



# Travis County Commissioners Court Agenda Request

**Meeting Date:** September 24, 2013

**Prepared By:** Sarah Sumner, Planner **Phone #:** (512) 854-7687

**Division Director/Manager:** Anna Bowlin, Division Director of Development Services and Long Range Planning

*Carol B. Pool for*  
**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 the total cancellation of Bluff Springs Estates in Precinct Four.

## **BACKGROUND/SUMMARY OF REQUEST:**

Bluff Springs Estates was originally approved by the Commissioners Court on December 26, 1979 as 12 lots. Lot 12 was cancelled in 1980 and the current application requests to cancel the remaining 11 lots. The land is currently under review for re-platting in conjunction with adjacent property in an application called Marbella Section 2. A sign with notice of this hearing was posted on the property.

## **STAFF RECOMMENDATIONS:**

This application meets Travis County standards and has been approved by the Zoning and Platting Commission of the City of Austin on August 20, 2013. TNR staff recommends this cancellation.

## **ISSUES AND OPPORTUNITIES:**

Staff has heard from several neighbors curious about the sign and proposed re-plat.

## **FISCAL IMPACT AND SOURCE OF FUNDING:**

NA

## **ATTACHMENTS/EXHIBITS:**

Original Plat  
Location Map  
Vacation Document  
Precinct Map

**REQUIRED AUTHORIZATIONS:**

Cynthia McDonald	Financial Manager	TNR	(512) 854-4239
Steven M. Manilla	County Executive	TNR	(512) 854-9429
Anna Bowlin	Division of Development Services and Long Range Planning Director	TNR	(512) 854-7651

**CC:**

Sarah Sumner	Planner	TNR	(512) 854-7687

**CD:AB:ss**

**1101 - Development Services Long Range Planning - Bluff Springs Estates Cancellation**

# BLUFF SPRINGS ESTATES

SCALE: 1" = 100'

### SURVAYORS 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 41-27, 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: Nov 8, 1979  
*J. Leroy Bush*  
D. L. Bush  
Reg. Public Surveyor #1828

### - LEGEND -

- - Iron Stake Found
- - Iron Stake Set
- - Conc. Mon. Set
- - Minimum Floor Slab Elevation

and established by the City of Austin Engineering Dept.

THE STATE OF TEXAS } KNOW ALL MEN BY THESE PRESENTS:

That we Ernest F. Glynn and Davis Ford dba/ Interregional Investments, a partnership, owners of the hereon delineated tract of land, being 39.05 acres out of the Santiago del Valle Grant, being the same land conveyed to us by deed recorded in Volume 4238 Pg. 809 of the Deed Records of Travis County, Texas, do hereby subdivide 38.15 acres in accordance with the foregoing plat and do hereby adopt this plat as our subdivision to be known as BLUFF SPRINGS ESTATES, subject to any easements or restrictions heretofore granted and do hereby dedicate to the public use, all streets and easements shown hereon.

Edwin Cullen - 160.02 Ac.  
Vol. 660 Pg. 585

### - CURVE DATA -

- Δ 16° 01'
- T 600.00'
- D 68.41'
- A 167.18'
- A 167.73'

WITNESS OUR HANDS this the 7th day of November, A.D. 1979

*Ernest F. Glynn*  
Ernest F. Glynn  
3317 River Road, Austin, Tex. 78703

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

THE STATE OF TEXAS } COUNTY OF TRAVIS

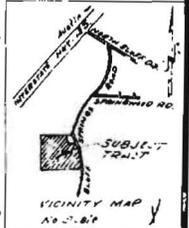
Before me the undersigned authority, on this day personally appeared Ernest F. Glynn, and Davis Ford dba Interregional Investments, a partnership, known to me to be the persons whose names are subscribed to the foregoing instrument and they acknowledged to me that they executed the same as their act and deed for the purposes and consideration therein expressed. WITNESS MY HAND AND SEAL OF OFFICE this the 7th day of November, A.D. 1979.

*Mary Lynn Clardy*  
Mary Lynn Clardy  
Notary Public in Travis County, Texas

APPROVED FOR ACCEPTANCE on the 12 day of December, A.D. 1979.

By: *Richard Little*  
Richard Little, Director of Planning

This area is hereby dedicated to the public for street purposes.

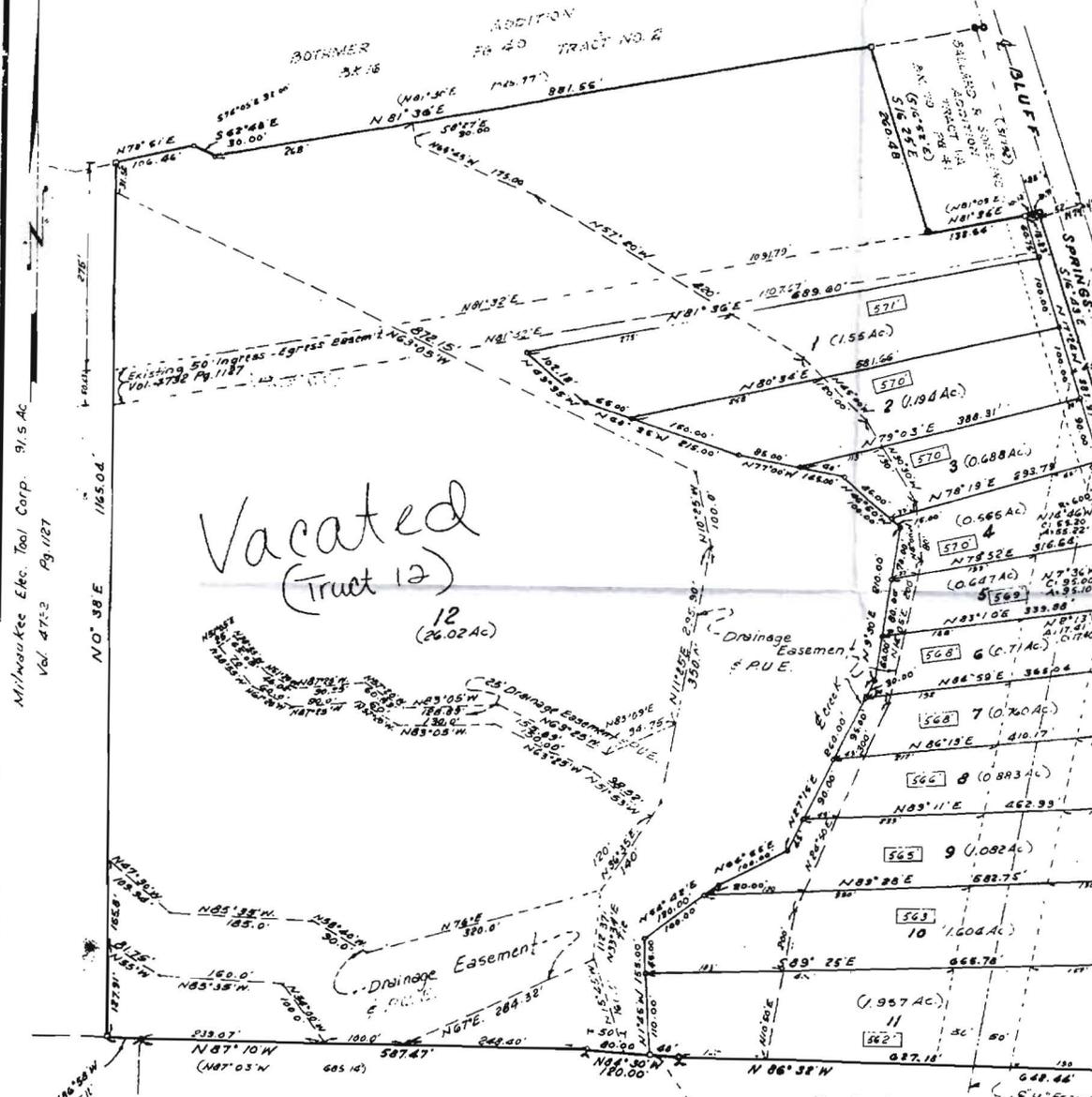


ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS on the 12th day of DECEMBER, A.D. 1979.  
*Miguel A. Guerrero*  
Miguel A. Guerrero  
Chairman

(SHEET 1 OF 2)

CBF-79-127

Vacated  
(Tract 12)  
12  
(26.02 Ac)



T.R. Tomlinson 35.54 Ac.  
Vol. 1779 Pg. 437

SUTHERLAND ADDN.  
3X 32 PG 67  
TRACT 3

Wm. R. Holman - 3.164 Ac.  
Vol. 4651 Pg. 307

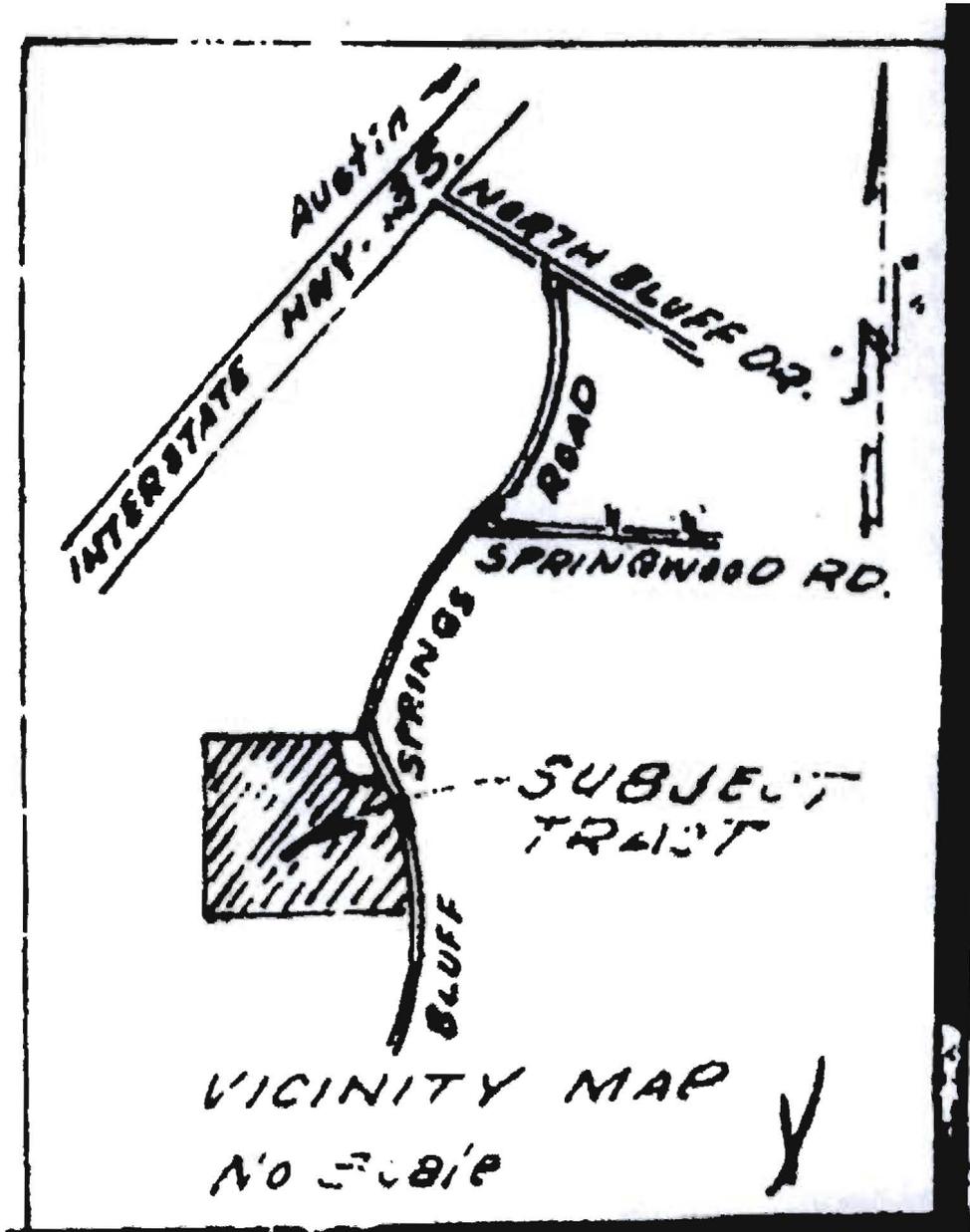
Sgt. Frank H. Lin - 260.214 Ac. (C.R.)  
No. 40841 (unl.)

Wm. R. Holman - 3.164 Ac.  
Vol. 4651 Pg. 307

F. R. R. ... 6958 ... 2075

# Bluff Springs Estates

## Location Map



**TOTAL VACATION OF "BLUFF SPRINGS ESTATES"**

**STATE OF TEXAS           §**

**COUNTY OF TRAVIS       §**

**WHEREAS**, Kalogridis and Kalogridis Development, LLC, a Texas limited liability company, owner of 39.05 acres out of the Santiago del Valle Grant, did heretofore subdivide the same into the subdivision designated Bluff Springs Estates, the plat of which is recorded in Book 79, Page 47 of the Plat Records of Travis County, Texas, and **WHEREAS**, the following lots in said subdivision are now owned by the parties indicated, to wit:

Lots 1 through 11, Owner 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 are desirous of 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 Lots 1 through 11.

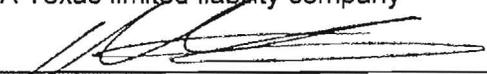
**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

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 Lots 1 through 11.

**EXECUTED THE DAYS HEREAFTER NOTED.**

Executed this 5<sup>th</sup> day of August, 2013.

Kalogridis and Kalogridis Development, LLC,  
A Texas limited liability company

  
By: Mitchell Davis Kalogridis, Manager

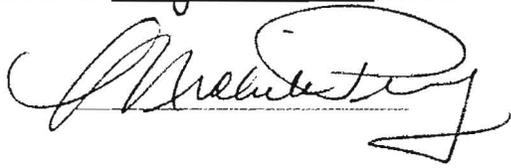
STATE OF TEXAS §

COUNTY OF TRAVIS §

Before me Michele Perry, Notary Public, on this day personally appeared Mitchell Davis Kalogridis, Manager of Kalogridis and Kalogridis Development, LLC, a Texas limited liability company, known to me to personally 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 on August 5, 2013.





**APPROVAL OF TOTAL PLAT VACATION**

BE IT KNOWN, that on the \_\_\_\_\_ day of \_\_\_\_\_, 2013, 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, the plat of which is recorded in Book 79, Page 47 of the Plat Records of Travis County, Texas, upon application therefore by all of the owners of all of the lots in said subdivision.

EXECUTED, this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

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

ATTEST:

\_\_\_\_\_  
Cynthia Banks, Executive Secretary  
Zoning and Platting Commission of the City of Austin

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 Betty Baker, known to be the person whose names is subscribed to the foregoing instrument as Chairperson of the Zoning and Platting 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 \_\_\_\_\_, 2013.

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

STATE OF TEXAS       §

COUNTY OF TRAVIS    §

On \_\_\_\_\_, 2013, the Travis County Commissioners Court approved the total cancelation of the subdivision known as Bluff Springs Estates, as described above.

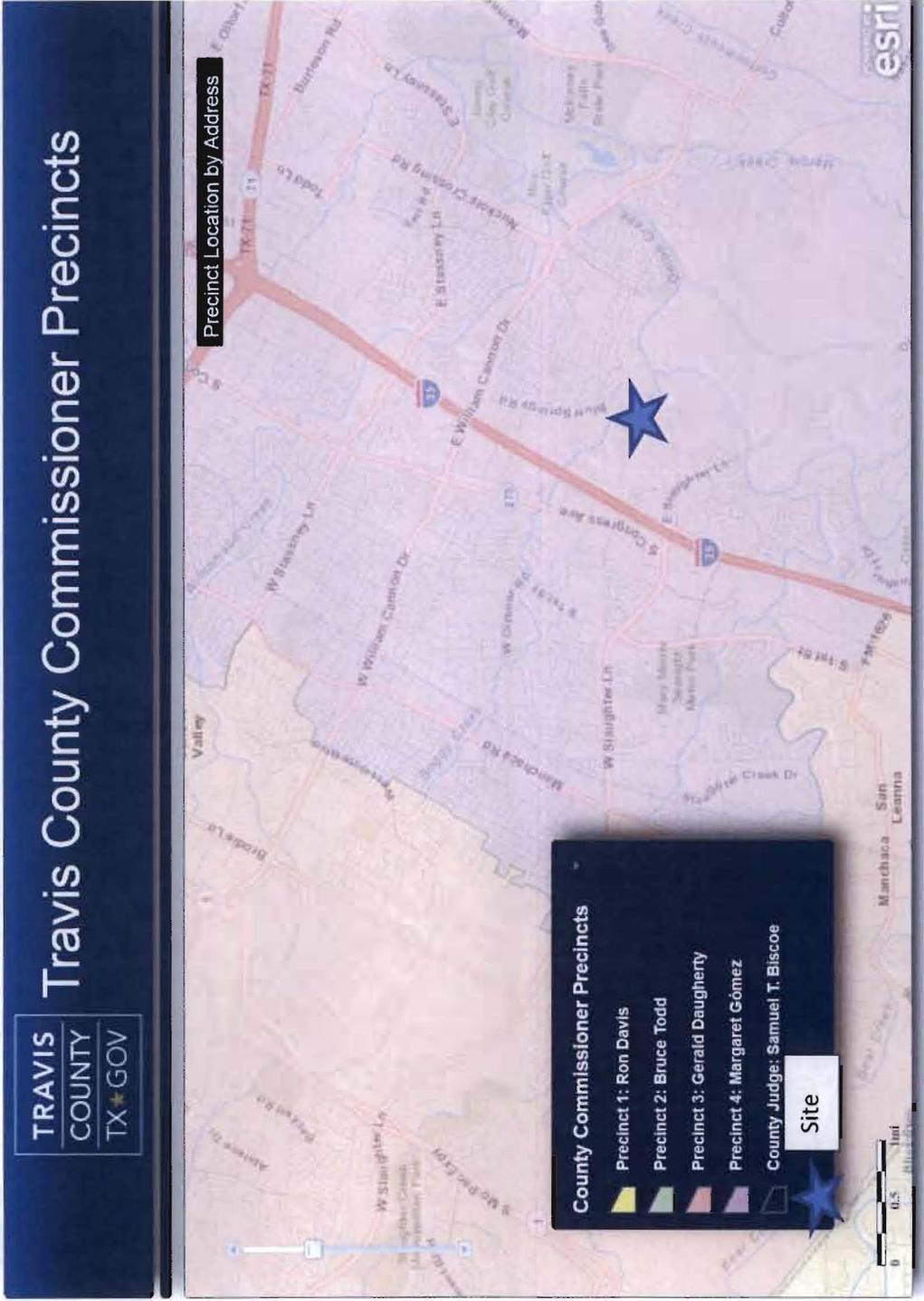
EXECUTED, this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Dana Debeauvoir, County Clerk  
Travis County, Texas

By: \_\_\_\_\_  
Deputy

# Bluff Springs Estates

## Precinct Map





**NOTICE OF  
PUBLIC HEARING**

SEPTEMBER 24, 2013 AT 9:00 AM

PLAT CANCELLATION

BLUFF SPRINGS ESTATES

LOTS 1-11

PRECINCT 4

AT THE TRAVIS COUNTY  
COMMISSIONERS COURTROOM  
700 LAVACA STREET  
(FIRST FLOOR), AUSTIN

FOR MORE INFORMATION CALL 854-7687

TEXAS  
823-831



**NOTICE OF  
PUBLIC HEARING**

SEPTEMBER 24, 2013 AT 9:00 AM

PLAT CANCELLATION

BLUFF SPRINGS ESTATES

LOTS 1-11

PRECINCT 4

AT THE TRAVIS COUNTY  
COMMISSIONERS COURTROOM  
700 LAVACA STREET  
(FIRST FLOOR), AUSTIN

FOR MORE INFORMATION CALL 854-7687

TRAVIS COUNTY  
823-831