



# Travis County Commissioners Court Agenda Request

Item 12

**Meeting Date:** July 17, 2012

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

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

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

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

**Sponsoring Court Member:** Commissioner Eckhardt, Precinct Two

**AGENDA LANGUAGE:** Consider and take appropriate action on a request to authorize the filing of an instrument to vacate three 15 foot wide public utility easements located on Lots 2, 3, 4, and 10, Block A and a 15 foot wide drainage easement located along the east lot line of Lot 7, Block A of the Wells Branch Center Subdivision – Precinct Two.

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

TNR staff has received a request to vacate three 15 foot wide public utility easements (PUEs), more specifically described as wastewater easements (WWEs), located on Lots 2, 3, 4, and 10, Block A of the Wells Branch Center Subdivision. Also requested to be vacated is a 15 foot wide drainage easement located along the east lot line of Lot 7, Block A of the Wells Branch Center Subdivision. The easements are dedicated per plat and are schematically shown on the face of the plat. The subject lots front on Interstate Highway 35, a street maintained by the State of Texas.

Professional engineer Christopher McComb has stated that:

"The original drainage easement shown as WBC-R04 was designed to provide storm sewer conveyance between internal lots within the Wells Branch Center Subdivision for the developed sites. Once the Amended Plat is approved, the previous lot configuration will not apply, and the drainage easement will not be required. Therefore, I certify that the release of this easement will not create adverse impacts to surrounding properties, or downstream of this development"

After review of the submitted request and recommendation to vacate the drainage easement, Travis County staff has no objections to this vacation request. In regards to the PUEs/WWEs, Austin Water Utility has no objection to the requested vacation. Staff foresees no opposition to this request.

**STAFF RECOMMENDATIONS:**

As of this memo staff has not received any inquiries in regards to this vacation request. The request has been reviewed by TNR staff and staff finds the vacation requests meets all Travis County standards. As such, TNR staff recommends the vacation.

**ISSUES AND OPPORTUNITIES:**

According to the request letter the Wells Branch Center Subdivision is in the process of being amended. In the new lot configuration the subject easements will no longer be needed, or will no longer be in the appropriate location. Any easements that are needed will be dedicated by separate instrument and will be recorded simultaneously with the amended plat.

**FISCAL IMPACT AND SOURCE OF FUNDING:**

N/A.

**ATTACHMENTS/EXHIBITS:**

- Order of Vacation
- Field Notes and Sketch
- Request/Engineer's Letter
- Austin Water Utility sign-off
- Final Plat
- Proposed Amended Plat
- Sign Affidavit and Pictures
- Maps

**REQUIRED AUTHORIZATIONS:**

Cynthia McDonald	Financial Manager	TNR	854-4239
Steve Manilla	County Executive	TNR	854-9429
Anna Bowlin	Division Director	Development Services	854-7561
Teresa Calkins	Engineer	Development Services	854-7569

**CC:**

Stacey Scheffel	Program Manager	TNR Permits	854-7565

**SM:AB:ps**

**1101 - Development Services - Wells Branch Center Subdivision**

**ORDER OF VACATION**

**STATE OF TEXAS                    §**

**COUNTY OF TRAVIS   §**

WHEREAS, the property owner requests the vacation of three 15 foot wide public utility easements, more specifically described as wastewater easements, located above and across Lots 2, 3, 4, and 10, Block A and a 15 foot wide drainage easement located along the east lot line of Lot 7, Block A of the Wells Branch Center Subdivision being recorded at Document #201200107 of the Real Property Records of Travis County, Texas;

WHEREAS, an independent professional engineer has submitted a letter recommending the vacation of the subject 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, Austin Water Utility has stated they have no need for the public utility/wastewater easements;

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

WHEREAS, the required public notice was posted and the Travis County Commissioners Court held a public hearing on July 17, 2012 to consider the proposed action; and

NOW, THEREFORE, by unanimous vote, the Commissioners Court of Travis County, Texas, orders that three 15 foot wide public utility easements, more specifically described as wastewater easements, located above and across Lots 2, 3, 4, and 10, Block A and a 15 foot wide drainage easement located along the east lot line of Lot 7, Block A of the Wells Branch Center Subdivision, as shown on the attached sketches 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



Professional Land Surveying, Inc.  
Surveying and Mapping

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

EXHIBIT "A-1"

WBC. R01

PORTION OF LOT 10, BLOCK A  
WELLS BRANCH CENTER SUBDIVISION  
(WASTEWATER EASEMENT RELEASE)

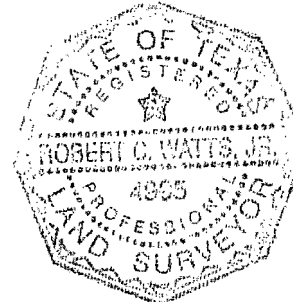
**15' WASTEWATER EASEMENT  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

BEING ALL OF THE 15' WASTEWATER EASEMENT SHOWN OVER AND ACROSS A PORTION OF LOT 10, BLOCK A, WELLS BRANCH CENTER SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201200107 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND CONVEYED TO NORTH I-35 BUSINESS PARK, L.P. BY WARRANTY DEED WITH VENDOR'S LIEN DATED APRIL 19, 2004 AND RECORDED IN DOCUMENT NO. 2004075889 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

Attachments: Survey Drawing No. 813-001 RELEASE1

*mut s 5-2-12*

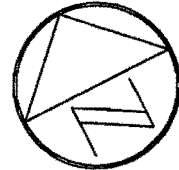
Robert C. Watts, Jr.                      Date  
Registered Professional Land Surveyor  
State of Texas No. 4995



REFERENCES  
TCAD Property ID #: 0272260801  
Austin Grid Map M37

AN EXHIBIT OF THE 15' WASTEWATER EASEMENT SHOWN OVER AND ACROSS A PORTION OF LOT 10, BLOCK A OF WELLS BRANCH CENTER SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2012 00107 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND CONVEYED TO NORTH I-35 BUSINESS PARK, L.P. BY WARRANTY DEED WITH VENDOR'S LIEN DATED APRIL 19, 2004 AND RECORDED IN DOCUMENT NO. 2004075889 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

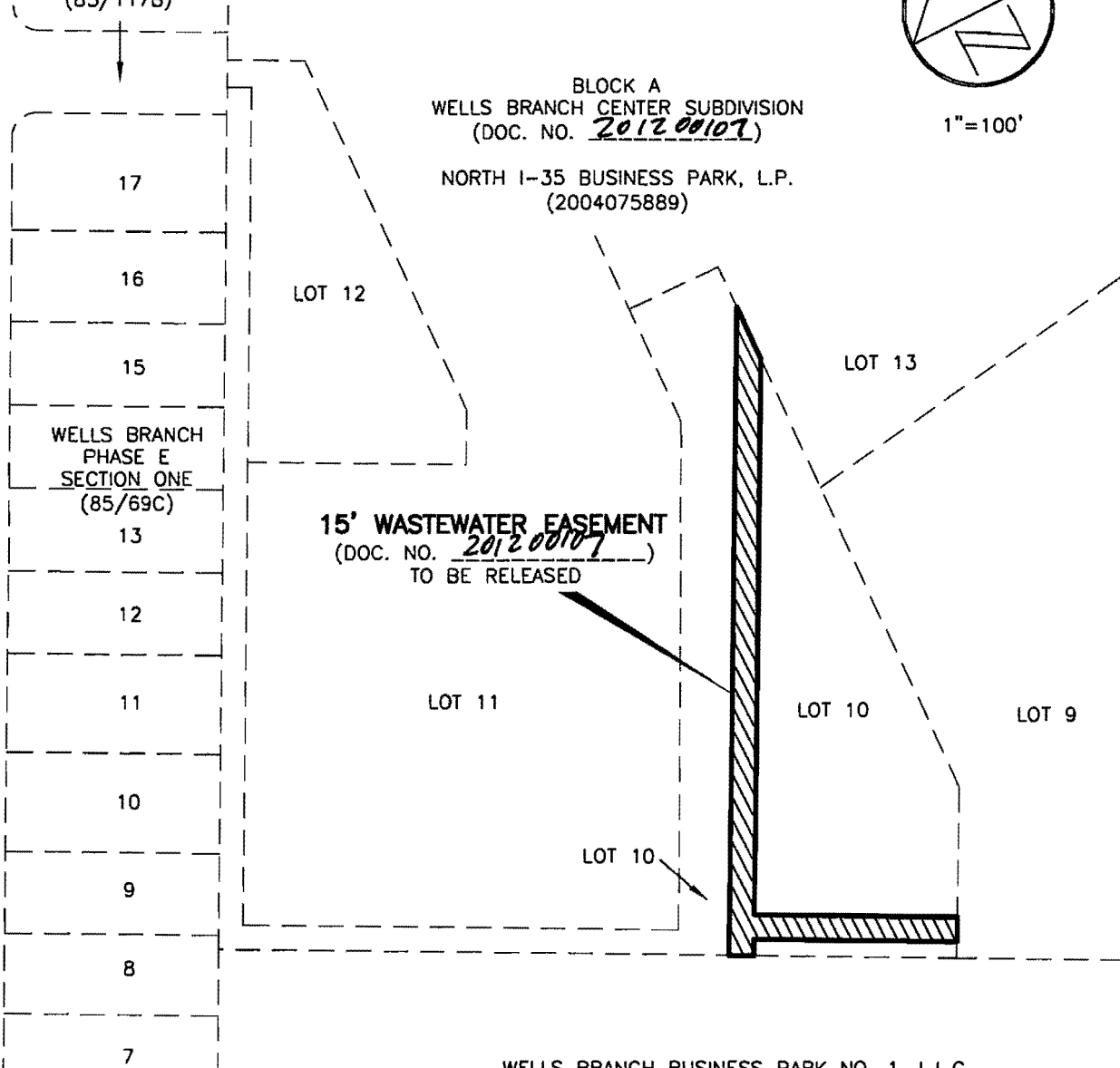
RICK WHINERY DR.  
(50' R.O.W. WIDTH)  
(85/117B)



1"=100'

BLOCK A  
WELLS BRANCH CENTER SUBDIVISION  
(DOC. NO. 2012 00107)

NORTH I-35 BUSINESS PARK, L.P.  
(2004075889)



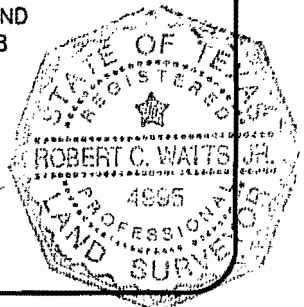
WELLS BRANCH BUSINESS PARK NO. 1, L.L.C.  
2.00 AC. DESCRIBED IN 3340/312 AND  
3.60 AC. DESCRIBED IN 3812/528  
(2005215863)

ATTACHMENTS: PREAMBLE DESCRIPTION  
813-001 RELEASE1

PLOT DATE: 05/02/12  
DRAWING NO.: 813-001 RELEASE1  
PROJECT NO.: 813-001  
DRAWN BY: CWW  
SHEET 1 OF 1

*Chaparral*

*Munt*  
*5-2-12*





Professional Land Surveying, Inc.  
Surveying and Mapping

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

EXHIBIT "A2"

WBC-202

PORTION OF LOTS 2 AND 3, BLOCK A  
WELLS BRANCH CENTER SUBDIVISION  
(WASTEWATER EASEMENT RELEASE)

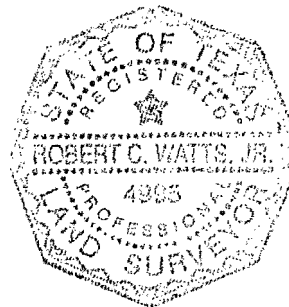
**15' WASTEWATER EASEMENT  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

BEING ALL OF THE 15' WASTEWATER EASEMENT SHOWN OVER AND ACROSS  
A PORTION OF LOTS 2 AND 3, BLOCK A OF WELLS BRANCH CENTER  
SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201200107 OF  
THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND CONVEYED  
TO NORTH I-35 BUSINESS PARK, L.P. BY WARRANTY DEED WITH VENDOR'S  
LIEN DATED APRIL 19, 2004 AND RECORDED IN DOCUMENT NO. 2004075889 OF  
THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

Attachments: Survey Drawing No. 813-001 RELEASE2

*Robert C. Watts, Jr.*      *5.2-12*

Robert C. Watts, Jr.                      Date  
Registered Professional Land Surveyor  
State of Texas No. 4995



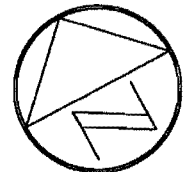
**REFERENCES**

TCAD Property ID #: 0272260801  
Austin Grid Map M37

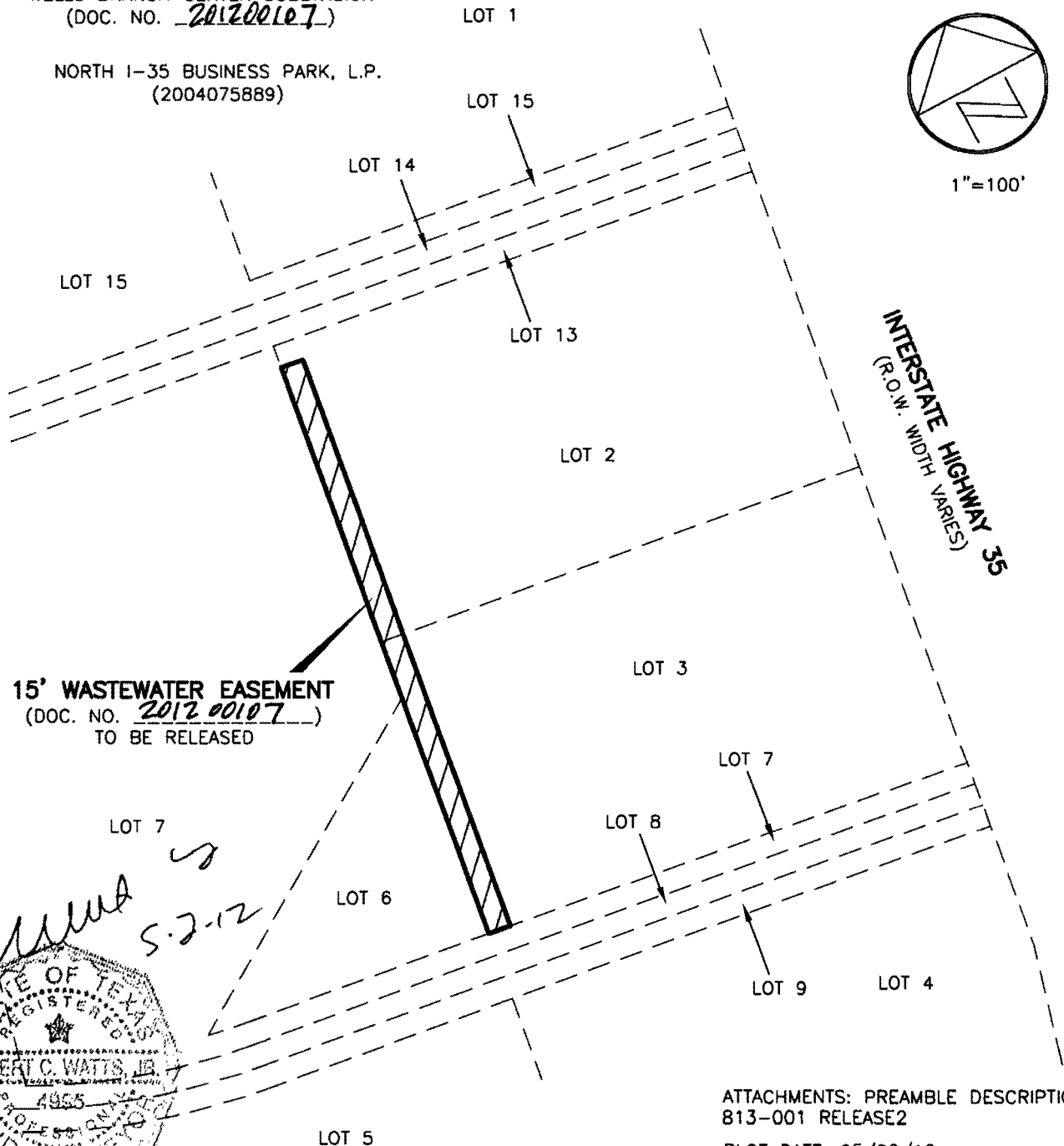
AN EXHIBIT OF THE 15' WASTEWATER EASEMENT SHOWN OVER AND ACROSS A PORTION OF LOTS 2 AND 3, BLOCK A OF WELLS BRANCH CENTER SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201200107 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND CONVEYED TO NORTH I-35 BUSINESS PARK, L.P. BY WARRANTY DEED WITH VENDOR'S LIEN DATED APRIL 19, 2004 AND RECORDED IN DOCUMENT NO. 2004075889 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

BLOCK A  
WELLS BRANCH CENTER SUBDIVISION  
(DOC. NO. 201200107)

NORTH I-35 BUSINESS PARK, L.P.  
(2004075889)

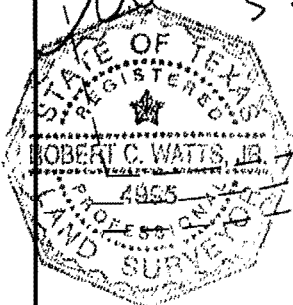


1"=100'



**15' WASTEWATER EASEMENT**  
(DOC. NO. 201200107)  
TO BE RELEASED

INTERSTATE HIGHWAY 35  
(R.O.W. WIDTH VARIES)



*Handwritten:* S-2-12

**Chaparral**

ATTACHMENTS: PREAMBLE DESCRIPTION  
813-001 RELEASE2

PLOT DATE: 05/02/12  
DRAWING NO.: 813-001 RELEASE2  
PROJECT NO.: 813-001  
DRAWN BY: CWW  
SHEET 1 OF 1



Professional Land Surveying, Inc.  
Surveying and Mapping

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

EXHIBIT "A-3"

WBC-203

PORTION OF LOT 4, BLOCK A  
WELLS BRANCH CENTER SUBDIVISION  
(WASTEWATER EASEMENT RELEASE)

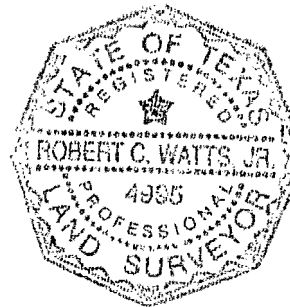
**15' WASTEWATER EASEMENT  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

BEING ALL OF THE 15' WASTEWATER EASEMENT SHOWN OVER AND ACROSS A PORTION OF LOT 4, BLOCK A OF WELLS BRANCH CENTER SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2002 00107 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND CONVEYED TO NORTH I-35 BUSINESS PARK, L.P. BY WARRANTY DEED WITH VENDOR'S LIEN DATED APRIL 19, 2004 AND RECORDED IN DOCUMENT NO. 2004075889 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

Attachments: Survey Drawing No. 813-001 RELEASE3

*Robert C. Watts Jr.*      *5-2-12*

Robert C. Watts, Jr.      Date  
Registered Professional Land Surveyor  
State of Texas No. 4995



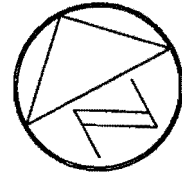
REFERENCES  
TCAD Property ID #: 0272260801  
Austin Grid Map M37



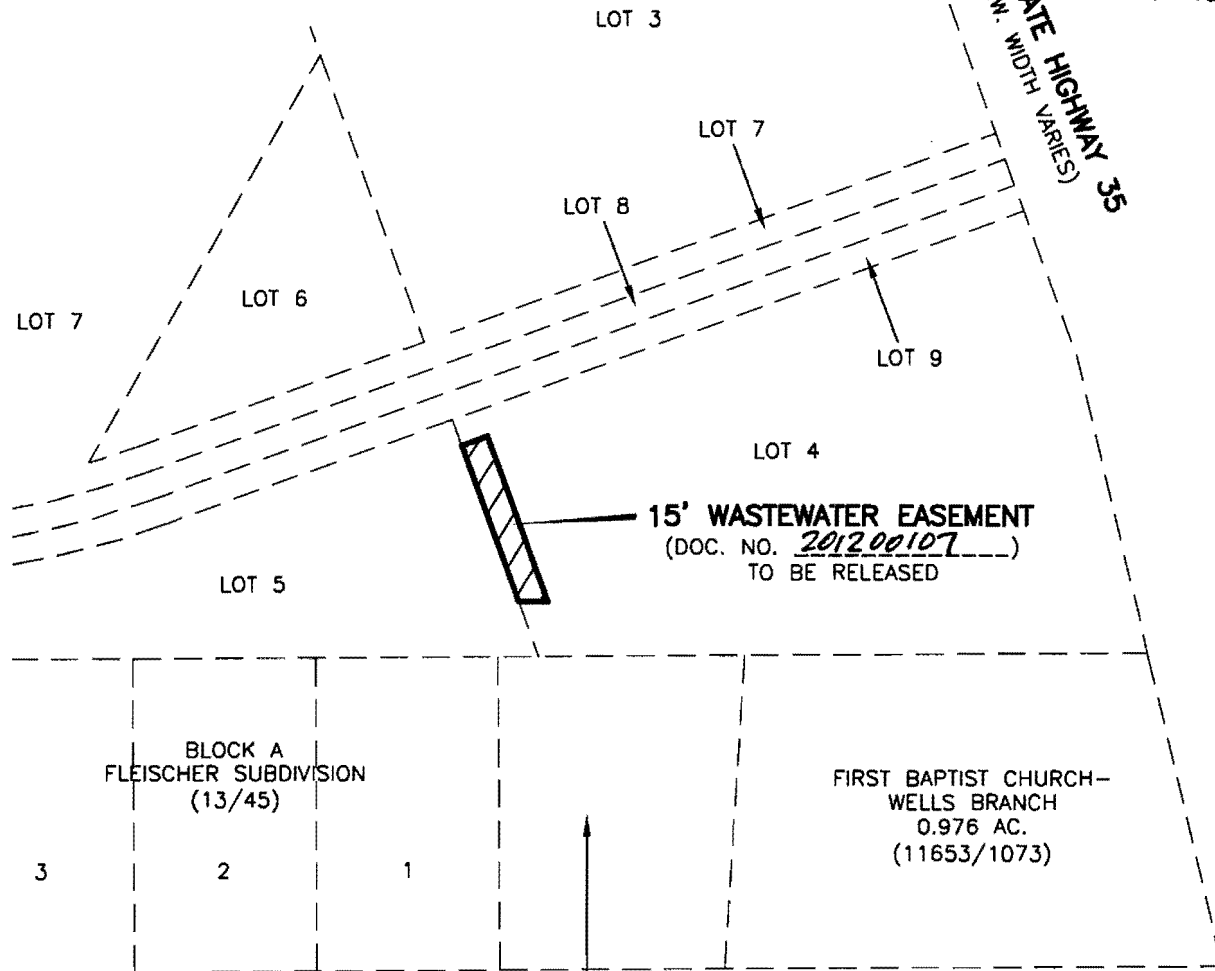
AN EXHIBIT OF THE 15' WASTEWATER EASEMENT SHOWN OVER AND ACROSS A PORTION OF LOT 4, BLOCK A OF WELLS BRANCH CENTER SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201200107 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND CONVEYED TO NORTH I-35 BUSINESS PARK, L.P. BY WARRANTY DEED WITH VENDOR'S LIEN DATED APRIL 19, 2004 AND RECORDED IN DOCUMENT NO. 2004075889 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

BLOCK A  
WELLS BRANCH CENTER SUBDIVISION  
(DOC. NO. 201200107)

NORTH I-35 BUSINESS PARK, L.P.  
(2004075889)

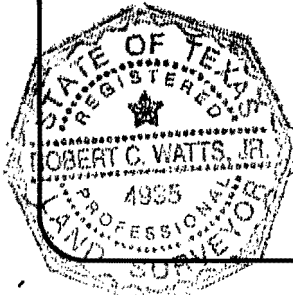


1"=100'



FLEISCHER DRIVE  
(50' R.O.W.)  
(2316/330)

WILFRED J. NADDEF  
22,300 SQ. FT.  
(2000190188)



*Muntz*  
*5-2-12*

**Chaparral**

ATTACHMENTS: PREAMBLE DESCRIPTION  
813-001 RELEASE2

PLOT DATE: 05/02/12  
DRAWING NO.: 813-001 RELEASE3  
PROJECT NO.: 813-001  
DRAWN BY: CWW  
SHEET 1 OF 1



Professional Land Surveying, Inc.  
Surveying and Mapping

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

EXHIBIT "A.4"

WBC-R04

PORTION OF LOT 7, BLOCK A  
WELLS BRANCH CENTER SUBDIVISION  
(DRAINAGE EASEMENT RELEASE)

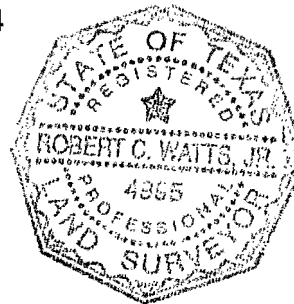
**15' DRAINAGE EASEMENT  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

BEING ALL OF THE 15' DRAINAGE EASEMENT SHOWN OVER AND ACROSS A PORTION OF LOT 7, BLOCK A OF WELLS BRANCH CENTER SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201200107 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND CONVEYED TO NORTH I-35 BUSINESS PARK, L.P. BY WARRANTY DEED WITH VENDOR'S LIEN DATED APRIL 19, 2004 AND RECORDED IN DOCUMENT NO. 2004075889 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

Attachments: Survey Drawing No. 813-001 RELEASE4

*Robert C. Watts, Jr.*      *5-7-12*

Robert C. Watts, Jr.                      Date  
Registered Professional Land Surveyor  
State of Texas No. 4995



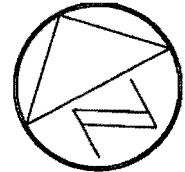
**REFERENCES**

TCAD Property ID #: 0272260801  
Austin Grid Map M37

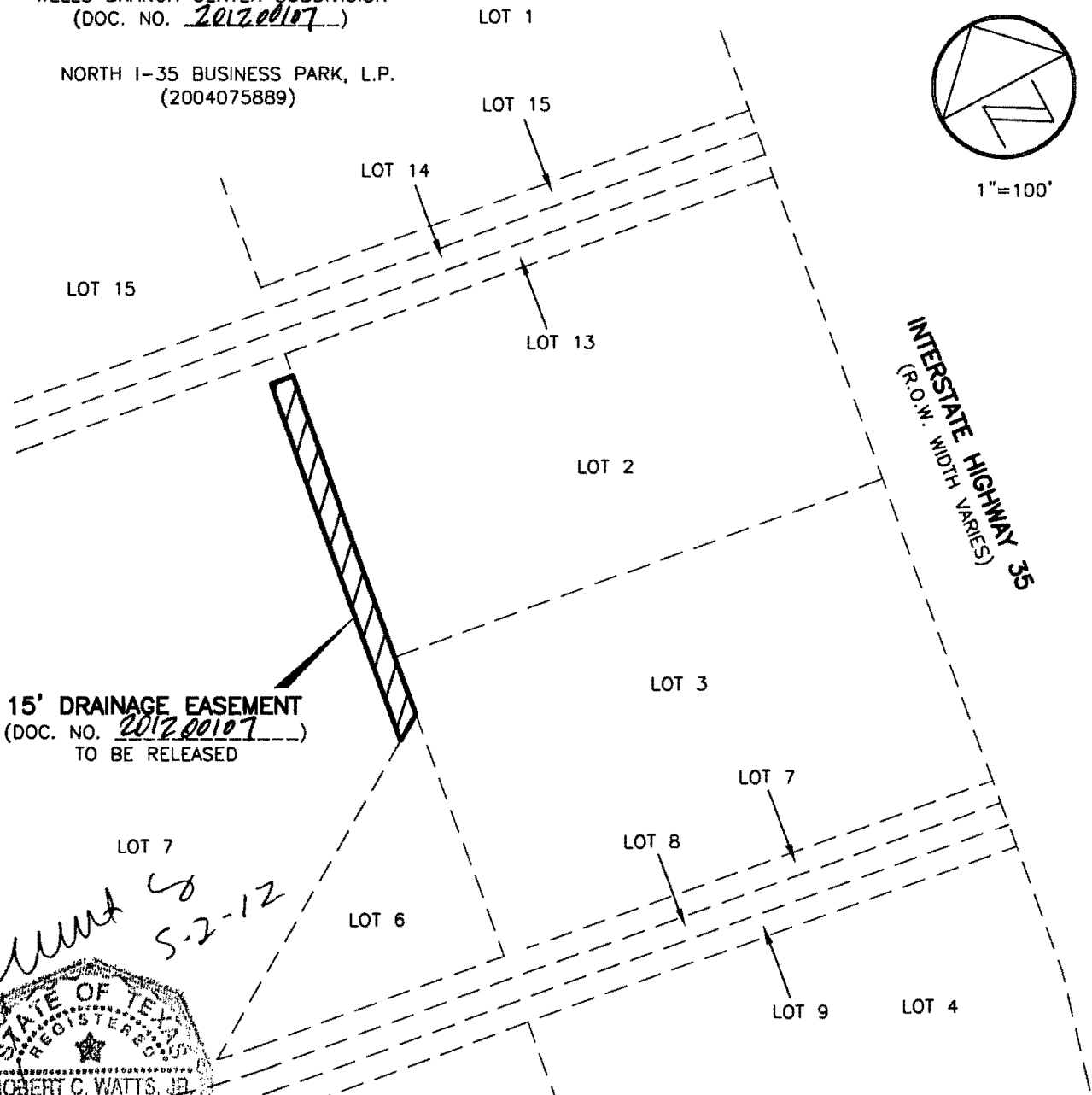
AN EXHIBIT OF THE 15' DRAINAGE EASEMENT SHOWN OVER AND ACROSS A PORTION OF LOT 7, BLOCK A OF WELLS BRANCH CENTER SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2012 00107 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND CONVEYED TO NORTH I-35 BUSINESS PARK, L.P. BY WARRANTY DEED WITH VENDOR'S LIEN DATED APRIL 19, 2004 AND RECORDED IN DOCUMENT NO. 2004075889 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

BLOCK A  
WELLS BRANCH CENTER SUBDIVISION  
(DOC. NO. 2012 00107)

NORTH I-35 BUSINESS PARK, L.P.  
(2004075889)



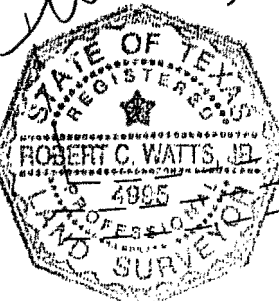
1"=100'



15' DRAINAGE EASEMENT  
(DOC. NO. 2012 00107)  
TO BE RELEASED

INTERSTATE HIGHWAY 35  
(R.O.W. WIDTH VARIES)

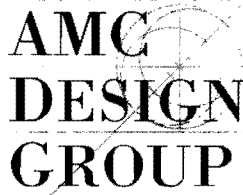
*Watts*  
*5-2-12*



**Chaparral**

ATTACHMENTS: PREAMBLE DESCRIPTION  
813-001 RELEASE2

PLOT DATE: 05/02/12  
DRAWING NO.: 813-001 RELEASE4  
PROJECT NO.: 813-001  
DRAWN BY: CWW  
SHEET 1 OF 1



AMC Design Group, Inc.  
P.O. Box 18058  
Austin, Texas 78760

Tel 512.385.2911  
Fax 512.385.5400  
chris@amcdesigngroup.com

May 31, 2012

Paul Scoggins  
Travis County Transportation and Natural Resources  
Development Services  
512-854-7619  
411 W. 13th. Street  
Austin, Texas

RE: Wells Branch Center Final Plat and Amended Plat  
C8J-2012-0020.0A  
C8J-2004-0087.02.1A  
Various Platted Easement Releases  
Easement Release Nos. WBC-R01, WBC-R02, WBC-R03, WBC-R04

Paul:

This request is to allow for the release of platted multiple wastewater, and drainage easements that will be unused or that will be replaced with easements recorded by separate instrument. The platted easements, shown as Exhibit A-1 through A-4, were shown on the Final Plat known as Wells Branch Center, Block A, but do not match the lot configuration needed based on the proposed Amended Plat application that is currently under review. Of the easements to be released, the wastewater easements shown by plat have been replaced by other wastewater easements. The drainage easement shown by plat will not be needed and will not be replaced.

The final plat known as Wells Branch Center (Case No. C8J-2004-0087.02.1A) is attached as Exhibit B, with the easements to be released shown in color. The final plat has been approved and recorded as Document #201200107. The Amended Plat application C8J-2012-0020.0A (attached as Exhibit C) will be approved and recorded within the next two weeks, and reflects the final lot configuration for the subdivision based on current development plans for the owner.

Due to current land contracts and closing schedules, we request that these easements be released prior to the recording of the Amended Plat.

### **ENGINEERING CERTIFICATION FOR DRAINAGE EASEMENT RELEASE**

The original drainage easement shown as WBC-R04 was designed to provide storm sewer conveyance between internal lots within the Wells Branch Center Subdivision for the developed sites. Once the Amended Plat is approved, the previous lot configuration will not apply, and the drainage easement will not be required. Therefore, I certify that the release of this easement will not create adverse impacts to surrounding properties, or downstream of this development.

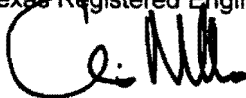
### **AUSTIN WATER UTILITY RELEASE**

Please refer to Exhibit E regarding documentation that the Austin Water Utility does not need the platted wastewater easements shown as WBC-R01 through R03, based on the attached Travis County Easement Requirement Statement Forms.

The replacement wastewater easements for the easements to be vacated are attached as Exhibits D-1 through D-2 and have already been recorded. Therefore, we respectfully request a release of the platted wastewater easements, and the platted drainage easement. Should you have any questions, please call me at my office.

Sincerely,

AMC Design Group, Inc.  
Texas Registered Engineering Firm F-1708



Christopher McComb, P.E.  
President



This report is released under the authority of  
Christopher McComb, P.E., on May 31, 2012.

#### List of Attachments:

- Exhibit A – Easement Release Exhibit
- Exhibit B – Final Plat
- Exhibit C – Amended Plat
- Exhibit D - Replacement Easement Exhibit
- Exhibit E – AWU Easement Release Documentation



## City of Austin

Founded by Congress, Republic of Texas, 1839

**Austin Water Utility**

625 E. 10<sup>th</sup> Street, Austin, TX. 78701

May 30, 2012

Mr. Chris McCombs  
AMC Design Group, Inc.  
P.O. Box 18058  
Austin, Texas 78760  
[chris@amcdesigngroup.com](mailto:chris@amcdesigngroup.com)

Re: Wells Branch Center – Wastewater and Drainage Easements Request  
Easement Release Nos. WBC-R01, WBC-R02, WBC-R03, WBC-R04

Dear Mr. McCombs,

Austin Water Utility has evaluated your proposed request for the release of multiple wastewater easements. The three 15' Wastewater Easement portion of Lot 10, Lots 2 and 3, and Lot 4, Block A, recorded in Document No. 2004075889, of the official public records of Travis County, Texas.

After careful consideration and evaluation of infrastructure in the area Austin Water Utility has no objection to the requested release as described above.

The release of the 15' Drainage Easement – WBC-R04 needs to be addressed by Watershed Protection Department of the City of Austin.

If you have any questions regarding the response, please feel free to contact me.

Respectfully,

**Angela Baez**, Project Coordinator  
Austin Water Utility  
IRS/ Pipeline Engineering Division  
Austin Water Utility  
625 E. 10<sup>th</sup> Street  
Waller Creek Center, Suite 205  
Austin Texas 78701  
512-972-0221 (wk)  
512-972-0285 (fax)  
[Angela.baez@austintexas.gov](mailto:Angela.baez@austintexas.gov)

xc: Kathi Flowers PE, Pipeline Engineering, Division Manager



TRANSPORTATION AND NATURAL RESOURCES

STEVEN M. MANILLA, P.E., COUNTY EXECUTIVE

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

EASEMENT REQUIREMENT STATEMENT FOR VACATION OF PROPERTY

An application is being made to Travis County for the vacation of property at 15200 N 14.35 SVRD SB (address) and/or 45.5885 ac. out of the LC Cunningham Surv. #68 (legal description) 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

X We do not have need for an easement on the property as described in the accompanying document.

We do have a need for an easement on the property as described in the accompanying document. A description of the required easement is attached.

Signature: Angela Baker
Printed Name: ANGELA BAKER
Title: PROJECT COORDINATOR
Utility Company or District: Austin Water Utility
Date: 05/30/2012

Please return this completed form to:

Name: Chris McLomb
Address: PO Box 18058
City/State/Zip: Austin TX 78760

WBC-202



TRANSPORTATION AND NATURAL RESOURCES

STEVEN M. MANILLA, P.E., COUNTY EXECUTIVE

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

EASEMENT REQUIREMENT STATEMENT FOR VACATION OF PROPERTY

An application is being made to Travis County for the vacation of property at 15200 N 114.35 SVRD SB (address) and/or 45.5825 ac. out of the LC Cunningham Surv. #68 (legal description) 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

- X We do not have need for an easement on the property as described in the accompanying document.
We do have a need for an easement on the property as described in the accompanying document. A description of the required easement is attached.

Signature: Angela Baez
Printed Name: Angela Baez
Title: Project Coordinator
Utility Company or District: Austin Water Utility
Date: 05/30/2012

Please return this completed form to:

Name: Chris McComb
Address: PO Box 18058
City/State/Zip: Austin TX 78760



WBC-203



TRANSPORTATION AND NATURAL RESOURCES

STEVEN M. MANILLA, P.E. COUNTY EXECUTIVE

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

EASEMENT REQUIREMENT STATEMENT FOR VACATION OF PROPERTY

An application is being made to Travis County for the vacation of property at 15200 N 114.35 SURV SB (address) and/or 45.5825 ac. out of the LC Cunningham Surv. #60 (legal description) 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

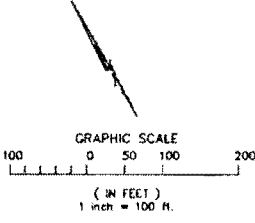
- X- We do not have need for an easement on the property as described in the accompanying document.
- We do have a need for an easement on the property as described in the accompanying document. A description of the required easement is attached.

Signature: Angela Bair
Printed Name: ANGELA BAIR
Title: Project Coordinator
Utility Company or District: Austin Water Utility
Date: 05/30/2012

Please return this completed form to:

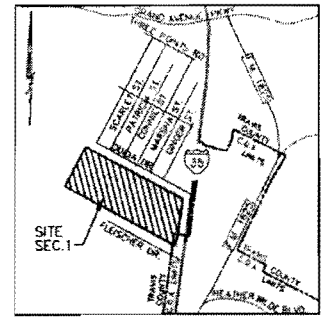
Name: Chris McComb
Address: PO Box 18058
City/State/Zip: Austin TX 78760

# WELLS BRANCH CENTER SUBDIVISION



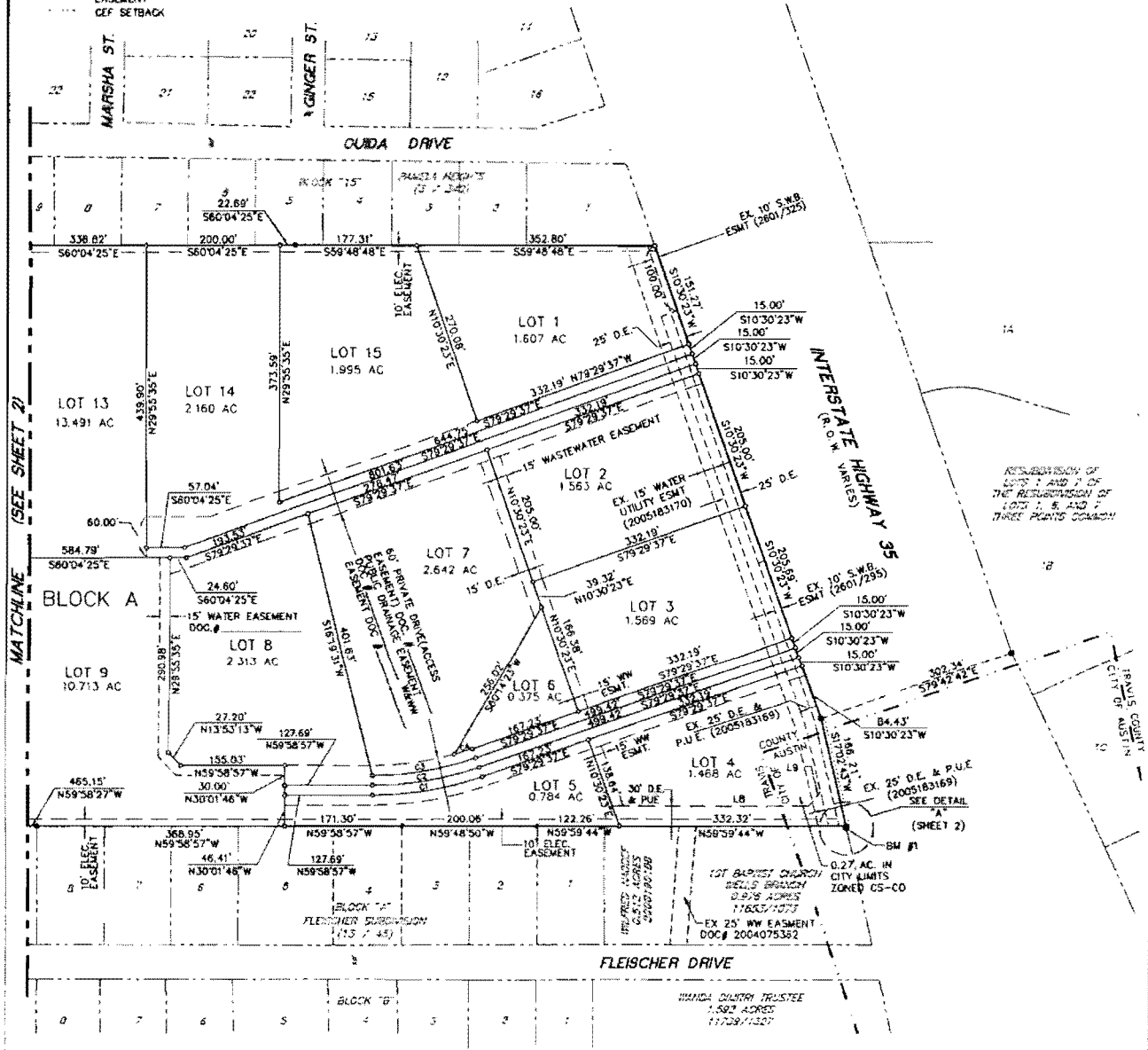
**CURVE DATA TABLE**

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	485.00'	19°30'40"	165.16'	164.36'	N 69°44'17" W
C2	470.00'	19°30'40"	160.05'	159.28'	S 69°44'17" E
C3	455.00'	19°30'40"	154.94'	154.19'	S 69°44'17" E
C4	440.00'	03°39'53"	26.14'	26.14'	N 77°39'41" W



**LEGEND**

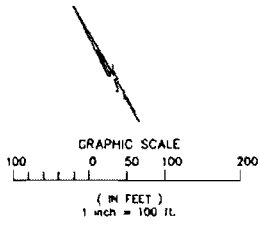
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- IRON ROD FOUND
- IRON ROD SET
- CONCRETE MONUMENT FOUND
- ⊙ BENCHMARK
- - - EASEMENT
- CEF SETBACK



**CONLEY ENGINEERING INC.**  
Civil Engineers Land Planners Development Consultants

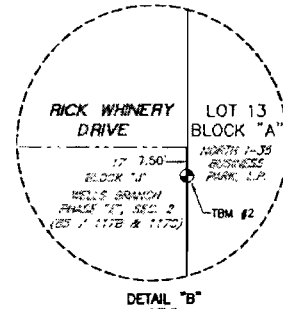
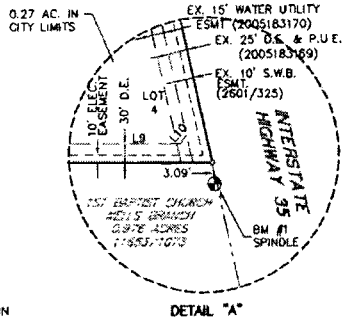
CBJ-04-0087.02.1A

# WELLS BRANCH CENTER SUBDIVISION

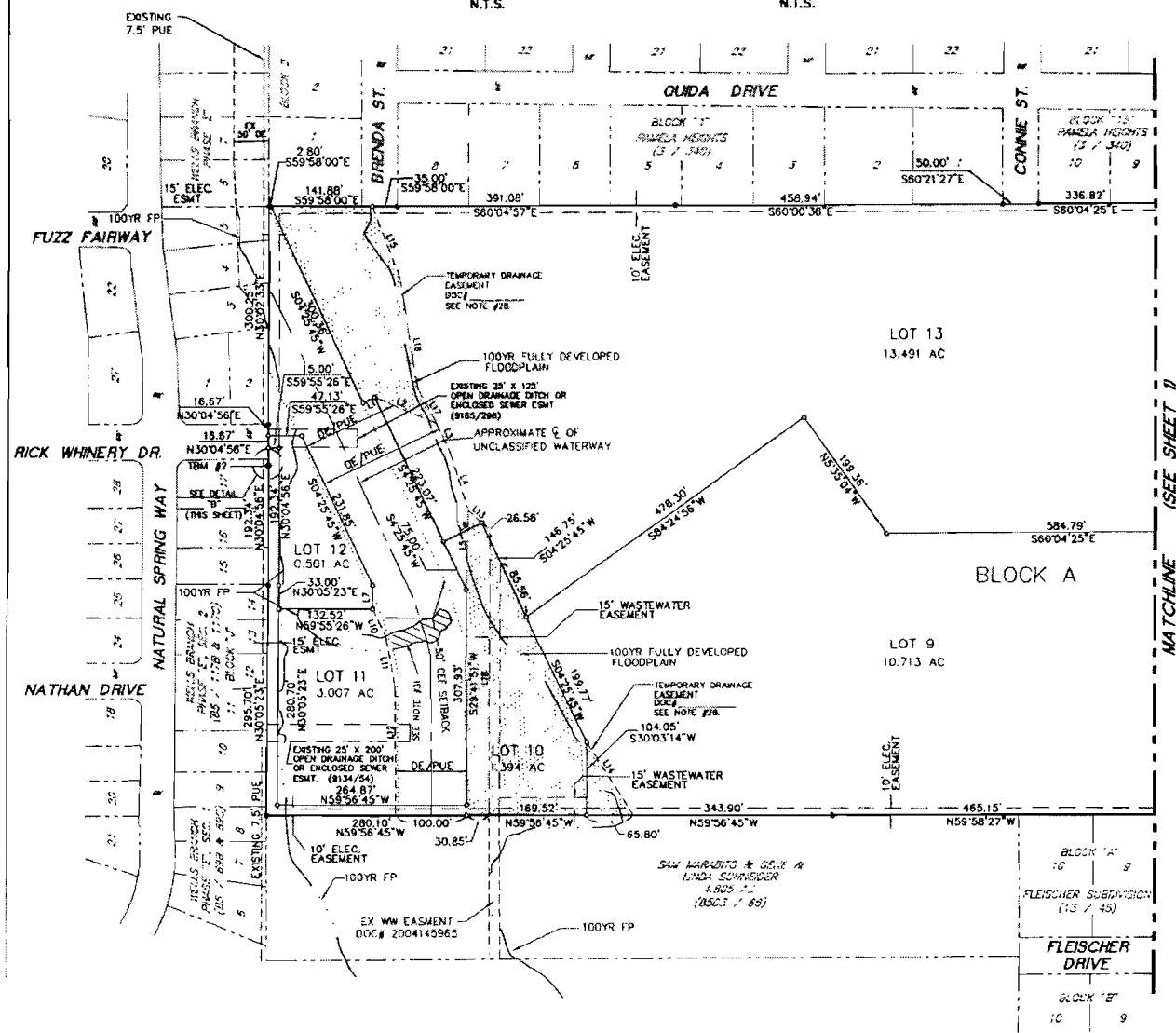


## LEGEND

- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- IRON ROD FOUND
- IRON ROD SET
- CONCRETE MONUMENT FOUND
- BENCHMARK
- EASEMENT
- - - CEF SETBACK
- - - 100 YR FULLY DEVELOPED FLOODPLAIN



NO.	BEARING	DISTANCE
L1	S 85°58'25" E	17.95'
L2	S 37°01'05" E	93.78'
L3	S 53°11' W	49.32'
L4	S 12°31'13" W	79.41'
L5	S 31°19'20" W	111.26'
L6	N 85°34'15" W	60.00'
L7	N 30°04'34" E	33.00'
L8	S 59°59'44" E	288.80'
L9	S 68°31'33" W	27.13'
L10	S 42°54'5" W	42.82'
L11	N 20°17'12" E	74.56'
L12	S 29°41'51" W	183.56'
L13	S 17°19'40" E	23.09'
L14	S 21°51'7" E	123.11'
L15	S 81°7'38" W	103.93'
L16	S 20°35'09" W	155.95'
L17	N 1°52'49" E	55.80'
L18	N 30°05'47" E	392.55'



MATCHLINE (SEE SHEET D)



**CONLEY ENGINEERING INC.**

Civil Engineers      Land Planners      Development Consultants

1301 South Capital of Texas Highway, Bldg. A, Suite 230  
 P.O. Box 162713 Austin, Texas 78716-2713 (512)328-3506  
 TBPE Firm Registration Number F-000277

CBJ-04-0087.02.1A

SHEET 2 OF 4

CASE NO.	CEJ No. 265-29-01
DATE	MAY 2009
	CAD: 2650807FCIR2.dwg

# WELLS BRANCH CENTER SUBDIVISION

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT NORTH 1-35 BUSINESS PARK, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH ITS GENERAL PARTNER, NORTH 1-35 BUSINESS PARK GP, L.L.C, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF 45.58 ACRES OF LAND OUT OF THE L.C. CUNNINGHAM SURVEY NO. 58, CONVEYED TO IT BY DEED RECORDED IN DOC. # 2004075889 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 45.58 ACRES, IN ACCORDANCE WITH THE ATTACHED PLAT AND LOCAL GOVERNMENT CODE CHAPTER 212 TO BE KNOWN AS WELLS BRANCH CENTER SUBDIVISION AND DOES HEREBY DEDICATE TO THE PUBLIC USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON, EXCEPT FOR THE INTERNAL ACCESS EASEMENTS WHICH ARE PRIVATE, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 2010.

NORTH 1-35 BUSINESS PARK, L.P.

BY: NORTH 1-35 BUSINESS PARK GP, L.L.C.  
ITS GENERAL PARTNER

BY:  
WILLIAM D. SCHULTZ, MANAGER  
P. O. BOX 684309  
AUSTIN, TX 78744

BEFORE ME THE UNDERSIGNED AUTHORITY A NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS ON THIS DAY PERSONALLY APPEARED WILLIAM D. SCHULTZ, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2010

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

I, HERMAN CRICHTON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS PLAT COMPLIES WITH TITLE 30 OF THE AUSTIN CODE OF 1981, IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND:

CRICHTON & ASSOCIATES LAND SURVEYING, INC.

HERMAN CRICHTON RPLS. NO. 4048  
107 N. LAMARAS STREET  
ROUND ROCK, TEXAS 78664

DATE

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I PARTICIPATED IN THE PREPARATION OF THE PLAN SUBMITTED HEREWITH, AND THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF, AND THAT TO THE BEST OF MY KNOWLEDGE SAID PLAT COMPLIES WITH TITLE 30 OF THE AUSTIN CITY CODE OF 1981, AS AMENDED, AND ALL OTHER APPLICABLE CODES AND ORDINANCES.

THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON UNLESS OTHERWISE NOTED. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN ACCORDING TO DATA FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL #444300260H DATED SEPTEMBER 26, 2008, FOR CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2010.

CARL CONLEY, P.E., No. 42880  
1301 S. CAP. OF TX. HWY., STE. A-230  
AUSTIN, TEXAS 78746

THIS SUBDIVISION IS LOCATED PARTIALLY WITHIN THE CITY LIMITS OF AUSTIN AND PARTIALLY WITHIN THE 2 MILE EXTRA TERRITORIAL LIMITS OF THE CITY OF AUSTIN ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2010.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010 AD.

GREG GUERNSEY, DIRECTOR  
PLANNING & DEVELOPMENT REVIEW DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010.

BETTY BAKER, CHAIRPERSON SECRETARY

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 OR 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 THE 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 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 PART OF THE DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS  
COUNTY OF TRAVIS:

I, DANA DEBEAUVOR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010, 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 MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010, A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

STATE OF TEXAS  
COUNTY OF TRAVIS:

I, DANA DEBEAUVOR, 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 \_\_\_\_\_, 2010, A.D. AT \_\_\_\_\_ O'Clock \_\_\_\_\_ M., DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010, A.D. AT \_\_\_\_\_ O'Clock \_\_\_\_\_ M. 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 \_\_\_\_\_, 2010, A.D.

DANA DEBEAUVOR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

DEPUTY

CBJ-04-0087.02.1A



CONLEY ENGINEERING INC.

Civil Engineers Land Planners Development Consultants

1301 South Capital of Texas Highway, Bldg. A, Suite 230  
P.O. Box 182713 Austin, Texas 78716-2713. (512)326-3506

TBPE Firm Registration Number F-000277

SHEET 3 OF 4

CASE NO.: CT No. 265-08-01  
DATE: MAY 2009 CAD: 2650802P01R2.dwg

# WELLS BRANCH CENTER SUBDIVISION

**NOTES:**

1. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS, AS PROVIDED BY THE RESTRICTIVE COVENANT BETWEEN THE OWNER AND THE CITY RECORDED AT DOCUMENT NO. 2004156676 OF THE OFFICIAL RECORDS OF TRAVIS COUNTY. WASTEWATER SERVICE MAY BE PROVIDED AS SPECIFIED IN NOTE 2 BELOW.
2. WASTEWATER SERVICE WILL BE OBTAINED FROM THE CITY OF AUSTIN. WASTEWATER SERVICE WILL BE PROVIDED PER THE TERMS AND CONDITIONS OF THE INTERLOCAL AGREEMENT REGARDING THE CITY'S USE OF CERTAIN WELLS BRANCH MUNICIPAL UTILITY DISTRICT WASTEWATER LINES TO PROVIDE INTERIM WASTEWATER SERVICE TO THIS TRACT.
3. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
4. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE AND ELECTRIC EASEMENTS, AS MAY BE NECESSARY, AT POINTS WHERE EASEMENTS CROSS THEIR PROPERTY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
5. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
6. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE THE CITY OF AUSTIN ELECTRIC UTILITY DEPARTMENT WITH AN ELECTRICAL EASEMENT AS REQUIRED AND/OR ACCESS TO AN ELECTRICAL EASEMENT AS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF THE OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRICAL SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 30-5 OF ARTICLE 1 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
7. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THIS ELECTRIC UTILITY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
8. THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 30-5, ARTICLE 1 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE (2003 ED.).
9. PRIOR TO CONSTRUCTION, EXCEPT SINGLE FAMILY OR DUPLEX ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
10. BENCHMARK:
  - #1. B.M. SPINDLE WEST SIDE OF JH-35, APPROX. 3' SOUTH OF THE SOUTH EAST PROPERTY LINE. ELEV. 810.78, CRICHTON AND ASSOCIATES INC. 512-244-3395.
  - #2. B.M. RAILROAD SPIKE PROPERTY LINE, APPROX. 2.5' SOUTH OF RICH WHINERY DRIVE. ELEV. 817.14, CRICHTON AND ASSOCIATES INC. 512-244-3395.
11. NO BUILDING, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY (LOC 30-4-1.2 AND 3).
12. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
13. THE SUBDIVISION WILL BE DEVELOPED, CONSTRUCTED, AND MAINTAINED IN ACCORDANCE WITH LAND DEVELOPMENT CODE CHAPTERS 25 AND 30 AS APPLICABLE.
14. A TRAVIS COUNTY DEVELOPMENT PERMIT SHALL BE OBTAINED PRIOR TO ANY SITE DEVELOPMENT UNLESS THE SITE IS ANNEXED INTO THE CITY OF AUSTIN.
15. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO LOC SECTION 30-5-1B1, AND THE ENVIRONMENTAL CRITERIA MANUAL.
16. THIS PROJECT IS IN THE WALNUT CREEK WATERSHED, WHICH IS CLASSIFIED AS A SUBURBAN WATERSHED.
17. ALL 15 FOOT WIDE DRAINAGE EASEMENTS ARE LIMITED TO ENCLOSED CONDUITS ONLY.
18. DETENTION AND WATER QUALITY, IF REQUIRED, MAY BE DONE ON SITE OR IN SHARED FACILITIES.
19. FISCAL FOR UTILITY IMPROVEMENTS WILL BE IN ACCORDANCE WITH APPROVED CITY OF AUSTIN SERVICE EXTENSION REQUESTS AND WITH THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF AUSTIN, WELLS BRANCH MUNICIPAL UTILITY DISTRICT AND OWNER HAVING AN EFFECTIVE DATE OF JUNE 25, 2004, AS AMENDED FROM TIME TO TIME, AND FOR SO LONG AS IT IS IN FORCE AND EFFECT.
20. OFF STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.
21. LOTS 1-9 AND 13-15 WILL TAKE ACCESS TO I-35 FROM THE PROPOSED ACCESS EASEMENTS, UNLESS ANOTHER ACCESS IS APPROVED BY TxDOT.
22. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% PURSUANT TO LAND DEVELOPMENT CODE 30-5-211.
23. A VARIANCE TO 30-3-191 (ALL NEW SUBDIVISIONS MUST INSTALL SIDEWALKS), 30-2-151 (STREET ALIGNMENT, 30-2-171(A) (ALL LOTS MUST HAVE FRONTAGE ON A PUBLIC ROADWAY), 30-2-158(B) (SUBDIVISION ACCESS STREETS), A VARIANCE TO PREPARE A POST-DEVELOPMENT DRAINAGE PLAN, PREPARE DETAILED CONSTRUCTION PLANS, AND POST FISCAL SURETY, WAS APPROVED WITH THE PRELIMINARY PLAN BY TRAVIS COUNTY COMMISSIONERS COURT ON 8-24-10.

24. THE OWNER, ITS SUCCESSORS AND ASSIGNS, RESERVE THE RIGHT TO INSTALL WATER WELLS FOR USES OTHER THAN DOMESTIC USE (HUMAN CONSUMPTION), INCLUDING WITHOUT LIMITATION RECREATIONAL USES OR IRRIGATION. WATER WELLS, RAINWATER COLLECTION, AND OTHER APPROVED METHODS MAY BE USED AS SUPPLEMENTAL WATER SOURCES.
25. LOTS 1-15 BLOCK 'A' ARE RESTRICTED USES OTHER THAN SINGLE FAMILY OR DUPLEX RESIDENTIAL.
26. THIS PROJECT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
27. MINIMUM FINISHED FLOOR ELEVATIONS ARE AS FOLLOWS.

LOT	MINIMUM ELEVATION
9	812.00
10	813.00
11	817.00
12	816.00
13	817.00

28. TEMPORARY DRAINAGE EASEMENTS SHOWN INCLUDE THE EXISTING 100-YEAR FLOOD-PLAIN LIMITS, BUT WILL BE VACATED WHEN THE SITE PLANS FOR THE ADJOINING LOTS ARE APPROVED AND THE ASSOCIATED DRAINAGE IMPROVEMENTS ARE CONSTRUCTED TO LIMIT THE FLOOD PLAIN TO THE PERMANENT EASEMENTS SHOWN, AND ALL DRAINAGE IMPROVEMENTS ACCEPTED BY THE APPLICABLE REVIEW AGENCIES.
29. PARKLAND FEES WILL BE SATISFIED THROUGH THE RESTRICTIVE COVENANT DOCUMENT NO. 2010020488 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.
30. NO SITE PLAN ON LOTS WITHIN THIS SUBDIVISION CAN RECEIVE TRAVIS COUNTY AND/OR CITY OF AUSTIN APPROVAL UNLESS THE REQUESTED DRIVEWAY(S), DETENTION POND AND WATER QUALITY POND ARE PLANNED EITHER ON-SITE WITHIN THE SAME LOT OR WITHIN THE EASEMENTS DESCRIBED AS "COMMON AREA" FOR THE COMMON USE AS DESCRIBED IN THE DECLARATION OF THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DOCUMENT # \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.
31. THAT PORTION OF THE EXISTING BERM WITHIN THE LIMITS OF THE CRITICAL ENVIRONMENTAL FEATURE (CEF) MAY BE REMOVED WITH THE LEAST AMOUNT OF DISTURBANCE TO THE CEF SETBACK AND ALL DISTURBANCE NECESSARY FOR REMOVAL OF THE BERM WILL BE REVEGETATED WITH NATIVE PLANTING AND SEEDING PURSUANT TO CITY OF AUSTIN SPECIFICATION 809S. ALL OTHER ACTIVITIES WITHIN THE CEF BUFFER OTHER THAN THIS BERM REMOVAL AND RESTORATION MUST COMPLY WITH SECTION 25-6-281(C)(2). THIS SECTION STATES THAT THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE GREATEST EXTENT PRACTICABLE. CONSTRUCTION IS PROHIBITED AND WASTEWATER DISPOSAL AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED IN THE CEF BUFFER ZONE. UTILITY LINES MAY CROSS THE CEF BUFFER ZONE WITH APPROVAL FROM THE DIRECTOR OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
32. TRANSFER OF IMPERVIOUS COVER FROM THE CRITICAL ENVIRONMENTAL FEATURE SETBACK AREA ON LOT 11 SHALL BE AS FOLLOWS IN ACCORDANCE WITH LOC 30-5-395(A)(5):

GROSS CEF AREA = 77,938 SF (1.789 AC.)	
AREA AVAILABLE FOR TRANSFER = 1.789 AC. X 20,000 SF/AC. = 35,780 SF	
RECEIVING TRACT	AREA TRANSFERRED
LOT 1, BLOCK A	7000 SF
LOT 2, BLOCK A	6808 SF
LOT 3, BLOCK A	6833 SF
LOT 8, BLOCK A	5413 SF
LOT 14, BLOCK A	5035 SF
LOT 15, BLOCK A	4889 SF
<b>TOTAL</b>	<b>35,780 SF</b>

33. DEVELOPMENT ON LOTS 10, 11 AND 12 SHALL BE LIMITED TO IMPROVEMENTS THAT DO NOT REQUIRE WATER AND WASTEWATER SERVICE OR CERTIFICATES OF OCCUPANCY UNLESS OTHERWISE APPROVED BY AUSTIN WATER UTILITY.
34. THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAN ARE FOR THE PURPOSE OF CONSTRUCTION OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APURTENANCES, NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY AUSTIN WATER UTILITY.
35. DRAINAGE LOT ACCESS EASEMENT MAY ONLY BE VACATED AFTER APPROVAL BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
36. A SUBDIVISION CONSTRUCTION AGREEMENT HAS BEEN RECORDED IN DOC. \_\_\_\_\_ AS PART OF THE FINAL PLAT APPROVAL FOR THIS SUBDIVISION REGARDING CONSTRUCTION OF SHARED ACCESS DRIVES AND SHARED DRAINAGE IMPROVEMENTS.

**LOT USE TABLE**

LOT(S)	BLOCK	USE
1-4	A	COMMERCIAL
5-6	A	DRAINAGE/NO FACILITIES/COMMERCIAL
7-9	A	COMMERCIAL
10	A	DRAINAGE/NO FACILITIES/COMMERCIAL
11	A	DRAINAGE/AMENITY LOT/COMMERCIAL
12	A	DRAINAGE/AMENITY LOT/COMMERCIAL
13-15	A	COMMERCIAL

**LOT USE SUMMARY**

SITE AREA	45.5825 ACRES
NUMBER OF LOTS	15
DENSITY	0.3291 LOTS / ACRE

**RELATED LOT USE NOTES:**

- A. AS USED IN THIS LOT USE TABLE, THE TERM "COMMERCIAL" INCLUDES, BUT IS NOT LIMITED TO, RETAIL, OFFICE, INDUSTRIAL, MULTI-FAMILY, TOWNHOME, CONDOMINIUM, OUTDOOR ENTERTAINMENT, AND OUTDOOR SPORTS AND RECREATION USES.
- B. LOTS 10, 11 AND/OR 12 BLOCK 'A', MAY BE USED FOR COMMERCIAL PURPOSES IF INCLUDED IN A UNIFIED SITE PLAN WITH OTHER COMMERCIAL USE LOTS.

CBJ-04-0087.02.1A



**CONLEY ENGINEERING INC.**

Civil Engineers      Land Planners      Development Consultants

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P.O. Box 162713 Austin, Texas 78716-2713. (512)328-3506  
ISPE Firm Registration Number F-000277

SHEET 4 OF 4

CASE NO.	CEI No.: 263-08-01
DATE: MAY 2009	CADD: 2630809P0142.dwg

- LEGEND
- 1/2" NEAR FOUND (OR AS NOTED)
  - 1/2" NEAR WITH "CONCRETE" CAP FOUND
  - 1/2" NEAR WITH "CONCRETE" CAP SET
  - 1/2" IRON PIPE FOUND
  - CONC. HOUSING SIGN FOUND
  - 1/2" NEAR WITH PLASTIC CAP FOUND
  - CALCULATED POINT
  - CONTROL POINT/BENCHMARK LOCATION
  - P.U.E PUBLIC UTILITY EASEMENT
  - D.D. CHANNEL DITCH
  - W.U.E WATER UTILITY EASEMENT
  - T.A.C.E TELEPHONE & COMMUNICATION EASEMENT
  - S.S.F OPEN DRAINAGE DITCH, ENCLOSED STORM SEWER EASEMENT
  - ( ) RECORDS INFORMATION
- (PLAT) PER WELLS BRANCH SUBDIVISION D.D. 201200187

THIS IS A SURFACE DRAWING

CHAPARRAL CONTROL POINT "TRAIL" AT ALUMINUM DISK SET IN CONCRETE

SURFACE COORDINATES:  
 N: 0312718.83  
 E: 3134612.24

TEXAS CENTRAL TIME STATE PLAIN COORDINATES  
 N: 10136083.27  
 E: 21356176.88

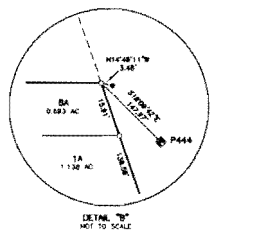
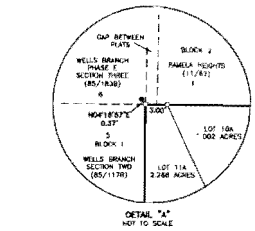
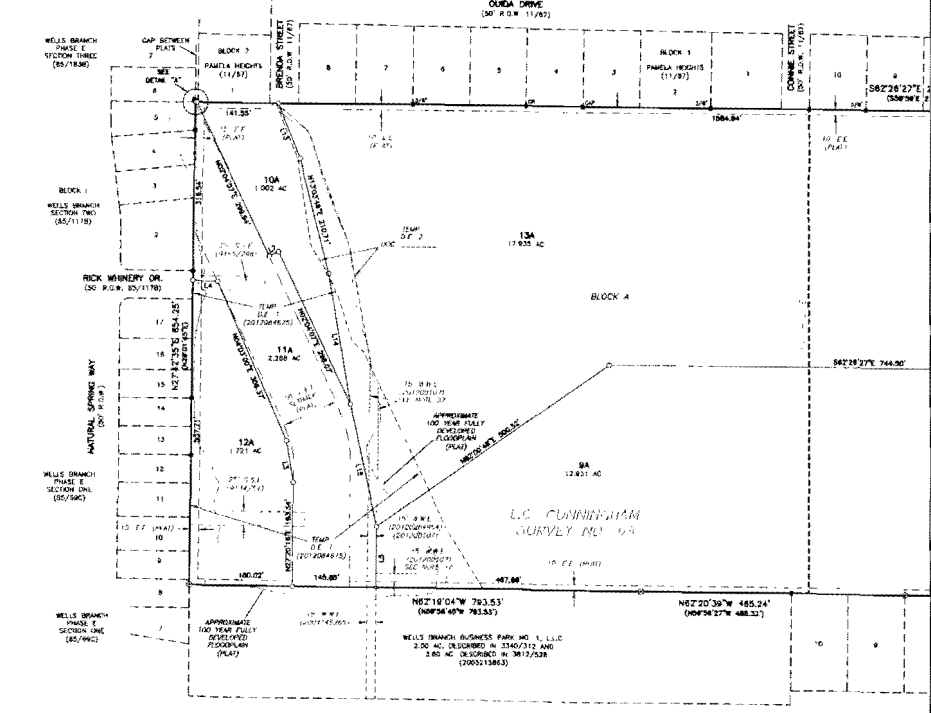
ELEVATION = 822.18  
 VELOCITY OFFSET NAVD 83 (0.000 00)

CHANGING SCALE FACTOR = 0.9999998  
 (FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000100182  
 (FOR GRID TO SURFACE CONVERSION)

SCALE: AS SHOWN  
 TYPICAL CENTER POINT 4.252  
 THICK MODEL 0.122527

## WELLS BRANCH CENTER SUBDIVISION AMENDED PLAT



**Chaparral**  
 Professional Land Surveying, Inc.  
 Surveying and Mapping  
 3500 Macdon Lane  
 Austin, Texas 78724  
 512-443-1724

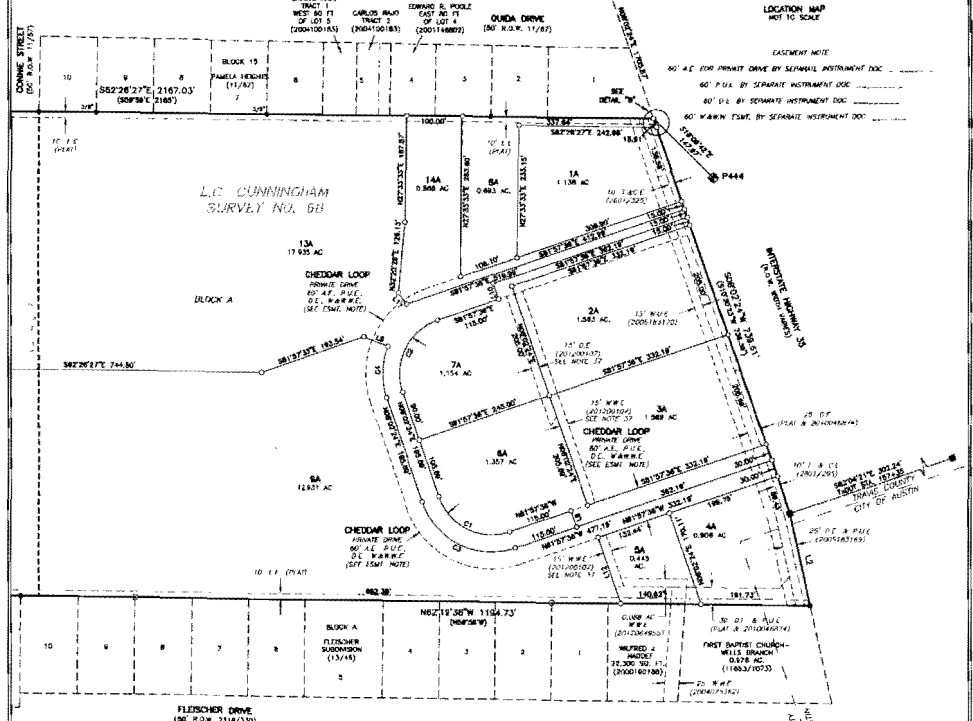
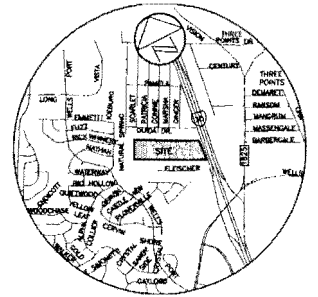
PROJECT NO.: 813-001  
 DRAWING NO.: 813-001-PL1  
 PLOT DATE: 06/05/12  
 PLOT SCALE: 1" = 100'  
 DRAWN BY: JCB  
 SHEET: D2 OF D4

CRJ-2012-0020.0A

## WELLS BRANCH CENTER SUBDIVISION AMENDED PLAT

LOT SUMMARY TABLE

NO. OF LOTS:	14
TOTAL LOT AREA:	43.962 AC.
TOTAL E.O.W. AREA:	0 AC.
NO. OF RESIDENTIAL LOTS:	0



LINE TABLE

NO.	BEARING	LENGTH (FEET)	(DEGREES)
L2	S14°29'42"W	188.21	(177°02'47" 188.21)
L3	N17°55'37"E	74.55	
L4	N86°17'04"W	43.41	
L5	N07°44'00"E	102.44	
L7	N88°17'03"W	17.85	
L8	N08°02'23"E	30.00	
L9	N41°12'45"W	45.18	
L10	N08°02'23"E	30.00	
L11	N08°24'16"W	24.97	
L12	N08°02'23"E	122.88	
L13	S00°36'23"W	104.34	
L14	S17°42'07"W	234.48	
L15	S12°09'31"W	220.88	

CURVE TABLE

NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	80°00'00"	100.00	100.00	157.08	141.42	S38°52'36"E
C2	80°00'00"	100.00	100.00	157.08	141.42	S53°02'24"W
C3	80°00'00"	130.00	130.00	204.20	183.89	S38°52'36"E
C4	42°44'30"	130.00	46.20	92.45	80.92	S07°24'59"W



**Chaparral**  
 Professional Land Surveying, Inc.  
 Surveying and Mapping  
 3500 Macdon Lane  
 Austin, Texas 78724  
 512-443-1724

PROJECT NO.: 813-001  
 DRAWING NO.: 813-001-PL1  
 PLOT DATE: 06/05/12  
 PLOT SCALE: 1" = 100'  
 DRAWN BY: JCB  
 SHEET: 01 OF 04

CRJ-2012-0020.0A

# WELLS BRANCH CENTER SUBDIVISION AMENDED PLAT

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT NORTH 1-35 BUSINESS PARK, L.P., BEING OWNER OF LOTS 1-15, BLOCK 4 OF WELLS BRANCH CENTER SUBDIVISION A SUBDIVISION OF RECORDS IN DOCUMENT NO. 200100497 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, COMPLETED BY GLENN D. HEDGECOCK IN DOCUMENT NO. 200425589 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

DO HEREBY AMEND SAID PLAT, CONSISTING OF 43.50 ACRES PURSUANT TO CHAPTER 211.016 OF THE TEXAS LOCAL GOVERNMENT CODE, FOR THE SOLE PURPOSE OF RELOCATING EDWARDS LOT LINES, IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

WELLS BRANCH CENTER SUBDIVISION AMENDED PLAT

AND DO HEREBY CONSENT TO THE PUBLIC USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE CREATED AND NOT RELEASED.

WITNESS MY HAND THIS 6th DAY OF June 2012, A.D.

NORTH 1-35 BUSINESS PARK, L.P.  
ITS GENERAL MANAGER  
BY: *[Signature]* 6/6/12  
GLENN D. HEDGECOCK, MANAGER  
P.O. BOX 86300  
AUSTIN, TEXAS 78744

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM D. SOKELTZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ADMITTED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF MY OFFICE THIS 6th DAY OF June 2012, A.D.

NOTARY PUBLIC STATE OF TEXAS  
BY: *[Signature]*  
PROVIDED NAME: *[Signature]*  
COMMISSION EXPIRES: 08/26/13  
W.D. SOKELTZ  
NOTARY PUBLIC  
STATE OF TEXAS  
COMMISSION NO. 0041918

SURVEYOR'S CERTIFICATION

I, ROBERT C. WATTS, JR., AN AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PROVISIONS OF TITLE 30 OF THE AUSTIN CITY CODE OF 1981 AS AMENDED, AS TRUE AND CORRECT AND WAS PREPARED FROM AN ACCURATE SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION, MADE IN THE ORIGINAL JANUARY 8, 2012.

*[Signature]* 6-5-12  
ROBERT C. WATTS, JR., P.E., S.L.S. 4926  
SURVEYING BY  
COMMERCIAL PROFESSIONAL LAND SURVEYING, INC.  
15000 MOGALL LANE  
AUSTIN, TEXAS 78744  
(512) 443-1124  
ENGINEER'S CERTIFICATION



I, CHRISTOPHER MCCORMACK, AN AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS PREPARED FROM AN ENGINEERING SURVEY AND COMPLIES WITH THE ENGINEERING RELATED PROVISIONS OF TITLE 30 OF THE AUSTIN CITY CODE OF 1981 AS AMENDED AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON AND PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 480602004N DATED SEPTEMBER 26, 2006, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

*[Signature]* 6-6-12  
CHRISTOPHER MCCORMACK, P.E.  
ENGINEERING BY  
CHRISTOPHER MCCORMACK, P.E. NO. 80443  
AEC DESIGN GROUP, INC.  
TEAS REGISTERED ENGINEERING FIRM NO. 1106  
AUSTIN, TEXAS 78780  
PO BOX 19200  
(512) 365-2911



THIS SUBDIVISION PLAT IS LOCATED PARTIALLY WITHIN THE CITY LIMITS OF THE CITY OF AUSTIN AND PARTIALLY WITHIN THE 2 MILE EXTENDED JURISDICTIONAL LIMITS OF THE CITY OF AUSTIN. THIS

DATE: \_\_\_\_\_ 20\_\_

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING & DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

ONE COPIES TO DIRECTOR PLANNING & DEVELOPMENT REVIEW

APPROVED, ACCEPTED, AND AUTHORIZED FOR RECORD UNDER SECTION 36-2-2(a)(1)(2), AUSTIN/TRAVIS COUNTY SUBDIVISION REGULATIONS, BY THE COUNTY CLERK, TRANSCRIPTION AND NATURAL RESOURCES, TRAVIS COUNTY, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

TRAVIS MAPPING & COUNTY EXECUTIVE TRANSCRIPTION AND NATURAL RESOURCES

**Chaparal**  
Professional Land Surveying, Inc.  
3500 McCall Lane  
Austin, Texas 78744  
512-443-1724

PROJECT NO.: 013-001  
DRAWING NO.: 013-001-011  
PLAT DATE: 06/05/12  
TOTAL SQUARE FEET: 100  
DRAWN BY: JDB  
SHEET 03 OF 04

C87-2012-0020-0A

# WELLS BRANCH CENTER SUBDIVISION AMENDED PLAT

NOTES:

- NO LOT SHALL BE OCCUPIED UNTIL THE SUBDIVISION IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS, AS PROVIDED BY THE RESTRICTIVE COVENANT BETWEEN THE OWNER AND THE CITY RECORDED AT DOCUMENT NO. 200100497 OF THE OFFICIAL RECORDS OF TRAVIS COUNTY. WASTEWATER SERVICE MAY BE PROVIDED AS SPECIFIED IN NOTE 3 BELOW.
- WASTEWATER SERVICE WILL BE OBTAINED FROM THE CITY OF AUSTIN. WASTEWATER SERVICE WILL BE PROVIDED PER THE TERMS AND CONDITIONS OF THE INTERLOCAL AGREEMENT REGARDING THE CITY'S USE OF CERTAIN WELLS BRANCH MANHOLE UTILITY DRAINAGE WASTEWATER LINES TO PROVIDE WASTEWATER SERVICE TO THE TRACT.
- THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE AND ELECTRIC EASEMENTS, AS MAY BE NECESSARY, AT POINTS WHERE EASEMENTS CROSS THEIR PROPERTY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- THE OWNER OF THE SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REGULATIONS OF THE CITY OF AUSTIN. THE OWNER UNDERTAKES AND ACKNOWLEDGES THAT PLAT VIOLATION OR VIOLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REGULATIONS.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE THE CITY OF AUSTIN ELECTRIC UTILITY DEPARTMENT WITH THE ELECTRICAL EASEMENT AS REQUIRED AND FOR ACCESS TO AN EXISTING EASEMENT AS REQUIRED. IN ADDITION TO THOSE INDICATED FOR THE INSTALLATION AND Ongoing MAINTENANCE OF THE OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES, THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRICAL SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 30-5 OF ARTICLE 1 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION AND TREE PROTECTION FOR ALL UTILITY WORK REQUIRED TO PROVIDE ELECTRICAL SERVICE TO THE PROJECT. THIS ELECTRICAL UTILITY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- THE ELECTRIC UTILITY HAS THE RIGHT TO PROBE AND/OR MAKE TRENCH, SHIMMERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE UTILITY WILL RETURN ALL TREE WORK IN COMPLIANCE WITH CHAPTER 30-5 ARTICLE 1 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, (2003 ED.)
- PRIOR TO CONSTRUCTION, EXCEPT SINGLE FAMILY OR DUPLEX ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PLAN MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- NO USE:
- NO BUILDING, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY PER CHAPTERS 20-1-1, 2, 3, 4 AND 5.
- PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. MANUAL REVIEW SHALL BE HELD TO THE HIGHEST EXISTING AT UNDERDEVELOPED STATUS BY PUBLISHING OF OTHER APPROVED METHODS.
- THE SUBDIVISION WILL BE DEVELOPED, CONSTRUCTED, AND MAINTAINED IN ACCORDANCE WITH LAND DEVELOPMENT CODE CHAPTERS 25 AND 30 AS APPLICABLE.
- A TRAVIS COUNTY DEVELOPMENT PERMIT SHALL BE OBTAINED PRIOR TO ANY SITE DEVELOPMENT UNLESS THE SITE IS UNDEVELOPED BY THE CITY OF AUSTIN.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO LDC SECTION 30-5-1, AND THE ENVIRONMENTAL CRITERIA MANUAL.
- THIS PROJECT IS IN THE BALUAT CREEK WATERSHED, WHICH IS CLASSIFIED AS A SUBURBAN WATERSHED.
- ALL 15 FOOT WIDE DRAINAGE EASEMENTS ARE LIMITED TO DRAINAGE CHANNELS ONLY.
- DEFENTION AND WATER QUALITY, IF REQUIRED, MAY BE DONE ON SITE OR IN SHARED FACILITIES.
- FISCAL FOR UTILITY IMPROVEMENTS WILL BE IN ACCORDANCE WITH APPROVED CITY OF AUSTIN SERVICE EXTENSION SCHEDULES AND WITH THE FISCAL AGREEMENT BETWEEN AUSTIN, WELLS BRANCH MANHOLE UTILITY DISTRICT AND OWNER DATED AN EFFECTIVE DATE OF JUNE 23, 2004, AS AMENDED FROM THE 10, 15 AND 20 PER 30 LONG 15 FT 10 FT FORCE AND 50:10:1.
- OFF STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.
- LOTS 1A-8A AND 13A-14A WILL HAVE ACCESS TO 1-30 FROM THE PROPOSED ACCESS EASEMENTS, UNLESS ANOTHER ACCESS IS APPROVED BY TADOT.
- WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% PURSUANT TO LAND DEVELOPMENT CODE 30-5-21L.
- A VARIANCE TO 30-5-1-1E (ALL NEW SUBDIVISIONS MUST INSTALL SLOPEWAYS) 30-5-1-1B (STREET ALIGNMENT), 30-5-1-1C (ALL LOTS MUST HAVE FRONTAGE ON A PUBLIC HIGHWAY), 30-5-1-1D (DRAINAGE ACCESS STREET), A VARIANCE TO PREPARE A POST-DEVELOPMENT DRAINAGE PLAN, PREPARE DETAILED CONSTRUCTION PLANS, AND POST FISCAL SECURITY, WAS APPROVED WITH THE PRELIMINARY PLAN BY TRAVIS COUNTY COMMISSIONS COURT ON 8-24-10.
- THE OWNER, HIS SUCCESSORS AND ASSIGNS, RESERVE THE RIGHT TO INSTALL WATER WELLS FOR USES OTHER THAN DOMESTIC USE (SHOWN CONCEPTS), INCLUDING BUT NOT LIMITED TO RECREATIONAL, LIVES OR PRODUCTION, WATER WELLS, RAINWATER COLLECTION, AND OTHER APPROVED METHODS MAY BE USED AS SUPPLEMENTAL WATER SOURCES.
- LOTS 1A-14A BLOCK 4 ARE RESTRICTED TO USES OTHER THAN SINGLE FAMILY OR DUPLEX RESIDENTIAL.
- THIS PROJECT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- MINIMUM FINISHED FLOOR ELEVATIONS ARE AS FOLLOWS:

LOT USE TABLE

LOT#	BLOCK	USE
1A-4A	A	COMMERCIAL
5A	A	DRAINAGE/NO FACILITIES
6A-8A	A	COMMERCIAL
10A	A	DRAINAGE/NO FACILITIES/COMMERCIAL
11A	A	DRAINAGE/FAMILY LOT/COMMERCIAL
12A	A	DRAINAGE/FAMILY LOT/COMMERCIAL
13A-14A	A	COMMERCIAL

LOT USE SUMMARY

SITE AREA	ACRES
NUMBER OF LOTS	14
DENSITY	0.2697 LOTS/ACRE

RELATED LOT USE NOTES

- AS USED IN THIS LOT USE TABLE, THE TERM "COMMERCIAL" INCLUDES, BUT IS NOT LIMITED TO, RETAIL, OFFICE, INDUSTRIAL, MULTI-FAMILY, TOWNHOME, CONDOMINIUM, OUTDOOR ENTERTAINMENT, AND OUTDOOR SPORTS AND RECREATION USES.
- LOTS 10A, 11A AND/OR 13A BLOCK 4, MAY BE USED FOR COMMERCIAL PURPOSES IF INCLUDED IN A URBAN SITE PLAN WITH OTHER COMMERCIAL USE LOTS, SUBJECT TO NOTE 33.
- THE PLATTED EASEMENTS REFERENCED BY THIS NOTE SHALL BE VACATED BY SEPARATE INSTRUMENT.

LOT MINIMUM ELEVATION

8A	812.00
10A	N/A (DRAINAGE EASEMENT LOT)
11A	N/A (DRAINAGE EASEMENT LOT)
12A	816.00
13A	815.00

- TEMPORARY DRAINAGE EASEMENTS SHOWN INCLUDE THE EXISTING 100-YEAR FLOODPLAIN LIMITS, BUT WILL BE VACATED WHEN THE SITE PLANS FOR THE ADJOINING LOTS ARE APPROVED AND THE ASSOCIATED DRAINAGE IMPROVEMENTS ARE COMPLETED TO LIMIT THE FLOOD PLAIN TO THE PERMANENT EASEMENTS SHOWN, AND ALL DRAINAGE IMPROVEMENTS ACCEPTED BY THE APPLICABLE REVIEW AGENCIES.
- PANELAND 1435 WILL BE SATISFIED THROUGH THE RESTRICTIVE COVENANT DOCUMENT NO. 200100498 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.
- NO SITE PLAN ON LOTS WITHIN THIS SUBDIVISION CAN RECEIVE TRAVIS COUNTY AND/OR CITY OF AUSTIN APPROVAL UNLESS THE REQUESTS (UNWARRANTED), DEFENTION POOL AND WATER QUALITY POOL ARE PLANNED WITHIN THE SAME LOT OR ON THE DECLARATION OF THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DOCUMENT # 200100498 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY REQUIRES MAINTENANCE OF ANY SUCH FACILITY BY THE PROPERTY OWNERS ASSOCIATION OR BY THE OWNER OF A LOT IN THE SUBDIVISION.
- THAT PORTION OF THE EXISTING BERM WITHIN THE LIMITS OF THE CRITICAL ENVIRONMENTAL FEATURE SETBACK MAY BE REMOVED WITH THE LEAST AMOUNT OF OBSTRUCTION TO THE CITY SETBACK AND ALL OBSTRUCTION NECESSARY FOR REMEDIATION OF THE BERM BE RECONSTRUCTED WITHIN THE SETBACK AND BEING PURSUANT TO CITY OF AUSTIN SPECIFICATION BOOKS. ALL OTHER ACTIVITIES WITHIN THE CITY SETBACK OTHER THAN THIS BERM REMOVAL, AND RESTORATION MUST COMPLY WITH SECTION 25-8-2(a)(2)(2). THIS SECTION STATES THAT THE NATURAL VEGETATIVE COVER MUST BE RESTORED TO THE GREATEST EXTENT PRACTICABLE. CONSTRUCTION IS PROHIBITED AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED IN THE CITY BUFFER ZONE. UTILITY LINES MAY CROSS THE CITY BUFFER ZONE WITH APPROVAL FROM THE DIRECTOR OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.

PROJECT NO.: 013-001  
DRAWING NO.: 013-001-011  
PLAT DATE: 06/05/12  
TOTAL SQUARE FEET: 100  
DRAWN BY: JDB  
SHEET 04 OF 04

**Chaparal**  
Professional Land Surveying, Inc.  
3500 McCall Lane  
Austin, Texas 78744  
512-443-1724

C87-2012-0020-0A



**TRANSPORTATION AND NATURAL RESOURCES**

*Steven M. Manilla, P.E., County Executive*

411 West 13th Street  
Executive Office Building  
P.O. Box 1748  
Austin, Texas 78767  
tel 512-854-9383  
fax 512-854-4649

**AFFIDAVIT OF POSTING**

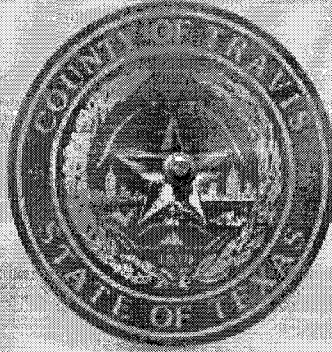
**TO: County Judge  
County Commissioners  
Travis County, Texas**

A Public Notice of Vacation of three 15' wide public utility easements and one 15' wide drainage easement sign was posted on June 25, 2012, on the westerly side of IH 35 in front of the Wells Branch Center Subdivision at a point as near as practical to the area being vacated, and was also posted at the Travis County Courthouse.

CERTIFIED THIS THE 25 DAY OF June, 2012.

SIGNATURE: Jaime Garcia  
NAME (PRINT): Jaime Garcia  
TITLE: TNR/IR&B Supervisor





# **NOTICE OF PUBLIC HEARING**

**JULY 17, 2012 AT 9:00 AM**

**PUBLIC UTILITY AND DRAINAGE  
DRAINAGE EASEMENTS VACATION**

**TO APPROVE THE VACATION OF THREE 15 FOOT  
WIDE PUBLIC UTILITY EASEMENTS AND A 15  
FOOT WIDE DRAINAGE EASEMENT LOCATED OVER  
AND ACROSS LOTS 2, 3, 4, 7, AND 10, BLOCK A  
OF THE WELLS BRANCH SUBDIVISION—PRECINCT TWO**

**AT THE TRAVIS COUNTY  
COMMISSIONERS COURTROOM  
314 WEST 11th STREET  
(FIRST FLOOR), AUSTIN**

**FOR MORE INFORMATION CALL 854-9383**



## NOTICE OF PUBLIC HEARING

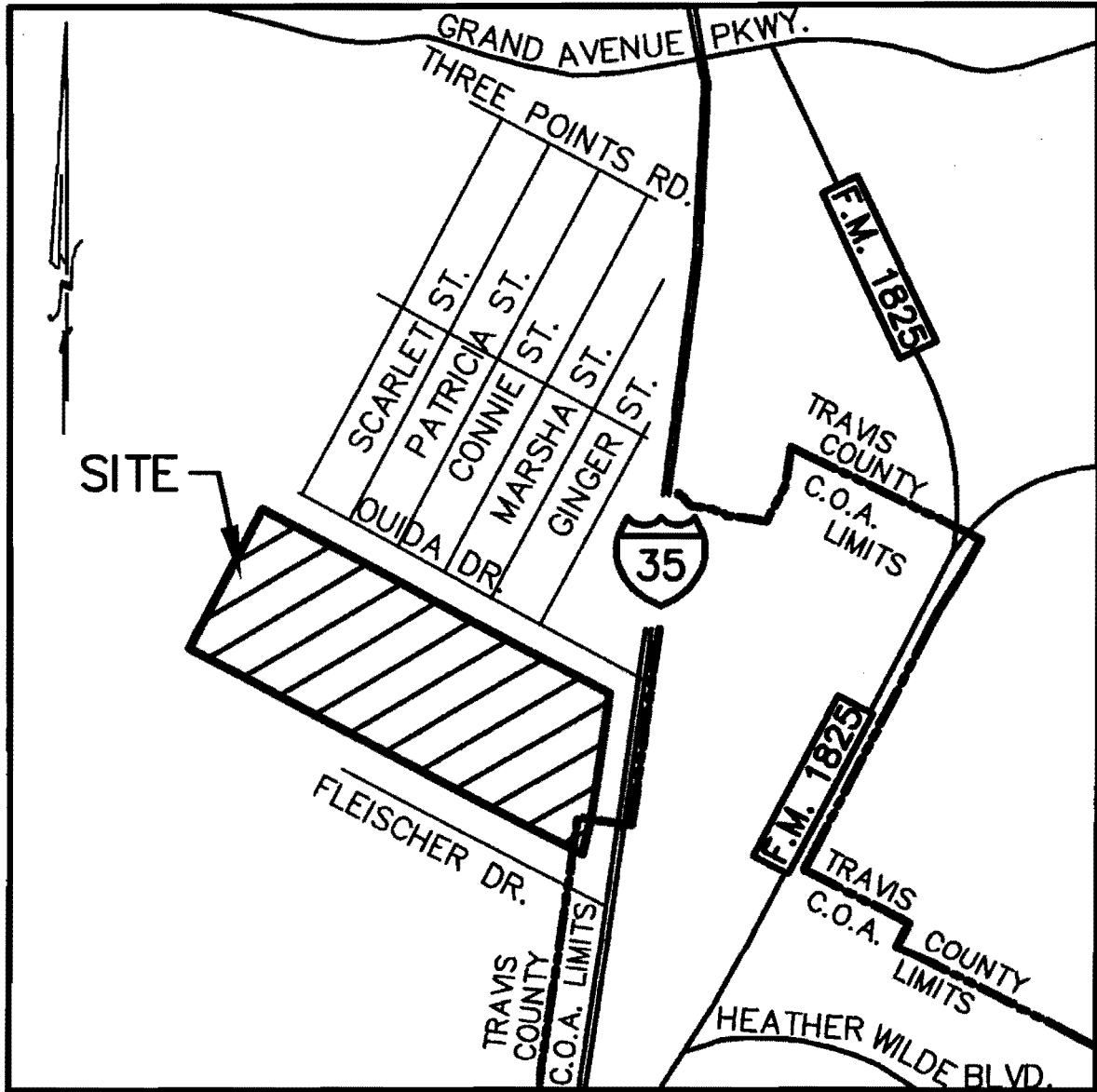
JULY 17, 2012 AT 9:00 AM

PUBLIC UTILITY AND DRAINAGE  
DRAINAGE EASEMENTS VACATION

TO APPROVE THE VACATION OF THREE 15 FOOT  
WIDE PUBLIC UTILITY EASEMENTS AND A 15  
FOOT WIDE DRAINAGE EASEMENT LOCATED OVER  
AND ACROSS LOTS 2, 3, 4, 7, AND 10, BLOCK A  
OF THE WELLS BRANCH SUBDIVISION—PRECINCT TWO

AT THE TRAVIS COUNTY  
COMMISSIONERS COURTROOM  
314 WEST 11TH STREET  
(FIRST FLOOR) AUSTIN

FOR MORE INFORMATION CALL 654-2383



LOCATION MAP  
SCALE = NTS

# PRECINCT MAP

