

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2017-0256.0A**Z.A.P. DATE:** May 15, 2018**SUBDIVISION NAME:** Resubdivision of Lot 3D, Parmer Crossing West**AREA:** 4.857 acres**LOTS:** 2**APPLICANT:** Liberty Bankers Life  
Insurance Company  
(Bradford A. Philips)**AGENT:** LJA Engineering  
(Charles Hager, P.E.)**ADDRESS OF SUBDIVISION:** 13800 N. FM 620**WATERSHED:** Lake Creek**COUNTY:** Williamson**EXISTING ZONING:** GO-MU CO**JURISDICTION:** Full Purpose**PROPOSED LAND USE:** Commercial**VARIANCE:** none**STAFF RECOMMENDATION:** Staff recommends approval of the final plat, the plat meets all applicable State and City of Austin Land Development Code requirements.**DEPARTMENT COMMENTS:** The request is for the approval of the Resubdivision of Lot 3D, Parmer Crossing West Park composed of 2 lots on 4.857 acres. The applicant proposes to subdivide the property for commercial uses. The developer will be responsible for all cost associated with required improvements.**CASE MANAGER:** Cesar Zavala  
**E-mail:** cesar.zavala@austintexas.gov**PHONE:** 512-974-3404



CASE#: C8-2017-0256.0A  
 ADDRESS: 13800 N F.M. 620 RD. NB  
 PROJECT: RESUBDIVISION OF LOT 3D  
 PARMER CROSSING WEST  
 CASE MANAGER: CESAR ZAVALA

LOT 3C  
PARMER CROSSING WEST  
RESUBDIVISION OF LOT 3A,  
RESUBDIVISION OF LOT 3, BLOCK A  
PAR 620, SECTION TWO  
(2017015248)

LOT 3E  
3.944 ACRES  
APPROX. 171,794  
SQ. FT.

LOT 3C  
FARMER CROSSING WEST  
RESUBDIVISION OF LOT 3A,  
RESUBDIVISION OF  
LOT 3, BLOCK A,  
PAR 620, SECTION TWO  
(2017015248)

LOT 3B  
RESUBDIVISION OF  
LOT 3, BLOCK A,  
R 620, SECTION TWO  
(DD/121)

N STATE HIGHWAY 45 W  
(PUBLIC RIGHT-OF-WAY WIDTH VARIES)  
(2003091817) (2002082733)

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	5749.58'	2°25'44"	243.73'	S89°27'07"W	243.71'
C2	5749.58'	1°37'35"	163.19'	S87°25'28"W	163.19'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°20'21"W	209.56'
L2	N46°50'28"W	17.35'
L3	N01°50'28"W	23.93'

LOT SUMMARY TABLE

LOT 3E - 3.944 ACRES - APPROX. 171,794 SQ. FT.
LOT 3F - 0.913 ACRES - APPROX. 39,765 SQ. FT.
TOTAL - 4.857 ACRES - APPROX. 211,559 SQ. FT.

GA	1/2" REBAR WITH "CUNNINGHAM ALLEN" CAP FOUND
CH	1/2" REBAR WITH "CHAPARRAL" CAP FOUND
O	1/2" REBAR WITH "CHAPARRAL" CAP SET
@	2" STEEL FENCE POST FOUND
@	TxDOT TYPE II DISK FOUND
A	CALCULATED POINT
+	CONTROL POINT/BENCHMARK LOCATION
B.L.	BUILDING SETBACK LINE
E.E.	ELECTRIC EASEMENT
W.W.E.	WASTEWATER EASEMENT
W.L.E.	WATERLINE EASEMENT
A.E.E.	AERIAL ELECTRIC EASEMENT
)	RECORD INFORMATION

BM #1: SQUARE CUT ON CONCRETE  
GUARDRAIL APRON, SOUTH SIDE OF FRONTAGE  
ROAD OF SH45, +- 500' WEST OF TOM  
KEMP LANE, AND 85' WEST OF A CONCRETE  
DRAINAGE STRUCTURE.

ELEVATION = 909.45'



**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping  
3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
Firm No. 10124500

PROJECT NO.:  
562-031

DRAWING NO.:  
562-031-L0T3D-RESUB

PLOT DATE:  
4/11/18

PLOT SCALE:  
1" = 100'

DRAWN BY:  
JBE

SHEET  
1 OF 2