

**Travis County Commissioners Court Agenda Request**

Meeting Date: July 17, 2012

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

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

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

Sponsoring Court Member: Commissioner Huber, Precinct Three

AGENDA LANGUAGE: Approve setting a public hearing on Tuesday, August 14, 2012 to receive comments regarding a request to authorize the filing of an instrument to vacate two five foot wide drainage easements located along the common lot line of Lots 2 and 3, Block 40 of Austin Lake Hills, Section One – Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

TNR staff has received a request to vacate two five foot wide drainage easements located along the common lot line of Lots 2 and 3, Block 40 of Austin Lake Hills, Section One. The easements are dedicated per plat note more specifically stated as a public utility easement and drainage easement. The subject lots are located at the corner of Lancer Lane (aka Granada Way per the original plat) and Saracen Road, two streets maintained by Travis County.

Professional engineer Kim Geary has stated that:

"...by vacating the drainage easements, as described on the enclosed survey and Exhibit A (metes and bounds description), no adverse or harmful events could occur. The drainage easements were written into the plat notes and have never been in use. Storm water flows to the drainage ditches along the streets."

After review of the submitted request and recommendation, staff has no objections to this vacation request. Staff foresees no opposition to this request.

STAFF RECOMMENDATIONS:

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

7/3
Confirmed
7/3

ISSUES AND OPPORTUNITIES:

According to the request letter the the septic system on this property is being replaced for a "change of use" case. A new system cannot be installed until these easements are abandoned.

FISCAL IMPACT AND SOURCE OF FUNDING:

None.

ATTACHMENTS/EXHIBITS:

- Order of Vacation
- Field Notes and Sketch
- Request/Engineer's Letter
- Sketches and pictures
- Maps

REQUIRED AUTHORIZATIONS:

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

CC:

Stacey Scheffel	Program Manager	TNR Permits	854-7565

SM:AB:ps

1101 - Development Services - Austin Lake Hills, Section One

COPY

ORDER OF VACATION

STATE OF TEXAS §

COUNTY OF TRAVIS §

WHEREAS, the property owner requests the vacation of two five foot wide drainage easements located along the common lot line of Lots 2 and 3, Block 40 of Austin Lake Hills, Section One as recorded at Volume 12, Page 61 of the Real Property Records of Travis County, Texas;

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

WHEREAS, Travis County staff has stated that there are no objections to the vacation of the drainage easements as described in the attached field notes and sketch;

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

WHEREAS, the required public notice was posted and the Travis County Commissioners Court held a public hearing on August 14, 2012 to consider the proposed action; and

NOW, THEREFORE, by unanimous vote, the Commissioners Court of Travis County, Texas, orders that the two five foot wide drainage easements located along the common lot line of Lots 2 and 3, Block 40 of Austin Lake Hills, Section One, as shown on the attached sketch and described in the attached field notes, are hereby vacated.

ORDERED THIS THE _____ DAY OF _____ 2012.

SAMUEL T. BISCOE, COUNTY JUDGE

COMMISSIONER RON DAVIS
PRECINCT ONE

COMMISSIONER SARAH ECKHARDT
PRECINCT TWO

COMMISSIONER KAREN HUBER
PRECINCT THREE

COMMISSIONER MARGARET GOMEZ
PRECINCT FOUR

FIELD NOTES

FIELD NOTES FOR 1,393 SQUARE FEET OF LAND OUT OF THE H.S. WHITEHEAD SURVEY NO. 43, TRAVIS COUNTY, TEXAS; BEING A PORTION OF LOTS 2 AND 3, BLOCK 40, AUSTIN LAKE HILLS, SECTION ONE, A SUBDIVISION AS RECORDED IN BOOK 12, PAGE 61 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1,393 SQUARE FEET OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for POINT OF REFERENCE at a ½" iron rod found on the westerly right-of-way line of Saracen Road, at the most easterly north corner of the above described Lot 3, Block 40, Austin Lake Hills, Section One; Thence, with the westerly right-of-way line of said Saracen Road, S31°26'00"E a distance of 75.00 feet to a ½" iron rod set with cap stamped TERRA FIRMA at the east corner of said Lot 3, also being the north corner of said Lot 2, for the POINT OF BEGINNING of the herein described tract;

THENCE, continuing with the westerly right-of-way line of said Saracen Road, S31°26'00"E a distance of 5.00 feet to a calculated point for the east corner of this tract;

THENCE, five (5) feet southerly of and parallel with the north line of said Lot 2, S58°45'55"W a distance of 139.36 feet to a calculated point for the south corner of this tract;

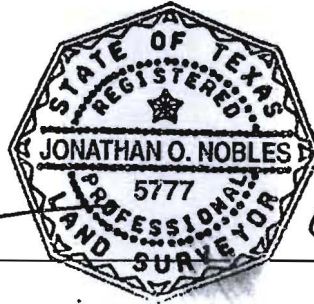
THENCE, five (5) feet easterly of and parallel with the west line of said Lot 2, N31°14'15"W a distance of 5.00 feet to a calculated point on the common line between said Lots 2 and 3, from which a ½" iron rod found bears S58°45'55"W a distance of 5.00 feet;

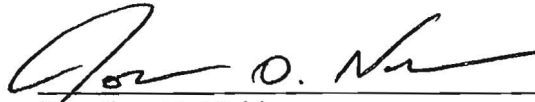
THENCE, five (5) feet easterly of and parallel with the west line of said Lot 3, N31°28'12"W a distance of 5.00 feet to a calculated point for the west corner of this tract;

THENCE, five (5) feet northerly of and parallel with the south line of said Lot 3, N58°45'55"E a distance of 139.35 feet to a calculated point on the westerly right-of-way line of said Saracen Road, for the north corner of this tract;

THENCE, with the westerly right-of-way line of said Saracen Road, S31°26'00"E a distance of 5.00 feet to the POINT OF BEGINNING, and containing 1,393 square feet (0.032 acre) of land, more or less.

I HEREBY CERTIFY that these notes were prepared by Terra Firma Land Surveying from a survey made on the ground on June 5, 2012 under my supervision and are true and correct to the best of my knowledge. A sketch accompanies this description.




Jonathan O. Nobles
Registered Professional Land Surveyor No. 5777

6/20/2012
Date

Client: Jeff Magers
Date: June 18, 2012
WO No.: 0A500-197
FB: 622/18, 631/30
File:
J:\Projects\A500...\197...\Survey\Drawing & PDF Files\003...\A500-197-PUE_R-FN.doc

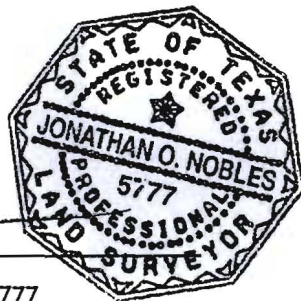
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE 1" = 40'

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET W/CAP STAMPED "TERRA FIRMA"
- △ CALCULATED POINT
- () RECORD INFORMATION

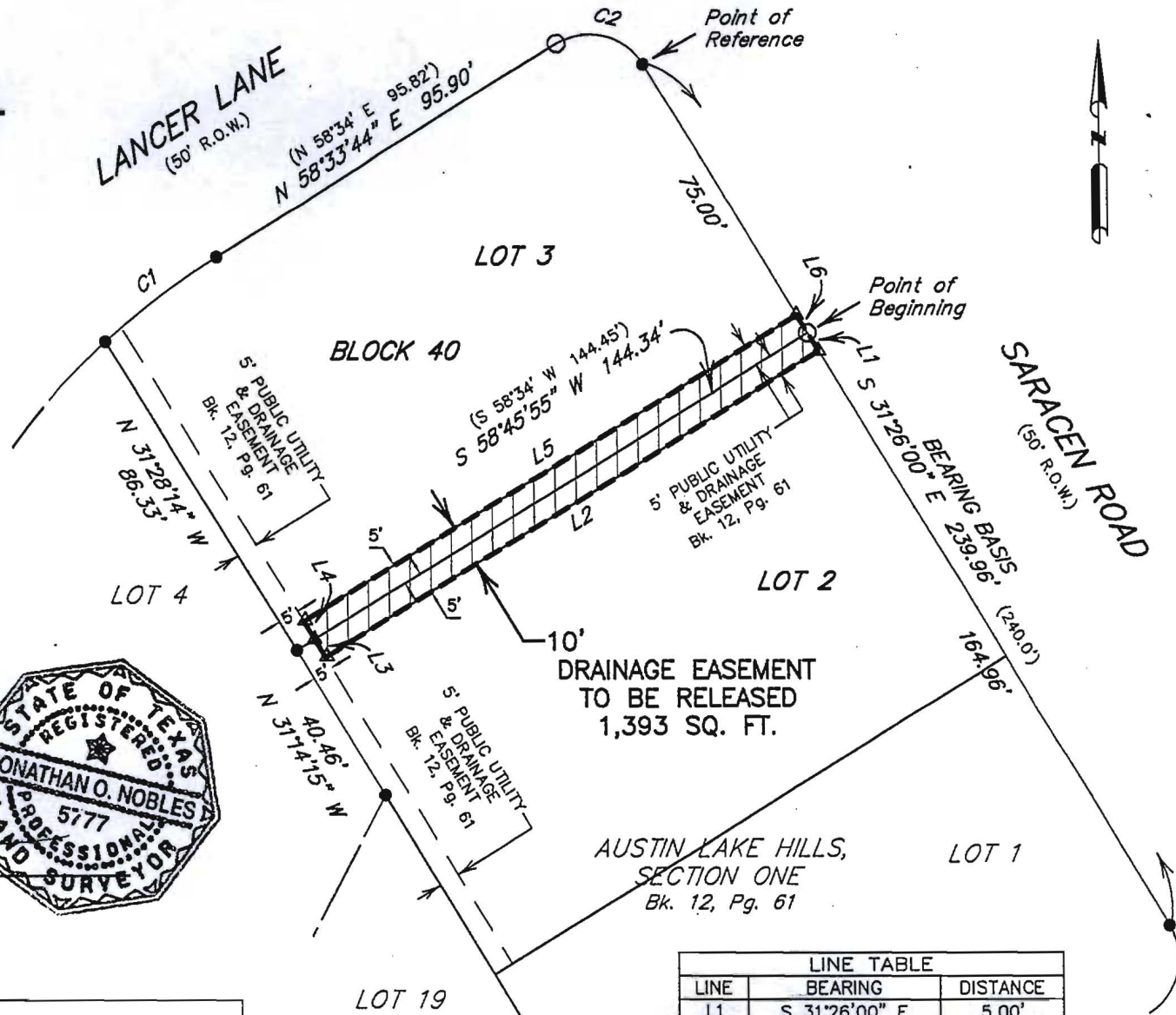
As Surveyed By



Jonathan O. Nobles
Registered Professional Land Surveyor No. 5777
Date: June 5, 2012

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	181.11'	33.70'	33.65'	N 53°10'33" E
	(181.11')	(33.72')	(33.67')	(N 53°14' E)
C2	15.00'	23.56'	21.21'	N 76°26'00" W
	(15.00')	(23.56')	(21.21')	(N 76°26' W)

Client : Jeff Magars
Date : June 16, 2012
Office : J. Nobles, M. Carney
Crew : R. Meyer, D. Smith, S. Barger, B. Rigby, J. Jones
F.B. : 822/18, 631/30
Job No : 0A500-197-00\003
File : J:\Projects\A500\197\Survey\Drawing Files\003\A500-197-Eamt Release.dwg
File : J:\Projects\A500\197\Survey\Point Files\A500-197.crd



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 31°26'00" E	5.00'
L2	S 58°45'55" W	139.36'
L3	N 31°14'15" W	5.00'
L4	N 31°28'14" W	5.00'
L5	N 58°45'55" E	139.35'
L6	S 31°26'00" E	5.00'

terra firma LAND SURVEYING

Kim Geary, P.E.

Post Office Box 3034, Austin, Texas 78764
(512) 416-0217

June 26, 2012

Mr. Paul Scoggins
Travis County TNR
411 West 13th St.
P. O. Box 1748
Austin, Texas 78767

Re: Abandonment of Drainage Easements
1703 Lancer Ln. & 1702 Saracen Rd.
Austin, Tx 78733

Lots 2 & 3, Blk 40, Austin Lake Hills Sec. 1
Travis County

Dear Mr. Scoggins,

This letter is to certify that by vacating the drainage easements, as described on the enclosed survey and Exhibit A (metes and bounds description), no adverse or harmful events could occur. The drainage easements were written into the plat notes and have never been in use. Storm water flows to the drainage ditches along the streets. Please note that we are only asking for abandonment of drainage easements lots 2 and 3 as described by the surveyor. This lot is owned by Jeff Magers.

Your expeditions review of this request is greatly appreciated. **The septic system is being replaced for a "change of use" case. A new system cannot be installed until these easements are abandoned.**

Sincerely,

Kim Geary

RECEIVED

JUN 26 2012
TRAVIS COUNTY - TNR
PERMITS DEPARTMENT



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 1703 Lancer and 1702 Saracen Austin TX 78733 (address) and/or Lots 2+3 Block 40 Austin Lake Hills Sec. 1 (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

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.

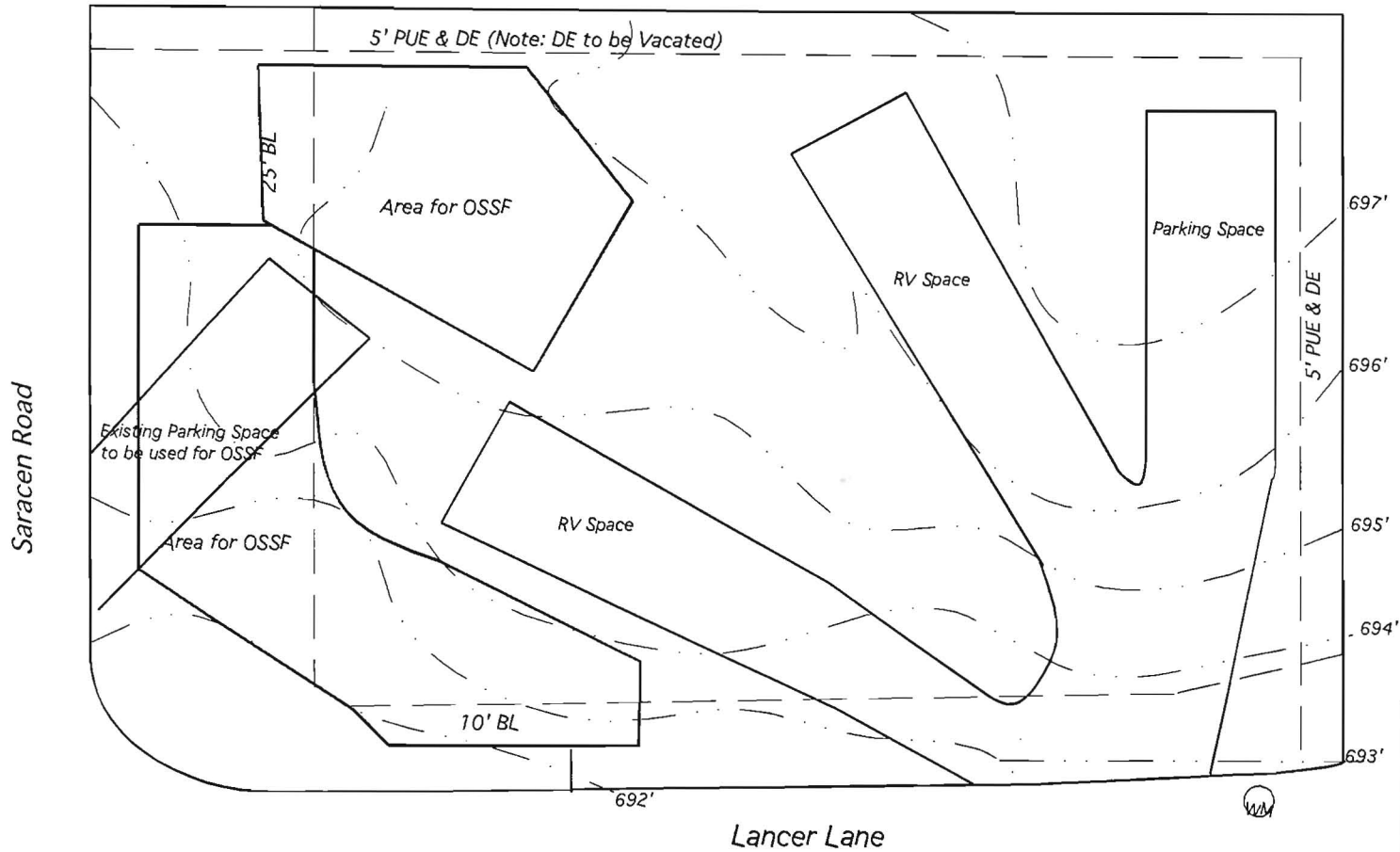
Jeff Magers
Signature
Jeff Magers
Printed Name
Owner
Title
WCID #18
Utility Company or District
6-26-12
Date

Please return this completed form to:

Jeff Magers
Name
1702 Saracen RD
Address
Austin TX 78733
City/State/Zip

OSSF Design: Infiltrator Panels
1703 Lancer Lane
Austin, Texas 78733

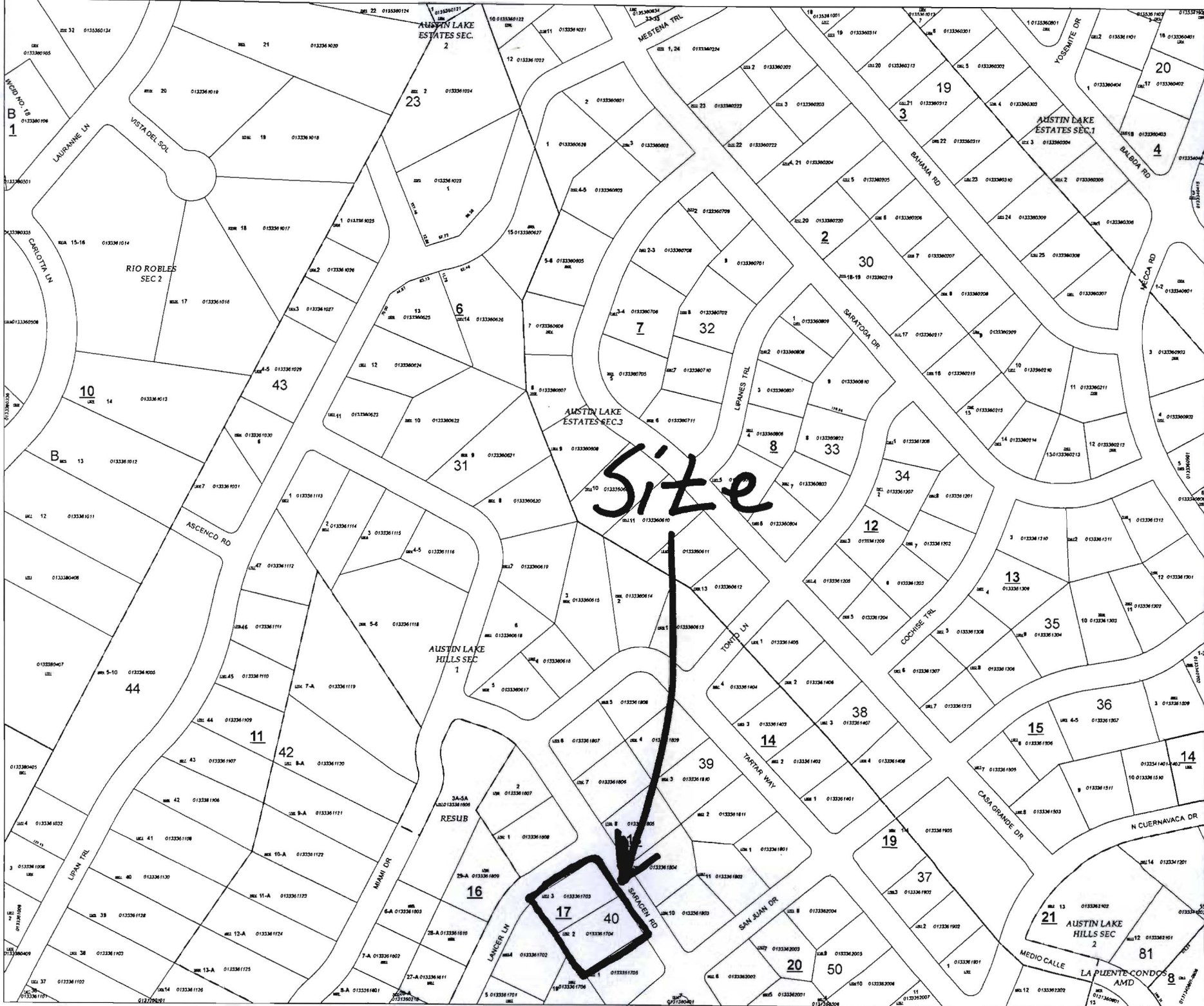
Lot 3, Austin Lake Hills, Section 1
Travis County



Scale: 1" - 20'

N

Kim Geary, P.E.
Post Office Box 3034
Austin, Texas 78764
512.416-0217
kvgeary@gmail.com



Travis Central Appraisal District
 P.O. Box 149012
 Austin, Texas 78714
Internet Address: www.traviscad.org
 Main Telephone Number: (512) 594-9317
 Appraisal Telephone: (512) 594-9318

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NAD_1983_StatePlane
 Texas_Central_FIPS_4203_Feet
 Projection: Lambert_Conformal_Conic

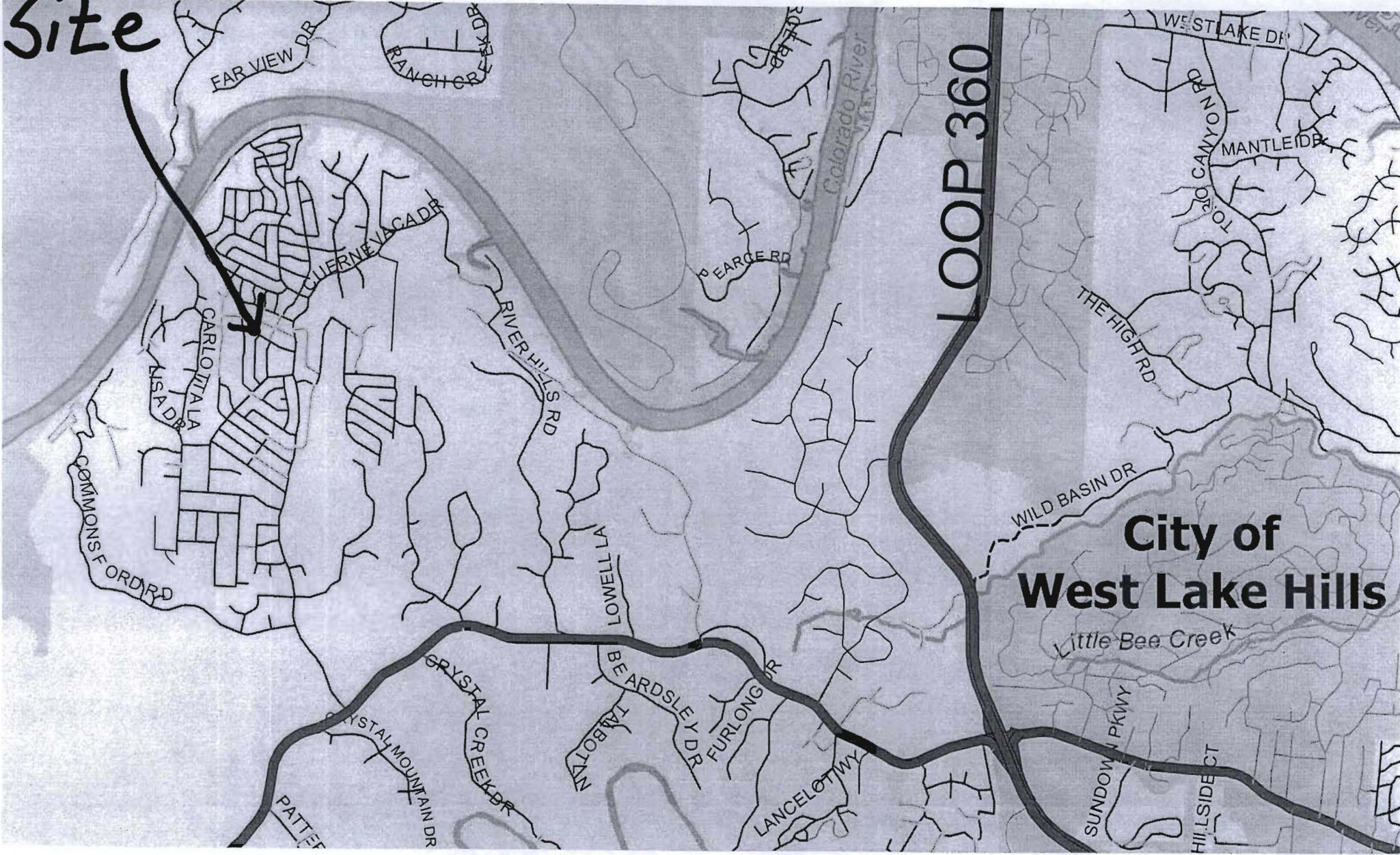
1 inch = 100 scale map
 1 inch = 100 scale map
 1 inch = 400 scale map

0 100 Feet

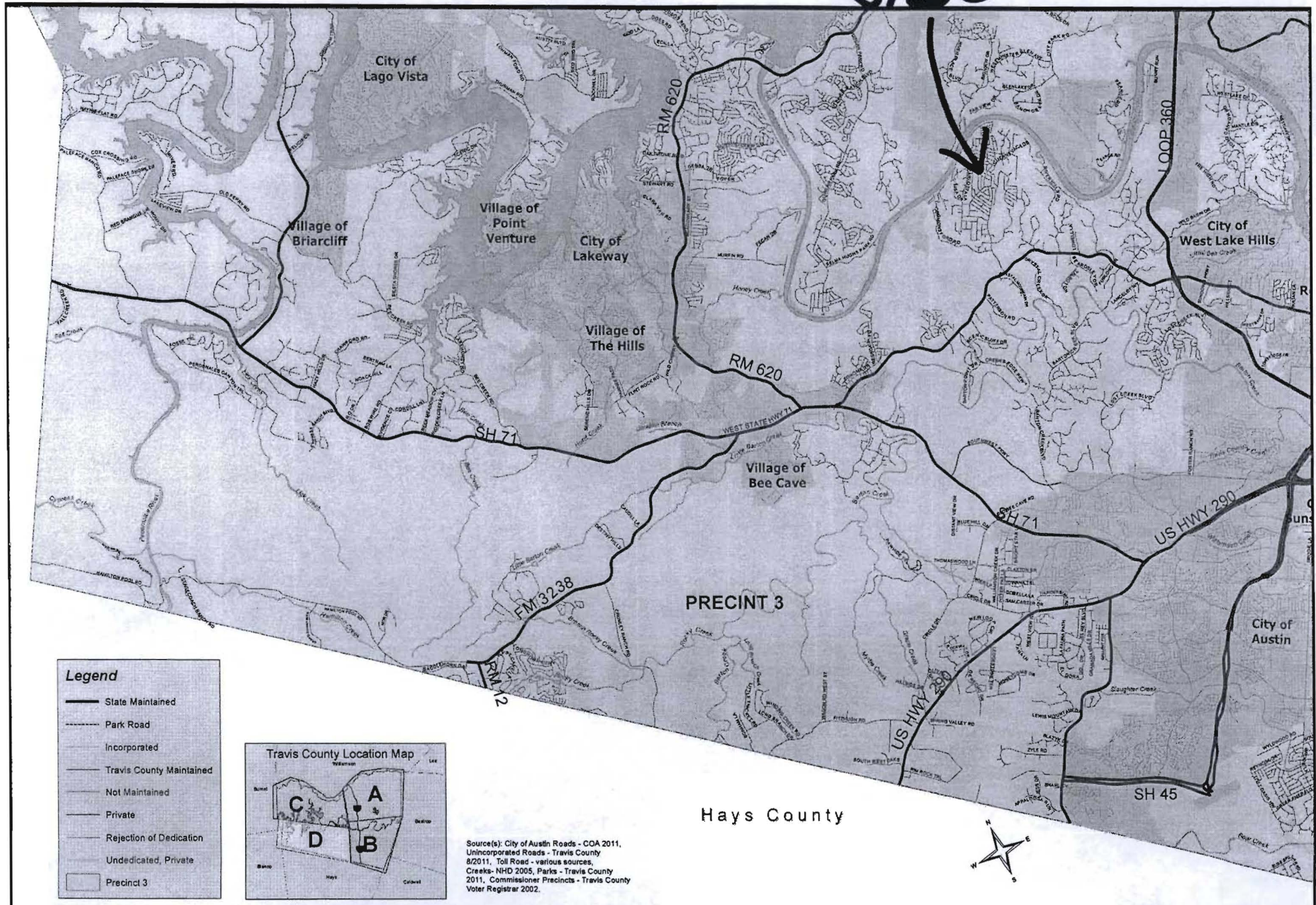
Revision Date
 10/23/2009

1 3336

Site

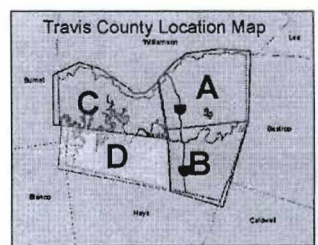


Site



Legend

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

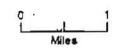


Source(s): City of Austin Roads - COA 2011,
 Unincorporated Roads - Travis County
 8/2011, Toll Road - various sources,
 Creeks- NHD 2005, Parks - Travis County
 2011, Commissioner Precincts - Travis County
 Voter Registrar 2002.



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

Travis County Roadways, Map D



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