



Travis County Commissioners Court Agenda Request

Meeting Date: February 28, 2012

Prepared By: Paul Scoggins **Phone #:** 854-7619

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

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 20, 2012 to receive comments regarding a request to authorize the filing of an instrument to vacate two 25 foot wide drainage easements located along the common lot line of Lot 1 of the Rivercliff, Section Two, Phase A subdivision and Lot 19 of the Re-plat of Lots 15-19 Rivercliff subdivision – Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

TNR staff has received a request to vacate two 25 foot drainage easements located along the common lot line of Lot 1 of the Rivercliff Section Two, Phase A subdivision and Lot 19 of the Re-plat of Lots 15-19 Rivercliff subdivision. The easements are dedicated per their respective plat and are schematically shown. The subject lots front on Rivercliff Drive, a private street not maintained by Travis County.

Professional Engineer Keith E. Parkan has stated that:

"We are proposing to amend these plats to combine these lots into one lot and relocate the drainage easement and decrease the size to a 15-foot drainage easement (has since been increased to 25 feet at the request of County staff) along the southern lot line of proposed Lot 1A, a 15.39 acre lot. The original 25-foot drainage easements appear to have been established as a means to not cut off drainage from Rivercliff Drive (a private road) to the floodplain of the Pedernales River. In placement of the new 15-foot easement (now 25-foot), we will still be providing access to the floodplain.

As you can see on the provided topographic map, Rivercliff Drive is developed along the high point of the topography and all current runoff flows across the existing lots in a sheet flow condition. Therefore, the drainage easement provided still provides access to the 100-year floodplain without a developed means of infrastructure will be necessary and the development of the new Lot 1A will not pose any undo conveyance issues in the future."

After review of the submitted request and recommendation, Travis County Engineer John Ellis has stated he has no objections to this vacation request. The staff foresees no opposition to this request.

STAFF RECOMMENDATIONS:

The request has been reviewed by TNR staff and staff finds the vacation request meets all Travis County standards. As such, TNR staff recommends setting the public hearing.

ISSUES AND OPPORTUNITIES:

The purpose of this request is so that these two easements will not be traversing down the middle of the the proposed amended lot. Vacating the subject easements and re-dedicating it along the south lot line of the proposed amended lot will allow the property owners to potentially use the area where the easements currently are as a homesite.

FISCAL IMPACT AND SOURCE OF FUNDING:

None.

ATTACHMENTS/EXHIBITS:

- Order of Vacation
- Field Notes and Sketch
- Request/Engineer's Letter
- HOA Letter
- Copy of Proposed Amended Plat
- Maps

REQUIRED AUTHORIZATIONS:

Cynthia McDonald	Financial Manager	TNR	854-4239
Steve Manilla	County Executive	TNR	854-9429
Anna Bowlin	Division Director	TNR	854-7561
John Ellis	Engineer	TNR	854-9805

CC:

Stacey Scheffel	Program Manager	TNR Permits	854-7565

SM:AB:ps
1101 - Development Services - Rivercliff

ORDER OF VACATION

STATE OF TEXAS §

COUNTY OF TRAVIS §

WHEREAS, the property owner requests the vacation of two 25 foot wide drainage easements located along the common lot line of Lot 1 of the Rivercliff Section Two, Phase A subdivision as recorded at Document #200100065 and Lot 19 of the Re-plat of Lots 15-19 of the Rivercliff subdivision as recorded at Document #200200241 all being of the Real Property Records of Travis County, Texas;

WHEREAS, an independent Professional Engineer has submitted a letter recommending the vacation of the subject easement;

WHEREAS, the property owner has agreed to re-dedicate a 25 foot wide replacement drainage easement;

WHEREAS, a Travis County Engineer has stated that there is no objection to the vacation of the drainage easement as described in the attached field notes and sketch;

WHEREAS, the Travis County Transportation and Natural Resources Department recommends the vacation of the subject drainage easement as described in the attached field notes and sketch;

WHEREAS, the required public notice was posted and the Travis County Commissioners Court held a public hearing on March 20, 2012 to consider the proposed action; and

NOW, THEREFORE, by unanimous vote, the Commissioners Court of Travis County, Texas, orders that two 25 foot wide drainage easements located along the common lot line of Lot 1 of the Rivercliff Section Two, Phase A subdivision and Lot 19 of the Re-plat of Lots 15-19 of the Rivercliff subdivision, as shown on the attached sketch and described in the attached field notes, are hereby vacated.

ORDERED THIS THE _____ DAY OF _____ 2012.

SAMUEL T. BISCOE, COUNTY JUDGE

COMMISSIONER RON DAVIS
PRECINCT ONE

COMMISSIONER SARAH ECKHARDT
PRECINCT TWO

COMMISSIONER KAREN HUBER
PRECINCT THREE

COMMISSIONER MARGARET GOMEZ
PRECINCT FOUR

EXHIBIT "A-1"

FIELD NOTES TO ACCOMPANY MAP OF SURVEY
25 FOOT WIDE DRAINAGE EASEMENT
LOT 19 - REPLAT LOTS 15-19 RIVERCLIFF SUBDIVISION
TRAVIS COUNTY, TEXAS

FIELD NOTE DESCRIPTION OF 0.30 ACRE OF LAND, BEING THAT CERTAIN 25 FOOT WIDE DRAINAGE EASEMENT OUT OF LOT 19, REPLAT OF LOTS 15-19 RIVERCLIFF SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 200200241 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THE SAID 0.30 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½ inch diameter steel pin found on the northwest line of Rivercliff Drive at the southerly most or southwest corner of the said Lot 19;

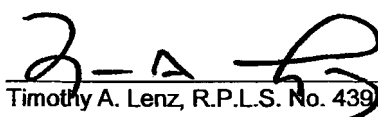
THENCE, N 29°47'38" W, a distance of 758.08 feet along the common line between the said Lot 19 and Lot 1, Rivercliff Section Two Phase A, a subdivision of record in Document Number 200100065 of the Official Public Records of Travis County, Texas, to a point for the southwest corner of the said 25 foot wide drainage easement and **PLACE OF BEGINNING** of the herein described tract;

THENCE, N 29°47'38" W, a distance of 513.46 feet, continuing along the said common line, to a point at the northwest corner of the said 25 foot wide drainage easement;

THENCE, traversing the interior of the said Lot 19, the following three (3) courses and distances:

- 1) N 48°18'27" E, 25.55 feet to a point at the northeast corner of the said 25 foot wide drainage easement;
- 2) S 29°47'38" E, 518.73 feet to a point at the southeast corner of the said 25 foot wide drainage easement;
- 3) S 60°12'22" W, a distance of 25.00 feet to the **PLACE OF BEGINNING**, containing 0.30 acre of land, more or less.

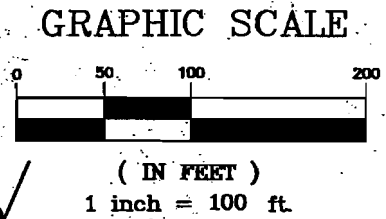
BEARING BASIS - ½ inch diameter steel pin found at the southerly most corner of Lot 3 of said Rivercliff Section Two, Phase A subdivision to ½ inch diameter steel pin found at angle point on common line between Lots 3 and 4 of said subdivision (N 57°41'32" W) per plat.

 9.10.2010
Timothy A. Lenz, R.P.L.S. No. 4393

Lenz & Associates, Inc.,
4303 Russell Drive
Austin, Texas 78704
(512) 443-1174



EXHIBIT A-1 MAP TO ACCOMPANY FIELD NOTES



CONSERVATION EASEMENT, DRAINAGE
EASEMENT, AND 100 YEAR FLOOD
PLAIN (716' CONTOUR) PER
DOCUMENT No. 200100065

DRAINAGE EASEMENT AND 100 YEAR
FLOOD PLAIN (716' CONTOUR)
PER DOC. 200200241

LOT 1

LOT 19

REPLAT OF LOTS
DOC. No. 200200241
15-19 RIVERCLIFF SUBDIVISION

RIVERCLIFF SECTION TWO PHASE A
DOC. No. 200100065

LOT 18

P.O.B.

L-2

LOT 2

LOT 3

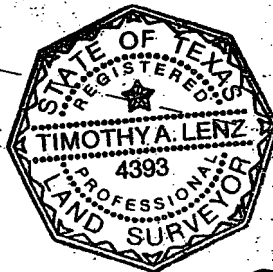
LOT 17

P.O.C. RIVERCLIFF
DRIVE

LEGEND

- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- CSF * COTTON SPINDLE FOUND
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- △ CALCULATED POINT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- (BRG.~DIST.) RECORD CALL
- AREA TO BE RELEASED

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N48°18'27"E	25.55
L-2	S60°12'22"W	25.00



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

Timothy A. Lenz
9-10-2010

EXHIBIT "A-2"

FIELD NOTES TO ACCOMPANY MAP OF SURVEY
25 FOOT WIDE DRAINAGE EASEMENT
LOT 1 - RIVERCLIFF SECTION TWO, PHASE A
TRAVIS COUNTY, TEXAS

FIELD NOTE DESCRIPTION OF 0.29 ACRE OF LAND; BEING THAT CERTAIN 25 FOOT WIDE DRAINAGE EASEMENT OUT OF LOT 1, RIVERCLIFF SECTION TWO PHASE A, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 200100065 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THE SAID 0.29 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½ inch diameter steel pin found on the northwest line of Rivercliff Drive at the easterly most or southeast corner of the said Lot 1;

THENCE, N 29°47'38" W, a distance of 758.08 feet along the common line between the said Lot 1 and Lot 19, Replat of Lots 15-19, Rivercliff Subdivision, a subdivision of record in Document Number 200200241 of the Official Public Records of Travis County, Texas, to a point for the southeast corner of the said 25 foot wide drainage easement and **PLACE OF BEGINNING** of the herein described tract;

THENCE, traversing the interior of the said Lot 19, the following three (3) courses and distances:

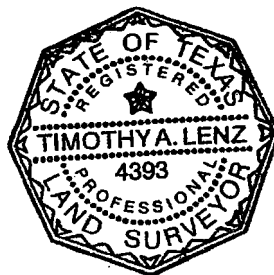
- 1) S 60°12'22" W, 25.00 feet to a point at the southwest corner of the said 25 foot wide drainage easement;
- 2) N 29°47'38" W, 503.44 feet to a point at the northwest corner of the said 25 foot wide drainage easement;
- 3) N 29°15'41" E, a distance of 29.15 feet to a point at the northeast corner of the said 25 foot wide drainage easement;

THENCE, S 29°47'38" E, a distance of 518.42 feet along the said common line between Lot 1 and Lot 19 to the **PLACE OF BEGINNING**, containing 0.29 acre of land, more or less.

BEARING BASIS - ½ inch diameter steel pin found at the southerly most corner of Lot 3 of said Rivercliff Section Two, Phase A subdivision to ½ inch diameter steel pin found at angle point on common line between Lots 3 and 4 of said subdivision (N 57°41'32" W) per plat.

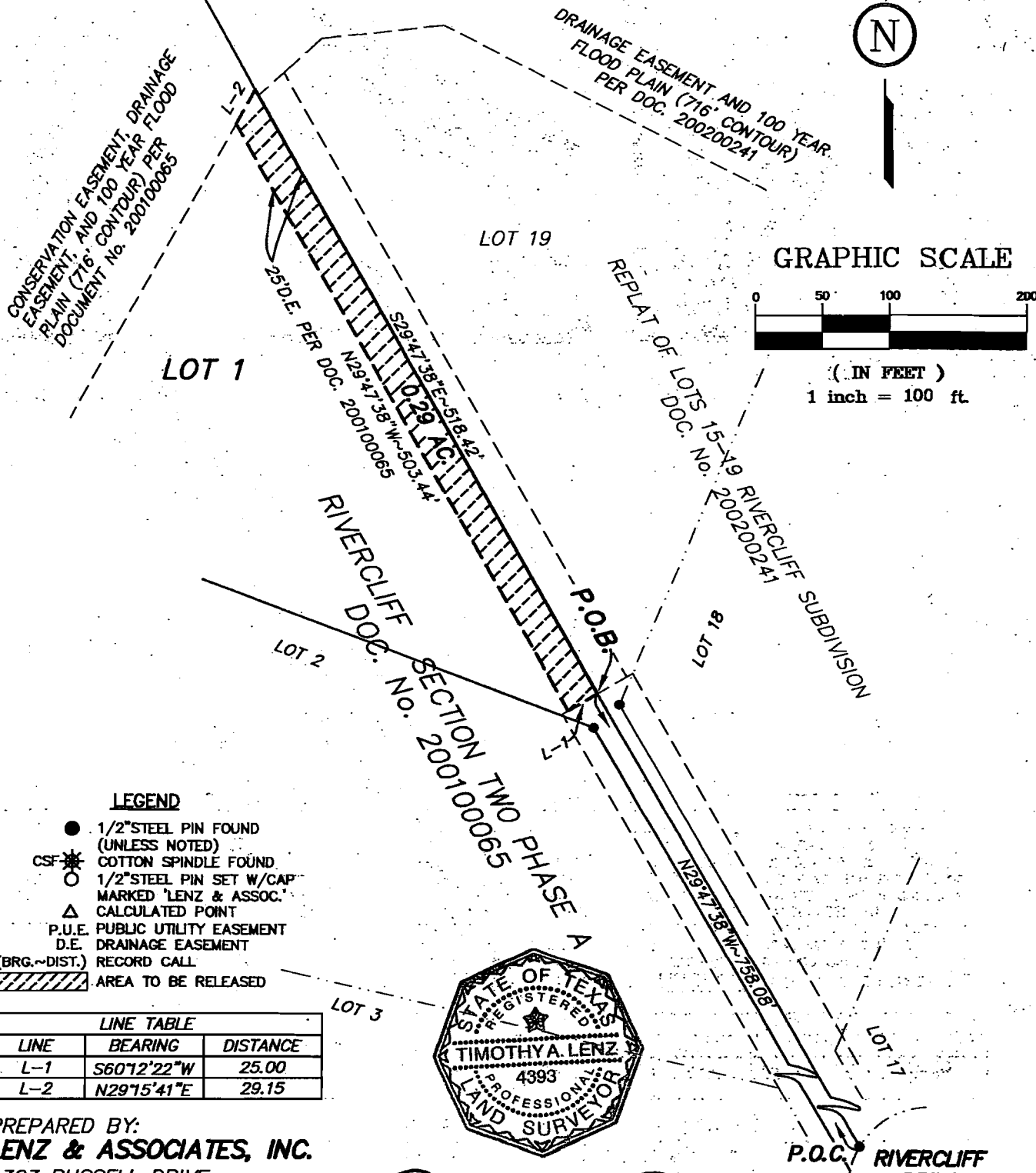
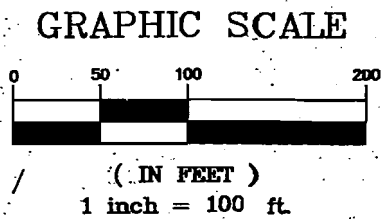

Timothy A. Lenz, R.P.L.S. No. #393

Lenz & Associates, Inc.,
4303 Russell Drive
Austin, Texas 78704
(512) 443-1174



2010-0124B(DE Lot 1).doc

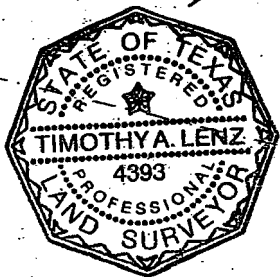
EXHIBIT A-2 MAP TO ACCOMPANY FIELD NOTES



LEGEND

- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- CSF * COTTON SPINDLE FOUND
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- △ CALCULATED POINT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- (BRG.~DIST.) RECORD CALL
- AREA TO BE RELEASED

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S60°12'22"W	25.00
L-2	N29°15'41"E	29.15



T. A. Lenz

9-10-2010

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

Granite
Development
Services

March 16, 2011

Mr. Michael Hettenhausen
Travis County - Transportation & Natural Resources
411 W. 13th Street, 11th Floor
Austin, Tx 78701

RE: Engineer's Summary Letter
Lytal- Rivercliff Subdivision Plat Amendment
Spicewood, Texas 78669

Dear Mr. Hettenhausen:

Granite Development Services is submitting an engineer's summary letter to support the plat amendment of Lot 1 Rivercliff Section Two Phase A and Lot 19 Replat of Lots 15-19 Rivercliff Subdivision. Based on the existing plat, there is a 25-foot drainage easement on each side of the lot line between Lot 1 Rivercliff Section Two Phase A and Lot 19 Replat of Lots 15-19 Rivercliff Subdivision. We are proposing to amend these plats to combine these lots into one lot and relocate the drainage easement and decrease the size to a 15-foot drainage easement along the new southern lot line of proposed Lot 1A, a 15.39 acre lot. The original 25-foot drainage easements appear to have been established as a means to not cut off drainage from Rivercliff Drive (a private road) to the floodplain of the Pedernales River. In placement of the new 15-foot easement, we will still be providing conveyance access to the floodplain.

As you can see on the provided topographic map, Rivercliff Drive is developed along the high point of the topography and all current runoff flows across the existing lots in a sheet flow condition. Therefore, the drainage easement provided still provides access to the 100-year floodplain without a developed means of conveyance of storm water runoff. We anticipate that no future improvements to the drainage infrastructure will be necessary and the development of the new Lot 1A will not pose any undo conveyance issues in the future.


We look forward to your favorable review of this revision. If you have any questions, please do not hesitate to contact my office at 512-567-8766.

Sincerely,


Keith E. Parkan, PE





DATE	REVISED	DESCRIPTION	SCALE	SHEET	NO.	TITLED	DRAWN BY	CHECKED BY	DATE	PROJECT		GRANITE D EVELOPMENT S ERVICES	SHIMMATE CUSTOM HOMES 3526 S. PACEBEND ROAD SPOCKWOOD, TX 78169 512.785.0274
	DATE												
						EXISTING TOPO MAP							
						LYTAL PARCEL							

CODE: 1105 RECEIVED

JAN 12 2012

TNR

January 10, 2012

Mr. John Ellis, Travis County Engineer
Transportation & Natural Resources
411 W. 13th Street
Austin, Texas 78767

**RE: Revised Plat of Lot 1 Rivercliff Sec. Two Ph. A and
Lot 19 Replat of Lots 15-19 Rivercliff Subd.**

Dear Mr. Ellis,


Rivercliff Subdivision is a privately maintained gated subdivision, which is subject to (i) all restrictions, covenants, easements and notes as recorded from the original subdivision plat / documents associated with the subdivision and (ii) any subsequent resubdividing and/or replatting of any parcel within the original subdivision boundaries. All of these plats and documents affect every single property owner within its boundaries.

Rivercliff is aware of the Lytal's request to combine Lot 1 and 19 and in a letter dated August 21, 2010 (letter attached), the officers of Rivercliff indicated their approval of the combination.

The Rivercliff officers are also aware of the Lytal's request to abandon the current drainage easement that straddles the lot line between Lots 1 and 19 and move the easement to the lot line between Lot 2 and the proposed Lot 1A (the "Proposed Drainage Easement"). The officers have reviewed the attached report from Keith E. Parkan PE related to the topography and water drainage on the Lytal's property. To the extent the Rivercliff Homeowners Association (Rivercliff HOA) determines facilities are required on the Proposed Drainage Easement for Rivercliff subdivision drainage, the officers have determined this new easement location would be sufficient. The Rivercliff HOA, at its expense, would be responsible for the design and construction of such facilities.

We look forward to your timely and favorable consideration to the approval of this platting procedure. If you have any questions, please do not hesitate to contact my office.

Sincerely,

 1/10/12
Mr. Shayne Berry, President, Rivercliff HOA

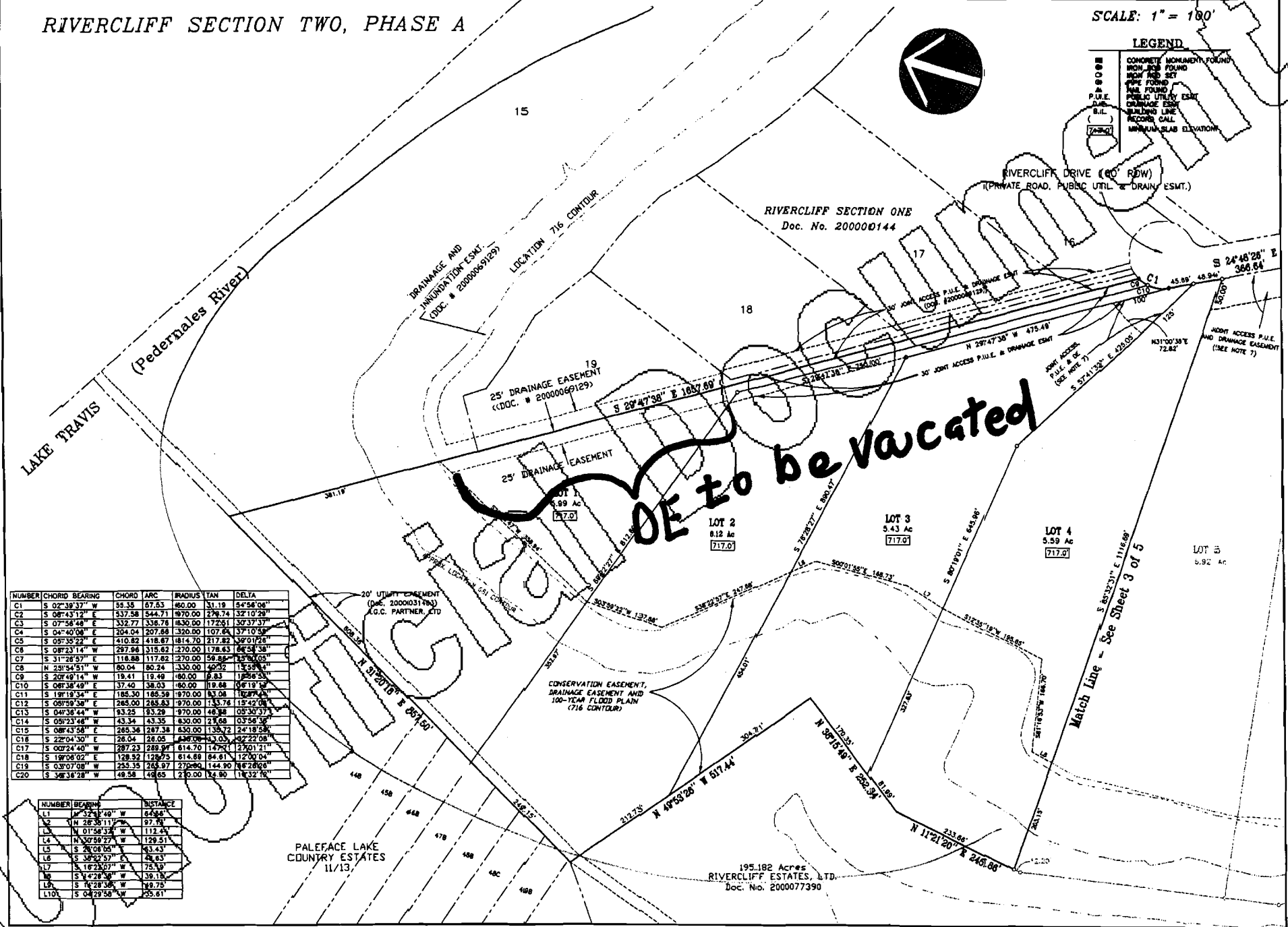
2000065

RIVERCLIFF SECTION TWO, PHASE A

SCALE: 1" = 180'

LEGEND

- CONCRETE MONUMENT FOUND
- IRON ROD SET
- PIPE FOUND
- MIN. FOUND
- P.U.E. PUBLIC UTILITY ESMT.
- D.M. DRAINAGE ESMT.
- B.L. BOUNDARY LINE
- RECORD CALL
- MINIMUM SLAB ELEVATION



NUMBER	CHORD BEARING	CHORD	ARC	RADIUS	TAN	DELTA
C1	S 02°38'37" W	53.33	57.53	460.00	51.19	14°58'06"
C2	S 08°43'12" E	137.58	544.71	1970.00	274.74	32°10'28"
C3	S 07°58'48" E	332.77	336.76	4630.00	172.61	30°37'37"
C4	S 04°40'00" E	204.04	207.88	320.00	107.64	37°10'58"
C5	S 09°35'22" E	410.82	418.87	1814.70	217.82	39°01'26"
C6	S 08°23'14" W	297.96	315.82	270.00	178.63	66°24'38"
C7	S 31°26'57" E	118.88	117.82	270.00	59.86	3°38'03"
C8	N 29°54'51" W	80.04	80.24	330.00	160.92	1°35'24"
C9	S 20°49'14" W	19.41	19.49	180.00	6.83	1°26'53"
C10	S 08°38'49" E	37.40	38.03	180.00	19.88	0°19'58"
C11	S 18°19'34" E	185.30	185.39	1970.00	83.08	10°07'42"
C12	S 09°59'58" E	285.00	285.83	1970.00	135.76	13°42'08"
C13	S 04°38'44" W	93.25	93.28	1970.00	48.98	03°33'37"
C14	S 09°23'48" W	43.34	43.35	430.00	21.68	03°54'36"
C15	S 08°43'58" E	285.36	287.38	430.00	135.72	24°18'58"
C16	S 22°04'30" E	28.04	28.05	430.00	13.03	02°22'08"
C17	S 00°24'40" W	287.23	288.97	614.70	14.70	2°01'21"
C18	S 19°08'02" E	128.52	128.75	614.88	84.81	12°00'04"
C19	S 03°07'08" W	255.35	255.57	270.00	144.90	7°42'08"
C20	S 34°38'28" W	49.58	49.65	270.00	14.80	1°32'16"

NUMBER	BEARING	DISTANCE
L1	N 32°12'49" W	64.86
L2	N 26°38'11" W	97.35
L3	N 01°58'32" W	112.44
L4	N 50°09'27" W	129.51
L5	S 76°02'05" W	63.43
L6	S 38°22'57" W	46.83
L7	S 16°23'07" W	75.19
L8	S 1°42'58" W	39.16
L9	S 16°28'38" W	89.75
L10	S 04°29'58" W	35.81

156 002007

9/13/02 156.00

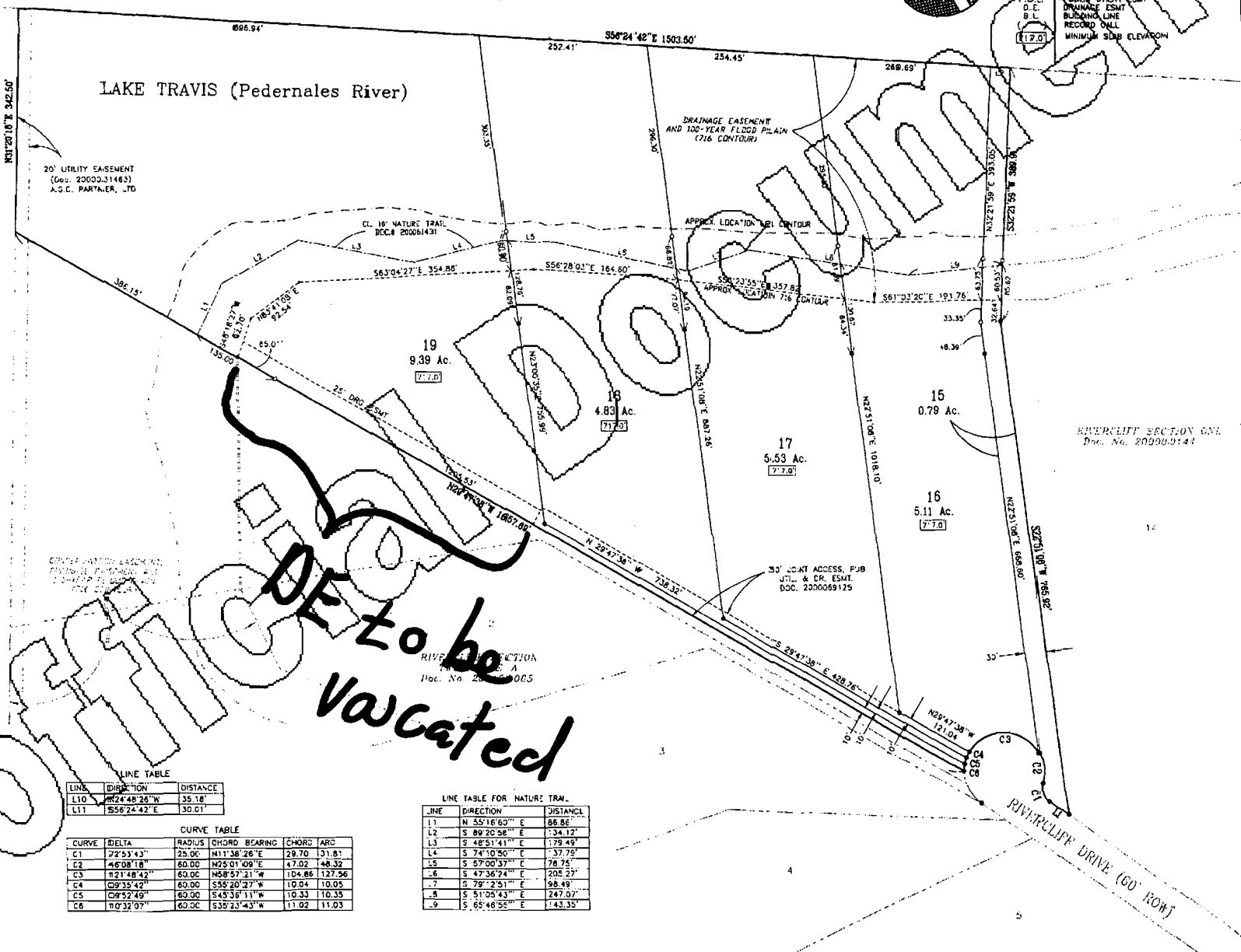
REPLAT OF LOTS 15-19 RIVERCLIFF SUBDIVISION

SCALE: 1" = 100'



LEGEND

- CONCRETE MONUMENT FOUND
- IRON ROD FOUND
- IRON ROD SET
- PIPE FOUND
- NAIL FOUND
- PUBLIC UTILITY ESMT
- D.E.
- B.L.
- BUILDING ESMT
- RECORD LINE
- RECORD WALL
- MINIMUM SD&B ELEVATION



LINE TABLE

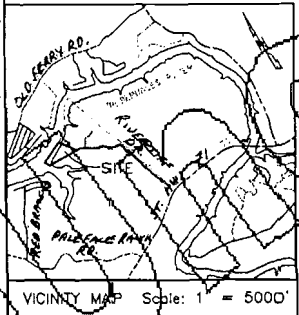
LINE	DIRECTION	DISTANCE
L10	N24°48'28" W	35.18'
L11	S56°24'42" E	30.01'

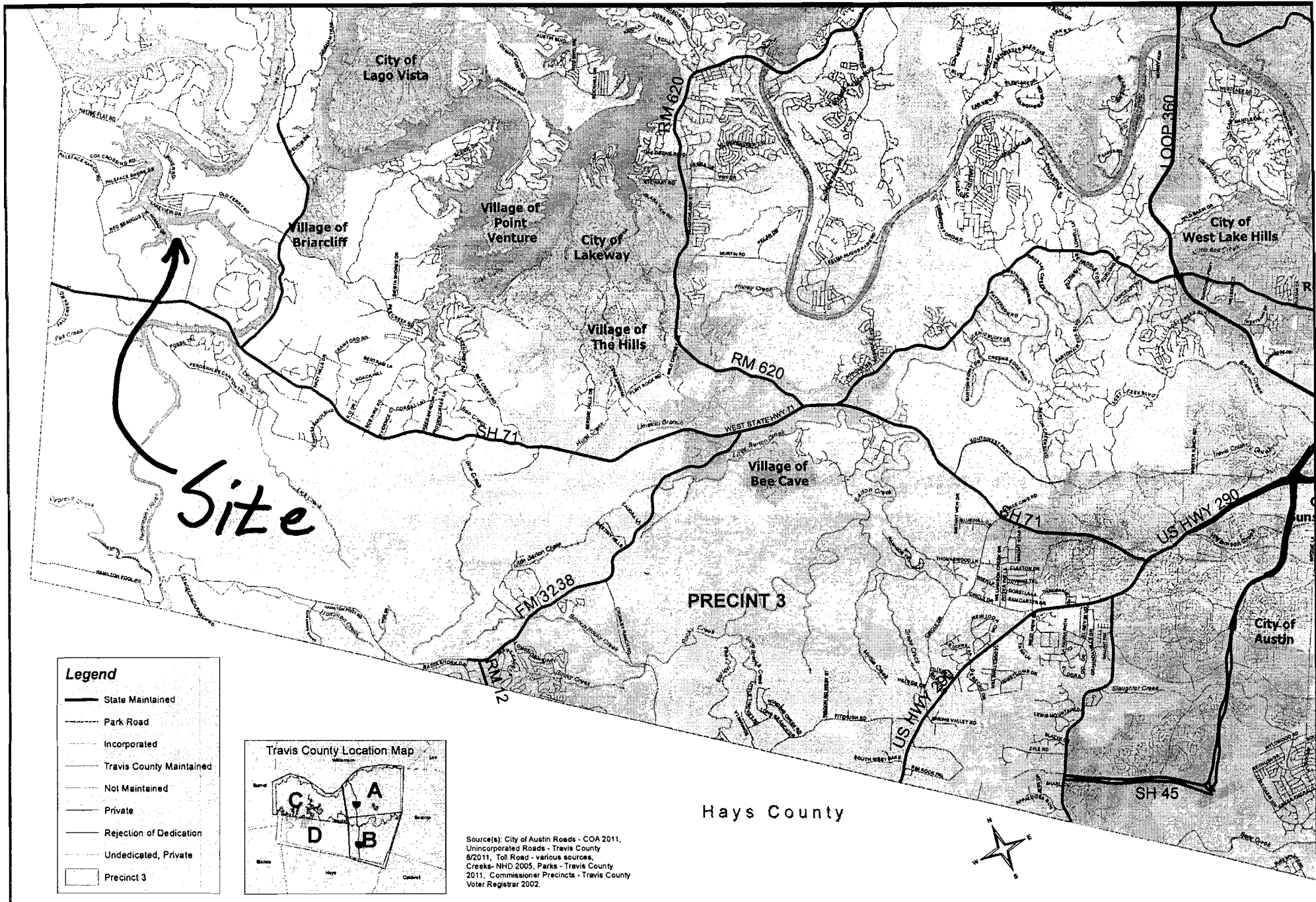
CURVE TABLE

CURVE	DELTA	RADIUS	CHORD BEARING	CHORD	ARC
C1	72°53'43"	25.00'	N11°38'26" E	29.70'	51.8'
C2	46°08'18"	60.00'	N25°01'09" E	47.02'	48.32'
C3	121°48'42"	60.00'	N58°57'11" W	104.86'	127.56'
C4	09°35'42"	60.00'	S58°20'27" W	10.04'	10.05'
C5	09°52'49"	60.00'	S45°38'11" W	10.33'	10.35'
C6	10°32'07"	60.00'	S39°23'43" W	11.02'	11.03'

LINE TABLE FOR NATURE TRAIL

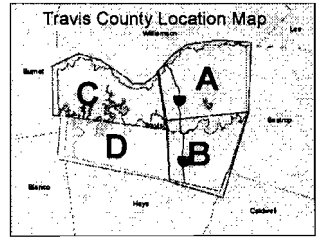
LINE	DIRECTION	DISTANCE
L1	N 55°16'00" E	86.86'
L2	S 89°20'58" E	134.12'
L3	S 48°51'41" E	179.49'
L4	S 74°10'50" E	37.75'
L5	S 57°00'37" E	78.75'
L6	S 47°36'24" E	205.23'
-2	S 79°25'51" E	98.49'
-8	S 51°05'43" E	247.07'
-9	S 65°46'55" E	143.35'





Legend

- State Maintained
- - - Park Road
- Incorporated
- Travis County Maintained
- Not Maintained
- Private
- Rejection of Dedication
- Undedicated, Private
- Precinct 3

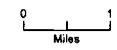


Source(s): City of Austin Roads - COA 2011,
 Unincorporated Roads - Travis County
 8/2011, Toll Road - various sources,
 Creeks- NHD 2005, Parks - Travis County
 2011, Commissioner Precincts - Travis County
 Voter Registrar 2002.



Map Disclaimer: The data is provided
 "as is" with no warranties of any kind.

Travis County Roadways, Map D



Map Prepared by: Travis County,
 Dept. of Transportation & Natural
 Resources. Date: 8/9/2011