

C8  
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**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8-2011-0093.0A

**Z.A.P. DATE:** February 7, 2012

**SUBDIVISION NAME:** Resubdivision of Lot 4, Parmer Place Subdivision

**AREA:** 1.503 acres

**LOTS:** 2

**OWNER/APPLICANT:** Dessau 38 Partners, Ltd.  
(John Lewis)

**AGENT:** Longaro & Clarke  
(Alex Clarke)

**ADDRESS OF SUBDIVISION:** 12308 Dessau Road

**GRIDS:** N-36

**COUNTY:** Travis

**WATERSHED:** Walnut Creek

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** GR

**PROPOSED LAND USE:** Commercial

**SIDEWALKS:** Sidewalks will be provided on Dessau Road prior to the lots being occupied.

**DEPARTMENT COMMENTS:** The request is for approval of the resubdivision, namely Resubdivision of Lot 4, Parmer Place Subdivision. The proposed resubdivision is composed of 2 lots on 1.503 acres.

**STAFF RECOMMENDATION:** Staff recommends approval of the resubdivision. This plat meets all City of Austin Land Development and State Local Government requirements.

**ZONING AND PLATTING COMMISSION ACTION:**



**CASE MANAGER:** Sylvia Limon  
Email address: sylvia.limon@austintexas.gov

**PHONE:** 974-2767



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-  Subject Tract
-  Base Map

CASE#: C8-2011-0093.0A  
LOCATION: 12308 Dessau Rd.



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



# RESUBDIVISION OF LOT 4 PARMER PLACE SUBDIVISION



SCALE: 1" = 50'

GRAPHIC SCALE

PRIMARY CONTROL POINT  
DISAPPEARING TRIANGLE POINT  
82-POSS. COTTON SPINDLE WITH  
SHOWN SCARRED "CHAPARRAL"

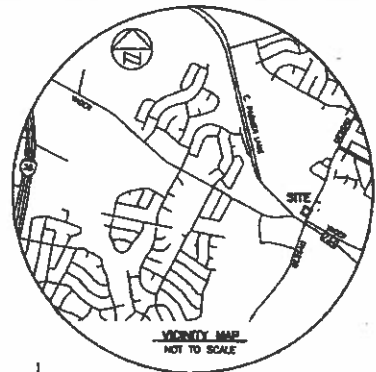
SURFACE COORDINATES:  
N 10115703.0894  
E 3143342.834

TERMS: CENTRAL ZONE STATE  
PLANE COORDINATES:  
N 10115703.0894  
E 3143342.834

COMBINED SCALE FACTOR:  
0.99999828

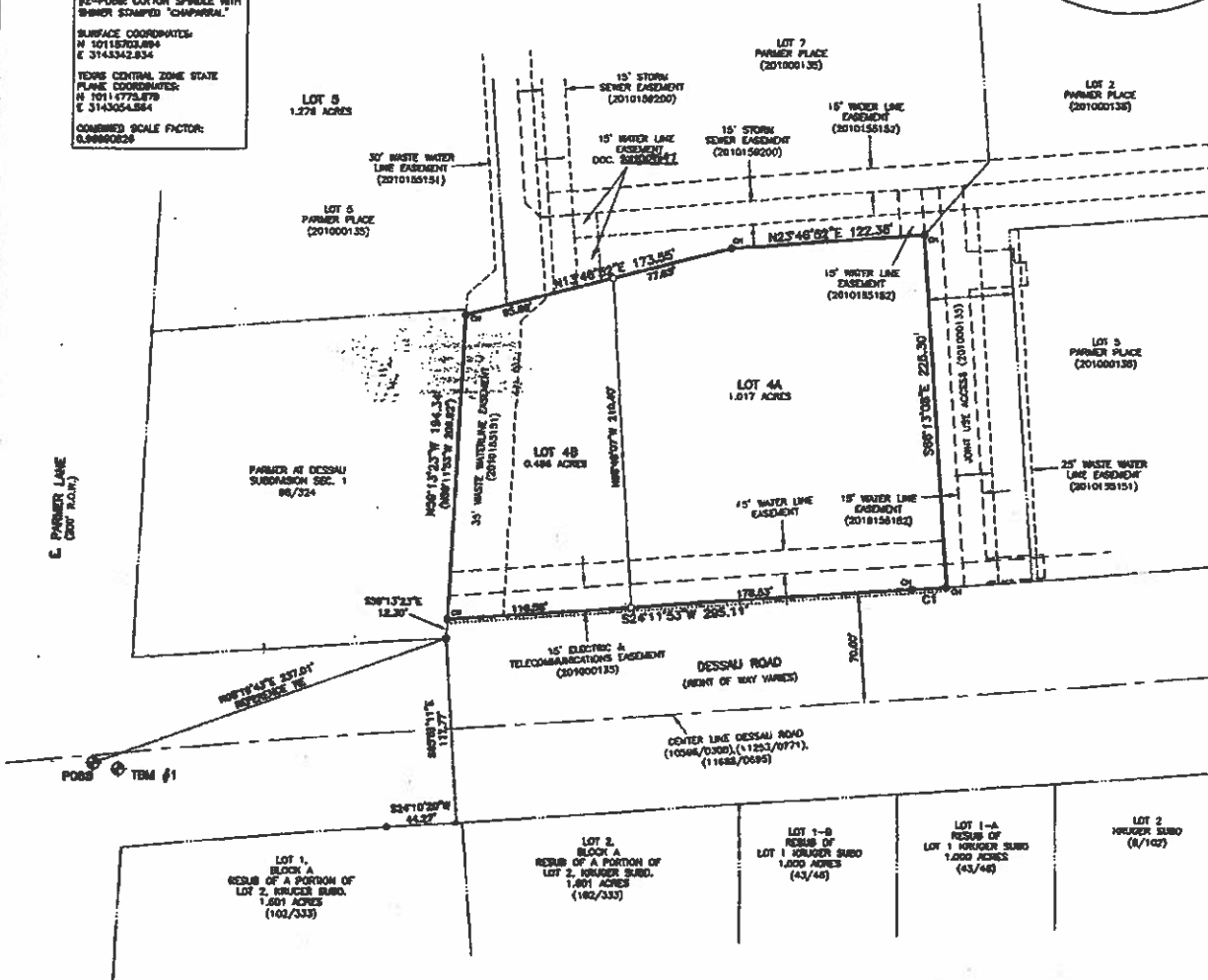
- LEGEND
- 1/2" REBAR FOUND (OR AS NOTED)
  - 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
  - 1/2" REBAR WITH "CHAPARRAL" CAP SET
  - ⊕ CONTROL POINT/BENCHMARK LOCATION
  - SIDEWALK LOCATION

LOT 2 SUBDIVISION:  
2 COMMERCIAL LOTS  
1.503 ACRES TOTAL



VICINITY MAP  
NOT TO SCALE

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## SURVEYOR'S CERTIFICATION

I, ROBERT C. WHITE, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAN COMPLETES THE SURVEYING RELATED PORTIONS OF CHAPTER 25 OF THE AUSTIN CITY CODE OF 1988 AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, BASED ON THE CORNER AUGUST 14, 2007, UPDATED IN JULY 2011 FOR THIS RE-SUBDIVISION PLAN.

BEARING BASIS: RECORD PLAN (201000135) PROVIDED BY CHAPARRAL.

ROBERT C. WHITE, JR., R.P.L.S. 4885  
SURVEYING BY  
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
2000 BUCKLE LANE  
AUSTIN, TEXAS 78744  
(512) 443-1724



## ENGINEER'S CERTIFICATION

I, ALEX CLARKE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAN IS PREPARED FROM AN ENGINEERING STANDPOINT AND COMPLETES THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1988, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE LAWS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION PANEL 485330704, DATED SEPTEMBER 24, 2008, FOR TEXAS COUNTY, TEXAS AND INCORPORATED AREAS.

ALEX CLARKE, P.E. 85100  
12/28/2011



ENGINEERING BY:  
LORENZO B. CLARKE, L.P. TYPE REG. NO. F-544  
7014 N. CAPITAL OF TEXAS HWY.  
BUILDING A, SUITE 250  
AUSTIN, TEXAS 78731  
(512) 306-0228  
(512) 306-0338-FAX

CURVE TABLE					
NO.	DELTA	RADIUS	TAN	ARC	CHORD
C1	0708°55'	7549.441	10.82'	21.84'	21.84'

## BENCHMARK INFORMATION

BM #1: A "T-SQUARE" CUT IN CONCRETE LOCATED IN THE NORTH MEDIAN AT THE INTERSECTION OF PARKER LANE AND DESSAU ROAD; 18' ± IS 4'-12" SOUTHWEST OF A STORMWATER MANHOLE LOCATED IN THE NORTH RIGHT-OF-WAY LINE OF DESSAU ROAD AND 4'-12" EAST OF THE BACK-OF-CURBS.

ELEVATION: 723.84'

SOURCE: GPS  
DATE: MARCH 08 (DEMO 99)

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

PROJECT NO.:  
236-019  
DRAWING NO.:  
236-019-PL2  
PLOT DATE:  
12/28/2011  
PLOT SCALE:  
1"=50'  
DRAWN BY:  
RCW  
SHEET  
01 OF 02