



Travis County Commissioners Court Agenda Request

Meeting Date: August 27, 2013

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

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

Department Head: Steven M. Manila, P.E., County Executive-TNR

Sponsoring Court Member: Commissioner Davis, Precinct One

AGENDA LANGUAGE: Consider and take appropriate action on a plat for recording: Bauer Subdivision Final Plat (Short Form Final Plat – one total lot – 3.0 acres – Ballerstedt Road – No ETJ) in Precinct One.

BACKGROUND/SUMMARY OF REQUEST:

This short form final plat consists of one single family lot on 3.0 acres. There are no public or private streets proposed with this final plat. Parkland fees in lieu of dedication have been paid to Travis County in the amount of \$202.00. Fiscal surety is not required for this short form plat. Water service to be provided by Manville Water Supply Corporation, and wastewater service to be provided by the on-site septic facilities.

STAFF RECOMMENDATIONS:

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

ISSUES AND OPPORTUNITIES:

Staff has not been contacted by anyone via e-mail, telephone, or letter on this development, and staff has not registered any interested parties nor received any other inquiries for this project.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A

ATTACHMENTS/EXHIBITS:

Location map
Precinct map
Proposed final plat

REQUIRED AUTHORIZATIONS:

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

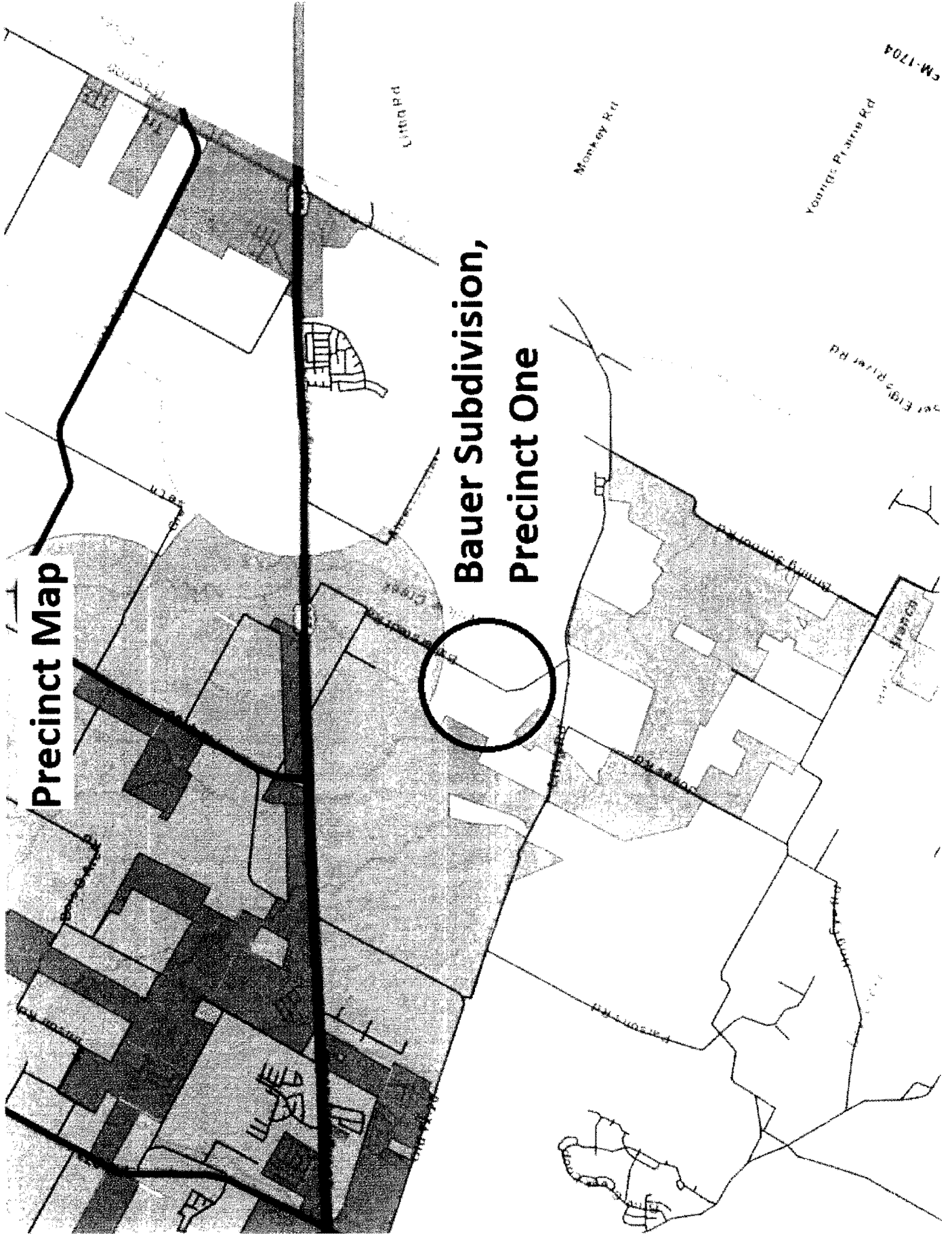
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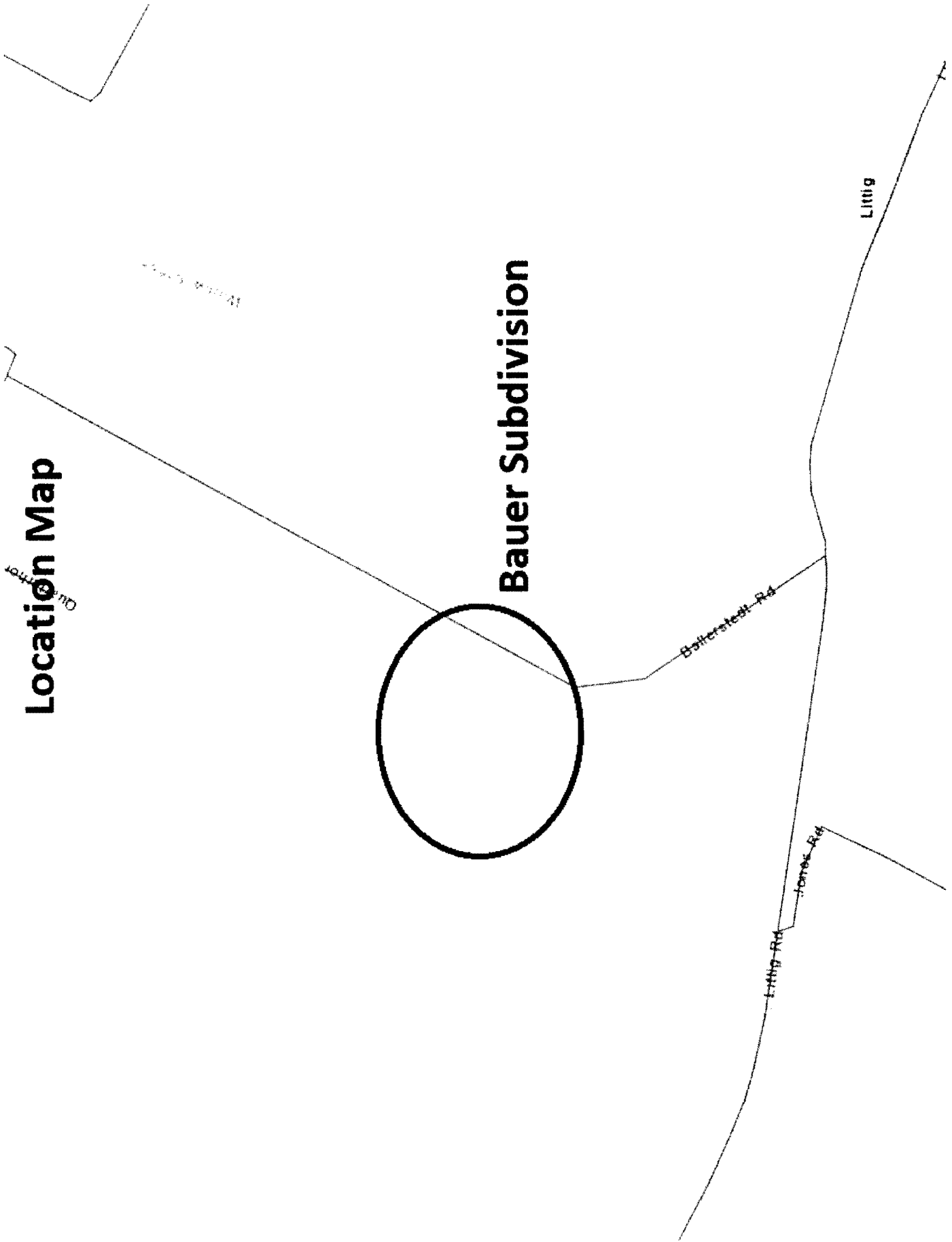
SM:AB:mh

1101 - Development Services Long Range Planning - Bauer Subdivision Final Plat

Precinct Map

**Bauer Subdivision,
Precinct One**





Location Map

Bauer Subdivision

Littig

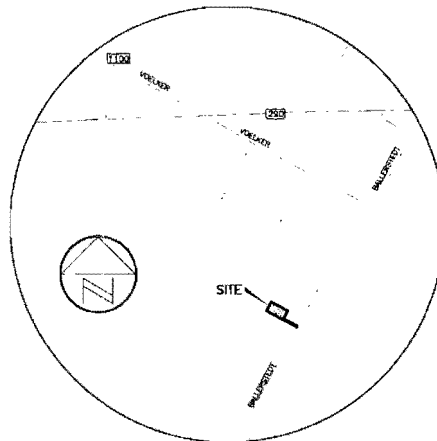
Balfersstedt Rd

Jones Rd

Littig Rd

Littig

BAUER SUBDIVISION



LOCATION MAP
NOT TO SCALE

TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS


IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD
DETERMINE WHETHER IT IS
INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, LAND
OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER
LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT
AND USE OF LAND THAN INSIDE THE CITY LIMITS.

BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE
TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT
NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND
USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL
NEIGHBORHOOD.

THIS CAN AFFECT THE VALUE OF YOUR PROPERTY.

TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON
SUBDIVISION PLATS. IT IS NOT A STATEMENT OR
REPRESENTATION OF THE OWNER OF THE PROPERTY, THE
SUBDIVIDER, OR THEIR REPRESENTATIVES.

 Professional Land Surveying, Inc. Surveying and Mapping 3500 McCall Lane Austin, Texas 78744 512-443-1724	PROJECT NO.: 562-020
	DRAWING NO.: 562-020-BASE
	PLOT DATE: 07/25/13
	PLOT SCALE: 1" = 100'
	DRAWN BY: JDB
	SHEET 01 OF 03

BAUER SUBDIVISION



SCALE: 1" = 100'
 GRAPHIC SCALE
 100 50 0 100

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" REBAR WITH "OR RALPH" CAP FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- △ CALCULATED POINT
- ⊕ CONTROL POINT
- () RECORD INFORMATION

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "R508".

1/2" REBAR WITH "RANDOM" CAP

SURFACE COORDINATES:
 N 10088143.97
 E 3290251.24

TEXAS STATE PLANE COORDINATES:
 N 10087134.26
 E 3197731.27

ELEVATION = 486.76'
 VERTICAL DATUM: NAVD 86 (GEOID 09)

CONVERSION SCALE FACTOR = 0.999800010
 (FOR SURFACE TO GRID CONVERSION)

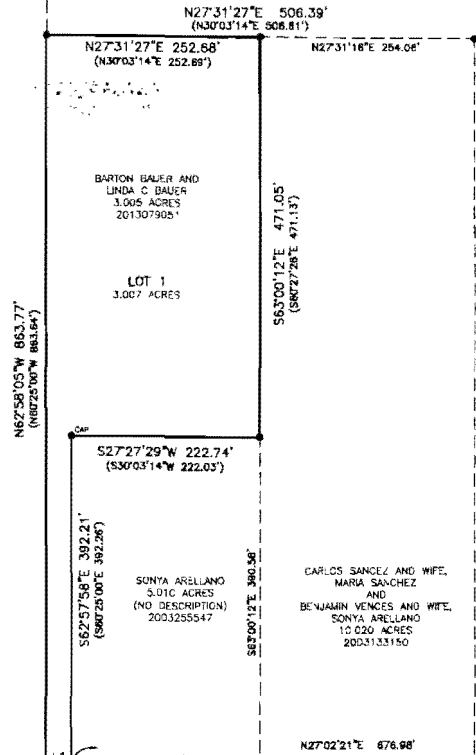
INVERSE SCALE FACTOR = 1.000100
 (FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0
 THETA ANGLE: 1°28'29"

RAGGIO FAMILY PROPERTY, Ltd
 110.7 ACRES
 12757/606

ADOLFO RODRIGUEZ AND VICKI RODRIGUEZ
 18.899 ACRES
 (DESCRIBED N 20080/8789)
 2012028256

ROBERT JACKSON II AND GARMEN A. JACKSON
 20.000 ACRES
 2003198805



SAMUEL DIAZ AND SPOUSE ARACELI PENA
 10.00 ACRES
 2000050223

CARLOS SANCHEZ AND WIFE,
 MARIA SANCHEZ
 AND
 BENJAMIN VENCES AND WIFE,
 SONYA ARELLANO
 10.000 ACRES
 2003133150

SONYA ARELLANO
 3.010 ACRES
 (NO DESCRIPTION)
 2003255547

CINDY DOUGLAS-SMITH
 5.010 ACRES
 2005144572

BALLERSTEDT ROAD
 (60' R.O.W. WIDTH)

S77°40'21"E 48.53'
 REFERENCE TIE

L2
 L1
 CR
 R508


222.96'
 N27°02'21"E 506.05'
 (N29°35'00"E 506.59')

N27°02'21"E 1104.04'

S82°57'36"E 80.00'
 REFERENCE R.O.W. TIE

87.68 ACRES
 SCHULI FLA
 2007123227

LINE TABLE			
LINE	BEARING	DISTANCE	(RECORD)
L1	S27°02'21"W	30.21'	(S29°35'00"W 30.00')
L2	S27°02'21"W	58.48'	



Chaparral
 Professional Land Surveying, Inc.
 Surveying and Mapping
 3500 McCall Lane
 Austin, Texas 78744
 512-443-1724

PROJECT NO.:
582-C20

DRAWING NO.:
582-020-BASE

PLOT DATE:
07/25/13

PLOT SCALE:
1" = 100'

DRAWN BY:
JDB

SHEET
02 OF 03

BAUER SUBDIVISION

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THE PRESENTS:

THAT BARTON BAUER AND LINDA C BAUER, BEING OWNERS OF THAT TRACT OF LAND CALLED 3.025 ACRES, SITUATED IN THE A.C. CALDWELL SURVEY NO. 32, ABSTRACT NO. 154, IN TRAVIS COUNTY, TEXAS, HAVING BEEN CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2013078051 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 3.027 ACRES IN ACCORDANCE WITH CHAPTER 232 OF THE TEXAS LOCAL GOVERNMENT CODE AND THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

"BAUER SUBDIVISION"

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED

WITNESS MY HAND THIS THE 26 DAY OF July, 2013 A.D.

Barton Bauer
BARTON BAUER
153 COUNTRYSIDE DRIVE
BATON ROUGE, LA 70810

Linda C. Bauer
LINDA C BAUER
153 COUNTRYSIDE DRIVE
BATON ROUGE, LA 70810

STATE OF Texas

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BARTON BAUER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE 26 DAY OF July, 2013, A.D.

Melinda Crowe
NOTARY PUBLIC



Melinda Crowe 8-8-14
PRINTED NAME MY COMMISSION EXPIRES

STATE OF Texas

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LINDA C BAUER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND SHE ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE 26 DAY OF July, 2013, A.D.

Melinda Crowe
NOTARY PUBLIC



Melinda Crowe 8-8-14
PRINTED NAME MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATION

I, PAUL L. EASLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM THE ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND MARCH 5, 2013.

Paul L. Easley 07/25/13

PAUL L. EASLEY, R.P.L.S. 4432
SURVEYING BY:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
(512) 443-1724



ENGINEER'S CERTIFICATION

I, JOHN A. CLARK, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM AS SHOWN ON MAP NO. 46453C0505H, DATED SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS

JOHN A. CLARK, P.E.
LJA ENGINEERING, INC. FRN-F-1386
5316 HWY. 290, SUITE 150
AUSTIN, TEXAS 78735
(512) 436-4700



GENERAL NOTES:

1. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
2. WATER WILL BE PROVIDED BY MAXVILLE WATER SUPPLY CORPORATION. ELECTRIC WILL BE PROVIDED BY BLUE BONNET ELECTRIC. WASTEWATER WILL BE PROVIDED BY ON-SITE WASTEWATER DISPOSAL.
3. NO CUT OR FILL ON ANY LOT MAY EXCEED EIGHT FEET, EXCLUDING DRIVEWAYS, A BUILDING STRUCTURE'S FOOTPRINT, OR A PARKING AREA FOOTPRINT, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
4. BEFORE BEGINNING CONSTRUCTION ACTIVITIES ON A SUBDIVISION LOT, THE OWNER MUST OBTAIN A TRAVIS COUNTY DEVELOPMENT PERMIT AND WHEN APPLICABLE, IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWPP). THE SWPP REQUIRES IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORM WATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.

TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM PLAT NOTES:

1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE WASTEWATER (SEPTIC) SYSTEM THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
2. NO CONSTRUCTION MAY BEGIN ON ANY LOT IN THIS SUBDIVISION UNTIL PLANS FOR THE PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM ARE APPROVED BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
3. DEVELOPMENT ON EACH LOT IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF THE TITLE 30 OF THE TEXAS ADMINISTRATIVE CODE CHAPTER 285 AND TRAVIS COUNTY CODE CHAPTER 48 THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION.
4. THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
5. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED WATER SYSTEM OR A PRIVATE WELL.
6. NO WATER WELL IN THIS SUBDIVISION MAY BE LOCATED WITHIN 150 FEET OF THE SUBDIVISION BOUNDARY WITHOUT THE CONSENT OF THE ADJOINING LAND OWNER(S).

STACEY SCHEFFEL, D. R., PROGRAM MANAGER, DATE _____
ON-SITE WASTEWATER, TRAVIS COUNTY TNR

TRAVIS COUNTY COMMISSIONERS COURT RESOLUTION:

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDINGS OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION HAVING THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERRECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 2013, A.D., THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE _____ DAY OF _____, 2013, A.D.

DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

THIS SUBDIVISION IS LOCATED IN TRAVIS COUNTY ONLY AND IS NOT WITHIN THE CITY OF AUSTIN'S EXTRA TERRITORIAL JURISDICTION. THIS THE _____ DAY OF _____, 20 ____.

GREG GUERNEY, AICP, DIRECTOR
CITY OF AUSTIN PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE

ON THE _____ DAY OF _____ A.D. 2013 AT _____ O'CLOCK _____ M., AND JULY

RECORDED ON THE _____ DAY OF _____ A.D. 2013 AT _____ O'CLOCK _____ M., IN SAID COUNTY AND STATE, IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____ 2013 A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY _____
DEPUTY

<p>Chaparral Professional Land Surveying, Inc. Surveying and Mapping</p> <p>3500 McCall Lane Austin, Texas 78744 512-443-1724</p>	PROJECT NO.: 562-020
	DRAWING NO.: 562-020-BASE
	PLOT DATE: 07/25/13
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DRAWN BY: JOB	SHEET 03 OF 03