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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2012-0011.0A

Z.A.P. DATE: June 5, 2012

SUBDIVISION NAME: Resubdivision of Lot 3A, River Place Center

AREA: 4.720 acres

LOTS: 3

OWNER/APPLICANT: Operating River Place, LLC
(Todd Dailey)

AGENT: Jones & Carter, Inc.
(James Schissler)

ADDRESS OF SUBDIVISION: 10815 FM 2222 Rd. (6616 River Place Blvd.)

GRIDS: D-33

COUNTY: Travis

WATERSHED: Panther Hollow

JURISDICTION: Full Purpose

EXISTING ZONING: GR, LO & LR-CO

PROPOSED LAND USE: Office

SIDEWALKS: Sidewalks are required along River Place Boulevard prior to the lot(s) being occupied.

DEPARTMENT COMMENTS: The request is for approval of the resubdivision, namely Resubdivision of Lot 3A, River Place Center. The proposed resubdivision plat is composed of 3 lots on 4.720 acres.

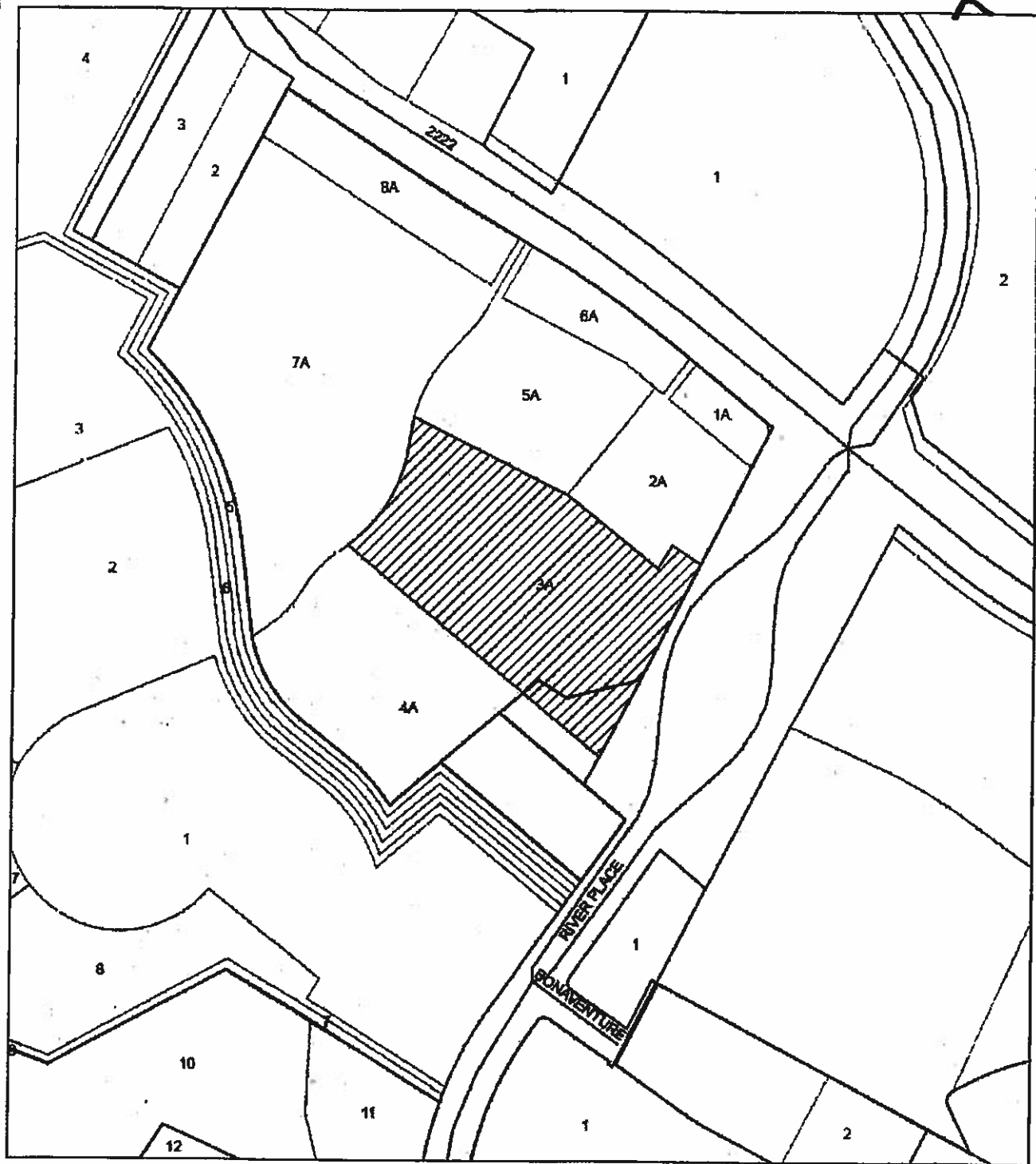
STAFF RECOMMENDATION: Staff recommends approval of this resubdivision plat. This plat meets all applicable City of Austin Land Development and State Local Government requirements.



ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Sylvia Limon
Email address: sylvia.limon@ci.austin.tx.us

PHONE: 974-2767

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 Subject Tract
 Base Map

CASE#: C8-2012-0011.0A
LOCATION: 10815 RR 2222

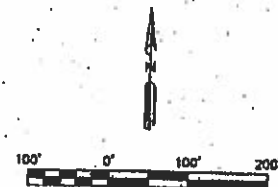
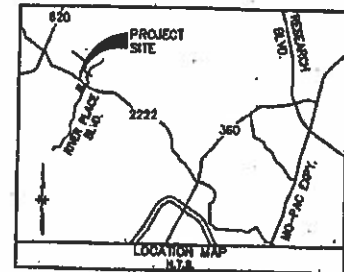
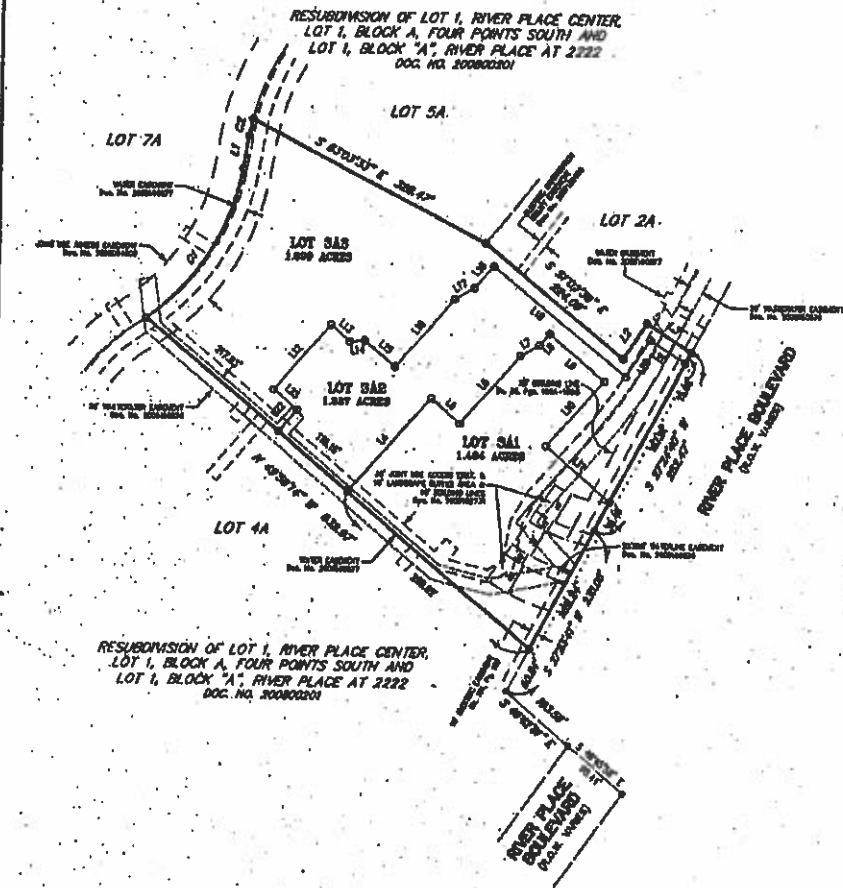


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

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RESUBDIVISION OF LOT 3A, RIVER PLACE CENTER CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



LEGEND

- 1/2" BORN ROD POUND
- 1/2" BORN ROD SET W/ACAP
- STANDARD "TERRA FIRMA"

LINE	BEARING	DISTANCE
L1	N 08°30'03" E	40.94'
L2	N 32°28'18" E	83.84'
L3	S 87°33'42" E	68.31'
L4	N 40°28'38" E	126.02'
L5	S 49°34'14" E	67.87'
L6	N 40°28'38" E	113.00'
L7	N 86°33'23" E	27.02'
L8	N 40°28'38" E	18.00'
L9	S 49°34'14" E	90.80'
L10	S 40°38'31" W	108.80'
L11	S 49°33'22" E	108.78'
L12	N 40°28'38" E	108.80'
L13	S 49°34'14" E	31.78'
L14	S 89°28'42" E	18.40'
L15	S 49°33'14" E	66.89'
L16	N 40°28'38" E	113.00'
L17	N 86°33'23" E	27.02'
L18	N 40°28'38" E	58.00'
L19	S 49°34'14" E	31.60'
L20	N 32°28'18" E	83.84'
L21	S 87°33'42" E	68.31'
L22	N 40°31'18" E	38.00'
L23	N 49°28'45" W	38.45'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	287.00'	224.93'	218.72'	N 31°07'11" E
C2	287.00'	21.73'	21.72'	N 11°40'11" E

BEARING BASIS
HORIZONTAL DATUM BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE. COORDINATES AND DISTANCES ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.0001022543.

LOT ID	LOT ACREAGE
LOT 3A1	1.484 ACRES
LOT 3A2	1.337 ACRES
LOT 3A3	1.899 ACRES
TOTAL	4.720 ACRES

STATE OF TEXAS X
COUNTY OF TRAVIS X

KNOW ALL MEN BY THESE PRESENTS:
That Operating River Place LLC, acting herein by and through Dr. Michael Vik M.D., it's Manager, owner of Lot 3A, Resubdivision of Lot 1, River Place Center, Lot 1, Block A, Four Points South and Lot 1, Block "A", River Place at 2222, a subdivision as recorded in Document No. 20080201 of the Official Public Records of Travis County, Texas, as conveyed to it by special warranty deed recorded in Document No. 201148973 of the Official Public Records of Travis County, Texas, said lot being 4.720 acres of land out of the Emory Payne Survey No. 288 and the Wilton Bell Survey No. 802, City of Austin, Travis County, Texas, said subdivision having been approved for resubdivision pursuant to the public notification and hearing provisions of Section 212.015 of the Texas Local Government Code, do hereby resubdivide said 4.720 acres of land in accordance with this plat, to be known as RESUBDIVISION OF LOT 3A, RIVER PLACE CENTER, and do hereby dedicate to the public the use of the easements shown herein, subject to any easements, covenants or restrictions heretofore granted and not released.

WITNESS MY HAND, this the _____ day of _____ 20____ A.D.,

Dr. Michael Vik M.D., Manager
Operating River Place LLC
c/o Dr. Michael Vik M.D.
8838 Bee cove Road, Suite 112
Austin, TX 78748

STATE OF TEXAS X
COUNTY OF TRAVIS X

Before me, the undersigned authority on this day personally appeared Michael Vik, 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 purpose and consideration therein expressed and in the capacity therein stated.

Notary Public, State of Texas

Print Notary's Name
My Commission Expires:

SURVEYOR

terra firma LAND SURVEYING

2100 Westwood Boulevard, Suite 400 • Austin, Texas 78744 • 512/338-0275 • Fax 512/448-2286

ENGINEER

JC JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. F-438

1701 DIRECTORS BLVD, STE. 400
AUSTIN, TEXAS 78744
(512) 448-0945 (Phone)
(512) 448-2286 (Fax)

SHEET 1 OF 2

FILE	J:\Projects\A434\02-08\Survey\Drawing Files\081\A434-02-08-01.dwg	DATE	04-28-2011	TIME	10:00
USER	J:\Projects\A434\02-08\Survey\Point Files\A434-02-08-01.dwg	DATE	04-28-2011	TIME	10:00
PLT	1-107	DATE	04-28-2011	TIME	10:00

**RESUBDIVISION OF LOT 3A,
RIVER PLACE CENTER**