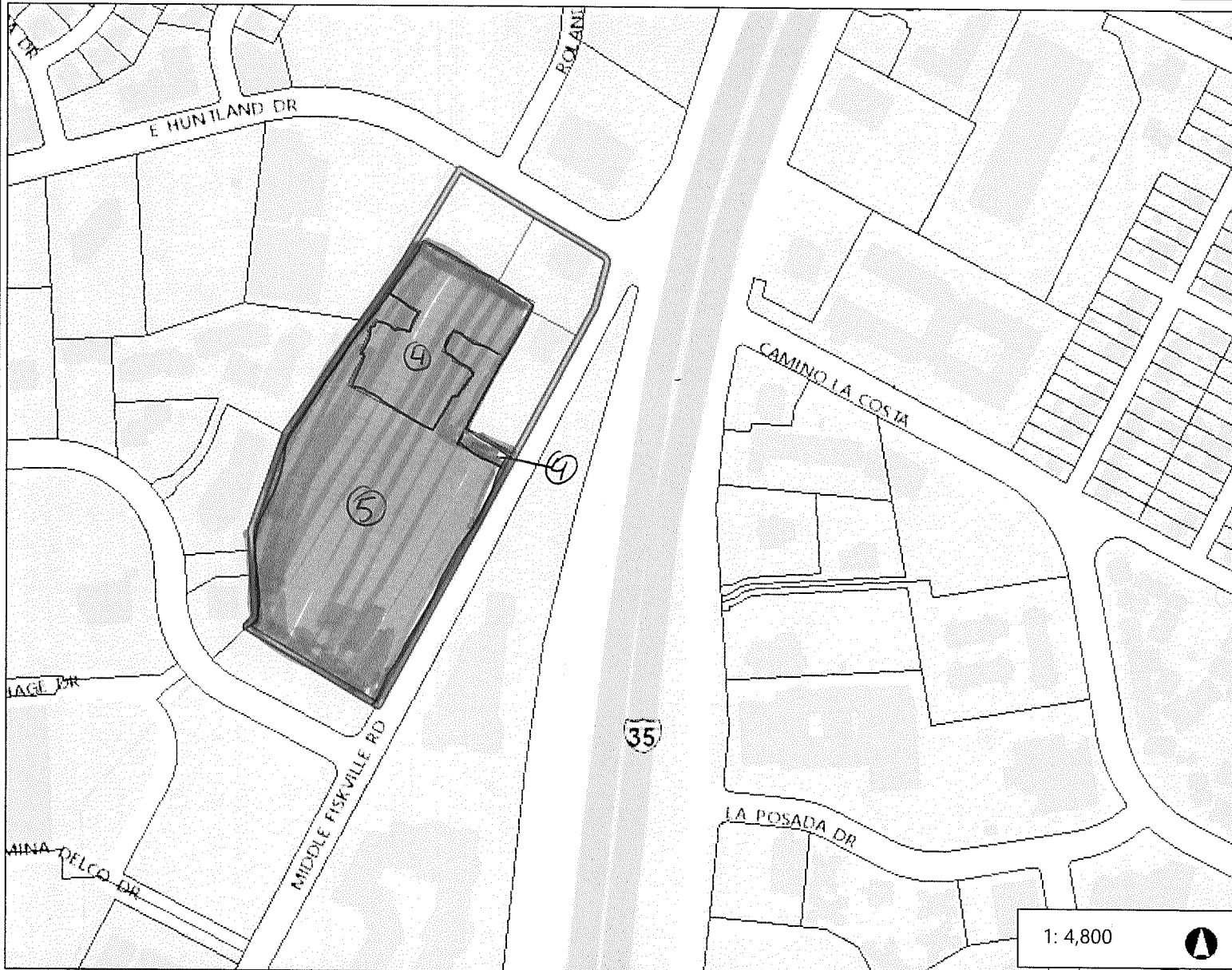


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-88-0018.0A(VAC)**P.C. DATE:** June 26, 2018**SUBDIVISION NAME:** S-R Highland Subdivision, Lots 4 & 5 Amended**AREA:** 12.5992 acres**LOTS:** 2**APPLICANT:** S-R Highland Ltd and
Chase Equities Inc/422 Bastrop Hwy Ltd**AGENT:** Austin Civil Eng.
(Rachel Orta)**ADDRESS OF SUBDIVISION:** 6600 Middle Fiskville Road**GRIDS:** ML-27**COUNTY:** Travis**WATERSHED:** Tannehill Branch**JURISDICTION:** Full Purpose**NEIGHBORHOOD:** Highland NPA**DISTRICT:** 4**EXISTING ZONING:** CS-MU-V-NP, CS-1-MU-V-NP**PROPOSED LAND USE:** Commercial**DEPARTMENT COMMENTS:** The request is for a total vacation of the S-R Highland Subdivision, Lots 4 & 5 Amended plat. The land is will go back to the previous recorded subdivision, S-R Highland Subdivision.**STAFF RECOMMENDATION:** Staff recommends approval of the total plat vacation. It meets all applicable City of Austin and State Local Government code requirements.**PLANNING COMMISSION ACTION:****CASE MANAGER:** Sylvia Limon**PHONE:** 512-974-2767**E-mail:** Sylvia.limon@austintexas.gov



Property Profile



Legend

Jurisdiction

FULL PURPOSE

LIMITED PURPOSE

EXTRATERRITORIAL JURISDICTION

2 MILE ETJ AGRICULTURAL AGR

OTHER CITY LIMITS

OTHER CITIES ETJ

Lot Line

0.2 0 0.08 0.2 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

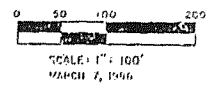
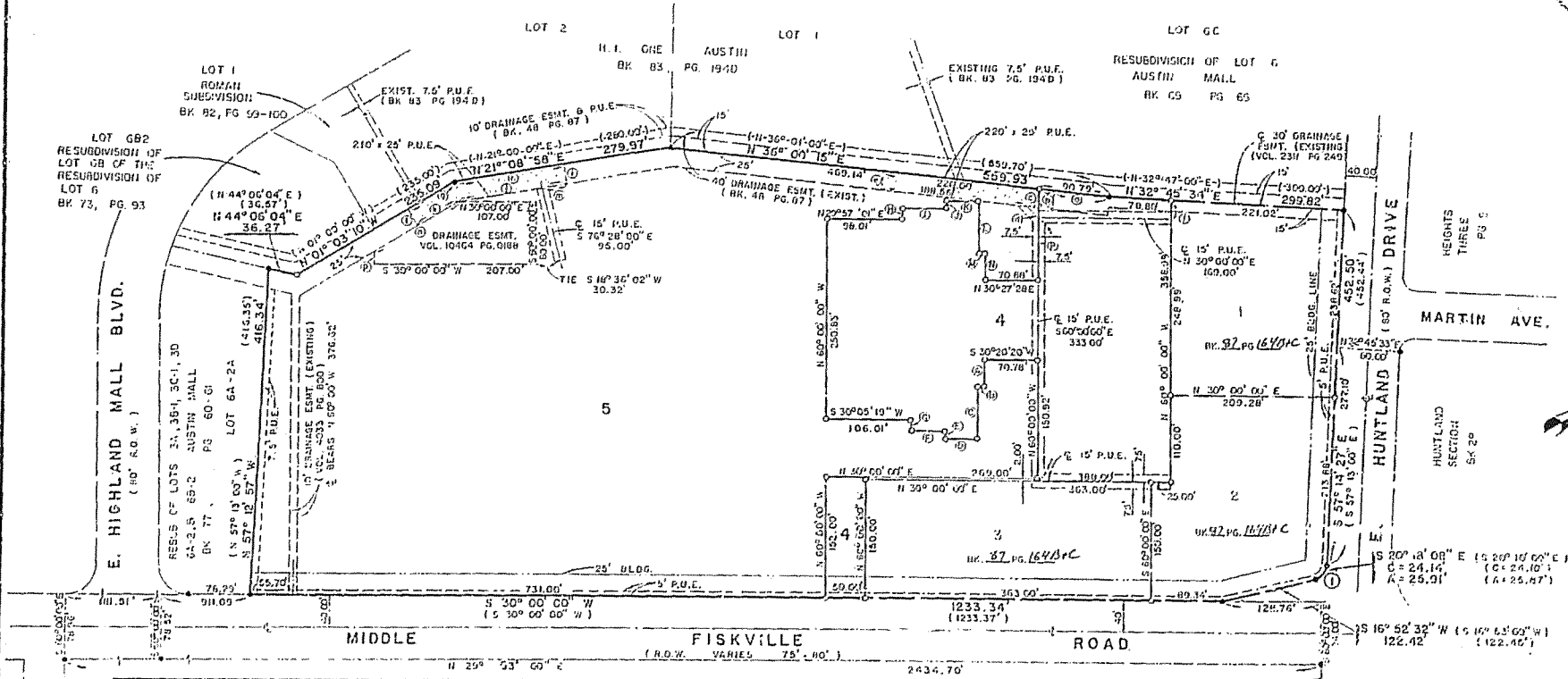
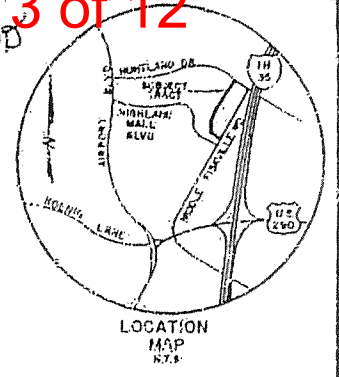
Date Printed:

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

S-R HIGHLAND SUBDIVISION

LOTS 4 & 5 AMENDED



CURVE DATA					
CURVE	CENTRAL ANGLE	RADIUS	TANGENT	ARC CHORD	CHORD BEARING
1	74° 15' 24"	26.10	15.13	25.91	24 14' 20" 10" E

LEGEND	
N	IRON ROD FOUND
C	IRON PIPE FOUND
A	PALE FOUND
M	MAIL SET
O	IRON PUN SET
---	BLDG. SETBACK LINE
---	EASEMENT LINE
---	P.U.E. PUBLIC UTILITY EASEMENT
---	D.E. DRAINAGE EASEMENT

BEARINGS & DISTANCES FOR EASEMENTS	
1	N 36° 00' 15" E 70.00'
2	S 03° 59' 45" E 25.00'
3	S 36° 00' 15" W 31.46'
4	N 79° 35' 48" E 20.40'
5	N 53° 59' 45" W 25.00'
6	S 60° 00' 00" E 25.95'
7	N 01° 03' 10" W 70.00'
8	N 21° 09' 00" E 140.00'
9	S 66° 41' 02" E 25.00'
10	S 21° 06' 56" W 136.10'
11	S 01° 03' 10" E 65.10'
12	S 86° 66' 00" W 25.00'
13	S 21° 06' 56" W 23.98'
14	N 01° 03' 10" W 114.73'
15	N 82° 00' 00" W 19.79'

BEARINGS & DISTANCES FOR LOT LINES	
16	S 59° 59' 56" E 21.91'
17	S 23° 43' 01" W 8.85'
18	S 60° 01' 50" E 45.96'
19	S 10° 04' 17" W 35.07'
20	N 59° 57' 23" W 9.83'
21	S 30° 02' 20" W 41.70'
22	N 00° 00' 00" W 14.05'
23	N 55° 57' 14" W 14.32'
24	N 39° 05' 53" E 55.60'
25	N 59° 21' 55" W 9.81'
26	N 29° 55' 00" E 35.98'
27	S 50° 54' 54" E 68.95'
28	N 31° 00' 40" E 8.39'
29	S 00° 14' 21" E 31.93'
30	N 60° 00' 00" W 118.36'

SUMMARY OF AREA		
LOT 1	120.21 AC	23,422 SF
LOT 2	124.94 AC	26,922 SF
LOT 3	256.00 AC	54,810 SF
LOT 4	2,924.15 AC	126,360 SF
LOT 5	6,038.15 AC	419,663 SF
TOTAL AREA	10,563.45 AC	110,118 SF

90 Baker-Aicklen & Associates, Inc. CONSULTING ENGINEERS

C8-88-0018.0A

TOTAL VACATION OF S-R HIGHLAND SUBDIVISION LOTS 4 & 5 AMENDED

THE STATE OF TEXAS
COUNTY OF TRAVIS

WHEREAS, S-R HIGHLAND LTD, a Texas limited partnership, 422 BASTROP HIGHWAY, LTD, a Texas limited partnership and CHASE EQUITIES, INC., a Texas corporation (hereinafter collectively "the Owners") are the owners of approximately 12.59 acres of land out of the James P. Wallace Survey No. 57, the same being Lots 4 and 5 of the "S-R HIGHLAND SUBDIVISION, LOTS 4 & 5 AMENDED" subdivision recorded at Volume 87, Pages 170D-171A of the Plat Records of Travis County, Texas ("the Amended Plat"); and

WHEREAS, Lots 4 and 5 in the Amended Plat are owned by the parties indicated to wit:

<u>LOT</u>	<u>OWNER</u>
4	S-R HIGHLAND LTD. a Texas limited partnership
5	422 Bastrop Highway LTD, a Texas limited partnership Chase Equities Inc., a Texas corporation

WHEREAS, the Owners who collectively constitute the owners of all original, intact lots in the Amended Plat are desirous of totally vacating the Amended Plat so as to destroy the force and effect of the recording of the Amended Plat;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the Owners, for and in consideration of the premises and pursuant to the provisions of Chapter 212.013 of the Local Government Code, do hereby totally vacate the Amended Plat.

EXECUTED THE DAYS HEREAFTER NOTED

S-R HIGHLAND, LTD., a Texas limited partnership

By: Austin Rose, Inc., a Texas corporation, General Partner

By: Stanley D Rosenberg

Printed Name: Stanley D. Rosenberg

Its: President

Date: 11/29/17

By: Schlosser-4.2.56 II, LLC, a Texas limited liability company, General Partner

By: Andrew J. Schlosser

Printed Name: Andrew J. Schlosser

Its: Sole Member ~~AND MANAGER~~

Date: 1/2/2018

By: Schlosser-5.31.59 II, LLC, a Texas limited liability company, General Partner

By: _____

Printed Name: Bradley F. Schlosser

Its: Sole Member

Date: _____

422 BASTROP HWY, LTD., a Texas limited partnership

By: _____

Its: _____

Date: _____

EXECUTED THE DAYS HEREAFTER NOTED

S-R HIGHLAND, LTD., a Texas limited partnership

By: Austin Rose, Inc., a Texas corporation, General Partner

By: _____

Printed Name: Stanley D. Rosenberg

Its: President

Date: _____

By: Schlosser-4.2.56 II, LLC, a Texas limited liability company, General Partner

By: _____

Printed Name: Andrew J. Schlosser

Its: Sole Member

Date: _____

By: Schlosser-3.31.59 II, LLC, a Texas limited liability company, General Partner

By:  _____

Printed Name: Bradley F. Schlosser

Its: Sole Member

Date: 12-19-17

422 BASTROP HWY, LTD., a Texas limited partnership

By: _____

Its: _____

Date: _____

EXECUTED THE DAYS HEREAFTER NOTED

S-R HIGHLAND, LTD., a Texas limited partnership

By: Austin Rose, Inc., a Texas corporation, General Partner

By: _____

Printed Name: Stanley D. Rosenberg

Its: President

Date: _____

By: Schlosser-4.2.56 II, LLC, a Texas limited liability company, General Partner

By: _____

Printed Name: Andrew J. Schlosser

Its: Sole Member

Date: _____

By: Schlosser-5.31.59 II, LLC, a Texas limited liability company, General Partner

By: _____

Printed Name: Bradley F. Schlosser

Its: Sole Member

Date: _____

422 BASTROP HWY, LTD., a Texas limited partnership

By:  _____

Its:  _____

Date: 12/20/17

CHASE EQUITIES, INC., a Texas corporation

By: [Signature]

Its: President

Date: 12/20/17

THE STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on _____, 2017 by Stanley D. Rosenberg, President of Austin Rose, Inc., a Texas corporation, as General Partner of S-R HIGHLAND, LTD., a Texas limited partnership, on behalf of said limited partnership.

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

THE STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on _____, 2017 by Andrew J. Schlosser, Sole Member of Schlosser-4.2.56, LLC, a Texas limited liability company, as General Partner of S-R HIGHLAND, LTD., a Texas limited partnership, on behalf of said limited partnership.

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

CHASE EQUITIES, INC., a Texas corporation

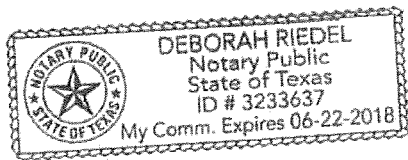
By: _____

Its: _____

Date: _____

THE STATE OF TEXAS
COUNTY OF BEXAR

This instrument was acknowledged before me on Nov. 29, 2017 by Stanley D. Rosenberg, President of Austin Rose, Inc., a Texas corporation, as General Partner of S-R HIGHLAND, LTD., a Texas limited partnership, on behalf of said limited partnership.

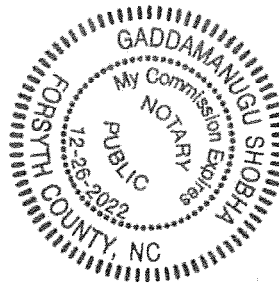


Deborah Riedel
Print Name: Deborah Riedel
Notary Public in and for the State of Texas
My commission expires: 6-22-2018

THE STATE OF ~~TEXAS~~ North Carolina
COUNTY OF Forsyth

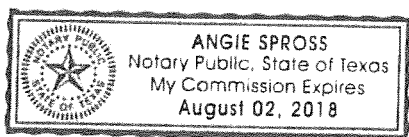
This instrument was acknowledged before me on 1/2/2018, ~~2017~~ by Andrew J. Schlosser, Sole Member of Schlosser-4.2.56, LLC, a Texas limited liability company, as General Partner of S-R HIGHLAND, LTD., a Texas limited partnership, on behalf of said limited partnership.

Gaddamanugu Shobha
Print Name: Gaddamanugu Shobha
Notary Public in and for the State of Texas
My commission expires: 12/26/2022



THE STATE OF TEXAS
COUNTY OF Travis

This instrument was acknowledged before me on December 19, 2017 by Bradley F. Schlosser, Sole Member of Schlosser-5.31.59, LLC, a Texas limited liability company, as General Partner of S-R HIGHLAND, LTD., a Texas limited partnership, on behalf of said limited partnership.



Angie Spross
Print Name: Angie Spross
Notary Public in and for the State of Texas
My commission expires: 8-2-18

THE STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on _____, 2017 by _____, _____ of 422 Bastrop Highway Ltd., a Texas limited partnership, on behalf of said limited partnership.

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

THE STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on _____, 2017 by _____, _____ of Chase Equities, Inc., a Texas corporation, on behalf of said corporation.

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

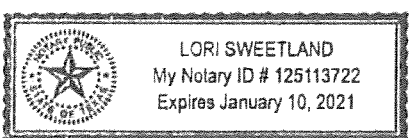
THE STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on _____, 2017 by Bradley F. Schlosser, Sole Member of Schlosser-5.31.59, LLC, a Texas limited liability company, as General Partner of S-R HIGHLAND, LTD., a Texas limited partnership, on behalf of said limited partnership.

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

THE STATE OF TEXAS
COUNTY OF Travis

This instrument was acknowledged before me on Dec. 20, 2017 by Jimmy Nassour, General Partner of 422 Bastrop Highway Ltd., a Texas limited partnership, on behalf of said limited partnership.

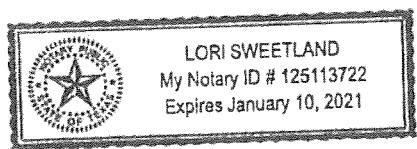


Lori Sweetland

Print Name: Lori Sweetland
Notary Public in and for the State of Texas
My commission expires: _____

THE STATE OF TEXAS
COUNTY OF Travis

This instrument was acknowledged before me on Dec. 20, 2017 by Jimmy Nassour, President of Chase Equities, Inc., a Texas corporation, on behalf of said corporation.



Lori Sweetland

Print Name: Lori Sweetland
Notary Public in and for the State of Texas
My commission expires: _____

APPROVAL OF TOTAL PLAT VACATION

BE IT KNOWN, that on the ____ of _____, 2018, the Planning Commission of the City of Austin, at its regular meeting, did approve the total vacation of the subdivision known as S-R Highland Subdivision, Lots 4 & 5 Amended, as recorded in Volume 87, Page 171A, Travis County Plat Records, upon application therefore by all the owners of all the lots in said subdivision.

EXECUTED, this _____ day of _____, 20____

James Shieh, Chair
Planning Commission
City of Austin
Travis County, Texas

ATTEST:

J Rodney Gonzales, Director
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 Sylvia Limon, known to be the person whose name is subscribed to the foregoing instrument as Case Manager, Development Services Department, 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____

SEAL

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