



## Item 7

# Travis County Commissioners Court Agenda Request

**Meeting Date:** June 4, 2013

**Prepared By:** Paul Scoggins **Phone #:** 512-854-7619

**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 15' wide public utility easement located over and across Lots 2, 3, 6, and 7 of the Old Manchaca Subdivision – Precinct Three.

### **BACKGROUND/SUMMARY OF REQUEST:**

TNR staff has received a request to authorize the filing of an instrument to vacate a 15' wide public utility easement (PUE) located over and across Lots 2, 3, 6, and 7 of the Old Manchaca Subdivision. The easement is schematically shown on the plat. The subject lots front on Old Manchaca Road, a street maintained by Travis County.

The utility companies operating in the area have stated they have no objection to vacating the subject easements. 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 allow continued development of the property as a commercial business park. 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 - Old Manchaca Subdivision**

**ORDER OF VACATION**

**STATE OF TEXAS                    §**

**COUNTY OF TRAVIS   §**

WHEREAS, the property owner requests the vacation of a 15' wide public utility easement located over and across Lots 2, 3, 6, and 7 of the Old Manchaca Subdivision as recorded at Volume 98, Page 66 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 June 4, 2013 to consider the proposed action; and

NOW, THEREFORE, by unanimous vote, the Commissioners Court of Travis County, Texas, orders that the 15' wide public utility easement located over and across Lots 2, 3, 6, and 7 of the Old Manchaca 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

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OF LAND OUT OF THE WALKER WILSON LEAGUE NUMBER 2, SITUATED IN TRAVIS COUNTY, TEXAS, BEING MORE FULLY DESCRIBED AS A PORTION OF LOTS 2, 3, 6, AND 7, BLOCK A, OLD MANCHACA SUBDIVISION, RECORDED IN VOLUME 98, PAGE 66, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN 15 FOOT PUBLIC UTILITY EASEMENT AS DESCRIBED BY SAID PLAT, SAID 0.197 ACRE (8,574 SQ. FT.) TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:


**COMMENCING**, at a 1/2" iron rod found at the northwestern corner of Lot 1, Block A, of said Old Manchaca Subdivision, common to a southern boundary line of a 3.00 acre tract, conveyed to Lila M. Munn, recorded in Volume 4546, Page 350, of the Deed Records of Travis County, Texas, with the common boundary line of said Lot 1, Old Manchaca Subdivision, and said Munn tract, bearing  $S75^{\circ}07'03''E$ , a distance of 269.27 feet, to a calculated point, for the northwestern corner, and the **POINT OF BEGINNING** for the herein described tract,

**THENCE**, with the common boundary line of said Lot 1, Block A, Old Manchaca Subdivision, and said Munn tract,  $S75^{\circ}07'03''E$ , a distance of 46.87 feet to a calculated point,

**THENCE**, leaving the common boundary line of said Lot 1, Block A, Old Manchaca Subdivision, and said Munn tract, and crossing Lots 2, 3, 6, and 7 of said Block A, Old Manchaca Subdivision, the following nine (9) courses and distances numbered 1 through 9,

1.  $S14^{\circ}51'35''W$ , a distance of 67.60 feet to a calculated point,
2.  $S75^{\circ}08'25''E$ , a distance of 273.27 feet to a calculated point, which bears  $N23^{\circ}07'59''E$ , a distance of 68.20 feet to an iron rod found in the northeastern corner of said Lot 2, Old Manchaca Subdivision, and also in a southeastern corner of said Munn tract,
3.  $S23^{\circ}07'59''W$ , a distance of 15.16 feet to a calculated point,
4.  $N75^{\circ}08'25''W$ , a distance of 271.09 feet to a calculated point,
5.  $S14^{\circ}51'35''W$ , a distance of 184.62 feet to a calculated point,
6.  $N75^{\circ}08'25''W$ , a distance of 15.00 feet to a calculated point,
7.  $N14^{\circ}51'35''E$ , a distance of 252.11 feet to a calculated point,
8.  $N75^{\circ}08'25''W$ , a distance of 31.87 feet to a calculated point, and
9.  $N14^{\circ}51'32''E$ , a distance of 15.13 feet to the **POINT OF BEGINNING** and containing 0.197 acres (8,574 Sq. Ft.) of land.

Surveyed by:

 16 Oct 2012

AARON V. THOMASON, R.P.L.S. NO. 6214

*Carlson, Brigance & Doering, Inc.*

5501 West William Cannon

Austin, TX 78749

Ph: 512-280-5160

Fax: 512-280-5165

aaron@cbdeng.com



BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD83, CENTRAL ZONE (4203)

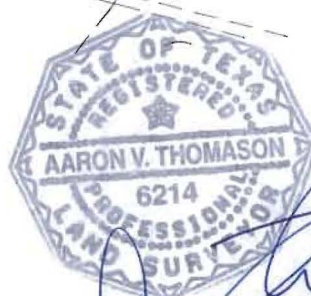
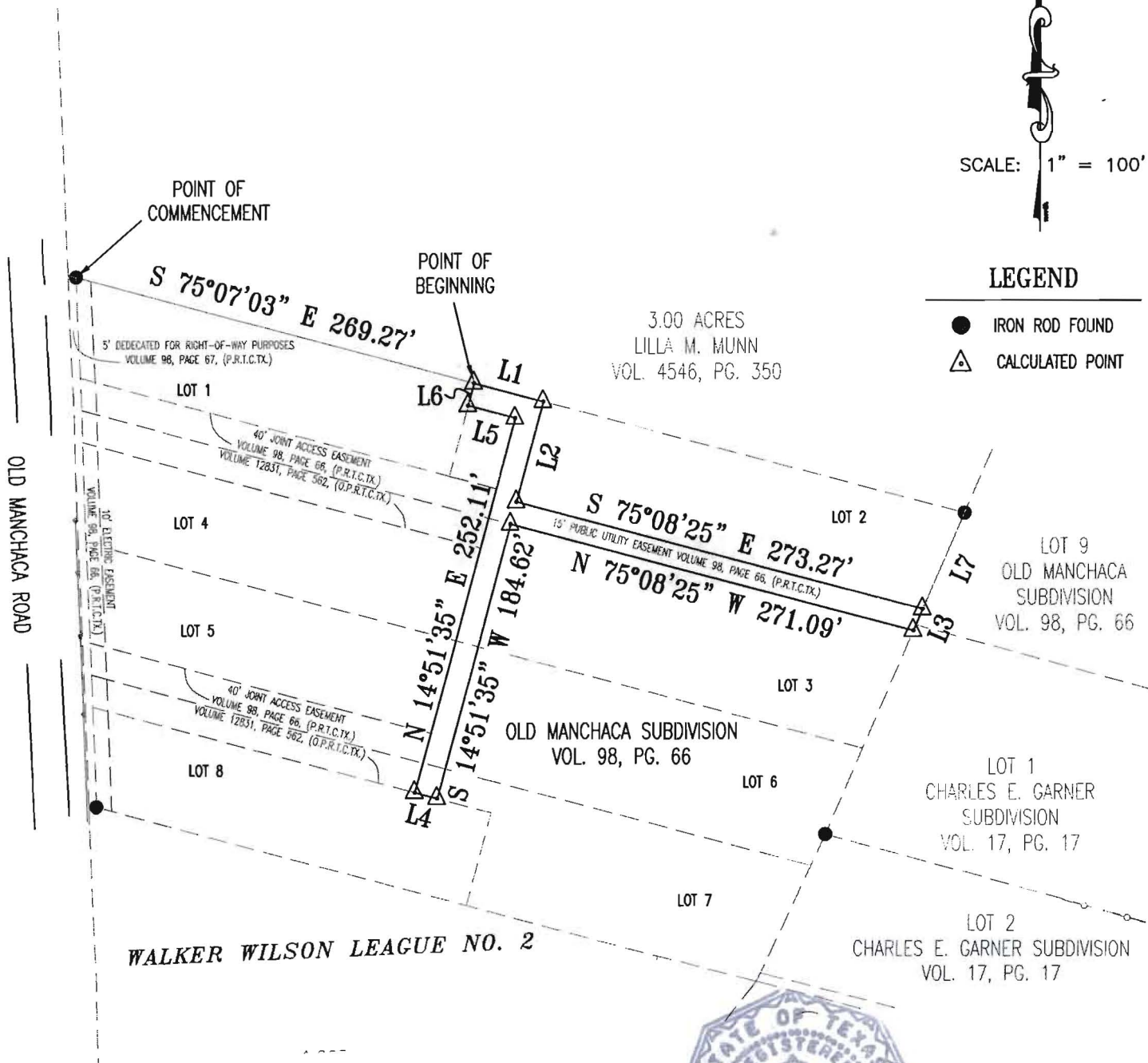
# SKETCH TO ACCOMPANY FIELD NOTES



SCALE: 1" = 100'

## LEGEND

- IRON ROD FOUND
- △ CALCULATED POINT



*[Signature]*  
16 OCT 2012

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD 83, ELEV. DATUM: NAVD88

LINE TABLE		
LINE	LENGTH	BEARING
L1	46.87	S75°07'03"E
L2	67.60	S14°51'35"W
L3	15.16	S23°07'59"W
L4	15.00	N75°08'25"W
L5	31.87	N75°08'25"W
L6	15.13	N14°51'32"E
L7	68.20	N23°07'59"E

**Carlson, Brigrance & Doering, Inc.**

Civil Engineering    ♦    Surveying  
 5501 West William Cannon Drive    ♦    Austin, Texas 78749  
 Phone No. (512) 280-5160    ♦    Fax No. (512) 280-5165

MRBP, Ltd.  
509 West 18<sup>th</sup> Street, Suite 200  
Austin, Texas 78701  
512-327-8850

April 1, 2013

Mr. Paul Scoggins  
Travis County TNR  
411 West 13th Street  
Austin, Texas 78701

RECEIVED  
APR 10 2013  
TRAVIS COUNTY - TNR  
PERMITS DEPARTMENT

Re: Vacation of Public Utility Easement on Lots 2, 3, 6 and 7 of the Old Manchaca Subdivision, Austin, Travis County, Texas

Mr. Berry:

This letter is to request the vacation, in its entirety, of the public utility easement located on Lots 2, 3, 6 and 7 of the Old Manchaca Subdivision as recorded in Vol. 98, Page 66 of the Travis County Plat Records. The request to vacate the subject public utility easement is made for the following reasons: 1) There are no utilities of any kind, above or below ground, in the subject easement dedicated by plat sixteen years ago, 2) The easement is not needed to develop the subject lots or the lots immediately adjacent to the subject easement (Lots 1, 4, 5 and 8 of the Old Manchaca Subdivision) all of which are owned by MRBP, Ltd., (3) The easement needs to be vacated to allow continued development of the property as a commercial business park ( know as the Manchaca Road Business Park) under an existing COA Unified Development Agreement (Document No. 2004178014, as amended). A copy of the proposed development layout for Lots 1 through 8 is attached hereto, and 4) the utility companies that are able to provide service to the project have existing service lines on poles or underground in Old Manchaca Road right-of-way and/or the adjacent 10 foot electric easement dedicated by the Old Manchaca Subdivision plat to provide service for the development proposed on Lots 1-8.

Attached are:

- 1.) A metes and bounds description of the portion of the easement to be vacated;
- 2.) A sketch of the plat showing the PUE in relation to the property and highlighting the portion to be vacated;

- 3.) Letters from all utility service providers in the area (Austin Energy, Time Warner Cable, Texas Gas Service, AT&T, and Austin Water Utility) stating that they have no need for the easement; and,
- 4.) A non-refundable fee check in the amount of \$315.00.

Thank you for your attention to this matter. If any additional information is required, you can contact me at 512-327-8850 or [jbharris@austinbluesky.com](mailto:jbharris@austinbluesky.com). Thank you for your assistance with this matter.

Sincerely,



John Bolt Harris, President

MRBP Genpar, Inc., its general partner

Attachments



**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 a public utility easement located on the property at 10419, 10421, 10427 and 10429 Old Manchaca Road, Austin , Texas (address) and/or Lots 2, 3, 6 and 7 of the Old Manchaca Subdivision as recorded in Vol. 98, Page 66 of the Travis County Plat Records (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 27, 2013  
Date

Please return this completed form to:

John Harris  
509 West 18th Street  
Austin, Texas 78703  
jbharris@austinbluesky.com





# City of Austin

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

March 27, 2013

Mr. John Bolt Harris  
MRBP, Ltd  
509 W 18<sup>th</sup> Street, Suite 200  
Austin Texas 78701  
512-327-8850 (office)  
512-301-3348 (fax)

Re: Release of Public Utility Easement at 10419, 10421, 10427 and 10429 Old Manchaca Road.

Dear Mr. Harris,

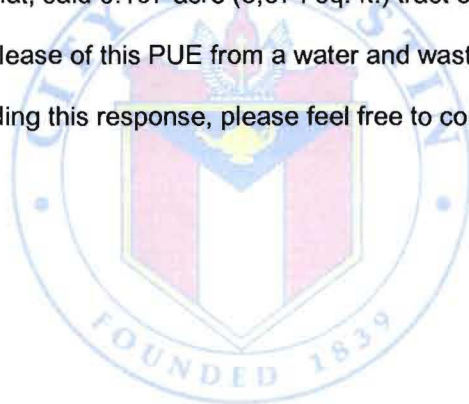
Austin Water Utility (AWU) staff has evaluated your proposed request for the release of a Public Utility Easement (PUE) out of the Walker Wilson League Number 2, situated in Travis County, Texas, being more fully described as portion of Lots 2, 3, 6 and 7, Block A, Old Manchaca Subdivision, recorded in Volume 98, Page 66 of the Plat Records of Travis County, Texas, also being a portion of that certain 15 foot PUE as described by said Plat, said 0.197 acre (8,574 sq. ft.) tract of land.

AWU approves the requested release of this PUE from a water and wastewater utility 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

Xc: Kathi L. Flowers, P.E., Managing Engineer, Pipeline Engineering



*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**

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

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**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

AARON BERRY

Printed Name

HFC DESIGN MANAGER - WEST REGION

Title

TIME WARNER CABLE, INC

Utility Company or District

3/29/2013

Date

Please return this completed form to:

John Harris  
509 West 18th Street  
Austin, Texas 78703  
jbharris@austinbluesky.com



## TRANSPORTATION AND NATURAL RESOURCES

STEVEN M. MANILLA, P.E., COUNTY EXECUTIVE

411 West 13th Street  
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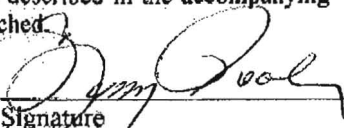
An application is being made to Travis County for the vacation a public utility easement located on the property at 10419, 10421, 10427 and 10429 Old Manchaca Road, Austin, Texas (address) and/or Lots 2, 3, 6 and 7 of the Old Manchaca Subdivision as recorded in Vol. 98, Page 66 of the Travis County Plat Records (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

March 21, 2013

\_\_\_\_\_  
Date

Please return this completed form to:

John Harris  
509 West 18th Street  
Austin, Texas 78703  
jbharris@austinbluesky.com



**TRANSPORTATION AND NATURAL RESOURCES**

**STEVEN M. MANILLA, P.E., COUNTY EXECUTIVE**

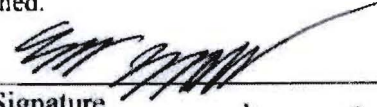
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**STATEMENT**

- 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 III  
 \_\_\_\_\_  
 Title  
 Texas Gas Service  
 \_\_\_\_\_  
 Utility Company or District  
 3/21/2013  
 \_\_\_\_\_  
 Date

Please return this completed form to:

John Harris  
509 West 18th Street  
Austin, Texas 78703  
jbharris@austinbluesky.com



**SOUTHWESTERN BELL TELEPHONE COMPANY**

**RELEASE OF EASEMENT**

THIS RELEASE OF EASEMENT, entered into by SOUTHWESTERN BELL TELEPHONE COMPANY, a Delaware corporation, GRANTOR, AND MRBP, Ltd. a Texas limited partnership, 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:

Lots 2, 3, 6 and 7, Old Manchaca Subdivision, Deed of record in Document 2011046124, Property Records of Travis County, Texas

Said land of GRANTEE being subject to:

Easements recorded in Volume 98, Page 66, Plat Records of Travis County, Texas,

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

All of the 15 foot PUE located on Lots 2, 3, 6 and 7, described above, and more fully described by Field Notes and Sketch, attached hereto and made part of this document.

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 8<sup>th</sup> day of April, 2013.

SOUTHWESTERN BELL TELEPHONE COMPANY

Name: Anthony Michtich

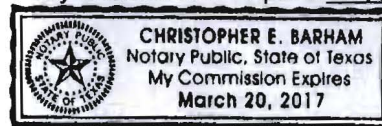
Title: MGR OSP PLNG ENGRG DESIGN

THE STATE OF Texas  
COUNTY OF Travis

BEFORE ME, the undersigned authority, on this day personally appeared Anthony Michtich, 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 8th day of April, 2013.

Christopher E. Barham  
Notary Public in and for the State of Texas  
My Commission Expires 03/20/2017



FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OF LAND OUT OF THE WALKER WILSON LEAGUE NUMBER 2, SITUATED IN TRAVIS COUNTY, TEXAS, BEING MORE FULLY DESCRIBED AS A PORTION OF LOTS 2, 3, 6, AND 7, BLOCK A, OLD MANCHACA SUBDIVISION, RECORDED IN VOLUME 98, PAGE 66, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN 15 FOOT PUBLIC UTILITY EASEMENT AS DESCRIBED BY SAID PLAT, SAID 0.197 ACRE (8,574 SQ. FT.) TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:


COMMENCING, at a 1/2" Iron rod found at the northwestern corner of Lot 1, Block A, of said Old Manchaca Subdivision, common to a southern boundary line of a 3.00 acre tract, conveyed to Lila M. Munn, recorded in Volume 4546, Page 350, of the Deed Records of Travis County, Texas, with the common boundary line of said Lot 1, Old Manchaca Subdivision, and said Munn tract, bearing  $S75^{\circ}07'03''E$ , a distance of 269.27 feet, to a calculated point, for the northwestern corner, and the POINT OF BEGINNING for the herein described tract,

THENCE, with the common boundary line of said Lot 1, Block A, Old Manchaca Subdivision, and said Munn tract,  $S75^{\circ}07'03''E$ , a distance of 46.87 feet to a calculated point,

THENCE, leaving the common boundary line of said Lot 1, Block A, Old Manchaca Subdivision, and said Munn tract, and crossing Lots 2, 3, 6, and 7 of said Block A, Old Manchaca Subdivision, the following nine (9) courses and distances numbered 1 through 9,

1.  $S14^{\circ}51'35''W$ , a distance of 67.60 feet to a calculated point,
2.  $S75^{\circ}08'25''E$ , a distance of 273.27 feet to a calculated point, which bears  $N23^{\circ}07'59''E$ , a distance of 68.20 feet to an iron rod found in the northeastern corner of said Lot 2, Old Manchaca Subdivision, and also in a southeastern corner of said Munn tract,
3.  $S23^{\circ}07'59''W$ , a distance of 15.16 feet to a calculated point,
4.  $N75^{\circ}08'25''W$ , a distance of 271.09 feet to a calculated point,
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Surveyed by:

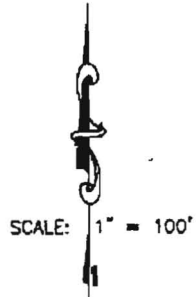
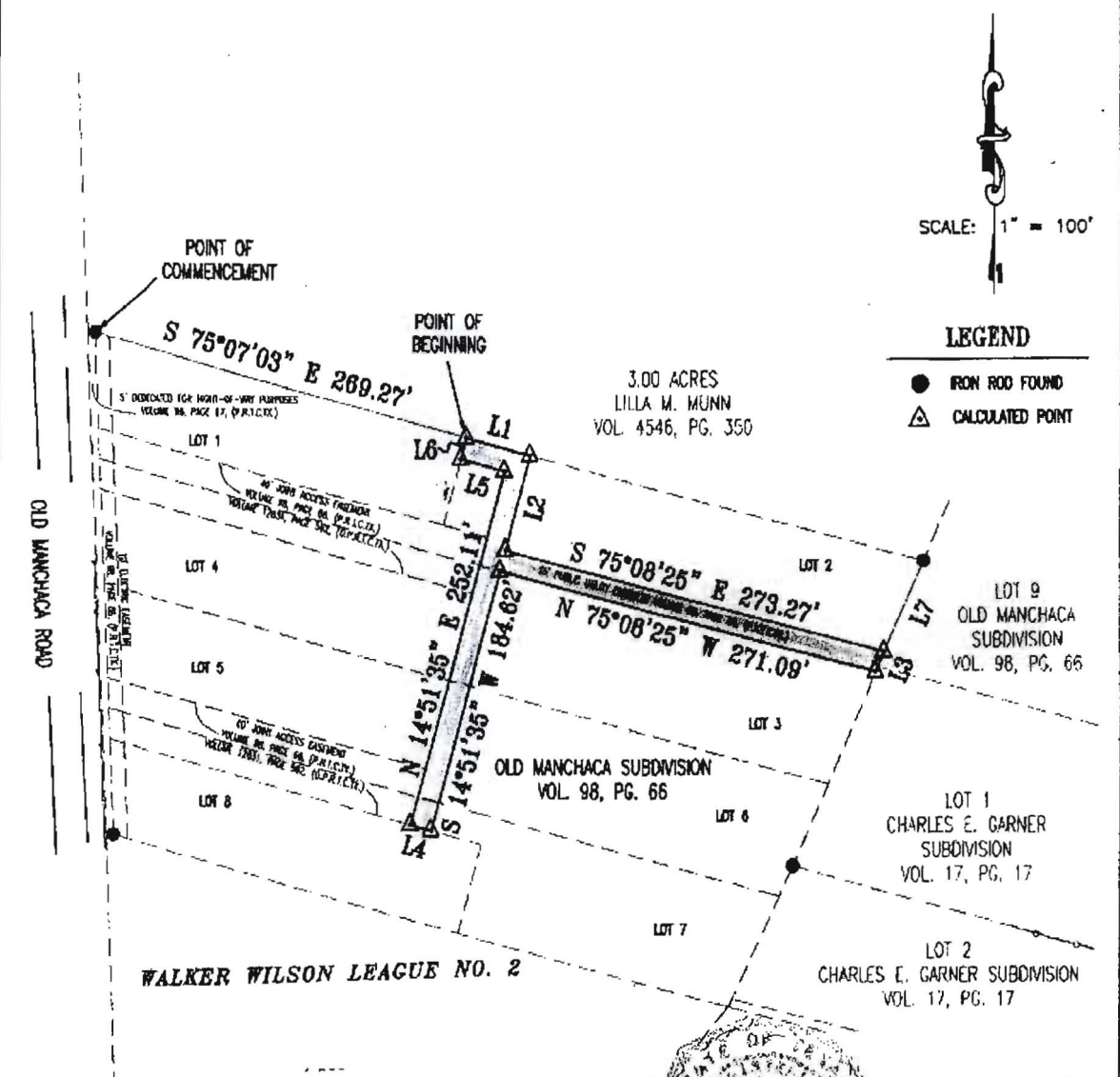
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AARON V. THOMASON, R.P.L.S. NO. 6214  
Carlson, Brigrance & Doering, Inc.  
5501 West William Cannon  
Austin, TX 78749  
Ph: 512-280-5160 Fax: 512-280-5165  
aaron@cbdeng.com



BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD83, CENTRAL ZONE (4203)

# SKETCH TO ACCOMPANY FIELD NOTES



- LEGEND**
- IRON ROD FOUND
  - △ CALCULATED POINT

LINE TABLE		
LINE	LENGTH	BEARING
L1	46.87	S75°07'03"E
L2	87.80	S14°51'35"W
L3	15.16	S23°07'59"W
L4	15.00	N75°08'25"W
L5	31.87	N75°08'25"W
L6	15.13	N14°51'32"E
L7	68.20	N23°07'59"E

Professional Engineer Seal for Aaron V. Thompson, No. 6214, State of Texas, Surveying. Includes signature and date 11/01/2012.

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD 83, ELEV. DATUM: NAVD83

**CBD** Carlson, Brigance & Doering, Inc.  
 Civil Engineering • Surveying  
 5501 West Williams Canyon Drive • Austin, Texas 78749  
 Phone No. (512) 280-5100 • Fax No. (512) 280-5145

PATH: - J: 4487\DWG\FN-PUE-VACATION



**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 a 15' wide public utility easement was posted on May 14, 2013, along the easterly ROW line of Old Manchaca Road at the common lot line of Lot 4 and 5 of the Old Manchaca Subdivision at a point as near as practical to the area being vacated, and was also posted at the Travis County Courthouse.

CERTIFIED THIS THE 15 DAY OF May, 2013.

SIGNATURE: Jaime Garcia


NAME (PRINT): Jaime Garcia

TITLE: TNR/R & B Supervisor

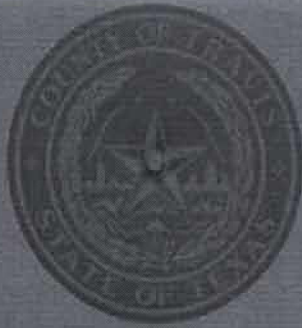
cc: Garcia (sign shop)

M:\PERMITS\Vacate\13PUE\05-BrokenBowTrail\SignRequest-BrokenBowTr.doc



  
**NOTICE OF  
PUBLIC HEARING**  
THE STATE DEPARTMENT OF  
ENVIRONMENTAL PROTECTION  
IS INVITING THE PUBLIC TO A  
PUBLIC HEARING ON THE  
PROPOSED REGULATIONS  
FOR THE CONTROL OF  
Pesticides in Florida  
A. HEARING DATE: TO BE HELD AT  
THE DEPARTMENT OF ENVIRONMENTAL  
PROTECTION, 200 SOUTH  
FLORIDA AVENUE, TALLAHASSEE, FLORIDA 32304  
ON WEDNESDAY, FEBRUARY 15, 1984

20000000



# **NOTICE OF PUBLIC HEARING**

**JUNE 4, 2013 AT 9:00 AM  
PUBLIC UTILITY EASEMENT VACATION**

**TO APPROVE THE VACATION OF 15 FOOT  
WIDE PUBLIC UTILITY EASEMENT LOCATED  
OVER AND ACROSS LOTS 2, 3, 6, AND 7  
OF OLD MANCHACA SUBDIVISION—  
A SUBDIVISION IN PRECINCT 3**

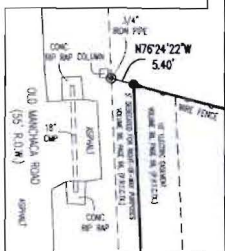
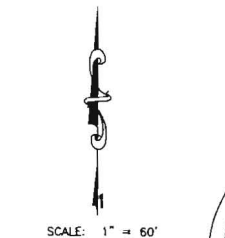
**A HEARING WILL BE HELD AT  
THE TRAVIS COUNTY  
COMMISSIONERS COURTROOM  
700 LAVACA ST. AUSTIN, TEXAS**

**FOR MORE INFORMATION CALL 854-9383**

7.082 ACRES OUT OF LOT 1, FULKERSON SUBDIVISION RECORDED IN VOLUME 38, PAGE 17, AND LOT 2, CHARLES E. SUBDIVISION RECORDED IN VOLUME 17, PAGE 17 AND LOTS 1-8 OLD MANCHACA SUBDIVISION RECORDED IN VOLUME 98, PAGE 66, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

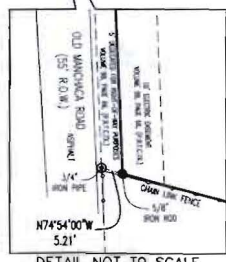
LINE TABLE		
LINE	LENGTH	BEARING
L1	111.05	N37°26'46"E
L2	79.61	S42°08'23"W
L3	35.19	S57°57'45"W
(L1)	111.20	N40°19'00"E
(L2)	79.72	S41°20'29"W
(L3)	34.89	S57°28'36"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	TANGENT
C1	1362.39'	366.84'	365.74'	S46°37'03"W	184.54
(C2)	1362.39'	106.30'	106.27'	S41°03'41"W	53.26
(C3)	1362.39'	260.56'	260.16'	S48°46'32"W	130.58



DETAIL NOT TO SCALE

- Legend**
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
  - 1/2" IRON ROD SET
  - ⊙ IRON PIPE FOUND
  - CONCRETE MONUMENT FOUND
  - ⚡ POWER POLE
  - OVERHEAD UTILITY
  - WIRE FENCE
  - CHAIN LINK FENCE
  - EDGE OF PAVEMENT
  - CORRUGATED METAL PIPE
  - ⊕ FIRE HYDRANT
  - GUY WIRE
  - WATER METER
  - (XXXX) RECORD INFORMATION
  - O.P.R.T.C.T.X. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
  - D.R.T.C.T.X. DEED RECORDS TRAVIS COUNTY, TEXAS
  - P.R.T.C.T.X. PLAT RECORDS TRAVIS COUNTY, TEXAS



DETAIL NOT TO SCALE

TO: HUBB, INC., COMPASS BANK & ALAMO TITLE INSURANCE, OF (ALDA)18-AT0000029295, EFFECTIVE DATE: DECEMBER 27, 2010.  
STATE OF TEXAS,  
COUNTY OF TRAVIS.

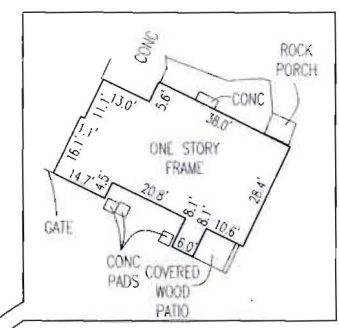
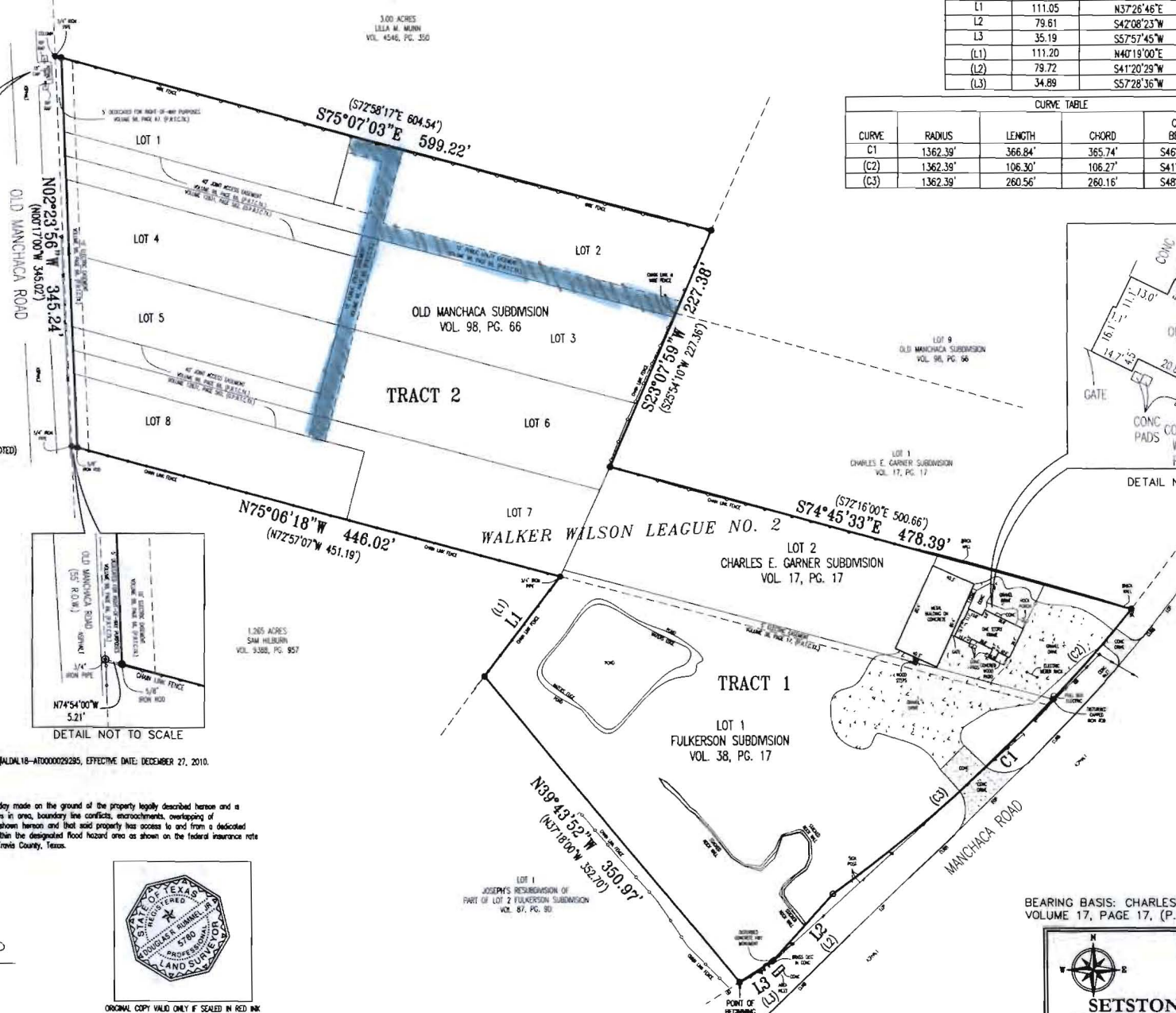
I, the undersigned, do hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility assessments or roadways, except as shown hereon and that said property has access to and from a dedicated roadway except as shown hereon; no portion of this tract is within the designated flood hazard area as shown on the Federal insurance rate map panel no. 48453C0598M, dated September 26, 2008, for Travis County, Texas.

Dated, this the 28th day of January, 2011.



ORIGINAL COPY VALID ONLY IF SEALED IN RED INK

DOUGLAS R. RIMMEL, JR., R.P.L.S. NO. 5790  
CARLSON, BRIDGANCE AND DOERING, INC.  
5501 West William Cannon  
Austin, TX 78749  
Ph: 512-282-0170 Fax: 512-280-5165  
doug@cdadog.com



DETAIL NOT TO SCALE

**NOTES:**

TITLE COMMITMENT G.F. NO. ALDA18-AT0000029295, EFFECTIVE DATE DECEMBER 27, 2010.

RESTRICTIVE COVENANTS BY VOLUME 38, PAGE 17, VOLUME 17, PAGE 17, VOLUME 2215, PAGE 499; REAL PROPERTY RECORDS DOCUMENT NO. 2004178014, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, - SUBJECT TO TRACT 1

VOLUME 98, PAGE 66, VOLUME 12831, PAGE 570, REAL PROPERTY RECORDS DOCUMENT NO. 2004178014, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, - SUBJECT TO TRACT 2

10E & 10F VOLUME 2215, PAGE 499, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, DOES NOT AFFECT SUBJECT PROPERTY AS PER NOTE #7 STATING THAT EACH AND ALL OF SAID RESTRICTIONS, CONDITIONS, AND COVENANTS SHALL TERMINATE AND CEASE TO EXIST FROM AND AFTER THE FIRST DAY OF APRIL, 1972.

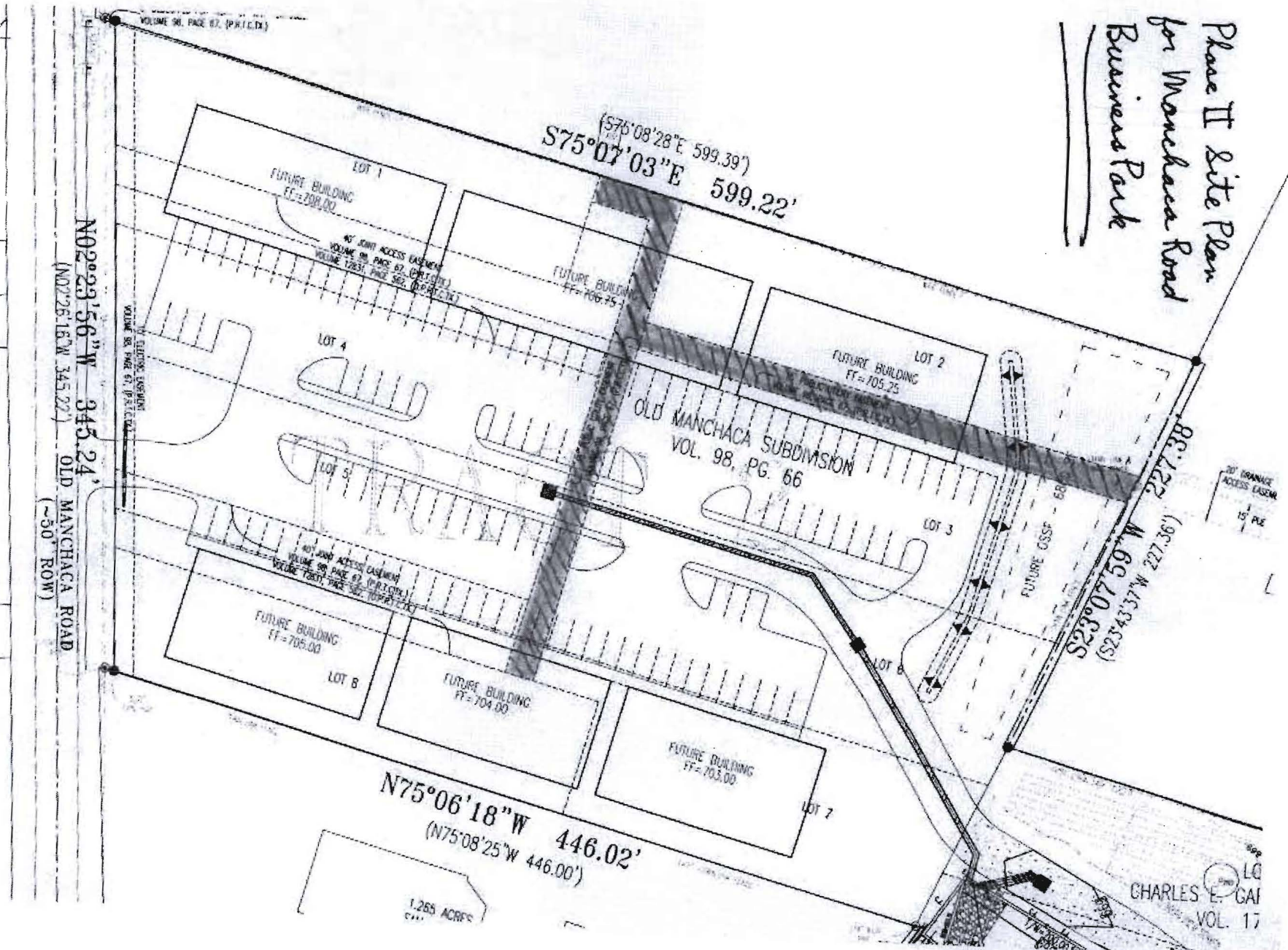
BEARING BASIS: CHARLES E. GARNER SUBDIVISION, VOLUME 17, PAGE 17, (P.R.T.C.T.X.)

5501 West William Cannon Drive  
Austin, Texas 78749  
Phone No. (512) 282-0170  
Fax No. (512) 280-5165

**SETSTONE SURVEYING**

PATH: - J: 4487.DWG\TITLE

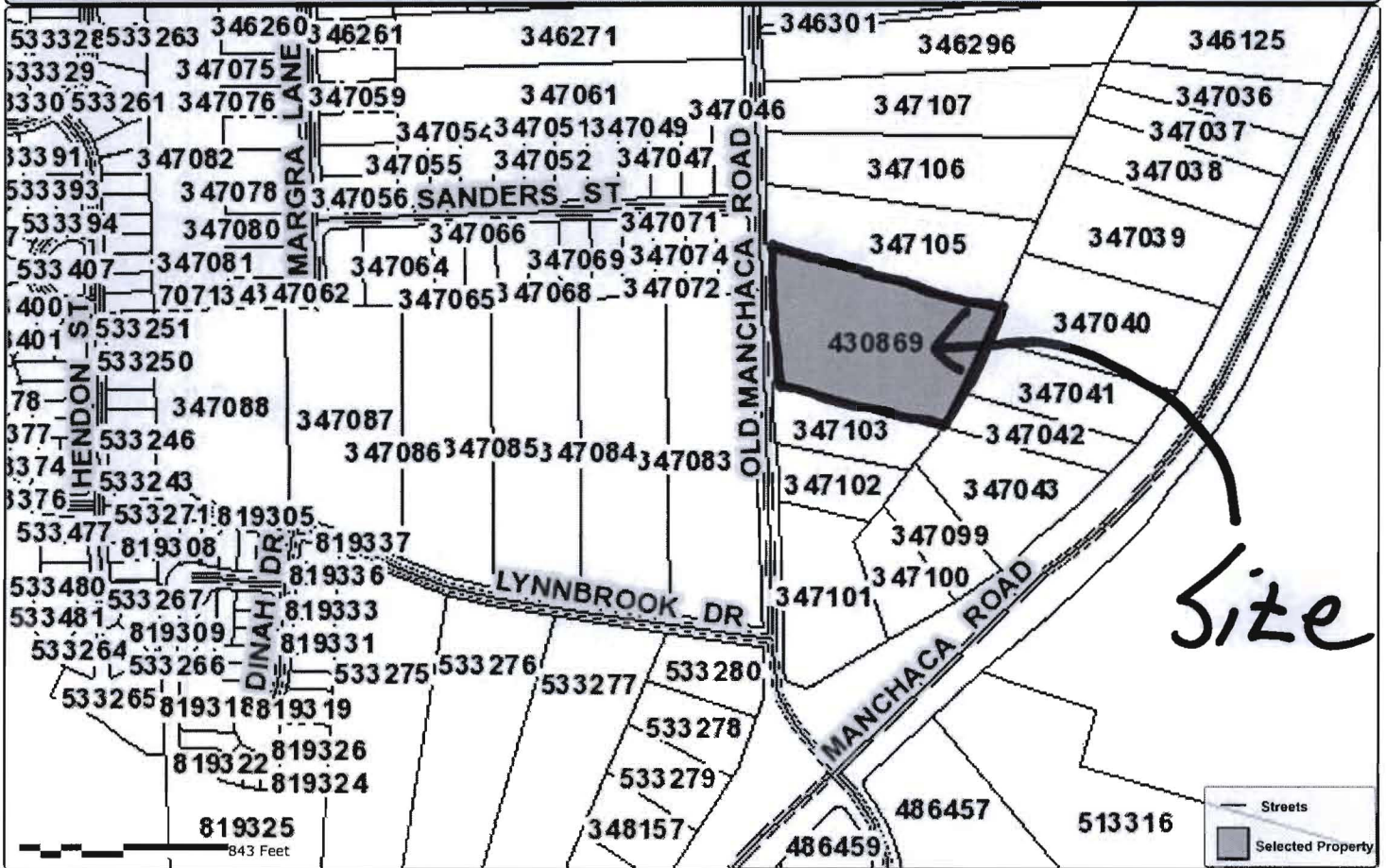
Phase II Site Plan  
for Manchaca Road  
Business Park



1.265 ACRES

CHARLES E. GAI  
VOL. 17

## Travis CAD - Map of Property ID 430869 for Year 2013



### Property Details

#### Account

Property ID: 430869  
 Geo ID: 0432230417  
 Type: Real  
 Legal Description: LOT 1-8 BLK A OLD MANCHACA SUBD

#### Location

Situs Address: 10417 OLD MANCHACA RD TX 78748  
 Neighborhood: I/MAN  
 Mapsco: 673S  
 Jurisdictions: 0A, 01, 03, 2J, 56, 68

#### Owner

Owner Name: MRBP LTD  
 Mailing Address: , 509 W 18TH ST STE 200, AUSTIN, TX 78701-1228

#### Property

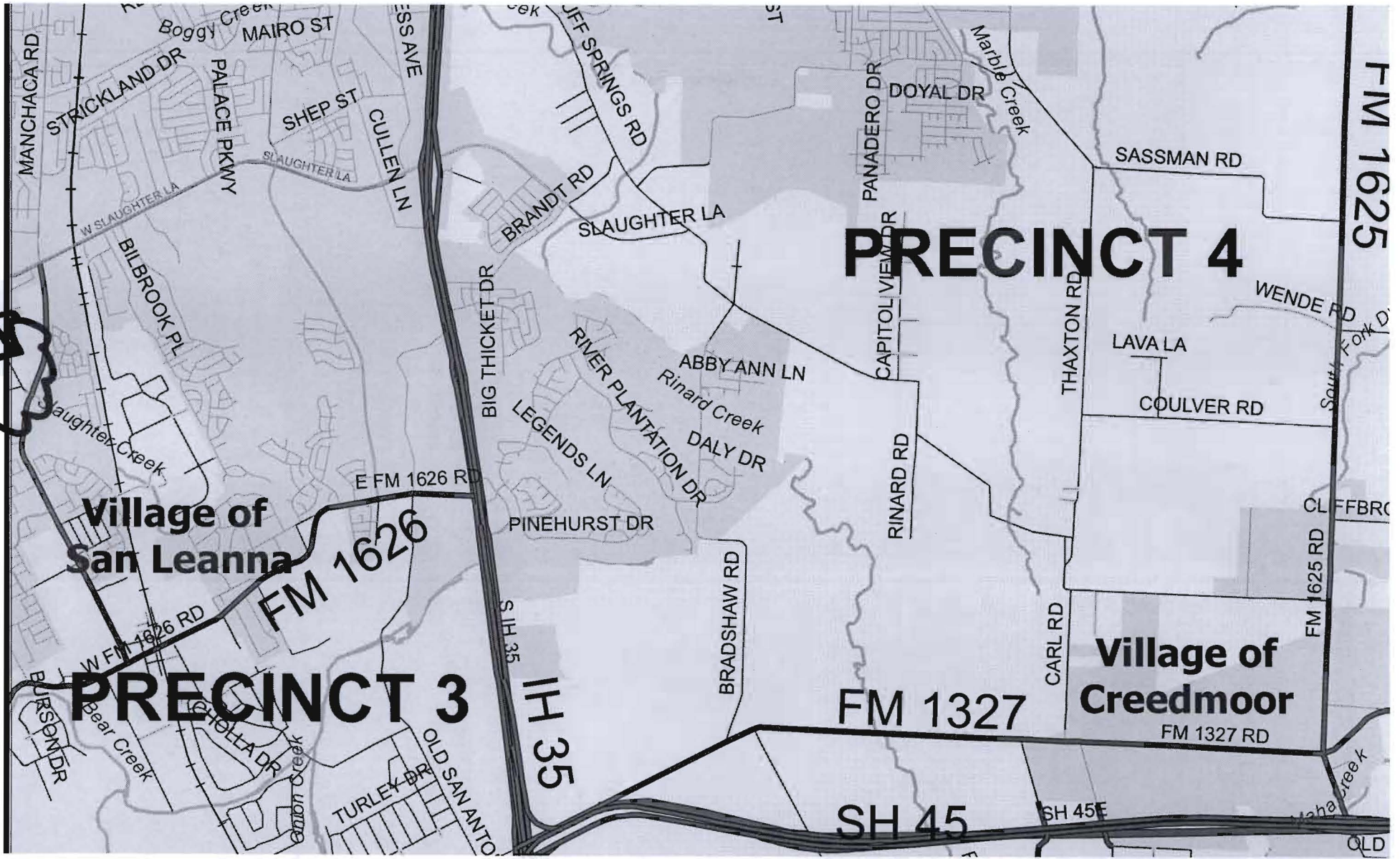
Appraised Value: \$86,250.00

<http://propaccess.traviscad.org/Map/View/Map/1/430869/2013>

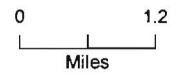
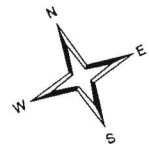
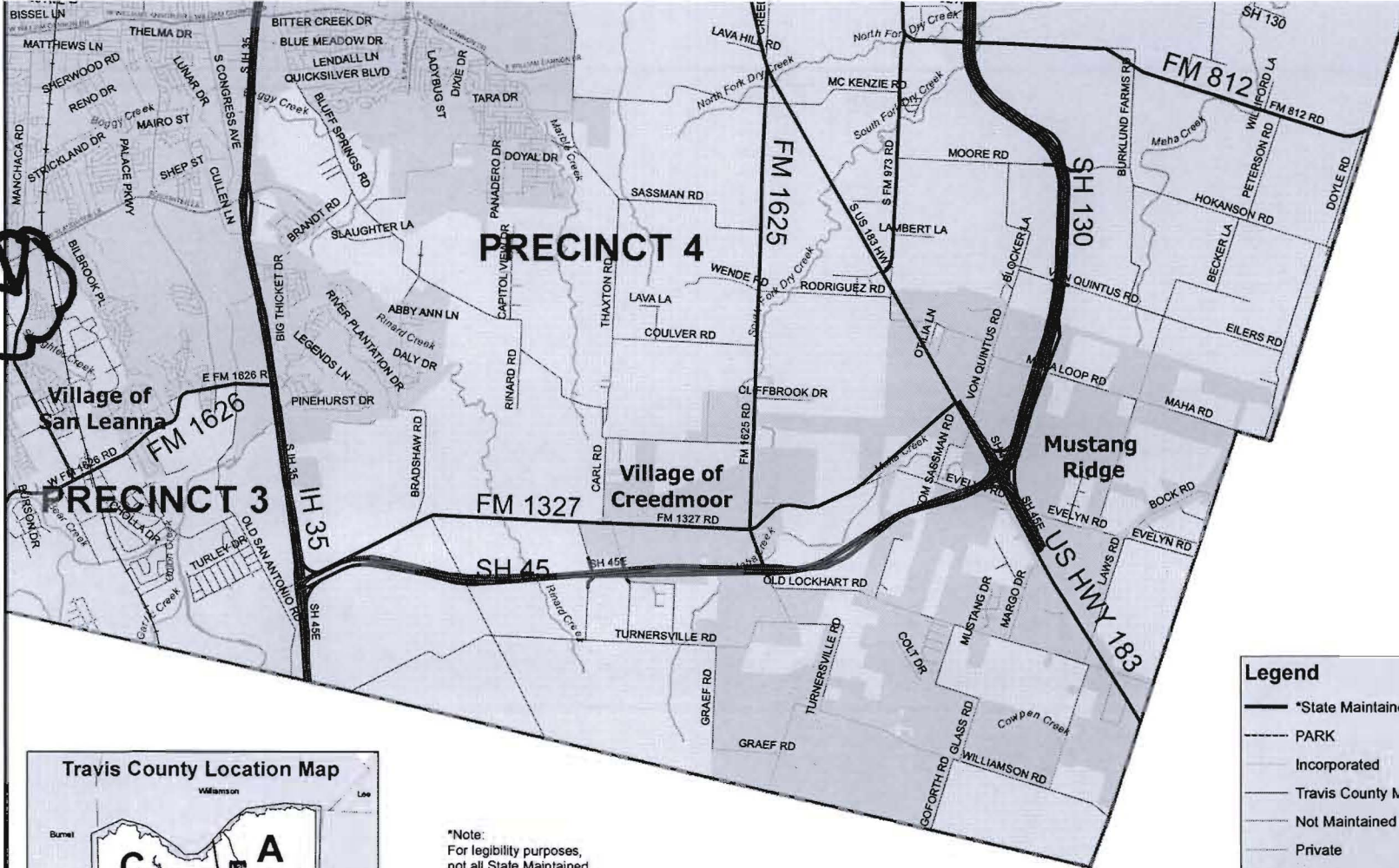
powered by:  
**PropertyACCESS**  
 www.trueautomation.com

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

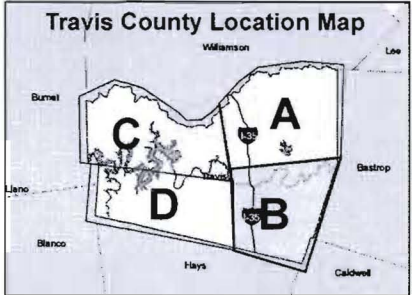


Site



**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		
	Travis County Park		
	Water Body		



\*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.