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SUBDIVISION REVIEW SHEET

CASE NO.: C8S-80-116(VAC)

Z.A.P. DATE: March 6, 2012

SUBDIVISION NAME: Bluff Springs Estates Section Two (Total Plat Vacation)

AREA: 26.04 acres

LOT(S): 2 lots

OWNER/APPLICANT: Kalogridis and Kalogridis Development (M. Kalogridis)

AGENT: Granite Development
Services (K. Parkan)

ADDRESS OF SUBDIVISION: Bluff Springs Road

GRIDS: G-15, H-15

COUNTY: Travis

WATERSHED: Boggy Creek

JURISDICTION: Full purpose and
2-Mile ETJ

EXISTING ZONING: County

MUD: N/A

PROPOSED LAND USE: Not applicable with total plat vacation request.

ADMINISTRATIVE WAIVERS: None.

VARIANCES: None.

SIDEWALKS: Not applicable with total plat vacation request.

DEPARTMENT COMMENTS: The request is for approval of the total plat vacation of the Bluff Springs Estates Section Two Final Plat. The existing final plat is composed of two lots on 26.04 acres. The proposed replat will be approved administratively per Title 30-2-84(B).

STAFF RECOMMENDATION: The staff recommends approval of the total plat vacation as the vacation application meets all applicable State, County, and City of Austin LDC requirements.

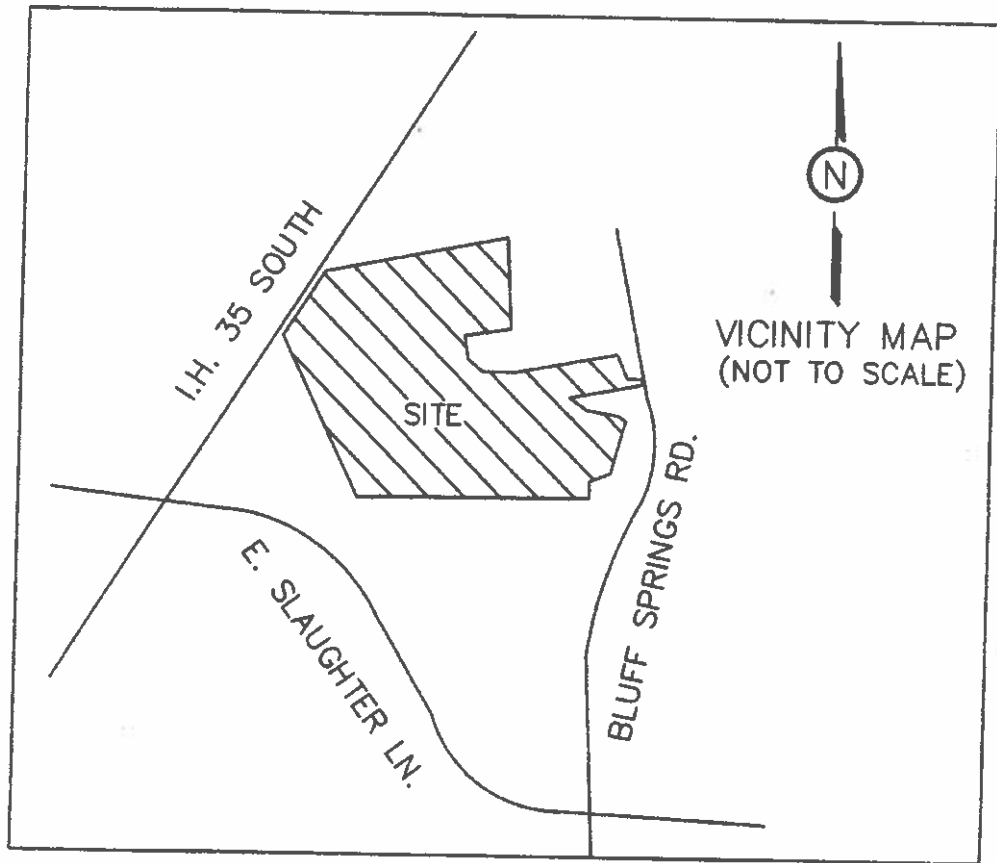
ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Michael Hettenhausen

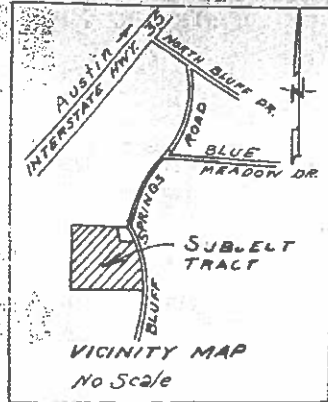
Email address: Michael.Hettenhausen@co.travis.tx.us

PHONE: 854-7563

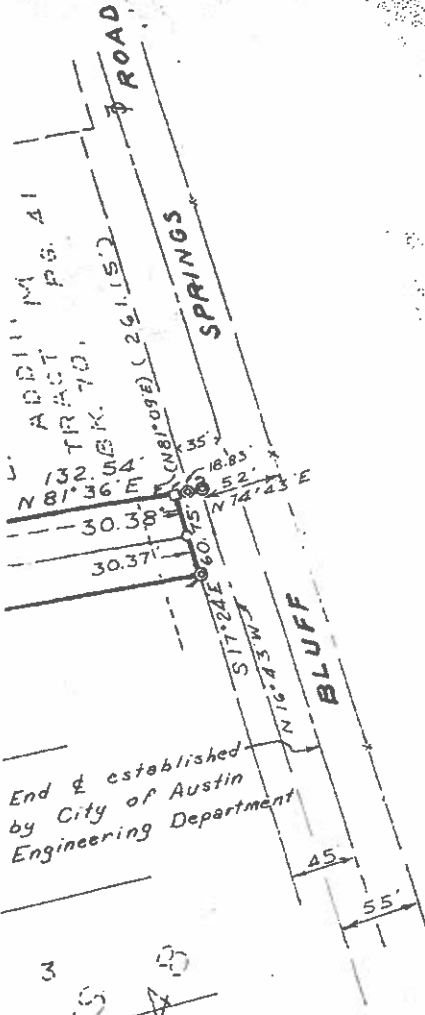
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BLUFF SPRING ESTATES SECTION TWO



SURVEYORS CERTIFICATE:

I, J. Leroy Bush am authorized under the laws of the State of Texas to practice the profession of Land Surveying, and hereby certify that this plat complies with Chapter 4/, Austin City Code; is true and correct, and was prepared from an actual survey of the property made under my supervision on the ground.

DATE: April 25th, 1980

J. Leroy Bush
J. Leroy Bush
Registered Public Surveyor # 1828



THE STATE OF TEXAS 0
COUNTY OF TRAVIS 0 KNOW ALL MEN BY THESE PRESENTS:

That we, Earnest F. Gloyna and Davis Ford, doing business as Interregional Investments, a partnership, owners of the tracts shown hereon as Tract 12-A, containing 4 acres, and Tract 12-B, containing 19.31 acres of land, and being a portion of that certain 39.05 acres of land out of the Santiago Del Valle Grant conveyed to us by Deed recorded in Volume 4238, Page 809 of the Deed Records of Travis County, Texas, do hereby adopt this plat as our subdivision, to be known as BLUFF SPRINGS ESTATES, SECTION TWO, subject to any easements or restrictions heretofore granted, and being the same land as was vacated by instrument recorded in Volume 7041, Page 74 of the Deed Records of Travis County, Texas.

WITNESS OUR HANDS this the 6th day of May, A.D. 1980..

Earnest F. Gloyna
Earnest F. Gloyna
3317 River Road
Austin, Texas, 78703

Davis Ford
Davis Ford
704 Laurel Valley Road
Austin, Texas, 78746

THE STATE OF TEXAS 0
COUNTY OF TRAVIS 0

Before me, the undersigned authority, on this day personally appeared Ernest F. Gloyna and Davis Ford, doing business as Interregional Investments, a partnership, known to me to be the persons whose names are subscribed to the foregoing instrument, and they acknowledged to me that they executed the same as their act and deed for the purpose and consideration therein expressed.

LEGEND-

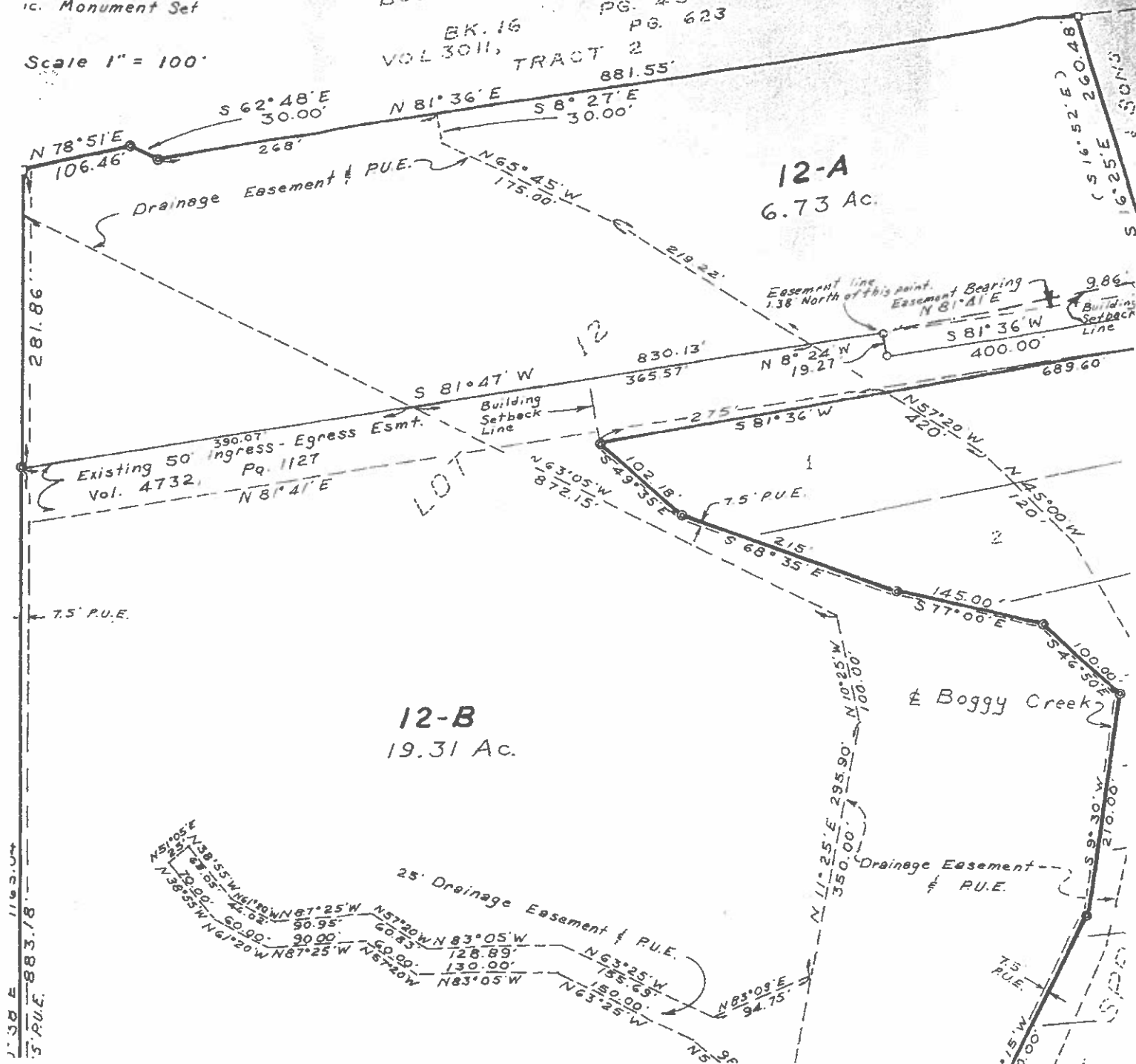
- n Stake Found
- n Stake Set
- ic. Monument Set

Scale 1" = 100'

BOTHMER ADDITION
BK. 16 PG. 40
VOL. 3011 PG. 623
TRACT 2

12-A
6.73 Ac.

12-B
19.31 Ac.



D9-361

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Commissioners Court of Travis County, Texas, it is understood that the building of all streets, roads and other public thoroughfares or in connection therewith shall be the responsibility of the owner and/or developer of the tract of land and said court assumes no obligation to build the streets, roads, or other public thoroughfares shown on this plat, or of roads or streets in this subdivision does not obligate the County to install street marking signs as this is considered to be the responsibility of the county.

Subdivision shall be occupied until connected to a public sewer system or to an individual sewage disposal system which has been approved by the County Health Department. Subdivision shall be occupied until connected to a potable water supply from an approved public water supply with adequate quantities restricted to single family residences only until a public sewer system is available. Subdivision shall not be accepted for development for septic tank use by the Austin-Travis County Health Department.

Date: 5-29-80

County Clerk, Travis County, Texas, do hereby certify that on the 4th day of August, A.D. 1980, the following instrument was duly entered in the minutes of said court in Book 3, Page 427. WITNESS this the 4th day of August, A.D. 1980.

Court, Travis County, Texas

Susan Clark
Deputy SUSAN CLARK

day of August, A.D. 1980 at 3:35 o'clock P.M.

L. H. H. H. H.
Court, Travis County, Texas

Linda Kleemeier
Deputy LINDA KLEEMEIER

Clerk of the County Court within and for the county and state aforesaid, do hereby certify that the foregoing instrument of writing was duly recorded on the 4th day of August, A.D. 1980 at 3:46 o'clock P.M. in the Plat Records of this County. WITNESS the date last written above.

L. H. H. H. H.
Court, Travis County, Texas

Linda Kleemeier
Deputy LINDA KLEEMEIER

Instrument are recorded in Volume 6958, Page 2075, of the Deed Records of Travis County, Texas.

Plain is contained within the drainage easement as shown hereon. The 100-year flood plain data is in accordance to the City of Austin for Lots 12-A and 12-B shall be at least 1.50 feet above the natural ground line at the edge of the drainage easement.

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er public thoroughfares delineated and shown on this plat and all bridges or culverts necessary to be constructed
r of the tract of land covered by this plat in accordance with plans and specifications prescribed by the Commissioners
s plat, or of constructing any bridges or culverts in connection therewith. The acceptance for maintenance by
onsidered to be part of the developers construction; but that erecting signs for traffic control, such as for

stem which has been approved by the Austin-Travis County Health Department.

with adequate quantity for family use and operation of an approved septic tank system.

_____, A.D. 1980, the Commissioners Court of Travis County, Texas, passed an order authorizing the filing of this plat

g instrument of writing was filed for record in this office on the 4th day of August A.D. 1980
n the Plat Records of said county in Book 79, Page 360-361

ance to the City of Austin Engineering Department about City Creek Drainage Study.
rainage system shown on this plat.