

SUBDIVISION REVIEW SHEET

C8S
1

CASE NO.: C8S-84-070(VAC)

P.C. DATE: May 22, 2012

SUBDIVISION NAME: E.D. Bohls Subdivision No. 2

AREA: 5.77 acres

LOT(S): 1

APPLICANT: Toro Canyon Partners, LP
(Jeff Musgrove)

AGENT: Big Red Dog Engineering &
Consulting (Ricky DeCamps)

ADDRESS OF SUBDIVISION: 2900 Manor Rd.

GRIDS: K24

COUNTY: Travis

WATERSHED: Boggy Creek

JURISDICTION: Full Purpose

EXISTING ZONING: TOD-NP-CO

EXISTING LAND USE: Parking Lot (abandoned)

NEIGHBORHOOD PLAN: Upper Boggy Creek

ADMINISTRATIVE WAIVERS: None

DEPARTMENT COMMENTS: The request is for approval of the total plat vacation of the E.D. Bohls Subdivision No. 2 composed of 1 lot on 5.77 acres. The applicant proposes the total plat vacation to remove a 25 foot building setback line and comply with the current Transit Oriented Development (TOD) zoning.

STAFF RECOMMENDATION: The staff recommends approval of the total vacation. The vacation meets all applicable State and City of Austin Land Development Code requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Cesar Zavala

PHONE: 974-3404

E-mail: Cesar.Zavala@austintexas.gov

E. D. BOHLS SUBDIVISION NO. 2

C28
12

NOTES:

1. No building, fences, landscaping or other structures shall be placed within any drainage easement as shown hereon except as specifically approved by the City of Austin.

NOTE: for restrictions applicable to this subdivision see volume 10015 Page 746 of the Deed Records of Travis County, Texas.

CURVE DATA

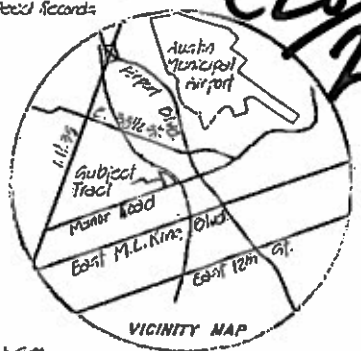
	1	2	3
1	05.20'	17.2477'	09.12'
R	92.65'	120.92'	00.09'
T	57.91'	27.01'	20.25'
C	107.82'	47.175'	28.26'
A	107.82'	47.175'	21.67'

SCALE

1"=100'

LEGEND

- Iron Pipe found
- Iron Pin found
- ▲ Nail found
- Cons. Monument set

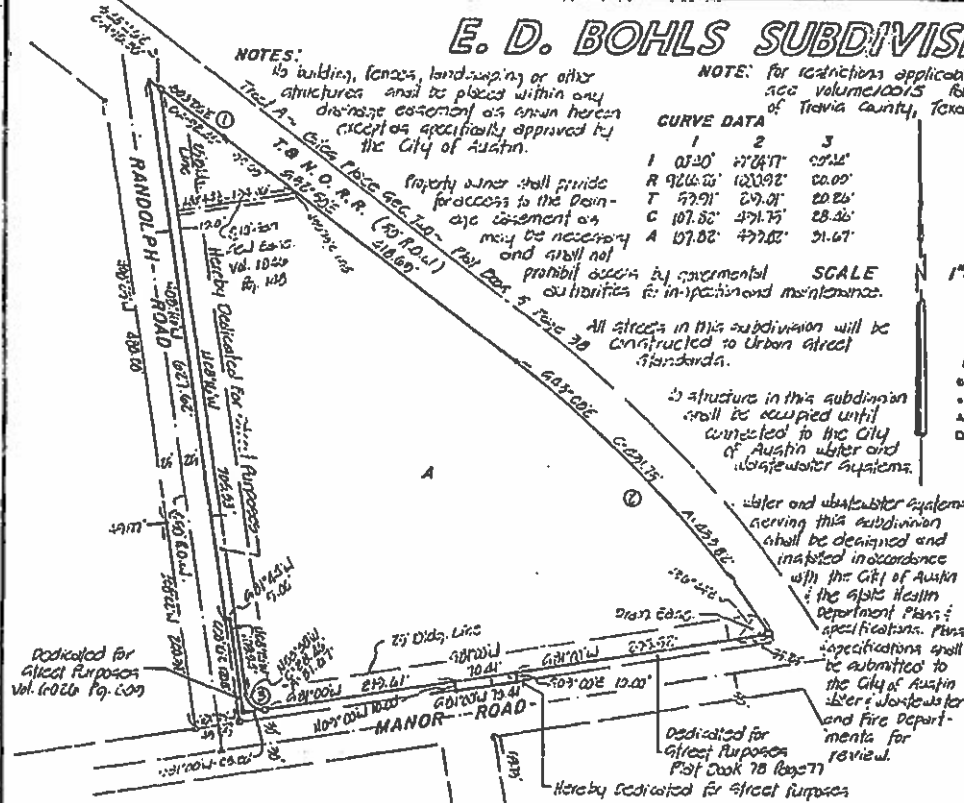


SIDEWALK NOTE:

Sidewalks are required along the subdivision sides of this tract. Such sidewalks shall be completed prior to the acceptance and issuance of any Type 1 or 11 Driveway Approach and/or Certificate of Occupancy. Sidewalks which have not been installed within two years from the date of acceptance for maintenance of the streets may, upon approval of the City Council, be constructed by the City of Austin and Assessment shall be made against the affected property for all engineering, administration and construction costs.

NOTE: Prior to construction on Lot A, drainage plan will be submitted to the City of Austin for review. Rainfall run-off shall be held to the amount existing at undeveloped status by ponding or other approved methods. All proposed construction or site alteration on Lot A requires approval of a separate Waterway Development Permit.

NOTE: All lots within this subdivision are restricted to usage other than single-family, duplex or other residential usage.



STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT 2900 MANOR LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, OWNER OF A PORTION OF OUTLOTS 34 AND 35, DIVISION "C" OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND ALSO OWNER OF LOT 1, E. D. BOHLS SUBDIVISION, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS RECORDED IN PLAT BOOK 78, PAGE 77 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID SUBDIVISION AS VACATED BY INSTRUMENT RECORDED IN VOLUME 10015 PAGE 746 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND AND SAID VACATED LOT AS CONVEYED TO IT BY DEED RECORDED IN VOLUME 9616 PAGE 177 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, ACTING HEREIN BY AND THROUGH ITS GENERAL PARTNER, MISSION ADVERTISING CO., ACTING HEREIN BY AND THROUGH ITS PRESIDENT, JACK ROTH, DOES HEREBY SUBDIVIDE THE SAID 5.771 ACRE TRACT OF LAND, ACCORDING TO THE PLAT AS SHOWN HEREON TO BE KNOWN AS E. D. BOHLS SUBDIVISION NO. 2 AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON. SAID TRACT IS SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED.

WITNESS THE HAND OF JACK ROTH, PRESIDENT OF MISSION ADVERTISING CO. ACTING AS GENERAL PARTNER FOR 2900 MANOR LIMITED PARTNERSHIP, THIS THE 23rd DAY OF JULY, 1986, A.D.

Jack Roth
JACK ROTH - President
Mission Advertising Co. - General Partner for
2900 Manor Limited Partnership

STATE OF TEXAS
COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 22nd DAY OF July, 1986, A.D. BY JACK ROTH, PRESIDENT OF MISSION ADVERTISING CO., GENERAL PARTNER OF 2900 MANOR LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP.

Dorcas S. Ellwood
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
Dorcas S. Ellwood
My Commission expires: 4-1-88

APPROVED FOR ACCEPTANCE THIS THE 2ND DAY OF DECEMBER 1986, A.D.

Mario C. Davis
DIRECTOR - LAND DEVELOPMENT SERVICES - JAMES B. DUNCAN
MARIE A. GUNDS

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY PLANNING COMMISSION, CITY OF AUSTIN, TEXAS, THIS THE 2ND DAY OF DEC., 1986, A.D.

CHAIR *Mary McQuinn*
MARY M. McQUINN

SECRETARY *J. M. Goodman*
J. M. GOODMAN

FILED FOR RECORD AT 3:10 O'CLOCK P.M. THE 16th DAY OF December, 1986, A.D.

STATE OF TEXAS
COUNTY OF TRAVIS

DORIS SHROPSHIRE, CLERK COUNTY COURT, TRAVIS COUNTY, TEXAS
BY: DEPUTY *K. Terrell*
K. TERRELL

I, DORIS SHROPSHIRE, CLERK COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 16th DAY OF December, 1986, A.D. AT 3:10 O'CLOCK P.M. AND DULY RECORDED ON THE 16th DAY OF December, 1986, A.D. AT 3:15 O'CLOCK P.M. IN THE PLAT RECORDS OF SAID COUNTY IN PLAT BOOK 87, PAGE 408.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT THE DATE LAST WRITTEN ABOVE.

DORIS SHROPSHIRE, CLERK COUNTY COURT, TRAVIS COUNTY, TEXAS

BY: DEPUTY *K. Terrell*
K. TERRELL

FLOOD PLAIN NOTE: K. TERRELL
The 100 Year Flood Plain is contained within the Drainage Easement as shown hereon. The minimum finished floor elevation for Lot A is 55.40.

ENGINEERING BY:
LOCKWOOD ENGINEERS, 1705 Capital of TX Hwy S., Suite 501
Austin, Texas 78746
FRED C. LOCKWOOD
REGISTERED PROFESSIONAL ENGINEER NO. 50141
NOVEMBER 10, 1986

I, LARRY A. TURNER, 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 19-3 of the Austin City Code of 1981 as amended; is true and correct; and was prepared from an actual survey of the property made under my supervision on the ground.
L. HARVEY SMITH SURVEYORS, INC.
1214 West 5th Street - Austin, Texas 78703
MAY 24, 1985
Larry A. Turner
LARRY A. TURNER
REGISTERED PUBLIC SURVEYOR NO. 3908

C83-84-070

Vol. 87 Page 408
86 32522
PLAT RECORDS, TRAVIS COUNTY, TEXAS
86-31083