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**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8-2013-0008.0A

**Z.A.P. DATE:** October 1, 2013

**SUBDIVISION NAME:** Resubdivision of Lot 10, Parmer Place Subdivision

**AREA:** 19.689 acres

**LOTS:** 2

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

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

**ADDRESS OF SUBDIVISION:** 1500 E. Parmer Ln.

**GRIDS:** N-32/33

**COUNTY:** Travis

**WATERSHED:** Walnut Creek

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** MF-2

**PROPOSED LAND USE:** Multifamily

**SIDEWALKS:** Sidewalks will be provided on Parmer Lane prior to the lots being occupied.

**DEPARTMENT COMMENTS:** The request is for approval of the resubdivision, namely Resubdivision of Lot 10, Parmer Place Subdivision. The proposed resubdivision is composed of 2 lots on 19.689 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

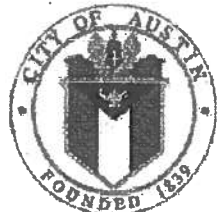
**PHONE:** (512) 974-2767

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-  Subject Tract
-  Base Map

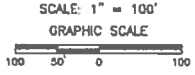
CASE#: C8-2013.0008.0A.SH  
LOCATION: 1500 E. Parmer Ln



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.

# RESUBDIVISION OF LOT 10 PARMER PLACE SUBDIVISION



LOT SUMMARY:  
2 COMMERCIAL LOTS  
19.898 ACRES TOTAL



1.487 ACRES  
ROGER D. WILSON  
(2009145728)  
LOCATION MAP  
NOT TO SCALE

*Handwritten:* 3/1/13

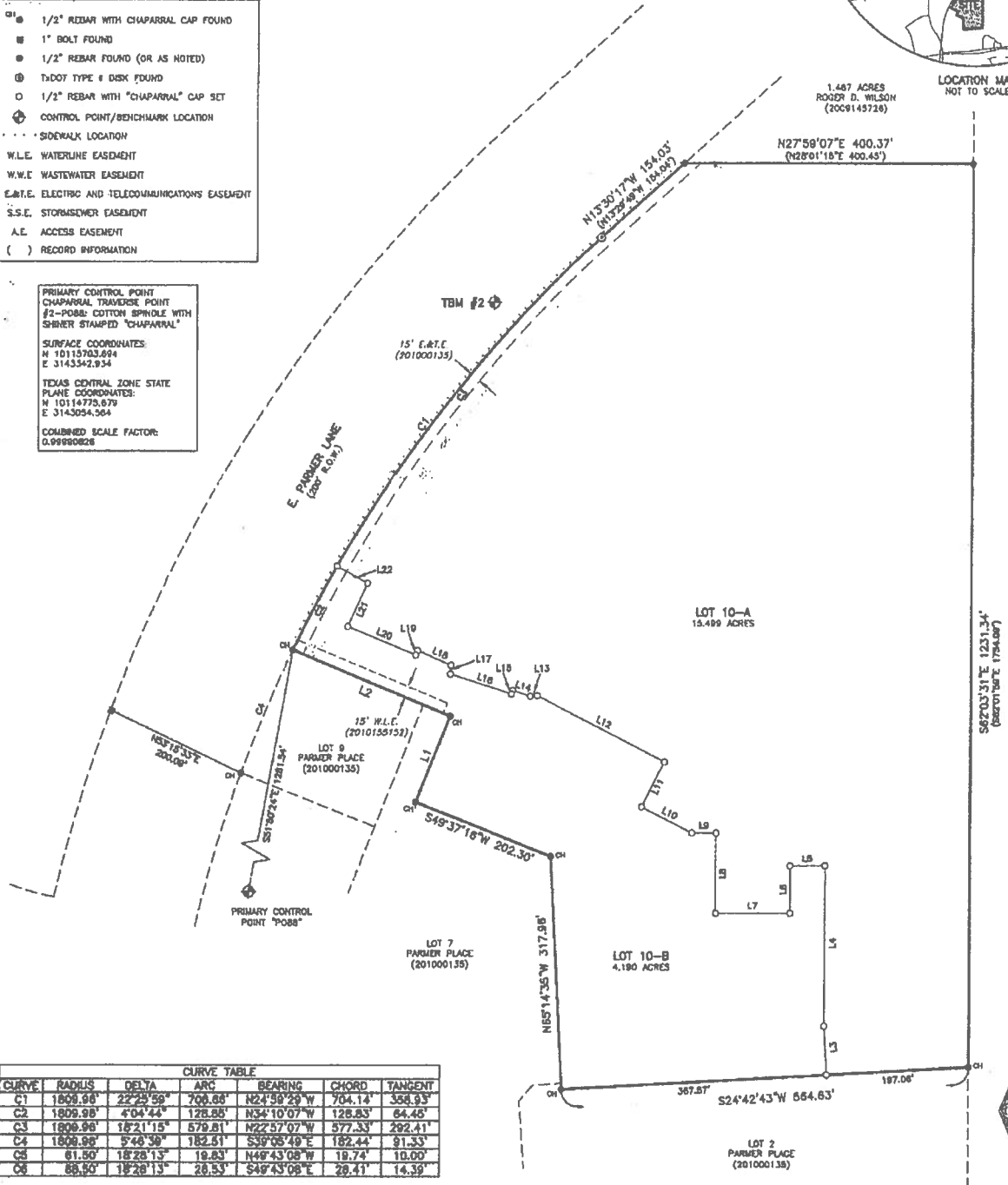
- LEGEND
- 1/2" REBAR WITH CHAPARRAL CAP FOUND
  - 1" BOLT FOUND
  - 1/2" REBAR FOUND (OR AS NOTED)
  - ⊙ TxDOT TYPE # DISK FOUND
  - 1/2" REBAR WITH "CHAPARRAL" CAP SET
  - ⊕ CONTROL POINT/BENCHMARK LOCATION
  - SIDEWALK LOCATION
  - W.L.E. WATERLINE EASEMENT
  - W.W.E. WASTEWATER EASEMENT
  - E.A.T.E. ELECTRIC AND TELECOMMUNICATIONS EASEMENT
  - S.S.E. STORMSEWER EASEMENT
  - A.E. ACCESS EASEMENT
  - ( ) RECORD INFORMATION

PRIMARY CONTROL POINT  
CHAPARRAL TRAVERSE POINT  
#2-POBS: COTTON SPINDLE WITH  
SHILVER STAMPED "CHAPARRAL"

SURFACE COORDINATES:  
N 10115703.894  
E 3143362.934

TEXAS CENTRAL ZONE STATE  
PLANE COORDINATES:  
N 10114775.679  
E 3143034.564

COMBINED SCALE FACTOR:  
0.99998826



88.11 ACRES  
DERTU FAMILY  
PARTNERSHIP, LP  
(2007227778)

S82°02'31"E 1231.34'  
(SECTION T&E 1756.047)

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	TANGENT
C1	1808.98'	22°25'59"	708.68'	N24°58'28"W	704.14'	358.93'
C2	1808.98'	4°04'44"	128.85'	N34°10'07"W	128.83'	64.48'
C3	1808.98'	18°21'15"	579.61'	N22°57'07"W	577.33'	282.41'
C4	1808.98'	5°46'38"	182.51'	S39°08'49"E	182.44'	91.33'
C5	81.50'	18°28'13"	19.63'	N48°43'08"W	19.74'	10.00'
C6	88.50'	18°28'13"	28.53'	S49°43'08"E	28.41'	14.39'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N40°09'18"W	126.45'
L2	S80°23'50"W	236.92'
L3	N89°17'17"W	88.50'
L4	N82°03'31"W	218.17'
L5	S27°30'50"W	48.02'
L6	S82°28'10"E	64.41'
L7	S27°58'29"W	103.46'
L8	N82°03'31"W	109.50'
L9	S27°58'29"W	33.87'
L10	S5°54'49"W	78.48'
L11	N35°05'11"W	89.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L12	S54°54'49"W	198.45'
L13	S24°16'22"W	9.59'
L14	S45°34'22"W	28.00'
L15	S44°28'38"E	5.17'
L16	S45°34'22"W	88.80'
L17	N58°32'45"W	12.15'
L18	S51°25'42"W	50.28'
L19	S37°38'52"E	6.70'
L20	S50°22'38"W	101.41'
L21	N37°34'39"W	64.41'
L22	S58°46'23"W	48.39'

BENCHMARK INFORMATION:  
TBM #2: A "SQUARE" CUT IN THE  
SOUTHWEST CORNER OF AN INLET LOCATED  
IN THE NORTH RIGHT-OF-WAY LINE OF  
PARMER LANE. TB #2 IS +/- 83'  
NORTHWEST OF A POWER POLE LOCATED IN  
THE NORTH RIGHT-OF-WAY LINE OF PARMER  
LANE AND +/- 171' SOUTHWEST OF A  
POWER POLE LOCATED IN THE NORTH  
RIGHT-OF-WAY LINE OF PARMER LANE.

ELEVATION: 704.37'  
DATUM: NAVD 88 (GEOID 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-PL3  
PLOT DATE:  
08/18/13  
PLOT SCALE:  
1" = 100'  
DRAWN BY:  
JDB  
SHEET  
1 OF 2

