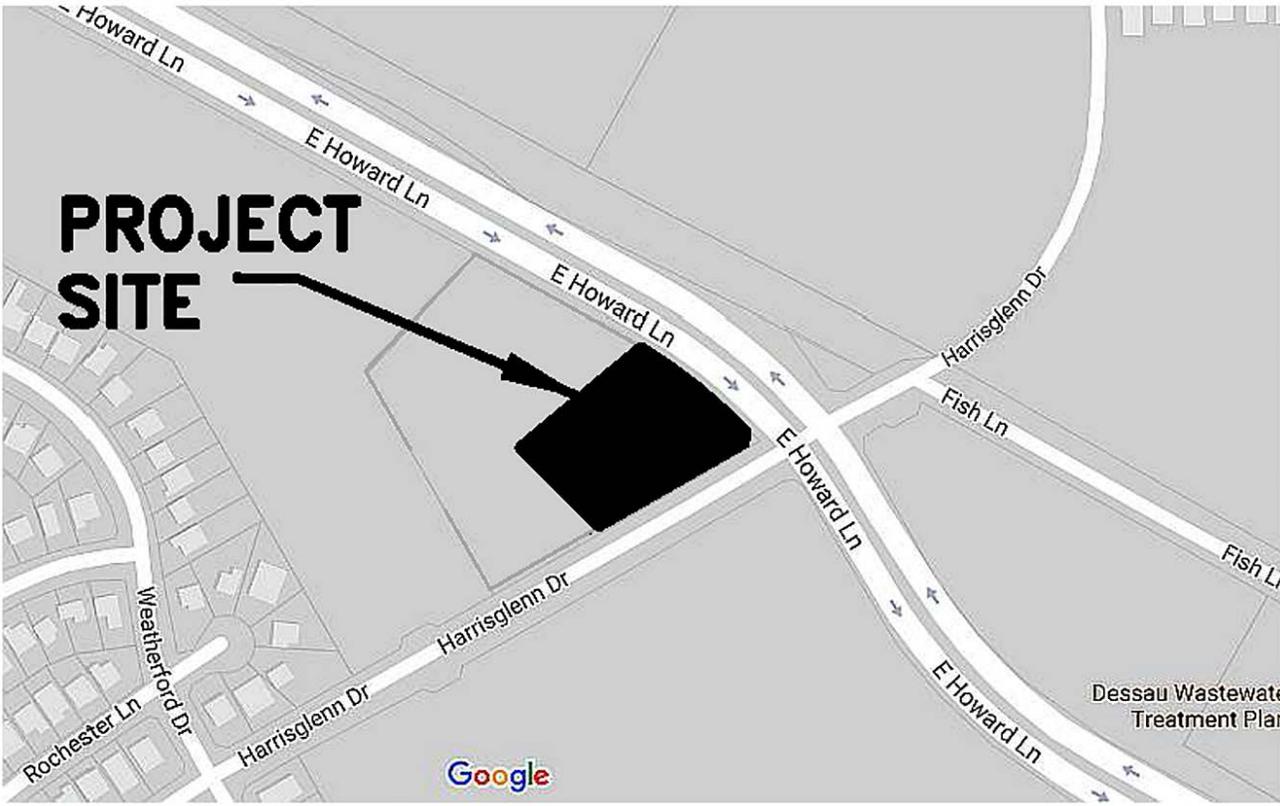


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-84-150-4(85)VAC**ZAP DATE:** March 20, 2018**SUBDIVISION NAME:** Vacation of Harris Ridge, Phase 1, Section IV**AREA:** 4.7 acres**LOTS:** 1**APPLICANT:** Ridge Investors Limited**AGENT:** Advanced consulting Engineers
(Ashraf Ahsanullah)**ADDRESS OF SUBDIVISION:** 13400 ½ Harris Glenn Dr.**GRIDS:** P34**COUNTY:** Travis**WATERSHED:** Harris Branch**JURISDICTION:** Full Purpose**EXISTING ZONING:** GR (1.4 acres) and LO (3.3 acres)**DISTRICT:** 7**LAND USE:** Commercial

DEPARTMENT COMMENTS: The request is for the Vacation of Harris Ridge, Phase 1, Section IV, comprised of one lot on 4.7 acres. The plat shows the lot contains 5.9 acres, but it was reduced after a portion was dedicated as right-of-way for Howard Lane. The portion of this site that is zoned GR will be replatted as a single lot (C8-2017-0259.0A). The replat application is currently in review and will be approved administratively. There is no active subdivision or site plan application for the portion zoned LO.

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

ZONING AND PLATTING COMMISSION ACTION:**CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** steve.hopkins@austintexas.gov



**PROJECT
SITE**

LOCATION MAP
NTS

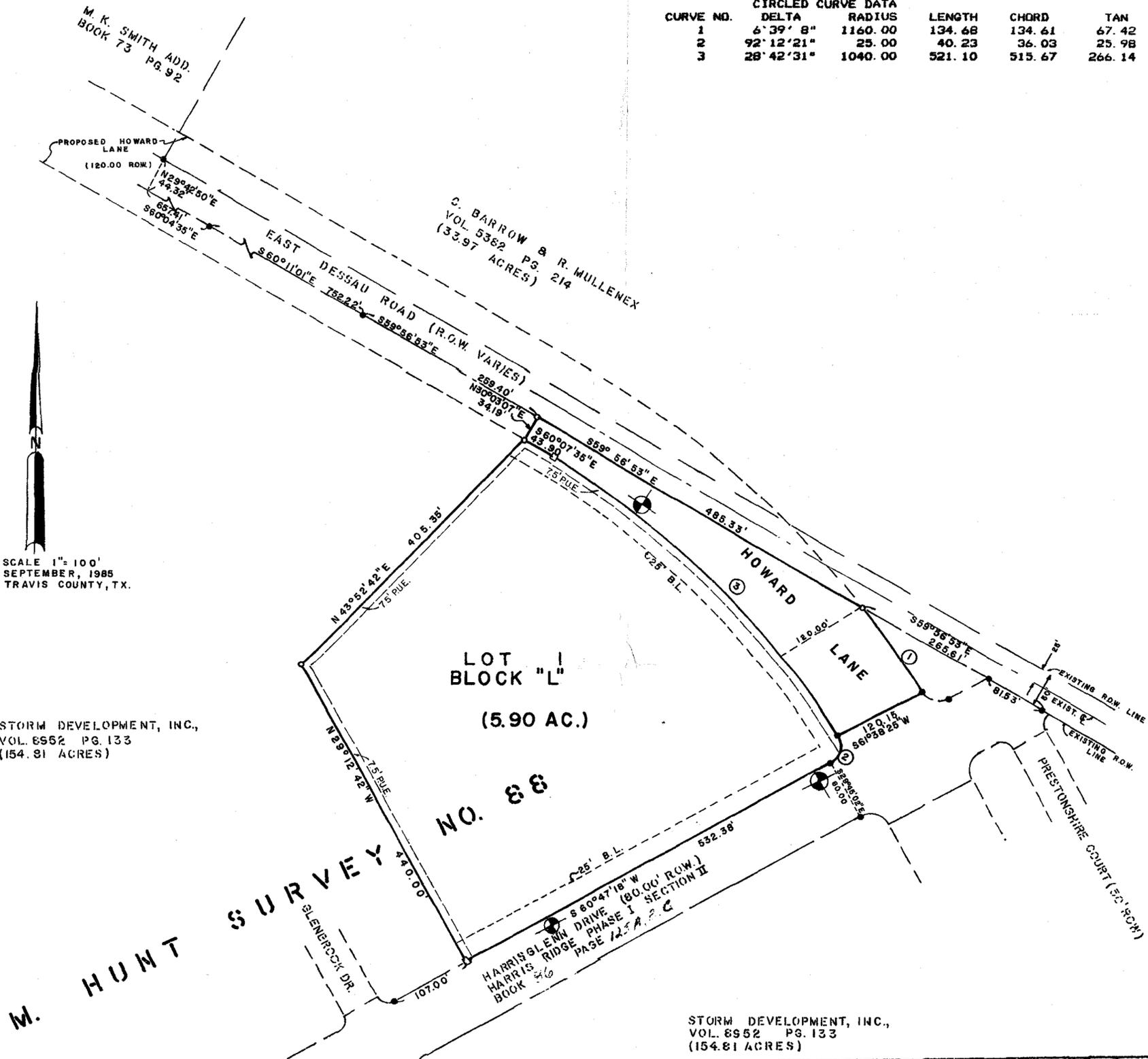
Restr. 9216/667

DEC 16 2010
SIERRA

Vol. 86 Page 1570

86 11918

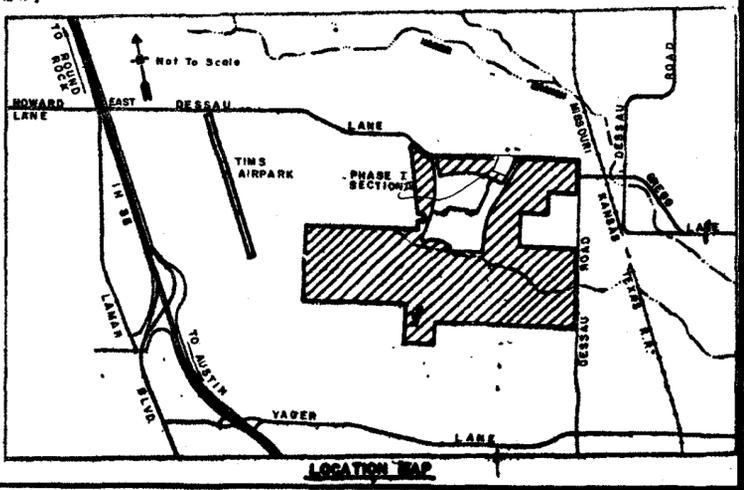
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	TAN	CH. BEARING
1	6° 39' 8"	1160.00	134.68	134.61	67.42	S 34° 25' 38" E
2	92° 12' 21"	25.00	40.23	36.03	25.98	S 14° 41' 7" W
3	28° 42' 31"	1040.00	521.10	515.67	266.14	S 45° 46' 19" E



- LEGEND**
- IRON ROD FND.
 - IRON ROD SET
 - CONC. MON. SET
 - BL BUILDING LINE
 - PUE PUBLIC UTILITY ESMT.
 - DE DRAINAGE ESMT.
 - ⊙ FIRE HYDRANT

BENCHMARKS

1.) SPIKE SET IN THE ROOT OF A HACKBERRY IN PROPERTY LINE AT INTERSECTION OF HARRISGLENN (PROPOSED) AND DESSAU ROAD
FB #0003 RR ELEV. = 698.27



eh ESPEY, HUSTON & ASSOCIATES, INC.
Engineering & Environmental Consultants
 110 SOUTH BROWN STREET (512) 244-3885
 P.O. BOX 1269 ROUND ROCK, TEXAS 78680

HARRIS RIDGE
 PHASE I SECTION IV
 CB-84-150.4(85)

DISC 16 2000
J. GUERRA

Vol. 86 Page 1560
CONDOMINIUM PLAT RECORDED, TRAVIS COUNTY, TEXAS

Restr. 9716/667

86 11917

STATE OF TEXAS :
COUNTY OF TRAVIS : KNOW ALL MEN BY THESE PRESENTS

THAT STORM DEVELOPMENT, INC., A TEXAS CORPORATION, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH OFFICES IN AUSTIN, TRAVIS COUNTY, TEXAS, ACTING THROUGH ITS PRESIDENT SCOTT STORM, BEING THE OWNER OF 6.87 ACRES OF LAND SITUATED IN THE MEMUCAN HUNT SURVEY NO. 88 AND BEING PART OF THAT CERTAIN 154.81 ACRE TRACT OF LAND AS CONVEYED TO STORM DEVELOPMENTS, INC., OF RECORD IN VOLUME 8952 PAGE 133 OF THE TRAVIS COUNTY DEED RECORDS, DO HEREBY SUBDIVIDE THE SAID 6.87 ACRE TRACT OF LAND TO BE KNOWN AS "HARRIS RIDGE PHASE I SECTION IV" AND DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS AS SHOWN HEREON IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT FOR THE PURPOSE EXPRESSED, SUBJECT TO ANY RESTRICTIONS AND/OR EASEMENTS HERETOFORE GRANTED

WITNESS MY HAND, THIS 27th DAY OF Oct, 1985 A.D.

Scott Storm
STORM DEVELOPMENT, INC.
SCOTT STORM, PRESIDENT
1607 WEST AVENUE
AUSTIN, TEXAS 78701

THE STATE OF TEXAS :
COUNTY OF TRAVIS :

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED SCOTT STORM, 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 THE CAPACITY HEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 27th DAY OF Oct, 1985, A.D.

Patricia Hagen
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

THE STATE OF TEXAS :
COUNTY OF TRAVIS :

I, R. DAVID STRUTTON, 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 THE SURVEYING RELATED PORTIONS OF CHAPTER 13-3 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 27th DAY OF October, 1985, A.D.



R. David Strutton
R. DAVID STRUTTON
REGISTERED PUBLIC SURVEYOR
NO. 4312, STATE OF TEXAS

FLOODPLAIN NOTE:

NO PART OF THIS SUBDIVISION LIES WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. MAP NO. 481026 0 115 B, DATED APRIL 1, 1985.

Linda Diane Smith
LINDA DIANE SMITH
REGISTERED PROFESSIONAL ENGINEER
NO. 54416, STATE OF TEXAS

NOTES:

1. SIDEWALKS SHALL BE CONSTRUCTED ALONG THE SOUTHWEST SIDE OF HOWARD LANE AND THE NORTHWEST SIDE OF HARRISGLENN DRIVE.
2. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER AND WASTEWATER SYSTEM.
3. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES SHALL BE CONSTRUCTED AND INSTALLED TO CITY STANDARDS.
4. MAIL DELIVERY IN THIS SUBDIVISION WILL BE CENTRALIZED.
5. A TRAVIS COUNTY DEVELOPMENT PERMIT SHALL BE OBTAINED PRIOR TO ANY SITE DEVELOPMENT.
6. AVAILABILITY OF WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS RESTRICTED PURSUANT TO RESTRICTIVE COVENANT RECORDED IN VOLUME 9716 PAGE 667 OF THE TRAVIS COUNTY, TEXAS DEED RECORDS.
7. OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED FOR ALL NON-RESIDENTIAL SITES.
8. PRIOR TO CONSTRUCTION, DRAINAGE PLANS WILL BE SUBMITTED TO CITY OF AUSTIN, OFFICE OF LAND DEVELOPMENT SERVICES AND TRAVIS COUNTY ENGINEERING. RAINFALL RUNOFF WILL BE HELD TO THE AMOUNT EXISTING PRIOR TO DEVELOPMENT BY PONDING OR OTHER APPROVED METHODS.
9. WATER PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND THE AUSTIN FIRE MARSHALL FOR APPROVAL PRIOR TO ANY DEVELOPMENT.
10. VEHICULAR ACCESS FROM LOT 1. ONTO HOWARD LANE IS PROHIBITED.
11. DRIVEWAY ACCESS TO BE NO CLOSER THAN 150' FROM PROPERTY LINES AT HOWARD LANE/HARRISGLENN INTERSECTION

APPROVED FOR ACCEPTANCE

APRIL 15, 1986
DATE

Marie A. Gaines Jr
JAMES B. DUNCAN, DIRECTOR
OFFICE OF LAND DEVELOPMENT SERVICES
MARIE A. GAINES

ACCEPTED AND AUTHORIZED FOR RECORD BY PLANNING COMMISSION, CITY OF AUSTIN, TEXAS. THIS THE 15th DAY OF APRIL, 1986 A.D.

Beatriz E. de la Garza SECRETARY
Frances Schenkkan CHAIRMAN
FRANCES SCHENKAN

FILED FOR RECORD AT 4:10 O'CLOCK P.M., THIS THE 30 DAY OF MAY, 1986, A.D.



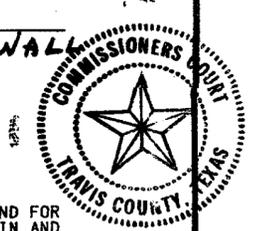
Ann Carter
DEPUTY ANN CARTER DORIS SHROPSHIRE, CLERK, COUNTY COURT TRAVIS COUNTY, TEXAS

THE STATE OF TEXAS :
COUNTY OF TRAVIS :

I, DORIS SHROPSHIRE, COUNTY CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 13 DAY OF May, 1986, A.D. THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER HAS BEEN DULY ENTERED IN THE MINUTES OF SAID COURT IN BOOK 3 PAGE 479.

DORIS SHROPSHIRE, COUNTY CLERK COUNTY COURT, TRAVIS COUNTY, TEXAS

BY: E. Wall
DEPUTY E. WALL



STATE OF TEXAS :
COUNTY OF TRAVIS :

I, DORIS SHROPSHIRE, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE WITHIN AND FORGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 30 DAY OF MAY, 1986, A.D., AT 4:10 O'CLOCK P.M., AND DULY RECORDED ON THE 30 DAY OF MAY, 1986, A.D. AT 4:15 O'CLOCK P.M. IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT BOOK 86 PAGES 1560 TO 1570 INCLUSIVE.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, THE DATE LAST WRITTEN ABOVE.

Ann Carter
DEPUTY ANN CARTER DORIS SHROPSHIRE, CLERK, COUNTY COURT, TRAVIS COUNTY, TEXAS.

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT AND ALL BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS OR OTHER THOROUGHFARES OR IN CONNECTION THEREWITH SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, AND SAID COURT ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS OF THE ROADS OR STREETS IN THIS SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET MARKING SIGNS, AS THIS IS CONSIDERED TO BE PART OF THE DEVELOPERS CONSTRUCTION, BUT THAT ERECTING SIGNS FOR TRAFFIC CONTROL, SUCH AS FOR SPEED LIMITS AND "STOP" AND "YIELD" SIGNS, SHALL REMAIN THE RESPONSIBILITY OF THE COUNTY.



ESPEY, HUSTON & ASSOCIATES, INC.
Engineering & Environmental Consultants
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HARRIS RIDGE
PHASE I SECTION IV
C8-84-150.4(85)
SHEET 1 OF 2

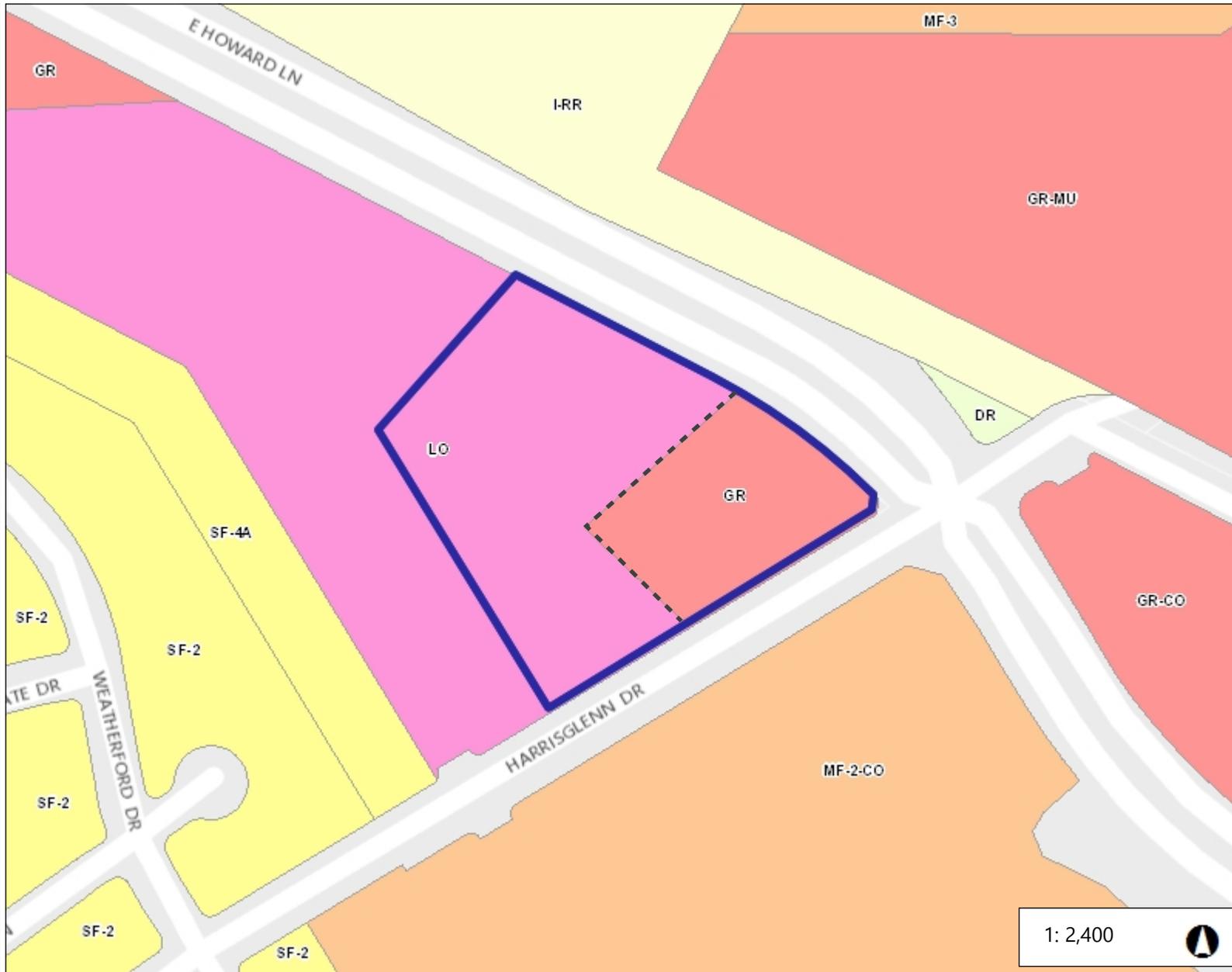


C-10 Property Profile

Legend

Zoning

- Single Family (SF)
- Multi-family (MF)
- LA, RR
- Mobile Home (MH)
- Commercial (CH, CS, GR, LR, L)
- Office (GO, LO, NO)
- Industrial (IP, LI, MI, PDA, RD, WL)
- CBD, DMU
- TND, TOD, NBG, ERC
- PUD
- AG, DR
- AV, P, UNZ
- County/Missing Value



1:2,400



NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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. 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.

Notes

TOTAL VACATION OF HARRIS RIDGE PHASE 1, SECTION 4

THE STATE OF TEXAS

COUNTY OF TRAVIS

Whereas Storm Development, Inc., owner of 6.87 acres in the Memucan Hunt Survey No. 88, did heretofore subdivide the same into the subdivision designated Harris Ridge Phase 1, Section 4, the plat of which is recorded in Book 86, pages 156D and 157A of the Travis County, Texas Official Public Records, and

WHEREAS, all of said subdivision is now owned by the Ridge Investors Limited, and

WHEREAS, Ridge Investors Limited, for and in consideration of the premises and pursuant to the provisions of Chapter 212.013 of the Local Government code, does hereby vacate the plat of Harris Ridge Phase 1, Section 4

EXECUTED THE DAYS HEREAFTER NOTED.

19 Feb 2018
Date

Robert C. Wilson III
Owner's signature

Robert C. Wilson III, President of JOQ GP LLC
General Partner of Ridge Investors Limited

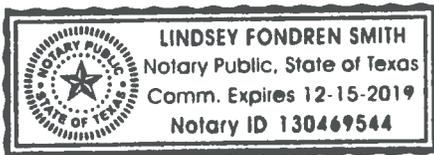
02/15/2018
Approved
SMA
2/15/18

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 Robert C. Wilson III, President of JOQ GP LLC as General Partner of Ridge Investors Limited known to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

SEAL



Lindsey F. Smith
Printed name: Lindsey F. Smith
Notary Public in and for the State of Texas

My commission expires: 12/15/19

APPROVAL OF TOTAL PLAT VACATION

BE IT KNOWN, that on the _____ day of _____, 2018, the Zoning & Platting Commission of the City of Austin, at its regular meeting, did approve the total vacation of the subdivision known as Harris Ridge Phase 1, Section 4, as recorded in Book 86, Pages 156D and 157A, Travis County, Texas Official Public Records, upon application therefore by all of the owners of all the lots in said subdivision.

EXECUTED, this _____ day of _____, 2018.

Jolene Kiolbassa, Chair
ZONING & PLATTING COMMISSION
City of Austin
Travis County, Texas

ATTEST:

Steve Hopkins, Senior Planner
City of Austin Development Services 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 Steve Hopkins, known to be the person whose name is subscribed to the foregoing instrument as Senior Planner with the City of Austin Development Services Department, 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 _____, 2018.

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