



Travis County Commissioners Court Agenda Request

Meeting Date: April 3, 2012

Prepared By: Michael Hettenhausen **Phone #:** 854-7563

Division Director/Manager: Anna Bowlin, Director of Development Services

Department Head: Steven M. Manilla, P.E., County Executive-TNR

Sponsoring Court Member: Commissioner Gomez, Precinct Four

AGENDA LANGUAGE: Consider and take appropriate action on a request for a total plat vacation of the Bluff Springs Estates Section Two final plat in Precinct Four.

BACKGROUND/SUMMARY OF REQUEST:

The owner of Bluff Springs Estates Section Two, Kalogridis and Kalogridis Development, LLC, has applied through the City of Austin/Travis County Single Office for a total plat vacation of Bluff Springs Estates Section Two, which consists of two single family lots located on 26.04 acres and is located on Bluff Springs Road.

Approval of the plat vacation will return the lots back to raw land, and enable the owner to replat the property in the future without the single family land use.

STAFF RECOMMENDATIONS:

Single Office staff has reviewed the application, cleared all comments, and supports the total plat vacation.

ISSUES AND OPPORTUNITIES:

The total plat vacation was approved by the City of Austin Zoning and Platting Commission on March 20, 2012; there were no adjacent property owners or neighbors to speak in opposition.

FISCAL IMPACT AND SOURCE OF FUNDING:

None.

ATTACHMENTS/EXHIBITS:

Precinct map

Location map

Approved plat to be vacated

Copy of vacation order

REQUIRED AUTHORIZATIONS:

Cynthia McDonald	Financial Manager	TNR	854-4239
Steve Manilla	County Executive	TNR	854-9429

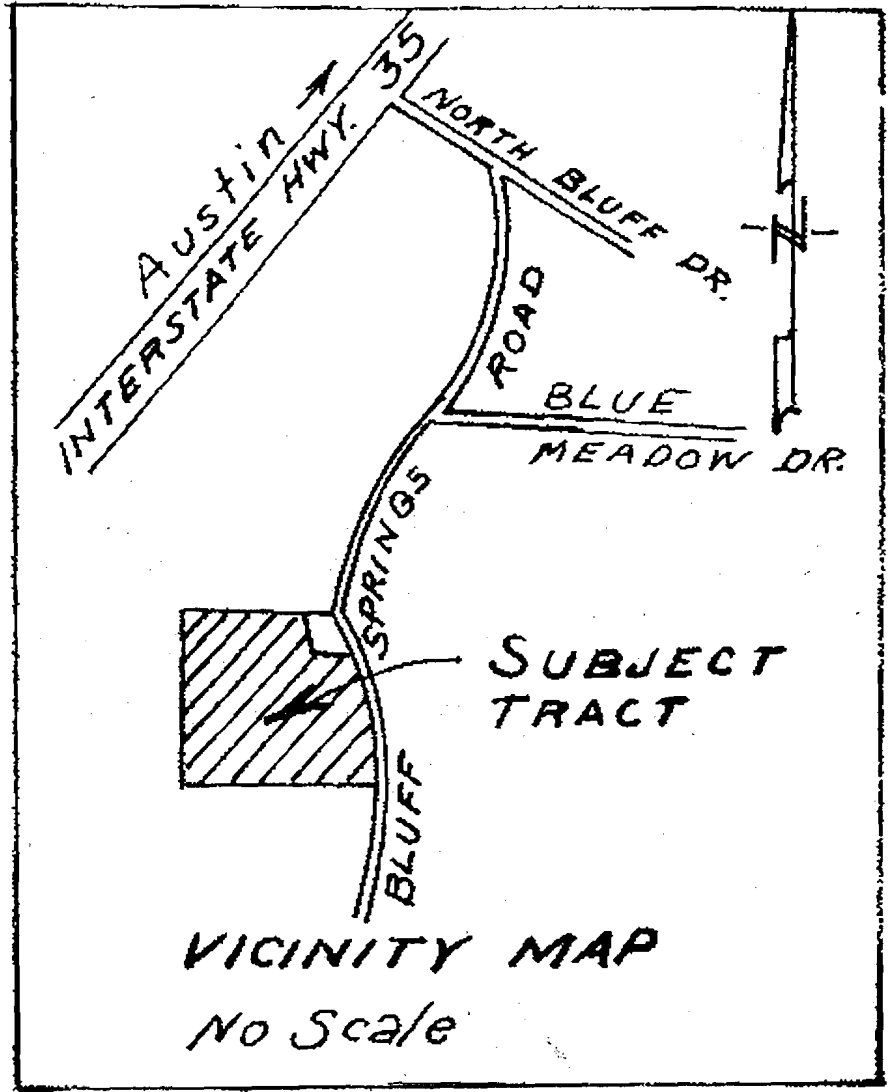
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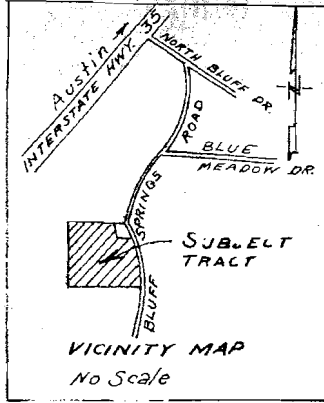
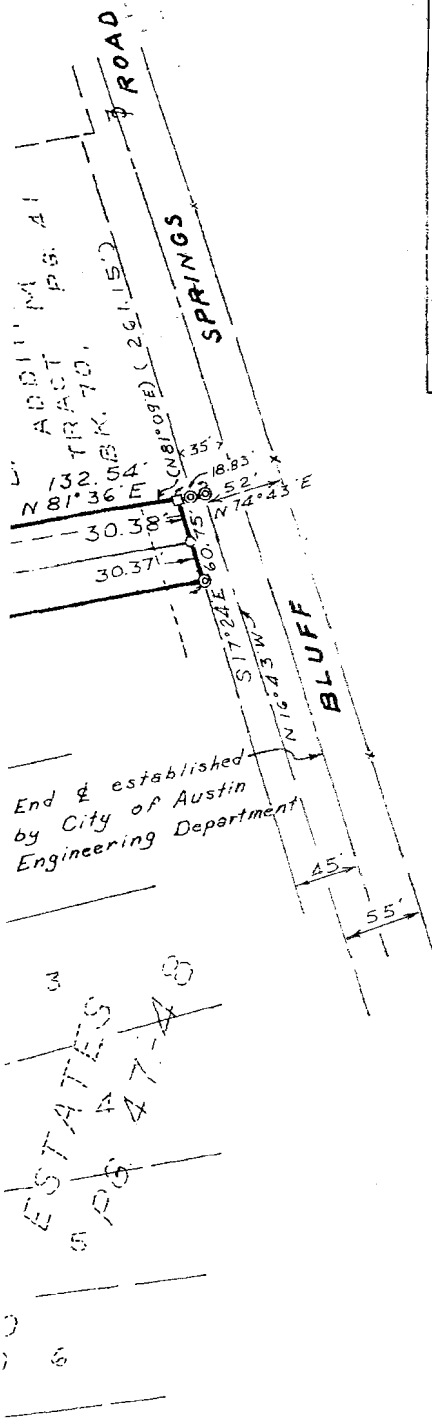
1101 - Development Services - Bluff Springs Estates Section Two total plat vacation

Precinct Map





VICINITY MAP
No Scale



BLUFF SPRING ESTATES SECTION TWO

SURVEYORS CERTIFICATE:

I, J. Leroy Bush am authorized under the laws of the State of Texas to practice the profession of Land Surveying, and hereby certify that this plat complies with Chapter 41, Austin City Code; is true and correct, and was prepared from an actual survey of the property made under my supervision on the ground.

DATE: April 25th, 1980

J. Leroy Bush
J. Leroy Bush
Registered Public Surveyor # 1828



THE STATE OF TEXAS 0
COUNTY OF TRAVIS 0

KNOW ALL MEN BY THESE PRESENTS:

That we, Earnest F. Gloyna and Davis Ford, doing business as Interregional Investments, a partnership, owners of the tracts shown hereon as Tract 12-A, containing 6 acres, and Tract 12-B, containing 19.31 acres of land, and being a portion of that certain 39.05 acres of land out of the Santiago Del Valle Grant conveyed to us by Deed recorded in Volume 4238, Page 809 of the Deed Records of Travis County, Texas, do hereby adopt this plat as our subdivision, to be known as BLUFF SPRINGS ESTATES, SECTION TWO, subject to any easements or restrictions heretofore granted, and being the same land as was vacated by instrument recorded in Volume 7041, Page 74 of the Deed Records of Travis County, Texas.

WITNESS OUR HANDS this the 6th day of May, A.D. 1980.

Earnest F. Gloyna
Earnest F. Gloyna
1317 River Road
Austin, Texas, 78703

Davis Ford
Davis Ford
704 Laurel Valley Road
Austin, Texas, 78746

THE STATE OF TEXAS 0
COUNTY OF TRAVIS 0

Before me, the undersigned authority, on this day personally appeared Ernest F. Gloyna and Davis Ford, doing business as Interregional Investments, a partnership, 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.

[Signature]

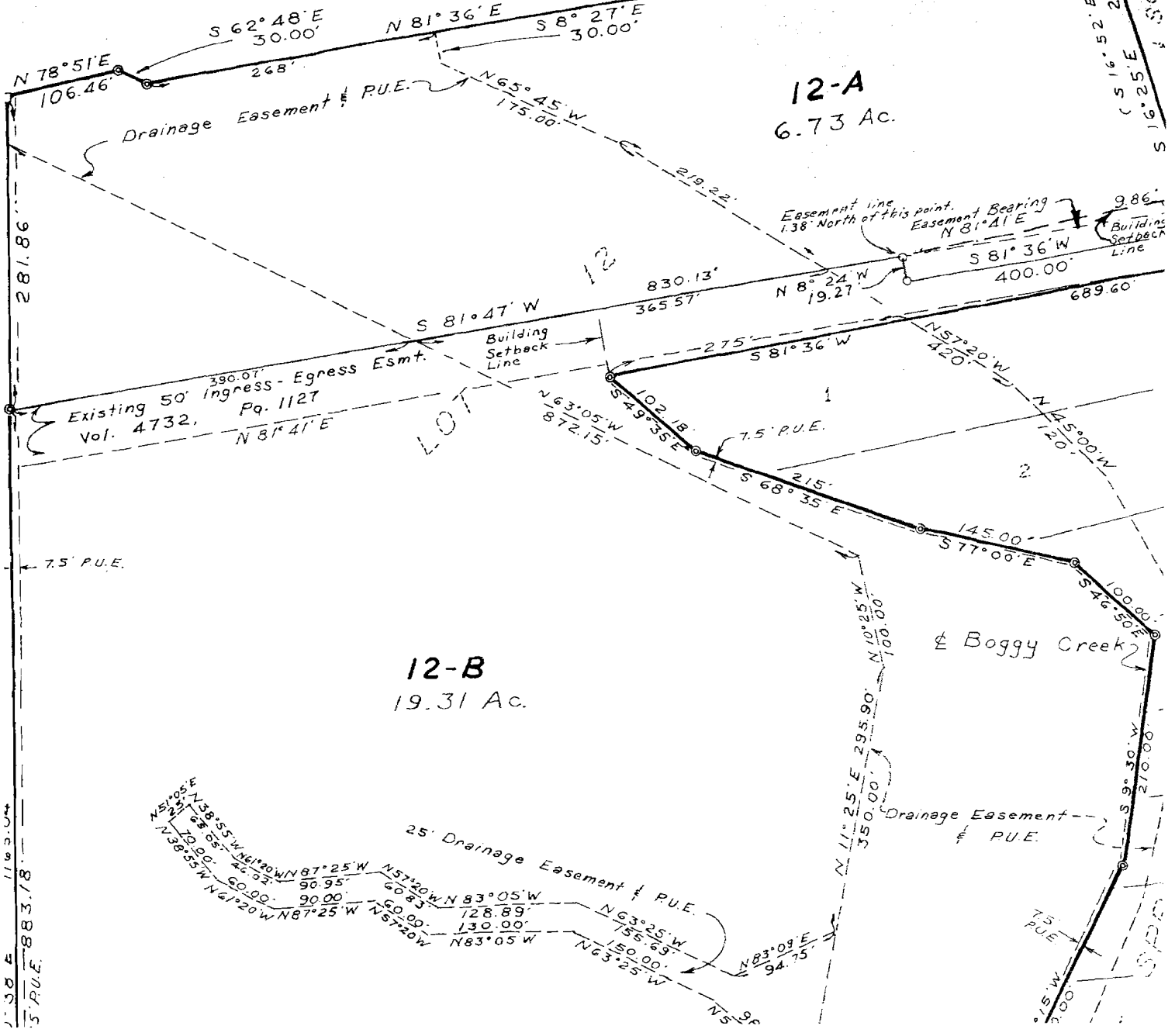
297366

-LEGEND-

- n Stake Found
- m Stake Set
- ic. Monument Set

Scale 1" = 100'

BOTHMER ADDITION
 BK. 16 PG. 40
 VOL. 3011, TRACT 2 PG. 623



er public thoroughfares delineated and shown on this plat and all bridges or culverts necessary to be constructed
r of the tract of land covered by this plat in accordance with plans and specifications prescribed by the Commissioners
s plat, or of constructing any bridges or culverts in connection therewith. The acceptance for maintenance by
onsidered to be part of the developers construction; but that erecting signs for traffic control, such as for

stem which has been approved by the Austin-Travis County Health Department.

with adequate quantity for family use and operation of an approved septic tank system.

_____, A.D. 1980, the Commissioners Court of Travis County, Texas, passed an order authorizing the filing of this plat

g instrument of writing was filed for record in this office on the 4th day of August A.D. 1980
n the Plat Records of said county in Book 79, Page 360-361

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rainage

EXHIBIT A

TOTAL VACATION OF BLUFF SPRINGS ESTATES SECTION TWO

THE STATE OF TEXAS

COUNTY OF TRAVIS

WHEREAS, EARNEST F. GLOYNA AND DAVIS FORD, DOING BUSINESS AS INTERREGIONAL INVESTMENTS, A PARTNERSHIP, OWNERS OF THE TRACTS SHOWN HEREON AS TRACT 12-A, CONTAINING 6.73 ACRES, AND TRACT 12-B, CONTAINING 19.31 ACRES OF LAND, AND BEING A PORTION OF THAT CERTAIN 39.05 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT CONVEYED BY DEED RECORDED IN VOLUME 4238 PAGE 809 OF THE DEED RECORDS OF TRAVIS COUNTY did heretofore subdivide the same into the subdivision designated BLUFF SPRINGS ESTATES SECTION TWO, the plat of which is recorded in Book 79, Page 360-361 of the REAL PROPERTY RECORDS OF TRAVIS County, Texas Plat Records, and

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

<u>LOT</u>	<u>OWNER</u>
12-A	KALOGRIDIS AND KALOGRIDIS DEVELOPMENT, LLC
12-B	KALOGRIDIS AND KALOGRIDIS DEVELOPMENT, LLC

WHEREAS, KALOGRIDIS AND KALOGRIDIS DEVELOPMENT, LLC who collectively constitute the owners of all original, intact lots in BLUFF SPRINGS ESTATES SECTION TWO are desirous of ~~totally~~ vacating said subdivision plat so as to destroy the force and effect of the recording of such subdivision plat insofar and only insofar as the same pertains to Lot(s) 12-A AND 12-B.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:


That KALOGRIDIS AND KALOGRIDIS DEVELOPMENT, LLC for and in consideration of the premises and pursuant to the provisions of Chapter 212.013 of the Local Government Code, does hereby vacate Lot(s) 12-A AND 12-B only. Said subdivision shall, however, remain in full force and effect as to all other lots in BLUFF SPRINGS ESTATES SECTION TWO.

EXECUTED THE DAYS HEREAFTER NOTED.

DATE

OWNER'S SIGNATURE

2-28-12



MITCHELL KALOGRIDIS

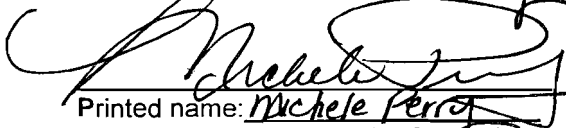
THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared MITCHELL KALOGRIDIS known to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that 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 28th DAY OF February, 2012.



SEAL



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

Approval of Total Plat Vacation

BE IT KNOWN, that on the 20 day of March, 2012, the Zoning and Platting Commission of the City of Austin, at its regular meeting, did approve the ~~total~~ vacation of the subdivision known as Bluff Springs Estates Section Two Final Plat, a subdivision located in Travis County, Texas, and within the Extraterritorial Jurisdiction of the City of Austin, which is recorded in Volume 79 Page 360-361 of the Real Property Records of Travis County, Texas, upon application therefore by all of the owners of all of the lots in said subdivision.

EXECUTED, this 20 day of March, 2012

Betty Baker
Betty Baker, Chair
Zoning and Platting Commission
City of Austin
Travis County, Texas

ATTEST:

Gregory Bourgeois
Gregory Bourgeois, Secretary
Zoning and Platting Commission
City of Austin

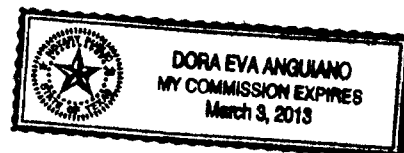
THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared Betty Baker, known to me to be the person whose name is subscribed to in the foregoing instrument of writing as Chair of the Zoning and Platting Commission of the City of Austin, Texas, a municipal corporation, and she acknowledged to me that she executed the same for the purpose and consideration therein expressed and in capacity therein stated.

Given under my hand and seal of office, this the 20 day of March, 2012.

Dora E. Anguano
Notary Public in and for the State of Texas

My Commission Expires: March 3, 2013



STATE OF TEXAS

COUNTY OF TRAVIS

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

EXECUTED, this _____ day of _____, 20_____.

Dana Debeauvoir, County Clerk
Travis County, Texas

By: _____
Deputy

Return to:
Travis County TNR
Attention: Michael Hettenhausen, Planner (854-7563)
Via interoffice mail