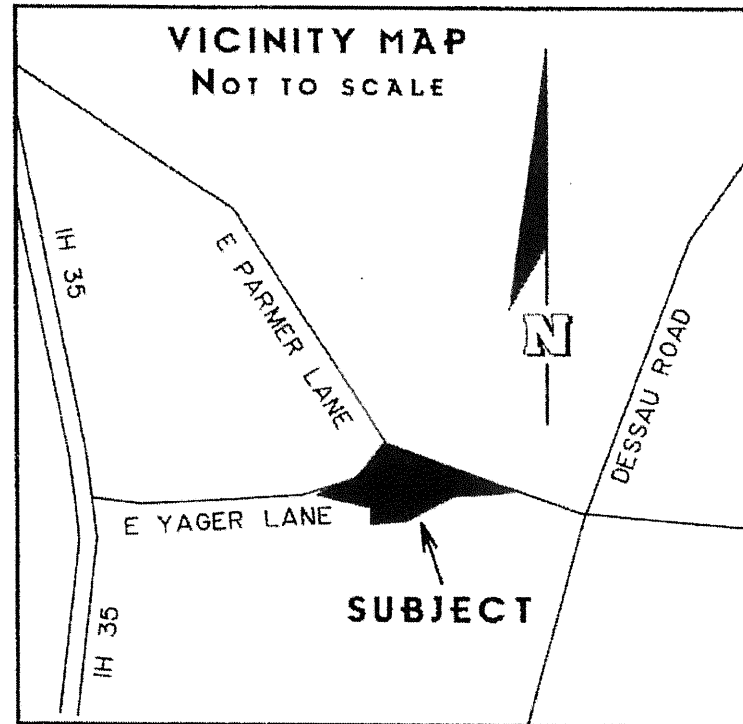
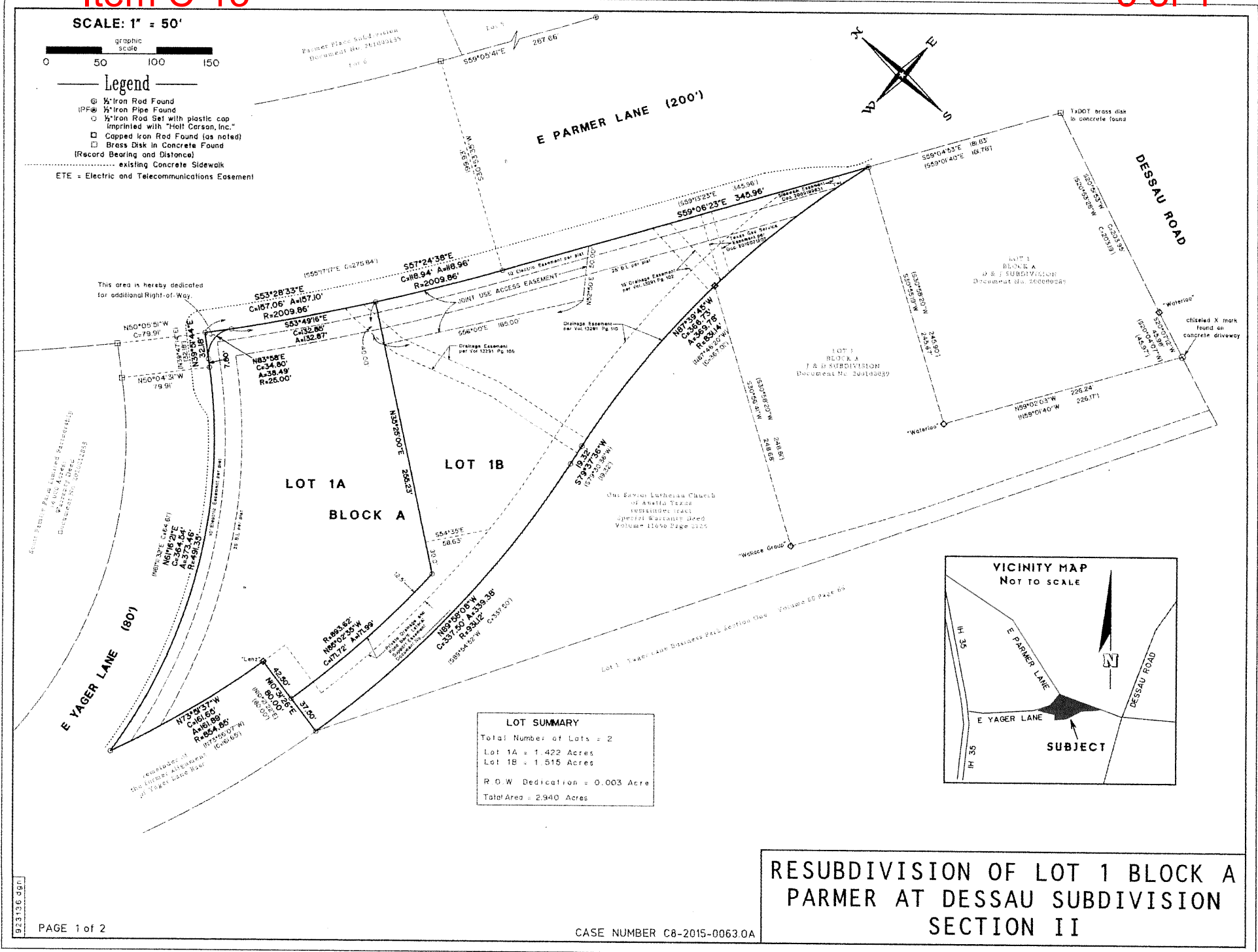


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2015-0063.0A**ZAP DATE:** April 19, 2016**SUBDIVISION NAME:** Resubdivision of Lot 1, Block A, Parmer at Dessau Subdivision, Section II**AREA:** 2.94 acres**LOTS:** 2**APPLICANT:** MBCC Texas Enterprises, Inc
(John Patton)**AGENT:** Thompson Land Eng.
(Mark Roeder)**ADDRESS OF SUBDIVISION:** 1605 E Parmer Lane**GRIDS:** N32**COUNTY:** Travis**WATERSHED:** Walnut Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** GR (Community Commercial)**DISTRICT:** 1**LAND USE:** Commercial**NEIGHBORHOOD PLAN:** none**VARIANCES:** none**SIDEWALKS:** Sidewalks are required along E Yager Lane and E Parmer Lane.**DEPARTMENT COMMENTS:** The request is for the approval of the Resubdivision of Lot 1, Block A, of the Parmer at Dessau Subdivision, Section II. The plat is comprised of 2 lots on 2.94 acres. The applicant proposes to resubdivide an existing lot into two lots for commercial use. The proposed lots comply with zoning requirements for use, lot width and lot size.**STAFF RECOMMENDATION:** The staff recommends approval of the plat. The resubdivision meets all applicable State and City of Austin Land Development Code requirements.**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Steve Hopkins
E-mail: steve.hopkins@austintexas.gov**PHONE:** 512-974-3175





THE STATE OF TEXAS
THE COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS:

That MGCC Texas Enterprises, LLC, an Oklahoma limited liability company, acting by and through its Manager, MHR Enterprises, LLC, by Reader E. Ratliff, Vice President, owner of all of Lot 1, Block A, Farmer At Dessau Subdivision, a subdivision in Travis County, Texas, according to the map or plat recorded in Volume 98 Page 326 of the Plat Records of Travis County, Texas, as conveyed to it by Special Warranty Deed recorded in Document Number 2006244143 of the Official Public Records of Travis County, Texas, said subdivision having been approved for resubdivision pursuant to the public notification and hearing provision of Chapter 212.014, of the Local Government Code, do hereby resubdivide said Lot 1 in accordance with the attached map or plat shown hereon pursuant to Chapter 212 of the Texas Local Government Code, to be known as

RESUBDIVISION OF LOT 1 BLOCK A
PARMER AT DESSAU SUBDIVISION
SECTION II

subject to any easements and/or restrictions heretofore granted, and not released.

WITNESS OUR HANDS this the _____ day of _____, A.D. 20_____

Reeder E. Ratliff, Vice-President of
MHR Enterprises, LLC Manager of
MGCC Texas Enterprises, LLC
5725 NW 132nd Street
Oklahoma City, OK 73142

THE STATE OF _____
THE COUNTY OF _____

I, the undersigned authority, on this the _____ day of _____, A.D., 20____, did personally appear Reeder E. Ratliff, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC

Printed Name _____

Commission Expires

This subdivision is located within the Full Purpose Jurisdiction of the City of Austin on this the 15 day of January, 2015.

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 Zoning and Platting Commission of the City of Austin, Texas,
this the _____ day of _____ 20____ A.D.

Chairperson

Secretary

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

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., Plat Records _____ of said County and State in Document No. _____

Official Public Records of Travis County, Texas.

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

THE STATE OF TEXAS x
THE COUNTY OF TRAVIS x

This is to certify that I am authorized to practice the profession of engineering in the State of Texas, that I participated in the preparation of the plan submitted herewith, and that all information shown thereon is accurate and correct to the best of my knowledge as related to the engineering portions thereof, and that to the best of my knowledge said plan complies with Chapter 25 of the Austin City Code of 1999, as amended, and all other applicable codes and ordinances.

No portion of this subdivision is within the boundaries of the 100-year flood plain of any waterway that is within the limits of study of the Federal Flood Administration FIRM panel 48453C 0270 J, dated August 18, 2014.

Robert C. Thompson P.E. No. 69524
THOMPSON LAND ENGINEERING, LLC
904 N. Cuernavaca
Austin, Texas 78733
(512)-328-0002

06-11-2015


Date _____



Thompson Land
Engineering, LLC
(F-10226)

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Holt Carson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with Title 25 of the Austin City Code, and is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.


Holt Carson
Registered Professional Land Surveyor No 5166
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
(512)-442-0990

6-11-2015

Date _____

