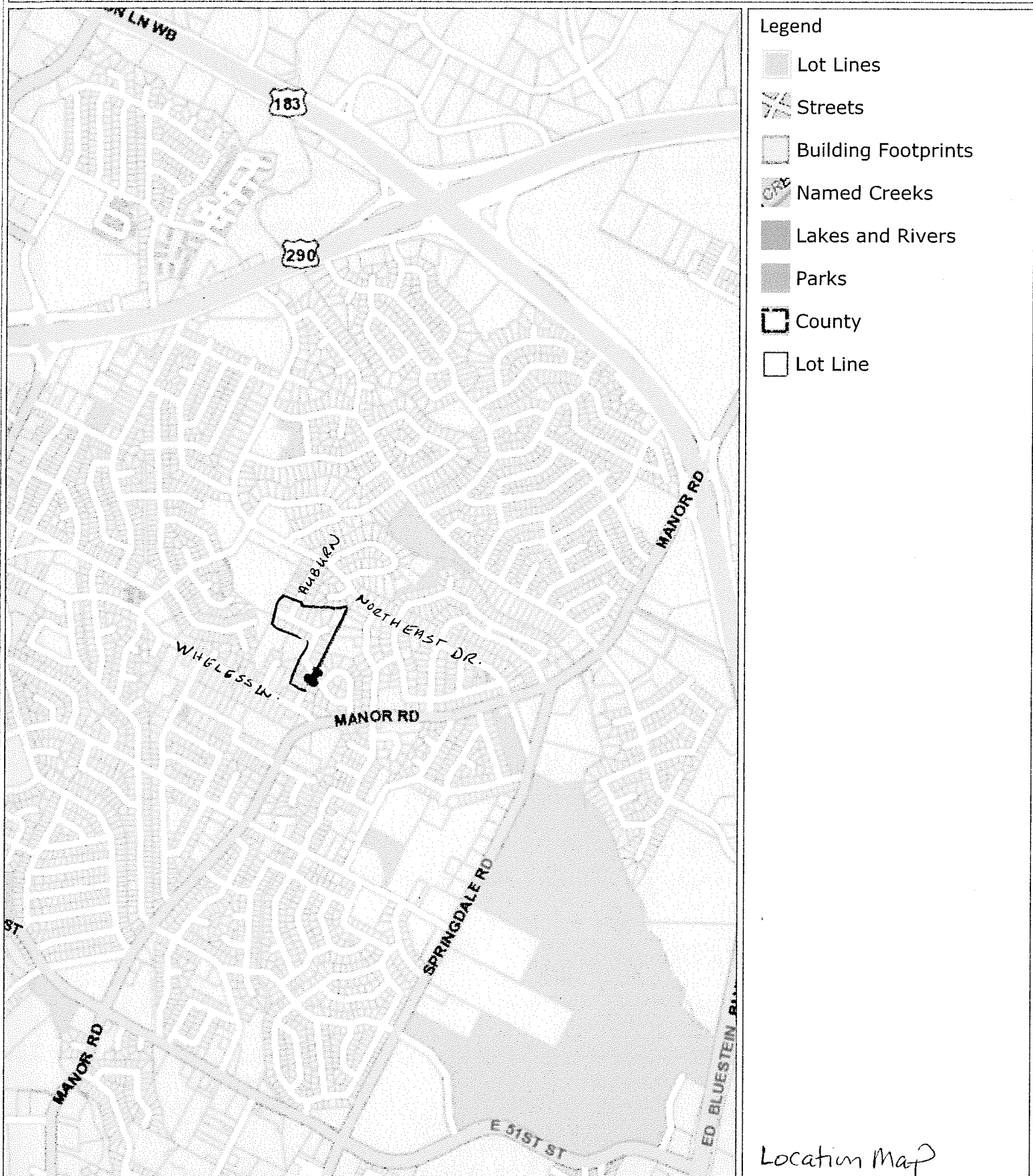


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-69-026(VAC)**P.C. DATE:** January 13, 2017**SUBDIVISION NAME:** The Highlands of University Hills Section Two**AREA:** 10.850 acres**LOTS:** 24**APPLICANT:** Trimel Enterprises, LLC et al
(Mark C. Rose)**AGENT:** Catalyst Engineering Grp.
(Timothy Moltz)**ADDRESS OF SUBDIVISION:** Friendswood Drive at Vernon Ave.**GRIDS:** M-26**COUNTY:** Travis**WATERSHED:** Little Walnut Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3-NP**PROPOSED LAND USE:** Residential**DEPARTMENT COMMENTS:** The request is for a partial vacation of The Highlands of University Hills Section Two. The lots are being re-platted under Replat Of The Highlands of University Hills Section Two Subdivision.**STAFF RECOMMENDATION:** Staff recommends approval of the partial plat vacation. This partial plat vacation meets all applicable Local State and City of Austin Land Development Code requirements.**PLANNING COMMISSION ACTION:****CASE MANAGER:** Sylvia Limon**PHONE:** 512-974-2767**E-mail:** Sylvia.limon@austintexas.gov



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 CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.

THE STATE OF TEXAS,
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, CARRINGTON'S UNIVERSITY HILLS, A JOINT VENTURE OF CARRINGTON BUILT HOMES, INC., AND LUMBERMEN'S INVESTMENT CORPORATION, ACTING BY AND THROUGH THE UNDERSIGNED OFFICERS, OWNERS OF THAT CERTAIN LOGS, AGGREGATE OF LAND IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, CONVEYED TO CARRINGTON'S UNIVERSITY HILLS BY DEED RECORDED IN VOLUME 1836, PAGE 888 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 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735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

IN WITNESS WHEREOF, CARRINGTON BUILT HOMES, INC., HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PRESIDENT, WALTER R. CARRINGTON, AND LUMBERMEN'S INVESTMENT CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS TREASURER, R. DON HARDEN.

CARRINGTON BUILT HOMES, INC.

PRESIDENT

LUMBERMEN'S INVESTMENT CORPORATION

TREASURER

ATTEST:
COUNTY CLERK

THE STATE OF TEXAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED R. DON HARDEN, KNOWN TO ME TO BE THE OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE ACT OF LUMBERMEN'S INVESTMENT CORPORATION AS TREASURER THEREOF AND FOR THE PURPOSES THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3rd DAY OF DECEMBER, A.D. 1969.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

THE STATE OF TEXAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WALTER R. CARRINGTON, KNOWN TO ME TO BE THE OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE ACT OF CARRINGTON BUILT HOMES, INCORPORATED AS PRESIDENT THEREOF AND FOR THE PURPOSES THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3rd DAY OF DECEMBER, A.D. 1969.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

APPROVED FOR ACCEPTANCE:

December 18, 1969

THE CITY PLANNING COMMISSION, CITY OF AUSTIN, TEXAS, THIS THE 18th DAY OF DECEMBER, A.D. 1969.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY PLANNING COMMISSION, CITY OF AUSTIN, TEXAS, THIS THE 18th DAY OF DECEMBER, A.D. 1969.

FILED FOR RECORD: 11:40:00 A.M., THIS THE 18th DAY OF DECEMBER, A.D. 1969.

THE STATE OF TEXAS:

I, NILES EMMETT LUMBERG, CLERK OF THE COUNTY COURT IN 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 18th DAY OF DECEMBER, A.D. 1969, AT 11:40:00 A.M., AND DULY RECORDED ON THE 18th DAY OF DECEMBER, A.D. 1969, AT 11:45:00 A.M., IN THE PLAT RECORDS OF SAID COUNTY IN PLAT BOOK 48, PAGE 83.

DAYS LAST WRITTEN ABOVE.

THIS IS TO CERTIFY THAT AUSTIN CITY CODE CHAPTER 33.27 OF 1964 HAS BEEN COMPLIED WITH.

SUBSCRIBED BY:

BRYANT - CURINGTON, INC.

REGISTERED PROFESSIONAL ENGINEER

DATE: 3/12/69

THIS IS TO CERTIFY THAT AUSTIN CITY CODE CHAPTER 33.27 OF 1964 HAS BEEN COMPLIED WITH.

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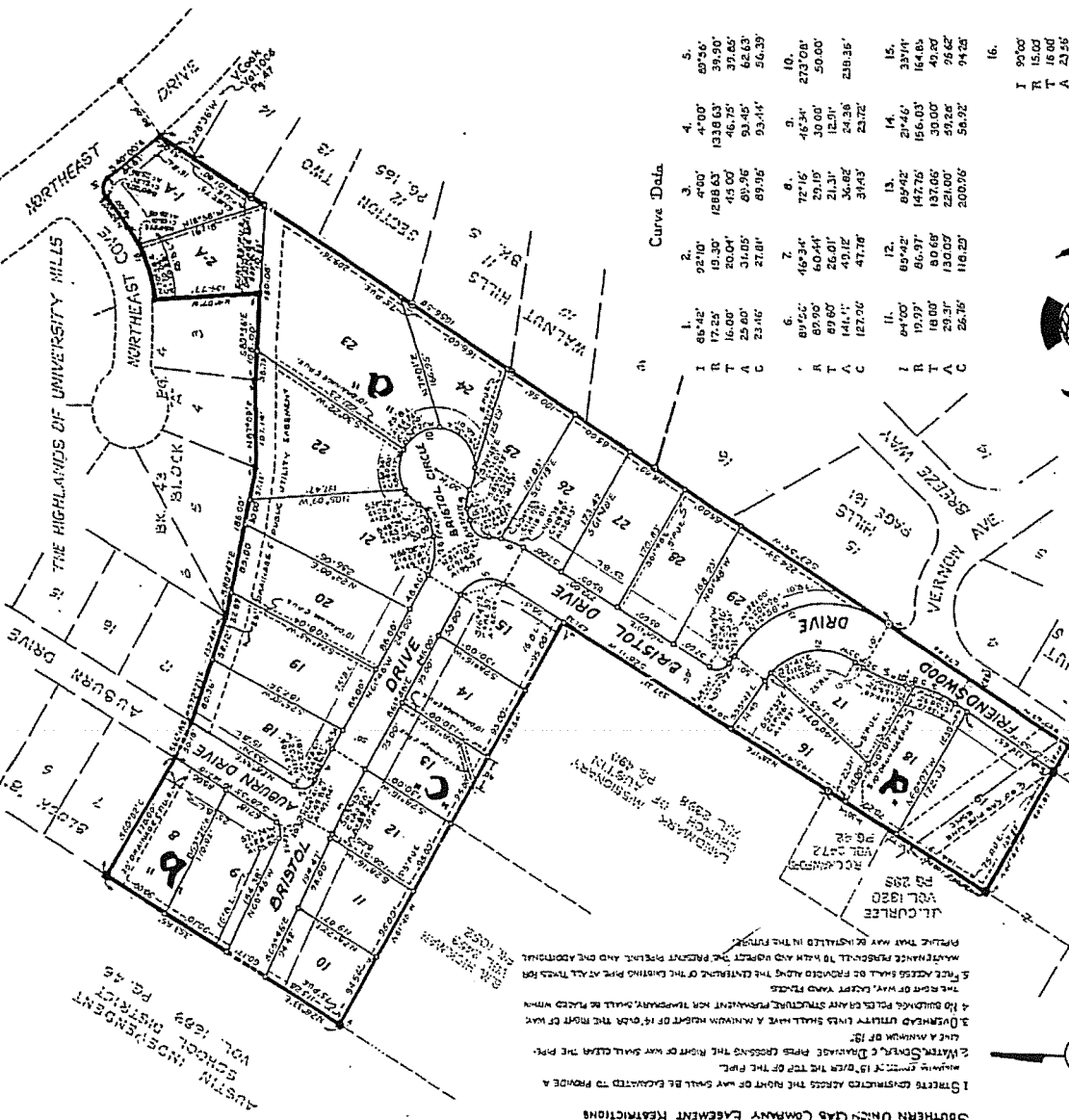
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THE highlands OF UNIVERSITY HILLS SECTION TWO

- from pin set
- from monument found
- Building
- Public Utility Easement
- from pipe found

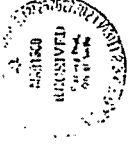


EXHIBIT A

PARTIAL VACATION OF "THE HIGHLANDS OF UNIVERSITY HILLS, SECTION 2"

THE STATE OF TEXAS

COUNTY OF TRAVIS

WHEREAS, Carrington Built Homes, Inc., original owner of that certain 10.85 acres of land in the City of Austin, Travis County, Texas, as recorded in Volume 2602, Page 395 of the Deed Records of Travis County, Texas, did heretofore subdivide the same into the subdivision designated The Highlands of University Hills, Section 2, the plat of which is recorded in Volume 48, Page 83 of Travis County, Texas Plat Records.

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

LOT(S) 21, 22, 23, 24, 25, 26, 27, 28, 29 OF BLOCK AOWNER Trimel Enterprises, LLCLOT(S) 10, 11, 12, 13, 14, 15 OF BLOCK COWNER Trimel Enterprises, LLC~~LOT(S) 19 OF BLOCK D~~OWNER Trimel Enterprises, LLC~~LOT(S) 19 OF BLOCK D~~ LOT(S) 19 OF BLOCK D MCR 4/15/15

WHEREAS, Trimel Enterprises, LLC who collectively constitute the owners of all original, intact lots in The Highlands of University Hills, Section 2, are desirous of (partially) 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(s).

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Trimel Enterprises, 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 aforementioned Lot(s) only. Said subdivision shall, however, remain in full force and effect as to all other lots in The Highlands of University Hills, Section 2.

Witness my hand this 15th day of April, ~~2014~~ 2015 mcr

mcr
Owner's Signature

This instrument acknowledged before me on the 15th day of April, ~~2014~~ 2015 nr

nancyredwards

Notary Public in and for Oregon

My Commission expires: 8-18-2017

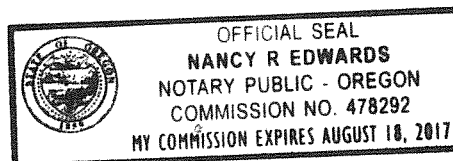


EXHIBIT A

PARTIAL VACATION OF "THE HIGHLANDS OF UNIVERSITY HILLS, SECTION 2"

THE STATE OF TEXAS

COUNTY OF TRAVIS

WHEREAS, Carrington Built Homes, Inc., original owner of that certain 10.85 acres of land in the City of Austin, Travis County, Texas, as recorded in Volume 2602, Page 395 of the Deed Records of Travis County, Texas, did heretofore subdivide the same into the subdivision designated The Highlands of University Hills, Section 2, the plat of which is recorded in Volume 48, Page 83 _____ of Travis County, Texas Plat Records.

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

LOT(S) 18, 19 and 20 OF BLOCK AOWNER Patriot Builders, LP

WHEREAS, Patriot Builders, LP who collectively constitute the owners of all original, intact lots in The Highlands of University Hills, Section 2, are desirous of (partially) 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(s).

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Patriot Builders, LP for and in consideration of the premises and pursuant to the provisions of Chapter 212.013 of the Local Government Code, does hereby vacate aforementioned Lot(s) only. Said subdivision shall, however, remain in full force and effect as to all other lots in The Highlands of University Hills, Section 2.

Witness my hand this 15 day of April, 2015.

Re M. Woodell
Owner's Signature

This instrument acknowledged before me on the 15th day of April, 2015.

Whitney D Horstmann

Notary Public in and for State of Texas

My Commission expires: 12-17-2017

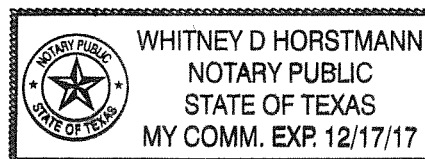


EXHIBIT A

PARTIAL VACATION OF "THE HIGHLANDS OF UNIVERSITY HILLS, SECTION 2"

THE STATE OF TEXAS

COUNTY OF TRAVIS

WHEREAS, Carrington Built Homes, Inc., original owner of that certain 10.85 acres of land in the City of Austin, Travis County, Texas, as recorded in Volume 2602, Page 395 of the Deed Records of Travis County, Texas, did heretofore subdivide the same into the subdivision designated The Highlands of University Hills, Section 2, the plat of which is recorded in Volume 48, Page 83 of Travis County, Texas Plat Records.

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

LOT(S) 8, 9 OF BLOCK BOWNER Mark C. Rose, MD, PC Pension PlanLOT(S) 16 OF BLOCK DOWNER Mark C. Rose, MD, PC Pension Plan*§17 mcr*

WHEREAS, Mark C. Rose, MD, PC Pension Plan who collectively constitute the owners of all original, intact lots in The Highlands of University Hills, Section 2, are desirous of (partially) 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(s).

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Mark C. Rose, MD, PC Pension Plan for and in consideration of the premises and pursuant to the provisions of Chapter 212.013 of the Local Government Code, does hereby vacate aforementioned Lot(s) only. Said subdivision shall, however, remain in full force and effect as to all other lots in The Highlands of University Hills, Section 2.

Witness my hand this 15 day of April 2014. *2015 mcr*

Mark C. Rose
Owner's Signature

This instrument acknowledged before me on the 15th day of April, 2014. *2015 nk*

Nancy Edwards

Notary Public in and for Oregon

My Commission expires: 8-18-2017

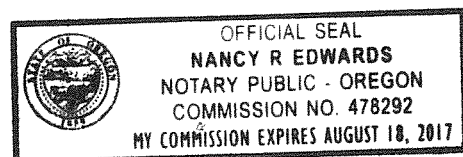


EXHIBIT A

PARTIAL VACATION OF "THE HIGHLANDS OF UNIVERSITY HILLS, SECTION 2"

THE STATE OF TEXAS

COUNTY OF TRAVIS

WHEREAS, Carrington Built Homes, Inc., original owner of that certain 10.85 acres of land in the City of Austin, Travis County, Texas, as recorded in Volume 2602, Page 395 of the Deed Records of Travis County, Texas, did heretofore subdivide the same into the subdivision designated The Highlands of University Hills, Section 2, the plat of which is recorded in Volume 48, Page 83 of Travis County, Texas Plat Records.

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

LOT 18 OF BLOCK DOWNER Mark C. Rose

WHEREAS, Mark C. Rose who collectively constitute the owners of all original, intact lots in The Highlands of University Hills, Section 2, are desirous of (partially) 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(s).

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Mark C. Rose for and in consideration of the premises and pursuant to the provisions of Chapter 212.013 of the Local Government Code, does hereby vacate aforementioned Lot(s) only. Said subdivision shall, however, remain in full force and effect as to all other lots in The Highlands of University Hills, Section 2.

Witness my hand this 22 day of December, 2016.

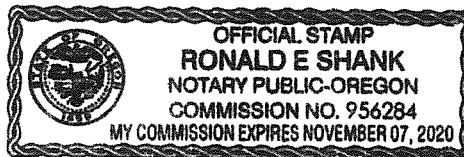
Mark C. Rose
Owner's Signature

This instrument acknowledged before me on the 22nd day of December, 2016.

[Signature]

Notary Public in and for: State of Oregon

My Commission expires on: 11/7/2020



APPROVAL OF TOTAL PLAT VACATION

BE IT KNOWN, that on the _____ day of _____, 20____, the Planning Commission of the City of Austin, at its regular meeting, did approve the total vacation of the subdivision known as The Highlands of University Hills Section Two, as recorded in Book 48, Page 83, Travis County Plat Records, upon application therefore by all the owners of all the lots in said subdivision.

EXECUTED, this _____ day of _____, 20____

Stephen Oliver, Chair
Planning Commission
City of Austin
Travis County, Texas

ATTEST:

J Rodney Gonzales, Director
Development Services Department, City of Austin, Texas

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 Chair of the Planning Commission of the City of Austin, Texas, a municipal corporation, and he acknowledged to me that 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

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