

**SUBDIVISION REVIEW SHEET**

C16  
1

**CASE NO.:** C8-2011-0167.0A

**P.C. DATE:** April 10, 2012

**SUBDIVISION NAME:** Kramer Lane 65 Section 4 Resubdivision of Lot 1

**AREA:** 4.63 acres

**LOTS:** 2

**APPLICANT:** Braker Land HP, Ltd.  
(Richard E. Anderson, V.P.)

**AGENT:** Griffin Engineering Group, Inc.  
(Greg Griffin)

**ADDRESS OF SUBDIVISION:** 2214 W. Braker Lane

**GRIDS:** K33

**COUNTY:** Travis

**WATERSHED:** Little Walnut Creek /  
Walnut Creek

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** NBG-NP

**EXISTING LAND USE:** Industrial

**PROPOSED LAND USE:** Industrial

**NEIGHBORHOOD PLAN:** North Burnet

**ADMINISTRATIVE WAIVERS:** None

**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets and the subdivision side of all boundary streets.

**DEPARTMENT COMMENTS:** The request is for the approval of the Kramer Lane 65 Section 4 Resubdivision of Lot 1. The applicant proposes to resubdivide one existing lot into a two lot subdivision. The lot is currently a parking lot. The City of Austin will provide electric services, and water and wastewater. The developer will be responsible for all cost associated with required improvements.

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

**PLANNING COMMISSION ACTION:**

**CASE MANAGER:** Cesar Zavala

**PHONE:** 974-3404

**E-mail:** [Cesar.Zavala@austintexas.gov](mailto:Cesar.Zavala@austintexas.gov)

C16/2

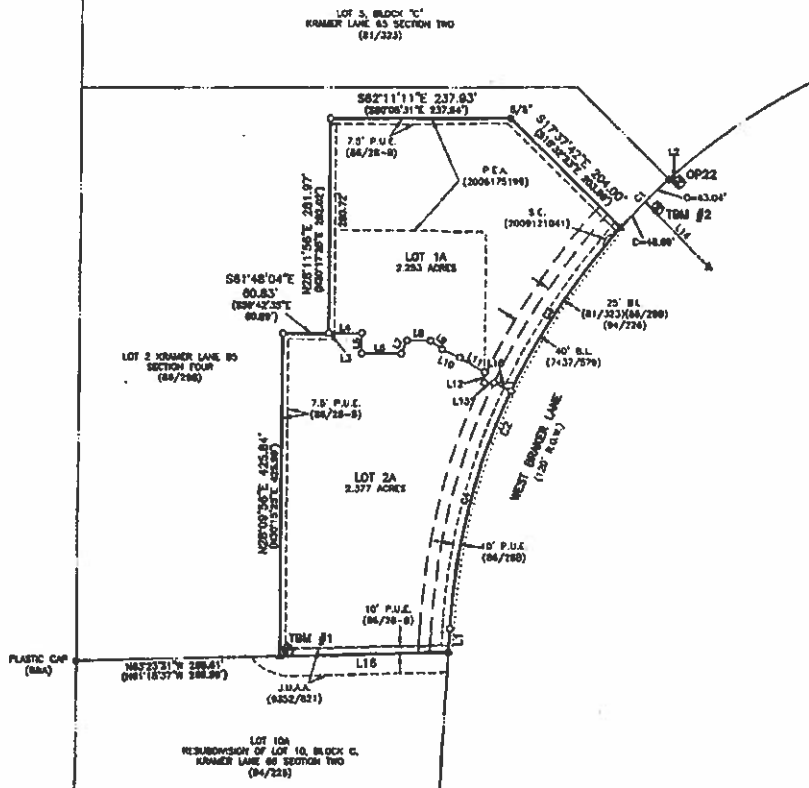
# RESUBDIVISION OF LOT 1 KRAMER LANE 65 SECTION FOUR

1"=100'

SCALE IN FEET  
100 50 0 100



LOCATION MAP  
NOT TO SCALE



LEGEND	
●	1/2" NEAR FOUND
○	1/2" NEAR WITH CAP SET
⊙	PUNCH HOLE IN CONC. FOUND
△	PK HAS FOUND
BL	BUILDING SETBACK LINE
DE	DRAINAGE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
JUAA	JOINT USAGE & ACCESS AGREEMENT
PEA	PARKING EASEMENT AGREEMENT
SE	SEWER EASEMENT
---	SIDEWALK LOCATION

## CONTROL POINT INFORMATION

MARK SET IN CONCRETE STUMPED  
OP22  
TBM#1 (CENTRAL ZONE)  
STATE PLANE COORDINATES:  
N 1011946.108  
E 33123240.2988  
ELEVATION=791.25'  
COMBINED SCALE FACTOR:  
SURFACE TO GROUND=0.99999335  
GROUND TO SURFACE=1.00000665

## BENCHMARK INFORMATION

BMB1:  
SQUARE CUT IN THE SOUTH CURBLINE OF THE  
NORTHEAST MOST ISLAND ON THE EAST SIDE OF THE  
WEST ENTRANCE OF 2200 WEST SPANGLER LANE.  
ELEVATION=781.16'  
VERTICAL DATUM: NAVD 83 (CEAD 89)  
BMB2:  
SQUARE CUT IN THE SOUTH CURBLINE OF THE MEDIAN  
AT THE EAST ENTRANCE OF 2200 WEST SPANGLER LANE.  
ELEVATION=780.20'  
VERTICAL DATUM: NAVD 83 (CEAD 89)

LINE TABLE				
NO.	BEARING	LENGTH	(RECORD CHORD)	
L1	S31°13'27"W	32.04'	(078°20'33"W 80.01')	
L2	N46°03'25"W	13.81'		
L3	S28°11'58"W	1.21'		
L4	S81°44'14"E	43.48'		
L5	S28°15'48"W	27.38'		
L6	S82°08'36"E	52.48'		
L7	N50°03'58"E	18.89'		
L8	S81°30'23"E	31.55'		
L9	S20°14'49"E	18.21'		
L10	S37°38'32"E	28.89'		
L11	S41°27'43"E	38.67'		
L12	S28°11'31"W	14.36'		
L13	S82°00'38"E	12.22'		
L15	S37°05'36"E	24.85'		
L18	N83°24'31"W	22.33'	(081°16'33"W 823.00')	

CURVE TABLE						
NO.	DELTA	RADIUS	TAN	APC	CHORD	(RECORD CHORD)
C1	9°45'48"	893.07'	45.08'	30.04'	80.00'	(078°20'33"W 80.01')
C2	38°34'48"	860.00'	303.81'	284.68'	572.82'	(087°32'18"W 573.37')
C3	17°18'50"	860.00'	130.84'	289.88'	758.85'	(081°34'49"W 758.85')
C4	21°35'36"	860.00'	164.65'	324.20'	322.28'	(042°08'25"W 322.28')

**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping  
3300 McCall Lane  
Austin, Texas 78744  
512-443-1724

PROJECT NO.:  
030-033  
DRAWING NO.:  
030-033-PL  
PLOT DATE:  
12/15/11  
PLOT SCALE:  
1"=100'  
DRAWN BY:  
JWB  
SHEET  
01 OF 02