

SUBDIVISION REVIEW SHEET**CASE NO.:** C8S-75-067VAC**COMMISSION DATE:** May 2, 2023**SUBDIVISION NAME:** James E. Olsen Resubdivision (Total Plat Vacation)**ADDRESS:** 1118 Bluebonnet Lane**APPLICANT(S):** Gary & Sharyn Reynolds**AGENT:** TCMB Engineering, LLC (Bob Demyan)**ZONING:** SF-3**NEIGHBORHOOD PLAN:** N/A**AREA:** 0.44 acres**LOTS:** 2**COUNTY:** Travis**DISTRICT:** 5**WATERSHED:** Lady Bird lake**JURISDICTION:** Full Purpose**VARIANCE:** N/A**DEPARTMENT COMMENTS:**

The request is for the approval of the James E. Olsen Resubdivision total plat vacation. The applicant proposes to vacate the James E. Olsen Resubdivision (Lot 6A), which is comprised of one (1) platted lot on approximately 0.44 acres. Once the plat vacation is approved, the property will default back to the underlying plat comprised of two (2) legal lots.

Plat vacations are not subject to H.B. 3167 requirements.

STAFF RECOMMENDATION:

Staff recommends approval of this total plat vacation. The vacation of the subdivision meets applicable State and City of Austin Land Development Code requirements.

CASE MANAGER: Juan Enriquez, Senior Planner**PHONE:** 512-974-2767**E-mail:** juan.enriquez@austintexas.gov**ATTACHMENTS**

Exhibit A: Location map

Exhibit B: James E. Olsen Resubdivision (Lot 6A, plat to be vacated)

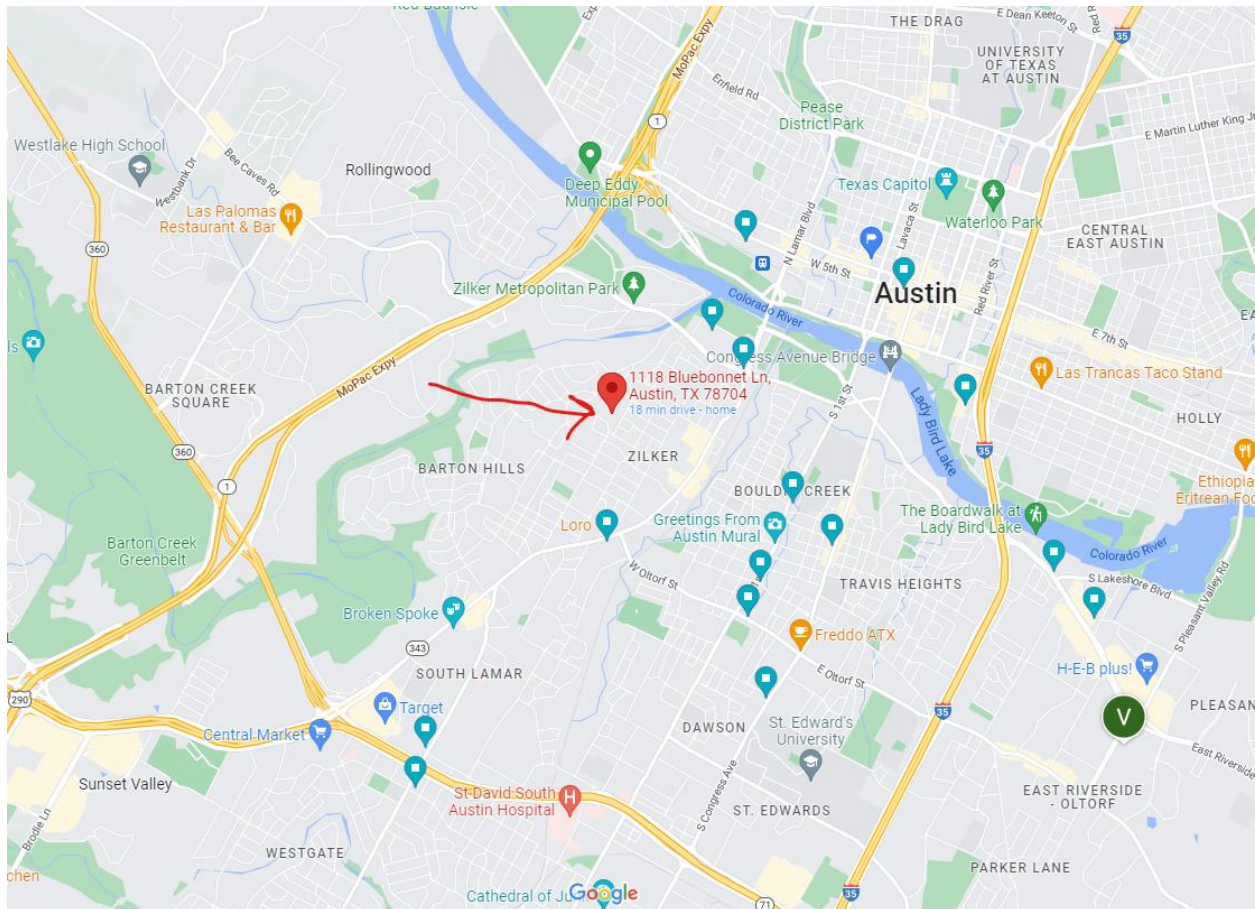
Exhibit C: Plat vacation document

TCMB Engineering, LLC
Civil Engineering Consulting

2704 Firecrest Dr
Austin, Texas 78748

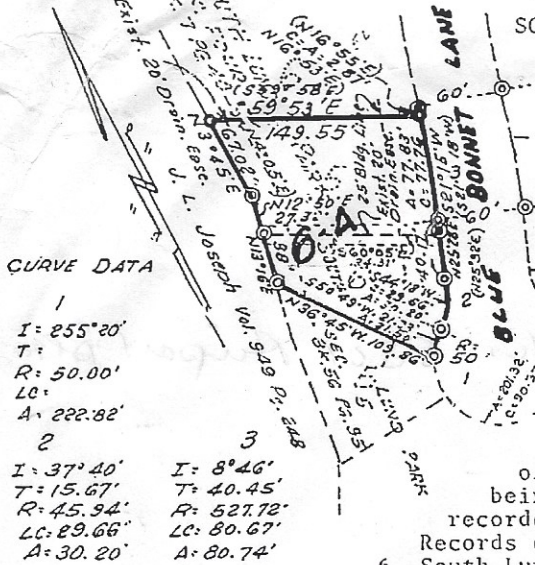
Vacation of Subdivision Plat
Lot 6A, James F. Olson Resubdivision
1118 Bluebonnet Ln.
Austin, TX 78704

Location Map



06 CBS-75-067VAC - James E. Olson Resubdivision, District 5

Exhibit B
3 of 8



SCALE: 1" = 100'

LFGFND

Iron Stake Found

By Claude F. Bush, Jr.
Claude F. Bush, Jr.
Reg. Public Surveyor #3012
April 9, 1975



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

That we James F. Olson and wife, Hazel V. Olson, owners of Lot 5, South Lund Park, Section Four, according to the map or plat of said subdivision recorded in Book 7, Page 40 of the Plat Records of Travis County, Texas, being the same land conveyed to us by deed recorded in Volume 1651, Page 376 of the Deed Records of Travis County, Texas and owners of Lot 6, South Lund Park, Section 5, according to the map or plat of said subdivision recorded in Book 56, Page 95 of the Plat Records of Travis County, Texas, being the same land conveyed to us by deed recorded in Volume 5051, Page 1416 of the Travis County Deed Records, do hereby adopt this plat as our subdivision to be known as JAMES F. OLSON RESUBDIVISION, subject to any easements or restrictions heretofore granted.
WITNESS OUR HANDS this the 10th day of April, A.D. 1975

James E. Olson
James E. Olson
Hazel V. Olson
Hazel V. Olson

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me the undersigned authority on this day personally appeared James E. Olson and wife Hazel V. Olson, known to me to be the persons whose names are subscribed to the foregoing instrument and they acknowledged to me that they executed the same as their act and deed for the purposes and consideration therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE this the 10th day of April, A.D. 1975

Claude F. Bush, Jr.
Notary Public in/for Travis County, Texas

APPROVED FOR ACCEPTANCE on the 19 day of JUNE A.D. 1975

By John Knickerbocker
John Knickerbocker, Director of Planning

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS on the 20th day of June A.D. 1975.

Attest: Charles T. Hest
Chairman

FILED FOR RECORD on the 23 day of June A.D. 1975 at 9:10 o'clock A.M.
Doris Shropshire, County Clerk, Travis County, Texas

Ry Mike Kilgore
Deputy

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, Doris Shropshire, clerk of the county court within and for the County and State aforesaid, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 23 day of June A.D. 1975 at 9:10 o'clock A.M. and duly recorded on the 23 day of June A.D. 1975 at 9:15 o'clock A.M. in the Plat Records of Travis County, Texas in Book 72, Page 71.

WITNESS MY HAND AND SEAL OF OFFICE the date last written above.

Doris Shropshire, County Clerk, Travis County, Texas

By Mike Kilgore
Deputy

Note: 100 year flood plane is entirely within the existing 20' drainage easement.

CBS-75-67

(7th Floor)



Development
CITY OF AUSTIN
SERVICES DEPARTMENT

Building a Better and Safer Austin Together

Total Plat Vacation Commission Approval

TOTAL VACATION OF Lot 6a James E. Olson Resubdivision

Name of existing recorded subdivision

THE STATE OF TEXAS

COUNTY OF Travis

Whereas A D Stenger, owners of South Lund Park, Sec. 4 & 5,
Name of original subdivider of existing recorded subdivision Property description as shown in dedicated statement of existing recorded subdivision

did heretofore subdivide the same into the subdivision designated Lot 6a James E. Olson Resubdivision,
Name of existing recorded subdivision

the plat of which is recorded in Volume 72, Page 71 or Document Number _____ of
the Travis County, Texas Official Public Records, and

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

<u>LOT</u>	<u>Block</u>	<u>OWNER</u>
<u>5</u>		<u>Sharyn Reynolds</u>
<u>6</u>		<u>Sharyn Reynolds</u>

(insert more lines as needed for multiple lots. NOTE: ALL lot owners from the original subdivision must be listed directly above and must sign this document)

WHEREAS Sharyn Reynolds, for and in consideration of the premises and pursuant
List names of owners listed directly above
to the provisions of Chapter 212.013 of the Local Government code, does hereby vacate all of
Lot 6a James E. Olson Resubdivision,
Name of existing recorded subdivision

EXECUTED THE DAYS HEREAFTER NOTED.

DATE

4-14-2023

OWNER'S SIGNATURE

Sharyn Reynolds

Owner or owner's representative signature above

Sharyn Reynolds

Insert printed version of owner's name above. Also, if a representative is signing on behalf of a company, include representative's name and the capacity in which they are signing. Example: John Smith, Director for Hypothetical Company LLC).

1118 Bluebonnet Ln. Austin TX

Insert owner's address above (or if a company, insert company's address).

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 Sharyn Reynolds, known to be the person whose name is
Name of individual signing above

subscribed to the foregoing instrument and he/she/they acknowledged to me that he/she/they 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 14th DAY OF April, 2023.



SEAL

Makenzie Kindt
Printed name: Makenzie Kindt
Notary Public in and for the State of Texas

My commission expires: 11/10/25

Insert more notary statements as needed for each property owner signing. NOTE: ALL lot owners from the original subdivision must sign this document.



Development
SERVICES DEPARTMENT

Building a Better and Safer Austin Together

Total Plat Vacation Commission Approval

TOTAL VACATION OF Lot 6a James E. Olson Resubdivision

Name of existing recorded subdivision

THE STATE OF TEXAS

COUNTY OF Travis

Whereas A D Stenger, owners of South Lund Park, Sec. 4 & 5,
Name of original subdivider of existing recorded subdivision Property description as shown in dedicated statement of existing recorded subdivision

did heretofore subdivide the same into the subdivision designated Lot 6a James E. Olson Resubdivision,
Name of existing recorded subdivision

the plat of which is recorded in Volume 72, Page 71 or Document Number _____ of
the Travis County, Texas Official Public Records, and

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

<u>LOT</u>	<u>Block</u>	<u>OWNER</u>
<u>5</u>		<u>Gary Reynolds</u>
<u>6</u>		<u>Gary Reynolds</u>

(insert more lines as needed for multiple lots. NOTE: ALL lot owners from the original subdivision must be listed directly above and must sign this document)

WHEREAS Gary Reynolds, for and in consideration of the premises and pursuant
List names of owners listed directly above
to the provisions of Chapter 212.013 of the Local Government code, does hereby vacate all of
Lot 6a James E. Olson Resubdivision,
Name of existing recorded subdivision

EXECUTED THE DAYS HEREAFTER NOTED.

DATE

4-14-2023

OWNER'S SIGNATURE

Gary Reynolds

Owner or owner's representative signature above

Gary Reynolds

Insert printed version of owner's name above. Also, if a representative is signing on behalf of a company, include representative's name and the capacity in which they are signing. Example: John Smith, Director for Hypothetical Company LLC).

1118 Bluebonnet Ln. Austin TX

Insert owner's address above (or if a company, insert company's address).

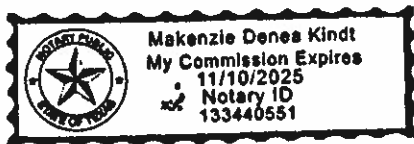
THE STATE OF TEXAS

COUNTY OF Travis

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared
Gary Reynolds _____, known to be the person whose name is
Name of individual signing above

subscribed to the foregoing instrument and he/she/they acknowledged to me that he/she/they 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 14th DAY OF April, 2023.



SEAL

Makenzie Kindt
Printed name: Makenzie Kindt
Notary Public in and for the State of Texas

My commission expires: 11/10/25

Insert more notary statements as needed for each property owner signing. NOTE: ALL lot owners from the original subdivision must sign this document.

APPROVAL OF TOTAL PLAT VACATION

BE IT KNOWN, that on the _____ day of _____, 20 22, the Land Use Commission of the City of Austin, at its regular meeting, did approve the total vacation of the subdivision known as James E. Olsen Resubdivision as recorded in Volume 72 _____, Page 71 _____ or

Name of existing recorded subdivision

Document Number _____ of the Travis County, Texas Official Public Records, upon application therefore by all of the owners of all the lots in said subdivision.

EXECUTED, this _____ day of _____, 20 22.

Printed Name: _____, Chair
Land Use Commission
City of Austin

ATTEST:

Printed Name: _____, Senior Planner
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 _____ known to be the person whose name is subscribed to the foregoing instrument as Senior Planner with the City of Austin Development Services Department, a municipal corporation, and he/she/they acknowledged to me that he/she/they 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 22.

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

SEAL