



Travis County Commissioners Court Agenda Request

Meeting Date: June 3, 2014

Prepared By: Paul Scoggins, Engineering Specialist **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, June 24, 2014 to receive comments regarding a request to authorize the filing of an instrument to vacate the five foot wide public utility and drainage easements located along the common lot line of Lots 11 and 12, Block 51 of Austin Lake Hills, Section One and along the common lot line of Lot 11, Block 51 of Austin Lake Hills, Section One and Lot 14, Block 51 of Austin Lake Hills, Section Two – Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

TNR staff has received a request to authorize the filing of an instrument to vacate the five foot wide public utility and drainage easements (PUE/DE) located along the common lot line of Lots 11 and 12, Block 51 of Austin Lake Hills, Section One and along the common lot line of Lot 11, Block 51 of Austin Lake Hills, Section One and Lot 14, Block 51 of Austin Lake Hills, Section Two. The easements are dedicated by plat note. Lots 11 and 12 front on Cuernavaca Drive with Lot 14 fronting on Medio Calle. Cuernavaca Drive is maintained by Travis County while Medio Calle is not.

Professional engineer Jeff Shindler has stated that:

"I have visited the site and made observations of the existing drainage patterns. Based on that observation and analysis, it is my professional engineering opinion that the portions of the existing drainage and public utility easements proposed to be vacated are not currently in use as a drainage easement for any concentrated flows (storm sewer or surface drainage swales or ditches), and that vacating the portions of easement requested will not adversely impact the existing drainage of the area."

The utility companies operating in the area have stated they have no objection to vacating the subject easements. Staff foresees no opposition to this request.

STAFF RECOMMENDATIONS:

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

ISSUES AND OPPORTUNITIES:

According to the request letter, the owner is requesting this vacation to remedy an encroachment issue to the existing septic system on the property. The septic tank currently encroaches in the PUE/DE on the north side of Lot 11. The drain lines from the septic tank then crosses the PUE/DEs located along the common of Lot 11 and Lot 14 to the drain field on Lot 14.

FISCAL IMPACT AND SOURCE OF FUNDING:

None.

ATTACHMENTS/EXHIBITS:

- Order of Vacation
- Survey/Field Notes
- Request Letter
- Engineer's Letter
- Siteplan/Topo
- Maps

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:

Stacey Scheffel	Permits Program Manager	TNR	(512) 854-7565
John Ellis	Engineer	TNR	(512) 854-9905

SM:AB:ps

1101 - Development Services Long Range Planning - Austin Lake Hills, Sections One and Two

ORDER OF VACATION

STATE OF TEXAS §

COUNTY OF TRAVIS §

WHEREAS, the property owner requests the vacation of the public utility and drainage easements located along the common lot line of Lots 11 and 12, Block 51 of Austin Lake Hills, Section One AND along the common lot line of Lot 11, Block 51 of Austin Lake Hills, Section One and Lot 14, Block 51 of Austin Lake Hills, Section Two as recorded at Volume 12, Page 61 and Volume 13, Page 29, respectively, of the Real Property Records of Travis County, Texas;

WHEREAS, an independent Professional Engineer has submitted a letter recommending the vacation of the subject easements;

WHEREAS, Travis County staff has stated that there are no objections to the vacation of the drainage easements as described in the attached field notes and sketch;

WHEREAS, all utility companies known to be operating in the area have indicated they have no need for the easements requested to be vacated 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 and drainage easements 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 June 24, 2014 to consider the proposed action; and

NOW, THEREFORE, by unanimous vote, the Commissioners Court of Travis County, Texas, orders that the three public utility and drainage easements located along the common lot line of Lots 11 and 12, Block 51 of Austin Lake Hills, Section One AND along the common lot line of Lot 11, Block 51 of Austin Lake Hills, Section One and Lot 14, Block 51 of Austin Lake Hills, Section Two, as shown on the attached sketch and described in the attached field notes, are hereby vacated.

ORDERED THIS THE _____ DAY OF _____ 2014.

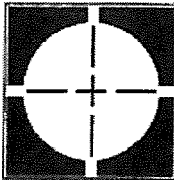
SAMUEL T. BISCOE, COUNTY JUDGE

COMMISSIONER RON DAVIS
PRECINCT ONE

COMMISSIONER SARAH ECKHARDT
PRECINCT TWO

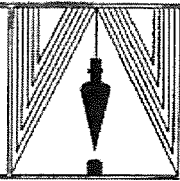
COMMISSIONER GERALD DAUGHERTY
PRECINCT THREE

COMMISSIONER MARGARET GOMEZ
PRECINCT FOUR



WATSON SURVEYING

9501 CAPITAL OF TEXAS HWY.
SUITE 303 AUSTIN, TX 78759
346-8566 FAX 346-8568



FIELD NOTES FOR 699 SQUARE FEET OF LAND, MORE OR LESS, OUT OF LOT 11, BLOCK 51, AUSTIN LAKE HILLS SECTION 1, A SUBDIVISION RECORDED IN VOLUME 12, PAGE 61, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND LOT 14, BLOCK 51, AUSTIN LAKE HILLS SECTION 2, A SUBDIVISION RECORDED IN VOLUME 13, PAGE 29, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING PART OF A PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT (P.U.E./D.E.) SHOWN ON SAID PLATS, SAID 699 SQUARE FEET BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE at a $\frac{1}{2}$ " steel pin found at the northwest corner of said Lot 14, also being in the east line of said Lot 11, PROCEEDING S16°58'W 5.23 feet with the mutual line between said lots, to the POINT OF BEGINNING, being a midpoint of the north line hereof;

THENCE S55°59'E 5.23 feet into said Lot 14, crossing said P.U.E./D.E. to an inside corner of said P.U.E./D.E., for a northeast corner hereof;

THENCE S16°58'W 68.22 feet with the east line of said P.U.E./D.E. to a computed point for the southeast corner hereof;

THENCE N74°32'W 10.01 feet crossing said P.U.E./D.E. into said Lot 11, to an inside corner of said P.U.E./D.E. for the southwest corner hereof;

THENCE N16°58'E 71.55 feet with the west line of said P.U.E./D.E. to a computed point on said west line, for the northwest corner hereof;

THENCE S55°59'E 5.23 feet crossing said P.U.E./D.E. to the POINT OF BEGINNING, containing 699 square feet of land, more or less.

Bearing basis is from record plat (12/61). See accompanying sketch for more information.

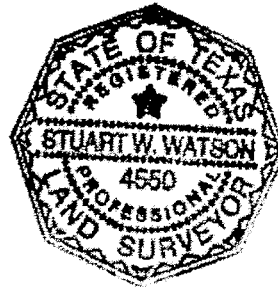
Field notes prepared 25 December 2013, from previous survey work by:

Stuart Watson

Stuart Watson, RPLS 4550

TCAD PARCEL ID: 0131360628, 0131360629

AUSTIN GRID: C28



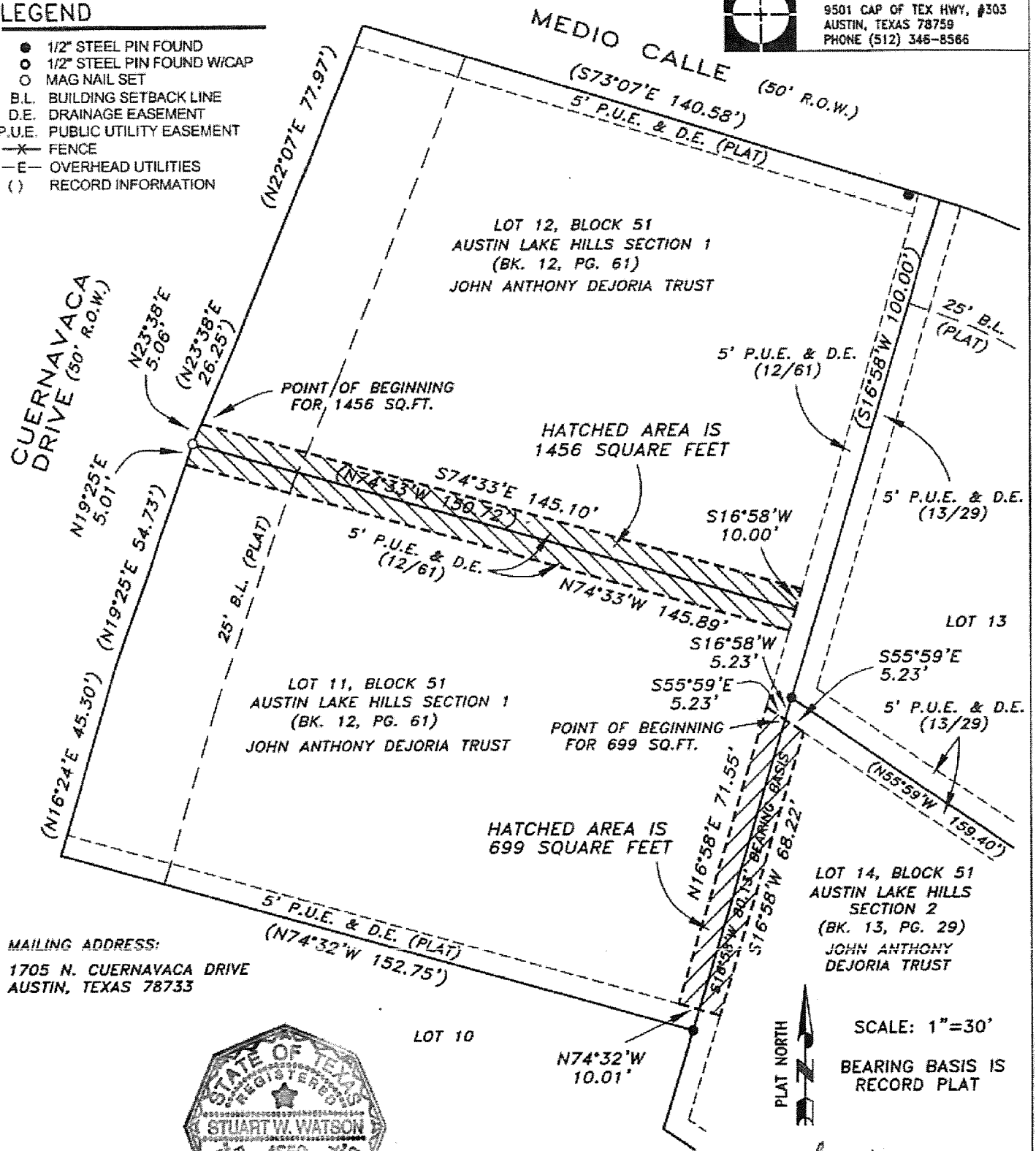
LEGEND

- 1/2" STEEL PIN FOUND
- 1/2" STEEL PIN FOUND W/CAP
- MAG NAIL SET
- B.L. BUILDING SETBACK LINE
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- X— FENCE
- E— OVERHEAD UTILITIES
- () RECORD INFORMATION

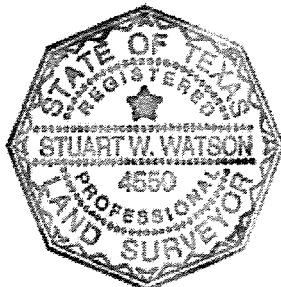


WATSON SURVEYING

9501 CAP OF TEX HWY, #303
 AUSTIN, TEXAS 78759
 PHONE (512) 345-8566



MAILING ADDRESS:
 1705 N. CUERNAVACA DRIVE
 AUSTIN, TEXAS 78733



PREPARED 25 DECEMBER 2013 BY:

Stuart Watson
 STUART W. WATSON, REGISTERED
 PROFESSIONAL LAND SURVEYOR,
 TEXAS LICENSE NUMBER 4550

SCALE: 1"=30'
 BEARING BASIS IS
 RECORD PLAT

SKETCH TO ACCOMPANY FIELD NOTES FOR 1456 SQUARE FEET AND 699 SQUARE FEET OF LAND OUT OF LOTS 11 & 12, BLOCK 51, AUSTIN LAKE HILLS SECTION 1 (12/61), AND LOT 14, BLOCK 51, AUSTIN LAKE HILLS SECTION 2 (13/29)



6001 W. William Cannon
Bldg. 2, Suite 203-C
Austin, TX 78749
(512) 301-3389 (o)
(512) 301-3348 (f)

March 24, 2014

**RE: Partial Vacation of Public Utility Easement
1705 Cuernavaca Dr, Austin, TX 78733
Lot 11 Block 51 Austin Lake Hills Section 1
Lot 12 Block 51 Austin Lake Hills Section 1
Lot 14 Block 51 Austin Lake Hills Section 2**

To Whom It May Concern:

Please accept this letter as description of the proposed vacation of an existing Public Utility Easement and Drainage Easement. The existing easements were dedicated via the plats for Austin Lake Hills Section 1 and Austin Lake Hills Section 2, recorded in 1961. This project proposes to vacate +/- 140 LF 10' P.U.E./D.E. (approx. 1456 sf) centered on the common property lines of Lots 11 and 12, Block 51, Austin Lake Hills Section 1 and +/- 70 LF 10' P.U.E./D.E. (approx. 699 sf) centered on the common property lines of Lot 11, Block 51, Austin Lake Hills Section 1 and Lot 14, Block 51, Austin Lake Hills Section 2. A sketch of the proposed vacation area is attached.

The purpose for the release is that the easements are not in use by any utility provider or drainage feature, and that the existing septic system encroaches on the easements, which is a technical violation of the easements.

The existing building on Lot 11 is served by a septic tank already located within the P.U.E./D.E. that is centered on the north side of Lot 11, and the existing septic field is located on lot 14, Block 51. As a result the drain lines from the existing septic tank to the field crosses the P.U.E./D.E.

As the P.U.E./D.E.s are currently not being utilized for any public utilities or drainage, and the properties affected by the easements are fully developed and served by utilities through other routes, we are requesting that the portions of the P.U.E./D.E.s that are currently encroached by the private building sewer be vacated.

Please contact me if you have any questions or require additional information.

Sincerely,

Jeff Shindler, P.E.

Analysis of Drainage Easement at 1705 N. Cuernavaca Drive

Summary

This analysis addresses the suitability of releasing drainage easements for the development located at 1705 N. Cuernavaca Drive in Austin, Texas. The existing development covers three lots (Lots 11 and 12, Block 51, Austin Lake Hills Section 1 and Lot 14, Block 51, Austin Lake Hills Section 2). Generally, the existing building is on Lot 11, the existing parking is on Lot 12, and the existing septic system is on Lot 14. The three lots are developed in such a way as they function as a single, cohesive development. The site is completely developed, and no additional development activity is proposed with this vacation request.

The original plat for the property dedicated the existing PUE and Drainage Easements along all common lot lines. These easements were dedicated prior to development as a standard provision of the platting process, without a specific need for and public utilities or drainage. Subsequent to the dedication of the easements, no public utilities or stormwater drainage facilities have been constructed in the easements.

I have visited the site and made observations of the existing drainage patterns. Based on that observation and analysis, it is my professional engineering opinion that the portions of the existing drainage and public utility easements proposed to be vacated are not currently in use as a drainage easement for any concentrated flows (storm sewer or surface drainage swales or ditches), and that vacating the portions of easement requested will not adversely impact the existing drainage of the area.

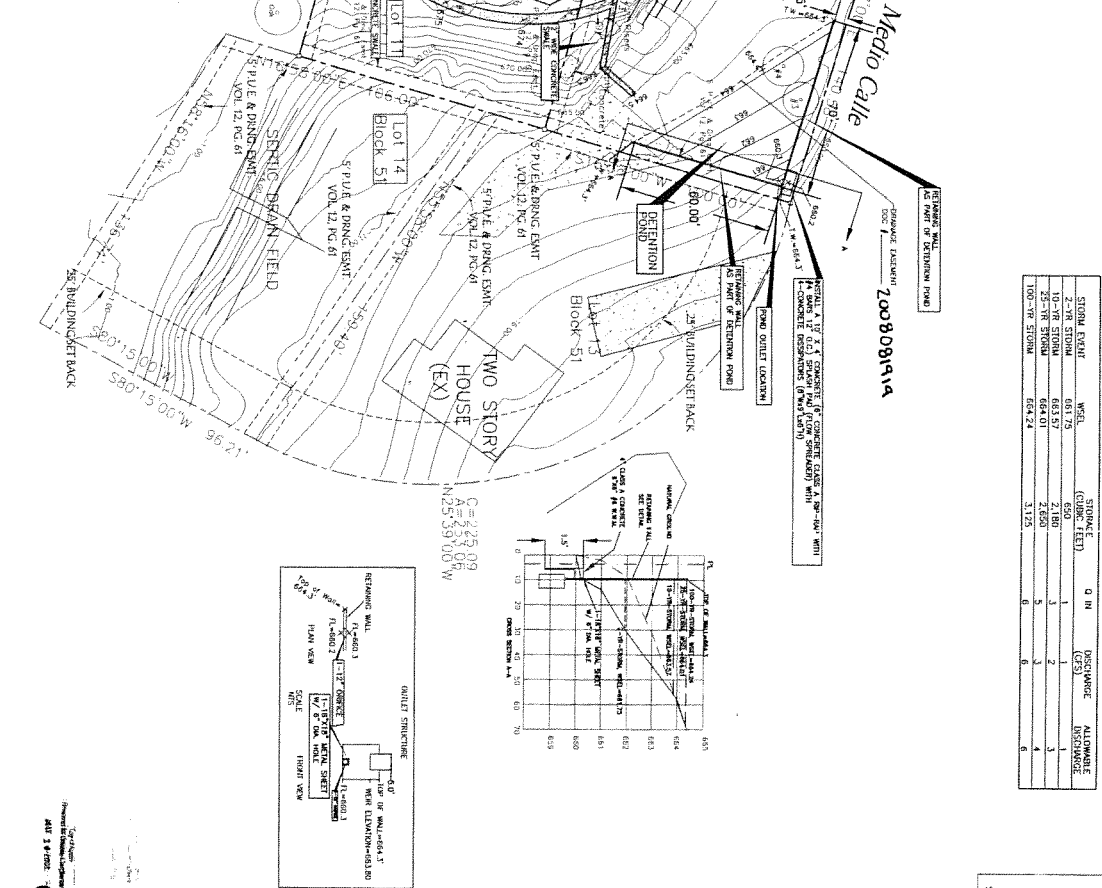
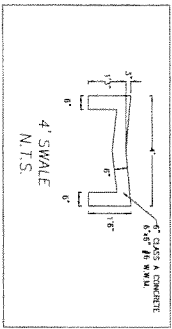
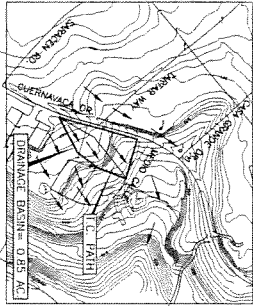


FIRM REG. # F-8601

NOTE: OWNER NEEDS TO GET A PAVEMENT INVESTIGATION TO GET REQUIRED THICKNESS OF PAVED SURFACE FINISH

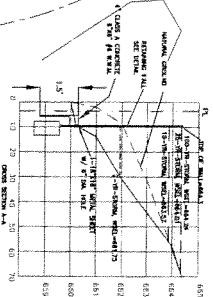
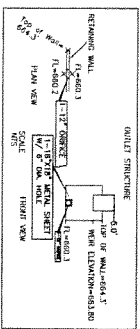
- LEGEND**
- PROPERTY LINE
 - 5' P.U.E. & DRG. EXMT.
 - EXISTING B' WILL. $C=77.97$
 - PROPOSED BUILDING $A=78.00$
 - EXISTING BLDG/FORMS $(422'97.00'E)$
 - SEPTIC FIELD
 - PROPOSED BUFFER
 - DIRECTION OF FLOW
 - TYPE II DRAINWAY
 - INSTALL CONCRETE VALLEY GUTTER
 - KEY STONE REINFORCED WALL
 - PROPOSED PAVED SURFACE

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THIS PLAN. THE EXISTING UTILITIES ARE TO BE MAINTAINED AND PROTECTED. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EXISTING UTILITIES BY FIELD INVESTIGATION PRIOR AND AFTER THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.



POND STORAGE & DISCHARGE TABLE

STORM EVENT	WSEL. (GRID ELEV)	D IN.	DISCHARGE	ALTERNATE
2-YR STORM	661.75	1	2	3
10-YR STORM	663.57	2	3	4
25-YR STORM	664.24	3	3	4
100-YR STORM	664.24	3	3	4



CASE # SP-2007-0256D

File: GRADING.DWG
 Job Number: 07-16
 Scale (Hor): 1"=20'
 Date: 03-07-07
 Revision 1
 Revision 2
 Revision 3
 Revision 4



MI GORDIS CAFE
 1705 N. CUERNAVACA DRIVE
 GRADING AND DRAINAGE PLAN

GONZALEZ KYPUROS & WHITE, INC.
 CONSULTING ENGINEERS
 P.O. BOX 150685
 AUSTIN, TEXAS 78715
 OFFICE: 512.247-1821 FAX: 512.280.6690
 www.gkw-inc.com





SOUTHWESTERN BELL TELEPHONE COMPANY

RELEASE OF EASEMENT

THIS RELEASE OF EASEMENT, entered into by *SOUTHWESTERN BELL TELEPHONE COMPANY, a Delaware corporation, GRANTOR, AND John Capra, Trustee of the John Anthony Dejoria Trust, GRANTEE*, wherein GRANTOR in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does by these presents ABANDON, RELEASE, RELINQUISH AND DISCLAIM to GRANTEE, as is, all or a specific portion of certain easements for telecommunication purposes hereinafter described that affects land owned by GRANTEE situated in *Travis County, Texas*, and described as follows:

Lot 11 and Lot 12, Block 51, Austin Lake Hills, Section One and Lot 14, Block 51, Austin Lake Hills, Section Two, Deed of record in Document 2011098550 and Affidavit for Adjoining Lots Document 2013148228, Property Records of Travis County, Texas

Said land of GRANTEE being subject to:

Easements recorded in Volume 12, Page 61, and Volume 13, Page 29, Plat Records of Travis County, Texas,

The portion of said easements to be hereby released is described as follows:

1456 sq. ft., more or less, out of Lots 11 and 12, Block 51 and 820 sq. ft., more or less, out of Lots 11 and 14, Block 51, being part of the PUE/DEs described in the Plat Records above,

TO HAVE AND TO HOLD same, together with all rights and appurtenances to the same belonging, unto GRANTEE, their heirs, successors and assigns forever.

IN WITNESS WHEREOF, GRANTOR has caused this Release of Easement to be executed by its duly authorized officers this 7th day of February, 2014

SOUTHWESTERN BELL TELEPHONE COMPANY

Gilbert Magallanez Jr

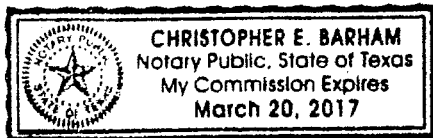
Name Gilbert Magallanez Jr

Title: MGR.-ENG. DESIGN

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared GILBERT MAGALLANEZ JR, known to me to be the person whose name is subscribed to the foregoing instrument as Manager, Engineering-Design of Southwestern Bell Telephone Company, a Delaware corporation, and acknowledged to me that he/she executed the same for purposes and considerations therein expressed in the capacity stated, and as the act and deed of said corporation.

Given under my hand and seal of office this the 7th day of FEBRUARY, 2014.



[Signature]
Notary Public in and for the State of TEXAS
My Commission Expires 03/20/2017



TRANSPORTATION AND NATURAL RESOURCES

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

411 West 13th Street
Executive Office Building
PO Box 1748
Austin, Texas 78767
(512) 854-9383
FAX (512) 854-4649

EASEMENT REQUIREMENT STATEMENT FOR VACATION OF PROPERTY

(Lots 11 & 12, Blk 51, Austin Lake Hills, Sec 1, & Lot 14, Blk 51 Austin Lake Hills, Sec 2)
An application is being made to Travis County for the vacation of property at 1705 Cuernavaca Dr., Austin, TX 78733 (address) and/or to the side in () (legal description) 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
Sonny Poole

Printed Name
Mgr., PIRES

Title
Austin Energy

Utility Company or District
11/12/13

Date

Anne Marie Beard
Name

Address

City/State/Zip

Please return this completed form to:



RECEIVED
MAY 20 2014
TNR

TRANSPORTATION AND NATURAL RESOURCES

JOSEPH P. GIESELMAN, EXECUTIVE MANAGER

411 West 13th Street
Executive Office 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 1705 Cuernavaca Dr., Austin, TX 78733 also known as Lot 11 and 12, Block 51, Austin Lake Hills Section 1 and Lot 14, Block 51, Austin Lake Hills Section 2 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.

Marcia Pink
Signature
Marcia Pink
Printed Name
Board President
Title
TC WC & ID #18
Utility Company or District
5-12-14
Date

Please return this completed form to:

Jeff Shindler, P.E.
Texas Design Interests, LLC
jshindler@tdi-llc.net
512-301-3389

6001 W. William Cannon Dr.
Bldg. 2, Ste. 203-C

Austin, TX 78749



TRANSPORTATION AND NATURAL RESOURCES

JOSEPH P. GIESELMAN, EXECUTIVE MANAGER

411 West 13th Street
Executive Office 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 1705 Cuernavaca Dr., Austin, TX 78733 also known as Lot 11 and 12, Block 51, Austin Lake Hills Section 1 and Lot 14, Block 51, Austin Lake Hills Section 2 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

X 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.

Lisa N Law

Signature

Lisa N Law

Printed Name

Data Operations Mgr.

Title

Time Warner Cable

Utility Company or District

April 8, 2014

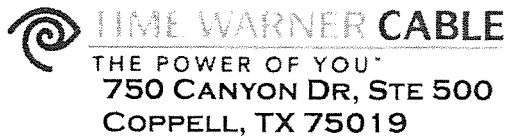
Date

Please return this completed form to:

Jeff Shindler, P.E.
Texas Design Interests, LLC
jshindler@tdi-llc.net
512-301-3389

6001 W. William Cannon Dr.
Bldg. 2, Ste. 203-C

Austin, TX 78749



April 9, 2014

Jeff Shindler, P.E.
Texas Design Interest, LLC
6001 W. William Cannon, Bldg. 2 Suite 203-C
Austin, TX 78749

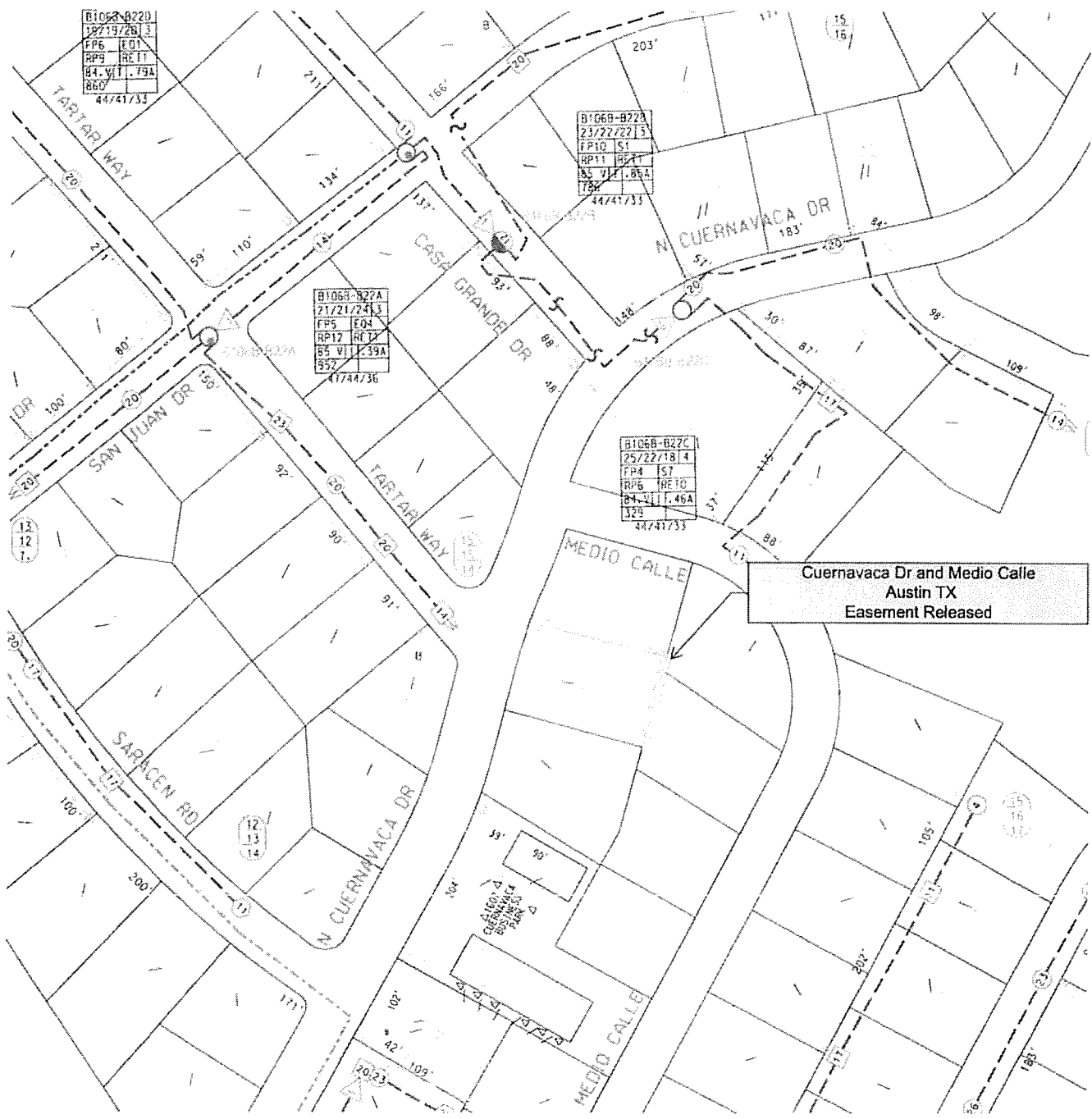
SUBJECT: Abandonment of Cuernavaca Dr and Medio Calle TX>, Austin, TX 78733

We have reviewed your request for the above referenced Utility Easement, and Time Warner Cable (TWC) hereby grants the abandonment of the property at 1705 Cuernavaca Dr., Austin, TX 78733 also known as Lot 11 and 12, located within the city of Austin, TX.

If applicable, please contact the Texas Excavation Safety System (Texas811) to have facilities marked & located within affected easements before any excavations are started.

For future reference, please send all utility coordination, abandonments, encroachments, plat signatures, or serviceability requests, or notices of relocation to west-engineering-relo@twcable.com. Please share this information with whoever needs these services.

Sincerely,



Cuernavaca Dr and Medio Calle
 Austin TX
 Easement Released



PROJECT INFORMATION

Location Name: CTX Austin

Activity Name: Forced Relocation

Project Name: Cuernavaca Dr and Medio Calle, Austin TX Job/ DOCK #: _____

Line of Business: 408 - Forced Relocations Project Driver: Replacement - Identified

Project Type: Forced Relocation BW/Fiber Activity: Other

PA Type: New Existing Bandwidth: N/A

Category: Forced Plant Relo

BU	Project #	ID	OU	BS	Product	EA	Res Cal	Sub Cat
14900	NN/A		1551	##	n/a	601	FRELO	Multiple

Project Scope

This is a replat. Cost for this project will be \$0.00

MATERIAL AND LABOR INFORMATION

Remuneration

Category	Item #	Description	Unit	Qty.

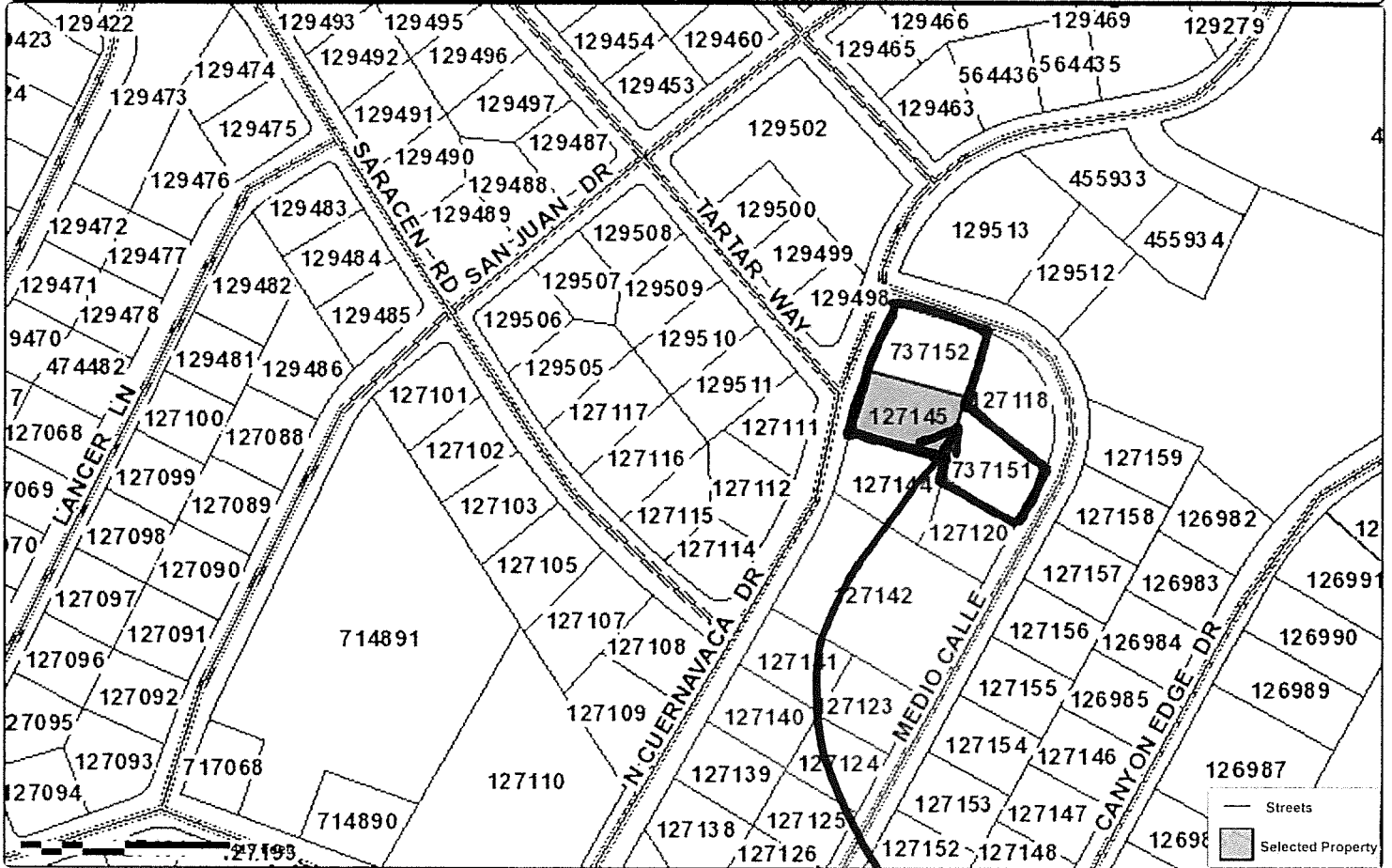
PURCHASE INFORMATION

			Contract Labor	In-House Labor	Materials	Freight	Reimbursement	Total
FRELO								
Design - Aerial	A10	601						
Make Ready - Aerial	A11	601						
Strand & Hardware - Aerial	A12	601						
Splicing & Electronics - Aerial	A13	601						
Fiber Construction - Aerial	A14	601						
Coaxial Construction - Aerial	A15	601						
Capitalized Interest - Aerial	A16	601						
Design - UG	U10	601						
Make Ready - UG	U11	601						
Hardware - UG	U12	601						
Splicing & Electronics - UG	U13	601						
Fiber Construction - UG	U14	601						
Coaxial Construction - UG	U15	601						
Capitalized Interest - UG	U16	601						
EQHDE								
Fiber Optonics - Headend	H31	601						
INSTL								
Drops - New Connects		601						
Make Ready - Replacements								
TOTALS								
Total Labor								
Total Material								
GRAND TOTAL - ESTIMATE ONLY								

APPROVALS

Requested By:	Client Approved By:
Name: <u>Matt Brashler</u>	Name: _____
Title: <u>Forced Relo Coordinator</u>	Title: _____
Phone: _____ Date: _____	Phone: _____ Date: _____
Signature: _____ 4/10/2014	Signature: _____

Travis CAD - Map of Property ID 127145 for Year 2014



Property Details

Account

Property ID: 127145
 Geo ID: 0131360628
 Type: Real

Legal Description: LOT 11 BLK 51 AUSTIN LAKE HILLS SEC 1

Location

Situs Address: 1705 N CUERNAVACA DR TX 78733
 Neighborhood: RESTAURANT
 Mapsco: 522T
 Jurisdictions: 0A, 03, 08, 18, 2J, 58

Owner

Owner Name: DEJORIA JOHN ANTHONY TRUST
 Mailing Address: JOHN CAPRA TRUSTEE, 495 MARIPOSA DR, , VENTURA, CA 93001-2230

Property

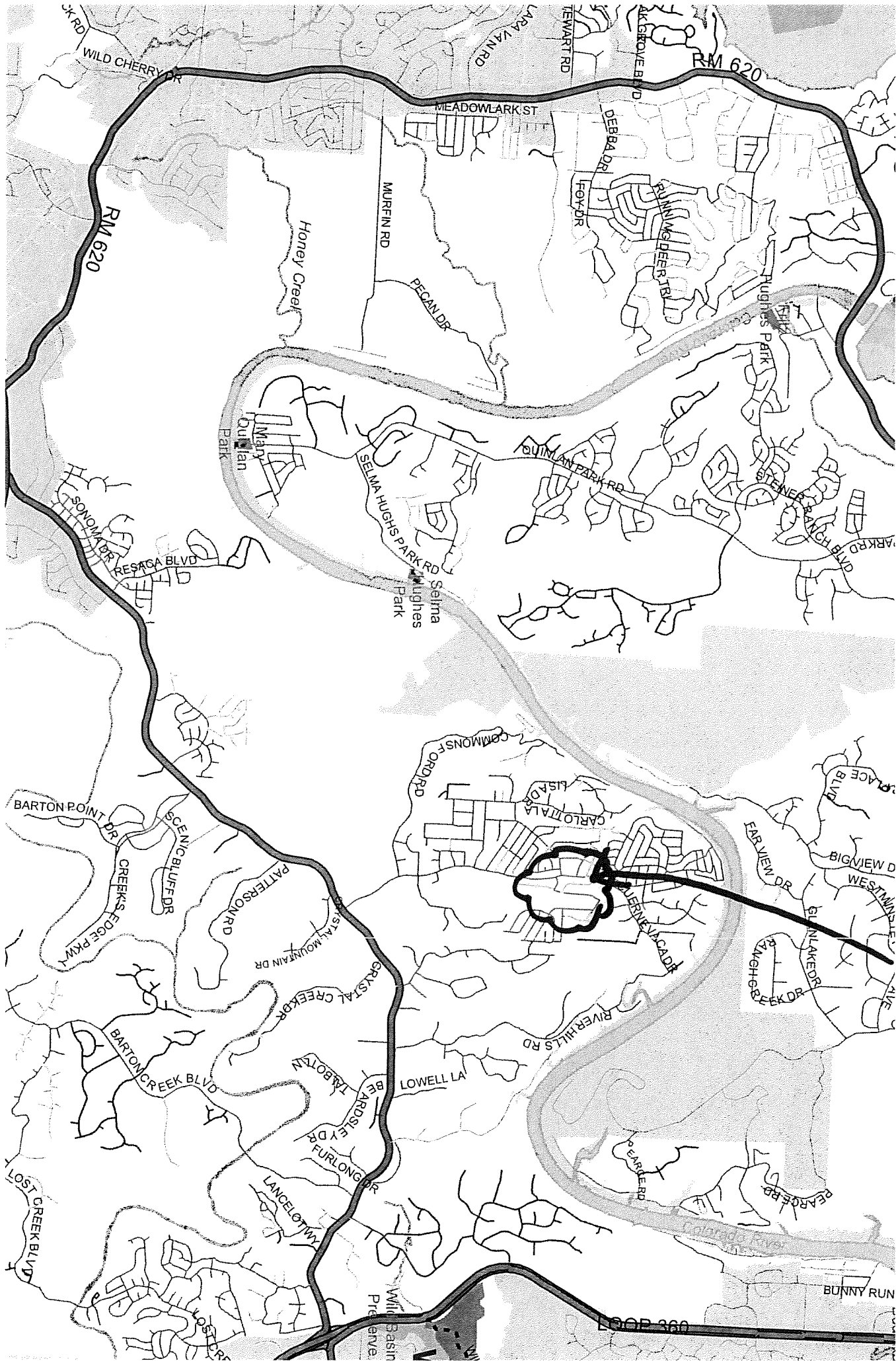
Appraised Value: \$724,059.00

Site Area

<http://propaccess.traviscad.org/Map/View/Map/1/127145/2014>

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 Area

3K RD

WILD CHERRY DR

RM 620

MEADOWLARK ST

MURFIN RD

PECAN DR

LEWART RD

DEBBA DR

FOY DR

ALCROVE BLVD

RUNNING DEER TRL

RM 620

PUGH'S PARK

MARY DULIAN PARK

SELMA HUGHES PARK RD
Selma Hughes Park

QUIMMAN PARK RD

STENEY

SONOMA DR

RESACA BLVD

BARTON POINT DR

SCENIC BLUFF DR

CREEKS EDGE PKWY

PATTERSON RD

STAL MOUNTAIN DR

CARMONST FORD RD

LISFORD

CARLOTTA

QUEEN VACADA

SPACE BLVD

EARVIEW DR

BIGVIEW D

WESTMINSTER AVE

BUNKER DR

RANGHOR CREEK DR

BARTON CREEK BLVD

TABOTIN

BEARDSLEY DR

FURLONG

LOWELL LA

RIVER HILLS RD

PEARL RD

BEAR BR

LOST CREEK BLVD

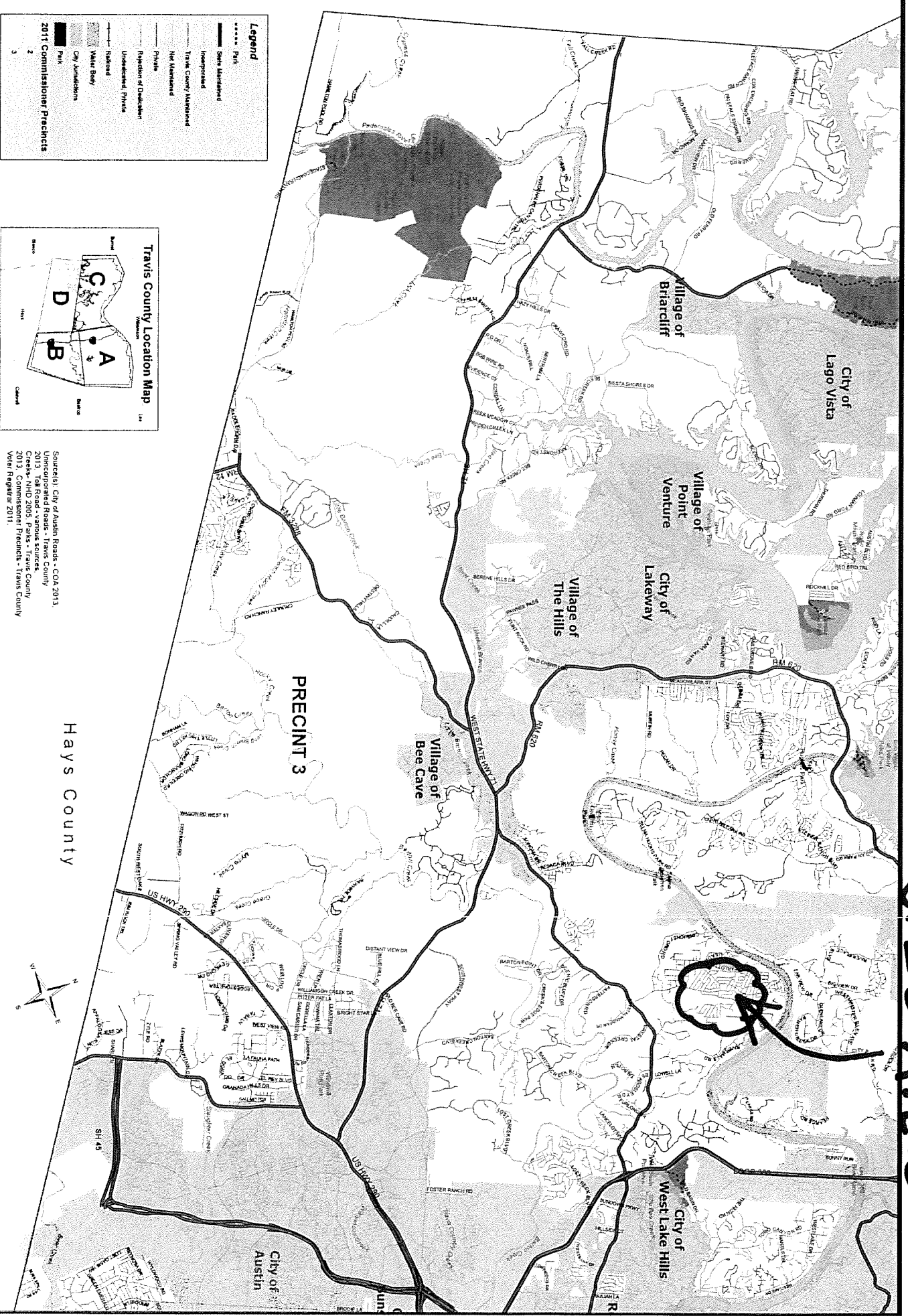
LANCELOT W

Will Basin Preserve

LOOP 360

BUNNY RUN

Site Area

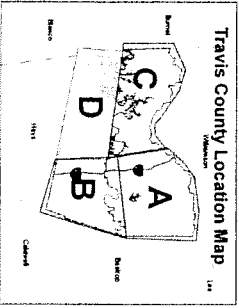


Legend

- State Maintained
- Interlocal
- Travis County Maintained
- Not Maintained
- Private
- Roadway of Other Jurisdiction
- Undeveloped Private
- Railroad
- Water Body
- City Jurisdiction
- Park

2011 Commissioner Precincts

- 1
- 2
- 3



Sources: City of Austin Roads - COA 2013
 Incorporated Roads - Travis County
 2013
 Creeks - NHD 2005 Parks - Travis County
 2013, Commissioner Precincts - Travis County
 Voter Registrar 2011.

Hays County

Travis County Roadways, Map D



Map Prepared by Travis County,
 Dept. of Transportation & Natural
 Resources.
 Date: 5/2/2010

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.