



Item 14

Travis County Commissioners Court Agenda Request

Meeting Date: March 26, 2013

Prepared By: Michael Hettenhausen Phone #: 854-7563

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

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

Sponsoring Court Member: Commissioner Davis, Precinct One

AGENDA LANGUAGE: Consider and take appropriate action on a plat for recording: Campos Addition Final Plat (Short Form Final Plat - One Total Lot - Sandeen Road - City of Pflugerville ETJ) in Precinct One.

BACKGROUND/SUMMARY OF REQUEST:

This short form final plat consists of one single family lot on 8.78 acres. There are no public or private streets proposed with this final plat. Parkland fees in lieu of dedication have been paid to Travis County in the amount of \$97.00. Fiscal surety is not required for this short form plat. Water service to be provided by Aqua Water Supply Corporation, and wastewater service to be provided by the on-site septic facilities.

STAFF RECOMMENDATIONS:

As this final plat meets all Travis County standards and has been approved by the City of Pflugerville on February 21, 2013, TNR staff recommends approval of the final plat.

ISSUES AND OPPORTUNITIES:

Staff has not received any inquiries from adjacent property owners regarding this proposed subdivision.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A

ATTACHMENTS/EXHIBITS:

Precinct map
Location map
Proposed final plat

REQUIRED AUTHORIZATIONS:

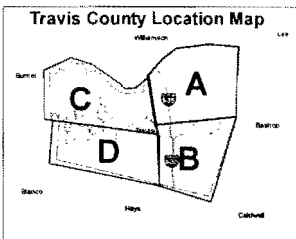
Cynthia McDonald	Financial Manager	TNR	854-4239
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Steve Manilla	County Executive	TNR	854-9429

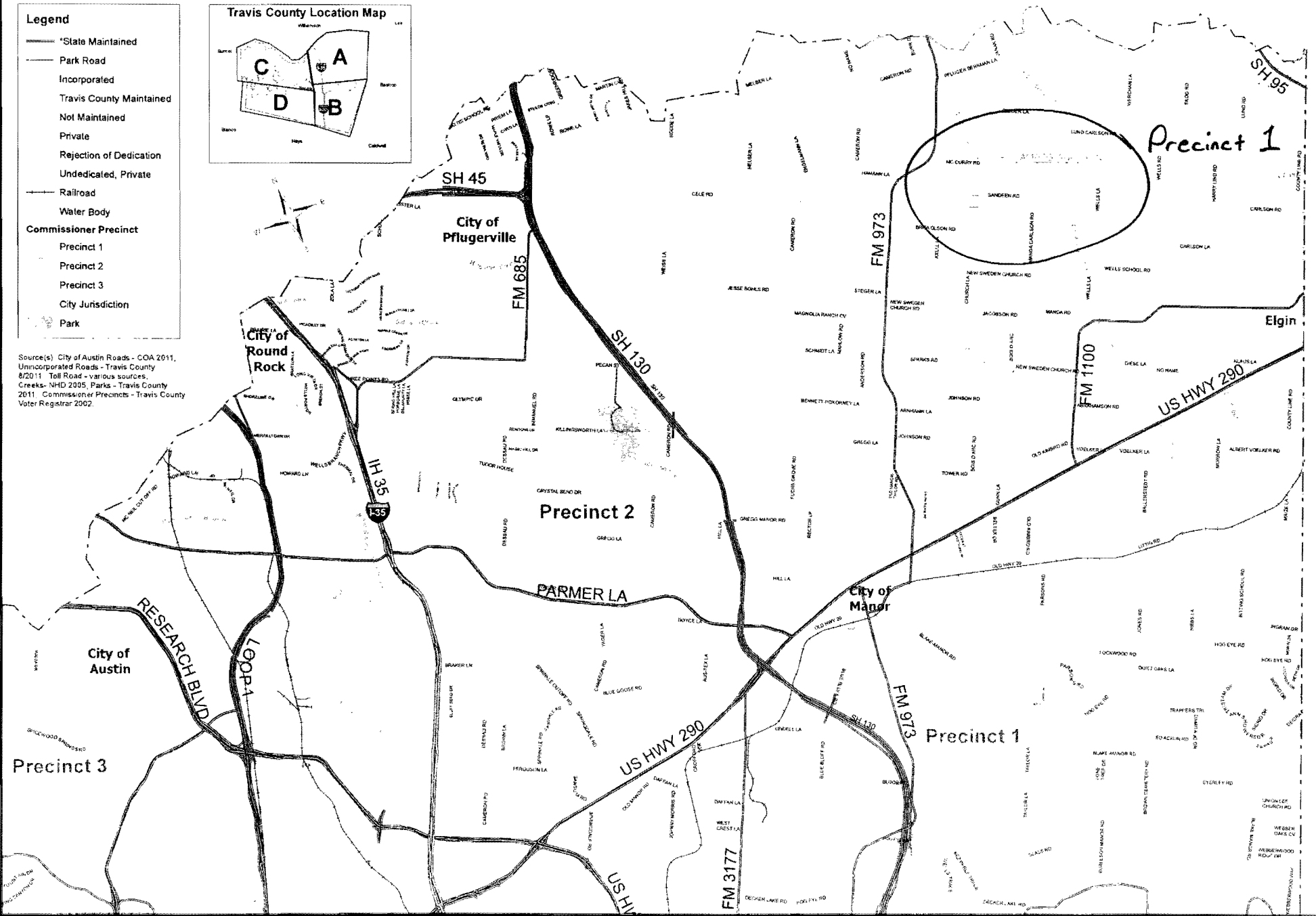
CC:

SM:AB:mh
1101 - Development Services - Campos Addition Final Plat

- Legend**
- State Maintained
 - Park Road
 - Incorporated
 - Travis County Maintained
 - Not Maintained
 - Private
 - Rejection of Dedication
 - Undedicated, Private
 - Railroad
 - Water Body
- Commissioner Precinct**
- Precinct 1
 - Precinct 2
 - Precinct 3
 - City Jurisdiction
 - Park

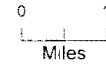


Source(s) City of Austin Roads - COA 2011, Unincorporated Roads - Travis County 8/2011 Toll Road - various sources, Creeks - NHD 2005 Parks - Travis County 2011 Commissioner Precincts - Travis County Voter Registrar 2002

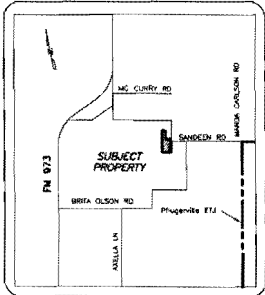


Map Disclaimer: The data is provided "as is" with no warranties of any kind.

Travis County Roadways, Map A



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



VICINITY MAP
NTS

TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOME BUYERS

IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD
DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.


DEPENDING ON STATE LAW AND OTHER FACTORS, LAND
OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL
GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE
OF LAND INSIDE THE CITY LIMITS.

BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE
TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE
LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE
INCOMPATIBLE WITH RESIDENTIAL NEIGHBORHOOD.

THIS CAN AFFECT THE VALUE OF YOUR PROPERTY.
TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED
ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR
REPRESENTATION OF THE OWNER OF THE PROPERTY, THE
SUBDIVIDER, OR THEIR REPRESENTATIVES.

FINAL PLAT OF
CAMPOS ADDITION
BEING 8.78 ACRES OF LAND
OUT OF THE
THOMAS SHARP SURVEY NO. 41, A-745
TRAVIS COUNTY, TEXAS

OWNER: JAMES & SHANNON CAMPOS
12829 SANDEN RD.
COUPLAND, TX 78615

 <small>MECHANICAL - ENGINEERING - ARCHITECTURE</small>	142 JACKSON LAKE SAN MARCOS, TEXAS 78888	Surveying: 100847-00
	(512) 392-1718 FAX (512) 382-1828 CAMPOS@ASHASSOCIATES.COM	Engineering: 7-15483 Architecture: TX20240

DRAWN: RMH SCALE: PLOT 1"=100'
REVIEWED: RHI DATE: 04/25/12
ASH & ASSOCIATES, L.L.C.

PROJECT No.
12-4093

SHEET 1 OF 3

STATE OF TEXAS *
COUNTY OF TRAVIS *
KNOW ALL MEN BY THESE PRESENTS

THAT JAMES J CAMPOS AND SHANNON CAMPOS, BEING THE OWNERS OF 8.78 ACRES OF LAND OUT OF THE THOMAS SHARP SURVEY NUMBER 41, ABSTRACT 745, TRAVIS COUNTY, SAME BEING CONVEYED BY DEED OF RECORD DATED JUNE 9, 2012 AND DOCUMENT NUMBER 2012093934 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE SAID 8.78 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS CAMPOS ADDITION, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE _____ DAY OF _____ 2013. AD

JAMES CAMPOS SHANNON CAMPOS
6939 SABRINA DRIVE 8808 SABRINA DRIVE
AUSTIN, TX 78747 AUSTIN, TX 78747

STATE OF TEXAS *
COUNTY OF TRAVIS *

BEFORE ME, the undersigned authority, on this day personally appeared JAMES AND SHANNON CAMPOS, known to me to be the persons whose name are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____ A.D., 2013.

NOTARY PUBLIC
STATE OF TEXAS

COMMISSIONERS COURT RESOLUTION:

In approving this plat by the Commissioners Court of Travis County, Texas, Travis County assumes no obligation to build the streets, roads, and other public thoroughfares shown on this plat or any bridges or culverts in connection therewith. The building of all streets, roads and other public thoroughfares shown on this plat, and all bridges and culverts necessary to be constructed or placed in such streets roads or other public thoroughfares or in connection therewith, is the responsibility of the owner and/or developer of this tract of land covered by this plat in accordance with plans and specifications prescribed by the commissioners court of Travis County, Texas.

The owners of the subdivision shall construct the subdivision's streets and drainage improvements (the "improvements") to county standards for the county to accept the public improvements for maintenance or to release fiscal security posted to secure private improvements. To secure this obligation, the owners must post fiscal security with the county in the amount of the estimated cost of improvements. The owner's obligation to construct the improvements to county standards and to post the fiscal security to secure such construction is a continuing obligation binding the owners and their successors and assigns until the public improvements have been accepted for maintenance by the county, or the private improvements have been constructed and are performing to county standards.

The authorization of this plat by the Commissioners Court for filing or the subsequent acceptance for maintenance by Travis County, Texas, of roads and streets in the subdivision does not obligate the county to install street name signs or erect traffic control signs, such as speed limit, stop signs, and yield signs, which is considered to be a part of the developer's construction.

STATE OF TEXAS *
COUNTY OF TRAVIS *

I, Dana DeBeauvoir, Clerk of the County Court, of Travis County, Texas, do hereby certify that on the _____ day of _____ of 2013, A.D., the Commissioner's Court of Travis County, Texas, passed an order authorizing the filing for record of this plat and that said order was duly entered in the Minutes of said Court.

WITNESS MY HAND AND SEAL OF OFFICE of the County Court of said County, the _____ day of _____ of 2013. AD

Dana DeBeauvoir, Clerk, County Court

Deputy

COUNTY STANDARD NOTES.

- 1. County development permit required prior to any site development.
2. No objects, including but not limited to, buildings, fences, or landscaping shall be allowed in a drainage easement except as approved by Travis County.
3. Property owner or his/her assigns shall provide for access to the drainage easement as may be necessary and shall not prohibit access by Travis County for inspection or maintenance of said easement.
4. All drainage easements on private property shall be maintained by the owner or his/her assigns.
5. No driveway shall be constructed closer than 50 feet to the edge of pavement of an intersecting local or collector.
6. No structure in the subdivision shall be occupied until connected to a water system approved by the Texas State Department of Public Health or an approved on-site well.
7. Water shall be provided by individual on-site wells. Wastewater will be provided by on-site sewage facilities.

RAINWATER NOTES:

- 1. Potable water for the subdivision will be derived from systems, devices, or appurtenances other than groundwater (such as rainwater harvesting/collection systems)(the "water supply systems"), which the developer shall install for each residence and which have been certified by the developer to be designed and constructed in accordance with best management practices, in the event the water supply systems fail to provide an adequate supply of potable water, each property owner in the subdivision shall be required to arrange for the transportation and delivery of supplemental water supply by other means in the event the Lower Colorado River Authority (LCRA), in the future, provides infrastructure facilitating the connection of the subdivision lots to an LCRA water line, the property owners in the subdivision may elect to arrange for such connection with the LCRA.
2. Travis County has not adopted policies, procedures, rules, or regulations relating to the design, construction, installation, inspection, operation, or maintenance of rainwater harvesting/collection systems, or of other devices or appurtenances having similar function.
3. The property owners in the subdivision shall not rely on Travis County to inspect, certify, approve, or monitor any water supply system.
4. Travis County has no enforcement authority with respect to the adequacy, functionality, integrity, or reliability of the water supply systems, and the property owners in the subdivision shall not seek to obtain any such enforcement action from or by Travis County.
5. Approval of the plat by Travis County is not intended to serve, and shall not serve, as precedent for future approvals by Travis County of subdivision plats that designate non-groundwater water supply systems as the primary source of potable water.
6. The developer and property owners in the subdivision agree to and shall release, waive, discharge and covenant not to sue Travis County or its officers, agents or employees for any personal injury, death or property damage that may occur in connection with: (A) the design, construction, installation, operation or maintenance of the water supply systems, or (B) the adequacy, functionality, integrity or reliability of the water supply systems.
7. The developer and property owners in the subdivision agree to and shall indemnify, save and hold harmless Travis County and its officers, employees and agents against any and all losses, claims, judgments, awards and costs, and liability of every kind, including legal fees and expenses arising out of or in connection with the water supply systems.
8. In the event Travis County adopts rules, regulations, policies and/or procedures governing (A) the design, construction, installation, operation or maintenance of rainwater harvesting/collection systems, or all other devices or appurtenances having a similar function, or (B) the adequacy, functionality, integrity or reliability of rainwater harvesting/collection systems, or of other devices or appurtenances having a similar function, and Travis County determines that an existing water supply system is not in compliance with, or fails to conform to, any such rule, regulation, policy or procedure, the individual property owners in the subdivision agree to and shall, within the time period established by Travis County, upgrade, retrofit or otherwise modify their water supply systems to cause the same to comply with, and conform to, such rule, regulation, policy or procedure.

TRAVIS COUNTY ONSITE WASTEWATER PLAT NOTES

The following notes shall apply if any portion of an on-site wastewater (septic) system is located within Travis County.

- 1. No structure in this subdivision shall be occupied until connected to a public sewer system or a private on-site wastewater (septic) system that has been approved and licensed for operation by the Travis County On-Site Wastewater Program.
2. No on-site wastewater system may be installed within 100 feet of a private water well nor may an on-site wastewater disposal system be installed within 100 feet of a public well.
3. No construction may begin on any lot in this subdivision until plans for the private on-site sewage disposal system are approved by the Travis County On-Site Wastewater Program.
4. Development on each lot in this shall be in compliance with the minimum requirements of the Texas Administrative Code Chapter 265 and Chapter 48 of the Travis County Code that are in effect at the time of construction.
5. These restrictions are enforceable by the Travis County On-Site Wastewater Program.

Stacey Scheffel, Program Manager Date
On-Site Wastewater, Travis County TNR

PLAT INFORMATION

Total area: 8.78 Acres Number of Lots Over 10 Acres: 0
Total number of Lots: 1 Number of Lots 5-10 Acres: 1
Number of Residential Lots: 1 Number of Lots 2-5 Acres: 0
Number of Commercial Lots: 0 Number of Lots 1-2 Acres: 0
Average Size of Lots: 8.78 Acres Number of Lots Less than 1 Acres: 0

Approved this _____ day of _____, 2013, by the Planning and Zoning Commission of the City of Pflugerville, Texas on behalf of the City.

By: _____
Chairman

This Plat Reflects the Approval Granted By The Planning And Zoning Commission on the Date indicated above.

By: _____
Planning Director

ATTEST

City Secretary

STATE OF TEXAS

COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ 2013 A.D. AT _____ O'CLOCK _____ M., PLAT RECORDS OF SAID COUNTY AND STATE AS DOCUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____ 2013. A.D.

DEPUTY, COUNTY CLERK
TRAVIS COUNTY, TEXAS

- 1. This plat lies within the City of Pflugerville ETJ
2. No objects including but not limited to buildings, fences, or landscaping shall be allowed in a drainage easement.
3. The property owner shall provide access to the drainage and utility easements as may be necessary and shall not prohibit access for inspection, operation, and maintenance.
4. All drainage easements on private property shall be maintained by the property owner or his/her assigns.
5. UTILITY INFORMATION
Water: Public water Supply - Aqua Texas
Sewer: Individual On-Site Sewage Facility
Electric: Amigo Energy
6. Streetlights shall be installed and operational by the subdivider with public improvements per all City of Pflugerville standards. A street lighting plan shall be approved by the applicable electric utility provider as well as the City of Pflugerville.
7. All (new) telephone and cable television utility lines and all electric utility lateral and service lines and wires shall be placed underground, except as otherwise herein provided.
8. Where existing overhead electrical service exists, electric utility service lines for street or site lighting shall be placed underground.
9. All electrical, cable television, and telephone support equipment (transformers, amplifiers, switching devices, etc.) underground installations in subdivisions shall be pad mounted or placed underground in a public utility easement rather than a right-of-way.
10. A 10-11 PUE shall be dedicated along all street frontage.
11. No structural improvements shall be permitted within the right of way or within 25 feet of the right of way boundary.

This subdivision is subject to all City of Pflugerville ordinances related to Tree Preservation including but not limited to Subchapter 12 of the Unified Development

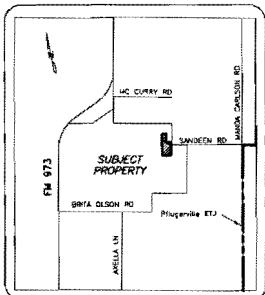
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OUT OF THE
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TRAVIS COUNTY, TEXAS

OWNER: JAMES & SHANNON CAMPOS
15929 SANDEN RD
COUPLAND, TX 78615

ASH & ASSOCIATES logo and contact information: 142 JACKSON LANE, SAN MARCOS, TEXAS 78666, (512) 392-1718, FAX (512) 392-1928, ash@ashassoc.com

DRAWN: RMM SCALE: PLAT 1"=200'
REVIEWED: RMM DATE: 09/04/12
ASH & ASSOCIATES, L.L.C.

PROJECT No. 12-4093
SHEET 2 OF 3



VICINITY MAP
NTS

STATE OF TEXAS.

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS:

That I, Richard H. Taylor do hereby certify that I prepared this plot from an actual and accurate on-the-ground survey of the land, and that all corner monuments shown thereon were properly placed under my personal supervision, in accordance with ALL City of Pflugerville, Texas CODES AND ORDINANCES and that all known easements within the boundary of the plot are shown hereon.

Richard H. Taylor
Registered Professional Land Surveyor No. 3986

No portion of this tract is within the boundaries of the 100-year flood plain of any waterway that is within the limits of study of the Federal Flood Insurance Administration, FIRM Panel No. 48453C0315H, Dated September 28, 2008, for Travis County, Texas.

David Scott Redliff, P.E.
Registered Professional Engineer No. 97351

- LEGEND**
- ⊙ IRON PIPE FOUND
 - IRON ROD FOUND
 - IRON ROD SET
 - △ PK FOUND
 - ⊕ FIRE HYDRANT
 - ⊕ WATER METER
 - ⊕ WATER VALVE
 - ⊕ POWER POLE
 - WOOD FENCE
 - CHAIN LINK FENCE
 - x- WIRE FENCE
 - E- OVERHEAD ELEC. LINE
 - DOWN GUY
 - P.U.E PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE ESMT
 - B.L. BUILDING LINE
 - (BRG-DIST.) RECORD CALL

Owner/Subdivider: JAMES & SHANNON CAMPOS
12929 SANDEN RD
COUPLAND, TEXAS 78615

Engineer/SURVEYOR: ASH & ASSOCIATES
142 JACKSON LANE
SAN MARCOS, TEXAS 78666

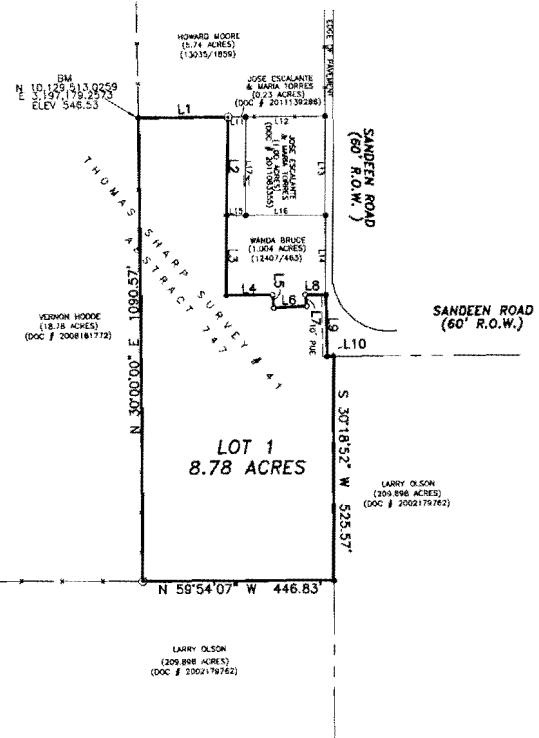
Legal Description: 8.78 ACRES OUT OF THE THOMAS SHARP SURVEY NO. 41, A-745, TRAVIS COUNTY, TEXAS

Benchmarks: EAST LOT CORNER
ELEV 546.53
N 10,129,513,0259
E 3,197,179,2573

Total Number of Blocks: 1

Total Number of Lots: 1

Total Acreage: 8.78



LINE	BEARING	DISTANCE
L1	S 60°09'05" E	202.32
	(S 60°09'30" E)	(209.32)
L2	S 31°21'53" W	232.17
	(S 31°20'52" W)	(232.34)
L3	S 30°53'59" W	188.92
	(S 31°03'17" W)	(188.15)
L4	S 60°07'26" E	109.32
	(S 59°45'01" E)	(108.73)
L5	S 25°13'16" W	30.67
	(S 25°12'45" W)	(30.67)
L6	S 62°49'59" E	77.15
	(S 62°50'30" E)	(77.15)
L7	N 23°41'35" E	26.57
	(N 23°41'04" E)	(26.57)
L8	S 59°44'50" E	48.03
	(S 59°45'01" E)	(48.03)
L9	S 29°40'19" W	145.45
	(S 29°39'48" W)	(145.34)
L10	S 61°16'23" E	14.96
	(S 61°14'09" E)	(15.00)
L11	S 60°22'37" E	41.28
	(S 60°16'04" E)	(41.06)
L12	S 60°07'06" E	186.18
	(S 60°10'04" E)	(186.38)
L13	S 30°25'39" W	232.36
	(S 30°27'48" W)	(232.22)
L14	S 30°18'26" W	187.32
L15	N 59°28'49" W	44.75
	(N 59°33'39" W)	(44.65)
L16	N 59°34'26" W	186.39
	(N 59°33'39" W)	(186.37)
L17	N 30°30'19" E	232.79
	(N 30°27'48" E)	(232.74)

**FINAL PLAT OF
CAMPOS ADDITION
BEING 8.78 ACRES OF LAND
OUT OF THE
THOMAS SHARP SURVEY NO. 41, A-745
TRAVIS COUNTY, TEXAS**

OWNER: JAMES & SHANNON CAMPOS
12929 SANDEN RD,
COUPLAND, TX 78615

0 100' 200' 400'
GRAPHIC SCALE: 1" = 200'

ASH & ASSOCIATES
SURVEYING - ENGINEERING - ARCHITECTURE

142 JACKSON LANE
SAN MARCOS, TEXAS 78666
(512) 392-1718
FAX (512) 392-1938
ash@assandata.com

Surveying: 100841-00
Engineering: E-13483
Architecture: TX30340

DRAWN: RMM SCALE: PLOT 1"=200'
REVIEWED: RMM, DATE: 09/04/12
ASH & ASSOCIATES, L.L.C.

PROJECT No.
12-4093
SHEET 3 OF 3