

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2017-0067.0A**Z.A.P. DATE:** June 5, 2017**SUBDIVISION NAME:** GM - Parmer Business Park**AREA:** 49.81**LOT(S):** 5**OWNER/APPLICANT:** General Motors /Casa Marco, Texas LLC**AGENT:** Stantec Consulting Service Inc. (Jonah Mankovsky, P.E.)**ADDRESS OF SUBDIVISION:** 201 W Howard Lane**GRIDS:** MN35**COUNTY:** Travis**WATERSHED:** Walnut Creek**EXISTING ZONING:** LI - PDA**NEIGHBORHOOD PLAN:** N/A**PROPOSED LAND USE:** Office/Industrial**VARIANCES:** None

**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

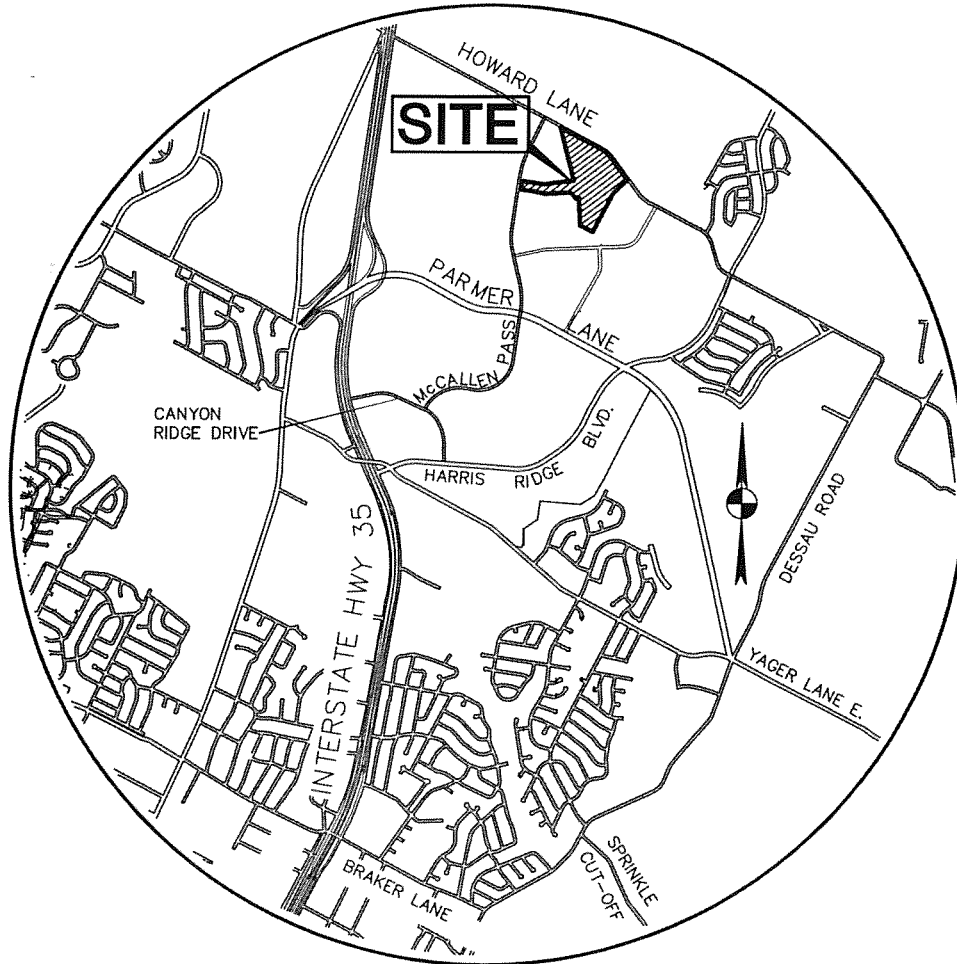
**DEPARTMENT COMMENTS:** The request is for approval of the GM - Parmer Business Park. The proposed plat would resubdivide 4 lots into 5 lots on 49.81 acres.

**STAFF RECOMMENDATION:** The staff recommends approval of the plat. This plat now meets all applicable State and City of Austin LDC requirements.

**ZONING AND PLATTING ACTION:**

**CASE MANAGER:** David Wahlgren  
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**Stantec**

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GM - PARMER BUSINESS PARK

CASA MARCO, TEXAS LLC

VICINITY MAP

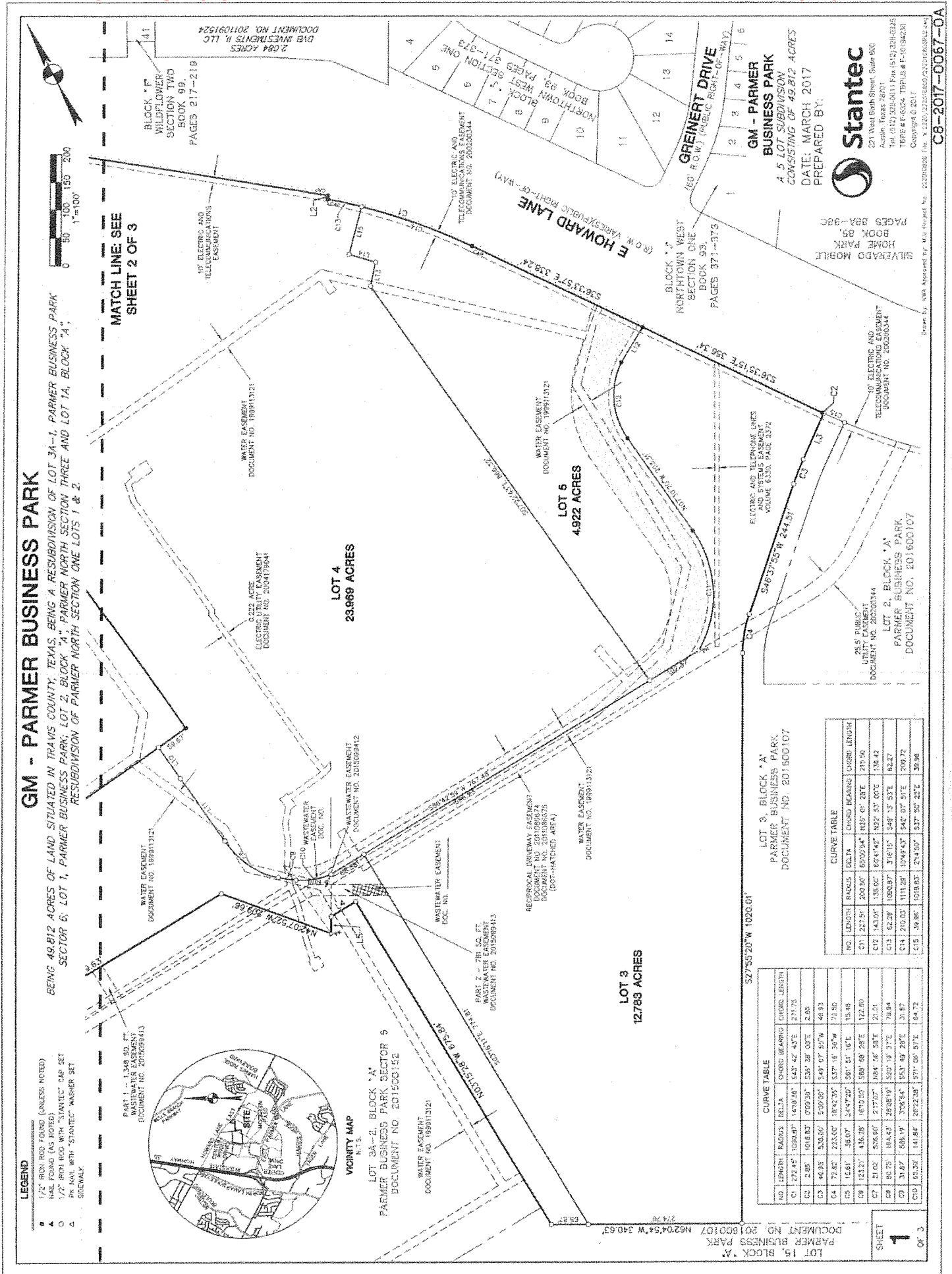
DATE: 03/07/2017

SCALE: NTS

DRAWN BY: BCS

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PROJECT No. 222010808



# GM - PARMER BUSINESS PARK

BEING 49.812 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, BEING A RESUBDIVISION OF LOT 3A-1, PARMER BUSINESS PARK  
SECTOR 6; LOT 1, PARMER BUSINESS PARK; LOT 2, BLOCK "A", PARMER NORTH SECTION THREE AND LOT 1A, BLOCK "A",  
RESUBDIVISION OF PARMER NORTH SECTION ONE LOTS 1 & 2.

## LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- NAIL FOUND (AS NOTED)
- 1/2" IRON ROD WITH "STANTEC" CAP SET
- PR. NAIL WITH "STANTEC" WISHER SET
- SEWAGE

LOT 2, BLOCK "A"  
RESUBDIVISION OF PARMER NORTH  
SECTION ONE LOT 3  
DOCUMENT NO. 200000218

LOT 3, BLOCK "A"  
RESUBDIVISION OF PARMER NORTH  
SECTION ONE LOT 3  
DOCUMENT NO. 200000213

McCALLEN PASS  
(110' R.O.W. (PUBLIC RIGHT-OF-WAY))

CENTER RIDGE DRIVE  
(R.O.W. VARIES) (PUBLIC  
RIGHT-OF-WAY)

LOT 1-A, BLOCK ONE  
TECH RIDGE NO. 20090000A6  
DOCUMENT NO. 20090000A6

LOT 1C, BLOCK "A"  
RESUBDIVISION OF LOT 2A, BLOCK "A"  
RESUBDIVISION OF PARMER  
NORTH SECTION ONE LOTS 1 & 2  
DOCUMENT NO. 2015000093

LOT 1  
1828 ACRES

LOT 1B, BLOCK "A"  
RESUBDIVISION OF LOT 2A, BLOCK "A"  
RESUBDIVISION OF PARMER  
NORTH SECTION ONE LOTS 1 & 2  
DOCUMENT NO. 2015000093

LOT 2  
6.510 ACRES

LOT 4  
23.969 ACRES

| LINE TABLE | NO. | BEARING     | DISTANCE |
|------------|-----|-------------|----------|
|            | 1   | S01°57'48"E | 58.63    |
|            | 2   | S27°56'10"W | 8.43     |
|            | 3   | S01°37'55"W | 90.35    |
|            | 4   | S86°44'32"W | 51.99    |
|            | 5   | S37°40'07"W | 30.26    |
|            | 6   | N83°22'18"E | 20.23    |
|            | 7   | N88°41'03"E | 81.69    |
|            | 8   | S92°17'05"W | 60.36    |

| LINE TABLE | NO. | BEARING     | DISTANCE |
|------------|-----|-------------|----------|
|            | 9   | N2°46'19"W  | 43.57    |
|            | 10  | S7°25'02"E  | 68.40    |
|            | 11  | S7°26'18"E  | 137.27   |
|            | 12  | N69°31'14"E | 73.56    |
|            | 13  | N30°44'27"E | 43.76    |
|            | 14  | N45°47'21"W | 49.62    |
|            | 15  | N42°20'48"E | 68.77    |
|            | 16  | N81°10'19"W | 2.07     |

30' ELECTRIC LINE EASEMENT  
(FACILITY NO. 2)  
VOLUME 11752, PAGE 1047

WATER LINE EASEMENT  
VOLUME 13279, PAGE 330

ELECTRIC UTILITY EASEMENT  
VOLUME 13361, PAGE 493

600 SQ. FT. EASEMENT  
WASTEWATER EASEMENT  
DOCUMENT NO. 2015000092

ELECTRIC UTILITY EASEMENT  
VOLUME 13361, PAGE 499

WATER LINE EASEMENT  
VOLUME 13279, PAGE 337

WATER LINE EASEMENT  
VOLUME 13279, PAGE 337

10' ELECTRIC AND  
TELEPHONE EASEMENT

SPRING  
HEATH  
ROAD  
(60' R.O.W.)  
(PUBLIC  
RIGHT-OF-WAY)

MATCH LINE: SEE  
SHEET 1 OF 3

GM - PARMER  
BUSINESS PARK  
A 5 LOT SUBDIVISION  
CONSISTING OF 49.812 ACRES  
DATE: MARCH 2017  
PREPARED BY:



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LOT 1  
CACTUS HILL  
BOOK 28,  
PAGE 15

PAGES 171-173  
BLOCK 7  
SECTION FOUR  
WILDFLOWER  
BOOK 101

E HOWARD LANE  
(R.O.W. VARIES) (PUBLIC RIGHT-OF-WAY)  
DOCUMENT NO. 199900299

SHEET  
2  
OF 3

Drawn by: Approved by: Map Project No. 22500008  
Fig. 13, 22500008 (8/8/2017) 22500008 (2/4/17)

C8-2017-0067.0A