



Item 6

Travis County Commissioners Court Agenda Request

Meeting Date: July 16, 2013

Prepared By: Jose Luis Arriaga **Phone #:** (512) 854-7562

Division Director/Manager: Anna Bowlin, Division Director 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 partial cancellation of the right-of-way for Dorado Pass and part of unnamed right-of-way, Part of Tract #5, Lakehurst Subdivision (Dorado Pass and parts of unnamed right-of-way - Tract #5, Lakehurst Subdivision - Lakehurst Loop - City of Lakeway ETJ - Eight Residential Lots) in Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

The owners of the lots in Tract #5, Lakehurst Subdivision are requesting to cancel Dorado Pass and an unnamed right-of-way located in this subdivision in order to combine the property with 36 residential lots in order to create 8 total residential estate lots on 24.056 acres. The result of this process is a large reduction in density of 36 residential lots and a potential reduction of stormwater run-off to adjacent properties.

These properties were part of a development first proposed by Toll Brothers in 2008 but subsequently withdrawn. A companion request to combine lots in the Lakehurst subdivision with right-of-ways is also scheduled with this request. There are no public streets being proposed with this request. Parkland requirements were not assessed because the applicant is not creating additional lots but reducing the density by 28 lots. Water will be provided by the Southwest Water Company, and waste water will be provided by private on-site septic facilities.

STAFF RECOMMENDATIONS:

As this cancellation request meets all Travis County standards, TNR staff recommends approval of the motion.

ISSUES AND OPPORTUNITIES:

The subject property was part of a development proposed by Toll Brothers in 2008 that was the subject of complaints from adjacent property owners because of questions regarding density, downstream conveyance, and flooding. Public notification by Certified Mail was sent out to all lot owners of the original Lakehurst

subdivision. Several public notice signs were posted on the subject property to announce the date, time, and location of the public hearing.

Staff did receive several calls from adjacent property owners who inquired about the various applications being considered for action by the court. Most of the inquires did not appear to be in opposition to the project.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A

ATTACHMENTS/EXHIBITS:

- Location map
- Existing Plat
- Proposed plat
- Cancellation Document
- Precinct map
- Public Notice Sign

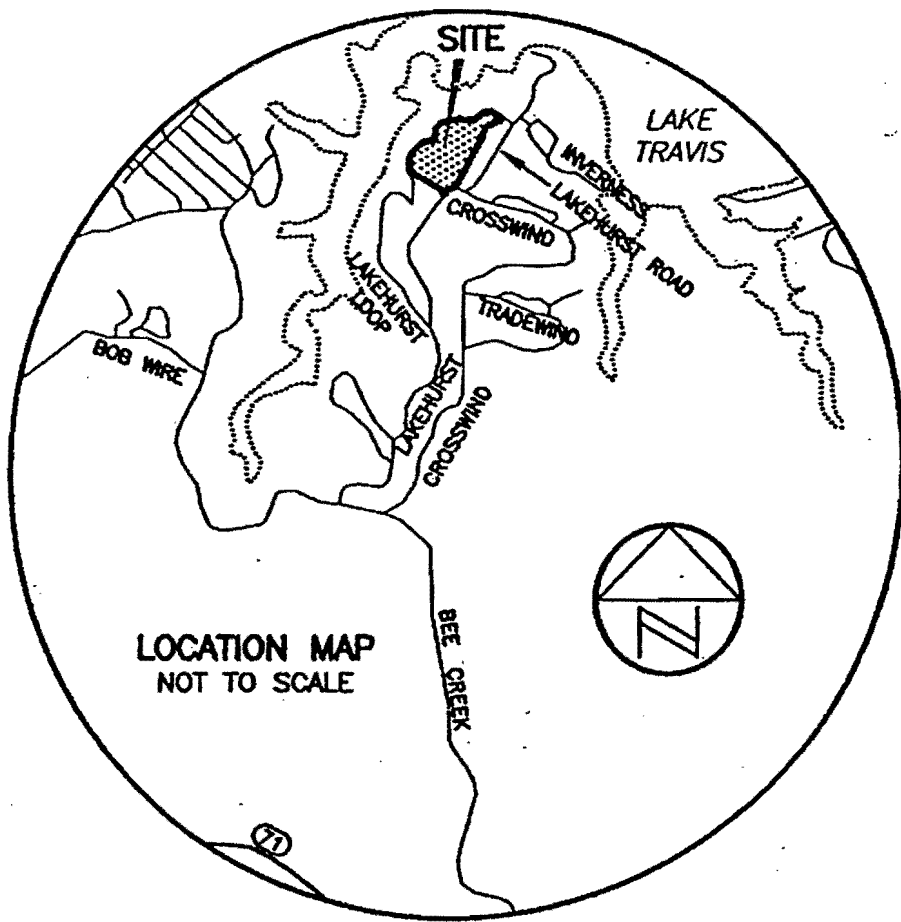
REQUIRED AUTHORIZATIONS:

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

CC:

SM:AB:ja

1101 - Development Services Long Range Planning - Cancellation of right-of-ways - Lakehurst Subdivision



Proposed Revised Plat

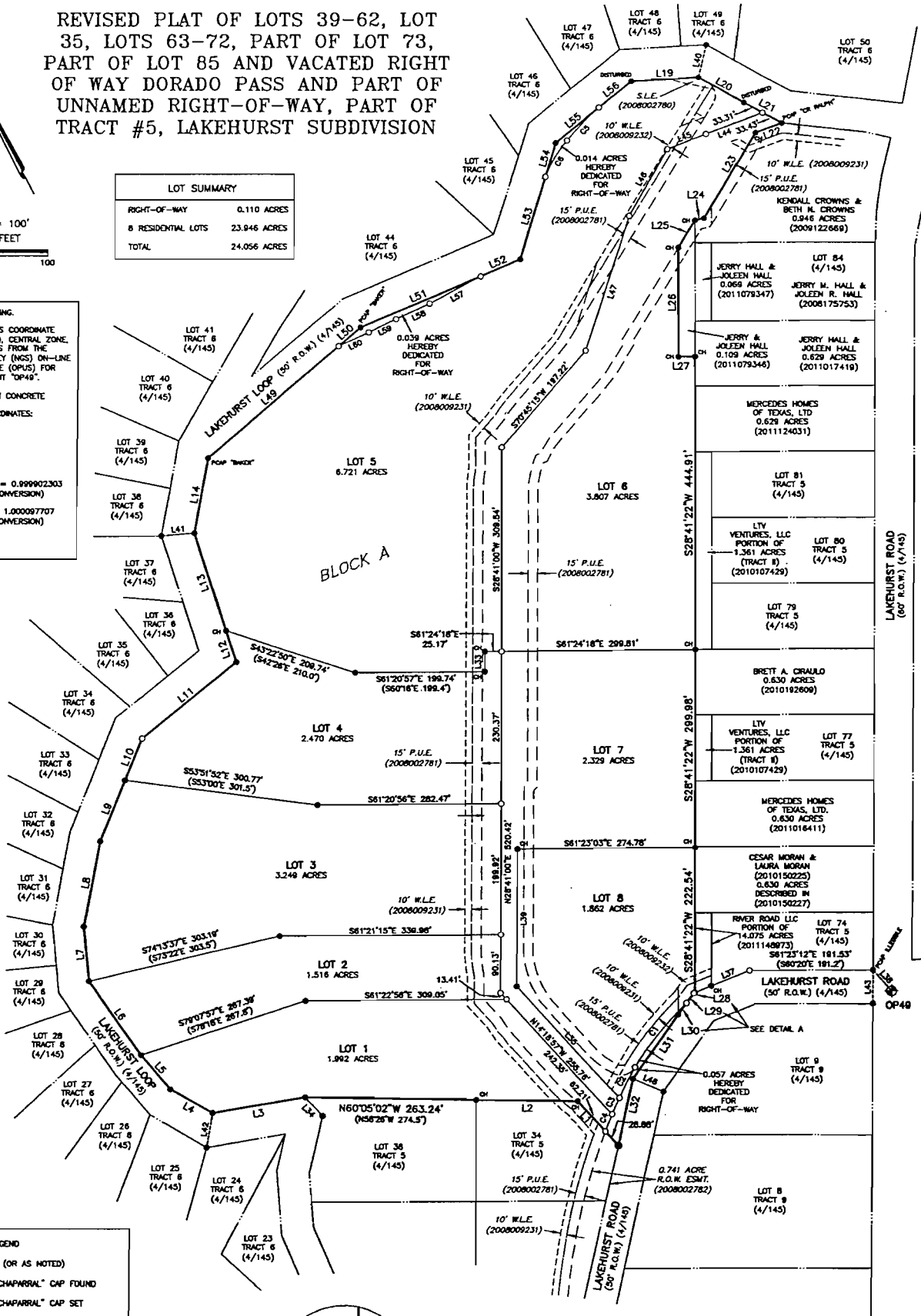
REVISED PLAT OF LOTS 39-62, LOT 35, LOTS 63-72, PART OF LOT 73, PART OF LOT 85 AND VACATED RIGHT OF WAY DORADO PASS AND PART OF UNNAMED RIGHT-OF-WAY, PART OF TRACT #5, LAKEHURST SUBDIVISION

SCALE: 1" = 100'
SCALE IN FEET



LOT SUMMARY	
RIGHT-OF-WAY	0.110 ACRES
8 RESIDENTIAL LOTS	23.946 ACRES
TOTAL	24.056 ACRES

THIS IS A SURFACE DRAWING.
BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "OP49".
4" ALUMINUM DISK SET IN CONCRETE
TEXAS STATE PLANE COORDINATES:
N 10105312.73
E 3024155.53
SURFACE COORDINATES:
N 10106300.09
E 3024451.01
COMBINED SCALE FACTOR = 0.999902303 (FOR SURFACE TO GRID CONVERSION)
INVERSE SCALE FACTOR = 1.000097707 (FOR GRID TO SURFACE CONVERSION)
SCALED ABOUT 0.0
THETA ANGLE: 1°11'18"



- LEGEND**
- 1/2" REBAR FOUND (OR AS NOTED)
 - ⊕ 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
 - 1/2" REBAR WITH "CHAPARRAL" CAP SET
 - ⊙ COTTON SPINDLE WITH "CHAPARRAL" WASHER SET
 - ⊕ CONTROL POINT LOCATION
 - J.U.A.E. JOINT USE ACCESS EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - W.L.E. WATERLINE EASEMENT
 - S.L.E. SIGHT LINE EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - () RECORD INFORMATION



Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744

PROJECT NO.: 390-007
DRAWING NO.: 390-007-PL1
PLOT DATE: 5/21/13
PLOT SCALE: 1" = 100'
DRAWN BY: JBE
SHEET

5/21/13

**PARTIAL CANCELLATION INSTRUMENT
OF DORADO PASS RIGHT-OF-WAY
AND AN UNNAMED RIGHT-OF-WAY IN
THE LAKEHURST SUBDIVISION, TRACT 5**

STATE OF TEXAS

COUNTY OF TRAVIS

WHEREAS River Road, LLC, Christina Peters and Jennifer Spille are the owners of all the real property included in Lots 35, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, and a portion of lot 73, Tract 5, Lakehurst Subdivision, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 4, Page 145, of the Plat Records of Travis County, Texas (said plat is referred to herein below as "Lakehurst Subdivision"); AND a portion of Lot 73, AND a portion of Lot 85, out of the Resubdivision of Tract 5 of the Lakehurst Subdivision, being a portion of the parcel acquired by Toll TX VI LP under Document No. 2006204627 of the Official Public Records of Travis County Texas, AND a remainder of 1.461 –acres, more or less, out of the Gus Cezeaux Survey No. 50, Abstract No. 2539, in Travis County, Texas, and being more fully described by metes and bounds in the deed recorded in Document No. 2006055362 of the Official Public Records of Travis County, Texas; AND a 2.048 acres more or less, out of the Gus Cezeaux Survey No. 50, Abstract No. 2539, Travis County, Texas, as described as TRACT VI in the deed recorded in Document No. 2010107429 of the Official Public Records of Travis County, Texas; AND a 0.272 acres, more or less, out of the Gus Cezeaux Survey No. 50, Abstract No. 2539, in Travis County, Texas, being a portion of Lot 73, Tract 5 of the Resubdivision of Tract 5 of the Lakehurst Subdivision; AND a portion of 1.461 acres, more or less, out of the Gus Cezeaux Survey No. 50, Abstract No. 2539, in Travis County, Texas, as described in the deed recorded in Document No. 2006055362 of the Official Public Records of Travis County, Texas, and being the same property described as TRACT IV in the deed recorded in Document No. 2010107429 of the Official Public Records of Travis County, Texas, TOGETHER WITH all rights, privileges and appurtenances pertaining thereto, including but not limited to: water rights, claims, permits, strips and gores, easements, interests in adjacent right-of-ways, and cooperative or association memberships, and Whereas said lots comprise all of the land encompassed by the Plat; and

WHEREAS, Owners now wishes to cancel the following Right-of-Ways included on Exhibit "A" in accordance with the procedures set forth in Section 232.008 of the Texas Local Government Code.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: That Owners do hereby declare that, Travis County Commissioners Court has authorized the filing of this instrument and Owners further hereby declares that the following Right-of-Way's included on Exhibit "A" are canceled. It is understood that this action will in no way affect other lots of said subdivision.

EXECUTED this 10th day of September, 2012.

PROPRIETOR:

By: _____

Tommy Cain

THE STATE OF TEXAS

COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared Tommy Cain, known to me to be the person whose name is subscribed to in the foregoing instrument of writing, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in capacity therein stated.

Given under my hand and seal of office, this the 10th day of September, 2012.

[Signature]
Notary Public in and for the State of Texas



My Commission Expires: 2/29/16

EXECUTED this 10th day of September, 2012.

PROPRIETOR:

By: Tom Childers
Tom Childers

THE STATE OF TEXAS

COUNTY OF TRAVIS

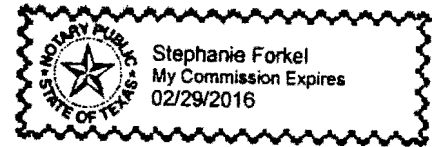
Before me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared Tom Childers, known to me to be the person whose name is subscribed to in the foregoing instrument of writing, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in capacity therein stated.

Given under my hand and seal of office, this the 10th day of September 2012.

Stephanie Forkel

Notary Public in and for the State of Texas

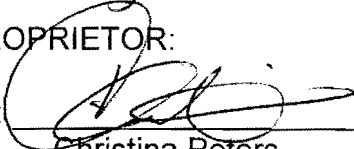
My Commission Expires: 2/29/16



EXECUTED this 23 day of August, 2012.

PROPRIETOR:

By:

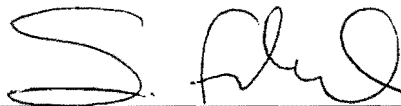

Christina Peters

THE STATE OF TEXAS

COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared Christina Petters, known to me to be the person whose name is subscribed to in the foregoing instrument of writing, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in capacity therein stated.

Given under my hand and seal of office, this the 23 day of August, 2012.



Notary Public in and for the State of Texas

My Commission Expires: 2/29/16



EXECUTED this 12 day of September, 2012.

PROPRIETOR:

By: _____

Jennifer Spille

THE STATE OF TEXAS

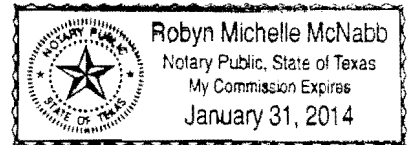
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared Jennifer Spille, known to me to be the person whose name is subscribed to in the foregoing instrument of writing, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in capacity therein stated.

Given under my hand and seal of office, this the 12th day of September, 2012.

Notary Public in and for the State of Texas

My Commission Expires: _____



STATE OF TEXAS

COUNTY OF TRAVIS

On _____, 20 _____, the Travis County Commissioners Court approved the partial cancellation of the subdivision known as _____, as described above.

EXECUTED, this _____ day of _____, 20 _____.

Dana Debeauvoir, County Clerk
Travis County, Texas

By: _____
Deputy

Return to:
Travis County TNR
Attention: Joe L. Arriaga
P.O. Box 1748
Austin, TX 78767

EXHIBIT "A"



Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**0.921 ACRES
RIGHT-OF-WAY VACATION
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 0.921 ACRES (APPROXIMATELY 40,103 SQ. FT.), BEING A PORTION OF AN UNOPENED 50 FOOT WIDE RIGHT-OF-WAY CROSSING TRACT 5, RESUBDIVISION OF TRACTS 5, 6, 8 AND 9 OF LAKEHURST SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 145 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF A 14.075 ACRE TRACT CONVEYED TO RIVER ROAD LLC IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED AUGUST 3, 2011 AND RECORDED IN DOCUMENT NO. 2011148973 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.921 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a cotton spindle with "Chaparral" washer set at the intersection of the west right-of-way line of Lakehurst Road (50' right-of-way width) as shown on said Resubdivision of Tracts 5, 6, 8 and 9 of Lakehurst Subdivision and the east line of the said unopened 50 foot wide right-of-way, being also the southernmost corner of Lot 63, Tract 5, of said Resubdivision of Tracts 5, 6, 8 and 9 of Lakehurst Subdivision;

THENCE South $41^{\circ}16'38''$ West with the west right-of-way line of Lakehurst Road and the east line of the said unopened 50 foot wide right-of-way, a distance of 60.49 feet to a cotton spindle with "Chaparral" washer set at the intersection of the west right-of-way line of Lakehurst Road and the west line of the said unopened 50 foot wide right-of-way, being also an angle point in the east line of Lot 34, Tract 5, of said Resubdivision of Tracts 5, 6, 8 and 9 of Lakehurst Subdivision;

THENCE with the common line of the said unopened 50 foot wide right-of-way and Lots 34-35 and 40-45, Tract 5, of said Resubdivision of Tracts 5, 6, 8 and 9 of Lakehurst Subdivision, the following two (2) courses and distances:

1. North $14^{\circ}21'49''$ West, a distance of 306.39 feet to a 1/2" rebar found;
2. North $28^{\circ}41'19''$ East, a distance of 530.23 feet to a 1/2" rebar with "Chaparral" cap found;

THENCE South $61^{\circ}24'18''$ East crossing the said unopened 50 foot wide right-of-way, a distance of 50.17 feet to a 1/2" rebar with "Chaparral" cap found in the east line of the said unopened 50 foot wide right-of-way, being the northwest corner of Lot 67 and the southwest corner of Lot 68, Tract 5, of said Resubdivision of Tracts 5, 6, 8 and 9 of Lakehurst Subdivision;

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THENCE with the common line of the said unopened 50 foot wide right-of-way and Lots 63-67, Tract 5, of said Resubdivision of Tracts 5, 6, 8 and 9 of Lakehurst Subdivision, the following two (2) courses and distances:

1. South 28°41'00" West, a distance of 510.61 feet to a 1/2" rebar found;
2. South 14°18'57" East, a distance of 252.37 feet to the **POINT OF BEGINNING**, containing 0.921 acres of land, more or less.

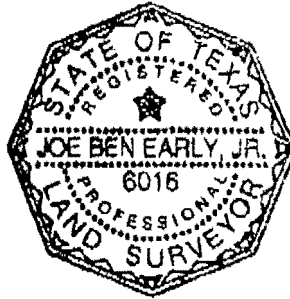
Surveyed on the ground July 26, 2011.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS Solutions from The National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

Attachments: Drawing 390-007-ROW-VAC-RIVERROAD1

 4/11/13

Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016



SKETCH TO ACCOMPANY A DESCRIPTION OF 0.921 ACRES (APPROXIMATELY 40,103 SQ. FT.), BEING A PORTION OF AN UNOPENED 50 FOOT WIDE RIGHT-OF-WAY CROSSING TRACT 5, RESUBDIVISION OF TRACTS 5, 6, 8 AND 9 OF LAKEHURST SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 145 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF A 14.075 ACRE TRACT CONVEYED TO RIVER ROAD LLC IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED AUGUST 3, 2011 AND RECORDED IN DOCUMENT NO. 2011148973 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LINE TABLE			
No.	BEARING	LENGTH	
L1	S41°16'38"W	60.49'	(S42°18'W 80.7')
L2	N14°21'49"W	306.39'	(N13°16'W 306.8')
L3	N28°41'19"E	530.23'	(N29°44'E)
L4	S61°24'18"E	50.17'	
L5	S28°41'00"W	510.61'	(S29°44'W)
L6	S14°18'57"E	252.37'	(S13°16'E 252.8')

LEGEND	
●	1/2" REBAR FOUND
● ^{CH}	1/2" REBAR WITH "CHAPARRAL" CAP FOUND
⊗	COTTON SPINDLE WITH "CHAPARRAL" WASHER SET
()	RECORD INFORMATION



JBE 4/11/13

DATE OF SURVEY: 7/26/11
 PLOT DATE: 4/11/13
 DRAWING NO.: 390-007-ROW-VAC-RIVERROAD1
 PROJECT NO.: 390-007
 DRAWN BY: JBE
 SHEET 1 OF 2

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 390-007-ROW-VAC-RIVERROAD1





**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**0.379 ACRES
RIGHT-OF-WAY VACATION
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 0.379 ACRES (APPROXIMATELY 16,526 SQ. FT.), BEING A PORTION OF AN UNOPENED 50 FOOT WIDE RIGHT-OF-WAY CROSSING TRACT 5, RESUBDIVISION OF TRACTS 5, 6, 8 AND 9 OF LAKEHURST SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 145 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF A 14.075 ACRE TRACT CONVEYED TO RIVER ROAD LLC IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED AUGUST 3, 2011 AND RECORDED IN DOCUMENT NO. 2011148973 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.379 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "Chaparral" cap found at the intersection of the north right-of-way line of Lakehurst Road (50' right-of-way width) as shown on said Resubdivision of Tracts 5, 6, 8 and 9 of Lakehurst Subdivision and the east line of the said unopened 50 foot wide right-of-way, being also the westernmost corner of Lot 74, Tract 5, of said Resubdivision of Tracts 5, 6, 8 and 9 of Lakehurst Subdivision;

THENCE with the north right-of-way line of Lakehurst Road and the south line of the said unopened 50 foot wide right-of-way, the following two (2) courses and distances:

1. North 83°50'44" West, a distance of 28.96 feet to a 1/2" rebar with "Chaparral" cap set;
2. South 64°31'02" West, a distance of 40.02 feet to a 1/2" rebar found at the intersection of the north right-of-way line of Lakehurst Road and the west line of the said unopened 50 foot wide right-of-way, being also an angle point in the south line of Lot 63, Tract 5, of said Resubdivision of Tracts 5, 6, 8 and 9 of Lakehurst Subdivision;

THENCE North 28°40'19" East with the common line of the said unopened 50 foot wide right-of-way and Lots 63-67, Tract 5, of said Resubdivision of Tracts 5, 6, 8 and 9 of Lakehurst Subdivision, a distance of 555.62 feet to a calculated point for the easternmost corner of Lot 67 and the southernmost corner of Lot 68, Tract 5, of said Resubdivision of Tracts 5, 6, 8 and 9 of Lakehurst Subdivision;

THENCE crossing the said unopened 50 foot wide right-of-way, the following three (3) courses and distances:

1. South 61°24'18" East, a distance of 25.25 feet to a 1/2" rebar with "Chaparral" cap found;

Page 2

2. South 28°41'22" West, a distance of 398.78 feet to a 1/2" rebar with "Chaparral" cap found;
3. South 61°20'16" East, a distance of 25.13 feet to a calculated point in the east line of the said unopened 50 foot wide right-of-way, being the northernmost corner of Lot 74 and the westernmost corner of Lot 75, Tract 5, of said Resubdivision of Tracts 5, 6, 8 and 9 of Lakehurst Subdivision;

THENCE South 28°42'24" West with the east line of the said unopened 50 foot wide right-of-way and the west line of said Lot 74, a distance of 113.34 feet to the **POINT OF BEGINNING**, containing 0.379 acres of land, more or less.

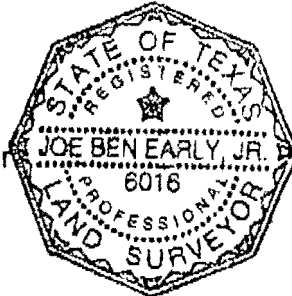
Surveyed on the ground July 26, 2011.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS Solutions from The National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

Attachments: Drawing 390-007-ROW-VAC-RIVERROAD2

JB 4/11/13

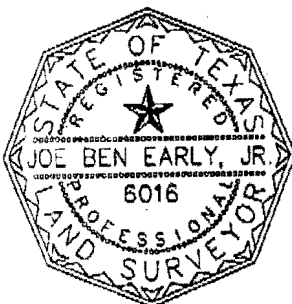
Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016



SKETCH TO ACCOMPANY A DESCRIPTION OF 0.379 ACRES (APPROXIMATELY 16,526 SQ. FT.), BEING A PORTION OF AN UNOPENED 50 FOOT WIDE RIGHT-OF-WAY CROSSING TRACT 5, RESUBDIVISION OF TRACTS 5, 6, 8 AND 9 OF LAKEHURST SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 145 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF A 14.075 ACRE TRACT CONVEYED TO RIVER ROAD LLC IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED AUGUST 3, 2011 AND RECORDED IN DOCUMENT NO. 2011148973 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LINE TABLE			
No.	BEARING	LENGTH	(RECORD)
L1	N83°50'44"W	28.96'	(N82°01'W 30')
L2	S64°31'02"W	40.02'	(S64°34'W 37.4')
L3	N28°40'19"E	555.62'	(N28°44'E
L4	S61°24'18"E	25.25'	
L5	S28°41'22"W	398.78'	
L6	S61°20'16"E	25.13'	
L7	S28°42'24"W	113.34'	(S28°44'W

LEGEND	
●	1/2" REBAR FOUND
● ^{CH}	1/2" REBAR WITH "CHAPARRAL" CAP FOUND
○	1/2" REBAR WITH "CHAPARRAL" CAP SET
△	CALCULATED POINT
()	RECORD INFORMATION



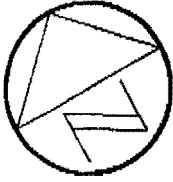
JBE 4/11/13

DATE OF SURVEY: 7/26/11
 PLOT DATE: 4/11/13
 DRAWING NO.: 390-007-ROW-VAC-RIVERROAD2
 PROJECT NO.: 390-007
 DRAWN BY: JBE
 SHEET 1 OF 2

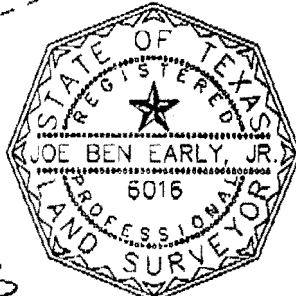
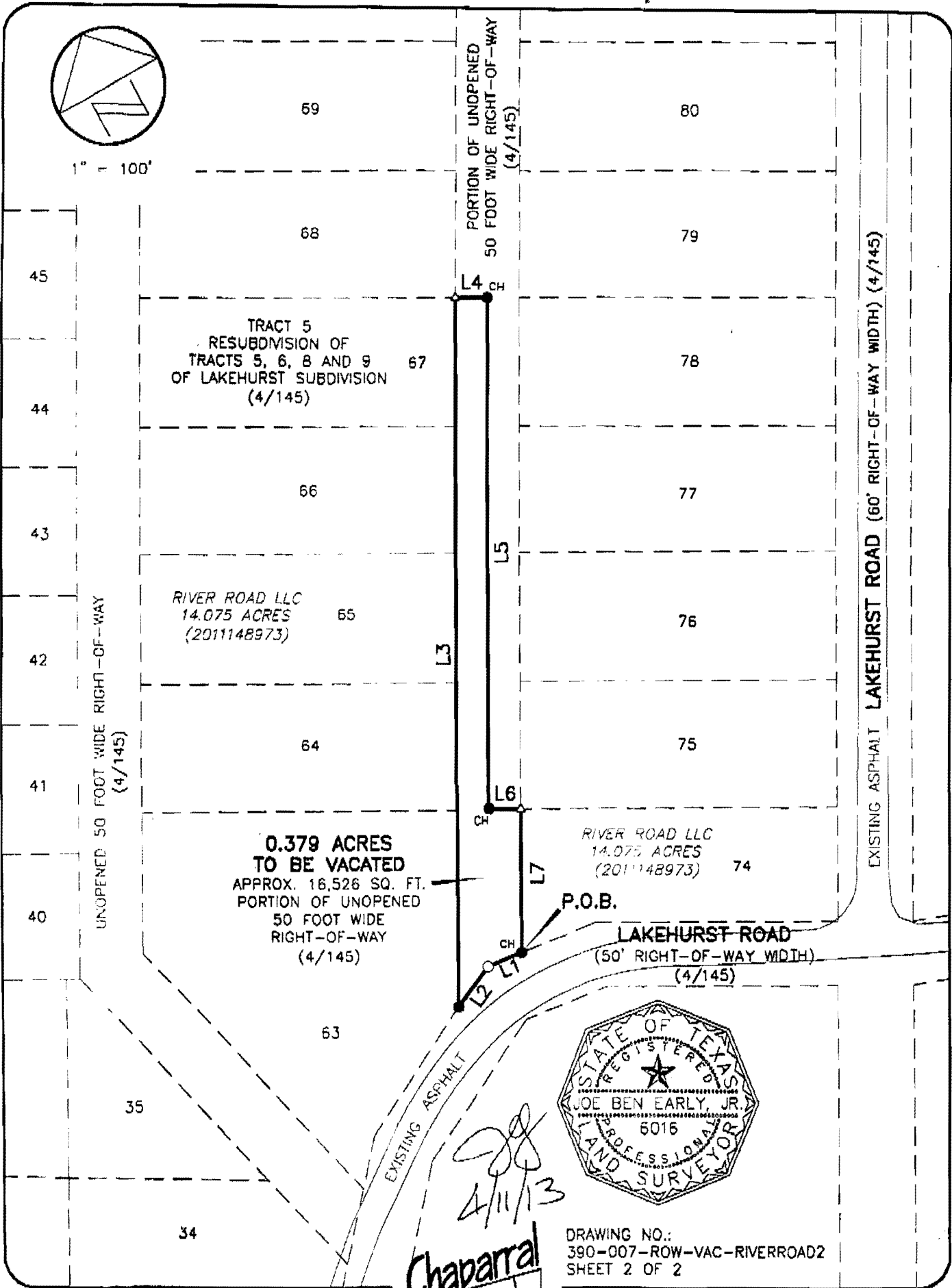
Chaparral

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 390-007-ROW-VAC-RIVERROAD2



1" = 100'



Handwritten signature and date: 4/11/13

Chaparral

DRAWING NO.: 390-007-ROW-VAC-RIVERROAD2 SHEET 2 OF 2



Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724

Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

0.259 ACRES
RIGHT-OF-WAY VACATION
TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 0.259 ACRES (APPROXIMATELY 11,265 SQ. FT.), BEING A PORTION OF AN UNOPENED 50 FOOT WIDE RIGHT-OF-WAY CROSSING TRACT 5, RESUBDIVISION OF TRACTS 5, 6, 8 AND 9 OF LAKEHURST SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 145 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF A 10.102 ACRE TRACT CONVEYED TO JENNIFER L. SPILLE IN A GENERAL WARRANTY DEED DATED FEBRUARY 1, 2011 AND RECORDED IN DOCUMENT NO. 2011017896 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.259 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "Chaparral" cap found in the west line of the said unopened 50 foot wide right-of-way, being the easternmost corner of Lot 72 and the southernmost corner of Lot 73, Tract 5, of said Resubdivision of Tracts 5, 6, 8 and 9 of Lakehurst Subdivision;

THENCE crossing the said unopened 50 foot wide right-of-way, the following three (3) courses and distances:

1. South 61°18'38" East, a distance of 25.39 feet to a 1/2" rebar with "Chaparral" cap found;
2. South 28°41'22" West, a distance of 444.91 feet to a 1/2" rebar with "Chaparral" cap found;
3. North 61°24'18" West, a distance of 25.25 feet to a calculated point in the west line of the said unopened 50 foot wide right-of-way, being the easternmost corner of Lot 67 and the southernmost corner of Lot 68, Tract 5, of said Resubdivision of Tracts 5, 6, 8 and 9 of Lakehurst Subdivision;

THENCE North 28°40'19" East with the common line of the said unopened 50 foot wide right-of-way and Lots 68-72, Tract 5, of said Resubdivision of Tracts 5, 6, 8 and 9 of Lakehurst Subdivision, a distance of 444.95 feet to the **POINT OF BEGINNING**, containing 0.259 acres of land, more or less.

Page 2

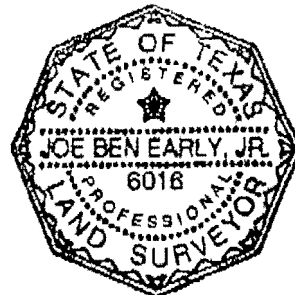
Surveyed on the ground July 26, 2011.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS Solutions from The National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

Attachments: Drawing 390-007-ROW-VAC-SPILLE2

JE 4/11/13

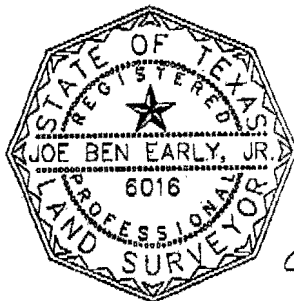
Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016



SKETCH TO ACCOMPANY A DESCRIPTION OF 0.259 ACRES (APPROXIMATELY 11,265 SQ. FT.), BEING A PORTION OF AN UNOPENED 50 FOOT WIDE RIGHT-OF-WAY CROSSING TRACT 5, RESUBDIVISION OF TRACTS 5, 6, 8 AND 9 OF LAKEHURST SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 145 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF A 10.102 ACRE TRACT CONVEYED TO JENNIFER L. SPILLE IN A GENERAL WARRANTY DEED DATED FEBRUARY 1, 2011 AND RECORDED IN DOCUMENT NO. 2011017896 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

- ^{CH} 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
- △ CALCULATED POINT
- () RECORD INFORMATION



Joe Ben Early, Jr.
4/11/13

DATE OF SURVEY: 7/26/11
PLOT DATE: 4/11/13
DRAWING NO.: 390-007-ROW-VAC-SPILLE2
PROJECT NO.: 390-007
DRAWN BY: JBE
SHEET 1 OF 2

Chaparral

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 390-007-ROW-VAC-SPILLE2



**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**1.267 ACRES
RIGHT-OF-WAY VACATION
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 1.267 ACRES (APPROXIMATELY 55,209 SQ. FT.), BEING A PORTION OF TWO (2) UNOPENED 50 FOOT WIDE RIGHT-OF-WAYS CROSSING TRACT 5, RESUBDIVISION OF TRACTS 5, 6, 8 AND 9 OF LAKEHURST SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 145 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF A 10.102 ACRE TRACT CONVEYED TO JENNIFER L. SPILLE IN A GENERAL WARRANTY DEED DATED FEBRUARY 1, 2011 AND RECORDED IN DOCUMENT NO. 2011017896 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.267 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found at the intersection of the south right-of-way line of Lakehurst Loop (50' right-of-way width) as shown on said Resubdivision of Tracts 5, 6, 8 and 9 of Lakehurst Subdivision and the north line of the said unopened 50 foot wide right-of-way, being also the easternmost corner of Lot 62, Tract 5, of said Resubdivision of Tracts 5, 6, 8 and 9 of Lakehurst Subdivision;

THENCE South 32°47'24" East with the south right-of-way line of Lakehurst Loop and the north line of the said unopened 50 foot wide right-of-way, a distance of 66.74 feet to a 1/2" rebar with "CR Ralph" cap found at the intersection of the south right-of-way line of Lakehurst Loop and the south right-of-way line of the said unopened 50 foot wide right-of-way, being also an angle point in the north line of Lot 85, Tract 5, of said Resubdivision of Tracts 5, 6, 8 and 9 of Lakehurst Subdivision;

THENCE with the common line of the said unopened 50 foot wide right-of-way and said Lot 85, the following two (2) courses and distances:

1. North 81°11'55" West, a distance of 115.54 feet to a 1/2" rebar with "CR Ralph" cap found;
2. South 28°42'24" West, a distance of 85.80 feet to a 1/2" rebar with "Chaparral" cap set;

THENCE crossing the said unopened 50 foot wide right-of-way, the following three (3) courses and distances:

1. South 60°31'09" West, a distance of 22.16 feet to a 1/2" rebar found;
2. North 74°28'51" West, a distance of 14.14 feet to a 1/2" rebar with "Chaparral" cap found;

Page 2

3. South 60°31'09" West, a distance of 48.23 feet to a 1/2" rebar with "Chaparral" cap found in the west right-of-way line of the said unopened 50 foot wide right-of-way, being in the east line of said Lot 73;

THENCE with the common line of the said unopened 50 foot wide right-of-way and Lots 68-73, Tract 5, of said Resubdivision of Tracts 5, 6, 8 and 9 of Lakehurst Subdivision, the following five (5) courses and distances:

1. North 28°40'19" East, a distance of 129.20 feet to a 1/2" rebar with "Baker" cap found;
2. South 58°48'11" West, a distance of 104.76 feet to a 1/2" rebar with "CR Ralph" cap found;
3. South 46°45'01" West, a distance of 217.91 feet to a 1/2" rebar with "CR Ralph" cap found;
4. South 70°45'15" West, a distance of 192.93 feet to a 1/2" rebar with "CR Ralph" cap found;
5. South 28°41'00" West, a distance of 299.89 feet to a 1/2" rebar with "Chaparral" cap found;

THENCE North 61°24'18" West crossing the said unopened 50 foot wide right-of-way, a distance of 50.17 feet to a 1/2" rebar with "Chaparral" cap found in the west line of the said unopened 50 foot wide right-of-way, being in the east line of Lot 45, Tract 5, of said Resubdivision of Tracts 5, 6, 8 and 9 of Lakehurst Subdivision;

THENCE with the common line of the said unopened 50 foot wide right-of-way and Lots 45-47 and 58-62, Tract 5, of said Resubdivision of Tracts 5, 6, 8 and 9 of Lakehurst Subdivision, the following five (5) courses and distances:


1. North 28°41'19" East, a distance of 319.22 feet to a 1/2" rebar with "CR Ralph" cap found;
2. North 70°47'05" East, a distance of 201.63 feet to a 1/2" rebar with "Chaparral" cap set;
3. North 46°47'05" East, a distance of 212.53 feet to a 1/2" rebar with "Chaparral" cap set;
4. North 58°45'05" East, a distance of 129.96 feet to a 1/2" rebar found;
5. South 81°09'26" East, a distance of 142.68 feet to the **POINT OF BEGINNING**, containing 1.267 acres of land, more or less.

Page 2

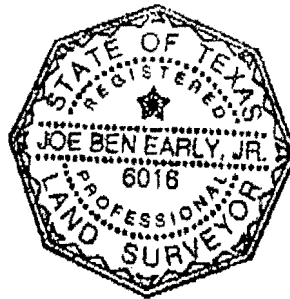
Surveyed on the ground July 26, 2011.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS Solutions from The National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

Attachments: Drawing 390-007-ROW-VAC-SPILLE1

 4/11/13

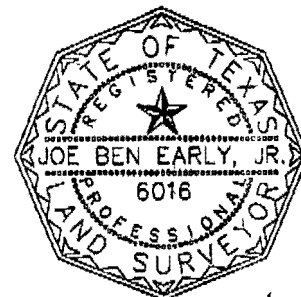
Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016



SKETCH TO ACCOMPANY A DESCRIPTION OF 1.267 ACRES (APPROXIMATELY 55,209 SQ. FT.), BEING A PORTION OF TWO (2) UNOPENED 50 FOOT WIDE RIGHT-OF-WAYS CROSSING TRACT 5, RESUBDIVISION OF TRACTS 5, 6, 8 AND 9 OF LAKEHURST SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 145 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF A 10.102 ACRE TRACT CONVEYED TO JENNIFER L. SPILLE IN A GENERAL WARRANTY DEED DATED FEBRUARY 1, 2011 AND RECORDED IN DOCUMENT NO. 2011017896 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LINE TABLE			
No.	BEARING	LENGTH	(RECORD)
L1	S32°47'24"E	66.74'	
L2	N81°11'55"W	115.54'	(N80°32'W 113.8')
L3	S28°42'24"W	85.80'	(S29°44'W)
L4	S60°31'09"W	22.16'	
L5	N74°28'51"W	14.14'	
L6	S60°31'09"W	48.23'	
L7	N28°40'19"E	129.20'	(N29°44'E)
L8	S58°48'11"W	104.76'	(S59°32'W 104.6')
L9	S46°45'01"W	217.91'	(S47°54'W 217.9')
L10	S70°45'15"W	192.93'	(S71°54'W 193.1')
L11	S28°41'00"W	299.89'	(S29°44'W)
L12	N61°24'18"W	50.17'	
L13	N28°41'19"E	319.22'	(N29°44'E)
L14	N70°47'05"E	201.63'	(N71°54'E 201.7')
L15	N46°47'05"E	212.53'	(N47°54'E 212.6')
L16	N58°45'05"E	129.96'	(N59°52'E 130.0')
L17	S81°09'26"E	142.68'	(S80°32'E 142.8')

LEGEND	
●	1/2" REBAR FOUND
● ^B	1/2" REBAR WITH "BAKER" CAP FOUND
● ^{CH}	1/2" REBAR WITH "CHAPARRAL" CAP FOUND
● ^R	1/2" REBAR WITH "CR RALPH" CAP FOUND
○	1/2" REBAR WITH "CHAPARRAL" CAP SET
()	RECORD INFORMATION



Joe Ben Early, Jr.
4/11/13

DATE OF SURVEY: 7/26/11
 PLOT DATE: 4/11/13
 DRAWING NO.: 390-007-ROW-VAC-SPILLE1
 PROJECT NO.: 390-007
 DRAWN BY: JBE
 SHEET 1 OF 2

Chaparral

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 390-007-ROW-VAC-SPILLE1



NOTICE OF PUBLIC HEARING

JULY 16, 2013, AT 9:00 AM

REVISED PLAT OF LOTS 39-62, LOT 35,
LOTS 63-72, PART OF LOT 85 AND VACATED
RIGHT OF WAY DORADO PASS AND PART OF
UNNAMED RIGHT-OF-WAY, PART OF TRACT #5,
LAKEHURST SUBDIVISION, PRECINCT 1

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

FOR MORE INFORMATION CALL
JOE L. ARMSTRONG 512-475-7362

**NOTICE OF
PUBLIC HEARING**

JULY 16, 2003 AT 9:00 AM

NOTICE IS HEREBY GIVEN THAT THE
STATE OF TEXAS HAS ADOPTED
AND IS NOW ENFORCING THE
LAW ENFORCING AGENCIES
LAW ENFORCING AGENCIES

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

FOR MORE INFORMATION CALL
OR E-MAIL



NOTICE OF PUBLIC HEARING

JULY 16, 2013, AT 9:00 AM

**CANCELLATION OF DORADO PASS AND A PART
OF UNNAMED RIGHT-OF-WAY, TRACT #5,
LAKEHURST SUBDIVISION, PRECINCT 1**

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

**FOR MORE INFORMATION CALL:
JOE L. ARRIAGA 854-7562**