



## Item C4 Travis County Commissioners Court Agenda Request

**Meeting Date:** December 11, 2012

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

**Division Director/Manager:** Anna Bowlin, Division Director, Development Services and Long Range Planning

**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, January 15, 2013 to receive comments regarding a request for a partial plat vacation of Sweetwater Ranch Section One Village A Final Plat in Precinct Three.

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

WS-COS Development, LLC, owners of all real property included in lots 1 through 12 of Block A and lots 2 through 15 of Block B Sweetwater Ranch Section One Village A Final Plat have applied through Travis County for a partial plat vacation of the final plat. The original subdivision, located on Pedernales Summit Parkway, consisted of 27 total lots (22 single family residential lots, three landscape lots, one common area lot, and one water quality and drainage lot) on 7.329 acres.

Approval of the partial plat vacation will return the property back to raw land. Upon approval of the vacation, the owners will be able to replat the lots into one 6.96 acre common area lot, one 0.6 acre water quality lot, and 0.57 acre one commercial lot. The associated replat (Sweetwater Ranch Section One Village A Replat) will be scheduled for plat approval on the same agenda as the public hearing for the partial plat vacation.

### **STAFF RECOMMENDATIONS:**

Texas Local Government Code Section 232.008 states that a recorded plat may be vacated if 75% of the owners of the original subdivision sign the vacation document. In this case, all the lots are owned by WS-COS Development LLC, which has signed the vacation document (see attached Exhibit A).

### **ISSUES AND OPPORTUNITIES:**

As over 75% of the owners of the original subdivision have signed the vacation document and all Travis County subdivision requirements have been met, staff recommends approval of the motion.

### **FISCAL IMPACT AND SOURCE OF FUNDING:**

N/A

**ATTACHMENTS/EXHIBITS:**

Precinct map

Location map

Copy of vacation document

Copy of original final plat

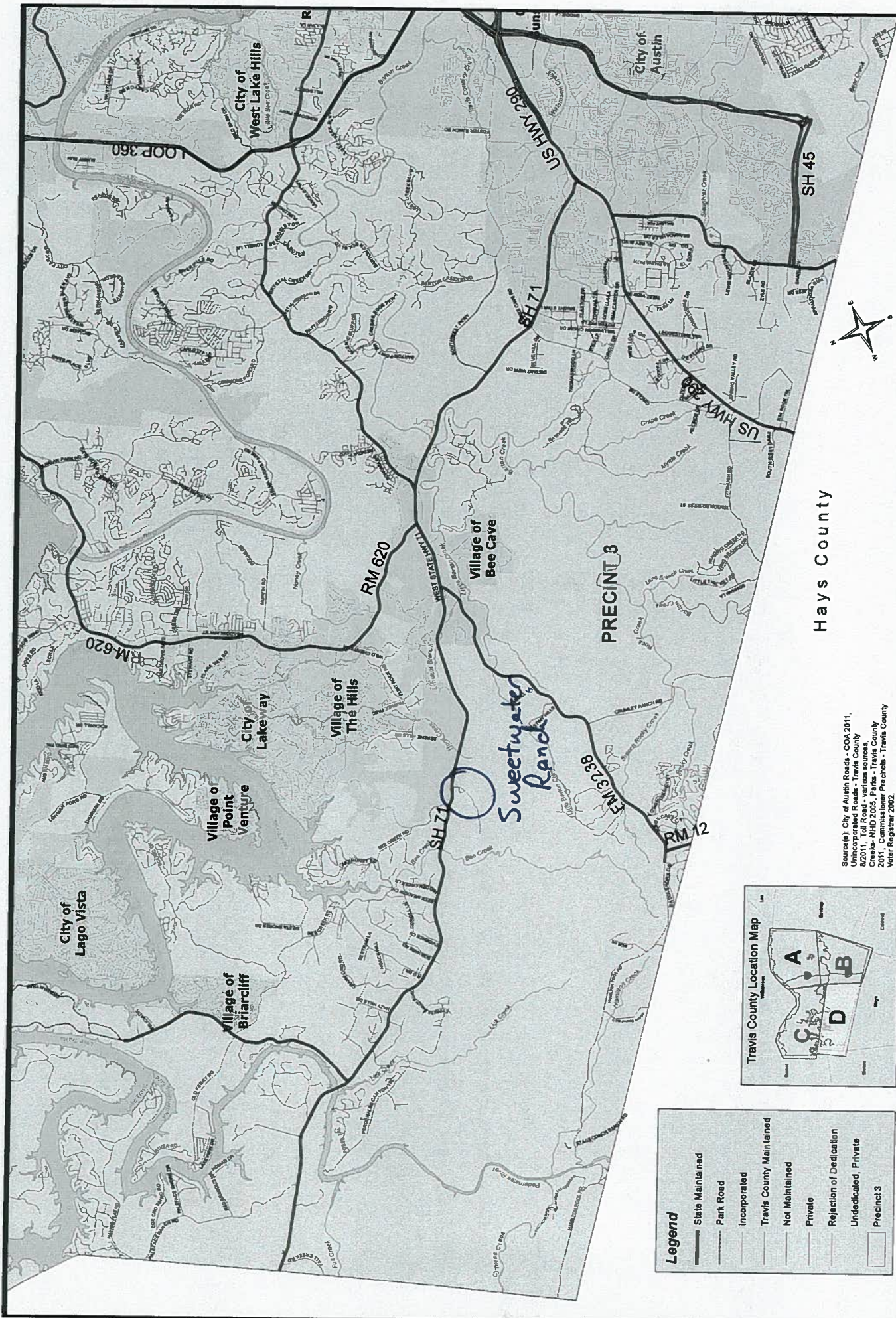
**REQUIRED AUTHORIZATIONS:**

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

**CC:**


**SM:AB:mh**

**1101 - Development Services - Sweetwater Ranch Section One Village A Partial Plat  
Vacation**



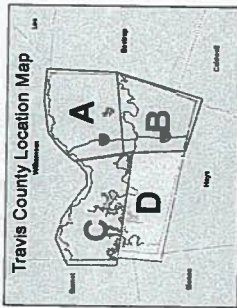
Hays County



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



Source (s): City of Austin Roads - COA 2011,  
Unincorporated Roads - Travis County  
8/2011, Toll Road - various sources,  
Highways, Precincts - Travis County  
2011, Complete Precincts - Travis County  
Voter Registrar 2002.



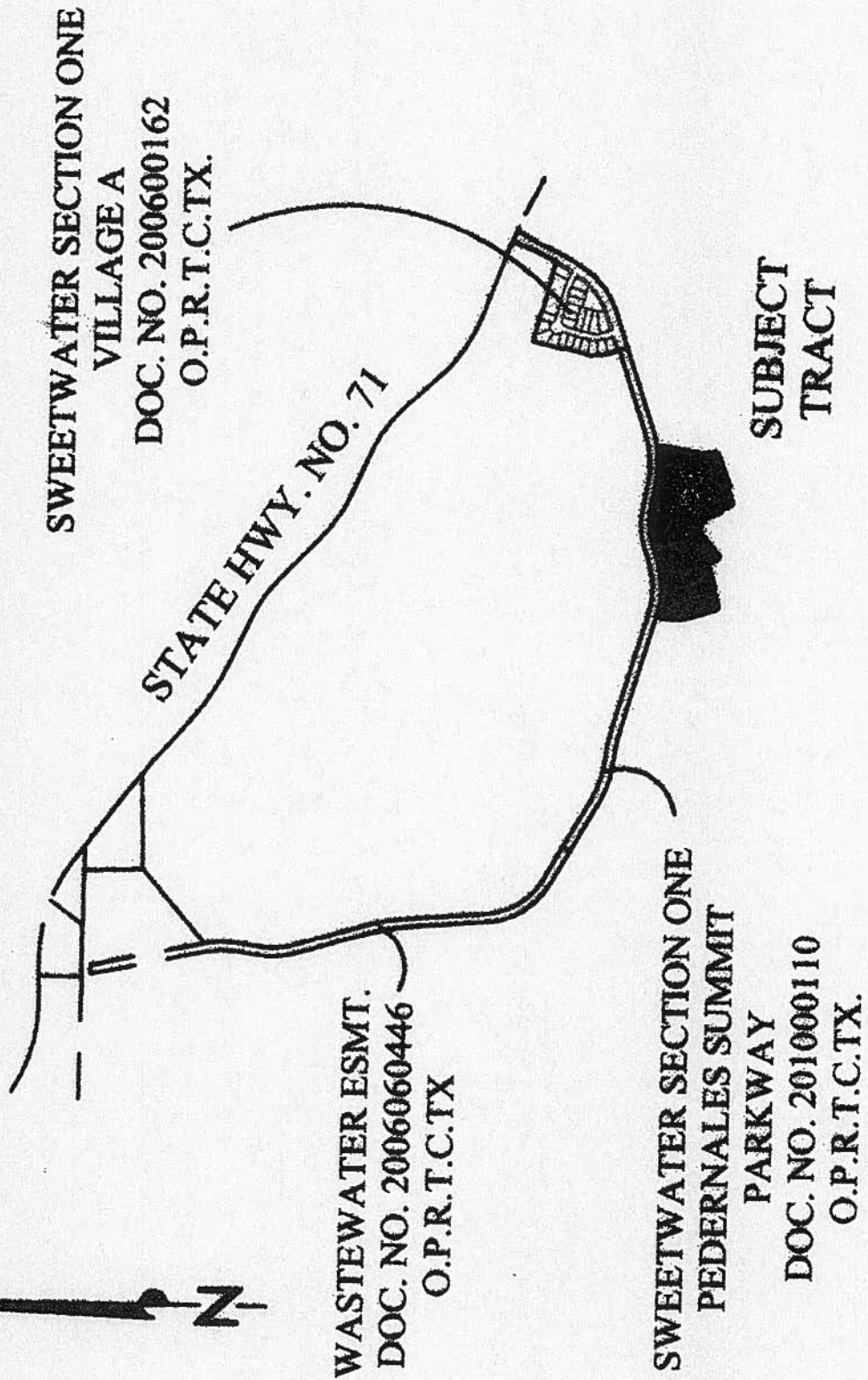
**Legend**

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

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

# Travis County Roadways, Map D

# LOCATION MAP NTS



WASTEWATER ESMT.  
DOC. NO. 2006060446  
O.P.R.T.C.TX

SWEETWATER SECTION ONE  
PEDERNALES SUMMIT  
PARKWAY  
DOC. NO. 201000110  
O.P.R.T.C.TX.

SWEETWATER SECTION ONE  
VILLAGE A  
DOC. NO. 200600162  
O.P.R.T.C.TX.

SUBJECT  
TRACT

**VACATION INSTRUMENT**

**PARTIAL VACATION OF  
SWEETWATER RANCH SECTION ONE, VILLAGE A**

THE STATE OF TEXAS

COUNTY OF TRAVIS

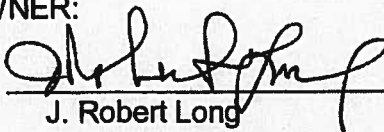
WHEREAS WS-COS Development, LLC ("Owner") is the owner of all the real property included in Lots 1-12 of Block A and Lots 2-15 of Block B Sweetwater Ranch Section One Village A, a subdivision located in Travis County, Texas, of which is recorded in Document #200600162 of the Plat Records of Travis County, Texas (the "Plat"), and whereas said lots comprise all of the land encompassed by the Plat; and

WHEREAS, Owner now wish to vacate Lots 1-12 of Block A and Lots 2-15 of Block B of the Plat in accordance with the procedures set forth in Section 232.008 of the Texas Local Government Code

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: That Proprietors do hereby declare that, subject to the approval by the Travis County Commissioners Court, Lots 1-12 of Block A and Lots 2-15 of Block B of said subdivision is vacated. It is understood that this action will in no way affect other lots of said subdivision. All Bio-Retention Easements on Lots 3-14, Block B shall be released. The Site Line Easement at the Northeasterly intersection of Backbone Creek Crossing Loop shall be released. The Water Quality, Drainage and Wastewater Easement on Lot 2, Block B shall be preserved. The Site Line Easement at the Southwesterly intersection of Backbone Creek Crossing Loop shall be preserved.

EXECUTED this 8<sup>TH</sup> day of AUGUST, 2012.

OWNER:

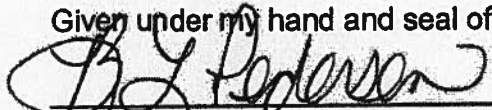
By:   
J. Robert Long  
Authorized Signatory

THE STATE OF TEXAS

COUNTY OF Tarrant

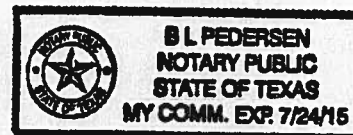
Before me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared Owner 1 Name, known to me to be the person whose name is subscribed to in the foregoing instrument of writing, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in capacity therein stated.

Given under my hand and seal of office, this the 8 day of August, 2012.



Notary Public in and for the State of Texas

My Commission Expires: July 24, 2015



**Approval of Partial Plat Vacation**

STATE OF TEXAS

COUNTY OF TRAVIS

On \_\_\_\_\_, 20\_\_\_\_, the Travis County Commissioners Court approved the partial cancellation of the subdivision known as \_\_\_\_\_, as described above.

EXECUTED, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Dana Debeauvoir, County Clerk  
Travis County, Texas

By: \_\_\_\_\_  
Deputy

Return to:  
Travis County TNR  
Attention: Michael Hettenhausen  
P.O. Box 1748  
Austin, TX 78767

**BEING A 7.329 ACRE TRACT LOCATED IN THE W.A. BARLOW SURVEY NUMBER 86, TRAVIS COUNTY, TEXAS, AND BEING ALL OF LOTS 1 THRU 12, BLOCK A, AND ALL OF LOTS 2 THRU 15, BLOCK B OF SWEETWATER SECTION ONE VILLAGE A, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 200600162, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY TEXAS. SAID 7.329 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** at 1/2 inch iron rod with a plastic "Delta Survey" cap found for the intersection of the south right-of-way (ROW) line of State Highway 71 (200' R.O.W), same being the east ROW line of Pedernales Summit Parkway (70' ROW), also being a remainder corner of that a north line of a 1379.351 acre (remainder) tract conveyed to WS-COS Development and recorded in Document Number 2011102858, Official Public Records, Travis County, Texas, from which a TxDot Type I monument found bears with the arc of a curve to the left a distance of 328.49 feet, through a central angle of 03°20'36", having a radius of 5629.58 feet and whose chord bears N68°30'31"W a distance of 328.44 feet;

**THENCE** with said common line, with the arc of a curve to the right a distance of 140.64 feet, through a central angle of 1°25'53", having a radius of 5629.58 feet, and whose chord bears S66°07'16"E, a distance of 140.64 feet to a 1/2 inch iron rod with a plastic "Delta Survey" cap found, from which a TxDot Type I monument found bears with the arc of a curve to the right a distance of 1376.19 feet, through a central angle of 14°00'23", having a radius of 5629.58 feet, and whose chord bears S58°24'08"E, a distance of 1372.77 feet;

**THENCE** leaving said common line and crossing said WS-COS Development tract the following twenty-eight (28) courses and distances:

1. S69°40'43"W, a distance of 35.30 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,
2. S24°45'45"W, a distance of 26.17 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,
3. With the arc of a curve to the right a distance of 29.90 feet, through a central angle of 5°42'38", having a radius of 300.00 feet, and whose chord bears S27°37'04"W, a distance of 29.89 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,
4. S30°28'23"W, a distance of 70.57 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,
5. With the arc of a curve to the left a distance of 29.90 feet, through a central angle of 5°42'38", having a radius of 300.00 feet, and whose chord bears S27°37'04"W, a distance of 29.89 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,



6. S24°45'45"W, a distance of 254.27 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,
7. With the arc of a curve to the right a distance of 69.53 feet, through a central angle of 7°53'21", having a radius of 505.00 feet, and whose chord bears S28°42'26"W, a distance of 69.48 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,
8. S32°39'06"W, a distance of 124.47 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,
9. With the arc of a curve to the right a distance of 427.51 feet, through a central angle of 38°34'27", having a radius of 635.00 feet, and whose chord bears S51°56'20"W, a distance of 419.48 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,
10. S71°13'33"W, a distance of 318.19 feet to a concrete monument found,
11. N18°46'27"W, a distance of 70.00 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,
12. N18°46'39"W, a distance of 19.98 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found for the southwest corner of Lot 2, Block B of said Village A and the **POINT OF BEGINNING**;

**THENCE** continuing to cross the said WS-COS tract the following twenty four (24) courses and distances:

1. N19°11'37"W, a distance of 74.29 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,
2. N06°12'03"W, a distance of 136.77 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,
3. N13°57'24"E, a distance of 225.31 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,
4. N05°56'23"E, a distance of 60.59 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,
5. N11°29'27"E, a distance of 95.30 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,
6. N13°57'24"E, a distance of 42.98 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,
7. N57°47'26"E, a distance of 93.24 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,
8. S76°02'36"E, a distance of 118.58 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found
9. S67°43'39"E, a distance of 66.47 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,
10. S76°02'36"E, a distance of 423.57 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,
11. S24°45'45"W, a distance of 47.38 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,,
12. With the arc of a curve to the right a distance of 59.90 feet, through a central angle of 7°53'21", having a radius of 435.00 feet, and whose chord bears

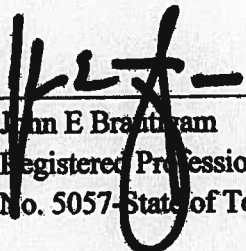
- S28°42'26"W, a distance of 59.85 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,;
13. S32°39'06"W, a distance of 42.50 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,,
  14. With the arc of a curve to the right a distance of 23.56 feet, through a central angle of 89°59'55", having a radius of 15.00 feet, and whose chord bears S77°39'04"W, a distance of 21.21 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,;
  15. S32°39'09"W, a distance of 50.00 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,,
  16. thence with a curve to the right a distance of 23.56 feet, through a central angle of 90°00'05", having a radius of 15.00 feet, and whose chord bears S12°20'56"E, a distance of 21.21 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,;
  17. S32°39'06"W, a distance of 1.96 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,,
  18. With the arc of a curve to the right a distance of 380.38 feet, through a central angle of 38°34'27", having a radius of 565.00 feet, and whose chord bears S51°56'20"W, a distance of 373.24 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,;
  19. S71°13'33"W, a distance of 133.20 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,,
  20. With the arc of a curve to the right a distance of 23.56 feet, through a central angle of 89°59'47", having a radius of 15.00 feet, and whose chord bears N63°46'33"W, a distance of 21.21 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,;
  21. S71°13'41"W, a distance of 50.00 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,,
  22. N18°46'39"W, a distance of 19.99 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,
  23. S40°15'31"W, a distance of 29.15 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found, and

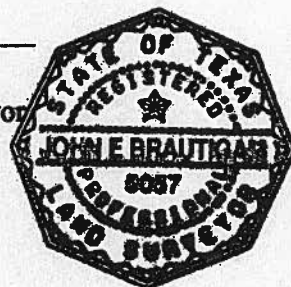
24. S71°13'21"W, a distance of 95.00 feet to the **POINT OF BEGINNING** and containing 7.329 acres more or less.

**BEARING BASIS:** Texas State Plane Coordinate System, Central Zone, NAD83/HARN

I, John E Brautigam hereby certify that the foregoing description represents an on-the-ground survey performed under my direction and supervision during October 2011, and is true and correct to the best of my knowledge and belief.

June 11, 2012

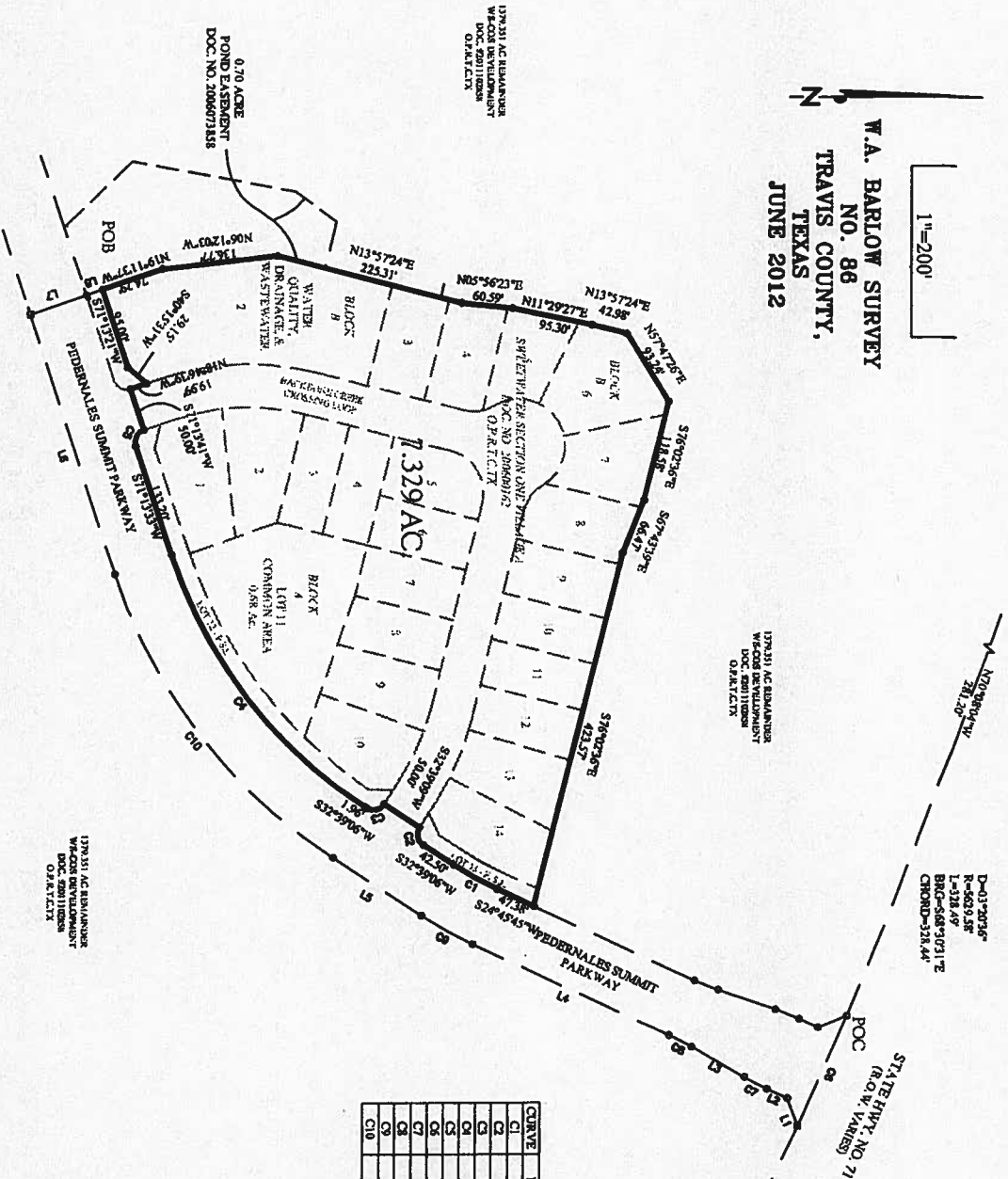
  
\_\_\_\_\_  
John E Brautigam  
Registered Professional Land Surveyor  
No. 5057 - State of Texas



Delta Survey Group, Inc.  
8213 Brodie Lane, Suite 102  
Austin, Texas 78745

**W.A. BARLOW SURVEY  
NO. 86  
TRAVIS COUNTY,  
TEXAS  
JUNE 2012**

1"=200'

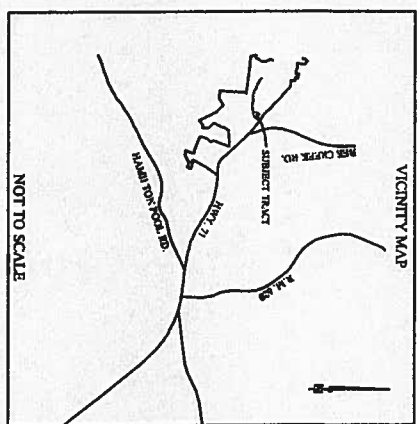


- LEGEND**
- 1/2" IRON ROD WITH PLASTIC DELTA CAP FOUND
  - 1/2" IRON ROD WITH PLASTIC DELTA CAP FOUND IN CONC.
  - P.R.T.C.TX OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
  - POB POINT OF BEGINNING
  - POC POINT OF COMMENCING

SKETCH TO ACCOMPANY FIELD NOTES

D-03-20736  
R=629.58'  
L=328.49'  
BRC=568.9131°E  
CHORD=328.44'

STATE HWY. NO. 71  
(R.O.W. VARISS)



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	433.00'	59.00'	59.85'	S27°42'26"W	7°53'21"
C2	15.00'	23.56'	21.21'	S77°39'4"W	8°59'55"
C3	15.00'	23.56'	21.21'	S17°20'56"E	90°00'00"
C4	563.00'	330.38'	373.24'	S31°56'20"W	38°54'27"
C5	15.00'	23.56'	21.21'	N63°16'21"W	80°59'47"
C6	359.48'	140.64'	140.64'	S46°07'16"E	1°23'53"
C7	300.00'	28.90'	29.89'	S77°21'04"W	S4°38'
C8	300.00'	29.90'	29.89'	S27°21'04"W	S4°38'
C9	393.00'	69.25'	69.48'	S28°42'28"W	7°53'21"
C10	639.00'	427.51'	419.48'	S31°56'20"W	38°54'27"

LINE	BEARING	DISTANCE
L1	S66°40'43"W	33.30'
L2	S24°45'45"W	26.17'
L3	S27°07'23"W	76.57'
L4	S28°45'53"W	254.47'
L5	S22°39'08"W	124.47'
L6	S71°13'33"W	318.19'
L7	N1°04'27"W	70.00'
L8	N1°04'27"W	19.98'

BEARING BASIS:  
TEXAS STATE PLANE COORDINATE SYSTEM,  
CENTRAL ZONE, NAD83/HARN

**Delta Survey Group Inc.**  
8213 Brodie Lane Ste. 102 Austin, TX. 78745  
office (512) 282-5200 fax (512) 282-5230  
WWW.DELTASURVEYGROUP.COM

QUAD SHINGLE HILLS  
PROJECT SWEETWATER  
DWG. 7.329 AC VILLAGE A