PARTIAL PLAT VACATION REVIEW SHEET

CASE NO.: C8-67-55(VAC) **PC DATE:** February 25, 2020

SUBDIVISION NAME: Lake Shore Colony

LOTS: 1-11

OWNER/APPLICANT: FBZ Town Lake Circle LP (and multiple owners)

AGENT: KBGE (Armando Portillo)

ADDRESS OF SUBDIVISION: 2215 Town Lake Circle

COUNTY: Travis

WATERSHED: Lady Bird Lake/ Town Lake **JURISDICTION:** Full Purpose

NEIGHBORHOOD PLAN AREA: East Riverside Corridor

DEPARTMENT COMMENTS: The request is a partial vacation of Lots 1-11 of the Lake Shore Colony Subdivision. The applicant is proposing to replat the site with the Replat Lake Shore Colony Subdivision (which is on this agenda).

STAFF RECOMMENDATION: The staff recommends approval of the partial plat vacation.

PLANNING COMMISSION ACTION:

CASE MANAGER: David Wahlgren **PHONE:** (512) 974-6455

EMAIL: david.wahlgren@austintexas.gov

LOCATION MAP

SCALE: 1" = 500'

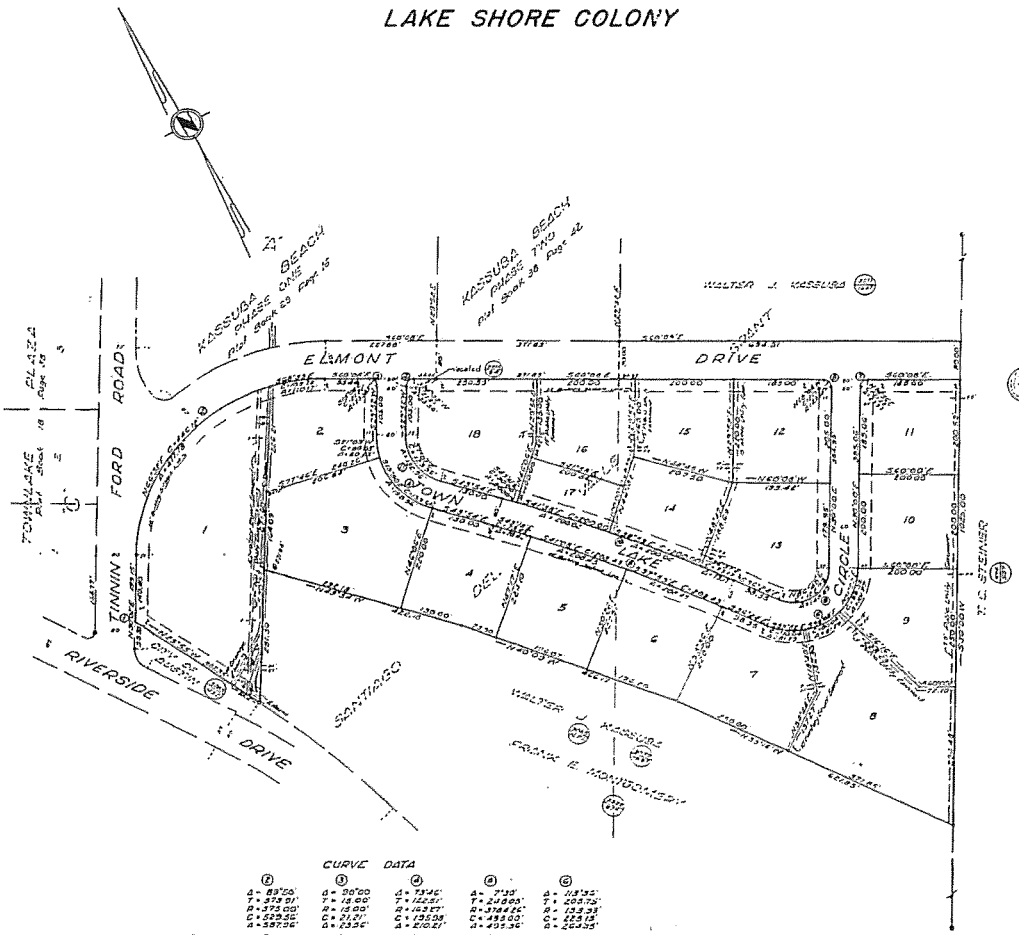
MAPSCO GRID: 615Q

COA GRID: K20

CHECKED BY: MBC	REPLAT OF LAKE SHORE COLONY TRAVIS COUNTY, TEXAS	kbge KIMBELL I BRUEHL I GARCIA I ESTES 105 West Riverside Drive, Ste 110, Austin, Texas 78704 T (512) 439-0400 www.kbge-eng.com TBPE No.F 12802	CLIENT INFORMATION
JOB NUMBER: 380-001 / ISSUE DATE: 03/28/17			DIANA ZUNIGA
SHEET: EXHIBIT	LOCATION MAP		

TRAVIS COUNTY PLAT VOLUME 39 PAGE 4

LAKE SHORE COLONY



CURVE DATA

②	③	④	⑤	⑥
Δ = 89°50'	Δ = 90°00'	Δ = 73°46'	Δ = 7°33'	Δ = 113°35'
T = 379.91'	T = 18.00'	T = 122.51'	T = 24.89'	T = 208.72'
R = 375.00'	R = 15.00'	R = 152.57'	R = 378.41'	R = 135.23'
C = 529.36'	C = 21.21'	C = 195.08'	C = 49.60'	C = 223.13'
A = 587.96'	A = 23.56'	A = 210.27'	A = 49.56'	A = 263.35'

⑦	⑧	⑨	⑩	⑪	⑫
Δ = 89°52'	Δ = 90°08'	Δ = 113°56'	Δ = 7°33'	Δ = 73°46'	Δ = 90°00'
T = 17.00'	T = 15.00'	T = 112.00'	T = 251.97'	T = 77.49'	T = 15.00'
R = 15.03'	R = 14.99'	R = 73.33'	R = 3844.42'	R = 109.57'	R = 15.00'
C = 21.33'	C = 21.13'	C = 152.72'	C = 504.85'	C = 143.96'	C = 21.21'
A = 23.57'	A = 23.56'	A = 146.59'	A = 503.21'	A = 132.00'	A = 23.56'

LEGEND
- Iron Stake Set
- Iron Stake Found
- Concrete Monument Set
- Concrete Monument Found
- Travis County Deed Records

Scale 1" = 100 Feet

APPROVED FOR ACCEPTANCE
DATE: March 6, 1968
Joseph W. Gilbert
Acting for Osborne
Director of Planning

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY PLANNING COMMISSION, CITY OF AUSTIN, TEXAS.
DATE: March 5, 1968
Chairman
Secretary

FILED FOR RECORD
AT 11:35 o'clock A.M. this 8 day of March A. D. 1968.
MISS EMILIE LIMMERY
Clerk, County Court, Travis County, Texas
By: Deputy

THE STATE OF TEXAS
COUNTY OF TRAVIS
I, Miss Emilie Limmery, Clerk of County Court, within and for the County and State aforesaid, do hereby certify that the within and foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 8 day of March, A. D. 1968 at 11:35 o'clock A.M. and duly recorded on the 8 day of March A. D. 1968 at 12 o'clock M. in the Plat Records of said County in Book 39 Page 4.
WITNESS MY HAND AND SEAL OF OFFICE of the County Court of said County, the date last above written.
Clerk, County Court, Travis County, Texas
By: Emilie Limmery, Co.Clk.
Deputy

THE STATE OF TEXAS
COUNTY OF TRAVIS KNOW ALL MEN BY THESE PRESENTS:
That we, Walter J. Kassuba and Frank E. Montgomery, being the owners of the 25.123 acre tract of land shown hereon, being a portion of the Santiago Del Valle Grant in the City of Austin, Travis County, Texas, being a portion of those tracts of land conveyed to us by deeds of record in Volume 3065, Page 1670, Volume 3077, Page 1631, and Volume 3329, Page 875, Travis County Deed Records, and including all of that portion of Elmont Drive as vacated in Ordinance No. 671026-L as recorded in Volume 3385, Pages 918-920, Travis County Deed Records, do hereby adopt this map or plat as our subdivision of said tract, to be known and designated as

"LAKE SHORE COLONY"

and we do hereby dedicate to the public all of the streets and easements shown hereon.

WITNESS OUR HANDS this 6th day of December A. D. 1967.
Walter J. Kassuba
Frank E. Montgomery

THE STATE OF TEXAS
COUNTY OF Contra Costa BEFORE ME, the undersigned authority, on this day personally appeared Walter J. Kassuba, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 6th day of December A. D. 1967.
Notary Public in and for State of Texas

THE STATE OF TEXAS
COUNTY OF TRAVIS BEFORE ME, the undersigned authority, on this day personally appeared Frank E. Montgomery, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 6th day of December A. D. 1967.
Emilie Limmery
Notary Public in and for Travis County, Texas

SPECIAL RESTRICTIVE COVENANTS
In the interest of the subdivision plat by the Planning Commission of the City of Austin, it is understood that no more than one regular apartment unit per one thousand square feet will be constructed on the property covered by this subdivision plat, and that any deed or deeds conveying any of the included property shall contain covenants limiting the construction to one unit per one thousand square feet as above set forth.

I hereby certify that Austin City Code Chapter 23.27 of 1954 has been complied with.

Surveyed October 25, 1967
Metcalfe Engineering Company
By: Clifton Goldsmith
Marlon O. Metcalfe
Registered Public Surveyor #555
Austin, Texas

F.B. 402 P.12
F.B. 388 P.45
PLAN 8087

C8-67-55

Ma.-8-68 Recha 6082 $ 4.50