



# Travis County Commissioners Court Agenda Request

**Meeting Date:** December 13, 2011

**Prepared By:** David Wahlgren **Phone #:** 974-6455

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

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

**Sponsoring Court Member:** Commissioner Huber, Precinct Three

AD

**AGENDA LANGUAGE:** Approve setting a public hearing on Tuesday, January 17, 2012 to receive comments regarding a request for a partial plat vacation of Lot 1 Carriage Crossing Section Two final plat (Partial vacation of a final plat - 1 total lot - 11.47 acres - River Hills Road) in Precinct Three.

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

The applicant is requesting a partial plat vacation of the Carriage Crossing Section Two final plat in order to vacate Lot 1 so that it may then be replatted as three lots. The existing road (Galeana Trace Cove) is a non-curb and gutter roadway, and a variance to not construct sidewalks on Galeana Trace Cove was approved by Commissioners Court on November 15, 2011. Water service is provided by LCRA and wastewater service to be provided by on-site septic facilities.

The applicant proposes to replat this property from one current lot into three single family lots on 11.47 acres; the replat will be approved administratively per Title 30-2-84(B).

## **STAFF RECOMMENDATIONS:**

The partial plat vacation was approved administratively by City of Austin staff. As the application meets all Title 30 requirements, the Single Office staff recommends approval of the motion.

## **ISSUES AND OPPORTUNITIES:**

Staff has not received any inquiries from anyone at the time this report was written.

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

N/A

## **ATTACHMENTS/EXHIBITS:**

- Precinct map
- Location map
- Existing final plat

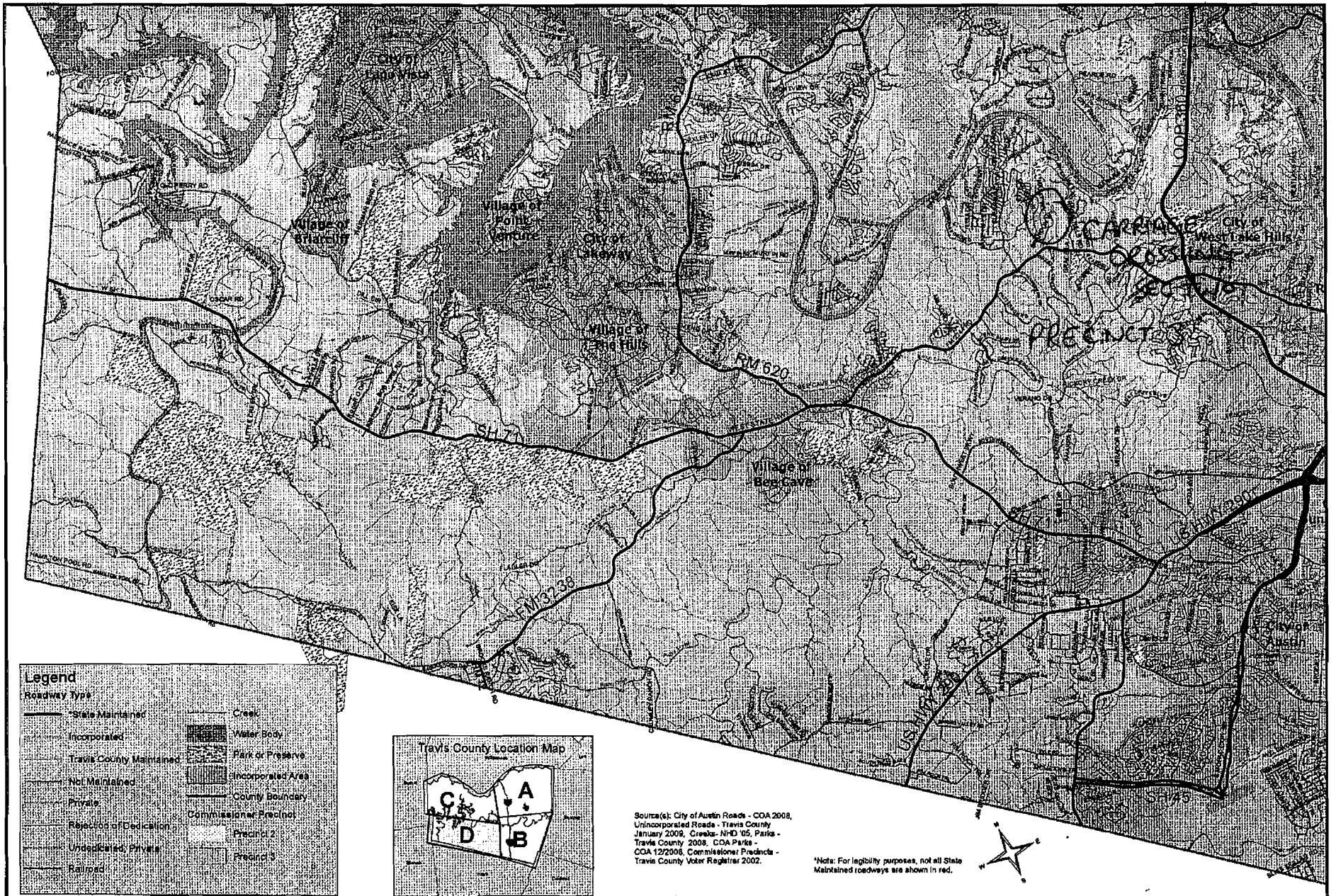
Copy of vacation document

**REQUIRED AUTHORIZATIONS:**

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

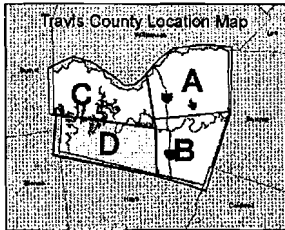
**CC:**


**SM:AB:dw**  
**1101 - Development Services -**



**Legend**

<b>Roadway Types</b>	
State Maintained	Creek
Incorporated	Water Body
Travis County Maintained	Park or Preserve
Not Maintained	Incorporated Area
Private	County Boundary
Rejected or Dedication	Commissioner Precinct
Undedicated, Private	Precinct 2
Railroad	Precinct 3



Source(s): City of Austin Roads - COA 2008,  
 Unincorporated Roads - Travis County  
 January 2009, Creeks - AHD 105, Parks -  
 Travis County 2008, COA Parks -  
 COA 12/2008, Commissioner Precincts -  
 Travis County Voter Registrar 2002.

\*Note: For legibility purposes, not all State  
 Maintained roadways are shown in red.



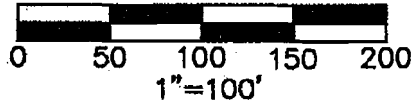
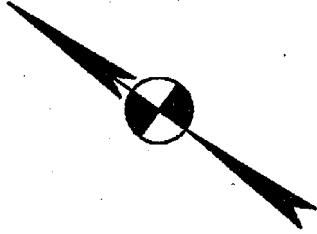
Map Disclaimer: This map was created for the Travis County Sign Crew for identifying Travis County's maintained roadways. The data is provided "as is" with no warranties of any kind. For questions, contact the Travis County GIS Coordinator at (512) 854-8089.

# Travis County Roadways, Map D

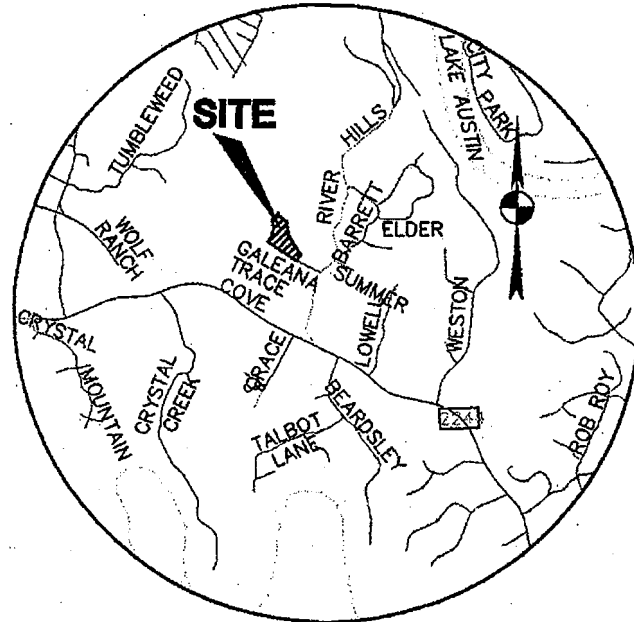


Map Prepared by: Travis County,  
 Dept. of Transportation & Natural  
 Resources. Date: 1/7/2009  
<http://www.co.travis.tx.us/maps>

# SSING SECTION TWO



LOT 1  
PERRO CAFE  
ENT NO. 200500156



VICINITY MAP  
N.T.S.

LOT 3, BLOCK "A"  
CARRIAGE CROSSING  
SECTION TWO  
BOOK 98, PAGES 143-144

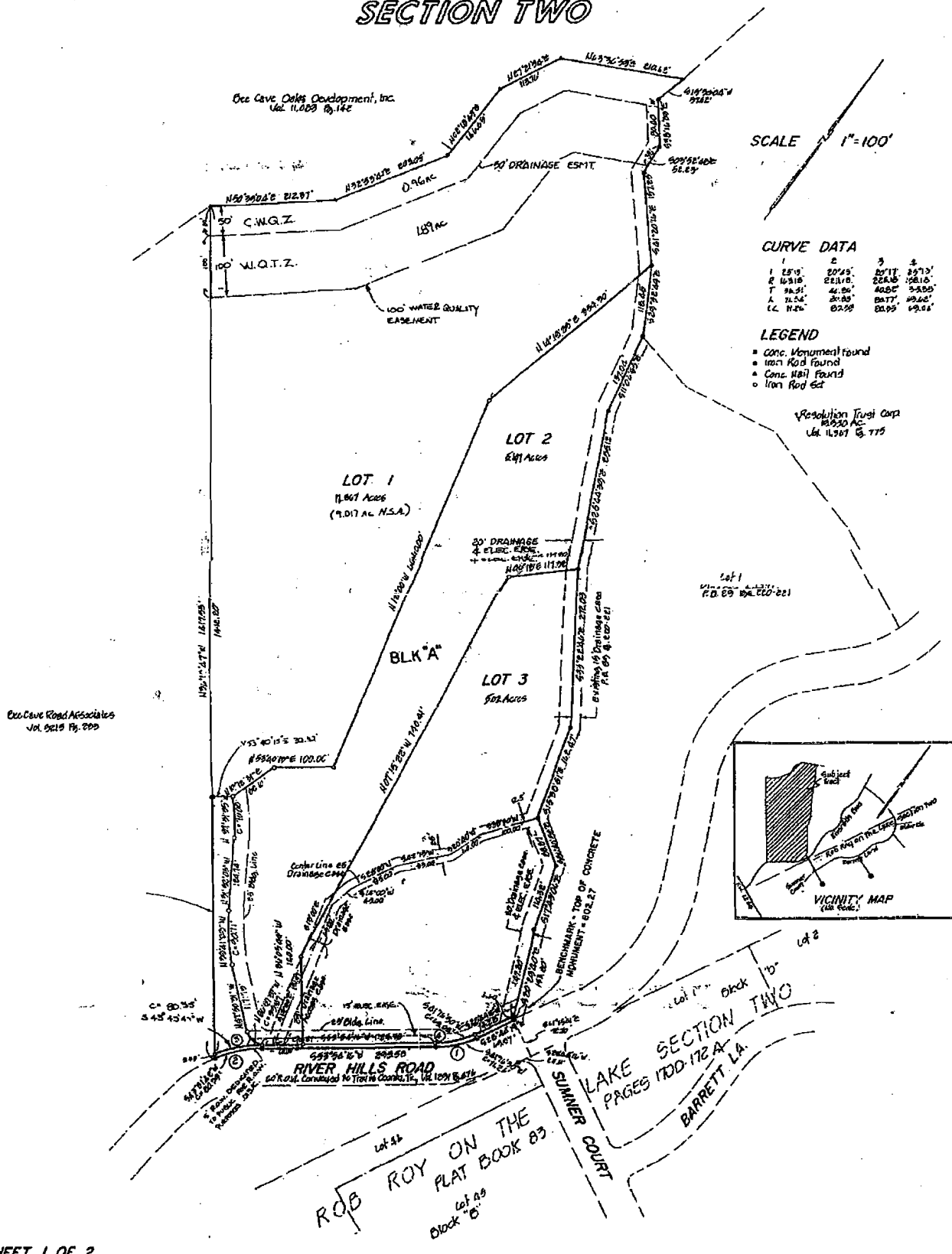
**OAD**  
PAGE 476)

VT  
NE)

# EXISTING PLAT

MISC FILE CODE  
00009700285

## CARRIAGE CROSSING SECTION TWO



Oce Cave Development, Inc.  
Vol. 11,009 Pg. 142

SCALE 1"=100'

**CURVE DATA**

1	2	3	4
I 25.19	20.25	20.17	25.75
E 10.310	22.110	22.810	19.810
T 28.21	41.20	40.80	34.00
L 21.54	20.03	20.77	20.20
L 2.20	02.20	01.05	19.01

- LEGEND**
- Conc. Monument found
  - Iron Rod found
  - Conc. Nail found
  - Iron Rod set

Resolution Trust Corp  
100.00 AC  
Vol. 11,007 Pg. 775

Oce Cave Road Associates  
Vol. 9219 Pg. 200

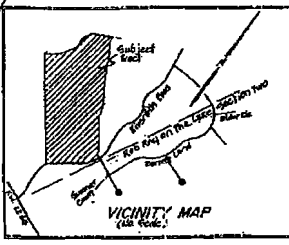


EXHIBIT A

PARTIAL VACATION OF CARRIAGE CROSSING SECTION TWO

THE STATE OF TEXAS

COUNTY OF TRAVIS

WHEREAS, William Carloss Morris, III., Trustee of the William Carloss Morris, III., Sharon K. Morris and Morris Children Charitable Remainder Unitrust, owner of the 22.095 acres being all of Lot 1, Carriage Crossing, did heretofore subdivide the same into the subdivision designated Carriage Crossing Section Two, the plat of which is recorded in Book 98, Page 144 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>LOT</u>	<u>OWNER</u>
1	RSS Office Partners, Ltd.
2	Quamrul Mina and Farah N. Zia
3	Bill and Stephanie Breedlove

WHEREAS, RSS Office Partners, Ltd., Quamrul Mina and Farah N. Zia, and Bill and Stephanie Breedlove, who collectively constitute the owners of all original, intact lots in Carriage Crossing Section Two 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 1.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

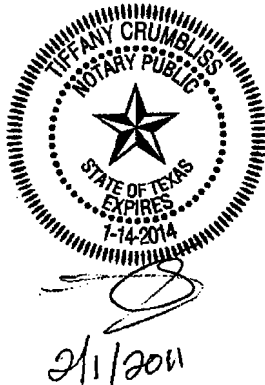
That RSS Office Partners, Ltd., Quamrul Mina and Farah N. Zia, and Bill and Stephanie Breedlove, for and in consideration of the premises and pursuant to the provisions of Chapter 212.013 of the Local Government Code, does hereby vacate Lot 1 only. Said subdivision shall, however, remain in full force and effect as to all other lots in Carriage Crossing Section Two.

EXECUTED THE DAYS HEREAFTER NOTED.

DATE

2-1-2011

Feb 1, 2011



OWNER'S SIGNATURE

Robert Swire - RSS Office Partners  
(Enter owner's printed name)

Quamrul Mina      Farah N. Zia  
QUAMRUL MINA      FARAH N. ZIA  
(Enter owner's printed name)

\_\_\_\_\_  
(Enter owner's printed name)

NOTARY STATEMENT REQUIRED FOR EACH SIGNATURE UNLESS ALL OR SOME OWNERS SIGN BEFORE THE SAME NOTARY. THE DATE OF EACH INDIVIDUAL NOTARY CERTIFICATE MUST MATCH THE DATE THAT APPEARS OPPOSITE THE OWNER'S SIGNATURE IN THE BODY OF THE DOCUMENT.

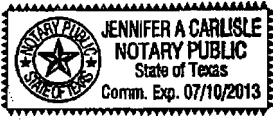
SCANNED

State of Texas

County of Travis

This instrument was acknowledged before me this 16<sup>th</sup> day of February, 2011 by  
Bill and Stephanie Breedlove.

Jennifer A. Carlisle  
Notary Public, State of Texas



State of \_\_\_\_\_

County of \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2011 by  
\_\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_

SCANNED