



TRV
3 PGS

201600006

PLAT DOCUMENT # _____

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME:

SPRINGFIELD SECTION 3

OWNERS NAME: KB HOME LONE STAR ,INC

RESUBDIVISION? YES NO

ADDITIONAL RESTRICTIONS / COMMENTS:

TAX CERTIFICATE 2016006134
AGREEMENT 2016006135
RESTRICTION 2016006136

RETURN:

COA DEVELOP SERVICES
505 BARTON SPRINGS
AUSTIN TX 78704

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Jan 14, 2016 04:45 PM

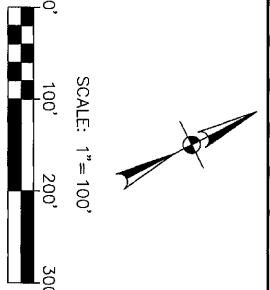
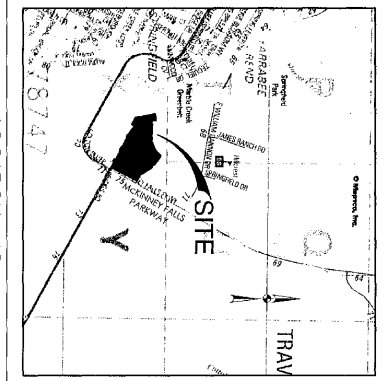
201600006

BENAVIDESV: \$102.00

Dana DeBeauvoir, County Clerk
Travis County TEXAS

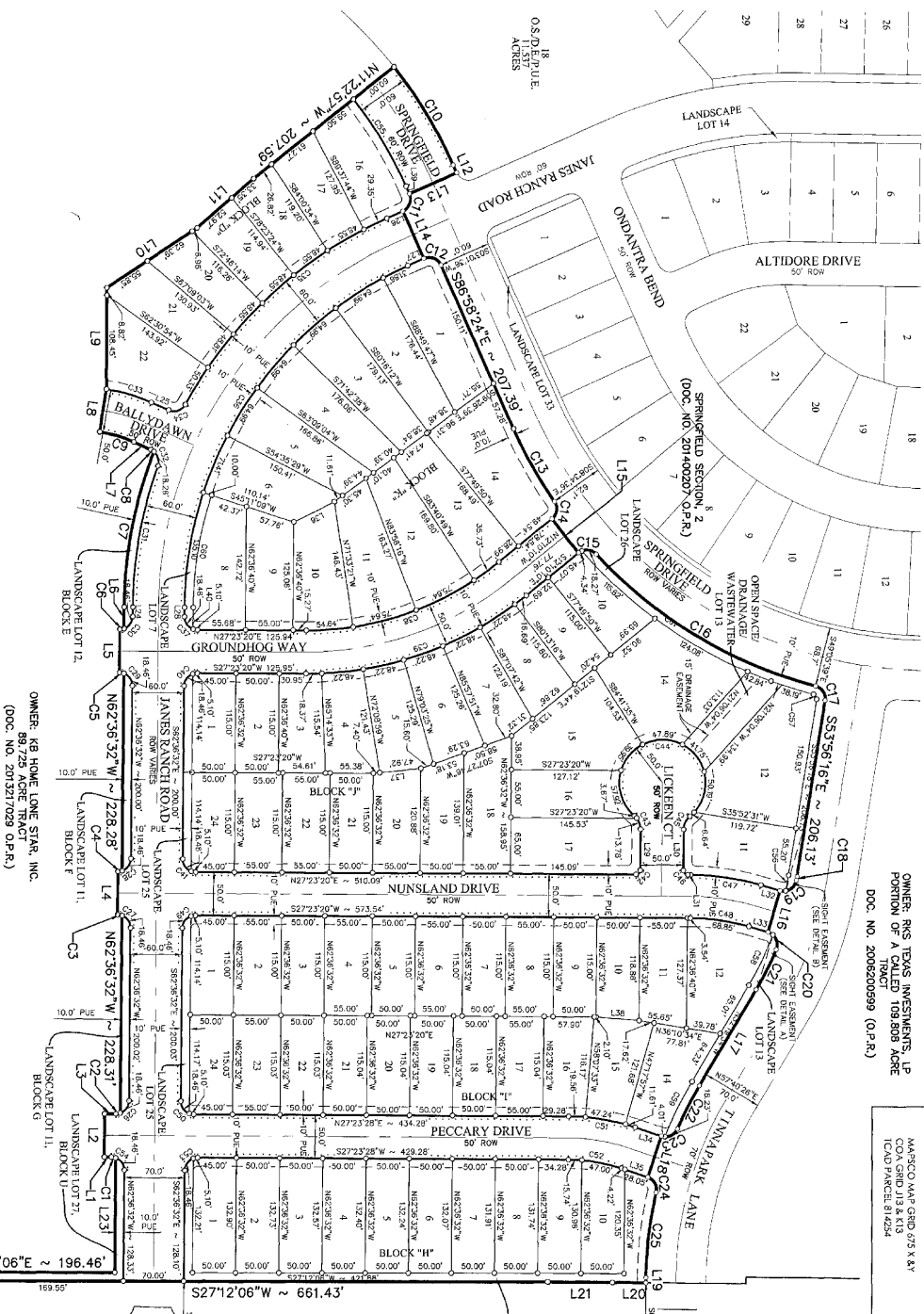
1.14.16 \$102

20160006



A PORTION OF AN ACRES OR 28,242 SQUARE FEET MORE OR LESS TRACT OF LAND BEING PART OF 89,725 ACRES TRACT DESCRIBED IN CONVEYANCE TO 65 HOME LOAN STATE, INC. IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2013217299 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, INTERSECTION OF SECTION 3, TOWNSHIP 10N, RANGE 10E, COUNTY OF TRAVIS COUNTY, TEXAS.

SUBDIVISION PLAT OF SPRINGFIELD, SECTION 3



OWNER: JG HOME LANE STAR, INC. (DOC. NO. 2013217029 (O.P.R.))

OWNER: RGS TEXAS INVESTMENTS, LP (DOC. NO. 2008200999 (O.P.R.))

BEARINGS BASED ON N.A.S.D. 1983 (COGS 1994)
TEXAS STATE PLANE COORDINATE SYSTEM
FOR THE CENTRAL ZONE
COMBINED SCALE FACTOR:
0.999962016
BENCHMARK ELEVATION BASED ON NAVD 88
GEOID 08
MARSICO MAP # GBD 475 Y 4Y
COA GRID J13 & K13
ICAD PARCEL 814254

LEGEND

- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- FOUND 1/2" IRON ROD W/CAP MARKED "PAPE-DAWSON"
- SET 1/2" IRON ROD W/CAP MARKED "PAPE-DAWSON"
- BLOCK CENTER
- FOUND IRON ROD
- FOUND IRON ROD
- FOUND IRON ROD
- OPEN SPACE/DRAINAGE/SEWER/PUBLIC UTILITY EASEMENT
- RIGHT-OF-WAY
- R.O.W.
- SEWER LOCATION

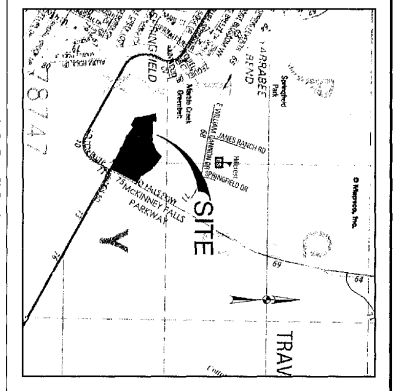
LOT SUMMARY

TOTAL LOT# ACRES: 13,623
TOTAL SUBDIVISION ACRES: 18,075
TOTAL NUMBER OF RESIDENTIAL LOTS: 76
TOTAL NUMBER OF OPEN SPACE/DRAINAGE/SEWER/PUBLIC UTILITY LOTS: 1
TOTAL NUMBER OF LANDSCAPE LOTS: 10

SHEET 1 OF 3

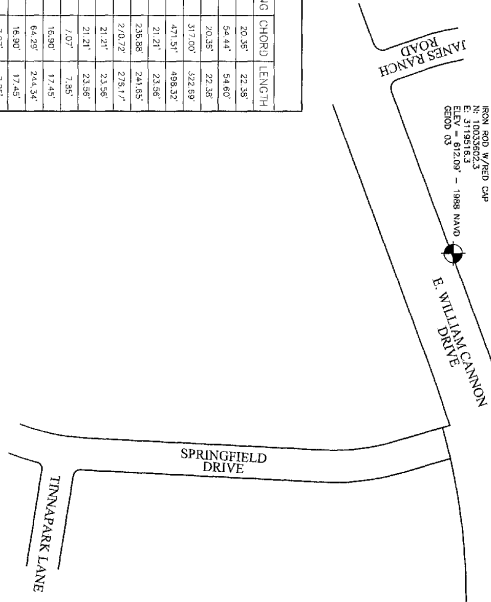


2016 0000 6



SUBDIVISION PLAT OF SPRINGFIELD, SECTION 3

A 18.075 OF AN ACRE, OR 789,243 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF 89.725 ACRES TRACT DISCLOSED IN COUNTY RECORDS IN BOOK LOOSE, S.W. 1/4, N. 31/2 SEC. 3, T. 12N., R. 12E., CO. 10, TEXAS, BEING THE TRACT OF LAND HEREIN DESCRIBED IN THE INSTRUMENT NO. 24 OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

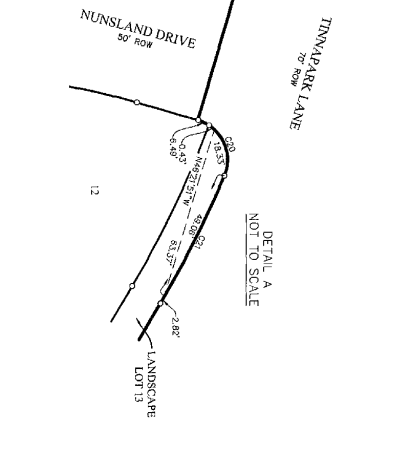


CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.00'	182°08'	S37°02'27"W	5.07'
C2	15.00'	182°08'	N17°09'00"E	5.07'
C3	15.00'	192°02'	S37°02'27"W	5.07'
C4	15.00'	192°02'	N17°09'00"E	5.07'
C5	15.00'	192°02'	S37°02'27"W	5.07'
C6	15.00'	192°02'	N17°09'00"E	5.07'
C7	15.00'	192°02'	S37°02'27"W	5.07'
C8	15.00'	192°02'	N17°09'00"E	5.07'
C9	15.00'	192°02'	S37°02'27"W	5.07'
C10	15.00'	192°02'	N17°09'00"E	5.07'
C11	15.00'	192°02'	S37°02'27"W	5.07'
C12	15.00'	192°02'	N17°09'00"E	5.07'
C13	15.00'	192°02'	S37°02'27"W	5.07'
C14	15.00'	192°02'	N17°09'00"E	5.07'
C15	15.00'	192°02'	S37°02'27"W	5.07'
C16	15.00'	192°02'	N17°09'00"E	5.07'
C17	15.00'	192°02'	S37°02'27"W	5.07'
C18	15.00'	192°02'	N17°09'00"E	5.07'
C19	15.00'	192°02'	S37°02'27"W	5.07'
C20	15.00'	192°02'	N17°09'00"E	5.07'
C21	15.00'	192°02'	S37°02'27"W	5.07'
C22	15.00'	192°02'	N17°09'00"E	5.07'
C23	15.00'	192°02'	S37°02'27"W	5.07'
C24	15.00'	192°02'	N17°09'00"E	5.07'
C25	15.00'	192°02'	S37°02'27"W	5.07'
C26	15.00'	192°02'	N17°09'00"E	5.07'
C27	15.00'	192°02'	S37°02'27"W	5.07'
C28	15.00'	192°02'	N17°09'00"E	5.07'
C29	15.00'	192°02'	S37°02'27"W	5.07'
C30	15.00'	192°02'	N17°09'00"E	5.07'
C31	15.00'	192°02'	S37°02'27"W	5.07'
C32	15.00'	192°02'	N17°09'00"E	5.07'
C33	15.00'	192°02'	S37°02'27"W	5.07'
C34	15.00'	192°02'	N17°09'00"E	5.07'
C35	15.00'	192°02'	S37°02'27"W	5.07'
C36	15.00'	192°02'	N17°09'00"E	5.07'
C37	15.00'	192°02'	S37°02'27"W	5.07'
C38	15.00'	192°02'	N17°09'00"E	5.07'
C39	15.00'	192°02'	S37°02'27"W	5.07'
C40	15.00'	192°02'	N17°09'00"E	5.07'
C41	15.00'	192°02'	S37°02'27"W	5.07'
C42	15.00'	192°02'	N17°09'00"E	5.07'
C43	15.00'	192°02'	S37°02'27"W	5.07'
C44	15.00'	192°02'	N17°09'00"E	5.07'
C45	15.00'	192°02'	S37°02'27"W	5.07'
C46	15.00'	192°02'	N17°09'00"E	5.07'
C47	15.00'	192°02'	S37°02'27"W	5.07'
C48	15.00'	192°02'	N17°09'00"E	5.07'
C49	15.00'	192°02'	S37°02'27"W	5.07'
C50	15.00'	192°02'	N17°09'00"E	5.07'
C51	15.00'	192°02'	S37°02'27"W	5.07'
C52	15.00'	192°02'	N17°09'00"E	5.07'
C53	15.00'	192°02'	S37°02'27"W	5.07'
C54	15.00'	192°02'	N17°09'00"E	5.07'
C55	15.00'	192°02'	S37°02'27"W	5.07'
C56	15.00'	192°02'	N17°09'00"E	5.07'
C57	15.00'	192°02'	S37°02'27"W	5.07'
C58	15.00'	192°02'	N17°09'00"E	5.07'
C59	15.00'	192°02'	S37°02'27"W	5.07'
C60	15.00'	192°02'	N17°09'00"E	5.07'
C61	15.00'	192°02'	S37°02'27"W	5.07'
C62	15.00'	192°02'	N17°09'00"E	5.07'
C63	15.00'	192°02'	S37°02'27"W	5.07'
C64	15.00'	192°02'	N17°09'00"E	5.07'
C65	15.00'	192°02'	S37°02'27"W	5.07'
C66	15.00'	192°02'	N17°09'00"E	5.07'
C67	15.00'	192°02'	S37°02'27"W	5.07'
C68	15.00'	192°02'	N17°09'00"E	5.07'
C69	15.00'	192°02'	S37°02'27"W	5.07'
C70	15.00'	192°02'	N17°09'00"E	5.07'
C71	15.00'	192°02'	S37°02'27"W	5.07'
C72	15.00'	192°02'	N17°09'00"E	5.07'
C73	15.00'	192°02'	S37°02'27"W	5.07'
C74	15.00'	192°02'	N17°09'00"E	5.07'
C75	15.00'	192°02'	S37°02'27"W	5.07'
C76	15.00'	192°02'	N17°09'00"E	5.07'
C77	15.00'	192°02'	S37°02'27"W	5.07'
C78	15.00'	192°02'	N17°09'00"E	5.07'
C79	15.00'	192°02'	S37°02'27"W	5.07'
C80	15.00'	192°02'	N17°09'00"E	5.07'
C81	15.00'	192°02'	S37°02'27"W	5.07'
C82	15.00'	192°02'	N17°09'00"E	5.07'
C83	15.00'	192°02'	S37°02'27"W	5.07'
C84	15.00'	192°02'	N17°09'00"E	5.07'
C85	15.00'	192°02'	S37°02'27"W	5.07'
C86	15.00'	192°02'	N17°09'00"E	5.07'
C87	15.00'	192°02'	S37°02'27"W	5.07'
C88	15.00'	192°02'	N17°09'00"E	5.07'
C89	15.00'	192°02'	S37°02'27"W	5.07'
C90	15.00'	192°02'	N17°09'00"E	5.07'
C91	15.00'	192°02'	S37°02'27"W	5.07'
C92	15.00'	192°02'	N17°09'00"E	5.07'
C93	15.00'	192°02'	S37°02'27"W	5.07'
C94	15.00'	192°02'	N17°09'00"E	5.07'
C95	15.00'	192°02'	S37°02'27"W	5.07'
C96	15.00'	192°02'	N17°09'00"E	5.07'
C97	15.00'	192°02'	S37°02'27"W	5.07'
C98	15.00'	192°02'	N17°09'00"E	5.07'
C99	15.00'	192°02'	S37°02'27"W	5.07'
C100	15.00'	192°02'	N17°09'00"E	5.07'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C101	15.00'	192°02'	S37°02'27"W	5.07'
C102	15.00'	192°02'	N17°09'00"E	5.07'
C103	15.00'	192°02'	S37°02'27"W	5.07'
C104	15.00'	192°02'	N17°09'00"E	5.07'
C105	15.00'	192°02'	S37°02'27"W	5.07'
C106	15.00'	192°02'	N17°09'00"E	5.07'
C107	15.00'	192°02'	S37°02'27"W	5.07'
C108	15.00'	192°02'	N17°09'00"E	5.07'
C109	15.00'	192°02'	S37°02'27"W	5.07'
C110	15.00'	192°02'	N17°09'00"E	5.07'
C111	15.00'	192°02'	S37°02'27"W	5.07'
C112	15.00'	192°02'	N17°09'00"E	5.07'
C113	15.00'	192°02'	S37°02'27"W	5.07'
C114	15.00'	192°02'	N17°09'00"E	5.07'
C115	15.00'	192°02'	S37°02'27"W	5.07'
C116	15.00'	192°02'	N17°09'00"E	5.07'
C117	15.00'	192°02'	S37°02'27"W	5.07'
C118	15.00'	192°02'	N17°09'00"E	5.07'
C119	15.00'	192°02'	S37°02'27"W	5.07'
C120	15.00'	192°02'	N17°09'00"E	5.07'
C121	15.00'	192°02'	S37°02'27"W	5.07'
C122	15.00'	192°02'	N17°09'00"E	5.07'
C123	15.00'	192°02'	S37°02'27"W	5.07'
C124	15.00'	192°02'	N17°09'00"E	5.07'
C125	15.00'	192°02'	S37°02'27"W	5.07'
C126	15.00'	192°02'	N17°09'00"E	5.07'
C127	15.00'	192°02'	S37°02'27"W	5.07'
C128	15.00'	192°02'	N17°09'00"E	5.07'
C129	15.00'	192°02'	S37°02'27"W	5.07'
C130	15.00'	192°02'	N17°09'00"E	5.07'
C131	15.00'	192°02'	S37°02'27"W	5.07'
C132	15.00'	192°02'	N17°09'00"E	5.07'
C133	15.00'	192°02'	S37°02'27"W	5.07'
C134	15.00'	192°02'	N17°09'00"E	5.07'
C135	15.00'	192°02'	S37°02'27"W	5.07'
C136	15.00'	192°02'	N17°09'00"E	5.07'
C137	15.00'	192°02'	S37°02'27"W	5.07'
C138	15.00'	192°02'	N17°09'00"E	5.07'
C139	15.00'	192°02'	S37°02'27"W	5.07'
C140	15.00'	192°02'	N17°09'00"E	5.07'

LINE #	BEARING	LENGTH
L1	S27°22'28"W	3.82'
L2	S62°28'12"W	50.00'
L3	N62°28'12"E	1.28'
L4	N62°28'12"E	50.00'
L5	N62°28'12"E	50.00'
L6	N62°28'12"E	50.00'
L7	N62°28'12"E	24.93'
L8	S01°10'49"W	21.97'
L9	N62°28'12"E	50.00'
L10	N62°28'12"E	117.27'
L11	N62°28'12"E	88.32'
L12	S88°58'24"E	9.78'
L13	S37°02'27"W	60.00'
L14	S88°58'24"E	60.00'
L15	N18°13'28"E	50.00'
L16	S48°40'27"E	50.00'
L17	S12°09'34"E	128.24'
L18	S44°03'01"E	50.00'
L19	N62°28'12"E	6.02'
L20	S27°22'28"W	38.93'

LINE #	BEARING	LENGTH
L21	S27°22'28"W	74.87'
L22	S42°22'15"W	3.82'
L23	N62°28'12"E	1.28'
L24	N62°28'12"E	10.39'
L25	N62°28'12"E	71.97'
L26	S37°02'27"W	20.48'
L27	S37°02'27"W	20.48'
L28	S62°28'12"E	10.39'
L29	N62°28'12"E	42.22'
L30	S62°28'12"E	42.22'
L31	N62°28'12"E	42.22'
L32	S42°22'15"W	3.82'
L33	S42°22'15"W	73.64'
L34	S42°22'15"W	73.64'
L35	N44°57'14"E	22.27'
L36	S12°09'34"E	22.27'
L37	S01°10'49"W	54.83'
L38	N44°57'14"E	54.83'
L39	N44°57'14"E	50.35'
L40	N62°28'12"E	74.87'



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 ACCORDANCE WITH THE CITY OF AUSTIN UTILITY CODES AND STANDARDS. THE WATER AND WASTEWATER UTILITY SHALL BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION WITH THE UTILITY CONSTRUCTION.
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 STANDARDS OF THE CITY OF AUSTIN. THE LANDOWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND VARIATIONS OF THE CITY OF AUSTIN UTILITY CODES AND STANDARDS. IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH CITY CODES AND REGULATIONS.
5. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, GRANITE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. GRANITE PLANS SHALL BE SUBJECT TO THE AMOUNT EXTENDING BY RECORDING OR OTHER APPROVED METHODS.
6. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION, AND TREE PROTECTION, IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY FINAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN THE PERI OF THE CENTER LINE OF THE PROPOSED 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: SPRINGFIELD DRIVE, JAMES RANCH ROAD, NUNSLAND DRIVE, GROUNDHOLE WAY, NUNSLAND DRIVE, LICKENS COURT AND REGENCY DRIVE. THESE SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
8. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS PERSUANT TO THE TERMS OF A SUBDIVISION PLAT. CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED 06/15/2015, 2015. THE CITY OF AUSTIN HAS REVIEWED THE PLAT AND FOUND IT TO BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY CODES AND STANDARDS. THIS RESPONSIBILITY MAY BE ASSIGNED IN A CONTRACT TO SERVE THE TERMS OF THAT AGREEMENT FOR THE CONSTRUCTION OF STREETS, UTILITY CONNECTIONS, AND SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. 2015010122, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
9. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS.
10. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY, AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
11. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY, ON ANY LOT IN THIS SUBDIVISION, A SITE DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
12. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
13. NO TREE, SHRUB, OR UTILITY EASEMENTS ARE HEREBY GRANTED ON ALL LOTS ADJACENT TO ALL STREET RIGHT OF WAYS, EXCEPT ON LOT 25, BLOCK A, ADJACENT TO LOT 1 AND ADJACENT TO JAMES RANCH ROAD; LOT 26, BLOCK A, ADJACENT TO LOT 1 AND ADJACENT TO JAMES RANCH ROAD; LOT 27, BLOCK H, ADJACENT TO LOT 1 AND ADJACENT TO JAMES RANCH ROAD; AND LOT 28, BLOCK I, ADJACENT TO LOT 10 AND ADJACENT TO SPRINGFIELD DRIVE.
14. 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.
15. RESIDENTIAL DEVELOPMENT IS PROHIBITED ON LOT 11, BLOCK H; LOTS 13 AND 25, BLOCK H; LOTS 13, 25 AND 26, BLOCK I; LOT 12, BLOCK E; LOT 11, BLOCK F; LOT 17, BLOCK G; LOT 17, BLOCK I; AND LOT 7, BLOCK K. THESE LOTS ARE HEREBY SET ASUTILITY EASEMENTS. THE CITY OF AUSTIN HAS REVIEWED THE PLAT AND FOUND IT TO BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY CODES AND STANDARDS. THIS RESPONSIBILITY MAY BE ASSIGNED IN A CONTRACT TO SERVE THE TERMS OF THAT AGREEMENT FOR THE CONSTRUCTION OF STREETS, UTILITY CONNECTIONS, AND SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. 2015010122, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
16. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
17. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
18. ALL PARKING FACILITIES ARE TO BE LOCATED WITHIN DRAINAGE EASEMENTS AND MUST COMPLY WITH APPLICABLE RULES AND REGULATIONS.
19. TWO OFF-STREET PARKING SPACES ARE REQUIRED FOR EACH DWELLING UNIT.
20. NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND DEFINITION FACILITY HAVE BEEN CONSTRUCTED, INSPECTED AND ACCEPTED BY THE CITY OF AUSTIN.
21. THE WATER AND/OR WASTEWATER EASEMENTS IMPOSED ON THIS PLAT ARE FOR THE PURPOSE OF CONNECTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DISCOMMISSIONING 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 THE AUSTIN WATER UTILITY.
22. PARCEL AND DEDICATION FOR THESE 76 DWITS WAS SATISFIED IN 2011 VIA THE DEDDING OF PARLAND TO THE CITY OF AUSTIN FOR 589 DWITS SHOWN ON THE PRELIMINARY PLAN, CSDM13-092.
23. STREET DIMENSIONS:

NAME	ROAD WIDTH	LENGTH
BALDWIN DRIVE	50'	117'
REGENCY DRIVE	50'	640'
JAMES RANCH ROAD	60'/70'	1352'
NUNSLAND DRIVE	50'	555'
GROUNDHOLE WAY	50'	135'
SPRINGFIELD DRIVE	60'	69'
LICKENS COURT	50'	131'
24. ORIGINAL TRACT ACREAGE 89.725 ACRES. SECTION 3 ACREAGE = 19.784 ACRES. SECTION 1 ACREAGE = 16.805 ACRES. UNPLATTED PORTION = 3.8869 ACRES.

2016 00006

**SUBDIVISION PLAT
OF
SPRINGFIELD, SECTION 3**

A 10.0% OF AN ACRES OR 787.233 SQUARE FEET MORE OR LESS TRACT OF LAND BEING ONE OF THE LOTS OF THE SUBDIVISION OF THE HOME LONE STAR, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 201217079 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, IN THE SANMIGUEL DE VALLE GRANT, ABSTRACT NO. 24, OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

SUBDIVISION CERTIFICATION

I, VALERIE ZIMMERMAN, AN AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, CERTIFY THAT THE FOREGOING CERTIFICATION IS ACCURATE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON MARCH 17, 2015.



Valerie Zimmerman
March 17, 2015
SUPERVISING BY:
PAPER-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD.
SUITE 220 WEST
AUSTIN, TEXAS 78737
(512) 444-8711

**STATE OF TEXAS
COUNTY OF TRAVIS**

KNOW ALL MEN BY THESE PRESENTS:
THAT MR HOME LONE STAR, INC., A TEXAS CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, HAS BEEN ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 201217079 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
DO HEREBY SUBDIVIDE 8.073 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS SPRINGFIELD, SECTION 3.

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

WITNESS MY HAND THIS THE 3RD DAY OF December, 2015, A.D.

BY: *[Signature]* 12-3-15
JOHN ZIMMERMAN, THE RESIDENT
83 HOME LONE STAR, INC.
10000 UNIVERSITY BLVD, SUITE 200
AUSTIN, TEXAS 78750



Emily Wynne Wolfe
NOTARY PUBLIC
STATE OF TEXAS
PRINTED NAME
MY COMMISSION EXPIRES 7/16/2017

THIS SUBDIVISION PLAT IS LOCATED WITHIN Field Parkes Jewish School OF THE CITY OF AUSTIN ON THIS THE 15TH DAY OF December, 2015, A.D.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 15TH DAY OF December, 2015, A.D.

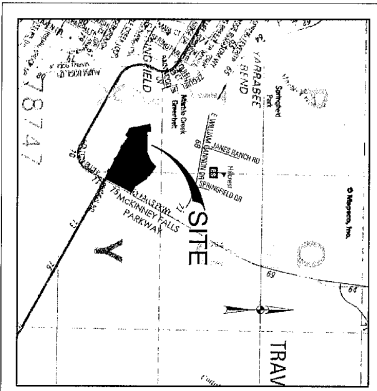
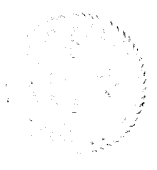
[Signature]
DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT
CITY OF AUSTIN, TEXAS, THIS THE 15TH DAY OF Dec, 2015, A.D.
[Signature]
CITY CLERK, COUNTY OF TRAVIS

ENGINEER'S CERTIFICATION

I, DANIS A. WOFFERT, R. PE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, CERTIFY THAT THE FOREGOING CERTIFICATION IS ACCURATE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON MARCH 17, 2015.

THE 10 YEAR FLOOD PLAN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREOF. NO PORTION OF THE TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE LIMITS OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL 48450M015H, DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS AND DESIGNATED AREAS.

[Signature]
March 17, 2015
ENGINEERING BY:
PAPER-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD.
SUITE 220 WEST
AUSTIN, TEXAS 78737
(512) 444-8711



LOCATION MAP

STATE OF TEXAS
COUNTY OF TRAVIS
I, DANA DEBBALVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF DIVISION AND ITS CERTIFICATION IS AUTHENTIC AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON MARCH 17, 2015.
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 14 DAY OF Jan, 2016, A.D.
DANA DEBBALVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS
[Signature]

PAPER-DAWSON ENGINEERS
7800 SHOAL CREEK BLVD. SUITE 220 WEST
AUSTIN, TEXAS 78737
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FAX: 512.444.8711
WWW.PAPER-DAWSON.COM