



# Travis County Commissioners Court Agenda Request Item 25

**Meeting Date:** September 11, 2012

**Prepared By:** Michael Hettenhausen **Phone #:** 854-7563

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

AB

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

**Sponsoring Court Member:** Commissioner Davis, Precinct One

**AGENDA LANGUAGE:** Consider and take appropriate action on a plat for recording: KJ Shepherd Subdivision Final Plat (Short Form Plat - One total lot - Cele Road - City of Pflugerville ETJ) in Precinct One.

**BACKGROUND/SUMMARY OF REQUEST:**

This final plat consists of one single family lot on 5.2 acres located on Cele Road. There are no new private or public streets proposed with this final plat, water service will be provided by Manville Water Supply Corporation, and wastewater service will be provided by on-site septic facilities. Parkland fees in lieu of parkland dedication have been paid to Travis County in the amount of \$56.00.

**STAFF RECOMMENDATIONS:**

As this final plat meets all Travis County subdivision requirements, TNR staff recommends approval of the final plat.

**ISSUES AND OPPORTUNITIES:**

Staff has not registered any interested parties nor received any inquiries for this application.

**FISCAL IMPACT AND SOURCE OF FUNDING:**

N/A

**ATTACHMENTS/EXHIBITS:**

- Location map
- Precinct map
- Proposed final plat

**REQUIRED AUTHORIZATIONS:**

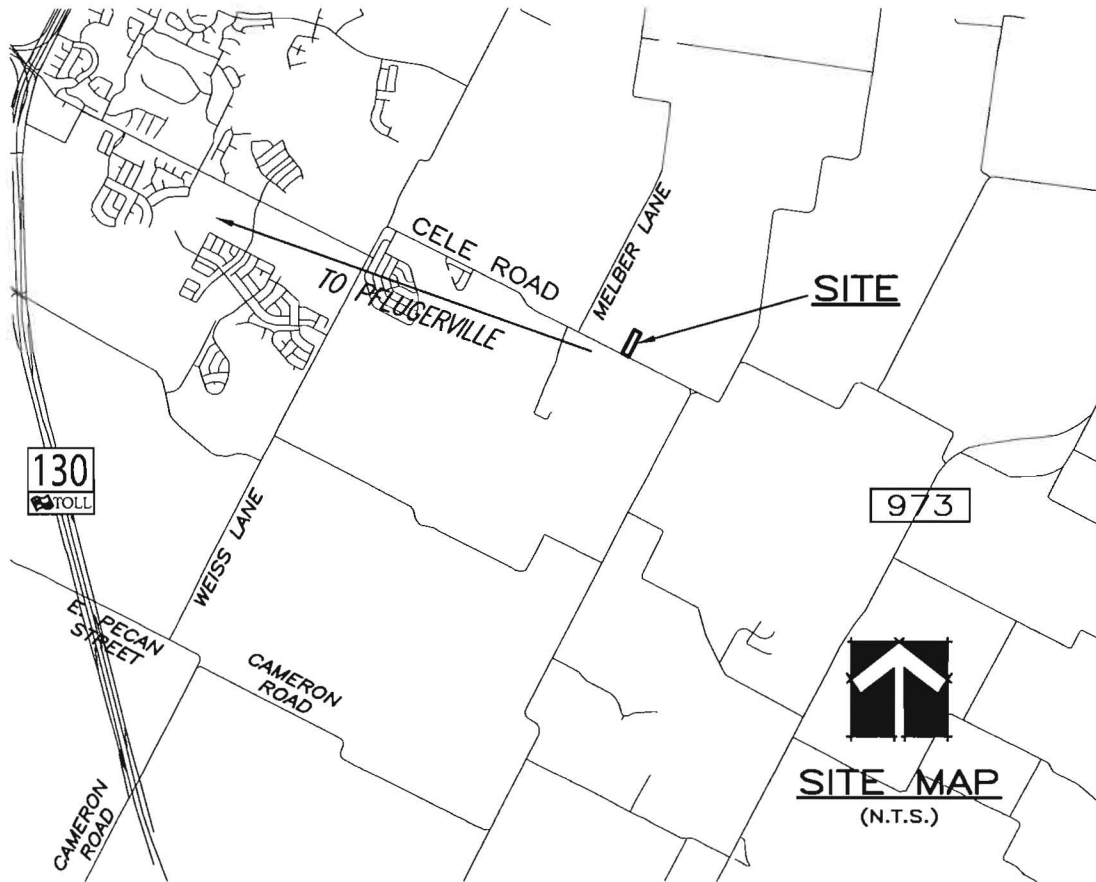
Cynthia McDonald	Financial Manager	TNR	854-4239
Steve Manilla	County Executive	TNR	854-9429



**CC:**


**SM:AB:mh**

**1101 - Development Services - KJ Shepherd Subdivision Final Plat**

LOCATION MAP  
**KJ SHEPHERD SUBDIVISION**



	<b>Castleberry Surveying, Ltd.</b>	SHEET
	3613 Williams Drive, Suite 903 - Georgetown, Texas 78628 (512) 930-1600/(512) 930-9389 fax www.castleberrysurveying.com	1 OF 1

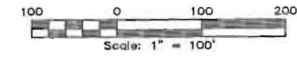


KJ Shepherd  
Final Plat  
Precinct One

Precinct Map

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FINAL PLAT  
**KJ SHEPHERD SUBDIVISION**  
 5.20 ACRES OUT OF  
 THE JUAN ZAMBRANO SURVEY NO. 37,  
 ABSTRACT NO. 847, TRAVIS COUNTY, TEXAS



BEARINGS BASED ON GRID NORTH  
 TEXAS STATE PLANE COORDINATE SYSTEM  
 CENTRAL ZONE (NAD83)

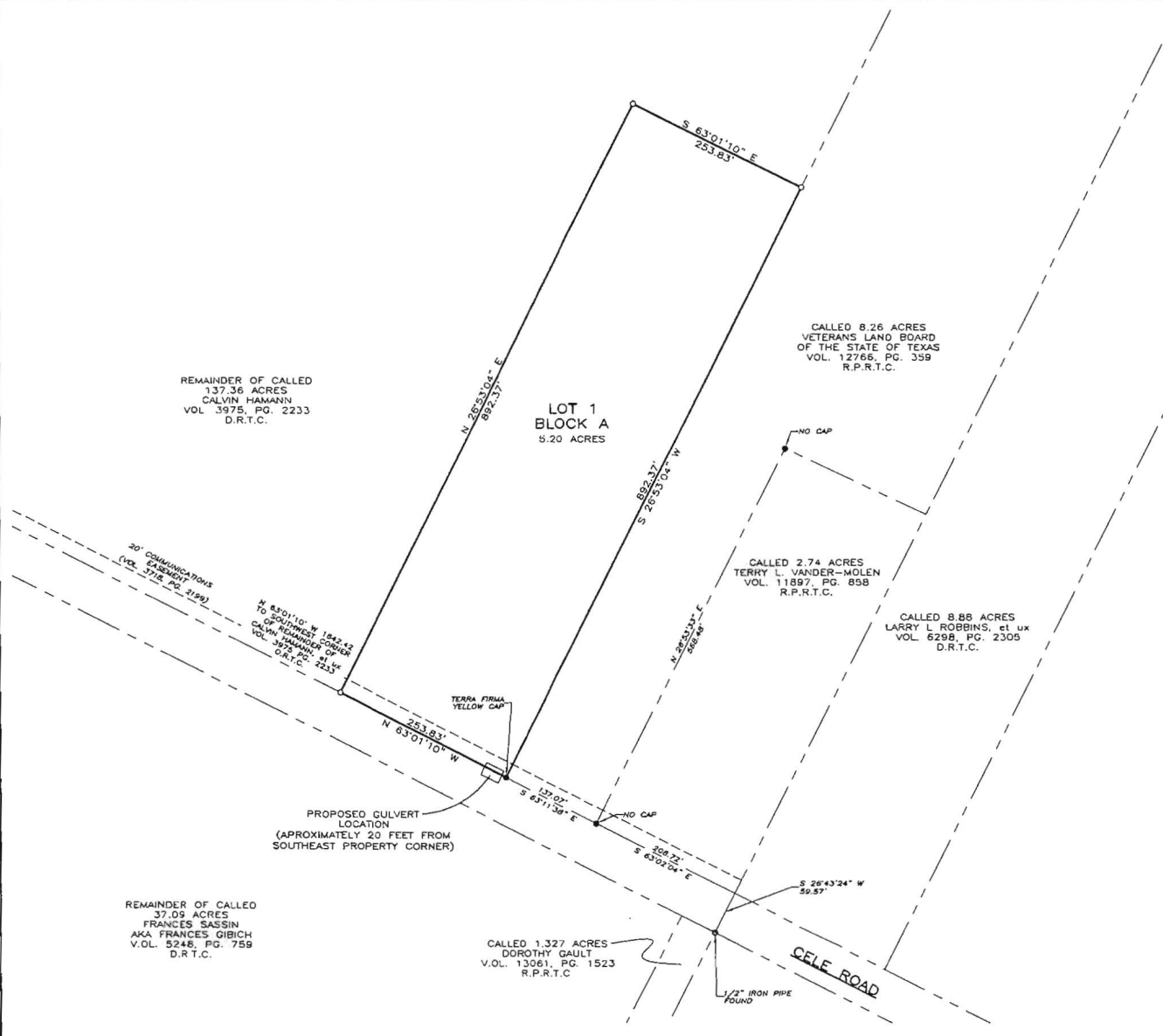
FINAL PLAT OF  
**KJ SHEPHERD SUBDIVISION**

**OWNERS:** KELLY PFLUGER  
 1501 SAGE BOOT  
 PFLUGERVILLE, TEXAS 78660  
 512-731-1904

**ACREAGE:** 5.20 ACRES  
**SURVEY:** JUAN ZAMBRANO SURVEY, ABSTRACT NO. 37

**NO. OF BLOCKS:** 0  
**NO. OF LOTS:** 1 RESIDENTIAL  
**NEW STREETS:** NONE  
**DATE:** JUNE 2012  
**SURVEYOR:** CASTLEBERRY SURVEYING, LTD.  
**ENGINEER:** JON KANAK  
 REGISTERED PROFESSIONAL ENGINEER  
 NO. 88538  
 (512) 917-1106

**WATER:** MANVILLE WATER SUPPLY CORP.  
**WASTEWATER:** ON-SITE SEWAGE FACILITY



**LEGEND**

●	1/2" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON PIN SET w/YELLOW PLASTIC CAP "CS, LTD"
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS TRAVIS CO.

**Castleberry Surveying, Ltd.**  
 3613 Williams Drive, Suite 903 - Georgetown, Texas 78626  
 (512) 930-1800 / (512) 930-9399 fax  
 www.castleberysurveying.com

FINAL PLAT  
**KJ SHEPHERD SUBDIVISION**  
 5.20 ACRES OUT OF  
 THE JUAN ZAMBRANO SURVEY NO. 37,  
 ABSTRACT NO. 847, TRAVIS COUNTY, TEXAS

**OWNER'S CERTIFICATION:**

STATE OF TEXAS §  
 COUNTY OF TRAVIS § KNOW ALL MEN BY THESE PRESENTS:

THAT I, KELLY PFLUGER, OWNER OF A 5.20 ACRE TRACT CONVEYED TO ME IN A WARRANTY DEED, DATED MAY 23, 2012, AND RECORDED IN DOCUMENT NO. 2012082030 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY SUBDIVIDE SAID 5.20 ACRES TO BE KNOWN AS KJ SHEPHERD SUBDIVISION, PURSUANT TO CHAPTER 212 AND 212.0 OF THE TEXAS LOCAL GOVERNMENT CODE;

IN ACCORDANCE WITH THE MAP OR PLAT SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, AND SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED

WITNESS MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

KELLY PFLUGER  
 1501 SAGE BOOT  
 PFLUGERVILLE, TEXAS 78660

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, DID PERSONALLY APPEAR KELLY PFLUGER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

NORTARY PUBLIC \_\_\_\_\_

PRINTED NAME \_\_\_\_\_

COMMISSION EXPIRES \_\_\_\_\_

WITNESS MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

**TRAVIS COUNTY COMMISSIONERS COURT APPROVAL AND RESOLUTION:**

BY APPROVING THIS PLAT, THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH, THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT AND ALL BRIDGES AND BULVERTS 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 SPECIFICATION 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 FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IN A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO THE COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS' COURT FOR FILING OR 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 ARE CONSIDERED TO BE PART OF THE DEVELOPER'S CONSTRUCTION.

**SURVEYOR'S CERTIFICATION**

I, CLYDE C. CASTLEBERRY, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT IS ACCURATE. THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND

*C. Castleberry, Jr.*

CLYDE C. CASTLEBERRY, JR.  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4835  
 STATE OF TEXAS



**ENGINEER'S CERTIFICATION**

STATE OF TEXAS §  
 COUNTY OF TRAVIS § KNOW ALL MEN BY THESE PRESENTS:

I, JON KANAK, P.E. AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0285H, DATED SEPTEMBER 26, 2008.

JON KANAK  
 REGISTERED PROFESSIONAL ENGINEER  
 NO. 88538  
 (512) 917-1106

**GENERAL NOTES**

1. A TRAVIS COUNTY SITE DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
2. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50 FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTING LOCAL OR COLLECTOR STREET.
3. UTILITY INFORMATION:  
 PUBLIC WATER SYSTEMS AND ON-SITE SEWAGE FACILITIES MUST COMPLY WITH TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RULES AND REGULATIONS.
4. OCCUPANCY OF ANY LOT IS PROHIBITED UNTIL CONNECTION IS MADE TO AN APPROVED SEWER SYSTEM OR PRIVATE INDIVIDUAL SEWAGE DISPOSAL SYSTEM.
5. OCCUPANCY OF ANY LOT IS PROHIBITED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY FOR THE PROPOSED DEVELOPMENT.
6. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES OR LANDSCAPING, SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE COUNTY.
7. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
8. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
9. WATER UTILITY WILL BE PROVIDED BY MANVILLE WATER SUPPLY.
10. WASTEWATER UTILITY WILL BE ON-SITE SEPTIC.

**WASTEWATER NOTES**

1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE WASTEWATER (SEPTIC) SYSTEM THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
2. NO CONSTRUCTION MAY BEGIN ON ANY LOT IN THIS SUBDIVISION UNTIL PLANS FOR THE PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM ARE APPROVED BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM
3. DEVELOPMENT ON EACH LOT IN THIS SHALL BE IN COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF THE TEXAS ADMINISTRATIVE CODE CHAPTER 285 AND CHAPTER 48 OF THE TRAVIS COUNTY CODE THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION.
4. RESIDENTIAL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO ONE SINGLE FAMILY DWELLING AND APPURTENANT STRUCTURES PER ACRE.
5. THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

STACEY SCHEFFEL D.R., PROGRAM MANAGER DATE \_\_\_\_\_  
 ON-SITE WASTEWATER, TRAVIS COUNTY TNR

**COMMISSIONERS' COURT APPROVAL**

STATE OF TEXAS §  
 COUNTY OF TRAVIS § KNOW ALL MEN BY THESE PRESENTS:

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

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

DANA DEBEAUVOR, COUNTY CLERK  
 TRAVIS COUNTY, TEXAS

**COUNTY CLERK'S APPROVAL**

STATE OF TEXAS §  
 COUNTY OF TRAVIS § KNOW ALL MEN BY THESE PRESENTS:

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 \_\_\_\_\_, 20\_\_ A.D., AT \_\_\_\_\_ O'CLOCK, \_\_\_\_ M., OF SAID COUNTY AND STATE IN DOCUMENT NO. \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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

DANA DEBEAUVOR, COUNTY CLERK  
 TRAVIS COUNTY, TEXAS

3913 Williams Drive, Suite 903 - Georgetown, Texas 78626  
 (512) 930-1800 / (512) 930-9389 fax  
 www.castleberryurveying.com

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