



## Travis County Commissioners Court Agenda Request

**Meeting Date:** November 26, 2013

**Prepared By:** Anna Bowlin, Division Director of Development Services and Long Range Planning

**Phone #:** (512) 854-7561

**Division Director/Manager:** Steven M. Manilla, P.E., County Executive-TNR

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

**Sponsoring Court Member:** Commissioner Daugherty, Precinct Three

**AGENDA LANGUAGE:** Consider and take appropriate action a plat for recording: Preserve at Thomas Springs Road (Long Form Plat - 34 lots - 38.46 acres - Thomas Springs Road - City of Austin Limited Purpose ETJ and full purpose jurisdiction) in Precinct Three.

### **BACKGROUND/SUMMARY OF REQUEST:**

The applicant proposes to final plat 34 lots out of an approved preliminary plan that is in the City of Austin Limited Purpose ETJ and full purpose jurisdiction. There are 32 single-family lots, 2 open space lots and a drainage lot on the 38.46 acre area being platted. Two new internal streets are proposed within the subdivision that will connect to Thomas Springs Road. Water service will be provided by the City of Austin and individual on-site septic systems will be used on each lot. This item is related to the Crooked Cedar Ranch the Live Oak Acres final plat vacations which are also on the agenda today.

### **STAFF RECOMMENDATIONS:**

This final plat meets all the Title 30 requirements and has been approved by the City of Austin Planning Commission. Staff recommends this item.

### **ISSUES AND OPPORTUNITIES:**

Staff has received no opposition from the surrounding neighborhoods and the final plat was approved by the City of Austin Planning Commission.

### **FISCAL IMPACT AND SOURCE OF FUNDING:**

n/a

**ATTACHMENTS/EXHIBITS:**

Location Map  
Final Plat  
Precinct Map

**REQUIRED AUTHORIZATIONS:**

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

**CC:**

Don Perryman	Planner	City of Austin	(512) 974-2786

**AB:AB:ab**

**1101 - Development Services Long Range Planning - Preserve at Thomas Springs Road**

TRAVIS COUNTY  
CONSUMER PROTECTION NOTICE  
FOR HOMEBUYERS

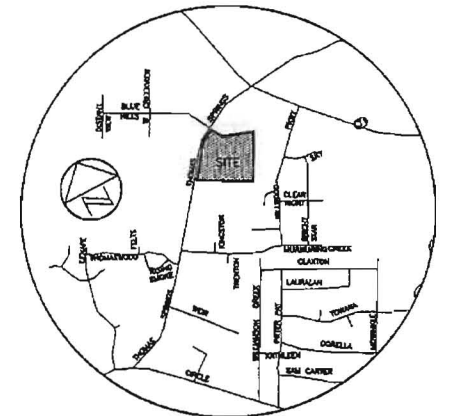
IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD  
DETERMINE WHETHER IT IS  
INSIDE OR OUTSIDE THE CITY LIMITS.

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.

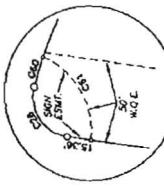


LOCATION MAP  
NOT TO SCALE

THE PRESERVE  
AT THOMAS  
SPRINGS ROAD

 Professional Land Surveying, Inc. Surveying and Mapping 3500 McCall Lane Austin, Texas 78744 512-443-1724	PROJECT NO.: 879-001
	DRAWING NO.: 879-001-PL1
	PLOT DATE: 09/17/2013
	PLOT SCALE: 1"=100'
DRAWN BY: RCW	SHEET 01 OF 04

# THE PRESERVE AT THOMAS SPRINGS ROAD



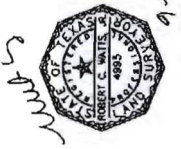
- LEGEND**
- 1/2" REBAR FOUND
  - 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
  - 1/2" REBAR WITH "CHAPARRAL" CAP SET
  - IRON PIPE FOUND (SEE NOTES)
  - COTTON SPINDLE FOUND
  - ◆ CONTROL POINT
  - B.L. BUILDING SETBACK LINE
  - P.U.E. PUBLIC UTILITY EASEMENT
  - J.U.A. JOINT USE ACCESS
  - W.A.L.E. WATER LINE EASEMENT
  - W.Q.L.E. WATER QUALITY EASEMENT
  - ( ) RECORD INFORMATION
  - ..... SURVEY LOCATION

**BENCHMARK INFORMATION:**

BM #1 CONCRETE CONTROL POINT "B" EAST SIDE OF THOMAS SPRINGS ROAD, AT INTERSECTION OF THOMAS SPRINGS ROAD AND FALLOW RUN.  
ELEVATION = 1049.85' VERTICAL DATUM: NAVD 83 (CGSD 09)

BM #2 COTTON SPINDLE SET IN BASE OF AN 18" OAK NORTH LINE OF LOT 10, TREE TAG # 10632.  
ELEVATION = 1050.11' VERTICAL DATUM: NAVD 83 (CGSD 09)

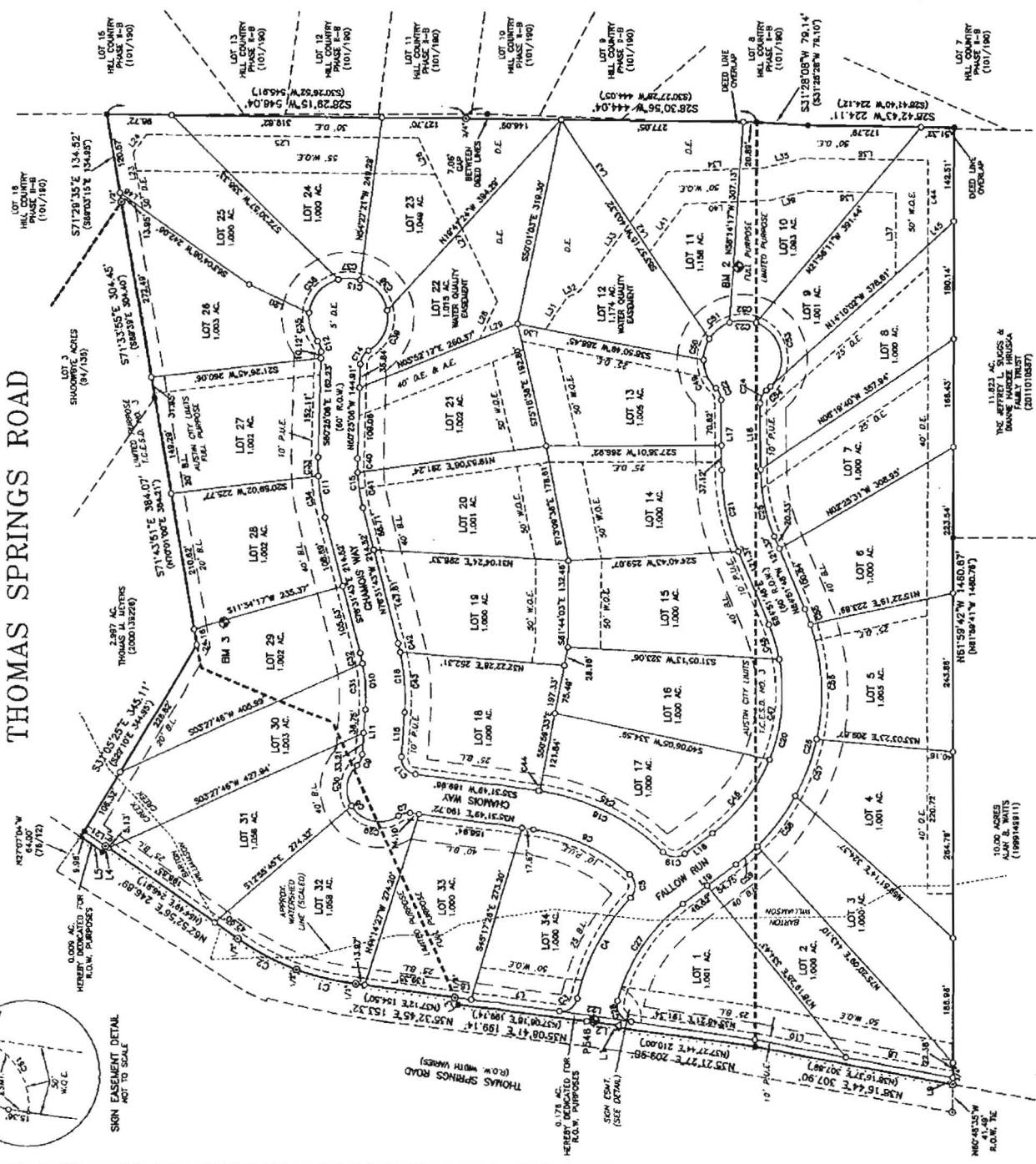
BM #3 COTTON SPINDLE SET IN BASE OF AN 44" OAK EAST LINE LOT 28, TREE TAG # 15527.  
ELEVATION = 1049.17' VERTICAL DATUM: NAVD 83 (CGSD 09)



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

PROJECT NO.: 878-501  
DRAWING NO.: 878-501-PL-1  
DATE: 06/27/13  
PLOT SCALE: 1" = 100'  
DRAWN BY: RSW  
CHECKED BY: MHW  
DATE: 07-11-13

SHEET 02 OF 04



CSJ-2013-0046.08

# THE PRESERVE AT THOMAS SPRINGS ROAD

STATE OF TEXAS:  
COUNTY OF TRAVIS:

THAT CLASSIC NEIGHBORHOOD - FC HOLDINGS, LLC, BEING THE OWNER OF 38.465 ACRES IN THE ANTONIO NEPOM SURVEY NO. 500 IN TRAVIS COUNTY, TEXAS, CONSISTING OF:

LOTS 1, 2, 3, 4, 5, 6 AND 7, BLOCK A, OF CROOKED CEDAR RANCH, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD UNDER DOCUMENT NUMBER 201000141 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, COMPLETED BY SPECIAL WARRANTY DEED OF RECORD IN DOCUMENT NO. 2013068785 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND

- A 0.121 ACRE TRACT OF LAND, CALLED TRACT ONE;
- A 3.542 ACRE TRACT OF LAND, CALLED TRACT TWO;
- A 0.050 ACRE TRACT OF LAND, CALLED TRACT THREE;
- A 9.281 ACRE TRACT OF LAND, CALLED TRACT FOUR;
- A 5.442 ACRE TRACT OF LAND, CALLED TRACT FIVE;

LOTS 1, 2 AND 3 OF LIVE OAK ACRES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 76, PAGE 12 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS;

- A 0.238 ACRE TRACT OF LAND; AND
- A 1.505 ACRE TRACT OF LAND;

CONVEYED BY SPECIAL WARRANTY DEED OF RECORD IN DOCUMENT NO. 201307844 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

AND HAVING BEEN APPROVED FOR SUBDIVISION PURSUANT TO CHAPTER 25, TITLE 30 OF THE AUSTIN CITY CODE AND CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE.

PURSUANT TO THE VACATION OF CROOKED CEDAR RANCH, SAID SUBDIVISION BEING DULY VACATED IN DOCUMENT NO. \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

AND PURSUANT TO THE VACATION OF LIVE OAK ACRES, SAID SUBDIVISION BEING DULY VACATED IN DOCUMENT NO. \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE SAID 38.465 ACRES IN ACCORDANCE WITH THE SHOWN HEREON MAP OR PLAT TO BE KNOWN AS "THE PRESERVE AT THOMAS SPRINGS ROAD" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS AND SUBJECT TO ANY EASEMENT AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2013, A.O.

FOR:

CLASSIC NEIGHBORHOOD - FC HOLDINGS, LLC  
1111 NORTH POST OAK ROAD  
HOUSTON, TEXAS 77055

STATE OF TEXAS:  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2013, A.O.

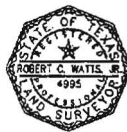
NOTARY PUBLIC IN AND FOR \_\_\_\_\_ COUNTY, TEXAS

### SURVEYOR'S CERTIFICATION:

I, ROBERT C. WATTS, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH SURVEY RELATED PORTION OF TITLE 30, OF THE CITY OF AUSTIN/TRAVIS COUNTY SUBDIVISION REGULATIONS, AND IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

*RCW* 9-18-13

ROBERT C. WATTS, JR., R.P.L.S. NO. 4995  
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
3500 MCGALL LANE  
AUSTIN, TEXAS 78744  
PHONE: (512) 443-1724



### ENGINEER'S CERTIFICATION:

I, GREGORY ULCAK, PROFESSIONAL ENGINEER 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 COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE OF 1986, AS AMENDED.

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #481024-4204, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

GREGORY ULCAK, P.E. NO. 91201  
CIVIL LAND GROUP, LLC  
TEXAS REGISTERED ENGINEERING FIRM 7-10523  
200 W. MAIN STREET SUITE 101  
ROUND ROCK, TEXAS 78664  
PHONE: (512) 992-0118

### ZONING AND PLATTING:

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE

CITY OF AUSTIN, TEXAS ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2013, A.O.

BETTY BAKER, CHAIRPERSON SECRETARY

### JURISDICTION:

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE 2-MILE E.T.J. OF THE CITY OF AUSTIN ON THIS

THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2013, A.O.

### WATERSHED:

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR OF PLANNING AND

DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, TEXAS ON THIS

THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2013, A.O.

GREG GUDRINSEY, ACP, DIRECTOR  
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

### CITY OF AUSTIN ON-SITE SEWAGE FACILITY (OSSF) PLAT NOTES FOR LOTS 1-2, 10-14, 17-30 & 33-34

1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE SEWAGE FACILITY THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE CITY OF AUSTIN.
2. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED PUBLIC WATER SYSTEM.
3. NO CONSTRUCTION MAY BEGIN ON ANY LOT IN THIS SUBDIVISION UNTIL PLANS FOR A PRIVATE ON-SITE SEWAGE FACILITY TO SERVE THE LOT ARE APPROVED BY THE CITY OF AUSTIN.
4. THESE RESTRICTIONS ARE ENFORCEABLE BY THE CITY OF AUSTIN.

AUSTIN WATER UTILITY, UTILITY DEVELOPMENT SERVICES DIVISION DATE

### 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 283 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. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO ONE SINGLE FAMILY DWELLING PER LOT. A SINGLE FAMILY DWELLING INCLUDES ALL DETACHED BUILDINGS LOCATED ON THE LOT THAT ARE ROUTINELY USED ONLY BY MEMBERS OF THE HOUSEHOLD OF THE SINGLE FAMILY DWELLING.
6. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED WATER SYSTEM OR A PRIVATE WELL.
7. NO WATER WELL IN THIS SUBDIVISION MAY BE LOCATED WITHIN 150 FEET OF THE SUBDIVISION BOUNDARY WITHOUT THE CONSENT OF THE ADJOINING LAND OWNERS(S).

STACEY SCHEFFEL O. R., PROGRAM MANAGER,  
ON-SITE WASTEWATER, TRAVIS COUNTY TNR

DATE:

IN APPROVING THIS PLAT, 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 BUILDING 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 ENSURE THIS OBLIGATION. THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE 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 BINDING ON 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 PLATTING 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 ERCT 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 TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2013 A.O., THE COMMISSIONERS' 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 CLERK, THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2013 A.O.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS.

DEPUTY

STATE OF TEXAS:  
COUNTY OF TRAVIS:

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

OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2013, A.O. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ A.M.,

AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2013, A.O.

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ A.M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER \_\_\_\_\_

OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY. WITNESS MY HAND AND

SEAL OF OFFICE OF THE COUNTY CLERK, THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2013, A.O.

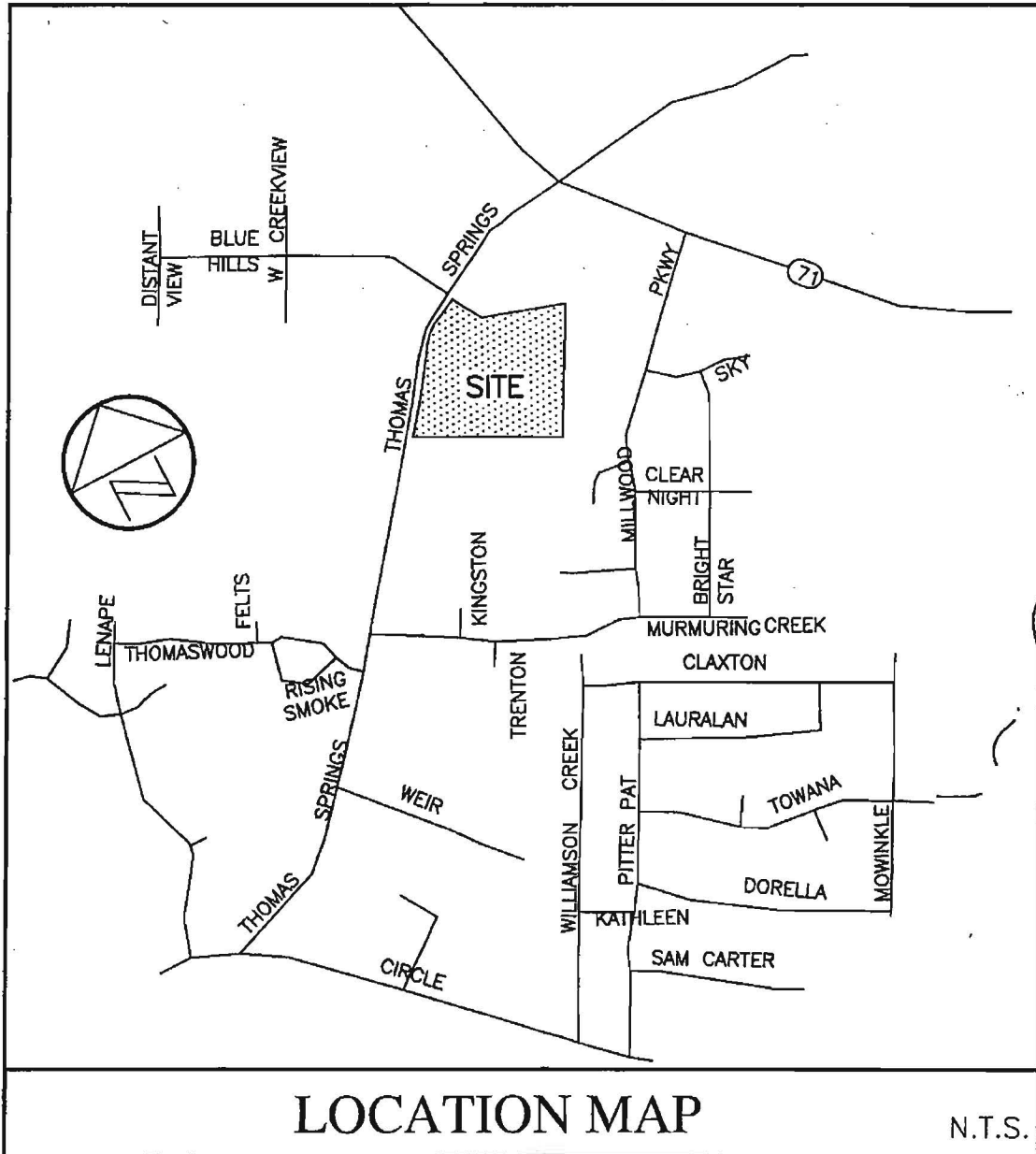
DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

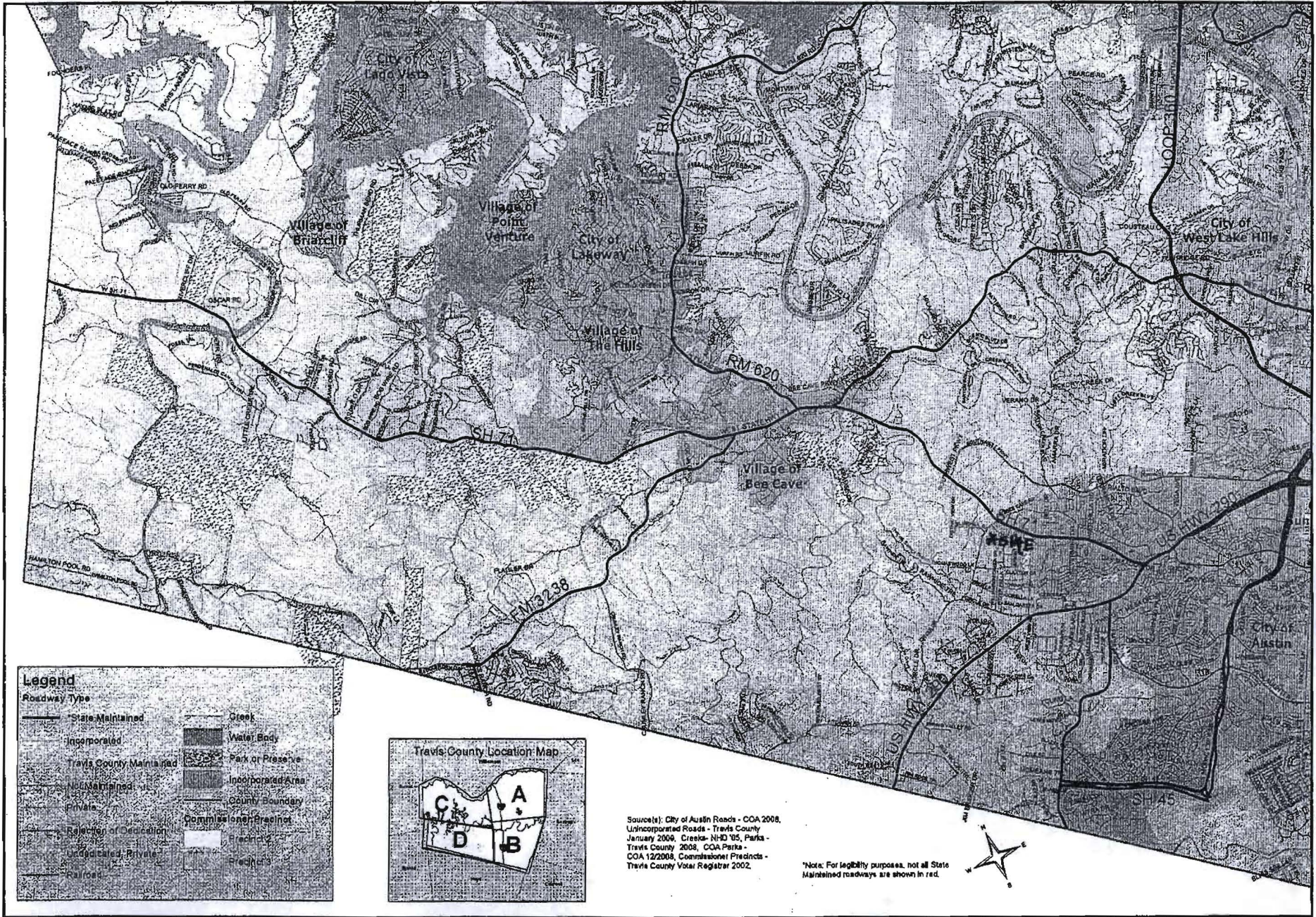
PLOT DATE: 9/18/2013  
CBJ-2013-0048.0B

SHEET  
03 OF 04



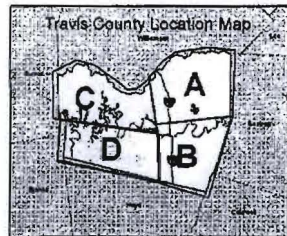


**SCANNED**



**Legend**

State Maintained	Creek
Incorporated	Water Body
Travis County Maintained	Park or Preserve
Not Maintained	Incorporated Area
Private	County Boundary
Rejection of Dedication	Commission Precinct
Undeclared Private	Precinct 2
Private	Precinct 3



Source(s): City of Austin Roads - COA 2008, Unincorporated Roads - Travis County January 2006, Creeks- NHD '05, Parks - Travis County 2008, COA Parks - COA 12/2008, Commissioner Precincts - Travis County Voter Registrar 2002.

\*Note: For legibility purposes, not all State Maintained roadways are shown in red.



Map Disclaimer: This map was created for the Travis County Sign Crew for identifying Travis County's maintained roadways. The date is provided "as is" with no warranties of any kind. For questions, contact the Travis County GIS Coordinator at (512) 854-9363.

# Travis County Roadways, Map D



Map Prepared by: Travis County, Dept. of Transportation & Natural Resources. Date: 1/7/2009 <http://www.co.travis.tx.us/maps>