



Travis County Commissioners Court Agenda Request

Meeting Date: December 6, 2011

Prepared By: Michael Hettenhausen **Phone #:** 854-7563

Division Director/Manager: Anna Bowlin, Division Director, Development Services AS

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

Sponsoring Court Member: Commissioner Huber, Precinct Three

AGENDA LANGUAGE: Consider and take appropriate action on the Revised Plat of Lots 38A and 40A, Block D of the Revised Plat of Lots 38 and 40 Block D Belvedere Phase One (Revised Plat - Two Lots - 2.538 acres - Carlton Ridge Cove) in Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

The property owners of lots 38A and 40A wish to revise the existing plat by moving the common lot line to create a larger lot for Lot 38A and a smaller lot for Lot 40A, both platted from Carlton Ridge Cove. There are no new public or private streets proposed with this revised plat. Parkland dedication or fees in lieu of dedication are not required with this revised plat.

STAFF RECOMMENDATIONS:

As this plat application meets all Travis County standards, Transportation and Natural Resources staff recommends approval of the revised plat.

ISSUES AND OPPORTUNITIES:

Per Texas Local Government Code Section 232.011, this revised plat will not require notice to property owners within Belvedere Phase One or a public hearing.

FISCAL IMPACT AND SOURCE OF FUNDING:

None.

ATTACHMENTS/EXHIBITS:

- Precinct map
- Location map
- Existing final plat
- Proposed final plat

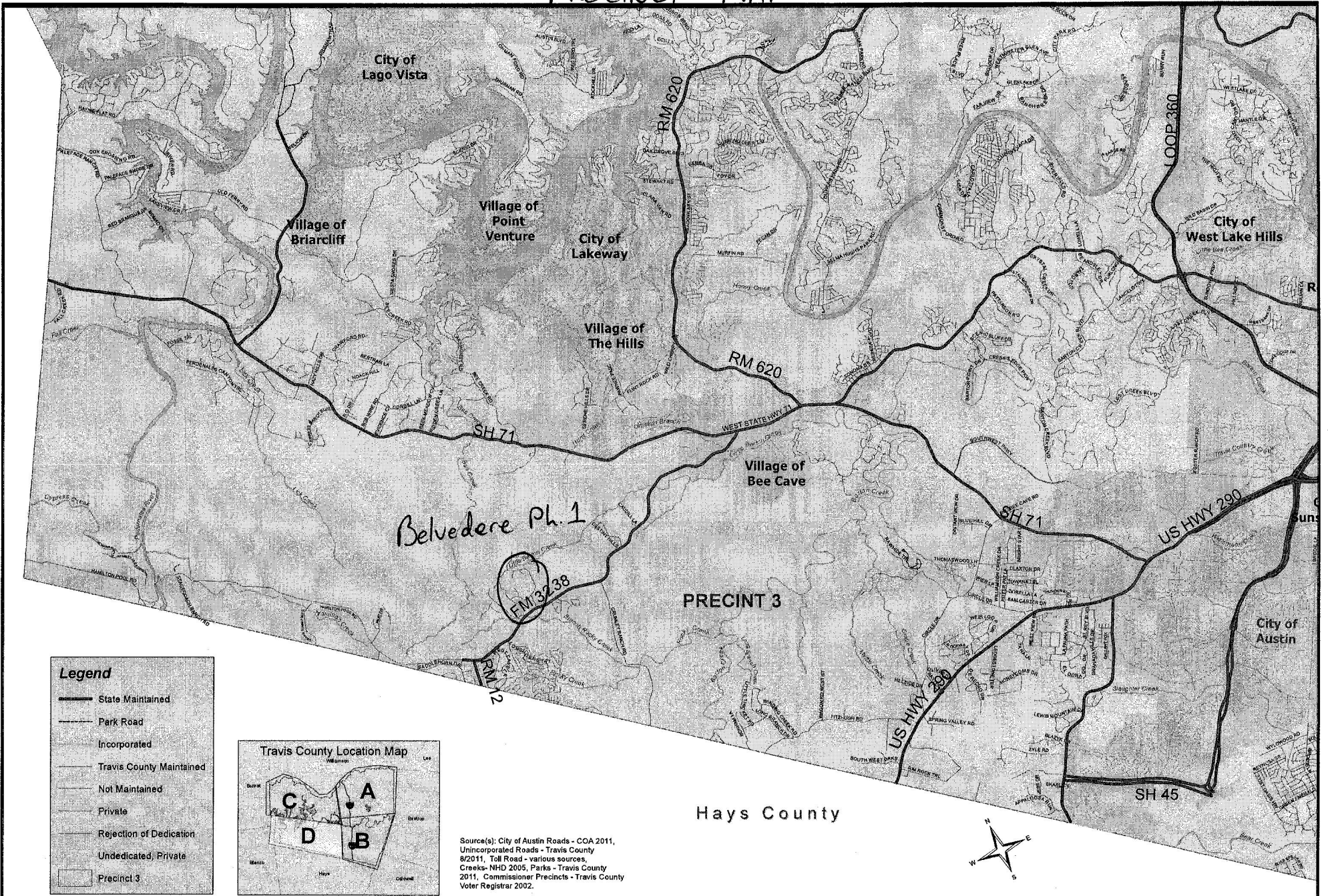
REQUIRED AUTHORIZATIONS:

Cynthia McDonald	Financial Manager	TNR	854-4239
Steve Manilla	County Executive	TNR	854-9429

CC:

MH:AB:mh
1101 - Development Services -

PRECINCT MAP



Map Disclaimer: The data is provided "as is" with no warranties of any kind.

Travis County Roadways, Map D

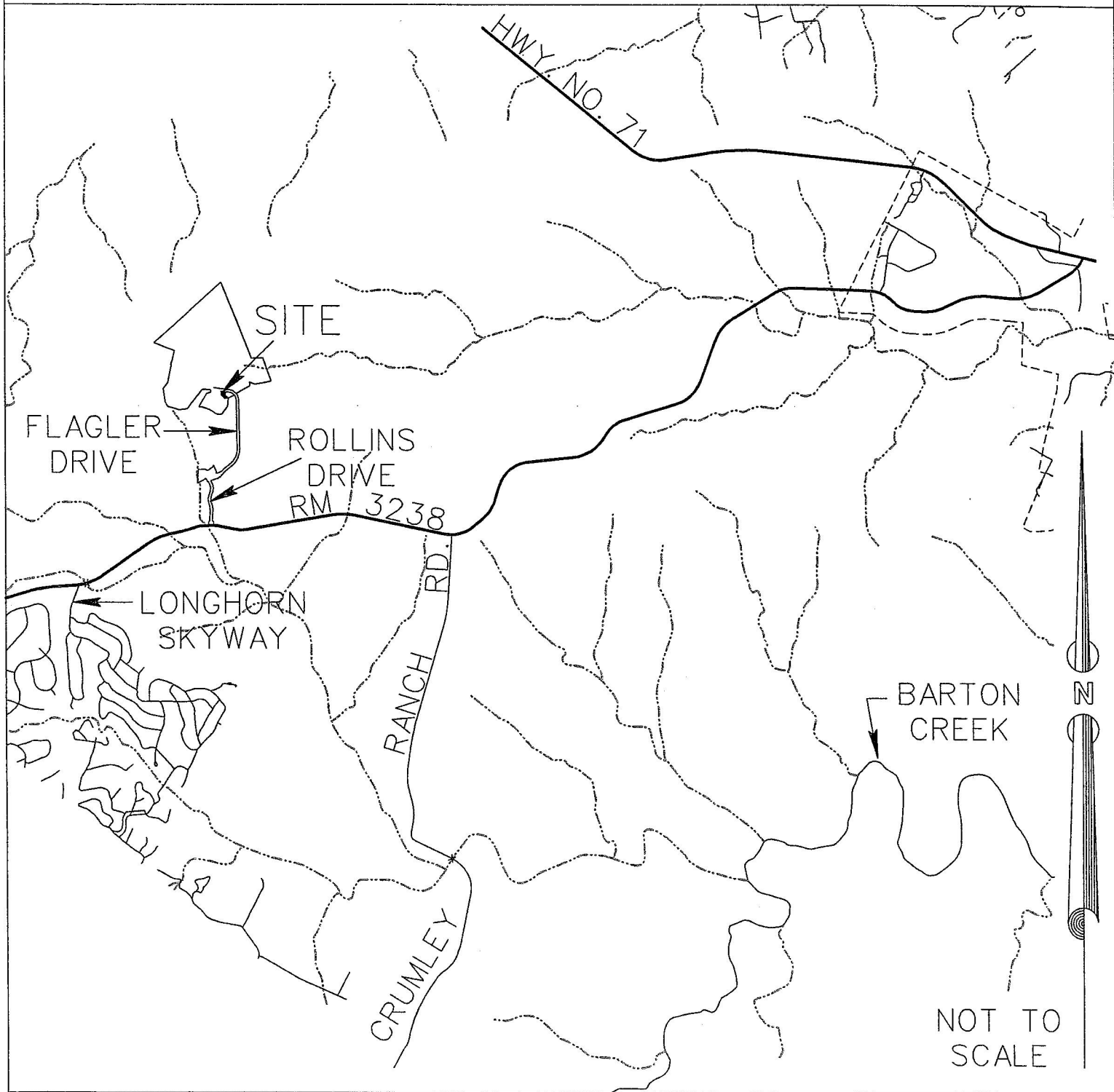
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Miles



Map Prepared by: Travis County, Dept. of Transportation & Natural Resources. Date: 8/9/2011

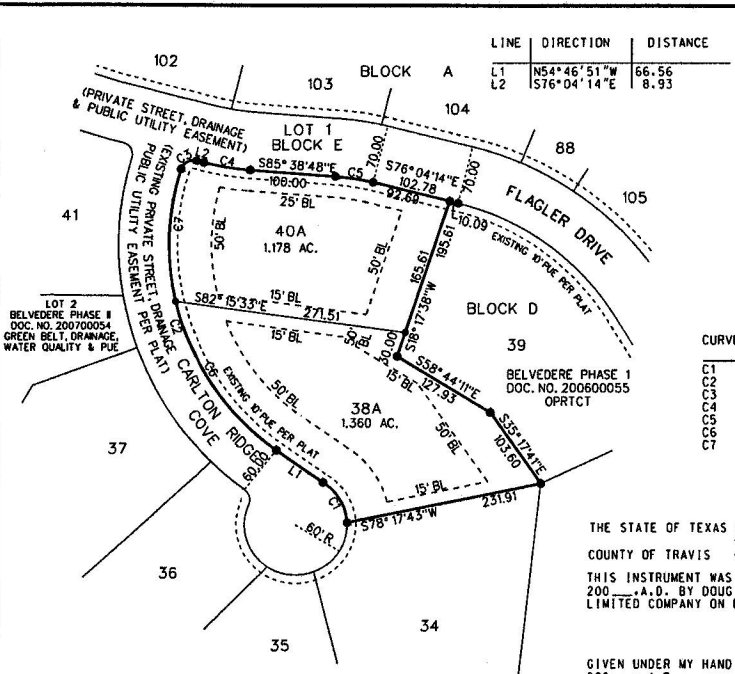
Source(s): City of Austin Roads - COA 2011, Unincorporated Roads - Travis County 8/2011, Toll Road - various sources, Creeks - NHD 2005, Parks - Travis County 2011, Commissioner Precincts - Travis County Voter Registrar 2002.

VICINITY MAP



NOT TO SCALE

EXISTING PLAT



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

THAT WE DOUG CONNOLLY BUILDER, LTD, ACTING HEREIN BY AND THROUGH DOUG CONNOLLY, ITS PRESIDENT, BEING THE OWNERS OF THAT CERTAIN 2,538 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS BEING ALL OF LOT 38 AND LOT 40, BLOCK D, BELVEDERE PHASE I, A SUBDIVISION OF TRAVIS COUNTY, TEXAS WHOSE PLAT IS RECORDED IN DOCUMENT NO. 200600055 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, SAID LOT 38 HAVING BEEN CONVEYED TO US BY DEED RECORDED IN DOCUMENT NO. 2006189739 AND SAID LOT 40 HAVING BEEN CONVEYED TO US BY DEED RECORDED IN DOCUMENT NO. 2006246369 BOTH OF THE SAID OFFICIAL PUBLIC RECORDS, DO HEREBY AMEND SAID LOT 38 AND LOT 40, BLOCK D FOR THE SOLE PURPOSE OF RELOCATING THE COMMON LOT LINE PURSUANT TO CHAPTER 232.009 OF THE TEXAS LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS "REVISED PLAT OF LOTS 38 AND 40, BLOCK D, BELVEDERE PHASE I", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE EASEMENTS AS SHOWN HEREON UNLESS OTHERWISE INDICATED AND DO HEREBY DEDICATE TO THE OWNERS OF THE LOTS IN THE SUBDIVISION THE PRIVATE STREETS SHOWN HEREON SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, THE MAINTENANCE AND PAYMENT OF REAL PROPERTY TAXES ON SUCH PRIVATE STREETS (ROLLINS DRIVE, FLAGLER DRIVE, LYNCHBURG DRIVE, CARLTON RIDGE COVE, MAGNOLIA RIDGE COVE AND GLENVILLE COVE) ARE THE RESPONSIBILITY OF THE OWNERS OF THE SUBDIVISION OR ANY DULY CONSTITUTED HOMEOWNERS ASSOCIATION UNDER THAT CERTAIN INSTRUMENT OF RECORD AT DOCUMENT NUMBER 2006022950, OF THE SAID OFFICIAL PUBLIC RECORDS. AN EXPRESS EASEMENT IS HEREBY GRANTED ACROSS SAID PRIVATE STREETS AND ANY COMMON AREAS FOR THE USE OF THE SURFACE FOR ALL GOVERNMENTAL FUNCTIONS, VEHICULAR AND NON-VEHICULAR, INCLUDING FIRE AND POLICE PROTECTION, SOLID AND OTHER WASTE MATERIAL PICKUP, AND ANY OTHER PURPOSE ANY GOVERNMENTAL AUTHORITY DEEMS NECESSARY; AND OWNER FURTHER AGREES THAT ALL GOVERNMENTAL ENTITIES, THEIR AGENTS OR EMPLOYEES, SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGE OCCURRING TO THE SURFACE OF THE SAID PRIVATE STREET AND ANY COMMON AREA AS A RESULT OF ANY SUCH USE BY GOVERNMENTAL VEHICLES.

IN WITNESS WHEREOF, DOUG CONNOLLY BUILDER, LTD. HAS CAUSED THESE PRESENTS TO BE EXECUTED BY THEIR PRESIDENT, DOUG CONNOLLY THIS THE ___ DAY OF ___, 200___, A.D.

DOUG CONNOLLY BUILDER, LTD.
A TEXAS LIMITED COMPANY
BY:

DOUG CONNOLLY, PRESIDENT
8025 CARLTON RIDGE COVE
AUSTIN, TEXAS 78738

Table with columns: LINE, DIRECTION, DISTANCE. Contains line data for Block A.

LEGEND

- 5/8" IRON ROD WITH PLASTIC CAP MARKED "RPLS 4532" FOUND
5/8" IRON ROD WITH PLASTIC CAP MARKED "RPLS 4532" SET
OPRTCT - OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS
BL - BUILDING SETBACK LINE
PUE - PUBLIC UTILITY EASEMENT

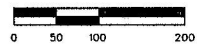


Table with columns: CURVE, LENGTH, DELTA, RADIUS, DIRECTION, CHORD. Lists curve data for C1 through C7.

THE STATE OF TEXAS
COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE ___ DAY OF ___, 200___, A.D. BY DOUG CONNOLLY, PRESIDENT OF DOUG CONNOLLY BUILDER, LTD., A TEXAS LIMITED COMPANY ON BEHALF OF SAID ENTITY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ___ DAY OF ___, 200___, A.D.

NOTARY PUBLIC IN AND FOR STATE OF TEXAS
(PRINT OR TYPE NOTARY'S NAME)

"NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0395H, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008."

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

WILLIAM H. RAMSEY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4532
RAMSEY LAND SURVEYING, L.L.C.
8718 SOUTHWEST PARKWAY
P.O. BOX 92768
AUSTIN, TEXAS 78709-2768
PHONE : (512) 301-9398 FAX : (512) 301-9395

Table with columns: LOT NO., ACREAGE, TOTAL LOTS 2, TOTAL AREA 2,538 AC.

GENERAL NOTES:

- 1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A MUNICIPAL WATER DISTRIBUTION SYSTEM OR AN APPROVED ONSITE WATER WELL.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED PUBLIC SEWER SYSTEM OR APPROVED PRIVATE SEWAGE DISPOSAL SYSTEM.
3. NO OBJECTS, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT, EXCEPT AS APPROVED BY TRAVIS COUNTY.
4. PROPERTY OWNER OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
5. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS.
6. LOT 88, BLOCK A IS DESIGNATED "COMMON AREA" AND IS OWNED AND MAINTAINED AS COMMON AREA BY THE HOMEOWNER'S ASSOCIATION, SEE DOCUMENT NUMBER 2006022952 TRAVIS COUNTY PROPERTY RECORDS.
7. TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
8. ALL STREETS & DRAINAGE FACILITIES WILL BE DESIGNED IN ACCORDANCE TO TRAVIS COUNTY CONSTRUCTION STANDARDS FOR STREET & DRAINAGE IN SUBDIVISIONS.
9. WATER SERVICE TO BE PROVIDED BY LOWER COLORADO RIVER AUTHORITY OR STATE APPROVED WATER SYSTEM.
10. WASTEWATER SERVICE TO BE PROVIDED BY INDIVIDUAL ON-SITE WASTEWATER DISPOSAL.
11. ELECTRIC SERVICE TO BE PROVIDED BY PEDERNALES ELECTRIC CO-OP.
12. TELEPHONE SERVICE TO BE PROVIDED BY SBC.
13. PROJECT IS LOCATED WITHIN TRAVIS COUNTY AND IS NOT LOCATED WITHIN ANY OTHER CITY'S EXTRA TERRITORIAL JURISDICTION (ETJ).
14. OVERALL IMPERVIOUS COVER WITHIN THIS BELVEDERE SUBDIVISION SHALL NOT EXCEED FIFTEEN PERCENT (15%). INDIVIDUAL PHASES WITHIN THE BELVEDERE SUBDIVISION MAY EXCEED FIFTEEN (15%) SO LONG AS OVERALL IMPERVIOUS COVER DOES NOT EXCEED FIFTEEN (15%).
15. ALL ROADWAYS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
16. THE 0.85 ACRE PARKLAND REQUIREMENT WILL BE MET WITH A COMBINATION OF PARKLAND FEES AND 50 PERCENT CREDIT FOR THE PRIVATE GREENBELT AND TWENTY LOTS.
17. LOT 1, BLOCK "D" TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
EASEMENTS:
1. PRIVATE STREETS, DRAINAGE, PUBLIC UTILITY AND ACCESS EASEMENTS AS SHOWN PER DOC. NO. 200600055
2. THERE SHALL BE A 10 FOOT PUBLIC UTILITY EASEMENT ADJACENT TO ALL PRIVATE STREETS PER DOC. NO. 200600055

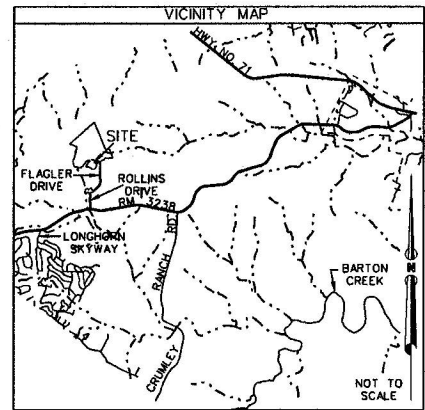


Table with columns: REVISIONS, DATE, CHK, DATE.

RAMSEY LAND SURVEYING, L.L.C.
8718 SOUTHWEST PARKWAY
P.O. BOX 92768
AUSTIN, TEXAS 78709-2768
PHONE : (512) 301-9398
FAX : (512) 301-9395
bramsey@ramsurveying.com

REVISED PLAT OF
LOTS 38 AND 40, BLOCK D,
BELVEDERE, PHASE I

Table with columns: DRAWN BY, CHECKED, DATE, PROJECT NO, DRAWING NO, SHEET NO, FILENAME.

COMMISSIONERS' 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, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER(S) 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 THE 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 FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNER(S) 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, YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S RESPONSIBILITY.

BENCHMARK:

NO. 730-01, 80d NAIL 466' SOUTHEAST OF THE SOUTHWEST CORNER OF LOT 1, BLOCK D AND 114 FEET WEST OF THE WEST R.O.W. LINE OF ROLLINS DRIVE, ELEVATION - 1117.92.

NO. 730-02, 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "J. E. GERON RPLS 4300" 150 FEET SOUTH OF THE NORTH CORNER OF LOT 7B, BLOCK A, ELEVATION - 1242.57

TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM PLAT NOTES FOR SUBDIVISIONS UTILIZING ON-SITE WASTEWATER SYSTEMS

1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM WHICH HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
2. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED PUBLIC WATER SYSTEM.
3. NO ON-SITE SEWAGE DISPOSAL SYSTEM MAY BE INSTALLED WITHIN 100 FEET OF A PRIVATE WATER WELL NOR MAY AN ON-SITE WASTEWATER DISPOSAL SYSTEM BE INSTALLED WITHIN 150 FEET OF A PUBLIC WATER WELL.
4. NO CONSTRUCTION MAY BEGIN ON ANY LOT IN THIS SUBDIVISION UNTIL PLANS FOR THE PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM ARE SUBMITTED TO AND APPROVED BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
5. ALL DEVELOPMENT ON ALL LOTS IN THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF TEXAS ADMINISTRATIVE CODE CHAPTER 285 AND TRAVIS COUNTY CODE CHAPTER 48.
6. LOTS IN THIS SUBDIVISION ARE LIMITED TO ONE SINGLE-FAMILY RESIDENCE AND APPURTENANT STRUCTURES.
7. THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM AND/OR LOT OWNERS WITHIN THE SUBDIVISION.

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

DATE

ETJ NOTE:

NO PORTION OF THIS TRACT IS WITHIN THE CITY OF AUSTIN OR THE ETJ OF THE CITY OF AUSTIN.

VICTORIA LI, P.E., DIRECTOR
WATERSHED PROTECTION & DEVELOPMENT REVIEW DEPARTMENT

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 200__ A.D., AT _____ O'CLOCK __M., DULY RECORDED ON THE _____ DAY OF _____, 200__ A.D., AT _____ O'CLOCK __M. OF SAID COUNTY AND STATE, IN DOCUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 200__ A.D.

DANA DEBEAUVOR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

DEPUTY

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 _____, 200__ 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 _____, 200__ A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

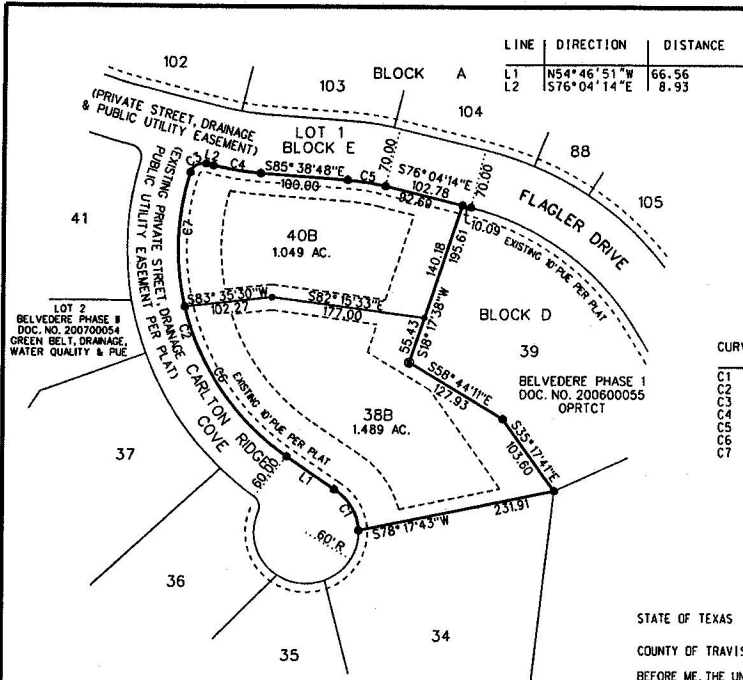
DEPUTY

NO	REVISIONS	DRN	CHK	DATE

RAMSEY LAND SURVEYING, L.L.C.
8718 SOUTHWEST PARKWAY
P.O. BOX 92766
AUSTIN, TEXAS 78709-2766
PHONE (512) 301-9958
FAX (512) 301-9395
br@mseyr-1surveying.com

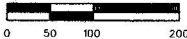
REVISED PLAT OF
LOTS 38 AND 40, BLOCK D,
BELVEDERE, PHASE 1

DRAWN BY	CAR
CHECKED	/BR
DATE	07-30-08
PROJECT NO	1102-04
DRAWING NO	1102.01
SHEET NO.	2 OF 2
FILENAME	1102/38&40AFP.DGN



LEGEND

- 5/8" IRON ROD WITH PLASTIC CAP MARKED "RPLS 4532" FOUND
- COTTON GIN SPINDLE FOUND
- 5/8" IRON ROD WITH PLASTIC CAP MARKED "RPLS 4532" SET
- OPRCT - OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS
- BL - BUILDING SETBACK LINE
- PUE - PUBLIC UTILITY EASEMENT



CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	57.75	55°09'05"	60.00	N30°17'51"W	55.55
C2	378.60	72°18'24"	300.00	N18°41'58"W	353.97
C3	22.64	86°28'31"	15.00	N60°41'30"E	20.55
C4	65.99	09°34'34"	335.00	S80°51'31"E	55.92
C5	44.29	09°34'34"	265.00	S80°51'31"E	44.24
C6	218.00	41°38'03"	300.00	N34°02'08"W	213.23
C7	160.60	30°40'21"	300.00	N02°07'04"E	158.69

STATE OF TEXAS *
 COUNTY OF TRAVIS *

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED RUSSELL S. GARRICK, 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 THE _____ DAY OF _____, 2011.

NOTARY PUBLIC IN AND FOR STATE OF TEXAS

STATE OF TEXAS *
 COUNTY OF TRAVIS *

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED LAURA B. GARRICK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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SURVEYOR'S STATEMENT:

I, WILLIAM H. RAMSEY, AN AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED AS INDICATED HEREON.

DATE _____ WILLIAM H. RAMSEY
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4532
 8718 SOUTHWEST PARKWAY
 P.O. BOX 92768
 AUSTIN, TEXAS 78709-2768
 PHONE (512) 301-9398 FAX (512) 301-9395

GENERAL NOTES:

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- PRIVATE STREETS, DRAINAGE, PUBLIC UTILITY AND ACCESS EASEMENTS AS SHOWN PER DOC. NO. 200600055
- THERE SHALL BE A 10 FOOT PUBLIC UTILITY EASEMENT ADJACENT TO ALL PRIVATE STREETS PER DOC. NO. 200600055

LOT TABLE

LOT NO.	ACREAGE
38B	1.489 AC.
40B	1.049 AC.
TOTAL LOTS 2	TOTAL AREA 2.538 AC.

STATE OF TEXAS *
 COUNTY OF TRAVIS *
 KNOW ALL MEN BY THESE PRESENTS

THAT WE RUSSELL S. GARRICK AND LAURA B. GARRICK BEING THE OWNERS OF THAT CERTAIN 2.538 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS BEING ALL OF LOT 38A AND LOT 40A, BLOCK D, REVISED PLAT OF LOTS 38 AND 40, BLOCK D, BELVEDERE PHASE I, A SUBDIVISION OF TRAVIS COUNTY, TEXAS WHOSE PLAT IS RECORDED IN DOCUMENT NO. 200900085 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, SAID LOT 38A HAVING BEEN CONVEYED TO US BY DEED RECORDED IN DOCUMENT NO. 2011058355 AND SAID LOT 40A HAVING BEEN CONVEYED TO US BY DEED RECORDED IN DOCUMENT NO. 2011058213 BOTH OF THE SAID OFFICIAL PUBLIC RECORDS, DO HEREBY AMEND SAID LOT 38A AND LOT 40A, BLOCK D FOR THE SOLE PURPOSE OF RELOCATING THE COMMON LOT LINE PURSUANT TO CHAPTER 232.011 OF THE TEXAS LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS "REVISED PLAT OF LOTS 38A AND 40A, BLOCK D OF THE REVISED PLAT OF LOTS 38 AND 40, BLOCK D, BELVEDERE PHASE I" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE EASEMENTS AS SHOWN HEREON UNLESS OTHERWISE INDICATED AND DO HEREBY DEDICATE TO THE OWNERS OF THE LOTS IN THE SUBDIVISION THE PRIVATE STREETS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, THE MAINTENANCE AND PAYMENT OF REAL PROPERTY TAXES ON SUCH PRIVATE STREETS (ROLLINS DRIVE, FLAGLER DRIVE, LYNCHBURG DRIVE, CARLTON RIDGE COVE, MAGNOLIA RIDGE COVE AND GLENVILLE COVE) ARE THE RESPONSIBILITY OF THE OWNERS OF THE SUBDIVISION OR ANY DULY CONSTITUTED HOMEOWNERS ASSOCIATION UNDER THAT CERTAIN INSTRUMENT OF RECORD AT DOCUMENT NUMBER 2006022950, OF THE SAID OFFICIAL PUBLIC RECORDS. AN EXPRESS EASEMENT IS HEREBY GRANTED ACROSS SAID PRIVATE STREETS AND ANY COMMON AREAS FOR THE USE OF THE SURFACE FOR ALL GOVERNMENTAL FUNCTIONS, VEHICULAR AND NON-VEHICULAR, INCLUDING FIRE AND POLICE PROTECTION, SOLID AND OTHER WASTE MATERIAL PICKUP, AND ANY OTHER PURPOSE ANY GOVERNMENTAL AUTHORITY DEEMS NECESSARY; AND OWNER FURTHER AGREES THAT ALL GOVERNMENTAL ENTITIES, THEIR AGENTS OR EMPLOYEES, SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGE OCCURRING TO THE SURFACE OF THE SAID PRIVATE STREET AND ANY COMMON AREA AS A RESULT OF ANY SUCH USE BY GOVERNMENTAL VEHICLES.

IN WITNESS WHEREOF, RUSSELL S. GARRICK AND LAURA B. GARRICK HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS THE _____ DAY OF _____, 2011 A.D.

RUSSELL S. GARRICK
 8025 CARLTON RIDGE COVE
 AUSTIN, TX. 78738

LAURA B. GARRICK
 8025 CARLTON RIDGE COVE
 AUSTIN, TX. 78738

RAMSEY LAND SURVEYING, L.L.C.
 8718 SOUTHWEST PARKWAY
 P.O. BOX 92768
 AUSTIN, TEXAS 78709-2768
 PHONE (512) 301-9398
 FAX (512) 301-9395
 br Ramsey@lsurveying.com

**REVISED PLAT OF
 LOTS 38A AND 40A, BLOCK D
 OF THE REVISED PLAT OF
 LOTS 38 AND 40, BLOCK D,
 BELVEDERE, PHASE I**

DRAWN BY	CAR
CHECKED	/BR
DATE	05-04-11
PROJECT NO	1276-04
DRAWING NO	1276.01
SHEET NO.	2 OF 3
FILENAME	1276/38&40AFP#10CN

COMMISSIONERS' 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, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER(S) 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 THE 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 FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNER(S) 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, YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S RESPONSIBILITY.

BENCHMARK:

NO. 723-07, COTTON GIN SPINDLE IN 10" LIVE OAK +/-13' SOUTHWEST OF FRONT LOT CORNER LOTS 35 & 36, BLOCK D, BELVEDERE PHASE 1, IN LOT 36 AT CARLTON RIDGE COVE. ELEVATION - 1246.70

NO. 723-06, COTTON GIN SPINDLE IN 12" LIVE OAK (TAG NO.1260) +/-20' SOUTH OF R.O.W. FLAGLER DR AT PRC LOT 410 AND 10' WEST OF WEST R.O.W. CARLTON RIDGE COVE. ELEVATION - 1234.88

TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM PLAT NOTES FOR SUBDIVISIONS UTILIZING ON-SITE WASTEWATER SYSTEMS

- 1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM WHICH HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
- 2. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED PUBLIC WATER SYSTEM.
- 3. NO ON-SITE SEWAGE DISPOSAL SYSTEM MAY BE INSTALLED WITHIN 100 FEET OF A PRIVATE WATER WELL NOR MAY AN ON-SITE WASTEWATER DISPOSAL SYSTEM BE INSTALLED WITHIN 150 FEET OF A PUBLIC WATER WELL.
- 4. NO CONSTRUCTION MAY BEGIN ON ANY LOT IN THIS SUBDIVISION UNTIL PLANS FOR THE PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM ARE SUBMITTED TO AND APPROVED BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
- 5. ALL DEVELOPMENT ON ALL LOTS IN THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF TEXAS ADMINISTRATIVE CODE CHAPTER 285 AND TRAVIS COUNTY CODE CHAPTER 48.
- 6. LOTS IN THIS SUBDIVISION ARE LIMITED TO ONE SINGLE-FAMILY RESIDENCE AND APPURTENANT STRUCTURES.
- 7. THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM AND/OR LOT OWNERS WITHIN THE SUBDIVISION.

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

DATE

ETJ NOTE:

NO PORTION OF THIS TRACT IS WITHIN THE CITY OF AUSTIN OR THE ETJ OF THE CITY OF AUSTIN.

GREGORY GUERNSEY, A.I.C.P., DIRECTOR
PLANNING & DEVELOPMENT REVIEW DEPARTMENT

STATE OF TEXAS
COUNTY OF TRAVIS

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

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 201___, A.D.

DANA DEBEAUVOR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

DEPUTY

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, 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 _____, 201___, A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

NO	REVISIONS	DRN	CHK	DATE

RAMSEY LAND SURVEYING, L.L.C.
8718 SOUTHWEST PARKWAY
P.O. BOX 92766
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**REVISED PLAT OF
LOTS 38A AND 40A, BLOCK D
OF THE REVISED PLAT OF
LOTS 38 AND 40, BLOCK D,
BELVEDERE, PHASE 1**

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