Travis County Commissioners Court Agenda Request

Meeting Date: August 5, 2014
Prepared By: Paul Scoggins, Engineering Specialist **Phone #:** (512) 854-7619
Division Director/Manager: Anna Bowlin, Division Director of Development Services 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, August 26, 2014 to receive comments regarding a request to authorize the filing of an instrument to vacate two five foot wide public utility and drainage easements located along the common lot line of Lots 16 and 17 of Travis Oaks, Section Two – Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:
TNR staff has received a request to authorize the filing of an instrument to vacate two five foot wide public utility and drainage easements (PUE/DE) located along the common lot line of Lots 16 and 17, of Travis Oaks, Section Two. The easements are dedicated by plat note. Lots 16 and 17 front on Travis Oaks Drive, a street not maintained by Travis County.

Professional engineer Bradley Shaw has stated that:

"...a drainage study was performed this date (5-29-14) at subject location and that the release of the drainage easement along the property line is acceptable and there is no drainage condition that will change substantially because of the release of the drainage easement."

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 and staff finds 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 to vacate the subject easements in order to constuct a new house. There is currently an existing cabin on Lot 17. The owner plans on taking down the existing cabin and building a new house. The proposed new house, along with its septic system, would cross the common lot line of Lots 16 and 17 and would encroach in the subject easements. Vacating the easements should resolve any potential encroachment issues.

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 Long Range Planning	TNR	(512) 854-7561

CC:

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

SM:AB:ps
1101 - Development Services Long Range Planning - Travis Oaks, Section 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 16 and 17, of Travis Oaks, Section Two as recorded at Volume 43, Page 43, 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 public utility and drainage easements located along the common lot line of Lots 16 and 17 of Travis Oaks, 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 BRUCE TODD
PRECINCT TWO

_____
COMMISSIONER GERALD DAUGHERTY
PRECINCT THREE

_____
COMMISSIONER MARGARET GOMEZ
PRECINCT FOUR

8405 Delavan Ave
Austin, Tx. 78717

WEST SURVEYORS, INC.

Off: (512) 258-6842
Cell: (512) 659-4266

"westsurveyors@austin.rr.com"

FIELDNOTE DESCRIPTION
10' P.U.E. & DRAINAGE EASEMENT
RELEASE

BEING TWO (2) - 5 FOOT WIDE PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENTS OUT OF LOTS 16 AND 17 OF TRAVIS OAKS, SECTION TWO, a subdivision in Travis County, Texas according to the Plat recorded in Volume 43, Page 43 of the Plat Records of Travis County, Texas, said 10 foot wide easement being more particularly described by metes and bounds as follows:

COMMENCING at a one inch diameter iron pipe found in the North Right-of-Way line of Travis Oaks Drive for the common Southeast and Southwest corner of Lots 16 and 17 of aforementioned Subdivision;

THENCE departing the said North R.O.W. line of Travis Oaks Drive, along the said common lot line of Lots 16 and 17, North 15d 20' 00" West, a distance of 10.00 feet to a point in the center of the South edge of said 10 foot wide easement, said point also being in the North line of a 10 foot Electric & Telephone Easement for the **POINT OF BEGINNING** of the herein described EASEMENT;

THENCE departing the said common lot line and through aforesaid Lot 16, the following three (3) courses:

South 73d 40' 00" West, a distance of 5.00 feet to a point for the Southwest corner of the herein described easement;

North 15d 20' 00" West, a distance of 112.65 feet to a point on the 722 foot contour line for the Northwest corner of the herein described Easement;

Along the said 722 foot contour line, North 55d 33' 10" East, a distance of 5.29 feet to a point on the aforesaid common lot line;

THENCE departing said Lot 16 and entering and then passing through aforesaid Lot 17, the following three (3) courses:

North 55d 33' 10" East, a distance of 5.29 feet to a point for the Northeast corner of the herein described Easement;

South 15d 20' 00" East, a distance of 115.94 feet to a point in the North edge of the aforementioned 10 foot Electric & Telephone Easement for the Southeast corner of the herein described Easement;

South 73d 40' 00" West, a distance of 5.00 feet to the **POINT OF BEGINNING** and containing a calculated area of 1,143 Square Feet of land, subject to easements, conditions or restrictions of record, if any.

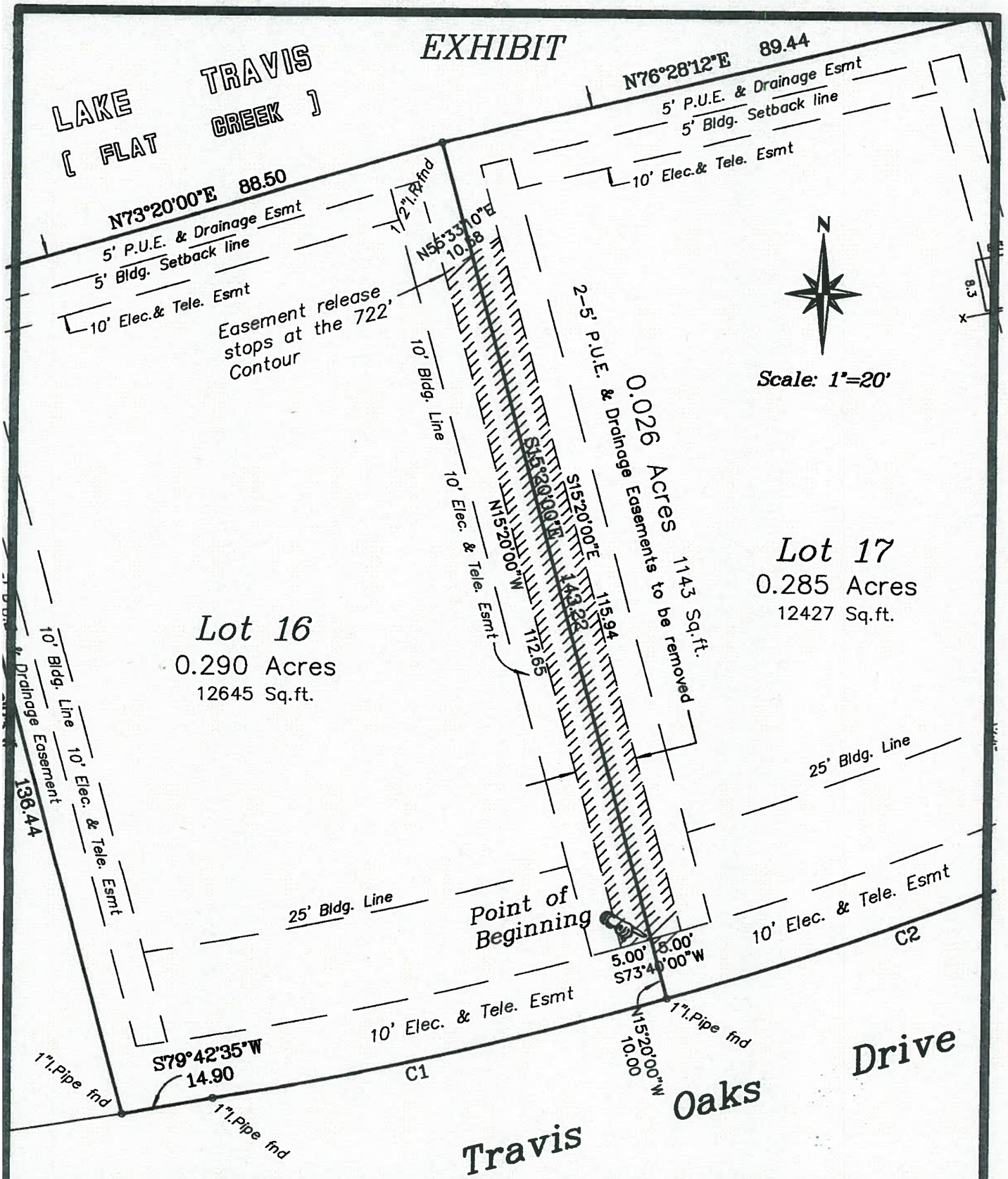
I hereby certify that the foregoing Fieldnotes were prepared from an on-the-ground survey, under my supervision and are true and correct to the best of my knowledge and belief.

Witness my hand and seal this the 20th day of July, 2014.

Gregory E. West, R.P.L.S. # 4188
WEST SURVEYORS, INC.
8405 Delavan Avenue
Austin, Texas 78717
Project No. E025-01

STATE OF TEXAS
REGISTERED
GREGORY E. WEST
4188
PROFESSIONAL
LAND SURVEYOR

EXHIBIT



LEGAL DESCRIPTION:

Lots 16 & 17 of TRAVIS OAKS, SECTION TWO, a subdivision recorded in Vol. 43, Pg. 43 Plat Records of Travis County, Texas.

Gregory E. West, R.P.L.S. No. 4188

This Survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition II Survey.

July 20, 2014
Date

STATE OF TEXAS
REGISTERED
GREGORY E. WEST
4188
PROFESSIONAL
LAND SURVEYOR

WEST SURVEYORS, INC.

8405 Delavan Avenue
Austin, Texas 78717

Ph. (512) 258-6842
"westsurveyors@austin.rr.com"

Travis County
Paul Scoggins
700 Lavaca Street
Austin, TX 78705

Friday, June 20, 2014

Re: Additional Requirements for Easement Vacation Request

Property Address:	4844 Travis Oaks Dr – Texas 78654
Legal Description:	Lot 16 & 17, Travis Oaks, Section 2, a subdivision recorded in Volume 43, Page 43 Plat Records of Travis County, Texas.

1st – As per item #1 on the list of requirements, please submit a request letter stating the legal description and the reasoning behind the request.

We are writing to request an easement vacation on the two lots that we own in Travis County at the above listed address. My wife and I bought Lot 17 in 2000. There was a very small cabin on the lot. About 6 years ago, we purchased Lot 16 with the idea of a future expansion. We are looking to retire within the next few years and would like to move out to the subdivision full time. With that in mind, we began looking into leaving the cabin on Lot 17 as a guest house and building a new structure on Lot 16 for my wife and me. We even got far enough to have a floor plan drawn for the construction on Lot 16. However, we ran into multiple issues that made our plans very difficult to construct. Lot 16 has three water wells within close proximity which created issues with the location of a new septic system. We even looked into going up two stories, but really wanted to avoid that at all costs because of the idea of long term retirement to this area.

Because of this, we decided to take down the existing cabin and build a new house from scratch. As you can see from the attached Site Plan, the majority of the house will remain on Lot 17 with a small part extending into Lot 16. There are quite a few very large and old Live Oaks Trees that we are working around. This is the main reason that we would need to build slightly across the lot lines. Using both lots would allow us to expand our existing septic system and stay a required distance from all of the existing water wells. There is an architectural control board in the neighborhood, and we have made all plans to meet or exceed all of their requirements.

I hope that this explains why we are asking to vacate the easements.

2nd – Please submit a cable sign-off (most likely Time Warner), a water supplier sign-off, and a gas supplier sign-off (if any). I am guessing you are probably on septic so a wastewater sign-off would not be needed.

Please find enclosed all the required documents requested:

- PEC Easement Release (Previously submitted)
- AT&T Easement Release (Previously submitted)
- Drainage Easement Release letter from Brad Shaw (Previously submitted)
- Plat map and letter from Greg West Surveyor (Previously submitted)
- *The property does not have cable – Cable Easement Release/Sign-off not needed – See below*
- *The property has water wells – Water Supplier Easement Release/Sign-off not needed – See below*
- *The property will have propane – Gas Easement Release/Sign-off not needed – See below*
- *The property has a septic – Waste Water Easement release/Sign-off not needed – See below*
- **Survey from Greg West Surveyor (Included – See attachments) * Original to be brought in.**
- **Drainage study performed by Brad Shaw including Site Map with Topo, flows, etc (Included – See attachments)**

There is not a need for cable sign-off because it is not available in the area. We currently only have satellite available for TV. Our internet is through AT&T who has signed off on vacating the easement. Neither Gas nor Water Service is available. Homes in the area either pump water from the lake or dig a well for water. In our case, we have a well that we plan on continuing to use.

3rd – Please submit the drainage study the engineer is basing his findings from. Site map with topo, flows, etc.

We have contacted the Engineer. The POA does not have streets with curbs or waste water drainage. While there are some natural creeks in the POA, these two properties have never shown any kind of drainage issues.

4th – If you have a proposed siteplan it is good to include it. The Court likes to have as much information as possible. This will also help show why the easement in question is being requested to be vacated.

We have included a copy of the proposed site plan, please see attachment.

5th – Please include an original of the survey. It becomes the exhibit to the vacation Order if/once approved.

Can you please clarify about the survey? It is my understanding that we sent out a survey of both lots that my wife and I signed and had notarized. We are not trying to combine the lots into one, just vacating the easements. We were told by both your office and the LCRA that once the easements were vacated, the plans approved and the permits issued, we could build across the lot line since we owned both lots.

Lastly...
There are a number of houses in the POA that have built across lots lines over the years. This particular POA was created quite a few years ago (I think 1965) when building restrictions were very relaxed. The lots, especially those along the lake were drawn very small. This makes building on a single lot quite difficult with the newer water and septic construction rules.

Please let me know if there is anything else that you require.

Sincerely,

Gil & Candace Elsass

Gil Elsass — 6-20-14 Date

Candace Elsass — 6-20-14 Date

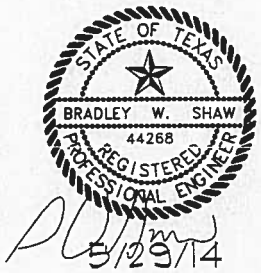
5838 Balcones Drive, Suite A
Austin, TX 78731-4206

HIGHLAND LAKES ENGINEERING

BOX 1164
KINGSLAND, TEXAS 78639
Tel. : (830) 637-9584
TX REG. # F-9209

TO: SILVERTON CUSTOM HOMES 5-29-14
LOCATION: LOTS 16 & 17
TRAVIS OAKS SECTION TWO
TRAVIS COUNTY

THIS IS TO CERTIFY THAT A DRAINAGE STUDY WAS PERFORMED THIS DATE AT SUBJECT LOCATION AND THAT THE RELEASE OF THE DRAINAGE EASEMENT ALONG THE PROPERTY LINE IS ACCEPTABLE AND THERE IS NO DRAINAGE CONDITION THAT WILL CHANGE SUBSTANTIALLY BECAUSE OF THE RELEASE OF THE DRAINAGE EASEMENT.



5/29/14

To: Paul Scoggins
Travis Co. TNR

From: Brad Shaw

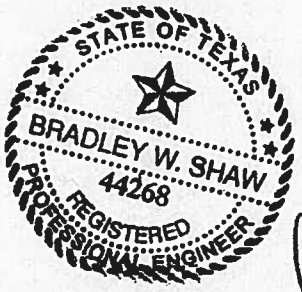
Subject: 4842 Travis Oaks Drive, Marble Falls, Texas 78654

This letter is to certify that by vacating the drainage easements on the attached plat will result in no adverse or harmful events.

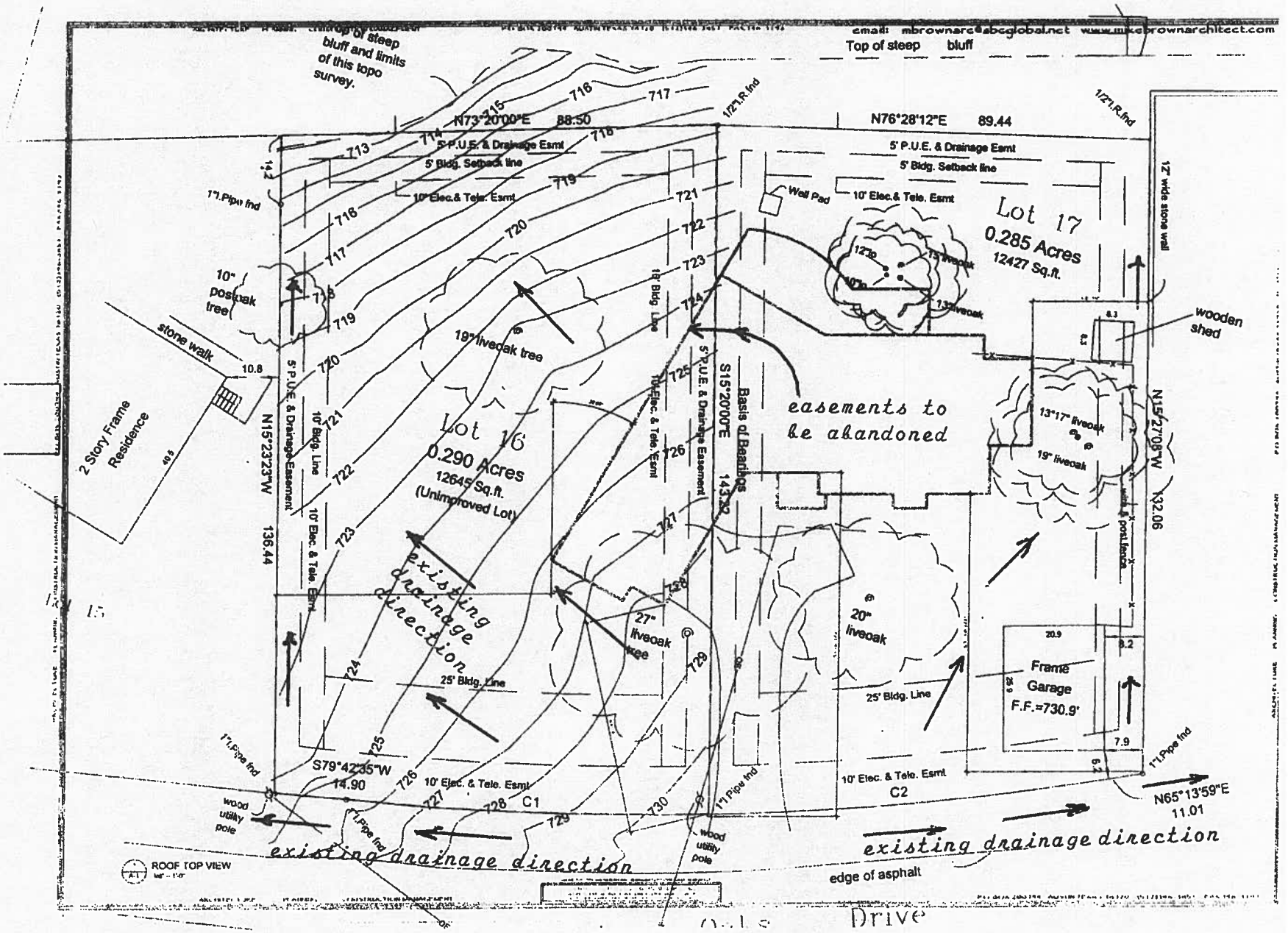
The drainage easements were written into the plat notes and have never been in use. Storm water flows to the drainage ditches alon along the streets.

The plat shows directions of existing runoff that falls on the lots that is easily handled by the existing lot terrain.

No redirection of drainage along the roadway or on the lots is needed. All runoff conditions are minimal and will not affect the proposed expansion of the house.



6/20/2014


Top of steep bluff and limits of this topo survey.
Top of steep bluff
N73°20'00"E 88.50
N76°28'12"E 89.44
1/2"I.R.fnd
1"I.Pipe fnd
5' P.U.E. & Drainage Esmt
5' Bldg. Setback line
10' Elec.& Tele. Esmt
Well Pad
Lot 17
0.285 Acres
12427 Sq.ft.
12" wide stone wall
wooden shed
10" poplar tree
stone walk
2 Story Frame Residence
19" liveoak tree
Lot 16
0.290 Acres
12645 Sq.ft.
(Unimproved Lot)
easements to be abandoned
Basis of Bearings
S15°20'00"E 143.32
N15°27'08"W 132.06
N15°23'23"W 136.44
13"17" liveoak
19" liveoak
20" liveoak
27" liveoak tree
existing drainage direction
25' Bldg. Line
Frame Garage
F.F.=730.9'
S79°42'35"W 14.90
C1
C2
N65°13'59"E 11.01
wood utility pole
edge of asphalt
ROOF TOP VIEW
Drive

at&t

SOUTHWESTERN BELL TELEPHONE COMPANY

RELEASE OF EASEMENT

THIS RELEASE OF EASEMENT, entered into by *SOUTHWESTERN BELL TELEPHONE COMPANY, a Missouri corporation, GRANTOR, AND Gilbert Elsass,* GRANTEE(S), 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(S), as is, all or a specific portion of certain easements for telecommunication purposes hereinafter described that affects land owned by GRANTEE(S) situated in *Travis County*, Texas, and described as follows:

Lot 16 and 17 of TRAVIS OAKS, SECTION TWO, a subdivision of Travis County, Texas

Said land of GRANTEE(S) being subject to:

Easements recorded in Volume 43, Page 43, Plat Records of Travis County, Texas,

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

See attached Fieldnote Description and plat map.

TO HAVE AND TO HOLD same, together with all rights and appurtenances to the same belonging, unto GRANTEE(S), 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 28th day of May, 2014

SOUTHWESTERN BELL TELEPHONE COMPANY

Name: DAVID A. WILLIAMS

Title: LAND DEV PLNG & ENGRG DES, Jr

THE STATE OF TX
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared DAVID WILLIAMS, 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 Missouri 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 29th day of MAY, 2014.

Notary Public in and for the State of TEXAS
My Commission Expires Jan. 16, 2017

NOTARY PUBLIC STATE OF TEXAS
REBECCA K HOGUE
My Commission Expires
January 16, 2017

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

RECEIVED
JUN 12 2014
TNR

EASEMENT REQUIREMENT STATEMENT FOR VACATION OF PROPERTY

An application is being made to Travis County for the vacation of property at 4844 TRAVIS OAKS DR., Marble Falls 78654 (address) and/or Lots 16 & 17 TRAVIS OAKS Sec 2 (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

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.

Signature

Gilbert R. Elsass
Printed Name

OWNER
Title

PEC
Utility Company or District

6-10-14
Date

Please return this completed form to:

Gilbert R. Elsass
Name

5838 Balcones Dr. Suite A
Address

Austin, TX 78731
City/State/Zip

RELEASE OF EASEMENT

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

WHEREAS, Bouldin Industries, Inc., as previous owner of all lots in Travis Oaks, Section 2, a subdivision in Travis County, Texas according to the map or plat thereof, heretofore granted certain easements to Pedernales Electric Cooperative, Inc., a corporation for public utility purposes covering property situated within Travis Oaks, Section 2 Subdivision, said easement being recorded in Volume 43, Page 43 of the Plat Records of Travis County, Texas, and;

WHEREAS, said dedicated easements referred to herein above include and are comprised in part by strips of land five feet (5') in width along the side lot lines of all lots within Travis Oaks, Section 2 Subdivision, in Travis County, Texas; and,

WHEREAS, Gilbert R. and Candace K. Elsass, as current owners of Lots 16 and 17 in Travis Oaks, Section 2 Subdivision, desire that the said five foot (5') public utility easements along the common boundary line of Lots 16 and 17 in Travis Oaks, Section 2 Subdivision, be abandoned and released in full; and

WHEREAS, Pedernales Electric Cooperative, Inc. provides electric service to the aforementioned area and will continue to have an adequate easement to said property;

NOW, THEREFORE, be it known that Pedernales Electric Cooperative, Inc., a corporation whose post office address is Johnson City, Texas, for and in consideration of One Dollar ($1.00), does hereby release the said five foot (5') public utility easements along the common boundary line of Lots 16 and 17 in Travis Oaks, Section 2 Subdivision, in Travis County, Texas, and referred to hereinabove.

EXECUTED: May 20, 2014

PEDERNALES ELECTRIC COOPERATIVE, INC.

BY: DiAnn Hamilton
DiAnn Hamilton
District Planning Supervisor

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared DiAnn Hamilton, District Planning Supervisor of Pedernales Electric Cooperative, Inc., a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE May 20, 2014

SARAH N. MILLER
Notary Public, State of Texas
My Commission Expires
JULY 8, 2015

Sarah N. Miller
Notary Public in and for
The State of Texas

TIME WARNER CABLE
THE POWER OF YOU™
750 CANYON DR, STE 500
COPPELL, TX 75019

July 10, 2014

Tanya Remore
Silverton Custom Homes
18592 FM 1431
Jonestown, TX 78645

SUBJECT: Abandonment of 4844 Travis Oaks, Marble Falls, TX 78654

We have reviewed your request for the above referenced Utility Easement, and Time Warner Cable (TWC) hereby grants the abandonment of the ROW near 4844 Travis Oaks, located within the city of Marble Falls, 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,

TRAVIS OAKS DR
4844 Travis Oaks
Marble Falls, TX
Easement Released
PARK DR
TRAVIS OAKS DR

Time Warner Cable — Central Texas Area

2012 RELOCATION PROJECT
ESTIMATE ONLY

Origination Date: 7/17/2014
Start Date: 7/10/2014
NODE: UNKNOWN Completion Date: 7/10/2014

PROJECT INFORMATION

Location Name: CTX Austin
Activity Name: Forced Relocation
Project Name: 4844 Travis Oaks_Marble Falls 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	FA	Res Cat	Sub Cat
14900	#N/A		1551	##	n/a	601	FRELO	Multiple

Project Scope

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

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 Optronics - Headend	H31	601						
INSTL								
Drops - New Connects		601						
Make Ready - Replacements								

TOTALS

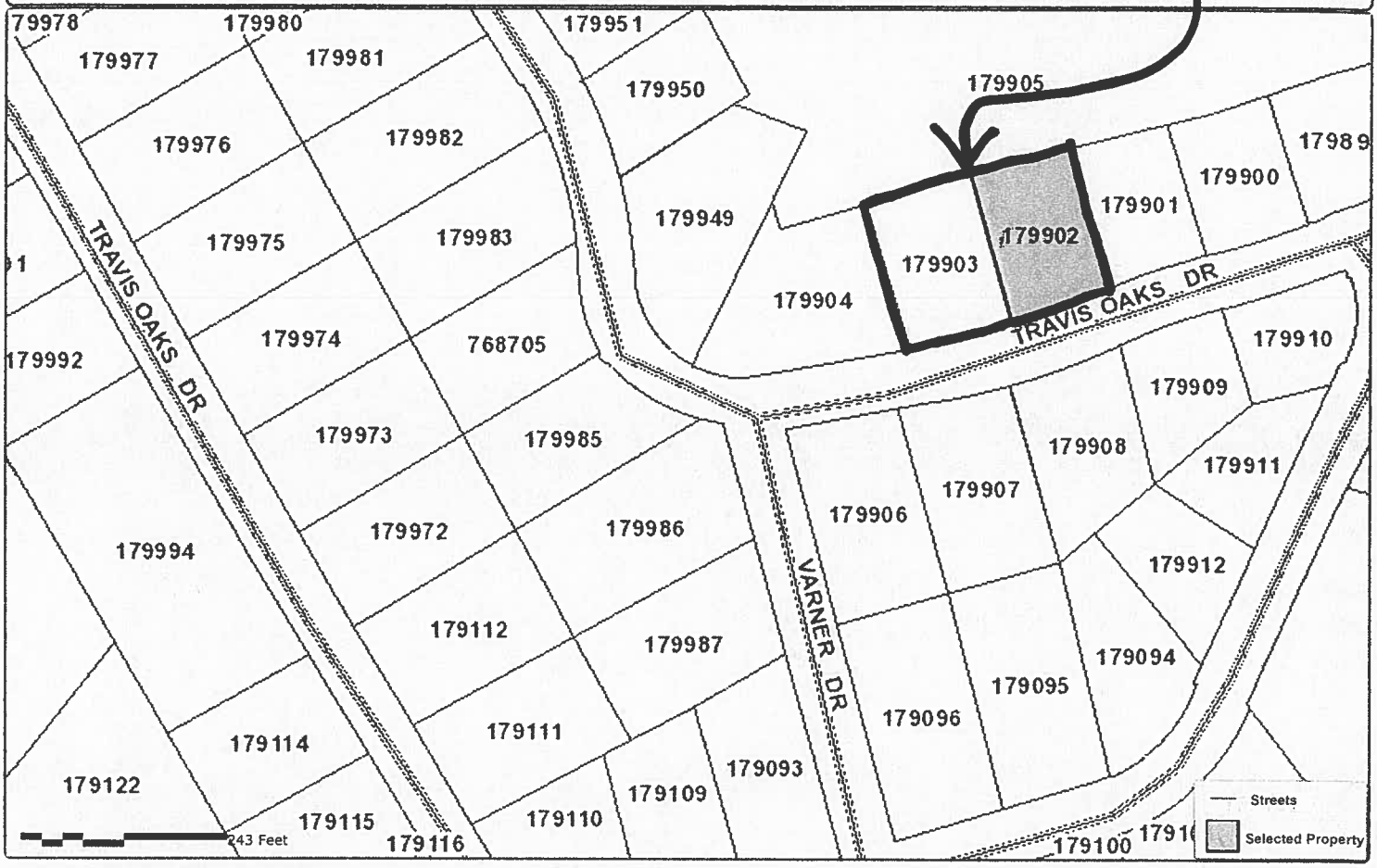
Total Labor
Total Material
GRAND TOTAL - ESTIMATE ONLY

APPROVALS

Requested By:		Client Approved By:	
Name:	Matt Brashier	Name:	
Title:	Forced Relo Coordinator	Title:	
Phone:		Phone:	
Date		Date	
Signature:		Signature:	
	7/17/2014		

Site Area

Travis CAD - Map of Property ID 179902 for Year 2014



Property Details

Account

Property ID: 179902
Geo ID: 0178920213
Type: Real
Legal Description: LOT 17 TRAVIS OAKS SEC 2

Location

Situs Address: 4844 TRAVIS OAKS DR TX 78654
Neighborhood: WATER ACCESS BUT NOT ON WATER
Mapsco: 428E
Jurisdictions: 0A, 2J, 03, 41, 3A

Owner

Owner Name: ELSASS GILBERT R & CANDACE K
Mailing Address: , 5838 BALCONES DR STE A, AUSTIN, TX 78731-4206

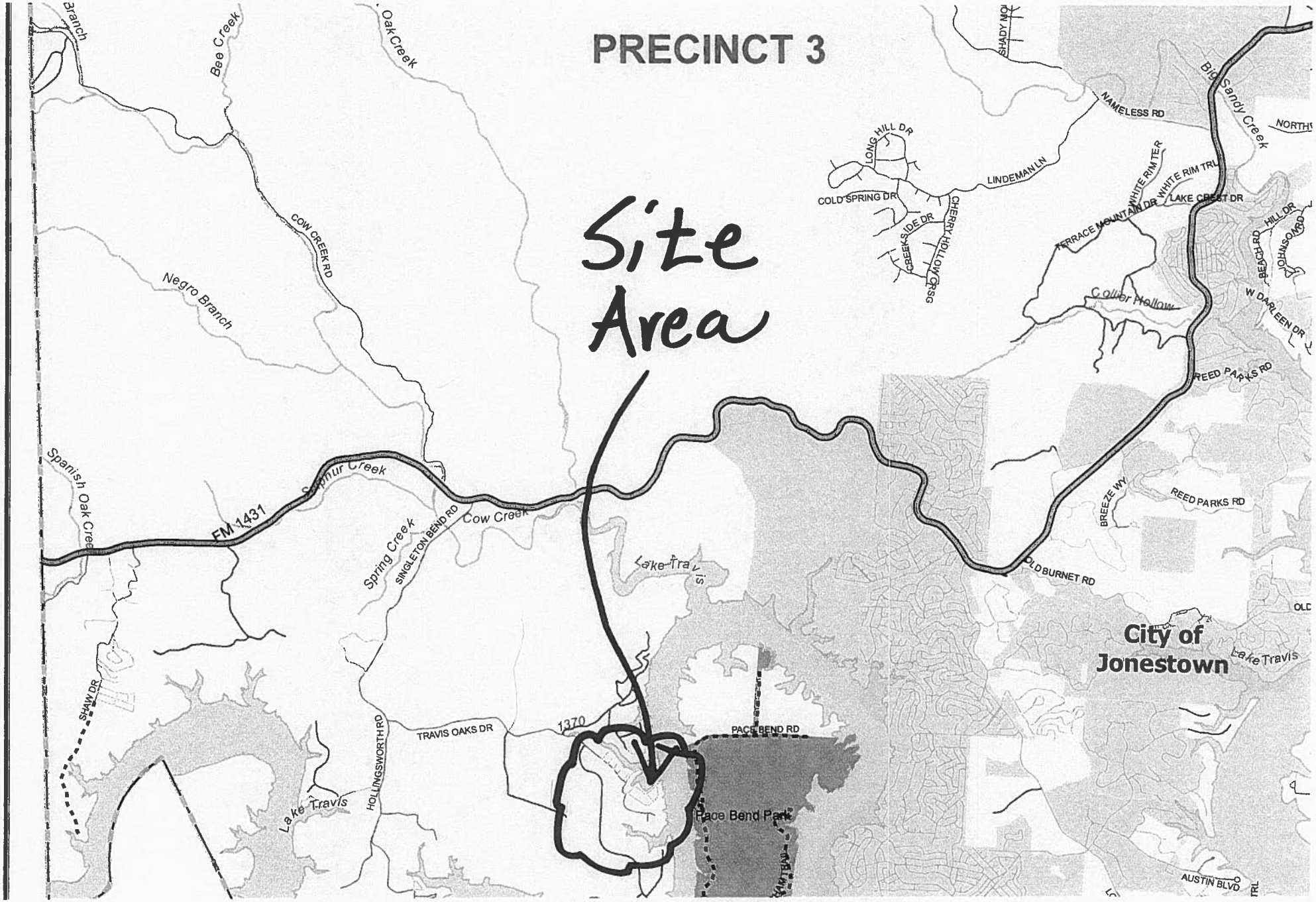
Property

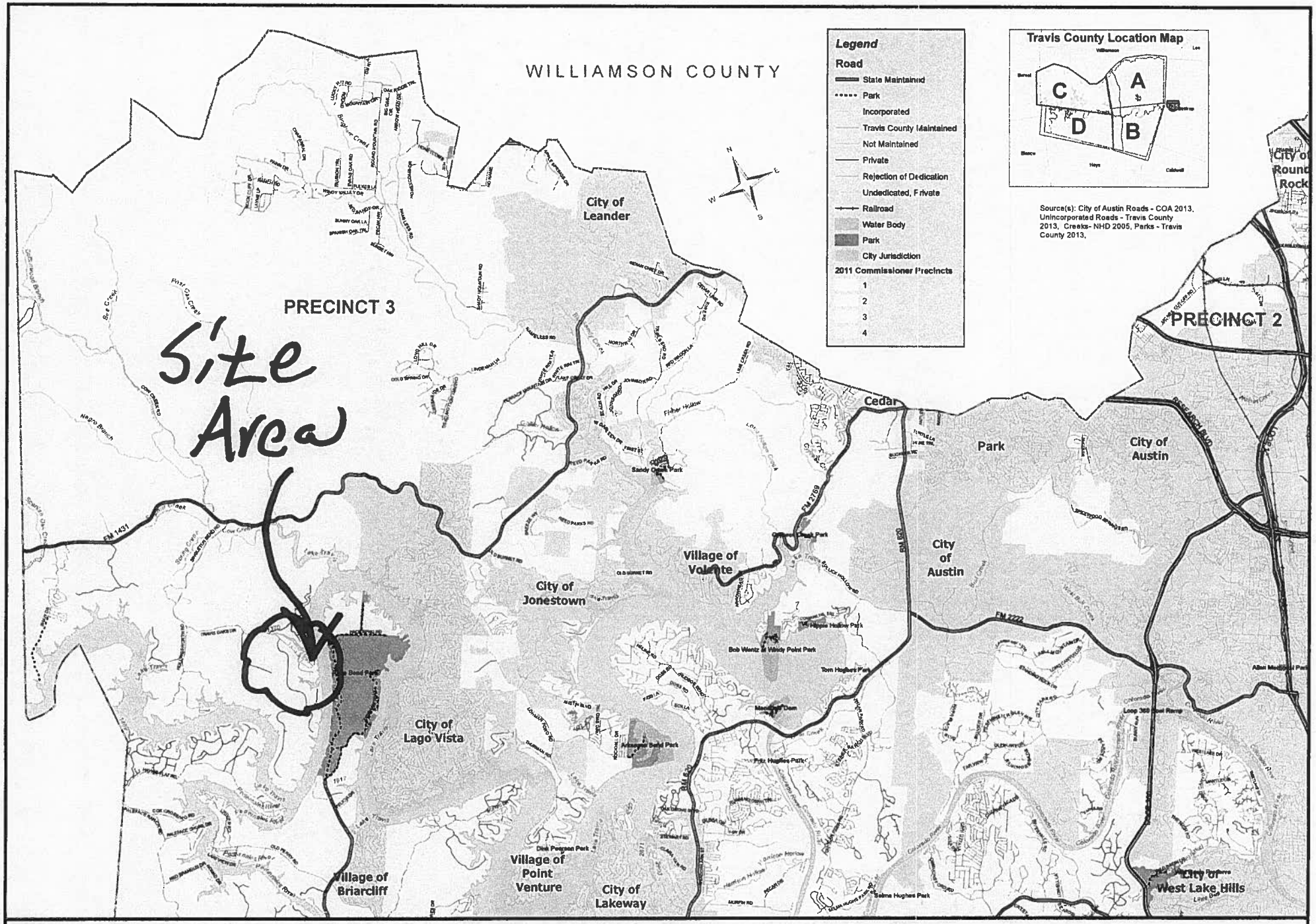
Appraised Value: $147,055.00

http://propaccess.traviscad.org/Map/View/Map/1/179902/2014

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.


PRECINCT 3
Site Area
Branch
Bee Creek
Oak Creek
COW CREEK RD
Negro Branch
Spanish Oak Cree
FM 1431
Sulphur Creek
Cow Creek
Spring Creek
SINGLETON BEND RD
Lake Travis
SHAW DR
HOLLINGSWORTH RD
TRAVIS OAKS DR
1370
PACE BEND RD
Pace Bend Park
Lake Travis
SHADY MO
NAMELESS RD
Big Sandy Creek
NORTH
LONG HILL DR
LINDEMAN LN
COLD SPRING DR
CREEKSIDE DR
CHERRY HOLLOW CRSG
WHITE RIM TER
WHITE RIM TRL
LAKE CREST DR
TERRACE MOUNTAIN DR
HILL DR
BEACH RD
JOHNSON RD
W DARLEEN DR
Collier Hollow
REED PARKS RD
BREEZE WY
REED PARKS RD
OLD BURNET RD
City of Jonestown
Lake Travis
AUSTIN BLVD



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Travis County Roadways, Map C

0 1 Miles

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