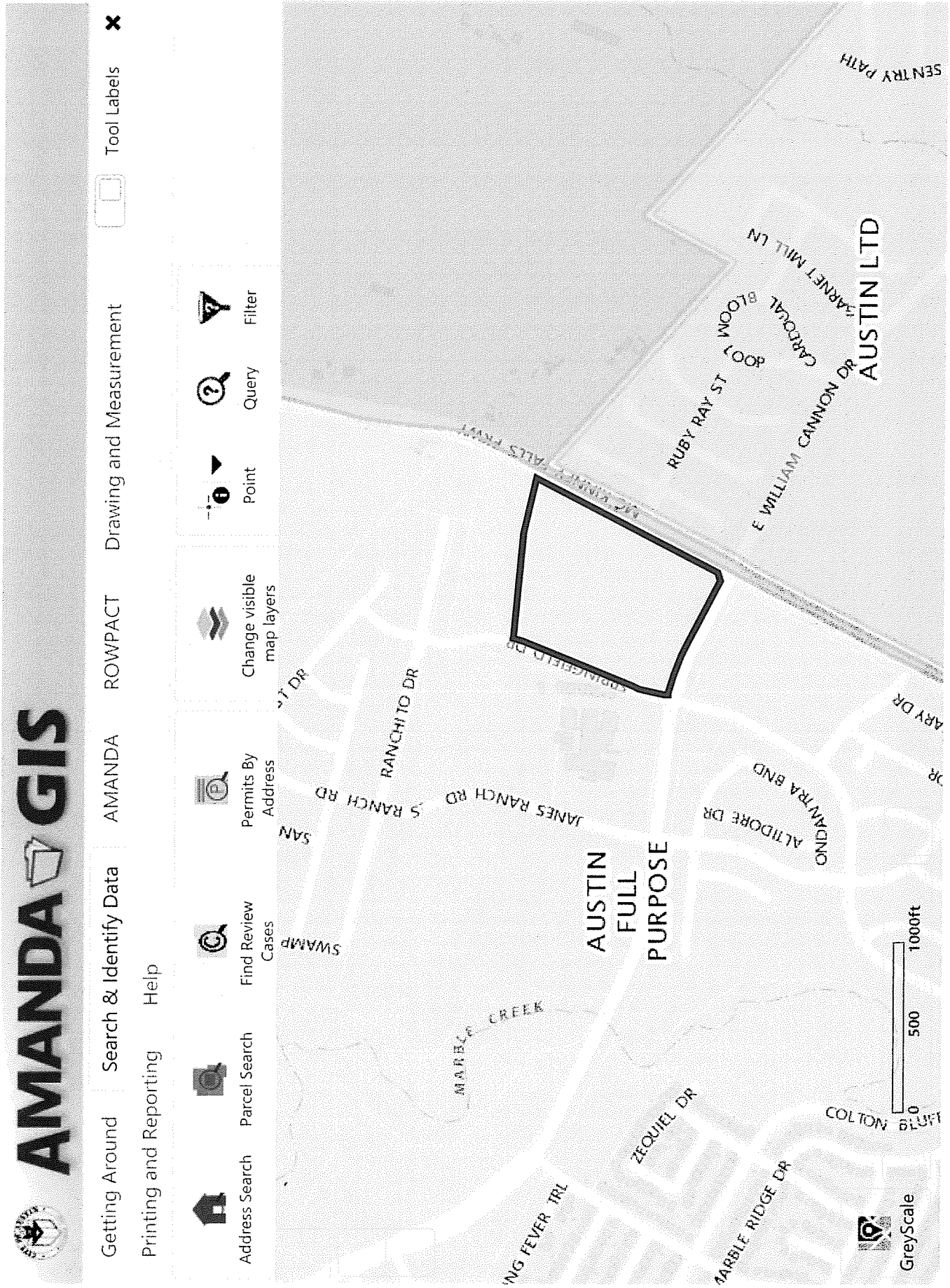
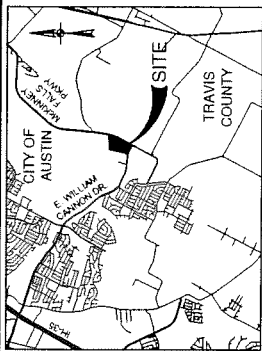


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2013-0092.02.4A**ZAP DATE:** May 15, 2018**SUBDIVISION NAME:** Springfield Commercial - North**AREA:** 22.129 acres**LOT(S):** 6**OWNER/APPLICANT:** RKS Texas Investments LLC
(Rick Sheldon)**AGENT:** Pape-Dawson Engineers
(Mark Ramseur)**ADDRESS OF SUBDIVISION:** 7050 ½ E. William Cannon Drive**GRIDS:** K-13**COUNTY:** Travis**WATERSHED:** Onion/Marble/Cotton Mouth Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** GR-MU-CO**DISTRICT:** 2**PROPOSED LAND USE:** Commercial Retail**SIDEWALKS:** Sidewalks will be provided along E. William Cannon Drive and McKinney Falls Parkway.**DEPARTMENT COMMENTS:** The request is for approval of the final plat out of an approved preliminary, namely, Springfield Commercial - North. The proposed plat is composed of 6 lots on 22.129 acres.**STAFF RECOMMENDATION:** The staff recommends approval of the final plat. This final plat meets all applicable City of Austin and State Local Government code requirements.**ZONING AND PLATTING ACTION:****CASE MANAGER:** Sylvia Limon**PHONE:** 512-974-2767**E-mail:** Sylvia.limon@austintexas.gov



FINAL PLAT OF SPRINGFIELD COMMERCIAL - NORTH

A 20.129 ACRES TRACT OF LAND BEING OUT OF 177.646 ACRES TRACT DESCRIBED IN CONVEYANCE TO RKS TEXAS INVESTMENT, L.P. IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEU, RECORDED IN DOCUMENT NO. 2006000598 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, IN THE SANITARIO DEL VALLE, TRAVIS COUNTY, TEXAS.



LOCATION MAP
NORTH ARROW

OWNER: CITY OF AUSTIN
A CALLED 33.985 ACRE TRACT
DOC. NO. 2011188212 (O.P.R.)

60' SWELL PIPELINE EASEMENT
VOL. 1260, PGS. 513-514 (O.P.R.)
VOL. 9327, PGS. 189-200 (O.P.R.)
VOL. 9327, PGS. 201-212 (O.P.R.)
VOL. 9327, PGS. 213-222 (O.P.R.)
VOL. 9327, PGS. 223-232 (O.P.R.)
VOL. 9327, PGS. 233-246 (O.P.R.)
VOL. 9327, PGS. 249-260 (O.P.R.)
VOL. 9327, PGS. 261-272 (O.P.R.)

10' PUBLIC UTILITY EASEMENT
VOL. 81, PGS. 130 (O.P.R.)
VOL. 81, PGS. 130 (O.P.R.)

10' PUBLIC UTILITY EASEMENT
VOL. 81, PGS. 130 (O.P.R.)
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VOL. 81, PGS. 130 (O.P.R.)

LEGEND

- FOUND 1/2" IRON ROD WITH CAP (AS NOTED)
- FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- SET 1/2" IRON ROD WITH PAPE-DAWSON CAP
- BLOCK LETTER
- FOUND
- IRON ROD
- I.R.
- REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.)
- OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.)
- PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.)
- PUBLIC UTILITY EASEMENT
- TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT)
- J.U.A.E. JOINT USE ACCESS EASEMENT
- SIDEWALK LOCATION

BEARINGS BASED ON
N.A.T.D. 1983 (CONT. 1996)
TEXAS STATE PLANE COORDINATE SYSTEM
EXEMPTED FROM THE CENTRAL ZONE
COMBINED SCALE FACTOR:
0.9999990016
MAPSCO MAP GRID 6750
NAD83 DATUM
TICAD PARCEL 051666
BENCHMARKS:
CHISLED SQUARE IN BULLDOSE OF MEDIAN
SURFACE N: 10031848.3
ELEV. 819.56
NAD83/GEOD003
BENCHMARK 20
IRON ROD WITH RED CAP MARKED
"PAPE-DAWSON"
SURFACE N: 10033602.3
ELEV. 819.56
NAD83/GEOD003
NAD83/GEOD003

LOT SUMMARY
TOTAL LOT ACREAGE: 22.129
TOTAL NUMBER OF LOTS: 6
TOTAL RIGHT OF WAY DEDICATION: 0'
TOTAL SUBDIVISION ACREAGE: 22.129

LOT 1
(15.786 ACRES)

LOT 2
(1.061 ACRES)

LOT 3
(1.061 ACRES)

LOT 4
(2.113 ACRES)

LOT 5
(1.012 ACRES)

LOT 6
(1.098 ACRES)

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	150.00'	0175332°	N48°57'47"W	339.77'
C2	25.00'	087°48'18"	N17°37'17"W	27.80'
C3	493.00'	008°54'18"	N17°37'17"W	73.55'
C4	505.00'	008°54'18"	N17°37'17"W	50.20'
C5	510.00'	008°54'18"	N17°37'17"W	73.12'
C6	510.00'	008°54'18"	N17°37'17"W	100.84'
C7	510.00'	008°54'18"	N17°37'17"W	82.48'
C8	1740.54'	002°33'08"	S81°43'53"E	77.02'

LINE TABLE

LINE #	BEARING	LENGTH
L1	S73°18'17"W	32.40'
L2	N18°40'43"E	81.82'
L3	N42°30'40"E	38.98'

A 2.129 ACRE TRACT OF LAND BEING OUT OF 177.846 ACRE TRACT DESCRIBED IN CONVEYANCE TO RKS TEXAS INVESTMENTS, LP IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN DOCUMENT NO. 20080200539 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

1. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY THE CITY OF AUSTIN.
2. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
3. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN COMPLIANCE WITH THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY STANDARDS. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF AUSTIN. UTILITY 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.
4. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES THE RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND ORDINANCES. THE CITY OF AUSTIN DOES NOT MAKE ANY UNDERSTANDINGS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING 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 ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING BY FLOODING OR OTHER APPROVED METHODS.
6. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION, AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF A DRAINAGE SYSTEM THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED DRIVEWAY. OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.
7. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: MCKINNEY FALLS PARKWAY, SPRINGFIELD DRIVE AND E. WILLIAM CANNON DRIVE. THESE SIDEWALKS ARE TO BE PLACED PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE SIDEWALKS AS REQUIRED MAY BE CAUSE FOR THE CITY OF AUSTIN TO STOP ANY FURTHER DEVELOPMENT, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
8. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS.
9. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE REQUIRED BY THE CITY OF AUSTIN. ACCESS BY GOVERNMENTAL AUTHORITIES FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.

10. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
11. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS PROVIDED BY THE CITY OF AUSTIN.
12. IN ADDITION TO THE EASEMENTS SHOWN HERETOIN, 10 FOOT WIDE PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED ON ALL LOTS ADJACENT TO ALL STREET RIGHT OF WAYS.
13. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC, AND THE ENVIRONMENTAL CRITERIA MANUAL.
14. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
15. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
16. ALL DRAINAGE FACILITIES ARE TO BE LOCATED WITHIN DRAINAGE EASEMENTS AND MUST COMPLY WITH APPLICABLE RULES AND REGULATIONS.
17. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION. THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED, TO MAINTAIN OR CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO MEET DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
18. FACILITIES FOR GIFT STREET LOADING AND UNLOADING SHALL BE PROVIDED FOR ALL NON-RESIDENTIAL SITES.
19. ACCESS TO LOTS 1-3 FROM E. WILLIAM CANNON DRIVE SHALL BE PROVIDED THROUGH A DRIVEWAY WITH THE TRANS COUNTY, TEXAS OFFICIAL PUBLIC RECORDS _____ RECORDED _____
20. ACCESS TO LOTS 3, 4 AND FROM E. WILLIAM CANNON DRIVE SHALL BE PROVIDED THROUGH A DRIVEWAY WITH THE TRANS COUNTY, TEXAS OFFICIAL PUBLIC RECORDS _____ RECORDED _____

FINAL PLAT OF SPRINGFIELD COMMERCIAL - NORTH

A 22.129 ACRE TRACT OF LAND BEING OUT OF 177.846 ACRE TRACT DESCRIBED IN CONVEYANCE TO RKS TEXAS INVESTMENTS, LP IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEU, RECORDED IN DOCUMENT NO. 2008-00389 OF THE OFFICIAL PUBLIC RECORDS OF TRANS COUNTY, TEXAS, IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, OF THE CITY OF AUSTIN, TRANS COUNTY, TEXAS.

ENGINEER'S CERTIFICATION:

I, MARK A. RAMSEUR, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS DESCRIBED IN CONVEYANCE TO RKS TEXAS INVESTMENTS, LP IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEU, RECORDED IN DOCUMENT NO. 2008-00389 OF THE OFFICIAL PUBLIC RECORDS OF TRANS COUNTY, TEXAS, IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, OF THE CITY OF AUSTIN, TRANS COUNTY, TEXAS.

THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE BOUNDARIES SHOWN HEREON. NO PORTION OF THE TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A FLOOD INSURANCE RATE MAP. THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FROM PANEL AN-5038-DATED JANUARY 6, 2016 FOR TRANS COUNTY, TEXAS AND INCORPORATED AREAS.



MARK A. RAMSEUR, P.E. 88748
ENGINEERING BY
PAPE-DAWSON ENGINEERS, INC.
10801 N. MOPAC EXPY., BLDG. 3, SUITE 200
AUSTIN, TEXAS 78759
(512) 454-8711

SURVEYOR'S CERTIFICATION

I, VALERIE ZURNER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT IS DESCRIBED IN CONVEYANCE TO RKS TEXAS INVESTMENTS, LP IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEU, RECORDED IN DOCUMENT NO. 2008-00389 OF THE OFFICIAL PUBLIC RECORDS OF TRANS COUNTY, TEXAS, IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, OF THE CITY OF AUSTIN, TRANS COUNTY, TEXAS.



VALERIE ZURNER R.P.L.S. 6222
SURVEYING BY
PAPE-DAWSON ENGINEERS, INC.
10801 N. MOPAC EXPY., BLDG. 3, SUITE 200
AUSTIN, TEXAS 78759
(512) 454-8711

STATE OF TEXAS
COUNTY OF TRANS
KNOW ALL MEN BY THESE PRESENTS,
THAT RKS TEXAS INVESTMENTS, LP, A TEXAS LIMITED PARTNERSHIP, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, MANAGED BY RKS TEXAS INVESTMENTS, LP, ACTING HEREIN BY AND THROUGH RICK SHELTON, MANAGER, BEING OWNER OF AUSTIN, TEXAS, SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, IN TRANS COUNTY, TEXAS, CONVEYED BY DEED OF CONVEYANCE IN DOCUMENT NO. 2008-00389 OF THE OFFICIAL PUBLIC RECORDS OF TRANS COUNTY, TEXAS.

DO HEREBY SUBDIVIDE 22.129 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS
SPRINGFIELD COMMERCIAL - NORTH

AND DO HEREBY DEEDATE 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 23rd DAY OF April 2018, A.D.

BY: *Rick Sheldon*
RICK SHELTON, MANAGER
RKS TEXAS INVESTMENTS, LP
10801 N. MOPAC EXPY., BLDG. 3, SUITE 200
AUSTIN, TEXAS 78759

STATE OF TEXAS
COUNTY OF BEAR
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICK SHELTON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND WHOSE NAME IS SET FORTH AS THE SIGNATURE OF THE PERSON WHOSE NAME IS SET FORTH IN THE INSTRUMENT THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE 23rd DAY OF April 2018, A.D.
Angela Hest
NOTARY PUBLIC, STATE OF TEXAS

Mark Ramseur
MY COMMISSION EXPIRES 15.13.2019

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE DAY OF 2018.
ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRANS, THIS THE DAY OF 2018, A.D.

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE DAY OF 2018.

JOSE RODRIGUEZ
CHAIR
ANA AGUIRRE
SECRETARY

STATE OF TEXAS
COUNTY OF TRANS:

I, DANA DEBEAUVOR, CLERK OF TRANS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF 2018, A.D. AT O'CLOCK M. DULY RECORDED ON THE DAY OF 2018, A.D. AT O'CLOCK M. PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER OFFICIAL PUBLIC RECORDS OF TRANS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS DAY OF 2018, A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRANS COUNTY, TEXAS

DEPUTY

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MOPAC EXPY., BLDG. 3, SUITE 200 | AUSTIN, TX 78759 | 512.454.8711
TXPE FIRM REGISTRATION #470 | TXPLS FIRM REGISTRATION #1028601