

C121

SUBDIVISION REVIEW SHEET

CASE NO.: C8-03-0117.2A.SH(VAC)

Z.A.P. DATE: June 3, 2014

SUBDIVISION NAME: Casas Grandes Subdivision

AREA: 2.759 acres

LOTS: 21

APPLICANT: Martin-Ayers Development LLC
And Others

AGENT: LOC Civil
(Sergio Lozano)

ADDRESS OF SUBDIVISION: 3101-3118 Sacbe Cove & 8208, 8210, 8300, 8302, 8304 &
8306 Longview Road

GRIDS: E-16

COUNTY: Travis

WATERSHED: South Boggy Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-4A

PROPOSED LAND USE: Residential

DEPARTMENT COMMENTS: The request is for a partial vacation of the Casas Grandes Subdivision. The land is being re-platted under Las Casas Verdes Subdivision, A Replat of Casas Grandes Subdivision.

STAFF RECOMMENDATION: Staff recommends approval of the partial plat vacation.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Sylvia Limon
E-mail: Sylvia.limon@austintexas.gov

PHONE: 512-974-2767

C12/2

PARTIAL VACATION OF "CASAS GRANDES SUBDIVISION"

THE STATE OF TEXAS

COUNTY OF TRAVIS

WHEREAS, Mario Chapa, owner of certain 2.759 acre tract of land out of the T. Bissel Survey No. 18, Abstract No. 3, Travis County Texas, did heretofore subdivide the same into the subdivision designated Casas Grandes Subdivision, the plat of which is recorded in Document Number 200500188 in Travis County Texas Plat Records, and

WHEREAS, the following lots in said subdivision are now owned by the parties indicated, to wit:

<u>LOT</u>	<u>OWNER</u>
1-5	Martin-Ayers Development LLC
6	Tim E McLaughlin and Kelli A McLaughlin
7	Cara Bertone and Kelli Bertone
8	John Richard Drachenberg and Shannon Nicole Smith Drachenberg
9-12	Martin-Ayers Development LLC
13	D Martin Homes LLC
14	Martin-Ayers Development LLC
15	James K. Lindsay and David A. Kuhns
16	D Martin Homes LLC
17-21	Martin-Ayers Development LLC

WHEREAS, Rhonda L Martin, General Partner of Martin-Ayers Development LLC; Tim E McLaughlin and Kelli A McLaughlin; Cara Bertone and Kelli Bertone; John Richard Drachenberg and Shannon Nicole Smith Drachenberg; D Martin Homes LLC; and James K. Lindsay and David A. Kuhns, the owners of all original lots in Casas Grandes Subdivision are desirous of partial vacation of said subdivision plat so as to destroy the force and effect of the recording of such subdivision plat insofar and only insofar as the same pertains to Lots 1-21 in the subdivision.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Rhonda L Martin, General Partner of Martin-Ayers Development LLC; Tim E McLaughlin and Kelli A McLaughlin; Cara Bertone and Kelli Bertone; John Richard Drachenberg and Shannon Nicole Smith Drachenberg; D Martin Homes LLC; and James K. Lindsay and David A. Kuhns, for and in consideration of the premises and pursuant to the provisions of Chapter 212.013 of the Local Government Code, does hereby vacate Lots 1-21 in Casas Grandes Subdivision. Said subdivision shall, however, remain in full force and effect as to all other lots Casas Grandes Subdivision.

EXECUTED THE DAYS HEREAFTER NOTED.

DATE

OWNER'S SIGNATURE

Rhonda L. Martin,
General Partner of Martin-Ayers Development LLC

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Rhonda L Martin, General Partner of Martin-Ayers Development LLC known to be the person whose name is subscribed to the foregoing instrument, and she/he acknowledged to me that she/he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2014.

C12/3

WHEREAS, Rhonda L. Martin, General Partner of Martin-Ayers Development LLC, the owner of all original lots 1-5, 9-14 and 16-21, lots in Casas Grandes Subdivision is desirous of Total vacation of said subdivision plat so as to destroy the force and effect of the recording of such subdivision plat insofar and only insofar as the same pertains to lots 1-21 in the subdivision.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Rhonda L. Martin, General Partner of Martin-Ayers Development LLC for and in consideration of the premises and pursuant to the provisions of Chapter 212.013 of the Local Government Code, does hereby vacate Lots 1-21 in Casas Grandes Subdivision.

EXECUTED THE DAYS HEREAFTER NOTED.

DATE

OWNER'S SIGNATURE

3/11/13

Rhonda L. Martin

Rhonda L. Martin,
General Partner of Martin-Ayers Development LLC

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared

Rhonda Martin known to be the person whose name is subscribed to the foregoing instrument, and she/he acknowledged to me that she/he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 11th DAY OF March, 2013.

SEAL



Desiree Aguirre
Printed name: Desiree Aguirre
Notary Public in and for the State of
Texas

My commission expires: August 22, 2016



C12/H

WHEREAS, Rhonda L. Martin, Member of D. Martin Homes LLC, the owner of all original lot 7, lot in Casas Grandes Subdivision is desirous of Total vacation of said subdivision plat so as to destroy the force and effect of the recording of such subdivision plat insofar and only insofar as the same pertains to lots 1-21 in the subdivision.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

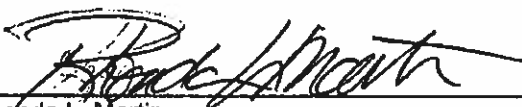
That Rhonda L. Martin, Member of D. Martin Homes LLC for and in consideration of the premises and pursuant to the provisions of Chapter 212.013 of the Local Government Code, does hereby vacate Lots 1-21 in Casas Grandes Subdivision.

EXECUTED THE DAYS HEREAFTER NOTED.

DATE

OWNER'S SIGNATURE

3/11/13


Rhonda L. Martin,
Member of D. Martin Homes LLC


THE STATE OF TEXAS
COUNTY OF TRAVIS

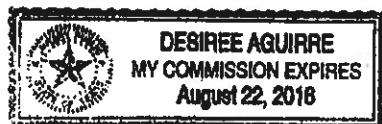
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared

Rhonda Martin known to be the person whose name is subscribed to the foregoing instrument, and she/he acknowledged to me that she/he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 11th DAY OF March, 2013.

SEAL


Printed name: Desiree Aguirre
Notary Public in and for the State of
Texas



My commission expires: August 22, 2016

SCANNED

C12/5

WHEREAS, John Richard Drachenberg and Shannon Nicole Smith Drachenberg, who collectively constitute the owners of all original lot 8, lot in Casas Grandes Subdivision are desirous of Total vacation of said subdivision plat so as to destroy the force and effect of the recording of such subdivision plat insofar and only insofar as the same pertains to lots 1-21 in the subdivision.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That John Richard Drachenberg and Shannon Nicole Smith Drachenberg for and in consideration of the premises and pursuant to the provisions of Chapter 212.013 of the Local Government Code, does hereby vacate Lots 1-21 in Casas Grandes Subdivision.

EXECUTED THE DAYS HEREAFTER NOTED.

DATE

OWNER'S SIGNATURE

3/14/13

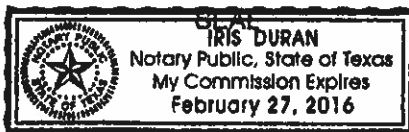
John Richard Drachenberg

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared

John Drachenberg known to be the person whose name is subscribed to the foregoing instrument, and she/he acknowledged to me that she/he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 14th DAY OF March, 2013.



Iris Duran
Printed name: Iris Duran
Notary Public in and for the State of
Texas

My commission expires: 02/27/16



C12/10

EXECUTED THE DAYS HEREAFTER NOTED.

DATE

OWNER'S SIGNATURE

3/14/13

Shannon Nicole Smith Drachenberg
Shannon Nicole Smith Drachenberg

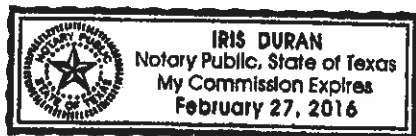
THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Shannon Drachenberg known to be the person whose name is subscribed to the foregoing instrument, and she/he acknowledged to me that she/he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 14th DAY OF March, 2013.

SEAL

Iris Duran
Printed name: Iris Duran
Notary Public in and for the State of
Texas



My commission expires: 02/27/16

SCANNED

C12/A

WHEREAS, James K. Lindsay and David A. Kuhns, who collectively constitute the owners of all original lot 15, lot in Casas Grandes Subdivision are desirous of Total vacation of said subdivision plat so as to destroy the force and effect of the recording of such subdivision plat insofar and only insofar as the same pertains to lots 1-21 in the subdivision.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That James K. Lindsay and David A. Kuhns for and in consideration of the premises and pursuant to the provisions of Chapter 212.013 of the Local Government Code, does hereby vacate Lots 1-21 In Casas Grandes Subdivision.

EXECUTED THE DAYS HEREAFTER NOTED.

DATE

OWNER'S SIGNATURE

3/18/13

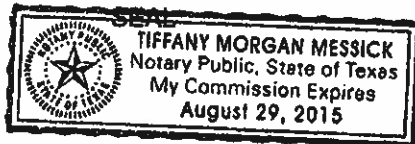
James K. Lindsay
James K. Lindsay

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared

James K. Lindsay known to be the person whose name is subscribed to the foregoing instrument, and she/he acknowledged to me that she/he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 18 DAY OF March, 2013.



Tiffany Messick
Printed name: Tiffany Messick
Notary Public in and for the State of
Texas

My commission expires: August 29, 2015



C12/4

EXECUTED THE DAYS HEREAFTER NOTED.

DATE

OWNER'S SIGNATURE

3/19/13

David A. Kuhns
David A. Kuhns

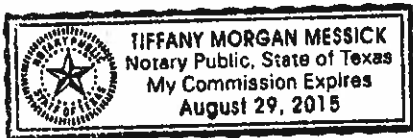
THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared

DAVID A. KUHNS known to be the person whose name is subscribed to the foregoing Instrument, and she/he acknowledged to me that she/he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 19 DAY OF March, 2013.

SEAL



Tiffany Messick
Printed name: _____
Notary Public in and for the State of
Texas

My commission expires: August 29, 2015



APPROVAL OF PARTIAL PLAT VACATION

C12/a

BE IT KNOWN, that on the _____ day of _____, 20____, the Zoning and Platting Commission of the City of Austin, at its regular meeting, did approve the total vacation of the subdivision known as Casas Grandes Subdivision, as recorded in Document Number 200500188, Travis County Plat Records, upon application therefore by all of the owners of all of the lots in said subdivision.

EXECUTED, this _____ day of _____, 20____.

Betty Baker, CHAIR
Zoning and Platting Commission
City of Austin
Travis County, Texas

ATTEST:

Greg Guernsey, Director
Planning and Development Review Department, City of Austin

THE STATE OF TEXAS
COUNTY OF TRAVIS

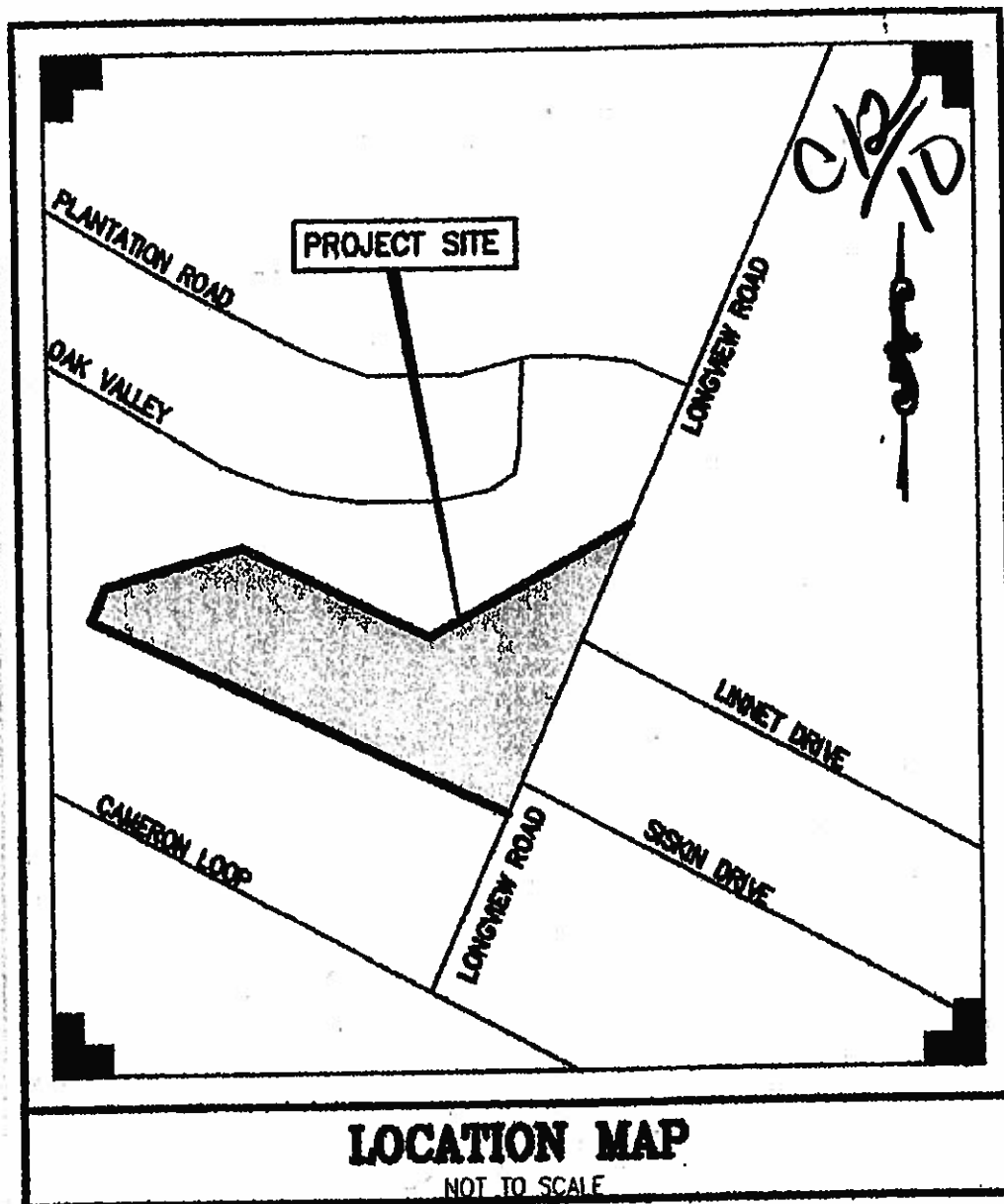
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ known to be the person whose name is subscribed to the foregoing instrument as Chairperson of the Zoning and Platting Commission of the City of Austin, Texas, a municipal corporation, and she/he acknowledged to me that she/he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

SEAL

Printed name: _____
Notary Public in and for the State of
Texas

My commission expires: _____



200500188

FINAL PLAT CASAS GRANDES SUBDIVISION

JUNE 2006

LEGAL DESCRIPTION:

A CERTAIN 2.750 AC TRACT OF LAND OUT OF THE T. BISSEL SURVEY NO. 18, ABSTRACT NO. 3, TRAVIS COUNTY, TEXAS CONVEYED IN VOLUME 12236, PAGE 363, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

BENCHMARK DESCRIPTION:

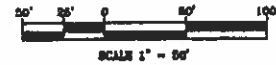
ELEVATIONS BASED ON CITY OF AUSTIN BENCHMARK TRIANGLE FOUND ON TOP OF CURB AT PLANTATION ROAD AND LONGVIEW ROAD AT NORTHWEST CORNER ON CURB MIDPOINT AT ELEVATION 798.21.

SECONDARY BENCHMARK DESCRIPTION:

EVANSTON LAKE, SOUTH SIDE, ± 40' WEST OF LONGVIEW ROAD, C/L, "TRIANGLE" ON TOP OF CURB 812.58

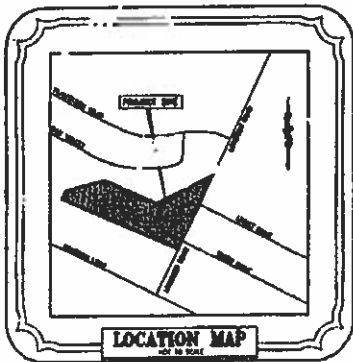
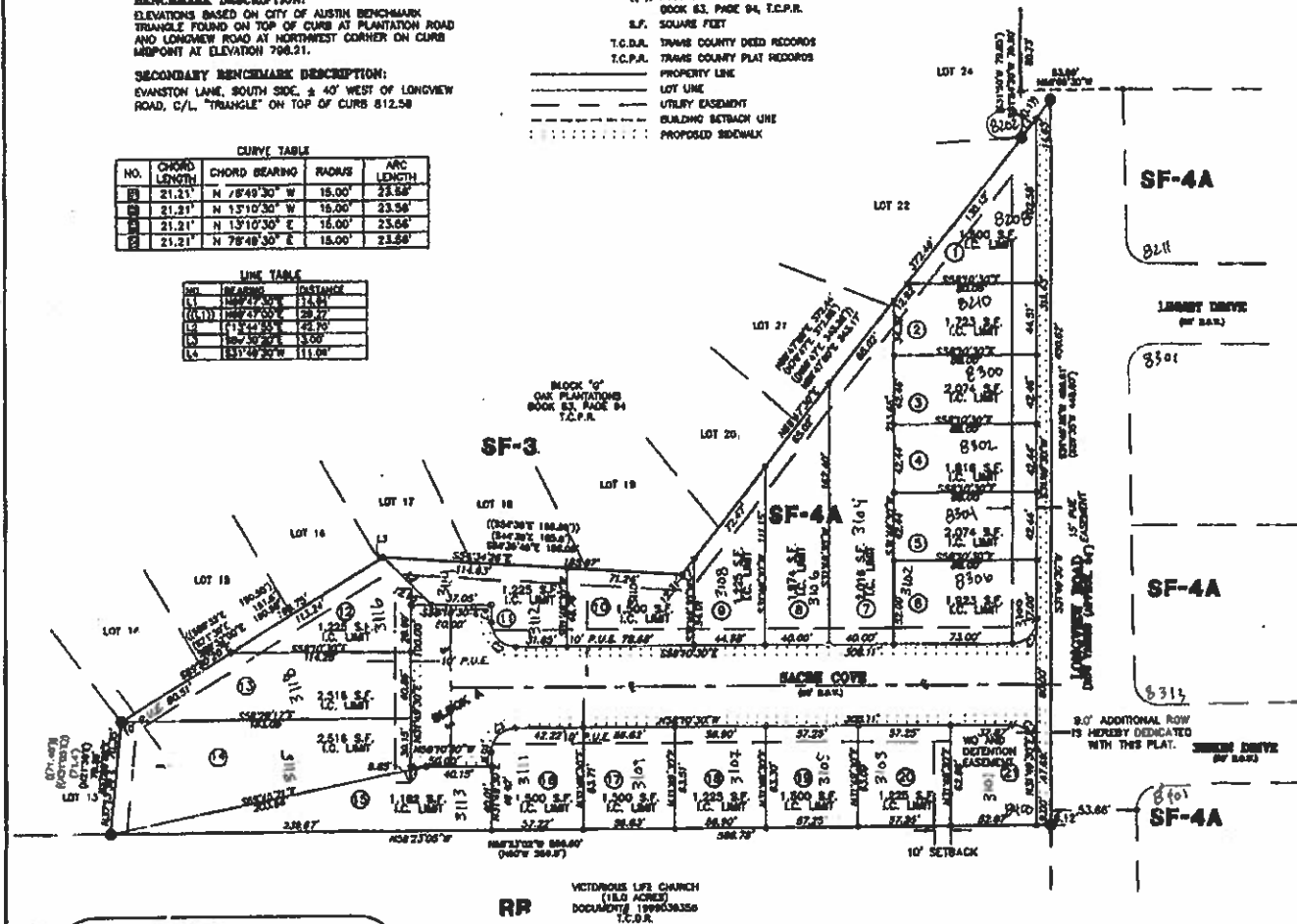
LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- ⊙ 1/2" IRON PIPE FOUND
- IRON ROD SET IN CONCRETE
- △ CALCULATED POINT
- () RECORD INFORMATION VOLUME 12236, PAGE 363, T.C.D.R.
- (()) RECORD INFORMATION OAK PLANTATIONS BOOK 63, PAGE 94, T.C.P.R.
- S.F. SQUARE FEET
- T.C.D.R. TRAVIS COUNTY DEED RECORDS
- T.C.P.R. TRAVIS COUNTY PLAT RECORDS
- PROPERTY LINE
- LOT LINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- PROPOSED SIDEWALK



CURVE TABLE				
NO.	CHORD LENGTH	CHORD BEARING	RADIUS	ARC LENGTH
1	21.21'	N 15°49'30" W	18.00'	23.58'
2	21.21'	N 15°10'30" W	18.00'	23.58'
3	21.21'	N 15°10'30" E	18.00'	23.58'
4	21.21'	N 78°48'30" E	18.00'	23.58'

LINE TABLE		
NO.	BEARING	DISTANCE
(1)	N 15°49'30" W	23.58'
(2)	N 15°10'30" W	23.58'
(3)	N 15°10'30" E	23.58'
(4)	N 78°48'30" E	23.58'
(5)	N 15°49'30" W	23.58'

**SURVEYOR'S CERTIFICATION:**

THIS IS TO CERTIFY THAT I AM A LICENSED SURVEYOR OF THE STATE OF TEXAS AND THAT I HAVE PERSONALLY CONDUCTED THE SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND AND THAT THE SAME IS ACCURATELY SHOWN ON THIS PLAT AND THAT THE SAME IS IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF TEXAS AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF TEXAS.

JOHN E. LINDSAY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4480
6-2-2006
JULY 2006
1000 E. COOK STREET
AUSTIN, TEXAS 78704

THIS SUBDIVISION CONSISTS OF
21 LOTS ON 2.75 ACRES.

STREET NAME	CLASS	WIDTH	R.O.W.	P.V.M.T.	WALKS	LENGTH
SACBE COVE	RESIDENTIAL	60'	30'	4'		383.30 LF

SACBE COVE HAS CURB AND GUTTER AND 4' WIDE SIDEWALKS LOCATED 2.0' OFF THE PROPERTY LINES. SEE CONSTRUCTION PLANS.

LOC Consultants, Inc.

Civil Structural Environmental Engineers

1800 E. Cook Street, Suite 100
Austin, Texas 78702-4300

PL (512) 486-0008
Fax (512) 486-0007

CASE NUMBER: C8-03-0117-2A-SH

SHEET 1 OF 2