

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2017-0248.0A

Z.A.P. DATE: May 15, 2018

SUBDIVISION NAME: Resubdivision of Lot 2, Block A, Broadstone at Parmer Subdivision

AREA: 4.244 acres

LOTS: 2

APPLICANT: CSW PAM, LLC
(Kevin Hunter)

AGENT: JAB Engineering, LLC
(Joshua Baran, P.E.)

ADDRESS OF SUBDIVISION: 8000 Anderson Mills Rd.

WATERSHED: Lake Creek

COUNTY: Williamson

EXISTING ZONING: N/A

JURISDICTION: 2-Mile ETJ

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 2, Block A, Broadstone at Parmer Subdivision composed of 2 lots on 4.244 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

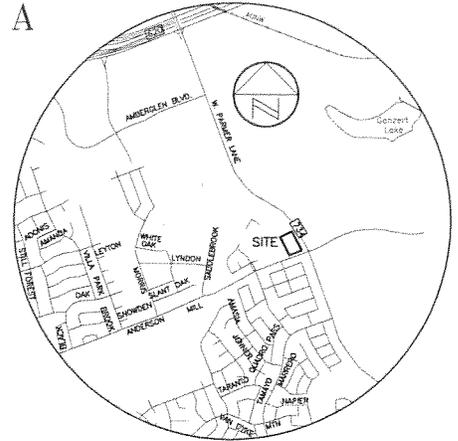
PHONE: 512-974-3404



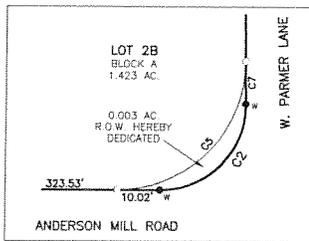
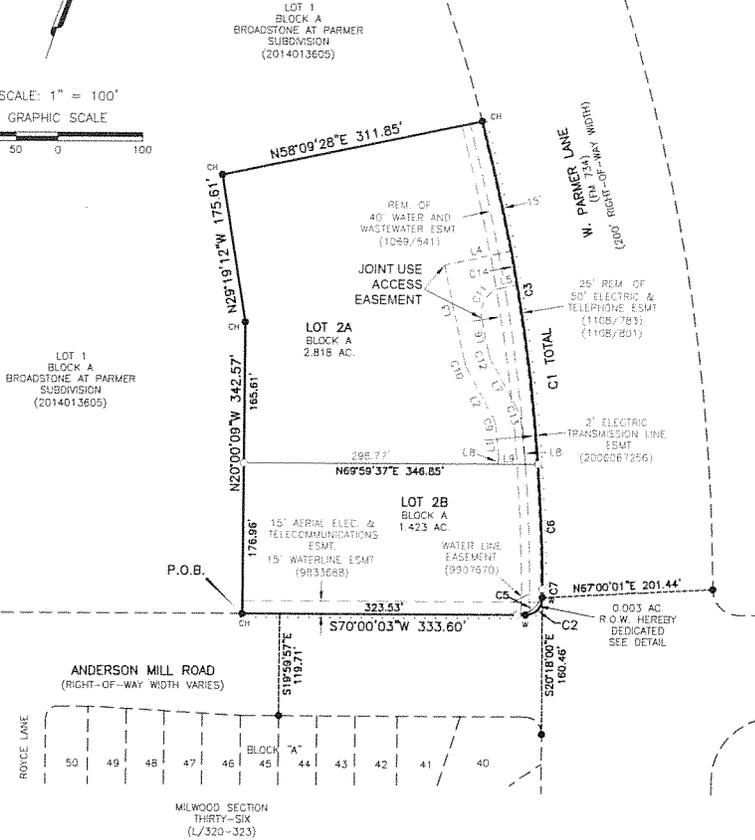
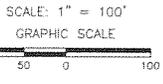
CASE#: C8-2017-0248.0A
 ADDRESS: 8000 ANDERSON MILLS RD.
 PROJECT: RESUBDIVISION OF LOT 2, BLOCK A
 BROADSTONE AT PARMER SUBDIVISION
 CASE MANAGER: CESAR ZAVALA

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 LOT 2, BLOCK A BROADSTONE AT PARMER SUBDIVISION



LOCATION MAP
NOT TO SCALE



SUMMARY

OWNERS: CSW PAM, LLC
 ACREAGE: 4.244 ACRES
 SURVEY: MALCOLM HORNSBY SURVEY, ABST. NO. 280
 TOTAL NUMBER OF LOTS: 2
 PREPARED: JUNE 2017
 SUBMITTAL DATE: 10/17/2017
 SURVEYOR:
 CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
 3500 MCCALL LANE
 AUSTIN, TEXAS 78744
 (512) 443-1724
 ENGINEER:
 JAB ENGINEERING, LLC (F-14076)
 4500 WILLIAMS DRIVE, STE. 212-121
 GEORGETOWN, TX 78633
 512-779-7414

- LEGEND**
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
 - 1/2" REBAR W/ WALLACE CAP FOUND
 - 1/2" REBAR FOUND
 - 1/2" REBAR WITH CHAPARRAL CAP FOUND
 - () RECORD DATA
 - - - SIDEWALK

LOT SUMMARY:

LOT 2A, BLOCK A: 2.818 AC. (APPROX. 122,744 SQ. FT.)
 LOT 2B, BLOCK A: 1.423 AC. (APPROX. 62,003 SQ. FT.)
 TOTAL LOT ACREAGE: 4.241 (APPROX. 184,747 SQ. FT.)
 R.O.W. DEDICATION: 0.003 AC. (APPROX. 110 SQ. FT.)
 TOTAL 4.244 AC. (APPROX. 184,857 SQ. FT.)
 TOTAL NO. OF LOTS: 2

BENCHMARK (BM): SQUARE CHISELED ON TOP OF THE EASTERLY END OF BRIDGE WALL, LOCATED ON THE SOUTHERLY SIDE OF PARMER LANE. ELEVATION=863.17

VERTICAL DATUM BASED ON NAVD-88 FROM GPS OBSERVATIONS.

BEARING BASIS IS GRID AZIMUTH FOR TEXAS CENTRAL ZONE, 1983/93 HARN

LINE	BEARING	DISTANCE
L1	N26°08'30"W	34.80'
L2	N48°47'34"W	62.18'
L3	N32°04'23"W	114.70'
L4	N57°51'57"E	79.88'
L5	S59°39'23"W	18.84'
L6	S32°04'23"E	43.12'
L7	S48°47'34"E	62.18'
L8	S26°08'30"E	47.84'
L9	S69°59'37"W	32.61'

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	2195.14'	14°47'00"	566.39'	S27°49'18"E	564.82'
C2	20.00'	90°55'32"	31.74'	S24°36'51"W	28.51'
C3	2195.14'	10°41'19"	409.51'	S29°52'09"E	408.91'
C5	30.00'	90°41'37"	47.49'	S24°39'14"W	42.68'
C6	2195.14'	3°49'55"	146.81'	S22°36'32"E	146.79'
C7	2195.32'	0°15'46"	10.07'	S20°33'41"E	10.07'
C8	20.00'	28°30'55"	9.95'	N11°53'02"W	9.85'
C9	25.00'	22°39'04"	9.88'	N37°28'02"W	9.82'
C10	55.67'	14°53'33"	14.47'	N41°20'47"W	14.43'
C11	30.00'	90°00'00"	47.12'	S12°55'37"W	42.43'
C12	25.00'	18°43'10"	7.30'	S40°25'59"E	7.27'
C13	55.00'	22°39'04"	21.74'	S37°28'02"E	21.60'
C14	2195.14'	1°03'41"	40.67'	N30°36'01"W	40.67'

SURVEYOR'S CERTIFICATION

I, ROBERT C. WATTS, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLES WITH THE SURVEYING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND IN JANUARY, 2013.

Robert C. Watts, Jr.
39.18



ROBERT C. WATTS, JR., R.P.L.S. 4995

SURVEYING BY:
 CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
 3500 MCCALL LANE
 AUSTIN, TEXAS 78744
 512-443-1724
 TBPLS FIRM NO 10124500

ENGINEER'S CERTIFICATION

I, JOSHUA A. BARAN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT COMPLES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

NO PORTION OF THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAN AS SHOWN ON THE FEMA MAP 48491C0610E, DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.

JOSHUA A. BARAN, P.E.

ENGINEERING BY:
 JAB ENGINEERING, LLC. (F-14076)
 4500 WILLIAMS DRIVE, STE. 212-121
 GEORGETOWN, TX 78633
 512-779-7414

Chaparral
 Professional Land Surveying, Inc.
 Surveying and Mapping

3500 McCall Lane
 Austin, Texas 78744
 512-443-1724

PROJECT NO.: 419-001
 DRAWING NO.: 419-001-PL2
 PLOT DATE: 03/09/2018
 PLOT SCALE: 1"=100'
 DRAWN BY: RCW

SHEET
01 OF 02