



Item 8

Travis County Commissioners Court Agenda Request

Meeting Date: July 16, 2013

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

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

Carol B. [Signature]
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 several sections of a separate instrument right-of-way dedication as dedicated by Document #2008002782 – Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

TNR staff has received a request to authorize the filing of an instrument to vacate several sections of a separate instrument right-of-way (ROW) dedication as dedicated by Document #2008002782. The subject portions of ROW are not maintained by Travis County. Vacating these sections of ROW terminates their existence.

The subject sections of ROW were dedicated as part of a development first proposed by Toll Brothers in 2008, but subsequently the development proposal was withdrawn. These sections were to help bring an un-named ROW (later known as Dorado Pass) up to County standard.

The utility companies operating in the area have stated they have no objection to vacating the subject sections of ROW. Staff foresees no opposition to this request. However, should staff receive any inquiries from adjacent property owners as a result of the public notification process, an addendum to this back up memorandum will be provided to the Court prior to the public hearing.

STAFF RECOMMENDATIONS:

The request has been reviewed by TNR staff and staff finds the vacation request meets all Travis County standards. The City of Lakeway has given its approval. As of this memo, staff has received several inquiries in regards to this request. However, no one seemed to show opposition. As such, TNR staff recommends the request.

ORDER OF VACATION

STATE OF TEXAS §

COUNTY OF TRAVIS §

WHEREAS, the property owner requests the vacation of several sections of a separate instrument right-of-way dedication as dedicated per Document #2008002782 of the Travis County Official Public Records;

WHEREAS, the utility companies known to be operating in the area have indicated that they have no objection to the vacation of these sections of right-of-way as described in the attached field notes and sketches;

WHEREAS, the Travis County Transportation and Natural Resources Department recommends the vacation of these sections of right-of-way as described in the attached field notes and sketches;

WHEREAS, the required public notice was posted and the Travis County Commissioners Court held a public hearing on July 16, 2013 to consider the proposed action; and

NOW, THEREFORE, by unanimous vote, the Commissioners Court of Travis County, Texas, orders that several sections of right-of-way as dedicated per Document #2008002782, as shown on the attached sketches and described in the attached field notes, are hereby vacated.

ORDERED THIS THE _____ DAY OF _____ 2013.

SAMUEL T. BISCOE, COUNTY JUDGE

COMMISSIONER RON DAVIS
PRECINCT ONE

COMMISSIONER BRUCE TODD
PRECINCT TWO

COMMISSIONER GERALD DAUGHERTY
PRECINCT THREE

COMMISSIONER MARGARET GOMEZ
PRECINCT FOUR



Professional Land Surveying, Inc.
Surveying and Mapping

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

3500 McCall Lane
Austin, Texas 78744

0.016 ACRE RIGHT-OF-WAY EASEMENT RELEASE

A DESCRIPTION OF A 0.016 ACRE RIGHT-OF-WAY EASEMENT CONVEYED TO TRAVIS COUNTY, TEXAS IN DOCUMENT NO. 2008002782 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING A PORTION OF LOTS 34 AND 35, TRACT 5, OF THE RESUBDIVISION OF TRACTS 5, 6, 8 AND 9 OF LAKEHURST SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, OF RECORD IN VOLUME 4, PAGE 145, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.016 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with cap set in the west right-of-way line an unnamed street (50 foot right-of-way width, as shown on the Resubdivision of Tracts 5, 6, 8 and 9 of Lakehurst Subdivision), also being the east line of said Lot 35, from which a 1/2" rebar found for the northeast corner of Lot 35 bears North 14°21'49" West, a distance of 37.54 feet;

THENCE South 14°21'49" East, with the east lines of Lot 34 and 35 and the west right-of-way line of the unnamed street, a distance of 178.75 feet to a 1/2" rebar with cap set, from which a 1/2" rebar with cap set for the southwest corner of the unnamed street bears South 14°21'49" East, a distance of 90.11 feet;


THENCE over and across Lots 34 and 35, the following three (3) courses:

1. With a curve to the right having a radius of 210.00 feet, an arc length of 45.87 feet, and a chord which bears North 20°25'24" West, a distance of 45.78 feet to a 1/2" rebar with cap set;
2. North 14°09'55" West, a distance of 90.61 feet to a 1/2" rebar with cap set;
3. With a curve to the right having a radius of 210.00 feet, an arc length of 42.93 feet, and a chord which bears North 08°18'34" East, a distance of 42.85 feet to the **POINT OF BEGINNING**, containing 0.016 acres of land, more or less.

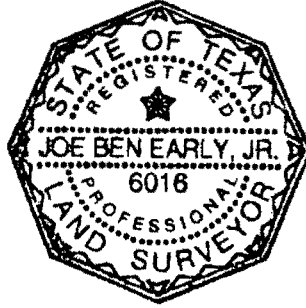
Surveyed on the ground June 20, 2006.

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).

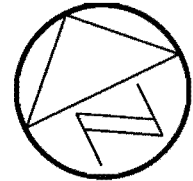
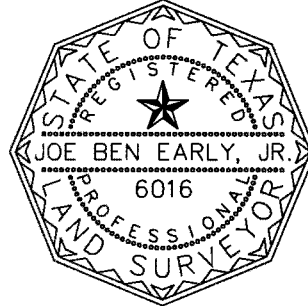
Attachments: Drawing 390-007-ROW5-VAC.

 12/11/12

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

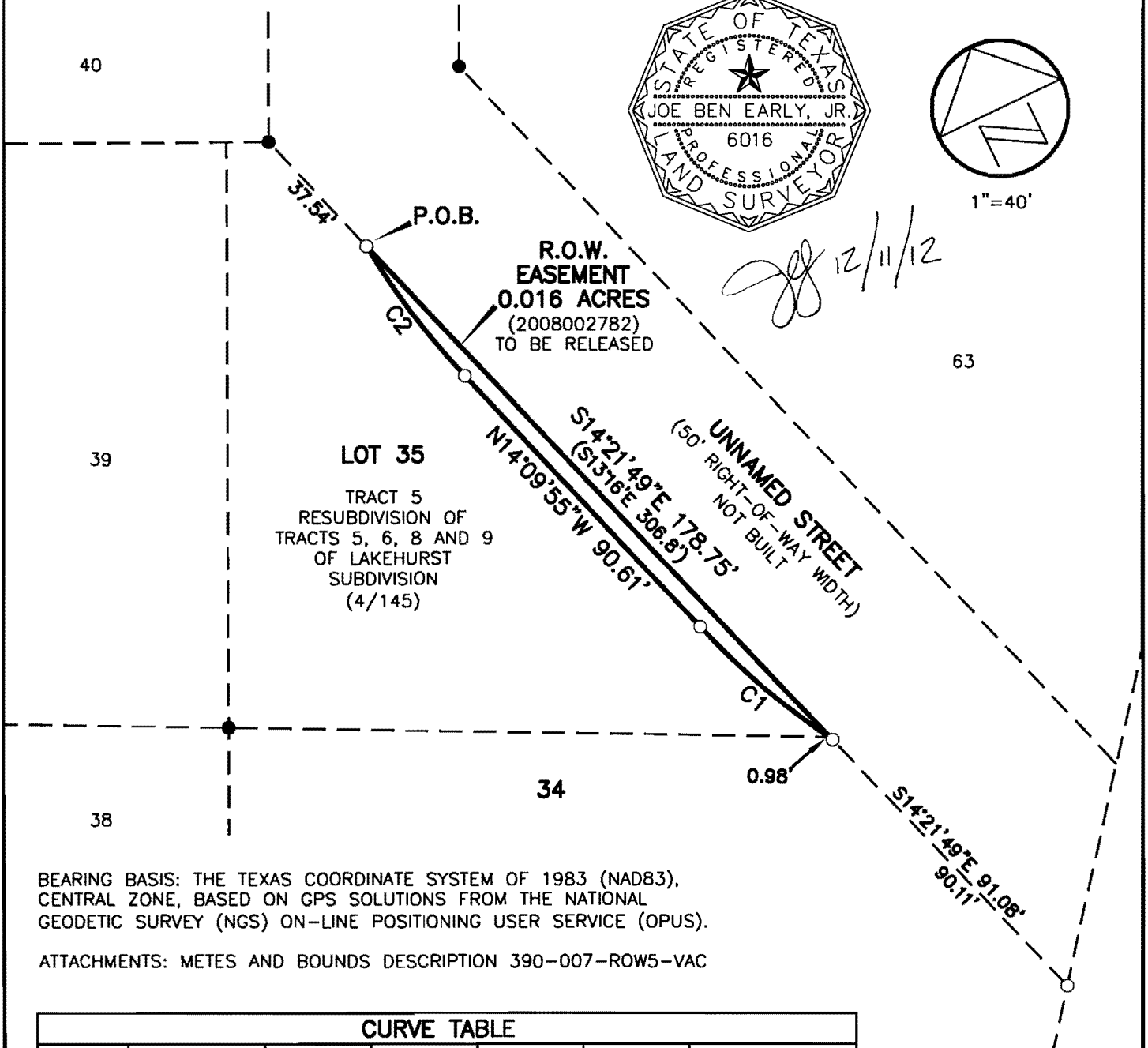


SKETCH TO ACCOMPANY A DESCRIPTION OF A 0.016 ACRE RIGHT-OF-WAY EASEMENT CONVEYED TO TRAVIS COUNTY, TEXAS IN DOCUMENT NO. 2008002782 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING A PORTION OF LOTS 34 AND 35, TRACT 5, OF THE RESUBDIVISION OF TRACTS 5, 6, 8 AND 9 OF LAKEHURST SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, OF RECORD IN VOLUME 4, PAGE 145, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.



1"=40'

JBE 12/11/12



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-ROW5-VAC

CURVE TABLE

NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	12°30'58"	210.00'	23.03'	45.87'	45.78'	N20°25'24"W
C2	11°42'43"	210.00'	21.54'	42.93'	42.85'	N08°18'34"W

DATE OF SURVEY: 06/20/06
 PLOT DATE: 12/6/12
 DRAWING NO.: 390-007-ROW5-VAC
 PROJECT NO.: 390-007
 DRAWN BY: SMD & JBE

Chaparral

LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR WITH CAP SET



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0.067 ACRE RIGHT-OF-WAY EASEMENT RELEASE

A DESCRIPTION OF A 0.067 ACRE RIGHT-OF-WAY EASEMENT CONVEYED TO TRAVIS COUNTY, TEXAS IN DOCUMENT NO. 2008002782 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING A PORTION OF LOTS 40 THROUGH 47, TRACT 5, OF THE RESUBDIVISION OF TRACTS 5, 6, 8 AND 9 OF LAKEHURST SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, OF RECORD IN VOLUME 4, PAGE 145, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.067 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with cap set in the west right-of-way line an unnamed street (50 foot right-of-way width, as shown on the Resubdivision of Tracts 5, 6, 8 and 9 of Lakehurst Subdivision), also being the east line of said Lot 47, from which a 1/2" rebar found bears North 28°41'19" East, a distance of 42.09 feet;

THENCE South 28°41'19" West, with the east lines of Lots 40 through 47 and the west right-of-way line of the unnamed street, a distance of 770.08 feet to a 1/2" rebar with cap set, from which a 1/2" rebar found for an angle point in the west line of the unnamed street bears South 28°41'19" West, a distance of 37.28 feet;


THENCE over and across Lots 40 through 47, the following three (3) courses:

1. With a curve to the right having a radius of 210.00 feet, an arc length of 44.64 feet, and a chord which bears North 22°42'49" East, a distance of 44.55 feet to a 1/2" rebar with cap set;
2. North 28°48'11" East, a distance of 689.33 feet to a 1/2" rebar with cap set;
3. With a curve to the right having a radius of 210.00 feet, an arc length of 36.63 feet, and a chord which bears North 33°48'02" East, a distance of 36.59 feet to the **POINT OF BEGINNING**, containing 0.067 acres of land, more or less.

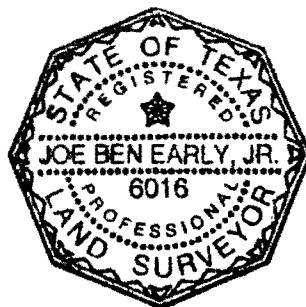
Surveyed on the ground June 20, 2006.

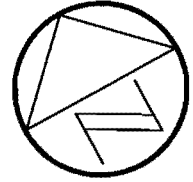
Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS Solutions from The National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

Attachments: Drawing 390-007-ROW6-VAC.

 12/11/12

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





1"=60'

57

58

42.09'

P.O.B.

C2

70

47

TRACT 5
RESUBDIVISION OF TRACTS
5, 6, 8 AND 9 OF
LAKEHURST SUBDIVISION
(4/145)

46

69

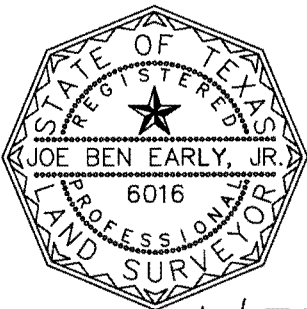
R.O.W. EASEMENT
0.067 ACRES
(2008002782)
TO BE RELEASED

S28°41'19"W 770.08'
(S29°44'W 849.8')

UNOPENED 50 FOOT
RIGHT-OF-WAY
RESUBDIVISION OF TRACTS
5, 6, 8 AND 9 OF
LAKEHURST SUBDIVISION
(4/145)
2.048 AC.
(2006204628)

45

67



44

N28°48'11"E 689.33'

UNNAMED STREET
(50' RIGHT-OF-WAY WIDTH)
NOT BUILT

66 DATE OF SURVEY: 06/20/06
PLOT DATE: 12/07/12
DRAWING NO.: 390-007-ROW6-VAC
PROJECT NO.: 390-007
DRAWN BY: SMD & JDB
PAGE 1 OF 3

JEB 12/11/12

43

SEE PAGE 2

Chaparral

SEE PAGE 1

44

43

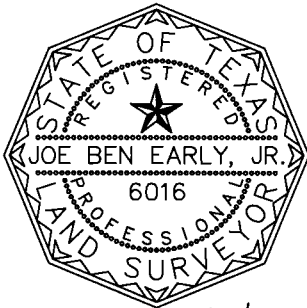
42

R.O.W. EASEMENT
0.067 ACRES
(2008002782)
TO BE RELEASED

41

RESUBDIVISION OF TRACTS
5, 6, 8 AND 9 OF
LAKEHURST SUBDIVISION
(4/145)

40



JBE 12/11/12

39

N28°48'11"E 689.33'

S28°41'19"W 770.08'
(S29°44'W 849.8')

1.0

37.28'

UNNAMED STREET
(50' RIGHT-OF-WAY WIDTH)
NOT BUILT

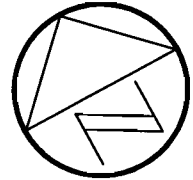
67

66

65

64

63



1"=60'

DATE OF SURVEY: 06/20/06
PLOT DATE: 12/07/12
DRAWING NO.: 390-007-ROW6-VAC
PROJECT NO.: 390-007
DRAWN BY: SMD & JDB
PAGE 2 OF 3

Chaparral

SKETCH TO ACCOMPANY A DESCRIPTION OF A 0.067 ACRE RIGHT-OF-WAY EASEMENT CONVEYED TO TRAVIS COUNTY, TEXAS IN DOCUMENT NO. 2008002782 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING A PORTION OF LOTS 40 THROUGH 47, TRACT 5, OF THE RESUBDIVISION OF TRACTS 5, 6, 8 AND 9 OF LAKEHURST SUBDMISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, OF RECORD IN VOLUME 4, PAGE 145, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

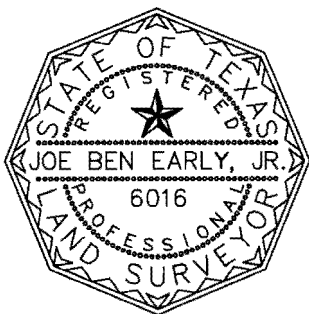
BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83),
CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL
GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 390-007-ROW6-VAC

CURVE TABLE						
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	12°10'43"	210.00'	22.40'	44.64'	44.55'	N22°42'49"E
C2	9°59'42"	210.00'	18.36'	36.63'	36.59'	N33°48'02"E

LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR WITH CAP SET



JBE 12/11/12

DATE OF SURVEY: 06/20/06
PLOT DATE: 12/07/12
DRAWING NO.: 390-007-ROW6-VAC
PROJECT NO.: 390-007
DRAWN BY: SMD & JDB
PAGE 3 OF 3

Chaparral



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0.014 ACRE RIGHT-OF-WAY EASEMENT RELEASE

A DESCRIPTION OF A 0.014 ACRE RIGHT-OF-WAY EASEMENT CONVEYED TO TRAVIS COUNTY, TEXAS IN DOCUMENT NO. 2008002782 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING A PORTION OF LOTS 59 AND 60, TRACT 5, OF THE RESUBDIVISION OF TRACTS 5, 6, 8 AND 9 OF LAKEHURST SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, OF RECORD IN VOLUME 4, PAGE 145, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.014 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with cap set in the west right-of-way line of an unnamed street (50 foot right-of-way width, as shown on the Resubdivision of Tracts 5, 6, 8 and 9 of Lakehurst Subdivision), also being the east line of said Lot 60, from which a 1/2" rebar found for the most easterly corner of Lot 60 bears North 46°47'05" East, a distance of 113.42 feet;

THENCE with the east lines of Lots 59 and 60 and the west right-of-way line of the unnamed street, the following two (2) courses:

1. South 46°47'05" West, a distance of 24.10 feet to a 1/2" rebar with cap set for the common east corner of Lots 59 and 60;
2. South 70°47'05" West, a distance of 160.71 feet to a 1/2" rebar with cap set, from which a 1/2" rebar found bears South 70°47'05" West, a distance of 40.92 feet;


THENCE over and across Lots 59 and 60, the following four (4) courses:

1. With a curve to the right having a radius of 210.00 feet, an arc length of 39.69 feet, and a chord which bears North 65°28'17" East, a distance of 39.63 feet to a 1/2" rebar with cap set;
2. North 70°53'07" East, a distance of 94.75 feet to a 1/2" rebar with cap set;
3. With a curve to the left having a radius of 150.00 feet, an arc length of 27.14 feet, and a chord which bears North 65°42'08" East, a distance of 27.10 feet to a 1/2" rebar with cap set;
4. North 60°31'09" East, a distance of 21.87 feet to the **POINT OF BEGINNING**, containing 0.014 acres of land, more or less.

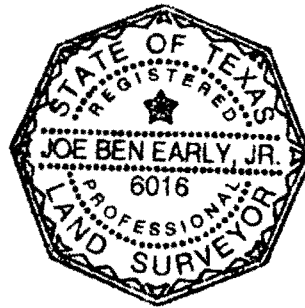
Surveyed on the ground June 20, 2006.

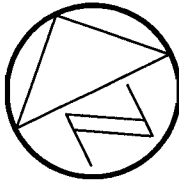
Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS Solutions from The National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

Attachments: Drawing 390-007-ROW7-VAC.

 12/11/12

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





1"=60'

TRACT 5
RESUBDIVISION OF TRACTS
5, 6, 8 AND 9 OF
LAKEHURST SUBDIVISION
(4/145)

60

UNNAMED STREET
(50' RIGHT-OF-WAY WIDTH)
NOT BUILT

73

P.O.B.

113.42'
(N47°54'E 137.6')

59

58

R.O.W.
EASEMENT
0.014 ACRES
(2008002782)
TO BE RELEASED

N70°53'07"E
94.75'

72

S70°47'05"W 160.71'
C1 C2 L1 L2

71

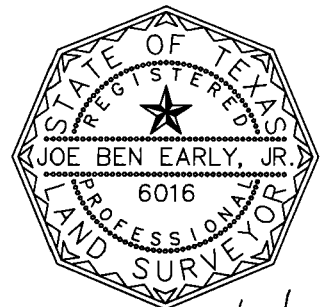
40.92'

(S71°54'W 201.7')

47

UNOPENED 50 FOOT
RIGHT-OF-WAY
RESUBDIVISION OF TRACTS
5, 6, 8 AND 9 OF
LAKEHURST SUBDIVISION
(4/145)
2.048 AC.
(2006204628)

70



JBE 12/11/12

DATE OF SURVEY: 06/20/06
PLOT DATE: 12/6/12
DRAWING NO.: 390-007-ROW7-VAC
PROJECT NO.: 390-007
DRAWN BY: SMD & JDB
SHEET 1 OF 2

Chaparral

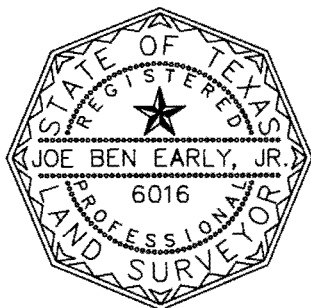
SKETCH TO ACCOMPANY A DESCRIPTION OF A 0.014 ACRE RIGHT-OF-WAY EASEMENT CONVEYED TO TRAVIS COUNTY, TEXAS IN DOCUMENT NO. 2008002782 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING A PORTION OF LOTS 59 AND 60, TRACT 5, OF THE RESUBDIVISION OF TRACTS 5, 6, 8 AND 9 OF LAKEHURST SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, OF RECORD IN VOLUME 4, PAGE 145, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

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-ROW7-VAC

CURVE TABLE						
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	10°49'40"	210.00'	19.90'	39.69'	39.63'	N65°28'17"E
C2	10°21'58"	150.00'	13.61'	27.14'	27.10'	N65°42'08"E

LINE TABLE		
No.	BEARING	LENGTH
L1	S46°47'05"W	24.10'
L2	N60°31'09"E	21.87'



JBE 12/11/12

LEGEND	
●	1/2" REBAR FOUND
○	1/2" REBAR WITH CAP SET

Chaparral

DATE OF SURVEY: 06/20/06
PLOT DATE: 12/6/12
DRAWING NO.: 390-007-ROW7-VAC
PROJECT NO.: 390-007
DRAWN BY: SMD & JDB
SHEET 2 OF 2



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0.068 ACRE RIGHT-OF-WAY EASEMENT RELEASE

A DESCRIPTION OF A 0.068 ACRE RIGHT-OF-WAY EASEMENT CONVEYED TO TRAVIS COUNTY, TEXAS IN DOCUMENT NO. 2008002782 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING A PORTION OF LOT 85, TRACT 5, OF THE RESUBDIVISION OF TRACTS 5, 6, 8 AND 9 OF LAKEHURST SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, OF RECORD IN VOLUME 4, PAGE 145, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.068 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with cap set in the southeast right-of-way line of an unnamed street (50 foot right-of-way width, as shown on the Resubdivision of Tracts 5, 6, 8 and 9 of Lakehurst Subdivision), also being the north line of said Lot 85, from which a 1/2" rebar found for the north corner of Lot 85 bears South 81°11'55" East, a distance of 42.54 feet;

THENCE South 60°31'09" West, over and across Lot 85, a distance of 130.21 feet to a 1/2" rebar with cap set in the west line of Lot 85, also being the east right-of-way line of an unnamed street (50 foot right-of-way width, as shown on the Resubdivision of Tracts 5, 6, 8 and 9 of Lakehurst Subdivision), from which a 1/2" rebar found bears South 28°42'22" West, a distance of 1186.38 feet;

THENCE North 28°42'24" East, with the west line of Lot 85 and the east line of the unnamed street, a distance of 85.80 feet to a 1/2" rebar found at the intersection of the south right-of-way line of an unnamed street and the east right-of-way line of an unnamed street for the northwest corner of Lot 85;

THENCE South 81°11'55" East, with the south right-of-way line of an unnamed street and the north line of Lot 85, a distance of 73.00 feet to the **POINT OF BEGINNING**, containing 0.068 acres of land, more or less.

Surveyed on the ground June 20, 2006.

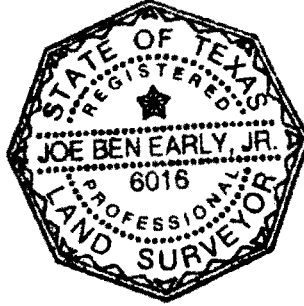
Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS Solutions from The National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

Attachments: Drawing 390-007-ROW8-VAC.

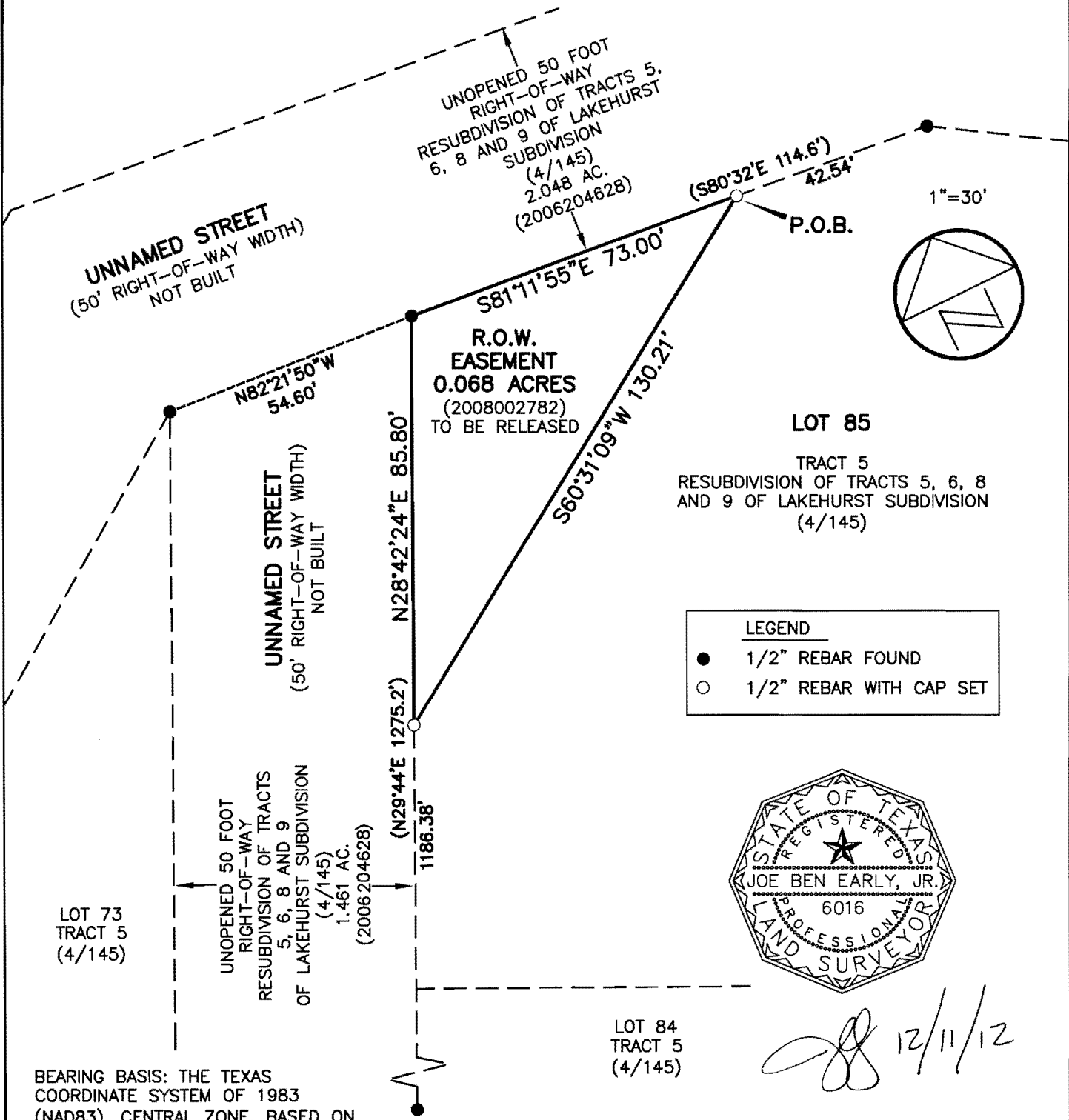
Page 2 of 2

JE 12/11/12

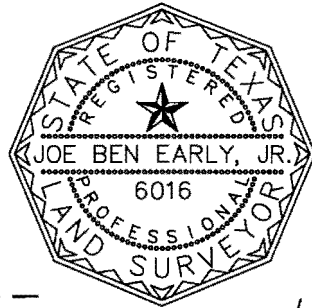
Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016



SKETCH TO ACCOMPANY A DESCRIPTION OF A 0.068 ACRE RIGHT-OF-WAY EASEMENT CONVEYED TO TRAVIS COUNTY, TEXAS IN DOCUMENT NO. 2008002782 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING A PORTION OF LOT 85, TRACT 5, OF THE RESUBDIVISION OF TRACTS 5, 6, 8 AND 9 OF LAKEHURST SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, OF RECORD IN VOLUME 4, PAGE 145, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.



LEGEND	
●	1/2" REBAR FOUND
○	1/2" REBAR WITH CAP SET



[Signature] 12/11/12

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-ROW8-VAC

DATE OF SURVEY: 06/20/06
 PLOT DATE: 12/6/12
 DRAWING NO.: 390-007-ROW8-VAC
 PROJECT NO.: 390-007
 DRAWN BY: SMD & JDB





0.733 ACRE RIGHT-OF-WAY EASEMENT RELEASE

A DESCRIPTION OF A 0.733 ACRE RIGHT-OF-WAY EASEMENT CONVEYED TO TRAVIS COUNTY, TEXAS IN DOCUMENT NO. 2008002782 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING A PORTION OF LOTS 63 THROUGH 73, TRACT 5, OF THE RESUBDIVISION OF TRACTS 5, 6, 8 AND 9 OF LAKEHURST SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, OF RECORD IN VOLUME 4, PAGE 145, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.733 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found for an angle point in the southeast right-of-way line of an unnamed street (50 foot right-of-way width, as shown on the Resubdivision of Tracts 5, 6, 8 and 9 of Lakehurst Subdivision), also being the northwest corner of an unnamed street (50 foot right-of-way width, as shown on the Resubdivision of Tracts 5, 6, 8 and 9 of Lakehurst Subdivision), and the most northerly corner of said Lot 73;

THENCE South 28°40'19" West, with the east line of Lot 73 and the west right-of-way line of the unnamed street, a distance of 129.20 feet to a 1/2" rebar with cap set, from which a 1/2" rebar found bears South 28°40'19" West, a distance of 1162.13 feet;

THENCE over and across said Lots 63 through 73, the following sixteen (16) courses:

1. South 60°31'09" West, a distance of 164.04 feet to a 1/2" rebar with cap set;
2. South 15°31'09" West, a distance of 7.07 feet to a 1/2" rebar with cap set;
3. South 60°31'09" West, a distance of 37.57 feet to a 1/2" rebar with cap set;
4. With a curve to the right having an arc length of 40.71 feet, a radius of 225.00 feet, and a chord which bears South 65°42'08" West, a distance of 40.65 feet to a 1/2" rebar with cap set;
5. South 70°53'07" West, a distance of 94.75 feet to a 1/2" rebar with cap set;
6. With a curve to the left having an arc length of 37.51 feet, a radius of 135.00 feet, and a chord which bears South 62°55'30" West, a distance of 37.39 feet to a 1/2" rebar with cap set;
7. North 80°02'07" West, a distance of 6.95 feet to a 1/2" rebar with cap set;

8. With a curve to the left having an arc length of 59.01 feet, a radius of 140.00 feet, and a chord which bears South 40°52'41" West, a distance of 58.57 feet to a 1/2" rebar with cap set;
9. South 28°48'11" West, a distance of 440.37 feet to a 1/2" rebar with cap set;
10. South 73°48'11" West, a distance of 7.07 feet to a 1/2" rebar with cap set;
11. South 28°48'11" West, a distance of 243.96 feet to a 1/2" rebar with cap set;
12. With a curve to the left having an arc length of 108.74 feet, a radius of 145.00 feet, and a chord which bears South 07°19'08" West, a distance of 106.21 feet to a 1/2" rebar with cap set;
13. South 14°09'55" East, a distance of 90.61 feet to a 1/2" rebar with cap set;
14. With a curve to the left having an arc length of 52.03 feet, a radius of 145.00 feet, and a chord which bears South 24°26'45" East, a distance of 51.76 feet to a 1/2" rebar with cap set;
15. Continuing with a curve to the left having an arc length of 37.37 feet, a radius of 25.00 feet, and a chord which bears South 77°32'49" East, a distance of 33.99 feet to a 1/2" rebar with cap set;
16. With a curve to the right having an arc length of 107.56 feet, a radius of 478.69 feet, and a chord which bears North 66°04'12" East, a distance of 107.34 feet to a 1/2" rebar with cap set in the west right-of-way line of an unnamed street (50 foot right-of-way width, as shown on the Resubdivision of Tracts 5, 6, 8 and 9 of Lakehurst Subdivision), also being the east line of Lot 63, from which a 1/2" rebar found for the most northerly corner of said Lot 73 bears North 28°40'19" East, a distance of 1291.34 feet;

THENCE South 28°40'19" West, with the west right-of-way line of the unnamed street and the east line of Lot 63, a distance of 4.77 feet to a 1/2" rebar found for an angle point in the north right-of-way line of Lakehurst Road (50 foot right-of-way width), also being the southeast corner of Lot 63, from which a 1/2" rebar found for an angle point in the north right-of-way line of Lakehurst Road bears North 64°31'02" East, a distance of 40.02 feet;

THENCE with the south line of Lot 63 and the north right-of-way line of Lakehurst Road, the following two (2) courses:

1. South 63°27'07" West, a distance of 119.70 feet to a 1/2" rebar found;
2. South 41°16'38" West, a distance of 42.65 feet to a 1/2" rebar found for the most southerly corner of Lot 63, also being the southeast corner of an unnamed street (50 foot right-of-way width, as shown on the Resubdivision of Tracts 5, 6, 8 and 9 of

Lakehurst Subdivision);


THENCE with the west lines of Lots 63 through 73 and the east right-of-way line of the unnamed street, the following five (5) courses:

1. North 14°18'57" West, a distance of 252.37 feet to a 1/2" rebar found;
2. North 28°41'00" East, a distance of 810.50 feet to a 1/2" rebar found;
3. North 70°45'15" East, a distance of 192.93 feet to a 1/2" rebar found;
4. North 46°45'01" East, a distance of 217.91 feet to a 1/2" rebar found;
5. North 58°48'11" East, a distance of 104.76 feet to the **POINT OF BEGINNING**, containing 0.733 acres of land, more or less.

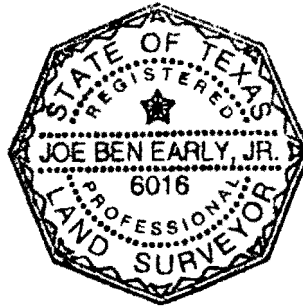
Surveyed on the ground June 20, 2006.

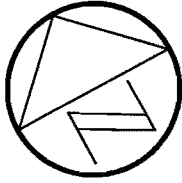
Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS Solutions from The National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

Attachments: Drawing 390-007-ROW9-VAC.

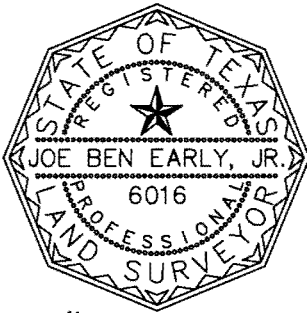
 12/11/12

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





1"=60'



JB
12/11/12

59

UNOPENED 50 FOOT
RIGHT-OF-WAY
RESUBDIVISION OF TRACTS
5, 6, 8 AND 9 OF
LAKEHURST SUBDIVISION
(4/145)
2.048 AC.
(2006204628)

61

R.O.W.
EASEMENT
0.733 ACRES
(2008002782)
TO BE RELEASED

UNNAMED STREET
(50' RIGHT-OF-WAY WIDTH)
NOT BUILT

P.O.B.

85

60

N46°45'01"E 217.91'
(N47°54'E 217.9')

S60°31'09"W 164.04'

S28°40'19"W 129.20'
(S29°44'W 1296.3')

84

UNNAMED STREET
(50' RIGHT-OF-WAY WIDTH)
NOT BUILT

73

S28°40'19"W/1162.13'

83

N70°45'15"E 192.93'
(N71°54'E 193.1')

72

S70°53'07"W 94.75'

TRACT 5
RESUBDIVISION OF TRACTS
5, 6, 8 AND 9 OF
LAKEHURST SUBDIVISION
(4/145)

82

71

C3
L3
C2
L2
C1
L1

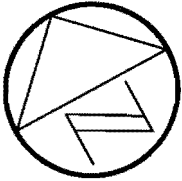
70

DATE OF SURVEY: 06/20/06
PLOT DATE: 12/6/12
DRAWING NO.: 390-007-ROW9-VAC
PROJECT NO.: 390-007
DRAWN BY: SMD & JDB
PAGE 1 OF 4

SEE PAGE 2

Chaparral

SEE PAGE 1



1"=60'

47

46

45

44

43

42

UNNAMED STREET
(50' RIGHT-OF-WAY WIDTH)
NOT BUILT

N28°41'00"E 810.50'
(N29°44'W 810.8')

C3

S28°48'11"W 440.37'

96'

70

69

R.O.W.
EASEMENT
0.733 ACRES
(2008002782)
TO BE RELEASED

68

67

TRACT 5
RESUBDIVISION OF TRACTS
5, 6, 8 AND 9 OF
LAKEHURST SUBDIVISION
(4/145)

66

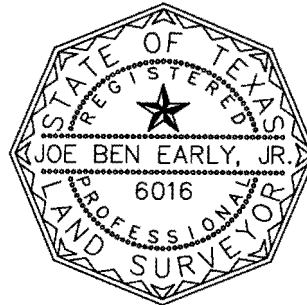
Jg 12/11/12

65

UNOPENED 50 FOOT
RIGHT-OF-WAY
RESUBDIVISION OF TRACTS
5, 6, 8 AND 9 OF
LAKEHURST SUBDIVISION
(4/145)
1.461 AC.
(2006204628)

TRACT 5 (4/145)

UNNAMED STREET
(50' RIGHT-OF-WAY WIDTH)
NOT BUILT



SEE PAGE 3

Chaparral

DATE OF SURVEY: 06/20/06
PLOT DATE: 12/6/12
DRAWING NO.: 390-007-ROW9-VAC
PROJECT NO.: 390-007
DRAWN BY: SMD & JDB
PAGE 2 OF 4

42

65

41

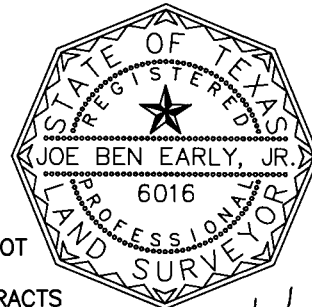
64

TRACT 5
RESUBDIVISION OF TRACTS
5, 6, 8 AND 9 OF
LAKEHURST SUBDIVISION
(4/145)

UNNAMED STREET
(50' RIGHT-OF-WAY WIDTH)
NOT BUILT

S28°48'11"W 243.96'

R.O.W.
EASEMENT
0.733 ACRES
(2008002782)
TO BE RELEASED



UNNAMED STREET
(50' RIGHT-OF-WAY WIDTH)
NOT BUILT

40

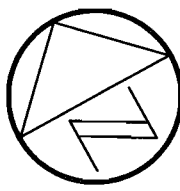
UNOPENED 50 FOOT
RIGHT-OF-WAY
RESUBDIVISION OF TRACTS
5, 6, 8 AND 9 OF
LAKEHURST SUBDIVISION
(4/145)
2.048 AC.
(2006204628)

JEB 12/11/12

S28°40'19"W 1162.13'

63

N64°31'02"E
40.02'



1"=60'

35

S14°09'55"E
90.61'

N14°18'57"W 252.37'
(N13°16'W 252.8')

C5

C7

C6

S63°27'07"W 119.70'
(S64°34'W 119.6')

S41°16'38"W 42.65'

LOT 9
TRACT 9
(4/145)

RESUBDIVISION OF TRACTS
5, 6, 8 AND 9 OF
LAKEHURST SUBDIVISION
(4/145)

LAKEHURST ROAD
(50' RIGHT-OF-WAY WIDTH)

34

DATE OF SURVEY: 06/20/06
PLOT DATE: 12/6/12
DRAWING NO.: 390-007-ROW9-VAC
PROJECT NO.: 390-007
DRAWN BY: SMD & JDB
PAGE 3 OF 4

Chaparral

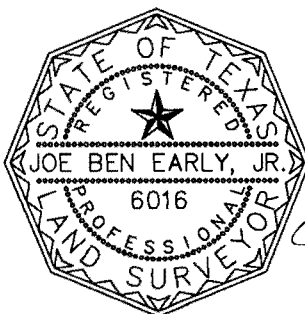
SKETCH TO ACCOMPANY A DESCRIPTION OF A 0.733 ACRE RIGHT-OF-WAY EASEMENT CONVEYED TO TRAVIS COUNTY, TEXAS IN DOCUMENT NO. 2008002782 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING A PORTION OF LOTS 63 THROUGH 73, TRACT 5, OF THE RESUBDIVISION OF TRACTS 5, 6, 8 AND 9 OF LAKEHURST SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, OF RECORD IN VOLUME 4, PAGE 145, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

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-ROW9-VAC

LINE TABLE		
No.	BEARING	LENGTH
L1	S15°31'09"W	7.07'
L2	S60°31'09"W	37.57'
L3	N80°02'07"W	6.95'
L4	S73°48'11"W	7.07'
L5	S28°40'19"W	4.77'

CURVE TABLE						
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	10°21'58"	225.00'	20.41'	40.71'	40.65'	S65°42'08"W
C2	15°55'14"	135.00'	18.88'	37.51'	37.39'	S62°55'30"W
C3	24°09'01"	140.00'	29.95'	59.01'	58.57'	S40°52'41"W
C4	42°58'06"	145.00'	57.07'	108.74'	106.21'	S07°19'08"W
C5	20°33'40"	145.00'	26.30'	52.03'	51.76'	S24°26'45"E
C6	85°38'27"	25.00'	23.17'	37.37'	33.99'	S77°32'49"E
C7	12°52'28"	478.69'	54.01'	107.56'	107.34'	N66°04'12"E



JE 12/11/12

LEGEND	
●	1/2" REBAR FOUND
○	1/2" REBAR WITH CAP SET

Chaparral

DATE OF SURVEY: 06/20/06
PLOT DATE: 12/6/12
DRAWING NO.: 390-007-ROW9-VAC
PROJECT NO.: 390-007
DRAWN BY: SMD & JDB
PAGE 4 OF 4



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

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

3500 McCall Lane
Austin, Texas 78744

0.039 ACRE RIGHT-OF-WAY EASEMENT RELEASE

A DESCRIPTION OF A 0.039 ACRE RIGHT-OF-WAY EASEMENT CONVEYED TO TRAVIS COUNTY, TEXAS IN DOCUMENT NO. 2008002782 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING A PORTION OF LOTS 57 THROUGH 59, TRACT 5, OF THE RESUBDIVISION OF TRACTS 5, 6, 8 AND 9 OF LAKEHURST SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, OF RECORD IN VOLUME 4, PAGE 145, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.039 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with cap set in the south line of Lakehurst Loop, (50 foot right-of-way width, as shown on the Resubdivision of Tracts 5, 6, 8 and 9 of Lakehurst Subdivision), being also in the north line of Lot 57, from which a 1/2" rebar found in the north line of Lakehurst Loop bears South 78°37'02" West, a distance of 263.00 feet;

THENCE with the South line of Lakehurst Loop, also being the north line of Lots 57, 58 and 59, the following two (2) courses:

1. North 78°37'02" East, a distance of 44.19 feet to a 1/2" rebar found;
2. South 83°47'17" East, a distance of 200.20 feet to a 1/2" rebar with cap set in the north line of Lot 59, from which a 1/2" rebar found for the northeast corner of Lot 59 bears South 83°47'17" East, a distance of 66.14 feet;

THENCE over and across Lots 59, 58 and 57 the following four (4) courses:

1. North 88°41'07" West, a distance of 88.22 feet 1/2" rebar with cap set;
2. North 85°58'38" West, a distance of 56.22 feet 1/2" rebar with cap set;
3. North 86°21'34" West, a distance of 47.16 feet 1/2" rebar with cap set;
4. North 85°32'19" West, a distance of 51.16 feet to the **POINT OF BEGINNING**, containing 0.039 acres of land, more or less.

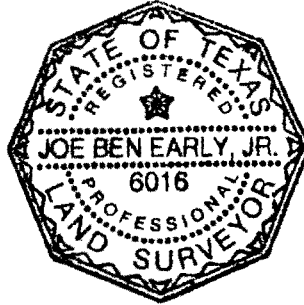
Surveyed on the ground June 20, 2006.

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).

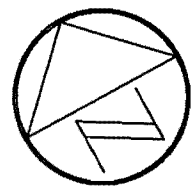
Attachments: Drawing 390-007-ROW10-VAC.

JB 12/11/12

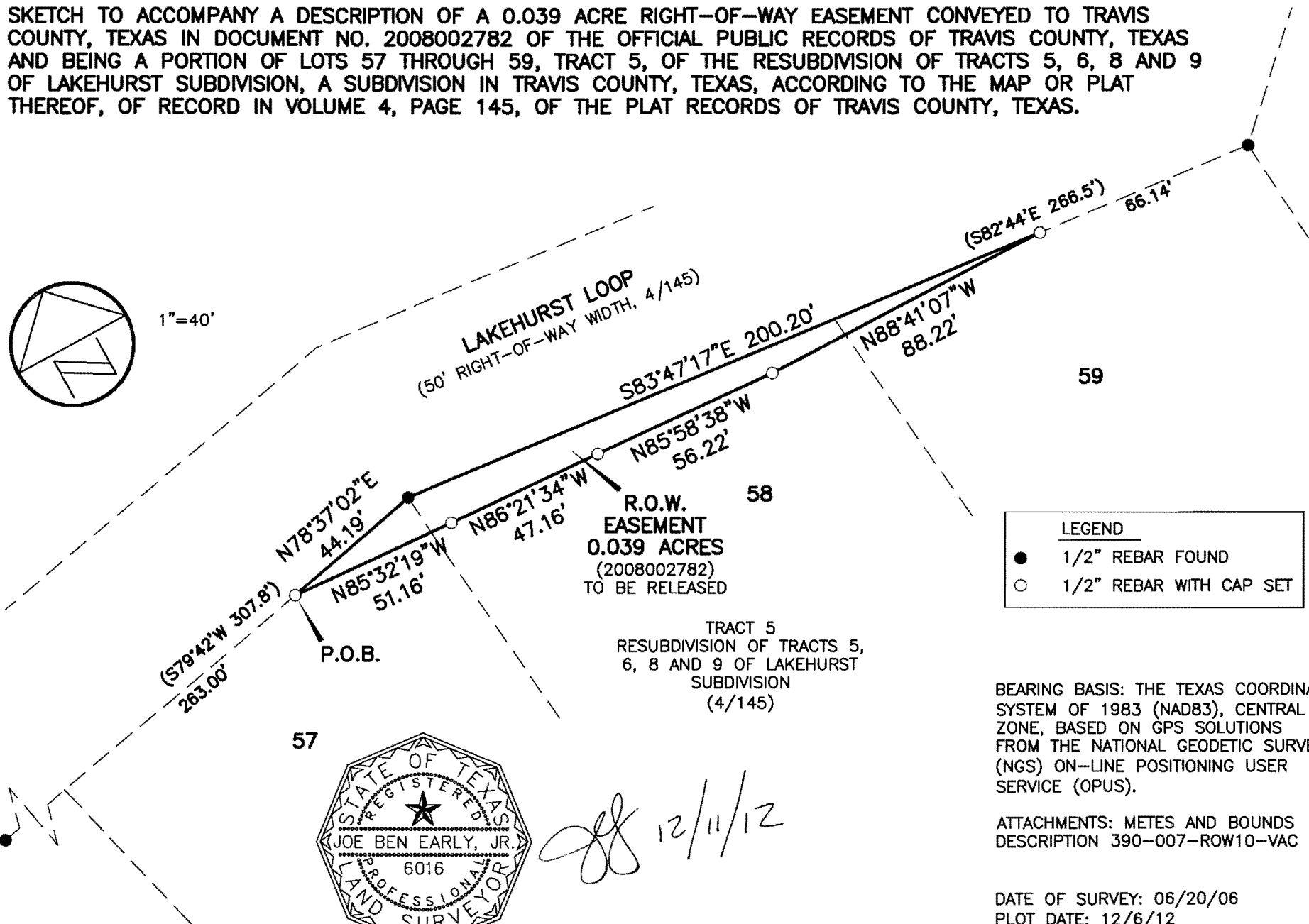
Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016



SKETCH TO ACCOMPANY A DESCRIPTION OF A 0.039 ACRE RIGHT-OF-WAY EASEMENT CONVEYED TO TRAVIS COUNTY, TEXAS IN DOCUMENT NO. 2008002782 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING A PORTION OF LOTS 57 THROUGH 59, TRACT 5, OF THE RESUBDIVISION OF TRACTS 5, 6, 8 AND 9 OF LAKEHURST SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, OF RECORD IN VOLUME 4, PAGE 145, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.



1"=40'



R.O.W. EASEMENT
0.039 ACRES
(2008002782)
TO BE RELEASED

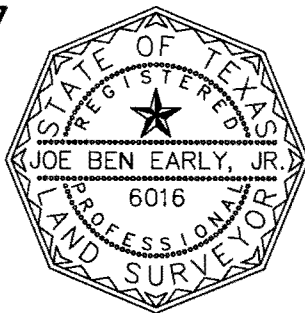
TRACT 5
RESUBDIVISION OF TRACTS 5,
6, 8 AND 9 OF LAKEHURST
SUBDIVISION
(4/145)

LEGEND	
●	1/2" REBAR FOUND
○	1/2" REBAR WITH CAP SET

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-ROW10-VAC

DATE OF SURVEY: 06/20/06
PLOT DATE: 12/6/12
DRAWING NO.: 390-007-ROW10-VAC
PROJECT NO.: 390-007
DRAWN BY: SMD & JDB



[Handwritten Signature] 12/11/12

Chaparral



Professional Land Surveying, Inc.
Surveying and Mapping

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

3500 McCall Lane
Austin, Texas 78744

0.014 ACRE RIGHT-OF-WAY EASEMENT RELEASE

A DESCRIPTION OF A 0.014 ACRE RIGHT-OF-WAY EASEMENT CONVEYED TO TRAVIS COUNTY, TEXAS IN DOCUMENT NO. 2008002782 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING A PORTION OF LOTS 60 AND 61, TRACT 5, OF THE RESUBDIVISION OF TRACTS 5, 6, 8 AND 9 OF LAKEHURST SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, OF RECORD IN VOLUME 4, PAGE 145, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.014 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with cap set in the south right-of-way line of Lakehurst Loop, (50 foot right-of-way width, as shown on the Resubdivision of Tracts 5, 6, 8 and 9 of Lakehurst Subdivision), being also in the north line of Lot 60, from which a 1/2" rebar found in the north right-of-way line of Lakehurst Loop bears South 46°23'33" West, a distance of 131.10 feet;

THENCE with the south right-of-way line of Lakehurst Loop and the north line of Lot 61, the following two (2) courses:

1. North 46°23'33" East, a distance of 53.91 feet to a 1/2" rebar found;
2. North 79°49'32" East, a distance of 86.34 feet to a 1/2" rebar with cap set in the north line of Lot 61, from which a 1/2" rebar found in the south right-of-way line of Lakehurst Loop for the northeast corner of Lot 61 bears North 79°49'32" East, a distance of 3.61 feet;


THENCE over and across Lots 60 and 61, the following two (2) courses:

1. With a curve to the left having a radius of 495.73 feet, an arc length of 70.81 feet, and a chord which bears South 73°07'54" West, a distance of 70.75 feet to a 1/2" rebar with cap set;
2. With a curve to the left having a radius of 188.70 feet, an arc length of 65.04 feet, and a chord which bears South 60°27'57" West, a distance of 64.71 feet to the **POINT OF BEGINNING**, containing 0.014 acres of land, more or less.

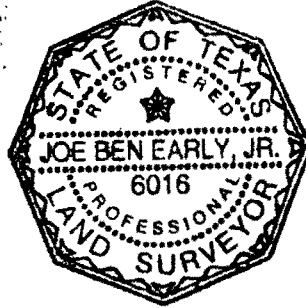
Surveyed on the ground June 20, 2006.

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-ROW11-VAC.

 12/11/12

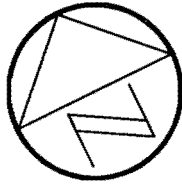
Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016



SKETCH TO ACCOMPANY A DESCRIPTION OF A 0.014 ACRE RIGHT-OF-WAY EASEMENT CONVEYED TO TRAVIS COUNTY, TEXAS IN DOCUMENT NO. 2008002782 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING A PORTION OF LOTS 60 AND 61, TRACT 5, OF THE RESUBDIVISION OF TRACTS 5, 6, 8 AND 9 OF LAKEHURST SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, OF RECORD IN VOLUME 4, PAGE 145, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

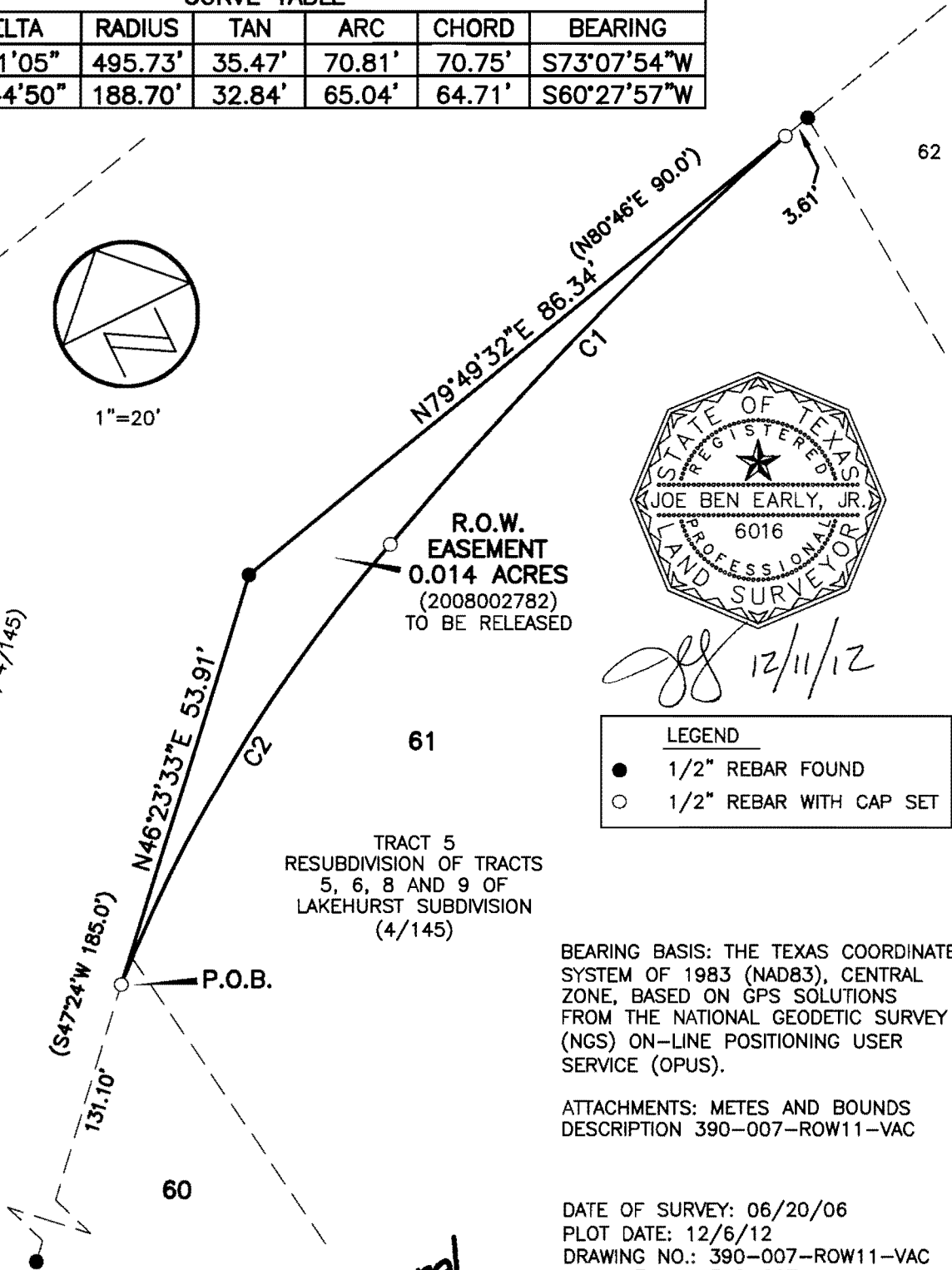
CURVE TABLE						
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	8°11'05"	495.73'	35.47'	70.81'	70.75'	S73°07'54"W
C2	19°44'50"	188.70'	32.84'	65.04'	64.71'	S60°27'57"W

LOT 46
TRACT 6
(4/145)

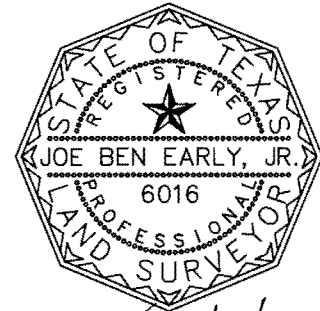


1"=20'

LAKEHURST LOOP
(50' RIGHT-OF-WAY WIDTH, 4/145)



R.O.W.
EASEMENT
0.014 ACRES
(2008002782)
TO BE RELEASED



JB 12/11/12

LEGEND	
●	1/2" REBAR FOUND
○	1/2" REBAR WITH CAP SET

TRACT 5
RESUBDIVISION OF TRACTS
5, 6, 8 AND 9 OF
LAKEHURST SUBDIVISION
(4/145)

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-ROW11-VAC

DATE OF SURVEY: 06/20/06
PLOT DATE: 12/6/12
DRAWING NO.: 390-007-ROW11-VAC
PROJECT NO.: 390-007
DRAWN BY: SMD & JDB

Chaparral



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Surveying and Mapping

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Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

0.001 ACRES RIGHT-OF-WAY EASEMENT RELEASE

A DESCRIPTION OF A 0.001 ACRE RIGHT-OF-WAY EASEMENT CONVEYED TO TRAVIS COUNTY, TEXAS IN DOCUMENT NO. 2008002782 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING A PORTION OF AN UNOPENED 50 FOOT RIGHT-OF-WAY IN THE RESUBDIVISION OF TRACTS 5, 6, 8 AND 9 OF LAKEHURST SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, OF RECORD IN VOLUME 4, PAGE 145, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.001 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with cap set in the south right-of-way line of the said unopened 50 foot right-of-way, also being the west right-of-way line of the Lakehurst Road (50 foot right-of-way width, as shown on the Resubdivision of Tracts 5, 6, 8 and 9 of Lakehurst Subdivision), from which a 1/2" rebar found for an angle point in the south right-of-way line of the said unopened 50 foot right-of-way and the west right-of-way line of Lakehurst Road bears North 64°31'02" East, a distance of 18.62 feet;

THENCE South 64°31'02" West, with the south right-of-way line of the unopened 50 foot right-of-way and the west right-of-way line of Lakehurst Road, a distance of 21.40 feet to a 1/2" rebar found for the southeast corner of Lot 63 of the Resubdivision of Tracts 5, 6, 8 and 9 of Lakehurst Subdivision and the southwest corner of the unopened 50 foot right-of-way;


THENCE North 28°40'19" East, with the east line of Lot 63 and the west right-of-way line of the unopened 50 foot right-of-way, a distance of 4.77 feet to a calculated point, from which a 1/2" rebar found for the northwest corner of the unopened 50 foot right-of-way bears North 28°40'19" East, a distance of 1291.34 feet;

THENCE over and across the unopened 50 foot right-of-way with a curve to the right having an arc length of 17.76 feet, a radius of 478.69 feet, and a chord which bears North 73°34'12" East, a distance of 17.75 feet to the **POINT OF BEGINNING**, containing 0.001 acres of land, more or less.

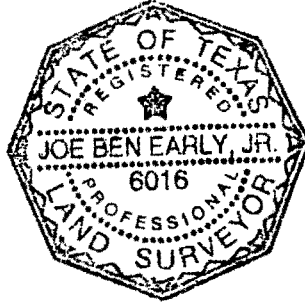
Surveyed on the ground June 20, 2006.

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-ROW18-VAC.

 12/11/12

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



SKETCH TO ACCOMPANY A DESCRIPTION OF A 0.001 ACRE RIGHT-OF-WAY EASEMENT CONVEYED TO TRAVIS COUNTY, TEXAS IN DOCUMENT NO. 2008002782 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING A PORTION OF AN UNOPENED 50 FOOT RIGHT-OF-WAY IN THE RESUBDIVISION OF TRACTS 5, 6, 8 AND 9 OF LAKEHURST SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, OF RECORD IN VOLUME 4, PAGE 145, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

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).

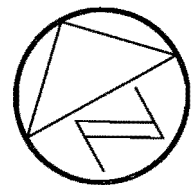
ATTACHMENTS: METES AND BOUNDS DESCRIPTION 390-007-ROW18-VAC

LOT 63
TRACT 5
RESUBDIVISION OF
TRACTS 5, 6, 8 AND 9
OF LAKEHURST
SUBDIVISION
(4/145)

UNNAMED STREET
(50' RIGHT-OF-WAY WIDTH)
RESUBDIVISION OF TRACTS
5, 6, 8 AND 9
OF LAKEHURST SUBDIVISION
(4/145)
1.461 AC.
(2006204628)

LOT 74
TRACT 5
(4/145)

(N29°44'E 1296.3')
L2
P.O.B.
C1
L1
18.62'
(N64°34'E 37.4')
R.O.W.
EASEMENT
0.001 ACRES
(2008002782)
TO BE RELEASED



1"=20'

LOT 9
TRACT 9
(4/145)

LAKEHURST ROAD
(50' RIGHT-OF-WAY WIDTH)

LEGEND

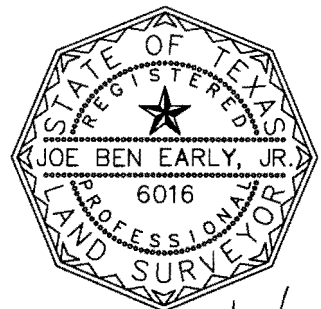
- 1/2" REBAR FOUND
- 1/2" REBAR WITH CAP SET
- CALCULATED POINT

CURVE TABLE

NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	2°07'31"	478.69'	8.88'	17.76'	17.75'	N73°34'12"E

LINE TABLE

No.	BEARING	LENGTH
L1	S64°31'02"W	21.40'
L2	N28°40'19"E	4.77'



Joe Ben Early, Jr. 12/11/12

DATE OF SURVEY: 06/20/06
PLOT DATE: 12/6/12
DRAWING NO.: 390-007-ROW18-VAC
PROJECT NO.: 390-007
DRAWN BY: SMD & JDB

Chaparral

May 31, 2013

Legal Description: Revised plat of lots 39-62, lots 35, lots 63-72, part of lot 73, part of lot 85 and vacated Right-of-Way Dorado Pass, Tract 5, Lakehurst Subdivision.

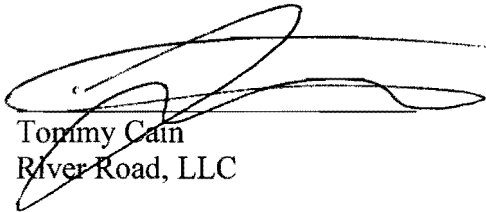
ATTN: Travis County TNR

We the owners of the property referenced above wish to vacate the old Dorado Pass Right-of-Way which currently bisects the property. We are re-platting the tract consisting of 34 lots into 8 estate sized homesites and have no need for the old Right-of-Way. It will be incorporated into the new lots upon approval of the vacation and revised plat documents. We appreciate your consideration of this request.

Sincerely,



Tom Childers
River Road, LLC



Tommy Cain
River Road, LLC

RECEIVED

JUN 03 2013

TRAVIS COUNTY - TNR
PERMITS DEPARTMENT



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

**EASEMENT REQUIREMENT STATEMENT REJECTION OF DEDICATION
OF RIGHT-OF-WAY**
(ETJ) Item #6

An application is being made to Travis County for the Rejection of Dedication of right-of-way in your extraterritorial jurisdiction (ETJ) at _____ (address) and/or Spille owned Lots 5 & 6 _____ (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 need the easement on the property described above for transportation purposes.

We do have a need for an easement on the property as described above. A description of the required easement is attached.

Signature
Jennifer L. Spille
Printed Name

Title

City of
December 12, 2012
Date

Please return this completed form to:

Name

Address

City/State/Zip

Fax



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) 854-9387

**EASEMENT REQUIREMENT STATEMENT REJECTION OF DEDICATION
OF RIGHT-OF-WAY**
(ETJ) Item #6

An application is being made to Travis County for the Rejection of Dedication of right-of-way in your extraterritorial jurisdiction (ETJ) at Lot 50+51 BIES Lakehurst Resub (address) and/or _____ (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 need the easement on the property described above for transportation purposes.

_____ We do have a need for an easement on the property as described above. A description of the required easement is attached.

[Signature]
Signature
Christina Peters
Printed Name

Title

City of

Date 12/19/12

Please return this completed form to:

Name

Address

City/State/Zip

Fax



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 REJECTION OF DEDICATION

An application is being made to Travis County for the vacation of property at LAKEHURST RD @ DORADO PASS (address) and/or REVISED PLAT OF LOTS 35, 39-73 LAKEHURST SUBDIVISION (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.

Charles W. Profilet Jr.
Signature

Charles W. Profilet Jr.

Vice President
Printed Name

Inverness Utility Company, Inc.
Title

May 17, 2013
Utility Company or District

Date

Please return this completed form to:

Name

Address

City/State/Zip

M:\ADMIN\ACE\PERMITS\FORMS\STMI.WPD
11/27/01 paa

Revised

REVIEWED
By Joe F. Torrache at 10:22 am, May 14, 2013



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 REJECTION OF DEDICATION

An application is being made to Travis County for the vacation of property at LAKEHURST RD @ DORADO PASS (address) and/or REVISED PLAT OF LOTS 35, 39-73 LAKEHURST SUBDIVISION (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.

Kay Jeanes
Signature
Kay Jeanes
Printed Name
Right-of-Way Agent
Title
Pedernales Electric Coop.
Utility Company or District
12-18-2012
Date

Please return this completed form to:

Name

Address

City/State/Zip



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 REJECTION OF DEDICATION

An application is being made to Travis County for the vacation of property at _____ (address) and/or DORADO PASS, TRACT 5 LAKEHURST SUBDIVISION (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.

Michael L Wolff
Signature
MICHAEL L WOLFF
Printed Name
OSP DESIGN ENGINEER
Title
AT+T
Utility Company or District
12 | 19 | 12
Date

Please return this completed form to:

Name

Address

City/State/Zip



TRANSPORTATION AND NATURAL RESOURCES

JOSEPH P. GIESELMAN, EXECUTIVE MANAGER

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 of property at **Dorado Pass, Spicewood, TX 78669** (address) and/or **Lakehurst Section 5, 6, 8, 9, Block 5, Lots 35, 39-73** (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.

Laurie Schumpert

Signature
Laurie Schumpert
Printed Name
Sr. Designer
Title
Time Warner Cable – Central Texas
Utility Company or District
December 17, 2012
Date

Please return this completed form to:

Name

Address

City/State/Zip



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

**EASEMENT REQUIREMENT STATEMENT REJECTION OF DEDICATION
OF RIGHT-OF-WAY**
(ETJ) Item #6

An application is being made to Travis County for the Rejection of Dedication of right-of-way in your extraterritorial jurisdiction (ETJ) at LAKEHURST RD @ DORADO PASS (address) and/or REVISED PLAT OF LOTS 35, 39-73 LAKEHURST SUBD. (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 need the easement on the property described above for transportation purposes.

 We do have a need for an easement on the property as described above. A description of the required easement is attached.

[Signature]
Signature
Tracy D. Anderson
Printed Name
Director BOS
Title
Cokony
City of
1/29/2013
Date

Please return this completed form to:

Name

Address

City/State/Zip

Fax



TRANSPORTATION AND NATURAL RESOURCES

Steven M. Manilla, P.E., County Executive
700 Lavaca Street - 5th 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**

Two Public Notice of Vacation signs for several sections of a separate instrument dedicated right-of-way easement (Document #2008002782) was posted on June 17, 2013, with one at the intersection of Dorado Pass and Lakehurst Road and the other at the intersection of Dorado Pass and Lakehurst Loop at a point as near as practical to the areas being vacated, and was also posted at the Travis County Courthouse.

CERTIFIED THIS THE 17 DAY OF June, 2013.

SIGNATURE: Jaime Garcia
NAME (PRINT): Jaime Garcia
TITLE: TNR/R&B Supervisor

cc: Garcia (sign shop)

M:\PERMITS\Vacate\13-ROW\01-DoradoPass-Lakehurst\SignRequest-DoradoPass-Lakehurst.doc



NOTICE OF PUBLIC HEARING

JULY 16, 2013 AT 9:00 AM

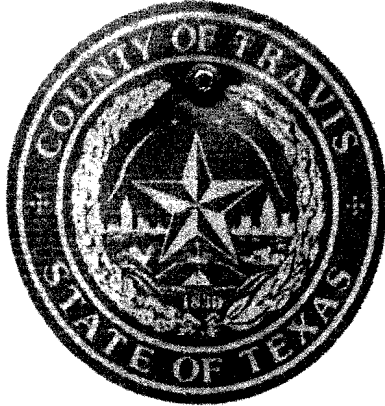
RIGHT-OF-WAY EASEMENT VACATION
TO APPROVE THE VACATION OF PORTIONS
OF A SEPERATE INSTRUMENT DEDICATED

RIGHT-OF-WAY EASEMENT

(DOCUMENT #2008002782) TO BE KNOWN
AS PART OF DORADO PASS WITHIN
LAKEHURST SUBDIVISION - A SUBDIVISION
IN PRECINCT THREE

AT THE TRAVIS COUNTY
COMMISSIONERS COURTROOM
700 LAVACA STREET
(FIRST FLOOR) AUSTIN

FOR MORE INFORMATION CALL 854-9383



NOTICE OF PUBLIC HEARING

JULY 16, 2013 AT 9:00 AM

**RIGHT-OF-WAY EASEMENT VACATION
TO APPROVE THE VACATION OF PORTIONS
OF A SEPERATE INSTRUMENT DEDICATED
RIGHT-OF-WAY EASEMENT**

**(DOCUMENT #2008002782) TO BE KNOWN
AS PART OF DORADO PASS WITHIN
LAKEHURST SUBDIVISION — A SUBDIVISION
IN PRECINCT THREE**

**AT THE TRAVIS COUNTY
COMMISSIONERS COURTROOM
700 LAVACA STREET
(FIRST FLOOR), AUSTIN**

FOR MORE INFORMATION CALL 854-9383



**NOTICE OF
PUBLIC HEARING**

JULY 16 2013 AT 9:00 AM

RIGHT-OF-WAY EASEMENT VACATION
TO APPROVE THE VACATION OF PORTIONS
OF A SEPERATE INSTRUMENT DEDICATED
RIGHT-OF-WAY EASEMENT

DOCUMENT #2008002782; TO BE KNOWN
AS PART OF DORADO PASS WITHIN
LAKEHURST SUBDIVISION - A SUBDIVISION
IN PRECINCT THREE

AT THE TRAVIS COUNTY
COMMISSIONERS COURTROOM
700 LAVACA STREET
(FIRST FLOOR), AUSTIN
FOR MORE INFORMATION CALL 854-9383

P3451

COLORADO



NOTICE OF PUBLIC HEARING

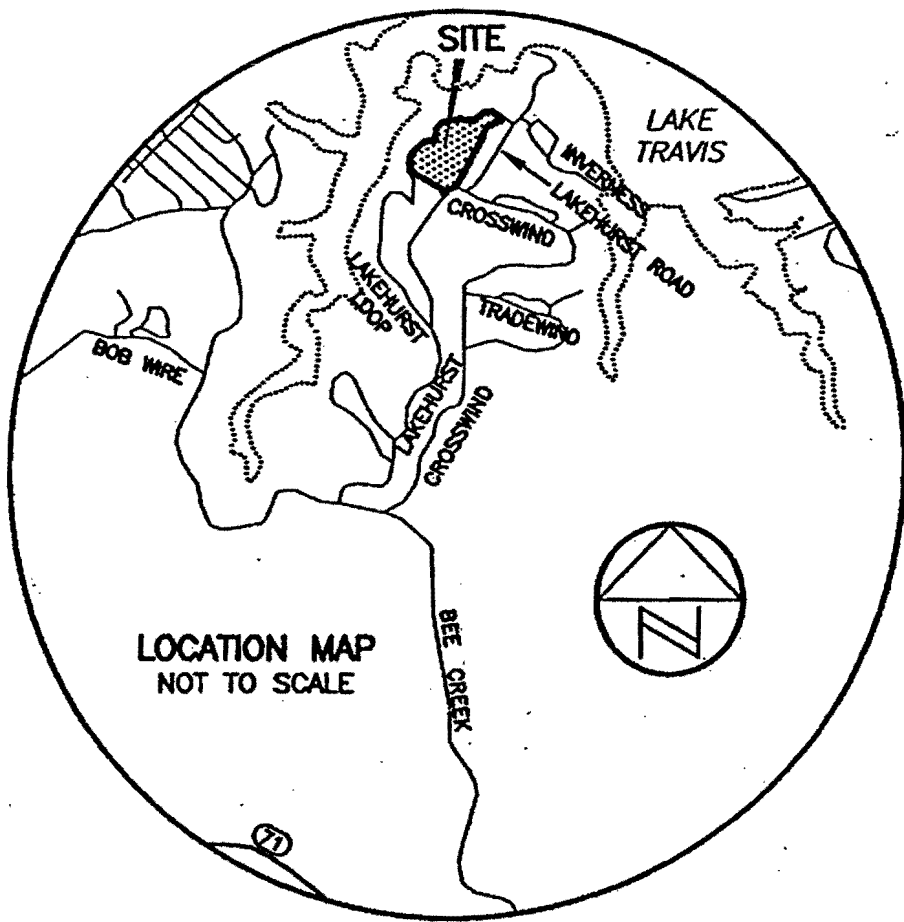
JULY 16, 2013 AT 9:00 AM

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TO APPROVE THE VACATION OF PORTIONS
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RIGHT-OF-WAY EASEMENT**

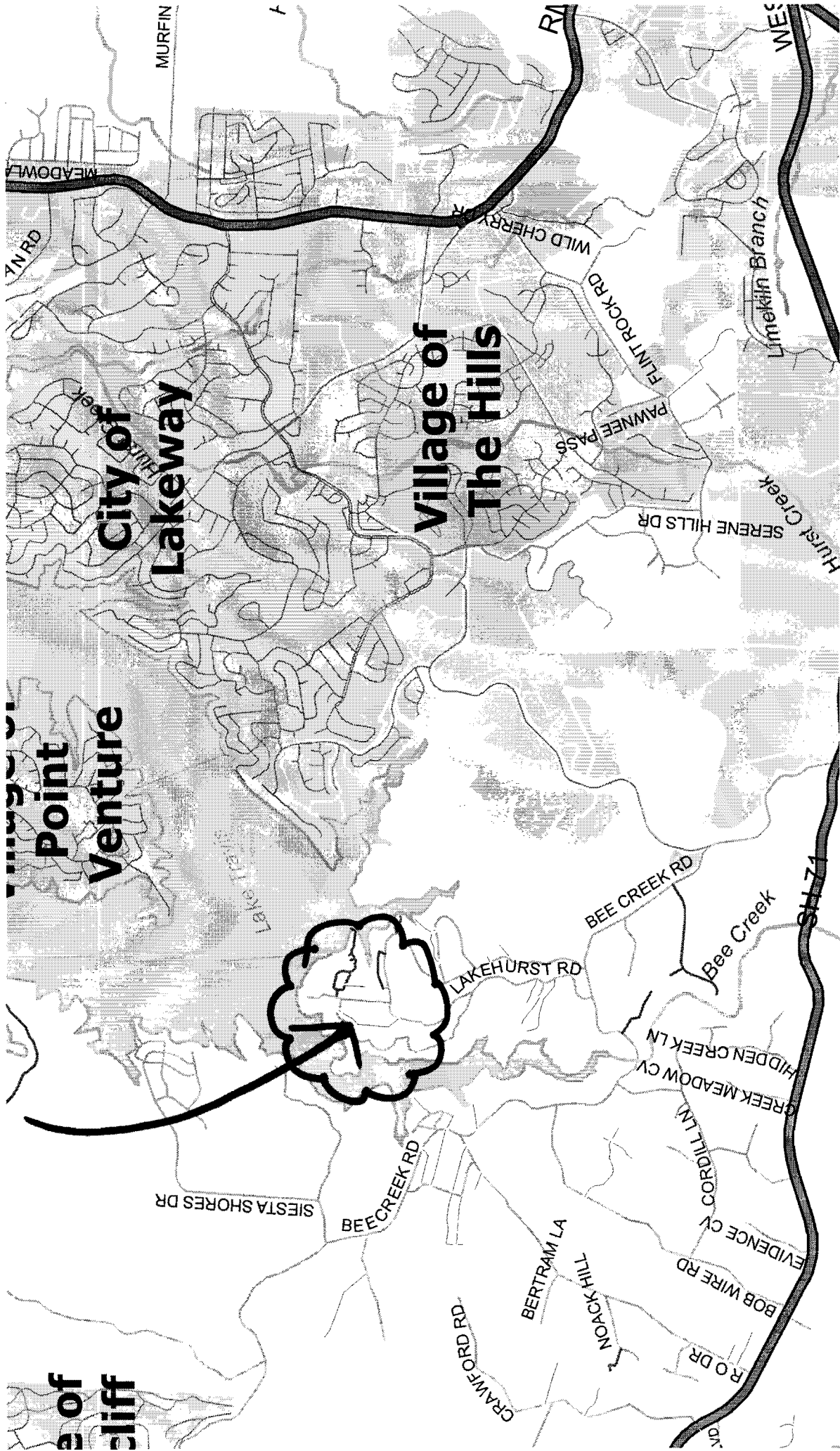
**(DOCUMENT #2008002782) TO BE KNOWN
AS PART OF DORADO PASS WITHIN
LAKEHURST SUBDIVISION — A SUBDIVISION
IN PRECINCT THREE**

**AT THE TRAVIS COUNTY
COMMISSIONERS COURTROOM
700 LAVACA STREET
(FIRST FLOOR), AUSTIN**

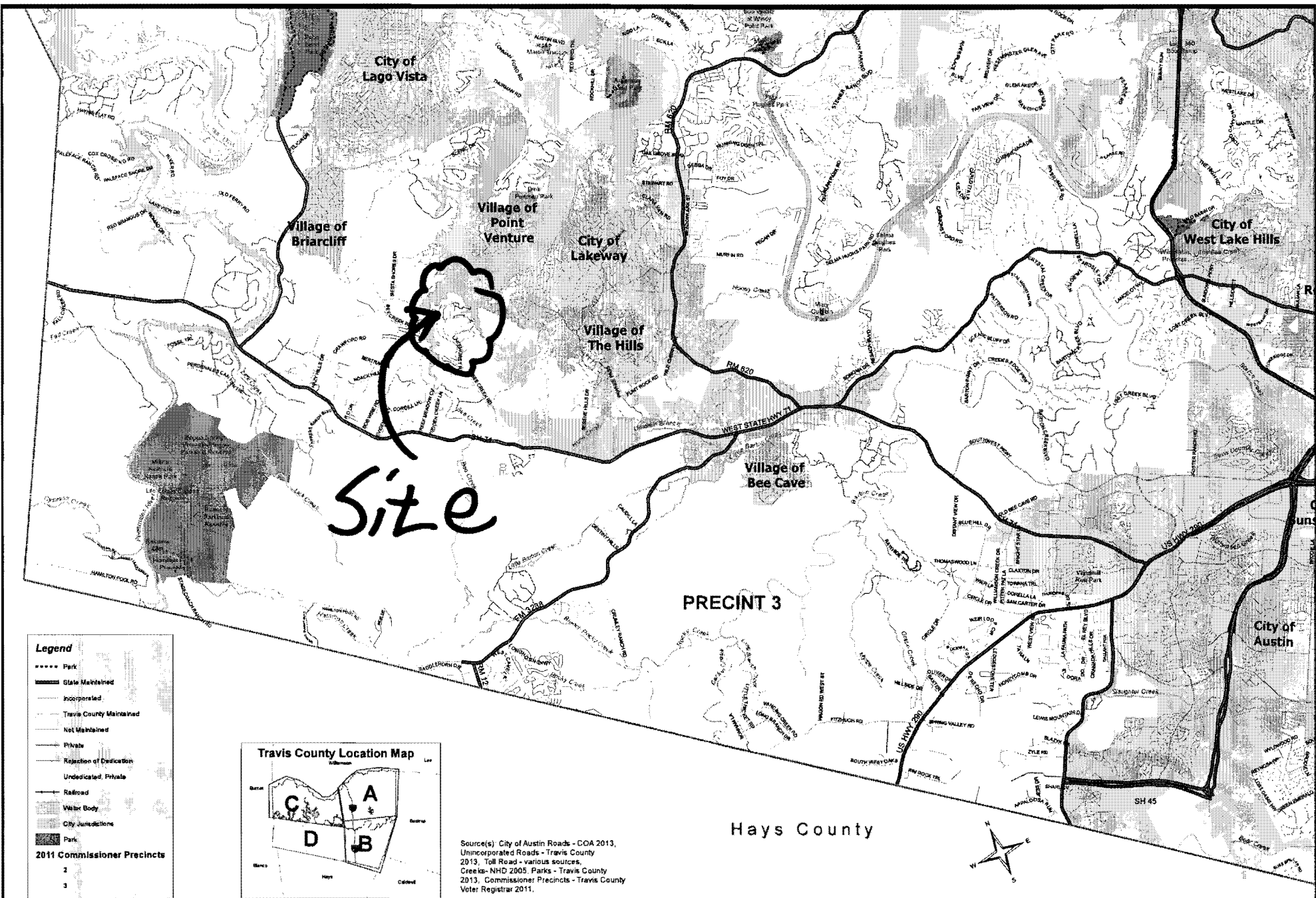
FOR MORE INFORMATION CALL 854-9383



Site



e of
cliff



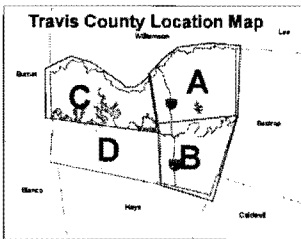
Site

Legend

- Park
- State Maintained
- Incorporated
- Travis County Maintained
- Not Maintained
- Private
- Rejection of Dedication
- Undedicated, Private
- Railroad
- Water Body
- City Jurisdiction
- Park

2011 Commissioner Precincts

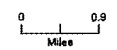
- 1
- 2
- 3



Source(s) City of Austin Roads - COA 2013,
 Unincorporated Roads - Travis County
 2013, Toll Road - various sources,
 Creeks- NHD 2005, Parks - Travis County
 2013, Commissioner Precincts - Travis County
 Voter Registrar 2011.

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Travis County has produced this product for reference purposes only and offers no warranties for the product's accuracy or completeness.

Travis County Roadways, Map D



Map Prepared by: Travis County,
 Dept. of Transportation & Natural
 Resources. Date: 5/21/2013