

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2017-0067.0A**Z.A.P. DATE:** June 19, 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.

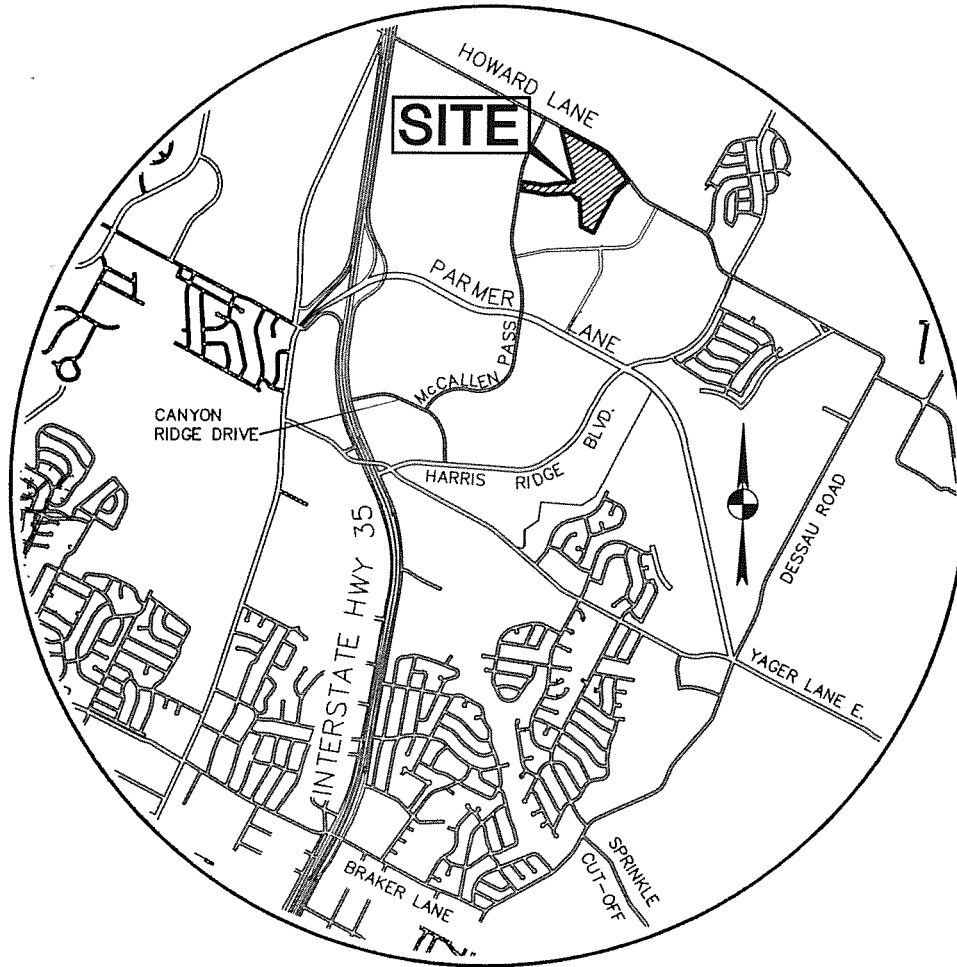
DEPARTMENT COMMENTS: The request is for approval of the GM - Parmer Business Park. The proposed plat would resubdivide 4 lots into 5 lots on 49.81 acres.

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
Email address: david.wahlgren@austintexas.gov

PHONE: 974-6455



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Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-6324 TBPLS # F-10194230
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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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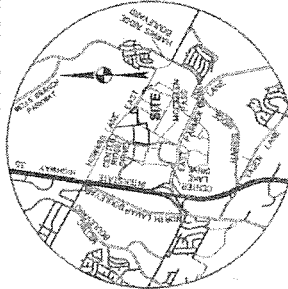
PROJECT No. 222010808

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 5; 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)
- 1/2" IRON ROD (AS NOTED)
- 1/2" IRON ROD WITH "STANTEC" CAP SET
- PK NAIL WITH "STANTEC" WASHER SET
- SPECIAL



VICINITY MAP

LOT 3A-2, BLOCK "A",
PARMER BUSINESS PARK SECTOR 5
DOCUMENT NO. 201500152

WATER EASEMENT
DOCUMENT NO. 199913121

PART 1 - 781 SQ. FT.
WATER EASEMENT
DOCUMENT NO. 2015009413

RECREATIONAL EASEMENT
DOCUMENT NO. 201006074
DOCUMENT NO. 201006075
(DOT-HATCHED AREA)

WATER EASEMENT
DOCUMENT NO. 199913121

LOT 3
12.783 ACRES

WATER EASEMENT
DOCUMENT NO. 199913121

WATER EASEMENT
DOCUMENT NO. 199913121

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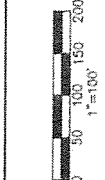
32°25'50"W 1020.0'

LOT 3, BLOCK "A",
PARMER BUSINESS PARK
DOCUMENT NO. 201500167

CURVE TABLE			
NO.	LENGTH	RADIUS	CHORD BEARING
C1	172.45'	1000.00'	14°18'30"
C2	2.85'	1000.00'	10°00'00"
C3	46.93'	530.00'	5°00'00"
C4	78.87'	214.00'	10°00'00"
C5	10.61'	38.00'	24°47'20"
C6	12.12'	435.25'	1°10'00"
C7	31.02'	625.60'	2°17'00"
C8	50.70'	1044.3'	2°08'19"
C9	31.67'	505.19'	3°09'54"
C10	50.30'	141.64'	10°22'38"

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C8	50.70'	1044.3'	2°08'19"
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C10	50.30'	141.64'	10°22'38"

SHEET
1



MATCH LINE: SEE
SHEET 2 OF 3

0.222 ACRE
ELECTRIC UTILITY EASEMENT
DOCUMENT NO. 2004179041

WATER EASEMENT
DOCUMENT NO. 189913121

10' ELECTRIC AND
TELECOMMUNICATIONS EASEMENT
DOCUMENT NO. 200300344

10' ELECTRIC AND
TELECOMMUNICATIONS EASEMENT
DOCUMENT NO. 200300344

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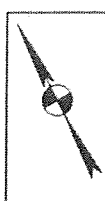
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TELECOMMUNICATIONS EASEMENT
DOCUMENT NO. 200300344

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10' ELECTRIC AND
TELECOMMUNICATIONS EASEMENT
DOCUMENT NO. 200300344



2.084 ACRES
DAB INVESTMENTS II, LLC
DOCUMENT NO. 2011091824

BLOCK "F"
WILDFLOWER
SECTION TWO
BOOK 98,
PAGES 217-219

10' ELECTRIC AND
TELECOMMUNICATIONS EASEMENT
DOCUMENT NO. 200300344

10' ELECTRIC AND
TELECOMMUNICATIONS EASEMENT
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TELECOMMUNICATIONS EASEMENT
DOCUMENT NO. 200300344

LOT 15, BLOCK "A",
PARMER BUSINESS PARK
DOCUMENT NO. 201500107

32°25'50"W 1020.0'

LOT 15, BLOCK "A",
PARMER BUSINESS PARK
DOCUMENT NO. 201500107

32°25'50"W 1020.0'

LOT 15, BLOCK "A",
PARMER BUSINESS PARK
DOCUMENT NO. 201500107

32°25'50"W 1020.0'

LOT 15, BLOCK "A",
PARMER BUSINESS PARK
DOCUMENT NO. 201500107

32°25'50"W 1020.0'

LOT 15, BLOCK "A",
PARMER BUSINESS PARK
DOCUMENT NO. 201500107

32°25'50"W 1020.0'

LOT 15, BLOCK "A",
PARMER BUSINESS PARK
DOCUMENT NO. 201500107

32°25'50"W 1020.0'

LOT 15, BLOCK "A",
PARMER BUSINESS PARK
DOCUMENT NO. 201500107

32°25'50"W 1020.0'

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PARMER BUSINESS PARK
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PARMER BUSINESS PARK
DOCUMENT NO. 201500107

32°25'50"W 1020.0'

LOT 15, BLOCK "A",
PARMER BUSINESS PARK
DOCUMENT NO. 201500107

32°25'50"W 1020.0'

LOT 15, BLOCK "A",
PARMER BUSINESS PARK
DOCUMENT NO. 201500107

LOT 4
23.969 ACRES

LOT 5
4.922 ACRES

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LOT 110
4.922 ACRES</

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
- PK NAIL WITH STANTEC WASHER SET
- SECEWALK

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. 200000218

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

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

ELECTRIC UTILITY EASEMENT
VOLUME 13381, PAGE 493

602 SQ. FT.
WATER EASEMENT
DOCUMENT NO. 201500093

LOT 1C, BLOCK "A"
RESUBDIVISION OF LOT 2A, BLOCK "A"
RESUBDIVISION OF PARMER
NORTH SECTION ONE LOTS 1 & 2
DOCUMENT NO. 201500093

ELECTRIC UTILITY EASEMENT
VOLUME 13381, PAGE 499

LOT 1
1828 ACRES

LOT 3A-2, BLOCK "A"
PARMER BUSINESS PARK SECTOR 6
DOCUMENT NO. 201500152

LOT 1B, BLOCK "A"
RESUBDIVISION OF LOT 2A, BLOCK "A"
RESUBDIVISION OF PARMER
NORTH SECTION ONE LOTS 1 & 2
DOCUMENT NO. 201500093

WATER EASEMENT
VOLUME 13279, PAGE 337

ELECTRIC UTILITY EASEMENT
DOCUMENT NO. 200412040

LOT 2
6510 ACRES

WATER EASEMENT
DOCUMENT NO. 199913120

PART 1 - 1,148 SQ. FT.
WATER EASEMENT
DOCUMENT NO. 2015009415

WATER EASEMENT
VOLUME 13279, PAGE 337

10' ELECTRIC AND
TELEPHONE WORKS
EASEMENT

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

LOT 4
23,969 ACRES

MATCH LINE: SEE
SHEET 1 OF 3

LINE TABLE

NO.	BEARING	DISTANCE
L1	S01°52'40"E	59.63
L2	S27°30'10"W	6.43
L3	S01°37'55"W	90.35
L4	S86°44'32"W	91.89
L5	S37°43'10"W	30.26
L6	N87°22'18"E	20.23
L7	N88°11'03"E	81.80
L8	S03°37'35"W	92.38

LINE TABLE

NO.	BEARING	DISTANCE
L9	S02°50'18"W	41.47
L10	S72°58'28"E	68.40
L11	S7°26'18"E	137.27
L12	N59°31'14"E	71.96
L13	N30°44'21"E	43.76
L14	N69°47'21"W	48.62
L15	N45°28'48"E	80.77
L16	N81°10'19"W	2.00

E HOWARD LANE
(R.O.W. VARIES) (PUBLIC RIGHT-OF-WAY)

30' ELECTRIC LINE EASEMENT
(PARALLEL TO LOT 4)
VOLUME 11752, PAGE 1047

WATER LINE EASEMENT
VOLUME 13279, PAGE 330

25' ELECTRIC LINE EASEMENT
(PARALLEL TO LOT 4)
VOLUME 11752, PAGE 1047

PAGES 171-173
BOOK 101
SECTION FOUR
WILDFLOWER
LOT 1
BLOCK "A"
CACTUS HILL
BOOK 28,
PAGE 15



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

221 West Sixth Street, Suite 500
Austin, Texas 78701
Tel: (512) 339-0111 Fax: (512) 339-0025
TDD: (512) 339-0111
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Drawn by: Not Approved by: Not Project No.: 22201080N File: 9-22201080N-22201080N.dwg
CB-2017-0067.0A

SHEET
2
OF 3