



Travis County Commissioners Court Agenda Request

Meeting Date: April 3, 2012

Prepared By: Sarah Sumner **Phone #:** 854-7687

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

AGENDA LANGUAGE: Consider and take appropriate action on a plat for recording in Precinct Three: Ragan Subdivision.

BACKGROUND/SUMMARY OF REQUEST:

Ragan subdivision consists of two lots on 8.776 acres off of Flint Rock Road at Pawnee Pass in the City of Lakeway ETJ. No fiscal is required for this plat, water is to be provided by Water Control and Improvement District 17 and wastewater will be through approved on site septic systems.

STAFF RECOMMENDATIONS:

This plat meets all Travis County regulations and has been approved by the City of Lakeway and is recommended for approval.

ISSUES AND OPPORTUNITIES:

Staff has not received any inquiries about this property at this time.

FISCAL IMPACT AND SOURCE OF FUNDING:

NA

ATTACHMENTS/EXHIBITS:

Plat, location map, precinct map

REQUIRED AUTHORIZATIONS:

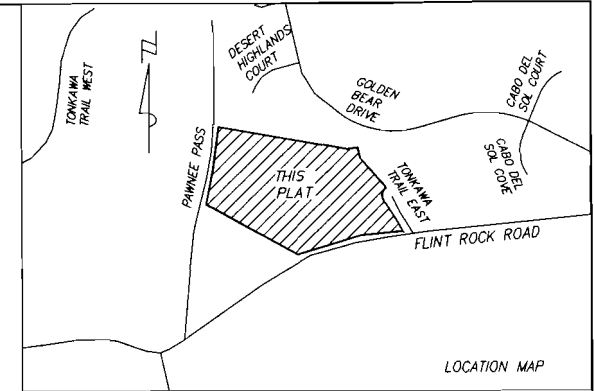
Cynthia McDonald	Financial Manager	TNR	854-4239
Steve Manilla	County Executive	TNR	854-9429
Anna Bowlin	Division Director	TNR	854-7561

CC:

Sarah Sumner	Planner	TNR	854-7687

: :
0101 - Administrative -

PLAT OF
RAGAN SUBDIVISION
TRAVIS COUNTY, TEXAS



*TRAVIS COUNTY
CONSUMER PROTECTION NOTICE FOR HOME BUYERS*

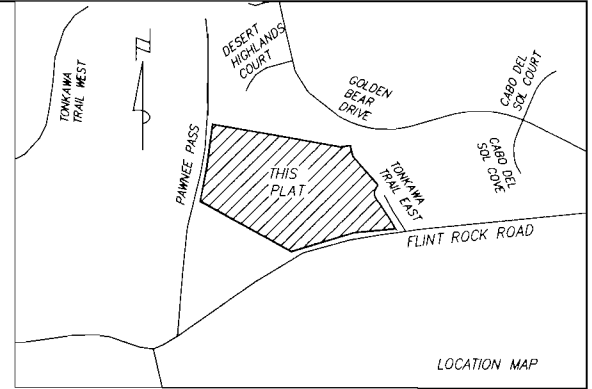
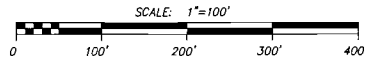
IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS. BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD. THIS CAN AFFECT THE VALUE OF YOUR PROPERTY. TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES

DATE: JAN. 18, 2012

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4793 FAX: (512) 836-4817

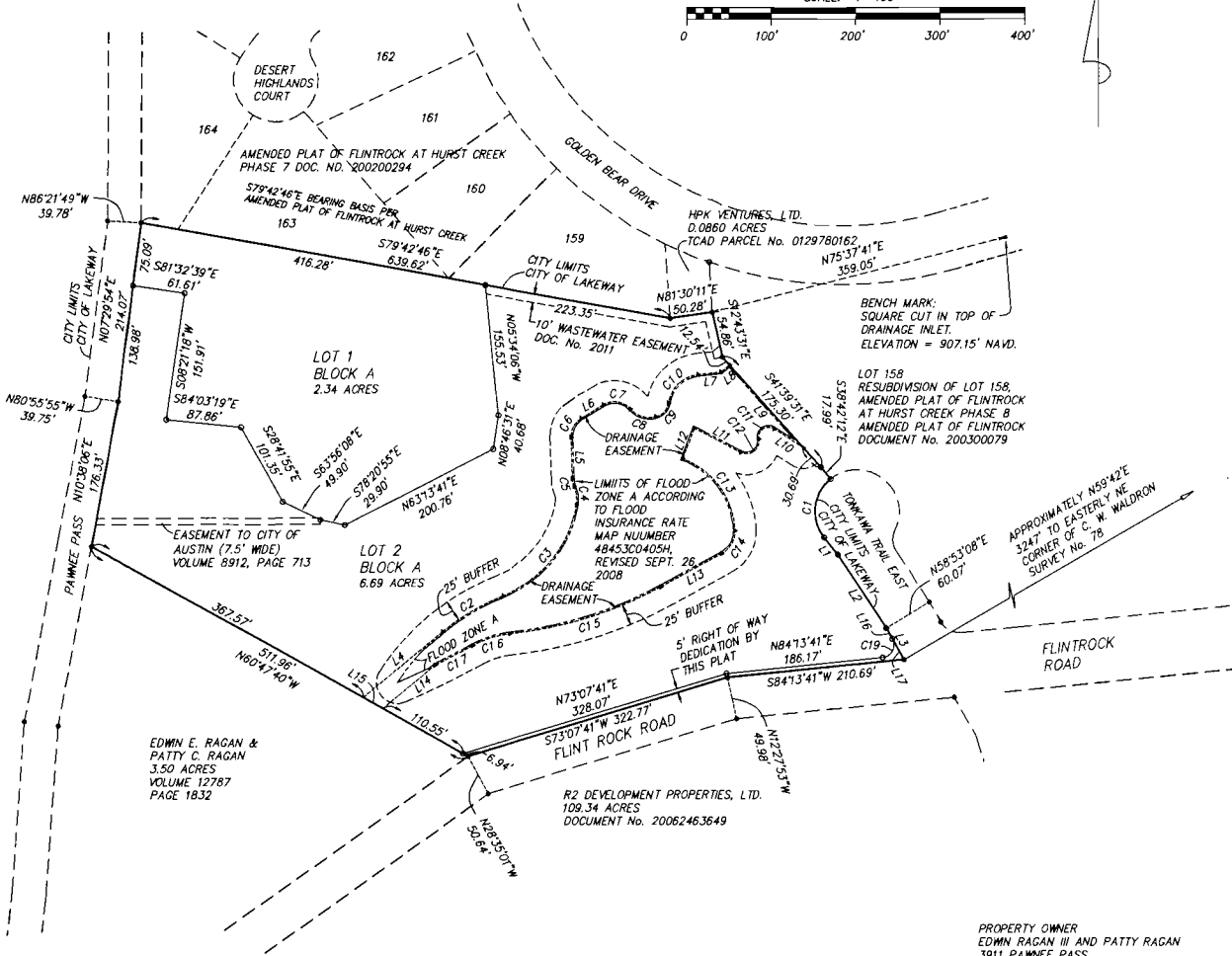
PLAT OF
RAGAN SUBDIVISION
TRAVIS COUNTY, TEXAS



LOCATION MAP

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD	TAN
C1	78.14	50.00	89°32'25"	S06°30'54"W	70.43	49.60
C2	85.31	270.09	18°05'52"	S59°52'22"W	84.96	43.01
C3	146.52	141.23	59°26'26"	N39°12'05"E	140.03	80.62
C4	22.71	40.00	32°31'46"	N06°47'00"W	22.41	11.67
C5	9.46	25.00	21°41'01"	S12°23'E	9.40	4.79
C6	26.21	25.00	60°04'23"	S28°40'20"W	25.03	14.46
C7	35.05	25.00	80°19'34"	N81°07'42"W	32.25	21.10
C8	33.33	30.00	63°39'50"	S72°47'50"E	31.65	18.62
C9	23.16	20.00	66°20'48"	N42°15'14"E	21.89	13.07
C10	52.61	40.36	74°02'56"	S46°21'54"W	48.96	30.79
C11	28.01	12.00	133°43'21"	S56°22'06"W	22.02	28.08
C12	33.64	15.00	128°29'39"	N53°45'15"E	27.02	31.09
C13	111.85	95.00	67°27'23"	N35°25'21"W	105.50	63.42
C14	33.00	30.00	63°01'49"	N29°46'05"E	31.36	16.30
C15	189.56	475.00	22°51'53"	N72°46'07"E	188.30	96.06
C16	47.16	120.00	22°30'53"	S72°56'36"W	46.85	23.89
C17	51.33	1105.51	2°39'37"	N63°00'56"E	51.32	25.67
C19	29.69	15.00	113°24'08"	S27°31'37"W	25.07	22.84

LINE	BEARING	LENGTH
L1	S38°38'42"E	26.17'
L2	S33°00'06"E	104.23'
L3	S29°10'28"E	42.76'
L4	N50°49'27"E	122.98'
L5	N01°21'52"W	49.86'
L6	N58°42'31"E	30.88'
L7	N83°42'22"E	27.30'
L8	N49°28'51"E	12.92'
L9	S41°39'31"E	132.02'
L10	N56°46'13"W	41.72'
L11	N61°59'55"W	61.62'
L12	S20°50'58"W	38.94'
L13	S61°20'10"W	82.24'
L14	S50°49'27"W	81.42'
L15	S60°47'40"E	26.89'
L16	S29°10'28"E	14.42'
L17	S29°10'28"E	28.28'



PROPERTY OWNER
EDWIN RAGAN III AND PATTY RAGAN
3911 PANNEE PASS
LAKEWAY, TEXAS
512-263-3332 (FAX 512-263-3366)
AND
RTE ENERGY, LLC
3001 RR 620, SUITE 321
AUSTIN, TEXAS 78738

ENGINEER:
RANDALL JONES & ASSOCIATES, ENGINEERING
1212 EAST BRAKER LANE
AUSTIN, TEXAS 78753
512-836 4793 FAX 512-836-4817

SURVEYOR
RJ SURVEYING & ASSOCIATES
1212 EAST BRAKER LANE
AUSTIN, TEXAS 78753
512-836 4793 FAX 512-836-4817

TOTAL AREA OF SITE: 9.09 ACRES
2 RESIDENTIAL LOTS
NO NEW STREETS

DATE: JAN. 18, 2012
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- Driveway grades shall be within the limits established by the City of Lakeway Development Ordinance.
- Commercial driveway locations shall be approved by the City.
- Building setback lines shall be in conformance with current City of Lakeway regulations.
- All signs shall comply with the City of Lakeway Sign Ordinance in effect at the time of sign permit approval.
- All development in this subdivision is subject to all covenants, conditions, and restrictions, as amended from time to time, and recorded by separate instrument in Volume 3875, Page 1807 and Volume 4770, Page 2241 of the Real Property Records of Travis County, Texas.
- Water Quality and detention facilities are required for all development with impervious cover in excess of 15% of the overall net site area.
- This subdivision is located in the Hurst Creek watershed. Construction on slopes and impervious cover are limited by provisions of the City of Lakeway Development Ordinance.
- No construction will be permitted on slopes in this subdivision that exceed 25% unless a waiver or variance is granted by the City of Lakeway.
- Cut and fill shall not exceed 6-feet of depth except where a waiver/variance is granted.
- No fill shall be placed on any lot prior to issuance of a permit.
- Erosion controls are required for all site construction in accordance with the City of Lakeway Development Ordinance.
- Every lot in this subdivision is subject to the City of Lakeway's site clearance procedures. No site clearance, excavation, grading, or landfill shall commence unless a permit shall have first been issued for such work in accordance with the provisions of applicable ordinances.
- Impervious cover shall not exceed the maximum percentage permitted under the City of Lakeway's Development Ordinance.
- All development within this subdivision shall comply with the City of Lakeway's Development Ordinance.
- No structure in this subdivision shall be occupied until connected to a public water system and an approved on-site wastewater system.
- This subdivision shall be served by underground utilities.
- Landscaping and other improvements constructed in public utility easements that are damaged due to utility line maintenance or installation shall be replaced at the owner's expense.
- The electric utility has the right to cut and trim trees and shrubbery and remove obstructions to the extent necessary to keep easements clear of obstructions.
- Additional drainage, public utility or electrical easements may be required to be made available by the owner to the City of Lakeway and utility companies as reasonably required for development of this subdivision. Reasonable access for all easements shall be provided.
- Every lot in this subdivision not on an organized wastewater system is subject to the regulations of the Travis County Onsite Wastewater Facility Program (TCOWFP). No private sewage facility may be used until the facility has been approved and licensed by the TCOWF. Lot size requirements for residential and commercial private sewage facilities shall conform to the requirements of the City of Lakeway and any other entity having approval authority.
- Special wastewater service note: Conditional upon the final finish floor elevation of individual lots, it is possible that certain lots in this subdivision could require installation of a private wastewater pump in order to access the gravity wastewater line. The installation, if required, of a private wastewater pump to service an individual lot, shall be the responsibility of the lot owner, and not the responsibility of the Developer, City or wastewater service provider.
- All finish slab elevations in this subdivision shall be a minimum of one-foot above the current 100-year flood plain elevation.
- No development or construction shall take place on any lot until construction plans are approved by the City of Lakeway in accordance with the City's Development Ordinance.
- On-site storm water detention is required for all lots. Peak runoff after development shall not exceed the amount existing at the undeveloped status.
- The property owner is responsible for maintenance of all water quality facilities, storm water detention ponds, on-site drainage easements and roadside ditches in public rights-of-way once the lot abutting the right-of-way is developed. Maintenance shall be to the standards and specifications contained in the City of Lakeway Development Ordinance in effect at the time maintenance is required.
- The owner of any lot receiving drainage from an adjacent property shall install the improvements necessary to convey the 100-year storm through the subject lot in the drainage easements designated on this subdivision plat.
- The property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by government authority.
- All public utility easements dedicated along all side and rear lot lines shall also function as drainage easements and be free of obstructions.
- No objects, including but not limited to, buildings, fences or landscaping, shall be allowed in a drainage easement except as approved by the City of Lakeway of Travis County.
- The construction and maintenance of all drainage improvements, including inlets, storm sewer piping and appurtenances such as headwalls, etc. installed in street rights-of-ways designated as "private" shall be the responsibility of the developer, his successors or assigns, or the Subdivision Homeowner's Association.
- The depicted pond and buffer constitute a drainage and flood plain easement.
- The minimum slab elevation for Lot 2 is 933'
- All drainage easements on private property shall be maintained by the owner and/or assigns.
- A Travis County Site Development Permit is required prior to any site development.

State of Texas
County of Travis
We, the undersigned owners of 8.776 acres of land out of the C. W. Waldron Survey No. 78 of Travis County, Texas, conveyed to us by deed recorded in Volume 11701, Page 2032 of the Official Public Records of Travis County, Texas and 0.31 Acres of land conveyed to us by deed recorded in Document No. 2010168971 of the Official Public Records of Travis County, Texas, and BTE Energy, LLC, the undersigned owner of 6.75 acres of land conveyed to us by deed recorded in Document No. 2011191981 of the Official Public Records of Travis County, Texas, and shown on this plat and designated herein as the RAGAN SUBDIVISION, Travis County, Texas, hereby subdivide 9.09 acres of land in accordance Chapter 212 of the Local Government Code and do hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, public easements, and public places hereon shown for the purposes and consideration therein expressed.

WITNESS MY HAND this ___ day of _____ 20 ___

Edwin E. Ragan, III
3911 Pownee Pass
Austin, Texas 78738

Patty C. Ragan
3911 Pownee Pass
Austin, Texas 78738

By: BTE Energy LLC,

Burke T. Edwards, Managing Partner,
3001 Ranch Road 620 S., Ste. 321,
Austin, TX, 78738

State of Texas §
County of Travis §

Before me, the undersigned authority, on this day personally appeared Edwin E. Ragan, III, 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 ___ day of _____ 20 ___

Notary Public in and for the State of Texas.

State of Texas §
County of Travis §

Before me, the undersigned authority, on this day personally appeared Patty C. Ragan, 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 ___ day of _____ 20 ___

Notary Public in and for the State of Texas.

State of Texas §
County of Travis §

Before me, the undersigned authority, on this day personally appeared Burke T. Edwards, Managing Partner, BTE Energy, LLC, 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 ___ day of _____ 20 ___

Notary Public in and for the State of Texas.

Engineer's Certification:

I, the undersigned professional engineer in the State of Texas, do hereby certify that to the best of my knowledge, that all required documents enclosed are accurate and complete and that the provisions contained on this plat comply with the development ordinances and drainage policies adopted by the City of Lakeway and other Federal, State, County, and local regulations in effect on this date.

Dated: _____

R. Brent Jones
Registered Professional Engineer No. 92671
Randall Jones and Associates, Engineering, Inc. F-9784
1212 East Braker Lane
Austin, Texas 78753
512-836-4793 Fax: 512-836-4817

The 100-year flood plain is fully contained within the drainage easement 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) #48453C0404H, Travis County, Texas, dated September 2008.

Surveyor's Certification:

I, the undersigned professional surveyor, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the notes, information, and provisions contained on this plat comply with the development ordinances adopted by the City of Lakeway, and was prepared from a survey made on the ground under my direct supervision.

Dated: _____

J. Kenneth Weigand
Registered Professional Land Surveyor No. 5741
RJ Surveying & Associates, Inc.
1212 East Braker Lane
Austin Texas 78753

Certification by Water Control and Improvement District No. 17

The tract of land described on this plat is within the boundaries of Travis County Water Control and Improvement District (WCID) No. 17 and has water service available.

Dated: _____

President of the Board WCID No. 17

In approving this plat, the Commissioners Court of Travis County, Texas, assumes no obligation to build the streets, roads, and other public thoroughfares shown on this plat or any bridges or culverts in connection therewith. The building of all streets, roads, and other public thoroughfares shown on this plat, and all bridges and culverts necessary to be constructed or placed in such streets, roads, or other public thoroughfares or in connection therewith, is the responsibility of the owner and/or developer of the tract of land covered by this plat in accordance with plans and specifications prescribed by the Commissioners Court of Travis County, Texas.

The Owner(s) of the Subdivision shall construct the Subdivision's street and drainage improvements (the "improvements") to County Standards in order for the County to accept the public improvements for maintenance or to release fiscal security posted to secure private improvements. To secure this obligation, the Owner(s) must post fiscal security with the County in the amount of the estimated cost of the improvements. The Owner(s)' obligation to construct the improvements to County Standards and to post the fiscal security to secure such construction is a continuing obligation binding on the Owners and their successors and assigns until the public improvements have been accepted for maintenance by the County, or the private improvements have been constructed and are performing to County Standards.

The authorization of this plat by the Commissioners Court for filing or the subsequent acceptance for maintenance by Travis County, Texas, of roads and streets in the subdivision does not obligate the County to install street name signs or erect traffic control signs, such as speed limit, stop signs, and yield signs, which is considered to be a part of the developer's construction

PLAT OF

RAGAN SUBDIVISION

Approval by Code Official:

This plat has been submitted to and considered by the Code Official for the City of Lakeway, Texas in accordance with the Development Ordinances of the City and is hereby approved and authorized for record.

Dated: _____

Code Official
City of Lakeway, Texas

This subdivision is within the Extraterritorial Jurisdiction of the City of Lakeway on this the ___ day _____ of _____ 20 ___

Code Official
City of Lakeway, Texas

Approval by Travis County:

Each and every on-site wastewater facility installed outside of the Lower Colorado River Authority's Water Quality Zone but within the City of Lakeway's Extraterritorial Jurisdiction, as they relate to this subdivision, must be permitted, inspected, and licensed for operation under those terms, standards, and requirements of the Texas Commission on Environmental Quality and the Travis County Onsite Wastewater Facility Program as are in effect at the time such applications for permits and licenses are made. Certain single family residential lots may require professionally designed wastewater disposal systems, due to topographical, geological, and water well considerations.

Travis County Onsite Wastewater Facility Program
Date

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOUR, CLERK HEREBY CERTIFY THAT ON THE ___ DAY OF _____ 20 ___ A.D. THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE THE MINUTES OF SAID COURT

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE ___ DAY OF _____ 20 ___ A.D.

DANA DEBEAUVOUR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

STATE OF TEXAS:
COUNTY OF TRAVIS:

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 THE ___ DAY OF _____ 20 ___ A.D. AT ___ O'CLOCK ___ M., DULY RECORDED ON THE ___ DAY OF _____ 20 ___ A.D. AT ___ O'CLOCK ___ M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER ___ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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

DANA DEBEAUVOUR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

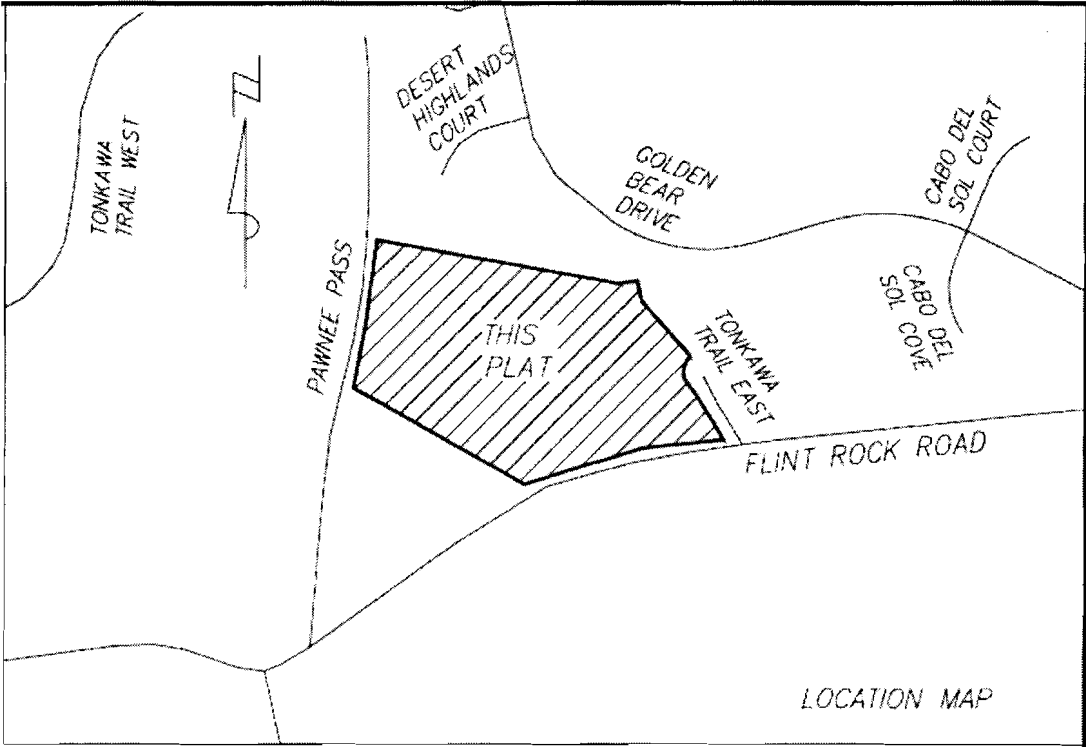
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Ragan Subdivision

Location Map



Ragan Subdivision Precinct Map

Travis County Texas Commissionera Court Precincts

Finding your precinct is a little tricky. Please read these instructions before entering your address.

First type your address in the box above and search for it. Your location will come up but the color overlays will disappear!

How to get the overlays back.

See the box in the top right corner? Click on the arrow under "Traffic". At the bottom of the list it will show a check mark by your address. Below that will be an entry for Travis County Texas Commissioners Court Precincts. (It will probably be cut off so you will only see "Travis County Tex"). Click on that and the color overlays will be restored.

Scroll down and look at the legend below to see which color corresponds to your location.

NOTE: Not all browsers behave the same -- if the legend disappears, click on your browser's "Back" button

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-  County Commissioner Precinct One
Commissioner Ron Davis
 -  County Commissioner Precinct Two
Commissioner Steffi Eichardt
 -  County Commissioner Precinct Three
Commissioner Marisa Hulse
 -  County Commissioner Precinct Four
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