

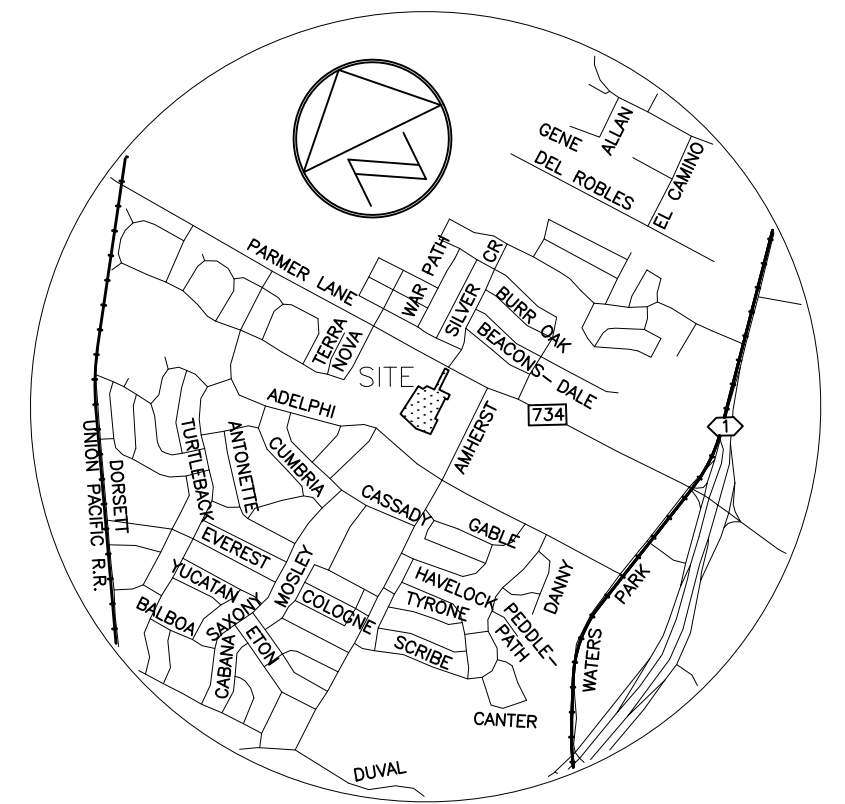
SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2019-0063.0A**ZAP DATE:** May 19, 2020**SUBDIVISION NAME:** Allegro Parmer Final Plat**AREA:** 8.445 ac.**LOT(S):** 2**OWNER:** 4001 Creative Offices, LLC (Ellis Winstanley, Manager)**AGENT/APPLICANT:** Sam Paik (KBGE, Part of Civil & Environmental Consultants, Inc.)**ADDRESS OF SUBDIVISION:** 4001 W Parmer Ln**COUNTY:** Travis**WATERSHED:** Walnut Creek**EXISTING ZONING:** GR-CO**PROPOSED LAND USE:** Office and commercial use

DEPARTMENT COMMENTS: The request is for the approval of Allegro Parmer Final Plat which will develop a previously platted 8.445 ac. lot (Lot 1, Block T, Millwood Sec. 6, Resubdivision of Lot 37) into 2 lots for office and commercial use; Lot 1A (3.97 ac.) and Lot 1B (4.464 ac.) respectively, in order to create a two lot subdivision with all associated improvements.

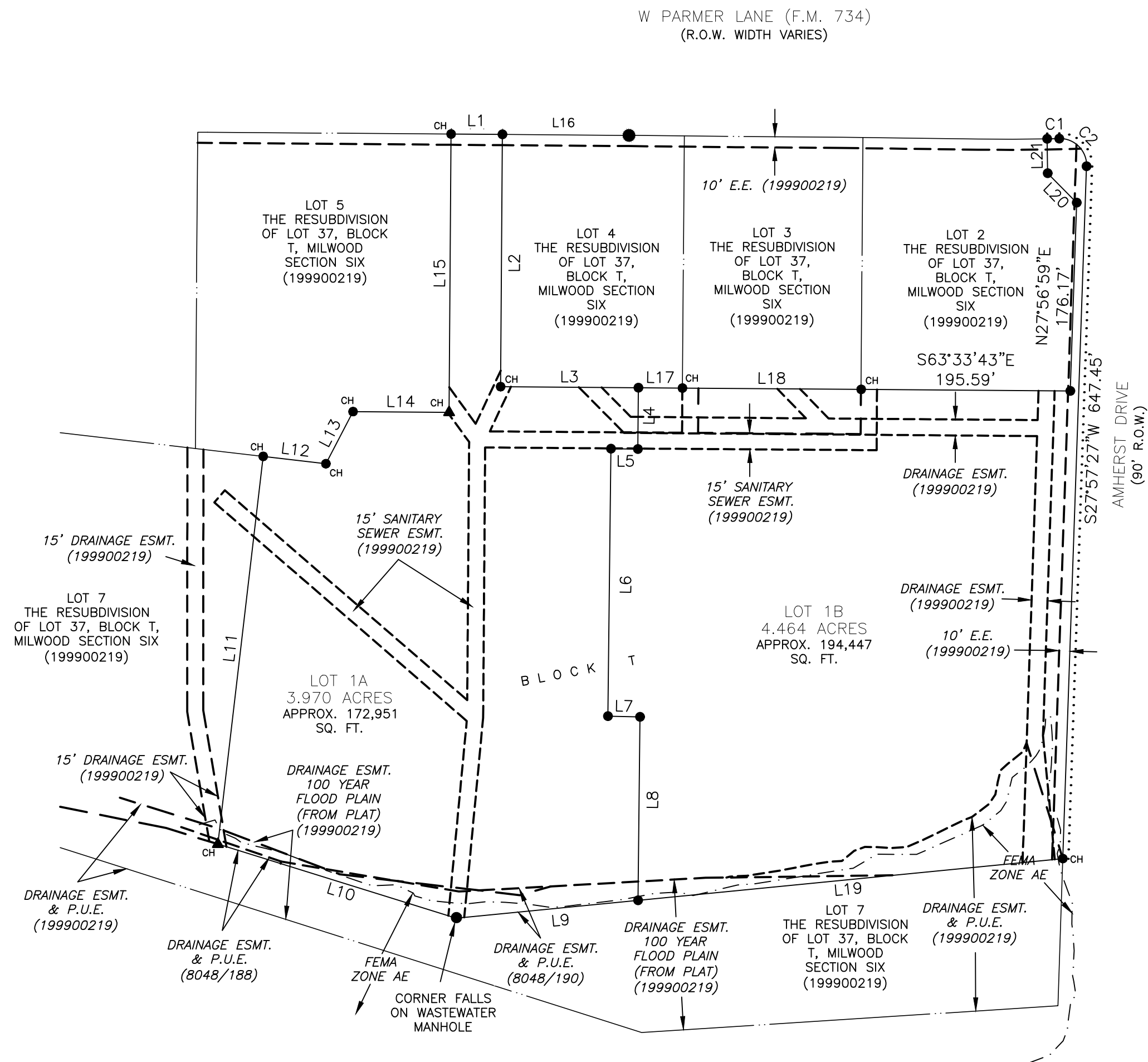
STAFF RECOMMENDATION: Staff recommends approval of this subdivision plat as it meets all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:**CASE MANAGER:** Joey de la Garza**PHONE:** 512-974-2664**EMAIL:** joey.delagarza@austintexas.gov

RESUBDIVISION OF LOT 1
THE RESUBDIVISION OF LOT 37, BLOCK T,
MILWOOD SECTION SIX



LOCATION MAP
NOT TO SCALE



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	2194.90'	0°17'43"	11.31'	S65°06'55"E	11.31'
C2	25.00'	93°12'15"	40.67'	S18°39'23"E	36.33'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S63°34'08"E	48.00'
L2	S26°25'11"W	235.76'
L3	S63°33'43"E	128.79'
L4	S26°26'25"W	57.28'
L5	N63°28'11"W	25.18'
L6	S26°38'48"W	250.02'
L7	S62°47'14"E	30.00'
L8	S26°38'48"W	171.36'
L9	N69°36'17"W	170.78'
L10	N46°45'09"W	233.32'
L11	N32°40'11"E	364.86'
L12	S57°18'01"E	58.99'
L13	N53°32'50"E	54.93'
L14	S63°33'09"E	89.85'
L15	N26°25'05"E	260.14'
L16	S63°34'08"E	118.27'
L17	S63°33'43"E	41.27'
L18	S63°33'43"E	167.02'
L19	N69°36'17"W	399.21'
L20	N18°41'22"W	38.58'
L21	N25°01'57"E	32.23'

SCALE: 1" = 100'
GRAPHIC SCALE



LEGEND	
● ^{CH}	1/2" REBAR WITH "CHAPARRAL" CAP FOUND
●	1/2" REBAR WITH "KBGE" CAP SET
●	TXDOT TYPE II DISK FOUND
▲	MAG NAIL WITH "CHAPARRAL" WASHER FOUND
▲	CALCULATED POINT
B.L.	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT
E.E.	ELECTRIC EASEMENT
()	RECORD INFORMATION
---	SIDEWALK LOCATION

LOT 1: 4.464 ACRES
LOT 2: 3.970 ACRES
TOTAL: 8.434 ACRES

DATE OF SURVEY: OCTOBER 4, 2018

BEARING BASIS: THE BASIS OF BEARINGS SHOWN HEREON
IS THE TEXAS COORDINATE SYSTEM, NAD 83(2012A),
CENTRAL ZONE, UTILIZING THE LEICA SMARTNET
CONTINUALLY OPERATING REFERENCE NETWORK.



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TBPE Firm No: F-38 & TBPLS Firm No:10194419

PROJECT NO.:
184-138

DRAWING NO.:
184-138-PL1

PLOT DATE:
01/10/2020

PLOT SCALE:
1" = 100'

DRAWN BY:
MAW & JBE

SHEET
1 OF 2

RESUBDIVISION OF LOT 1
THE RESUBDIVISION OF LOT 37, BLOCK T,
MILWOOD SECTION SIX

NOTES:

1) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEMS.

2) THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY AUSTIN WATER. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.

3) BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

4) THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

5) PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY OR DUPLEX ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.

6) AUSTIN ENERGY HAS THE RIGHT TO CUT AND TRIM TREES AND SHRUBBERY AND REMOVE OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR OF OBSTRUCTION. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 28-5, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

7) THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT MAY PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES WITHIN OR ALONG THE PERIMETER OF THIS SUBDIVISION/LOT. THESE EASEMENTS/ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDINGS AND WILL NOT BE LOCATED AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 28-5 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

8) THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

9) BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO THE CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.

10) FOR A MINIMUM TRAVEL DISTANCE OF 25FT. FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.

11) PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG PARMER LANE (F.M. 734) AND AMHERST DRIVE, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE SIDEWALKS ALONG PARMER LANE (F.M. 734) ARE SUBJECT TO THE APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION AT THE SITE PLAN PHASE. THE REQUIRED SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

12) MAINTENANCE OF THE WATER QUALITY CONTROL, REQUIRED ABOVE, SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARDS.

13) ALL WATER QUALITY DESIGNS AND THEIR APPURTENANCES REQUIRED FOR COMMERCIAL OR MULTI-FAMILY DEVELOPMENT SHALL BE MAINTAINED BY THE OWNER AND HIS/HER ASSIGNS PER THE STANDARDS OF THE ENVIRONMENTAL CRITERIA MANUAL AND OTHER ORDINANCES AND REGULATIONS OF THE CITY.

14) PRIOR TO CONSTRUCTION ON LOTS IN THE SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT THE UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOTS 1A AND 1B REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.

15) THIS PROJECT IS SUBJECT TO THE VOID AND WATER FLOW MITIGATION RULE (COA ECM 1.12.0 AND COA ITEM NO 6585 OF THE SSM) PROVISION THAT ALL TRENCHING GREATER THAN 5 FEET DEEP MUST BE INSPECTED BY A GEOLOGIST (TEXAS P.G.) OR A GEOLOGIST'S REPRESENTATIVE.

16) THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

17) OWNER MAY NOT PLACE, ERECT, CONSTRUCT OR MAINTAIN WITHIN THE ELECTRIC TRANSMISSION EASEMENT:

- ANY PERMANENT STRUCTURES, INCLUDING, BUT NOT LIMITED TO HABITABLE STRUCTURES SUCH AS HOMES, MOBILE HOMES, GARAGES, OR OFFICES,
- ANY STRUCTURE OF ANY KIND IN SUCH PROXIMITY TO THE ELECTRIC TRANSMISSION OR DISTRIBUTION LINES, POLES, STRUCTURES, TOWERS, OR APPURTENANT FACILITIES AS WOULD CONSTITUTE A VIOLATION OF THE NATIONAL ELECTRIC SAFETY CODE IN EFFECT AT THE TIME THE STRUCTURE IS ERECTED, NOR
- ANY STRUCTURES, INCLUDING BUT NOT LIMITED TO, FENCES, DRAINAGE, FILTRATION OR DETENTION PONDS WHICH WOULD MATERIALLY IMPAIR AUSTIN ENERGY'S ACCESS TO THE TRANSMISSION EASEMENTS OR ITS LINES, POLES, STRUCTURES, TOWERS OR APPURTENANT FACILITIES IN THE EASEMENTS

18) ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISIONS: THE RESUBDIVISION OF LOT 37, BLOCK T, MILWOOD SECTION SIX, A SUBDIVISION OF RECORD IN DOCUMENT NO. 199900219 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SHALL APPLY TO THIS RESUBDIVISION PLAT.

19) WATERWAY SETBACKS AS DEFINED BY THE LAND DEVELOPMENT CODE MAY BE LOCATED ON THIS PROPERTY. DEVELOPMENT IS LIMITED WITHIN WATERWAY SETBACKS.

20) NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING, OR OTHER OBSTRUCTIONS ARE PERMITTED IN THE DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN.

21) THE PROPERTY OWNER AND/OR ASSIGNS SHALL PROVIDE ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF AUSTIN OR ASSIGNS FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.

22) DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER AND HIS/HER ASSIGNS.

23) THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE _____DAY OF _____ 20____.

24) THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY AUSTIN WATER.

25) THIS DEVELOPMENT DOES NOT PROVIDE INDEPENDENT LIVING FACILITIES, OR DWELLING UNITS DEFINED BY LDC 25-1-21. SHOULD AN APPLICANT EVER PROPOSE OR AMEND PLANS TO INCLUDE KITCHENS, KITCHENETTES, OR OTHER SIMILAR PROVISIONS FOR COOKING, OR OTHERWISE PROVIDE FOR INDEPENDENT LIVING WITHIN THE INDIVIDUAL UNITS, IT WILL BE SUBJECT TO THE PARKLAND DEDICATION ORDINANCE (LDC 25-1-601).

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS,

THIS THE _____ DAY OF _____, 20____ A.D.

ATTEST: _____
JOLENE KIOLBASSA, CHAIR ANA AQUIRRE, SECRETARY

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF

AUSTIN, COUNTY OF TRAVIS, THIS THE _____ DAY OF _____, 20____, AD.

JOEY DE LA GARZA, FOR
DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE

ON THE _____ DAY OF _____ A.D. 20____ AT _____ O'CLOCK _____ M., AND DULY

RECORDED ON THE _____ DAY OF _____, A.D. 20____ AT _____ O'CLOCK _____ M., IN SAID COUNTY

AND STATE, IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____, 20____ A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY _____
DEPUTY

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THE PRESENTS:

THAT 4001 CREATIVE OFFICES, LLC, BEING OWNER OF LOT 1, BLOCK T, THE RESUBDIVISION OF LOT 37, BLOCK T, MILWOOD SECTION SIX, A SUBDIVISION OF RECORD IN DOCUMENT NO. 199900219 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2017168827 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

SAID LOT 1 HAVING BEEN APPROVED FOR RE-SUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.014, OF THE LOCAL GOVERNMENT CODE, DO HEREBY SUBDIVIDE LOT 1 IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

"RESUBDIVISION OF LOT 1, THE RESUBDIVISION
OF LOT 37, BLOCK T, MILWOOD SECTION SIX"

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE _____ DAY OF _____, 20____ A.D.

BY: _____

PRINTED NAME: _____

4001 CREATIVE OFFICES, LLC.
1616 W 5TH STREET
AUSTIN, TEXAS 78703

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE _____ DAY OF _____, 20____, AD.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATION

I, SYDNEY SMITH XINOS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES 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 OCTOBER 4, 2018.

SYDNEY SMITH XINOS, R.P.L.S. NO. 5361 DATE

KBGE, A CIVIL AND ENVIRONMENTAL CONSULTANTS, INC COMPANY
3711 S MOPAC EXPWY, BLDG 1, STE 550
AUSTIN, TEXAS 78746
(512) 439-0400
TBPE NO. F-38
TBPLS NO. 10194419

ENGINEER'S CERTIFICATION:

I, GABE BRUEHL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING; AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES 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.

THE 100 YEAR FLOOD PLAIN WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48453C0265K, DATED JANUARY 6, 2016, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

GABE BRUEHL, REGISTERED PROFESSIONAL ENGINEER DATE
STATE OF TEXAS NO. 93623

KBGE, A CIVIL AND ENVIRONMENTAL CONSULTANTS, INC COMPANY
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TBPE NO. F-38
TBPLS NO. 10194419



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TBPE Firm No: F-38 & TBPLS Firm No:10194419

PROJECT NO.:
184-138

DRAWING NO.:
184-138-PL1

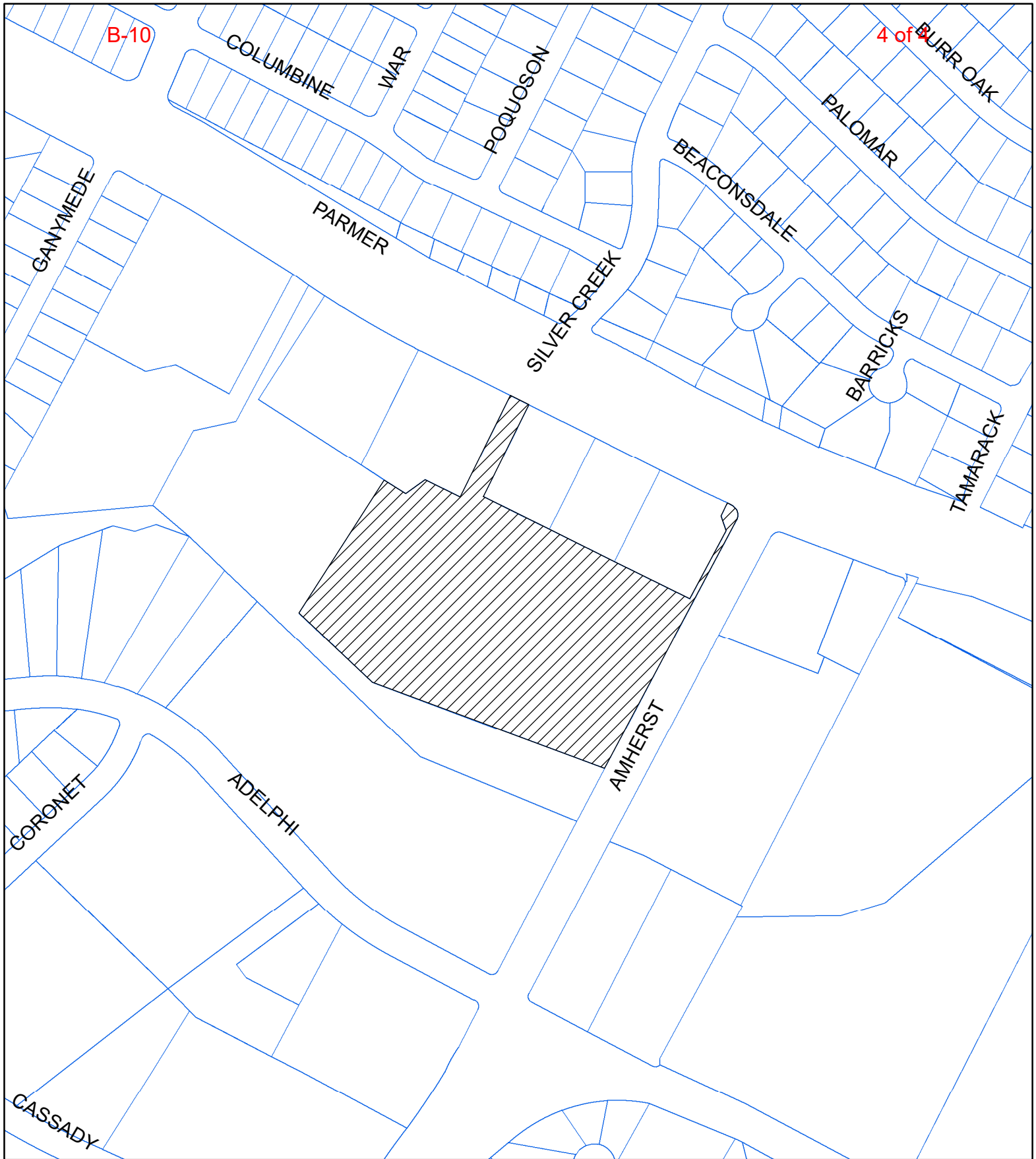
PLOT DATE:
01/10/2020

PLOT SCALE:
1" = 100'

DRAWN BY:
MAW & JBE

B-10

4 of 8



Subject Tract



Base Map

CASE NO: C8-2019-0063.0A
ADDRESS: 4001 W PARMER LANE



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.