

C25

## TOTAL VACATION SUBDIVISION REVIEW SHEET

**CASE NO.:** C8S-73-243.B

**DATE:** January 21, 2014

**SUBDIVISION NAME:** Amended Ridgetop Addition Portion of Lot 1, Block M, Resubdivision

**AREA:** 0.401 acres

**LOT(S):** 2

**OWNER/APPLICANT:** Wagwater Partners

**AGENT:** Thrower Design  
(Ron Thrower)

**ADDRESS OF SUBDIVISION:** 1003 E. 52nd

**GRIDS:** K-26

**COUNTY:** Travis

**WATERSHED:** Tannehill Branch

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** GR-CO-NP

**PROPOSED LAND USE:** commercial/retail

**DEPARTMENT COMMENTS:** The request is for approval of the total vacation of the Amended Ridgetop Addition Portion of Lot 1, Block M, Resubdivision. The applicant desires to totally vacate the existing subdivision in order to remove setback lines shown on the plat that are not consistent with code, (Lot 2-B has a 25 foot building setback line shown on three sides of the lot). Both lots are currently developed and no new development is proposed. The associated replat, under review, may be approved administratively.

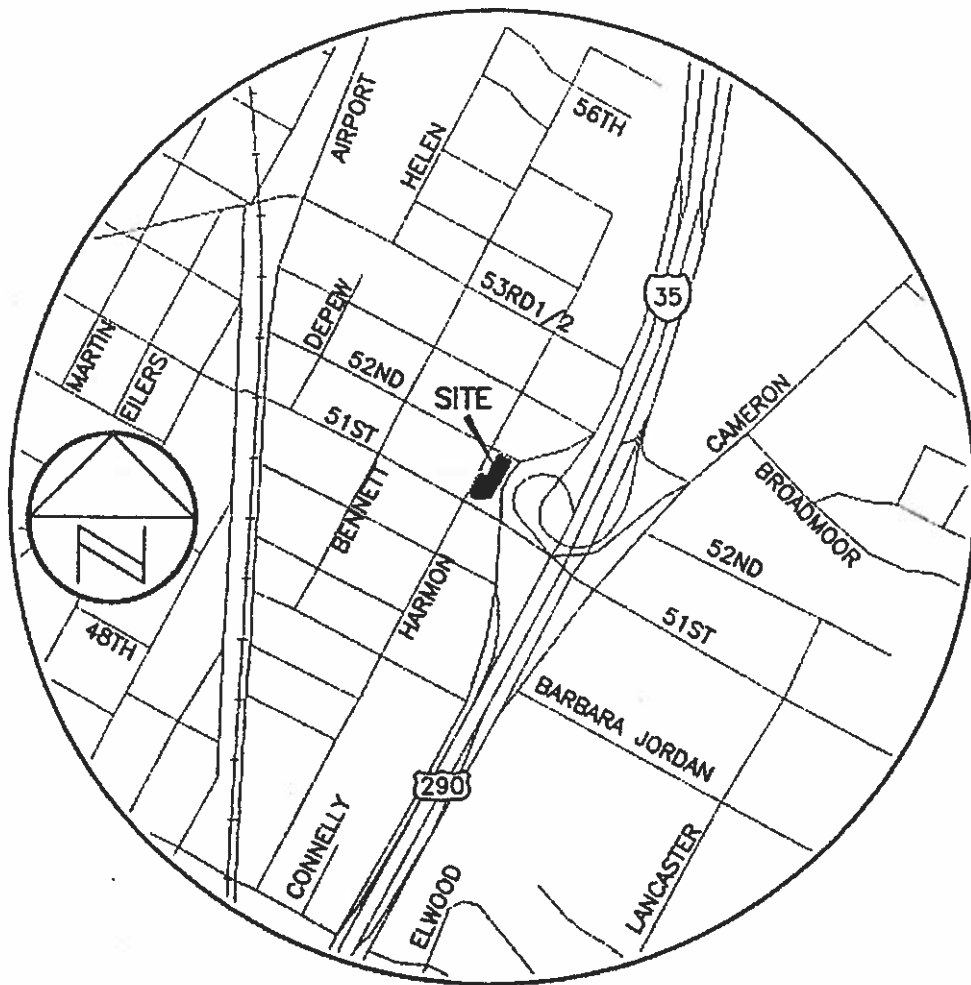
**STAFF RECOMMENDATION:** The staff recommends approval of the partial plat vacation.

### **ZONING AND PLATTING COMMISSION ACTION:**

**CITY STAFF:** Don Perryman

**PHONE:** 974-2786

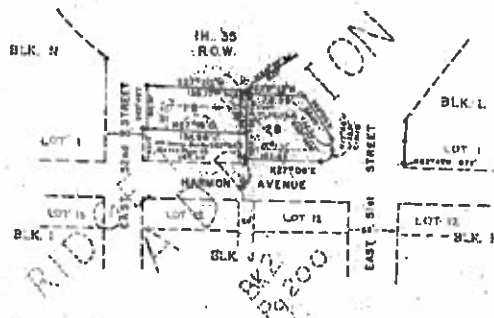
**e-mail:** don.perryman@ci.austin.tx.us



LOCATION MAP  
NOT TO SCALE

**AMENDED**  
RESUBDIVISION OF  
A PORTION OF  
LOT 1. BLOCK M  
RIDGETOP ADDITION

**CURVE DATA**  
 $\Delta = 89.40^\circ$   
 $R = 19.00'$   
 $T = 14.90'$   
 $A = 23.31'$   
 $C = 31.10'$



SCALE: 1"=100'

LEONARD  
• I. P. POUND

APPROVED FOR ACCEPTANCE

Richard A. Ellis, Director of Planning DATE Nov 25, 1978  
FILED FOR RECORD, this the 29 day of Nov. AD 1978 at 3/15  
o'clock PM.  
Dkt. # Thrupshire, Clark County Court, Travis County, Texas

STATE OF TEXAS  
COUNTY OF TRAVIS

I, Doris Shropshire, Clerk of the County Court within and for the County of Travis aforesaid, do hereby certify that the within and foregoing instrument of writing with its attestation was duly recorded as at \_\_\_\_\_ record in my office on the \_\_\_\_\_ day of \_\_\_\_\_ AD 1978 at \_\_\_\_\_ Page \_\_\_\_\_ of the \_\_\_\_\_ book of said County in Book \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF THE COURT of said County, the date last written above.

Doris Shropshire, Clerk County Court, Travis County, Texas

ACCEPTED AND AUTHORIZED FOR RECORD by the Planning Commission of the City of Austin, Texas, on the 22 day of November AD 1978.

Miguel A. Guerrero Mary E. Schechter  
Chairman Secretary  
MIGUEL A. GUERRERO MARY E. SCHECHTER

"I, Floyd W. Eiland, 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 41, of the Austin City Code; is true and correct; and was prepared from an actual survey of the property under my supervision on the ground."

Floyd W. Eiland DATE 9-19-1978  
Floyd W. Eiland, Reg. Public Surveyor No. 1452

THE STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE :

That I, Emma Marie Carlson, owner of 0.21895 acres of north heron plat being part of the west 98 feet of the south 140 feet of Block N of Ridgeway Addition, as shown in Volume 365 of the Deed Records of Travis County, Texas, and being 1/2 of the Deed Records of Travis County, Texas, and being 1/2 of the North 140 feet of Lot 1 Block N of Ridgeway Addition, as shown in Volume 6767 Page 200 of the Deed Records of Travis County, Texas, and being 0.49385 acres of Lot 1, Block N, Ridgeway Addition, as shown in Volume 6767 Page 200, do hereby subdivide said county in Plat Book 2, Page 200, do hereby subdivide tract in accordance with the foregoing plat and do hereby divide as our common neighbor to be known as AMERIGO RESUI A PORTION OF THE WEST 98 FEET, RIDGEWAY ADDITION, and do hereby dedicate to the public all streets and easements heron.

WITNESS MY HAND this the 16th day of September

Emma Marie Carlson  
EMMA MARIE CARLSON

WITNESS MY HAND this the 12<sup>th</sup> day of October  
John Cotten  
JOHN COTTEN

THE STATE OF TEXAS  
COUNTY OF TRAVIS

Before me the undersigned authority on this day personally Emma Marie Carlson, known to me to be the person whose name subscribed to the foregoing instrument and she acknowledged that she executed the same as her act and deed for the purposes and considerations herein expressed.

Notary in and for Travis County, Texas

THE STATE OF TEXAS  
COUNTY OF TRAVIS

Before me the undersigned authority on this day personally  
Clen Cethren, known to me to be the person whose name is  
to the foregoing instruments and he acknowledged to me th  
executed the same as his act and deed for the purposes an  
considerations herein expressed

Notary in and for Travis County, Texas

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