

# Item 6



## Travis County Commissioners Court Agenda Request

**Meeting Date:** April 23, 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:** Consider and take appropriate action on a request to authorize the filing of an instrument to vacate a ten foot wide public utility easement located along the north lot line of Lot 10 of Manchaca Commercial Park – 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) located along the north lot line of Lot 10 of Manchaca Commercial Park. The easement is schematically shown on the plat. The subject lot fronts on Regal Row, a street maintained by Travis County.

The utility companies operating in the area have 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 of this memo, staff has not received any inquiries in regards to this request. As such, TNR staff recommends the request.

### **ISSUES AND OPPORTUNITIES:**

According to the request letter the purpose of this request is to remove the existing septic system so that the public wastewater facilities can be installed. The proposed location of the public wastewater connection would encroach into the subject PUE. 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:**

N/A

**ATTACHMENTS/EXHIBITS:**

- Order of Vacation
- Field Notes
- Request Letter
- Utility Statements
- 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	Dev Serv & LRP	854-7561

**CC:**

Stacey Scheffel	Program Manager	TNR - Permits	854-7565

**SM:AB:ps**

**1101 - Development Services Long Range Planning - Manchaca Commercial 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 located along the northern lot line of Lot 10 of the Manchaca Commercial Park subdivision as recorded at Volume 81, Page 85 of the Real Property Records of Travis County, Texas;

WHEREAS, the utility companies known to be operating in the area have indicated they have no need for the public utility 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 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 23, 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 easement located along the northern lot line of Lot 10 of the Manchaca Commercial Park 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

**HOLT CARSON INCORPORATED  
PROFESSIONAL LAND SURVEYORS**

**1904 FORTVIEW ROAD  
AUSTIN, TEXAS 787074  
TELEPHONE: (512) 442-0990  
FACSIMILE: (512) 442-1084**

February 8, 2013

**FIELD NOTE DESCRIPTION OF A 1,298 SQUARE FEET OF LAND BEING A PORTION OF A 10 FEET WIDE PUBLIC UTILITY EASEMENT TO BE RELEASED OVER AND ACROSS A PORTION OF LOT 10, MANCHACA COMMERCIAL PARK, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 81, PAGE 85 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED TO BERT PENCE BY DEED RECORDED IN VOLUME 10311, PAGE 266 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING FOR REFERENCE** 1/2" iron found in the South right-of-way line of Regal Row, at the Northwest corner of Lot 12, Manchaca Commercial Park, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 81, Page 85 of the Plat Records of Travis County, Texas, same being the Northwest corner of that certain (0.719 acre) tract of land as conveyed to Scott K. Wilder and Deborah E. Berkey Wilder by deed recorded in Document No. 2010073904 of the Official Public Records of Travis County, Texas, also being the Northeast corner of Lot 13, Manchaca Commercial Park;

**THENCE** crossing the right-of-way line of Regal Row, N 48 deg. 55'42" E 158.71 ft.(direct tie) to a calculated point in the North right-of-way line of Regal Row, at the Southeast corner of Lot 9 and an angle corner of Lot 10, Manchaca Commercial Park;

**THENCE** leaving the North right-of-way line of Regal Row with the common line of Lot 9 and Lot 10, Manchaca Commercial Park, N 44 deg. 08'20" E 229.79 ft. to a calculated point for the Southwest corner and the **PLACE OF BEGINNING** of the herein described portion of said 10 feet wide public utility easement to be released;

**THENCE** continuing with the common line of Lot 9 and Lot 10, Manchaca Commercial Park, N 44 deg. 08'20" E 14.59 ft. to a calculated point at the Northeast corner of Lot 9, same being the most Northerly Northwest corner of Lot 10, Manchaca Commercial Park and the Northwest corner of the herein described portion of said 10 feet wide public utility easement to be released;

**THENCE** with the North line of Lot 10, Manchaca Commercial Park, N 87 deg. 23'20" E 125.64 ft. to a calculated point for the Northeast corner of the herein described portion of said 10 feet wide public utility easement to be released;

**THENCE** crossing through the interior of Lot 10, Manchaca Commercial Park, the following two (2) courses:

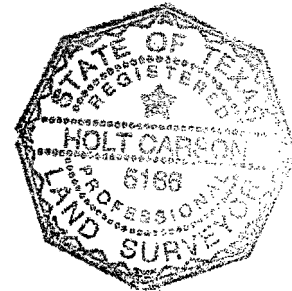
- 1.) S 10 deg. 30'07" W 10.27 ft. to a calculated point for the Southeast corner of the herein described portion of said 10 feet wide public utility easement to be released;
- 2.) S 87 deg. 23'20" W 133.94 ft. to the **PLACE OF BEGINNING** and containing 1,298 Square feet of land.

SURVEYED: February 8<sup>th</sup>, 2013.

  
Holt Carson

Registered Professional Land Surveyor No. 5166

Reference map no. C900002f



# Legend

- ⊙ ½" Iron Rod Found
- ⊛ Calculated Point
- (Record Bearing and Distance)

LOT 25  
MORNINGSIDE SUBDIVISION  
Document No. 200700191

LOT 26

N87°23'20"E  
125.64'

SCALE 1" = 50'

PLACE  
OF  
BEGINNING

S87°23'20"W  
133.94'

1,298 Square Feet  
Portion of 10' P.U.E.  
to be released

N44°08'20"E  
14.59'

S10°30'07"W  
10.27'

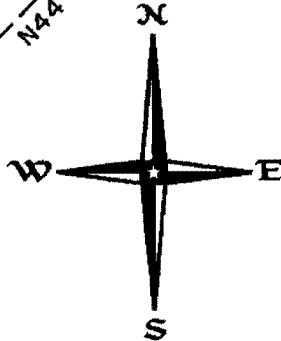
**Notes:**

- 1.) This map was prepared without the benefit of a current title commitment and therefore this tract may be subject to easements and/or restrictions not shown hereon.
- 2.) Orientation for this survey is based upon a bearing of N18°16'25"E between Monuments found at the Southeast corner of Lot 30 and the Northeast corner of Lot 32, Morningside Subdivision, Document No. 200700191 of the Plat Records of Travis County, Texas.

LOT 9

Bert Pence  
Volume 10311 Page 264  
Capital City Warehousing, LP.  
Document No. 2005048978

LOT 10  
MANCHACA COMMERCIAL PARK  
Volume 81 Page 85  
Bert Pence  
Volume 10311 Page 266  
Capital City Warehousing, LP.  
Document No. 2005048978



10' P.U.E. per plat

60' Railroad Spur Easement per plat

REGAL ROW  
(70' R.O.W.)

N48°55'42"E 158.71'  
direct tie

BEGINNING  
REFERENCE  
POINT

LOT 13

LOT 12

LOT 11

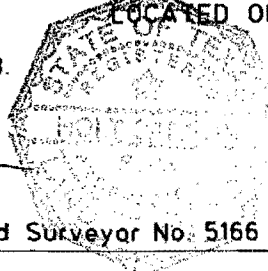
SKETCH TO ACCOMPANY FIELD NOTE DESCRIPTION OF  
A 1,298 SQUARE FEET OF LAND BEING A PORTION OF A 10 FEET WIDE PUBLIC UTILITY EASEMENT  
TO BE RELEASED OVER AND ACROSS A PORTION OF LOT 10, MANCHACA COMMERCIAL PARK, A  
SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
IN VOLUME 81, PAGE 85 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING A PORTION  
OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO BERT PENCE BY DEED RECORDED IN VOLUME  
10311 PAGE 266 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.  
LOCATED ON REGAL ROW.

PREPARED: FEBRUARY 8, 2013.

BY

Holt Carson

Registered Professional Land Surveyor No. 5166



**HOLT CARSON, INCORPORATED**  
**PROFESSIONAL LAND SURVEYORS**  
1904 FORTVIEW ROAD  
AUSTIN, TX 78704  
(512) 442-0990

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C 9000021



6001 W. William Cannon  
Bldg. 2, Suite 203-C  
Austin, TX 78749  
(512) 301-3389 (o)  
(512) 301-3348 (f)

January 16, 2013

**RE: Partial Vacation of Public Utility Easement  
Lot 10, Manchaca Commercial Park  
1100 Regal Row, Austin, TX**

To Whom It May Concern:

Please accept this letter as description of the proposed partial vacation of an existing Public Utility Easement. The existing easement was dedicated via the plat for Manchaca Commercial Park. This project proposes to vacate +/- 130 LF 10' P.U.E. (approx. 1298 sf) along the north property line of Lot 10, Manchaca Commercial Park commencing at the common lot line between Lot 9 and Lot 10. A sketch of the proposed vacation area is attached.

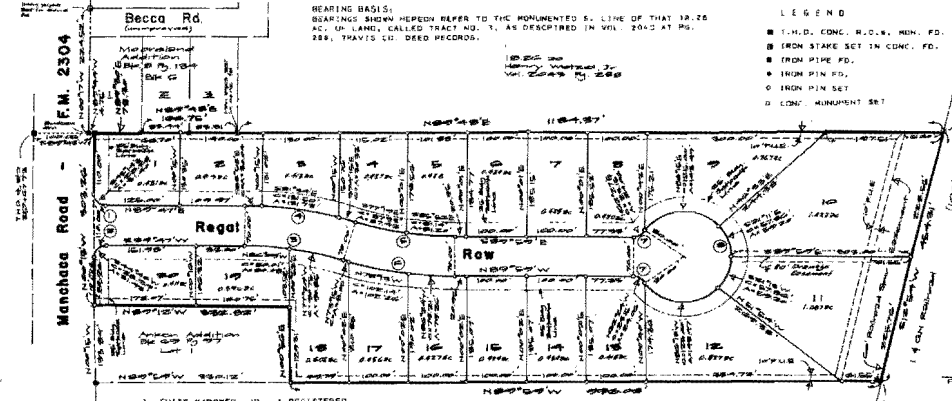
The purpose of this vacation is to allow the existing commercial buildings located on Lot 10 to connect to a proposed extension of the public wastewater system that is planned along the common property line between Lot 9 and Lot 10. Currently Lot 10 is served by private septic facilities, it is desired to remove the existing septic facility and connect to the new public wastewater main.

The existing building on Lot 10 is immediately adjacent to the side setback line and the 10' P.U.E. to the rear. Based on the existing development and the topography of the site, it is necessary to route the proposed sewer connection to the rear of the property, which would encroach into the existing PUE. As the PUE is currently vacant, and the properties affected by the easement are fully developed and served by utilities through other routes, we are requesting that the portion of the PUE that would be encroached by the private building sewer be vacated.

Please contact me if you have any questions or require additional information.

Sincerely,

Jeff Shindler, P.E.



3. CHASE RAMONEZ, JR., A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHARTER 41 OF THE AUSTIN CITY CODE, IS TO THE BEST OF MY KNOWLEDGE, TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE DOCUMENTS MADE UNDER MY SUPERVISION ON THE GROUND.

*Chase Ramonez, Jr.*  
CHASE RAMONEZ, JR. DATE 7-28-81  
REGISTERED PUBLIC SURVEYOR

**Manchaca Commercial Park**  
1"=100'

**Curve Data**

Curve	1	2	3	4
I	175.00'	175.00'	175.00'	175.00'
II	200.00'	200.00'	200.00'	200.00'
III	150.00'	150.00'	150.00'	150.00'
IV	100.00'	100.00'	100.00'	100.00'
V	150.00'	150.00'	150.00'	150.00'
VI	175.00'	175.00'	175.00'	175.00'
VII	175.00'	175.00'	175.00'	175.00'
VIII	175.00'	175.00'	175.00'	175.00'
IX	175.00'	175.00'	175.00'	175.00'
X	175.00'	175.00'	175.00'	175.00'

STATE OF TEXAS  
COUNTY OF TRAVIS

THAT TEXAS ESCROW CORPORATION, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS AND HAVING ITS HOME OFFICE IN THE CITY OF AUSTIN, TEXAS, ACTING HEREIN BY AND THROUGH ITS INSTRUMENT, THOMAS C. GRANBERY, OWNER OF THAT 32.82 ACRE TRACT OR PARCEL OF LAND OUT OF THE WALKER MILSON SURVEY NO. 2, ABSTRACT NO. 27 IN TRAVIS COUNTY, TEXAS AS CONVEYED TO TEXAS ESCROW CORPORATION BY DEED RECORDED IN VOL. 4566 AT PG. 1928, TRAVIS COUNTY DEED RECORDS, DOES HEREBY SUBDIVIDE SAID 32.82 ACRES OF LAND TO BE KNOWN AS "MANCHACA COMMERCIAL PARK" AND DEDICATE TO THE PUBLIC USE OF THE STREETS AND EASEMENTS SHOWN HEREIN, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED.

WITNESS MY HAND, THIS 25 DAY OF September, 1981.

THOMAS C. GRANBERY, PRESIDENT

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THOMAS C. GRANBERY, PRESIDENT, TEXAS ESCROW CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25 DAY OF September, 1981.

*Chase Ramonez, Jr.*  
CHASE RAMONEZ, JR.  
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS  
COMMISSION EXPIRES

APPROVED FOR ACCEPTANCE

THIS 25th DAY OF July, 1981

DAVID C. BODENMAN, CLERK OF THE COUNTY COURT, TRAVIS COUNTY, TEXAS

DAVID C. BODENMAN, CLERK OF THE COUNTY COURT, TRAVIS COUNTY, TEXAS

IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BELIEF OF ALL STREETS, ROADS AND OTHER PUBLIC THROUGHFARES DELINEATED AND SHOWN ON THIS PLAT AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS OR OTHER PUBLIC THROUGHFARES OR IN CONNECTION THEREWITH SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PREPARED BY THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS, AND SAID COUNTY ASSUMES NO OBLIGATION TO MAINTAIN THE STREETS, ROADS, OR OTHER PUBLIC THROUGHFARES KNOWN OR SHOWN ON THIS PLAT OR CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE ACCEPTANCE OF THIS PLAT ON CONSTRUCTION BY THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS, IN THE MINDS OF STREETS IN THIS SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET MARKING SIGNS AS THIS IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION, BUT THAT PAINTING SIGNS FOR TRAFFIC CONTROL, SUCH AS SPEED LIMIT AND STOP AND YIELD SIGNS, SHALL REMAIN THE RESPONSIBILITY OF THE COUNTY.

HEALTH OFFICER: *[Signature]* DATE: 7-28-81

LOCATION MAP

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THE LOTS IN THIS SUBDIVISION ARE NOT WITHIN THE 100 YEAR FLOOD PLAIN OF A NATURAL WATERWAY.

CHASE RAMONEZ, JR., P.E.  
DATE: August 2, 1981

FILED FOR RECORD

ON THE 28th DAY OF July, 1981 AT 8:00 O'CLOCK P.M.

*[Signature]*  
DORIS SHROPSHIRE, DEPUTY CLERK OF THE COUNTY COURT, TRAVIS COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF TRAVIS

I, DORIS SHROPSHIRE, COUNTY CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 28th DAY OF July, 1981, THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER HAS BEEN DULY ENTERED IN THE MINUTES OF SAID COURT IN BOOK 81 AT PAGE 85.

WITNESS MY HAND AND SEAL OF OFFICE THIS 28th DAY OF July, 1981.

DORIS SHROPSHIRE, CLERK OF THE COUNTY COURT, TRAVIS COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF TRAVIS

I, DORIS SHROPSHIRE, CLERK OF THE COUNTY COURT, WITHIN AND FOR TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING INSTRUMENT OF WRITING, TOGETHER WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 28th DAY OF July, 1981 AT 8:00 O'CLOCK P.M., AND DULY RECORDED ON THE 28th DAY OF July, 1981 AT 8:00 O'CLOCK P.M. IN THE TRAVIS COUNTY PLAT RECORDS IN BOOK 81 AT PAGE 85.

WITNESS MY HAND AND SEAL OF THE COURT OF TRAVIS COUNTY, TEXAS, DATE LAST WRITTEN ABOVE.

*[Signature]*  
DORIS SHROPSHIRE, DEPUTY CLERK OF THE COUNTY COURT, TRAVIS COUNTY, TEXAS

Recon. Vol. 7792 pg. 315 FOR 890-0418

0635-80  
C8-76-69.1 (80)



# City of Austin

---

**Austin Water**  
625 East 10<sup>th</sup> Street Austin, Texas 78701  
(512) 972-0101

March 5, 2013

Mr. Jeff Shindler  
Texas Design Interests, LLC  
6001 W William Cannon, Bldg.2, Suite 203-C  
Austin Texas 78749  
512-301-3389 (office)  
512-301-3348 (fax)

Re: Partial Release of Public Utility Easement at 1100 Regal Row.

Dear Mr. Shindler,

Austin Water Utility (AWU) staff has evaluated your proposed request for the partial release of 1,298 square feet of Public Utility Easement (PUE) of Lot 10, Manchaca Commercial Park, a Subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 81, Page 85 of the plat records of Travis County, Texas, as conveyed to Bert Pence by Deed recorded in Volume 10311, Page 266 of the Real Property records of Travis County, Texas.

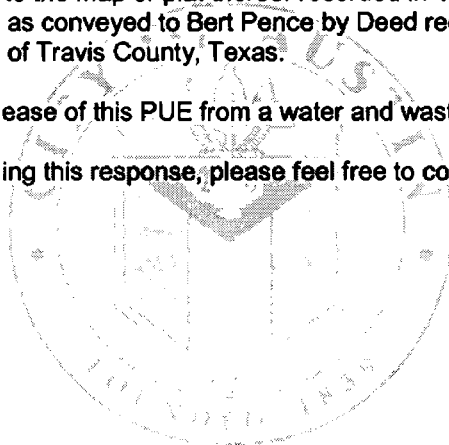
AWU approves the requested release of this PUE from a water and wastewater utilities standpoint.

If you have any questions regarding this response, please feel free to contact me at 512-972-0221.

Respectfully,



**Angela Baez**  
Project Coordinator  
Austin Water Utility  
625 E. 10<sup>th</sup> Street, Waller Creek Center  
Austin Texas 78701  
512-972-0221 (wk.)  
512-972-0285 (fax)  
[angela.baez@austintexas.gov](mailto:angela.baez@austintexas.gov)



1 Attachment,  
Easement Requirement Statement



*The City of Austin is committed to compliance with the Americans with Disabilities Act.  
Reasonable modifications and equal access to communications will be provided upon request.*





**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  
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 1100 Regal Row, Austin, TX 78748 (address) also known as Lot 10, Manchaca Commercial Park (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**

- 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.

Angela Baer  
Signature  
ANGELA BAER  
Printed Name  
PROJECT COORDINATOR  
Title  
Austin Water Utility  
Utility Company or District  
March 5, 2013  
Date

Please return this completed form to:

Anne Marie Beard,  
Texas Design Interests, LLC  
ambeard@tdi-llc.net  
512-301-3389  
Name  
6001 W. Wm. Cannon Dr.  
Bldg. 2, Ste. 203-C  
Address  
Austin, TX 78749  
City/State/Zip



**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  
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 1100 Regal Row, Austin, TX 78748 (address) and/or Lot 10, Regal Oaks, Travis County, Texas (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**

- We do not have need for an easement on the property as described in the accompanying document. (Exhibit A)
- 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.

Kay Jeanes  
Signature  
Kay Jeanes  
Printed Name  
Right-of-way Agent  
Title  
Pedernales Electric Co-op.  
Utility Company or District  
3/7/2013  
Date

Please return this completed form to:

\_\_\_\_\_  
Name  
\_\_\_\_\_  
Address  
\_\_\_\_\_  
City/State/Zip



**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  
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 1100 Regal Row  
Austin, TX 78748 (address) and/or Lot 10 Manchaca Commercial  
Park (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**

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

Chris Landgraf  
Printed Name

Engineer II  
Title

Texas Gas Service  
Utility Company or District

1/14/2013  
Date

Please return this completed form to:

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City/State/Zip



**SOUTHWESTERN BELL TELEPHONE COMPANY**

**RELEASE OF EASEMENT**

THIS RELEASE OF EASEMENT, entered into by *SOUTHWESTERN BELL TELEPHONE COMPANY, a Delaware corporation, GRANTOR, AND Capital City Warehousing, L.P., 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:

Lot 10, Manchaca Commercial Park, Deed of record in Book 10311, Page 266, and Document 2005048978, Property Records of Travis County, Texas

Said land of GRANTEE being subject to:

*Easements recorded in Volume 81, Page 85, Plat Records of Travis County, Texas,*

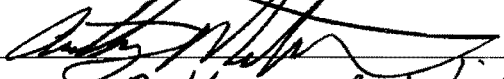
The portion of said easements to be hereby released is described as follows:

*Approximately 1298 square feet of the 10 foot PUE along the north property line of Lot 10, commencing at the common lot line between Lot 9 and Lot 10, 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 13 day of February, 2013.

SOUTHWESTERN BELL TELEPHONE COMPANY

  
Name : Anthony Michetich

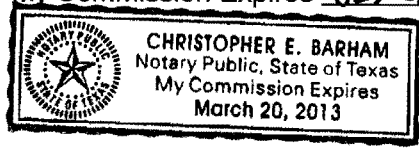
Title: Mgr.-Eng. Design

THE STATE OF Texas  
COUNTY OF Travis

BEFORE ME, the undersigned authority, on this day personally appeared Anthony Michetich, 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 Delaware 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 13th day of FEBRUARY, 2013.

  
Notary Public in and for the State of Texas  
My Commission Expires 03/20/2013





**TRANSPORTATION AND NATURAL RESOURCES**

**JOSEPH P. GRESPELMAN, EXECUTIVE MANAGER**

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 1100 Regal Row Austin, TX 78748 and/or Lot 10 Manchaca Commercial Park (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**

- 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-CTX  
Utility Company or District  
January 17, 2013  
Date

Please return this completed form to:

\_\_\_\_\_  
Name  
\_\_\_\_\_  
Address  
\_\_\_\_\_  
City/State/Zip



**TRANSPORTATION AND NATURAL RESOURCES**

*Steven M. Manilla, P.E., County Executive*  
700 Lavaca Street – 5<sup>th</sup> Floor  
Travis County Administration 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 sign for several five foot wide public utility easements was posted on April 2, 2013, at the end of Regal Row along the front lot line of Lot 10 of the Manchac Commercial Park at a point as near as practical to the area being vacated, and was also posted at the Travis County Courthouse.

CERTIFIED THIS THE 4 DAY OF April, 2013.

SIGNATURE: Jaime Garcia

NAME (PRINT): Jaime Garcia

TITLE: TNR/R & B Supervisor

cc: Garcia (sign shop)

M:\PERMITS\Vacate\13PUE\04-RegalRow\SignRequest-RegalRow.doc



# **NOTICE OF PUBLIC HEARING**

**APRIL 23, 2013 AT 9:00 AM**

**PUBLIC UTILITY EASEMENT VACATION**

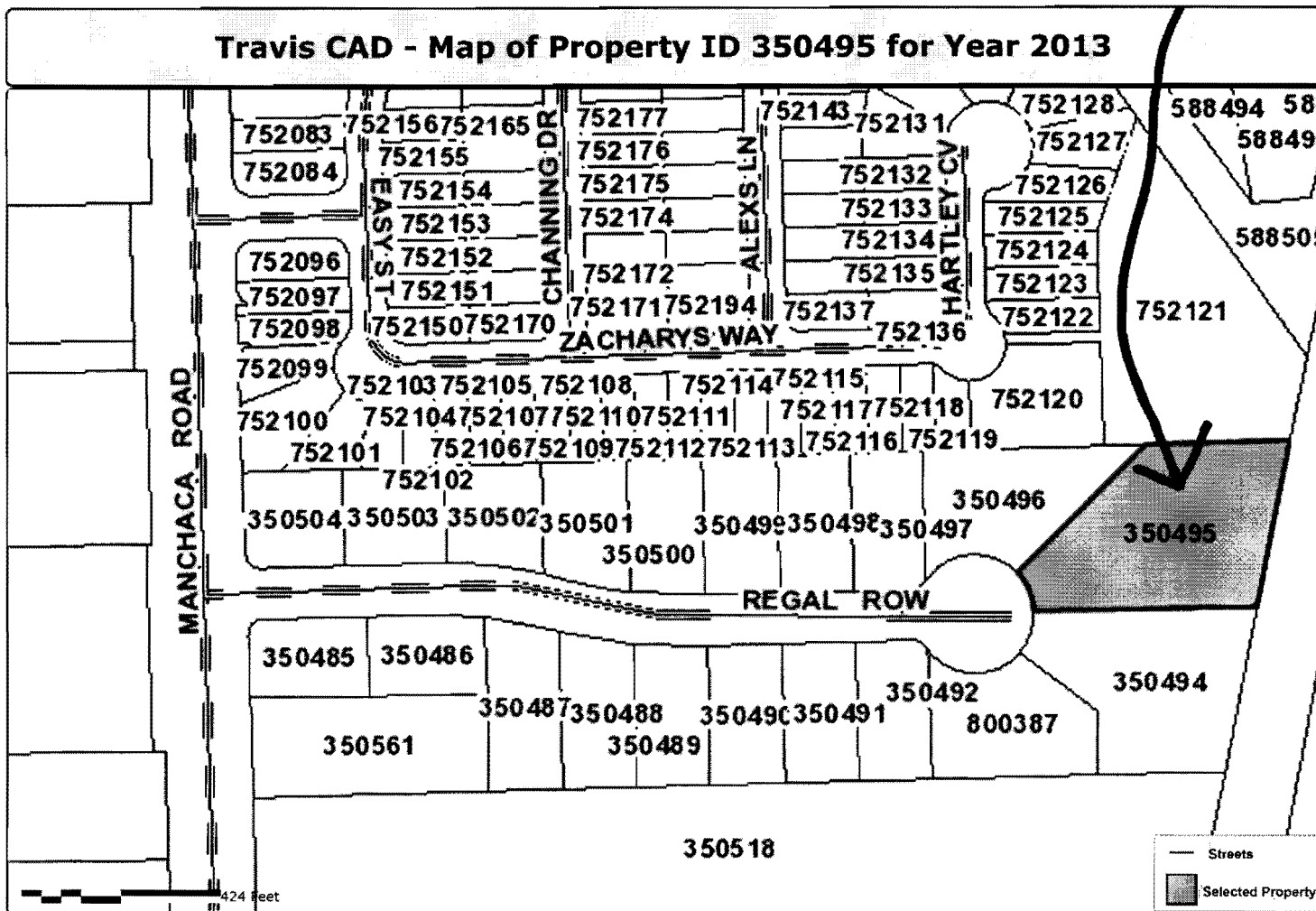
**TO APPROVE THE VACATION OF A TEN  
FOOT WIDE PUBLIC UTILITY EASEMENT  
LOCATED ALONG THE NORTH LOT LINE OF  
LOT 10 OF MANCHACA COMMERCIAL PARK  
— A SUBDIVISION IN PRECINCT THREE**

**A HEARING WILL BE HELD  
AT THE TRAVIS COUNTY  
COMMISSIONERS COURTROOM  
700 LAVACA STREET AUSTIN, TX  
FOR MORE INFORMATION CALL 854-9383**





Site



### Property Details

**Account**  
Property ID: 350495  
Geo ID: 0440230311  
Type: Real  
Legal Description: LOT 10 MANCHACA COMMERCIAL PARK

**Location**  
Situs Address: 1100 REGAL ROW TX 78748  
Neighborhood: IND'L >= 20K SF, <25% F/O  
Mapsc0: 703E  
Jurisdictions: 0A, 01, 03, 2J, 56, 68

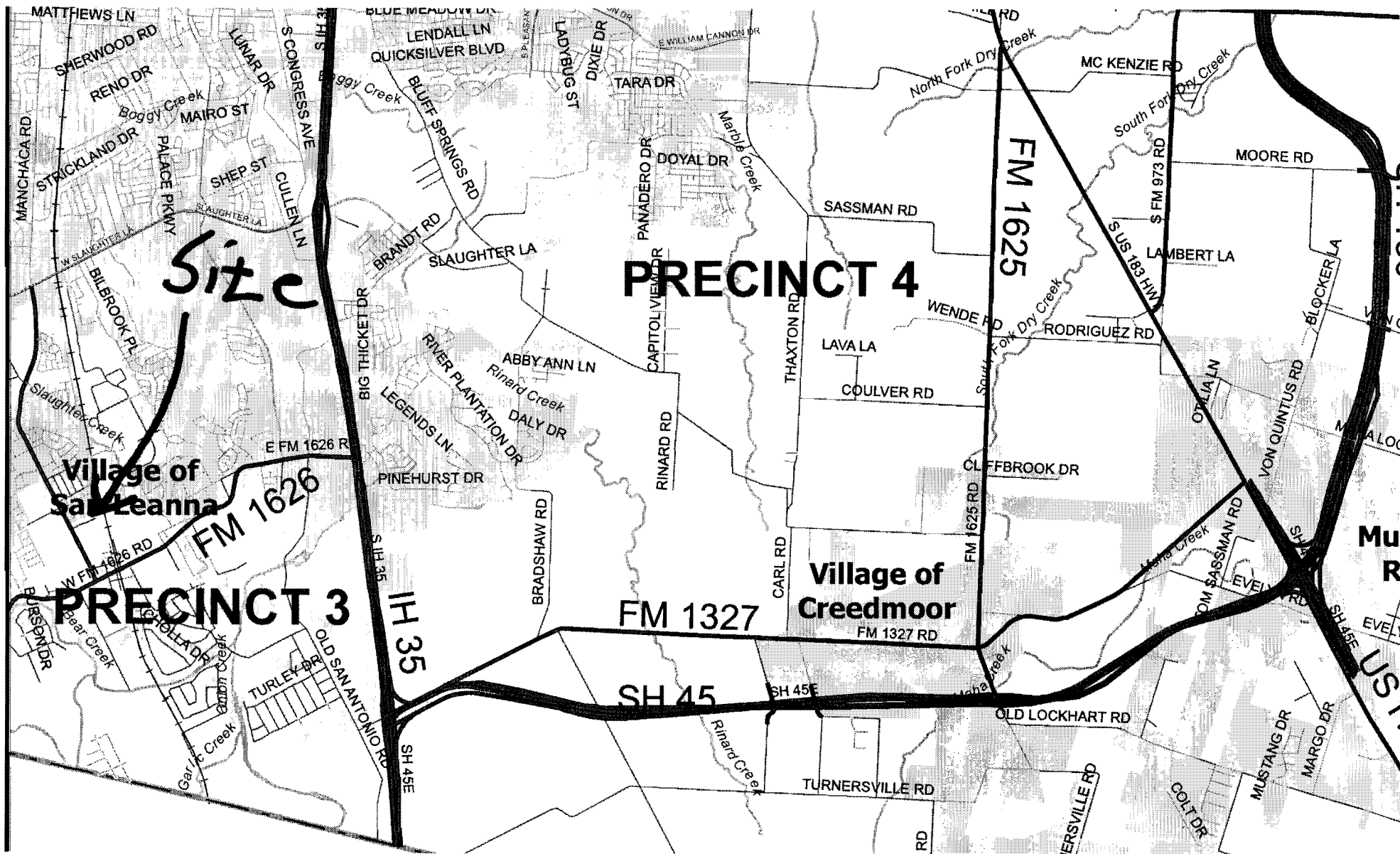
**Owner**  
Owner Name: CAPITAL CITY WAREHOUSING LP  
Mailing Address: , 708 RIO GRANDE ST, AUSTIN, TX 78701-2779

**Property**  
Appraised Value: N/A

<http://propaccess.traviscad.org/Map/View/Map/1/350495/2013>



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.



Size

# PRECINCT 4

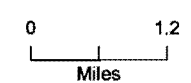
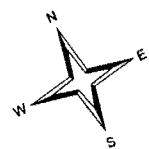
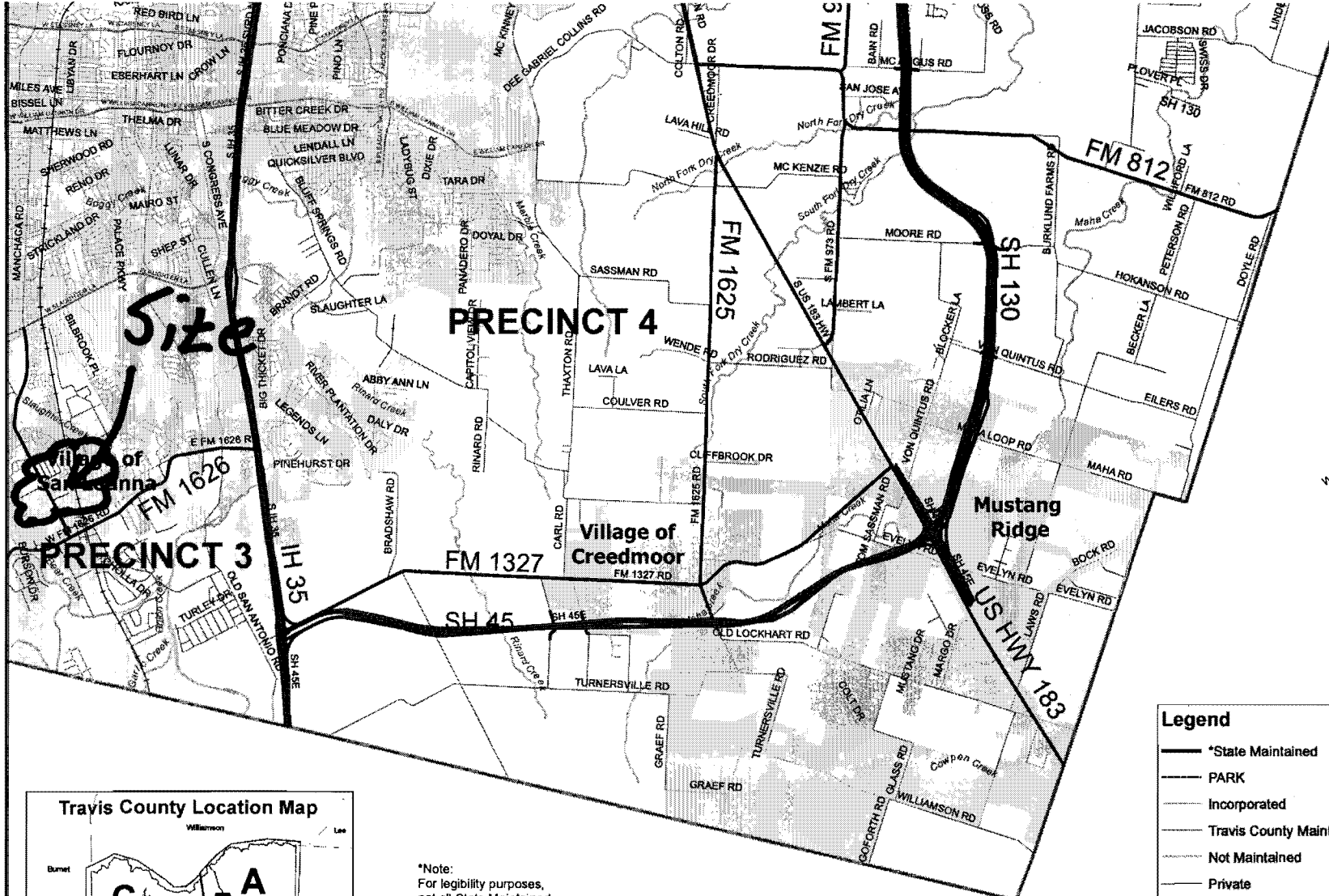
Village of San Leanna

Village of Creedmoor

## PRECINCT 3

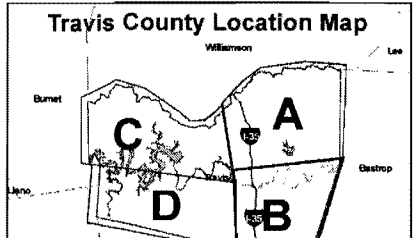
MUR

US 1



**Legend**

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



\*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 2011, Creeks, NHD 05