



Travis County Commissioners Court Agenda Request

Meeting Date: October 16, 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: Approve setting a public hearing on Tuesday, November 13, 2012 to receive comments regarding a request to authorize the filing of an instrument to vacate a 7.5 foot wide public utility easement (PUE) located along the rear lot line of Lot 105, Block 1 of Steiner Ranch, Phase One, Section Two-A – Precinct Two.

BACKGROUND/SUMMARY OF REQUEST:

TNR staff has received a request to vacate a 7.5 foot wide public utility easement (PUE) located along the rear lot line of Lot 105, Block 1 of Steiner Ranch, Phase One, Section Two-A. The PUE is dedicated per plat and is schematically shown. The subject lot fronts on Schleicher Trail, a street maintained by Travis County.

The utility companies operating in the area have stated they have no objection to vacating the subject easements. Staff foresees no opposition to this request.

STAFF RECOMMENDATIONS:

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

ISSUES AND OPPORTUNITIES:

According to the request letter the property owner plans to build a pool towards the rear of the lot, which is where the PUE in question is located. Vacating the subject easement will allow the property owner to build the pool in the proposed area without encroaching on said easement.

FISCAL IMPACT AND SOURCE OF FUNDING:

None.

ORDER OF VACATION

STATE OF TEXAS §

COUNTY OF TRAVIS §

WHEREAS, the property owner requests the vacation of a 7.5 foot wide public utility easement located along the rear line of Lot 105, Block 1 of Steiner Ranch, Phase One, Section Two-A as recorded in Volume 88, Pages 295-302 of the Travis County Plat Records;

WHEREAS, all utility companies known to be operating in the area have indicated they have no need for the easement requested to be vacated as described in the attached field notes and sketch;

WHEREAS, the Travis County Transportation and Natural Resources Department recommends the vacation of the easement 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 November 13, 2012 to consider the proposed action; and

NOW, THEREFORE, by unanimous vote, the Commissioners Court of Travis County, Texas, orders that the 7.5 foot wide public utility easement located along the rear lot line of Lot 105, Block 1 of Steiner Ranch, Phase One, Section Two-A, as shown on the attached sketch and described in the attached field notes, is 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

EXHIBIT “ _____ ”

**584 SQUARE FOOT
PARTIAL PUBLIC UTILITY RELEASE**

EXHIBIT “A”

BEING 584 SQUARE FEET OF LAND, BEING A PORTION OF A 7.5 FOOT PUBLIC UTILITY EASEMENT OUT OF LOT 105, BLOCK 1, STEINER RANCH PHASE ONE, SECTION TWO-A, A SUBDIVISION RECORDED IN VOLUME 88, PAGES 295-302, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING THAT CERTAIN ALICIA GREER TRACT RECORDED IN DOCUMENT NUMBER 2012147897, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 584 SQUARE FEET OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

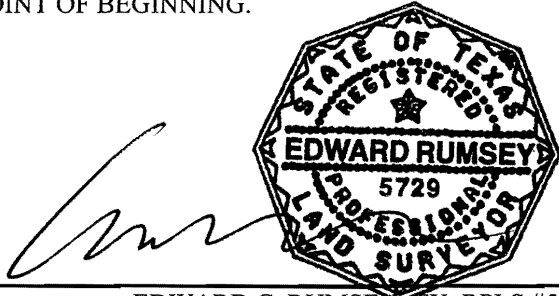
BEGINNING at an iron rod found in the southerly line of Lot 153, Block 1, at the northwest corner of Lot 104, Block 1, both of said subdivision, same being the northeast corner of said Lot 105, for the northeast corner hereof;

THENCE South 02 degrees 40 minutes 53 seconds West, along the common line of said Lots 104 and 105, 7.51 feet to a calculated point in said line, for the southeast corner hereof;

THENCE South 89 degrees 46 minutes 02 seconds West, through said Lot 105, 77.21 feet to a calculated point in the easterly line of Lot 106, Block 1, of said subdivision, in the westerly line of said Lot 105, for the southwest corner hereof;

THENCE North 07 degrees 47 minutes 17 seconds West, along the common line of said Lots 105 and 106, 7.57 feet to an iron rod found in the southerly line of said Lot 153, at the northeast corner of said Lot 106, same being the northwest corner of said Lot 105, for the northwest corner hereof;

THENCE North 89 degrees 46 minutes 02 seconds East, along the common line of said Lots 153 and 105, 78.59 feet to the POINT OF BEGINNING.

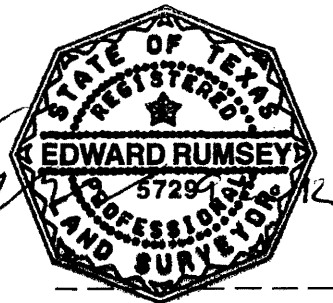


DATE 09-20-2012

EDWARD C. RUMSEY, TX. RPLS #5729
ALL STAR LAND SURVEYING
9020 ANDERSON MILL ROAD
AUSTIN, TEXAS 78729
TCAD ID# 149252
JOB # A0907012
AUSTIN GRID B-32

584 SQUARE FEET VACATION OF A PUBLIC UTILITY EASEMENT

SCALE 1" = 20'



LOT 153
BLOCK 1
GREENBELT AND
PUBLIC UTILITY EASEMENT

(N 89°41'41" E, 78.62')
N 89°46'02" E, 78.59'

POB

LOT 106
BLOCK 1

S 89°46'02" W, 77.21

584 SQUARE FEET

OUT OF LOT 105, BLOCK 1

LOT 104
BLOCK 1

LEGEND

- 1/2" REBAR FOUND
- CALCULATED POINT
- () RECORD INFORMATION
- POB POINT OF BEGINNING

LOT 105
BLOCK 1
ALICIA GREEAR
(DOC.2012147897)

S 02°40'53" W, 121.97'
(S 02°43'51" W, 121.94')

N 07°47'17" W, 125.14'
(BEARING BASIS, 125.00')

LEGAL DESCRIPTION:
BEING 584 SQUARE FEET OF LAND, BEING A PORTION OF A 7.5 FOOT PUBLIC UTILITY EASEMENT OUT OF LOT 105, BLOCK 1, STEINER RANCH PHASE ONE, SECTION TWO-A, A SUBDIVISION RECORDED IN VOLUME 88, PAGES 295-302, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING THAT CERTAIN ALICIA GREEAR TRACT RECORDED IN DOCUMENT NUMBER 2012147897, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 584 SQUARE FEET OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF.

SURVEY DATE	SEPTEMBER 20, 2012	
JOB NO.	A0907012	
CALC. BY	CHRIS ZOTTER	09/20/2012
DRAWN BY	CHRIS ZOTTER	09/20/2012
CHECKED BY	EDWARD RUMSEY	09/20/2012
RPLS CHECK	EDWARD RUMSEY	09/20/2012

RADIUS = 305.00'
ARC = 56.06'
CH = S 87°28'21" W, 55.98'
(CH = S 87°28'17" W, 55.92')

SCHLEICHER TRAIL
(50' R.O.W.)

ALLSTAR
Land Surveying
12731 RESEARCH BLVD.
BUILDING A, SUITE 106
AUSTIN, TEXAS 78759
(512) 249-8149 PHONE
(512) 331-5217 FAX
WWW.ALLSTARLANDSURVEYING.COM

Alicia Greear
12904 Schleicher Trail
Austin, TX 78732

September 27, 2012

Paul Scoggins
Engineering Specialist
Travis County Development Services
411 West 13th Street
Austin, TX 78701

Dear Mr. Scoggins:

Please accept this letter as a formal request to vacate the 7.5 foot public utility easement on the property legally know as Steiner Ranch, Phase 1, Section 2-A, Lot 105, Block 1. The street address for said property is 12904 Schleicher Trail, Austin, Texas 78732.

It is my intention to build a pool on this lot. The ability to move the pool back toward the fence-line will save some oak trees that may otherwise be in jeopardy. The respective portion of the PUE is solid rock that protrudes above the ground and cannot grow grass. Obviously, it is preferable that the pool is built in that area as opposed to removing trees. I have obtained the necessary releases from the utility companies. They do not currently have utilities in the PUE, nor do they intend to in the future.

If you have any questions regarding this request, please call me at 512-762-3764.

Sincerely,



Alicia Greear
Owner, 12904 Schleicher Trail

1409



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 12904 Schleicher Trail (address) and/or Lot 105, Block 1, Steiner Ranch, Phase One, Section Two-A (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

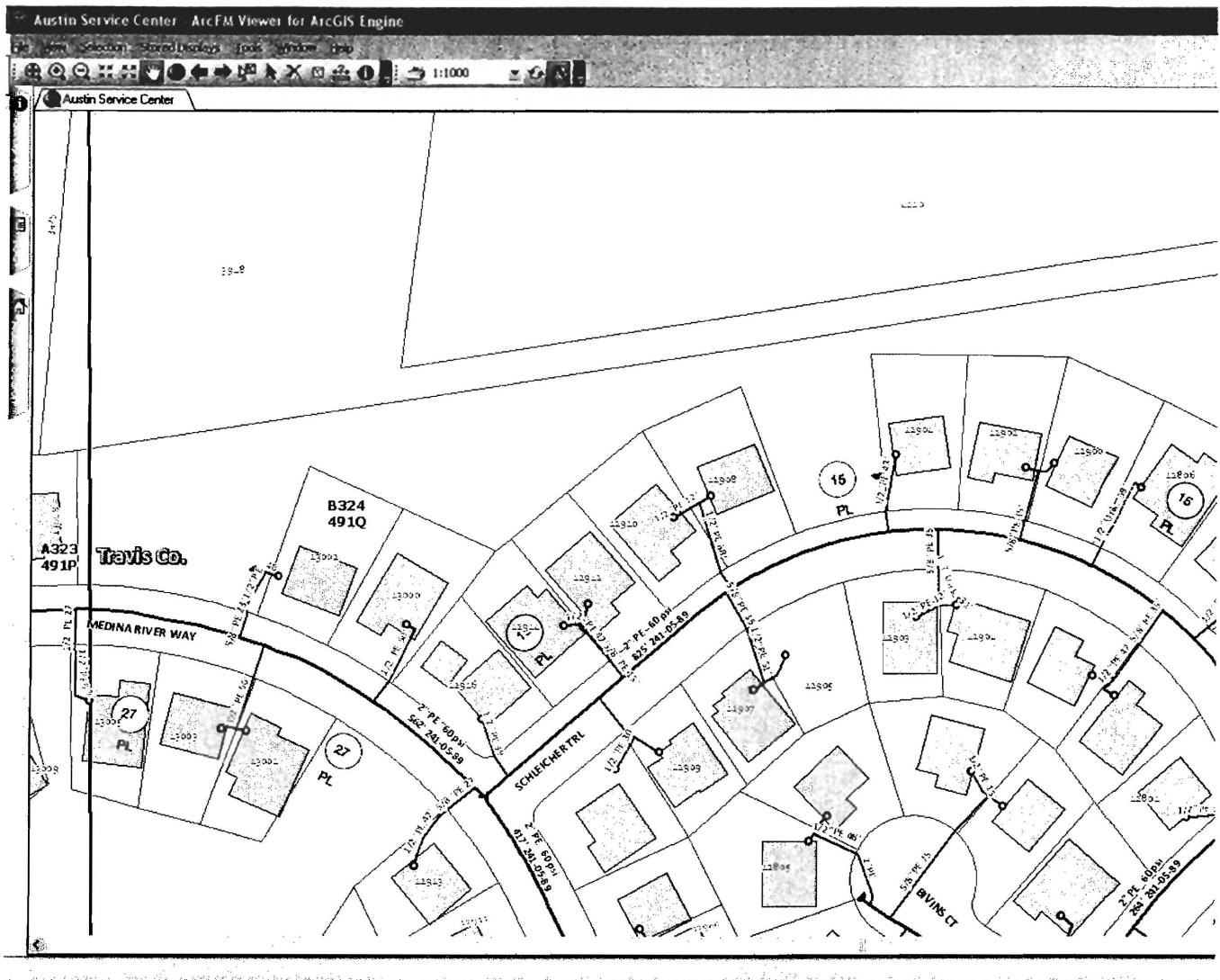
We do not have need for an easement on the property as described in the accompanying document.

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.

[Signature]
Signature Lea Crenshaw
Printed Name Drafter
Title Texas gas Service
Utility Company or District
9-19-12
Date

Please return this completed form to:

Alicia Greear
Name
12904 Schleicher Trail
Address
Austin, TX 78132
City/State/Zip
aliciagreear@yahoo.com





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 ___12904 Schleicher Trail___ (address) and/or ___Lot 105, Block 1, Steiner Ranch, Phase One, Section Two-A___ (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.

Sonny Poole

Signature

Sonny Poole

Printed Name

Mgr., PIRES

Title

Austin Energy

Utility Company or District

September 18, 2012

Date

Please return this completed form to:

Alicia Greear

Name

12904 Schleicher Trail

Address

Austin, TX 78732

City/State/Zip

aliciagreear@yahoo.com

SURVEY PLAT

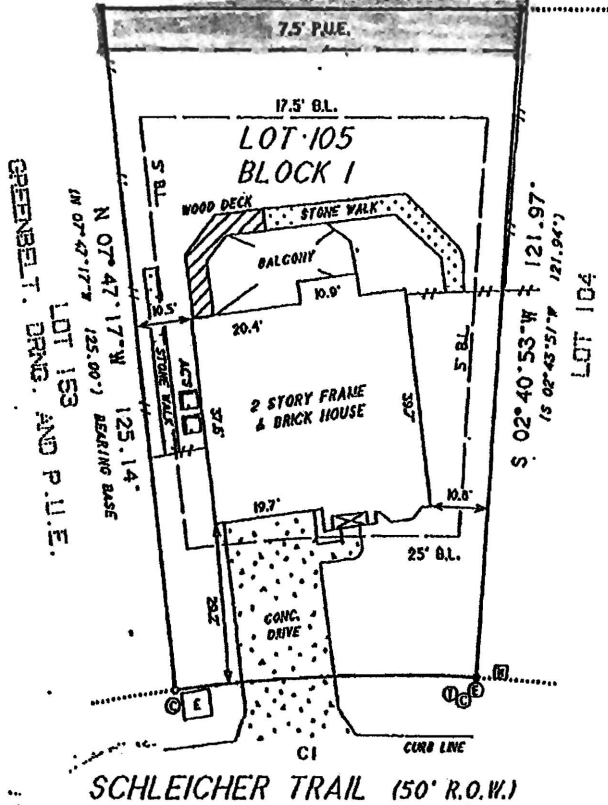
LEGAL DESCRIPTION: LOT 105, BLOCK 1, STEINER RANCH, PHASE ONE, SECTION TWO-A, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 88, PAGE 295, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, ALSO LOCALLY KNOWN AS 12904 SCHLEICHER TRAIL, AUSTIN, TEXAS.

LOT 153

JULY 15, 2002

GREENBELT, DRNG. AND P.U.E.

17.5' B.L.
 IN 89°41'41"E 78.62'
 N 89°46'02"E 78.59'



SCALE 1" = 20'



LEGEND

- 1/2" IRON PIN FOUND
- 1/2" IRON PIN SET
- ⓔ ELECTRIC VAULT
- Ⓣ TELEPHONE RISER
- Ⓢ CABLE TV RISER
- ⓔ ELEC. TRANS. PAD
- Ⓜ WATER METER
- +— WOOD FENCE
- (/) RECORD INFORMATION

CURVE TABLE

C1	
A-56.06'	R-305.00'
C-S 87°28'17"W	55.98'
IA-56.00'	R-305.00'
C-S 87°28'17"W	55.92'

SCHLEICHER TRAIL (150' R.O.W.)

NOTES

THE 7.5' P.U.E. ALONG THE REAR LOT LINES AND THE 25' FRONT BUILDING SETBACK LINE SHOWN HEREON ARE RECORDED IN VOL. 88, PG. 295, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

ALL BUILDING SETBACK LINES SHOWN HEREON ARE RECORDED IN THE RESTRICTIONS IN VOL. 12924, PG. 552, REAL PROPERTY RECORDS OF SAID COUNTY.

THIS LOT IS SUBJECT TO THE RESTRICTIONS RECORDED IN DOCUMENTS NO. 1909012702; 2000099812; 200379780; 200879782; 200879784; 2002044454, OFFICIAL PUBLIC RECORDS, VOL. 1123, PG. 1017; VOL. 1074, PG. 140; VOL. 1019, PG. 1540; VOL. 1019, PG. 1505; VOL. 1023, PG. 131; VOL. 12178, PG. 780; VOL. 12170, PG. 792; VOL. 12371, PG. 66; VOL. 12378, PG. 35; VOL. 12672, PG. 43; VOL. 12675, PG. 276; VOL. 12697, PG. 11; VOL. 1311, PG. 940; VOL. 13170, PG. 272; VOL. 13280, PG. 4622 AND VOL. 10920, PG. 1, REAL PROPERTY RECORDS OF SAID COUNTY. SAID DOCUMENT CONTAINS ADDITIONAL EASEMENT RIGHTS.

THIS LOT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE COMMON AREA AGREEMENT RECORDED IN THE RESTRICTIONS IN VOL. 13023, PG. 6, REAL PROPERTY RECORDS AND DOCUMENT NO. 200879783, OFFICIAL PUBLIC RECORDS OF SAID COUNTY.

THE EASEMENT RECORDED IN VOL. 12990, PG. 584, REAL PROPERTY RECORDS OF SAID COUNTY, DOES NOT APPLY TO THIS LOT.

EXCLUSIVELY TO PAGE BROWIL AND THE LIEN HOLDERS, AND TO FIDELITY NATIONAL TITLE INSURANCE COMPANY PER OF NO. 02-55180 (06/24/02).

THE UNDERSIGNED HEREBY STATES THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUNDS OF THE PROPERTY LEGALLY DESCRIBED HEREON THAT THERE ARE NO APPARENT DISCREPANCIES, ENCROACHMENTS, OVERLAPPS OR IMPROVEMENTS, VISIBLE PUBLIC UTILITIES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY ADJAINS A DEDICATED ROADWAY. THE ABOVE LEGALLY DESCRIBED PROPERTY IS IN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48453C0205 E DATED JUNE 16, 1993, VALID ONLY FOR ORIGINAL BLUELINE PRINT WITH RED INK SIGNATURE AND SEAL.



Robert M. Barcomb
 ROBERT M. BARCOMB, R.P.L.S. NO. 4772

ARPENTEURS
 PROFESSIONAL SURVEYING

8906 WALL STREET
 SUITE 302
 AUSTIN, TEXAS 78754
 (512) 832-1232



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 12904 Schleicher Trail (address) and/or Lot 105, Block 1, Steiner Ranch, Phase One, Section Two-A (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.

Henry W Marley
Signature
Reviewed by Henry Marley
9.5.12
Date

Travis County WCID #17
3812 Eck Lane
Austin, TX 78734

Deborah S. Gernes
Signature
Deborah S. Gernes
Printed Name
General Manager
Title
TR Cty WCID 17
Utility Company or District
9.10.12
Date

Please return this completed form to:

Alicia Greear
Name
12904 Schleicher Trail
Address
Austin, TX 78732
City/State/Zip
aliciagreear@yahoo.com

SURVEY PLAT

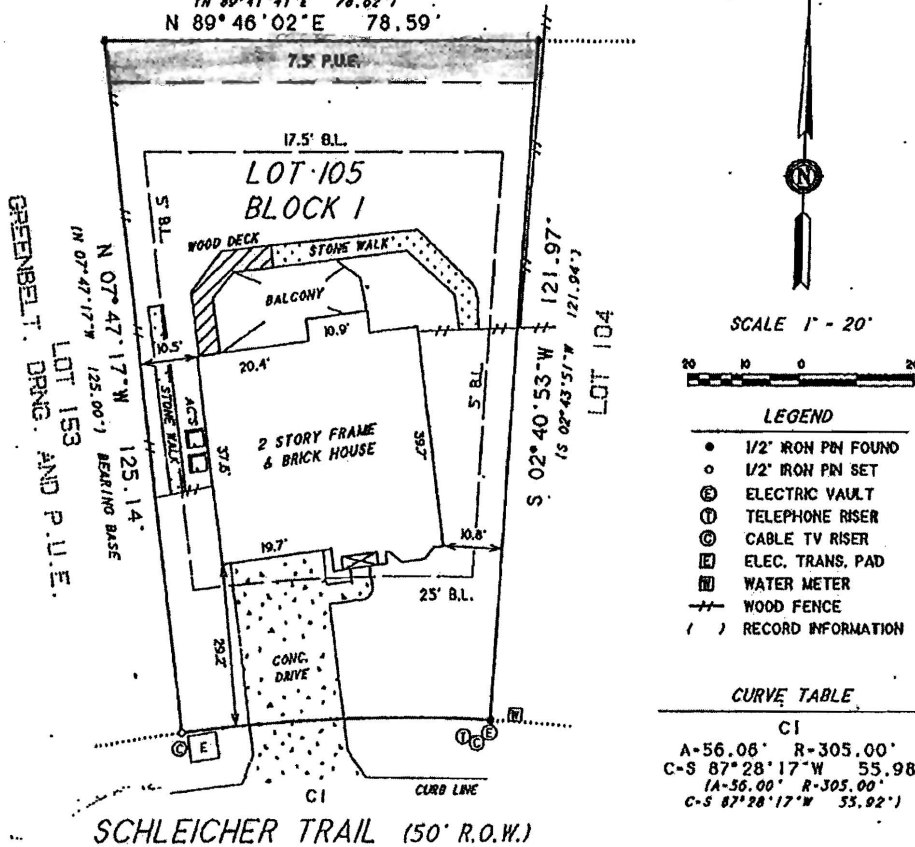
LEGAL DESCRIPTION: LOT 105, BLOCK 1, STEINER RANCH, PHASE ONE, SECTION TWO-A, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 88, PAGE 295, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, ALSO LOCALLY KNOWN AS 12904 SCHLEICHER TRAIL, AUSTIN, TEXAS.

LOT 153

JULY 15, 2002

GREENBELT, DRNG. AND P.U.E.

(IN 89°41'41"E 78.62')
N 89°46'02"E 78.59'



SCALE 1" = 20'

LEGEND

- 1/2" IRON PIN FOUND
- 1/2" IRON PIN SET
- ⊕ ELECTRIC VAULT
- ⊕ TELEPHONE RISER
- ⊕ CABLE TV RISER
- ⊕ ELEC. TRANS. PAD
- ⊕ WATER METER
- WOOD FENCE
- () RECORD INFORMATION

CURVE TABLE

CI	
A-56.06°	R-305.00'
C-S 87°28'17"W	55.98'
(A-56.00°	R-305.00'
C-S 87°28'17"W	55.92')

SCHLEICHER TRAIL (50' R.O.W.)

NOTES

THE 7.5' P.U.E. ALONG THE REAR LOT LINE AND THE 25' FRONT BUILDING SETBACK LINE SHOWN HEREON ARE RECORDED IN VOL. 88, PG. 295, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

ALL BUILDING SETBACK LINES SHOWN HEREON ARE RECORDED IN THE RESTRICTIONS IN VOL. 12924, PG. 552, REAL PROPERTY RECORDS OF SAID COUNTY.

THIS LOT IS SUBJECT TO THE RESTRICTIONS RECORDED IN DOCUMENTS NO. 1999012702; 200000982; 200879780; 200879782; 200879784; 2002044454, OFFICIAL PUBLIC RECORDS, VOL. 8123, PG. 1017; VOL. 8674, PG. 140; VOL. 11819, PG. 1540; VOL. 11819, PG. 1563; VOL. 11923, PG. 131; VOL. 12176, PG. 788; VOL. 12176, PG. 792; VOL. 12371, PG. 86; VOL. 12378, PG. 33; VOL. 12672, PG. 43; VOL. 12673, PG. 276; VOL. 12697, PG. 11; VOL. 13111, PG. 940; VOL. 13170, PG. 272; VOL. 13280, PG. 4822 AND VOL. 10920, PG. 1, REAL PROPERTY RECORDS OF SAID COUNTY, SAID DOCUMENT CONTAINS ADDITIONAL EASEMENT RIGHTS.

THIS LOT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE COMMON AREA AGREEMENT RECORDED IN THE RESTRICTIONS IN VOL. 13093, PG. 6, REAL PROPERTY RECORDS AND DOCUMENT NO. 200879783, OFFICIAL PUBLIC RECORDS OF SAID COUNTY.

THE EASEMENT RECORDED IN VOL. 11290, PG. 584, REAL PROPERTY RECORDS OF SAID COUNTY, DOES NOT APPLY TO THIS LOT.

EXCLUSIVELY TO PAGE BROWN, AND THE LIEN HOLDERS, AND TO FIDELITY NATIONAL TITLE INSURANCE COMPANY PER GF NO. 02-55180 (06/24/02).

THE UNDERSIGNED HEREBY STATES THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUNDS OF THE PROPERTY LEGALLY DESCRIBED HEREON THAT THERE ARE NO APPARENT DISCREPANCIES, ENCROACHMENTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE PUBLIC UTILITIES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY ADJAINS A DEDICATED ROADWAY, THE ABOVE LEGALLY DESCRIBED PROPERTY IS IN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48453C0285 E DATED JUNE 16, 1993, VALID ONLY FOR ORIGINAL BLUELINE PRINT WITH RED INK SIGNATURE AND SEAL.



Robert M. Barcomb
ROBERT M. BARCOMB, R.P.L.S. NO. 4772

ARPENTEURS
PROFESSIONAL SURVEYING

8906 WALL STREET
SUITE 302
AUSTIN, TEXAS 78754
(512) 832-1232



SOUTHWESTERN BELL TELEPHONE COMPANY

RELEASE OF EASEMENT

THIS RELEASE OF EASEMENT, entered into by *SOUTHWESTERN BELL TELEPHONE COMPANY*, a Missouri corporation, GRANTOR, AND *Alicia Greear*, GRANTEE, wherein GRANTOR in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does by these presents ABANDON, RELEASE, RELINQUISH AND DISCLAIM to GRANTEE, as is, all or a specific portion of certain easements for telecommunication purposes hereinafter described that affects land owned by GRANTEE situated in *Travis County*, Texas, and described as follows:

Lot 105, Block 1, of Steiner Ranch, Phase One, Section Two-A, Deed of record in Document 2012118888, Property Records of Travis County, Texas

Said land of GRANTEE being subject to:

Easements recorded in Volume 88, Page 295, Plat Records of Travis County, Texas,

The portion of said easements to be hereby released is described as follows:

All of the 7.5 foot PUE along the rear property line of said Lot 105, described above,

TO HAVE AND TO HOLD same, together with all rights and appurtenances to the same belonging, unto GRANTEE, their heirs, successors and assigns forever.

IN WITNESS WHEREOF, GRANTOR has caused this Release of Easement to be executed by its duly authorized officers this 11th day of SEPTEMBER, 2012

SOUTHWESTERN BELL TELEPHONE COMPANY

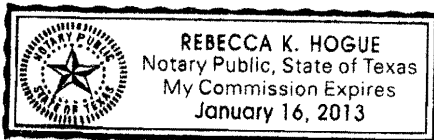
Name : RICHARD LAINE REED

Title: MANAGER ENGINEERING DESIGN

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared RICK REED, known to me to be the person whose name is subscribed to the foregoing instrument as Manager, Engineering-Design of Southwestern Bell Telephone Company, a Missouri corporation, and acknowledged to me that he/she executed the same for purposes and considerations therein expressed in the capacity stated, and as the act and deed of said corporation.

Given under my hand and seal of office this the 11th day of SEPTEMBER, 2012

Notary Public in and for the State of TEXAS
My Commission Expires Jan 16, 2013



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 VACATION OF PROPERTY

An application is being made to Travis County for the vacation of property at **12904 SCHLEICHER TRL, AUSTIN, TX 78732**(address)and/or **LOT 105, BLOCK 1, OF STEINER RANCH, PH 1, SECTION 2-A** (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.

Signature

Laurie Schumpert

Printed Name

Sr.Designer

Title

Time Warner Cable – Central TX

Utility Company or District

September 10, 2012

Date

Please return this completed form to:

Name

Address

City/State/Zip



12012 N. Mopac Expressway
512/485-6417 (Laurie Schumpert)

Austin, TX 78758
512/485-1485 (Fax)

APPLICATION FOR VACATION OF EASEMENT

Please Print

Application is hereby made for the release of the following easement(s) as described below:

The easement is on property legally described as:

Subdivision: Steiner Ranch, Phase 1 Section: 2-A Block: 1

Lot Numbers: 105

Address: 12904 Schleicher Trail Austin TX 78732
Number & Street City State Zip

As recorded in Volume _____, Page _____, of the Plat Records of Travis County, Texas

Provide common description of the easement requested for release, indicating the amount of the easement to be released:
(Example: Five foot P.U.E. & D.E. on either side of the common lot line between lots X and X).

Please provide a survey or plat of the area with the easement to be released highlighted.

I am requesting a release of the 7.5' PUE at the back of the property.

Reason for requesting release (Example: Single Family Residence, Accessory Building, etc)

I am building a pool. If we can encroach into the easement, that will save a couple oak trees

Please note: If multiple owners are making this request, complete name, address, phone must be provided for all.

Property Owner's name(s): Alicia Greear

Mailing Address: 12904 Schleicher Trail Austin TX 78732
Number & Street City State Zip

Phone: 512-275-5641 512-762-3764 469-499-5741
Day Time Cell Fax

I authorize the following person/company to act in my behalf as my designated agent:

Name of agent/company: _____
Name of Company Name of Contact

Mailing Address: _____
Number & Street City State Zip

Phone: _____
Day Time Cell Fax

The undersigned Owner/Applicant/Agent understands that the processing of the Easement Release Application will be handled in accordance with procedure for requesting release of easements established by Time Warner Cable. It is further understood that acceptance of this application does not obligate Time Warner Cable to release the subject easement

Alicia Greear
Signature of Applicant/Agent

9/4/2012
Date

SURVEY PLAT

LEGAL DESCRIPTION: LOT 105, BLOCK I, STEDER RANCH, PHASE ONE, SECTION TWO-A, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 88, PAGE 295, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, ALSO LOCALLY KNOWN AS 12904 SCHLEICHER TRAIL, AUSTIN, TEXAS.

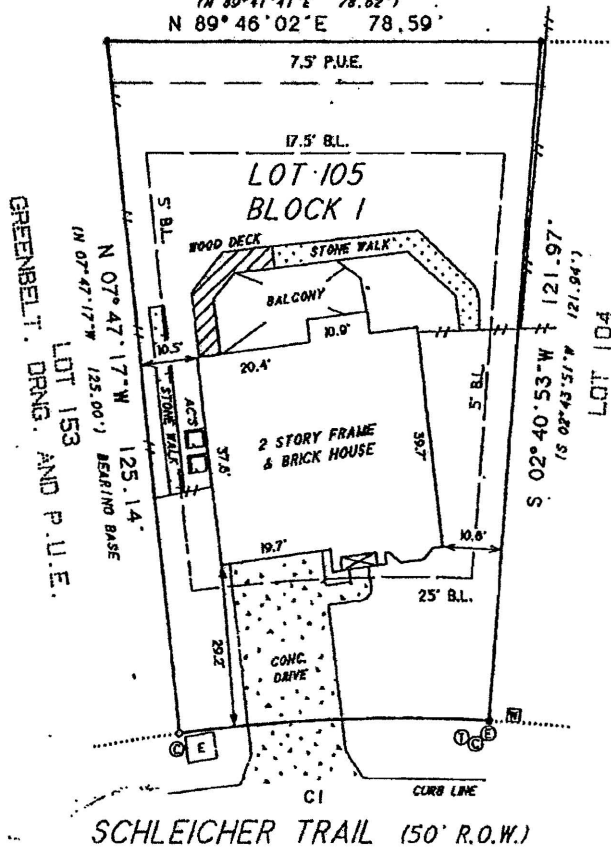
LOT 153

JULY 15, 2002

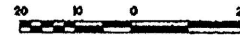
GREENBELT, DRNG. AND P.U.E.

(N 89°41'41"E 78.62')

N 89°46'02"E 78.59'



SCALE 1" = 20'



LEGEND

- 1/2" IRON PIN FOUND
- 1/2" IRON PIN SET
- ⊕ ELECTRIC VAULT
- Ⓣ TELEPHONE RISER
- Ⓢ CABLE TV RISER
- Ⓜ ELEC. TRANS. PAD
- Ⓜ WATER METER
- WOOD FENCE
- () RECORD INFORMATION

CURVE TABLE

C1	
A-56.06'	R-305.00'
C-S 87°28'17"W	55.98'
1A-56.00'	R-305.00'
C-S 87°28'17"W	55.92'

NOTES

THE 7.5' P.U.E. ALONG THE REAR LOT LINE AND THE 25' FRONT BUILDING SETBACK LINE SHOWN HEREON ARE RECORDED IN VOL. 88, PG. 295, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

ALL BUILDING SETBACK LINES SHOWN HEREON ARE RECORDED IN THE RESTRICTIONS IN VOL. 12924, PG. 552, REAL PROPERTY RECORDS OF SAID COUNTY.

THIS LOT IS SUBJECT TO THE RESTRICTIONS RECORDED IN DOCUMENTS NO. 1999012702; 200000982; 200879780; 200879782; 200879784; 2002044454, OFFICIAL PUBLIC RECORDS, VOL. 1123, PG. 1017; VOL. 1074, PG. 140; VOL. 11819, PG. 1540; VOL. 11819, PG. 1505; VOL. 11923, PG. 13; VOL. 12176, PG. 788; VOL. 12176, PG. 792; VOL. 12371, PG. 86; VOL. 12378, PG. 35; VOL. 12672, PG. 43; VOL. 12673, PG. 278; VOL. 12697, PG. 11; VOL. 1311, PG. 940; VOL. 13170, PG. 272; VOL. 13280, PG. 4822 AND VOL. 10020, PG. 1, REAL PROPERTY RECORDS OF SAID COUNTY. SAID DOCUMENT CONTAINS ADDITIONAL EASEMENT RIGHTS.

THIS LOT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE COMMON AREA AGREEMENT RECORDED IN THE RESTRICTIONS IN VOL. 13093, PG. 8, REAL PROPERTY RECORDS AND DOCUMENT NO. 200879783, OFFICIAL PUBLIC RECORDS OF SAID COUNTY.

THE EASEMENT RECORDED IN VOL. 11290, PG. 584, REAL PROPERTY RECORDS OF SAID COUNTY, DOES NOT APPLY TO THIS LOT.

EXCLUSIVELY TO PAGE BROWN, AND THE LIEN HOLDERS, AND TO FIDELITY NATIONAL TITLE INSURANCE COMPANY PER GF NO. 02-55180 (06/24/02).

THE UNDERSIGNED HEREBY STATES THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON THAT THERE ARE NO APPARENT DISCREPANCIES, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE PUBLIC UTILITIES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY ADJURNS A DEDICATED ROADWAY. THE ABOVE LEGALLY DESCRIBED PROPERTY IS IN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48453C0283 E DATED JUNE 16, 1993, VALID ONLY FOR ORIGINAL BLUELINE PRINT WITH RED INK SIGNATURE AND SEAL.



Robert M. Barcomb
ROBERT M. BARCOMB, R.P.L.S. NO. 4772



8908 WALL STREET
SUITE 302
AUSTIN, TEXAS 78754
(512) 832-1232

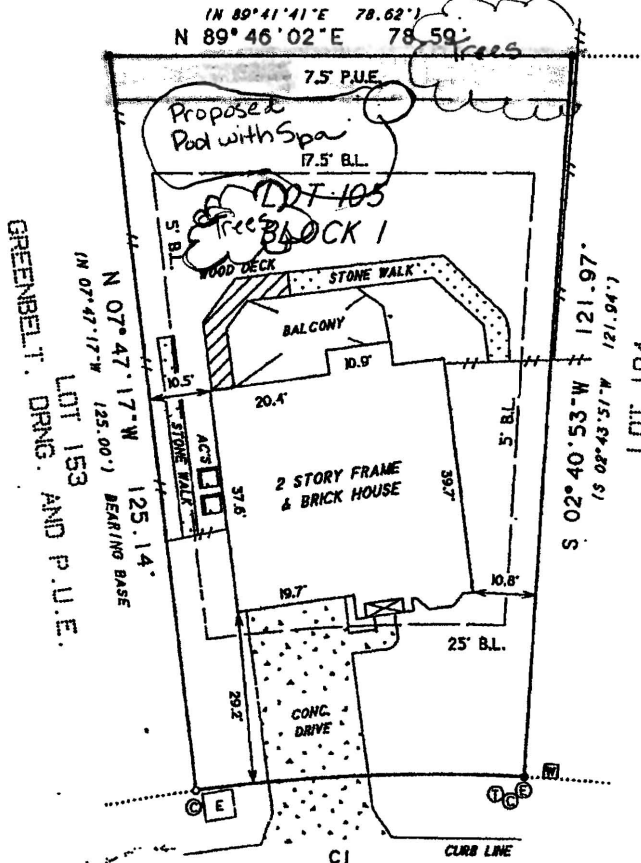
SURVEY PLAT

LEGAL DESCRIPTION: LOT 105, BLOCK I, STEINER RANCH, PHASE ONE, SECTION TWO-A, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 88, PAGE 295, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, ALSO LOCALLY KNOWN AS I2904 SCHLEICHER TRAIL, AUSTIN, TEXAS.

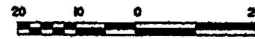
LOT 153

JULY 15, 2002

GREENBELT, DRNG. AND P.U.E.



SCALE 1" = 20'



LEGEND

- 1/2" IRON PIN FOUND
- 1/2" IRON PIN SET
- ⊕ ELECTRIC VAULT
- ⊕ TELEPHONE RISER
- ⊕ CABLE TV RISER
- ⊕ ELEC. TRANS. PAD
- ⊕ WATER METER
- WOOD FENCE
- () RECORD INFORMATION

CURVE TABLE

C1	
A-56.06'	R-305.00'
C-S 87°28'17"W	55.98'
(A-56.00'	R-305.00'
C-S 87°28'17"W	55.92')

SCHLEICHER TRAIL (50' R.O.W.)

NOTES

THE 7.5' P.U.E. ALONG THE REAR LOT LINE AND THE 25' FRONT BUILDING SETBACK LINE SHOWN HEREON ARE RECORDED IN VOL. 88, PG. 295, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

ALL BUILDING SETBACK LINES SHOWN HEREON ARE RECORDED IN THE RESTRICTIONS IN VOL. I2924, PG. 552, REAL PROPERTY RECORDS OF SAID COUNTY.

THIS LOT IS SUBJECT TO THE RESTRICTIONS RECORDED IN DOCUMENTS NO. I999012702; 2000009802; 200079780; 200079782; 200079784; 2002044454, OFFICIAL PUBLIC RECORDS, VOL. 11123, PG. 1017; VOL. 11674, PG. 140; VOL. 11819, PG. 1540; VOL. 11819, PG. 1565; VOL. 11923, PG. 13; VOL. 12176, PG. 786; VOL. 12176, PG. 792; VOL. 12371, PG. 66; VOL. 12376, PG. 35; VOL. 12672, PG. 43; VOL. 12675, PG. 276; VOL. 12697, PG. 11; VOL. 13111, PG. 940; VOL. 13170, PG. 272; VOL. 13280, PG. 4822 AND VOL. 10920, PG. 1, REAL PROPERTY RECORDS OF SAID COUNTY. SAID DOCUMENT CONTAINS ADDITIONAL EASEMENT RIGHTS.

THIS LOT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE COMMON AREA AGREEMENT RECORDED IN THE RESTRICTIONS IN VOL. 13093, PG. 6, REAL PROPERTY RECORDS AND DOCUMENT NO. 200079783, OFFICIAL PUBLIC RECORDS OF SAID COUNTY.

THE EASEMENT RECORDED IN VOL. 11290, PG. 584, REAL PROPERTY RECORDS OF SAID COUNTY, DOES NOT APPLY TO THIS LOT.

EXCLUSIVELY TO PAGE BROWN, AND THE LIEN HOLDERS, AND TO FIDELITY NATIONAL TITLE INSURANCE COMPANY PER GF NO. 02-55180 (06/24/02).

THE UNDERSIGNED HEREBY STATES THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON; THAT THERE ARE NO APPARENT DISCREPANCIES, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE PUBLIC UTILITIES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY ADJOINS A DEDICATED ROADWAY, THE ABOVE LEGALLY DESCRIBED PROPERTY IS IN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48453C0285 E DATED JUNE 16, 1993, VALID ONLY FOR ORIGINAL BLUELINE PRINT WITH RED INK SIGNATURE AND SEAL.



Robert M. Barcomb 07/17/02
ROBERT M. BARCOMB, R.P.L.S. NO. 4772

ARPENTEURS
PROFESSIONAL SURVEYING

8906 WALL STREET
SUITE 302
AUSTIN, TEXAS 78754
(512) 832-1232

Updated 10-11-12 at 3:30pm

WCID NO. 17 WCID NO. 17 D.A.S.R.

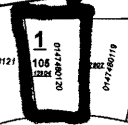
STEINER RANCH
PHS.2 SEC.10
WCID NO. 17 D.A.S.R. C

STEINER RANCH
PHS.2 SEC.4A

STEINER RANCH
PHS.2 SEC.11

STEINER RANCH
PHS.2 SEC.5

Site



NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet
Projection: Lambert_Conformal_Conic



Red (city) = 100 scale map
Magenta = 500 scale map
Blue = 400 scale map

15157	15248	15344
14276	14746	14744
14257	14247	
14880	14546	14544

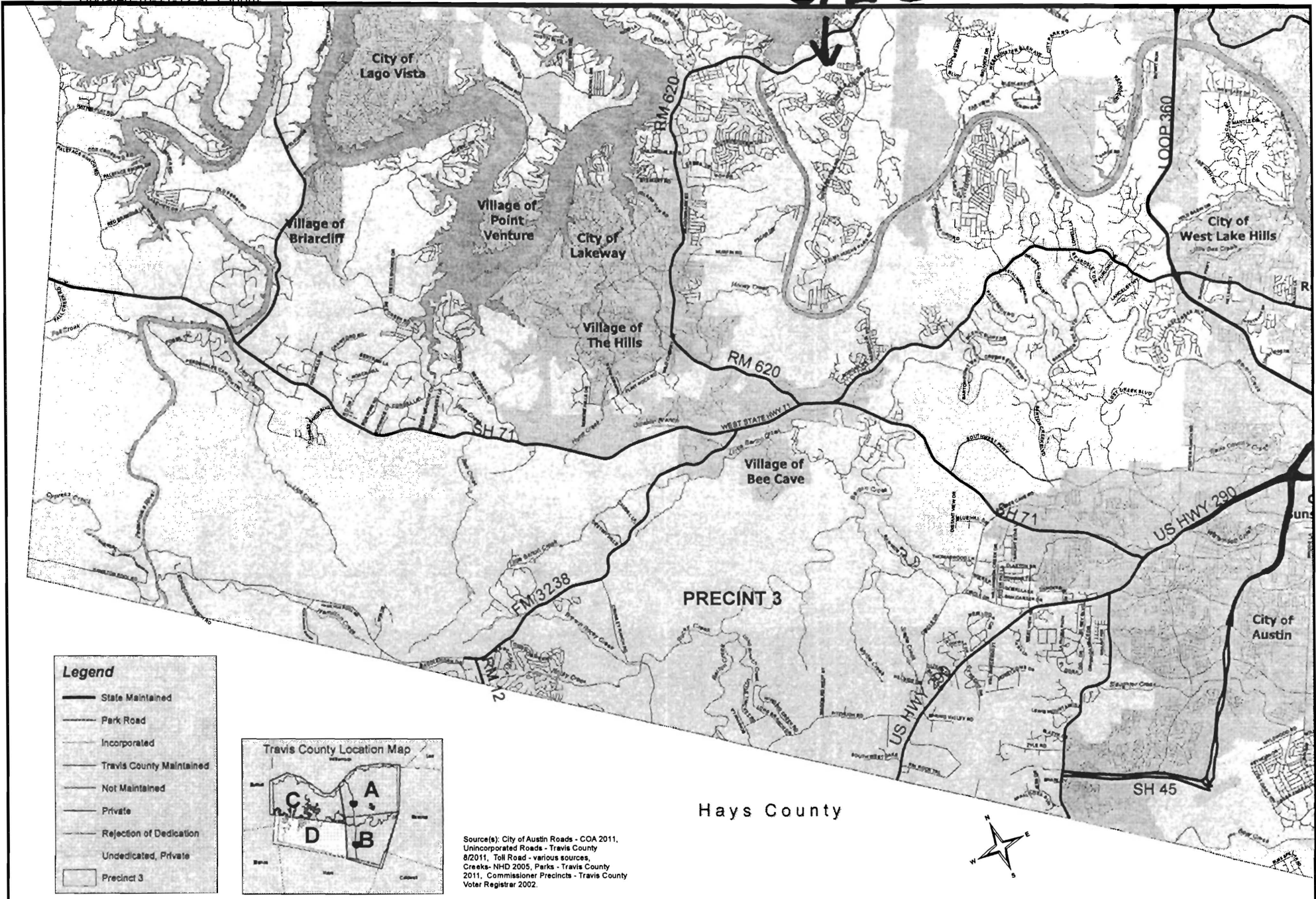
0 100 Feet

Revision Date
4/17/2008

1 4748

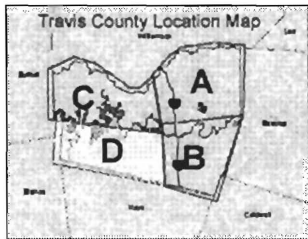
Travis Central Appraisal District
P.O. Box 149012
Austin, Texas 78714
Internet Address: www.traviscad.org
Main Telephone Number (512) 834-9317
Appraisal Information (512) 834-9318
TDD (512) 836-3328

SITE
↓



Legend

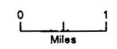
- State Maintained
- - - Park Road
- Incorporated
- Travis County Maintained
- - - Not Maintained
- Private
- - - Rejection of Dedication
- Undedicated, Private
- Precinct 3



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

Site

