



Item 14

Travis County Commissioners Court Agenda Request

Meeting Date: December 18, 2012

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

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

AB

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

Sponsoring Court Member: Commissioner Huber, Precinct Three

AGENDA LANGUAGE: Consider and take appropriate action on a request to authorize the filing of an instrument to vacate two five foot wide public utility easements located along the common lot line of Lots 43 and 44 of Cardinal Hills Estates Unit 14 – Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

TNR staff has received a request to vacate two five foot wide public utility easements (PUEs) located along the common lot line of Lots 43 and 44 of Cardinal Hills Estates Unit 14. The PUEs are dedicated per plat note. The subject lots front on RR 620, a highway maintained by the State of Texas.

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 request meets all Travis County standards. As such, TNR staff recommends the request.

ISSUES AND OPPORTUNITIES:

According to the request letter the property owner constructed a building directly over the subject easements. Vacating the subject easements will allow the property owner to clear up some title and encroachment issues.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A.

ATTACHMENTS/EXHIBITS:

- Order of Vacation
- Field Notes and Sketch
- Request Letter
- Utility Sign-offs
- 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

CC:

Stacey Scheffel	Program Manager	TNR Permits	854-7565

SM:AB:ps

1101 - Development Services - Cardinal Hills Estates Unit 14

ORDER OF VACATION

STATE OF TEXAS §

COUNTY OF TRAVIS §

WHEREAS, the property owners request the vacation of two five foot wide public utility easements located along the common lot line of Lots 43 and 44 of Cardinal Hills Estates Unit 14 as recorded in Volume 53, Page 36 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 easements 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 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 December 18, 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 public utility easements located along the common lot line of Lots 43 and 44 of Cardinal Hills Estates Unit 14, 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

HOLT CARSON, INC.
PROFESSIONAL LAND SURVEYORS

1904 FORTVIEW ROAD
AUSTIN, TEXAS 78704
TELEPHONE: (512) 442-0990

October 10, 2012

FIELD NOTE DESCRIPTION FOR THE RELEASE OF A PORTION OF THOSE 5 FOOT WIDE PUBLIC UTILITY EASEMENTS DEDICATED PER PLAT WHICH LIE ON EACH SIDE OF THE COMMON LOT LINE OF LOTS 43 AND 44, CARDINAL HILLS UNIT 14, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 53 PAGE 36 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOTS HAVING BEEN CONVEYED TO PRESTIGE INVESTMENTS LLC. BY DEED RECORDED IN DOCUMENT NO. 2002024289 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING for reference at a ½ inch iron rod found in the west line of Lot 79, Cardinal Hills Unit 14, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 53 Page 36 of the Plat Records of Travis County, Texas, and being at the east common corner of Lots 44 and 45 of said Cardinal Hills Unit 14, and from which a ½ inch iron rod found in the east right-of-way line of R.M. Highway 620 at the west common corner of said Lots 44 and 45 bears N 83 deg. 44' 48" W 299.98 ft.;

THENCE with the common line of said Lots 44 and 79, S 07 deg. 24' 00" W 100.11 ft. to a calculated point at the east common corner of Lots 43 and 44 of said Cardinal Hills Unit 14, and from which a ½ inch iron rod found at the west common corner of Lots 79 and 80 of said Cardinal Hills Unit 14 bears S 07 deg. 24' 00" W 39.79 ft.;

THENCE with the common line of said Lots 43 and 44, N 83 deg. 42' 36" W 5.00 ft. to a point in the west line of a 5 foot wide public utility easement dedicated per plat of said Cardinal Hills Unit 14 at the PLACE OF BEGINNING of the herein described area for release;

THENCE with the west line of said 5 foot wide public utility easement on a course 5 feet from and parallel to the common line of said Lots 43 and 79, S 07 deg. 24' 00" W 5.00 ft. to a point in the south line of a second 5 foot wide public utility easement dedicated per plat of said Cardinal Hills Unit 14, and being at the southeast corner of this area for release;

THENCE crossing the interior of said Lot 43 with the south line of said second 5 foot wide public utility easement, on a course 5 feet from and parallel to the common line of said Lots 43 and 44, N 83 deg. 42' 36" W 281.59 ft. to a calculated point in the east right-of-way line of R.M. Highway 620 at the southwest corner of this area for release;

page 2 of 2
partial release of public utility easements

THENCE with the east right-of-way line of R. M. Highway 620, 10.05 ft. along the arc of a curve to the left, having a radius of 2941.79 ft, and chord bearing N 00 deg. 23' 58" E 10.05 ft., to a calculated point at the intersection of the north line of a third 5 foot wide public utility dedicated per plat of said Cardinal Hills Unit 14, and being at the northwest corner of this area for release;

THENCE crossing the interior of said Lot 44 with the north line of said third 5 foot wide easement, on a course 5 ft. from and parallel to the common line of said Lots 43 and 44, S 83 deg. 42' 36" E 282.81 ft. to a point in the west line of the 5 foot wide public utility easement first described herein, and being at the northeast corner of this area of release;

THENCE with the west line of said 5 foot wide public utility easement first described herein, S 07 deg. 24' 00" W 5.00 ft. to the Place of Beginning, containing 2,820 square feet of land.

PREPARED: October 10, 2012

BY:

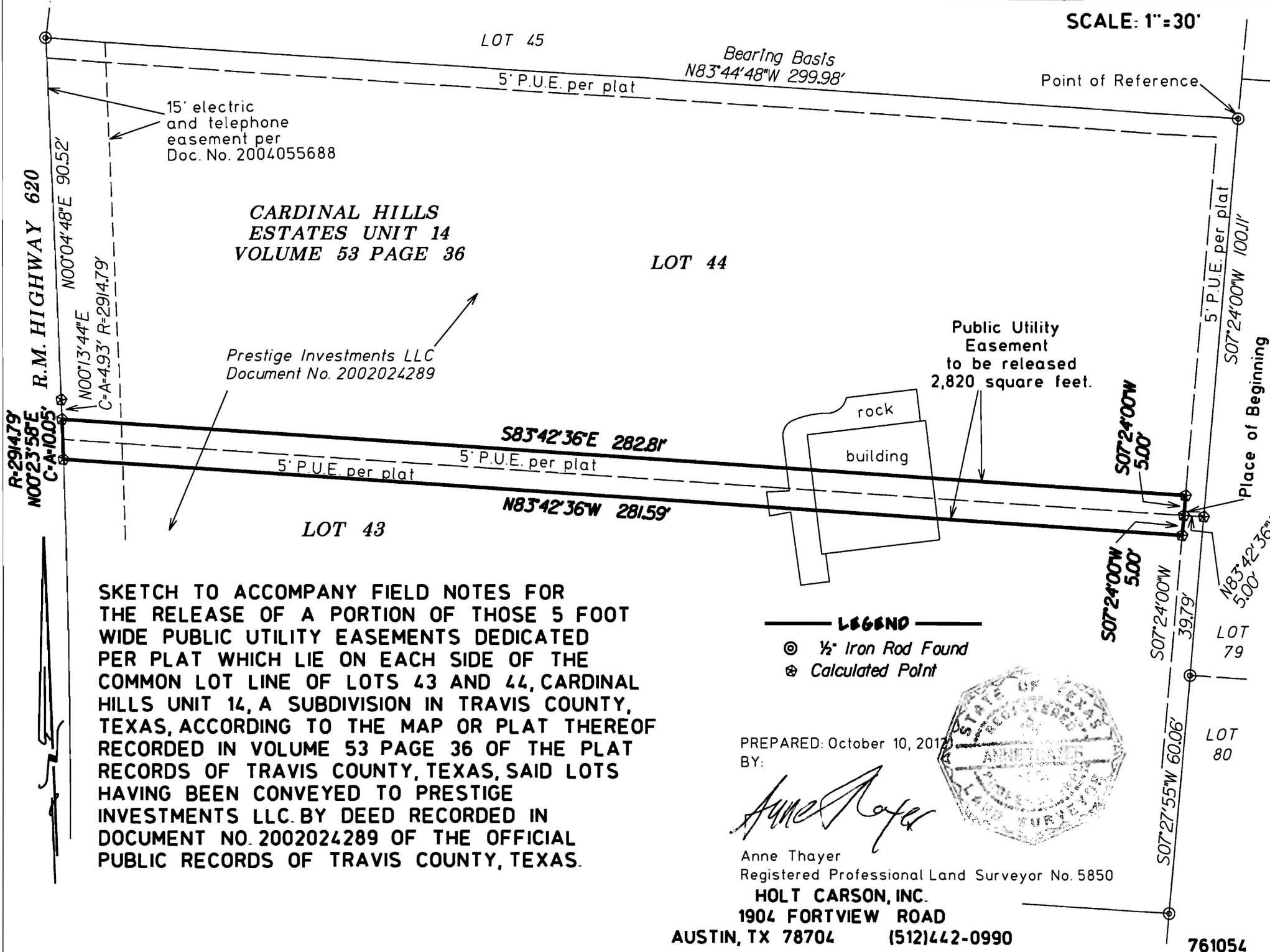


Anne Thayer
Registered Professional Land Surveyor No. 5850



see sketch 761054

SCALE: 1"=30'



**CARDINAL HILLS
ESTATES UNIT 14
VOLUME 53 PAGE 36**

LOT 44

Prestige Investments LLC
Document No. 2002024289

Public Utility
Easement
to be released
2,820 square feet.

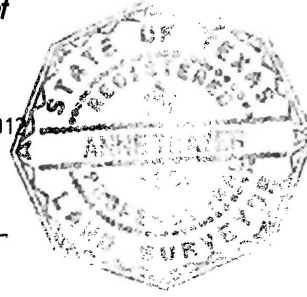
rock
building

LOT 43

SKETCH TO ACCOMPANY FIELD NOTES FOR THE RELEASE OF A PORTION OF THOSE 5 FOOT WIDE PUBLIC UTILITY EASEMENTS DEDICATED PER PLAT WHICH LIE ON EACH SIDE OF THE COMMON LOT LINE OF LOTS 43 AND 44, CARDINAL HILLS UNIT 14, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 53 PAGE 36 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOTS HAVING BEEN CONVEYED TO PRESTIGE INVESTMENTS LLC BY DEED RECORDED IN DOCUMENT NO. 2002024289 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND
 ⊙ 1/2" Iron Rod Found
 ⊕ Calculated Point

PREPARED: October 10, 2011
 BY:
Anne Thayer



Anne Thayer
 Registered Professional Land Surveyor No. 5850
HOLT CARSON, INC.
 1904 FORTVIEW ROAD
 AUSTIN, TX 78704 (512)442-0990

761054

Prossner and Associates, Inc.

Consulting Engineers

2601 Chitina Court
Cedar Park, Texas 78613
(512) 918-3343

RECEIVED

OCT 11 2012

**TRAVIS COUNTY - TNR
PERMITS DEPARTMENT**

October 9, 2012

Travis County TNR
411 West 13th Street
P.O. Box 1748
Austin, Texas 78767

Re: Request for a PUE release for Prestige Centre – 2209 RR 620 North

Sirs,

This correspondence is being sent as a request for the release of two (2) parallel 5 foot PUE's located along the common property line between Lots 43 and 44, Cardinal Hills Estates Unit 14. The site is located at 2209 RR 620 North and is fully developed. During development a building was erected without the benefit of survey staking and it resulted in the structure being placed directly over the existing PUE's as shown on the attached sketch. The structure is currently being served water by WC&ID No. 17 and electric service is from Austin Energy. Wastewater is on site septic and gas is on site propane. To our knowledge there are no other utilities with the exception of telephone/cable which we assume is on the existing overhead electric service poles.

We would appreciate your consideration of this request such that the Owner can clear up some Title issues. Should you require any additional information, please contact our office.

Sincerely,



Kurt M. Prossner, P.E.
President

cc: Mr. Paul Milsap

file:prestige/easement release letter.doc



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) 834-9383
FAX (512) 834-4649

EASEMENT REQUIREMENT STATEMENT FOR VACATION OF PROPERTY

An application is being made to Travis County for the vacation of property at 2209 RR 620 North which is the common lot line between Lots 43 and 44 of the Cardinal Hills Estates Unit 14 Subdivision 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
 Sonny Poole

 Printed Name
 Mgr. PIRES

 Title
 Austin Energy

 Utility Company or District
 October 26, 2012

 Date

Please return this completed form to:

Prossner and Associates, Inc.
13377 Pond Springs Road, Suite 104
Austin, Texas 78729
512-918-2431 fax or
pandai@swbell.net email

Prossner and Associates, Inc.

From: "Engler, Tommie" <tommie.engler@peci.com>
To: <pandai@swbell.net>
Sent: Tuesday, October 23, 2012 8:09 AM
Attach: Cardinal Hill - Req Release.pdf
Subject: Release of Easement

We found these on a random fax. We have no facilities in this area. Electric utilities would be Austin Energy.

Tommie J. Engler
Legal Administrator
Pedernales Electric Cooperative, Inc.
P. O. Box 1
Johnson City, Texas 78636
(830) 868-4941 office
(830) 868-5018 fax

CONFIDENTIALITY NOTICE: The information contained in this e-mail, including any attachments, is confidential and may be legally privileged; it is intended only for the use of the intended recipient or recipients. If the reader of this message is not the intended recipient, you are notified that any dissemination, distribution, or use of this information is strictly prohibited. If you have received this communication in error, please contact us immediately at the telephone number or e-mail address set forth above and destroy all copies of the original message.



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

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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.

Henry A. Marley
Reviewed by: Henry Marley
10.22.12

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

D. S. Gernes
Signature
Deborah S. Gernes
Printed Name
General Manager
Title
TRAVIS Cty WCID 17
Utility Company or District
10.23.12
Date 10/18/2012

Please return this completed form to:

Prossner and Associates, Inc.
13377 Pond Springs Road, Suite 104
Austin, Texas 78729
512-918-2431 fax or
pandai@swbell.net email



SOUTHWESTERN BELL TELEPHONE COMPANY

RELEASE OF EASEMENT

THIS RELEASE OF EASEMENT, entered into by *SOUTHWESTERN BELL TELEPHONE COMPANY, a Missouri corporation, GRANTOR, AND Prestige Investments, LLC, 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:

Lots 43 and 44, Cardinal Hills Estates, Unit 14, Deed of record in Document 2002024289, Property Records of Travis County, Texas

Said land of GRANTEE being subject to:

Easements recorded in Volume 53, Page 36, Plat Records of Travis County, Texas,

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

All of the 5 foot PUE along either side of the common property lines of said Lots 43 and 44, 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 22nd day of OCTOBER, 2012

SOUTHWESTERN BELL TELEPHONE COMPANY

Richard Laine Reed

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 22nd day of OCTOBER, 2012.

Rebecca K. Hogue
Notary Public in and for the State of *TEXAS*
My Commission Expires *Jan 16, 2013*





TRANSPORTATION AND NATURAL RESOURCES

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

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

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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.

Laurie Schumpert
Signature
Laurie Schumpert
Printed Name
Sr. Designer
Title
Time Warner Cable-Central TX
Utility Company or District
October 9, 2012
Date

Please return this completed form to:

Prossner and Associates, Inc.
13377 Pond Springs Road, Suite 104
Austin, Texas 78729
512-918-2431 fax or
pandai@swbell.net email

Oct 17 12 12:17p

Prossner and Associates

512-918-2431

p.6



TRANSPORTATION AND NATURAL RESOURCES

STEVEN M. MANILA, P.E. COUNTY EXECUTIVE

411 West 13th Street
Executive Office Building
PO Box 1748
Austin, Texas 78767
(512) 854-9583
FAX (512) 854-4649

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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.

Jesse Trevino
Signature
JESSE TREVINO
Printed Name
UTILITY Designer
Title
ONCOR Electric Delivery
Utility Company or District
10/19/12
Date

Please return this completed form to:

Prossner and Associates, Inc.
13377 Pond Springs Road, Suite 104
Austin, Texas 78770
512-918-2431 fax or
pandai@swbell.net email

1433



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

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STATEMENT

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- 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.

DIAL 1-800-DIG-TESS, AT
LEAST 48 HOURS PRIOR TO
ANY EXCAVATION, TO HAVE
GAS LINES LOCATED.

Please return this completed form to:

 LAC
Signature
 Lea Crenshaw
Printed Name
 Designer
Title
 Texas gas service
Utility Company or District
 10-31-12
Date

Prossner and Associates, Inc.
13377 Pond Springs Road, Suite 104
Austin, Texas 78729
512-918-2431 fax or
pandai@swbell.net email



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 two five foot wide public utility easements sign was posted on November 26, 2012, on the easterly side of RM 620 along the common lot line of Lots 43 and 44 of Cardinal Hills Estates Unit 14 at a point as near as practical to the area being vacated, and was also posted at the Travis County Courthouse.

CERTIFIED THIS THE 27 DAY OF November, 2012.

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

cc: Garcia (sign shop)

M:\PERMITS\Vacate\12\PUE\09-620\SignRequest-RM620.doc

999/10N



**NOTICE OF
PUBLIC HEARING**

DECEMBER 18, 2002 AT 9:00 AM

PUBLIC UTILITY EXEMPT DECISION

TO APPROVE THE VARIATION OF TWO FIVE
FOOT WIDE PUBLIC UTILITY EXEMPTS
LOCATED ALONG THE COMMON LOT LINE
OF LOTS 43 AND 44 OF CARDINAL HILLS
ESTATES UNIT 14 - A SUBDIVISION IN
PRECINCT THREE

AT THE TRAVIS COUNTY
COMMISSIONER'S COURTROOM
700 LAVACA STREET AUSTIN, TX
FOR MORE INFORMATION CALL 854-9383



NOTICE OF PUBLIC HEARING

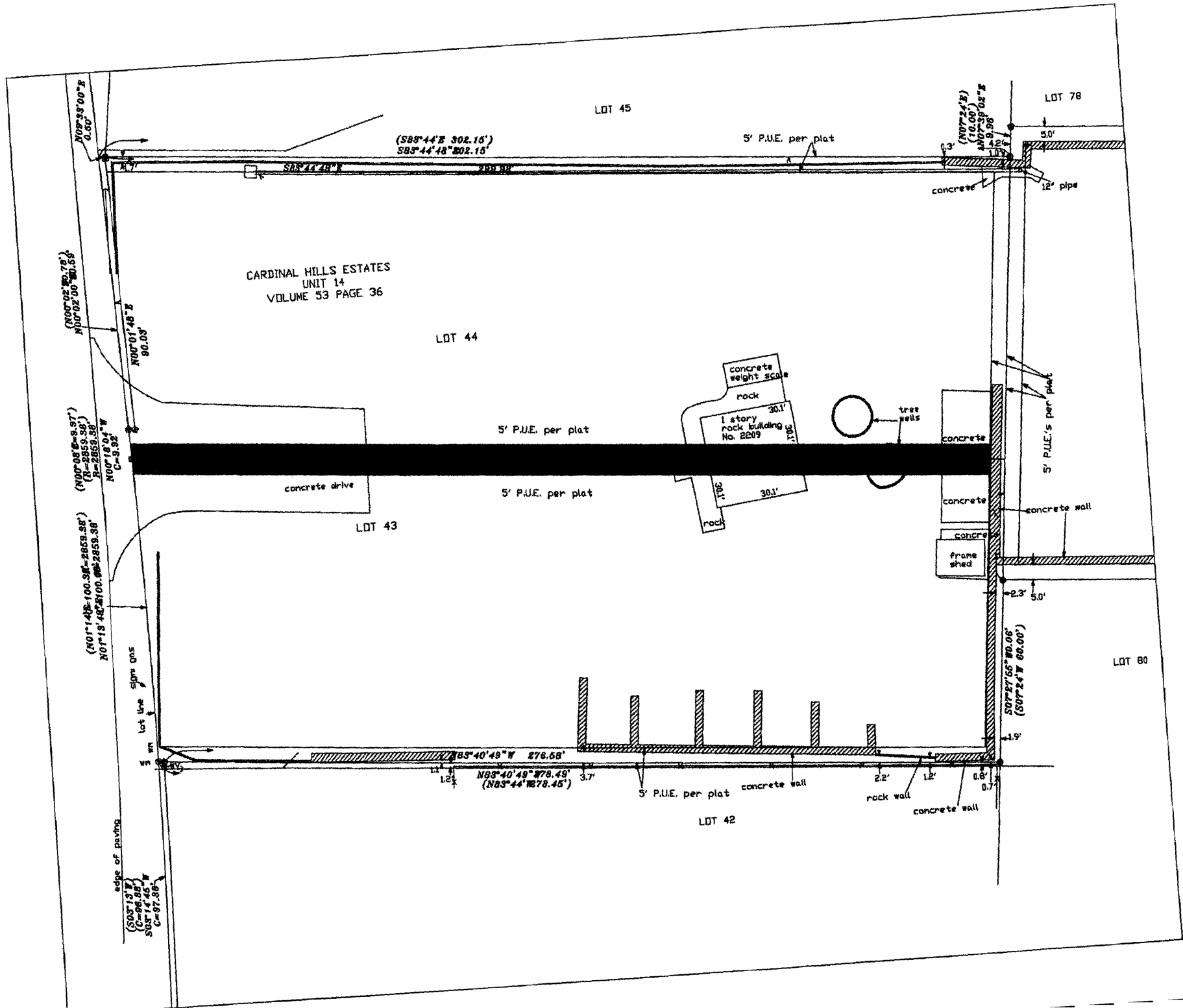
DECEMBER 18, 2012 AT 9:00 AM

PUBLIC UTILITY EASEMENT VACATION

**TO APPROVE THE VACATION OF TWO FIVE
FOOT WIDE PUBLIC UTILITY EASEMENTS
LOCATED ALONG THE COMMON LOT LINE
OF LOTS 43 AND 44 OF CARDINAL HILLS
ESTATES UNIT 14 – A SUBDIVISION IN
PRECINCT THREE**

**AT THE TRAVIS COUNTY
COMMISSIONERS COURTROOM
700 LAVACA STREET AUSTIN, TX**

FOR MORE INFORMATION CALL 854-9383



CARDINAL HILLS ESTATES
UNIT 14
VOLUME 53 PAGE 36

LOT 45

LOT 78

LOT 44

LOT 43

LOT 80

LOT 42

(S88°44'E 302.15')
S88°44'48" 302.15'

5' P.U.E. per plat

(N07°24'E 10.00')
N07°39'03" 10.99'

concrete

12" pipe

(N00°02'00" 90.55')
N00°02'00" 90.55'

(N00°01'48"E 90.03')
N00°01'48"E 90.03'

(N00°08'59.97"
R=2859.38')
N00°19'04"W
C=3.92'

(N01°14'E-100.38'-2859.38')
N01°13'48" 100.38'-2859.38'

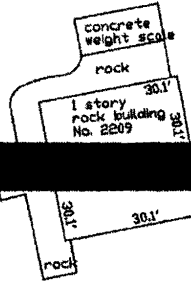
edge of paving
(S03°13'W
C=66.36')
S05°44'W
C=87.56'

lot line
signs

concrete drive

5' P.U.E. per plat

5' P.U.E. per plat



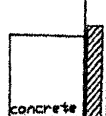
concrete weight scale

rock

1 story rock building
No. 2209

rock

tree wells



concrete

concrete

concrete

frame shed

5' P.U.E.'s per plat

concrete wall

(S07°24'W 60.00')
S07°27'55" 60.06'

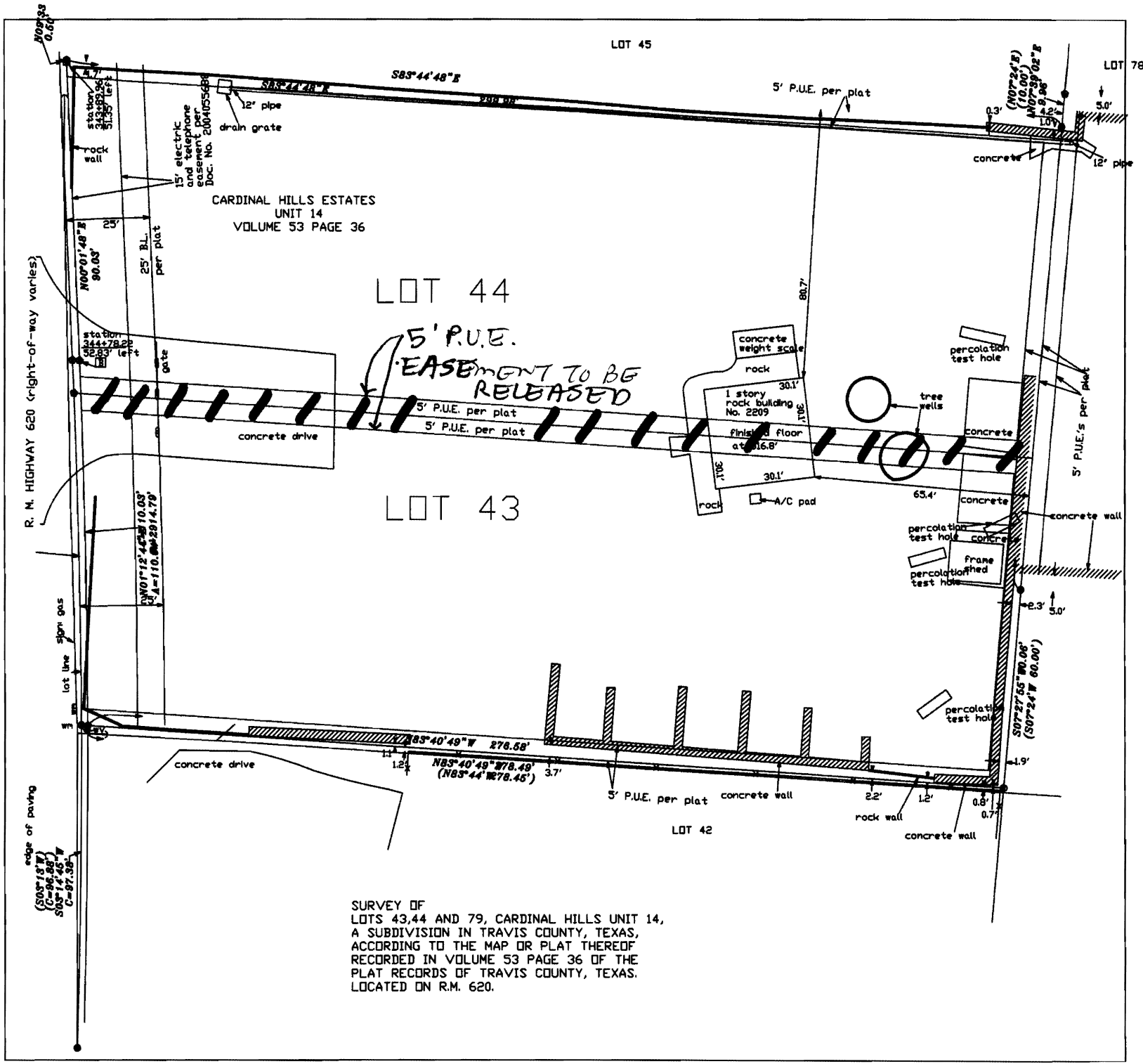
(N83°40'49"W 278.68')
N83°40'49" 278.49'
(N83°44'W 278.46')

5' P.U.E. per plat

concrete wall

rock wall

concrete wall



SURVEY OF
 LOTS 43, 44 AND 79, CARDINAL HILLS UNIT 14,
 A SUBDIVISION IN TRAVIS COUNTY, TEXAS,
 ACCORDING TO THE MAP OR PLAT THEREOF
 RECORDED IN VOLUME 53 PAGE 36 OF THE
 PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
 LOCATED ON R.M. 620.



**TRAVIS COUNTY TRANSPORTATION AND NATURAL RESOURCES
PERMIT TO CONSTRUCT AN ON-SITE SEWAGE FACILITY**

****TO BE VALID, BOTH THIS PERMIT AND A COUNTY ISSUED
DEVELOPMENT PERMIT MUST BE POSTED ON THE SITE****

		RECEIPT NUMBER:	4312
		PERMIT NUMBER:	2004-OS-0600
		FILE BAR CODE NUMBER:	4989753
SITE ADDRESS:	2209 Ranch Road 620 North	JURIS:	03
LEGAL DESCRIPTION:	Lots 43 & 44, Cardinal Hills Unit 14	TRMT:	02
OWNER'S NAME:	Prestige Investments, LLC	DISP:	09
PERMITTED FLOW:	32 gpd	WELL:	No
STRUCTURE TYPE:	900 square foot office	MAINT:	Yes

THIS PERMIT IS HEREBY ISSUED TO CONSTRUCT AN ON-SITE SEWAGE FACILITY ON THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH THE PLAN PREPARED BY Jim Bettridge, R.S. (registration #3516) WITH THE FOLLOWING COMPONENTS:

- One Norweco Model 950 w/PC (500 gpd) aerobic treatment unit with built-in trash tank, 997 gallon pump tank, Sta-Rite Model 20DOM05121 pump, 100 micron filter
- One drip irrigation drainfield with a total of 192 linear feet of Netafim Bioine drip tubing with 0.6 gph emitters spaced on 2' centers, total effective area of 384 sq. ft

STANDARD REQUIREMENTS

- See the letter of review accompanying this Permit for special requirements.
- Construct per designer's plan and the letter of review. If for any reason construction cannot proceed exactly as specified, STOP CONSTRUCTION, contact the On-Site Wastewater Program at (512)854-9383 and have the designer submit a revised plan for review and issuance of a new Permit. All appropriate fees must be submitted with the revised plan, and a 30-day review period may be required.**
- Be advised that under Texas Water Law, an owner of real property who changes the quantities and/or velocities of stormwater runoff onto downstream property may be strictly liable in damages for any damages caused by such changed stormwater runoff.
- This property may be located within the habitat boundaries of the Golden-Cheeked Warbler, an endangered species. Issuance of this Permit to Construct an On-Site Sewage Facility does not assure compliance with the Endangered Species Act. For information, please call Travis County Transportation and Natural Resources Department, (512) 854-9383.
- The issuance of this Permit is not verification that this tract of land has been subdivided in accordance with the laws and regulations governing subdivision of land. It is also not, therefore, a guarantee of future provision of other utility services to this tract of land.
- A License to Operate this system will not be issued until a final inspection is passed. It is unlawful to use this on-site sewage facility until a License to Operate has been issued.**
- All installation work must be performed by a Texas Commission for Environmental Quality Registered Installer. If this system requires a maintenance contract, the maintenance company must meet the requirements as defined in 30 TAC, Chapter 285.
- The use of explosives is not permitted for the construction of this on-site sewage facility.

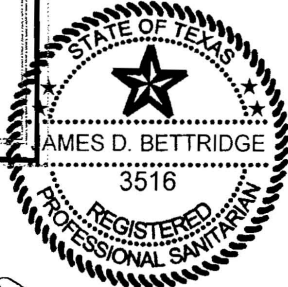
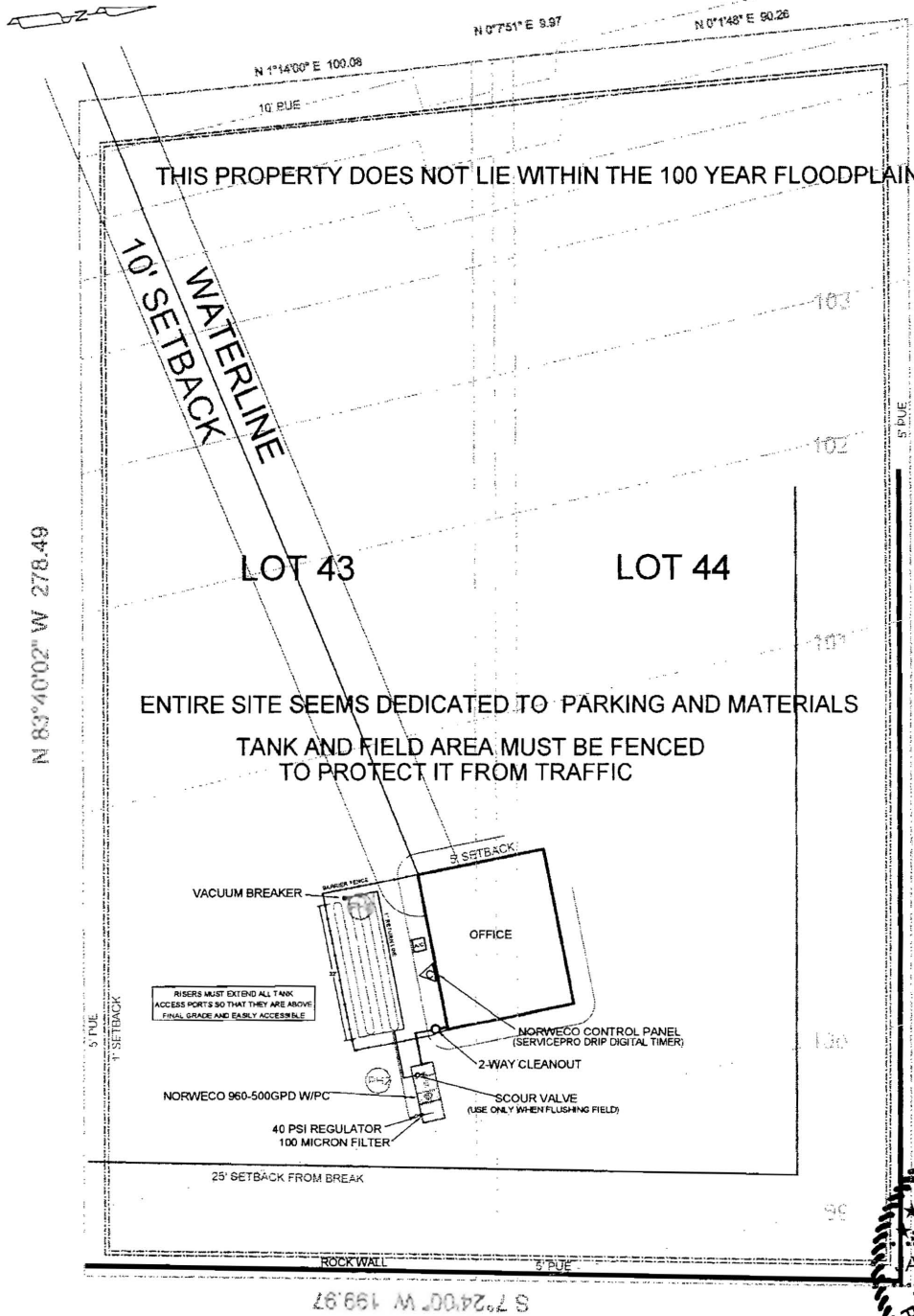
This on-site sewage facility must meet all of the requirements of the Rules Of Travis County, Texas For On-Site Sewage Facilities.

THIS PERMIT TO CONSTRUCT SHALL EXPIRE TWELVE MONTHS FROM ISSUE DATE.

Digitally signed by Rodney Sherrill
Date: 2012.07.30 07:35:28 CDT

Issue Date: July 30, 2012

RANCH ROAD 620



[Handwritten signature]

SHEET 1 OF 2	DATE 07-26-12	PROJECT: 2209 RANCH ROAD 620 N LOTS 43 AND 44 CARDINAL HILLS UNIT 14	SHEET DESCRIPTION: OSSF DESIGN	JIM BETTRIDGE, R.S. 128 HIGHLANDER AUSTIN, TX 78734 (512) 261-4295
	DRAWN BY JDB			

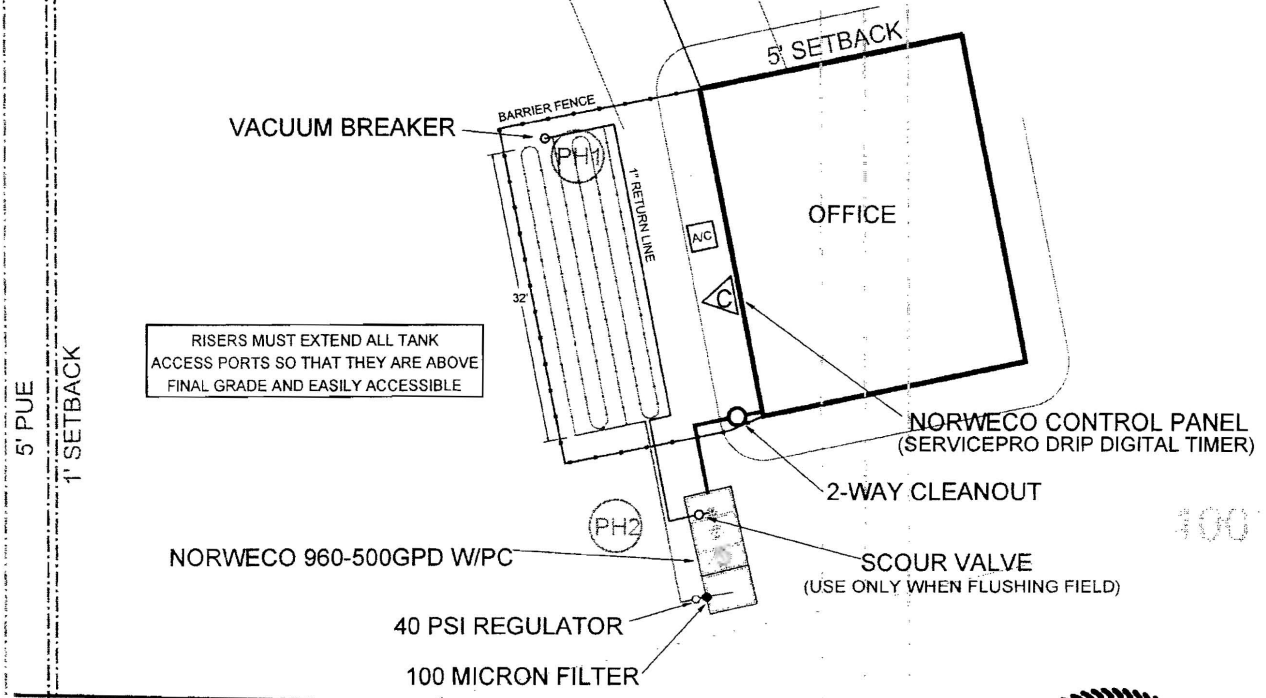
N 83°40'02" W 278.49

LOT 43

10' SETBACK WATERLINE

LOT 44

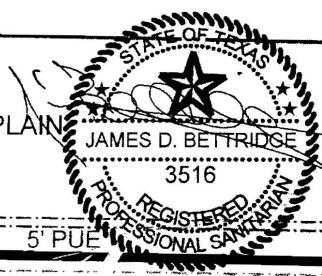
ENTIRE SITE SEEMS DEDICATED TO PARKING AND MATERIALS
TANK AND FIELD AREA MUST BE FENCED
TO PROTECT IT FROM TRAFFIC



25' SETBACK FROM BREAK

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN

ROCK WALL



S 7°24'00" W 199.97

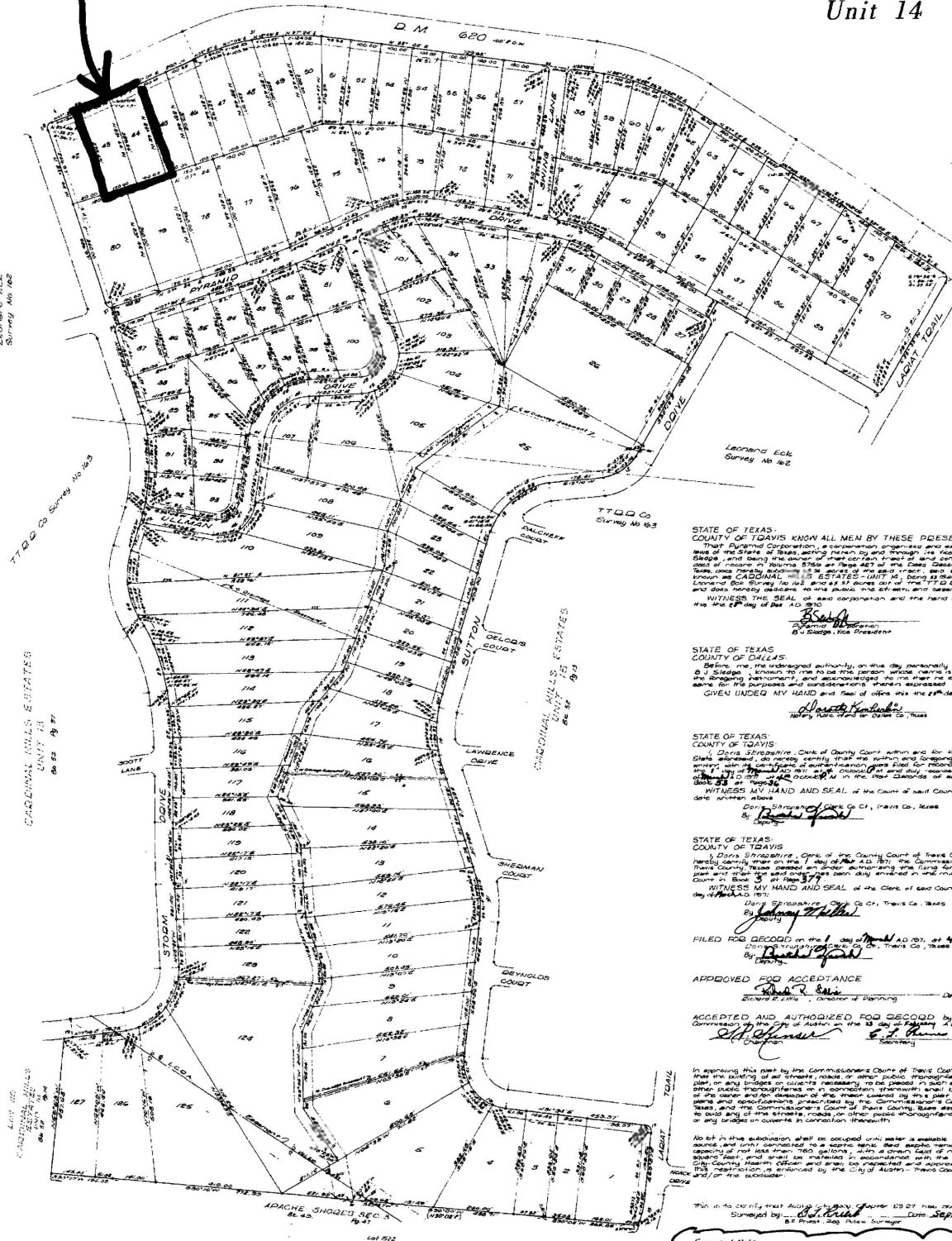
SHEET 2 OF 2	SCALE 1" = 20'	DATE 07-26-12 JOB NO. # 5358 DRAWN BY JDB	PROJECT: 2209 RANCH ROAD 620 N LOTS 43 AND 44 CARDINAL HILLS UNIT 14	SHEET DESCRIPTION: OSSF DESIGN	JIM BETTRIDGE, R.S. 128 HIGHLANDER AUSTIN, TX 78734 (512) 261-4295
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Site


	1	2	3	4	5	6	7	8	9	10	11
I	307.07	321.94	315.14	319.07	327.64	318.68	324.48	319.07	327.64	318.68	324.48
T	75.84	76.52	76.81	77.00	77.19	77.38	77.57	77.76	77.95	78.14	78.33
C	30.32	30.43	30.54	30.65	30.76	30.87	30.98	31.09	31.20	31.31	31.42
A	11.89	11.91	11.92	11.93	11.94	11.95	11.96	11.97	11.98	11.99	12.00
I	307.07	321.94	315.14	319.07	327.64	318.68	324.48	319.07	327.64	318.68	324.48
T	75.84	76.52	76.81	77.00	77.19	77.38	77.57	77.76	77.95	78.14	78.33
C	30.32	30.43	30.54	30.65	30.76	30.87	30.98	31.09	31.20	31.31	31.42
A	11.89	11.91	11.92	11.93	11.94	11.95	11.96	11.97	11.98	11.99	12.00
I	307.07	321.94	315.14	319.07	327.64	318.68	324.48	319.07	327.64	318.68	324.48
T	75.84	76.52	76.81	77.00	77.19	77.38	77.57	77.76	77.95	78.14	78.33
C	30.32	30.43	30.54	30.65	30.76	30.87	30.98	31.09	31.20	31.31	31.42
A	11.89	11.91	11.92	11.93	11.94	11.95	11.96	11.97	11.98	11.99	12.00
I	307.07	321.94	315.14	319.07	327.64	318.68	324.48	319.07	327.64	318.68	324.48
T	75.84	76.52	76.81	77.00	77.19	77.38	77.57	77.76	77.95	78.14	78.33
C	30.32	30.43	30.54	30.65	30.76	30.87	30.98	31.09	31.20	31.31	31.42
A	11.89	11.91	11.92	11.93	11.94	11.95	11.96	11.97	11.98	11.99	12.00
I	307.07	321.94	315.14	319.07	327.64	318.68	324.48	319.07	327.64	318.68	324.48
T	75.84	76.52	76.81	77.00	77.19	77.38	77.57	77.76	77.95	78.14	78.33
C	30.32	30.43	30.54	30.65	30.76	30.87	30.98	31.09	31.20	31.31	31.42
A	11.89	11.91	11.92	11.93	11.94	11.95	11.96	11.97	11.98	11.99	12.00

NOTE: Curves on E.M. Road No. 620 are shown as they were found on the ground and do not conform with the Texas Highway Department Curve Data.

CARDINAL HILLS ESTATES Unit 14



STATE OF TEXAS
 COUNTY OF DAVIS KNOW ALL MEN BY THESE PRESENTS
 That FRYMAN CORPORATION, a corporation organized and existing under the laws of the State of Texas acting through and through the Vice President, B. J. Sledge, and being the owner of a certain tract of land situated in the City of Dallas in the County of Dallas, State of Texas, known as CARDINAL HILLS UNIT 14, being as shown on the Leonard Eck Survey No. 162, and as it appears on the T.T.O.O. Co. Survey No. 63, and does hereby declare, to the public the extent, and substance of the hereuntoforesaid.

WITNESS THE SEAL of said corporation and the hand of its Vice President, this 15th day of December, 1971.

 B. J. Sledge, Vice President

STATE OF TEXAS
 COUNTY OF DALLAS
 Before me, the undersigned authority, on this day personally appeared B. J. Sledge, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL of said office this 15th day of Dec. 1971.

 Notary Public in and for the State of Texas

STATE OF TEXAS
 COUNTY OF DAVIS
 I, Davis Strickland, Clerk of County Court within and for the County and State of Texas, do hereby certify that the within and foregoing instrument was duly filed for record in my office on the 15th day of December, 1971, at the County Clerk's office of said County in the Book of Record No. 11, and as it appears on the T.T.O.O. Co. Survey No. 63.

WITNESS MY HAND AND SEAL of the Court of said County this 15th day of December, 1971.

 Davis Strickland, Clerk of Ct., Davis Co., Texas

STATE OF TEXAS
 COUNTY OF DAVIS
 I, Davis Strickland, Clerk of the County Court of Davis County, Texas, do hereby certify that on the 15th day of December, 1971, the Commission's Court of Davis County, Texas passed an order authorizing the filing for record of this map and that the same was duly filed in the County Clerk's office of said County on the 15th day of December, 1971, at the County Clerk's office of said County.

WITNESS MY HAND AND SEAL of the Clerk of said County this 15th day of December, 1971.

 Davis Strickland, Clerk of Ct., Davis Co., Texas

FILED FOR RECORD on the 15th day of December, 1971, at 4 o'clock P.M.

 County Clerk, Davis County, Texas

APPROVED FOR ACCEPTANCE
 _____ Date 16, February 1971
 Director of Planning

ACCEPTED AND AUTHORIZED FOR RECORD by the Planning Commission February 16, 1971.
 _____ Secretary

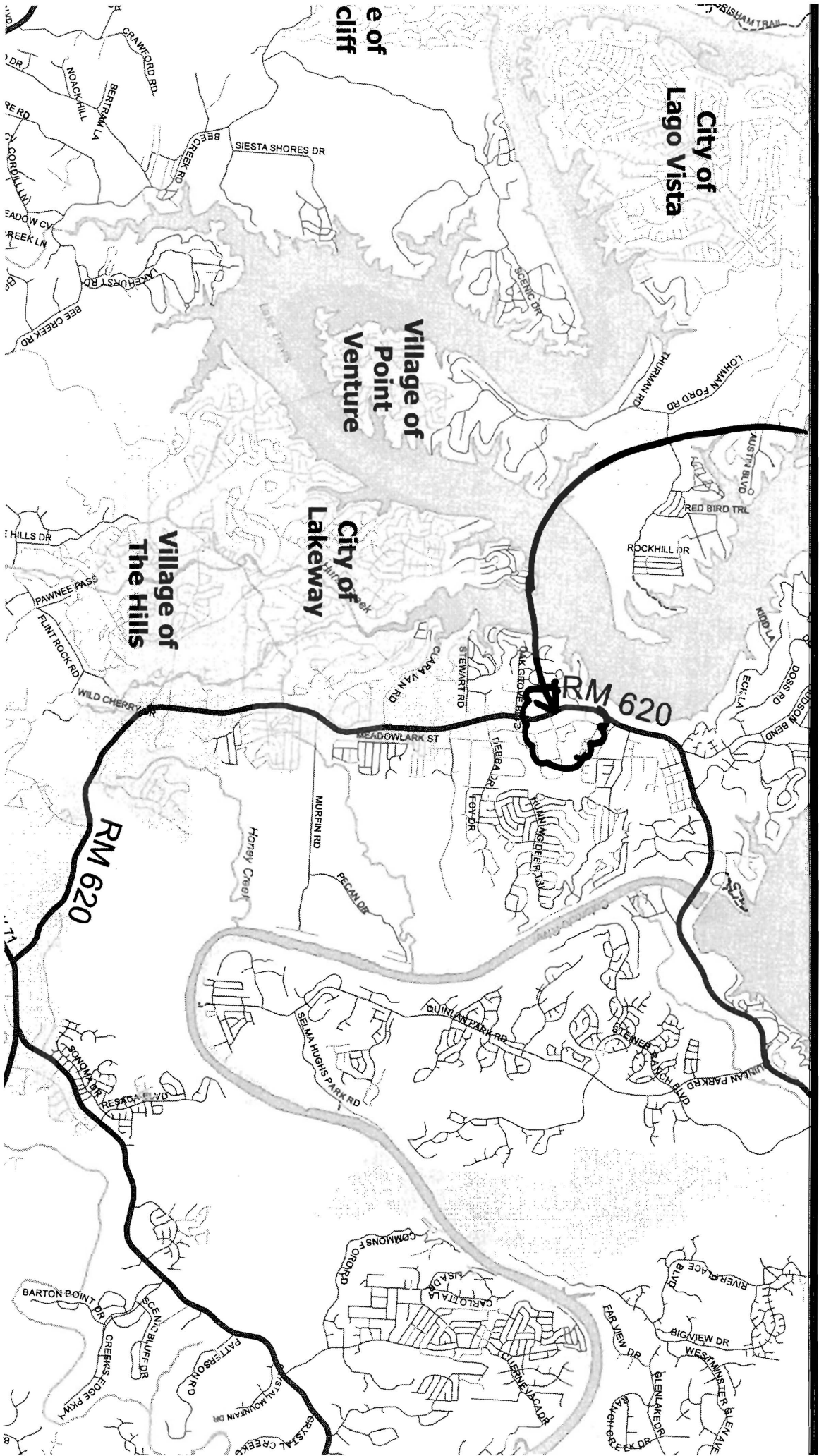
In approving this map by the Commissioners Court of Davis County, Texas, it is understood that the City of Dallas has all streets, roads, or other public improvements shown on this map, and any bridges or culverts necessary to be placed in such streets, roads, or other public improvements, shall be placed at such places, and the responsibility of the owner and developer of the tract covered by this map in providing such streets and other public improvements shall be upon the owner and developer of the tract covered by this map.

No lot in this subdivision shall be occupied until water is available from a public utility system, and until connected to a sewer or sanitary sewer system, or until a certificate of occupancy is issued by the City of Dallas, Texas, and until the City of Dallas, Texas, is satisfied with the compliance of this subdivision with the requirements of the City-County Health Officer and until so inspected and approved by such City-County Health Officer. Any such approval shall be subject to the terms and conditions set forth herein, and shall be subject to the terms and conditions of the City of Dallas, Texas, County Health Officer.

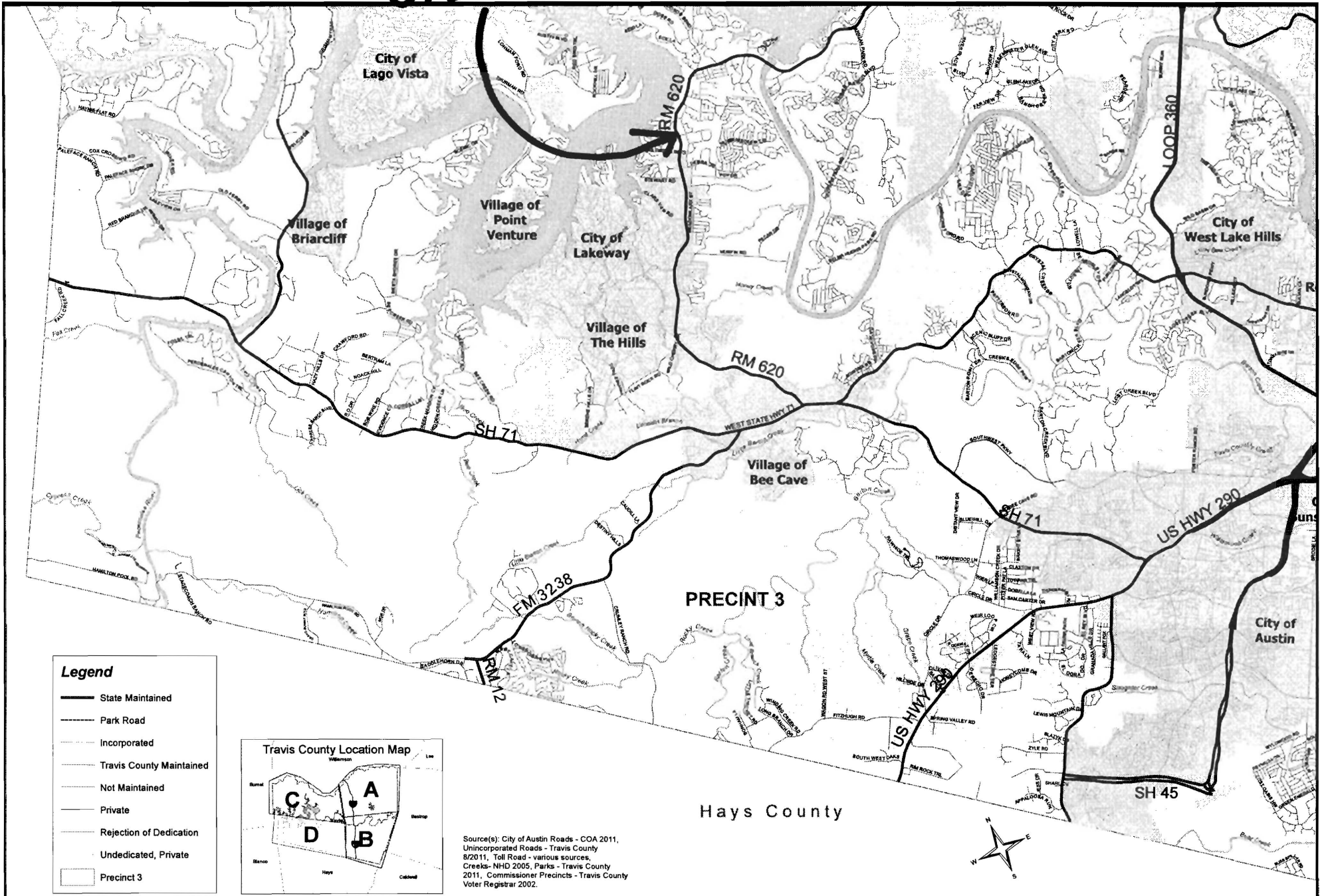
This is to certify that Atlas City Map Chapter 62-07 has been corrected with Surveyed by: _____ Date: Sept., 1970

Essential Note:
 In addition to the easements shown on this plat, an easement for public utilities is hereby dedicated on all lots in this subdivision as an easement for public utilities.

Site

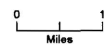


Site



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

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, Commission Precincts - Travis County Voter Registrar 2002.