

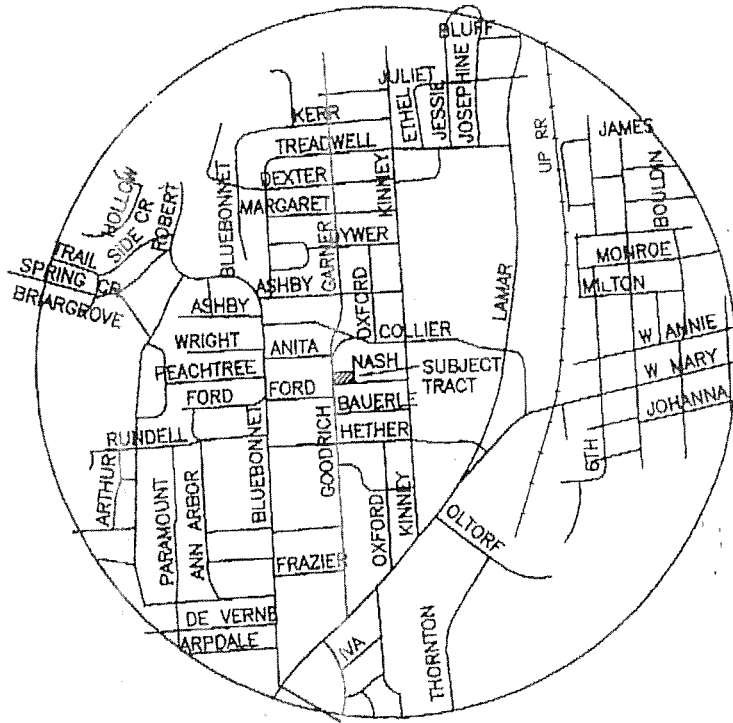
**TOTAL VACATION SUBDIVISION REVIEW SHEET****CASE NO:** C8-07-0024.0A(VAC)**PC DATE:** August 13, 2019**SUBDIVISION NAME:** Nash Avenue Townhomes total plat vacation**LOTS:** 1-10**APPLICANT:** Keith Douglas**AGENT:** John Hussey, Site Specifics**ADDRESS OF SUBDIVISION:** Nash Ave. at Goodrich Ave**GRIDS:** 614G**COUNTY:** Travis**WATERSHED:** West Bouldin Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3**PROPOSED LAND USE:** residential**DEPARTMENT COMMENTS:**

The request is for approval of the total vacation of Lots 1-10 of the Nash Avenue Townhomes Subdivision. The applicant was the owner of the property at the time of the current resubdivision and is currently owner of all lots. The applicant wishes to vacate in order to revert back to the original adobe Villa Subdivision of 5 total lots. All existing improvements are existing from the original subdivision and there have been no new improvements since the recording of the current subdivision, proposed now to be vacated. All needed easements have been retained for the existing development.

**STAFF RECOMMENDATION:**

The staff recommends approval of the total vacation.

**PLANNING COMMISSION ACTION:****CASE MANAGER:** Don Perryman**PHONE:** (512) 974-2786**Email:** don.perryman@austintexas.gov



VICINITY  
MAP NTS

NASH AVENUE TOWNHOMES ( RESUBDIVISION OF LOTS 1 THRU 5 ADOBIE VILLA SUBDIVISION, PLAT BOOK 65, PAGE 57 )

Table with 3 columns: LINE, LENGTH, BEARING. Rows L1 through L8.

LOT SUMMARY

Table with 2 columns: LOT, AREA. Rows LOT 1 through LOT 10.

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

THAT I KEITH A. DOUGLAS OWNER OF LOTS 1 THRU 5 OF THE ADOBIE SUBDIVISION, A SUBDIVISION RECORDED IN PLAT BOOK 65, PAGE 57 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS...

WITNESS THE HAND OF KEITH A. DOUGLAS THIS THE 27th DAY OF August 2007, A.D.

Keith A. Douglas P.O. BOX 1712 Austin, Texas 78767

STATE OF TEXAS COUNTY OF TRAVIS

This instrument was acknowledged before me on the 27th day of August 2007, by Keith A. Douglas

Deborah I. Barker Notary Public in and for the State of Texas My Commission expires: 10-15-09

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN, ON THIS THE DAY 28th DAY OF September 2007

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 28th DAY OF September, 2007 A.D.

Victoria HSU, P.E. DIRECTOR WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS THIS THE 25th DAY OF September 2007 A.D.

Dave Sullivan, Chairperson; Sandra Galindo, Secretary

STATE OF TEXAS COUNTY OF TRAVIS

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 19th DAY OF October, 2007 A.D. AT 11 O'CLOCK P.M. AND FULLY RECORDED ON THE 19th DAY OF October, 2007.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE DAY OF 19th Oct., 2007 A.D.

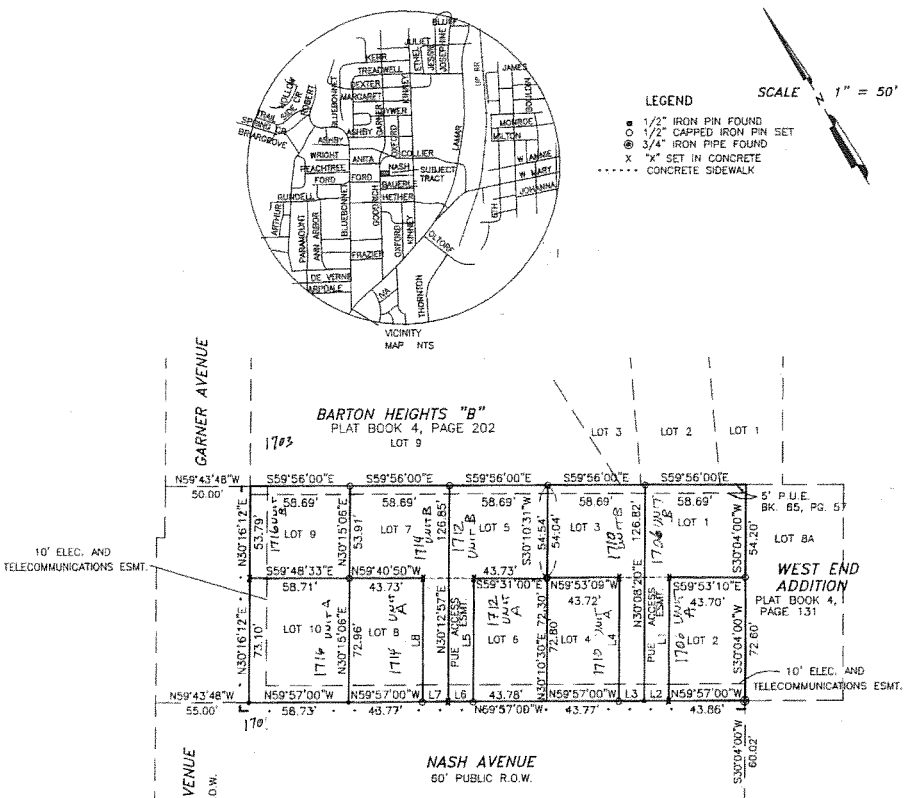
Dana Debeauvoir, County Clerk, Travis County, Texas; Mary Clark, Deputy

THIS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I PARTICIPATED IN THE PREPARATION OF THE PLAN SUBMITTED HEREWITH, AND THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF...

THE 100-YEAR FLOOD PLAN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL NO. 48452C 0205E, DATED JUNE 16, 1993

WITNESS MY HAND THIS 20 DAY OF August, 2007, A.D.

Robert C. (Ric) Thompson, P.E., No. 69524; Carlsson, Brigance & Doering; 3401 Slaughter Lane West; Austin, Texas 78748; 512-260-5160



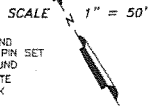
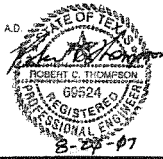
10' ELEC. AND TELECOMMUNICATIONS ESMT. WEST END ADDITION PLAT BOOK 4, PAGE 131. 60' PUBLIC R.O.W. 50' PUBLIC R.O.W.

I, ROY D. SMITH, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 25, 1999 AS AMENDED...

ROY D. SMITH REGISTERED PROFESSIONAL SURVEYOR NO. 4094

- NOTES: 1. No lots in this subdivision shall be occupied until connected to the City of Austin Water and Wastewater Utilities. 2. The water and wastewater utility system serving this subdivision must be in accordance with the City design criteria...

- 14. Austin Energy has the right to prune and/or remove trees, shrubbery and other obstructions to the extent necessary to keep the easements clear. 15. The owner/developer of this subdivision/lot shall provide the City of Austin Electric Utility Department with any easement and/or access required...



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