

Travis County Commissioners Court Agenda Request

Meeting Date: February 7, 2012

Prepared By: Michael Hettenhausen **Phone #:** 854-7563

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

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

Sponsoring Court Member: Commissioner Huber, Precinct Three

AGENDA LANGUAGE: Approve setting a public hearing on Tuesday, March 6, 2012 to receive comments regarding the Revised Plat of Lot 1 Rivercliff Section Two Phase A and Lot 19 Replat of Lots 15-19 Rivercliff Subdivision (Revised plat - one lot - 15.39 acres - Rivercliff Drive - No ETJ) in Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

The property owner of Lot 1 of the Rivercliff Section Two Phase A and Lot 19 of the Replat of Lots 15 - 19 Rivercliff Subdivision has submitted an application to revise the existing two plats by combining the two single family lots into one single family lot. The resulting one lot will consist of 15.39 acres platted from Rivercliff Drive. No new public or private streets are proposed with this application. Parkland dedication or fees in lieu of dedication or fiscal surety are not required with this revised plat.

STAFF RECOMMENDATIONS:

As this revised plat application meets all Travis County subdivision standards, staff recommends approval of the motion.

ISSUES AND OPPORTUNITIES:

Staff requested and has received a letter of support for the plat revision from the president of the Rivercliff homeowners' association. Also, as part of the requirements for a revised plat, a notice of public hearing sign will be posted on the property announcing the date, time, and location of the public hearing.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A

ATTACHMENTS/EXHIBITS:

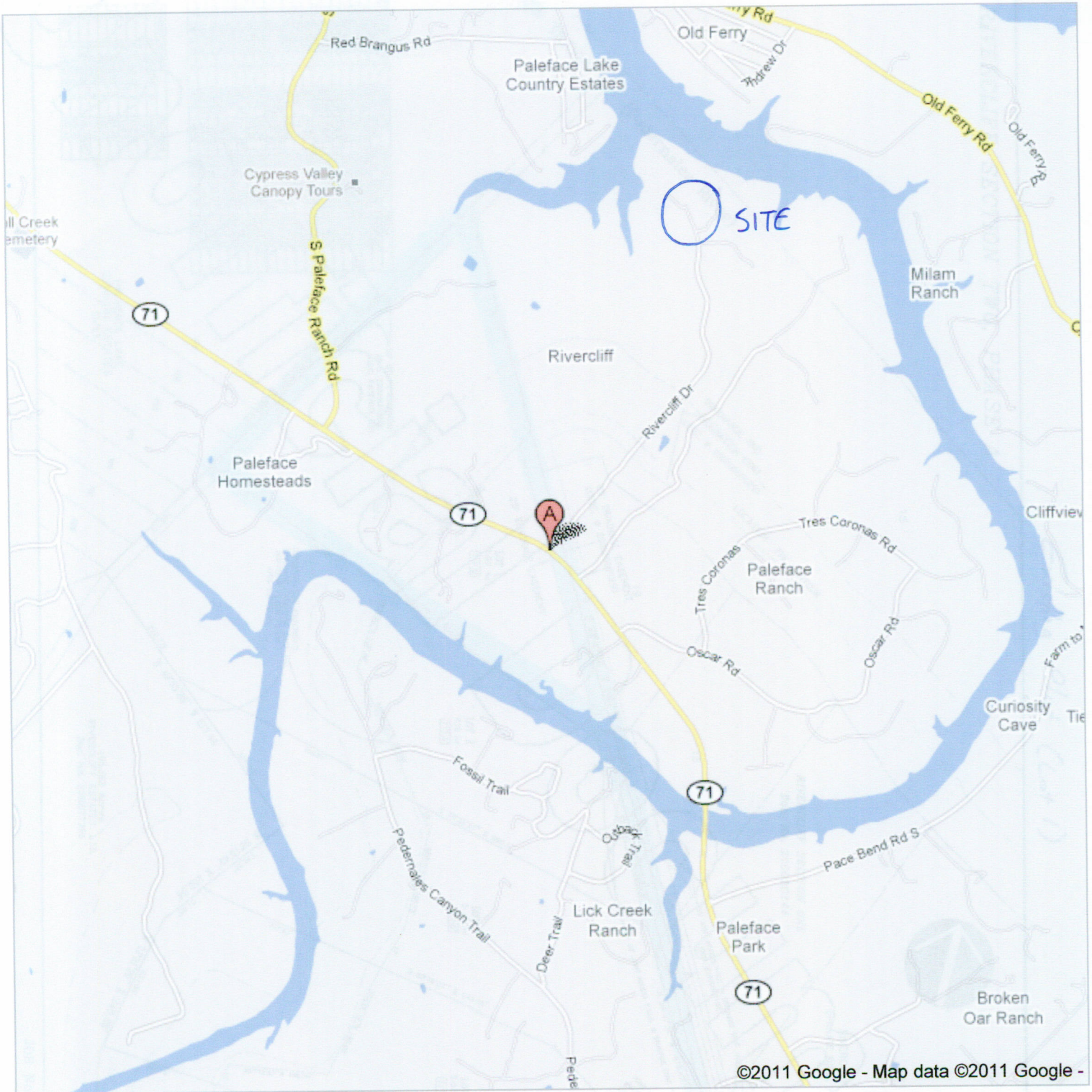
- Precinct map
- Location map
- Existing plat
- Proposed revised plat



Address Texas 71 & Rivercliff Dr
Travis Southwest, TX 78669

Get Google Maps on your phone

Text the word "GMAPS" to 466453



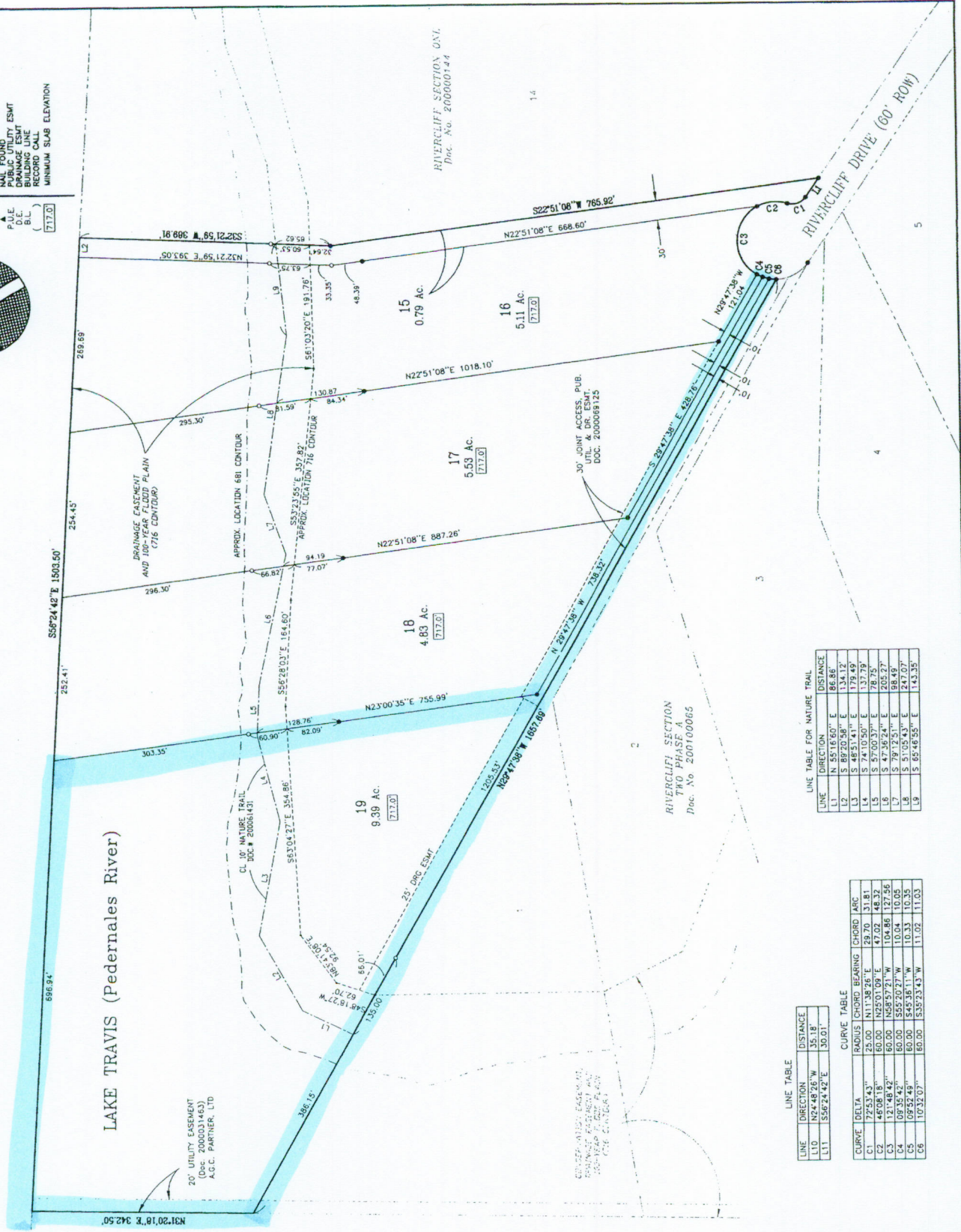
©2011 Google - Map data ©2011 Google -

Existing Plat (Lot 19)

REPLAT OF LOTS 15-19
RIVERCLIFF SUBDIVISION

SCALE: 1" = 100'

- LEGEND**
- CONCRETE MONUMENT FOUND
 - IRON ROD FOUND
 - ▲ NAIL FOUND
 - △ PUBLIC UTILITY ESMT
 - BUILDING LINE
 - () RECORD CALL
 - () MINIMUM SLAB ELEVATION



LINE TABLE FOR NATURE TRAIL

LINE	DIRECTION	DISTANCE
L1	N 55°16'00" E	86.86'
L2	S 89°20'58" E	13.41'
L3	S 48°51'41" E	179.49'
L4	S 74°10'50" E	137.79'
L5	S 57°00'37" E	78.75'
L6	S 47°39'51" E	88.67'
L7	S 51°05'43" E	247.07'
L8	S 65°16'25" E	143.35'

LINE TABLE

LINE	DIRECTION	DISTANCE
L10	N24°42'26" W	35.18'
L11	S56°24'42" E	30.01'

CURVE TABLE

CURVE	DELTA	RADIUS	CHORD	BEARING	CHORD ARC
C1	72°53'43"	25.00'	11.13826'	29.70'	31.81'
C2	46°08'18"	60.00'	125.0109'	47.02'	48.32'
C3	121°48'42"	60.00'	104.86572'	104.86'	127.56'
C4	09°35'42"	60.00'	555.2027'	10.04'	10.05'
C5	09°32'49"	60.00'	545.36343'	11.02'	11.03'
C6	10°32'07"	60.00'	355.23433'	11.02'	11.03'



200200 2/11

9/13/02 456.00

PHOTOGRAPHIC MAP

SHEET 1 OF 2

SURVEY # 2010-01244 F.B.

LENZ & ASSOCIATES, INC.
 (512) 443-1174
 4303 RUSSELL DRIVE
 AUSTIN, TEXAS 78704



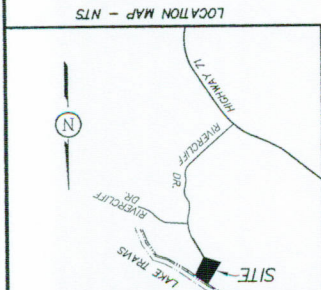
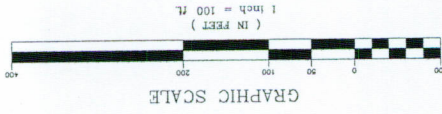
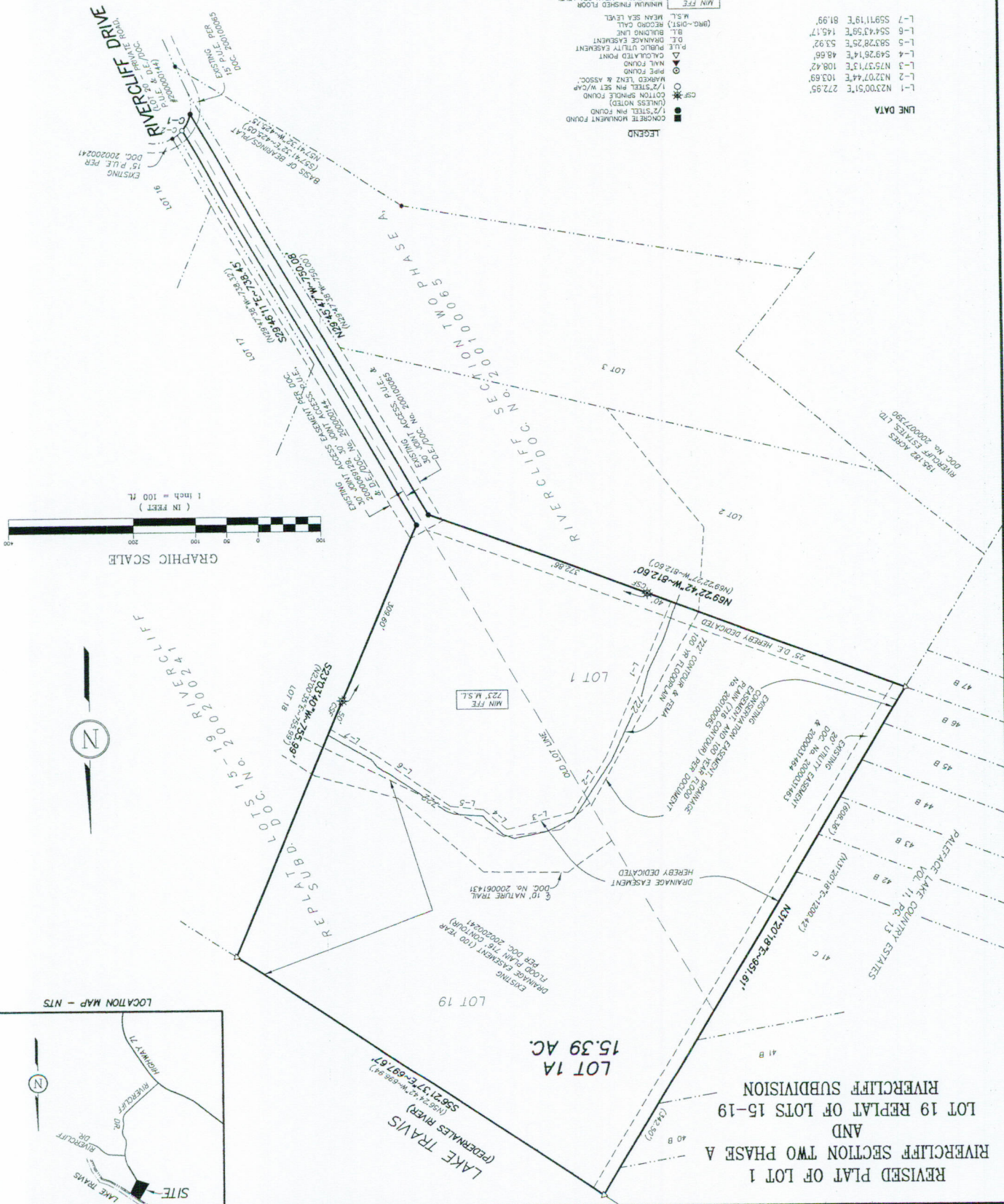
RECORD CURVE TABLE			
CURVE	DELTA	RADIUS	ARC CHORD BEARING
C-1	293.18°	60.00	S26.20.52°W
C-2	194.43°	60.00	S50.17.10°W

CURVE TABLE			
CURVE	DELTA	RADIUS	ARC CHORD BEARING
L-1	N23.00.51°E	272.95'	
L-2	N32.07.44°E	103.69'	
L-3	N75.37.13°E	108.42'	
L-4	S49.26.14°E	48.66'	
L-5	S84.78.25°E	53.92'	
L-6	S84.73.58°E	145.17'	
L-7	S59.11.19°E	81.99'	

- LEGEND
- MIN FFE (MINIMUM FINISHED FLOOR ELEVATION - MEAN SEA LEVEL)
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 - RECORD CALL (BRG-OBS)
 - B.L. BUILDING LINE
 - D.L. DRAINAGE EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - ▲ CALCULATED POINT
 - PIPE FOUND
 - MARKED LENZ & ASSOC.
 - 1/2" STEEL PIN FOUND
 - COTTON SPINDLE FOUND (UNLESS NOTED)
 - CONCRETE FOUNDMENT FOUND

LINE DATA

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L-2	N32.07.44°E	103.69'
L-3	N75.37.13°E	108.42'
L-4	S49.26.14°E	48.66'
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L-7	S59.11.19°E	81.99'



Proposed plat

DEPUTY

DANA DEBEAUVOUR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 20____.

DOCUMENT NUMBER _____
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,
THE DAY OF _____, 20____, AT _____ O'CLOCK _____ M. OF SAID COUNTY AND STATE IN

I, DANA DEBEAUVOUR, CLERK 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 _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M. OF SAID COUNTY AND STATE IN

STATE OF TEXAS)
(COUNTY OF TRAVIS)

DEPUTY
DANA DEBEAUVOUR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THIS _____ DAY OF _____, 20____.

ENTERED IN THE MINUTES OF SAID COURT
TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY THE DAY OF _____, 20____, AT _____ O'CLOCK _____ M. OF SAID COUNTY

I, MARY BETH LYAL, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.



12 MONTHS
MAY 15, 2011
DATE

COMMISSION EXPIRES

IN AND FOR _____ COUNTY, TEXAS

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

BEFORE ME THE UNDERSIGNED APPEARED MARY BETH LYAL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND SHE ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND IN THE CAPACITY THEREIN STATED.

STATE OF TEXAS)
(COUNTY OF TRAVIS)

COMMISSION EXPIRES

IN AND FOR _____ COUNTY, TEXAS

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

BEFORE ME THE UNDERSIGNED APPEARED JAMES LYAL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND IN THE CAPACITY THEREIN STATED.

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STATE OF TEXAS)
(COUNTY OF TRAVIS)

COMMISSION EXPIRES

IN AND FOR _____ COUNTY, TEXAS

REVISED PLAT OF LOT 1
AND
RIVERCLIFF SECTION TWO PHASE A
LOT 19 REPLAT OF LOTS 15-19
RIVERCLIFF SUBDIVISION

NOTES

1) APPROXIMATE THIS PLAT BY THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS ASSUMES NO OBLIGATIONS OR LIABILITIES TO THE BUILDERS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR ANY BRIGADES OR CUTLINES IN CONNECTION THEREWITH. THE BUILDING OF ALL BRIDGES AND CUTLINES NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH IS IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PREPARED BY THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS.

2) THE STATE REGULATOR HAS LIMITED THE ALTHOUGH OF COUNTY GOVERNMENTS TO REGULATE LAND USE IN THE UNINCORPORATED AREAS. AT THE TIME THIS PLAT WAS APPROVED, SECTION 232.101 (f) OF THE LOCAL GOVERNMENT CODE PROHIBITS TEXAS COUNTIES, UNLESS OTHERWISE AUTHORIZED BY STATE LAW, FROM REGULATING THE USE OF UNINCORPORATED AREAS. AT THE TIME THIS PLAT WAS APPROVED, SECTION 232.101 (f) OF THE LOCAL GOVERNMENT CODE PROHIBITS TEXAS COUNTIES, UNLESS OTHERWISE AUTHORIZED BY STATE LAW, FROM REGULATING THE USE OF UNINCORPORATED AREAS.

3) THE 100-YEAR FLOOD ELEVATION IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #81026-0190H, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

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