

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2017-0212.0(VAC)**Z.A.P. DATE:** June 20, 2023**SUBDIVISION NAME:** Bayer Subdivision Final Plat (Vacation)**AREA:** 14.735 Acres**LOT(S):** 1 Total Lot**OWNER/APPLICANT:** Decker Lake Property, LLC (Jimmy Bayer)**AGENT:** Malone Wheeler (Eduardo Aguirre, P. E.)**ADDRESS OF SUBDIVISION:** 8705 Decker Lake Road**GRIDS:** L-11**COUNTY:** Travis**WATERSHED:** Elm Creek**JURISDICTION:** 2-Mile ETJ**EXISTING ZONING:** N/A**MUD:** N/A

DEPARTMENT COMMENTS: The request is for approval the vacation of Lot 1, Block A of the Bayer Subdivision final plat located in the County and in the City of Austin's 2 Mile ETJ. Bayer Final Plat was originally approved by the Zoning and Platting Commission on December 4, 2018 as a 1 lot subdivision. The original intended use of the plat/lot was for non-residential uses. Now the applicant wishes to have multifamily on this tract, so a vacation is required to remove that restriction. The ROW dedication to Decker Lake Road will not be vacated. The re-plat of this property under review as an administrative plat and has been approved with conditions by the single office (pending this vacation). There is also a site plan under review for multi-family.

ISSUES:

Staff has not received any phone calls or e-mails regarding this application.

STAFF RECOMMENDATION: The plat vacation meets all applicable State, County, and City of Austin Title 30 – Land Development Code requirements and staff recommends approval.

ZONING AND PLATTING COMMISSION ACTION:**CASE MANAGER:** Sue Welch

Email address: sue.welch@traviscountytx.gov

PHONE: 854-7637



Development
SERVICES DEPARTMENT

Building a Better and Safer Austin Together

Total Plat Vacation Commission Approval

TOTAL VACATION OF Bayer Subdivision

Name of existing recorded subdivision

THE STATE OF TEXAS

COUNTY OF Travis

Whereas Decker Lake Property, LLC, owners of 15.01 acres out of the Phillip McElroy survey No.18 Abstract 16, City of Austin, Travis County, Texas
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 Bayer Subdivision
Name of existing recorded subdivision

the plat of which is recorded in Volume _____, Page _____ or Document Number 201900002 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>1</u>	<u>A</u>	<u>Decker Lake Property, LLC</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 Decker Lake Property, LLC, 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
Bayer Subdivision
Name of existing recorded subdivision

EXECUTED THE DAYS HEREAFTER NOTED.

DATE

02-14-2023

OWNER'S SIGNATURE



Owner or owner's representative signature above

Jimmy Bayer

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).

6308 Decker Lane, Austin, Texas 78724

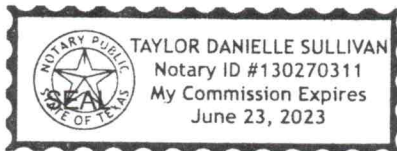
Insert owner's address above (or if a company, insert company's address).

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 Jimmy Beyer, 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 14 DAY OF February, 20 23.



Taylor Danielle Sullivan
Printed name: Taylor Danielle Sullivan
Notary Public in and for the State of Texas

My commission expires: June 23, 2023

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____, the Land Use Commission of the City of Austin, at its regular meeting, did approve the total vacation of the subdivision known as

Bayer Subdivision _____ as recorded in Volume _____, Page _____ or

Name of existing recorded subdivision

Document Number 201900002 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____.

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____.

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

My commission expires: _____

SEAL

only include this page if the property is located in the ETJ in Travis County

APPROVAL OF TOTAL PLAT VACATION

BE IT KNOWN, that on the _____ day of _____, 20____, the Travis County Commissioners Court, at its regular meeting, did approve the total vacation of the subdivision known as

Bayer Subdivision

Name of existing recorded subdivision

_____, a subdivision located in Travis County, Texas, and

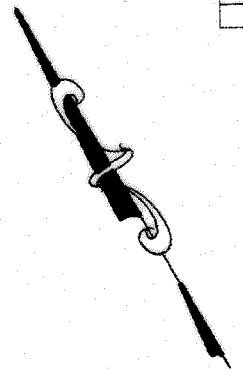
within the Extra Territorial Jurisdiction of the City of Austin, as recorded in Volume _____, Page _____ or Document Number _____ of the _____ County, Texas Official Public Records, upon application therefore by all of the owners of all of the lots in said subdivision.

EXECUTED, this _____ day of _____, 20____.

Andy Brown, Travis County Judge
County Commissioners Court
Travis County, Texas

After recorded, please return to:

BAYER SUBDIVISION



GRAPHIC SCALE
1"=100'

PREPARATION DATE JUNE 16, 2017

BEARING BASIS
TEXAS STATE PLANE
GRID COORDINATE, TEXAS CENTRAL ZONE
WESTERN DATA SYSTEMS NETWORK

LEGEND

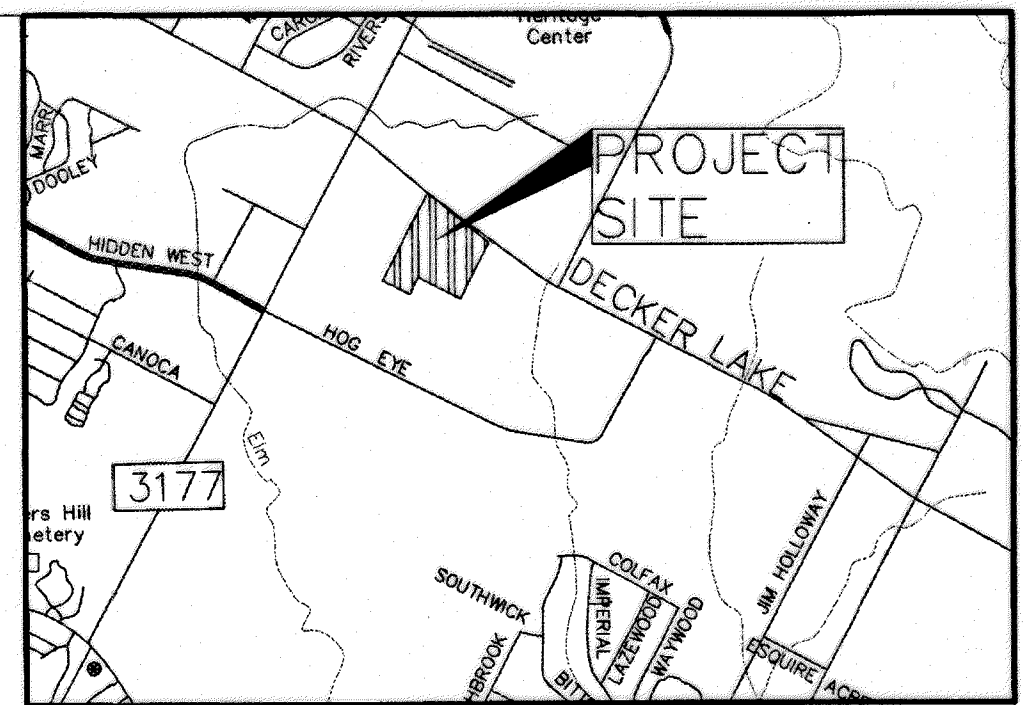
- IRON ROD FOUND
- POB POINT OF BEGINNING
- IRON ROD SET
- POC POINT OF COMMENCING
- PROPOSED SIDE WALK
- CONCRETE MONUMENT SET

1. TOTAL ACRES: 15.01

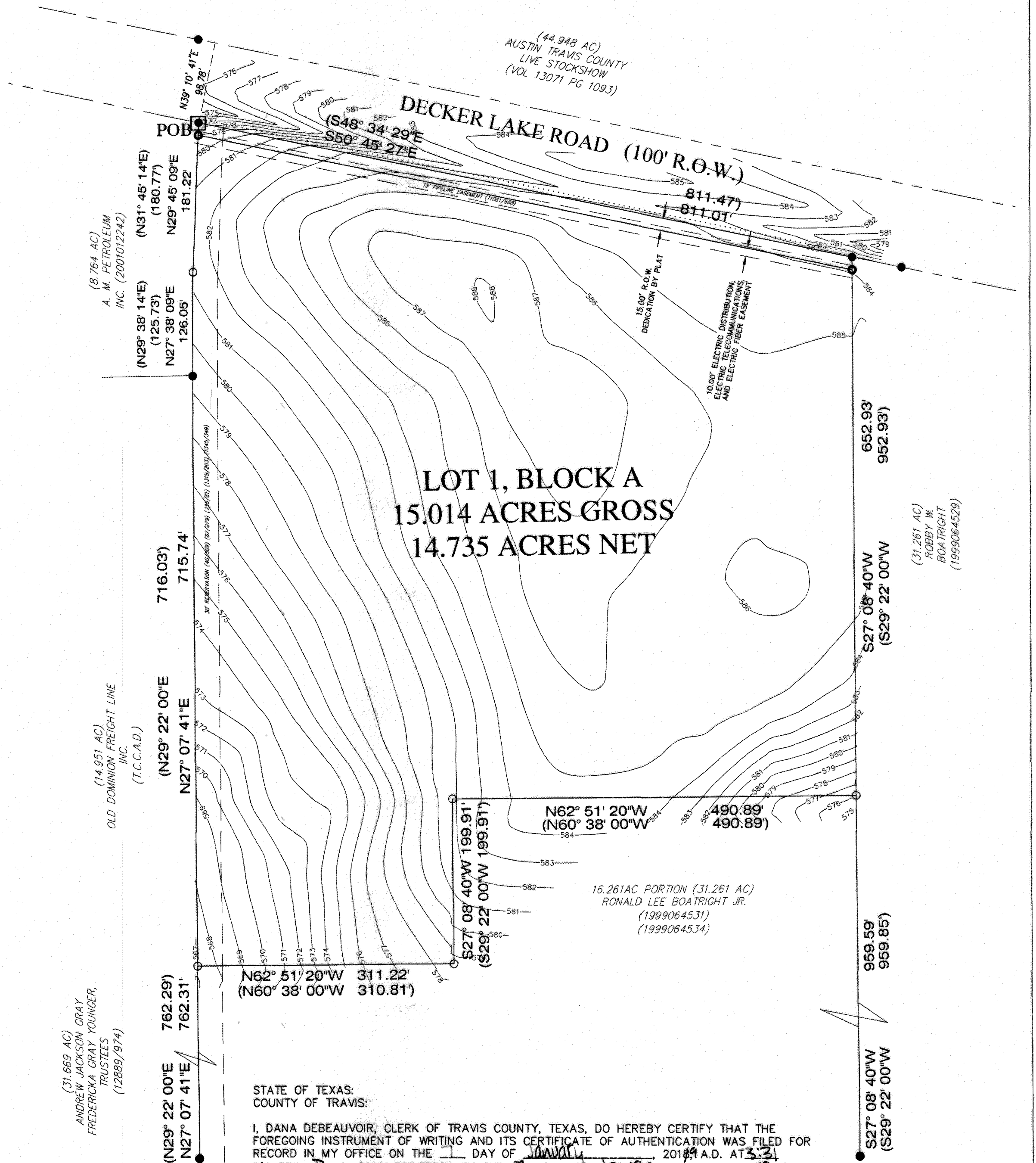
2. TOTAL NUMBER OF LOTS: 1

3. 0 LF OF NEW STREET

4. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0470K, TRAVIS COUNTY, TEXAS, DATED 1 JUNE, 2016, AND (FIRM) #48453C0490J, TRAVIS COUNTY, TEXAS, DATED 18 AUGUST, 2014



VICINITY MAP
N.T.S.



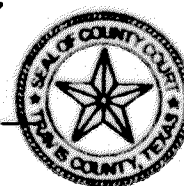
STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, 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 1 DAY OF January, 2018, A.D. AT 3:31 O'CLOCK P.M., DULY RECORDED ON THE 1 DAY OF January, 2018, A.D. AT 3:31 O'CLOCK P.M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 20190002 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 1 DAY OF January, 2018, A.D.

DANA DEBEAUVOIR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

DEPUTY D. CAMPOS JR.



LANDMARK ENGINEERING INC.

ENGINEERING PLANNING SURVEYING

TBPE REGISTRATION NO. F-16288

5811 BLUE BLUFF ROAD
AUSTIN, TEXAS 78724

P: (512) 913-5080 F: (512) 628-3528

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS:

THAT, DECKER LAKE PROPERTY, LLC OWNER OF 15.01 ACRE OUT OF THE PHILLIP MCELROY SURVEY NO. 18 ABSTRACT 16 CITY OF AUSTIN, IN TRAVIS COUNTY, TEXAS, CONVEYED TO US BY SPECIAL WARRANTY DEED RECORDED IN DOC # 2015010338, TRAVIS COUNTY DEED RECORDS, TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE PURSUANT TO CHAPTER 212, OF THE LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

BAYER SUBDIVISION

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS OUR HANDS, THIS 8th DAY
OF November, 2018, A.D.

BY:
JIMMY A. BAYER, MANAGING MEMBER
DECKER LAKE PROPERTY, LLC
6308 DECKER LANE
AUSTIN, TEXAS 78742-5102

STATE OF TEXAS:

COUNTY OF TRAVIS:

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS THE 8th DAY OF November, 2018, A.D. PERSONALLY APPEARED JIMMY A. BAYER, OF DECKER LAKE PROPERTY, LLC, KNOW TO ME THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT, AND ACKNOWLEDGES BEFORE ME THAT THEY EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS 8th DAY OF November, 2018, A.D.

NOTARY PUBLIC IN AND FOR
TRAVIS COUNTY, TEXAS

MY COMMISSION EXPIRES 01/17/2021

THIS SUBDIVISION PLAT IS LOCATED WITHIN 2 MILE EXTRA
TERRITORIAL JURISDICTION OF THE CITY OF AUSTIN ON THIS THE
4th DAY OF December, 2018.

DIRECTOR,
DEVELOPMENT SERVICES DEPARTMENT

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE
DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN,
COUNTY OF TRAVIS, THIS THE 4th DAY OF December, 2018, AD.

J. RODNEY BONZALEZ, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

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

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S)' OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS:

COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 18 DAY OF December, 2018 A.D. AT THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDERED WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 17 DAY OF January, 2019 A.D.

DANA DEBEAUVOIR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

DEPUTY
GILLIAN PORTER

ENGINEER'S CERTIFICATION:

THIS SUBDIVISION IS NOT WITHIN THE 100 YEAR FLOODPLAIN OF ANY WATERCOURSE SEE ALSO FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL # 48453C0470K, DATED JANUARY 6, 2016 & PANEL # 48453C0490J, DATED AUGUST 18, 2014.

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF AND THAT SAID PLAT COMPLIES WITH TITLE 30 OF THE AUSTIN CITY CODE AS AMENDED, AND ALL OTHER APPLICABLE CODES AND ORDINANCES.

ENGINEERED BY:

MICHAEL J. SANTANGELO, P.E.
TX PE FIRM REGISTRATION NUMBER F-16288
5811 BLUE BLUFF ROAD
AUSTIN, TEXAS 78724

BAYER SUBDIVISION

1. THE OWNERS OF THE SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT THE PLAT VACATION OR REPLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
2. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY AND DUPLEX CONSTRUCTION, IN ACCORDANCE WITH THE CITY OF AUSTIN'S ENVIRONMENTAL CRITERIA MANUAL.
3. TEMPORARY EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED DURING THE CONSTRUCTION OF ANY IMPROVEMENTS ON ANY LOT. SUCH CONTROLS MUST BE MAINTAINED UNTIL, PERMANENT REVEGETATION OR STABILIZATION OF ALL DISTURBED AREAS IS ESTABLISHED.
4. NO OBJECTS, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
5. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
6. THE PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
7. ALL STREETS WILL BE CONSTRUCTED TO THE CITY OF AUSTIN STANDARDS. LDC, 30-2-154.
8. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK COMPLIANCE WITH TITLE 30-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
9. THE OWNER / DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH TITLE 30-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
10. THIS SUBDIVISION IS RESTRICTED TO USES OTHER THAN ANY TYPE OF RESIDENTIAL USES.
11. RELOCATION OF ELECTRIC FACILITIES REQUESTED BY OWNER SHALL BE AT THE OWNERS EXPENSE.
12. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT ON THIS SUBDIVISION A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
13. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
14. THE WATER AND WASTEWATER UTILITY SYSTEMS SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY AUSTIN WATER. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
15. FOR A MINIMUM TRAVEL DISTANCE OF 25' FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.
16. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG DECKER LAKE ROAD 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 WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
17. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURES TO THE CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMIT, SITE PLAN APPROVALS, AND /OR CERTIFICATIONS OF OCCUPANCY.
18. THE WATER QUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE PURSUANT TO TITLE 30-8 OF THE CITY LAND DEVELOPMENT CODE. THE USE AND MAINTENANCE OF THESE EASEMENTS IS RESTRICTED BY SECTIONS 25-8-211 AND 25-8-213 THEREOF. THERE SHALL BE NO CONSTRUCTION FROM THE WATER QUALITY EASEMENT LINE NORTHWARD TO THE REAR PROPERTY LINE.
19. MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE IN ACCORDANCE TO THE CITY OF AUSTIN STANDARDS.
20. THE OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF PROPOSED OVERHEAD ELECTRIC FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
21. THE OWNER OF THIS PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS, AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRICAL SERVICES UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COST INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
22. OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.
23. DEVELOPMENT OF THESE LOTS SHALL COMPLY WITH REQUIREMENTS OF THE AIRPORT HAZARD AND COMPATIBLE LAND USE REGULATIONS, (TITLE 30-13) AS AMENDED.
24. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
25. A TRAVIS COUNTY PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION OF ANY DRIVEWAY CONNECTING TO DECKER LAKE ROAD.
26. SIDEWALK MUST BE INSTALLED AS REQUIRED IN THE TRANSPORTATION CRITERIA MANUAL, LDC, 30-3-191. SHOWN ON SHEET 1 BY A DOTTED LINE.
27. DRAINAGE PLANS SHALL BE SUBMITTED TO TRAVIS COUNTY AND THE CITY OF AUSTIN FOR REVIEW PRIOR TO SITE DEVELOPMENT. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.

BEING 15.014 ACRES OF LAND OUT OF THE PHILLIP MCELROY SURVEY NO. 18, ABSTRACT 16, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS COMPROMISED OF A PORTION OF LOTS 4 AND 5, GROSS AND SCHMIDT SUBDIVISION PER VOLUME 1, PAGE 6, PLAT RECORDS OF TRAVIS COUNTY, SAME BEING A PORTION OF THAT TRACT DESCRIBED AS 31.261 RECORDED IN DOCUMENT 1999064531 AND DOCUMENT 1999064534, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, SAID 15.01 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS:

BEGINNING AT AN IRON ROD FOUND FOR THE NORTHWEST CORNER HEREOF, THE COMMON NORTH CORNER OF SAID 31.261 ACRES AND THAT TRACT CONVEYED AS 8.764 ACRES TO A.M. PETROLEUM, INC. PER DOCUMENT 20001012242, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND SAME BEING A POINT ON THE SOUTH LINE OF DECKER LANE (100' R.O.W.);

THENCE S 50°45'27" E, ALONG THE SOUTH LINE OF SAID DECKER LANE, SAME BEING THE NORTH LINE OF THE SAID CALLED 31.261 ACRE TRACT, A DISTANCE OF 811.01 FEET TO AN IRON ROD FOUND FOR THE NORTHEAST CORNER HEREOF AND THE COMMON NORTH CORNER OF SAID 31.261 ACRES AND THAT TRACT CONVEYED AS 31.261 ACRES TO ROBBY W. BOATWRIGHT PER DOCUMENT 1999064529, OFFICIAL DEED RECORDS OF TRAVIS COUNTY, TEXAS;

THENCE S27°08'40" W ALONG THE EAST LINE OF THE HEREIN DESCRIBED TRACT AND THE WEST LINE OF THE SAID BOATWRIGHT 31.261 ACRE TRACT, A DISTANCE OF 652.93 FEET TO A CAPPED IRON ROD SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE THE FOLLOWING THREE (3) COURSES OVER AND ACROSS HEREIN DESCRIBED TRACT:

1. N 62°51'20" W, 490.89 FEET TO A CAPPED IRON ROD SET;
2. S 27°08'40" W, 199.91 FEET TO A CAPPED IRON ROD SET;
3. S 62°51'20" W, 311.22 FEET TO A CAPPED IRON ROD SET, FOR THE SOUTHWEST CORNER HEREOF AND A POINT ON THE EAST LINE OF THAT TRACT CONVEYED AS 31.669 ACRES TO ANDREW JACKSON STEWART GRAY AND FREDERICKA GRAY YOUNGER, TRUSTEES PER VOLUME 12889, PAGE 947, REAL PROPERTY RECORDS OF TRAVIS COUNTY, NOW BEING 14.9951 ACRES CONVEYED TO OLD DOMINION FREIGHT LINE INC. PER TRAVIS CENTRAL APPRAISAL DISTRICT RECORDS;

THENCE THE FOLLOWING THREE (3) COURSES ALONG THE COMMON LINE OF THE HEREON DESCRIBED TRACT AND THE SAID 31.669 ACRE TRACT AND THE EAST LINE OF SAID 8.764 ACRES:

1. N 29°07'41" E, 715.74 FEET TO AN IRON ROD FOUND THE NORTHEAST CORNER OF THE 31.669 ACRE TRACT AND THE SOUTHEAST CORNER OF THE 8.764 ACRE TRACT;
2. N 27°38'09" E, 126.05 FEET TO A CAPPED IRON ROD SET FOR THE COMMON WEST CORNER OF SAID LOTS 5 AND 4;
3. N 29°145'09" E, 181.22 FEET TO THE POINT OF BEGINNING, CONTAINING 15.014 ACRES OF LAND, MORE OR LESS

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION
OF THE CITY OF AUSTIN, TEXAS THIS, THE 4 DAY OF December, 2018.

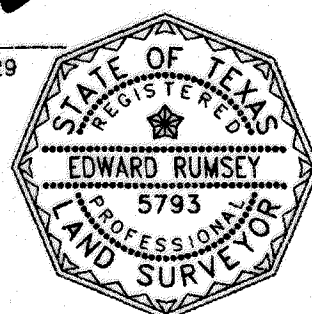
JOLENE KIOLBASSA, CHAIR

ANA AGUIRRE, SECRETARY

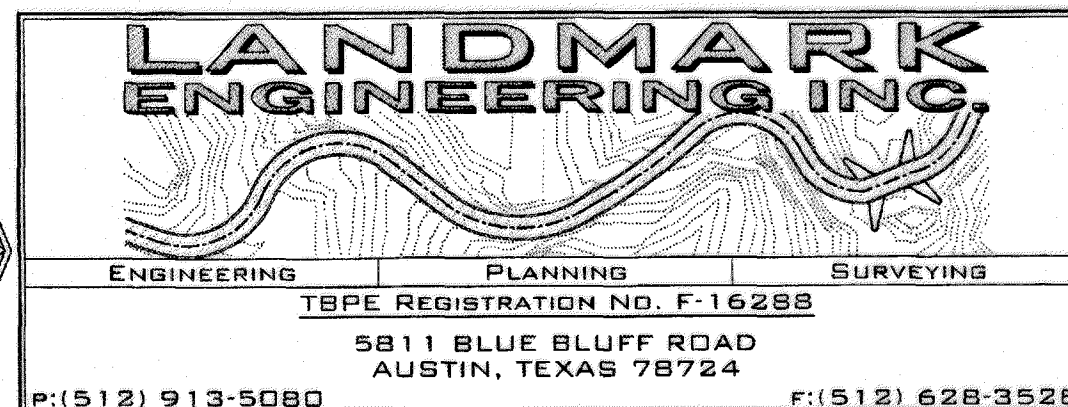
I, EDWARD RUMSEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 30 OF THE AUSTIN CITY CODE OF AS CURRENTLY AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

SURVEYED BY:
EDWARD RUMSEY, RPLS
REGISTERED PROFESSIONAL SURVEYOR No. 5729
9020 ANDERSON MILL RD.
AUSTIN, TEXAS 78729
PHONE: 512-249-8149

EDWARD RUMSEY, RPLS # 5729



C8J-2017-0212.0A
SHEET 2 OF 2





CIVIL ENGINEERING ★ DEVELOPMENT CONSULTING ★ PROJECT MANAGEMENT

June 14, 2023

Ms. Denise Lucas, Director
City of Austin, Development Services Department
6310 Wilhelmina Delco Drive
Austin, Texas 78752

Re: *Engineer's Summary Letter for the Total Vacation of a Subdivision Plat by ZAP/Court for the Bayer Subdivision located at 8705 Decker Lake Road Austin, TX 78724*

Dear Ms. Lucas:

We are pleased to submit the enclosed Total Vacation of a Subdivision Plat Application to your office for review. The Bayer Subdivision is located at 8705 Decker Lake Road in the City of Austin's ETJ and recorded as **Document No. 201900002** in the Official Records of Travis County.

We are proposing a total vacation of the Bayer Subdivision by ZAP/Court to remove the restriction for non-residential uses note. Also, proposed to be vacated is the neighboring plat, Bayer Subdivision Phase 2. Concurrently a new plat (application # **C8J-2022-0040.0 APA**) is proposed over the entire 31-acres of the two existing plats to be vacated that will be named A&B Decker Lake Subdivision.

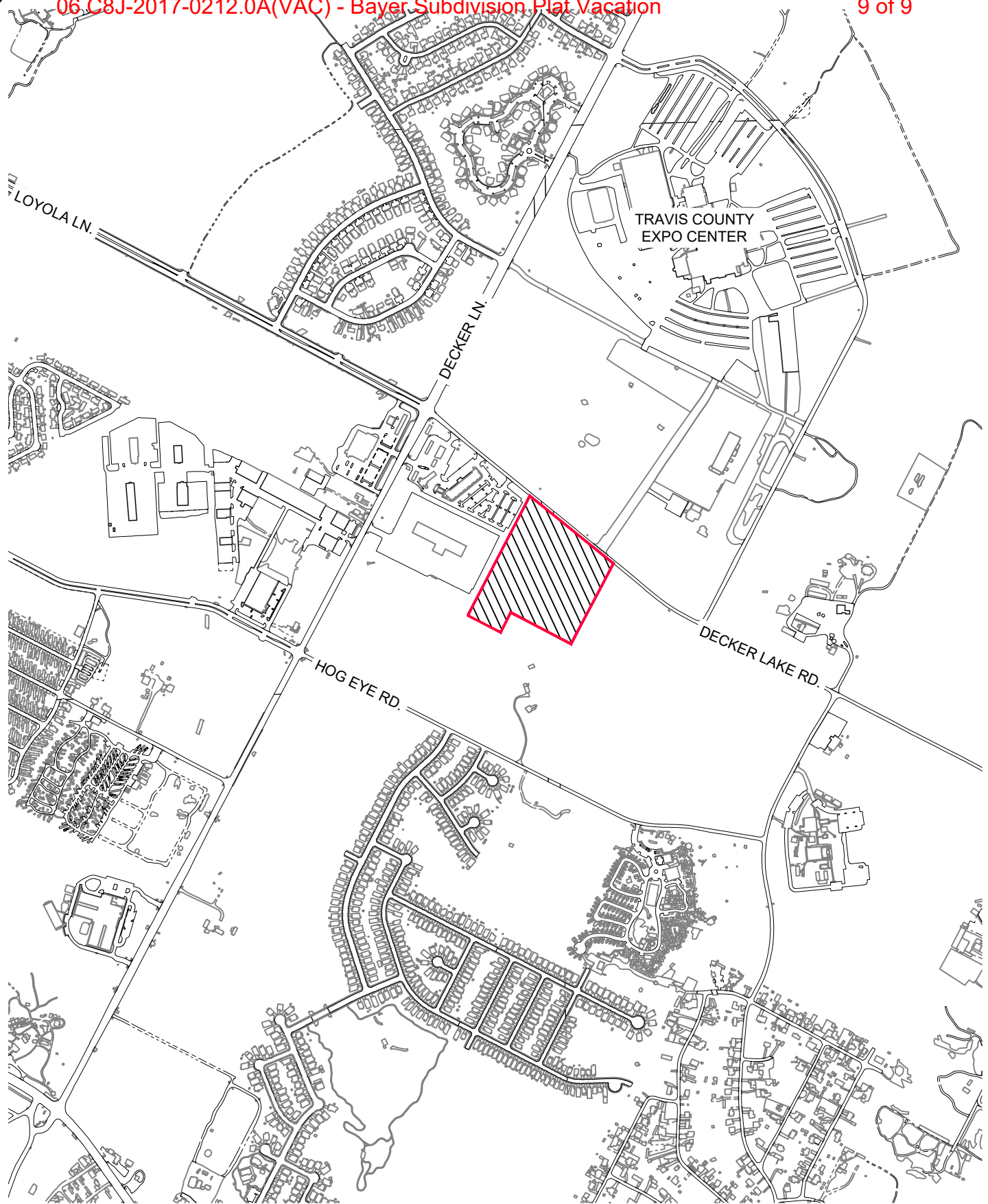
We request a meeting with staff or a written response to this application such that the coordination and timing of the new plat can be coordinated with the two vacation applications.

If there are any further questions or comments, please do not hesitate to contact me by email at danb@malonewheeler.com. Thank you for your efforts on this project.

Sincerely,

Malone/Wheeler, Inc.

Dan Brown, P.E. LEED AP
Principal



0 1000'
SCALE: 1" = 1000'

BAYER SUBDIVISION
LOT 1 BLOCK A
LOCATION MAP



CIVIL ENGINEERING ★ DEVELOPMENT CONSULTING ★ PROJECT MANAGEMENT

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