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**SUBDIVISION REVIEW SHEET
PLAT VACATION**

CASE NO.: C8S-81-092(VAC)

Z.A.P. DATE: October 7, 2014

SUBDIVISION NAME: Great Hills Golf Course One

AREA: 18.94 acres

LOT(S): 1

OWNER/APPLICANT: Great Hills Golf Club of
Austin, Inc. (Hayden Stewart)

AGENT: Garrett-Ihnen Civil
Engineers (Steve Ihnen, P.E.)

ADDRESS OF SUBDIVISION: Lost Horizon Drive

GRIDS: MH-34

COUNTY: Travis

WATERSHED: Bull Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: SF-2 & GR-CO

PROPOSED LAND USE: Single Family and Retail

DEPARTMENT COMMENTS: The request is for approval of the total plat vacation, namely Great Hills Golf Course One. The plat is composed of 1 lot on 18.94 acres. This land will be replatted with a final plat out of the proposed preliminary, Great Hills Country Club Two, C8-2013-0181 which is on same agenda (10/7/14).

STAFF RECOMMENDATION: The staff recommends approval of the plat vacation. This plat vacation meets all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING ACTION:

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

PHONE: 512-974-2767

TOTAL VACATION OF "GREAT HILLS GOLF COURSE ONE"

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THE STATE OF TEXAS

COUNTY OF TRAVIS

WHEREAS, Gibraltar Savings Association, acting through, Great Hills Co., owner of 18.94 acres, also being Lot 1, Block A, Great Hills Sect. IX, did heretofore subdivide the same into the subdivision designated "Great Hills Golf Course One", The plat of which is recorded in Volume 81, Page 72 of Travis County, Texas Plat Records, and WHEREAS, the following lot in said subdivision are now owned by the parties indicated, to wit:

LOT

OWNER

1

Great Hills Golf Club of Austin, Inc.
(Hayden Stewart)

WHEREAS, Great Hills Golf Club of Austin, Inc., who collectively constitute the owners of all original, intact lots in "Great Hills Golf Course One" are desirous of vacating 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 Lot 1.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

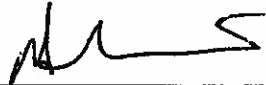
That, Great Hills Golf Club of Austin, Inc., for and in consideration of the premises and pursuant to the provisions of Chapter 212.013 of the Local Government Code, does hereby vacate Lot 1 of said subdivision.

EXECUTED THE DAYS HEREAFTER NOTED.

DATE

OWNER'S SIGNATURE

September 25, 2014

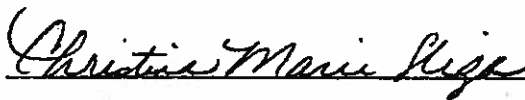


Hayden Stewart

STATE OF TEXAS

COUNTY OF TRAVIS

On this 25 day of September 2014, before me, the undersigned notary public, personally appeared Hayden Stewart, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposed therein contained.



Notary Public

Seal:



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APPROVAL OF TOTAL PLAT VACATION

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 Great Hills Golf Course One, as recorded in Volume 81, Page 72-74, 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 Guemsey, Director
City of Austin, Planning and Development Review Department

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 Betty Baker 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 acknowledged to me that she 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_____.

Printed name: _____

Notary Public in and for the State of Texas
My commission expires: _____

GREAT HILLS

GOLF COURSE ONE

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THE STATE OF TEXAS |
COUNTY OF TRAVIS |

That GIBALTAR SAVINGS ASSOCIATION, a savings and loan association chartered and existing under the laws of the State of Texas, and having its home office in the City of Houston, Harris County, Texas; being the owner of 18.94 acres in the James Colson Survey No. 25, Travis County, Texas, said 18.94 acre tract being lot 1 of Block "A", Great Hills Section IX, a subdivision of record in Plat Book 78, Page 141, 142 of the Travis County Plat Records, and being a portion of those tracts conveyed by Cotton Texas, Ltd., to Gibraltar Savings Association on January 2, 1980, by deed of record in Volume 6524, Page 1430 of the Travis County Deed Records; acting herein by and through its authorized agent, Great Hills Co., Inc., does hereby subdivide said 18.94 acres in accordance with the attached plat and does hereby adopt this plat as its subdivision to be known as "GREAT HILLS GOLF COURSE ONE", subject to any easements or restrictions heretofore granted and does hereby dedicate to the public all easements as shown herein.

IN WITNESS WHEREOF, Gibraltar Savings Association has caused these presents to be executed by its agent this the 14 day of July, 1981 A.D.

GIBALTAR SAVINGS ASSOCIATION

Joe W. Cotter
Joe W. Cotter, President, Great Hills Co., Inc., Authorized Agent for Gibraltar Savings Association

FOR VACATION DOCUMENT SEE VOLUME 7800, PAGE 262, TRAVIS COUNTY DEED RECORDS.

THE STATE OF TEXAS |
COUNTY OF TRAVIS |

BEFORE ME, the undersigned authority, a Notary Public in and for the County and State aforesaid, on this day personally appeared Joe W. Cotter, known to me to be the person whose name is subscribed to the foregoing instrument as PRESIDENT, and acknowledged to me that he executed the same in such capacity as the act and deed of said GIBALTAR SAVINGS ASSOCIATION for the purposes and consideration therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this 9th day of June, 1981, A.D.

Shirley Kinde
Notary Public in and for Travis County, Texas Commission Expires 11/1/81
Shirley Kinde



APPROVED FOR ACCEPTANCE

14 JULY 1981
Date

ONIA MUSTAPINIS

Richard H. Mofess
Richard H. Mofess, Precinct of Planning
Richard H. Mofess

Accepted and authorized for record by the Planning Commission, City of Austin, Texas, this the 14th day of JULY, 1981, A.D.

L. Jones
Secretary GILBERT M. MARTINEZ

David E. Siman
Chairman DAVID E. SIMAN

Filed for record at 8:30 o'clock A.M., this the 14 day of July, 1981, A.D.

L. Jones
Deputy

Doris S. Shropshire
Doris S. Shropshire, Clerk, County Court, Travis County, Texas

THE STATE OF TEXAS |
COUNTY OF TRAVIS |

I, Doris S. Shropshire, Clerk of the County Court, 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 14 day of July, 1981 A.D., at 8:30 o'clock A.M., and duly recorded on the 16 day of July, 1981 A.D. at 8:35 o'clock A.M. in the plat records of said County and State in Plat Book 81, Page 72-73-74

WITNESS MY HAND AND SEAL of the County Court of said County, the date last written above.

L. Jones
Deputy

Doris S. Shropshire
Doris S. Shropshire, Clerk, County Court, Travis County, Texas

FLOOD PLAIN NOTES: The 100 year flood plain is contained within the drainage easement as shown on the plat.



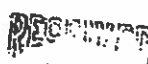
Richard B. Malone
Richard H. Mofess P.E.

- NOTES: 1.) No structures or impervious cover shall be placed in this subdivision without a Lake Austin Watershed Site Development Plan.
- 2.) Any portable structures shall be placed within the drainage easement shown herein.
- 3.) No lot in this subdivision shall be occupied until connection is made to a City of Austin water and wastewater system.
- 4.) Sidewalks shall be installed on the subdivision side of Lot Horizon Drive and shall be completed prior to acceptance 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 properties of all engineering, administration and construction costs.

THE STATE OF TEXAS |
COUNTY OF TRAVIS |

I, Darrel Sutton, a Registered Public Surveyor, authorized under the Laws of the State of Texas to practice the profession of surveying, do hereby certify that this plat complies with surveying related portions of Chapter 61 of the Austin City Code; is true and correct to the best of my knowledge; and was prepared from a survey made on the ground under my direction and supervision.

Certified to this 8th day of July, A.D., 1981.



Darrel Sutton
Registered Public Surveyor
No. 1927, State of Texas
Darrel Sutton

CB3-81-092

SHEET 1 OF 3

eh ESPEY, HUSTON & ASSOCIATES, INC.
Engineering & Environmental Consultants
916 CAPITAL OF TEXAS HWY. SOUTH (512) 327-6840
P.O. BOX 519 AUSTIN, TEXAS 78767

GREAT HILLS
GOLF COURSE ONE

GREAT HILLS

GOLF COURSE ONE

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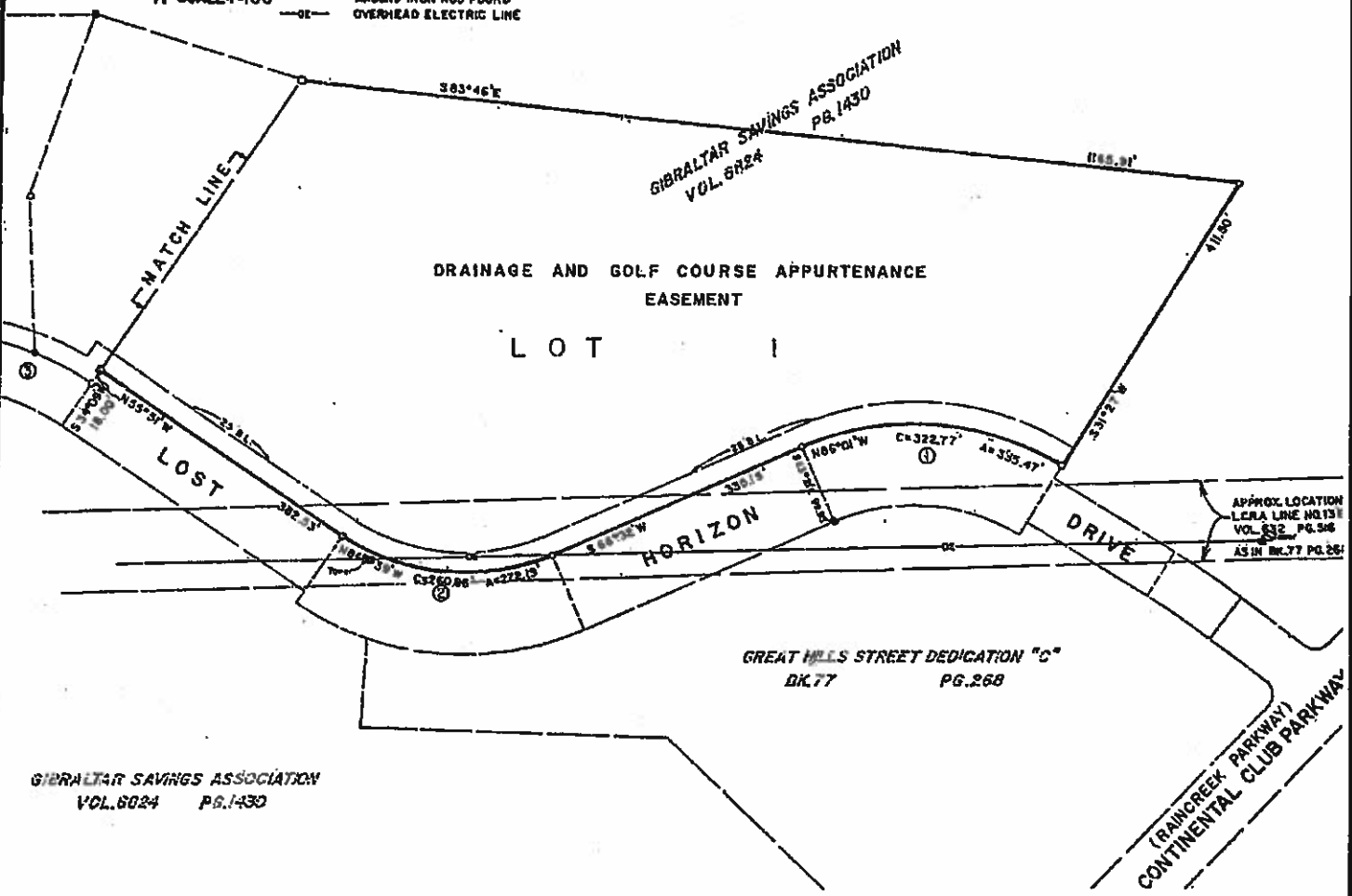
CURVE DATA

①	②	③	④
Δ = 54° 55'	57° 37'	37° 20'	77° 00'
R = 350.00'	270.63'	357.43'	297.50'
A = 335.47'	272.19'	331.86'	399.83'
C = 322.77'	260.86'	227.81'	370.40'
T = 181.68'	148.86'	120.37'	226.64'

LEGEND

- IRON ROD SET
- IRON ROD FOUND
- △ CALCULATED POINT
- CONC. MONUMENT SET
- ⊠ CONC. MONUMENT SET AROUND IRON ROD FOUND
- OVERHEAD ELECTRIC LINE

JUNE 1981
SCALE: 1"=100'



GIBRALTAR SAVINGS ASSOCIATION
VOL. 6024 PG. 1430

GREAT HILLS STREET DEDICATION "C"
DK.77 PG. 268

APPROX. LOCATION
LCRA LINE NO. 131
VOL. 532 PG. 348
AS IN BK. 77 PG. 268

CBs-81-092 SHEET 2 OF 3

eh ESPEY, HUSTON & ASSOCIATES, INC.
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GREAT HILLS
GOLF COURSE ONE

