



Item 7

Travis County Commissioners Court Agenda Request

Meeting Date: April 23, 2013

Prepared By: Michael Hettenhausen **Phone #:** 854-7563

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

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

Sponsoring Court Member: Commissioner Daugherty, Precinct Three

AGENDA LANGUAGE: Consider and take appropriate action on a plat for recording: Travis Peak Subdivision Final Plat (Short Form Final Plat - Two Total Lots - Singleton Bend Road - No ETJ) in Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

This short form final plat consists of two single family lots on 10.27 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 \$280.00. Fiscal surety is not required for this short form plat. Water service to be provided by individual water wells for each lot, and wastewater service to be provided by the on-site septic facilities for each lot.

STAFF RECOMMENDATIONS:

As this final plat meets all Travis County standards, TNR staff recommends approval of the final plat.

ISSUES AND OPPORTUNITIES:

The applicant has complied with all requirements listed in Chapter 82.212(a) for water availability to the proposed lots.

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
Steve Manilla	County Executive	TNR	854-9429

CC:

SM:AB:mh

1101 - Development Services Long Range Planning - Travis Peak Subdivision Final Plat

LOCATION MAP
NO SCALE

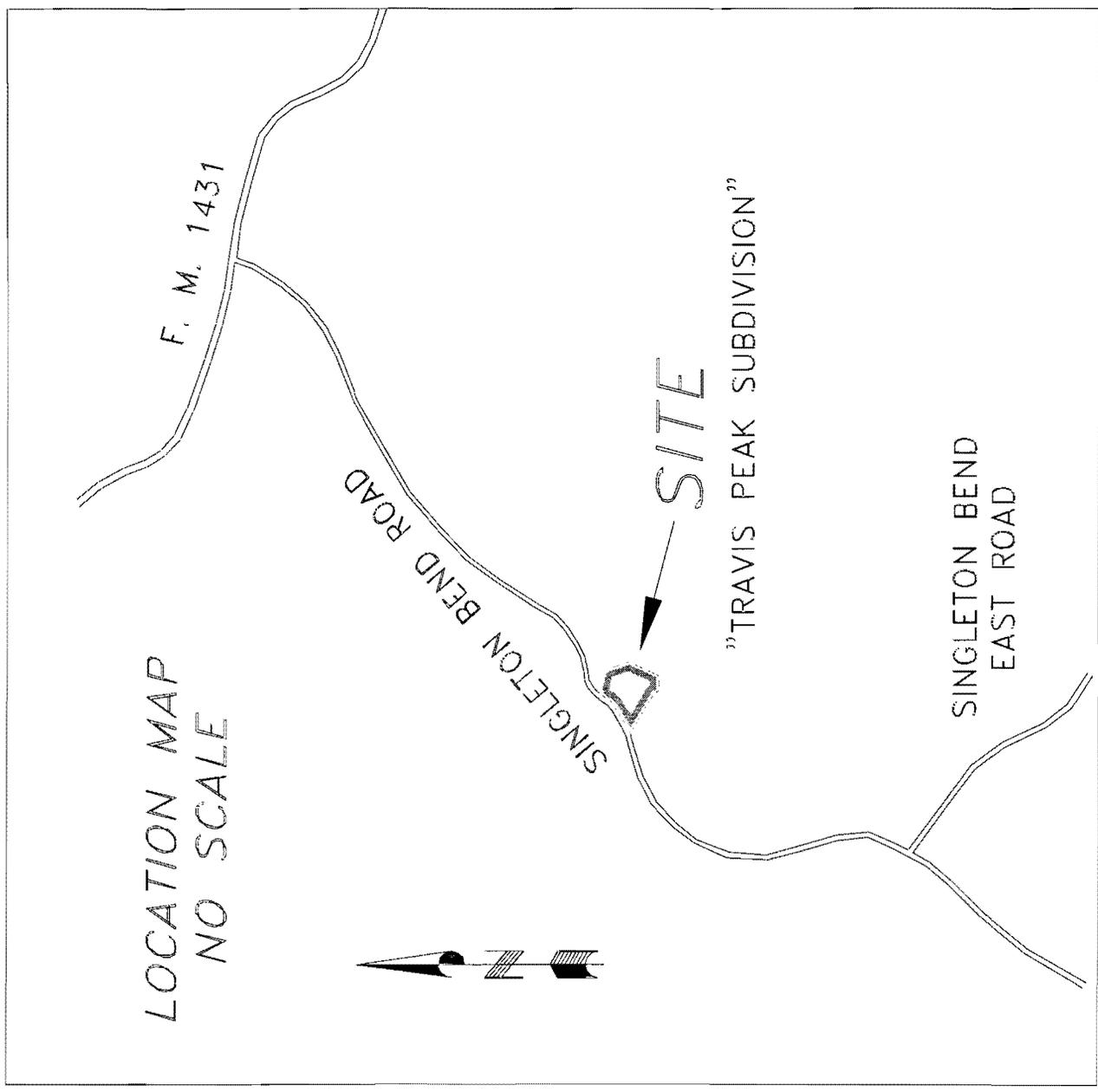
F. M. 1431

SINGLETON BEND ROAD

SITE

"TRAVIS PEAK SUBDIVISION"

SINGLETON BEND
EAST ROAD



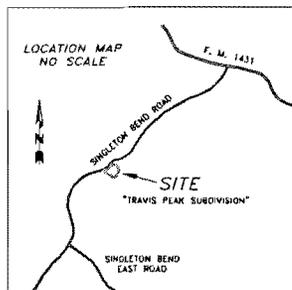
TRAVIS PEAK SUBDIVISION

TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS
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 THAN
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
IMCOMPATIBLE WITH A 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.

TRAVIS PEAK SUBDIVISION

TOTAL ACREAGE: 10.27 ACRES
 NUMBER OF LOTS: 2
 USAGE TYPE: SINGLE-FAMILY RESIDENTIAL

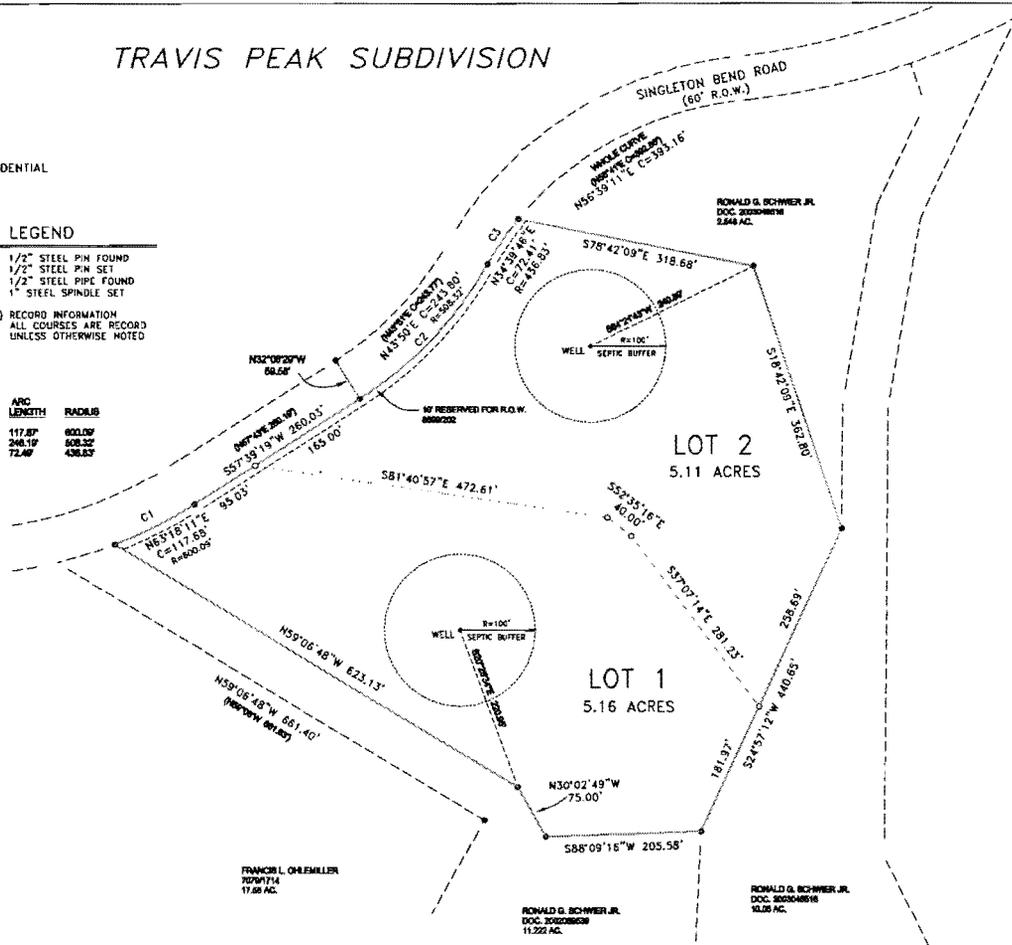
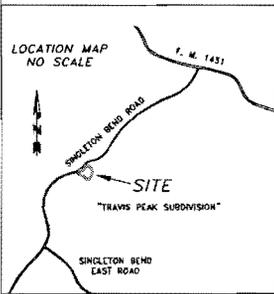


BEARING BASIS IS
 DEED (1999-140-152).
 ALL COURSES ARE
 RECORDED OR NEW.
 SCALE 1"=100'

LEGEND

- 1/2" STEEL PIN FOUND
- 1/2" STEEL PIN SET
- 1/2" STEEL PIPE FOUND
- 1" STEEL SPINDLE SET
- () RECORD INFORMATION
 ALL COURSES ARE RECORDED
 UNLESS OTHERWISE NOTED

CURVE	CHORD BEARING	CHORD DISTANCE	DELTA	ARC LENGTH	RADIUS
C1	N83°18'11"E	117.89'	117°51'16"	117.89'	600.00'
C2	N43°30'00"E	243.89'	27°45'00"	246.19'	608.32'
C3	N43°36'46"E	72.41'	09°32'00"	72.46'	438.83'



GENERAL NOTES:

- TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- NO PART OF THIS TRACT LIES WITHIN THE DESIGNATED 100-YEAR FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) # 444630307M, DATED 10/28/2006.
- NO LOT MAY BE OCCUPIED UNTIL CONNECTION IS MADE TO AN APPROVED PUBLIC SEWER SYSTEM OR APPROVED PRIVATE INDIVIDUAL SEWAGE DISPOSAL SYSTEM.
- NO LOT MAY BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY FOR THE PROPOSED DEVELOPMENT.
- WATER AND WASTEWATER SERVICE WILL BE BY INDIVIDUAL PRIVATE SYSTEMS.
- THE DRILLING OF MORE THAN ONE WELL ON EACH LOT IS PROHIBITED UNLESS APPROVED BY THE COUNTY.
- A RAINWATER HARVESTING SYSTEM PROVIDING STORAGE OF AT LEAST 2,000 GALLONS OF POTABLE OR NON-POTABLE WATER IS INSTALLED ON EACH LOT WHEN A STRUCTURE IS ERRECTED THERE.
- FURTHER SUBDIVISION OF LOTS IS PROHIBITED FIVE YEARS FOLLOWING THE FILING OF THE PLAT.
- THE USE OF GROUNDWATER FROM A WELL IN THE SUBDIVISION TO SUPPLY LAND OUTSIDE THE SUBDIVISION IS PROHIBITED, EXCEPT IN THE EVENT OF FIRE OR OTHER EMERGENCY THE COUNTY DETERMINES TO BE TEMPORARY.
- THE WATER SUPPLY FOR THIS SUBDIVISION WILL BE SERVED BY INDIVIDUALLY OWNED GROUNDWATER WELLS. WATER WELLS IN THIS AREA HAVE DEMONSTRATED HISTORICALLY THAT WATER MAY OR MAY NOT BE READILY AVAILABLE AT ALL TIMES. INFORMATION ON THE AVAILABLE SUPPLY OF GROUNDWATER AND ITS QUALITY IS AVAILABLE TO PROSPECTIVE PURCHASERS OF LOTS IN THIS SUBDIVISION, IN THE OFFICE OF THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS.

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

That we, Ronald G. Schwier, Sr. and Melody M. Schwier, owners of 10.27 acres of land in the base: Gosham Survey No. 4, Travis County, Texas, conveyed to us by Deed recorded in Document No. 2010087838, Travis County Official Public Records, do hereby subdivide said land in accordance with Chapter 232 of the Texas Local Government Code, to be known as "TRAVIS PEAK SUBDIVISION", in accordance with the plat shown hereon, and do hereby dedicate to the Public use of all streets and easements shown hereon:

Witness my hand, this _____ day of _____, 20____ A.D.

Ronald G. Schwier, Sr.
 6601 Singleton Bend Rd.
 Marble Falls, Texas 78654

Melody M. Schwier
 6601 Singleton Bend Rd.
 Marble Falls, Texas 78654

STATE OF TEXAS
 COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared Ronald G. Schwier, Sr. & Melody M. Schwier, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

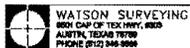
Given under my hand and seal of office this, the _____ day of _____, 20____ A.D.

Printed Name: _____
 My commission expires _____
 NOTARY PUBLIC
 In and for the State of Texas

I, STUART W. WATSON, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

DATED THIS 9 DAY OF OCTOBER, 2019

STUART W. WATSON, REGISTERED
 PROFESSIONAL LAND SURVEYOR,
 TEXAS LICENSE NUMBER 4550



STATE OF TEXAS
 COUNTY OF TRAVIS

I, Dana Debeausvoir, 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 _____, 20____ A.D., at _____ o'clock _____ M., duly recorded on the _____ day of _____, 20____ A.D., at _____ o'clock _____ M., of said County and State in Document Number _____ of the Official Public Records of Travis County.

Witness my hand and seal of the office of the County Clerk, this _____ day of _____, 20____ A.D.

Deputy, County Clerk
 Travis County, Texas

STATE OF TEXAS
 COUNTY OF TRAVIS

I, Dana Debeausvoir, Clerk of Travis County, Texas, do hereby certify that on the _____ day of _____, 20____ A.D., the Commissioners' 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 the office of the County Clerk, this _____ day of _____, 20____ A.D.

Deputy, County Clerk
 Travis County, Texas

TRAVIS PEAK SUBDIVISION

TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM NOTES:

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 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.
3. DEVELOPMENT ON EACH LOT IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF THE TITLE 30 OF THE TEXAS ADMINISTRATIVE CODE CHAPTER 285, AND TRAVIS COUNTY CODE CHAPTER 48, THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION.
4. THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
5. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO ONE SINGLE FAMILY DWELLING AND APPURTENANT STRUCTURES PER ACRE.
6. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED WATER SYSTEM OR A PRIVATE WELL.
7. NO WATER WELL IN THIS SUBDIVISION MAY BE LOCATED WITHIN 150 FEET OF THE SUBDIVISION BOUNDARY WITHOUT THE CONSENT OF THE ADJOINING LAND OWNER(S).

STACEY SCHEFFEL, D.R., PROGRAM MANAGER
ON-SITE WASTEWATER, TRAVIS COUNTY TNR

DATE _____

COMMISSIONERS' COURT RESOLUTION:

IN APPROVING THIS PLAT, THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, 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 THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER 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 OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE 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 ON 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.

THIS SUBDIVISION PLAT IS NOT LOCATED WITHIN THE CITY OF AUSTIN'S EXTRA-TERRITORIAL JURISDICTION ON THIS THE _____ DAY OF _____, 20____.

GREG GUERNSEY, ACP, DIRECTOR
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

TRAVIS COUNTY ENVIRONMENTAL CONTROL NOTES:

1. NO CUT OR FILL ON ANY LOT MAY EXCEED EIGHT FEET, EXCLUDING DRIVEWAYS, A BUILDING STRUCTURE'S FOOTPRINT, OR A PARKING AREA FOOTPRINT, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
2. BEFORE BEGINNING CONSTRUCTION ACTIVITIES ON A SUBDIVISION LOT, THE OWNER MUST OBTAIN A TRAVIS COUNTY DEVELOPMENT PERMIT AND, WHEN APPLICABLE, IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWPP). THE SWPP REQUIRES IMPLEMENTATION OF TEMPORARY AND PERMANENT "BEST MANAGEMENT PRACTICES", INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORM WATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
3. AN ACTIVITY THAT MAY ADVERSELY AFFECT A TREE OF EIGHT INCHES OR MORE IN TRUNK DIAMETER (MEASURED AT FOUR FEET HEIGHT ABOVE THE GROUND) IN A RIGHT-OF-WAY ACCEPTED FOR MAINTENANCE BY TRAVIS COUNTY MUST COMPLY WITH ALL STANDARDS AND REQUIREMENTS IN THE TRAVIS COUNTY CODE.