

**Public Hearing  
CITY OF AUSTIN  
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: 36  
AGENDA DATE: Thu 01/15/2004  
PAGE: 1 of 2**

**SUBJECT:** Set a public hearing to approve a land exchange with Travis County consisting of approximately 0.714 acres along the eastern perimeter of the City of Austin Balcones Canyonlands Preserve (COA-BCP) property known as Lime Creek, located at 13024 Lime Creek Road, to be used as right-of-way to allow Travis County to construct a new portion of Anderson Mill Road that will intersect with a relocated Lime Creek Road. After construction of both roads by Travis County is completed, the County will vacate an existing portion of Lime Creek Road, adjacent to the eastern perimeter of the Lime Creek COA-BCP property, and west of the proposed new Anderson Mill Road section, and dedicate that vacated road to the City. The Lime Creek COA-BCP property, the proposed new section of Anderson Mill Road and the re-alignment of Lime Creek Road are all located in northwest Travis County, close to the county line with Williamson County. (Suggested date and time: January 29, 2004 at 6:00 p.m.)

**AMOUNT & SOURCE OF FUNDING:** All costs associated with the right-of-way, as well as any preserve restoration will be paid by Travis County.

**FISCAL NOTE:** There is no unanticipated fiscal impact. A fiscal note is not required.

**REQUESTING** Public Works  
**DEPARTMENT:** for Law;

**DIRECTOR'S**  
**AUTHORIZATION:** Sondra Creighton

**FOR MORE INFORMATION CONTACT:** Junie Plummer, 974-7085

**PRIOR COUNCIL ACTION:** N/A

**BOARD AND COMMISSION ACTION:** To be reviewed by the Balcones Canyonlands Conservation Plan Coordinating Committee on January 12, 2004.

**PURCHASING:** N/A

**MBE / WBE:** N/A

Chapter 26 of the Parks and Wildlife Code provides that the use of preserve for non-preserve purposes may be approved upon a finding that there is no other feasible and prudent alternative to the use of this land.

Travis County (the "County") hereby requests a land exchange of approximately one acre of right-of-way ("ROW") that it owns in fee, which will be vacated when it completes the new re-alignment of Lime Creek Road, for approximately 0.714 acres of BCP-Lime Creek from the City of Austin (the "City") for the County to construct, operate, and maintain a new section of Anderson Mill Road, which is located within the BCP Infrastructure Corridor. The City will transfer title to approximately 0.714 acres along the western perimeter of Lime Creek Road to the County.

Other Conditions are as follows: (1) The County will deconstruct and restore the vacated pavement section of Lime Creek Road at the County's expense. (2) The City will grant the County the right to enter Lime Creek Preserve, prior to the transfer of title. (3) The County will install a 9-foot high game fence along the western ROW line of Anderson Mill Road from the Williamson-Travis County Line to the northeast corner of the vacated Lime Creek right-of-way, thence along the eastern ROW line to the

**Public Hearing  
CITY OF AUSTIN  
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: 36  
AGENDA DATE: Thu 01/15/2004  
PAGE: 2 of 2**

vacated Lime Creek ROW to the existing ROW of Lime Creek Road, a distance of approximately 1,600 linear feet. The new fence will be installed simultaneously with the removal of the City's existing 3-strand barbed wire fence. In addition, the County will replace the City's existing 16-foot wide gate with a 16-foot wide gate that matches the game fence. (4) As further mitigation the County will acquire an acre of land within the Cypress Creek Macrosite of the BCP Preserve.

Approval of the use of BCP preserve land is made on the condition that all restoration be completed in accordance with the Standard Specifications and Construction Standards of the City of Austin, and all restoration in the preserve will be completed in accordance with agreed upon terms and conditions between the City of Austin and Travis County. The requestor, Travis County, is required to pay any and all costs associated with the restoration of the exchange land.

There is no feasible and prudent alternative to the use of the dedicated preserve land, which includes all reasonable planning to minimize harm to such lands. The dates of public notification in the Austin American-Statesman are January 4, January 11, and January 18<sup>th</sup>, 2004.

**EXHIBIT "A"**

**0.714 ACRES R.O.W.  
ANDERSON MILL ROAD  
W.F. LONG SURVEY NO 4, ABSTRACT 2493  
CITY OF AUSTIN.**

**FIELD NOTES**

**BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE W. F. LONG SURVEY NO. 4, ABSTRACT NO. 2493, SITUATED IN TRAVIS COUNTY AND WILLIAMSON COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING PART OF THAT CERTAIN 494.3 ACRES OF LAND CONVEYED BY DEED TO THE CITY OF AUSTIN. IN VOLUME 11848, PAGE 1718 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING 0.714 ACRES OF LAND, HAVING APPROXIMATELY 0.047 ACRES IN WILLIAMSON COUNTY, TEXAS AND APPROXIMATELY 0.667 ACRES IN TRAVIS COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING**, at an iron rod found for the northwest corner of a 119.690 acre tract of land, conveyed to Standard-Morrison No. 2 L.L.C. in Document No. 2002076672 of the Official Records of Travis County, Texas, being also the east line of a 60 foot right-of-way of Lime Creek Road, recorded as a centerline in Volume 823, Page 610 of the Deed Records of Travis County and reference as a 60 foot right-of-way in the said City of Austin. 494.3 acre tract, being also the east line of W. F. Long Survey No. 4, Abstract No. 2493, and the west line of the Richard Duty Survey Abstract No. 2702,

**THENCE**, S29°50'10"W, at a distance of 1122.43 feet to an iron rod found for the proposed northeast right-of-way line of Anderson Mill Road, having a total distance of 1648.64 feet, to an iron rod found for the southwesterly line of said proposed Anderson Mill Road,

**THENCE**, over and across said City of Austin tract, the following five (5) courses and distances, numbered 1 through 5,

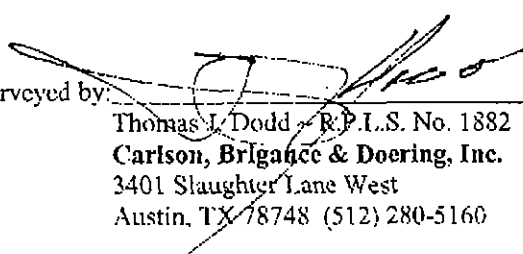
1. N14°24'54"E, crossing said Lime Creek Road a distance of 225.64 feet to a iron rod set in a curve to the right, in the west line of said Lime Creek Road, being also the west line and the **POINT OF BEGINNING** of the herein described 0.714 acre tract of land,
2. with said curve to the right, having a radius of 1104.00 feet, an arc distance of 312.74 feet, a central angle of 16°13'50", whose chord bears N21°43'15"E, a distance of 311.69 feet to an iron rod set, for a point of tangency.

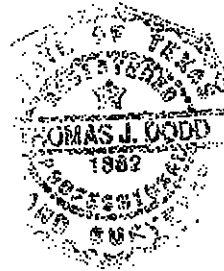
**EXHIBIT "A"**

**0.714 ACRES R.O.W.**  
ANDERSON MILL ROAD  
W.F. LONG SURVEY NO 4, ABSTRACT 2493  
CITY OF AUSTIN.

3. N29°50'10"E, a distance of 500.00 feet to an iron rod set,
4. S60°09'50"E, a distance of 44.00 feet to an iron rod set in the said west line of Lime Creek Road, and
5. S29°50'10"W, along said west line of Lime Creek Road, a distance of 808.57 feet to the **POINT OF BEGINNING** and containing 0.714 Acres of Land.

Surveyed by:

  
Thomas J. Dodd - R.P.L.S. No. 1882  
Carlson, Briggance & Doering, Inc.  
3401 Slaughter Lane West  
Austin, TX 78748 (512) 280-5160



CITY OF AUSTIN  
T.C.T.A.D. PARCEL NO. 0183370101  
BEARING BASIS IS FROM RECORDED PLAT THE RANCH AT CYPRESS CREEK SECTION 16-A.  
COUNTY LINE SHOWN PER TAX MAP DATED: 4-8-03

FIELD NOTES REVIEWED  
By JOHN MORRIS Date 12-31-2003  
Engineering Support Section  
Department of Public Works  
and Transportation

# SKETCH TO ACCOMPANY FIELD NOTES

POINT OF COMMENCEMENT

SCALE 1" = 200'

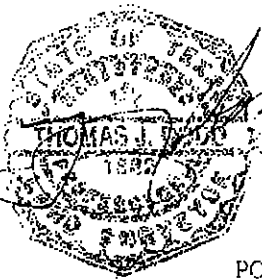
## LEGEND

- IRON ROD FOUND
- IRON ROD SET

W. F. LONG SURVEY NO. 4,  
ABSTRACT 2493

0.714 ACRES  
RIGHT-OF-WAY

(494.3 ACRES)  
includes 60' R.O.W. of Lime Creek Road  
CITY OF AUSTIN  
VOL. 11848, PAGE 1718 R.P.R.I.C.TX



POINT OF BEGINNING

CH. BDC. = N21°43'15"E  
CH = 311.69'  
DELTA = 16°13'50"

N14°24'54"E  
225.64'

LIME CREEK RD.  
(60' R.O.W.)

S60°09'50"E  
44.00'

808.57'  
S29°50'10"W 1122.43'

W. 01°05'62N  
134.00'

525.21'

LIME CREEK RD.  
(60' R.O.W.)  
N29°50'10"E  
470.37'

WILLIAMSON COUNTY LINE  
TRAVIS COUNTY LINE

(106.00 ACRES)  
TEXAS TURNPIKE AUTHORITY DIVISION TTA  
STATE OF TEXAS  
DOC. NO. 20030567827 O.P.R.I.C.IX.

RICHARD DUTY SURVEY  
ABSTRACT NO. 2702

(remainder of 119.690 ACRES)  
STANDARD-MORRISON NO. 2 L.L.C.  
DOC. NO. 2002076672 O.P.R.I.C.IX.  
I.C.A.D. PARCEL NO. 01 5.3.3.7 0208

ANDERSON MILL ROAD  
(150' R.O.W.)



Carlson, Brannon & Doering, Inc.

Civil Engineering • Surveying  
3401 Slaughter Lane West • Austin, Texas 78746  
Mobile: 2-40-5102 • FAX: 512-355-2105

PATH - G:\3957\row-parce31.dwg

DATE: Oct. 23, 2003