

SUBDIVISION REVIEW SHEET

C8
1

CASE NO.: C8J-07-0054.0A(VAC)

Z.A.P. DATE: 1/4/11

SUBDIVISION NAME: Partial Vacation of Pearson Business Center Subdivision

AREA: 5.005 acres

LOT(S): 1

OWNER/APPLICANT FPA Bratton Associates, L.P. (M. Earl)

AGENT: Hanrahan Pritchard Engineering, Inc.
(S. Jamison)

ADDRESS OF SUBDIVISION: 16140 Bratton Lane

GRIDS: M-39

COUNTY: Travis

WATERSHED: Gilleland Creek

JURISDICTION: 2-Mile ETJ

EXISTING ZONING: N/A

MUD: N/A

PROPOSED LAND USE: Commercial

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on the subdivision side of Bratton Lane with the replat.

DEPARTMENT COMMENTS: The request is for approval of the partial vacation of the Pearson Business Center Subdivision. The proposed vacation includes Lot 4, Block A which consists of 5.005 acres. The replat will be approved administratively per Title 30-2-84(B)(2).

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

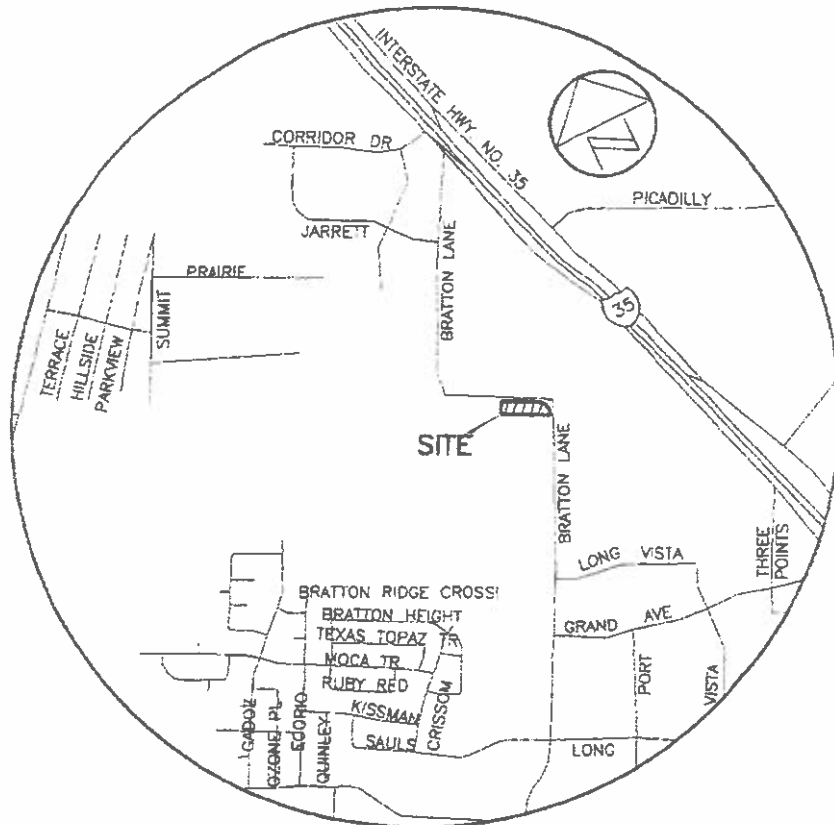
ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Michael Hettenhausen

PHONE: 854-7563

Email address: michael.hettenhausen@co.travis.tx.us

C8/2



VICINITY MAP

NOT TO SCALE

EXHIBIT A

C9/3

PARTIAL VACATION OF "PEARSON BUSINESS CENTER"

THE STATE OF TEXAS

COUNTY OF Travis

WHEREAS, FPA Bratton Associates, L.P., owner (Lots 1-4, Block A, Pearson Business Center Doc. No. 200800003), did heretofore subdivide the same into the subdivision designated Pearson Business Center, the plat of which is recorded in document number 200800003 of the Travis County, Texas Plat Records, and

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

<u>LOTS</u>	<u>OWNER</u>
4	FPA Bratton Associates, L.P.
1-4	Mitchel Wong Grantor Retained Annuity Trust
1-4	Rose T. Wong Grantor Retained Annuity Trust

WHEREAS, FPA Bratton Associates, L.P., Mitchel Wong Grantor Retained Annuity Trust and Rose T. Wong Grantor Retained Annuity Trust, who collectively constitute the owners of all original, intact lots in Pearson business Center are desirous of partially 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 4, Block A only.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That FPA Bratton Associates, L.P., Mitchel Wong Grantor Retained Annuity Trust and Rose T. Wong Grantor Retained Annuity Trust, 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 4, Block A only. Said subdivision shall, however, remain in full force and effect as to all other lots in Pearson Business Center.

EXECUTED THE DAYS HEREAFTER NOTED.

DATE

OWNER'S SIGNATURE

FPA Bratton Associates, L.P., a Texas limited partnership
By: GF Bratton, LLC, a Texas limited liability company, its general partner

6-14-10

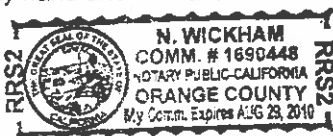
By: Michael B. Earl
Michael B. Earl, Manager

THE STATE OF CALIFORNIA
COUNTY OF ORANGE

On this 14 day of June, 2010 before me, N. Wickham, notary public, personally appeared Michael B. Earl who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.



SEAL

N. Wickham
Printed name: N. Wickham
Notary Public in and for the State of California

C8/4

DATE

OWNER'S SIGNATURE

6/1/10

Mitchel Wong

Mitchel Wong, Trustee of the Mitchel Wong Grantor Retained Annuity Trust
and Trustee of the Rose T. Wong Grantor Retained Annuity Trust

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 Mitchel Wong known to be the person whose name is subscribed to the foregoing instrument as Trustee of the Mitchel Wong Grantor Retained Annuity Trust and Trustee of the Rose T. Wong Grantor Retained Annuity Trust, 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 1st DAY OF June, 2010.

COMPASS PROPERTIES
1000 E 40TH ST, STE 110
AUSTIN, TX 78751

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

My commission expires:



C8/5

APPROVAL OF PARTIAL PLAT VACATION

BE IT KNOWN, that on the _____ day of _____, 20____, the Zoning and Platting Commission of the City of Austin, at its regular meeting, did approve the partial vacation of the subdivision known as Pearson Business Center, as recorded in Doc. # 200800003, 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____.

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

ATTEST:

Teresa Rabago, Executive Secretary
Zoning and Platting 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 Betty Baker known to be the person whose name 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 _____, 20____.

SEAL

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

My commission expires: _____

C8/6

STATE OF TEXAS
COUNTY OF TRAVIS

On _____, 20 _____, the Travis County Commissioners Court approved the partial cancellation of the subdivision known as Pearson Business Center, as recorded in Doc. # 200800003, Travis County Plat Records.

EXECUTED, this _____ day of _____, 20 _____.

Dana Debeauvoir, County Clerk
Travis County, Texas

By: _____
Deputy

Return to:
Travis County TNR
Attention: Michael Hettenhausen
P.O. Box 1748
Austin, TX 78767



**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

C8
1/2

**PEARSON BUSINESS CENTER
LOT 4, BLOCK A
PERIMETER DESCRIPTION**

A DESCRIPTION OF 5.005 ACRES IN THE WILLIAM BRATTON SURVEY NO. 103, TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 4, BLOCK A, PEARSON BUSINESS CENTER, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200800003 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS; SAID 5.005 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a concrete monument found in the south right-of-way line of Bratton Lane (right-of-way width varies) for the northwest corner of said Lot 4, and also being in the north line of an 80.533 acre tract described in Document No. 2006024340 of the Official Public Records of Travis County, Texas;

THENCE with the south and west right-of-way lines of Bratton Lane, also being the north and east lines of said Lot 4, the following three (3) courses and distances:

1. South 61°52'06" East, a distance of 709.70 feet to a 1/2" rebar with Chaparral cap found;
2. With a curve to the right, an arc distance of 228.89 feet, having a radius of 146.19 feet, a delta angle of 89°42'34" and a chord which bears South 17°05'07" East, a distance of 206.22 feet to a 1/2" rebar found;
3. South 27°49'40" West, a distance of 8.49 feet to a 1/2" rebar with Chaparral cap found for a south corner of said Lot 4, being the northeast corner of Lot 3, said Pearson Business Center subdivision;

THENCE North 62°08'29" West, with a southwest line of said Lot 4, being the north line of said Lot 3, a distance of 535.69 feet to a 1/2" rebar with Chaparral cap found for an angle point in a southwest line of said Lot 4, being the northwest corner of said Lot 3;

THENCE South 28°00'52" West, with the southeast line of said Lot 4, being also the northwest line of said Lot 3, a distance of 279.23 feet to a 1/2" rebar with Chaparral cap found for a south corner of said Lot 4;

THENCE North 61°59'08" West, with a southwest line of said Lot 4, crossing the 80.533 acre tract, a distance of 320.12 feet to a 1/2" rebar with Chaparral cap found for the west corner of said Lot 4;

THENCE North 28°00'52" East, continuing across the 80.533 acre tract, with the

08/4

Page 2

northwest line of said Lot 4, a distance of 436.20 feet to the **POINT OF BEGINNING**, containing 5.005 acres of land, more or less.

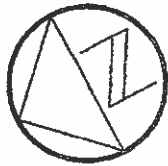
Surveyed on the ground December 18, 2009. Attachments: Survey Drawing No. 351-002-VAC. Bearing basis is Grid Azimuth for the Texas Central Zone, 1983/93 HARN from LCRA survey network.

Robert C. Watts, Jr. 3-29-10

Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995



SKETCH TO ACCOMPANY A DESCRIPTION OF 5.005 ACRES IN THE WILLIAM BRATTON SURVEY NO. 103, TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 4, BLOCK A, PEARSON BUSINESS CENTER, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200800003 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS.

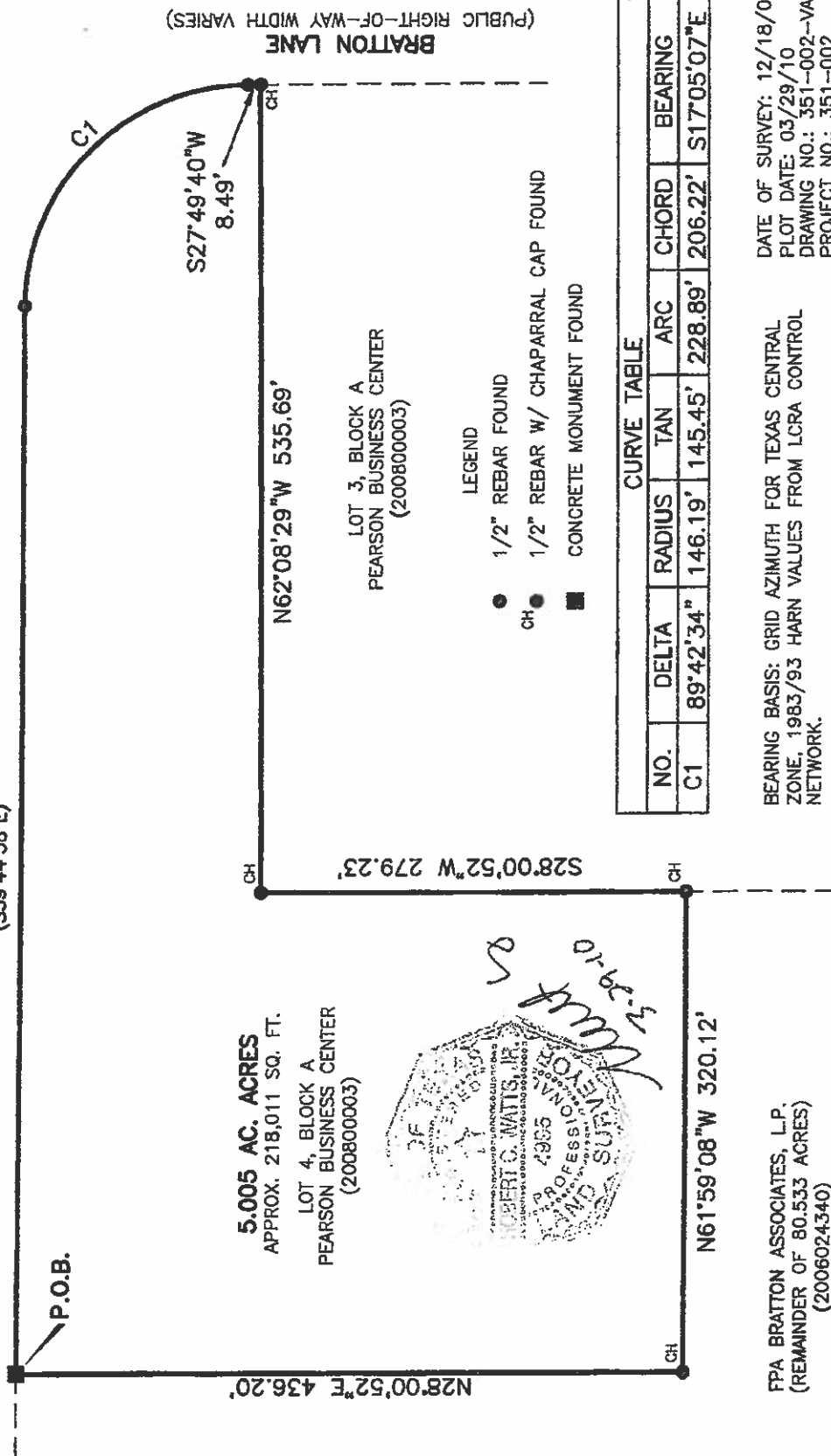


1"=100'

BRATTON LANE

(PUBLIC RIGHT-OF-WAY WIDTH VARIES)

S61°52'06"E 709.70'
(S59°44'58"E)



LEGEND

- 1/2" REBAR FOUND
- CH 1/2" REBAR W/ CHAPARRAL CAP FOUND
- CONCRETE MONUMENT FOUND

CURVE TABLE

NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	89°42'34"	146.19'	145.45'	228.89'	206.22'	S17°05'07"E

FPA BRATTON ASSOCIATES, L.P.
(REMAINDER OF 80.533 ACRES)
(2006024340)

BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE, 1983/93 HARN VALUES FROM LCRA CONTROL NETWORK.

DATE OF SURVEY: 12/18/09
PLOT DATE: 03/29/10
DRAWING NO.: 351-002-VAC
PROJECT NO.: 351-002
DRAWN BY: RCW/JDB

08/9