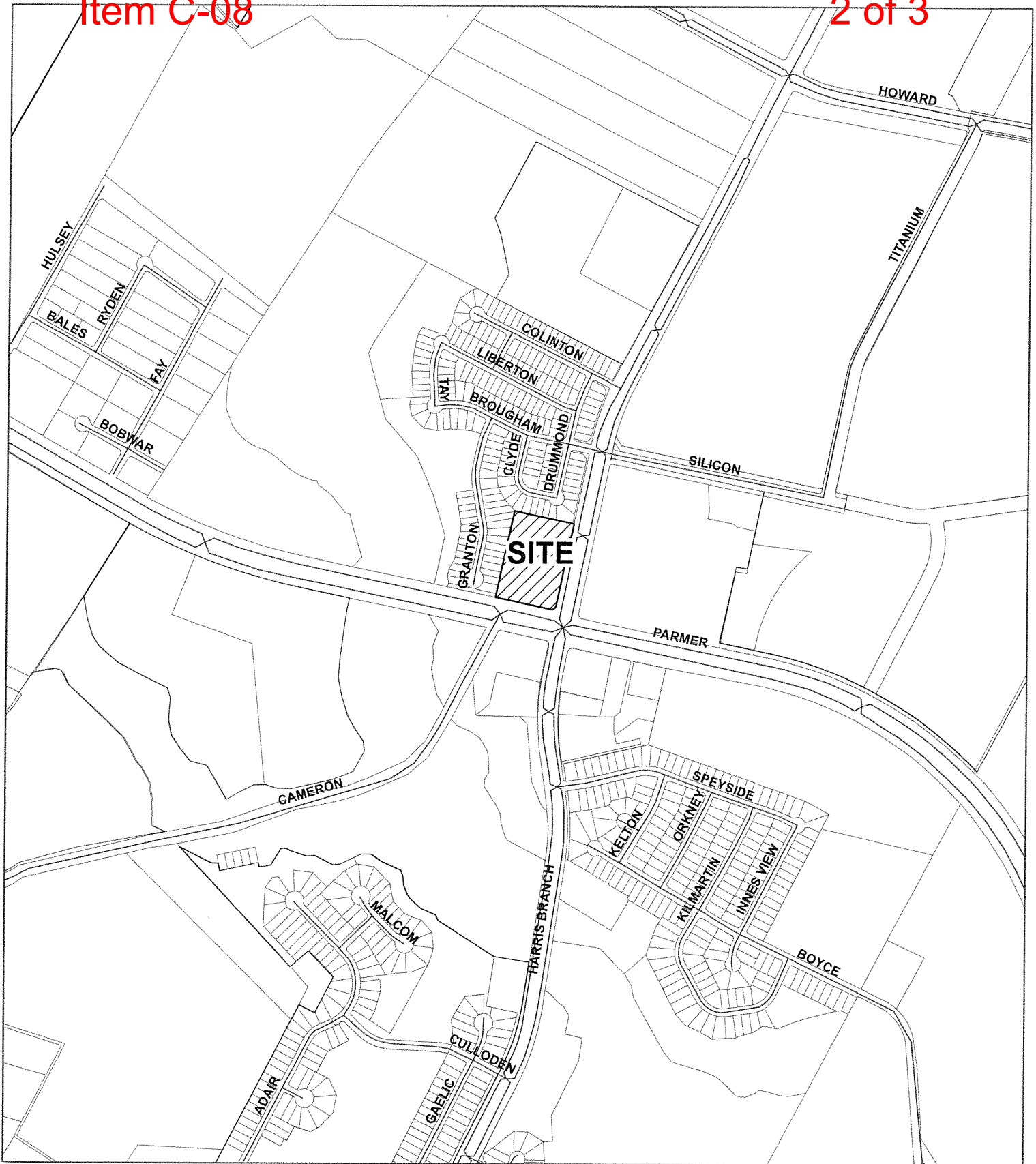


**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2016-0152.0A**Z.A.P. DATE:** December 6, 2016**SUBDIVISION NAME:** Commerce Park at Harris Branch Retail Section 4**AREA:** 5 acres**LOTS:** 2**APPLICANT:** Big Diamond Inc.  
(Debbie Avery)**AGENT:** Pape-Dawson Engineering, Inc.  
(Terry Reynolds)**ADDRESS OF SUBDIVISION:** 12300 Harris Branch Parkway**GRIDS:** Q31**COUNTY:** Travis**WATERSHED:** Harris Branch**JURISDICTION:** Full Purpose**EXISTING ZONING:** P.U.D.**PROPOSED LAND USE:** Retail**DEPARTMENT COMMENTS:** The request is for the approval of the Commerce Park at Harris Branch Retail Section 4 composed of two lots on 5 acres. The applicant proposes to subdivide the unplatted property into a two lot subdivision for retail use.**STAFF RECOMMENDATION:** Staff recommends approval of the subdivision, the plat meets applicable State and City of Austin Land Development Code requirements.**ZONING & PLATTING COMMISSION ACTION:****CASE MANAGER:** Cesar Zavala**PHONE:** 512-974-3404**E-mail:** cesar.zavala@austintexas.gov

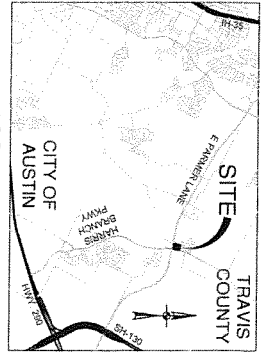
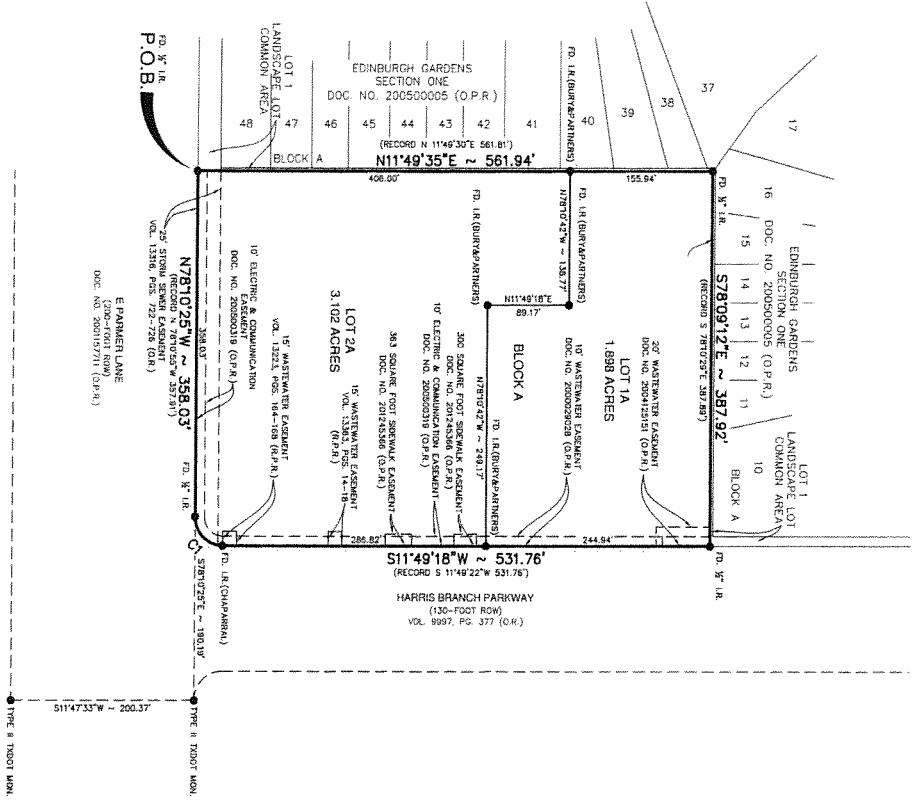
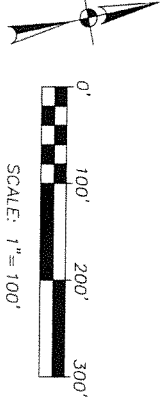


CASE#: C8-2016-0152.0A  
 ADDRESS: 12300 HARRIS BRANCH PARKWAY  
 PROJECT: COMMERCE PARK AT HARRIS BRANCH  
 RETAIL SECTION 4  
 CASE MANAGER: CESAR ZAVALA

This map has been produced by site plan review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

RESUBDIVISION  
OF  
**COMMERCE PARK AT HARRIS**  
BRANCH RETAIL SECTION 4

A 1.000 ACRE TRACT OF LAND BEING ALL OF LOT 1, BLOCK 4 OF THE COMMERCE PARK AT HARRIS BRANCH RETAIL SECTION 4 RECORDED IN DOCUMENT NO. 2005000019 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS SAID LOT 1, BLOCK 4 BEING DESCRIBED IN CONFORMANCE TO BIG DIAMOND, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 20130414187 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS SITUATED IN THE HARRIS COUNTY CASTRO SURVEY, SUBTRACT NO. 160, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.



LEGEND

- DOC: DOCUMENT NUMBER
- OPR: OFFICIAL PUBLIC RECORD OF TRAVIS COUNTY, TEXAS
- FR: COUNTY OF TRAVIS
- FO: LA: FORD/IRON ROAD
- KOM: NORTH OF WAY
- MC: PAGE(S)
- POB: POINT OF BEGINNING
- PS: PUBLIC UTILITY EASEMENT (UNLESS NOTED OTHERWISE)
- SET: SET BACK (FEET)
- SR: SERVICE STRAIGHT
- TR: TRAIL (OR BENCHMARK)

OWNER: BIG DIAMOND INC  
ONE VALERIO WAY BUILDING D, STE. 200  
C-100, 345-2500 P

ACREAGE: 5.000 ACRES

ENGINEER & SURVEYOR: PAPER DAWSON ENGINEERS, INC  
7800 SHOAL CREEK BLVD, SUITE 220 WEST  
AUSTIN, TX 78757  
(512) 434-8111 P  
TYPE: FIRM REGISTRATION #470  
TRIPLES FIRM REGISTRATION #102288-01

SURVEY: MARGOLITA CASTRO SURVEY  
ASSISTANT NO. 160

LOT SUBDIVISION:  
LOT 1A 1.899 ACRES (82,678 SQUARE FEET)  
LOT 2A 3.102 ACRES (135,123 SQUARE FEET)  
TOTAL 5.001 ACRES (217,801 SQUARE FEET)  
SUBMITTAL DATE: JUNE 2, 2016

BENCHMARK DESCRIPTION AND ELEVATION:  
TBM #1  
CUT SQUARE IN AN INLET APPROX. 15 FEET NORTH OF THE  
INTERSECTION OF E PARKER LANE AND HARRIS BRANCH PARKWAY  
580.59 SOURCE: HAND 29

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
01	30.00'	98.9653°	S89°43'39" W	48.41'
02	30.00'	98.9653°	S89°43'39" W	47.10'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
03	30.00'	98.9653°	S89°43'39" W	48.41'
04	30.00'	98.9653°	S89°43'39" W	47.10'

FOR REVIEW ONLY, NOT FOR FINAL RECOMMENDATION



7800 SHOAL CREEK BLVD | AUSTIN, TEXAS 78757 | PHONE: 512-434-8111  
5010 W. BRIDGE BLVD. SUITE 200 | AUSTIN, TEXAS 78731 | PHONE: 512-434-8111