



Travis County Commissioners Court Agenda Request

Meeting Date: September 9, 2014

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

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

Carol B. Jopl for

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

Sponsoring Court Member: Commissioner Davis, Precinct One

AGENDA LANGUAGE: Consider and take appropriate action on a plat for recording: County Line Road Subdivision Final Plat (Short Form Final Plat - four total lots - 20.08 acres - State Highway 95 - No ETJ) in Precinct One.

BACKGROUND/SUMMARY OF REQUEST:

This final plat consists of four residential lots on 20.08 acres. There are no public or private streets proposed with this final plat. Water service will be provided by Aqua Water Supply Corporation, and wastewater service will be provided by on-site septic facilities. Parkland fees in the amount of \$280.00 have been paid to Travis County.

STAFF RECOMMENDATIONS:

The applicant has addressed all comments and the application is deemed complete; staff recommends approval of the final plat.

ISSUES AND OPPORTUNITIES:

Staff has not been contacted by anyone via e-mail, telephone, or letter on this development, and staff has not registered any interested parties nor received any other inquiries for this project.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A

ATTACHMENTS/EXHIBITS:

Precinct map
Location map
Proposed final plat

REQUIRED AUTHORIZATIONS:

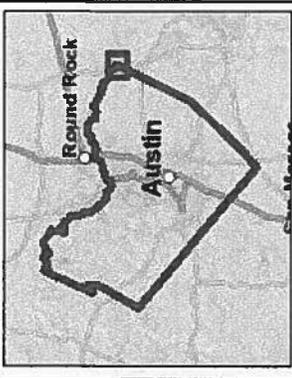
Cynthia McDonald	Financial Manager	TNR	(512) 854-4239
Steven M. Manilla	County Executive	TNR	(512) 854-9429

CC:

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SM:AB:mh

1101 - Development Services Long Range Planning - County Line Road Subdivision Final Plat



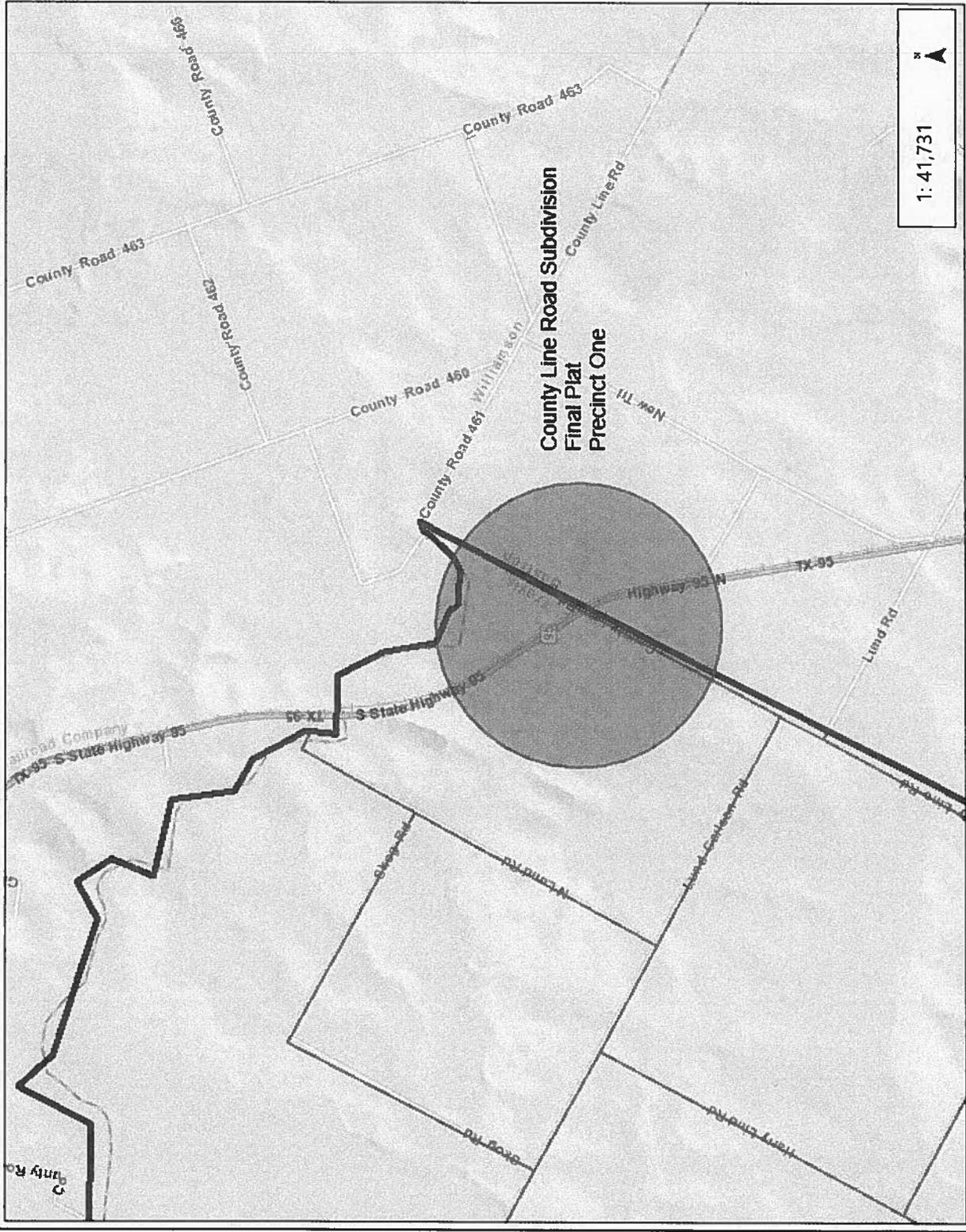
Legend

Travis County Roads

- Travis County Maintained
- Not Maintained
- Private
- Rejection of Dedication
- Undedicated, Private

Notes

Enter your Notes.



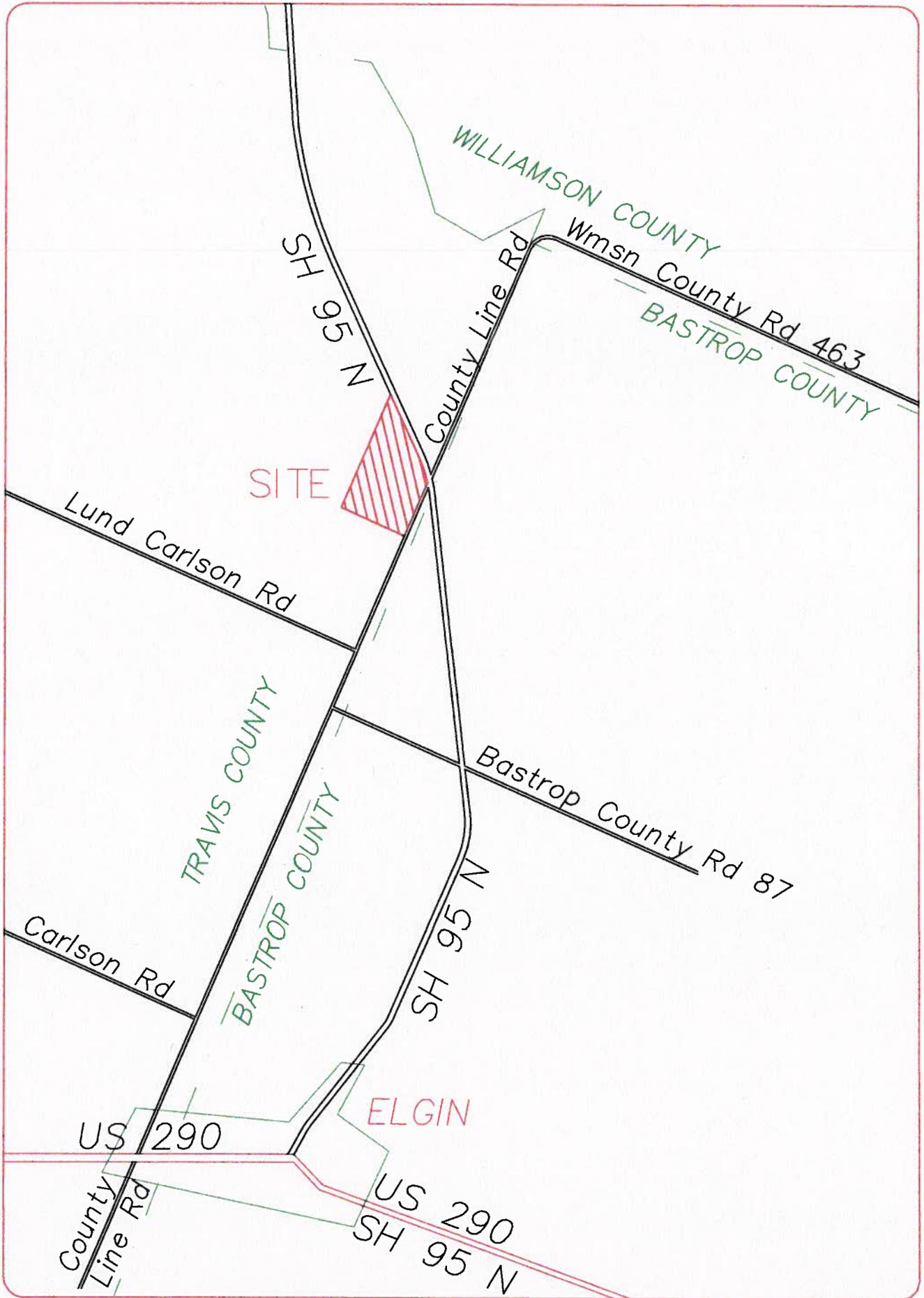
1:41,731

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



LOCATOR MAP NOT TO SCALE



LOCATOR MAP NOT TO SCALE

COUNTY LINE ROAD SUBDIVISION



TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT OR A HOME. YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

THIS CAN AFFECT THE VALUE OF YOUR PROPERTY. TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES.

COUNTY LINE ROAD SUBDIVISION

RONALD W. GAMBERI
KATHRYN M. DAVIS

(118.28 AC)
DOC#2006164264

LEGEND

FOUND 1/2" IRON ROD FIR
SET 1/2" IRON ROD W/CAP SIRC
LABELED "WATERLOO RPLS #324"
(RECORD)

GRAPHIC SCALE



(OF FEET)
1 INCH = 150 FT.

STATE HIGHWAY 95 N
300' ROW

DUTCH CLEAN STORAGE, INC
C/O ROLAND HELMENSTEIN
(16,372 AC)
DOC#2014019780

LOT SUMMARY
FOUR LOTS/ ONE BLOCK
LOT 1 5.0157 ACRES/216,485 SQ FT
LOT 2 5.0117 ACRES/218,311 SQ FT
LOT 3 5.0145 ACRES/218,432 SQ FT
LOT 4 4.7058 ACRES/204,886 SQ FT
BLOCK A 20.0791 ACRES/874,848 SQ FT
FOUR RESIDENTIAL LOTS WITH ON-SITE SEWAGE FACILITY

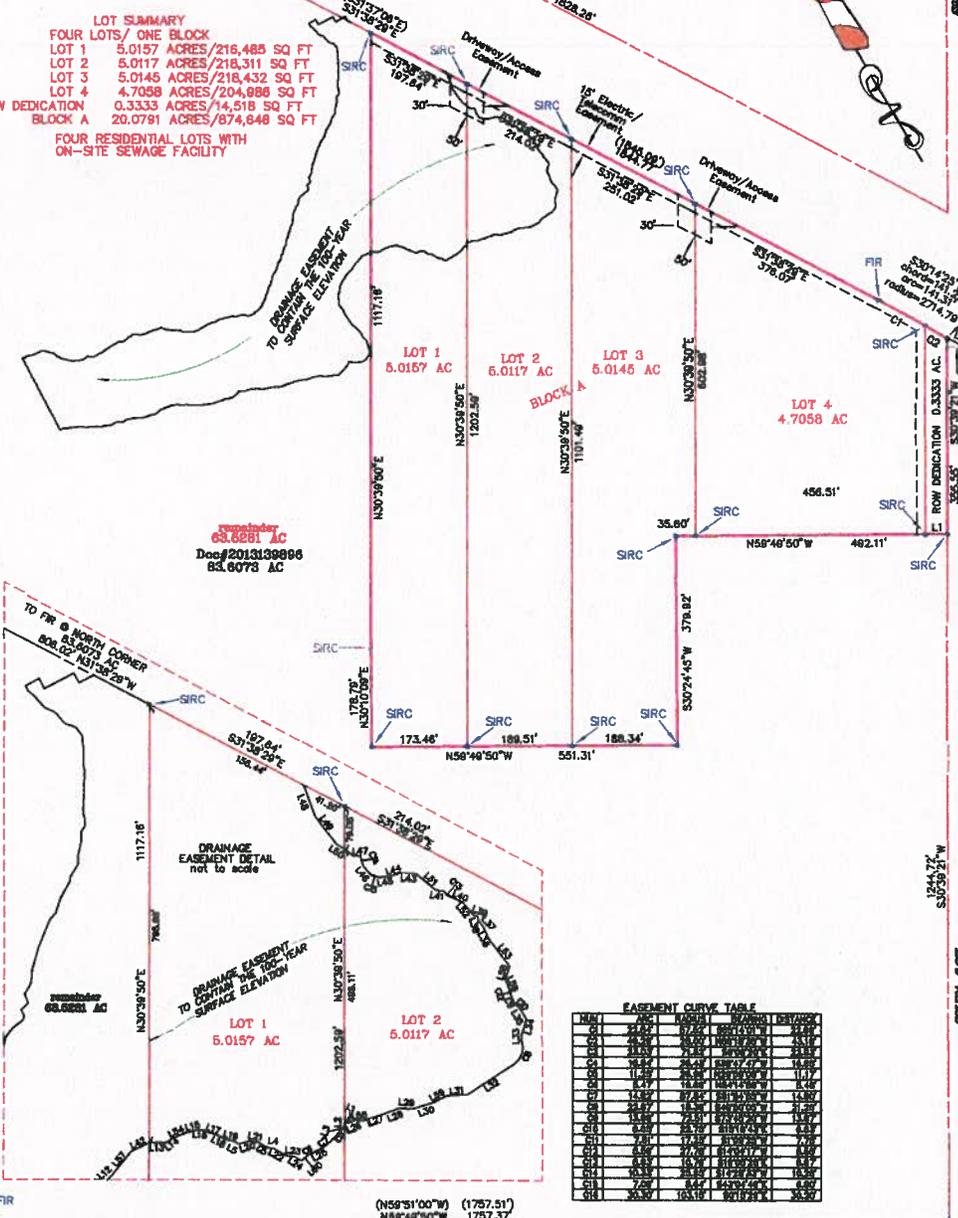
COUNTY LINE ROAD

RANDY W. HELGREN
ANDREA L. HELGREN
(58.32 AC)
DOC#2012000815-TRAVIS COUNTY
DOC#201114871-BASTROP COUNTY

RALPH E. REMMERT
JOYCE L. TRUST
(62.018 AC)
11803/225

DOC#200508133
BASTROP COUNTY
KATHRYN M. DAVIS

NO.	BEARING	DISTANCE
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COUNTY LINE ROAD

RANDY W. HELGREN
ANDREA L. HELGREN
(58.32 AC)
DOC#2012000815-TRAVIS COUNTY
DOC#201114871-BASTROP COUNTY

COUNTY LINE ROAD

JOSEF C. KRANKEL
(89.00 AC)

LA	BEARING	DISTANCE
L1	N58°48'50"W	38.87
L2	S38°17'41"E	38.26

JODIE JOANNE SLIFKA
(37.88 AC)
DOC#2010128776

CR	RADIUS	ARC	BEARING	CHORD
#1	2714.79'	85.61'	S50°43'21"E	88.80'
#2	2714.79'	45.70'	S38°15'35"E	45.70'

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WATERLOO SURVEYORS INC.
P.O. BOX 160176
AUSTIN, TX 78716
Ph: 512-481-8802
www.waterlosurveyors.com
J38-45P

THOMAS P. DIXON R.P.L.S. #4324
DATE
WATERLOO SURVEYORS INC.

SURVEYOR'S CERTIFICATION:
I, THOMAS P. DIXON, AM AUTHORIZED UNDER THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS OF TRAVIS COUNTY AND IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION ON THE GROUND ON MARCH 23, 2012

COUNTY LINE ROAD SUBDIVISION

STATE OF TEXAS:
COUNTY OF TRAVIS: KNOW ALL PERSONS BY THESE PRESENTS

THAT I, BEAU KING, REPRESENTATIVE OF B & M KING HOLDINGS, LP, OWNERS OF 20.0791 ACRES OF LAND, MORE OR LESS, OUT OF THE PEDRO RODRIGUEZ SURVEY NO.6A, ABSTRACT 656, IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 63.6073 (63.650) ACRE TRACT CONVEYED BY GENERAL WARRANTY DEED IN DOCUMENT NO. 2013138896, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 20.0791 ACRES OF LAND TO BE KNOWN AS:
COUNTY LINE ROAD SUBDIVISION

IN ACCORDANCE WITH CHAPTER 232 OF THE TEXAS LOCAL GOVERNMENT CODE, PURSUANT TO ORDINANCES REQUIRED BY TRAVIS COUNTY, TEXAS, AND DO DEDICATE TO THE PUBLIC ANY AND ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

BEAU KING, REPRESENTATIVE
B & M KING HOLDINGS, LP
1718 STATE STREET
HOUSTON, TEXAS 77007

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, BEAU KING, KNOWN TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 201____, A.D., NOTARY PUBLIC IN A FOR TRAVIS COUNTY, TEXAS

NOTARY: _____
PRINT OR STAMP NAME HERE MY COMMISSION EXPIRES

ENGINEERS CERTIFICATION

I, JERRY PERALES, AM AUTHORIZED UNDER THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF THE TRAVIS COUNTY SUBDIVISION ORDINANCES.
NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY(FEMA) FLOOD INSURANCE RATE MAP(FIRM) PANEL NO. 48453C0320 H, FOR TRAVIS COUNTY, DATED SEPTEMBER 26, 2008.

JEROME PERALES, PE NO. 94676
PERALES ENGINEERING, LLC
801 W. 5TH STREET STE 2211
AUSTIN, TX 78703
jerry.peralas@gmail.com

DATE

TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM PLAT NOTES

- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE WASTEWATER (SEPTIC) SYSTEM THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
- NO CONSTRUCTION MAY BEGIN ON ANY LOT IN THIS SUBDIVISION UNTIL PLANS FOR THE PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM ARE APPROVED BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
- DEVELOPMENT ON EACH LOT IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF THE TITLE 30 OF THE TEXAS ADMINISTRATIVE CODE CHAPTER 289 AND TRAVIS COUNTY CODE CHAPTER 46 THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION.
- THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
- ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO ONE SINGLE FAMILY DWELLING PER LOT. A SINGLE FAMILY DWELLING INCLUDES ALL DETACHED BUILDINGS LOCATED ON THE LOT THAT ARE ROUTINELY USED ONLY BY MEMBERS OF THE HOUSEHOLD OF THE SINGLE FAMILY DWELLING.
- NO WATER WELL IN THIS SUBDIVISION MAY BE LOCATED WITHIN 150 FEET OF THE SUBDIVISION BOUNDARY WITHOUT THE CONSENT OF THE ADJOINING LANDOWNERS.

STACEY SCHEFFEL, D.R., #050011143
PROGRAM MANAGER
ON-SITE WASTEWATER, TRAVIS COUNTY TNR

DATE

THIS PLAT IS NOT LOCATED WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF AUSTIN, ON THIS THE _____ DAY OF _____, 201____, A.D.

GREG GUERNSEY, ACP, DIRECTOR
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOR, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 201____, A.D. THE COMMISSIONERS COURT OF TRAVIS COUNTY PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____, 201____, A.D.
DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS.

DEPUTY

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD STREETS, ROADS, OR OTHER THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE IMPROVEMENTS) TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST A FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

GENERAL NOTES:

- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO AN APPROVED PUBLIC SEWER SYSTEM OR APPROVED PRIVATE INDIVIDUAL ON SITE SEWAGE DISPOSAL SYSTEM.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY FOR THE PROPOSED DEVELOPMENT.
- WATER FOR THIS SUBDIVISION TO BE PROVIDED BY AQUA WSG.
- WASTEWATER SERVICE FOR THIS SUBDIVISION TO BE PROVIDED BY AN APPROVED ON-SITE SEWAGE FACILITY.
- TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT THE LANDOWNER'S/DEVELOPER'S EXPENSE.
- A FIFTEEN FOOT ELECTRIC/TELECOMMUNICATIONS EASEMENT IS HEREBY DEDICATED ALONG THE STREET B.L.W. OF STATE HIGHWAY 85 N. AND COUNTY LINE ROAD.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY TRAVIS COUNTY.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE THE ELECTRIC UTILITY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- THIS SUBDIVISION IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- ALL SIGNS SHALL COMPLY WITH THE TRAVIS COUNTY SIGN ORDINANCE.
- BY APPROVING THIS PLAT, TRAVIS COUNTY ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY/COUNTY STANDARDS MAY BE JUST CAUSE FOR THE COUNTY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATES OF OCCUPANCY.
- NO PORTION OF THIS TRACT IS WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP PANEL NO. 48453C0320H, FOR TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.
- DRIVEWAY PERMIT FROM THE TEXAS DEPARTMENT OF TRANSPORTATION MUST BE OBTAINED FOR THE CONSTRUCTION OF ANY DRIVEWAY ACCESSING STATE HIGHWAY 85 N.
- EACH LOT IN THIS SUBDIVISION IS RESTRICTED TO ONE SINGLE FAMILY RESIDENCE.
- ACCESS TO STATE HIGHWAY 85 IS RESTRICTED TO JOINT USE ACCESS ONLY AS SHOWN ON THE PLAT. SIDEWALKS ARE NOT ALLOWED IN THE RIGHT OF WAY OF SH 85.
- WAVER OF SCALE REQUEST HAS BEEN FILED FOR THE REQUIREMENT THAT PLATS BE DRAWN AT A SCALE OF 1"=100' SCALE FOR VISUAL REASONS.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND IT'S CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 201____, A.D. AT _____ O'CLOCK _____, DULY RECORDED ON THE _____ DAY OF _____, 201____, A.D. AT _____ O'CLOCK _____, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS IN DOCUMENT NUMBER _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY, CLERK, THE _____ DAY OF _____, 201____, A.D.
DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY



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