



## Travis County Commissioners Court Agenda Request

**Meeting Date:** December 3, 2013

**Prepared By:** Sarah Sumner, Planner **Phone #:** (512) 854-7687

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

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

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

**AGENDA LANGUAGE:** Approve setting a public hearing on Tuesday, January 7, 2014 to receive comments regarding the revised plat of Kroll Lundgren Acres Lot 2 (one lot into two 1.004 acre lots - F.M. 973 - Manville Water Supply and On-Site Wastewater) in Precinct One.

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

The revised plat of Kroll Lundgren Acres Lot 2 creates two lots with 1.004 acres on F.M. 973. The site is currently undeveloped and will be used for single family residential housing. A sign will be placed on the property with the approved hearing date.

### **STAFF RECOMMENDATIONS:**

This application meets Travis County standards and is recommended by staff.

### **ISSUES AND OPPORTUNITIES:**

Staff has received no inquiries at this time.

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

NA

### **ATTACHMENTS/EXHIBITS:**

Location Map, Original Plat, Proposed Revised Plat, Precinct Map

### **REQUIRED AUTHORIZATIONS:**

Cynthia McDonald	Financial Manager	TNR	(512) 854-4239
Steven M. Manilla	County Executive	TNR	(512) 854-9429
Anna Bowlin	Division Director of Development Services and Long Range Planning	TNR	(512) 854-7561

**CC:**

Sarah Sumner	Planner	TNR	(512) 854-7687

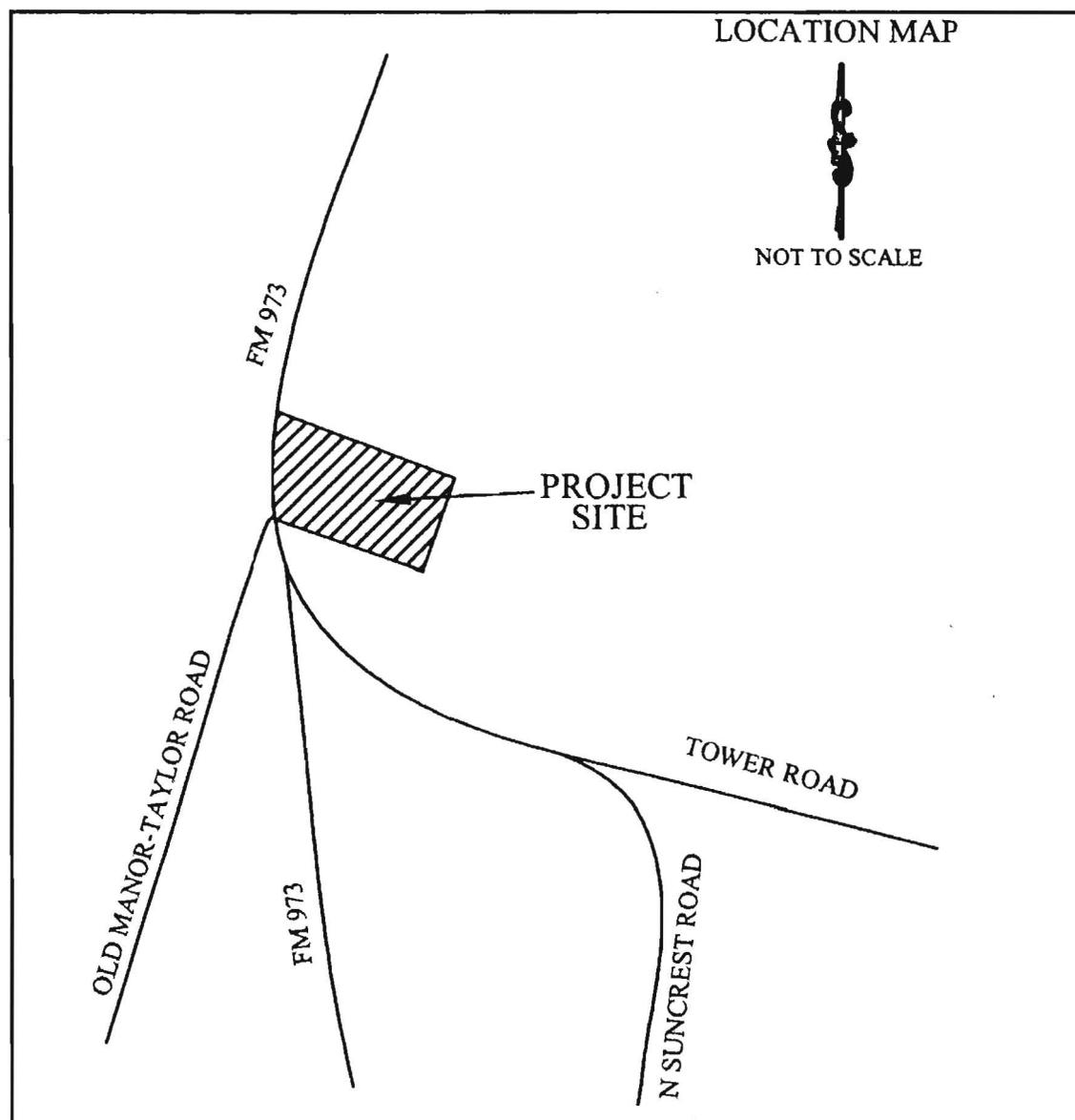
**CD:AB:ss**

**1101 - Development Services Long Range Planning - Kroll Lundgren Lot 2 Revised Plat**

# Kroll Lundgren Acres

## Revised Plat of Lot 2

### Location Map

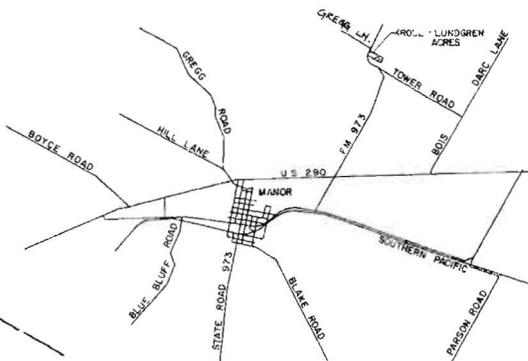
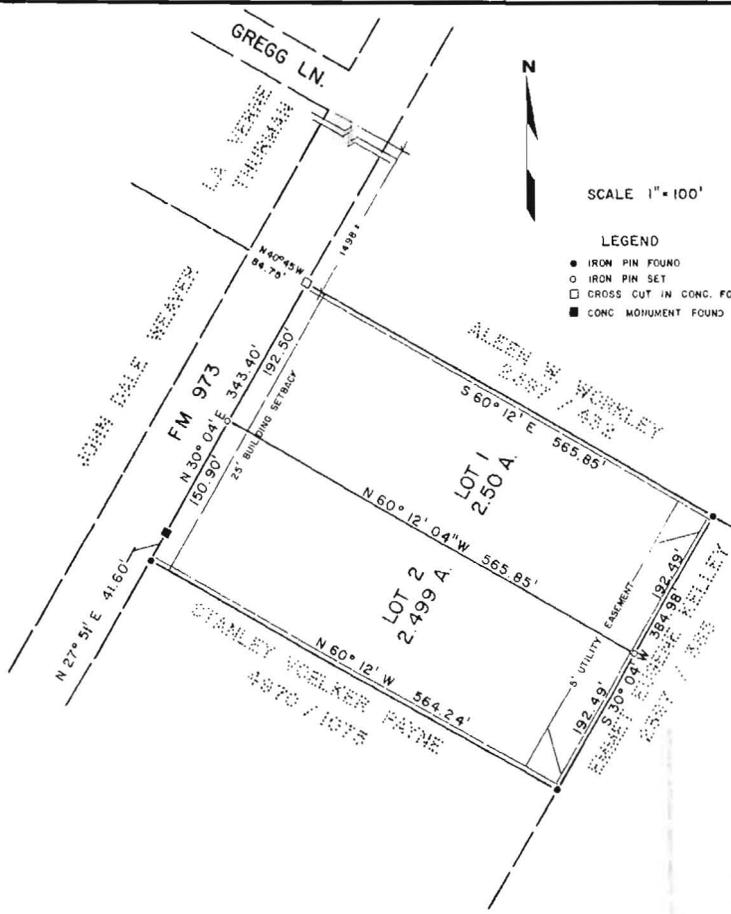


# KROLL - LUNDGREN ACRES

SCALE 1" = 100'

**LEGEND**

- IRON PIN FOUND
- IRON PIN SET
- CROSS CUT IN CONC. FOUND
- CONC MONUMENT FOUND



LOCATION MAP  
NO SCALE

STATE OF TEXAS \*  
COUNTY OF TRAVIS \*

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ANDREW C. KROLL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS ANDREW C. KROLL, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 26<sup>th</sup> DAY OF Aug., 1981, A.D.

*Esther Newcomer Bramblett*

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS  
PRINT OR STAMP NAME: *Esther Newcomer Bramblett*  
MY COMMISSION EXPIRES: 6-30-82

STATE OF TEXAS \*  
COUNTY OF TRAVIS \*  
KNOW ALL MEN BY THESE PRESENTS:

THAT WE, ANDREW C. KROLL AND ROBERT LUNDGREN, JOINT OWNERS OF 5.00 ACRES OF LAND OUT OF THE GREENBURY GATES SURVEY IN TRAVIS COUNTY, TEXAS, AS CONVEYED TO US BY DEED RECORDED IN VOLUME 1970, PAGE 1975, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID TRACT OF LAND IN ACCORDANCE WITH THE PLAN SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND NOT VACATED OR RELEASED, TO BE KNOWN AS KROLL - LUNDGREN ACRES, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

WITNESS MY HAND THIS THE 26<sup>th</sup> DAY OF August, 1981, A.D.

*Andrew C. Kroll*  
ANDREW C. KROLL 8710 LANGSTON DR  
AUSTIN, TEXAS

WITNESS MY HAND THIS THE 26<sup>th</sup> DAY OF August, 1981, A.D.

*Robert Lundgren*  
ROBERT LUNDGREN 3503 BASFORD  
AUSTIN, TEXAS

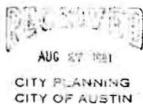
STATE OF TEXAS \*  
COUNTY OF TRAVIS \*

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ROBERT LUNDGREN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS ROBERT LUNDGREN, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 26<sup>th</sup> DAY OF Aug. 1981, A.D.

*Esther Newcomer Bramblett*

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS  
PRINT OR STAMP NAME: *Esther Newcomer Bramblett*  
MY COMMISSION EXPIRES: 6-30-82



## Gil Engineering Associates

566 E BRAKER LANE (512) 835-4203 AUSTIN, TEXAS 78753

DRAWN BY: KIMBERLY ESPINOZA  
DATE: 8-24-81

C 82 81-171 SHEET 1 OF 2

**KROLL-LUNDGREN ACRES LOT 2 REVISED PLAT**

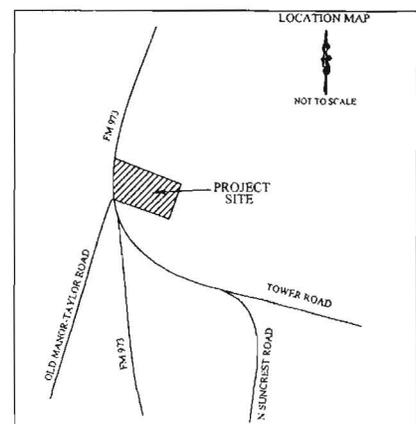
**TRAVIS COUNTY  
CONSUMER PROTECTION NOTICE  
FOR HOMEBUYERS**

**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 THIS PROPERTY,  
THE SUBDIVIDER, OR THEIR REPRESENTATIVES.**

**ALLSTAR**  
Inland Surveying  
9020 ANDERSON MILL RD  
AUSTIN, TEXAS 78729  
(512) 249-8149 PHONE  
(512) 331-5217 FAX  
WWW.ALLSTARLANDSURVEYING.COM

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# KROLL-LUNDGREN ACRES LOT 2 REVISED PLAT

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:  
THAT WE GUADALUPE GONZALES AND OLAFIRA GONZALES, BEING THE OWNER OF LOT 2, KROLL LUNDGREN ACRES, A SUBDIVISION RECORDED IN VOLUME 81, PAGE 243, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN 0.496 ACRES OF LAND CONVEYED TO THE STATE OF TEXAS BY DEED RECORDED IN DOCUMENT NUMBER 2001173239, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AS CONVEYED TO US BY DEED OF TRUST RECORDED IN DOCUMENT NUMBER 201302850, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DO HEREBY REVISE SAID LOTS, PURSUANT TO CHAPTER 232.009 OF THE TEXAS LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS: "KROLL-LUNDGREN ACRES LOT 2 REVISED PLAT", 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013 A.D.

BY: GUADALUPE GONZALES                      OLAFIRA GONZALES  
16533 ROCKY RIDGE ROAD                      16533 ROCKY RIDGE ROAD  
AUSTIN, TX 78734                                      AUSTIN, TX 78734

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GUADALUPE GONZALES AND OLAFIRA GONZALES, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013 A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME                      MY COMMISSION EXPIRES

**TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM:**

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 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. 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 OWNER.

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

STATE OF TEXAS  
COUNTY OF TRAVIS  
THIS PLAT IS IN LOCATED WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF MANOR ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

TOM BOLT, DIRECTOR  
DEVELOPMENT SERVICES

I, EDWARD C. RUMSEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 82 OF TRAVIS COUNTY, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

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) #48453C0485H, FOR TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

SURVEYED BY:  
ALL STAR LAND SURVEYING  
9020 ANDERSON MILL ROAD  
AUSTIN, TEXAS 78729



Edward C. Rumsey                      10/08/2013  
EDWARD C. RUMSEY                      DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5729

**NOTES:**

- 1) ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISIONS, KROLL-LUNDGREN ACRES, RECORDED IN VOLUME 81, PAGE 243, PLAT RECORDS, OF TRAVIS COUNTY, TEXAS, SHALL APPLY TO THIS PLAT.
- 2) WATER SERVICE SHALL BE PROVIDED BY MANVILLE WATER SUPPLY.
- 3) A 5' P.U.E. SHALL BE LOCATED ADJACENT TO ALL LOT LINES.
- 4) A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO CONSTRUCTION.
- 5) SANITARY SEWER SERVICE SHALL BE BY INDIVIDUAL ON-SITE PRIVATE SEWAGE FACILITIES.
- 6) ELECTRIC SERVICE SHALL BE PROVIDED BY BLUEBONNET ELECTRIC.
- 7) THE MONUMENTS OF THIS PLAT HAVE BEEN ROTATED TO THE NAD 83 / 93 HARN - TEXAS CENTRAL ZONE AND NAVD 88.

**COMMISSIONER'S COURT RESOLUTION:**

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 CONVEYED 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 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 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 ERECT 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 DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013, A.D. 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 COURT OF SAID COUNTY, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013, A.D.

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS.

DEPUTY

STATE OF TEXAS  
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, 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.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013 A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., OF SAID COUNTY AND THE STATE IN DOCUMENT NUMBER \_\_\_\_\_ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

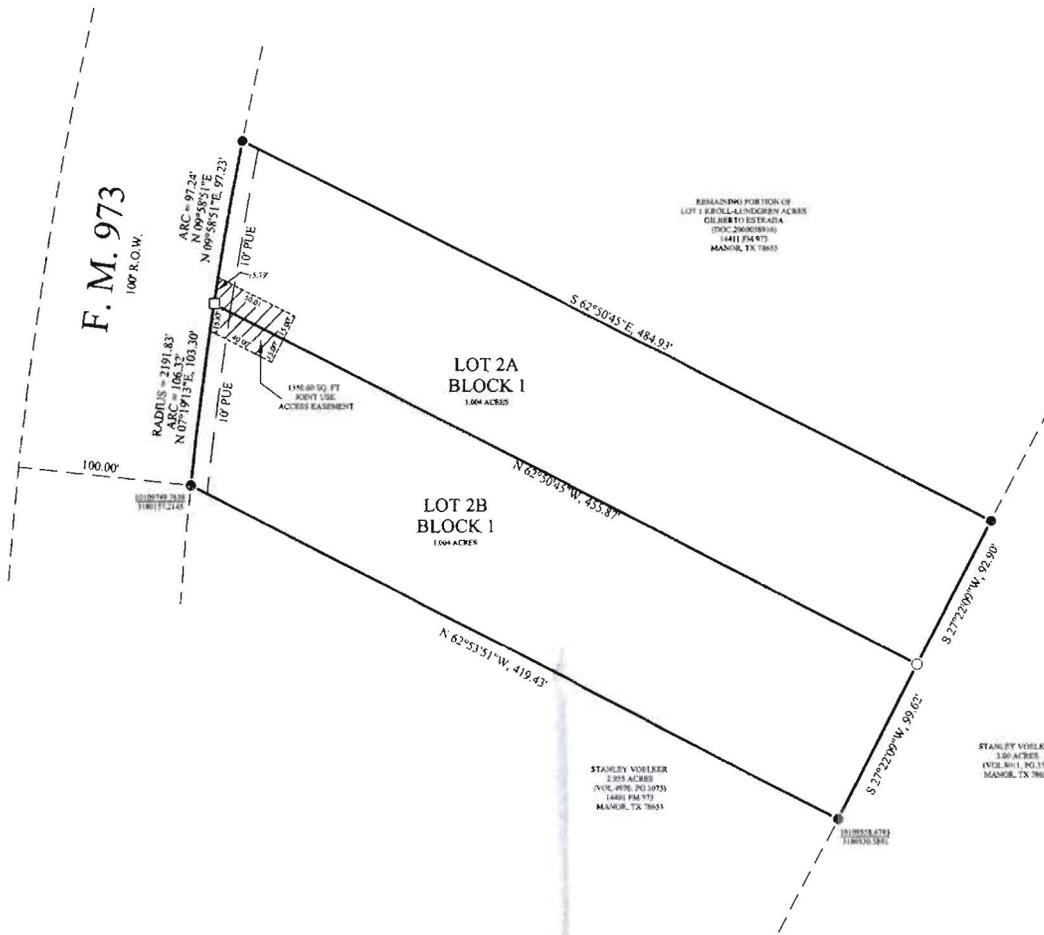
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013, A.D.

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS.

DEPUTY

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www.allstarlandsurveying.com

# KROLL-LUNDGREN ACRES LOT 2 REVISED PLAT



### LEGEND

- 1/2" REBAR FOUND
- BL BUILDING LINE
- PUE PUBLIC UTILITY ESMT
- ( ) RECORD INFORMATION
- PRTC PLAT RECORDS TRAVIS COUNTY
- PUE PUBLIC UTILITY ESMT
- 1/2" REBAR SET
- 1/2" REBAR SET

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