



Travis County Commissioners Court Agenda Request

Meeting Date: January 22, 2013

Prepared By: Joe Arriaga **Phone #:** 854-7562

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 Daugherty, Precinct Three

AGENDA LANGUAGE: Approve setting a public hearing on Tuesday, February 26, 2013 to receive comments regarding a plat vacation: Las Terrazas - Final Plat (Las Terrazas - Subdivision Final Plat - Eleven Lots - Bob Wire Road - No ETJ in Precinct 3.

BACKGROUND/SUMMARY OF REQUEST:

The applicant wishes to vacate the entire recorded subdivision, which consists of 11 total lots. The effect of plat vacation will revert the subdivision back to raw land. This subdivision was approved by the Court on January 31, 2008. The original developer has sold the entire subdivision and was required to post the fiscal for the construction of the private street. The developer is seeking the return of the fiscal in the amount of \$254,367.00. The current owner has given permission to the original developer to process the vacation and does not want the land divided into lots and therefore requests the plat vacation.

STAFF RECOMMENDATIONS:

As this plat vacation meets all Travis County standards, TNR staff recommends approval.

ISSUES AND OPPORTUNITIES:

Notification

A public notice sign will be posted on the subject property to announce the date, time, and location of the public hearing. Should staff receive any inquiries from adjacent property owners as a result of the sign placement, an addendum to this back up memorandum will be provided to the Court prior to the public hearing.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A

ATTACHMENTS/EXHIBITS:

Vacation Document

Precinct map

Location map

Existing final plat

REQUIRED AUTHORIZATIONS:

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

CC:

SM:AB:ja

1101 - Development Services Long Range Planning - Las Terrazas Plat Vacation

**TOTAL CANCELLATION INSTRUMENT
LAS TERRAZAS**

STATE OF TEXAS

COUNTY OF TRAVIS

WHEREAS, Julie Peeler is the Owner of all the real property included in Lots: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11 of Block A of Las Terrazas which is a subdivision located in Travis County, Texas, of which is recorded in Instrument #200800038 of the Plat Numbers: #13797 (1-11) Records of Travis County, Texas (the "Plat").

Julie Peeler, Owner of all Lots; and,

WHEREAS, said lots comprise all of the land encompassed by the Plat; and,

WHEREAS, Owner now wishes to cancel Lots 1-11 of Block A of Las Terrazas 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 Owner does hereby declare that Travis County Commissioners Court has authorized the filing of this instrument and Owner further hereby declares that Lots 1-11 of Block A of said subdivision is canceled. It is understood that this action will in no way affect other lots of said subdivision. *Reference public utility easements released – if such is the case, and/or state which easements are being retained.*

EXECUTED this 30 day of November, 2012.

OWNER:

By: 

Julie Peeler
Lots 1-11, Block A

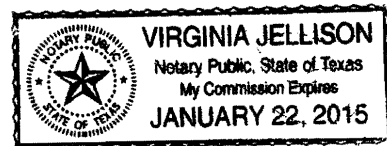
STATE OF TEXAS

COUNTY OF TRAVIS

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 30 day of November, 2012.

Virginia Jellison
Notary Public in and for the State of Texas



My Commission Expires: January 22, 2015

(Repeat Owner Signature Block and Notary Blocks as Required)

STATE OF TEXAS

COUNTY OF TRAVIS

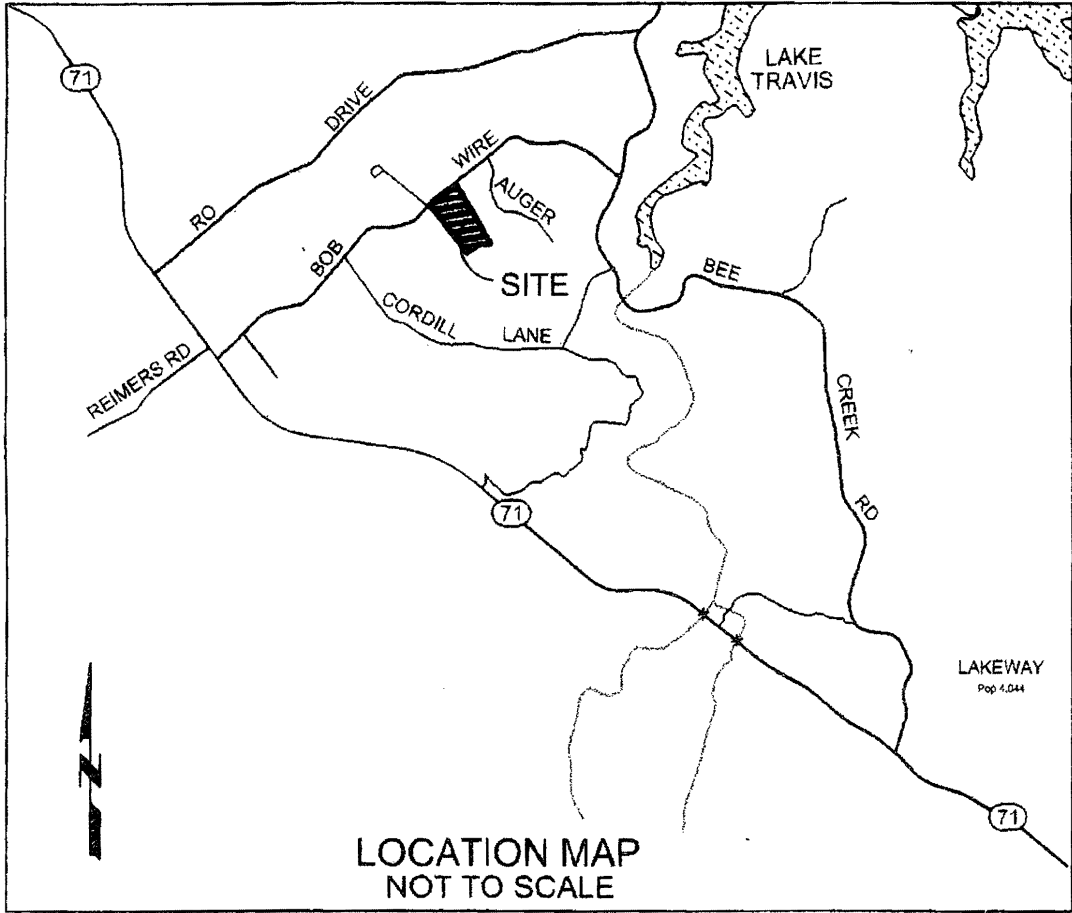
On _____, 20____, the Travis County Commissioners Court approved the partial cancellation of the subdivision known as _____, as described above.

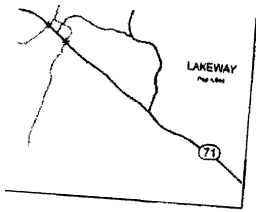
EXECUTED, this _____ day of _____, 20_____.

Dana Debeauvoir, County Clerk
Travis County, Texas

By: _____
Deputy

Return to:
Travis County TNR
Attention: Joe L. Arriaga
P.O. Box 1748
Austin, TX 78767



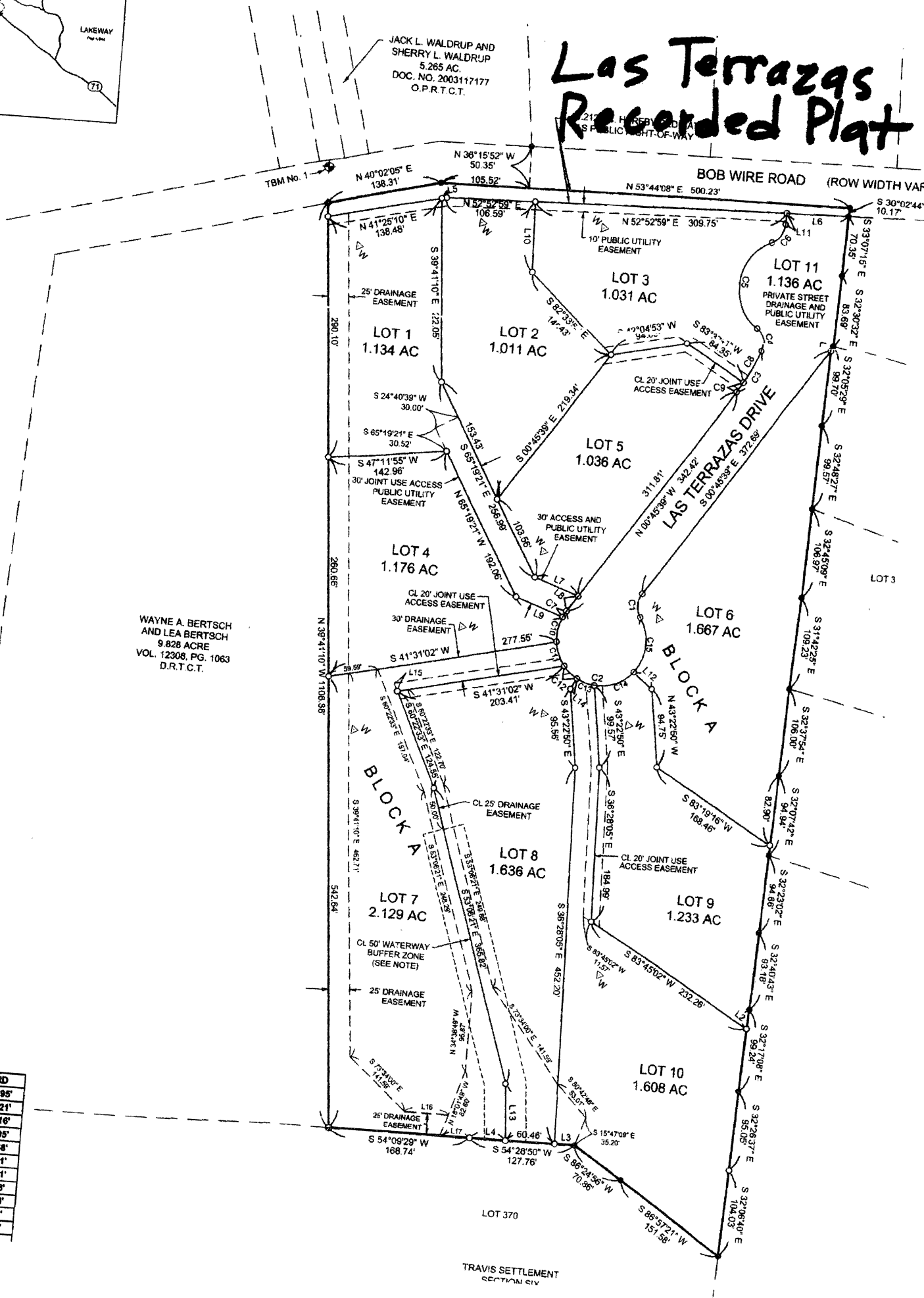


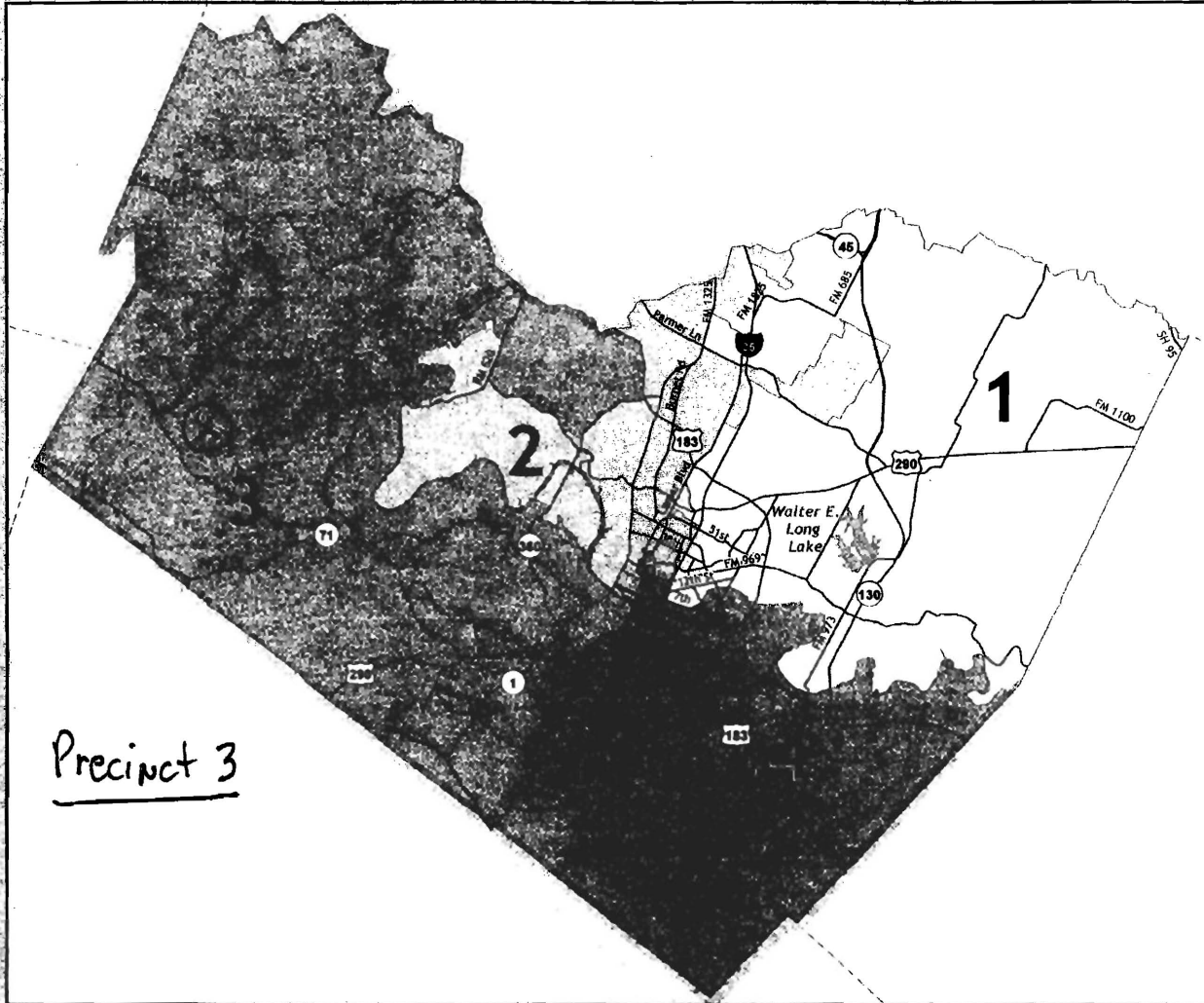
JACK L. WALDRUP AND
SHERRY L. WALDRUP
5.265 AC.
DOC. NO. 2003117177
O.P.R.T.C.T.

Las Terrazas Recorded Plat

WAYNE A. BERTSCH
AND LEA BERTSCH
9.828 ACRE
VOL. 12308, PG. 1063
D.R.T.C.T.

CH. BRG.	CHORD
S 34°44'56" E	27.95'
S 55°15'05" W	91.21'
N 06°56'36" W	58.16'
N 52°30'31" W	31.95'
N 29°19'09" W	102.68'
N 00°23'57" E	27.61'
S 05°06'45" E	8.41'
S 08°25'56" E	44.18'
S 02°15'01" E	14.03'
S 25°18'36" E	29.91'
S 57°06'05" E	30.34'





Precinct 3

2011 Commissioner Precincts

- Precinct 1: Ron Davis**
 314 W. 11th St. #510
 Austin, TX 78701
 Phone: (512) 854-9111
 Fax: (512) 854-4897

- Precinct 2: Sarah Eckhardt**
 314 W. 11th St. #530
 Austin, TX 78701
 Phone: (512) 854-9222
 Fax: (512) 854-9515

- Precinct 3: Karen Huber**
 314 W. 11th St. #500
 Austin, TX 78701
 Phone: (512) 854-9333
 Fax: (512) 854-9376

- Precinct 4: Margaret Gomez**
 314 W. 11th St. #525
 Austin, TX 78701
 Phone: (512) 854-9444
 Fax: (512) 854-9535



Travis County
Transportation &
Natural Resources

Travis County Commissioner Precincts