

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2016-0194.0A (VAC)**P.C. DATE:** February 12, 2019**SUBDIVISION NAME:** Resubdivision of Lot 12, Block "A" of Barton Heights "B"**AREA:** 0.238 acres**LOTS:** 1**APPLICANT:** Joel McNinch**AGENT:** Jim Witliff/Land Answers, Inc.**ADDRESS OF SUBDIVISION:** 1517 Oxford Ave. and 1516 Kinney Ave. at Collier St.**JURISDICTION:** Full Purpose**COUNTY:** Travis**WATERSHED:** Lady Bird Lake**EXISTING ZONING:** SF-3**NEIGHBORHOOD PLAN:** Zilker (suspended)**PROPOSED LAND USE:** Residential**ADMINISTRATIVE WAIVERS:** None

DEPARTMENT COMMENTS: The request is for the partial plat vacation of the Resubdivision of Lot 12, Block "A" of Barton Heights "B", which is recorded in Document No. 201700188 of Travis County Texas Plat Records and is composed of one lot on 0.238 acres.

STAFF RECOMMENDATION: The staff recommends approval of this plat vacation.

PLANNING COMMISSION ACTION:**CASE MANAGER:** Joey de la Garza**PHONE:** 512-974-2664**E-mail:** joey.delagarza@austintexas.gov

Exhibit A**PARTIAL VACATION OF "RESUBDIVISION OF LOT 12, BLOCK "A" OF BARTON HEIGHTS
"B"**

THE STATE OF TEXAS

COUNTY OF TRAVIS

Whereas, Joel McNinch, owner of Lot 12A, Block "A" of Barton Heights "B", did heretofore subdivide the same into the subdivision designated Resubdivision of Lot 12, Block "A" of Barton Heights "B", the plat of which is recorded in Document Number 201700188 of the Travis County Texas Official Public Records, save and except 0.0020 ac. (87 sq. ft.) R.O.W. dedication which was previously dedicated per plat,

WHEREAS, all of said subdivision is now owned by the parties indicated, to wit:

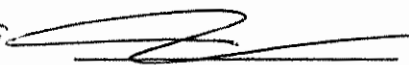
LOT
12A

OWNER
Joel McNinch

WHEREAS, Joel McNinch, 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 12A, Block "A" only. Said subdivision shall, however, remain in full force and effect as to all other lots in Barton Heights "B" Subdivision.

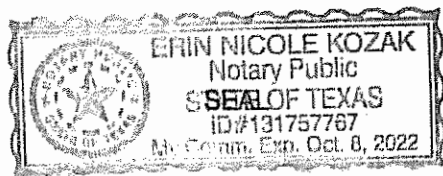
EXECUTED THE DAYS HEREAFTER NOTED.

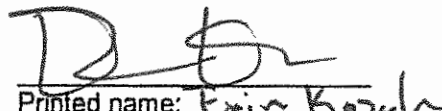
DATEOWNER'S SIGNATUREOWNER'S PRINTED NAME

2/12/19  JOEL MCNINCH

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, Erin Kozak, a Notary Public in and for the State of Texas, on this day personally appeared Joel McNinch, owner, 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.




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

My commission expires: 10/8/2022

APPROVAL OF PARTIAL PLAT VACATION

BE IT KNOWN, that on the _____ day of _____, 2019, the Planning Commission of the City of Austin, at its regular meeting, did approve the partial vacation of the subdivision known as Resubdivision of Lot 12, Block A of Barton Heights B, as recorded in Document Number 201700188, Travis, County, Texas Official Public Records, upon application therefore by all of the owners of all the lot(s) in said subdivision.

EXECUTED, this _____ day of _____, 2019.

_____, Chair
Planning Commission
City of Austin
Travis County, Texas

ATTEST:

Joey De La Garza, Planner III
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 (witnessed by) known to be the person whose name is subscribed to the foregoing instrument as Planner III with the City of Austin Development Services Department, a municipal corporation, 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 _____ DAY OF _____, 2016.

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

PLAT DOCUMENT #



TRV
1 PG

201700188

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: RESUBDIVISION OF LOT 12, BLOCK A OF
BARTON HEIGHTS B

OWNERS NAME: JOEL MCNINCH

RESUBDIVISION? YES ☒ NO ☐

ADDITIONAL RESTRICTIONS / COMMENTS:

CERTIFICATE: 2017133572

RETURN:

COA (STEVE HOPKINS)

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Aug 18, 2017 10:20 AM

201700188

WILLIAMSJ: \$48.00

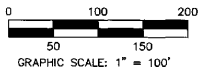
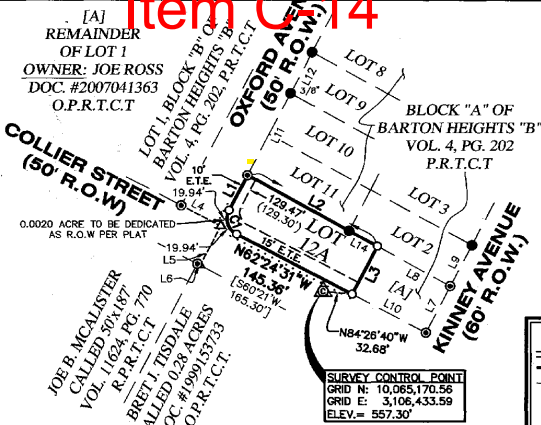
Dana DeBeauvoir, County Clerk

Travis County TEXAS

\$48.00 Item C-14

August 18, 2017

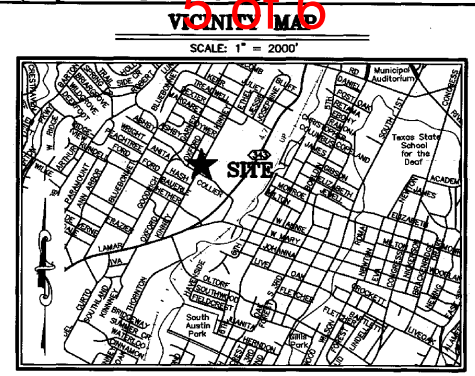
201700188 5 of 6



LEGEND	
---	PROPERTY LINE
---	EXISTING PROPERTY LINES
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊙	1/2" IRON PIPE FOUND (UNLESS NOTED)
○	1/2" IRON ROD WITH "WARD-5811" CAP SET
△	CALCULATED POINT
△	SURVEY CONTROL POINT
---	RIGHT-OF-WAY
E.T.E.	ELECTRIC/TELECOMMUNICATION EASEMENT
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER PLAT VOL. 4, PG. 202
(.....)	CALCULATED RECORD INFORMATION
(.....)	RECORD INFORMATION PER DOC. #2010165855
*****	PROPOSED SIDEWALK

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	31.36'	20.00'	89°50'21"	N17°29'21"W	28.24'

- GENERAL NOTES:**
- 1) EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION IN THE SUBDIVISION, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.
 - 2) NO OBJECTS INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN DRAINAGE EASEMENTS EXCEPT AS SPECIFICALLY APPROVED BY THE CITY OF AUSTIN.
 - 3) PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
 - 4) ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR ASSIGNS.
 - 5) ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
 - 6) THE WATER AND WASTEWATER UTILITY SYSTEM 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 THE AUSTIN WATER UTILITY. 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.
 - 7) 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 IN COMPLIANCE WITH CHAPTER 25-B, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
 - 8) 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 CHAPTER 25-B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
 - 9) THE OWNER OF THE 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 POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
 - 10) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS.
 - 11) THE OWNER OF THIS 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 PLAT VACATION OR REPLACING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
 - 12) 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 THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
 - 13) BUILDING SETBACKS ARE TO BE IN ACCORDANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
 - 14) PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: COLLIER STREET AND OXFORD AVENUE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
 - 15) THE OWNER SHALL BE RESPONSIBLE FOR 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 CENTERLINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRICAL SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
 - 16) ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, BARTON HEIGHTS "B", SHALL APPLY TO THIS RESUBDIVISION PLAT, UNLESS OTHERWISE NOTED.
 - 17) THE 5' P.U.E. ALONG THE REAR OF LOT 12 AND THE 5' P.U.E. ALONG THE REAR OF LOT 1, IS HEREBY RELEASED FOR THE PURPOSE OF THIS RESUBDIVISION. SAID 5' PUBLIC UTILITY EASEMENT, WAS ALLOCATED ALONG THE REAR OF THE LOTS, PER A NOTE ON BARTON HEIGHTS "B" PLAT.



ENGINEER'S CERTIFICATION:
JEFFREY B. SHINDLER, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

3 APR 17
JEFFREY B. SHINDLER, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 91160
T.B.P.E. FIRM # 8601
8001 W. WILLOW CANYON
BUILDING 2, SUITE 203-C
AUSTIN, TEXAS 78749



SURVEYOR'S CERTIFICATION:
JASON WARD, 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 THE SURVEYING RELATED PORTION OF TITLE 25 OF THE AUSTIN CODE, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION.

3-31-17
JASON WARD, R.P.L.S.
TEXAS REGISTRATION NO. 5811
P.O. BOX 90876
AUSTIN, TEXAS 78709



STATE OF TEXAS, COUNTY OF TRAVIS, KNOW ALL MEN BY THESE PRESENTS: THAT JOEL MONINCH, BEING THE OWNER OF LOT 12, BLOCK "A" OF BARTON HEIGHTS "B", AND THE WEST 36 FEET OF LOT 1, BLOCK "A" OF BARTON HEIGHTS "B", A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN VOLUME 4, PAGE 202 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO ME IN DOCUMENT NO. 2007127709 AND DOCUMENT NO. 2010165855 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE LOT 12, BLOCK "A" AND THE WEST 36 FEET OF LOT 1, BLOCK "A" OF BARTON HEIGHTS "B" IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

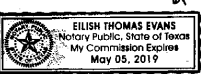
"RESUBDIVISION OF LOT 12, BLOCK "A" OF BARTON HEIGHTS "B"

SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON, UNLESS OTHERWISE INDICATED, SUBJECT TO ANY RESTRICTIONS AND EASEMENTS HERETOFORE GRANTED AND NOT RELEASED. IN WITNESS WHEREOF, JOEL MONINCH, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS

THE 17th DAY OF April, 2017 A.D.
JOEL MONINCH
1517 OXFORD AVENUE
AUSTIN, TEXAS 78704

STATE OF TEXAS, COUNTY OF TRAVIS, THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 17th DAY OF April, 2017 A.D.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 17th DAY OF April, 2017 A.D.
E. Thomas Evans
NOTARY PUBLIC FOR TRAVIS COUNTY, TEXAS



STATE OF TEXAS, COUNTY OF TRAVIS, THAT I, DANA DEBEAUVOR, CLERK OF THE COUNTY COURT 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 18th DAY OF August, 2017 A.D., AT 10:20 O'CLOCK A.M., AND DULY RECORDED ON THE 18th DAY OF August, 2017 A.D., AT 10:20 O'CLOCK A.M., IN THE PLAT RECORDS OF SAID COUNTY IN DOCUMENT NO. 201700188 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THIS THE 18th DAY OF August, 2017 A.D.
DANA DEBEAUVOR, CLERK, COUNTY COURT, TRAVIS COUNTY, TEXAS
BY: DEPUTY J.S. Williams



THIS SUBDIVISION IS LOCATED IN THE CITY OF AUSTIN'S FULL PURPOSE-JURISDICTION ON THIS THE 13 DAY OF April, 2017 A.D.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 13 DAY OF April, 2017 A.D.

J. Rodney Gonzales, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT
ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THE 11 DAY OF April, 2017

JAMES SHER, SECRETARY

FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO.484530445A, TRAVIS COUNTY, TEXAS DATED JANUARY 6, 2016.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83 (GRS). ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.0001060309401.

SURVEY CONTROL:
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A MAG NAIL WITH "4WARD CONTROL" WASHER SET, GRID COORDINATES AND ELEVATIONS SHOWN HEREON WERE DERIVED FROM THE TEXAS COOPERATIVE NETWORK ON SEPTEMBER 15, 2016.

LOT SUMMARY:	
TOTAL NUMBER OF LOTS : 1	
LOT 12A (NET)	0.2360 ACRE (10,280 SQ. FT.)
R.O.W. DEDICATION	0.0020 ACRE (87 SQ. FT.)
TOTAL	0.2380 ACRE (10,367 SQ. FT.)
LOT 12A - BUILDABLE AREA	0.1071 ACRE (4,685 SQ. FT.)

PLAT SUBMITTAL DATE: OCTOBER 4, 2016
C8-2016-0194.0A

RESUBDIVISION OF LOT 12, BLOCK "A" OF BARTON HEIGHTS "B"
City of Austin
Travis County, Texas

4WARD Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date: 3/31/2017
Project: 00526
Scale: 1" = 100'
Reviewer: JSW
Tech: JSW
Field Crew: HT/BP
Survey Date: SEP. 2016
Sheet: 1 OF 1
P:\00526\Draw\00526_Plat.dwg



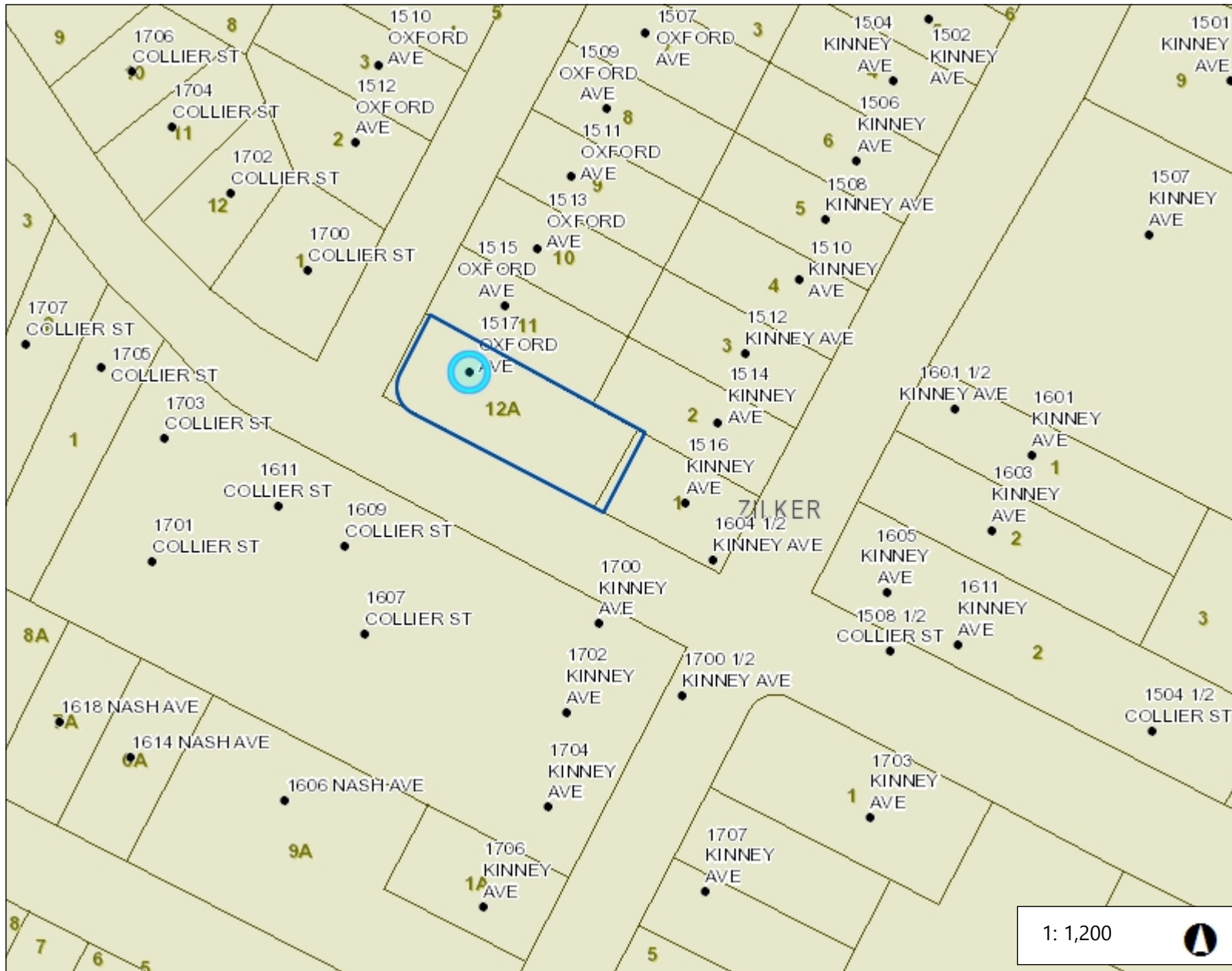
Item C-14

Property Profile

6 of 6

Legend

- Addresses
- Jurisdiction
 - FULL PURPOSE
 - LIMITED PURPOSE
 - EXTRATERRITORIAL JURISDICTION
 - 2 MILE ETJ AGRICULTURAL AGR
 - OTHER CITY LIMITS
 - OTHER CITIES ETJ
- Lot
- Lot Line
- Neighborhood Planning Area S
 - Plan Approved
 - Planning Underway/Approved to Be
 - Suspended
 - Future Planning Areas
 - Non-neighborhood Planning Area



0.0 0 0.02 0.0 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

02/04/2019

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Notes

1517 Oxford Ave.