson
Sent: Tuesday, October 08, 2019 8:01 AM
To: Patty Olson
Cc: Zavala, Cesar <Cesar.Zavala@austintexas.gov>; cinidy.edmond@austintexas.gov
Subject: Re: C8-2018-0202.0A - The Parke - Phase C Resubdivision of Lot 2, Blk G; District 6)

*** External Email - Exercise Caution ***

Dear Mr. Zavala,

I object to this resubdivision.

This is inconsistent with the existing neighborhood and the Austin LDC.

Respectfully,

Patty Olson
8005 Mead Parke Cove
Austin, TX 78726

Patty Olson
Independent National Sales Director
Mary Kay Cosmetics
"O"Zone National Area
Office Phone: 512-257-0964

On Sat, Oct 5, 2019 at 8:33 AM Glenn Olson wrote:

Dear Mr. Zavala,

I object to this resubdivision.

This is inconsistent with the existing neighborhood and the Austin LDC.

Respectfully,

Glenn Olson
8005 Mead Parke Cove
Austin, TX 78726

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to CSIRT@austintexas.gov.