B-24 1 of 3

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).

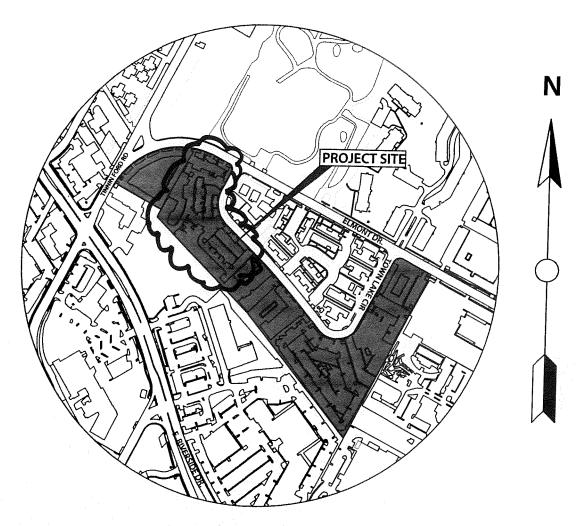
STAFF RECOMMENDATION: The staff recommends approval of the vacation.

PLANNING COMMISSION ACTION:

CASE MANAGER: David Wahlgren

PHONE: (512) 974-6455

EMAIL: david.wahlgren@austintexas.gov



LOCATION MAP

SCALE: 1" = 500'
MAPSCO GRID: 615Q
COA GRID: K20

CHECKED	BY:	

MBC

ISSUE DATE:

JOB NUMBER: 380-001

03/28/17

U3/28

SHEET:

EXHIBIT

REPLAT OF LAKE SHORE COLONY

TRAVIS COUNTY, TEXAS

LOCATION MAP

kbg€

KIMBELL I BRUEHL I GARCIA I ESTES

105 West Riverside Drive. Ste 110, Austin. Texas 78704 T (512) 439-0480 www.kbge-eng.com T8PE No.F. 12802 CLIENT INFORMATION

DIANA ZUNIGA

TRAVIS COUNTY PLAT VOLUME 95 PAGE 42

	THIS CELLET CODE
THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANG OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION	D ADDOCTICOL
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, IT HE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL IMPROVEMENTS FREDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS PERFONSIBILITY MAY BE ASSIGNED IN	D LEGENO 00009515684
SERVE THE LOTS WITHIN THE SUBDIVISION. THIS PESPCYSIBILITY MAY BE ASSIGNED IN	Glaces Secretary Secretary
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SUBDIVISION, SEE SEARNIE INSTRUMENT RECORDED IN VOLUME [2434]. PAGE(S) 0726. IN THE DEED RECORDS OF TRAVIS COUNTY, TEXAS	e cross four destin corese
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TOWN LAKE CIR	SECTION I-A
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BLOCK E	'A' THIS SUBDIVISION IS LOCATED IN THE TOWN LAKE WATERSHED, S CLASSIFIED AS URBAN AND SHALL BE DEVELOPED, CON-
BLOCK EN	IS CLESTFIED AS UPAN AND SHALL BE DEVELOPED, CON- STRUCTED AND MAINTAINED IN ACCORDANCE WHITH THE TERMS TO SHALL BE SHALL BE DEVELOPED OF COMPLETE
300 J.43727 U.42.23 U.42.24 U.62.67 J.73.48	AD TOTATIONS OF THE LAND DEVELOPMENT CODE, CHAPTER 11-3-ARTICLE " AND CHAPTER 13-7.
14727 V 452 27 472 77946	H49'03 U15577
50 1	ENGS O /SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOSS. A KIUDH S DETACHED SINGLE FAMILY AND DUPLEY CONSTRUCTION. IN ACCORDANCE
ad I P Considered " " The Constitution of the	LOTS, I. ALUDIA DETACHED SINGLE FAMILY AND DUPLEY CONSTRUCTION IN ACCORDANCE WITH THE CITY OF AUSTIN'S ENVIRONMENTAL CRITERIA MAGUAL.
30 Ac 1233	PRIOR TO ANY FUTURE CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL
1	PRIOR TO ANY FUTURE CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DEALNAGE PLANS WILL BE SUBMITTED TO THE CITY OF RUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD
	TO THE AMOUNT EXISTING BY PONDING OR OTHER APPROVED "ETHOUS.
	APPROVED FOR ARCEPTANCE APPROVED FOR ARCEPTANCE 1/3/2 5
	TOTRACY H WATSON, DIRECTOR DEPARTMENT OF PLANNING AND DEVELOPMENT
STATE OF TEAMS I COUNTY OF TRAVIS I	FILED FOR RECORD AT 9 0'CLOCK A M. THIS THE 10 DAY OF MAY .
ICON ALL MEN BY THESE PRESENTS (1995, 6.0.
THAT ARCTIN RIVERSIDE LIMITED PARTHERSHIP, A TEXAS LIMITED PARTNERSHIP, ACTING	CLERK OF THE COUNTY COURT TRAVIS COUNTY, TELAS
THAT AUSTIN RIVERSIDE LIMITED PARTNERSHIP, A TEAMS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH ITS GENERAL PARTNER, STEVEL E. WISE OGGER OF 3.702 ACRES	BY Dahasa
OR THE OUT OF TRACE A. BARCELONA PLACE ECCION 1, A SUBDIVISION IN THE CITY OF AUSTIN, TRAUTS COUNTY, TEAS, AS RECORDED IN PLAT 8006 44, PAGE 36, PLAT RECORDS, TRAUTS COUNTY, TEAS, AS CONVEYED TO IT BY BEED RECORDED IN VOLUME 11704, PAGE 1073 DEED RECORDS, TRAUTS COUNTY, TEAS, AS CONVEYED TO IT BY BEED RECORDED IN VOLUME 11704, PAGE 1073 DEED RECORDS, TRAUTS COUNTY, TEAS, AND THAIR JAMES BIREER, GAMER OF 1055 ACRES OF LAND OUT OF THE SAID TRACE A, BRACELONA PLAZA SECTION 1, AS CONVEYED TO HE BY BEED RECORDS IN VOLUME 11445, PAGE 79, DEED RECORDS TRAVIS COUNTY TEAS, SAID PROPERTY HAVING BEEN APPROVED FOR RESUMBLIVESTON BY THE CITY OF AUSTIN	BY Det V Johnson
TRAVIS COUNTY, TEXAS, AS CONVEYED TO IT BY DEED RECORDED IN VOLUME 11704, PAGE	STATE OF TEXAS I
ACRES OF LAND OUT OF THE SAID TRACT A, BARCELONA PLAZA SECTION 1, AS CONVEYED TO	COUNTY OF TRAVIS [
ME BY DEED RECORDED IN VOLUME 11646, PAGE 797, BEED RECURDS, TRAVES COUNTY TEXAS. SAID PROPERTY HAVING BEEN APPROVED FOR RESUBDIVISION BY THE CITY OF AUSTIN	1. DATA DEBEAUFOR. CLERK OF TRAVES CORTY, TEXAS, DO HERRBY CLERIFY THAT THE POREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENCIATION AS FILED FOR RECORD IN IN OFFICE OF THE LO DAY OF LAW 1995, D. N. O. O'CLOCK. Δ 1. IN THE PLAT RECORDS OF SAID COUNTY. IN FLAT BOOK Δ 2. PAGE (4)
PLANNING COPHISSION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION	FILED FOR RECORD IN MY OFFICE ON THE 10 DAY OF MAY , 1995,
PAINTING COMMISSION PURSUANT TO THE PUBLIC MOTIFICATION AND HEARING PROVISION OF CHAPTER 212.015 of THE TEXAS LOCAL GOVERNMENT CODE, AS AMENDED DO HEREEN RESUBDIVIDE SAID LOT IN ACCOMPANCE WITH THE MAP AS SHOWN HEREON, SUBJECT TO ANY	RECORDS OF SAID COUNTY IN PLAT BOOK 95 , PAGE(S)
EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED TO BE KNOWN AS, BASCELOVA PLAZA SECTION 1-A, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND	WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK THE IC DAY OF
EASEMENTS AS SHOWN HERLON.	WITNESS WE MAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK THE C DAY OF DAYA DEBEAUOUR, COUNTY CLERK, TRAVIS COUNTY, TEXAS
	(00 1 ×
WITNESS THE HAND OF STEVEN E, WISE, GENERAL PARTNER, AUSTIN RIVERSIDE LIMITED PARTNERSHIP, THE TAND DAY OF JENGTH 1997, A.D.	BY Donno
PARTICIPALITY IN THE PARTICIPA	SCOTT ROLERS. CHAIRMAN SCOTT ROLERS. CHAIRMAN
- often 4 Will por.	AUSTIN ON THE DAY OF MALE 1995, A B.
STEVEN IL WISE, RRES. CAPITALIS. AUSTIN RIVERSIDE LIMITED PARTHERSHIP 6621 E PACIFIC COAST HAY, SUITE #144	SCOTT ROBERTS, CHAIRMAN CRITIC VASOREZ-REVILLA BECONTARY
6621 E PACIFIC COAST NAY, SUITE #144 LONG BEACH, CALIFORNIA 90803	ATT DESTRICTIONS FROM THE PREVIOUS EXISTING SUBDIVISION(S), BARGELCAA PLAZA
	SECTION 1 & LAME SHORE COLORY, SHALL APPLY TO THIS RESURDIVISION PLAT.
WITNESS THE HAND OF JAMES BIEBER, THIS THE DAY OF	SECTION 1 & LAKE SHORE COLORY, SHALL APPLY TO THIS RESUBDIVISICA PLAT. DEVELOPMENT OF THESE LOTS ARE HEREBY RESTRICTED TO USES OTHER YHAD RESIDENTIAL USES.
1995, AD 0	SPECIAL RESTRICTIVE COVENART PER PLAT BOOK 44, PAGE 38, PLAT RECORDS OF TRAVIS
James Derboc'	COUNTY, TEXAS.
JARES BIEBER 19603 KENSTONE BEND UNIL SET . 3	"IN THE APPROVAL OF THE SUBDIVISION PLAT BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, IT IS UNDERSTOOD THAT NO PORE "HAN ONE REGULAR BY COURDED BY THE
1963 RESTONE BEND AUSTIN, TEAS 78750	OF AUSTIN, IT IS UNDERSTOOD THAT NO COME AND ONE THE PROPERTY COVERED BY THIS UNDERSTOOD ON THE PROPERTY COVERED BY THIS SUDDIVISION PLAT, AND THAT ANY DEED OR DEEDS CONVEYING ANY OF THE INCLUDED
STATE OF TEXAS	PROPERTY SHALL CONTAIN COVENANTS LIMITING THE CONSTRUCTION TO ONE ONLY FER ORE-
STATE OF TRAVIS	THOUSAKD SQUARE FEET AS ABOVE SET FORTH. **PURELC SIDELALES BUILT TO CITY OF AUSTIN STANDARDS. ARE REQUIRED ALCOG ELYONT
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	OF OCCUPANCE, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE BOVERANCE BODY OR
178.	
GIVEN INDER MY HAND AND SEAL OF OFFICE THIS THE 11 8 DAY OF STRUCTURE DAY	OTHERTY COMPANY. ***OR BUILDINGS, FENCES, LANDSCAPING OF CTHER OBSTRUCTIONS ARE PERMITTED IN DRALMAGE - EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY. **EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY. **THE PROPERTY OF AUSTINET ON PROPERTY SHALL BE MADE AND THE PROPERTY. **THE PROPERTY OF THE PROPERTY SHALL BE MADE AND THE PROPERTY.
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BOTARY IN AND FOR	CHIER OR ASSIGNS PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO BRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES
Lana L Bushfield	A PORTION OF THE TRACE IS LITHIN THE ROUNDARIES OF THE 100 YEAR FLOXE PLAIN OF
FRINT NAME MY COMMISSION EXPIRES 3 29 75	ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FLOO DAMES, MARGINET DATED JUNE 16, 1993, FOR AUSTIN, TEXAS.
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STATE OF TEXAS 1 COUNTY OF TRAVIS I	TINOTH'S E DAME O DATE NO. 14M DATE
	REGISTERED PROFESSIONAL ENGINEER NO. 3490
BEFORE ME, THE UNDERSIGNED AUTHORITY, CN THIS DAY PERSONALLY APPEARED JAMES BIEBER, NIONAL TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF THE PERSON OF THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING THE PROPERTY OF T	1826 A KRAMER LANE IMMINT E DAINE
AND ACKNOWLEDGED TO HE THAT HE EXECUTED THE SAME FOR THE PORPOSES AND CONSERVATIONS	AUSTIN, TEYAS 78758
THEREID STATED.	William Barre
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 1+ C DAY OF JANUARY	I, DOUGLAS A SEELIG, AM AUTHORIZED UNDER THE SPATE OF TEXAS TO PRACTICE THE PROFESSION OF SURWEYING AND HERBY CERTIFY THAT THIS PLAY COMPLIES
Amad Burchard W. D. LUNE BECKETED	AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY VIDE UNDER MY SUPERVISION ON THE GROUND
NOTARY INLAND FOR TRAVIS COURTY TEAMS STATE OF THE STATE	CH THE GROUND AS SH-VELED BY DOUG SIELIG TAO SURVIVORS, P.C CONCLEASEDO
Lana L Birchfield	DOUG STELLE TAO SURVEYORS, P.C.
PRINT HAME MY COMMISSION EXPLASS	
A VARIANCE TO SECTION 13-5-107 OF THE LAND DEVELOPMENT CODE, WAS GRANTED BY THE	DOLLI'S A SELLU REGISTERED PROFESSIONAL LAND SURVEYOR NO 1908
TOTAL STREET, COL. 1-10-GA.	
ALL SIGHS SHALL COMPLY WITH THE AUSTIR SIGN ORDINANCE.	3802 MALCHACA ROAD AUSTIN, TEXAS 78764 JUNE 1, 1993 CB-9A-0Z0B.OA