



Travis County Commissioners Court Agenda Request

Meeting Date: December 17, 2013

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

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 Daugherty, Precinct Three

AGENDA LANGUAGE: Approve setting a public hearing on Tuesday, January 7, 2014 to receive comments regarding a request to authorize the filing of an instrument to vacate a five foot wide public utility easement located along the southeasterly lot line of Lot 48 of Hamilton Hills – Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

TNR staff has received a request to authorize the filing of an instrument to vacate a five foot wide public utility easement (PUE), located along the southeasterly lot line of Lot 48 of Hamilton Hills. The easement is dedicated per plat note and is more specifically noted as an electric power line easement. Lot 48 fronts on Martin Cove, a street not maintained by Travis County.

The electric utility company operating in the area has stated they have no objection to vacating the subject easement. Staff foresees no opposition to this request.

STAFF RECOMMENDATIONS:

The request has been reviewed by TNR staff and staff finds the vacation requests meets all Travis County standards. As such, TNR staff recommends setting the public hearing.

ISSUES AND OPPORTUNITIES:

According to the request letter the owner of Lot 48 is requesting to vacate the easement to resolve an encroachment issue with a neighboring dwelling and septic system. It seems the neighboring lot - Lot 51 - has improvements that cross the common lot line between Lot 48 and Lot 51 and encroaches into the subject easement. Vacating this easement will resolve this specific encroachment issue.

FISCAL IMPACT AND SOURCE OF FUNDING:

None.

ATTACHMENTS/EXHIBITS:

Order of Vacation
Field Notes
Request Letter
Utility Statement
Maps

REQUIRED AUTHORIZATIONS:

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

CC:

Stacey Scheffel	Program Manager	TNR - Permits	(512) 854-7565

SM:AB:ps

1101 - Development Services Long Range Planning - Hamilton Hills

ORDER OF VACATION

STATE OF TEXAS §

COUNTY OF TRAVIS §

WHEREAS, the property owner requests the vacation of a five foot wide public utility easement more specifically described as an electric power line easement located along the southeasterly lot line of Lot 48 of Hamilton Hills as recorded at Volume 58, Page 93 of the Real Property Records of Travis County, Texas;

WHEREAS, the utility company (electric) known to be operating in the area has indicated they have no need for the public utility (electric) easement as described in the attached field notes and sketch;

WHEREAS, the Travis County Transportation and Natural Resources Department recommends the vacation of the subject public utility (electric) easement as described in the attached field notes and sketch;

WHEREAS, the required public notice was posted and the Travis County Commissioners Court held a public hearing on January 7, 2014 to consider the proposed action; and

NOW, THEREFORE, by unanimous vote, the Commissioners Court of Travis County, Texas, orders that the five foot wide public utility (electric) easement located along the southeasterly lot line of Lot 48 of Hamilton Hills, as shown and described in the attached field notes and sketch, is hereby vacated.

ORDERED THIS THE _____ DAY OF _____ 2014.

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

HOLT CARSON, INC.

PROFESSIONAL LAND SURVEYORS

1904 FORTVIEW ROAD

AUSTIN, TEXAS 78704

TELEPHONE: (512) 442-0990

FACSIMILE: (512) 442-1084

www.hciaustin.com

FIELD NOTE DESCRIPTION OF 2,234 SQUARE FEET OF LAND, BEING A FIVE FEET (5') WIDE ELECTRIC POWER LINE EASEMENT, TO BE RELEASED, OVER AND ACROSS A PORTION OF LOT 48, HAMILTON HILLS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 58 PAGE 93 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a ½" iron rod found for the common corner of Lot 38, Lot 39, Lot 48 and Lot 51, Hamilton Hills, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 58 Page 93 of the Plat Records of Travis County, Texas, and from which a ½" iron rod found for the Northeast corner of Lot 48 and for the Southeast corner of Lot 49, of said Hamilton Hills, bears N 01 deg. 16' 15" E 79.99 ft., and also from which a ½" iron rod found for and angle corner in the common line of Lot 38 and Lot 51, of said Hamilton Hills, bears S 01 deg. 15' 04" W 284.85 ft.;

THENCE with the common line of said Lot 48 and Lot 51, S 33 deg. 37' 09" W 9.34 ft. to a point for the **PLACE OF BEGINNING** of the herein described easement to be released;

THENCE continuing with the common line of said Lot 48 and Lot 51, S 33 deg. 37' 09" W 442.36 ft. to a point for the most Southerly corner of this easement to be released, and from which a spindle set in the curving right-of-way line of Martin Cove for the southerly Southeast corner of said Lot 58 and for the westerly Northwest corner of said Lot 51 bears S 33 deg. 37' 09" W 10.31 ft.;

THENCE entering the interior of said Lot 48 with the curving Southwest line of this easement to be released along a curve to the left with a radius of 60.00 ft. for an arc length of 5.18 ft. and which chord bears N 71 deg. 35' 19" W 5.18 ft. to a point for the most Westerly corner of this easement to be released;

THENCE continuing across the interior of said Lot 48 with the Northwest line of this easement to be released, N 33 deg. 37' 09" E 451.61 ft. to a point for the most Northerly corner of this easement to be released;

end of Page 1

Page 2 of 2

2,234 SQUARE FEET – Electric Power Line Easement, to be released

THENCE continuing across the interior of said Lot 48 with the East line of this easement to be released, S 01 deg. 16' 15" W 9.34 ft. to the **PLACE OF BEGINNING**, containing 2,234 square feet of land.

PREPARED: October 25, 2013



Holt Carson

Registered Professional Land Surveyor No. 5166

see accompanying exhibit map: A 890152

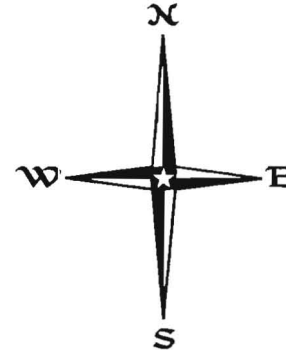


EXHIBIT MAP TO ACCOMPANY
FIELD NOTE DESCRIPTION OF

2,234 SQUARE FEET OF LAND,
BEING A 5' ELECTRIC POWER
LINE EASEMENT, TO BE RELEASED,
OVER A PORTION OF LOT 48,
HAMILTON HILLS, A SUBDIVISION
IN TRAVIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT
THEREOF RECORDED IN VOLUME 58
PAGE 93 OF THE PLAT RECORDS
OF TRAVIS COUNTY, TEXAS.

NOTE:
Orientation for this survey was based upon
a bearing of S01°15'W between monuments
found for points A and B as labeled hereon.

SCALE: 1" = 60'



Legend

- ⊙ 1/2" Iron Rod Found
- ipf ⊙ 1/2" Iron Pipe Found
- ⊕ Capped Iron Rod Found
- ⊠ 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson Inc."
- * Calculated Point
- x— Wire Fence
- Overhead Utility Line (Record Bearing and Distance)
- pole —
- guy wire —
- guard rail —

LOT 50

LOT 49

LOT 39

LOT 38

LOT 48

LOT 51

HAMILTON HILLS
VOLUME 58 PAGE 93

POOL ROAD

guard rail

N15°24'E 140.01'
N15°19'28"E 140.07'

10' Electric Power Line Easement per plat

5' Electric Power Line Easement

5' Electric Power Line Easement per plat

N63°52'E 494.64'
N63°55'16"E 494.49'

2,234 Square Feet
5' Electric Power Line Easement to be released

S33°37'09"W 442.36'
S33°39'W 462.01'
462.88'

5' Electric Power Line Easement per plat

S01°16'15"W 9.34'

PLACE OF BEGINNING

Point of Reference

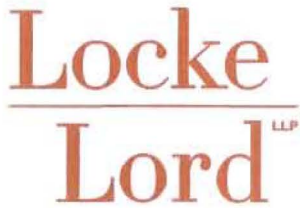
S01°15'04"W 284.85'
S01°15'W 285.01'

N01°16'15"E 79.99'
N01°15'E 80'

N01°13'58"E 103.52'
N01°15'E 103.61'

"A"

"B"



Attorneys & Counselors

600 Congress, Suite 2200
Austin, TX 78701
Telephone: 512-305-4700
Fax: 512-305-4800
www.lockelord.com

John W. Ellis
Direct Telephone: 512-305-4733
Direct Fax: 512-391-4733
jellis@lockelord.com

October 25, 2013

Via U.S. Mail

Travis County, Transportation and Natural Resources
c/o Mr. Paul Scoggins
700 Lavaca Street
Travis County Administration Building
P.O. Box 1748
Austin, Texas 78767

Re: Request to Vacate Electric Power Line Easement

Dear Mr. Scoggins:

Enclosed please find the requested application materials to vacate a portion of the electric power line easement on my clients' property. My clients, Thomas J. Puryear and Carolyn Jean Puryear, are the owners of Lot 48 of the Hamilton Hills subdivision, as recorded in the map or plat thereof, recorded in Book 58, Page 93, Plat Records of Travis County, Texas. Lot 48 is commonly known as 9800 Martin Cove, Dripping Springs, Texas 78620. As indicated in the attachment marked Exhibit D, portions of a dwelling and septic system on the adjoining landowners' property, Lot 51, encroaches onto Lot 48. Because the neighbors' encroachments also encroach upon the five-foot power line easement—dedicated per plat—that runs along Lot 48's boundary line with Lot 51, the Puryears are submitting this application to vacate the power line easement on Lot 48 that runs along the boundary line with Lot 51. The portion of the power line easement the Puryears are requesting to vacate is described in the enclosed Exhibit A.

Per the County's instructions for vacating public utility easements, I have enclosed the following documents to support the Puryears' request:

- A check payable to Travis County Transportation and Natural Resources in the amount of \$315.00;
- **Exhibit A:** A metes and bounds description of only the portion of easement being vacated, sealed by a Registered Professional Land Surveyor;

October 25, 2013

Page 2

- **Exhibit B:** A completed form entitled “Easement Requirement Statement for Vacation of Property” executed by Pedernales Electric Cooperative—the power company servicing—indicating it has no need for retention of the easement on Lot 48 that runs along the boundary line with Lot 51;
- **Exhibit C:** A copy of the plat with highlighting showing the portion of Lot 48’s power line easement to be vacated;
- **Exhibit D:** A detailed survey of Lot 48 that shows the encroachments over the boundary line with Lot 51 and the five-foot power line easement on Lot 48’s boundary line with Lot 51 that is to be vacated;
- **Exhibit E:** A certified copy of the Puryears’ General Warranty Deed to Lots 47 and 48; and
- **Exhibit F:** A copy of the TNR’s instructions for vacating public utility easements that I received from Mr. Paul Scoggins on September 16, 2013.

Please let me know if you have any questions or if you need any additional information to complete this request. I look forward to hearing from you, and thank you for your assistance with this matter.

Sincerely,



John W. Ellis
For the Firm

Enclosures

Extra Email Copies to: Thomas J. Puryear and Carolyn Jean Puryear
Paul Scoggins, Travis County TNR Department
Kay Jeanes, Pedernales Electric Cooperative, Inc.
Stacy Scheffel, Travis County TNR Department



TRANSPORTATION AND NATURAL RESOURCES

STEVEN M. MANILLA, P.E., COUNTY EXECUTIVE

700 Lavaca Street
Travis County Administration Building
PO Box 1748
Austin, Texas 78767
(512) 854-9383
FAX (512) 854-4649

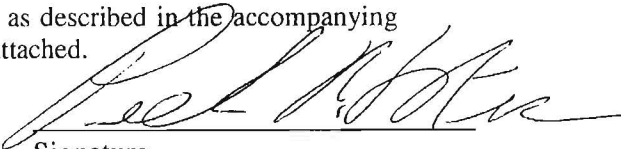
EASEMENT REQUIREMENT STATEMENT FOR VACATION OF PROPERTY

An application is being made to Travis County for the vacation of property at 9800 Martin Cove, Dripping Springs, Texas 78620 and/or Lot 48, Hamilton Hills, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Book 58, Page 93, Plat Records of Travis County, Texas 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.


Signature

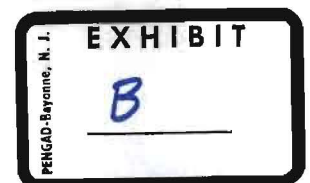
Pedro R. Estrada
Printed Name

District Engineering Supervisor
Title

Pedernales Electric Cooperative
Utility Company or District

10/8/2013
Date

Please return this completed form to:
John W. Ellis
Locke Lord LLP
600 Congress Ave. Suite 2200
Austin, Texas 78701



HOLT CARSON, INC.

PROFESSIONAL LAND SURVEYORS

1904 FORTVIEW ROAD
AUSTIN, TEXAS 78704
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084
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FIELD NOTE DESCRIPTION OF 2,234 SQUARE FEET OF LAND, BEING A FIVE FEET (5') WIDE ELECTRIC POWER LINE EASEMENT, TO BE RELEASED, OVER AND ACROSS A PORTION OF LOT 48, HAMILTON HILLS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 58 PAGE 93 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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end of Page 1

Page 2 of 2

2,234 SQUARE FEET – Electric Power Line Easement, to be released

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PREPARED: October 25, 2013



Holt Carson
Registered Professional Land Surveyor No. 5166

see accompanying exhibit map: A 890152



**EXHIBIT MAP TO ACCOMPANY
FIELD NOTE DESCRIPTION OF**

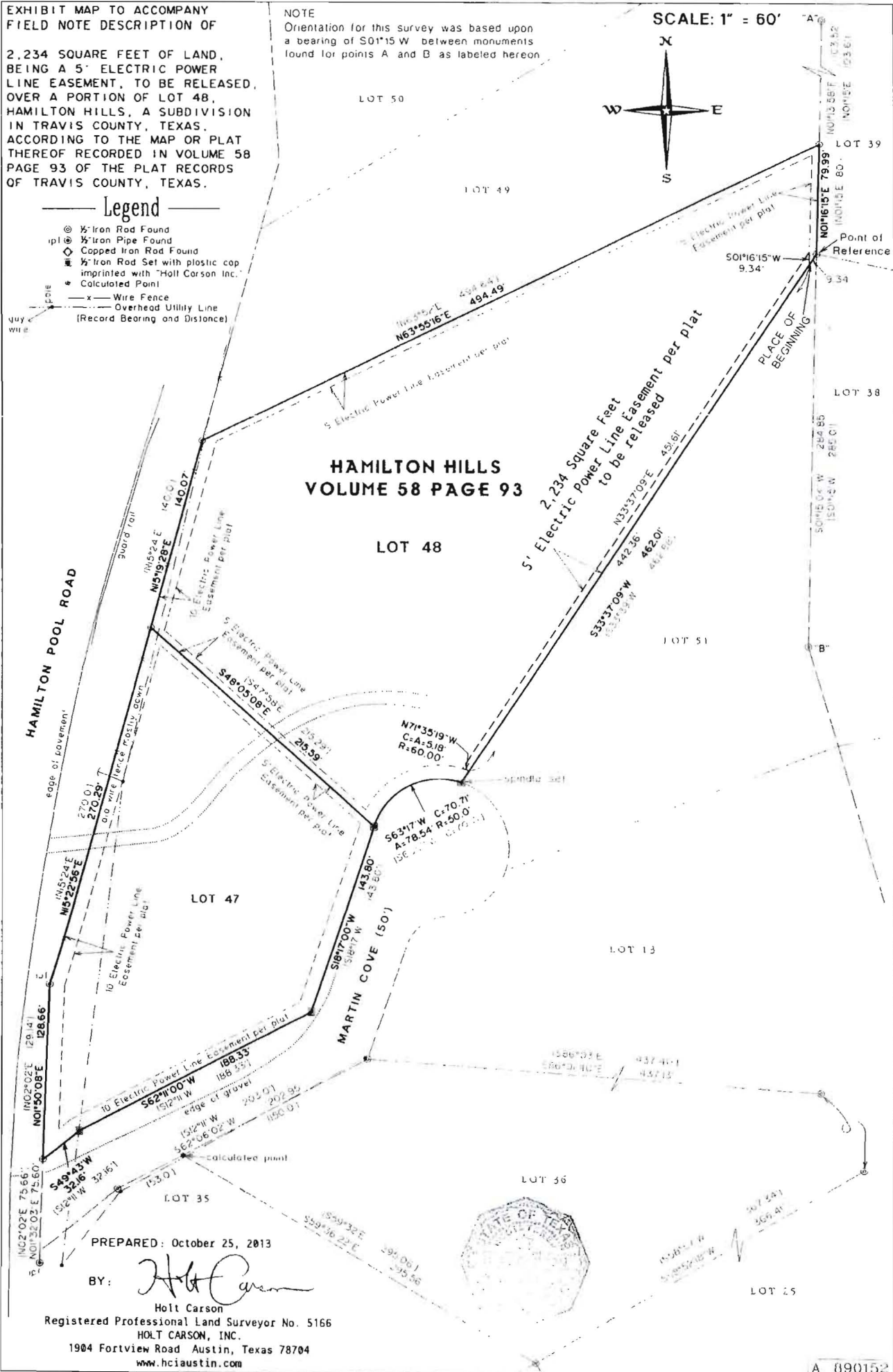
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Legend

- ⊙ 1/2" Iron Rod Found
- ⊕ 1/2" Iron Pipe Found
- ⊖ Capped Iron Rod Found
- ⊕ 1/2" Iron Rod Set with plastic cap
imprinted with "Holt Carson Inc."
- ⊕ Calculated Point
- Wire Fence
- Overhead Utility Line
(Record Bearing and Distance)

NOTE
Orientation for this survey was based upon
a bearing of S01°15' W between monuments
found for points A and B as labeled hereon

SCALE: 1" = 60'



**HAMILTON HILLS
VOLUME 58 PAGE 93**

LOT 48

LOT 47

LOT 51

LOT 13

LOT 36

LOT 25

PREPARED: October 25, 2013

BY: *Holt Carson*

Holt Carson

Registered Professional Land Surveyor No. 5166

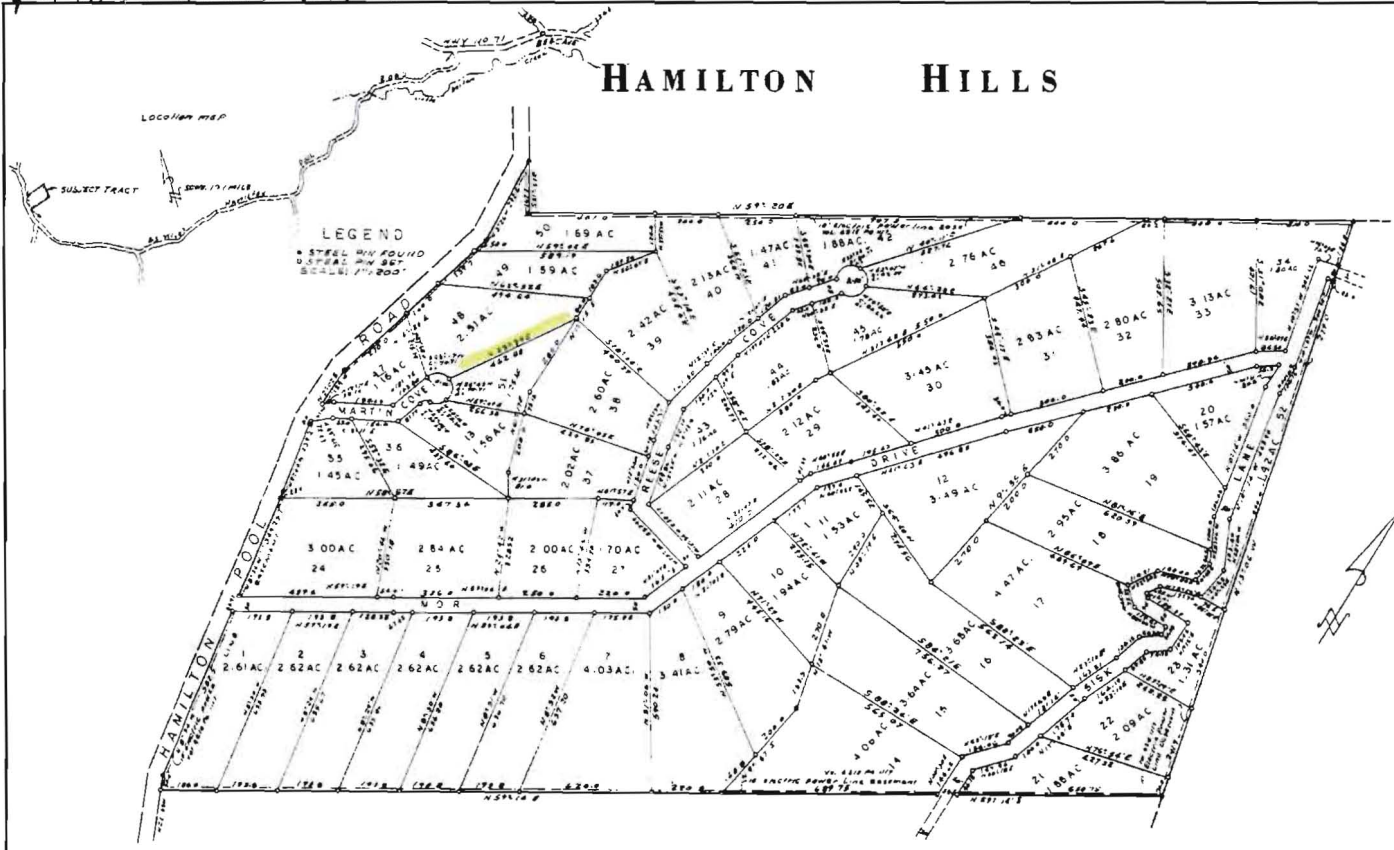
HOLT CARSON, INC.

1904 Fortview Road Austin, Texas 78704

www.hciaustin.com



April 17, '72 - RC CHA - 5069 47th



THE STATE OF TEXAS,
 COUNTY OF TRAVIS: KNOW ALL MEN BY THESE PRESENTS, THAT H O R INC. OWNER OF THAT CERTAIN 133.43 ACRES TRACT OF LAND OUT OF THE S.O. AND S.P. RAILROAD COMPANY SURVEY NO. 170, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT BEING PROVED OF RECORD IN VOLUME 8085, PAGE 1375 OF THE TRAVIS COUNTY, TEXAS DEED RECORD, ACTING UNDER BY AND THROUGH ITS PRESIDENT, SAN CLAYTON, DO HEREBY SUBDIVIDE SAID 133.43 ACRES TRACT OF LAND IN ACCORDANCE WITH THE ABOVE PLAN TO BE KNOWN AS HAMILTON HILLS, AND DOES HEREBY INDICATE TO THE PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN THEREON.

WITNESS MY HAND THIS 17th DAY OF April, A.D. 1972.
San Clayton
 SAN CLAYTON, PRESIDENT

THE STATE OF TEXAS,
 COUNTY OF TRAVIS: BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED SAN CLAYTON, PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBMITTED 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 SEAL OF OFFICE THIS 17th DAY OF April, A.D. 1972.
Doris Singsperne
 NOTARY PUBLIC, IN AND FOR TRAVIS COUNTY, TEXAS

THE STATE OF TEXAS,
 COUNTY OF TRAVIS: I, DORIS SINGSPERNE, COUNTY CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT ON THE 17th DAY OF April, A.D. 1972 THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAN, AND THAT SAID ORDER HAS BEEN DULY ENTERED IN THE REVENUE OF SAID COUNTY, IN BOOK 5, PAGE 387.

WITNESS MY HAND AND SEAL OF OFFICE THIS 17th DAY OF April, A.D. 1972.
Doris Singsperne
 DORIS SINGSPERNE, COUNTY CLERK, TRAVIS COUNTY, TEXAS

FILED FOR RECORD: AT 10:00 O'CLOCK A.M., THIS 17th DAY OF April, A.D. 1972.
Clifton P. Rippy
 CLIFTON P. RIPPY, SURVEYOR

THE STATE OF TEXAS,
 COUNTY OF TRAVIS: I, DORIS SINGSPERNE, CLERK OF THE COUNTY COURT WITHIN AND FOR THE COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 17th DAY OF April, A.D. 1972, AT 10:00 O'CLOCK A.M. AND DULY RECORDED ON THE 17th DAY OF April, A.D. 1972 AT 10:15 O'CLOCK A.M. IN THE PLAT RECORDS OF SAID COUNTY AND STATE, IN PLAT BOOK 5, PAGE 387.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, THE DATE LAST WRITTEN ABOVE.
Doris Singsperne
 DORIS SINGSPERNE, COUNTY CLERK, TRAVIS COUNTY, TEXAS

"IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND ALL BUILDINGS, AND COLLECTORS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS OR OTHER PUBLIC THROUGHFARES, OR IN CONNECTION THEREWITH, SHALL BE 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 COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS, AND THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS OR OTHER PUBLIC THROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH."

"SEPTIC TANK NOTE"
 EACH HOUSE IN THIS SUBDIVISION SHALL BE CONNEXED TO A SEPTIC TANK THAT MEETS THE REQUIREMENTS AND SPECIFICATIONS PRESCRIBED BY THE TRAVIS COUNTY HEALTH DEPARTMENT, AND SAID SEPTIC TANK SHALL BE INSPECTED BY THE TRAVIS COUNTY HEALTH OFFICER AND/OR OWNER OF THE LOTS COVERED BY THIS SUBDIVISION.

"EASEMENT NOTE"
 IN ADDITION TO THE EASEMENTS SHOWN ON THIS PLAT, 10.0 FEET ALONG ALL STREETS AND 5.0 FEET ALONG THE COMMON DIVIDING LINES OF ALL LOTS IN THIS SUBDIVISION IS HEREBY DEDICATED FOR ELECTRIC POWER LINE EASEMENTS.

THE SUBDIVISION HEREON IS OFFICE OF THE SURVEYOR JURISDICTION OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS AS OF THE 11th DAY OF April, A.D. 1972.

SURVEYED IN APRIL 1972
 BY: CLIFTON P. RIPPY
 REGISTERED PUBLIC SURVEYOR
 NO. 1453
Clifton P. Rippy
 CLIFTON P. RIPPY, SURVEYOR

Clifton P. Rippy
 Director of Public Works

PENGAD-Bayonne, N. J.
 EXHIBIT
 C

HOLT CARSON, INC.

PROFESSIONAL LAND SURVEYORS

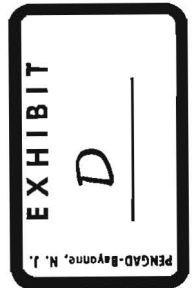
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www.hciaustin.com



FIELD NOTE DESCRIPTION OF 3,546 SQUARE FEET OF LAND, BEING A PORTION OF LOT 48, HAMILTON HILLS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 58 PAGE 93 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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THENCE with the common line of said Lot 48 and Lot 51, S 33 deg. 37' 09" W 428.01 ft. to a point for the most Southerly corner of this tract of land, and from which a spindle set in the curving right-of-way line of Martin Cove for the southerly Southeast corner of said Lot 58 and for the westerly Northwest corner of said Lot 51 bears S 33 deg. 37' 09" W 34.00 ft.;

THENCE entering the interior of said Lot 48 with the Southwest line of this tract, N 43 deg. 30' W 17.00 ft. to a point for the most Westerly corner of this tract;

THENCE continuing across the interior of said Lot 48 with the Northwest line of this tract, N 35 deg. 51' 22" E 424.54 ft. to the **PLACE OF BEGINNING**, containing 3,546 square feet of land.

PREPARED: August 26, 2013

Holt Carson
Registered Professional Land Surveyor No. 5166

see accompanying exhibit map: A 890152

EXHIBIT MAP TO ACCOMPANY
FIELD NOTE DESCRIPTION OF

3,546 SQUARE FEET OF LAND,
BEING A PORTION OF LOT 48,
HAMILTON HILLS, A SUBDIVISION
IN TRAVIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT
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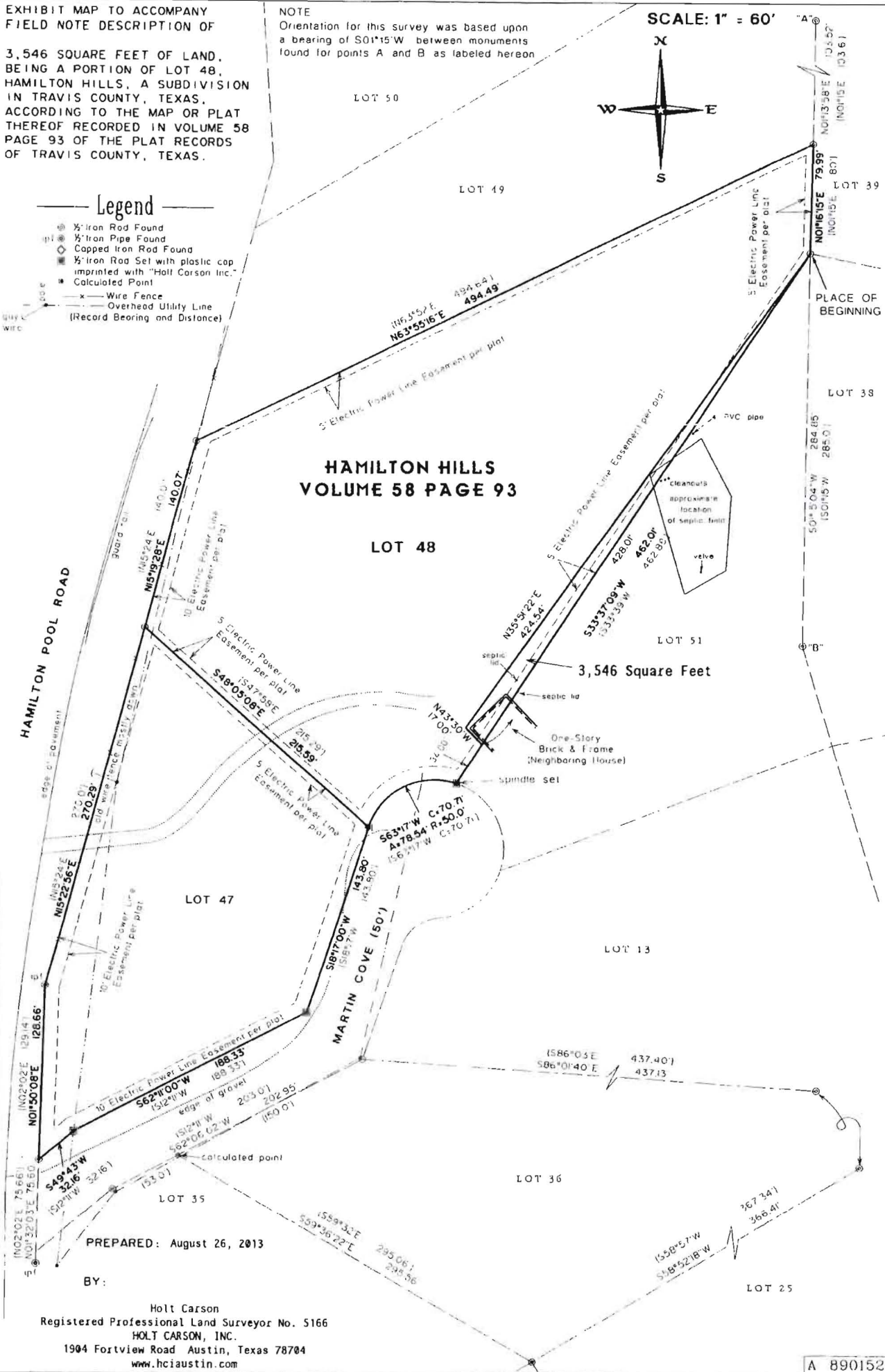
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 - ⊙ 1/2" Iron Pipe Found
 - ⊠ Capped Iron Rod Found
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 - Calculated Point
 - Wire Fence
 - Overhead Utility Line (Record Bearing and Distance)

guy wire

**HAMILTON HILLS
VOLUME 58 PAGE 93**

LOT 48

3,546 Square Feet



PREPARED: August 26, 2013

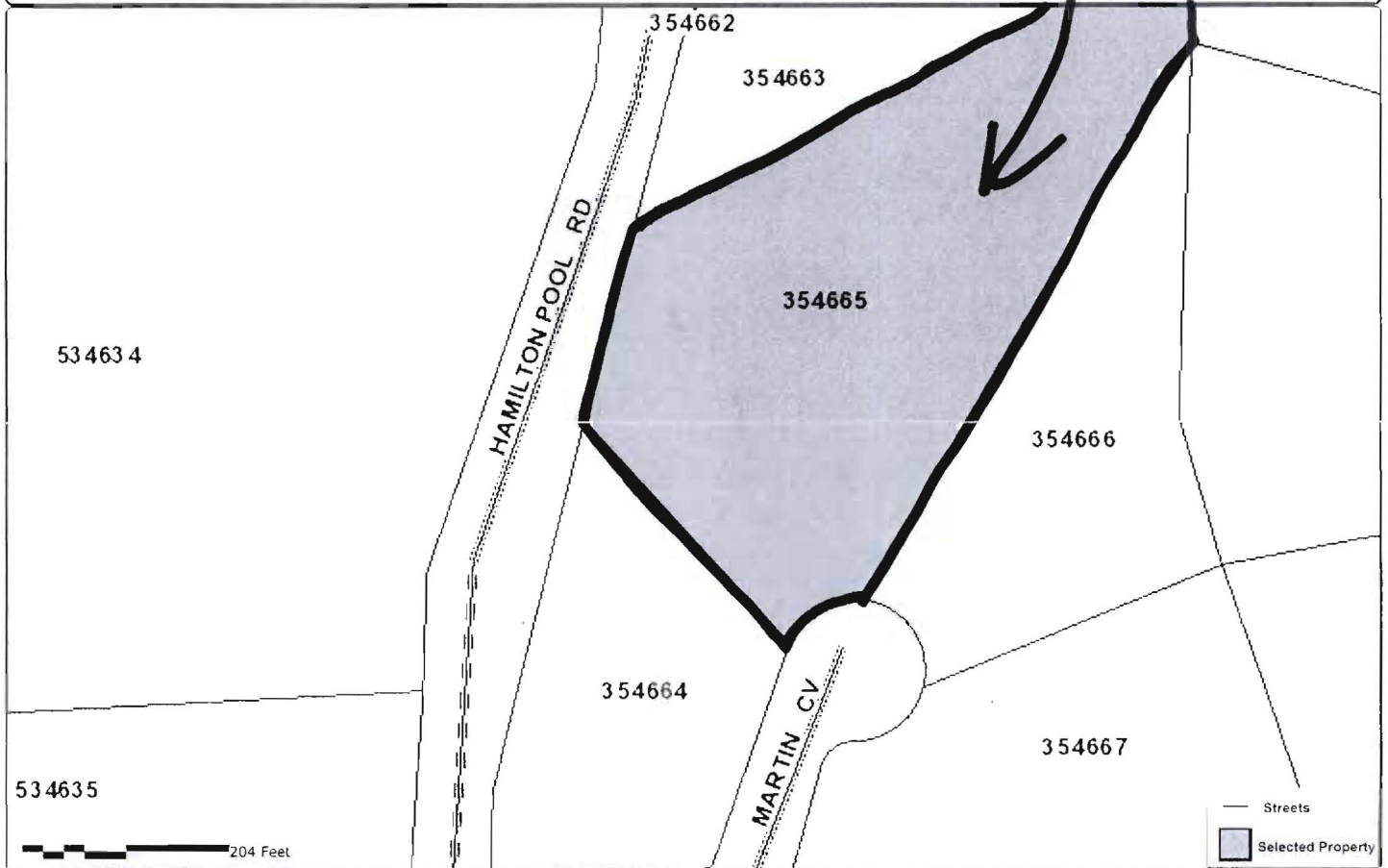
BY:

Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
www.hciaustin.com

A 890152

Site Location

Travis CAD - Map of Property ID 354665 for Year 2013



Property Details

Account

Property ID: 354665
Geo ID: 0518160206
Type: Real
Legal Description: LOT 48 HAMILTON HILLS

Location

Situs Address: 9800 MARTIN CV TX 78620
Neighborhood: P5724
Mapsco: 546V
Jurisdictions: 0A, 03, 07, 2J, 52

Owner

Owner Name: PURYEAR THOMAS J & CAROLYN JEA
Mailing Address: CAROLYN JEAN PURYEAR, 11605 SILMARILLION TRL, , AUSTIN, TX 78739-5607

Property

Appraised Value: \$42,670.00

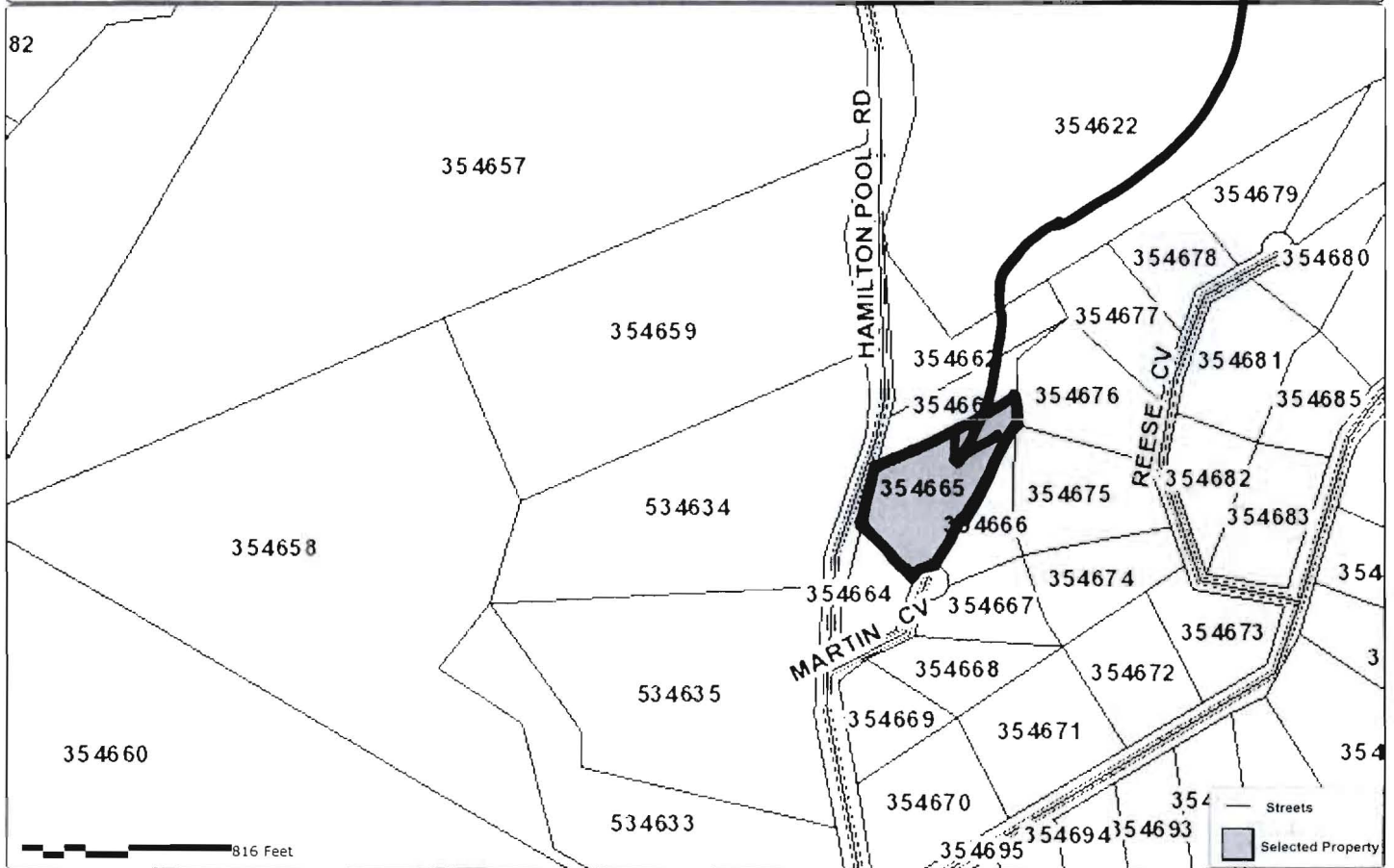
<http://propaccess.traviscad.org/Map/View/Map/1/354665/2013>

powered by
PropertyACCESS
www.trueautomation.com

Map Disclaimer: This tax map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, promises or guarantees about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions. The mapped data does not constitute a legal document.

Site Location

Travis CAD - Map of Property ID 354665 for Year 2013



Property Details

Account

Property ID: 354665

Geo ID: 0518160206

Type: Real

Legal Description: LOT 48 HAMILTON HILLS

Location

Situs Address: 9800 MARTIN CV TX 78620

Neighborhood: P5724

Mapsco: 546V

Jurisdictions: 0A, 03, 07, 2J, 52

Owner

Owner Name: PURYEAR THOMAS J & CAROLYN JEA

Mailing Address: CAROLYN JEAN PURYEAR, 11605 SILMARILLION TRL, , AUSTIN, TX 78739-5607

Property

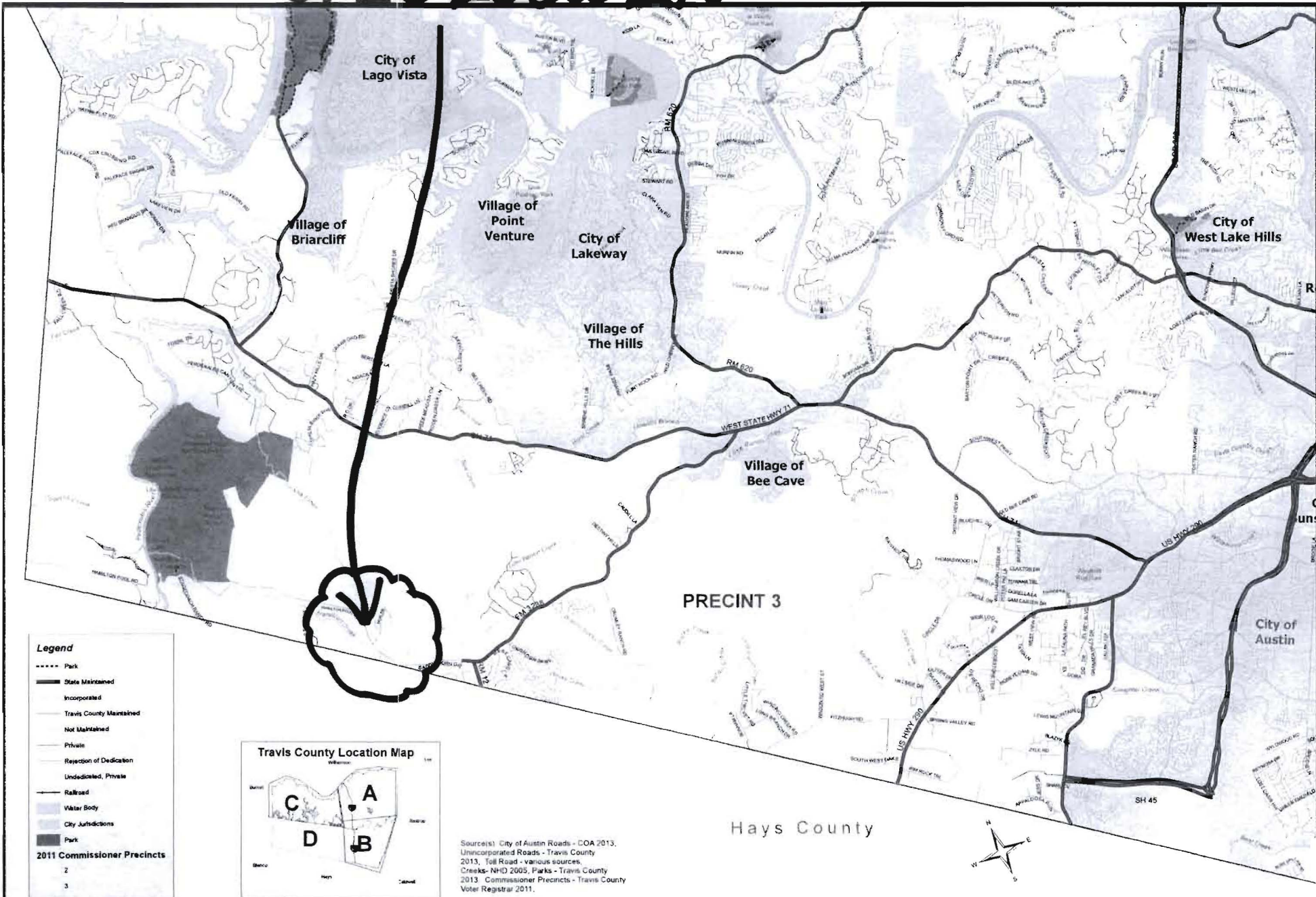
Appraised Value: \$42,670.00

<http://propaccess.traviscad.org/Map/View/Map/1/354665/2013>

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Site Location

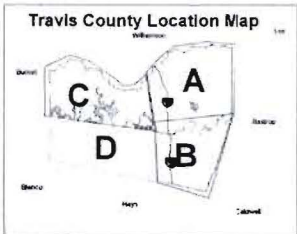


Legend

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

2011 Commissioner Precincts

- 2
- 3



Sources: 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