



Travis County Commissioners Court Agenda Request

Meeting Date: November 25, 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: *Paul B. Scoggins*
Steven M. Manilla, P.E., County Executive-TNR

Sponsoring Court Member: Commissioner Todd, Precinct Two

AGENDA LANGUAGE: Approve setting a public hearing on Tuesday, December 16, 2014 to receive comments regarding a request to authorize the filing of an instrument to vacate two five foot wide public utility easements located along the common lot line of Lots 5 and 6, Block E of River Ridge – Precinct Two.

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 easements (PUEs) located along the common lot line of Lots 5 and 6, Block E of River Ridge. The easements are dedicated by plat note. Lots 5 and 6 front on Summit Edge Drive, a street maintained by Travis County.

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 requests meet all Travis County standards. As such, TNR staff recommends setting the public hearing.

ISSUES AND OPPORTUNITIES:

According to the request letter, this request is to allow the property owner to build across the common lot line of the subject lots without encroaching the easements. Vacating the easements between these two lots should resolve any potential encroachment issues.

FISCAL IMPACT AND SOURCE OF FUNDING:

None.

ATTACHMENTS/EXHIBITS:

Order of Vacation
Field Notes
Request Letter
Utility Statements
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

SM:AB:ps

1101 - Development Services Long Range Planning - River Ridge

ORDER OF VACATION

STATE OF TEXAS §

COUNTY OF TRAVIS §

WHEREAS, the property owner requests the vacation of two five foot wide public utility easements located along the common lot line of Lots 5 and 6, Block E of River Ridge as recorded at Volume 63, Page 18 of the Official Public Records of Travis County, Texas;

WHEREAS, the utility companies known to be operating in the area have indicated they have no need for the two public utility easements as described in the attached field notes and sketch;

WHEREAS, the Travis County Transportation and Natural Resources Department recommends the vacation of the two public utility 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 December 16, 2014 to consider the proposed action; and

NOW, THEREFORE, by unanimous vote, the Commissioners Court of Travis County, Texas, orders that the two five foot wide public utility easements located along the common lot line of Lots 5 and 6, Block E of River Ridge, as shown and described in the attached field notes and sketch, 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 GÓMEZ
PRECINCT FOUR

**CRICHTON AND ASSOCIATES, INC.
LAND SURVEYORS**

6448 HIGHWAY 290 EAST
SUITE B-105
AUSTIN, TX 78723
512-244-3395 - PHONE
512-244-9508 - FAX

**EXHIBIT "A"
PROPOSED 1,637 S.F.
P.U.E. VACATION**

FIELD NOTES

FIELD NOTES FOR 1,637 SQUARE FEET OUT OF THE W. BRADFORD SURVEY, ABSTRACT NO. 91 IN TRAVIS COUNTY, TEXAS. BEING A PORTION OF LOTS 5 & 6, BLOCK E, RIVER RIDGE SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 63, PAGE 18, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID 1,637 SQUARE FOOT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found the East R.O.W. line of Summit Edge Drive, being the common corner of said Lot 5 and said Lot 6 and the **POINT OF BEGINNING**:

THENCE N27°38'05"E with the East R.O.W. line of said Summit Edge Drive and the West line of said Lot 6 a distance of **5.55** feet to a point for a corner of this tract;

THENCE N88°02'56"E through the interior of Lot 6 a distance of **161.62** feet to a point for a corner of this tract;

THENCE S05°50'32"W through the interior of said Lot 6, passing the common corner of said Lot 5 and Lot 6, a distance of **10.02** feet for a corner of this tract;

THENCE N88°02'56"W through said Lot 5, a distance of **165.74** feet to a point for a corner of this tract; corner of this tract;

THENCE N27°34'26"E with the East R.O.W. line of Summit Edge Drive, same being the west line of said Lot 5 a distance of **5.55** feet to the **POINT OF BEGINNING**, and containing 1,637 square feet of land, more or less.

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

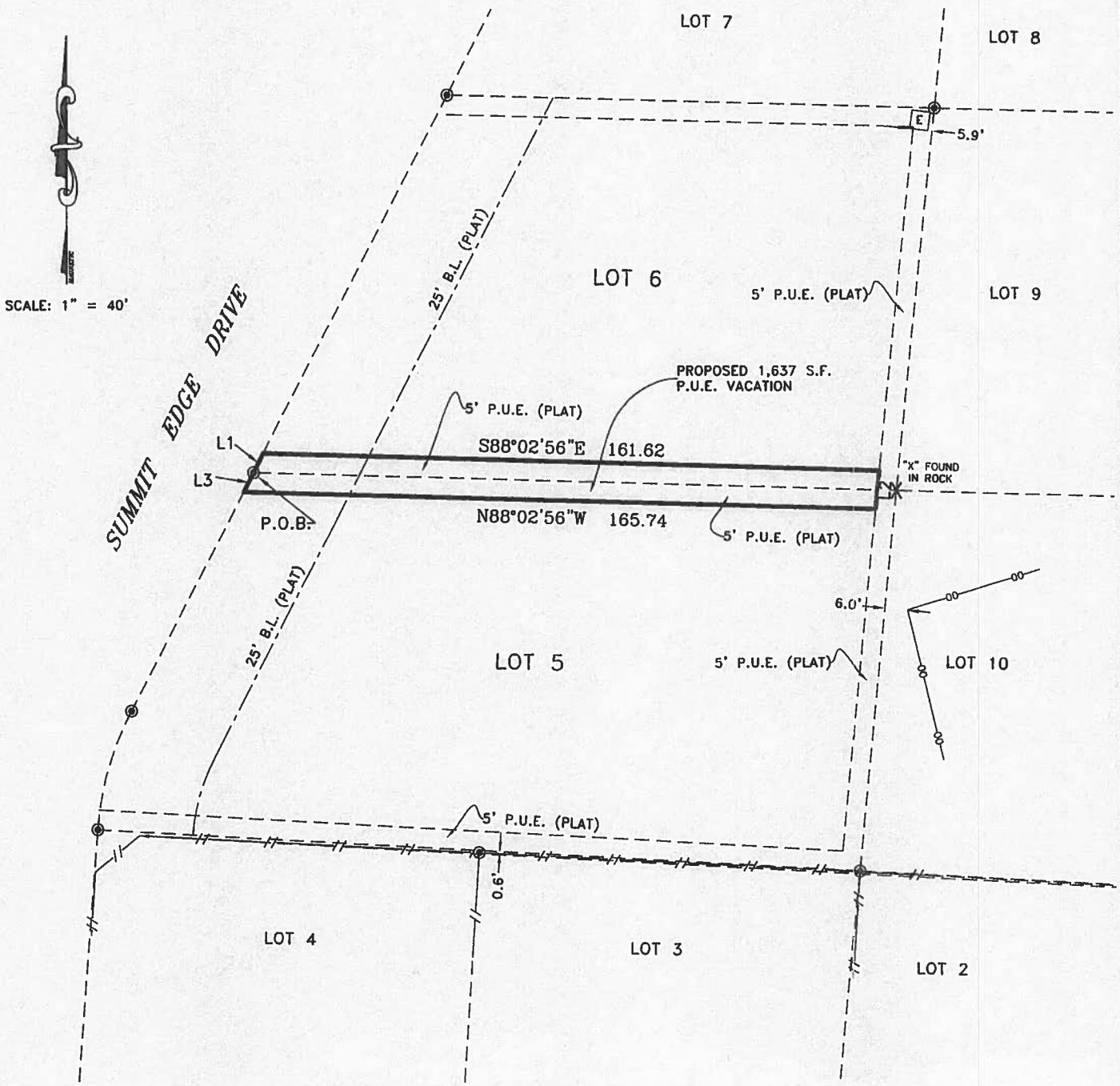
Witness my hand and seal August 25th, 2014

Herman Crichton, R.P.L.S. 4046
13_127_ESMT



SKETCH TO ACCOMPANY FIELD NOTES FOR
 1,637 SQUARE FEET OUT OF THE W. BRADFORD
 SURVEY, ABSTRACT NO. 91 IN TRAVIS COUNTY,
 TEXAS AND BEING A PORTION OF LOTS 5 & 6,
 BLOCK E, RIVER RIDGE, A SUBDIVISION OF
 RECORD IN VOLUME 63, PAGE 18, PLAT
 RECORDS, TRAVIS COUNTY, TEXAS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N27°38'05"E	5.55
L2	S05°50'32"W	10.02
L3	N27°34'26"E	5.55



NOTES:

- 1) NO TITLE REPORT FURNISHED FOR THIS TRANSACTION.
- 2) BEARING BASIS IS TEXAS STATE PLANE NAD83 ZONE 4203 (TEXAS CENTRAL).

CRICHTON
 AND ASSOCIATES INC.
 LAND SURVEYORS

6448 East Highway 290
 Suite B105
 Austin, Texas 78723
 PHONE: (512) 244-3395
 FAX: (512) 244-9508

- LEGEND
- ⊙ 1/2" IRON PIN FOUND
 - 1/2" IRON PIN SET
 - △ NAIL FOUND
 - ⊕ POWER POLE
 - ⊖ GUY WIRE
 - ⊗ FIRE HYDRANT
 - ⊙ WATER METER
 - ⊕ WATER VALVE
 - ⊙ GAS METER
 - ⊕ SEWER CLEANOUT
 - ⊕ UTILITY PEDESTAL
 - ⊙ SANITARY SEWER MANHOLE
 - ⊕ UG UTILITY WARNING SIGN
 - ⊕ CONC. PAD WITH ELEC.
 - WOOD FENCE
 - CHAIN LINK FENCE
 - x-x- WIRE FENCE
 - E-E- OVERHEAD ELECTRIC LINE
 - () RECORD INFORMATION

JOB NUMBER: 13_127



DATE: August 25, 2014

John Lenz

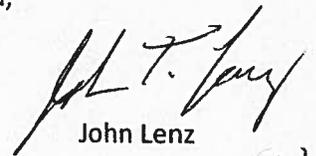
7600 Windrush Dr.

Austin, TX 78729

512-731-5646

jtlenz@hotmail.com

I am requesting the PUE between Lots 5 and 6, Block E, River Ridge Subdivision, Volume 63 Page 18 Plat Records in Travis County Texas said 1637 Square Foot Tract. Also known as 1207 and 1301 Summit Edge be removed. I would like them to be removed for the purpose of joining the two lots and building across the two. Please let me if any additional information is needed, thank you,



John Lenz

10-24-14



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

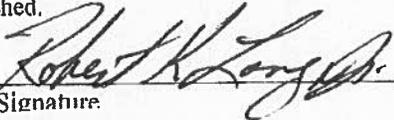
EASEMENT REQUIREMENT STATEMENT FOR VACATION OF PROPERTY

An application is being made to Travis County for the vacation of property at 1207 & 1301 Summit Edge, Austin, TX 78732 (address) and/or Lots 5 & 6, Blk E, River Ridge Subdivision (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

Robert Long
Printed Name
Public Involvement & Real Estate
Title Agent
Austin Energy

Utility Company or District
October 2, 2014
Date

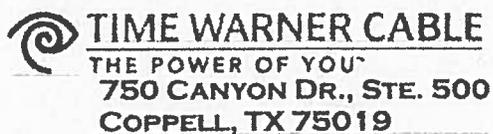
Please return this completed form to:

jtlenz@hotmail.com

John Lenz
Name

Address

City/State/Zip



September 25, 2014

John Lenz
ER AUTOMOTIVE
2501 South Bell Blvd.
Cedar Park, TX 78613

SUBJECT: Abandonment of 1301 Summit Edge Dr., Austin, TX 78732.

We have reviewed your request for the above referenced Utility Easement, and Time Warner Cable (TWC) hereby grants the abandonment of the ROW near 1301 Summit Edge Dr., 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,

Lisa R. Kaw



1301 Summit Edge Dr
Austin, TX
Easement Released

TERIO LN

MIXSON DR

SUMMIT EDGE DR

MIXSON DR

MIXSON DR

S QUINLAN PARK RD

MINNIE DR

EAST LN

WEST LN

SUMMIT EDGE DR

RIVER BND

RIVER BND



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700 Lavaca Street
Travis County Administration 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 1707 and 1301 Summit Edge (address) and/or _____ (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]
Signature
Chris Landgraf, PE
Printed Name
Engineer III
Title
Texas Gas Service
Utility Company or District
9/9/2014
Date

Please return this completed form to:

Name

Address

City/State/Zip



TRAVIS COUNTY WATER CONTROL
AND IMPROVEMENT DISTRICT 17

3812 Eck Lane • Austin, Texas 78734
• Phone (512) 266-1111 • Fax (512) 266-2790

UTILITY EASEMENT RELEASE APPLICATION

Date: 9-9-14

A release of the following utility easement(s) is hereby requested.
(\$30.00 fee is required)

Property
Address:

12074 R301 Summit Edge Dr.

Legal Description:

Austin TX. 78732

Lots 546 Block E. River Ridge Vol 63 P. 18
A plat drawing with the easement highlighted must accompany
this application. TC

Applicant Name:

John Lenz

Address:

7600 Windrush Dr
Austin TX. 78729

Reason for Request:

I want to build across
the lots. One sight plane

Water District 17 DOES NOT have a need for an easement on the property as described in
the accompanying document. The easement(s) is (are) hereby released.

Water District 17 DOES have a need for an easement on the property as described in the
accompanying document. A description of the required easement is attached.

Henry Marley 9.11.14

Signature Date

Reviewer: Henry Marley

Deborah S. Gemes 9/11/14

Signature Date

Deborah S. Gemes

Printed Name

General Manager

Title

Please return this completed form to:

John & Sharon Lenz

7600 Windrush

Name Austin, TX 78729 USA
God Bless America!

Phone: 512 731 5646

Fax: 512 335 8866

Email: jl@lenz.com

Address

City/State/Zip



SOUTHWESTERN BELL TELEPHONE COMPANY

RELEASE OF EASEMENT

THIS RELEASE OF EASEMENT, entered into by *SOUTHWESTERN BELL TELEPHONE COMPANY, a Delaware corporation, GRANTOR, AND John T. Lenz and Ernest J. Lenz 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 5 and Lot 6, Block E, River Ridge Subdivision, Deed of record in Document 2014106762, Property Records of Travis County, Texas

Said land of GRANTEE being subject to:

Easements recorded in Volume 63, Page 18, Plat Records of Travis County, Texas,

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

5 foot easement on Lot 5 and 5 foot easement on Lot 6 on common lot line between lots

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 21st day of OCTOBER, 2014

SOUTHWESTERN BELL TELEPHONE COMPANY

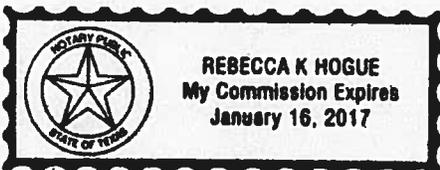
Name: DAVID A WILLIAMS

Title: SENIOR PROJECT ENGINEER DESIGN

THE STATE OF TEXAS
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 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.

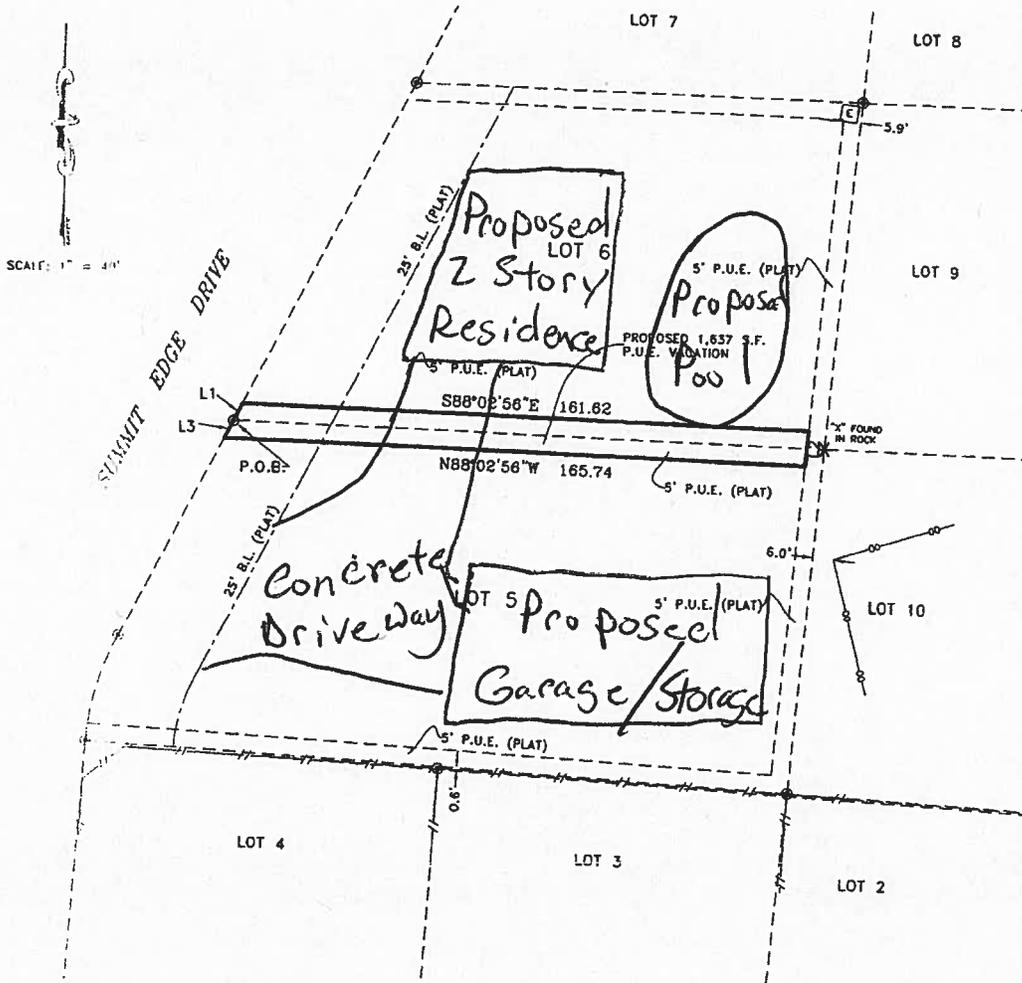
Given under my hand and seal of office this the 21st day of OCTOBER, 2014.


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

Site Plan

SKETCH TO ACCOMPANY FIELD NOTES FOR
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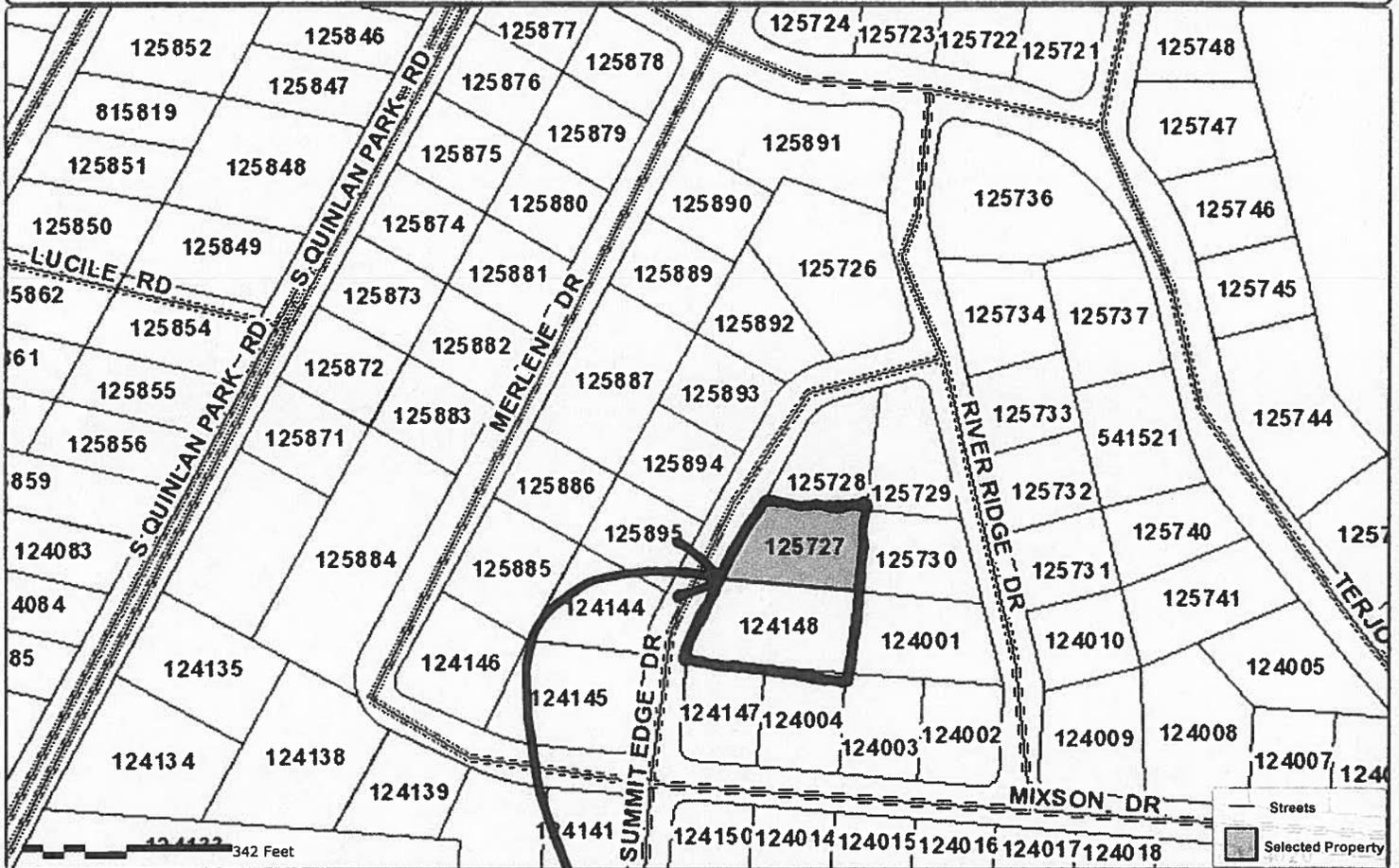
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 - 1/2" IRON PIN SET
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 - ⊕ POWER POLE
 - ⊖ GUY WIRE
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 - ⊕ SANITARY SEWER MANHOLE
 - ⊖ UC UTILITY WARNING SIGN
 - ⊖ CONC. PAD WITH ELEC.
 - //— WOOD FENCE
 - oo— CHAIN LINK FENCE
 - x— WIRE FENCE
 - E— OVERHEAD ELECTRIC LINE
 - () RECORD INFORMATION

JOB NUMBER: 13-127



DATE: March 12, 2013

Travis CAD - Map of Property ID 125727 for Year 2014



Property Details

Account

Property ID: 125727
 Geo ID: 0129550401
 Type: Real

Legal Description: LOT 6 BLK E RIVER RIDGE

Location

Situs Address: 1207 SUMMIT EDGE DR TX 78732
 Neighborhood: RIVER RDGE/BALDWINS PT/LAKELAND
 Mapsco: 550D
 Jurisdictions: 03, 52, 0A, 2J, 68, 69

Owner

Owner Name: FALLON PATRICK E
 Mailing Address: , 1209 TERJO LN, , AUSTIN, TX 78732-6153

Property

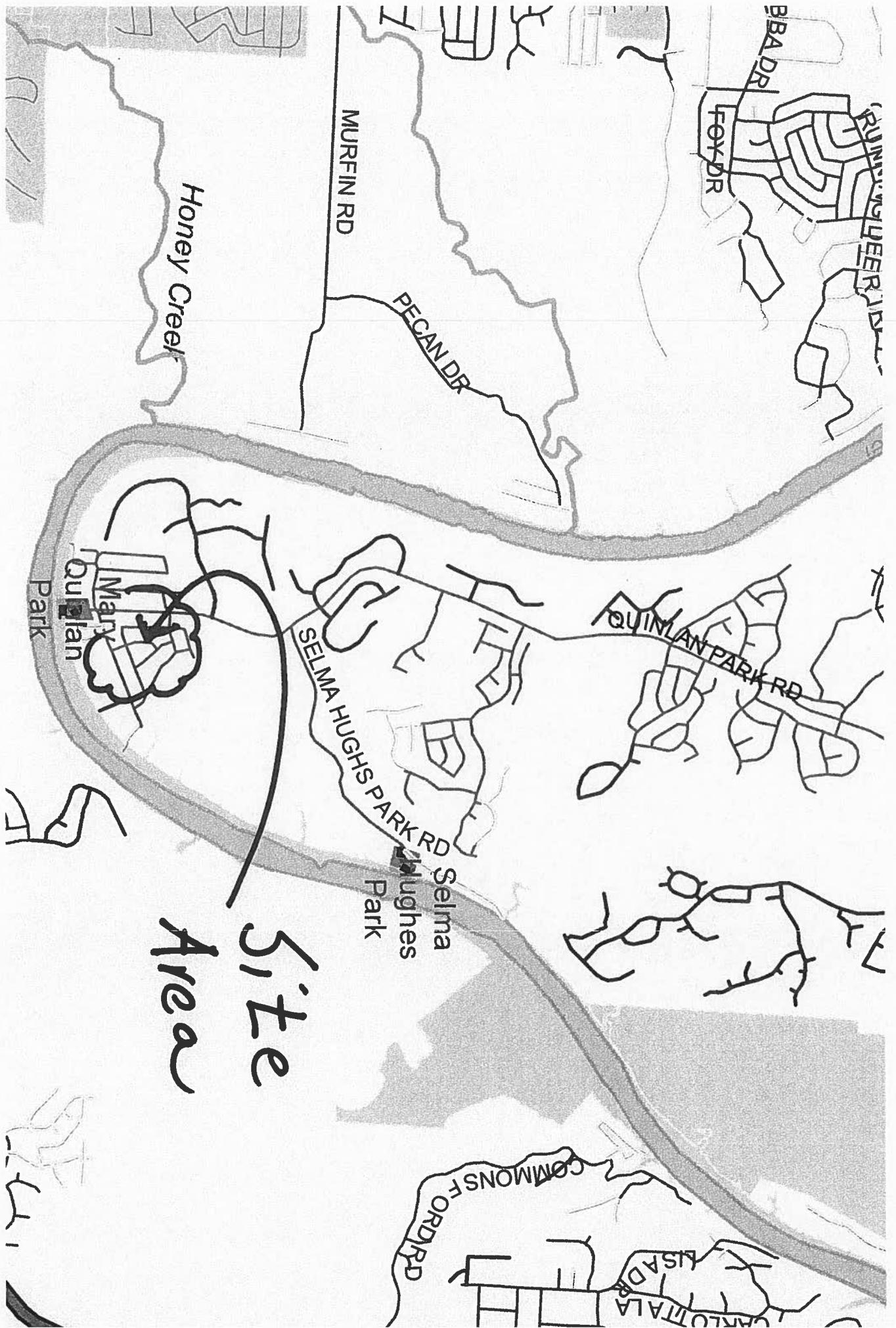
Appraised Value: \$60,000.00

Site

<http://propaccess.traviscad.org/Map/View/Map/1/125727/2014>

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

MURFIN RD

PECAN DR

SELMA HUGHES PARK RD

QUINLAN PARK RD

Selma Hughes Park

Quinlan Park

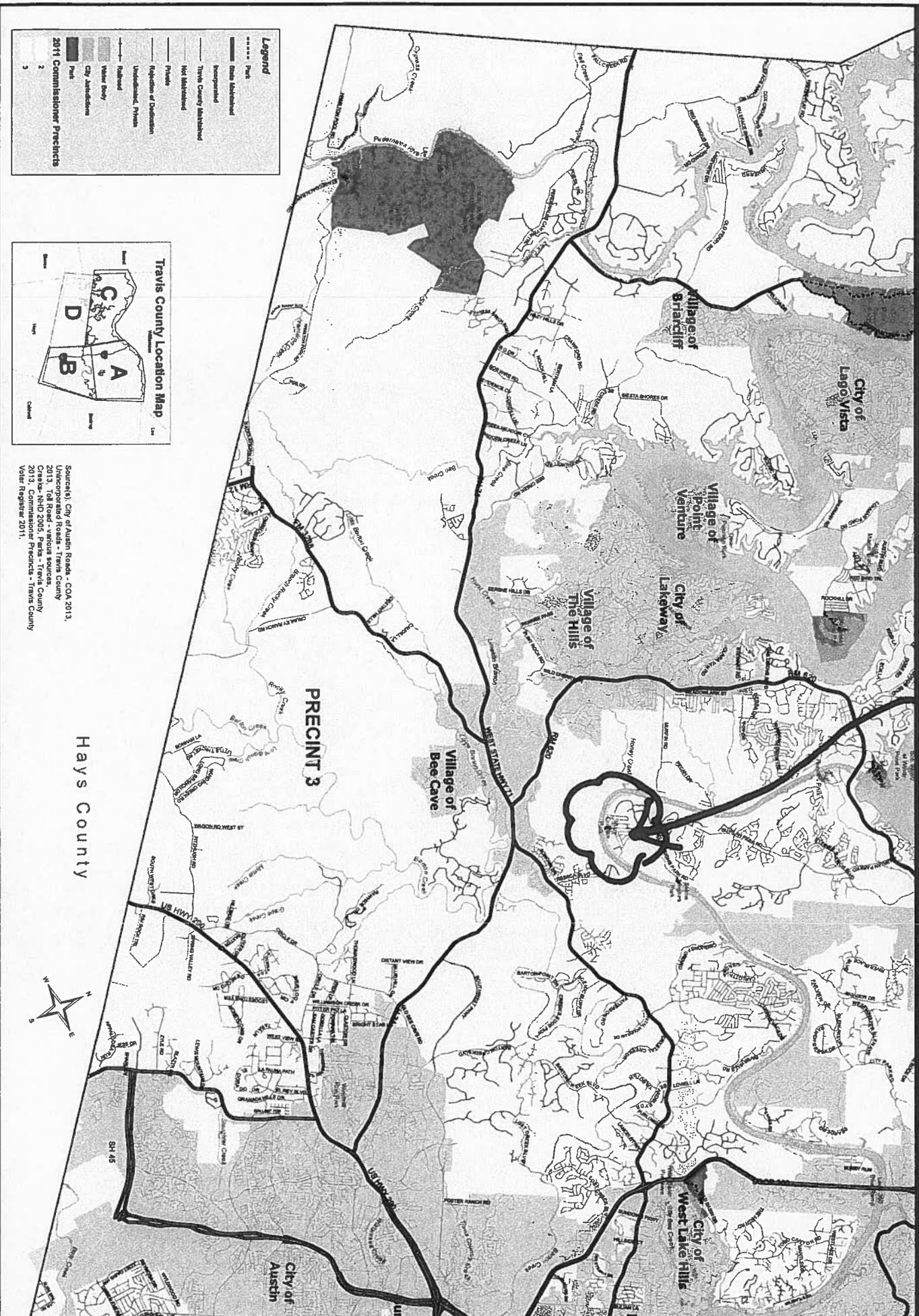
Honey Creek

COMMONS FORD RD

LISPA DR

CARLETTA

Site Area

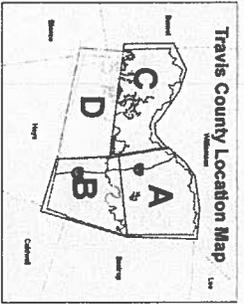


Legend

- Park
- State Maintained
- Incorporated
- Travis County Maintained
- Not Maintained
- Private
- Riparian of Davidson
- Underside, Private
- Railroad
- Water Body
- City Jurisdiction
- Precinct

2011 Commissioner Precincts

- 1
- 2
- 3



Sources: City of Austin Roads - COA 2013
 Unincorporated Roads - Travis County
 2013 - T&N Road - various sources
 2013 - SHD 2003, Private - Travis County
 2013 - SHD 2003, Private - Travis County
 Water Register 2011.

Hays County



Map Prepared by: Travis County,
 Dept. of Transportation & Natural
 Resources.
 Date: 5/2/2013

Travis County Roadways, Map D

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