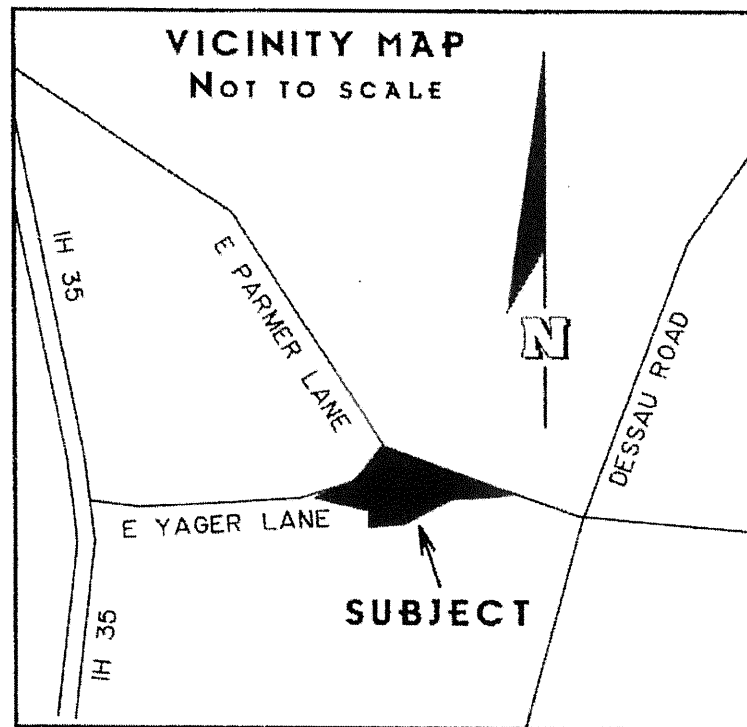
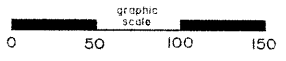


**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2015-0063.0A**ZAP DATE:** April 19, 2016**SUBDIVISION NAME:** Resubdivision of Lot 1, Block A, Parmer at Dessau Subdivision, Section II**AREA:** 2.94 acres**LOTS:** 2**APPLICANT:** MBCC Texas Enterprises, Inc  
(John Patton)**AGENT:** Thompson Land Eng.  
(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](mailto:steve.hopkins@austintexas.gov)**PHONE:** 512-974-3175



SCALE: 1" = 50'

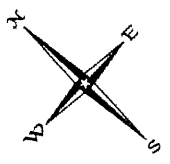


Legend

- ⊙ 1/2" Iron Rod Found
- ⊙ 1/2" Iron Pipe Found
- ⊙ 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- ⊙ Capped Iron Rod Found (as noted)
- ⊙ Brass Disk in Concrete Found
- (Record Bearing and Distance)
- existing Concrete Sidewalk
- ETE = Electric and Telecommunications Easement

E PARMER LANE (200')

DESSAU ROAD



This area is hereby dedicated for additional Right-of-Way

South Parmer Lane (180')  
 1/2" Iron Rod Found  
 1/2" Iron Pipe Found  
 1/2" Iron Rod Set with plastic cap  
 Document No. 20090988

N50°05'51"W  
 C=79.91'

N50°04'31"W  
 79.91'

N83°13'37"E  
 C=116.20'  
 A=37.44'  
 R=49.33'

N53°51'44"E  
 C=32.18'

N83°15'56"E  
 C=34.80'  
 A=38.49'  
 R=25.00'

LOT 1A  
 BLOCK A

LOT 1B

N73°03'31"W  
 C=161.86'  
 R=554.86'

N73°56'07"W  
 161.86'

N42°20'12"E  
 C=82.00'

N42°20'12"E  
 C=82.00'

N89°50'08"W  
 C=237.50'  
 R=234.12'

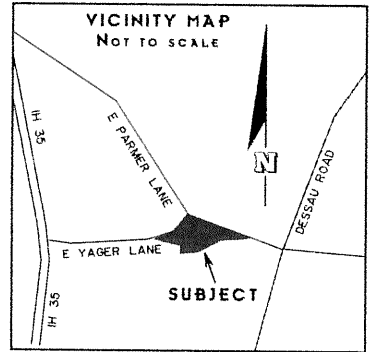
N89°50'08"W  
 C=237.50'

LOT SUMMARY	
Total Number of Lots =	2
Lot 1A =	1.422 Acres
Lot 1B =	1.515 Acres
R.O.W. Dedication =	0.003 Acre
Total Area =	2.940 Acres

Lot 1, 14481 Lane Business Park section One Volume 68 Page 85

The Eastern Lutheran Church of Annetta Texas  
 suspended track  
 special warranty deed  
 Volume 116 Page 100

LOT 1  
 BLOCK A  
 J & J SUBDIVISION  
 Document No. 20090989



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

933136 3071

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

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 Reeder E. Ratliff, Vice President, owner of all of Lot 1, Block A, Parmer 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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  
THE COUNTY OF TRAVIS

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 plat 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 68453C 0270 J, dated August 18, 2014.

*Robert C. Thompson*  
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-10220)

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

6-11-2015

Date



923136 (08/04)