



Travis County Commissioners Court Agenda Request

Meeting Date: April 24, 2012

Prepared By: Darla Vasterling **Phone #:** 854-7564

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

A handwritten signature in black ink, appearing to read "S. Manilla".

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

Sponsoring Court Member: County Judge Samuel T. Biscoe

AGENDA LANGUAGE: Approve setting a public hearing on Tuesday, May 15, 2012 to receive comments regarding a request to authorize the filing of an Order of Rejection of Dedication of public streets - Lenape Trail, Lenape Cove, Superview Drive, and Indian Scout Trail, all originally dedicated by the plat of The Overlook Estates Phase 1, a subdivision in Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

On May 20, 1986, the Travis County Commissioners Court passed an Order authorizing the filing for record of the plat of The Overlook Estates 1. In that document the developer Spindletop Savings Association President David L. Parsley signed a statement which dedicated the streets, shown on the plat, to the public.

In a letter from the Law Office of Terrence L. Irion, dated March 27, 2012, Mr. Irion presents the Declaration of Covenants, Conditions, and Restrictions, for the subdivision, which shows that the Association shall maintain, repair and replace as necessary all private improvements in the public right-of-way and/or the roads themselves, should they become private.

The Attorney for the developers, Mr. Irion requests that the streets of this subdivision be declared private by action of the Travis County Commissioners Court. Travis County TNR staff recommends setting a date of May 15, 2012, to have a public hearing in regards to Rejecting the Dedication of these streets.

STAFF RECOMMENDATIONS:

The request has been reviewed by TNR staff and staff finds the request meets Section 82.206(c) of the Travis County Standards for Construction of Streets and Drainage in Subdivisions. As such, TNR staff recommends setting the public hearing.

ISSUES AND OPPORTUNITIES:

On March 3, 2012, developers and engineers met with the neighborhood, in order to inform them of the proposed change in status of the roads in this subdivision. Mr. Irion has reported, in his letter dated March 27, 2012, that most of the residents who attended the meeting were not opposed to the change. So, it is possible that one or two may speak against this action. No one has contacted staff in this regard.

FISCAL IMPACT AND SOURCE OF FUNDING:

None.

ATTACHMENTS/EXHIBITS:

- Letter from T.L. Irion
- Posted signs and sign in sheet
for March 3 meeting
- Letter from Thompson Land Engineering
- Map of Plat
- Statements of Utility Companies,
City of Austin, Emergency Services, Austin ISD
- Map

REQUIRED AUTHORIZATIONS:

Cynthia McDonald	Financial Manager	TNR	854-4239
Steve Manilla	County Executive	TNR	854-9429
Anna Bowlin	Division Director	TNR	854-7561
Christopher Gilmore	Assistant Co. Atty.	County Attorney	854-9415

CC:

SM:AB:dv

1101 - Development Services - Overlook Estates Phase 1

1105 - Subdivision - Overlook Estates Phase 1

LAW OFFICE OF TERENCE L. IRION

1250 S. Capital of Texas Highway
3 Cielo Center, Suite 601
Austin, Texas 78746

Terrence L. Irion

Attorney at Law

(512) 347-9977

(512) 306-8903-FAX

tirion@tirionlaw.com

March 27, 2012

VIA EMAIL: darla.vasterling@co.travis.tx.us

Ms. Darla Vasterling
Engineering Specialist
Travis County TNR
411 W. 13th Street
Austin, Texas 78701

RE: The Overlook Estates Phase I – Request to convert publicly
dedicated right-of-way to private streets

Dear Ms. Vasterling:

Attached please find an electronic copy of the completed application package to convert the above referenced public street to a private street. This application package has been approved by the City of Austin and all public utility service providers including AT&T, PEC, Time Warner Cable and Austin Water Utility. It has also been approved by Fire Department which services this area, ESD No. 3.

Request is made that the item be scheduled on the agenda of the Commissioner's Court for the next available meeting.

I am also attaching with this letter The Overlook Estates Phase I Homeowners Association, Inc. Certificate of Filing; a copy of The Overlook Estates Phase I Declaration of Covenants, Conditions and Restrictions, which includes a private street maintenance covenant.


When Phase Two of the Street is extended to The Ridge at Thomas Springs, a fire access gate will be installed to specifications approved by ESD No. 3.

On March 3, 2012, a neighborhood meeting was held onsite in The Overlook and all lot owners in The Ridge at Thomas Springs were invited to attend to learn more about the plans for The Overlook Development and the private street conversion. I am attaching photos of the tent meeting and also of the notices that were placed at the entrance to The Ridge at Thomas Springs notifying the neighbors of the meeting. Letters were also sent to the property owners immediately adjacent to The Overlook Subdivision. Nineteen residents attended the meeting. All seemed to generally support or at least not oppose the emergency access only connection to the extension of Linape Trail into The Ridge at Thomas Ridge Springs Subdivision with the exception of one lady who owns a 5 acre out parcel (not part of either subdivision) and one woman on Rawhide Trail. A copy of the sign-in sheet for the meeting is also attached for your reference.

Mr. Vasterling
March 27, 2012
Page 2

Having satisfied all the requirements of the County Ordinance for conversion of public dedicated street to private streets, the Applicant respectfully requests that this item be put on the Commissioner's Court agenda for consideration.

Respectfully submitted,



Terrence L. Irion

TLI:lm

Enclosure(s)

Cc: Ric Thompson
Keith Schoenfelt
Michele Turnquist

Overlook Meeting

<u>Name</u>	<u>Phone</u>	<u>Email</u>	<u>Address</u>
Cliff A. Powers		justin@adrian.sbc.com	10212 Thomaswood
Glenn Rinkenberger		kyakpirate@yahoo.com	7306 Lenape
Leona Rice			12301 ^{Ridge} Swanston
Ana Myers		practitioner@ustin.com	10205 Thomaswood
Lois Rice		lricerice@earthlink.net	10210 Thomaswood
Grace Gottschalk			
Earl W. Gottschalk		ewg@railroad@yahoo.com	10304 Thomaswood 10201
JOE CALOVIC	288-0287	J.CALOVIC@SIXGLOBAL.NET	THOMASWOOD W
DANNIE ELIZABETH VARGAS	(512) 288-5371		10407 Thomaswood
Ronald Whitehead	288-7280	ELIZVARGAS@SBCGLOBAL.NET	
Ronald Whitehead	288-7280		7309 Lenape Tr
Leharon Clark			Thomaswood
Manan Key's			"
Leonard & Melissa Voeltinger		voeltinger@aol.com	10102 ^{Swan} Tr
Gaynelle Hirsch	415-5719	g_hirsch@aol.com	7310 Lenape Tr
Rip Hirsch	633-6814	riphirsch@hotmail.com	"
Daniel Balboa	899-2757		10203 Rising Smoke Lp
* Kristen Anderson	764-6785	kristenanderson@sbcill.net	
* Max Brown	761-5725	kristenanderson@aol.com	10205 ^{RAVING} RAVING
Tonya Bills	775-5472	TBills617@yahoo.com	

10412 Rawhide TRAIL

OK WITH PRIVATE - NOT THRU
 RT A THIRD STREET - Thomaswood
 Don't want street legal

895-8427
 Glenn Rinkenberger

I DO SUPPORT moving lenape a private street
 for overlook as long as you make a public accessible
 walk through path when you put up a gate for phase 2

RAWHIDE ST

NOTICE

NEIGHBORHOOD
MEETING FOR OVERLOOK ESTATE



MEETING: MONDAY 7:00 PM - 8:00 PM
LOCATION: ENTRANCE TO OVERLOOK ESTATE
FROM OVERLOOK ESTATE, NORTH ON THE ROAD





LAW OFFICE OF TERRENCE L. IRION

1250 S. Capital of Texas Highway
3 Cielo Center, Suite 601
Austin, Texas 78746

Terrence L. Irion

Attorney at Law

(512) 347-9977

(512) 306-8903-FAX

tirion@tirionlaw.com

December 21, 2011

VIA EMAIL: darla.vasterling@co.travis.tx.us

Ms. Darla Vasterling

Travis County TNR

411 W. 13th Street

Austin, Texas 78701

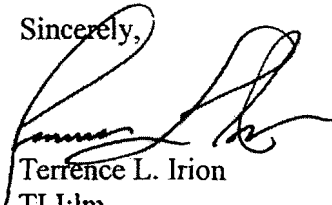
Re: The Overlook Estates Phase I

Dear Ms. Vasterling:

Please find a copy of the typical letter being sent to lot owners in the Ridge at Thomas Springs. As best we can tell, there is no homeowners association so there is no association contact to whom such a letter can be directed.

Thank you for your attention to this matter.

Sincerely,



Terrence L. Irion

TLI:lm

Cc: Keith Schoenfelt
Ric Thompson

LAW OFFICE OF TERRENCE L. IRION

1250 S. Capital of Texas Highway
3 Cielo Center, Suite 601
Austin, Texas 78746

Terrence L. Irion
Attorney at Law
(512) 347-9977
(512) 306-8903-FAX
tirion@tirionlaw.com

December 21, 2011

Hirsch Gaynelle Baker
7310 Linape Trail
Austin, Texas 78736-2803

Dear Ms. Baker:

I represent the owners of the Overlook Estates Phase 1 Subdivision, which was platted and recorded in 1986, but which is just now being developed in phases. The first phase of construction which is being completed at this time will build out the streets and utility infrastructure to serve approximately 35 lots along Linape Trail from Circle Drive. The road construction of this phase will stop short of extending Linape Trail to The Ridge at Thomas Springs.

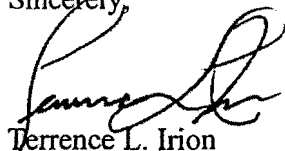
A subsequent phase will eventually build Linape Trail to the street stub-out at The Ridge at Thomas Springs, but no time table has yet been set for this subsequent construction.

The purpose of this letter is to inform you that the owners have requested conversion of the plat dedicated public streets in The Overlook Estates to private streets with the right to install a privacy gate at the entrance on Circle Drive. The conversion to private street request to Travis County will be subject to extension of Linape Trail to the common boundary line with The Ridge at Thomas Springs with the construction of an emergency access gate to allow public emergency service provider access through the street connection. The gate will be installed with a knox box accessible by all public emergency service providers.

If you have any questions regarding this future emergency access or the privatization of Linape Trail through The Overlook Estates, please contact either Keith Schoenfelt at The Overlook Joint Venture (512) 626-3504 or the undersigned.

Also, we have not been able to identify any neighborhood association officers for The Ridge at Thomas Springs. If you know of an association contact within your neighborhood, please advise and I will be happy to provide a copy of this letter your association.

Sincerely,



Terrence L. Irion

TLI:lm

Cc: Keith Schoenfelt



THOMPSON LAND ENGINEERING, LLC
Land Planning, Site Design, Subdivision Engineering

December 15, 2011

Mr. Steven Manilla, P.E., County Executive
Transportation and Natural Resources
Travis County
P.O. Box 1748
Austin, Texas 78767

RE: Letter of request to convert Publicly Dedicated Right-of-Way to Private Streets
Legal name of subdivision: The Overlook Estates Phase 1
TLE No.: 1103

Dear Mr. Manilla,

This letter is to request that the publicly dedicated right-of-way shown on the plat for The Overlook Estates Phase 1 (Lenape Trail, Superview Drive, and Indian Scout Trail) be converted to private streets. We are seeking the conversion for the following reasons.

- The limiting of traffic will provide a safer environment for the children since children can often wander into the street.
- Converting the streets to private will provide the subdivision with a better feeling of security.
- Converting the streets to private will allow to the installation of community landscaping, irrigation, and monumentation without a licensing agreement.
- All of the drainage from the subdivision goes to Barton Creek. All of the drainage from Circle Drive does not necessarily go into Barton Creek. Therefore, by limiting traffic in the subdivision (limiting the "cut through" traffic) it should help limit the pollutant load to the creek.
- The City of Austin would not accept the park lot as a public park. Therefore, converting the streets to private should help reduce any confusion about the park lot being a City or County maintained park.

Included in this application are the unsigned documents for the easements and the Homeowners Association's Declaration of Covenants, Conditions and Restrictions (Items 3, 4 & 5) for legal review. We are awaiting the Homeowners Association Certificate of Incorporation (Item 2). We have the signed letters from all the utility companies (Item 6) and the Emergency Services District (Item 7) stating that they have no objection to the streets converting to private. We are awaiting the same letter from AISD Transportation Director (Item 7) and expect to have it shortly. We are also awaiting the letter from the City of Austin concurring with the request but we understand that we have their approval verbally (Item 8). There is no access needed for adjacent property from the private street (Item 9).

Should you need additional information for the administrative aspects of processing this request, please contact myself or Gwen Gates at 328-0002. Should you need additional owner information or should you

Mr. Joseph P. Gieselman, Executive Manager
Transportation and Natural Resources
December 15, 2011
Page 2

wish to talk to the owner, please contact Keith Schoenfelt, President Corum Development, Inc. at 512-626-3504.

Sincerely,
THOMPSON LAND ENGINEERING, LLC

A handwritten signature in black ink that reads "Robert C. Thompson". The signature is written in a cursive, flowing style.

Robert C. (Ric) Thompson, P.E.
M.S., C.F.M., C.P.E.S.C.

IMPROVED ROADS... Laneo Trail 3063.48 LF... Lanza Cove 150.00 LF... Apperly Drive 1482.49 LF... Ludlow Scout Trail 651.21 LF

LEGAL NOTES... City of Austin Reference P.B. 1119 P. 54... City of Austin Reference P.B. 1124 P. 53... City of Austin Reference P.B. 1125 P. 54

THE STATE OF TEXAS... THE COUNTY OF TRAVIS... KNOW ALL MEN BY THESE PRESENTS...

OWNER/DEVELOPER: WILLOW WEST DEVELOPMENT CO., KIRBY J. GEE, PRESIDENT... THE PISCALOE BUILDING, SUITE 630... 7718 HIGHWAY 830 WEST, AUSTIN, TEXAS 78734

THE STATE OF TEXAS... THE COUNTY OF TRAVIS... KNOW ALL MEN BY THESE PRESENTS: That, Willow West Development, Inc., a corporation organized and existing under the laws of the State of Texas...

WITNESSED BY HAND this the 9 day of January, 1984, A.D. WILLOW WEST DEVELOPMENT, INC.

THE STATE OF TEXAS... THE COUNTY OF TRAVIS... KIRBY J. GEE, PRESIDENT... 7718 Highway 830 West, Austin, Texas

THE STATE OF TEXAS... THE COUNTY OF TRAVIS... KNOW ALL MEN BY THESE PRESENTS... KIRBY J. GEE, PRESIDENT... WILLOW WEST DEVELOPMENT, INC.

ROBERT M. BARBOUR... STATE OF TEXAS... My Comm. Exp. Aug. 14, 1985

BEFORE ME, the undersigned authority, a notary public in and for Travis County, Texas, on this 9th day personally appeared Kirby J. Gee...

SECTION CURE ORDINANCE... NO MORE THAN 25% OF THE LAND AREA ENCLOSED WITH THIS PLAT LOCATED IN THE URBAN WATER QUALITY ZONE SHALL BE EXEMPTED FROM EXISTING REGULATION...

THE MAP REFERENCED ABOVE DOES AND SHOULD SHOW THE 100 YEAR FLOOD PLAIN IS CONTAINED IN THE EASEMENTS THEREON... Thomas P. McDill, Jr., Notary Public...

I, William J. Cook, Jr., am authorized under the laws of the State of Texas to prepare the preparation of surveying and hereby certify that this plat complies with Chapter 113 of the Austin City Code...

CASH & BODEN, INC. William J. Cook, Jr., President... 3533 W. Lomas, Suite L-115... Austin, Texas 78751

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE SEWAGE TREATMENT SYSTEM WHICH HAS BEEN APPROVED BY THE AUSTIN-TRAVIS COUNTY HEALTH DEPARTMENT.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED PUBLIC WATER SUPPLY WITH ADEQUATE QUALITY FOR FAMILY USE AND OPERATION OF AN APPROVED ON-SITE WATERFILTER SYSTEM.

THE STATE OF TEXAS... THE COUNTY OF TRAVIS... STEPHEN P. KELLISON

DEEDMAN EASEMENTS: PROPERTY OWNERS SHALL MAINTAIN DRAINAGE EASEMENTS LOCATED ON THEIR LOTS... PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENT AS MAY BE NECESSARY...

NO BUILDING, FENCE, LAMINATION OR OTHER OBSTRUCTION SHALL BE PLACED WITHIN ANY DRAINAGE EASEMENT EXCEPT AS SPECIFICALLY APPROVED BY THE CITY OF AUSTIN/TRAVIS COUNTY ENGINEER.

STIPULATED AND AGREED ALONG THE SUBDIVISION BOUNDARY OF CIRCLE DRIVE AND ALONG ONE SIDE OF ALL SUBDIVISION STRIPS... ALL STREETS WILL BE CONSTRUCTED TO CITY OF AUSTIN ALTERNATE LANEWAY STANDARDS.

WATER: SEPARATELY OWNED CENTRALIZED PUBLIC DISTRIBUTION... JOINT USE ACCESS EASEMENT TO LEMAY TRAIL... ACCESS FOR LOT 1 (BLOCK 8 AND LOT 44 IN BLOCK 8) WILL BE FROM LEMAY TRAIL.

APPROVED BY THE COUNTY CLERK... APRIL 1st 1984

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CLERK OF THE COUNTY OF TRAVIS... APRIL 19 1984 A.D.

FILED FOR RECORD, this the 23rd day of May, A.D. 1984

BY ANN CARTER, Deputy

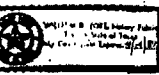
THE STATE OF TEXAS... I, Doris Shepphird, Clerk of the County Court, within and for the County and State aforesaid, do hereby certify that the within and foregoing Instrument of Writing, with its Certificate of Authentication was filed for record in my office on the 17th day of May, A.D. 1984 at 2:00 o'clock P.M.

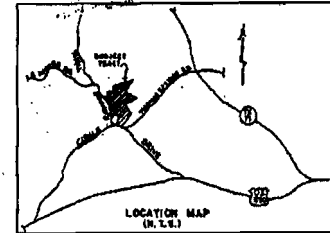
Doris Shepphird, Clerk, County Court, Travis County, Texas

THE OVERLOOK ESTATES PHASE 1

C8-85-110.1(86) PAGE 1 OF 4

Cash & Boden, Inc. 974 West Austin... 3533 W. Lomas Blvd., Suite L-115... Austin, TX 78751





JULIA L. BRITZ
VOL. 6832 P. 400

ROBERT S. PAVLICA
VOL. 4861 P. 1745

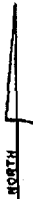
CHARLES J. LANE
VOL. 2247 P. 435

PAUL D. POLE
VOL. 2378 P. 274

SALON BLOSSOM
VOL. 4881 P. 1548

WILLOW WEST
DEVELOPMENT, INC.
VOL. 9082 PG. 277

LEONARD VOELLINGER
VOL. 7189 P. 1965



SCALE: 1" = 100'

- LEGEND**
- IRON PIN SET
 - IRON PIN FOUND
 - CONCRETE MONUMENT SET
 - MINIMUM 1st FLOOR ELEVATION
 - BL. BUILDING LINE

CURVE DATA

CURVE NO.	RADIUS	ARC	CHORD	CHORD BEARING
1	722.38'	56.00'	58.88'	N 70° 35' 36" W
2	15.00'	23.62'	21.25'	N 37° 45' 30" W
3	275.00'	72.50'	72.36'	N 84° 55' 00" E
4	573.00'	55.00'	25.00'	N 55° 01' 39" E
5	223.00'	42.34'	42.31'	N 32° 53' 57" E
6	323.00'	107.94'	107.48'	N 20° 35' 03" E
7	13.00'	31.73'	19.93'	N 22° 45' 24" E
8	15.00'	13.62'	13.28'	E 59° 36' 41" E
9	30.00'	90.79'	78.82'	E 87° 37' 18" E
10	30.00'	63.84'	57.43'	N 77° 16' 04" E
11	50.00'	50.44'	45.53'	N 56° 43' 13" W
12	50.00'	45.40'	45.85'	N 60° 21' 04" W
13	15.00'	13.62'	13.16'	S 68° 22' 08" W
14	15.00'	21.79'	12.83'	N 43° 58' 39" W
15	225.00'	88.25'	88.47'	N 10° 15' 02" W
16	223.00'	70.00'	28.00'	N 58° 49' 27" W
17	275.00'	105.45'	105.09'	N 10° 34' 49" W
18	275.00'	172.20'	172.43'	N 18° 03' 43" E
19	225.00'	14.23'	14.23'	N 34° 28' 39" E
20	225.00'	202.00'	200.60'	N 26° 13' 13" E
21	15.00'	21.73'	19.90'	N 38° 51' 58" W
22	721.38'	196.07'	155.76'	N 83° 47' 32" W

LOT AREA

LOT	ACRES	AREA
1	1	0.516 Ac.
2	1	0.518 Ac.
3	1	0.300 Ac.
4	1	0.300 Ac.
5	1	0.300 Ac.
6	1	0.302 Ac.
7	1	0.500 Ac.
8	1	0.501 Ac.
9	1	0.540 Ac.
10	1	0.532 Ac.
11	1	0.503 Ac.
12	1	0.530 Ac.
13	1	0.582 Ac.
14	1	0.539 Ac.
15	1	0.300 Ac.
16	1	0.501 Ac.
17	1	0.300 Ac.
18	2	1.020 Ac.
19	2	1.061 Ac.
20	2	1.022 Ac.
21	2	1.047 Ac.
22	2	0.501 Ac.
23	2	0.516 Ac.
24	2	1.128 Ac.
25	2	1.494 Ac.
26	2	1.748 Ac.
27	2	1.343 Ac.
28	2	1.351 Ac.
29	2	0.541 Ac.
30	2	0.389 Ac.
31	1	0.513 Ac.

THE OVERLOOK ESTATES PHASE 1

PAGE 2 OF 4

C8-85-110.1(86)

Cash & Boden, Inc.



576 West Austin
P. O. Box 6825, Dallas, TX 75262
(409) 543-1841

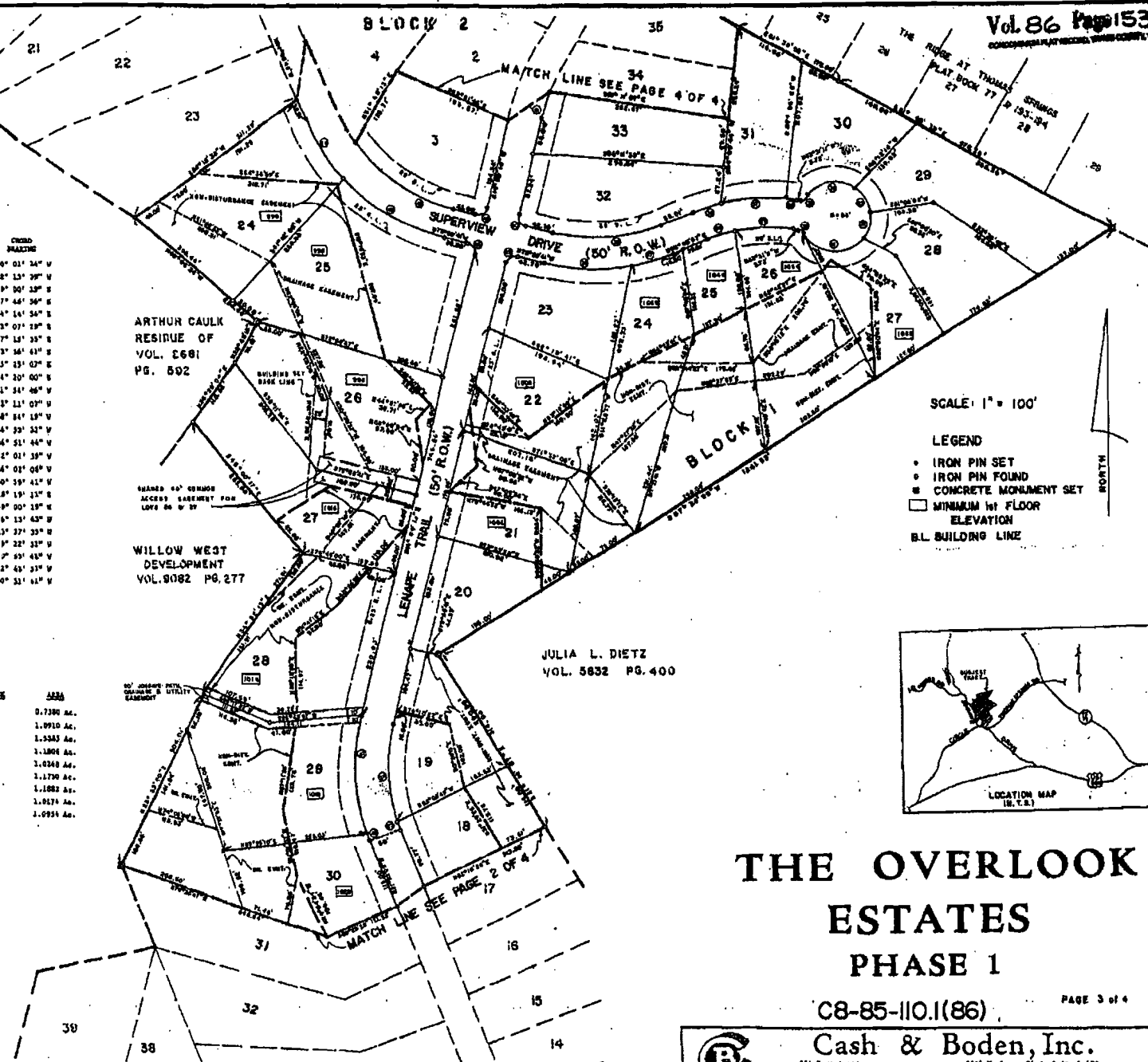
5515 N. Cooper Street, Suite L-1333
P. O. Box 100799, Austin, TX 78718
(512) 411-0938

CURVE DATA

CURVE NO.	RADIUS	ARC	CHORD	CHORD BEARING
83	275.00'	35.00'	35.00'	N 90° 01' 34" W
24	275.00'	35.00'	35.75'	N 88° 13' 39" W
33	35.00'	35.00'	35.13'	N 59° 00' 13" E
26	325.00'	35.24'	323.19'	N 57° 48' 56" E
27	325.00'	70.24'	70.00'	N 74° 14' 54" E
28	375.00'	48.54'	48.50'	N 73° 07' 19" E
29	375.00'	37.81'	37.11'	N 67° 18' 33" E
31	35.00'	16.44'	16.89'	N 33° 36' 41" E
30	35.00'	109.53'	99.36'	N 83° 25' 03" E
32	35.00'	44.54'	43.33'	N 81° 20' 00" E
34	35.00'	44.23'	43.06'	N 81° 31' 46" E
35	35.00'	80.34'	73.40'	N 82° 11' 07" W
36	35.00'	34.44'	33.89'	N 88° 16' 19" W
37	325.00'	35.24'	33.37'	N 84° 32' 51" W
38	325.00'	100.64'	100.24'	N 84° 51' 44" W
39	325.00'	44.34'	44.31'	N 72° 01' 38" W
40	15.00'	172.50'	149.38'	N 64° 01' 04" W
41	15.00'	29.54'	21.23'	N 30° 59' 41" W
42	375.00'	41.61'	41.39'	N 18° 19' 11" E
43	15.00'	33.54'	23.23'	N 39° 00' 19" E
44	375.00'	189.74'	184.00'	N 36° 13' 43" W
45	325.00'	109.44'	105.00'	N 33° 27' 33" W
46	325.00'	188.54'	184.91'	N 30° 22' 31" W
47	325.00'	39.34'	39.31'	N 57° 59' 41" W
48	325.00'	389.64'	387.19'	N 02° 43' 31" W
49	325.00'	32.04'	32.00'	N 30° 31' 41" W

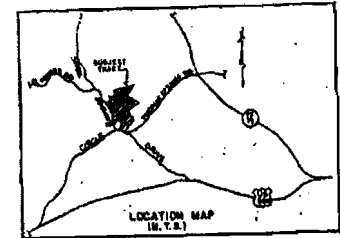
LOT AREA

LOT	BLOCK	AREA	LOT	AREA
18	1	0.2856 Ac.	3	0.7390 Ac.
19	1	0.6482 Ac.	34	1.0910 Ac.
20	1	0.5287 Ac.	35	1.5343 Ac.
21	1	0.7847 Ac.	36	1.1804 Ac.
22	1	0.7024 Ac.	27	1.0249 Ac.
23	1	0.6472 Ac.	28	1.1790 Ac.
24	1	1.3091 Ac.	19	1.1882 Ac.
25	1	0.8324 Ac.	30	1.0174 Ac.
26	1	1.0010 Ac.	31	1.0924 Ac.
27	1	0.5387 Ac.		
28	1	0.0461 Ac.		
29	1	0.8537 Ac.		
30	1	0.5484 Ac.		
31	1	0.8122 Ac.		
32	1	0.7422 Ac.		
33	1	0.5501 Ac.		



SCALE: 1" = 100'

- LEGEND**
- IRON PIN SET
 - IRON PIN FOUND
 - CONCRETE MONUMENT SET
 - MINIMUM 1st FLOOR ELEVATION
 - B.L. BUILDING LINE



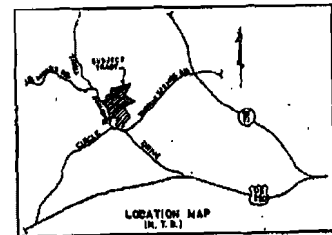
THE OVERLOOK ESTATES PHASE 1

C8-85-110.1(86) PAGE 3 of 4

Cash & Boden, Inc.

974 East Avenue P. O. Box 802, Rockledge, FL 32943 (407) 348-1187

2923 N. Loney Blvd., Suite L-122 P. O. Box 160993, Austin, TX 78716 (512) 451-8558



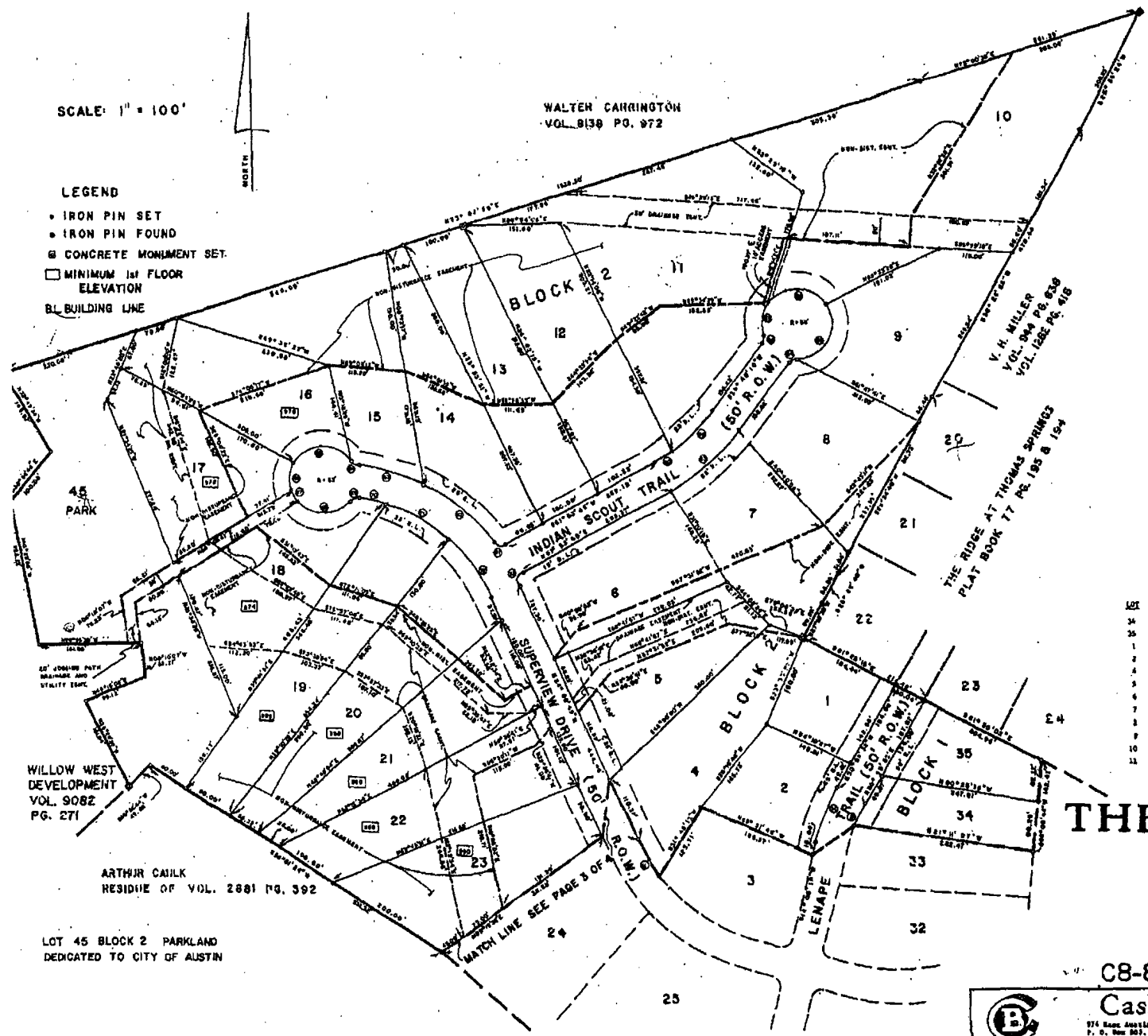
SCALE: 1" = 100'



WALTER CARRINGTON
 VOL. 8139 PG. 972

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- ⊗ CONCRETE MONUMENT SET
- MINIMUM 1st FLOOR ELEVATION
- BL BUILDING LINE



CHORD DATA

CHORD NO.	RADIUS	ARC	CHORD	CHORD BEARING
48	273.00'	60.84'	40.00'	N 25° 46' 24" E
50	325.00'	54.26'	95.91'	S 22° 29' 21" W
51	375.00'	59.03'	56.82'	N 30° 16' 47" W
52	35.00'	22.53'	30.47'	N 28° 51' 30" E
53	273.00'	143.09'	141.84'	N 49° 16' 30" W
54	15.00'	14.44'	13.88'	N 64° 14' 40" W
55	35.00'	180.37'	97.74'	N 39° 07' 20" E
56	25.00'	143.36'	89.97'	N 60° 27' 04" W
57	25.00'	32.84'	50.92'	S 09° 53' 10" W
58	35.00'	14.44'	17.89'	S 09° 05' 40" W
59	273.00'	92.46'	90.63'	S 43° 09' 12" W
60	273.00'	20.02'	30.80'	S 39° 44' 09" W
61	15.00'	21.09'	19.38'	N 77° 51' 03" W
62	813.00'	143.13'	143.33'	N 60° 23' 29" W
63	259.00'	143.23'	104.77'	N 71° 27' 30" W
64	13.00'	13.12'	12.78'	N 84° 39' 28" W
65	35.00'	214.34'	94.84'	N 88° 43' 20" W
66	35.00'	44.17'	44.83'	N 63° 00' 42" W
67	35.00'	20.33'	20.08'	S 18° 29' 18" E
68	35.00'	97.47'	89.12'	S 89° 01' 25" W
69	15.00'	18.04'	15.29'	S 69° 01' 13" W
70	273.00'	42.02'	41.88'	N 79° 51' 18" W
71	175.00'	114.83'	114.00'	N 19° 31' 48" W
72	175.00'	113.31'	112.55'	N 21° 51' 55" W

LOT AREAS

LOT	BLOCK	AREA	LOT	BLOCK	AREA
24	1	0.361 Ac.	11	1	1.313 Ac.
25	1	0.261 Ac.	12	1	1.069 Ac.
1	2	0.518 Ac.	24	2	1.039 Ac.
2	2	0.590 Ac.	25	2	1.248 Ac.
4	2	1.002 Ac.	16	2	1.808 Ac.
5	2	1.087 Ac.	17	2	1.065 Ac.
6	2	1.016 Ac.	18	2	1.103 Ac.
7	2	1.809 Ac.	19	2	1.319 Ac.
8	2	1.013 Ac.	20	2	1.326 Ac.
9	2	1.024 Ac.	21	2	1.009 Ac.
10	2	1.114 Ac.	22	2	1.118 Ac.
11	2	1.014 Ac.	23	2	1.090 Ac.
			45	2	2.879 Ac.

WILLOW WEST DEVELOPMENT
 VOL. 908Z
 PG. 271

ARTHUR CAULK
 RESIDUE OF VOL. 2881 PG. 392

LOT 45 BLOCK 2 PARKLAND
 DEDICATED TO CITY OF AUSTIN

THE OVERLOOK ESTATES PHASE 1

PAGE 4 of 4

C8-85-110.1(86)

Cash & Boden, Inc.



974 Bank America
 P. O. Box 803, Dallas, TX 75242
 (409) 542-1217

2532 W. Lovers Blvd., Suite 1-121
 P. O. Box 180938, Austin, TX 78718
 (512) 425-0938



TRANSPORTATION AND NATURAL RESOURCES

JOSEPH P. GIESELMAN, EXECUTIVE MANAGER

411 West 13th Street
Executive Office Building
PO Box 1748
Austin, Texas 78767
(512) 854-9383
FAX (512) 854-4649

**EASEMENT REQUIREMENT STATEMENT FOR CONVERTING PUBLIC STREETS
TO PRIVATE STREETS**

Item #6 & #7

An application is being made to Travis County for the Conversion from Public Streets to Private Streets in Overlook Estates Phase I subdivision and as described on the enclosed drawing or document. An action of the Commissioners' Court of Travis County is pending your return of this statement. Your prompt reply is requested.

STATEMENT

_____ We do not approve the change from Public Street Easements to Private Street Easements as described in the accompanying document.

X_____ We do approve the change from Public Street Easements to Private Street Easements as described in the accompanying document. A map of the subject streets is attached. (Note: this approval is with the understanding that we will not be denied access to our facilities.)

[Signature]
Signature

BRADY KARNES
Printed Name

DISTRICT ENGINEERING SERVICES
Title

PEC
Utility Company or District

3/18/11
Date

Please return this completed form to:
David Knoll
c/o Thompson Land Engineering, LLC
904 N. Cuernavaca
Austin, Texas 78733



TRANSPORTATION AND NATURAL RESOURCES

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W M S Gessas
Signature

W M S. GESSAS
Printed Name

MGR DESIGN AT&T (CONTRACTOR)
Title

AT&T
Utility Company or District

3-23-2011
Date

Please return this completed form to:
David Knoll
c/o Thompson Land Engineering, LLC
904 N. Cuernavaca
Austin, Texas 78733



TRANSPORTATION AND NATURAL RESOURCES

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Signature

AARON BERRY
Printed Name

DESIGN SUPERVISOR
Title

TIME WARNER CABLE, INC
Utility Company or District

3/24/2011
Date

Please return this completed form to:
David Knoll
c/o Thompson Land Engineering, LLC
904 N. Cuernavaca
Austin, Texas 78733



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411 West 13th Street
Executive Office Building
PO Box 1748
Austin, Texas 78767
(512) 854-9383
FAX (512) 834-4649

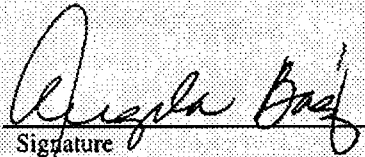
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Signature

ANGELA BAKER
Printed Name

Project Coordinator
Title

Austin Water Utility
Utility Company or District

December 6, 2011
Date

Please return this completed form to:
Robert C. (Ric) Thompson, P.E.
c/o Thompson Land Engineering, LLC
904 N. Cuernavaca
Austin, Texas 78733



TRANSPORTATION AND NATURAL RESOURCES

JOSEPH P. GIESELMAN, EXECUTIVE MANAGER

411 West 13th Street
Executive Office Building
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Austin, Texas 78767
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Joe R. Almazan
Signature

JOE R. ALMAZAN
Printed Name

DEVELOPMENT SERVICES PROCESS
Title COORDINATOR

CITY OF AUSTIN
Utility Company or District

12/21/2011
Date

Please return this completed form to:
Robert C. (Ric) Thompson, P.E.
c/o Thompson Land Engineering, LLC
904 N. Cuernavaca
Austin, Texas 78733



TRANSPORTATION AND NATURAL RESOURCES

JOSEPH P. GIEBELMAN, EXECUTIVE MANAGER

411 West 13th Street
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M. L. Lacey 07/10/11
Signature

Michael Lacey
Printed Name

District Chief/Fire Marshal
Title

Travis County ESD #3
Utility Company or District

3/23/2011
Date

Please return this completed form to:
David Keoll
c/o Thompson Land Engineering, LLC
904 N. Cuernavaca
Austin, Texas 78733



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Signature

KRIS HAFEZIZADEH

Printed Name

DIRECTOR OF TRANSPORTATION

Title

AUSTIN ISD

Utility Company or District

12/15/11

Date

Please return this completed form to:
Robert C. (Ric) Thompson, P.E.
c/o Thompson Land Engineering, LLC
904 N. Cuernavaca
Austin, Texas 78733

Overlook Estates Phase 1

Ridge at Thomas Springs

RAWHIDE TRL

LENAPE TRL

THOMASWOOD LN

THOMAS SPRINGS RD

CIRCLE DR

Precinct Three

