



Travis County Commissioners Court Agenda Request

Meeting Date: November 18, 2014

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

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

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

Sponsoring Court Member: Commissioner Gomez, Precinct Four

AGENDA LANGUAGE: Consider and take appropriate action on a plat for recording: 9101 U.S. Highway 183 Subdivision Final Plat (Short Form Final Plat - One Lot - U.S. 183 - City of Austin ETJ) in Precinct Four.

BACKGROUND/SUMMARY OF REQUEST:

This short form final plat consists of one non-residential lot on 6.08 acres. There are no public or private streets proposed with this final plat; the property fronts U.S. 183. Parkland dedication or fees in lieu of dedication are not required with this non-residential plat. Water service to be provided by Creedmoor-Maha Water Supply Corporation; wastewater service will be provided by on-site septic facilities.

STAFF RECOMMENDATIONS:

The applicant received a land status determination from the City of Austin (C8I-2014-0022) on January 16, 2014, so platting through the Single Office is not required. TNR staff has reviewed the subdivision application and recommends approval of the final plat.

ISSUES AND OPPORTUNITIES:

Staff has not been contacted by any adjacent property owners nor registered any interested parties for this application.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A

ATTACHMENTS/EXHIBITS:

Precinct map
 Location map
 Proposed final plat

REQUIRED AUTHORIZATIONS:

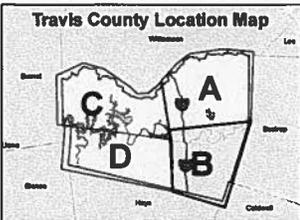
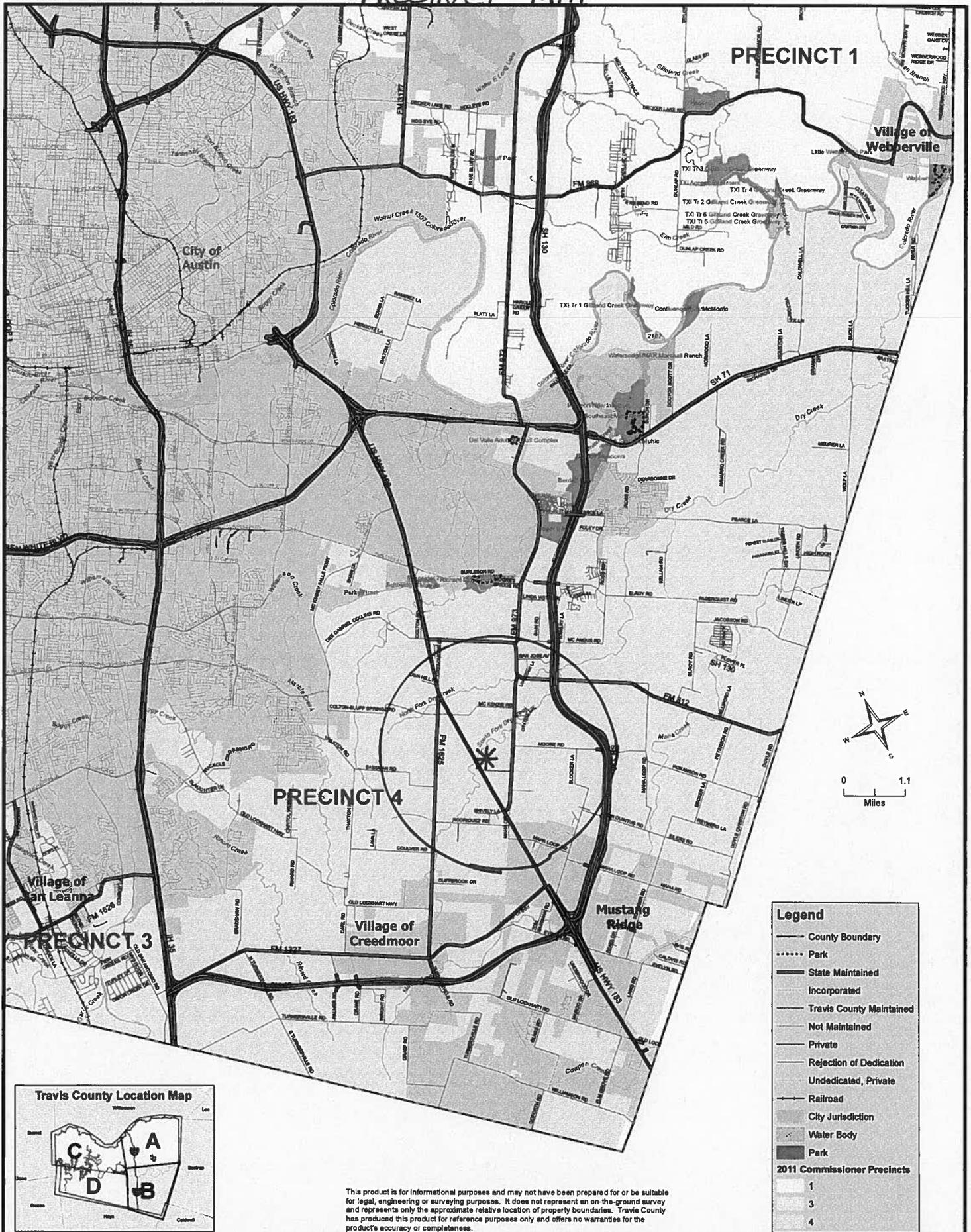
Cynthia McDonald	Financial Manager	TNR	(512) 854-4239
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Steven M. Manilla	County Executive	TNR	(512) 854-9429

CC:

SM:AB:mh
1101 - Development Services Long Range Planning - 9101 U.S. Highway 183 Subdivision
Final Plat

PRECINCT MAP



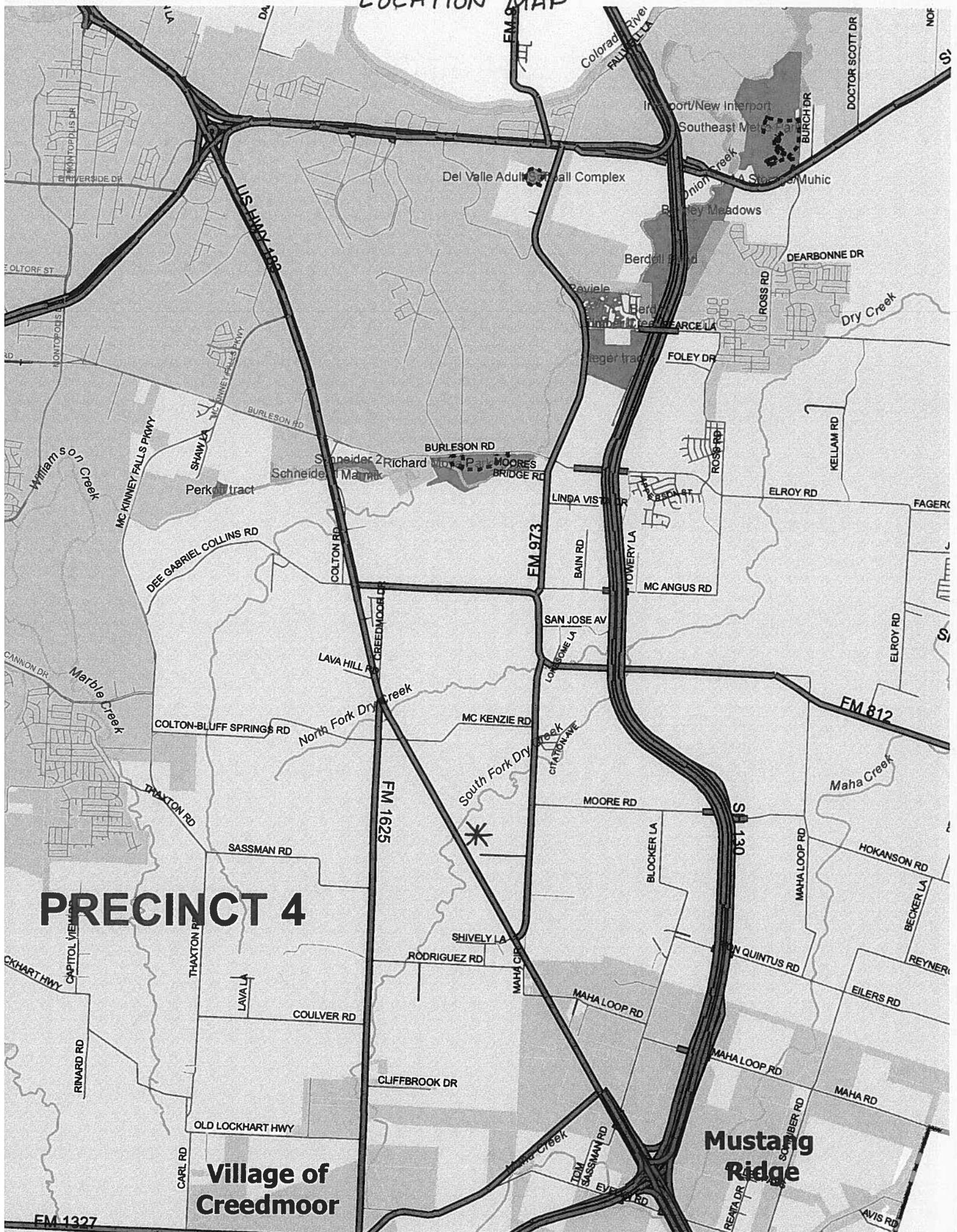
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Travis County has produced this product for reference purposes only and offers no warranties for the product's accuracy or completeness.

Source(s): City of Austin Roads - COA 2013, Roads - Travis County 2013 Creeks- NHD 2005, Parks - Travis County 2013, Commissioner Precincts-Travis County Voter Registrar 2011.

Travis County Roadways, Map B

Map Prepared by: Travis County, Dept. of Transportation & Natural Resources Date: 5/21/2013

LOCATION MAP

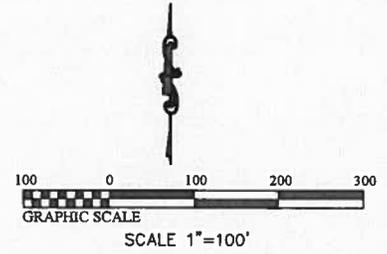


PRECINCT 4

Village of Creedmoor

Mustang Ridge

9101 U.S. HIGHWAY 183 SUBDIVISION FINAL PLAT

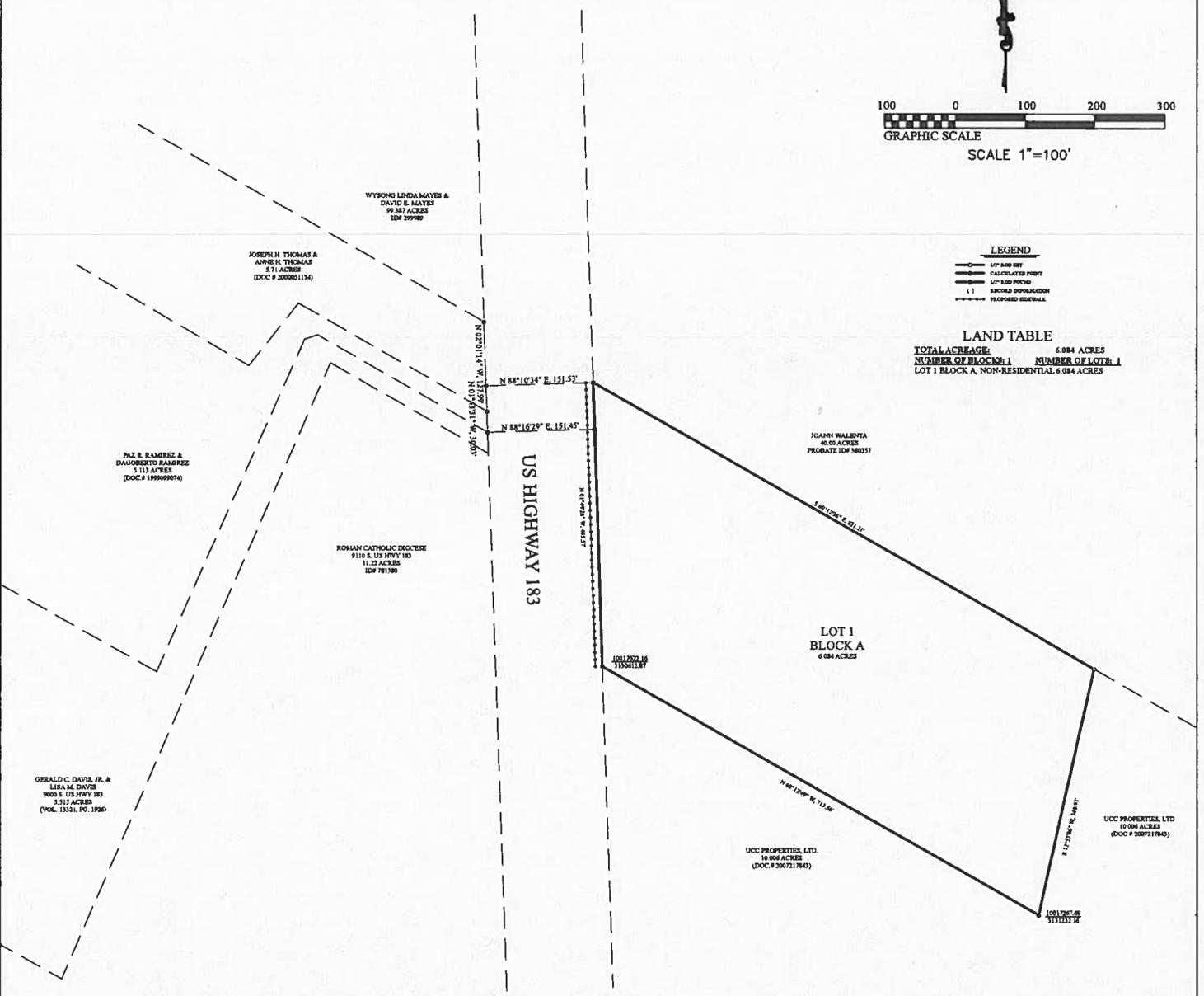


LEGEND

- U/I ROD SET
- ◐ CALCULATED POINT
- ◑ U/I ROD POINT
- 1 SECOND SURVEY ACCION
- PROPOSED BOUNDARY

LAND TABLE

TOTAL ACRES	6.084 ACRES
NUMBER OF BLOCKS: 1	NUMBER OF LOTS: 1
LOT 1 BLOCK A, NON-RESIDENTIAL 6.084 ACRES	



BEING 6.084 ACRES OF LAND OUT OF THE JAMES PRIESTLY SURVEY NUMBER 505, TRAVIS COUNTY, TEXAS, SAME BEING THAT CERTAIN NHU Y. TRAN 6.084 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2013009287, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 6.084 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

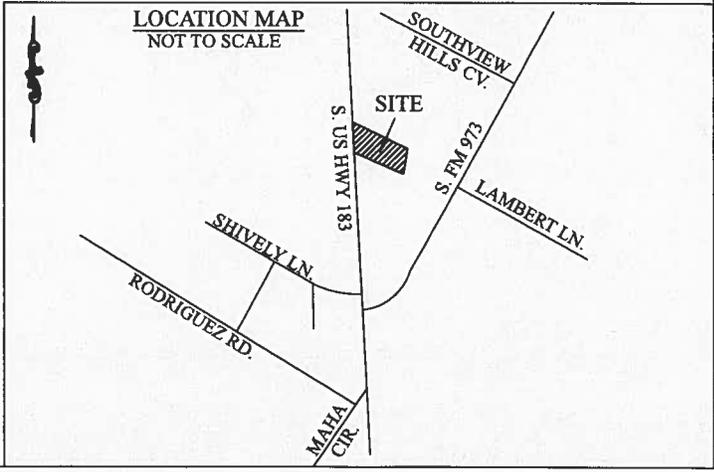
BEGINNING at an iron rod found in the easterly right-of-way line of US Highway 183, at the northwest corner of that certain UCC Properties 10.006 acre tract recorded in Document Number 2007117843, Official Public Records, said county, same being the southwest corner of said 6.084 acre tract, for the southwest corner hereof;

THENCE North 01 degree 49 minutes 26 seconds West, along said right-of-way line and the westerly line of said 6.084 acre tract, 405.57 feet to an iron rod found in said line, at the southwest corner of that certain Joann Walenta 40.00 acre tract as set forth in Probate Court Cause Number G2004, said county, same being the northwest corner of said 6.084 acre tract, for the northwest corner hereof;

THENCE South 01 degree 12 minutes 36 seconds East, along the southerly line of said 40.00 acre tract and the northerly line of said 6.084 acre tract, 821.21 feet to an iron rod set in said line, at an angle corner in the northerly line of said 20.00 acre tract, same being the northeast corner of said 6.084 acre tract, for the northeast corner hereof;

THENCE South 60 degrees 12 minutes 06 seconds West, along the southerly line of said 20.00 acre tract, along the easterly line of said 6.084 acre tract, 360.93 feet to an iron rod found at an angle corner in the northerly line of said 20.00 acre tract, same being the southeast corner of said 6.084 acre tract, for the southeast corner hereof;

THENCE North 00 degree 12 minutes 49 seconds West, continuing along the northerly line of said 20.00 acre tract, along the southerly line of said 6.084 acre tract, 713.56 feet to the POINT OF BEGINNING.



ALLSTAR
Land Surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
WWW.ALLSTARLANDSURVEYING.COM

9101 U.S. HIGHWAY 183 SUBDIVISION FINAL PLAT

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS, THAT I, NHU T. TRAN, BEING THE OWNER OF THAT CERTAIN 6.044 ACRE TRACT OF LAND, OUT OF THE JAMES PRIESTLY SURVEY NUMBER 505, TRAVIS COUNTY, TEXAS, AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2011009287, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

FURTHER TO CHAPTER 252 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS "183 U.S. HIGHWAY 183 SUBDIVISION FINAL PLAT" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS _____ DAY OF _____, 20__.

NHU T. TRAN
9101 US HWY 183
AUSTIN, TX 78647

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, NHU T. TRAN, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

THIS PLAT IS LOCATED WITHIN THE CITY OF AUSTIN'S EXTRA-TERRITORIAL JURISDICTION; HOWEVER, IT IS EXEMPT FROM PLATTING PER CH405-0332. THIS THE _____ DAY OF _____, 20__.

GREG GUERNSEY, AICP, DIRECTOR
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

1. 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.
2. 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.
3. DEVELOPMENT ON EACH LOT IN THIS SHALL BE IN COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF THE TEXAS ADMINISTRATIVE CODE CHAPTER 283 AND TRAVIS COUNTY CODE CHAPTER 48, THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION OF THE TRAVIS COUNTY CODE THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION.
4. THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
5. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO ONE SINGLE FAMILY DWELLING AND APPURTENANT STRUCTURES PER ACRE.
6. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED WATER SYSTEM OR A PRIVATE WELL.
7. NO WATER WELL IN THIS SUBDIVISION MAY BE LOCATED WITHIN 150 FEET OF THE SUBDIVISION BOUNDARY WITHOUT THE CONSENT OF THE ADJOINING LAND OWNER(S).

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

DATE

NOTES:

- 1) WATER SERVICE SHALL BE PROVIDED BY CREEDEMORE MAHA WATER SUPPLY CORP.
- 2) A 5' P.U.E. SHALL BE LOCATED ADJACENT TO ALL LOT LINES.
- 3) A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO CONSTRUCTION.
- 4) SANITARY SEWER SERVICE SHALL BE BY INDIVIDUAL ON-SITE PRIVATE SEWAGE FACILITIES.
- 5) ELECTRIC SERVICE SHALL BE PROVIDED BY BLUEBONNET ELECTRIC.
- 6) THE MONUMENTS OF THIS PLAT HAVE BEEN ROTATED TO THE NAD 83 / 93 HARN - TEXAS CENTRAL ZONE AND NAVD 88.
- 7) THIS LOT SHALL NOT BE USED FOR RESIDENTIAL PURPOSES.
- 8) NO LOT 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.
- 9) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED WATER SYSTEM OR A PRIVATE WELL.

COMMISSIONER'S COURT RESOLUTION:

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS AND 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 CONVEYED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNERS 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 TO 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 THE 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.

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, 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 DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS.

DEPUTY

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, 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., DULY RECORDED ON THE _____ DAY OF _____, 20__ A.D. AT _____ O'CLOCK _____ M., OF SAID COUNTY AND THE STATE IN DOCUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS.

DEPUTY

STATE OF TEXAS
COUNTY OF TRAVIS

I, EDWARD RUMSEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAT COMPLETES WITH THE SURVEY RELATED PORTIONS OF TITLE 30, OF THE AUSTIN CITY CODE OF 1999, AS AMENDED, AND TO THE BEST OF MY KNOWLEDGE IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF DESIGNATED FLOOD HAZARD AREAS AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY RATE MAP NO. 48453C 0435H, DATED 9-26-2004.

DATED: 06/18/2014



EDWARD RUMSEY, RPLS # 5729
ALLSTAR LAND SURVEYING
9020 ANDERSON MILL RD
AUSTIN, TX 78729
512-249-8149



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