

SUBDIVISION REVIEW SHEET

CASE NO.: C8S-79-139(VAC)

P.C. DATE: 4/26/2022

SUBDIVISION NAME: D.W. Patrick Addition (VAC)

AREA: 50 acres

LOT(S): 1

OWNER/APPLICANT: Clayton Properties Group (Tyler Gatewood) and 2906 East Howard Lane LLC (Saheed Minhas)

AGENT: BGE, Inc. (J. Adam Berry)

ADDRESS OF SUBDIVISION: 2906 E. Howard Ln. Formerly Gregg Ln

GRIDS: P-33, Q-33

COUNTY: Travis

WATERSHED: Harris Branch and Gilleland Creek **JURISDICTION:** 2 Mile ETJ

EXISTING ZONING: N/A

MUD: N/A

PROPOSED LAND USE: see Howard Lane Preliminary Plan – single family, commercial, drainage, pond

ADMINISTRATIVE WAIVERS: N/A

VARIANCES: N/A

SIDEWALKS: Sidewalks will be provided on replat.

DEPARTMENT COMMENTS: Approval of the total plat vacation of D.W. Patrick Addition Volume 78 Page 293 consisting of one 50.00 acre lot. This property will be replatted as Howard Lane Phases 1, 2 and 3.

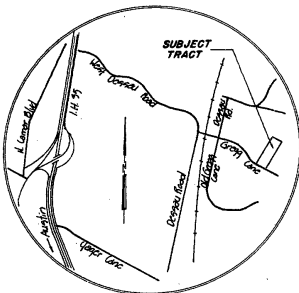
STAFF RECOMMENDATION: The staff recommends approval of this subdivision vacation. This plat meets all applicable County, State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Sarah Sumner
Email address: sarah.sumner@traviscountytx.gov

PHONE: 512-854-7687

D. W. PATRICK ADDITION



VICINITY MAP

LEGEND
 • Iron Pin Found
 □ Iron Pin Set
 □ Monument Act

CURVE DATA

1	2	3
48° 05'	99° 19'	57° 42'
564.69'	556.69'	590.69'
296.97'	103.05'	359.61'
436.25'	564.00'	111.76'
436.94'	971.00'	602.91'

SCALE 1"=200'

HEALTH DEPARTMENT RESTRICTIONS:

No structure in this subdivision shall be occupied until connected to a public sewer or an individual septic disposal system which has been approved by the Austin-Travis County Health Department.

No structure in this subdivision shall be occupied until connected to a potable water supply from an approved public water supply with adequate quantity for family use and operation of an approved septic tank system.

This subdivision is restricted to single family residences only until a public sewer system is available.

These restrictions are enforceable by the Austin-Travis County Health Department and/or the lot owner or developer.

This subdivision has been accepted for development for septic tank use by the Austin-Travis County Health Department.

Tommy F. Green, P.E.
 HEALTH OFFICER
 TOMMY F. GREEN, P.E.

8-31-79
 DATE

FLOOD PLAIN NOTE: The 100 Year Flood Plain is contained within the Drainage Easements as shown hereon.

STATE OF TEXAS
 COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT I, DONALD W. PATRICK, OWNER OF 50.00 ACRES OF LAND OUT OF THE SAMUEL CUSHING SURVEY NO. 20 IN TRAVIS COUNTY, TEXAS, AS CONVEYED TO ME BY DEEDS RECORDED IN VOLUME 6129, PAGE 2090, VOLUME 6469, PAGE 68 AND VOLUME 6608, PAGE 1755 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE THE SAID 50.00 ACRES IN ACCORDANCE WITH THE PLAT AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, TO BE KNOWN AS D. W. PATRICK ADDITION AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

WITNESS MY HAND THIS THE 2nd DAY OF August, 1979, A.D.

Donald W. Patrick
 DONALD W. PATRICK
 Route 1, Box 22
 Manor, Texas 78653

STATE OF TEXAS
 COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DONALD W. PATRICK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 2nd DAY OF August, 1979, A.D.

Jonathan J. McIntosh
 JONATHAN J. MCINTOSH
 NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS
 MY COMMISSION EXPIRES DECEMBER 31, 1979



RECEIVED
 AUG 2 1979
 CITY PLANNING
 CITY OF AUSTIN

CBS-79-139

SHEET 1 OF 2

D. W. PATRICK ADDITION

APPROVED FOR ACCEPTANCE Sept 25, 1979, A.D.
Richard R. Lillie
DIRECTOR OF PLANNING - Richard R. Lillie

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY PLANNING COMMISSION, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS Sept 25, 1979, A.D.

CHAIRMAN *Miguel A. Guerrero*
MIGUEL A. GUERRERO

SECRETARY *Mary E. Schechter*
MARY E. SCHECHTER

FILED FOR RECORD AT 4:05 O'CLOCK P.M. THE 8th DAY OF October, 1979, A.D.

DORIS SHROPSHIRE, CLERK COUNTY COURT, TRAVIS COUNTY, TEXAS

BY: DEPUTY *Linda Kleemeier*
LINDA KLEEMEIER

STATE OF TEXAS ☒
COUNTY OF TRAVIS ☒

I, DORIS SHROPSHIRE, CLERK OF THE COUNTY COURT, TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 8th DAY OF October, 1979, A.D. THE COMMISSIONERS 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 122.
WITNESS MY HAND AND SEAL OF THE COUNTY COURT THIS THE 8th DAY OF October, 1979, A.D.

DORIS SHROPSHIRE, CLERK COUNTY COURT, TRAVIS COUNTY, TEXAS

BY: DEPUTY *Susan Clark*
SUSAN CLARK

STATE OF TEXAS ☒
COUNTY OF TRAVIS ☒

I, DORIS SHROPSHIRE, CLERK COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 8th DAY OF October, 1979, A.D. AT 4:05 O'CLOCK P.M. AND DULY RECORDED ON THE 8th DAY OF October, 1979, A.D. IN THE PLAT RECORDS OF SAID COUNTY IN PLAT BOOK 78, PAGE 293-294 at 4:10 P.m.

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

DORIS SHROPSHIRE, CLERK COUNTY COURT, TRAVIS COUNTY, TEXAS

BY: DEPUTY *Linda Kleemeier*
LINDA KLEEMEIER

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR ANY BRIDGES OR CULVERTS NECESSARY TO BE PLACED ON SUCH ROADS, STREETS OR OTHER PUBLIC THOROUGHFARES SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT AND IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, AND SAID COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

THAT THE ACCEPTANCE FOR MAINTAINING BY TRAVIS COUNTY, TEXAS, OF THE ROADS OR STREETS IN REAL-ESTATE SUBDIVISIONS DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET MARKING SIGNS, AS THIS IS CONSIDERED TO BE A 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.

I, W. HARVEY 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 41 OF THE AUSTIN CITY CODE; IS TRUE AND CORRECT; AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

W. Harvey Smith
W. HARVEY SMITH
REGISTERED PUBLIC SURVEYOR NO. 720
1214 West 5th Street - Austin, Texas 78703
JULY 27, 1979



FLOOD PLAIN DATA:

Floyd R. Hill
FLOYD R. HILL
Registered Professional Engineer No. 55505
September 7, 1979



RECEIVED
AUG 2 1979
CITY PLANNING
CITY OF AUSTIN

CB3-79-139
SHEET 2 OF 2

EXHIBIT A

TOTAL / PARTIAL VACATION OF "SUBDIVISION NAME"

THE STATE OF TEXAS

COUNTY OF Travis

WHEREAS, (Donald W. Patrick), owner (_____)

Name of Subdivider of Existing Recorded Subdivision

50.00 acres of land out of the Samuel Cushing Survey No. 20 in Travis County, Texas), did heretofore

Property description as shown in dedicated statement of existing recorded subdivision plat

subdivide the same into the subdivision designated (D.W. Patrick Addition), the plat of which
name of existing recorded subdivision

is recorded in Book 78, Page 293 or Document No. _____ of _____ County, Texas Plat Records,

and WHEREAS, the following lots in said subdivision are now owned by the parties indicated, to wit:

34.345 acres
LOT of Lot A _____ OWNER Clayton Properties Group, Inc.

WHEREAS, (Clayton Properties Group, Inc.) who collectively constitute the owners of all original, intact lots
list names of owners listed above

in (D.W. Patrick Addition) are desirous of (partially) vacating said subdivision plat so as to destroy the
name of existing recorded subdivision

force and effect of the recording of such subdivision plat insofar and only insofar as the same pertains to Lot(s) .

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That (Clayton Properties Group, Inc.) for and in consideration of the premises and pursuant to the
names of owners listed above

34.345 acres
provisions of Chapter 212.013 of the Local Government Code, does hereby vacate Lot(s) of Lot A _____ only. Said subdivision
shall, however, remain in full force and effect as to all other lots in (D.W. Patrick Addition).
name of existing recorded subdivision

EXECUTED THE DAYS HEREAFTER NOTED.

DATE

OWNER'S SIGNATURE

1-8-21

Clayton Properties Group, Inc., a Tennessee corporation
doing business
in Texas as BROHN HOMES

By: 
Adam B. Boenig, Vice President

NOTARY STATEMENT REQUIRED FOR EACH SIGNATURE UNLESS ALL OR SOME OWNERS SIGN BEFORE THE SAME NOTARY. THE DATE OF EACH INDIVIDUAL NOTARY CERTIFICATE MUST MATCH THE DATE THAT APPEARS OPPOSITE THE OWNER'S SIGNATURE IN THE BODY OF THE DOCUMENT.

APPROVAL OF TOTAL/PARTIAL PLAT VACATION

BE IT KNOWN, that on the _____ day of _____, 20____, the _____ Commission of the City of Austin, at its regular meeting, did approve the total/partial vacation of the subdivision known as P.W. Patrick Addition, as recorded in Book 78, Page 293, Travis County Plat Records, upon application therefore by all of the owners of all of the lots in said subdivision.

EXECUTED, this _____ day of _____, 20_____.

CHAIR _____

Commission
City of Austin
Travis County, Texas

ATTEST:

_____, Executive Secretary

Commission of the City of Austin

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 _____, known to be the person whose name is subscribed to the foregoing instrument as Chairperson of the _____ Commission of the City of Austin, Texas, a municipal corporation, and she/he acknowledged to me that she/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 _____, 20_____.

SEAL

Printed name _____
Notary Public in and for the State of
Texas

My commission expires: _____

COUNTY OF TRAVIS

On _____, 20____, the Travis County Commissioners Court approved the total cancellation of the subdivision known as _____, as described above.

EXECUTED, this _____ day of _____, 20____.

Dana Debeauvoir, County Clerk
Travis County, Texas


By: _____
Deputy

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me this 8 day of January, 2021 by Adam B. Boenig, Vice President of Clayton Properties Group, Inc., a Tennessee corporation doing business in Texas as Brohn Homes, on behalf of said corporation.

(SEAL)



Notary Public Signature

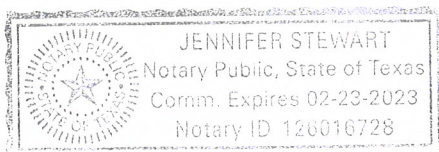


EXHIBIT A

TOTAL / PARTIAL VACATION OF "SUBDIVISION NAME"

THE STATE OF TEXAS

COUNTY OF Travis

WHEREAS, (Donald W. Patrick), owner (

Name of Subdivider of Existing Recorded Subdivision

50.00 acres of land out of the Samuel Cushing Survey No. 20 in Travis County, Texas), did heretofore

Property description as shown in dedicated statement of existing recorded subdivision plat

subdivide the same into the subdivision designated (D.W. Patrick Addition), the plat of which

name of existing recorded subdivision

is recorded in Book 78, Page 293 or Document No. of County, Texas Plat Records,

and WHEREAS, the following lots in said subdivision are now owned by the parties indicated, to wit:

15.655 acres
LOT of Lot A OWNER 2906 East Howard Lane LLC

15.655 acres

WHEREAS, (2906 East Howard Lane LLC) who collectively constitute the owners of all original, intact lots
list names of owners listed above

list names of owners listed above

in (D.W. Patrick Addition) are desirous of (partially) vacating said subdivision plat so as to destroy the
name of existing recorded subdivision

name of existing recorded subdivision

force and effect of the recording of such subdivision plat insofar and only insofar as the same pertains to Lot(s) .

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That (2906 East Howard Lane LLC) for and in consideration of the premises and pursuant to the names of owners listed above 15.655 acres

names of owners listed above

names of owners listed above 15.655 acres

provisions of Chapter 212.013 of the Local Government Code, does hereby vacate Lot(s) of Lot A only. Said subdivision shall, however, remain in full force and effect as to all other lots in (D.W. Patrick Addition).

name of existing recorded subdivision

15.655 acres

shall, however, remain in full force and effect as to all other lots in (D.W. Patrick Addition).

name of existing recorded subdivision

EXECUTED THE DAYS HEREAFTER NOTED.

DATE _____

OWNER'S SIGNATURE

2906 East Howard Lane LLC, a Texas limited liability company

By:

Saeed Minhas, Managing Member

NOTARY STATEMENT REQUIRED FOR EACH SIGNATURE UNLESS ALL OR SOME OWNERS SIGN BEFORE THE SAME NOTARY. THE DATE OF EACH INDIVIDUAL NOTARY CERTIFICATE MUST MATCH THE DATE THAT APPEARS OPPOSITE THE OWNER'S SIGNATURE IN THE BODY OF THE DOCUMENT.

APPROVAL OF TOTAL/PARTIAL PLAT VACATION

BE IT KNOWN, that on the _____ day of _____, 20____, the _____ Commission of the

City of Austin, at its regular meeting, did approve the total/partial vacation of the subdivision known as

D.W. Patrick Addition, as recorded in Book 78, Page 293,

Travis County Plat Records, upon application therefore by all of the owners of all of the lots in said subdivision.

EXECUTED, this _____ day of _____, 20_____.

CHAIR _____

Commission
City of Austin
Travis County, Texas

ATTEST:

_____, Executive Secretary

Commission of the City of Austin

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 _____, known to be the person whose name is subscribed to the foregoing instrument as Chairperson of the _____ Commission of the City of Austin, Texas, a municipal corporation, and she/he acknowledged to me that she/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 _____, 20_____.

SEAL

Printed name _____
Notary Public in and for the State of
Texas

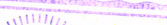
My commission expires: _____

COUNTY OF TRAVIS

EXECUTED, this _____ day of _____, 20____.

By: _____
Deputy

This instrument was acknowledged before me this 9 day of January, 2021 by Saeed Minhas, Managing Member of 2906 East Howard Lane LLC, a Texas limited liability company, on behalf of said limited liability company.

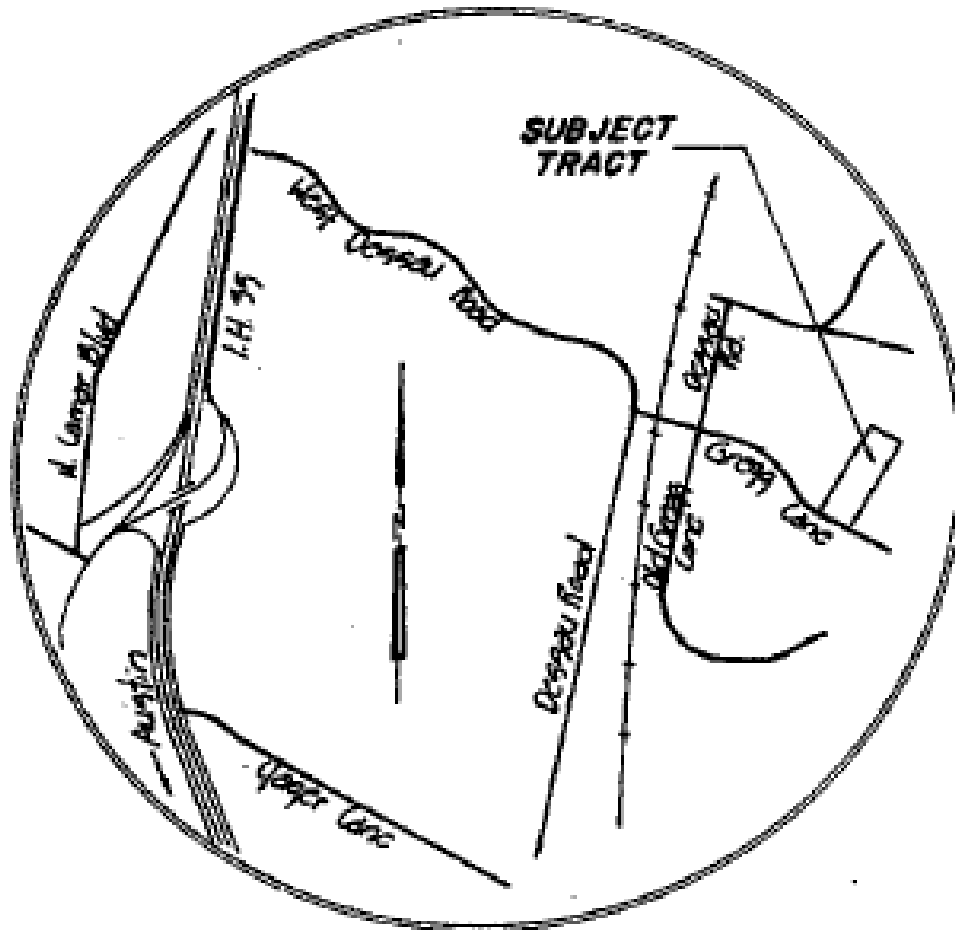


ZENaida MEJIA
Notary Public, State of Texas
Comm. Expires 04-06-2024
Notary ID 128901688

~~Notary Public Signature~~

D.W. Patrick Addition

Location Map



VICINITY MAP

5/10/21