

08/1

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8J-2012-0187.0A

**Z.A.P. DATE:** 5-21-13

**SUBDIVISION NAME:** Bell Grand Avenue Business Park Lot 25B Block J  
Resubdivision

**AREA:** 6.41 acres

**LOT(S):** 2

**OWNER/APPLICANT:** EK2 Properties, Kevin Kolbeck **AGENT:** Austin Civil  
Engineering, Keith Parkan

**ADDRESS OF SUBDIVISION:** 16117 Central Commerce Drive

**GRIDS:** MN38

**COUNTY:** Travis

**WATERSHED:** Gilleland Creek

**JURISDICTION:** 2-Mile  
ETJ

**EXISTING ZONING:** N/A

**MUD:** N/A

**PROPOSED LAND USE:** Commercial

**ADMINISTRATIVE WAIVERS:** N/A

**VARIANCES:**

**SIDEWALKS:** Sidewalks will be provided on Grand Ave Pkwy and Central Commerce Drive.

**DEPARTMENT COMMENTS:** The request is for approval of Bell Grande Avenue Business Park resubdivision of Lot 25 Block J. The proposed resubdivision is composed of 2 commercial lots on 6.41 acres. Water and wastewater will be provided by Windemere Utility Company.

**STAFF RECOMMENDATION:** The staff recommends approval of this resubdivision. This plan meets all applicable County, State and City of Austin LDC requirements.

**ZONING AND PLATTING COMMISSION ACTION:**

**CASE MANAGER:** Sarah Sumner  
Email address: [sarah.sumner@co.travis.tx.us](mailto:sarah.sumner@co.travis.tx.us)

**PHONE:** 854-7687

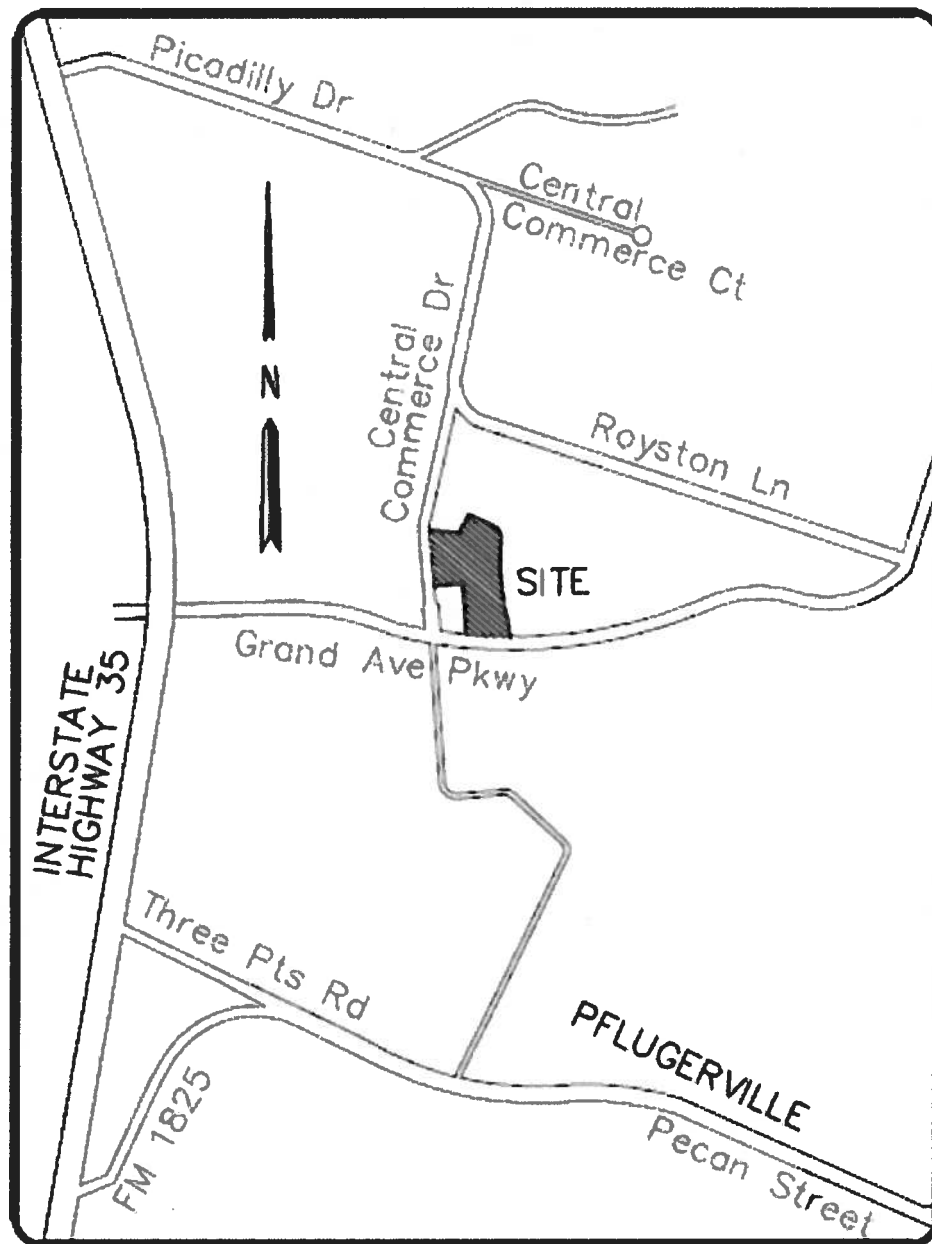
01/2

# Bell Grand Avenue Business Park

## Lot 25B Block J Resubdivision

### Location Map

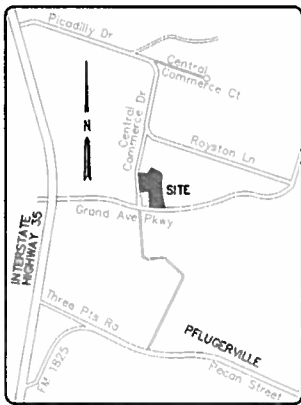
LOCATOR MAP not to scale



01/13

# Resubdivision of Lot 25B, Block J, Bell Grand Avenue Business Park

LOCATOR MAP not to scale



NUMBER OF LOTS: TWO LOTS-ONE BLOCK / COMMERCIAL  
LOT 25B1-5.1359 AC/223,720 SQ FT  
LOT 25B2-1.2705 AC/55,345 SQ FT  
TOTAL ACREAGE: 6.4065 AC 279,065 SQ FT



Lot 4 Block B  
Replat of Blocks A, B and C  
Central Commerce Park  
101/176  
Modular Space Corporation  
1200 Swadford Rd  
Berwyn, Pa. 19312

Replat of Lot 2 Block A  
of the Replat of North  
Park Sec 2, Bk "A"  
Doc# 200800254  
Grand Avenue Parkway, LLC  
5712 Carry Back Ln  
Austin, Tx 78746

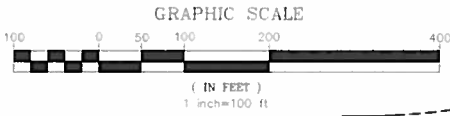
CENTRAL COMMERCE DRIVE

VIKI LYNN COURT

NORTH PARK  
SECTION ONE  
85/115C

GRAND AVENUE PARKWAY

- LEGEND**
- FOUND 1/2" IRON ROD W/ALUM CAP FIRAC
  - FOUND 1/2" IRON ROD FIR
  - SET IRON ROD W/CAP SIRC
  - LABELLED "WATERLOO RPLS 4324"
  - SIDEWALKS MUST BE BUILT.....
  - (RECORD CALL)
  - BOUNDARY LINE
  - LOT LINE
  - BUILDING LINE
  - EASEMENT LINE
  - ADJOINER LOT LINE



**SURVEYOR'S CERTIFICATION:**  
I, THOMAS P. DIXON, AM AUTHORIZED UNDER THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION ON THE GROUND ON NOVEMBER 14, 2012.

THOMAS P. DIXON, R.P.L.S. #4324  
WATERLOO SURVEYORS, INC.  
thomas@waterloosurveyors.com



March 6, 2013  
DATE

BOUNDARY LINE TABLE			
#	BOUNDARY LINE	DISTANCE	RECORD
L1	S 60°46'12" W	59.93'	S 60°39'51" W
L2	S 60°46'12" W	114.16'	S 60°39'51" W
L3	N 31°08'36" E	17.69'	
L4	N 15°21'32" W	88.11'	
L5	N 12°11'53" W	95.31'	
L6	N 06°40'39" W	43.65'	

EASEMENT COURSE & DISTANCE CALLS		
LINE	DIRECTION	DISTANCE
L2	S 78°24'13" E	33.88'
L1	N 77°11'40" E	51.52'
L2	N 60°51'56" E	30.00'
L3	S 28°08'04" E	17.65'
L4	N 77°46'46" E	24.04'
L5	S 74°22'08" E	28.30'
L6	N 60°37'52" E	172.37'
L7	N 63°26'50" E	71.50'
L8	S 72°52'41" E	15.99'
L9	N 74°22'08" W	24.21'
L10	N 40°44'51" W	65.34'

BOUNDARY CURVE DATA			
#	RADIUS	ARC	CHORD
C1	957.15'	108.39'	108.34'
RECORD		108.51'	108.46'

OWNER/SUBDIVIDER: LOT 25B1-EK2 PROPERTIES TULSA, LLC  
LOT 25B2-TIMOTHY D. BOOSE  
LEGAL: LOT 25B, BELL GRAND AVENUE BUSINESS PARK,  
RECORDED IN DOCUMENT NO. 200900081, OFFICIAL  
PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.  
ENGINEER: AUSTIN CIVIL ENGINEERING  
SURVEYOR: WATERLOO SURVEYORS, INC.  
DATE OF SURVEY: NOVEMBER 14, 2012

WATERLOO SURVEYORS, INC.  
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