

## Late Backup

**Austin City Council  
Minutes - Regular Meeting  
Thursday, April 27, 2006**

**When the adjacent development submits its site plan application for development, the city will ensure that all provisions are in place to allow the City to enforce a joint access at that time.** The current driveway entrance will be removed and the setback for the removed portion will be 30 feet and consistent with the adjacent setback. The area will be planted with a vegetative buffer that will meet Hill Country Roadway standards for re-vegetation.

**Minutes from April 27, 2006 Austin City Council Meeting**

Dunkerley: IT SAYS JOINT ACCESS LATER. I JUST WANTED TO MAKE SURE -- I THINK THERE'S AGREEMENT BETWEEN THE CITY AND THE NEIGHBORHOOD, BUT I WANT TO MAKE SURE THAT WE'VE GOT WHATEVER DOCUMENTATION WE NEED TO ENSURE THAT THERE IS A JOINT DRIVEWAY AT THE APPROPRIATE TIME.

[TERRY] YES, MA'AM. WE WILL DO THAT.

Mayor Wynn: AND MS. TERRY, WE HAVE THAT AUTHORITY. THAT IS, ESSENTIALLY, IF THE NEXT PROJECT COMES FORWARD THAT CAN BE A CONDITION OF SOME ELEMENT OF IT.

THAT IS CORRECT, BECAUSE THEY ARE SUBJECT TO HILL COUNTRY ROADWAY.

## **Division 2. Access to Hill Country Roadways.**

### **§ 25-6-411 APPLICABILITY.**

This division applies to property located in a hill country roadway corridor and within the zoning jurisdiction of the City.

*Source: Section 13-5-85(a); Ord. 990225-70; Ord. 031211-11.*

\* \* \*

### **§ 25-6-417 JOINT-USE DRIVEWAYS.**

(A) In this division, a joint-use driveway means a driveway located entirely or partially on a tract of land that is available for use by an adjoining tract of land as ingress and egress to a public street.

(B) The director may require an applicant for site plan approval to **provide an easement for a joint-use driveway across the applicant's tract** generally parallel with the right-of-way of a hill country roadway for the use of an adjacent property owner that has insufficient frontage for access.

(C) Access to a hill country roadway through a joint-use driveway is not permitted for a tract that does not have frontage on a hill country roadway unless approved by the director.

*Source: Section 13-5-85(d); Ord. 990225-70; Ord. 031211-11.*

# CURVE TABLE

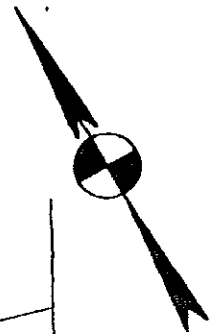
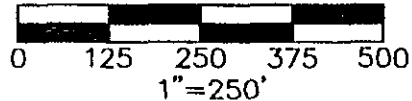
NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	15°00'11"	1035.00	271.02	270.24	S18°48'45"W
C2	0°39'44"	1557.40	18.00	18.00	N59°03'57"W

# LINE TABLE

LINE	BEARING	LENGTH
L1	S26°23'26"W	421.07
L2	N58°45'23"W	17.32
L3	N26°43'14"E	34.50
L4	N26°23'26"E	421.07
L5	N26°16'44"E	328.20
L6	S26°16'44"W	300.00

RIBELIN RANCH SUBDIVISION  
DOCUMENT NO. 200700206

LOT 4



LOT 3  
BLOCK 'B'

**RIBELIN RANCH  
DRIVE**  
(70' R.O.W.)

P.O.C.

P.O.B.

32.291 ACRES (TRACT 1)  
CONTINENTAL HOMES OF TEXAS, L.P.  
DOCUMENT NO. 2006087790

0.543 ACRE  
CITY OF AUSTIN  
DOCUMENT NO. 2004091614

# LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- ▲ NAIL FOUND
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

**0.482 ACRE**  
(20,994 SQ. FT.)

LOT 1

L3

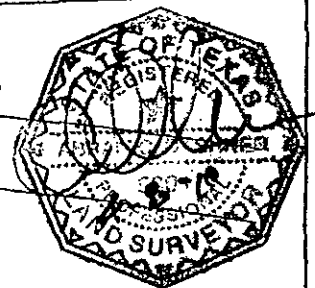
C2

L2

VILLAS OF RANCHO  
VALENCIA CONDOMINIUM AMENDED

**R.M. 2222**  
(R.O.W. VARIES)

0.222 ACRES (TRACT 2)  
CONTINENTAL HOMES OF TEXAS, L.P.  
DOCUMENT NO. 2006087790



942.272 AC.  
CITY OF AUSTIN  
VOLUME 13030, PAGE 1960

**Bury+Partners**  
ENGINEERING SOLUTIONS  
221 West Sixth Street, Suite 600  
Austin, Texas 78701  
Tel. (512)328-0011 Fax (512)328-0325  
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**SKETCH TO ACCOMPANY RELEASE DESCRIPTION**  
OF A 0.482 ACRE OF LAND FOR STREET,  
DRAINAGE AND PUBLIC UTILITIES PURPOSES, OF  
RECORD IN DOCUMENT NO. 2004091614 OF THE  
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,  
TEXAS.

**DR HORTON**

**COLINA VISTA**

DATE: 04/08/10

FILE: H:\1273\07\127307EX12.DWG

FN No.: 10-127(ACD)

DRAWN BY: ACD

PROJ. No: 1273-07.95



Date: Thursday, August 18, 2011 4:10 AM  
 From: Scott Morledge <smorledge@ashcreek.biz>  
 To: chris.muraida@ci.austin.tx.us  
 Cc: Eddie Jones <ejones32@austin.rr.com>  
 Subject: Objection to Council action on street vacation at 9716 FM 2222

Dear Chris,

I have been working with Mr. Eddie Jones, owner of the "Tumbleweed Tract", and with D.R. Horton to assist in completing an access easement to the Tumbleweed tract MANDATED by council action. A significant portion of the access easement is supposed to be included in the tract of land proposed for vacation in City Council Agenda Item #24 in tomorrow's city council meeting (**Thursday, August 18, 2011**), as follows:

24.

Approve an ordinance vacating a 0.482 acre tract out of the S.P.R.R. Co. Survey, Abstract No. 750 and the W.M. Preece Survey, Abstract No. 2470, being a portion of that certain 0.543 acre tract conveyed to the City of Austin by Street and Utilities Deed, recorded in Document Number 2004091614. (Adjacent to 9716 FM 2222).

Despite continued efforts on my part and Mr. Jones', as of today, we have been unable to finalize the easement documents with D.R. Horton. I believe the prudent approach to fulfill the prior mandate of the council for this access easement is to POSTPONE the vacation of the referenced street tract until all requirements for the easement on this parcel have been finalized.

I am out of town and will be unable to speak at the council hearing, so I respectfully request that you confer with Mr. Jones at the meeting, and if he has still not received response from D.R. Horton, you ask the council to postpone for this very important safety consideration.

Thank you.

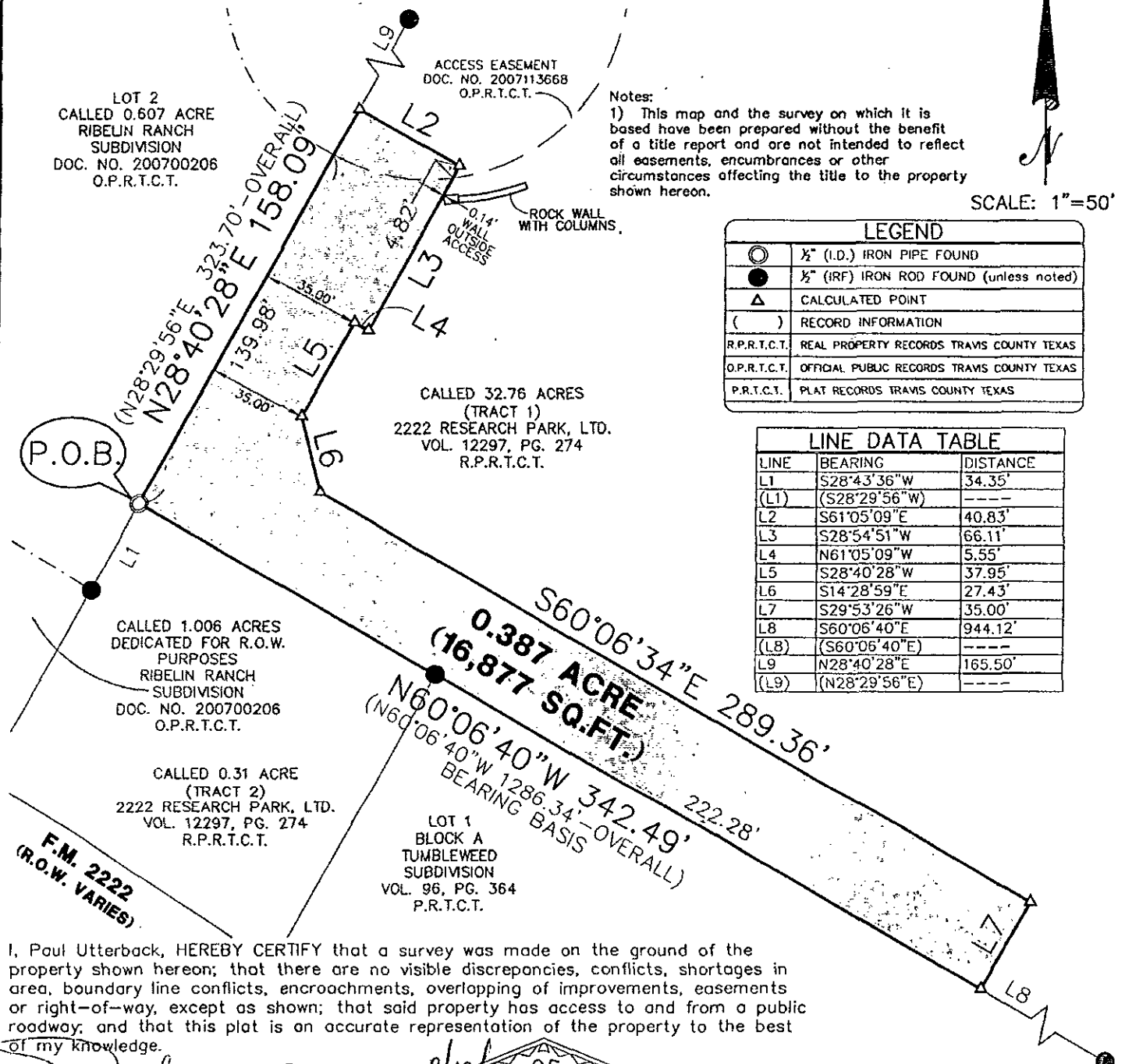
**Scott Morledge**  
**President**  
**Ash Creek Homes, Inc.**  
**14501 Falconhead Blvd., #1**  
**Austin, TX 78738**  
**P 512.328.2122 F 512.328.2125**  
**[www.ashcreekhomes.com](http://www.ashcreekhomes.com)**

to 5

# EXHIBIT " "

ATS Job # 10112405s

Reference: Ash Creek Homes Address: RM 2222, Austin, TX  
 0.387 Acre (16,877 sq.ft.) situated in Travis County, Texas out of the Southern Pacific Railroad Co. Survey No. 1 and being a portion of that tract described as 32.76 Acres "Tract 1," in a Special Warranty Deed with Vendor's Lien, granted to 2222 Research Park, Ltd., a Texas limited partnership and recorded in Vol. 12297, Pg. 274, Real Property Records, Travis County, Texas.



I, Paul Utterback, HEREBY CERTIFY that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown; that said property has access to and from a public roadway; and that this plat is an accurate representation of the property to the best of my knowledge.

*Paul Utterback*

Paul Utterback, RPLS No. 5738

Client: Ash Creek Homes

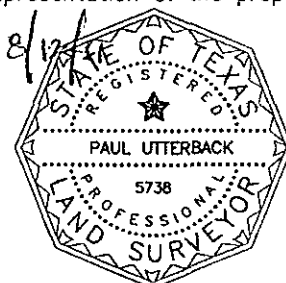
Date of Field Work: 12/03/2010

Field: AHorp

Tech: CHenderson

Date Drawn: 04/01/2011 & 08/12/2011

Path: Projects/AshCreekHomes/2222-TumbleweedSite/Production/Dwgs/ACCESS ESMTrvised--110812.dwg



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