

MEMORANDUM

TO: Emily Smith, Urban Transportation Commission Coordinator
Austin Transportation Department

FROM: Eric J. Hammack, Real Estate Supervisor
Land Management Section
Office of Real Estate Services

DATE: April 26th, 2016

SUBJECT: F#9609-1510 and F#9610-1510 - Vacation of a portion of the Deer Lane right-of-way, located between Davis Lane and Brodie Lane.

Attached are the departmental comments and other information pertinent to the referenced right of way vacation. **The area being requested for vacation will be used as part of the abutting property redevelopment.** All affected departments and private utility franchise holders have reviewed this request and recommend approval, **subject to retention of a public utility easement and a public access easement, and any required utility relocation will occur at developer's expense.**

The applicant has requested that this item be submitted for placement on the **May 10th, 2016 Urban Transportation Commission Agenda** for their consideration.

Staff contact: Eric Hammack at 974-7079 or landmanagement@austintexas.gov

Applicant: Danny Miller, P.E., of LJA Engineering

Property Owner: WW Deerfield, LTD, and 31 Deerfield, LTD.

Mr. Miller or his representative will be present at the meeting to answer any questions regarding the project, if needed.

Eric Hammack, Real Estate Supervisor
Land Management Division

OFFICE OF REAL ESTATE SERVICES

DEPARTMENT COMMENTS FOR THE VACATION OF A PORTION OF RIGHT OF
WAY AT DEER LANE

AT&T	APPROVE – Subject to retaining a PUE throughout entire vacated ROW.
AUSTIN ENERGY	APPROVE
AUSTIN TRANSPORTATION	APPROVE
AUSTIN RESOURCE RECOVERY	APPROVE
AUSTIN WATER	APPROVE – Subject to retaining a PUE throughout entire vacated ROW.
CAPITAL METRO	APPROVE
CODE COMPLIANCE	APPROVE
CTM – GAATN	APPROVE – Subject to retaining a PUE throughout entire vacated ROW.
DEVELOPMENT SERVICES (Land Use Review-Engineering)	APPROVE
DEVELOPMENT REVIEW SERVICES (Land Use Review-Transportation)	APPROVE
EMS	APPROVE
FIRE	APPROVE
GOOGLE	APPROVE
GRANDE COMMUNICATIONS	APPROVE – APPLICANT REQUIRED TO PAY FOR COSTS OF ANY REQUIRED UTILITY RELOCATION
PARD	APPROVE – Subject to retaining a Public Access easement over vacated ROW which abuts City property to the south.
PLANNING & ZONING (Comprehensive Planning)	REFER TO ZAP
PLANNING & ZONING (Urban Design)	APPROVE
PLANNING & ZONING (Zoning Review)	APPROVE
PUBLIC WORKS (City Engineer)	APPROVE

PUBLIC WORKS
(Sidewalks & Special Projects)

APPROVE

PUBLIC WORKS
(Urban Trails)

NO COMMENT

TEXAS GAS SERVICES

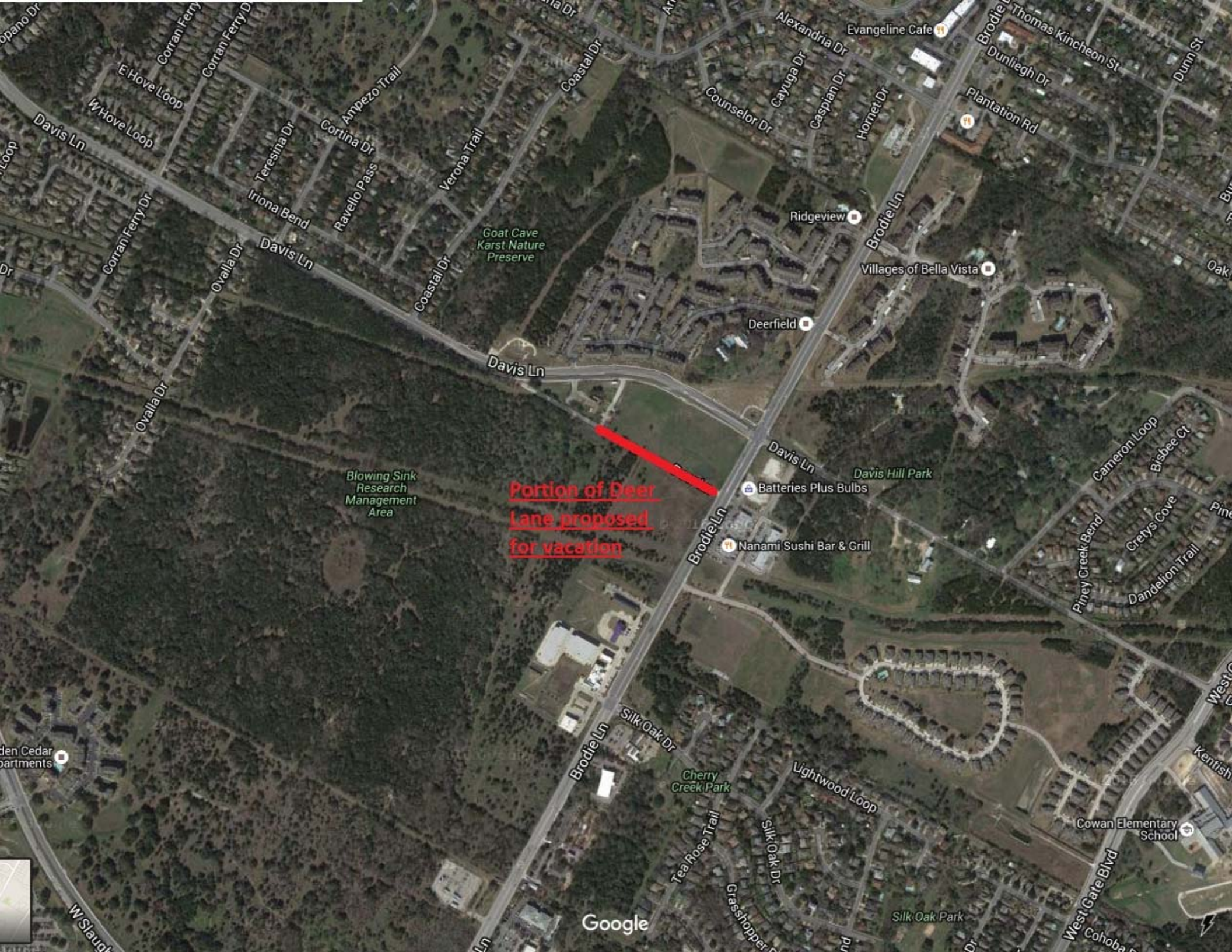
APPROVE

TIME WARNER

APPROVE – APPLICANT REQUIRED TO
PAY FOR COSTS OF ANY REQUIRED
UTILITY RELOCATION

WATERSHED PROTECTION (Engineering)

APPROVE



MEMORANDUM

Case No.: 9609-1510
Date: Oct. 12th, 2015

SUBJECT: **STREET VACATION**

() Lucy Cabading	AT&T	() Marilyn Lamensdorf	PARD
() Melody Giambruno	Austin Energy	() David Marquez	DSD (LUR-Engineering)
() Rob Spillar	Austin Transportation Director	() Sangeeta Jain	DSD (LUR-Transportation)
() Angela Baez	Austin Water	() Mark Walters	PDRD (N'borhood Planning)
() Roberto Gonzalez	Capital Metro	() Humberto Rey	PDRD (Urban Design)
() Carlos Dematos	CTM – GAATN	() Wendy Rhoades	PDRD (Zoning Review)
() Milissa Warren	EMS	() David Boswell	PWD – Office of City Eng'r
() Frank Alvarez	Fire	() Nadia Barrera	PWD (connectivity)
() Scott Cunningham	Google	() Joe Boyle	Time Warner
() Luis Mata	Grande Communication	() Katina Bohrer	WPD (Engineering)
() Mike Turner	Austin Resource Recovery	() Bruna Quinonez	Code Compliance
() Christian Barraza	Texas Gas		

A request has been received for vacation of a 0.485 acre portion of Deer Lane (located west of Brodie Lane).

Please review this request and return your comments to Eric Hammack (974-7079), email address: landmanagement@austintexas.gov or Fax: 974-7088. Physical address: Office of Real Estate Services, 505 Barton Springs Road, Suite 1350. Due Date: **October 27th, 2015.**

APPROVAL: _____ YES _____ Yes, Subj. to Req'm't _____ No

Comments: _____

Imagine Austin Comprehensive Plan - - - (CITY OF AUSTIN REVIEWERS ONLY):

Please also review the Vacation request based on the Priority Programs and policy directives set forth in the Imagine Austin Comprehensive Plan (page 186).

Comments: _____

Reviewed by: _____

Telephone: _____

Date: _____

LJA Engineering, Inc.



5316 Highway 290 West
Suite 150
Austin, Texas 78735
TBPE No F-1386

Phone 512.439.4700
Fax 512.439.4716
www.ljaengineering.com

September 10, 2015

City of Austin – Office of Real Estate Services
Attn: Land Management Section
505 Barton Springs Road
Austin, Texas 78704

Re. Release of R.O.W. Easement, 0.236 & 0.485 Acres Portion of Deer Lane
LJA Project No. A205-0402

This letter is submitted with the above referenced Easement Release application.

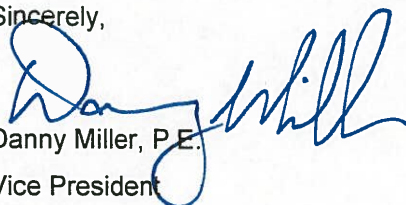
The existing R.O.W. is a 40' wide R.O.W for Deer Lane at the intersection of Brodie Lane. The applicant owns both tracts of lane on each side of the existing R.O.W. Tract 1 is approximately 31.00 acres owned by 31 Deerfield, Ltd., Document No. 2004019496 OPRTCTx. Tract 2 consists of Lots 1A, 1B and 1C, Block D of the Replat of Deerfield at Brodie Subdivision, Document No. 201400141 OPRTCTx. Lots 1B and 1C are located adjacent to Deer Lane and are owned by W.W. Deerfield, Ltd.

Currently, Deer Lane has been closed to the public with the construction of Davis Lane to the north. The only other property located along Deer Lane is an existing fire station, which now takes access to Davis Lane, and a City parkland / conservation tract, which also takes access to Davis Lane. AFD and the City of Austin have agreed that they do not require this segment of Deer Lane for access to their respective tracts.

The applicant's title company has performed a thorough title search and no dedication of the existing R.O.W. can be found.

We appreciate your review of this application. If you have any questions, or need any additional information, please do not hesitate to call.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Danny Miller', is written over the typed name and title.

Danny Miller, P.E.
Vice President

Application for Street or Alley Vacation
File No. F#9609-1510 DATE: 10-12-15
Department Use Only Department Use Only

TYPE OF VACATION

Type of Vacation: Street: _____; Alley: _____; ROW X Hundred Block: 3520 - 3700
Name of Street/Alley/ROW: Deer Lane Is it constructed: (Yes) No
Property address: 3520 - 3700 Block of Deer Lane Austin, TX 78748
Purpose of vacation: Please see attached engineer letter.

PROPERTY DESCRIPTION ADJACENT TO AREA TO BE VACATED

Parcel #: 04-2228-0505-0000
Survey & Abstract No.: _____
Lot(s): 1 Block: D Outlot: _____
Subdivision Name: Deerfield at Brodie Subdivision Section II
Plat Book _____ Page Number _____ Document Number 201400141

Neighborhood Association Name: Friends of Emma Barrientos MACC (Registry Number 1447)
Address including zip code: _____

RELATED CASES

		FILE NUMBERS
Existing Site Plan (circle one):	<u>(YES)</u> NO	SP-2013-0459C (Deerfield Convenience Store)
Subdivision: Case (circle one):	<u>(YES)</u> NO	C8-2013-0230.0A (Replat Deerfield at Brodie Sub. Sec. II)
Zoning Case (circle one):	<u>(YES)</u> NO	C14-90-0053 Ordinance No. 920206-A

PROJECT NAME, if applicable:

Name of Development Project: Portion of Deer Lane (Right-of-Way Release) 0.485 Acres
Is this a S.M.A.R.T. Housing Project (circle one): YES (NO)
Is this within the Downtown Austin Plan Boundaries (circle one): YES (NO)

OWNER INFORMATION

Name: WW Deerfield, LTD (as shown on Deed)
Address: 1010 W. Martin Luther King Jr. Blvd. Phone: (512) 484-0404 Fax No.: ()
City: Austin County: Travis State: Texas Zip Code: 78701
Contact Person/Title: William S. Walters, III, President Cell Phone: ()
Email Address: bwalters@waltersw.com
(If multiple owners are joining in this request – complete names, addresses each, must be attached.)

APPLICANT INFORMATION

Name: Mr. Danny Miller, P.E.
Firm Name: LJA ENGINEERING, INC.
Address: 5316 Highway 290 W. Suite 150
City: Austin State: Texas Zip Code: 78735
Office No.: (512) 439-4700 Cell No.: () Fax No.: (512) 439-4716
EMAIL ADDRESS: dmiller@ljaengineering.com, jreyes@ljaengineering.com

The undersigned Landowner/Applicant understands: 1) The application will be handled in accordance with the Policies and Procedures. 2) No action will be taken without payment of the non-refundable application fee or necessary documentation. 3) The application and fee in no way obligates the City to vacate the subject area. 4) It is further understood that all documents related to this transaction and certified check for the "appraised value" must be delivered to the City of Austin prior to placing the item on the Council Agenda for final approval.

Signed By: 
Landowner/Applicant



1" = 100'

DAVIS LANE

(R.O.W. WIDTH VARIES)
(1999089354, 1999089355, 2009208800)

SAMUEL HAMILTON SURVEY NO. 340
ABS. 16,

MACIAS

LOT 1A
BLOCK D
REPLAT OF DEERFIELD
AT BRODIE SUBDIVISION
SECTION II
(201400141)

LOT 1C
BLOCK D
REPLAT OF DEERFIELD
AT BRODIE SUBDIVISION
SECTION II
(201400141)

LOT 1B
BLOCK D
REPLAT OF DEERFIELD
AT BRODIE SUBDIVISION
SECTION II
(201400141)

CITY OF AUSTIN
2.279 ACRES
(9987/474)

DEER LANE
(R.O.W. WIDTH VARIES)

0.485 ACRES
APPROX. 21,132 SQ. FT.

P.O.B.

L11

L1

L5

L7

L5

L2

L3

L4

BURY

0.003 AC. R.O.W.
DEDICATED BY PLAT
(201400141)

31 DEERFIELD, LTD.
31.00 ACRES
(2004019496)

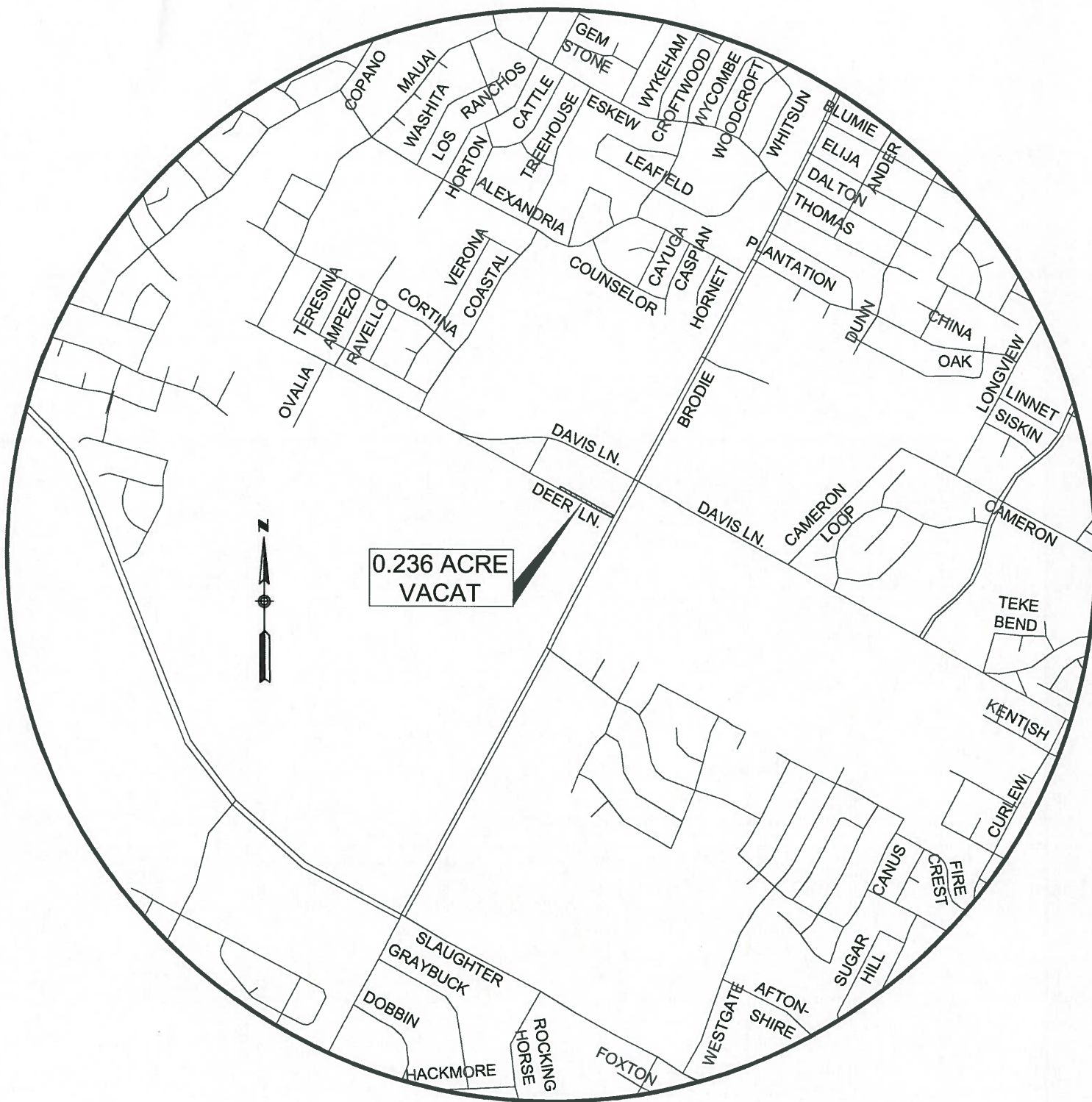
CITY OF AUSTIN
165.27 ACRES
(2000112392)

CARSON
BUSH CAP



9/02/2015

Chaparral



LOCATION MAP
(N.T.S.)

GRID NO. D-16, MAPSCO PAGE 642Y & 642Z

ZONING: R.O.W.
R.O.W. VACAT AREA : 0.485 ACRES ON DEER LANE



TRV

201400141

2 PGS

PLAT DOCUMENT # _____

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: REPLAT OF DEERFIELD AT BRODIE
SUBDIVISION SECTION II

OWNERS NAME: W.W. DEERFIELD LTD. , LUKERS INC

RESUBDIVISION? YES ☐ NO ☒

ADDITIONAL RESTRICTIONS / COMMENTS:

2014092766 2014092767

RETURN:

PLANNING AND DEVELOPMENT
505 BARTON SPRINGS RD 4TH FL
AUSTIN TX 78704
ATTN CEASAR ZAVALA

PLAT FILE STAMP

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Jun 24, 2014 04:08 PM

201400141

BENAVIDESV: \$75.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS

ORIGINAL

6-25-14

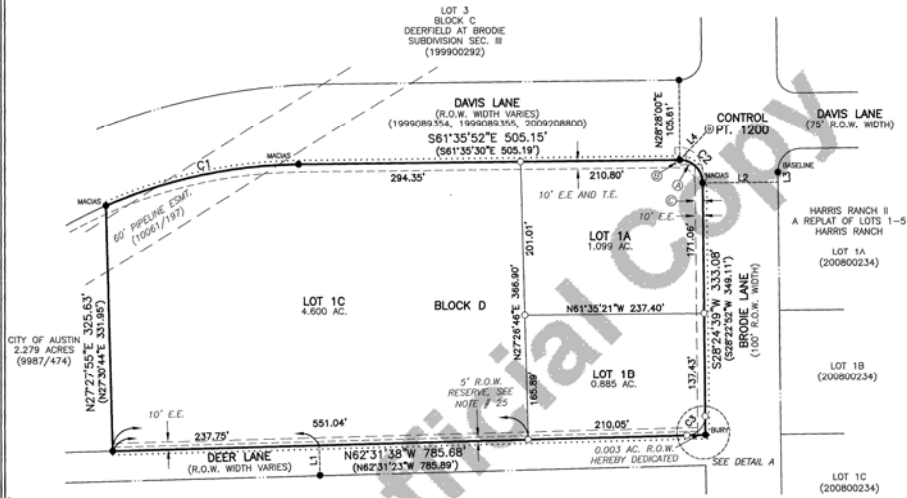
\$750

201400141

REPLAT OF DEERFIELD AT BRODIE
SUBDIVISION SECTION II



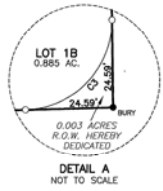
LOCATION MAP
NOT TO SCALE



SCALE: 1" = 100'
GRAPHIC SCALE

- LEGEND
- 1/2" REBAR FOUND (OR AS NOTED)
 - BASELINE 1/2" REBAR WITH "BASELINE" CAP FOUND
 - BURY 1/2" REBAR WITH "BURY" CAP FOUND
 - MACIAS 1/2" REBAR WITH "MACIAS" CAP FOUND
 - 1/2" REBAR WITH "CHAPARRAL" CAP SET
 - CITY OF AUSTIN CONTROL POINT
 - CONTROL POINT/BENCHMARK LOCATION
 - E.E. ELECTRIC EASEMENT
 - T.E. TELECOMMUNICATION EASEMENT
 - D.E. DRAINAGE EASEMENT
 - T.C.E. TEMPORARY CONSTRUCTION EASEMENT
 - W.W.E. WASTEWATER EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - () RECORD INFORMATION
 - SIDEWALK

- EASEMENT INDEX
- WASTEWATER EASEMENT (2000198287)
 - TEMPORARY CONSTRUCTION EASEMENT (2000198292)
 - 10" TELEPHONE EASEMENT (3393/843)



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S27°28'22"W	39.46'
L2	S61°35'21"E	99.96'
L3	N28°24'39"E	12.68'
L4	N73°20'43"E	56.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	675.00'	22°16'07"	262.34'	S72°41'58"E	260.70'
C2	30.00'	89°53'30"	47.07'	S16°37'05"E	42.39'
C3	25.00'	89°03'43"	38.86'	S72°56'30"W	35.06'

THIS IS A SURFACE DRAWING.
BEARING BASIS: BEARINGS NOTED ON THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, TEXAS, CENTRAL ZONE (NAD-83 HARN) DATUM. THESE COORDINATES WERE ESTABLISHED FROM CITY OF AUSTIN REFERENCE POINT(S): "EUD169", "C-12-3002", AND "B-17-4002".
CITY OF AUSTIN CONTROL POINT "1200" IS A NAIL IN CONCRETE FOUND
SURFACE COORDINATES:
N 10044098.26
E 3083616.80
TEXAS STATE PLANE COORDINATES:
N 10043545.84
E 3083447.20
ELEVATION = 804.20'
VERTICAL DATUM: BASED ON CITY OF AUSTIN GPS CONTROL, PROVIDED BY LJA, IN CONJUNCTION WITH DAVIS LANE RE-ALIGNMENT
COMBINED SCALE FACTOR = 0.9999945 (FOR SURFACE TO GRID CONVERSION)
INVERSE SCALE FACTOR = 1.00005 (FOR GRID TO SURFACE CONVERSION)
SCALED ABOUT 0.9
THETA ANGLE: 1°16'59"

LOT SUMMARY:
TOTAL NUMBER OF LOTS: 3
BLOCK D:
LOT 1A: 1.099 ACRES (47,866 SQ. FT.)
LOT 1B: 0.885 ACRES (38,566 SQ. FT.)
LOT 1C: 4.600 ACRES (200,365 SQ. FT.)
TOTAL ACRES: 6.584 (286,817 SQ. FT.)



Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.: 562-025
DRAWING NO.: 562-025-PL1
PLOT DATE: 6/17/2014
PLOT SCALE: 1"=100'
DRAWN BY: JPA
SHEET 01 OF 02

SUBMITTAL DATE: DECEMBER 3, 2013

ORIGINAL

201400141

REPLAT OF DEERFIELD AT BRODIE SUBDIVISION SECTION II

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THE PRESENTS:

THAT W. W. DEERFIELD, LTD., BEING OWNER OF A PORTION OF LOT 1, BLOCK D, DEERFIELD AT BRODIE SUBDIVISION SECTION II, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 199900293 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED BY DEEDS OF RECORD IN VOLUME 12340, PAGE 1277 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND DOCUMENT NOS. 2009001447 AND 2009201015, BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID PROPERTY INCLUDES ALL OF LOT 1, BLOCK D, DEERFIELD AT BRODIE SUBDIVISION SECTION II, RECORDED IN DOCUMENT NO. 199900293 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND VACATED IN ACCORDANCE WITH SECTION 212.013 OF THE TEXAS LOCAL GOVERNMENT CODE, SAID VACATION HAVING BEEN RECORDED IN DOCUMENT NO. 212013 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT 0.249 ACRE PORTION OF SAID LOT 1 CONVEYED TO CITY OF AUSTIN IN A STREET DEED RECORDED IN DOCUMENT NO. 200920800 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

DO HEREBY REPLAT 6.587 ACRES PURSUANT TO CHAPTER 212 OF THE LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

REPLAT OF DEERFIELD AT BRODIE SUBDIVISION SECTION II

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS 17th DAY OF June, 2014 A.D.

W.W. DEERFIELD, LTD.
(A TEXAS LIMITED PARTNERSHIP)

BY: LUKERS, INC.
(A TEXAS CORPORATION)
ITS GENERAL PARTNER

BY: WILLIAM S. WALTERS, III, PRESIDENT

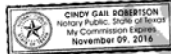
STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED William S. Walters, III, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS 17th DAY OF June, 2014, A.D.

Cindy Gail Robertson
NOTARY PUBLIC, STATE OF TEXAS
Cindy Gail Robertson
PRINTED NAME

11-09-16
MY COMMISSION EXPIRES



SURVEYOR'S CERTIFICATION

I, ERIC J. DANNHEIM, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999 AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND MAY 14, 2014.

Eric J. Dannheim, R.P.L.S. 6075

SURVEYING BY:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
(512) 443-1724



ENGINEER'S CERTIFICATION:

I, DANIEL BROWN, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48453C0595H DATED SEPTEMBER 26, 2004, FOR TRAVIS COUNTY AND INCORPORATED AREAS.

DANIEL J. BROWN, P.E. 98337

ENGINEERING BY:
LJA ENGINEERING, INC.
5316 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
TEL: (512) 439-4700
TEXAS REGISTERED ENGINEERING FIRM F-1386



THIS SUBDIVISION PLAT IS LOCATED WITHIN THE Full Purpose OF THE CITY OF AUSTIN ON THIS 18 DAY OF June, 2014.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS 18 DAY OF June, 2014 A.D.

GREG GUERNSEY, DIRECTOR
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE

ON THE 24 DAY OF June, A.D. 2014, AT 4:08 O'CLOCK P. M., AND DULY RECORDED ON THE 24 DAY OF June, A.D. 2014, AT 4:08 O'CLOCK P. M., IN SAID COUNTY AND STATE, IN DOCUMENT NUMBER 201400141 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 24 DAY OF June, 2014 A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: DEPUTY

Ym Benauides



GENERAL NOTES:

- NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
- THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- FACILITIES FOR OFF-STREET LOADING AND UNLOADING SHALL BE PROVIDED FOR ALL NON-RESIDENTIAL USES AND SHALL BE BUILT TO CITY OF AUSTIN STANDARDS.
- ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- PRIOR TO CONSTRUCTION ON THIS SUBDIVISION, DRAINAGE PLANS 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 THESE LOTS REQUIRES APPROVAL OF A DEVELOPMENT PERMIT.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY.
- PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITY.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: BRODIE LANE, DEER LANE, AND DAVIS LANE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- ALL SIGNS SHALL COMPLY WITH THE CITY OF AUSTIN ORDINANCE.
- DEVELOPMENT OF THIS LOT IS HEREBY RESTRICTED TO USES OTHER THAN RESIDENTIAL USES.
- ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT OWNER'S EXPENSE.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.
- NO FISCAL OR SPECIAL ASSESSMENTS SHALL BE REQUIRED IN CONNECTION WITH THE CONSTRUCTION OR EXTENSION OF DAVIS LANE AS PER THE AMENDED AND RE-STATEMENT SETTLEMENT AGREEMENT (NO. 96-13413).
- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- JOINT ACCESS TO BRODIE LANE SHALL BE PROVIDED FOR LOT 1A, 1B, AND 1C.
- BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
- WETLAND MITIGATION PURSUANT TO 25-B-282 WILL BE PROVIDED FOR THE 29,462 SQUARE FOOT WETLAND AND ITS ASSOCIATED BUFFER BY RE-VEGETATING THE PROPOSED DETENTION POND OR OTHER AREA WITH NATIVE PLANTS AND SEEDING IN ACCORDANCE WITH THE CITY SPECIFICATION ITEM 609S.
- IF ADDITIONAL RIGHT-OF-WAY FOR DEER LANE IS REQUIRED, UP TO A 5' WIDTH AS SHOWN, SHALL BE DEDICATED AT NO COST TO THE CITY.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS 17 DAY OF June, 2014 A.D.

Betty Baker
BETTY BAKER, CHAIRPERSON

Jason McKay
JASON MCKAY, SECRETARY

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.: 562-025
DRAWING NO.: 562-025-PL1
PLOT DATE: 6/17/2014
PLOT SCALE: 1"=100'
DRAWN BY: JPA
SHEET 02 OF 02

CB-2013-0230.OA

MEMORANDUM

Case No.: 9610-1510
Date: Oct. 12th, 2015

SUBJECT: **STREET VACATION**

() Lucy Cabading	AT&T	() Marilyn Lamensdorf	PARD
() Melody Giambruno	Austin Energy	() David Marquez	DSD (LUR-Engineering)
() Rob Spillar	Austin Transportation Director	() Sangeeta Jain	DSD (LUR-Transportation)
() Angela Baez	Austin Water	() Mark Walters	PDRD (N'borhood Planning)
() Roberto Gonzalez	Capital Metro	() Humberto Rey	PDRD (Urban Design)
() Carlos Dematos	CTM – GAATN	() Wendy Rhoades	PDRD (Zoning Review)
() Milissa Warren	EMS	() David Boswell	PWD – Office of City Eng'r
() Frank Alvarez	Fire	() Nadia Barrera	PWD (connectivity)
() Scott Cunningham	Google	() Joe Boyle	Time Warner
() Luis Mata	Grande Communication	() Katina Bohrer	WPD (Engineering)
() Mike Turner	Austin Resource Recovery	() Bruna Quinonez	Code Compliance
() Christian Barraza	Texas Gas		

A request has been received for vacation of [a 0.236 acre portion of Deer Lane](#) (located west of Brodie Lane).

Please review this request and return your comments to Eric Hammack (974-7079), email address: landmanagement@austintexas.gov or Fax: 974-7088. Physical address: Office of Real Estate Services, 505 Barton Springs Road, Suite 1350. Due Date: **October 27th, 2015.**

APPROVAL: _____ YES _____ Yes, Subj. to Req'm't _____ No

Comments: _____

Imagine Austin Comprehensive Plan - - - (CITY OF AUSTIN REVIEWERS ONLY):

Please also review the Vacation request based on the Priority Programs and policy directives set forth in the Imagine Austin Comprehensive Plan (page 186).

Comments: _____

Reviewed by: _____

Telephone: _____

Date: _____

LJA Engineering, Inc.



5316 Highway 290 West
Suite 150
Austin, Texas 78735
TBPE № F-1386

Phone 512.439.4700
Fax 512.439.4716
www.ljaengineering.com

September 10, 2015

City of Austin – Office of Real Estate Services
Attn: Land Management Section
505 Barton Springs Road
Austin, Texas 78704

Re. Release of R.O.W. Easement, 0.236 & 0.485 Acres Portion of Deer Lane
LJA Project No. A205-0402

This letter is submitted with the above referenced Easement Release application.

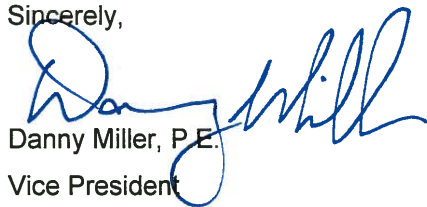
The existing R.O.W. is a 40' wide R.O.W for Deer Lane at the intersection of Brodie Lane. The applicant owns both tracts of lane on each side of the existing R.O.W. Tract 1 is approximately 31.00 acres owned by 31 Deerfield, Ltd., Document No. 2004019496 OPRTCTx. Tract 2 consists of Lots 1A, 1B and 1C, Block D of the Replat of Deerfield at Brodie Subdivision, Document No. 201400141 OPRTCTx. Lots 1B and 1C are located adjacent to Deer Lane and are owned by W.W. Deerfield, Ltd.

Currently, Deer Lane has been closed to the public with the construction of Davis Lane to the north. The only other property located along Deer Lane is an existing fire station, which now takes access to Davis Lane, and a City parkland / conservation tract, which also takes access to Davis Lane. AFD and the City of Austin have agreed that they do not require this segment of Deer Lane for access to their respective tracts.

The applicant's title company has performed a thorough title search and no dedication of the existing R.O.W. can be found.

We appreciate your review of this application. If you have any questions, or need any additional information, please do not hesitate to call.

Sincerely,



Danny Miller, P.E.
Vice President

File No. 9610-1510 Application for Street or Alley Vacation
Department Use Only DATE: 10-12-15
Department Use Only

TYPE OF VACATION

Type of Vacation: Street: _____; Alley: _____; ROW X Hundred Block: 3520 - 3700
Name of Street/Alley/ROW: Deer Lane Is it constructed: (Yes) No
Property address: 3520 - 3700 Block of Deer Lane Austin, TX 78748
Purpose of vacation: Please see attached engineer letter.

PROPERTY DESCRIPTION ADJACENT TO AREA TO BE VACATED

Parcel #: 04-2228-0505-0000
Survey & Abstract No.: _____
Lot(s): 1 Block: D Outlot: _____
Subdivision Name: Deerfield at Brodie Subdivision Section II
Plat Book _____ Page Number _____ Document Number 201400141

Neighborhood Association Name: Friends of Emma Barrientos MACC (Registry Number 1447)
Address including zip code: _____

RELATED CASES

		FILE NUMBERS
Existing Site Plan (circle one):	<u>(YES)</u> NO	SP-2013-0459C (Deerfield Convenience Store)
Subdivision: Case (circle one):	<u>(YES)</u> NO	C8-2013-0230.0A (Replat Deerfield at Brodie Sub. Sec. II)
Zoning Case (circle one):	<u>(YES)</u> NO	C14-90-0053 Ordinance No. 920206-A

PROJECT NAME, if applicable:

Name of Development Project: Portion of Deer Lane (Right-of-Way Release) 0.236 Acres
Is this a S.M.A.R.T. Housing Project (circle one): YES (NO)
Is this within the Downtown Austin Plan Boundaries (circle one): YES (NO)

OWNER INFORMATION

Name: 31 Deerfield, LTD. (as shown on Deed)
Address: 1010 W. Martin Luther King Jr. Blvd. Phone: (512) 484-0404 Fax No.: (____)
City: Austin County: Travis State: Texas Zip Code: 78701
Contact Person/Title: William S. Walters, III, President Cell Phone: (____)
Email Address: bwalters@waltersw.com
(If multiple owners are joining in this request – complete names, addresses on each, must be attached.)

APPLICANT INFORMATION

Name: Mr. Danny Miller, P.E.
Firm Name: LJA ENGINEERING, INC.
Address: 5316 Highway 290 W. Suite 150
City: Austin State: Texas Zip Code: 78735
Office No.: (512) 439-4700 Cell No.: (____) Fax No.: (512) 439-4716
EMAIL ADDRESS: dmiller@ljaengineering.com, jreyes@ljaengineering.com

The undersigned Landowner/Applicant understands: 1) The application will be handled in accordance with the Policies and Procedures. 2) No action will be taken without payment of the non-refundable application fee or necessary documentation. 3) The application and fee in no way obligates the City to vacate the subject area. 4) It is further understood that all documents related to this transaction and certified check for the "appraised value" must be delivered to the City of Austin prior to placing the item on the Council Agenda for final approval.

Signed By: 
Landowner/Applicant



1" = 100'

DAVIS LANE

(R.O.W. WIDTH VARIES)
(1999089354, 1999089355, 2009208800)

SAMUEL HAMILTON SURVEY NO. 340
ABS. 164

CITY OF AUSTIN
2.279 ACRES
(9987/474)

LOT 1C
BLOCK D
REPLAT OF DEERFIELD
AT BRODIE SUBDIVISION
SECTION II
(201400141)

LOT 1A
BLOCK D
REPLAT OF DEERFIELD
AT BRODIE SUBDIVISION
SECTION II
(201400141)

LOT 1B
BLOCK D
REPLAT OF DEERFIELD
AT BRODIE SUBDIVISION
SECTION II
(201400141)

DEER LANE
(R.O.W. WIDTH VARIES)

0.236 ACRES
APPROX. 10,277 SQ. FT.



CITY OF AUSTIN
165.27 ACRES
(2000112392)

EW
8/17/2015

CARSON
BUSH CAP

Chaparral

(N60°00'00"W 511.46')

31 DEERFIELD, LTD.
31.00 ACRES
(2004019496)

0.003 AC. R.O.W.
DEDICATED BY PLAT
(201400141)

P.O.B.

BRODIE LANE
(100' R.O.W. WIDTH)



(N.T.S.)

ZONING: R.O.W.
R.O.W. VACAT AREA : 0.236 ACRES ON DEER LANE



TRV

201400141

2 PGS

PLAT DOCUMENT # _____

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: REPLAT OF DEERFIELD AT BRODIE
SUBDIVISION SECTION II

OWNERS NAME: W.W. DEERFIELD LTD. , LUKERS INC

RESUBDIVISION? YES ☐ NO ☒

ADDITIONAL RESTRICTIONS / COMMENTS:

2014092766 2014092767

RETURN:

PLANNING AND DEVELOPMENT
505 BARTON SPRINGS RD 4TH FL
AUSTIN TX 78704
ATTN CEASAR ZAVALA

PLAT FILE STAMP

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Jun 24, 2014 04:08 PM

201400141

BENAVIDESV: \$75.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS

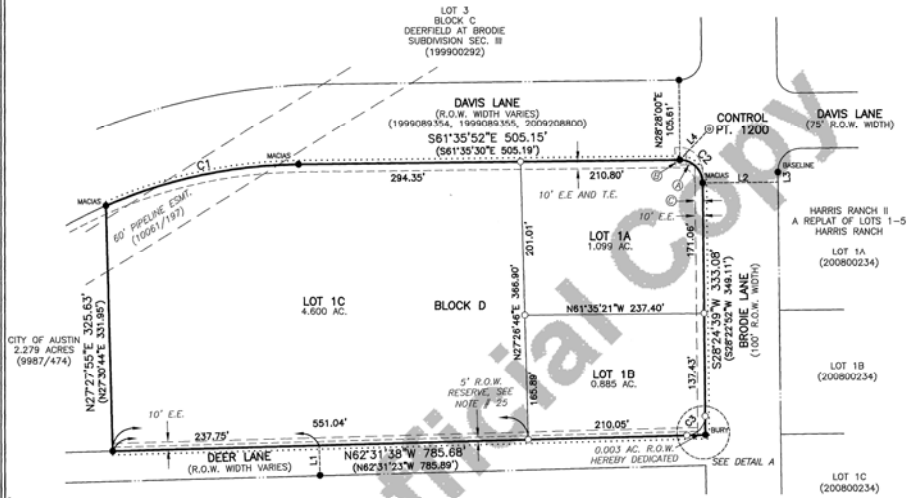
ORIGINAL

6-25-14

\$750

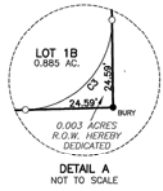
201400141

REPLAT OF DEERFIELD AT BRODIE
SUBDIVISION SECTION II



- LEGEND
- 1/2" REBAR FOUND (OR AS NOTED)
 - BASELINE 1/2" REBAR WITH "BASELINE" CAP FOUND
 - BURY 1/2" REBAR WITH "BURY" CAP FOUND
 - MACIAS 1/2" REBAR WITH "MACIAS" CAP FOUND
 - 1/2" REBAR WITH "CHAPARRAL" CAP SET
 - CITY OF AUSTIN CONTROL POINT
 - CONTROL POINT/BENCHMARK LOCATION
 - E.E. ELECTRIC EASEMENT
 - T.E. TELECOMMUNICATION EASEMENT
 - D.E. DRAINAGE EASEMENT
 - T.C.E. TEMPORARY CONSTRUCTION EASEMENT
 - W.W.E. WASTEWATER EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - () RECORD INFORMATION
 - SIDEWALK

- EASEMENT INDEX
- WASTEWATER EASEMENT (2000198287)
 - TEMPORARY CONSTRUCTION EASEMENT (2000198292)
 - 10" TELEPHONE EASEMENT (3393/843)



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S27°28'22"W	39.46'
L2	S61°35'21"E	99.96'
L3	N28°24'39"E	12.68'
L4	N73°20'43"E	56.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	675.00'	22°16'07"	262.34'	S72°41'58"E	260.70'
C2	30.00'	89°53'30"	47.07'	S16°37'05"E	42.39'
C3	25.00'	89°03'43"	38.86'	S72°56'30"W	35.06'

THIS IS A SURFACE DRAWING.
BEARING BASIS: BEARINGS NOTED ON THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, TEXAS, CENTRAL ZONE (NAD-83 HARN) DATUM. THESE COORDINATES WERE ESTABLISHED FROM CITY OF AUSTIN REFERENCE POINT(S): "EUD169", "C-12-3002", AND "B-17-4002".
CITY OF AUSTIN CONTROL POINT "1200" IS A NAIL IN CONCRETE FOUND
SURFACE COORDINATES:
N 10044098.26
E 3083616.80
TEXAS STATE PLANE COORDINATES:
N 10043545.84
E 3083447.20
ELEVATION = 804.20'
VERTICAL DATUM: BASED ON CITY OF AUSTIN GPS CONTROL, PROVIDED BY LJA, IN CONJUNCTION WITH DAVIS LANE RE-ALIGNMENT
COMBINED SCALE FACTOR = 0.9999945 (FOR SURFACE TO GRID CONVERSION)
INVERSE SCALE FACTOR = 1.00005 (FOR GRID TO SURFACE CONVERSION)
SCALED ABOUT 0.9
THETA ANGLE: 1°16'59"

LOT SUMMARY:
TOTAL NUMBER OF LOTS: 3
BLOCK D:
LOT 1A: 1.099 ACRES (47,866 SQ. FT.)
LOT 1B: 0.885 ACRES (38,566 SQ. FT.)
LOT 1C: 4.600 ACRES (200,365 SQ. FT.)
TOTAL ACRES: 6.584 (286,817 SQ. FT.)



Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.: 562-025
DRAWING NO.: 562-025-PL1
PLOT DATE: 6/17/2014
PLOT SCALE: 1"=100'
DRAWN BY: JPA
SHEET 01 OF 02

SUBMITTAL DATE: DECEMBER 3, 2013

ORIGINAL

201400141

REPLAT OF DEERFIELD AT BRODIE SUBDIVISION SECTION II

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THE PRESENTS:

THAT W. W. DEERFIELD, LTD., BEING OWNER OF A PORTION OF LOT 1, BLOCK D, DEERFIELD AT BRODIE SUBDIVISION SECTION II, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 199900293 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED BY DEEDS OF RECORD IN VOLUME 12340, PAGE 1277 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND DOCUMENT NOS. 2009001447 AND 2009201015, BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID PROPERTY INCLUDES ALL OF LOT 1, BLOCK D, DEERFIELD AT BRODIE SUBDIVISION SECTION II, RECORDED IN DOCUMENT NO. 199900293 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND VACATED IN ACCORDANCE WITH SECTION 212.013 OF THE TEXAS LOCAL GOVERNMENT CODE, SAID VACATION HAVING BEEN RECORDED IN DOCUMENT NO. 212013 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT 0.249 ACRE PORTION OF SAID LOT 1 CONVEYED TO CITY OF AUSTIN IN A STREET DEED RECORDED IN DOCUMENT NO. 200920800 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

DO HEREBY REPLAT 6.587 ACRES PURSUANT TO CHAPTER 212 OF THE LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

REPLAT OF DEERFIELD AT BRODIE SUBDIVISION SECTION II

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS 17th DAY OF June, 2014 A.D.

W.W. DEERFIELD, LTD.
(A TEXAS LIMITED PARTNERSHIP)

BY: LUKERS, INC.
(A TEXAS CORPORATION)
ITS GENERAL PARTNER

BY: WILLIAM S. WALTERS, III, PRESIDENT

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED William S. Walters, III KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS 17th DAY OF June, 2014, A.D.

Cindy Gail Robertson
NOTARY PUBLIC, STATE OF TEXAS
Cindy Gail Robertson
PRINTED NAME

11-09-16
MY COMMISSION EXPIRES



SURVEYOR'S CERTIFICATION

I, ERIC J. DANNHEIM, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999 AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND MAY 14, 2014.

ERIC J. DANNHEIM, R.P.L.S. 6075

SURVEYING BY:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
(512) 443-1724



ENGINEER'S CERTIFICATION:

I, DANIEL BROWN, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48453C0595H DATED SEPTEMBER 26, 2004, FOR TRAVIS COUNTY AND INCORPORATED AREAS.

DANIEL J. BROWN, P.E. 98337

ENGINEERING BY:
LJA ENGINEERING, INC.
5316 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
TEL: (512) 439-4700
TEXAS REGISTERED ENGINEERING FIRM F-1386



THIS SUBDIVISION PLAT IS LOCATED WITHIN THE Full Purpose OF THE CITY OF AUSTIN ON THIS 18 DAY OF June, 2014.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS 18 DAY OF June, 2014 A.D.

Greg Guernsey
GREG GUERNSEY, DIRECTOR
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE

ON THE 24 DAY OF June, A.D. 2014 AT 4:08 O'CLOCK P. M., AND DULY RECORDED ON THE 24 DAY OF June, A.D. 2014 AT 4:08 O'CLOCK P. M., IN SAID COUNTY AND STATE, IN DOCUMENT NUMBER 201400141 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 24 DAY OF June, 2014 A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: Ym Benauides
DEPUTY



GENERAL NOTES:

- NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
- THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- FACILITIES FOR OFF-STREET LOADING AND UNLOADING SHALL BE PROVIDED FOR ALL NON-RESIDENTIAL USES AND SHALL BE BUILT TO CITY OF AUSTIN STANDARDS.
- ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- PRIOR TO CONSTRUCTION ON THIS SUBDIVISION, DRAINAGE PLANS 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 THESE LOTS REQUIRES APPROVAL OF A DEVELOPMENT PERMIT.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY.
- PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITY.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: BRODIE LANE, DEER LANE, AND DAVIS LANE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- ALL SIGNS SHALL COMPLY WITH THE CITY OF AUSTIN ORDINANCE.
- DEVELOPMENT OF THIS LOT IS HEREBY RESTRICTED TO USES OTHER THAN RESIDENTIAL USES.
- ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT OWNER'S EXPENSE.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.
- NO FISCAL OR SPECIAL ASSESSMENTS SHALL BE REQUIRED IN CONNECTION WITH THE CONSTRUCTION OR EXTENSION OF DAVIS LANE AS PER THE AMENDED AND RE-STATEMENT SETTLEMENT AGREEMENT (NO. 96-13413).
- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- JOINT ACCESS TO BRODIE LANE SHALL BE PROVIDED FOR LOT 1A, 1B, AND 1C.
- BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
- WETLAND MITIGATION PURSUANT TO 25-B-282 WILL BE PROVIDED FOR THE 29,462 SQUARE FOOT WETLAND AND ITS ASSOCIATED BUFFER BY RE-VEGETATING THE PROPOSED DETENTION POND OR OTHER AREA WITH NATIVE PLANTS AND SEEDING IN ACCORDANCE WITH THE CITY SPECIFICATION ITEM 609S.
- IF ADDITIONAL RIGHT-OF-WAY FOR DEER LANE IS REQUIRED, UP TO A 5' WIDTH AS SHOWN, SHALL BE DEDICATED AT NO COST TO THE CITY.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS 17 DAY OF June, 2014 A.D.

Betty Baker
BETTY BAKER, CHAIRPERSON

Jason McKay
JASON MCKAY, SECRETARY

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.: 562-025
DRAWING NO.: 562-025-PL1
PLOT DATE: 6/17/2014
PLOT SCALE: 1"=100'
DRAWN BY: JPA
SHEET 02 OF 02