

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2013-0092.02.3A**ZAP DATE:** May 15, 2018**SUBDIVISION NAME:** Springfield Commercial – South**AREA:** 14.566 acres**LOT(S):** 6**OWNER/APPLICANT:** RKS Texas Investments LLC
(Rick Sheldon)**AGENT:** Pape-Dawson Engineers
(Mark Ramseur)**ADDRESS OF SUBDIVISION:** 7300 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, Springfield Drive, Tinnapark Lane and McKinney Falls Parkway.**DEPARTMENT COMMENTS:** The request is for approval of the final plat out of an approved preliminary, namely, Springfield Commercial - South. The proposed plat is composed of 6 lots on 14.566 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
E-mail: Sylvia.limon@austintexas.gov**PHONE:** 512-974-2767

AMANDA GIS

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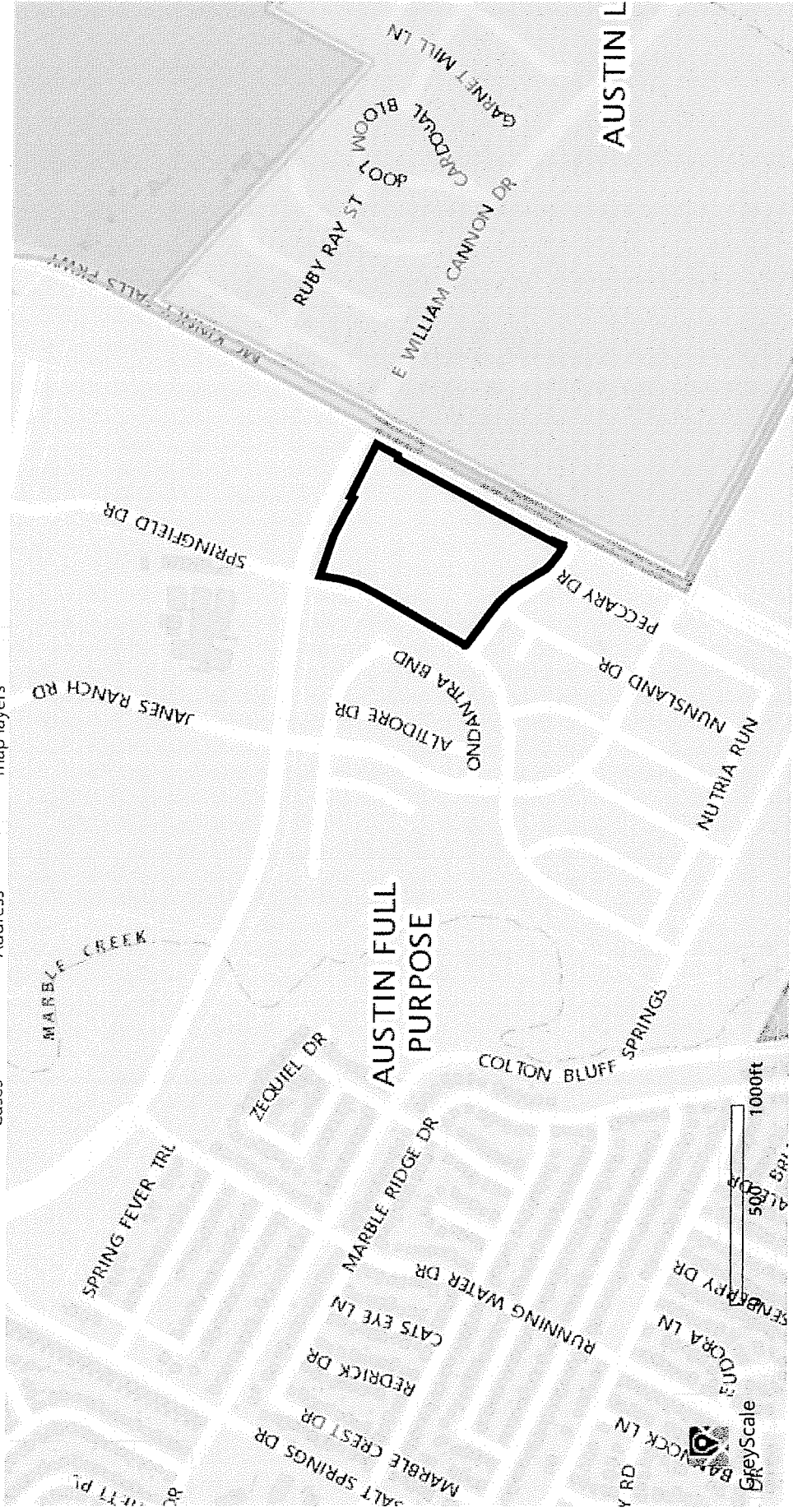
Permits By Address

Change visible map layers

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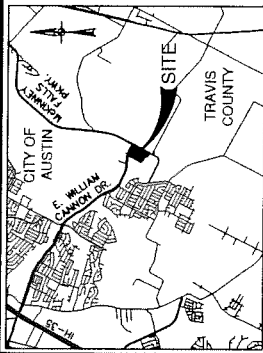
Query

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SPRINGFIELD COMMERCIAL-SOUTH

A 14.566 ACRE TRACT OF LAND BEING OUT OF A REMNANT PORTION OF A TRACT CALLED 109.808 ACRE TRACT CONVEYED TO RKS INVESTMENTS LTD, DESCRIBED IN CONVEYANCE TO RKS TEXAS INVESTMENTS LP, RECORDED IN DOCUMENT NUMBER 20062200599 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.



LOCATION MAP

NOTES

- | | | | | | | | | |
|--|---|--|-------------------------|--------------|------------------------------------|---------------------------|------------------------|---|
| FOUND 1/2" IRON ROD WITH CAP (AS NOTED) | FOUND 1/2" IRON ROD WITH PARE-JAMSON CAP (UNLESS OTHERWISE NOTED) | SET 1/2" IRON ROD WITH PARE-JAMSON CAP | BLOCK LETTER | IRON ROD | FOUND | FD. | "A" | FOUND 1/2" IRON ROD WITH CAP (AS NOTED) |
| OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY | PLAT RECORDS OF TRAVIS COUNTY, TEXAS | DEED RECORDS OF TRAVIS COUNTY, TEXAS | PUBLIC UTILITY EASEMENT | RIGHT OF WAY | TEXAS DEPARTMENT OF TRANSPORTATION | JOINT USE ACCESS EASEMENT | J.U.A.C. | SHREVEPORT |
| R.O.W. | (TODOT) | (P.R.) | (P.U.E.) | (R.O.W.) | (TODOT) | (J.U.A.C.) | (S.H.R.E.V.E.P.O.R.T.) | |

LOT SUMMARY

TOTAL LOT ACRES: 14.566
COMMERCIAL LOTS: 6
RIGHT OF WAY DEDICATION: 0.111 ACRE
TOTAL SUBDIVISION ACRES: 14.568

BEARINGS BASED ON N.A.D. 1983 (CORD 1998)

TEXAS STATE PLANE COORDINATE SYSTEM
ESTABLISHED BY THE
NATIONAL BUREAU OF SURVEYING
FOR THE CENTRAL ZONE

COMBINED SCALE FACTOR:
0.9999980016

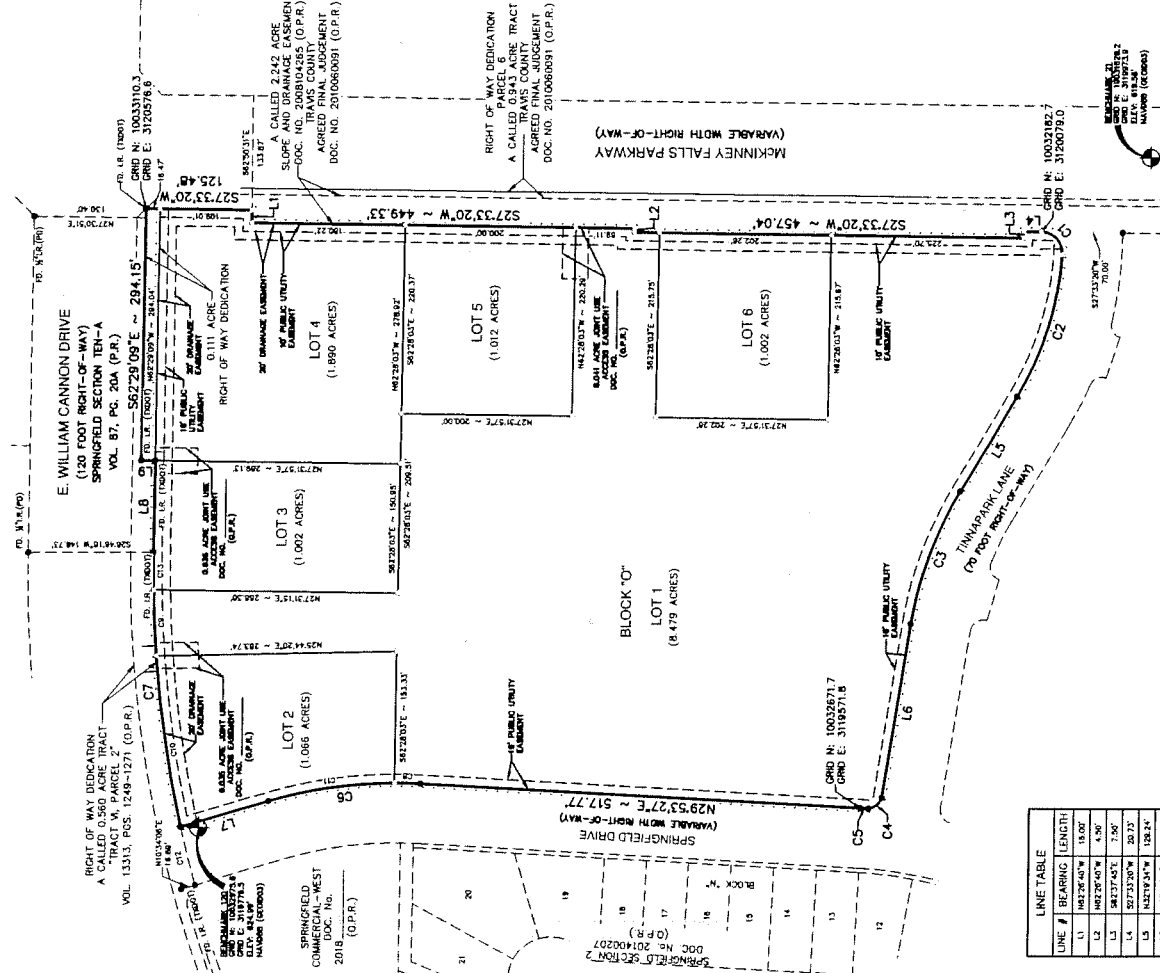
MARTIN MAP GRID 8750, 6750
COA GRID N-15
TEAO PARCEL 8.9279

BENCHMARK 71
CHISEL SQUARE IN BUTTNOSE OF MEDIAN
GRID N: 100379.56
GRID E: 31189.753
ELEV 618.95
NAVD83/GEOD03

BENCHMARK 120
CHISEL SQUARE IN INLET
GRID N: 100379.56
GRID E: 31189.753
ELEV 612.09
NAVD83/GEOD03

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	21.00	02101.90°	149.5118°	34.35
C2	37.00	02710.37°	149.5434°	44.58
C3	44.00	02135.41°	149.5618°	50.98
C4	43.00	06044.50°	141.3314°	26.23
C5	53.00	06044.50°	141.3314°	30.23
C6	60.00	06037.20°	140.7317°	33.88
C7	53.00	07119.31°	142.0714°	30.23
C8	143.00	01214.35°	148.7305°	32.32
C9	53.00	06033.05°	140.7317°	30.23
C10	153.00	00311.44°	146.0719°	37.31
C11	143.00	08039.22°	151.1615°	20.98
C12	53.00	06036.46°	140.7317°	30.23
C13	153.00	08130.38°	152.7314°	43.80

LINE #	BEARING	LENGTH
L1	H62 76°40' W	15.00'
L2	H02 76°40' W	4.50'
L3	S82 37°43' E	7.50'
L4	S27 53°20' W	20.73'
L5	N32 19°34' W	158.24'
L6	N33 06°10' W	205.43'
L7	N103 34°06' E	107.74'
L8	S42 33°31' E	107.22'
L9	N27 08°43' E	18.48'



- [illegible]



**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MOPAC EXPY, BLD. 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPB FIRM REGISTRATION #470 | TBPB FIRM REGISTRATION #100288001

FINAL PLAT OF SPRINGFIELD COMMERCIAL-SOUTH

A 14.566 ACRE TRACT OF LAND BEING OUT OF A REMNANT PORTION OF A CALLED 100.888 ACRE TRACT CONVEYED TO RKS INVESTMENTS LTD. DESCRIBED AS RKS INVESTMENTS LTD. TRACT NO. 2008200599 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF TRAVIS

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, HAVING ITS HOME OFFICE IN SAN ANTONIO, TEXAS, AND RICK SHELTON, MANAGER, BEING OWNERS OF 100.888 ACRES IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, RECORDING IN DOCUMENT NO. 2008200599 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBMIT 14.566 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

SPRINGFIELD COMMERCIAL-SOUTH

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

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

STATE OF TEXAS
COUNTY OF TRAVIS

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 HE/SHEN DECLARED AND IN THE CAPACITY THEREIN STATED:

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS 23rd DAY OF April, 2018, A.D.


JAY KANE HALL
NOTARY PUBLIC, STATE OF TEXAS


Doreen Hest
PRINTED NAME
MY COMMISSION EXPIRES 5-13-2019

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

J. ROBERT GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

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 ACCURATE AND CORRECTLY REPRESENTS THE SURVEYING AND ENGINEERING RELATED PORTIONS OF TITLE 23 OF THE AUSTIN CITY CODE OF 1989, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF THE TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A FLOODPLAIN. THE TRACT IS NOT SUBJECT TO FEDERAL OR STATE FLOOD INSURANCE ADMINISTRATION FIRM PANEL #843030151, DATED JANUARY 6, 2016 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.


MARK A. RAMSEUR, P.E. 28748
ENGINEERING BY:
PAPE-DAWSON ENGINEERS, INC.
10801 N. MOPEC EXPY. BLDG. 3, SUITE 200
AUSTIN, TEXAS 78759
(512) 454-8711

SURVEYOR'S CERTIFICATION

I, MARCIE ZIMMERMAN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT IS ACCURATE AND CORRECTLY REPRESENTS THE SURVEYING RELATED PORTIONS OF CHAPTER 23 OF THE AUSTIN CITY CODE OF 1989, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THE SURVEYING WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON MARCH 19, 2018.


MARCIE ZIMMERMAN, S.P.L.S. #222
SURVEYING BY:
PAPE-DAWSON ENGINEERS, INC.
10801 N. MOPEC EXPY. BLDG. 3, SUITE 200
AUSTIN, TEXAS 78759
(512) 454-8711

ACCEPTED AND AUTHORIZED FOR RECORD BY THE TRAVING AND PLATING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE DAY OF 2017.

JOLENE KOLEBASSA
CHAIR
ANA AGUIRRE
SECRETARY

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOUR, CLERK OF TRAVIS 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. PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY

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

DANA DEBEAUVOUR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MOPEC EXPY. BLDG. 3, SUITE 200 | AUSTIN, TX 78759 | 512.454.8711
TYPE FIRM REGISTRATION AND 1 DRAFTER REGISTRATION #1028001

SHEET 2 OF 2

DATE OF PLAT PREPARATION:
DATE OF PLAT SUBMITTAL: AUGUST 23, 2017