



# Travis County Commissioners Court Agenda Request

**Meeting Date:** September 10, 2013

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

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

AB

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

**Sponsoring Court Member:** Commissioner Davis, Precinct One

**AGENDA LANGUAGE:** Consider and take appropriate action on a plat for recording: Mondragon & Roman Subdivision-Short Form Plat - Two Single Family Lots 2.58 acres - Johnson Trail - City of Manor ETJ in Precinct One.

**BACKGROUND/SUMMARY OF REQUEST:**

The proposed subdivision will consist of two single-family lots on 2.58 acres. There are no public streets being proposed and this plat is not subject to parkland requirements. Fiscal requirements are not applicable to this short form plat. Water will be provided by Manville Water Supply Corporation. Wastewater will be provided by a private on-site septic system.

**STAFF RECOMMENDATIONS:**

As this subdivision has been approved by the City of Manor and it complies with all Travis County subdivision regulations, TNR Staff recommends approval.

**ISSUES AND OPPORTUNITIES:**

Staff has not received any inquiries from anyone regarding this proposed subdivision.

**FISCAL IMPACT AND SOURCE OF FUNDING:**

N/A

**ATTACHMENTS/EXHIBITS:**

- Location Map
- Proposed Subdivision
- Precint Map

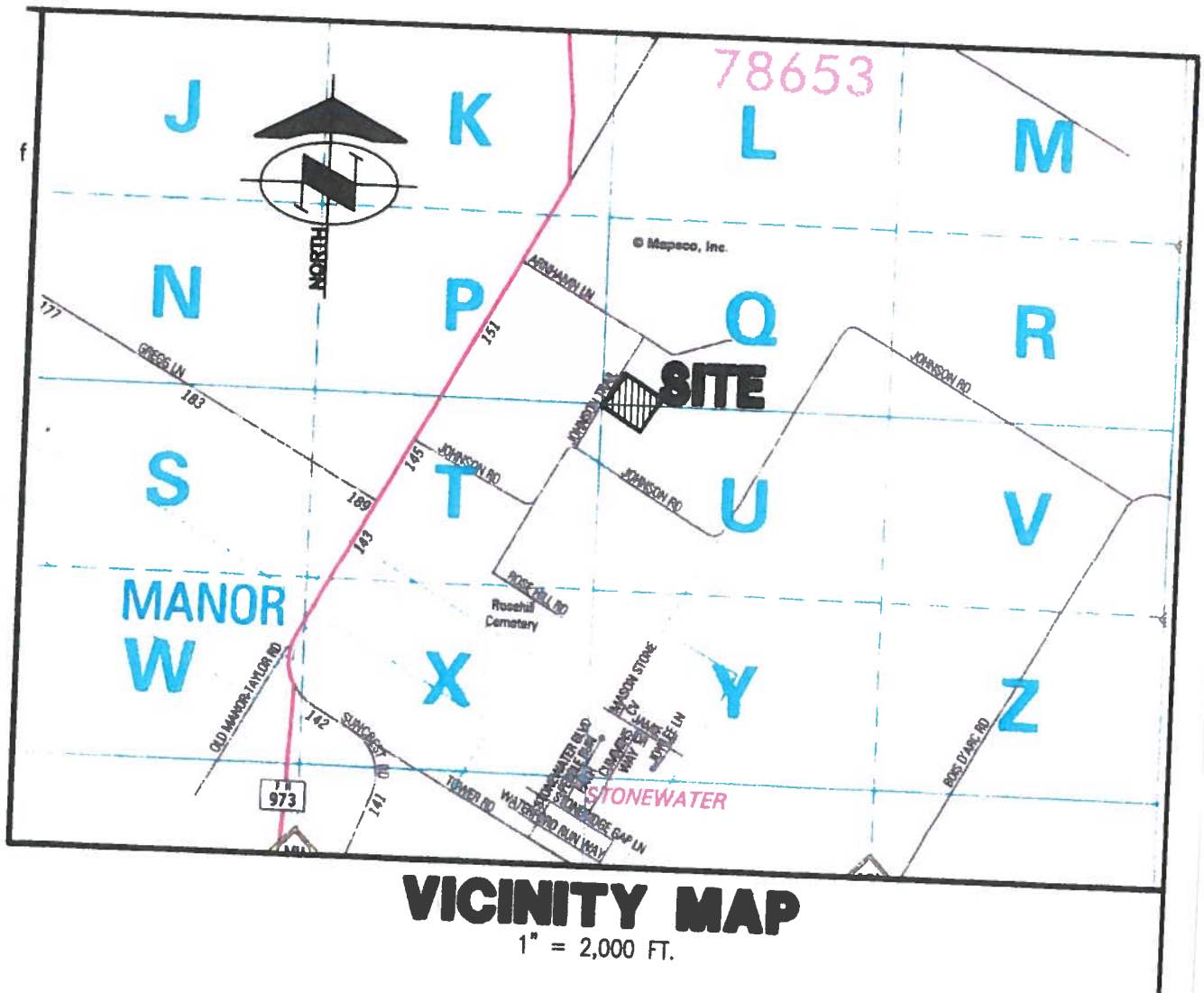
**REQUIRED AUTHORIZATIONS:**

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


**CC:**


**SM:AM:ja**

**1101 - Development Services Long Range Planning - Mondragon & Roman Subdivision**

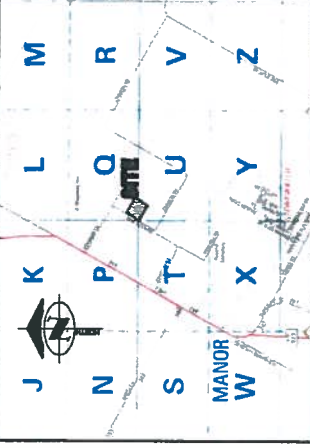


# VICINITY MAP

1" = 2,000 FT.



# COVER PAGE MONDRAGON & ROMAN SUBDIVISION



VICINITY MAP  
1" = 2000 FT.

## CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS.

THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. 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.

THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION 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.

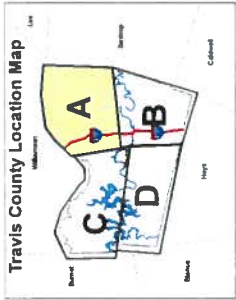


B & G SURVEYING, INC.  
DENNY H. DENNEY & ASSOCIATES, INC.  
Surveyed by: J. L. L. DENNEY, L.S.  
1000 West 17th Street, Suite 202  
Dallas, Texas 75202-1000, Tel: 972-492-8865

REVISION: 10/17/12  
REVISED: 08/09/12  
JOB # 17100112 - PLAT  
DATE: 07/09/12  
SCALE: 1" = 100'

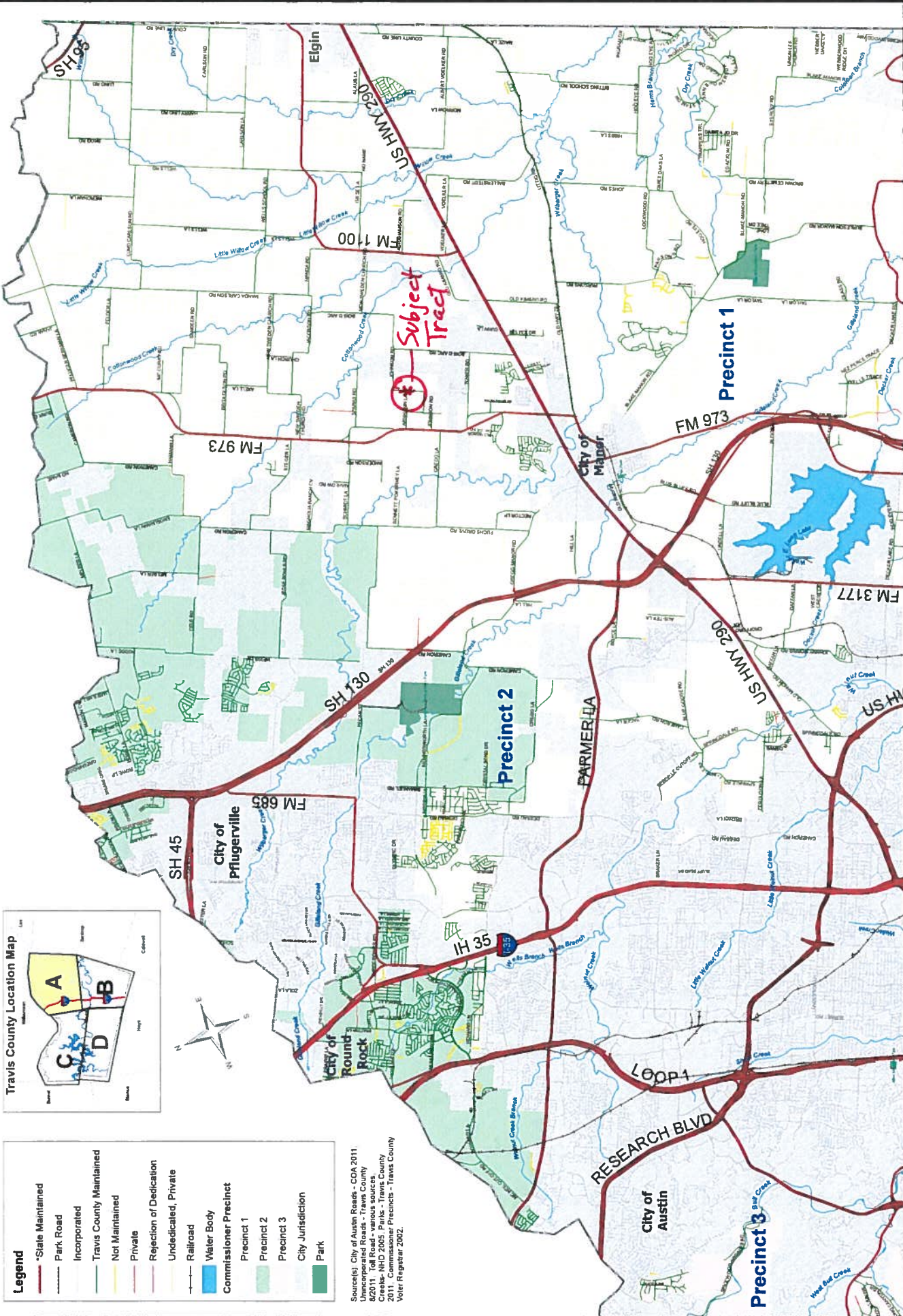
PAGE 1 OF 2





- Legend**
- State Maintained
  - Park Road
  - Incorporated
  - Travis County Maintained
  - Not Maintained
  - Private
  - Rejection of Dedication
  - Undedicated, Private
  - Railroad
  - Water Body
  - Commissioner Precinct
  - Precinct 1
  - Precinct 2
  - Precinct 3
  - City Jurisdiction
  - Park

Sources: City of Austin Roads - CCA 2011  
 Unincorporated Roads - Travis County  
 2011 - HMD 2005 Precincts - Travis County  
 2011 - Commissioner Precincts - Travis County  
 Voter Registrar 2002.



Map Prepared by: Travis County  
 Dept. of Transportation & Internal  
 Resources. Date: 08/2011



# Travis County Roadways, Map A

*Precinct 1*

Map Disclaimer: The data is provided "as is" with no warranties of any kind.