# SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2017-0057.0A **PC DATE:** June 12, 2018

**SUBDIVISION NAME:** Steelcreek Austin 183

**AREA** 4.25 ac **LOT(S)**: 2

**OWNER:** Two Three Four, LLC

**AGENT/APPLICANT:** Steven B. Sylliaasen, P.E. Consulting Civil Engineer, LLC

**ADDRESS OF SUBDIVISION:** 3304 ½ Tannehill Lane

**WATERSHED:** Boggy Creek

**EXISTING ZONING:** CS

**NEIGHBORHOOD PLAN:** MLK/183

**PROPOSED LAND USE:** Commercial

**DEPARTMENT COMMENTS:** The request is for approval of Steelcreek Austin 183 composed of 2 lots on 4.25 acres.

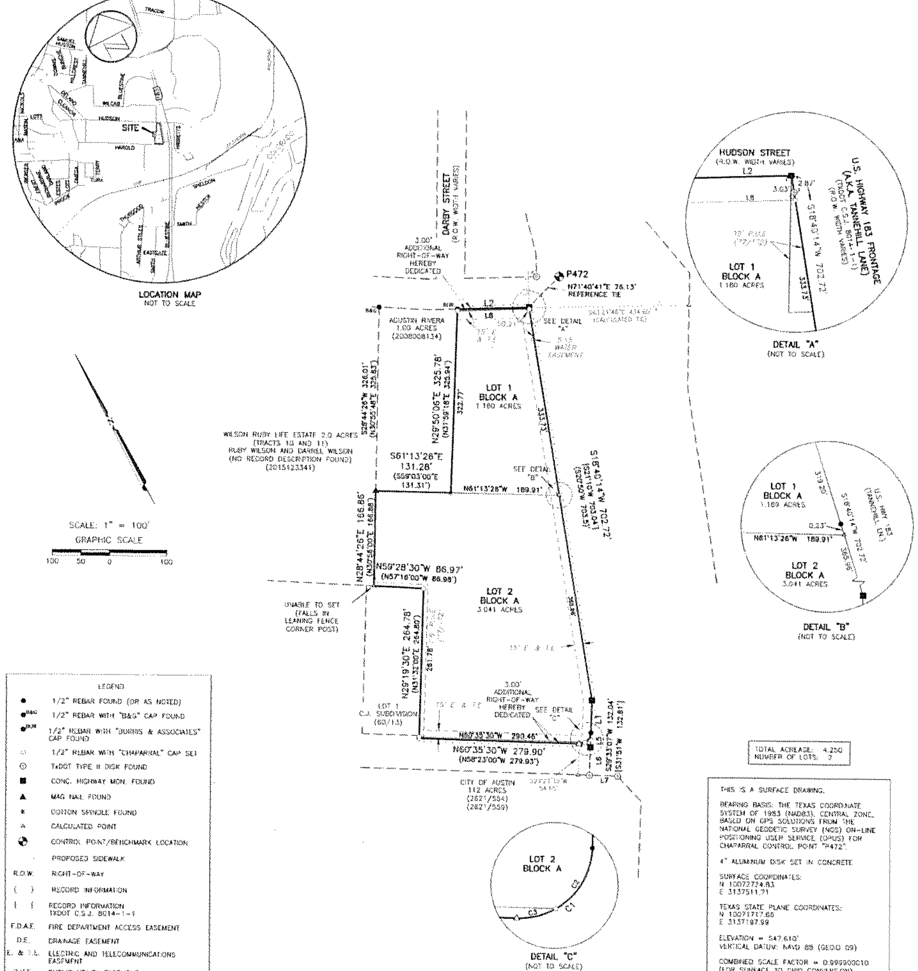
**STAFF RECOMMENDATION:** The staff recommends approval of the plat as it meets all applicable State and City of Austin LDC requirements.

**PLANNING COMMISSION ACTION:**

**CASE MANAGER:** Jeremy Siltala **PHONE:** 512-974-2945

**EMAIL:** jeremy.siltala@austintexas.gov

# STEELCREEK AUSTIN 183



LEGEND

- ● 1/2" REBAR FOUND (OR AS NOTED)
- ● 1/2" REBAR WITH "B&G" CAP FOUND
- ● 1/2" REBAR WITH "BURNS & ASSOCIATES" CAP FOUND
- ○ 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ⊙ TxDOT TYPE II DISK FOUND
- ■ CONC. HIGHWAY MON. FOUND
- ▲ MAG NAIL FOUND
- ✱ COTTON SPINDLE FOUND
- △ CALCULATED POINT
- CONTROL POINT/BENCHMARK LOCATION
- PROPOSED SIDEWALK
- R.O.W. RIGHT-OF-WAY
- ( ) RECORD INFORMATION
- [ ] RECORD INFORMATION TXDOT C.S.J. 8014-1-1
- F.D.A.E. FIRE DEPARTMENT ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- E. & T.E. ELECTRIC AND TELECOMMUNICATIONS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- J.U.A.E. JOINT USE ACCESS EASEMENT

TOTAL ACREAGE: 4.250
NUMBER OF LOTS: 2

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 "P472".

4" ALUMINUM DISK SET IN CONCRETE

SURFACE COORDINATES:
N 10072724.83
E 3137511.71

TEXAS STATE PLANE COORDINATES:
N 10071717.65
E 3137197.99

ELEVATION = 547.610'
VERTICAL DATUM: NAVD 88 (GEOID 09)

COMBINED SCALE FACTOR = 0.999900010
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000100
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0,0
THETA ANGLE: 01°22'18"

LINE TABLE

| LINE | BEARING | DISTANCE | RECORD |
|---|---|---|---|
| L1 | S29°33'07"W | 57.32' | (S31°42'W 57.48') |
| L2 | S63°53'19"E | 124.94' | (S59°40'E) |
| L3 | N26°06'41"E | 54.13' | |
| L4 | S63°53'19"E | 14.64' | |
| L5 | S29°33'07"W | 24.99' | (S31°51'W) |
| L6 | S29°33'07"W | 49.73' | (S31°51'W) |
| L7 | S60°42'35"E | 49.46' | (S31°51'W) |
| L8 | S63°53'19"E | 125.53' | |

CURVE TABLE

| CURVE | RADIUS | DELTA | ARC | BEARING | CHORD |
|---|---|---|---|---|---|
| C1 | 20.00' | 90°01'37" | 31.43' | S74°26'48"W | 28.29' |
| C2 | 20.00' | 58°11'11" | 20.31' | N58°31'36"E | 19.43' |
| C3 | 20.00' | 31°50'29" | 11.11' | S78°27'36"E | 10.97' |

SUBMITTAL DATE: MARCH 22, 2017

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724

PROJECT NO.: 1032-001
DRAWING NO.: 1032-001-PL2
PLOT DATE: 05/16/2018
PLOT SCALE: 1"=100'
DRAWN BY: PLE

SHEET 01 OF 02

C8-2017-0057.0A

# STEELCREEK AUSTIN 183

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT TWO-THREE-FOUR, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF 1.189 ACRES OF LAND IN THE JESSE C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT 0.964 ACRE TRACT OF LAND CONVEYED TO TWO-THREE-FOUR, LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2015072219 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT 0.225 ACRE PORTION OF LOT 1, HARRIS ADDITION NO. 2, A SUBDIVISION OF RECORD IN VOLUME 77, PAGE 172 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.225 ACRE TRACT HAVING BEEN CONVEYED TO TWO-THREE-FOUR, LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2015072220 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

AND

THAT U.S. REAL II, LTD (FKA U.S. REAL II, WATSON & TAYLOR, LTD), A TEXAS LIMITED PARTNERSHIP, OWNER OF THAT 3.081 PORTION OF SAID LOT 1, HARRIS ADDITION NO. 2, SAID 3.081 ACRE TRACT HAVING BEEN CONVEYED TO U.S. REAL II, WATSON & TAYLOR, LTD, BY WARRANTY DEED RECORDED IN VOLUME 8795, PAGE 128 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;

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 SAID 0.225 ACRE TRACT, AND DO HEREBY RE-SUBDIVIDE SAID LOT 1, HARRIS ADDITION NO. 2, BEING A TOTAL OF 4.250 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS:

**STEELCREEK AUSTIN 183**

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

TWO-THREE-FOUR, LLC, A DELAWARE LIMITED LIABILITY

BY: ______________________, GENERAL PARTNER

BY: ______________________
GEORGE WATSON, PRESIDENT DATE
4015 BELTLINE ROAD
ADDISON, TX 75001

US REAL II, LTD, A TEXAS LIMITED PARTNERSHIP

______________________
GEORGE WATSON, PRESIDENT
4015 BELTLINE ROAD
ADDISON, TX 75001

THE STATE OF ______________
COUNTY OF ______________

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED GEORGE WATSON, 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THERE STATED. WITNESS MY HAND AND SEAL OF OFFICE, THIS THE ________ DAY OF ______________, 20____, A.D.

______________________
NOTARY PUBLIC IN AND FOR
THE STATE OF ______________

______________________
PRINTED NAME
MY COMMISSION EXPIRES: ____________

THE STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

SURVEYOR'S CERTIFICATE

THAT I, PAUL L. EASLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR, AUTHORIZED UNDER THE LAWS OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTION OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document."

Pursuant to Texas Board of Professional Land Surveying Rule 663.18(c), 29 T.A.C. 663.18(c) this is a preliminary document, and shall not be signed or sealed.

PAUL L. EASLEY DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4432 — STATE OF TEXAS
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 McCALL LANE
AUSTIN, TEXAS 78744

ENGINEER'S CERTIFICATE

I, STEVEN B. SYLLMASEN, 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 TITLE 25 OF THE AUSTIN CITY CODE OF 1981 AS AMENDED AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

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 PANEL 48453C0470 H, DATED SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

______________________ DATE
STEVEN B. SYLLMASEN, P.E.
CONSULTING CIVIL ENGINEER, L.L.C.
13720 THOROUGHBRED DRIVE
AUSTIN, TEXAS 78749

GENERAL NOTES:

1. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
2. ALL SIGNS SHALL COMPLY WITH THE AUSTIN SIGN ORDINANCE. (CHAPTER 25-10)
3. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
4. PRIOR TO CONSTRUCTION ON THE 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 ESTABLISHED BY THE REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN, EXCEPT THAT RUN-OFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM SHALL BE DETAINED BY THE USE OF ONSITE PONDING OR OTHER APPROVED METHODS.
5. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
6. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS.
7. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES FOR INSPECTION AND MAINTENANCE.
8. PRIOR TO CONSTRUCTION ON LOT 1 OF THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN FOR ALL IMPROVEMENTS ASSOCIATED WITH THE LOT 1 DEVELOPMENT.
9. 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.
10. 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.
11. 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 CHAPTER 25-8, II, ARTICLE I THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
12. 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 THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. 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.
13. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE THE CITY OF AUSTIN ELECTRIC DEPARTMENT 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.
14. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. AUSTIN ENERGY WORK SHALL BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
15. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS: HUDSON STREET, TANNEHILL LANE AND HAROLD COURT. THE SIDEWALKS ALONG TANNEHILL LANE ARE SUBJECT TO THE APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION AT THE SITE PLAN PHASE. 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.
16. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE LAND DEVELOPMENT CODE.
17. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION(S), HARRIS ADDITION NO. 2, SHALL APPLY TO THIS RESUBDIVISION PLAT.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF AUSTIN ON THIS THE ________ DAY OF ______________, 20____, A.D.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ________ DAY OF ______________, 20____, A.D.

______________________
J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THIS, THE ________ DAY OF ______________, 20____.

______________________ CHAIR
______________________ SECRETARY

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

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 TRAVIS COUNTY, TEXAS, UNDER DOCUMENT NUMBER ______________

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY, THIS THE ________ DAY OF ______________, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: ______________________
DEPUTY

SUBMITTAL DATE: MARCH 22, 2017

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724

PROJECT NO.: 1032-001
DRAWING NO.: 1032-001-PL2
PLOT DATE: 05/16/2018
PLOT SCALE: 1"=100'
DRAWN BY: PLE

SHEET 02 OF 02

C8-2017-0057.0A

# LOCATION MAP

**MAPSCO PAGE 586**
**MAPSCO GRID M-22**