



Travis County Commissioners Court Agenda Request

Meeting Date: March 19, 2013

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

Division Director/Manager: Anna Bowlin, Division Director of 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, April 9, 2013 to receive comments regarding a request to authorize the filing of an instrument to vacate a ten foot wide public utility easement located along the southern side lot line of Lot 6 of the 1626 Park Addition subdivision – Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

TNR staff has received a request to authorize the filing of an instrument to vacate a ten foot wide public utility easement (PUE) more specifically described as an electric easement located along the southern side lot line of Lot 6 of the 1626 Park Addition subdivision. The easement is schematically shown on the original plat. The subject lot fronts on Old Austin-San Antonio Road, a street maintained by Travis County.

The electric company operating in the area has stated they have no objection to vacating the subject easement. 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 setting the public hearing.

ISSUES AND OPPORTUNITIES:

According to the request letter the property owner requests the vacation of the easement for redeveloping this lot with the property to the south. A permit for the project has been applied for (permit #12-2335). Vacating the subject easement will allow the property owner to move forward with the plans without potentially encroaching on said easement.

FISCAL IMPACT AND SOURCE OF FUNDING:

None.

ATTACHMENTS/EXHIBITS:

Order of Vacation
Field Notes
Request Letter
Utility Statements
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 Long Range Planning - 1626 Park Addition

ORDER OF VACATION

STATE OF TEXAS §

COUNTY OF TRAVIS §

WHEREAS, the property owner requests the vacation of a ten foot wide public utility easement more specifically described as an electric easement located along the southern lot line of Lot 6 of the 1626 Park Addition subdivision as recorded at Volume 99, Page 291 of the Real Property Records of Travis County, Texas;

WHEREAS, the electric company known to be operating in the area has indicated they have no need for the public utility (electric) easement as described in the attached field notes and sketch;

WHEREAS, the Travis County Transportation and Natural Resources Department recommends the vacation of the subject public utility (electric) 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 April 9, 2013 to consider the proposed action; and

NOW, THEREFORE, by unanimous vote, the Commissioners Court of Travis County, Texas, orders that the ten foot wide public utility (electric) easement located along the southern lot line of Lot 6 of the 1626 Park Addition subdivision, as shown on the attached sketch and described in the attached field notes and sketch, is hereby vacated.

ORDERED THIS THE _____ DAY OF _____ 2013.

SAMUEL T. BISCOE, COUNTY JUDGE

COMMISSIONER RON DAVIS
PRECINCT ONE

COMMISSIONER SARAH ECKHARDT
PRECINCT TWO

COMMISSIONER GERALD DAUGHERTY
PRECINCT THREE

COMMISSIONER MARGARET GOMEZ
PRECINCT FOUR



**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

EXHIBIT " _____ "

**PORTION OF LOT 6,
1626 PARK ADDITION
(ELECTRIC EASEMENT RELEASE)**

**0.069 ACRES
STEPHEN F. SLAUGHTER LEAGUE,
SURVEY NO. 1, ABSTRACT NO. 20
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 0.069 ACRES (APPROX. 3,007 SQ. FT.) IN THE STEPHEN F. SLAUGHTER LEAGUE, SURVEY NO. 1, ABSTRACT NO. 20, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 10' ELECTRIC EASEMENT OUT OF LOT 6, 1626 PARK ADDITION A SUBDIVISION OF RECORD IN VOLUME 99, PAGE 290 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO SOUTH AUSTIN WHITE HOUSE, LLC, BY SPECIAL WARRANTY DEEDS DATED OCTOBER 14, 2011 AND RECORDED IN DOCUMENT NOS. 2011153659 AND 2011153660 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.069 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found for the southwest corner of said Lot 6, same being the southeast corner of Lot 5, said 1626 Park Addition, and also being in the north line of an 11.284 acre tract described in Document No. 2005059457 of the Official Public Records of Travis County, Texas:

THENCE North 27°33'15" East, with the west line of said Lot 6, same being the east line of said Lot 5, a distance of 10.02 feet to a calculated point, from which a 1/2" rebar found for the northwest corner of Lot 6, same being an angle point in the east line of said Lot 5, bears North 27°33'15" East, a distance of 265.51 feet;

THENCE crossing said Lot 6, the following two (2) courses and distances:

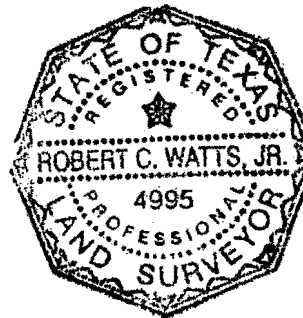
1. South 66°27'43" East, a distance of 300.39 feet to a calculated point in the west line of the said electric easement;
2. South 23°32'17" West, crossing said electric easement, a distance of 10.00 feet to a calculated point in the south line of said Lot 6, same being the north line of a 0.076 acre tract described in Document No. 2005059457 of the Official Public Records of Travis County, Texas, from which a 1/2" rebar found for an angle point in the west right-of-way line of Old Austin-San Antonio Road (right-of-way width varies), same

being the southeast corner of said Lot 6, bears South 66°27'43" East, a distance of 9.67 feet;

THENCE North 66°27'43" West, with the south line of said Lot 6, same being the north line of said 0.076 acre tract, and continuing with the south line of said 11.284 acre tract, a distance of 301.09 feet to the **POINT OF BEGINNING**, containing 0.069 acres of land, more or less.

Surveyed on the ground May 7, 2012. Bearing Basis: Grid azimuth for Texas Central Zone state plane coordinates, 1983/93 HARN, based on GPS solutions from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS). Attachments: Drawing 236-033-RELEASE.

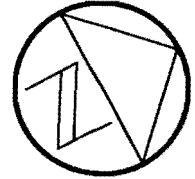
rcw 1-30-13
Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995



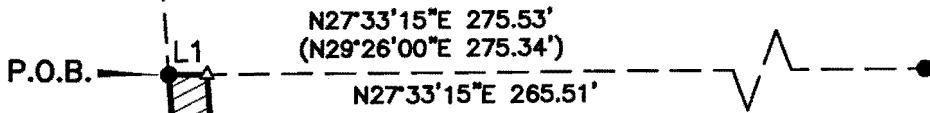
REFERENCES
TCAD Parcel #04-4818-0130
Austin Grid map F-11

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.069 ACRES (APPROX. 3,007 SQ. FT.) IN THE STEPHEN F. SLAUGHTER LEAGUE, SURVEY NO. 1, ABSTRACT NO. 20, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 10' ELECTRIC EASEMENT AND A PORTION OF LOT 6, 1626 PARK ADDITION A SUBDIVISION OF RECORD IN VOLUME 99, PAGE 290 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

LOT 5
1626 PARK ADDITION
(99/290)



1" = 50'



LEGEND

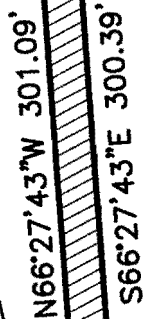
- 1/2" REBAR FOUND (OR AS NOTED)
- △ CALCULATED POINT
- () RECORD INFORMATION

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N27°33'15"E	10.02'
L2	S23°32'17"W	10.00'

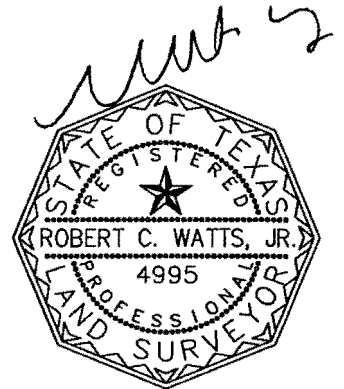
11.284 ACRES
SOUTH AUSTIN
WHITE HOUSE, LLC
(2011153660)
(2005059457)

PORTION OF
10' E.E. (99/290)
TO BE RELEASED

0.076 AC.
(2011153660)
(2005059457)

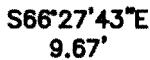


LOT 6
1626 PARK ADDITION
(99/290)



**ELECTRIC EASEMENT
RELEASE**
0.069 ACRES
APPROX. 3,007 SQ. FT.

PORTION OF
10' E.E. (99/290)
TO REMAIN



OLD AUSTIN-SAN ANTONIO RD.
(R.O.W. WIDTH VARIES)

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 236-033-RELEASE

DATE OF SURVEY: 05/07/12
PLOT DATE: 01/28/13
DRAWING NO.: 236-033-RELEASE
PROJECT NO.: 236-033
DRAWN BY: JDB



February 22, 2013

Travis County Commissioners' Court
c/o Paul Scoggins
Travis County TNR
700 Lavaca
6th Floor
Austin, Texas 78701

RE: Vacation of Electric Easement
Whitehouse Tract (Travis County Development Permit #12-2335)
Longaro & Clarke, L.P. Project #214-41-83

Dear Paul:

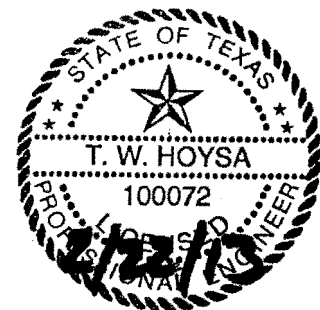
We respectfully request the partial vacation of an electric easement that was dedicated by plat, 1626 Park Addition, a subdivision of record in Volume 99, Page 290 of the plat records of the Travis County, Texas.

The portion of the aforementioned easement is located on the southern boundary of Lot 6 of the plat. We want to vacate this 0.069 acre portion of the easement because this lot is part of a larger development (Whitehouse Tract, City of Austin Site Development Permit #SP-2012-0369D, Travis County Development Permit #12-2335) and will be redeveloped with the property to the south of it. The house currently on the property will be demolished as part of the proposed development, and the easement will no longer be needed.

Included with this letter are the metes and bounds for the portion of the easement we are requesting be vacated, a copy of the plat (1626 Park Addition) on which the easement was granted with the portion of the easement to be vacated delineated, a copy of the statement from Austin Water Utility and Austin Energy, and a \$315 check for the fee. Please let me know if you have any questions or require additional information.

Very Truly Yours,
LONGARO & CLARKE, L.P.


T.W. Hoysa, P.E.
Project Manager



TWH/ew

cc: Ralph Reed, South Austin White House, LLC c/o Prime Strategies

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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

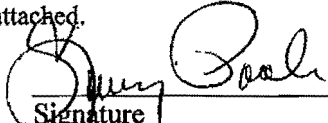
EASEMENT REQUIREMENT STATEMENT FOR VACATION OF PROPERTY

An application is being made to Travis County for the vacation of property at 11400 Old San Antonio Rd. (address) and/or Lot 6, BLK A, 1626 Park Addition (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.



Signature
Sonny Poole

Printed Name
Mgr. PIRES

Title
Austin Energy

Utility Company or District
February 22, 2013

Date

Eva Wong

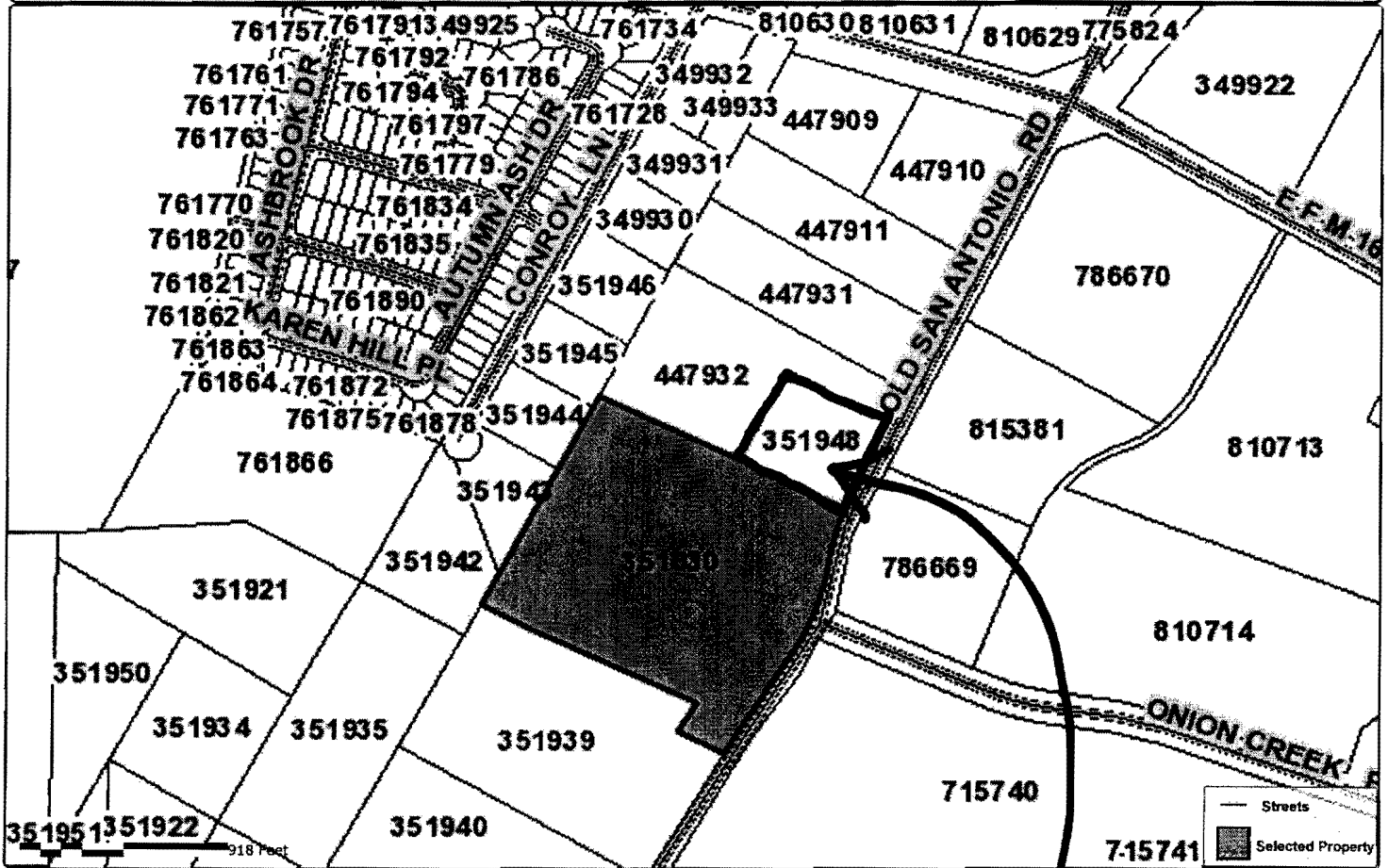
Name
ewong@longaroclarke.com

Address

City/State/Zip

Please return this completed form to:

Travis CAD - Map of Property ID 351930 for Year 2013



Property Details

Account

Property ID: 351930
 Geo ID: 0448180113
 Type: Real

Legal Description: ABS 20 SUR 1 SLAUGHTER S F ACR 11.284

Location

Situs Address: 11410 OLD SAN ANTONIO RD TX 78652
 Neighborhood: 59SOU
 Mapsco: 703Q
 Jurisdictions: 0A, 01, 03, 2J, 56, 68

Owner

Owner Name: SOUTH AUSTIN WHITE HOUSE LLC
 Mailing Address: ATTN JIM RAY , PO BOX 153100 , AUSTIN...

Property

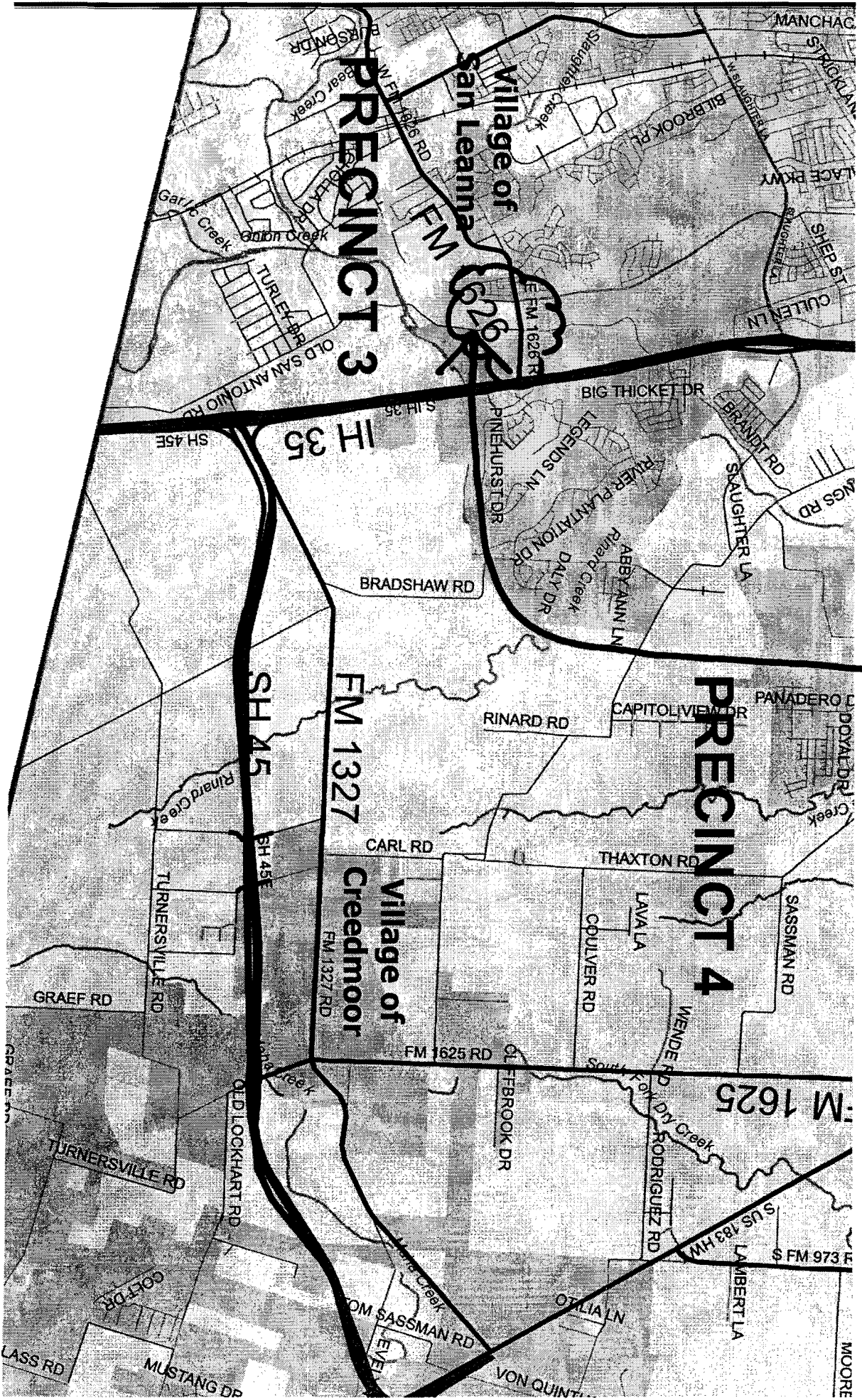
Appraised Value: N/A

Lot 6

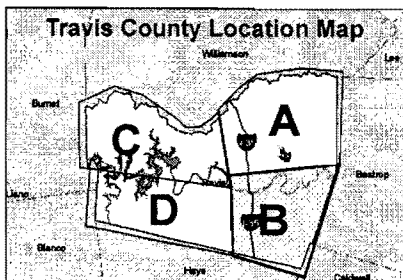
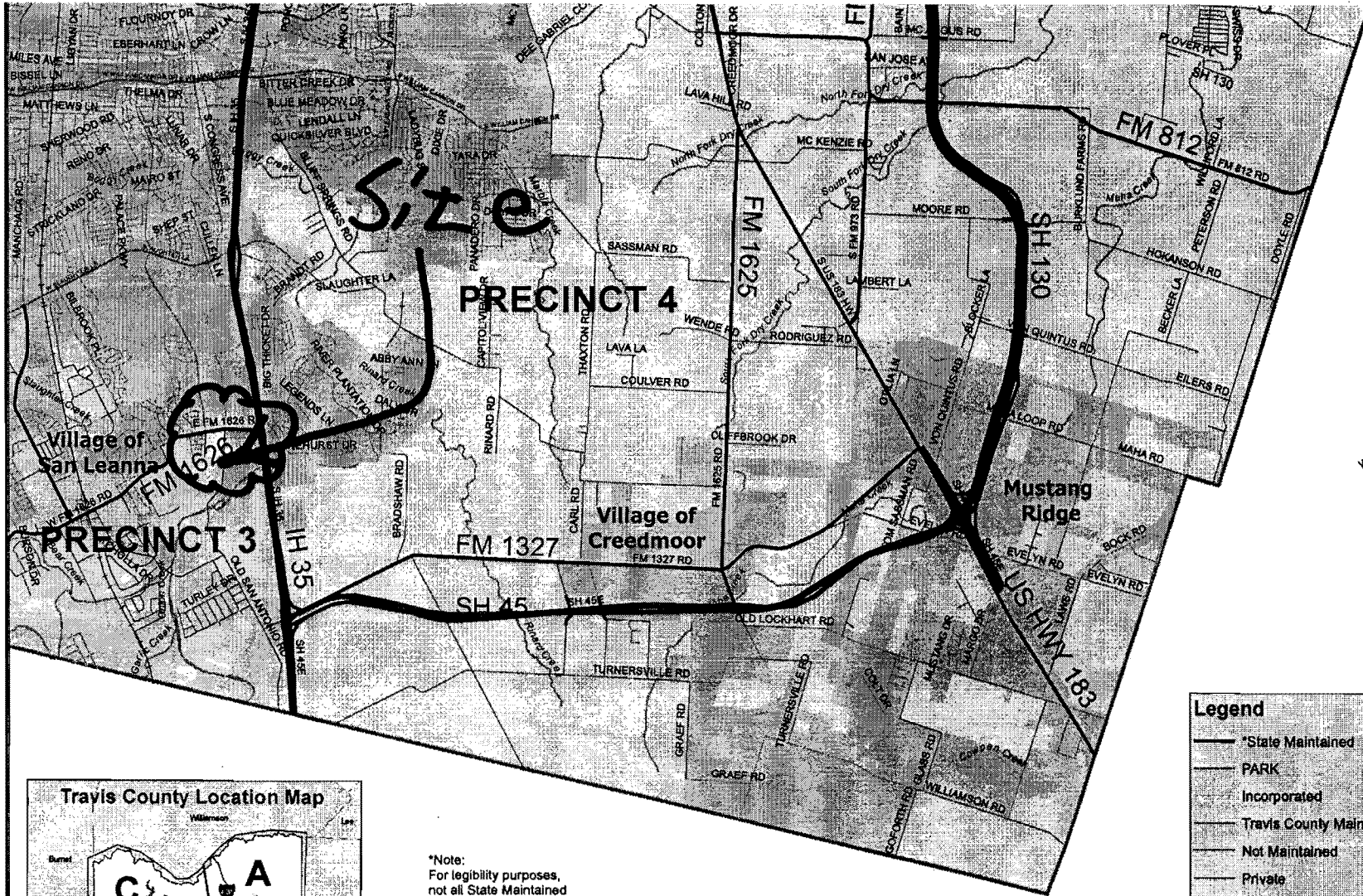
<http://propaccess.traviscad.org/Map/View/Map/1/351930/2013>

powered by:
PropertyACCESS
 www.trueautomation.com

Map Disclaimer: This tax map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, promises or guarantees about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions. The mapped data does not constitute a legal document.



Site Location



*Note:
For legibility purposes,
not all State Maintained
roadways are shown in red.

Source(s): City of Austin Roads - COA 2011, Unincorporated
Roads - Travis County 8/2011 Creeks- NHD '05,
Parks - Travis County 2011, Commissioner
Precincts-Travis County Voter Registrar 2002.

Legend	
	*State Maintained
	PARK
	Incorporated
	Travis County Maintained
	Not Maintained
	Private
	Rejection of Dedication
	Undedicated, Private
	Railroad
	Travis County Park
	Water Body
	Commissioner Precinct
	Precinct 1
	Precinct 3
	Precinct 4