



**Travis County Commissioners Court Agenda Request**

**Meeting Date:** April 30, 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 Daugherty, Precinct Three

**AGENDA LANGUAGE:** Consider and take appropriate action on a plat for recording: Great Oaks Estates Amended Plat of Lots 22, 23, 24, 25, and 27 (Amended Final Plat - One Lot - Round Mountain Circle - City of Leander ETJ) in Precinct Three.

**BACKGROUND/SUMMARY OF REQUEST:**

This amended final plat proposes to combine lots 22, 23, 24, 25, and 27 within the Great Oaks Estates subdivision to create one 25.7 acre single family residential lot. There are no new public or private streets proposed with this amended final plat. Parkland dedication, fees in lieu of parkland dedication, or fiscal surety is not required for this amended final plat. Water service to be provided by individual water wells, and wastewater service to be provided by on-site septic facilities.

**STAFF RECOMMENDATIONS:**

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

**ISSUES AND OPPORTUNITIES:**

This application was originally submitted in December 2011, so the application is not subject to Travis County's Water Availability rules for subdivisions utilizing individual water wells, which were adopted August 2012.

Per Texas Local Government Code 232.011, this amended final plat will not require a public hearing.

**FISCAL IMPACT AND SOURCE OF FUNDING:**

N/A

**ATTACHMENTS/EXHIBITS:**

- Precinct map
- Location map

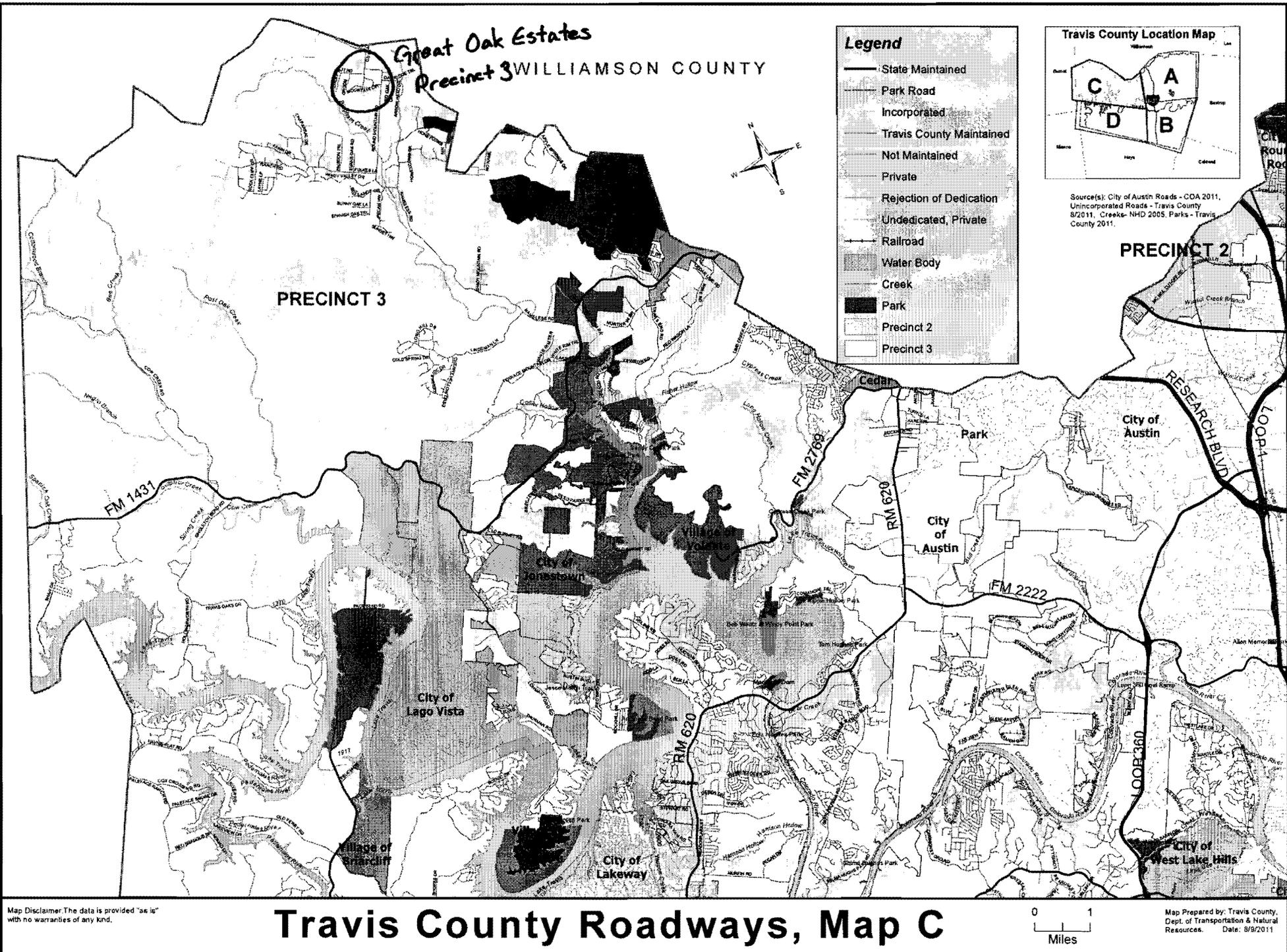
Existing final plat (Great Oaks Estates)  
Proposed final plat

**REQUIRED AUTHORIZATIONS:**

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

**CC:**

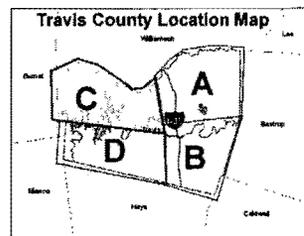

**SM:AB:mh**  
**1101 - Development Services Long Range Planning - Great Oaks Estates Amended Plat of Lots 22, 23, 24, 25, and 27**



Great Oak Estates  
Precinct 3 WILLIAMSON COUNTY

**Legend**

- State Maintained
- Park Road
- Incorporated
- Travis County Maintained
- Not Maintained
- Private
- Rejection of Dedication
- Undedicated, Private
- Railroad
- Water Body
- Creek
- Park
- Precinct 2
- Precinct 3



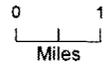
Source(s): City of Austin Roads - COA 2011, Unincorporated Road - Travis County 8/2011, Creeks- NHD 2005, Parks - Travis County 2011.

PRECINCT 2

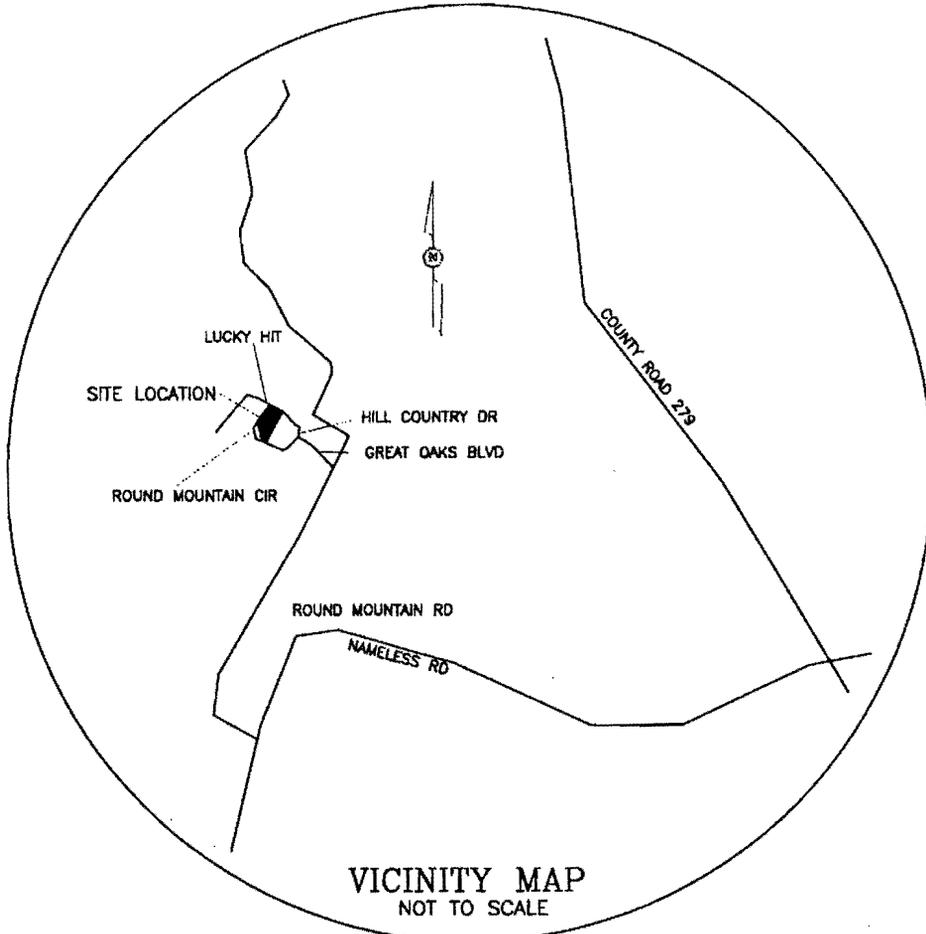
Precinct Map

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

# Travis County Roadways, Map C



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



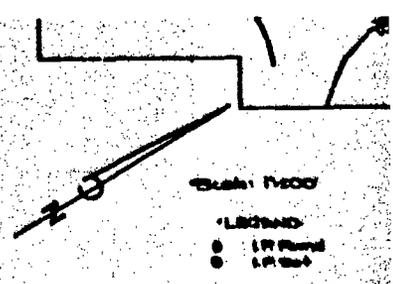
LUCKY HIT  
SITE LOCATION  
ROUND MOUNTAIN CIR  
HILL COUNTRY DR  
GREAT OAKS BLVD

ROUND MOUNTAIN RD  
NAMELESS RD

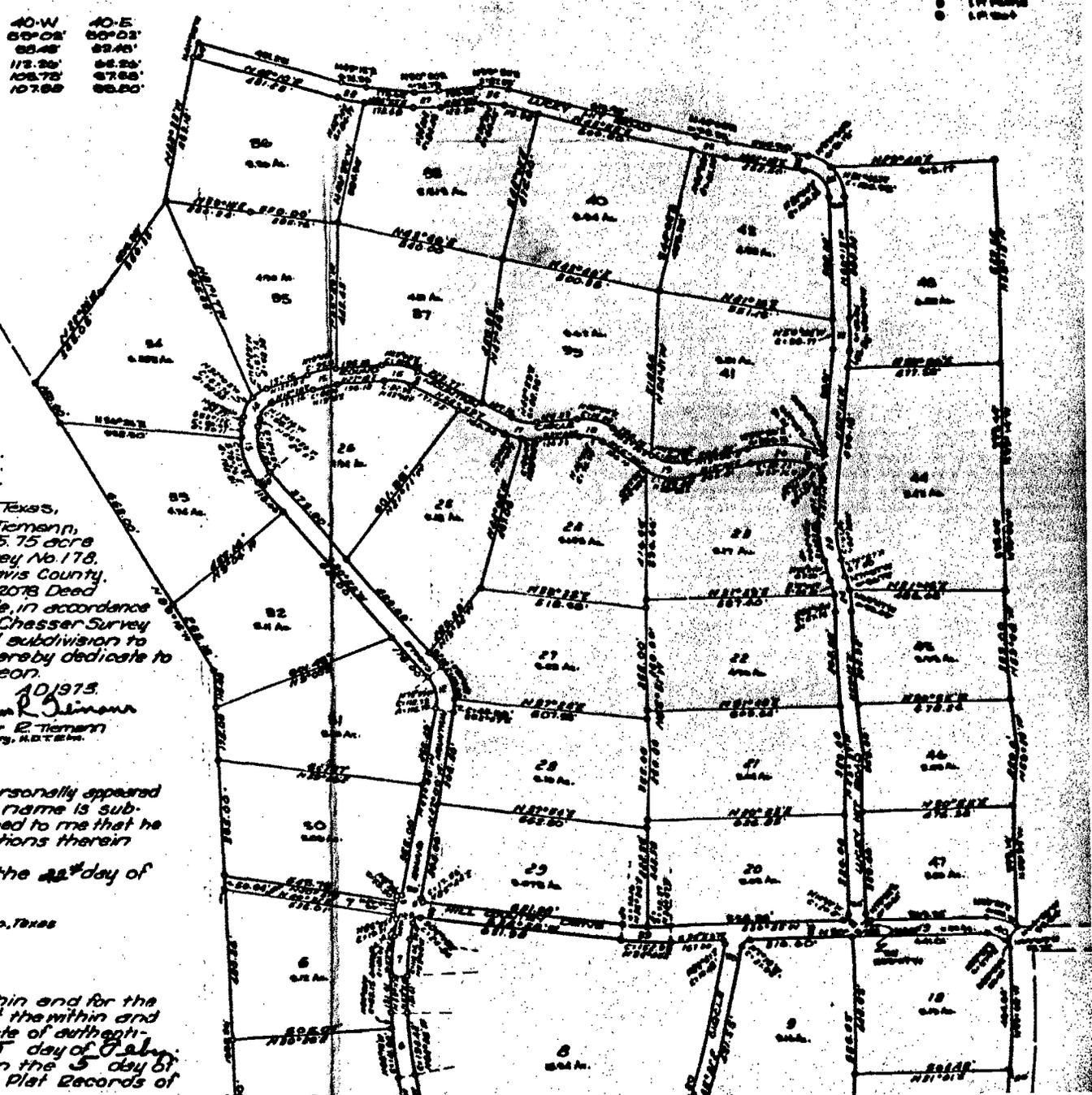
COUNTY ROAD 229

VICINITY MAP  
NOT TO SCALE

# Existing Plat



LC-22.49	19.92	10.70	09.62	10.67	04.04	139.06	150.41
A-24.69	22.21	109.87	09.17	123.55	06.04	207.69	157.03
6-S	6-N	7-S	7-N	8	9	10	11
I-10.47	12.11	12.11	12.11	04.92	05.70	07.91	32.29
T-102.86	91.64	62.67	57.33	42.83	16.91	16.06	13.89
D-104.53	103.53	507.21	537.21	11.05	15.50	16.77	13.30
LC-203.61	154.42	124.63	114.02	17.56	24.64	23.20	19.21
A-204.11	154.70	124.86	114.23	19.72	27.80	25.63	21.47
12-S	12-N	13-S	13-N	14-W	14-E	15-W	15-E
I-52.07	52.07	52.07	52.07	59.09	59.08	15.00	15.00
T-62.73	62.73	109.14	61.60	64.16	65.82	49.29	41.71
D-109.39	179.88	212.87	172.87	113.14	63.14	366.81	310.81
LC-112.78	156.72	195.98	151.89	111.65	62.31	95.76	62.70
A-116.78	162.72	201.92	157.23	116.77	65.16	98.03	62.94
16-W	16-E	17-W	17-E	18-W	18-E	19-W	19-E
I-31.41	31.41	31.41	31.41	39.50	39.50	47.60	47.60
T-57.09	41.81	42.84	57.17	59.06	40.94	59.91	61.09
D-201.21	151.21	143.41	159.41	163.00	115.00	152.84	152.84
LC-109.85	08.55	02.58	109.31	111.05	76.39	107.71	142.24
A-111.26	03.82	08.44	111.55	135.22	70.96	100.90	152.64
20-W	20-E	21	22	23-S	23-N	24-S	24-N
I-20.52	20.52	19.54	101.06	22.43	22.43	16.20	16.20
T-106.44	93.57	13.43	9.67	65.02	54.38	51.11	50.33
D-115.54	383.34	23.67	7.91	323.63	273.63	308.25	406.22
LC-106.15	101.23	30.00	12.22	127.50	101.90	101.78	15.99
A-203.36	183.16	32.51	13.96	129.34	108.91	102.18	116.58
25	26	27	28	29-S	29-N	30-S	30-N
I-89.30	90.30	12.74	103.38	59.76	53.76	32.34	32.34
T-15.22	14.78	20.33	8.23	35.63	64.87	42.70	67.30
D-15.35	14.65	26.83	8.46	62.01	112.01	146.17	196.17
LC-21.61	20.81	31.95	10.18	61.79	111.61	61.97	110.01
A-23.88	23.14	34.44	11.72	64.68	116.84	63.06	111.50
30-W	30-E	31	32	33-S	33-N	34	35-W
I-32.34	32.34	05.00	90.00	6.59	6.59	77.23	3.40
T-42.70	57.30	17.09	15.00	48.47	61.53	69.98	49.20
D-146.17	136.17	18.65	15.00	78.46	64.45	67.51	1537.08
LC-61.97	110.01	25.20	61.21	96.77	102.66	109.44	96.55
A-83.03	111.50	27.67	23.58	96.83	102.92	116.00	95.37
35-E	36-W	37-E	37-W	38-W	38-E	39-E	39-W
I-3.40	21.11	21.11	11.06	11.06	11.57	11.57	7.35
T-60.80	44.67	35.33	37.57	42.43	37.58	42.62	76.65
D-1587.06	238.91	138.91	306.65	486.65	357.16	407.16	1156.67
LC-101.55	67.83	63.45	74.73	64.46	64.77	152.94	152.94
A-101.57	68.58	69.64	74.91	64.69	74.60	64.32	153.03



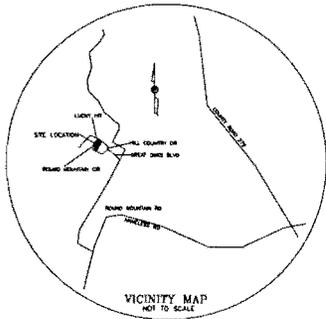
STATE OF TEXAS  
 COUNTY OF TRAVIS: KNOW ALL MEN BY THESE PRESENTS:  
 That H.D.T.R. Inc., a Corporation organized under the laws of the State of Texas, with its home office in Killeen, Bell County, Texas, acting herein by and through its Secretary, Arthur R. Tiemann, and that I, Robert E. Luce, owners of that certain 395.75 acre tract of land, partly out of the John B. Chasser Survey No. 178, and partly out of the Martha G. Morrow Survey in Travis County, Texas, conveyed to us by deed of record in Vol. 44, leaf Pp. 2073 Deed Records of Travis County, Texas, do hereby subdivide, in accordance with the attached plat, \_\_\_\_\_ acres out of the said Chasser Survey and \_\_\_\_\_ acres out of the said Morrow Survey, said subdivision to be known as GREAT OAKS ESTATES, and we do hereby dedicate to the public the streets and easements shown hereon.

WITNESS MY HAND, this the 22<sup>nd</sup> day of January, AD 1973.  
 Robert E. Luce  
 Arthur R. Tiemann  
 Secretary, H.D.T.R. Inc.

STATE OF TEXAS:  
 COUNTY OF TRAVIS:  
 Before me, the undersigned authority, on this day personally appeared Robert E. Luce, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.  
 WITNESS MY HAND and Seal of Office, this the 22<sup>nd</sup> day of January, AD 1973.  
 Marie Carter  
 Notary Public in and for Travis Co., Texas

STATE OF TEXAS:  
 COUNTY OF TRAVIS:  
 I, Doris Shropshire, Clerk of the County Court within and for the County and State aforesaid, do hereby certify that the within and foregoing instrument of writing, with its certificate of authentication was filed for record in my office on the 5<sup>th</sup> day of January, AD 1973 at 10<sup>30</sup> o'clock A.M. and duly recorded on the 5<sup>th</sup> day of January, AD 1973 at 10<sup>35</sup> o'clock A.M. in the Plat Records of said County in Book 49 at Page 129

GREAT OAKS ESTATES, AMENDED PLAT  
OF LOTS 22, 23, 24, 25 AND 27



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 INCOMPATIBLE 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.

**GREAT OAKS ESTATES, AMENDED PLAT  
OF LOTS 22, 23, 24, 25 AND 27**



Job Reference No. 10818711  
SCALE: 1"=100'

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, Katherine Owen Peavey, owner of Lots 22, 23, 24, 25 and 27 of Great Oaks Estates according to the map or plat of recorded in Book 63, Page 47 of the Plat Records of Travis County, Texas as conveyed in Document No. 2007059433 of the Official Public Records of Travis County, Texas, do hereby amend said lots as shown hereon per Texas Local Government Code Chapter 232.011 and do adopt this plat as the amended plat to be known as "GREAT OAKS ESTATES, AMENDED PLAT OF LOTS 22, 23, 24, 25 and 27", and do dedicate to the public use of all streets and easements shown hereon, and that all restrictive covenants and restrictions from the previous subdivision apply to the amended plat.

KATHERINE OWEN PEAVEY                      Date  
11110 ALHAMBRA DRIVE  
AUSTIN, TEXAS 78759

Before me, the undersigned authority on this day personally appeared KATHERINE OWEN PEAVEY, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration herein expressed and in the capacities therein stated.

Given under my hand and seal of office, this the \_\_\_\_ day of \_\_\_\_\_, 201\_\_

Print Name  
Notary in and for the State of Texas  
My Commission expires:

I hereby certify that this plat and subdivision which represents an actual survey made on the ground under my supervision and the existing boundary monumentation is true and correct to the best of my knowledge.

ROGER L. WAY      Registered Professional Land Surveyor No. # 3910

**NOTE:**

NO PORTION OF THIS SUBDIVISION LIES WITHIN A F.E.M.A. 100yr FLOODPLAIN AND IS DESIGNATED "ZONE X" PER F.E.M.A. FLOOD INSURANCE RATE MAP #48453C 0080H, DATED SEPT. 26, 2008

**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.

Travis County, Texas

**GENERAL NOTES:**

1. This amended plat does not remove any restrictions. This subdivision is subject to all general notes and restrictions appearing on the plat of Great Oaks Estates recorded of Book 63, Page 47 of the Plat Records of Travis County, Texas.

2. No lot in this subdivision shall be occupied until water satisfactory for human consumption is available from a source on the land, a community source, or a public source, in adequate supply for family use and operation of a septic tank. Said septic tank system to have a capacity of not less than 750 gallons with a drain field of not less than 300 square feet, and shall be installed in accordance with the regulations of the City-County Health Officer and shall be inspected and approved by such officer. This restriction is enforced by the City of Austin Travis County Health Unit and/or subdividers.

3. A Travis County development permit is required prior to site development.

4. No objects, including but not limited to, buildings, fences, or landscaping, shall be allowed in a drainage easement except as approved by Travis County and the City of Leander.

5. Property owner and/or his/her assigns shall provide for access to the drainage easements as may be necessary and shall not prohibit access by Travis County and the City of Leander for inspection or maintenance of said easements.

6. All drainage easements on private property shall be maintained by the owner and/or his/her assigns.

7. This subdivision is subject to lease agreement (Third Tract) as recorded in Volume 6565, Page 468 of the Deed Records of Travis County, Texas.

8. This subdivision is subject to a Blanket Type Electric Easement as recorded in Volume 4429, Page B9 of the Deed Records of Travis County, Texas.

9. Water service will be provided by individual water wells.

**E.T.J. NOTE:**

This tract of land lies within the Extra Territorial Jurisdiction of the City of Leander, Texas.

Approved this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ A.D. and authorized to be filed for record by the County Clerk at \_\_\_\_\_ County.

ATTEST:

Wayne S. Watts, P.E.,  
City Engineer  
City of Leander, Texas

Debbie Holte,  
City Secretary  
City of Leander, Texas

**O.S.S.F. 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 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 enforced by the Travis County On-Site Wastewater Program.
5. No structure in this subdivision shall be occupied until connected to a potable water supply from an approved water system or private well.
6. 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).
7. Until On-Site Sewage Facility planning materials are submitted and approved for this subdivision, an on-site sewage facility can only be permitted for the current owner or subsequent owners that are related to the current owner within the third degree by consanguinity of affinity, as determined under Texas Government Code, Chapter 573.

Stacey Scheffel, D. R.                      Date  
Program Manager  
On-Site Wastewater Program  
INR-Travis County

STATE OF TEXAS  
COUNTY OF TRAVIS

I, Dano DeBeauvoir, 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 office of the county clerk, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ A.D..

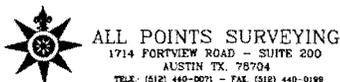
Deputy, County Clerk  
Travis County, Texas

STATE OF TEXAS  
COUNTY OF TRAVIS

I, Dano 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 \_\_\_\_\_, 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.

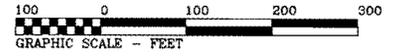
Witness my hand and seal of office of the county clerk, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ A.D..

Deputy, County Clerk  
Travis County, Texas



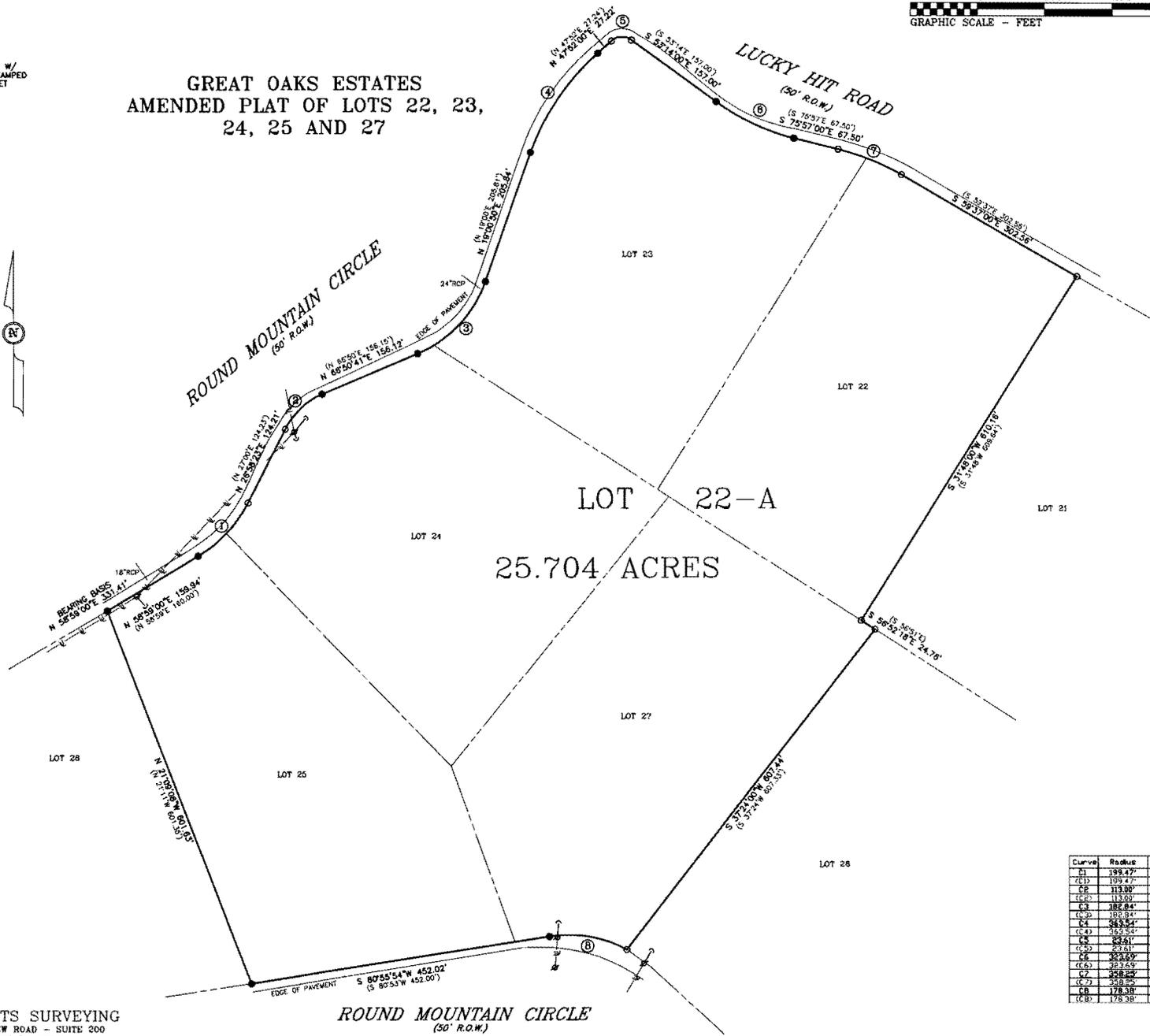
**LEGEND**

- U— UTILITY LINE
- IRON ROD FND.
- 1/2" IRON ROD W/  
PLASTIC CAP STAMPED  
"ALL POINTS" SET
- ⊗ UTILITY POLE
- ⊖ GUY ANCHOR
- B.L. BUILDING LINE
- D.E. DRAINAGE  
EASEMENT
- P.U.E. PUBLIC UTILITY  
EASEMENT



Job Reference No. 10016711  
SCALE: 1"=100'

**GREAT OAKS ESTATES  
AMENDED PLAT OF LOTS 22, 23,  
24, 25 AND 27**



**LOT 22-A**  
**25.704 ACRES**

Curve	Radius	Length	Chord	Chord Bear.
C1	199.47'	111.23'	159.90'	N 43°07'44" E
(C1)	199.47'	111.35'	159.91'	N 43°07'44" E
C2	113.88'	78.97'	77.27'	N 46°59'48" E
(C2)	113.88'	79.52'	75.99'	N 46°59'48" E
C3	182.84'	152.57'	148.18'	N 42°52'36" E
(C3)	182.84'	152.54'	148.20'	N 42°52'36" E
C4	363.64'	189.82'	184.49'	N 39°56'14" E
(C4)	363.64'	189.81'	184.53'	N 39°56'14" E
C5	232.61'	34.49'	23.50'	N 87°19'00" E
(C5)	232.61'	34.41'	23.50'	N 87°19'00" E
C6	322.69'	128.36'	127.53'	S 44°35'15" E
(C6)	322.69'	128.34'	127.50'	S 44°35'15" E
C7	358.29'	182.12'	181.79'	S 57°45'29" E
(C7)	358.29'	182.13'	181.78'	S 57°45'29" E
C8	178.38'	118.95'	118.67'	N 80°06'54" W
(C8)	178.38'	118.96'	118.66'	N 80°06'54" W

**ALL POINTS SURVEYING**  
1714 FORTVIEW ROAD - SUITE 200  
AUSTIN TX. 78704  
TEL: (512) 440-0071 - FAX (512) 440-0199