



Travis County Commissioners Court Agenda Request

Meeting Date: July 1, 2014

Prepared By: Michael Hettenhausen, planner **Phone #:** (512) 854-7563

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

Department Head: *Carol B. Joseph for* Steven M. Manilla, P.E., County Executive-TNR

Sponsoring Court Member: Commissioner Daugherty, Precinct Three

AGENDA LANGUAGE: Receive comments regarding a request for a total plat cancellation of the Revised Plat of Lot 1 Block A Angel Bay Subdivision in Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

In 2008, the owners of Lot 1 Block A Angel Bay Subdivision applied through Travis County to resubdivide the one 8.8 acre lot into two lots, located on Thurman Bend Road. This request was approved by Commissioners Court on September 30, 2008, and a resubdivision final plat was recorded with the County Clerk under document number 200800285, which created lots 1A and 1B.

The current owners of lots 1A and 1B, Joseph and Linda Loudon, have applied through Travis County for a total plat cancellation of the Revised Plat of Lot 1 Block A Angel Bay Subdivision. Approval of the total plat cancellation will return lots 1A and 1B back to a single lot (Lot 1 Block A).

STAFF RECOMMENDATIONS:

Travis County staff has reviewed the application, cleared all comments, and recommends the motion.

ISSUES AND OPPORTUNITIES:

As part of the requirements for a plat cancellation, a notice of public hearing sign was placed on the subject property on June 4, 2014 to announce the date, time, and location of the public hearing.

FISCAL IMPACT AND SOURCE OF FUNDING:

None.

ATTACHMENTS/EXHIBITS:

Precinct map

Location map

Public notice sign photograph
Public notice sign photograph affidavit
Existing Plat
Proposed plat
Copy of vacation order

REQUIRED AUTHORIZATIONS:

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

CC:

SM:AB:mh

1101 - Development Services Long Range Planning - Total plat cancellation of the Revised Plat of Lot 1 Block A Angel Bay Subdivision



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

He Sr:
Carol B. Joseph for
Department Head: Steven M. Manilla, P.E., County Executive-TNR

Sponsoring Court Member: Commissioner Daugherty, Precinct Three

AGENDA LANGUAGE: Consider and take appropriate action on a request for a total plat cancellation of the Revised Plat of Lot 1 Block A Angel Bay Subdivision in Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

In 2008, the owners of Lot 1 Block A Angel Bay Subdivision applied through Travis County to resubdivide the one 8.8 acre lot into two lots, located on Thurman Bend Road. This request was approved by Commissioners Court on September 30, 2008, and a resubdivision final plat was recorded with the County Clerk under document number 200800285, which created lots 1A and 1B.

The current owners of lots 1A and 1B, Joseph and Linda Loudon, have applied through Travis County for a total plat cancellation of the Revised Plat of Lot 1 Block A Angel Bay Subdivision. Approval of the total plat cancellation will return lots 1A and 1B back to a single lot (Lot 1 Block A).

STAFF RECOMMENDATIONS:

Travis County staff has reviewed the application, cleared all comments, and recommends the approval of the plat cancellation.

ISSUES AND OPPORTUNITIES:

As part of the requirements for a plat cancellation, a notice of public hearing sign was placed on the subject property on June 4, 2014 to announce the date, time, and location of the public hearing. Staff has not received any inquiries regarding the public notice sign or plat cancellation.

FISCAL IMPACT AND SOURCE OF FUNDING:

None.

ATTACHMENTS/EXHIBITS:

Precinct map

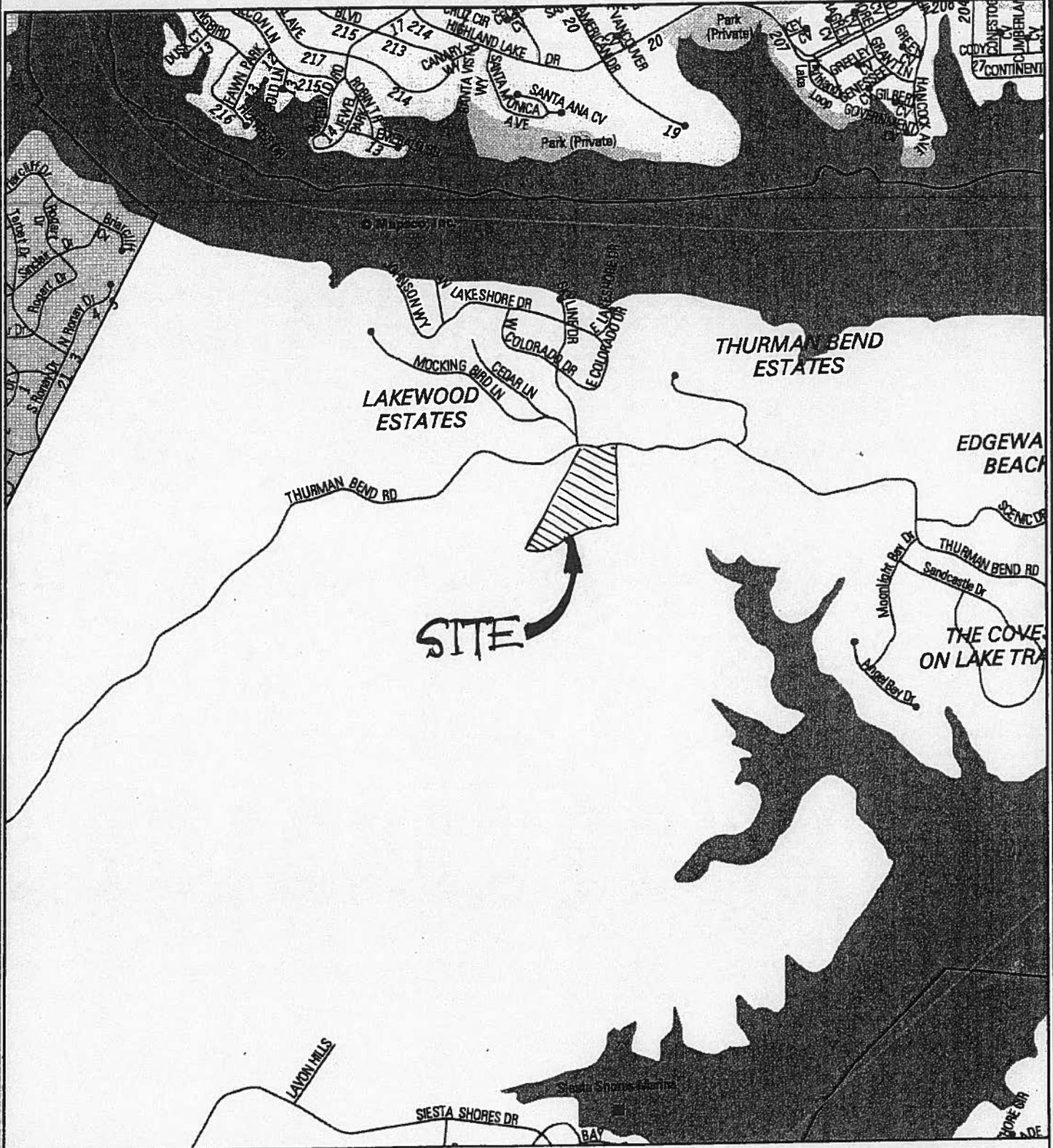
- Location map
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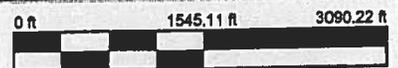
Cynthia McDonald	Financial Manager	TNR	(512) 854-4239
Steven M. Manilla	County Executive	TNR	(512) 854-9429

CC:

SM:AB:mh
1101 - Development Services Long Range Planning - Total plat cancellation of the Revised Plat of Lot 1 Block A Angel Bay Subdivision



Location Map





NOTICE OF PUBLIC HEARING

JULY 1, 2014, AT 9:00 AM

**TOTAL PLAT CANCELLATION OF THE
REVISED PLAT OF LOT 1 BLOCK A
ANGEL BAY**

PRECINCT THREE

**AT THE TRAVIS COUNTY
COMMISSIONERS COURTROOM
700 LAVACA STREET
(FIRST FLOOR), AUSTIN**

FOR MORE INFORMATION CALL 512-854-7563



TRANSPORTATION AND NATURAL RESOURCES

STEVEN M. MANILLA, P.E., COUNTY EXECUTIVE
700 Lavaca Street
P.O. Box 1748
Austin, Texas 78767
tel 512-854-9383
fax 512-854-4649

AFFIDAVIT OF POSTING

**TO: County Judge
County Commissioners
Travis County, Texas**

A Public Notice of a total plat cancellation sign was posted on June 4, 2014, at a point as near as practical to the area being cancelled, and was also posted at the Travis County Courthouse.

CERTIFIED THIS THE 5 DAY OF June, 2014.

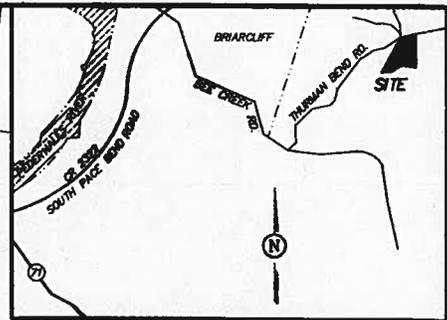
SIGNATURE: Jaime Garcia
NAME (PRINT): Jaime Garcia
TITLE: TNR/R&B Supervisor

EXISTING PLAT

REVISED PLAT OF LOT 1 BLOCK A ANGEL BAY

LAKEWOOD ESTATES BOOK 4, PAGE 347 T.C.P.R.

LOT 8 THURMAN BEND ESTATES BOOK 88, PAGES 233-236 T.C.P.R.



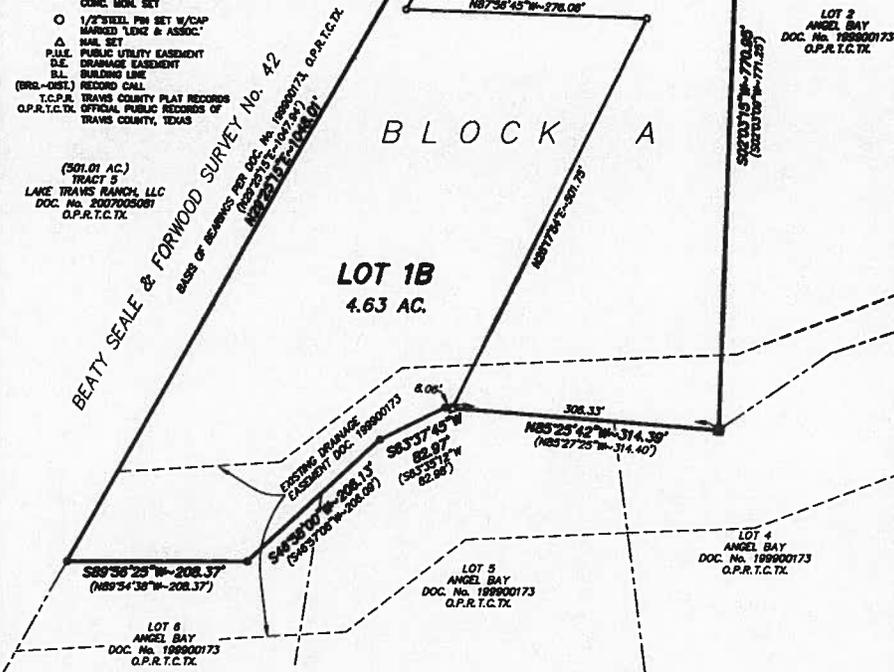
LINE TABLE		RECORD LINE TABLE	
LINE	BEARING DISTANCE	LINE	BEARING DISTANCE
L-1	S87°36'30"E 80.23	L-1	N87°36'08"W 80.23
L-2	N88°20'10"E 123.53	L-2	S88°18'21"W 123.54
L-3	N01°56'28"W 75.83		

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD	BEARING
C-1	173°04'	325.00	38.83	77.34	77.12	N87°44'17"E
C-2	5°38'28"	325.00	18.48	32.84	32.62	N78°48'27"E
C-3	7°39'30"	325.00	22.23	44.40	44.37	N85°30'29"E

RECORD CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD	BEARING
C-1	173°04'	325.00	38.83	77.30	77.12	N87°41'27"E

- LEGEND**
- 1/2" IRON PIN FOUND (UNLESS NOTED)
 - IRON ROD FOUND CONC. MON. SET
 - 1/2" IRON PIN SET W/ CAP MARKED "LOG" & ASSOC. " "
 - ▲ NAIL SET
 - PUBLIC UTILITY EASEMENT
 - DRAINAGE EASEMENT
 - BUILDING LINE (BRO.-DIST.) RECORD CALL
 - T.C.P.R. TRAVIS COUNTY PLAT RECORDS
 - O.P.R.T.C.T.X. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

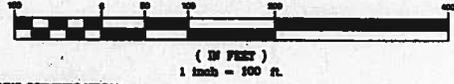
(501.01 AC.) TRACT 5 LAKE TRAVIS RANCH, LLC DOC. No. 2007005081 O.P.R.T.C.T.X.



LOCATION MAP - NTS

LOT	USAGE	ACREAGE
1A	RESIDENTIAL	4.20
1B	RESIDENTIAL	4.63
TOTAL ACREAGE		8.83
TOTAL LOTS		2

GRAPHIC SCALE



SURVEYOR'S CERTIFICATION:

I, TIMOTHY A. LENZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

DATED: 8-14-08

Timothy A. Lenz
TIMOTHY A. LENZ
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 4393
1714 FORT VIEW ROAD, SUITE 200
AUSTIN, TEXAS 78704
(512) 443-1174



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) #48483C-0380E, TRAVIS COUNTY, TEXAS, DATED APRIL 18, 2002.

DATED: 8-14-08

Robert C. Thompson
ROBERT C. THOMPSON, P.E.
P.O. BOX 160082
AUSTIN, TEXAS 78718



STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA DEBENAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE ___ DAY OF ___, 20__ 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 ___, 20__ A.D.

DANA DEBENAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS.

DEPUTY

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA DEBENAUVOIR, 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 ___, 20__ A.D. AT ___ O'CLOCK ___ M., AND DULY RECORDED ON THE ___ DAY OF ___, 20__ A.D. AT ___ O'CLOCK ___ M., OF SAID COUNTY AND STATE IN DOCUMENT No. ___ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE DAY OF ___, 20__ A.D.

DANA DEBENAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS.

DEPUTY

STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT MICHAEL S. CLARKE AND POLLY C. CLARKE, OWNERS OF LOT 1, BLOCK A, ANGEL BAY, A SUBDIVISION OF RECORD IN DOCUMENT No. 198900173, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO US BY DEED OF RECORD RECORDED IN DOCUMENT No. 2004287648, DO HEREBY RESUBDIVIDE SAID LOT IN ACCORDANCE WITH CHAPTER 352.008 OF THE TEXAS LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH ATTACHED PLAT TO BE KNOWN AS:

REVISED PLAT OF LOT 1 BLOCK A ANGEL BAY

SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE EASEMENTS AS SHOWN HEREON, UNLESS OTHERWISE INDICATED, SUBJECT TO ANY RESTRICTIONS AND EASEMENTS HERETOFORE GRANTED AND NOT RELEASED.

MICHAEL S. CLARKE DATE
2011 CORDELL LANE
SPICEWOOD, TEXAS 78689

POLLY C. CLARKE DATE
2011 CORDELL LANE
SPICEWOOD, TEXAS 78689

STATE OF TEXAS §
COUNTY OF TRAVIS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ___ DAY OF ___, 20__ A.D., BY MICHAEL S. CLARKE.

WITNESS MY HAND AND SEAL OF OFFICE, THIS ___ DAY OF ___, 20__ A.D.

NOTARY PUBLIC IN AND FOR _____ TEXAS.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ___ DAY OF ___, 20__ A.D., BY POLLY C. CLARKE.

WITNESS MY HAND AND SEAL OF OFFICE, THIS ___ DAY OF ___, 20__ A.D.

NOTARY PUBLIC IN AND FOR _____ TEXAS.

LENZ & ASSOCIATES, INC.

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES
(512) 443-1174
1714 FORT VIEW RD., SUITE 200
AUSTIN, TEXAS 78704



8:\Land Projects\Angel Bay\Lot 1 Block A\mg\resubdivision Plat_2008-0222.dwg, 8/15/2008 2:57:43 PM, abms

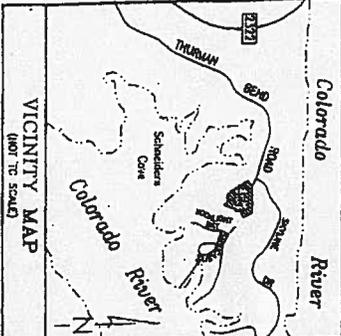
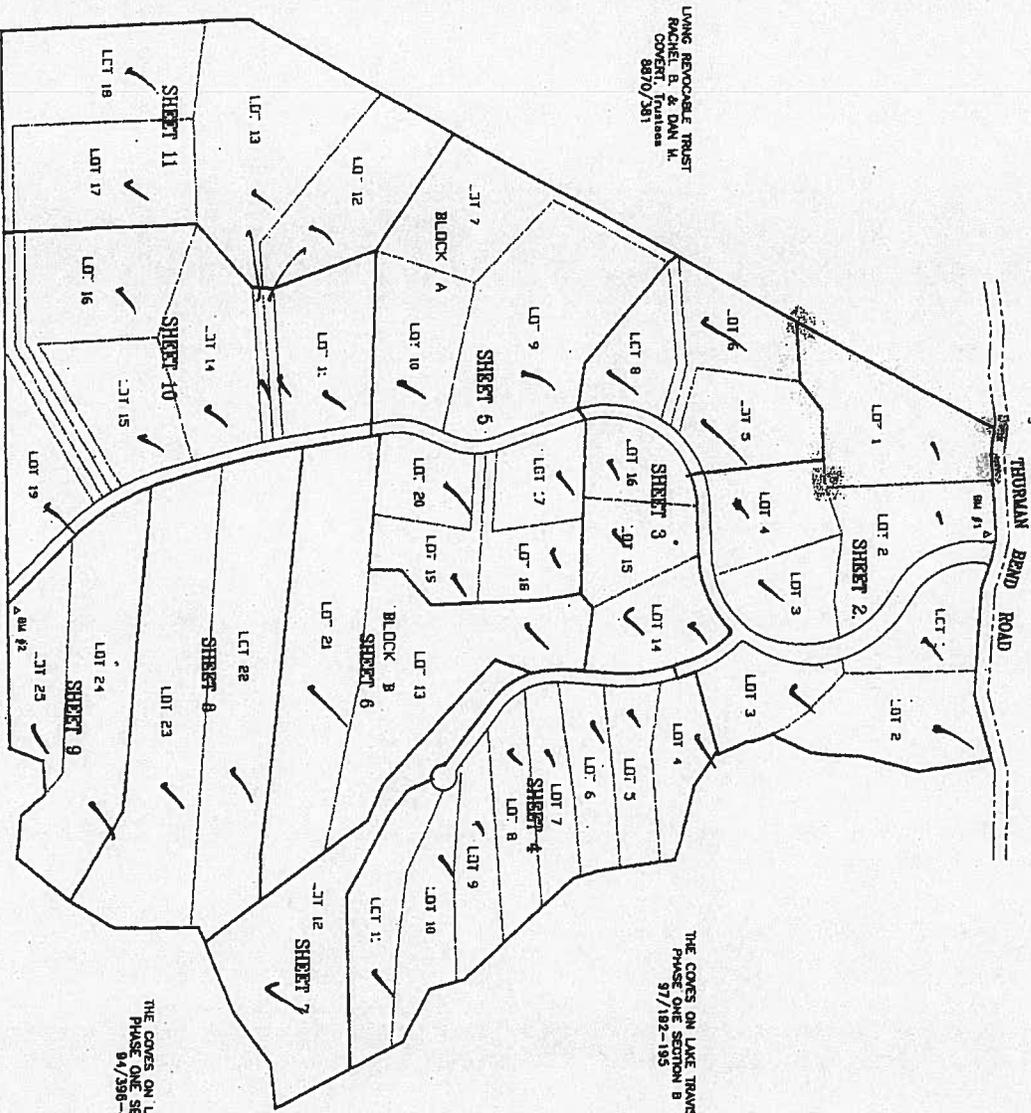
199900173

\$331.00 6/2/1999

PHOTOGRAPHIC MEAS.

ORIGINAL PLAT

ANGEL BAY



McANCUS SURVEYING CO., INC.

1101 HIGHWAY 360 SOUTH
BUILDING E, SUITE 230
AUSTIN, TEXAS 78746
(512)328-9302

§ EXHIBIT 82.201B TOTAL CANCELLATION OF "REVISED PLAT OF LOT 1 BLOCK A ANGEL BAY"

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

WHEREAS, **REVISED PLAT OF LOT 1 BLOCK A ANGEL BAY**, is recorded in Document # 200800285 of the Travis County, Texas, Plat Records; and

WHEREAS, The Travis County Commissioners Court by Order authorized the undersigned owners of **REVISED PLAT OF LOT 1 BLOCK A ANGEL BAY** to cancel **REVISED PLAT OF LOT 1 BLOCK A ANGEL BAY**;

NOW, THEREFORE:

Pursuant to the provisions of Chapter 232.008 of the Texas Local Government Code, the owners of **REVISED PLAT OF LOT 1 BLOCK A ANGEL BAY**, do hereby cancel **REVISED PLAT OF LOT 1 BLOCK A ANGEL BAY**, provided, said subdivision shall, however, otherwise remain in full force and effect.

EXECUTED THE DAYS HEREAFTER NOTED.

DATE
5/7/14
5-7-14

OWNER'S SIGNATURE


Joseph S. Loudon Jr.


Linda S. Loudon

ACKNOWLEDGMENT (FOR EACH OWNER)

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 7th of May, 2014, by
Cathleen Williams, in the capacity stated herein.



Cathleen Williams
Signature of Notary

STATE OF TEXAS

COUNTY OF TRAVIS

On _____, 20 _____, the Travis County Commissioners Court approved the total cancellation of the subdivision known as _____, as described above.

EXECUTED, this _____ day of _____, 20 _____.

Dana Debeauvoir, County Clerk

Travis County, Texas

By: _____

Deputy

Return to:

Michael Hettenhausen, TNR

Via interoffice mail