



Item C7

Travis County Commissioners Court Agenda Request

Meeting Date: July 9, 2013

Prepared By: Michael Hettenhausen **Phone #:** (512) 854-7563

Division Director/Manager: Anna Bowling, 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

AB

AGENDA LANGUAGE: Approve setting a public hearing on Tuesday, August 20, 2103 to receive comments regarding a plat for recording: Hidden Mesa Subdivision Resubdivision of Lot 42 (Resubdivision Final Plat - Three Lots - Mesa Oaks - City of Leander ETJ) in Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

This resubdivision final plat consists of three single family lots on 6.016 acres platted from Mesa Oaks. There are no public or private streets proposed with this final plat. Parkland fees in lieu of dedication have been paid to the City of Leander in the amount of \$2,350. Fiscal surety is not required for this short form plat. Water service will be provided by individual water wells, and wastewater service to be provided by on-site septic facilities.

Mesa Oaks is a recorded access easement rather than publicly maintained right-of-way. Section 82.202(d)(5) states each lot in a subdivision shall abut an internal street meeting or exceeding the requirements of this section, and a variance to this section was approved by the Court on March 5, 2013. The variance was justified as the City of Leander and Williamson County, where all roads in Hidden Mesa funnel into, stated no objection to the variance.

STAFF RECOMMENDATIONS:

As this resubdivision final plat meets all Travis County standards and was approved by the City of Leander on June 13, 2013, TNR staff recommends approval of the motion.

ISSUES AND OPPORTUNITIES:

This resubdivision final plat was reviewed under the county's water availability rules, and the applicant has provided the results of a walking survey identifying all groundwater wells within 1,000 feet of the subdivision boundary and added the plat notes required under Section 82.212(a)(2)-(6).

Notification

As part of the requirements for a plat resubdivision, a notice of public hearing letter will be sent to all owners of lots within Travis County in the original subdivision stating the date, time, and location of the public hearing. In addition to the letter, a public notice hearing sign will be placed on the subject property announcing the date, time, and location of the public hearing. Should staff receive any inquiries from the adjacent property owners as a result of the letter mailout or sign posting, an addendum to this back up memorandum will be provided to the Court prior to the public hearing.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A

ATTACHMENTS/EXHIBITS:

- Precinct Map
- Vicinity Map
- Existing Plat
- Proposed Plat

REQUIRED AUTHORIZATIONS:

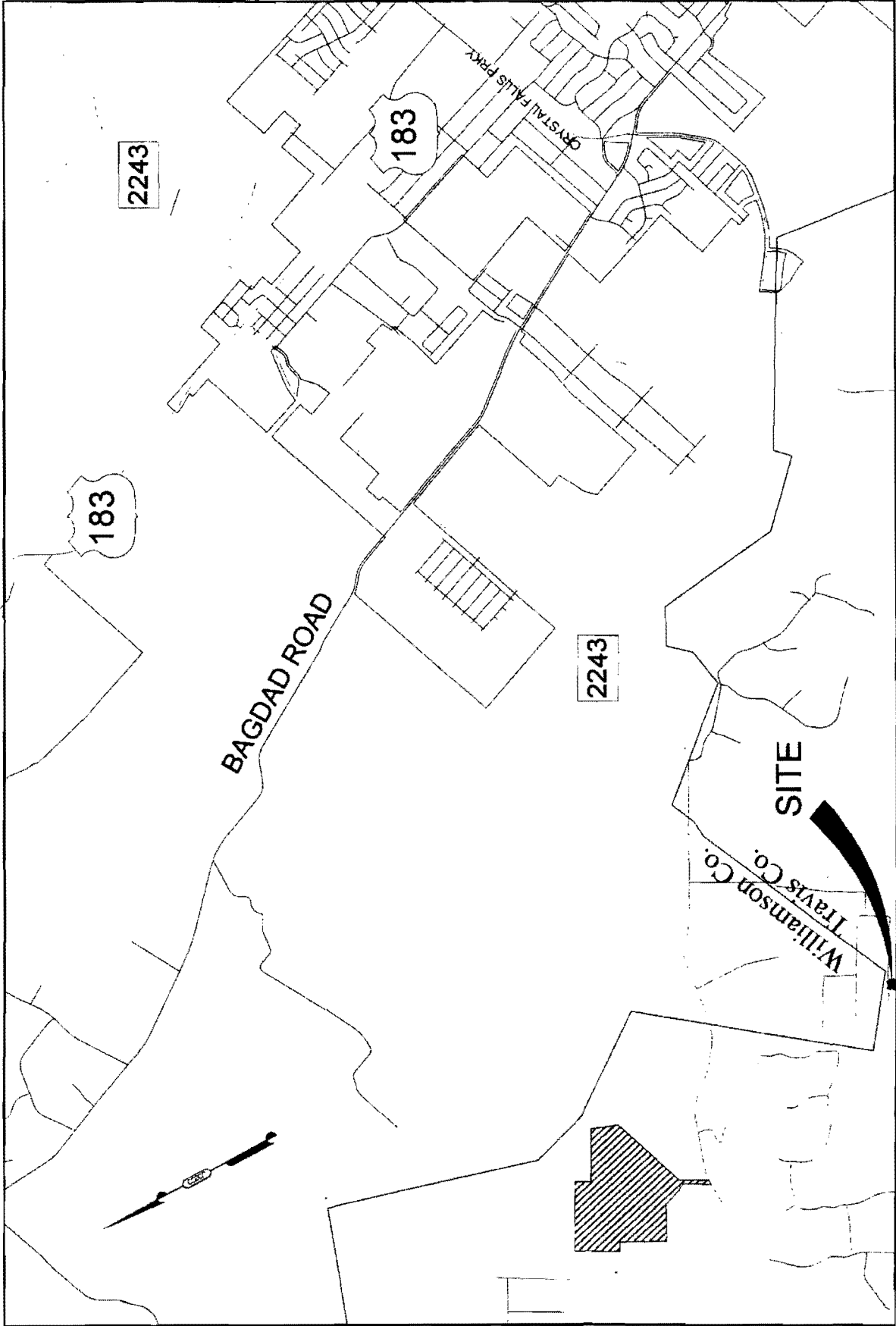
Cynthia McDonald	Financial Manager	TNR	(512) 854-4239
Steven M. Manilla	County Executive	TNR	(512) 854-9429

CC:

SM:AB:mh

**1101 - Development Services Long Range Planning - Hidden Mesa Subdivision
Resubdivision of Lot 42**

VICINITY MAP



NOT TO SCALE

exp. 21-73-AC CA 26664 9733

HIDDEN MESA

A SUBDIVISION OF 238.41 ACRES.
126.02 ACRES IN TRAVIS CO, TEXAS
112.39 ACRES IN WILLIAMSON CO, TEXAS.

02-1730

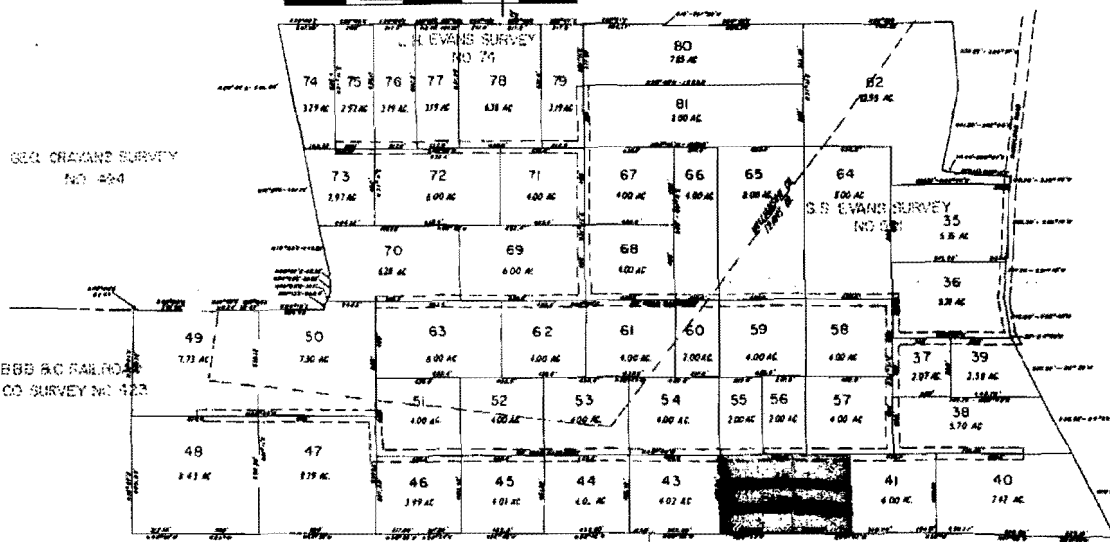
4723 202

In preparing this plat by the Commissioners Court of Travis County, Texas, it is represented that the contents of all surveys, maps or other public instruments... and that the same are true and correct in all particulars... and that the same are true and correct in all particulars... and that the same are true and correct in all particulars...

Kathryn Adams

48 TRACTS

E. STRACKFIELD SURVEY NO. 551 H. HAMILTON SURVEY NO. 582



GEOR. CRAYFORD SURVEY NO. 494

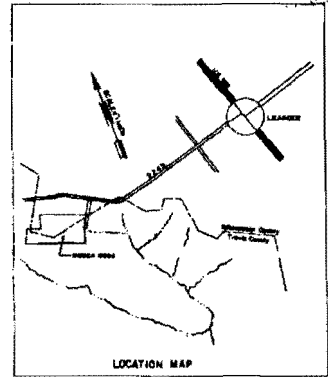
BBB & C RAILROAD SURVEY NO. 122

STATE OF TEXAS
COUNTY OF TRAVIS
I, DONIS SHROPSHIRE, County Clerk of Travis County, Texas, do hereby certify that the contents of this plat are true and correct in all particulars... and that the same are true and correct in all particulars... and that the same are true and correct in all particulars...

STATE OF TEXAS
COUNTY OF TRAVIS
I, DONIS SHROPSHIRE, County Clerk of Travis County, Texas, do hereby certify that the contents of this plat are true and correct in all particulars... and that the same are true and correct in all particulars... and that the same are true and correct in all particulars...

NOTE: An original and two copies of this plat are on file in the office of the County Clerk of Travis County, Texas, for the purpose of being referred to in any future proceedings...

I, DONIS SHROPSHIRE, County Clerk of Travis County, Texas, do hereby certify that the contents of this plat are true and correct in all particulars... and that the same are true and correct in all particulars... and that the same are true and correct in all particulars...



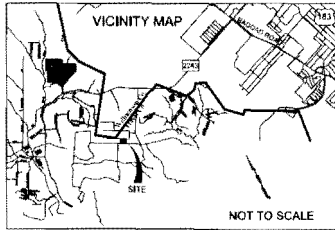
STATE OF TEXAS
COUNTY OF TRAVIS
I, DONIS SHROPSHIRE, Clerk of the County, do hereby certify that the contents of this plat are true and correct in all particulars... and that the same are true and correct in all particulars... and that the same are true and correct in all particulars...

STATE OF TEXAS
COUNTY OF TRAVIS
I, DONIS SHROPSHIRE, County Clerk of Travis County, Texas, do hereby certify that the contents of this plat are true and correct in all particulars... and that the same are true and correct in all particulars... and that the same are true and correct in all particulars...

PROPERTY OUTSIDE OF CITY CONTROL
DISTRICTS Thomas R. Scott 7-24-73
The subdivision shown is outside of the city limits of Austin, Texas, as shown on the map of Travis County, Texas, as of the 28th day of July, 1993 A.D.



Existing Plat



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.**

Proposed Plat

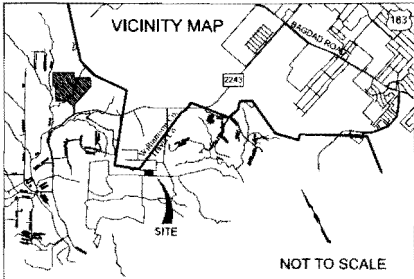
ZDS
Three Dimensional Surveys
www.zdinc.com
3DS, Inc.
Land Surveys
G.P.S. Surveys
Subdivisions/Proprietary
Construction-Commercial-Boundaries
10703 SIEPRA, DAKS
MCKINNEY, TX 75069
PH: (972) 918-2440

Hidden Mesa Subdivision Resubdivision of Lot 42

TRAVIS COUNTY, TEXAS

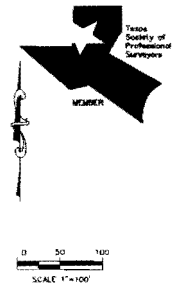
Scale: 1" = 100' Date: 2/5/13
Field Book _____ Disk _____
Drawn by _____ Staff _____
File Name: 12-005
Approved by: S.W.
Project No. 12-008

SHEET
1
OF
3



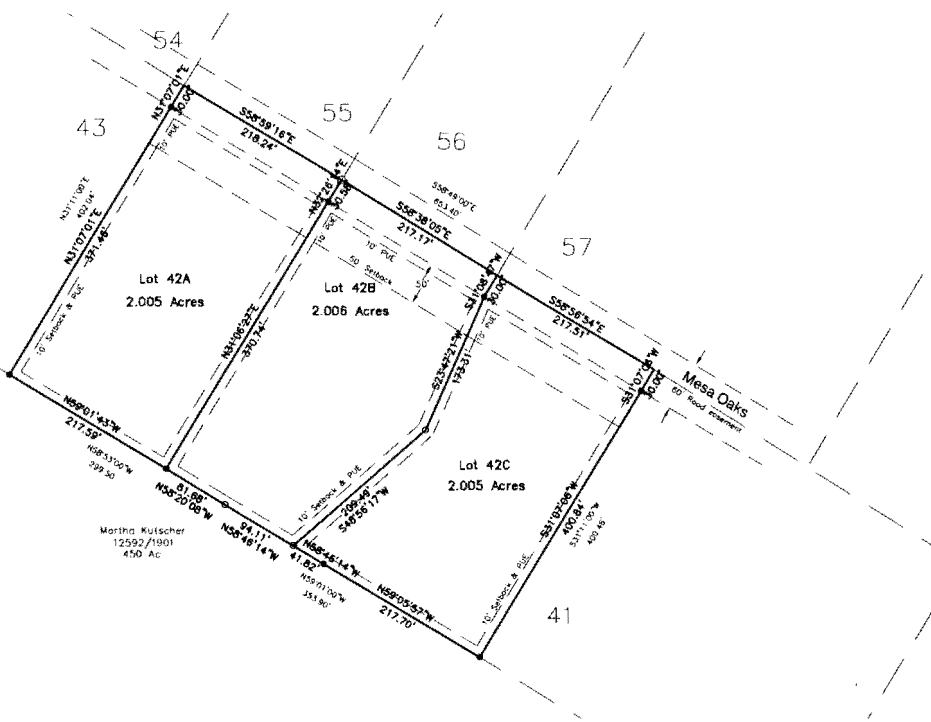
Hidden Mesa Subdivision Resubdivision of Lot 42

6.016 ACRES OF LAND, BEING LOT 42, HIDDEN MESA, A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 66, PAGE 27 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.



TOPG/BEARING/COORDINATE BASIS
 ELPSSOD: WCS 1984/GRS 1980
 PROJECTION: TEXAS CENTRAL NAD 83
 GRID MODEL: GLOED 99

- LEGEND**
- IRON ROD FOUND
 - IRON ROD SET
 - ▲ TRAVERSE NAIL SET
 - CALCULATED POINT
 - () RECORD BEARING, DISTANCE
 - IRON PIPE IN CONC



PERMETER FIELD NOTES:

6.016 ACRES OF LAND, BEING LOT 42, HIDDEN MESA, A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 66, PAGE 27 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at an iron pipe in concrete found at the southwest corner of Lot 56 and the southeast corner of Lot 55 of said subdivision, said point being in the center of a 60 foot wide road easement (Mesa Oaks), for a point on the northeasterly line of the herein described tract;

Thence S 58 deg 38 min 05 sec E along the said easement centerline, for a distance of 217.17 feet to a point at the southwest corner of Lot 57 of said subdivision AND S 58 deg 56 min 54 sec E for a distance of 217.51 feet to a point at the northeast corner of Lot 41 of said subdivision, for the northeast corner of the herein described tract;

Thence S 31 deg 07 min 06 sec W passing at 30.00 feet on iron rod found on the 30 foot roadway easement line and continuing for a total distance of 430.84 feet to an iron rod found at the southwest corner of said Lot 41, being also on the northeasterly line of a 450 acre tract recorded in Volume 17292, Page 1901 GPRTC, for the southeast corner of the herein described tract;

Thence with the said 450 acre line the following courses and distances:

N 59 deg 05 min 57 sec W 217.70 feet to an iron rod found,
 N 58 deg 46 min 14 sec W 41.82 feet to an iron rod set;
 N 58 deg 46 min 14 sec W 94.11 feet to an iron rod set,
 N 58 deg 20 min 08 sec W 81.68 feet to an iron rod found;
 N 58 deg 01 min 43 sec W 217.59 feet to an iron rod found at the southeast corner of Lot 43 of said subdivision, for the southwest corner of the herein described tract.

Thence N 31 deg 07 min 01 sec E passing at 371.48 feet on iron rod found on the said 30 foot roadway easement line and continuing for a total distance of 401.46 feet to a point at the northeast corner of said Lot 43, the southeast corner of Lot 54 and the southwest corner of said Lot 55, being also on the centerline of the said 60 foot roadway easement, for the northwest corner of the herein described tract;

Thence S 58 deg 59 min 10 sec E for a distance of 216.24 feet to the point of beginning, containing 6.016 acres of land, more or less.

OWNER:
 LARRY FORD
 209 MESA OAKS
 LEANDER, TEXAS 78641

SURVEYOR:
 3DS INC/LAND SURVEYORS
 10703 SIERRA OAKS
 AUSTIN, TEXAS 78759
 PHONE: (512) 919-4140
 FAX: (512) 919-4142

NO PORTION OF THE SURVEY SHOWN HEREON LIES WITHIN THE LIMITS OF A FLOOD HAZARD AREA OR WITHIN THE LIMITS OF THE 100 YEAR FLOOD AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON COMMUNITY PANEL NO. 484532008 H, DATED 9/28/08 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

RESIDENTIAL LOTS	3
ACREAGE	6.016

NOTES FROM ORIGINAL SUBDIVISION

1 ALL DWELLINGS MUST BE CONNECTED TO A SANITARY SEWER SYSTEM OR SEPTIC TANK MEETING THE SPECIFICATIONS OF THE STATE HEALTH DEPARTMENT

- NOTES**
1. LOTS TO BE SERVED BY PRIVATE WATER WELL & OSSF
 2. UNDERGROUND ELEC. PROVIDED BY TEC
 3. TELEPHONE SERVICE PROVIDED BY SBC
 4. PROPERTY IS LOCATED IN THE LEANDER MUNICIPAL ETJ
 5. THIS TRACT IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE
 6. The drilling of more than one well on each lot is prohibited unless approved by the County.
 7. A rainwater harvesting system providing storage of at least 2,500 gallons of potable or non-potable water is installed on each lot when a structure is erected there.
 8. Further subdivision of lots is prohibited five years following the filing of the plat.
 9. 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 and
 10. 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 time. Information on the available supply of groundwater and its quality is available to prospective purchasers of lots in this subdivision at the office of the County Clerk of Travis County, Texas.

3DS, Inc.
 Land Surveyors
 C.E.S. Services
 Subdivision-Commercial-Boundaries
 Construction
 www.3dsinc.com
 10703 SIERRA OAKS
 AUSTIN, TX 78759
 PH: (512) 919-4140

Hidden Mesa Subdivision Resubdivision of Lot 42

TRAVIS COUNTY, TEXAS

Scale 1" = 100' Date 3/5/13	Drawn by Staff	Checked by Staff
Field Book	File Name 12-008	Approved by S.W.
Project No. 12-008		

SHEET 2 OF 3

3DS, INC.
 10703 Sierra Oaks
 Austin, Texas 78759

Steven W. Womack

5 Mar. 2013

STEVEN W. WOMACK
 REGISTERED PROFESSIONAL LAND SURVEYOR No. 5025

DATE

