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**SUBDIVISION REVIEW SHEET
PARTIAL PLAT VACATION**

CASE NO.: C8J-2010-0016.0A(VAC)

Z.A.P. DATE: April 7, 2015

SUBDIVISION NAME: Resubdivision of Lot 2, Kellywood Estates Section Two

AREA: 1.0 acres

LOT(S): 1

OWNER/APPLICANT: Marshall & Casey Knepp

AGENT: Doucet & Assoc.
(Ted McConaghy)

ADDRESS OF SUBDIVISION: 4020 Kellywood Drive

GRIDS: MC-14

COUNTY: Travis

WATERSHED: Slaughter Creek

JURISDICTION: 2 Mile ETJ

EXISTING ZONING: N/A

COUNCIL DIST: N/A

PROPOSED LAND USE: Single Family

DEPARTMENT COMMENTS: The request is for approval of the partial plat vacation of final plat namely, Resubdivision of Lot 2, Kellywood Estates Section Two. Lot 2C is being vacated, only; the other lots will remain intact.

The land of Lot 2C is being resubdivided a second time under C8J-2014-0160.0A; this plat is also on this agenda for approval.

STAFF RECOMMENDATION: The staff recommends approval of the resubdivision plat. This plat meets all applicable State Local Government and City of Austin Land Development Code requirements.

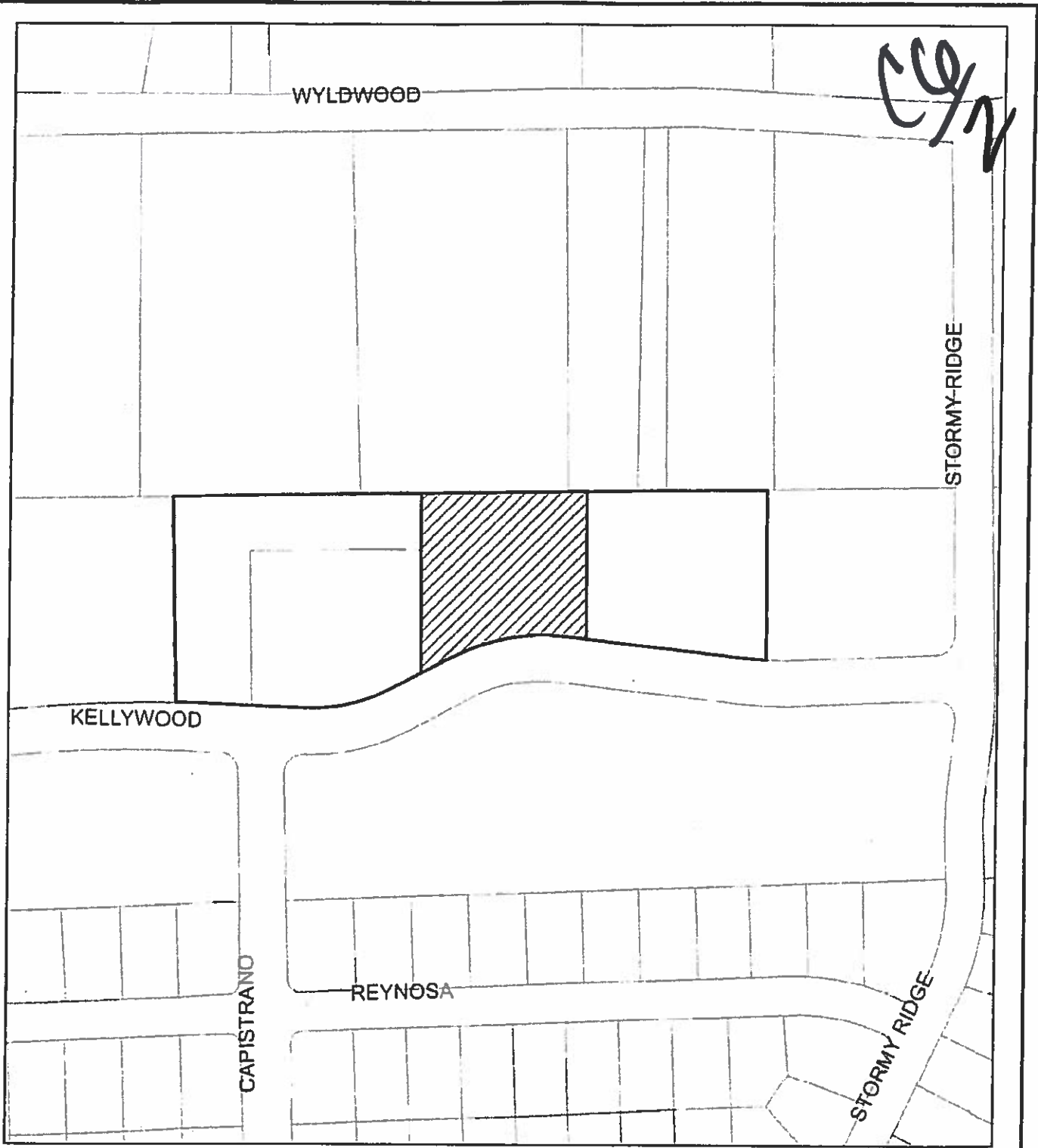
ZONING AND PLATTING COMMISSION ACTION:



CASE MANAGER: Sylvia Limon

PHONE: 512-974-2767

E-mail: Sylvia.limon@austintexas.gov

CG 2



-  Subject Tract
-  Base Map

CASE#: C8J-2010-0016-0A (VAC)
LOCATION: 4020 Kellywood Drive



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.

VACATION INSTRUMENT

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**PARTIAL VACATION OF
THE RESUBDIVISION OF LOT 2 KELLYWOOD ESTATES**

THE STATE OF TEXAS

COUNTY OF TRAVIS

WHEREAS Marshall Knepp and Casey Knepp, Noel Kelly and Susan Kelly, Eric Ebner, and Jacobus Loock ("Proprietors") are the owners of all the real property included The Resubdivision of Lot 2 Kellywood Estates, a subdivision located in Travis County, Texas, and within the Extraterritorial Jurisdiction of the City of Austin ("City"), of which is recorded in Document number 201100175 of the Official Records of Travis County, Texas (the "Plat"), and whereas said lot comprises part of the land encompassed by the Plat; and

WHEREAS, Proprietors now wish to vacate Lot 2C of Block A of the Plat in accordance with the procedures set forth in Section 212.013 of the Texas Local Government Code; and

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: That Proprietors do hereby declare that, subject to the approval by the City's Planning and Zoning Commission and Travis County Commissioners Court, Lot 2C of Block A of said subdivision is vacated. It is understood that this action will in no way affect other lots of said subdivision or variances granted with the original subdivision.

EXECUTED this 10 day of November, 2014.

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PROPRIETOR:

By: [Signature]
Marshall Knepp and Casey Knepp
Owner of Lot 2C

THE STATE OF TEXAS

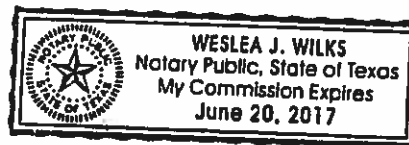
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared Marshall Knepp and Casey Knepp, known to me to be the person whose name is subscribed to in the foregoing instrument of writing, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in capacity therein stated.

Given under my hand and seal of office, this the 10th day of November, 2014.

[Signature]
Notary Public in and for the State of Texas

My Commission Expires: 6/20/2017



PROPRIETOR:

By: [Signature]
Noel Kelly and Susan Kelly
Owners of Lot 2A

THE STATE OF TEXAS COLORADO

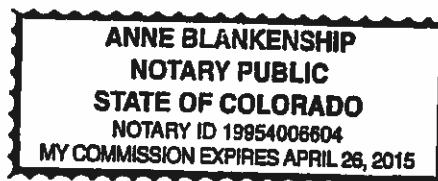
COUNTY OF TRAVIS EL PASO

Before me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared Noel Kelly and Susan Kelly, known to me to be the person whose name is subscribed to in the foregoing instrument of writing, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in capacity therein stated.

Given under my hand and seal of office, this the 5 day of November, 2014.

[Signature]
Notary Public in and for the State of Texas COLORADO

My Commission Expires: 4/26/15



CV/B

PROPRIETOR:

By: [Signature]
Jacobus Loock
Owner of Lot 2B

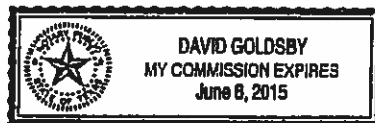
THE STATE OF TEXAS

COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared *Jacobus Loock*, known to me to be the person whose name is subscribed to in the foregoing instrument of writing, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in capacity therein stated.

Given under my hand and seal of office, this the 29th day of October, 2014.

[Signature]
Notary Public in and for the State of Texas



My Commission Expires: June 8, 2015

PROPRIETOR:

By: [Signature]
Eric Ebner
Owner of Lot 2D

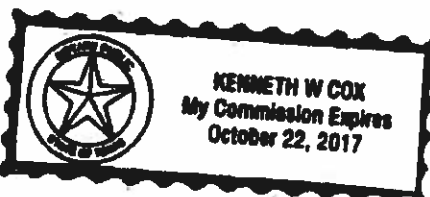
THE STATE OF TEXAS

COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared *Eric Ebner*, known to me to be the person whose name is subscribed to in the foregoing instrument of writing, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in capacity therein stated.

Given under my hand and seal of office, this the 16th day of October, 2014.

[Signature]
Notary Public in and for the State of Texas



My Commission Expires: 22 October 2017

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Approval of Partial 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 partial vacation of the subdivision known as The Resubdivision of Lot 2 Kellywood Estates, a subdivision located in Travis County, Texas, and within the Extraterritorial Jurisdiction of the City of Austin, which is recorded in Document number 201100175 of the Official Records of Travis County, Texas, upon application therefore by all of the owners of all of the lots in said subdivision.

EXECUTED, this ____ day of _____, 20__.

Chair
Zoning and Platting Commission
City of Austin

ATTEST:

Secretary
Zoning and Platting Commission
City of Austin

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared Betty Baker, known to me to be the person whose name is subscribed to in the foregoing instrument of writing as Chair 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 capacity therein stated.

Given under my hand and seal of office, this the ____ day of _____, 20__.

Notary Public in and for the State of Texas

My Commission Expires: _____

STATE OF TEXAS
COUNTY OF TRAVIS

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On _____, 20 _____, the Travis County Commissioners Court approved the partial cancellation of the subdivision known as The Resubdivision of Lot 2 Kellywood Estates, as described above.

EXECUTED, this _____ day of _____, 20 _____.

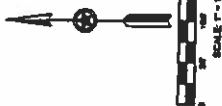
Dana Debeauvoir, County Clerk
Travis County, Texas

By: _____
Deputy

After Recording Return to:
Travis County TNR
Attention: Sarah Sumner
Inter Office Mail

201100175

PHOTOGRAPHIC MYLA



LAND USE TABLE

1 - SINGLE FAMILY LOTS:

2A - 44,124 SQ. FT. (1.01 ACRES)

2B - 43,540 SQ. FT. (1.00 ACRES)

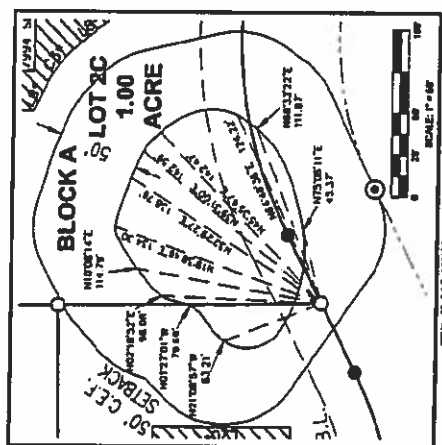
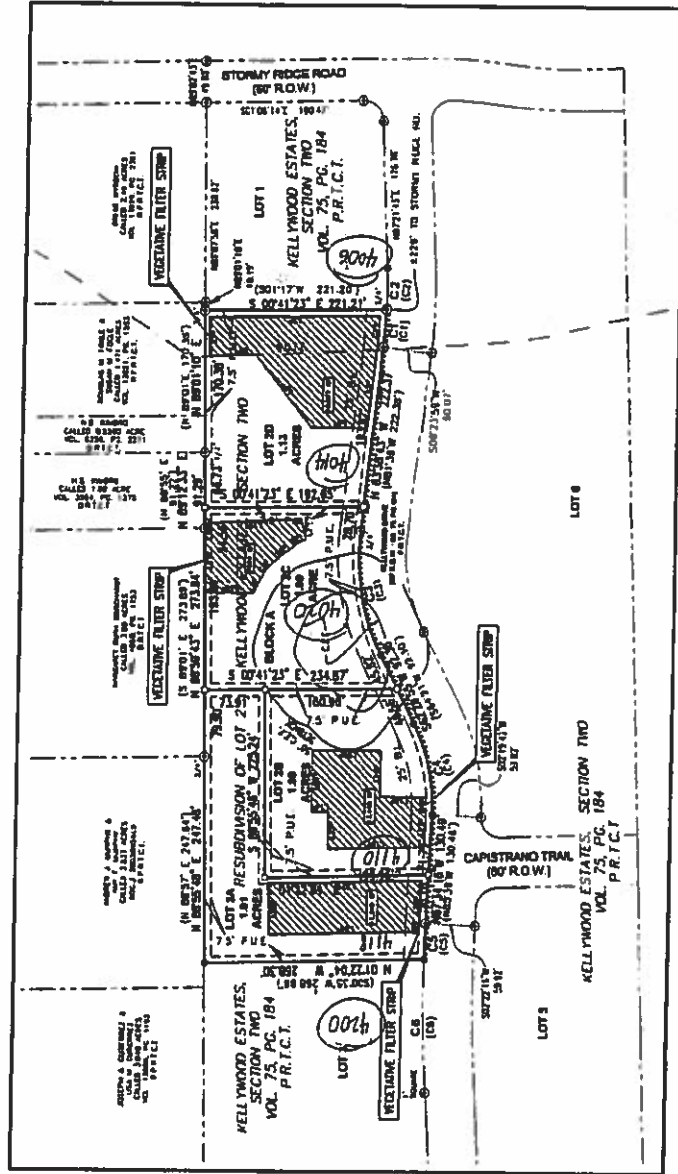
2C - 43,540 SQ. FT. (1.00 ACRES)

2D - 49,223 SQ. FT. (1.13 ACRES)

180,077 SQ. FT. (4.14 ACRES) - TOTAL

- LEGEND**
- 1" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
 - 1/2" IRON ROD FOUND
 - 3/4" IRON ROD FOUND
 - 3" BRONZE MONUMENT +/- FOUNDRY MARK, STAMPED "WALS 5087" SET
 - SERIALS
 - BL BUILDING SETBACK LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - W.Q.T.Z. WATER QUANTITY TRANSFER ZONE
 - C.E.F. CRITICAL ENVIRONMENTAL FEATURE
 - D.A.T.C.T. DEED RECORDS TRAVIS COUNTY, TEXAS
 - P.A.T.C.T. PLAT RECORDS TRAVIS COUNTY, TEXAS
 - O.P.A.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
 - VEGETATIVE FILTER STRIPS

VICINITY MAP (NOT TO SCALE)



DATE OF C.E.F. LOCATION AND SETBACK CALCULATION
 BEARING PROVIDED AND DISTANCES FROM BOUNDARY
 OF THE CITY OF AUSTIN

Vegetative Filter Strip Curve Data

Curve #	Length	Radius	Delta	Chord Bearing	Chord
11*	17.13	1007.00	24.72	100.14	100.14
12*	20.33	107.41	41.72	100.14	100.14
13*	20.33	107.41	41.72	100.14	100.14
14*	11.18	107.41	21.87	100.14	100.14
15*	11.18	107.41	21.87	100.14	100.14
16*	11.18	107.41	21.87	100.14	100.14
17*	11.18	107.41	21.87	100.14	100.14
18*	11.18	107.41	21.87	100.14	100.14
19*	11.18	107.41	21.87	100.14	100.14
20*	11.18	107.41	21.87	100.14	100.14
21*	11.18	107.41	21.87	100.14	100.14
22*	11.18	107.41	21.87	100.14	100.14
23*	11.18	107.41	21.87	100.14	100.14
24*	11.18	107.41	21.87	100.14	100.14
25*	11.18	107.41	21.87	100.14	100.14
26*	11.18	107.41	21.87	100.14	100.14
27*	11.18	107.41	21.87	100.14	100.14
28*	11.18	107.41	21.87	100.14	100.14
29*	11.18	107.41	21.87	100.14	100.14
30*	11.18	107.41	21.87	100.14	100.14
31*	11.18	107.41	21.87	100.14	100.14
32*	11.18	107.41	21.87	100.14	100.14
33*	11.18	107.41	21.87	100.14	100.14
34*	11.18	107.41	21.87	100.14	100.14
35*	11.18	107.41	21.87	100.14	100.14
36*	11.18	107.41	21.87	100.14	100.14
37*	11.18	107.41	21.87	100.14	100.14
38*	11.18	107.41	21.87	100.14	100.14
39*	11.18	107.41	21.87	100.14	100.14
40*	11.18	107.41	21.87	100.14	100.14

Curve # Length Radius Delta Chord Bearing Chord

41*	11.18	107.41	21.87	100.14	100.14
42*	11.18	107.41	21.87	100.14	100.14
43*	11.18	107.41	21.87	100.14	100.14
44*	11.18	107.41	21.87	100.14	100.14
45*	11.18	107.41	21.87	100.14	100.14
46*	11.18	107.41	21.87	100.14	100.14
47*	11.18	107.41	21.87	100.14	100.14
48*	11.18	107.41	21.87	100.14	100.14
49*	11.18	107.41	21.87	100.14	100.14
50*	11.18	107.41	21.87	100.14	100.14

Curve # Length Radius Delta Chord Bearing Chord

51*	11.18	107.41	21.87	100.14	100.14
52*	11.18	107.41	21.87	100.14	100.14
53*	11.18	107.41	21.87	100.14	100.14
54*	11.18	107.41	21.87	100.14	100.14
55*	11.18	107.41	21.87	100.14	100.14
56*	11.18	107.41	21.87	100.14	100.14
57*	11.18	107.41	21.87	100.14	100.14
58*	11.18	107.41	21.87	100.14	100.14
59*	11.18	107.41	21.87	100.14	100.14
60*	11.18	107.41	21.87	100.14	100.14

NOTES:

- BASE OF BEARINGS: GRID BEARING OF THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, U.S. SURVEY FEET
- COMBINED SCALE FACTOR OF 0.9998
- UTILIZING GPS COOPERATIVE RTK NETWORK. REFERENCE FRAME: NAD83 (CORRECTION: EPOCH4:2002.0000)
- DISTANCES BROWN HEXAGON ARE SURFACE

RESUBDIVISION OF

LOT 2

KELLYWOOD ESTATES

SECTION TWO

TRAVIS COUNTY, TEXAS

DATE: JANUARY, 2010

SURVEYOR: BRYAN D. HANSON, R.P.S. 7-3827

TECHNICIAN: B.D. HANSON

PRELIMINARY: N/A

JOB NUMBER: 2131.001.01

DESCRIPTION: N/A

DRAWING: T:\Projects\MapInfo\Survey\County\Draw_004

2131.001.01.dwg

TES PLAT NO.

KELLYWOOD-PP

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OF 2

Texas Engineering Solutions, LLC
 4000 West Loop West, Suite 206
 Houston, Texas 77040
 P: (817) 804-0585
 F: (817) 804-0580
 www.TESeng.com

PHOTOGRAPHIC MYLA

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CBL-2010-0016.DA