



Item 1

Travis County Commissioners Court Agenda Request

Meeting Date: February 26, 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: Receive comments regarding a plat vacation: Las Terrazas - Final Plat (Las Terrazas - Subdivision Final Plat - 11 Lots - Bob Wire Road) - No ETJ in Precinct 3.

BACKGROUND/SUMMARY OF REQUEST:

The current owner wishes to vacate the entire recorded subdivision, which consists of eleven 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 original developer (previous owner) 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. Staff received three calls from adjacent property owners who inquired about the request. Staff explained that the applicant was proposing to vacate the recorded plat resulting in the property reverting back to raw land; as a result the residents did not expressed any further opposition.

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 |
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SM:AB:ja

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

STATE OF TEXAS

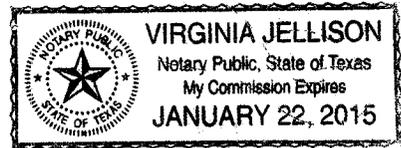
COUNTY OF TRAVIS

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, 20 12.

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

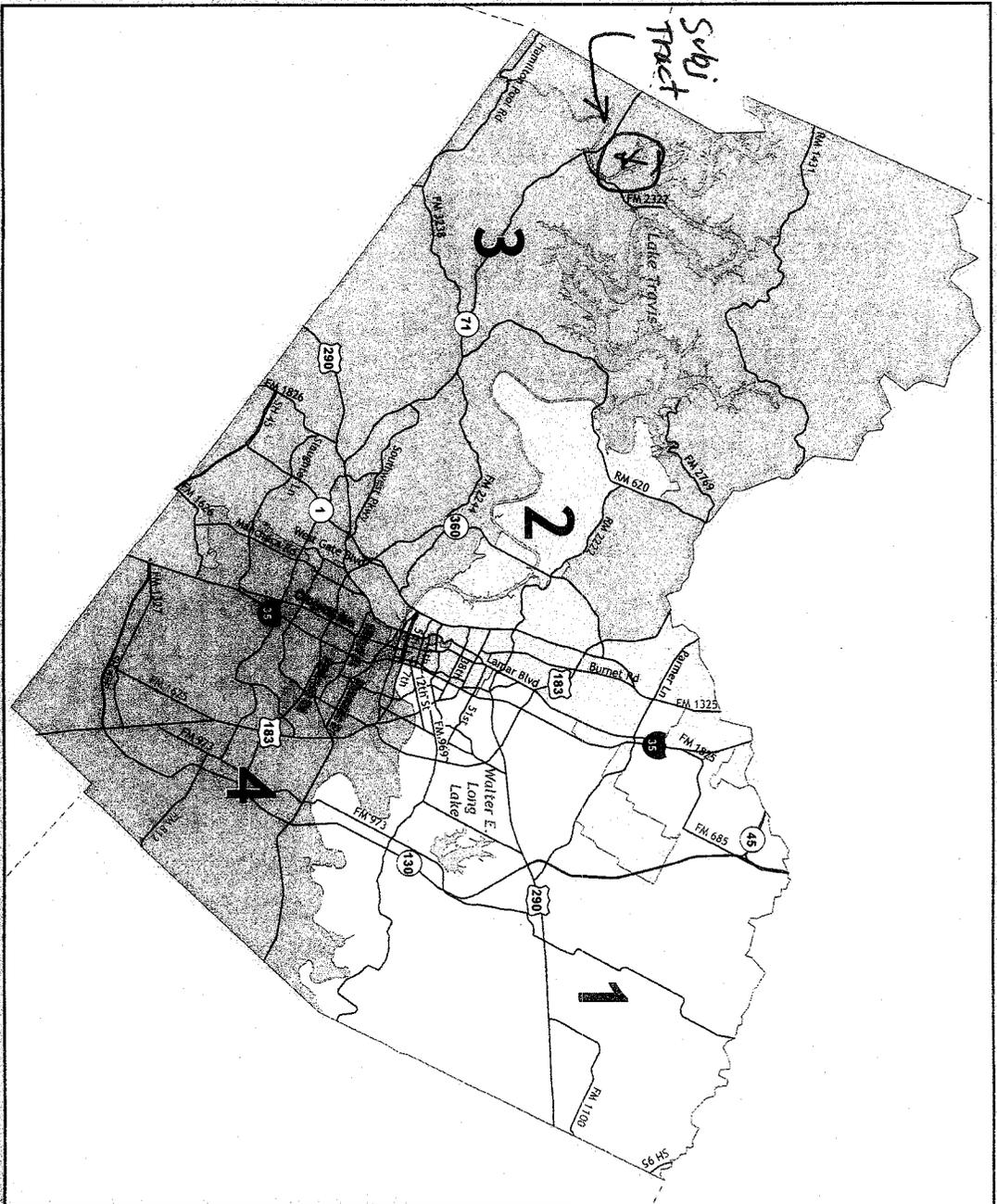
By: _____
Deputy

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



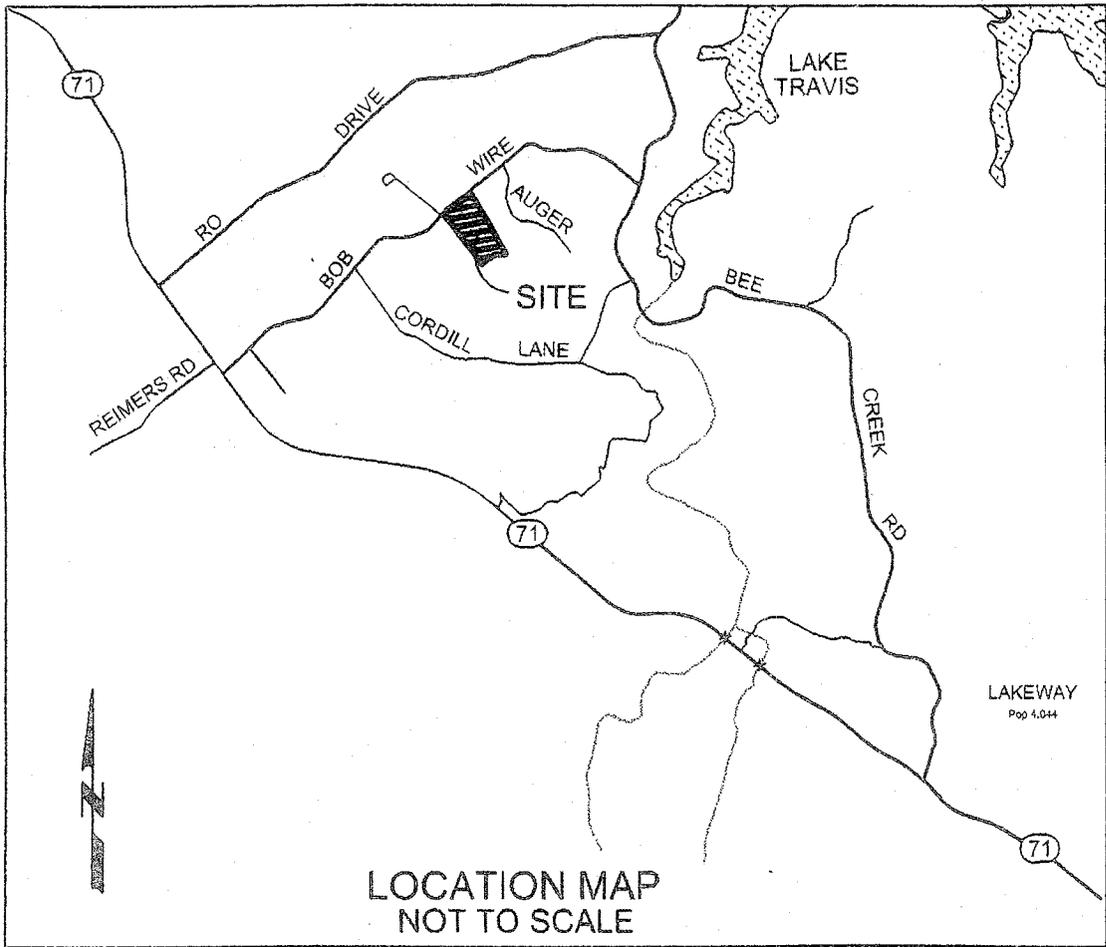
Travis County
 Transportation &
 Natural Resources

Travis County Commissioner Precincts

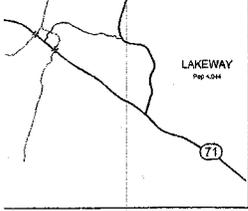


2011 Commissioner Precincts

- 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



LOCATION MAP
NOT TO SCALE



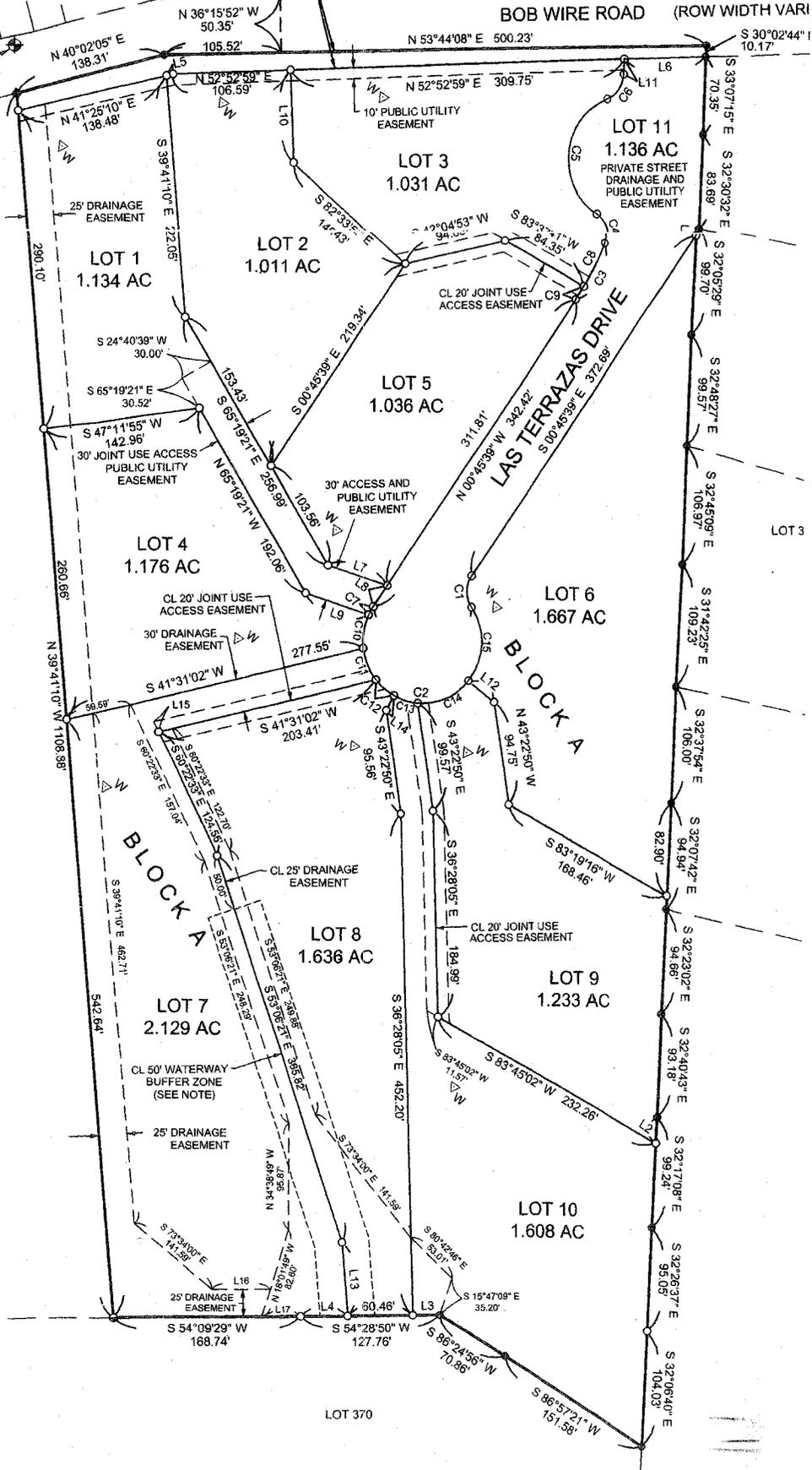
LAKEWAY
Pg. 404

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

0.212 AC. HEREBY DEDICATED
AS PUBLIC RIGHT-OF-WAY

BOB WIRE ROAD (ROW WIDTH VARI)

TBM No. 1



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°50'31" W | 31.95' |
| N 29°19'09" W | 102.68' |
| N 00°23'57" E | 27.61' |
| S 05°08'45" E | 8.41' |
| S 08°25'58" E | 44.18' |
| S 02°15'01" E | 14.03' |
| S 25°18'36" E | 29.91' |
| S 57°06'05" E | 30.34' |
| C O ADJUTANT E | 24.00' |

TRAVIS SETTLEMENT
SECTION SIX



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

ADDENDUM TO BACK-UP MEMORANDUM

Agenda Item ___

February 8, 2013

TO: Members of the Commissioners' Court

THROUGH: Steven M. Manilla, P. E., County Executive

FROM: Anna Bowlin, Division Director, Development Services 

SUBJECT: Total Plat Vacation for Las Terrazas

SUMMARY AND STAFF RECOMMENDATION:

The current owner wishes to vacate the entire recorded subdivision, which consists of eleven 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 (previous owner) 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.

ISSUES AND OPPORTUNITIES:

As part of the requirements for a plat vacation, a public notice sign was posted on the subject property on January 22, 2013 to announce the date, time, and location of the public hearing. Staff received three calls from adjacent property owners who inquired about the request. Staff explained that the applicant was proposing to vacate the recorded plat resulting in the property reverting back to raw land; as a result the residents did not expressed any further opposition.

BUDGETARY AND FISCAL IMPACT:

None.

REQUIRED AUTHORIZATIONS:

None.

EXHIBITS:

Vacation Document

Precinct map

Location map

Existing final plat

Affidavit of sign posting

AMB: jla

1009

**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

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

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Phone: (512) 854-9222
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□ Precinct 4: Margaret Gomez

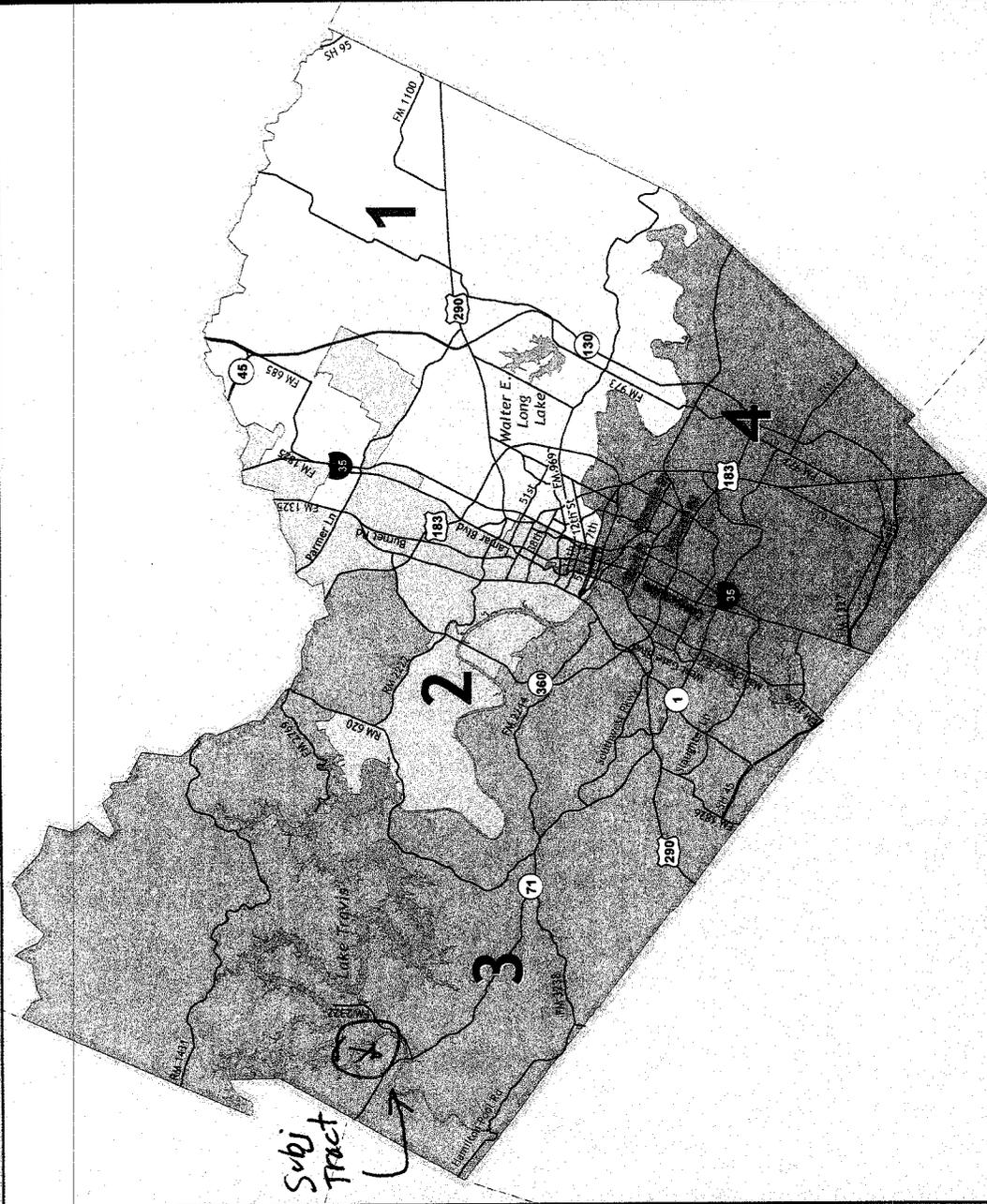
314 W. 11th St. #525
Austin, TX 78701
Phone: (512) 854-9444
Fax: (512) 854-9535



0 2.5 5 10 Miles

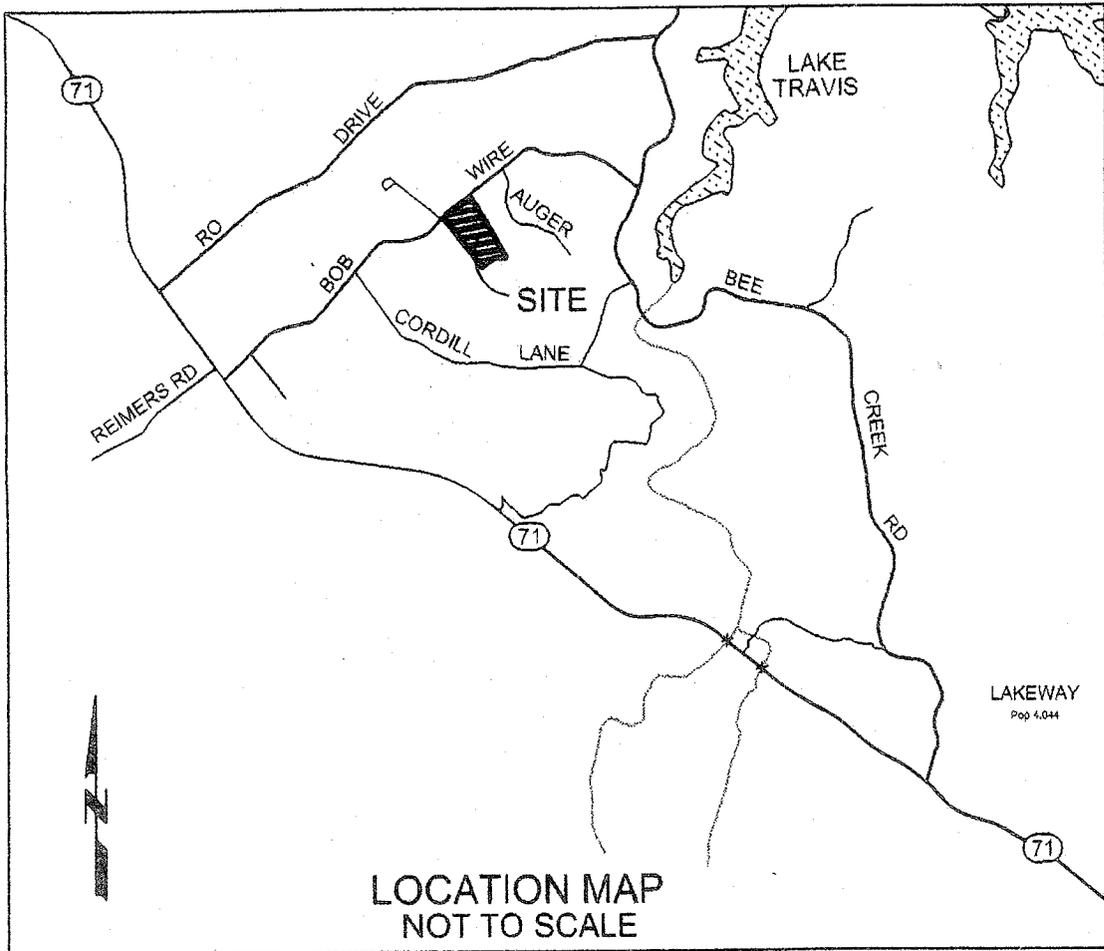
DISCLAIMER:
This map was produced for the sole purpose of aiding Travis County Transportation and Natural Resources in planning purposes and is not warranted for any other use. No warranty is made by the creator or county regarding its accuracy or completeness.

TNR GIS Coordinator: (512) 854-7591

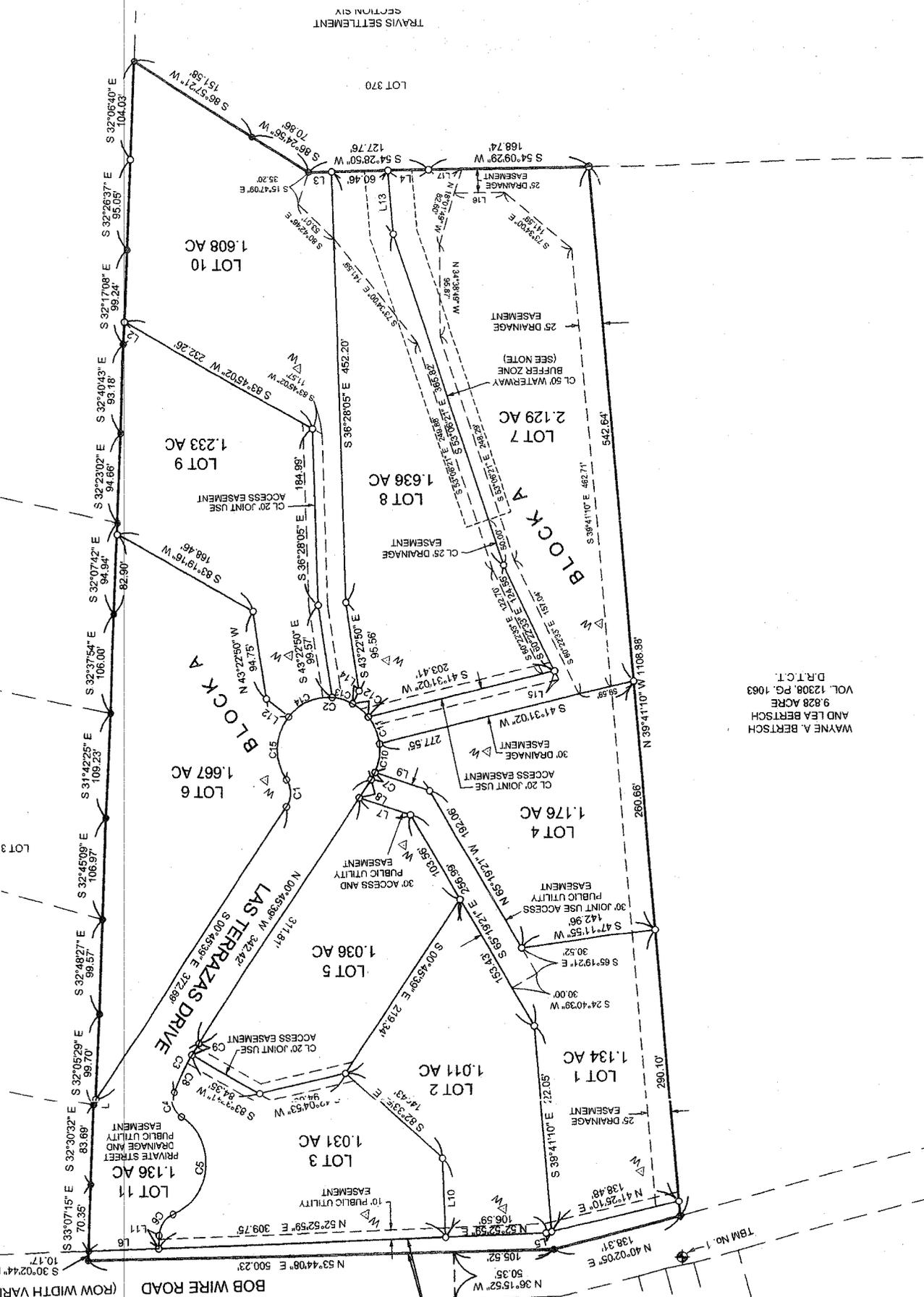


Travis County
Transportation &
Natural Resources

Travis County Commissioner Precincts



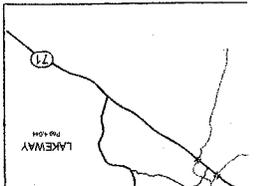
| CH. BRG. | CORD | S 34°44'56" E | 27.95 | S 55°15'05" E | 91.21 | N 08°56'36" W | 58.16 | N 52°50'31" W | 31.95 | N 29°19'09" W | 102.68 | N 00°23'57" E | 27.61 | S 08°25'58" E | 44.18 | S 05°08'45" E | 8.41 | S 02°15'01" E | 14.03 | S 25°18'36" E | 29.91 | S 57°06'05" E | 30.34 |
|----------|------|---------------|-------|---------------|-------|---------------|-------|---------------|-------|---------------|--------|---------------|-------|---------------|-------|---------------|------|---------------|-------|---------------|-------|---------------|-------|
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AND LEA BERTSCH
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5.265 AC.
DOC. NO. 2003117177
O.P.R.I.C.T.

0.212 AC. HEREBY DEDICATED
AS PUBLIC RIGHT-OF-WAY



BOB WIRE ROAD
(ROW WIDTH VARI)

S 30°02'44" E
10.17

S 33°07'15" E
70.56

S 32°30'32" E
83.89

S 32°05'29" E
99.70

S 32°48'27" E
99.57

S 32°45'09" E
106.87

S 31°42'25" E
109.23

S 32°37'54" E
106.00

S 32°07'42" E
94.94

S 32°07'42" E
82.50

S 32°23'02" E
94.66

S 32°17'08" E
99.24

S 32°26'37" E
95.05

S 32°06'40" E
104.03

S 86°57'21" W
151.58

S 86°24'56" W
70.86

S 86°24'56" W
70.86

S 54°09'29" W
168.74

S 54°28'50" W
127.76

S 54°28'50" W
60.46

S 54°28'50" W
60.46

S 36°28'05" E
452.20

S 36°28'05" E
184.95



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 a plat vacation sign was posted on January 22, 2013, at a point as near as practical to the area being vacated, and was also posted at the Travis County Courthouse.

CERTIFIED THIS THE 22 DAY OF January, 2013.

SIGNATURE: Jaime Garcia

NAME (PRINT): Jaime Garcia

TITLE: TNR/R&B Supervisor

cc: Garcia (sign shop)

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**NOTICE OF
PUBLIC HEARING**
DEPARTMENT OF CORRECTIONS
TOTAL INSTITUTION OF THE
WASHINGTON STATE
PRISON
ALL THE ABOVE COLLECTOR
CONSIDERED AS A SUBJECT
OFFICE FLOOR, ROOM 1114
P.O. BOX 10000