NOTES:

1. FOR SITE DEMOLITION SEE DEMO PERMIT CASE #_____
2. A PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
3. CONTRACTOR TO ABANDON ALL UNUSED WATER & WASTEWATER SERVICES FOR THE EXISTING SITE.

EXISTING IMPERVIOUS COVER (IC) CALCULATIONS	
TOTAL SITE AREA	1.997 AC (86,976 SF)
EXISTING IC	0 SF
EXISTING IC %	0%
EXISTING IC	
STRUCTURES	0 SF
DRIVEWAY, PARKING & SIDEWALK	0 SF
GRAVEL	0 SF
GROSS SITE IC	0 SF

EXISTING LEGEND - GENERAL

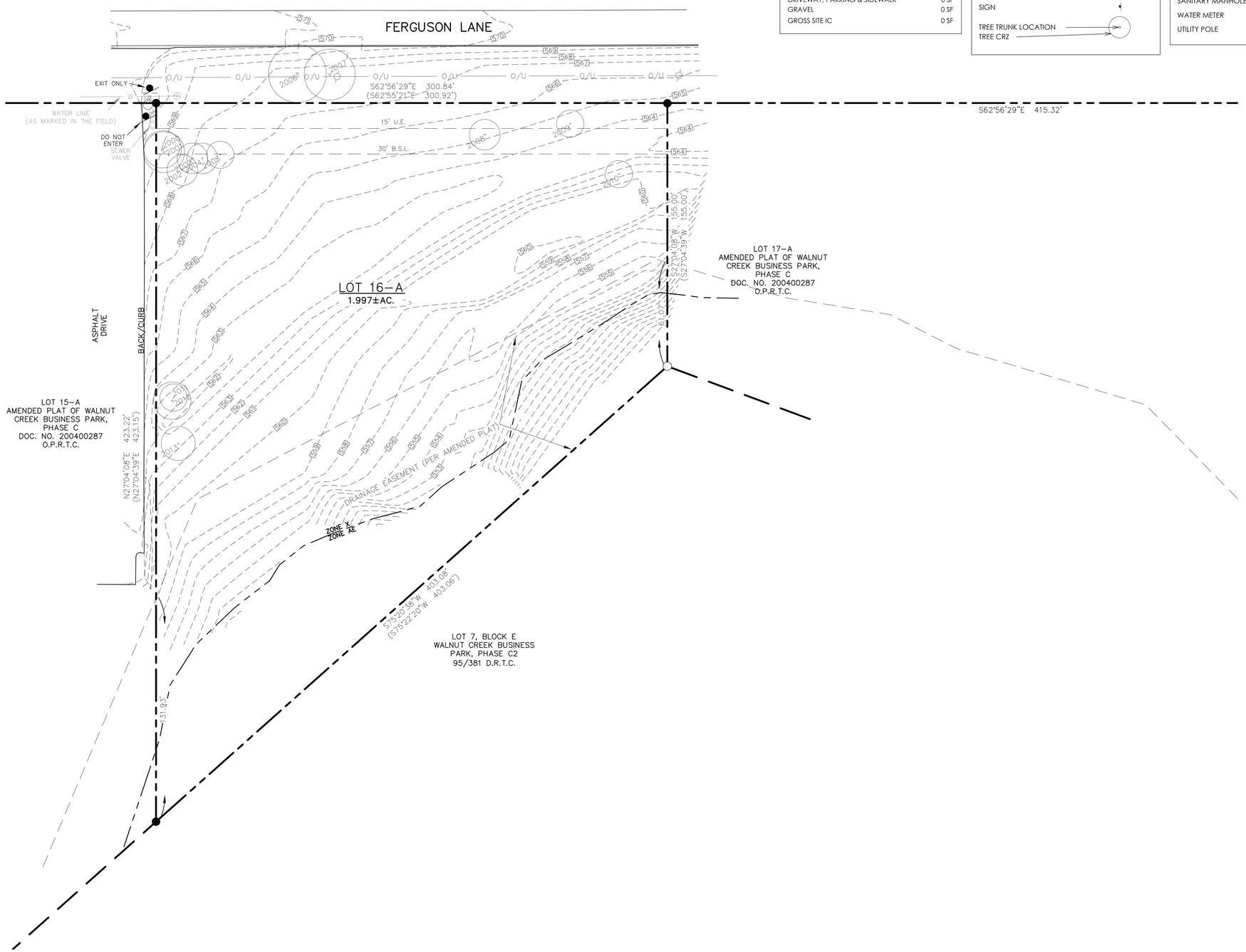
- PROPERTY BOUNDARY
- EASEMENT
- PROPERTY PIN
- CONTOURS (565)
- FLOOD ZONE
- SIGN
- TREE TRUNK LOCATION
- TREE CRZ

EXISTING LEGEND - UTILITIES

- WATERLINE (W)
- OVERHEAD UTILITIES (O/U)
- FIRE HYDRANT
- WATER VALVE
- SANITARY MANHOLE
- WATER METER (WM)
- UTILITY POLE

SCALE: 1"=30'

0 30' 60'



TREE NO.	TRUNK DIA.	SPECIES
2000	11"	HACKBERRY
2001	12"	HACKBERRY
2002	9"	HACKBERRY
2003	9"	HACKBERRY
2004	9"	HACKBERRY
2005	8"	HACKBERRY
2006	17"	HACKBERRY
2007	15"	HACKBERRY
2008	9"	HACKBERRY
2009	8"	HACKBERRY
2010	8"	HACKBERRY
2011	8"	HACKBERRY
2012	11"	HACKBERRY
2013	10"	HACKBERRY

SITE PLAN RELEASE

SITE PLAN APPROVAL SHEET __-__ OF __-__
FILE NUMBER SP-20..._____ APPLICATION DATE __- date -__
APPROVED BY COMMISSION ON _____ UNDER SECTION __112__ OF
CHAPTER __25-5__ OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER __- name -__
PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ _____ DDZ _____

Development Services Department
RELEASE FOR GENERAL COMPLIANCE: _____ ZONING __W/LO-CO__
Rev. 1 _____ Correction. 1 _____
Rev. 2 _____ Correction. 2 _____
Rev. 3 _____ Correction. 3 _____
Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved poor to the Project Expiration Date.

PLACE
PLACEdesigners.com
304 E. MAIN STREET
ROUND ROCK, TX 78664
T : (512) 238-8912
F : (512) 238-8913

Revisions:

Firm #: F-12489

6/11/2020

TGSACA NEW CHURCH BUILDING

2913 FERGUSON LN
AUSTIN, TEXAS 78754

Drawn by:	--
Checked by:	VS
Approved by:	SS
Job Number:	19174
Case #:	SP-20...

EXISTING CONDITIONS

of

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PARKING DATA	
REQUIRED PARKING	REFER TO CITY OF AUSTIN CODE OF ORDINANCE CHAPTER 25-6 APPENDIX A
PROVIDED REGULAR PARKING	38
PROVIDED PARKING	2

BUILDING DATA	
TOTAL SITE AREA	1.997 AC (86,976 SF)
BUILDING USE	CHURCH
STORIES	1
BUILDING HEIGHT	35'-05/16"
BUILDING HEIGHT ALLOWED BY ZONING	*25'-0"/1 STORY
BUILDING GROSS FLOOR AREA	10,275 SF
BUILDING COVERAGE	10,301 SF
BUILDING COVERAGE %	11.84%
TOTAL FAR	0.12:1
ALLOWABLE FAR - PER ZONING (W/LO-CO)	0.25:1

* OR APPROVED BY LAND USE COMMISSION.

IMPERVIOUS COVER (IC) CALCULATIONS	
TOTAL SITE AREA	1.997 AC (86,976 SF)
EXISTING IC	0 SF
EXISTING IC %	0%
PROPOSED IC	
BUILDING SLAB	10,301 SF
DRIVEWAY, PARKING & SIDEWALK	17,485 SF
TOTAL PROPOSED IC	27,786 SF
GROSS SITE IC	27,786 SF
TOTAL PROPOSED IC %	31.95%
CS ZONING ALLOWABLE IC	70%

PROPOSED LEGEND - GENERAL

- FIRE LANE
- BUILDING
- CONCRETE PAVEMENT
- SIDEWALK
- RETAINING WALL
- DIRECTION OF FLOW
- ROOF FOOTPRINT

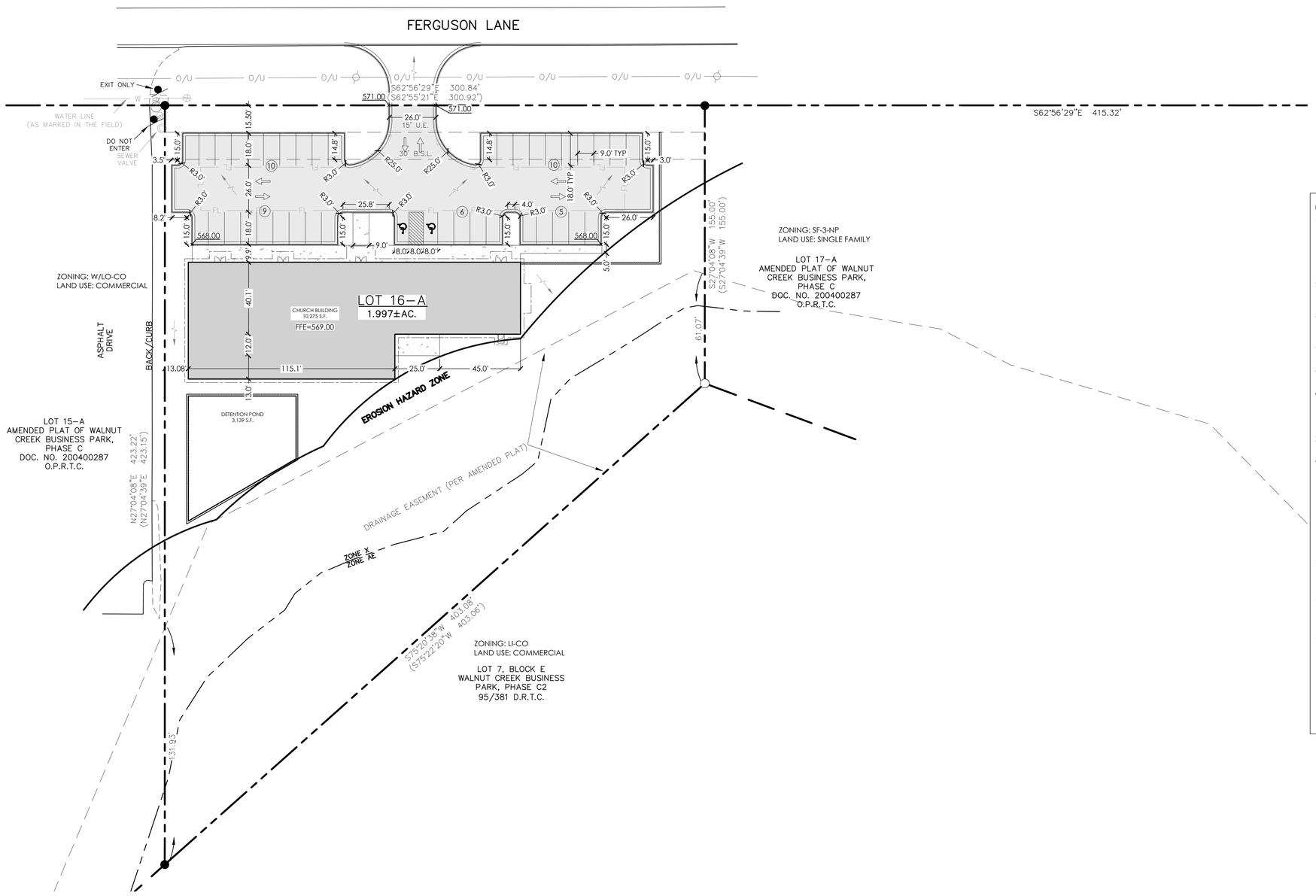
EXISTING LEGEND - GENERAL

- PROPERTY BOUNDARY
- EASEMENT
- PROPERTY PIN
- CONTOURS
- FLOOD ZONE
- SIGN
- TREE TRUNK LOCATION
- TREE CRZ

EXISTING LEGEND - UTILITIES

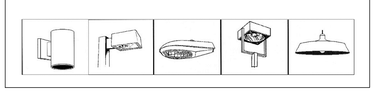
- WATERLINE
- OVERHEAD UTILITIES
- FIRE HYDRANT
- WATER VALVE
- SANITARY MANHOLE
- WATER METER
- UTILITY POLE

SCALE: 1"=30'



NOTES:

1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
3. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
4. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
5. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
6. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
7. ALL DIMENSIONS ARE SHOWN FROM FACE OF CURB UNLESS OTHERWISE NOTED.
9. THIS PROPERTY IS WITHIN THE CONTROLLED COMPATIBLE LAND USE AREA DEFINED BY CHAPTER 241 OF THE LOCAL GOVERNMENT CODE. DEVELOPMENT ON THIS PROPERTY IS LIMITED BY CHAPTER 25-13 OF THE AUSTIN CITY CODE. AIRPORT HAZARDS AS DEFINED IN FEDERAL AVIATION REGULATIONS PART 77, AS ADOPTED BY THE CITY IN SECTIONS 25-13-23, ARE PROHIBITED.
10. FIRE LANE STRIPING TO BE PAINTED ON THE FACE OF CURB WHEN PRESENT AND PAINTED FLAT ON THE PAVEMENT SURFACE WHEN IT IS NOT. (SEE DETAIL SHEETS)
11. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
12. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5. ALL SITE LIGHTING TO BE LOCATED ON THE BUILDING WILL BE IN COMPLIANCE WITH SUBCHAPTER E 2.5, AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.
14. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
15. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
16. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN. THE MAXIMUM HORIZONTAL PROJECTION IS 30 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:12 AND 1:15, AND 40 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:16 AND 1:20.
17. SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50.
18. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
19. EACH COMPACT PARKING SPACE/AISLE WILL BE SIGNED "SMALL CAR ONLY."
20. THE SITE IS COMPOSED OF 2 LOTS/TRACTS. IT HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT. IF PORTIONS OF THE LOTS/TRACTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED.
21. **COMPLIANCE WITH BUILDING DESIGN STANDARDS, ARTICLE 3 OF SUBCHAPTER E, IS REQUIRED, AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.**
22. **AN ALTERNATIVE EQUIVALENT COMPLIANCE (AEC) HAS BEEN APPROVED FOR SECTION 2.8.A.1.A OF THE LDC SUBCHAPTER E REQUIREMENTS.**



SITE PLAN RELEASE

SITE PLAN APPROVAL SHEET __-__ OF __-__
FILE NUMBER SP-20... APPLICATION DATE __- date -__
APPROVED BY COMMISSION ON _____ UNDER SECTION __112__ OF
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Development Services Department
RELEASE FOR GENERAL COMPLIANCE: _____ ZONING W/LO-CO
Rev. 1 _____ Correction. 1 _____
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Revisions:

Firm #: F-12489

6/15/2020

TGSACA NEW CHURCH BUILDING

2913 FERGUSON LN
AUSTIN, TEXAS 78754

Drawn by:	--
Checked by:	VS
Approved by:	SS
Job Number:	19174
Case #:	SP-20...

SITE PLAN

of

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86 1873

Withdrawal of Land 9715 Pg 33

Restr. 9539 Pg 305

Reste Par. Rel 9760/923
Part Vacc 9706 Pg 327

Par. Vac 10/30/87

WALNUT CREEK BUSINESS PARK

PHASE C

STATE OF TEXAS ‖

COUNTY OF TRAVIS ‖

KNOW ALL MEN BY THESE PRESENTS: That Rice Court Development Company, a Texas Corporation, Gulf Fabricators Inc., a Texas Corporation and CFC/Hardin Joint Venture, acting by and through their authorized agent Michael D. Ginsberg, Trustee, Owners of those certain tracts of land out of the H. T. Davis Survey No. 30 and a portion of Walnut Creek Business Park, Phase "A", Section 3, a subdivision of record in Book 85, Pages 3A, 3B and 3C of the Plat records of Travis County, Texas, and said portion of Walnut Creek Business Park, Phase "A", Section 3, being all of Lots 1 and 2, Block A in said Walnut Creek Business Park Phase A, Section 3, and a portion of Cross Park Drive in said Walnut Creek Business Park, Phase "A", Section 3 all in Travis County, Texas, as conveyed to Rice Court Development Company, Gulf Fabricators Inc., and CFC/Hardin Joint Venture by deeds recorded in Volume 9326, Page 746, Volume 8553, Page 203, and Volume 7875, Page 241 of the Deed Records of Travis County, Texas does hereby subdivide 187.969 acres of land in accordance with attached map or plat, to be known as Walnut Creek Business Park, Phase C and does hereby dedicate to the public use the streets and easements as shown hereon subject to conditions, easements and restrictions of record, if any.

Michael D. Ginsberg
Michael D. Ginsberg,
as Trustee for - Rice Court
Development Company, Gulf Fabricators
Inc. and CFC/Hardin Joint Venture
ADDRESS:
8701 North Mopac
Austin, Texas 78759

STATE OF TEXAS

BEFORE ME, the undersigned authority a notary public in and for the State of Texas. On this day personally appeared, **Michael D Ginsberg**, known to me to be the person whose name is subscribed to the foregoing instrument of writing and he
acknowledged to me that he executed the same for the purposes and consideration herein expressed and in the capacity herein stated.

WITNESS MY HAND AND SEAL OF OFFICE this 23rd day of August, 1985, A.D.

Janet Holt
Notary Public in and for the State
of Texas JANET HOLT
MY COMMISSION EXPIRES: 9/22/88

"I G. Dennis Qualls, am authorized under the laws of the State of Texas to practice the profession of Surveying and HEREBY CERTIFY that this plat complies with Chapter 13-3 of the Austin City Code; is true and correct and was prepared from an actual survey of the property made under my supervision on the ground"

WITNESS MY HAND AND SEAL this _____ day of AUGUST, 1985, A.D.

GEOGRAM CORPORATION

G. Dennis Qualls
G. Dennis Qualls
Reg. Prof. Surveyor No. 4276

STATE OF TEXAS · G. DENNIS QUALLS · 4276 · REGISTERED PUBLIC SURVEYOR

"I, Charles B. Neeley, certify that this plat is complete and all the technical data contained hereon is accurate, and is in compliance with Chapter 13-3 dated 1981, as amended."

WITNESS MY HAND AND SEAL this 28TH day of AUGUST, 1985, A.D.

Charles B. Neeley
Charles B. Neeley
Reg. Prof. Engineer No. 48126

STATE OF TEXAS · CHARLES B. NEELEY · 48126 · REGISTERED PROFESSIONAL ENGINEER

NOTES:

1. All streets, drainage, sidewalks, water and wastewater lines are required to be constructed and installed to City of Austin standards.
2. Each lot in this subdivision is restricted to uses other than single-family and duplex residential.
3. No lot in this subdivision may be occupied until connection is made to City of Austin water and wastewater system. Restrictive covenants as per volume 9539 page 305 define the conditions that must be met prior to construction on any lot or occupancy of any building.
4. The 100 year floodplain is contained within the drainage easements shown. FEMA Map No. 481026 0120 B Panel 120 g 415.
5. Off-street loading and unloading will be provided for all commercial sites in this subdivision.
6. Twelve (12) feet of green space is to be retained for landscaping outside the right-of-way for all interior streets. This and other deed restrictions are filed in Travis County, Volume 7327, Page 93 and amended in Volume 7988, Page 355; also stipulated in Volume 8447, Page 546; and referred to and made a part hereof for all purposes.
7. Access Restrictions:

   A) Block E, Lots 2, 3, 4 & 5 - No access to Sansom Rd.
   B) Block E, Lot 1 - No access to Bosque Lane

8. Individual stormwater detention will be provided for all lots in this subdivision.
9. Sidewalks shall be located on the east side of Exchange Drive; east side of Creekway Blvd; and south side of Marketplace Dr., Tuscany Way and Profit Centre Drive.
10. All streets in this subdivision will be constructed to Urban Street Standards with 80' ROW - 60' street width with curb and gutter.
11. Property owner shall provide for access to the drainage easements as may be necessary and shall not prohibit access by governmental authorities for inspection or maintenance of said easements.
12. Drainage easements shall be kept free of buildings, fences, landscaping or other obstructions.
13. Postal Delivery shall be centralized.
14. The responsibility of the maintenance of the stormwater detention facility lies with the owner or successor in title wherein the facility is located. The Stormwater Detention Facility Maintenance Agreement will be executed and recorded prior to issuance of any building permit.

Approved for acceptance this 5TH day of Nov., 1985 A.D.

James B. Duncan by Lilas Kinch
James B. Duncan, Director
Office of Land Development Services
LILAS KINCH

Accepted and authorized for record by the Planning Comission, City of Austin, Texas this 5TH day of Nov., 1985, A.D.

Frances Schenkkan
CHAIRMAN
FRANCES SCHENKKAN

Beatriz E. de la Garza
SECRETARY
BEATRIZ E. DE LA GARZA

STREET NAME	LINEAR FEET
Exchange Drive	4484.54
Creekway Blvd.	3886.64
Marketplace Drive	761.36
Tuscany Way	2737.73
Profic Centre Drive	398.96

Lockwood, Andrews & Newnam, Inc.
Engineering Architecture Planning Project Management

GEOGRAM CORPORATION
SURVEYORS & ENGINEERS
HOUSTON-AUSTIN-DALLAS, TEXAS

In approving this plat by the Commissioners Court of Travis County, Texas, it is understood that the building of all streets, roads and other thoroughfares or in connection therewith shall be the responsibility of the owner and/or developer of the tract of land covered by this plat, in accordance with plans and specifications prescribed by the Commissioners Court of Travis County, Texas, and said court assumes no obligation to build the streets, roads or other public thoroughfares shown on this plat or of constructing any bridges or culverts necessary to be constructed or placed in such streets, roads or other public thoroughfares in connection therewith. Also, the acceptance for maintenance by Travis County of the streets and roads in real estate subdivisions does not obligate the county to install street marking signs as this is considered to be part of the developers construction, but that erecting signs for traffic control, such as SPEED LIMITS and STOP and YIELD signs shall remain the responsibility of the county.

COMMISSIONERS COURT CERTIFICATE
THE STATE OF TEXAS
COUNTY OF TRAVIS

I, Doris Shropshire, County Clerk of Travis County, Texas do hereby certify that on the 31 day of Dec. 1985, A.D., the Commissioners Court of Travis County, Texas passed an order authorizing the filing for record of this plat and that said order has been duly entered in the minutes of the said court in Book 3, page 475.

WITNESS MY HAND AND SEAL OF THE COURT OF said County, this 2 day of JAN. 1986 A.D.

By: E. Wall Deputy E. WALL — Doris Shropshire, County Clerk, Travis County, Texas

FILED FOR RECORD, this the 22nd day of January, 1986 A.D. at o'clock

By: K. Terrell Deputy K. TERRELL — Doris Shropshire, County Clerk, Travis County, Texas

BENCH MARKS

BM #1 - Brass disk in concrete at the center of the headwall for drainage pipe at centerline of Highway 290 E. and West side of cross-over to Springdale Rd. Elevation 554.89.

BM #2 - "△" Triangle Cut on top of concrete culvert located at the SW corner of Springdale Road and Hwy 290 E. Elevation 552.26.

STATE OF TEXAS
COUNTY OF TRAVIS

I, Doris Shropshire, Clerk of the County of Travis County, Texas, within and for the County and State, aforesaid do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 22nd day of January, 1986 A.D. at 3:00 o'clock P.M. and duly recorded on the 22nd day, of January, 1986 A.D. at 3:05 o'clock P.M. in the Plat Records of said County in Book 86 at page 84D, 85A, 85B, 85C, 85D, 86A

WITNESS MY HAND AND SEAL OF THE COURT OF SAID COUNTY, the date last written above.

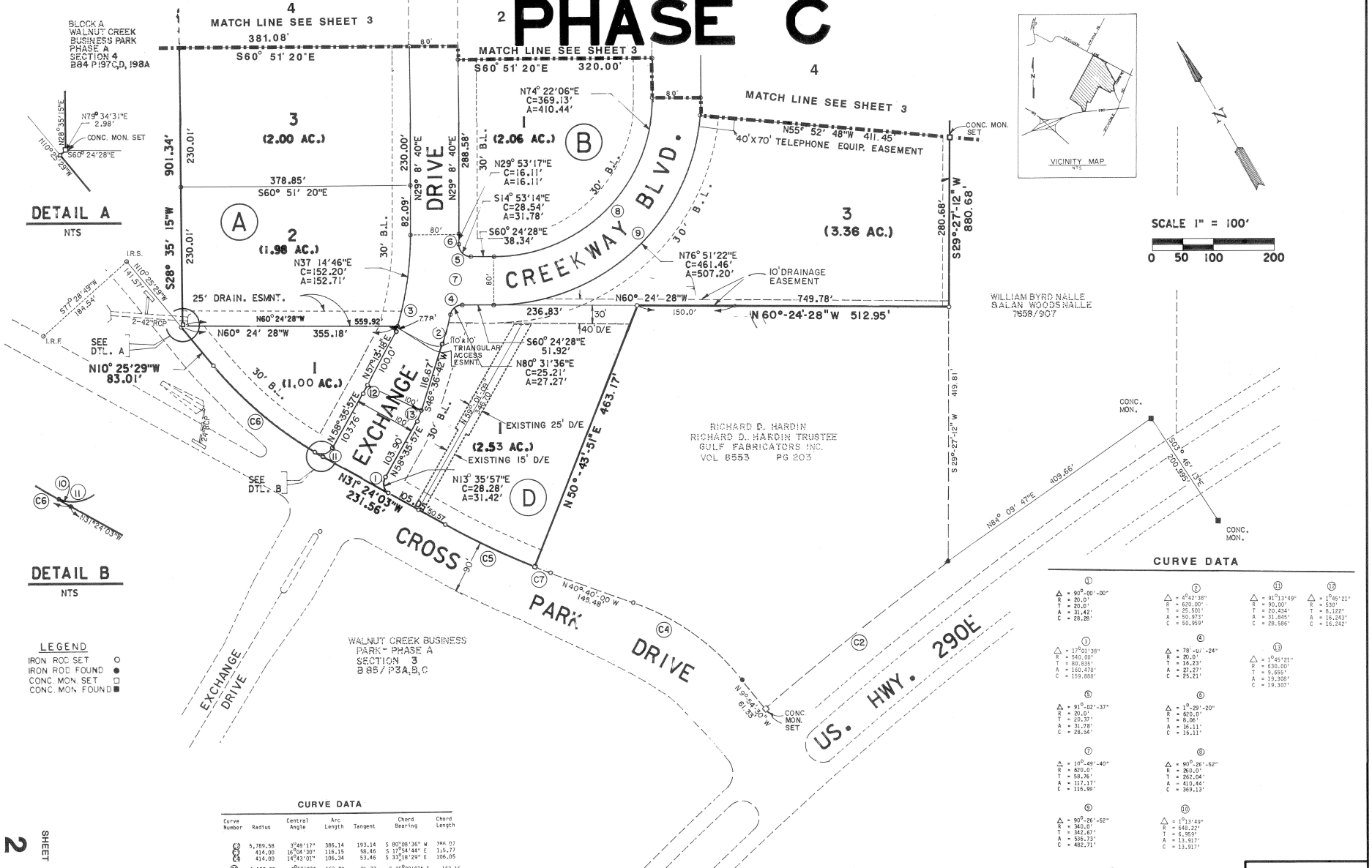
By: K. Terrell DEPUTY K. TERRELL — Doris Shropshire, County Clerk, Travis County, Texas

C8-85-07.1

AF 33840

86 1874

WALNUT CREEK BUSINESS PARK
PHASE C



CURVE DATA

Curve Number	Radius	Central Angle	Arc Length	Tangent	Chord Bearing	Chord Length
C2	5,789.58	3°49'17"	386.14	193.14	S 80°08'36" W	386.07
C3	414.00	16°04'30"	116.15	58.46	S 17°54'44" E	115.77
C4	414.00	14°43'01"	106.34	53.46	S 33°18'29" E	106.05
C5	1,189.02	7°52'07"	163.29	81.77	S 35°20'07" E	163.16
C6	648.22	20°58'33"	237.31	120.00	S 20°54'46" E	235.99
C7	1,189.02	1°23'51"	29.0	14.5	S 39°58'04" E	290.00

CURVE DATA

① Δ = 90°-00'-00" R = 20.0' T = 20.0' A = 31.42' C = 28.28'	② Δ = 4°42'38" R = 620.00' T = 25.501' A = 50.973' C = 50.959'	⑪ Δ = 91°13'49" R = 90.00' T = 20.434' A = 31.845' C = 28.586'	⑫ Δ = 1°45'21" R = 530' T = 8.122' A = 16.243' C = 16.242'
③ Δ = 17°01'38" R = 540.00' T = 80.835' A = 160.478' C = 159.888'	④ Δ = 78°-00'-24" R = 20.0' T = 16.23' A = 27.27' C = 25.21'	⑬ Δ = 1°45'21" R = 630.00' T = 9.655' A = 19.308' C = 19.307'	
⑤ Δ = 91°-02'-37" R = 20.0' T = 20.37' A = 31.78' C = 28.54'	⑥ Δ = 1°-29'-20" R = 620.0' T = 8.06' A = 16.11' C = 16.11'		
⑦ Δ = 10°-49'-40" R = 620.0' T = 58.76' A = 117.17' C = 116.99'	⑧ Δ = 90°-26'-52" R = 260.0' T = 262.04' A = 410.44' C = 369.13'		
⑨ Δ = 90°-26'-52" R = 340.0' T = 342.67' A = 536.73' C = 482.71'	⑩ Δ = 1°13'49" R = 648.22' T = 6.959' A = 13.917' C = 13.917'		

SHEET 2

C8-85-021

SHEET 2 of 6

Part L Vacc 9706 pg. 377

Restr. 9339 pg 305

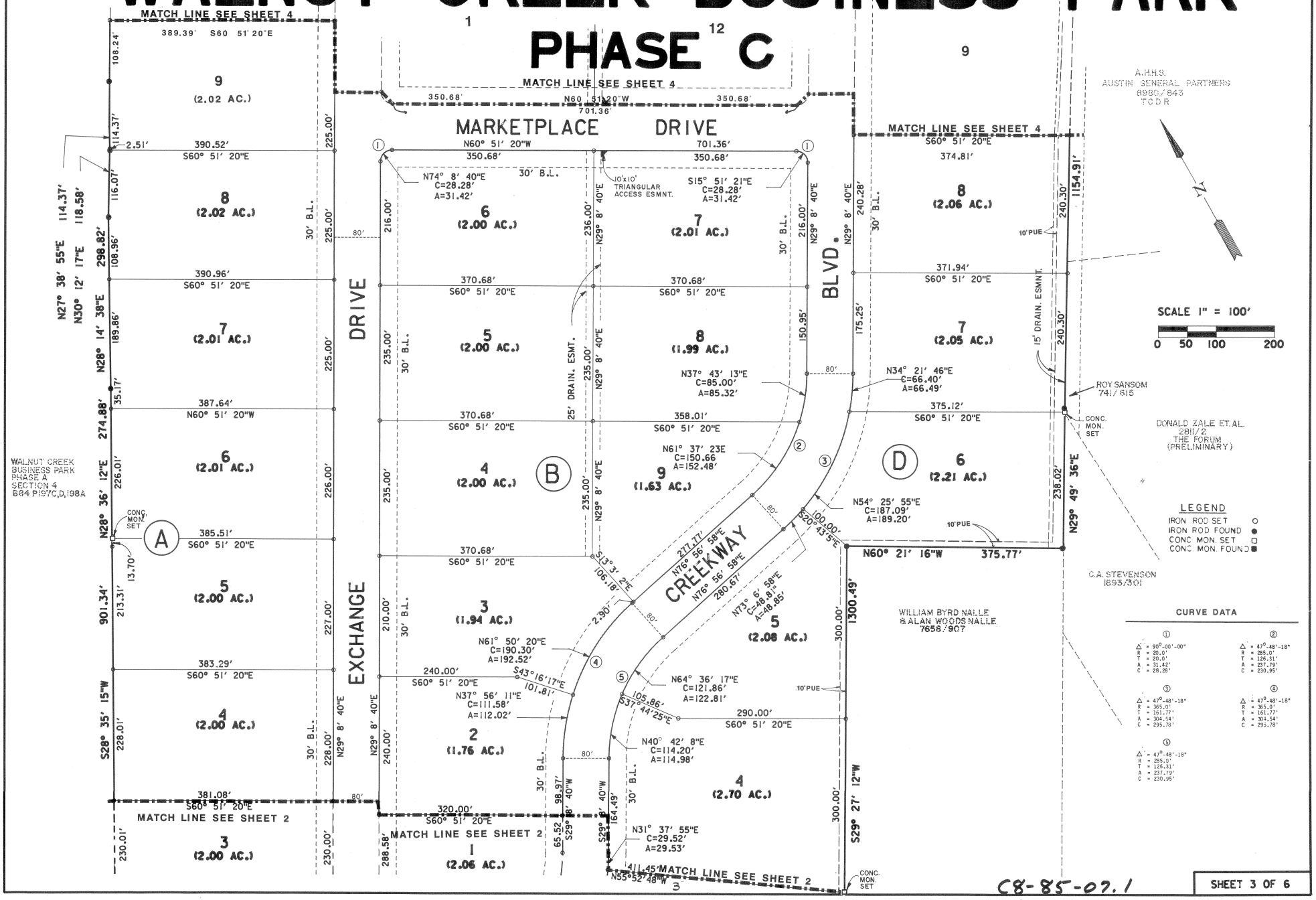
restr par. rel 9760/923

withdrawal of Land 9115 pg 33

WALNUT CREEK BUSINESS PARK

86 1875

PHASE C

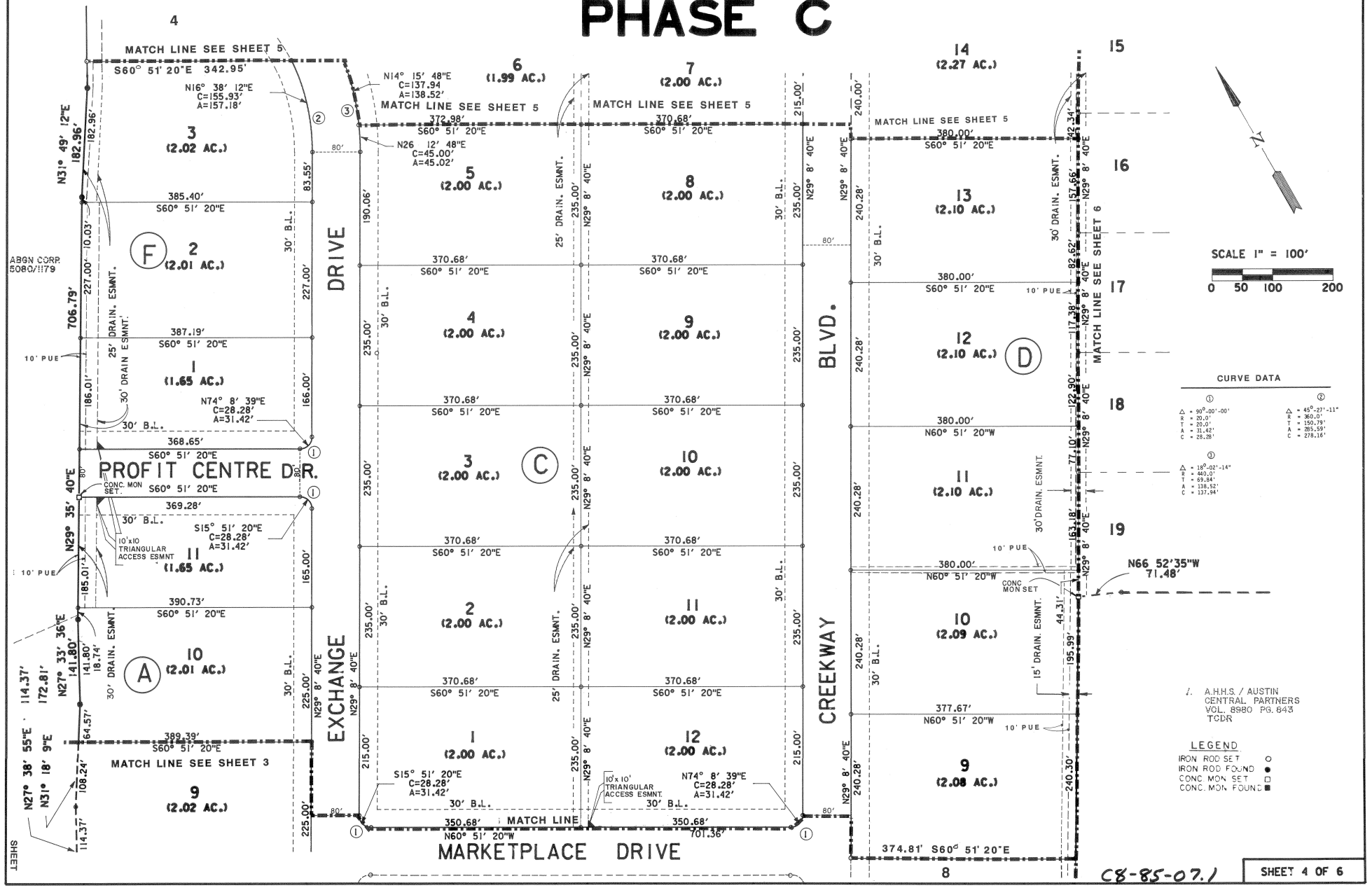


Part L Vacc 9706/327
Restr. 9539/305
9760/923 restr. par. rel.
withdrawal of Land 9715/33

86 1876

WALNUT CREEK BUSINESS PARK

PHASE C



C8-85-07.1

SHEET 4 OF 6

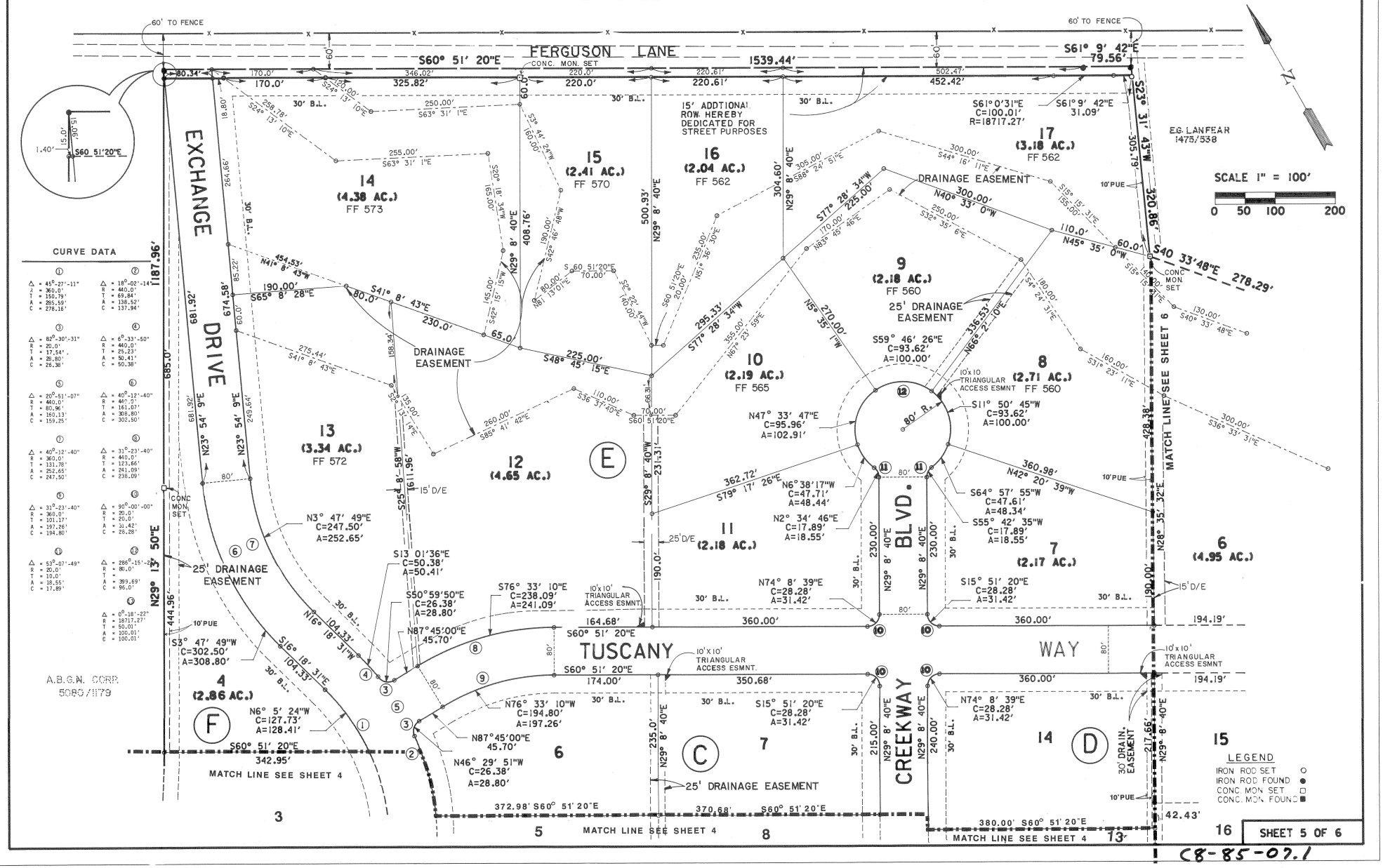
Part L Vacating 327 Restr. 9539/305 Restr. Par. Rel. 9760/923 withdrawal of Land 9715/33

Vol. 86 Page 85B
PLAT RECORD, TRAVIS COUNTY, TEXAS

86 1877

WALNUT CREEK BUSINESS PARK

PHASE C



Withdrawal of land 9715/33

Part L. Vacc. 9706/327

Restr. 9539/305

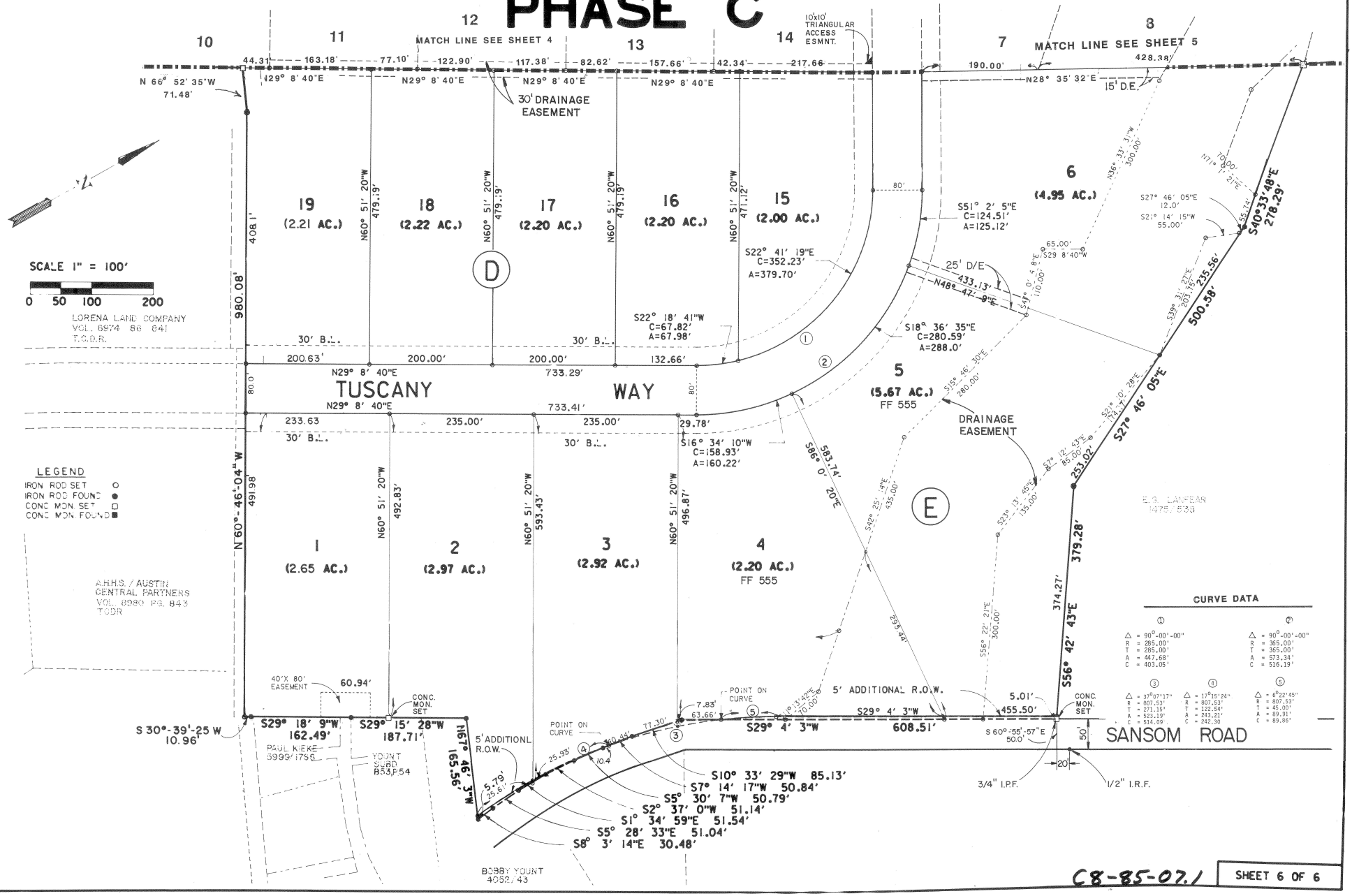
Restr. Par. Kel 9706/923

C8-85-07.1

86 1878

WALNUT CREEK BUSINESS PARK

PHASE C



C8-85-07.1

SHEET 6 OF 6

Restr. 9539/305 Part Vaca. 9706/327 Restr. Par. Rel 9760/923

W. Thaxwal of Land Vol. 9115/33