

**TOTAL PLAT VACATION REVIEW SHEET****CASE NO.:** C8-94-0208.0A(VAC)**PC DATE:** February 25, 2020**SUBDIVISION NAME:** Resubdivision of Barcelona Plaza Section 1-A**LOTS:** 1 and 2**OWNER/APPLICANT:** FBZ Town Lake Circle LP (and multiple owners)**AGENT:** KBGE (Armando Portillo)**ADDRESS OF SUBDIVISION:** 2215 Town Lake Circle**COUNTY:** Travis**WATERSHED:** Lady Bird Lake/ Town Lake**JURISDICTION:** Full Purpose**NEIGHBORHOOD PLAN AREA:** East Riverside Corridor

**DEPARTMENT COMMENTS:** The request is a total vacation of Lots 1-2 of the Resubdivision of Barcelona Plaza Section 1-A. The applicant is proposing to replat the site with the Replat Lake Shore Colony Subdivision (which is on this agenda).

**STAFF RECOMMENDATION:** The staff recommends approval of the vacation.

**PLANNING COMMISSION ACTION:**

**CASE MANAGER:** David Wahlgren**PHONE:** (512) 974-6455**EMAIL:** [david.wahlgren@austintexas.gov](mailto:david.wahlgren@austintexas.gov)

B-24

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# LOCATION MAP

SCALE: 1" = 500'

MAPSCO GRID: 615Q

COA GRID: K20

CHECKED BY: <b>MBC</b>		<b>REPLAT OF LAKE SHORE COLONY</b>  <b>TRAVIS COUNTY, TEXAS</b>	 <b>KIMBELL   BRUEHL   GARCIA   ESTES</b>  105 West Riverside Drive, Ste 110, Austin, Texas 78704 T (512) 439-0400 www.kbge-eng.com TBPE No.F 12802	CLIENT INFORMATION
JOB NUMBER: <b>380-001</b>	ISSUE DATE: <b>03/28/17</b>			<b>DIANA ZUNIGA</b>
SHEET: <b>EXHIBIT</b>		<b>LOCATION MAP</b>		

## TRAVIS COUNTY PLAT VOLUME 95 PAGE 42

THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED 5-10-1995, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL IMPROVEMENTS NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT.

FOR THE SUBDIVISION IMPROVEMENTS AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN VOLUME 12434, PAGE(S) 0726, IN THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

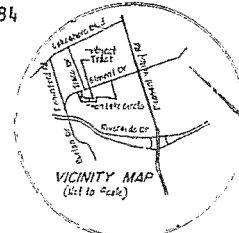
## LEGEND

- Sidewalks
- Concrete Sidewalk Found
- Iron Pipe Found
- Iron Pipe Found
- Cross Section in Concrete

## CURVE DATA

①	②	③	④
20.00	15.00	10.00	10.00
15.00	10.00	10.00	10.00
10.00	10.00	10.00	10.00
10.00	10.00	10.00	10.00
10.00	10.00	10.00	10.00

TRAC FILE CODE  
00009515684



## RESUBDIVISION OF BARCELONA PLAZA SECTION 1-A

DATE PREPARED: JUNE 1, 1995

AREAS  
Lot 1 3.782 Acres  
Lot 2 1.055 Acres  
TOTAL 4.837 ACRES

THIS SUBDIVISION IS LOCATED IN THE TOWN LAKE WATERSHED, IS CLASSIFIED AS URBAN AND SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE LAND DEVELOPMENT CODE, CHAPTER 11-2, ARTICLE 11 AND CHAPTER 13-7.

EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS. A MINIMUM DETACHED SINGLE FAMILY AND DUPLEX CONSTRUCTION IN ACCORDANCE WITH THE CITY OF AUSTIN'S ENVIRONMENTAL CRITERIA MANUAL.

PRIOR TO ANY FUTURE CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE POINT EXISTING BY PONDING OR OTHER APPROVED METHODS.

APPROVED FOR ACCEPTANCE

*Nice Wood*

TRACY H. WATSON, DIRECTOR  
DEPARTMENT OF PLANNING AND DEVELOPMENT

2/20/95  
DATE

FILED FOR RECORD AT 9 O'CLOCK A.M. THIS THE 10 DAY OF MAY, 1995, A.D.

CLERK OF THE COUNTY COURT  
TRAVIS COUNTY, TEXAS

BY *D. Johnson*  
DEPUTY CLERK

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 10 DAY OF MAY, 1995, AT 9 O'CLOCK A.M. IN THE PLAT RECORDS OF SAID COUNTY, IN PLAT RECORDS OF SAID COUNTY IN PLAT BOOK 45, PAGE(S) 94.

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK THE 10 DAY OF MAY, 1995, A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY *D. Johnson*  
DEPUTY CLERK

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN ON THE 20 DAY OF MAY, 1995, A.D.

*M. H. Roberts*  
SCOTT ROBERTS, CHAIRMAN  
CITY VALUED-REVIEW SECRETARY

ALL RESTRICTIONS FROM THE PREVIOUS EXISTING SUBDIVISION(S), BARCELONA PLAZA SECTION 1-A LAKE SHORE COLONY, SHALL APPLY TO THIS RESUBDIVISION PLAT. DEVELOPMENT OF THESE LOTS ARE HEREBY RESTRICTED TO USES OTHER THAN RESIDENTIAL USES.

SPECIAL RESTRICTIVE COVENANT PER PLAT BOOK 44, PAGE 38, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

IN THE APPROVAL OF THE SUBDIVISION PLAT BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, IT IS UNDERSTOOD THAT NO MORE THAN ONE REGULAR APARTMENT UNIT PER ONE THOUSAND SQUARE FEET WILL BE CONSTRUCTED ON THE PROPERTY COVERED BY THIS SUBDIVISION PLAT, AND THAT ANY DEED OR DEEDS CONVEYING ANY OF THE INCLUDED PROPERTY SHALL CONTAIN COVENANTS LIMITING THE CONSTRUCTION TO ONE UNIT PER ONE THOUSAND SQUARE FEET AS ABOVE SET FORTH.

PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG ELMONT DRIVE AND TOWN LAKE CIRCLE, AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. 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.

NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY.

ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.

PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL #480624 0170E, DATED JUNE 16, 1993, FOR AUSTIN, TEXAS.

*D. Douglas*  
TIMOTHY E. DOUGLAS  
REGISTERED PROFESSIONAL LAND SURVEYOR I.O. 3594  
1826 KRAMER LANE  
AUSTIN, TEXAS 78758

I, DOUGLAS A. SEELIG, AM AUTHORIZED UNDER THE POWERS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 13 OF THE AUSTIN CITY CODE OF 1981, AS AMENDED, IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

AS SHOWN BY  
DOUG SEELIG LAND SURVEYORS, P.C.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO 1908  
3802 HANCOCK ROAD  
AUSTIN, TEXAS 78764  
JUNE 1, 1995

*D. Douglas*  
DOUGLAS A. SEELIG  
REGISTERED PROFESSIONAL LAND SURVEYOR NO 1908  
3802 HANCOCK ROAD  
AUSTIN, TEXAS 78764  
JUNE 1, 1995

CB-94-0208.0A

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT AUSTIN RIVERSIDE LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH ITS GENERAL PARTNER, STEVEN E. WISE, OWNER OF 3.782 ACRES OF LAND OUT OF TRACT A, BARCELONA PLAZA SECTION 1, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS RECORDED IN PLAT BOOK 44, PAGE 38, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AS CONVEYED TO IT BY DEED RECORDED IN VOLUME 11704, PAGE 1073 DEED RECORDS, TRAVIS COUNTY, TEXAS, AND THAT JAMES BIEBER, OWNER OF 1.055 ACRES OF LAND OUT OF THE SAID TRACT A, BARCELONA PLAZA SECTION 1, AS CONVEYED TO ME BY DEED RECORDED IN VOLUME 11646, PAGE 797, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID PROPERTY HAVING BEEN APPROVED FOR RESUBDIVISION BY THE CITY OF AUSTIN PLANNING COMMISSION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.015 OF THE TEXAS LOCAL GOVERNMENT CODE, AS AMENDED, DO HEREBY RESUBDIVIDE SAID LOT IN ACCORDANCE WITH THE MAP AS SHOWN HEREON, SUBJECT TO ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED TO BE KNOWN AS, BARCELONA PLAZA SECTION 1-A, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

WITNESS THE HAND OF STEVEN E. WISE, GENERAL PARTNER, AUSTIN RIVERSIDE LIMITED PARTNERSHIP, THIS THE 17th DAY OF January, 1995, A.D.

*Steven E. Wise*  
STEVEN E. WISE, RACE, GENERAL PARTNER  
AUSTIN RIVERSIDE LIMITED PARTNERSHIP  
6621 E. PACIFIC COAST HWY, SUITE 1144  
LONG BEACH, CALIFORNIA 90803

WITNESS THE HAND OF JAMES BIEBER, THIS THE 17th DAY OF January, 1995, A.D.

*James Bieber*  
JAMES BIEBER  
10603 KEYSTONE BEND  
AUSTIN, TEXAS 78750

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVEN E. WISE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 17th DAY OF January, 1995, A.D.

*Lana L. Birchfield*  
NOTARY IN AND FOR

*Lana L. Birchfield*  
PRINT NAME

MY COMMISSION EXPIRES 3-28-95

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES BIEBER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 17th DAY OF January, 1995, A.D.

*Lana L. Birchfield*  
NOTARY IN AND FOR TRAVIS COUNTY, TEXAS

*Lana L. Birchfield*  
PRINT NAME

MY COMMISSION EXPIRES 3-28-95

A VARIANCE TO SECTION 13-5-107 OF THE LAND DEVELOPMENT CODE, WAS GRANTED BY THE AUSTIN PLANNING COMMISSION ON 1-10-94.

ALL SIGNS SHALL COMPLY WITH THE AUSTIN SIGN ORDINANCE.

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