



Travis County Commissioners Court Agenda Request

Meeting Date: January 31, 2012

Prepared By: Paul Scoggins **Phone #:** 854-7619

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

A handwritten signature in black ink, appearing to read "Steven M. Manilla".

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 following requests in Precinct Three:

- A) The use of an alternative fiscal agreement for Rocky Creek Ranch, Section 2; and
- B) The use of a cash security agreement for Rocky Creek Ranch, Section 2.

BACKGROUND/SUMMARY OF REQUEST:

The developer of the subject subdivision requests to enter into an alternative fiscal agreement with Travis County. Under the alternative fiscal agreement the plat will be held in abeyance while the street and drainage facilities are constructed. The developer also requests to enter into a cash security agreement with Travis County for the required fiscal. TNR staff recommends approval of the proposed motions.

Rocky Creek Ranch, Section 2 covers 66.436 acres, contains 107 total lots, and has 6,308 linear feet of public streets.

STAFF RECOMMENDATIONS:

The request has been reviewed by TNR staff and staff finds the use of the subject agreements meets all Travis County standards. As such, TNR staff recommends the approval of the proposed motions.

ISSUES AND OPPORTUNITIES:

Under Alternative Fiscal the County Executive of TNR holds the plat in abeyance and, upon completion of the items listed below, the Division Director of Planning and Engineering Services authorizes the issuance of a Basic Development Permit for construction of streets and drainage facilities.

Plat Status

Staff has reviewed the plat and all comments have been addressed. It meets current standards and has everything in place such that it could be recommended for approval and recordation at this time.

Restoration/Erosion Control Fiscal

The fiscal for the subdivision restoration and improvements have been posted with Travis County using a cash security agreement. The posted amount is \$159,677.00.

Boundary Street Fiscal/Access to Publicly Maintained Road

Rocky Creek Ranch, Section 2, takes access from a section of Rocky Creek Ranch Boulevard that was previously platted through Rocky Creek Ranch, Section 1. The Section 1 section of Rocky Creek Ranch Boulevard is maintained by Travis County.

Wastewater Service

Wastewater service for this subdivision will be provided by Travis County M.U.D. No. 16.

Construction Plans and Engineer's Estimate of Construction Cost Approved

All comments by Travis County staff have been addressed and the reviewer is prepared to sign the cover sheets of the plans and issue permit #11-1513. The estimated cost of the improvements is \$1,501,075.00. This amount includes all costs related to the construction of all streets and drainage facilities (including temporary erosion controls, all structures contributing to the total detention (if required), etc.).

The developer has signed the attached statement acknowledging that this action does not imply or guarantee plat approval by the Commissioners Court and that he/she understands the constraints related to the use of alternate fiscal. An Extension of Sixty-Day Period for Completed Plat Application Final Action is also included.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A.

ATTACHMENTS/EXHIBITS:

Alternate Fiscal Acknowledgment

Exhibit "A" – Description

Extension of Sixty-Day Period

Cash Security Agreement

Proposed Plat

Maps

REQUIRED AUTHORIZATIONS:

Cynthia McDonald	Financial Manager	TNR	854-4239
Steve Manilla	County Executive	TNR	854-9429
Anna Bowlin	Division Director	Development Services	854-7561

CC:

Stacey Scheffel	Program Manager	TNR Permits	854-7565

SM:AB:ps

1101 - Development Services - Rocky Creek Ranch, Section 2

Exhibit 82.401 (D)
(d) Alternative Fiscal Policy Request and Acknowledgement

STATE OF TEXAS §

COUNTY OF TRAVIS §

TO THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS:

The undersigned Owner proposes to subdivide that certain tract of land more particularly described in **Exhibit “A”**, which is attached hereto and made a part hereof. The Owner requests that Travis County’s Transportation and Natural Resources Department (“TNR”) hold the proposed plat of land in abeyance until all of the proposed subdivision improvements have been constructed to Travis County Standards for the Construction of Streets and Drainage in Subdivisions (the “Standards”) to the satisfaction of the Executive Manager of TNR. In order to qualify for this Alternative Fiscal Policy, the proposed subdivision must meet the access criteria set forth in the Standards.

Under this Policy, the Owner is not required to post fiscal Security to secure the construction of the Improvements, but is required to obtain a Travis County Development Permit. The owner will be required to post fiscal for boundary streets improvements if they are not to be completed during the construction of the Improvements. Additionally, the Owner shall file Security with the submitted Final Plat to secure restoration of disturbed areas should construction not be completed.

Upon satisfactory completion of the Improvements, the submitted plat shall be forwarded by TNR to the Commissioners Court for approval and recording.

If the Owner elects to proceed under this option, the Owner acknowledges and agrees that, until the plat is filed, the Owner may not use the proposed subdivision’s description in a contract to convey real property, unless the conveyance is expressly contingent on the recording and approval of the final plat and the purchaser is not given the use or the occupancy of the real property before the recording of the final plat, under penalty of prosecution under Section 12.002 of the Texas Property Code. In addition, the approval of Alternative Fiscal in no way constitutes approval of the proposed plat.

If the plat is to be approved and filed, the Owner must post Security in the amount of 10% of the cost of the completed Improvements to secure the performance of the construction of the Improvements for one year from the date of the approval of the plat and acceptance of the construction by the County.

Alternative Fiscal

Executed this 7 day of JAN, 2012

OWNER: RC Travis LP, a Texas limited
partnership

5430 LBJ Freeway, Suite 800
Address

By: [Signature]

Dallas, Texas 75240
City, State

Name: Brian Carlock

972-201-2932
Phone

Title: Senior Vice President
Authorized Representative

Fax

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 6th day of January, 2012 by Brian Carlock in the capacity stated herein.

[Signature]
Notary Public in and for the State of Texas

Shannon Dear
Printed or typed name of notary

My Commission Expires: 1/7/14



TRAVIS COUNTY, TEXAS:

By: _____
County Judge

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me by County Judge Samuel T. Biscoe, on the _____ day of _____, 201_, in the capacity stated herein.

Notary Public in and for the State of Texas

Printed or typed name of notary
My commission expires: _____

EXHIBIT "A"

That certain tract of land described as See Attached
subdivision is _____ acres, being a portion of that same tract of land described in
Volume _____, Page _____ or Document No. _____ of the Real
Property Records of Travis County, Texas, as delineated on a plat under the same name which
will be held in abeyance until approval is granted by the Travis County Commissioners' Court.

Exhibit "A"

ROCKY CREEK RANCH SECTION 2 TRAVIS COUNTY, TEXAS

STATE OF TEXAS)
COUNTY OF DALLAS) KNOW ALL MEN BY THESE PRESENTS:

That, RC Travis, L.P., a Texas limited partnership, acting herein by and through Brian Carlock, Senior Vice President, owner of 66.436 acres of land being portions of a 49.7533-acre tract (Tract 1) and a 260.3923-acre tract (Tract 3), out of the John Moot Survey No. 422, Travis County, Texas, as conveyed to it by special warranty deed recorded in Document No. 2010127917 of the Official Public Records of Travis County, Texas, does hereby subdivide 66.436 acres of land, pursuant to Chapter 232 of the Texas Local Government Code, in accordance with the plat shown hereon, to be known as ROCKY CREEK RANCH, SECTION 2, and does hereby dedicate to the public the use of the streets and easements shown hereon subject to any easements, covenants or restrictions heretofore granted and not released.

WITNESS MY HAND, this the 10th day of January, 2012, A.D.

RC Travis, L.P., a Texas limited partnership
Three Lincoln Centre
5430 LBJ Freeway, Suite 800
Dallas, TX 75240

By: Brian Carlock
Brian Carlock, Senior Vice President

STATE OF TEXAS)
COUNTY OF DALLAS)

Before me, the undersigned authority on this day personally appeared Brian Carlock known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Carl E. Johnson



Notary Public, State of Texas

Carl E. Johnson

Print Notary's Name
My Commission Expires: Apr 8, 2013

I, Jonathan O. Nobles, am authorized under the laws of the State of Texas to practice the profession of surveying, and hereby certify that this plat is true and correct to the best of my ability, and was prepared from an actual survey of the property made under my supervision on the ground.

Jonathan O. Nobles
Jonathan O. Nobles
Registered Professional Land Surveyor No. 5777
Date: 1/10/2012



TERRA FIRMA LAND SURVEYING
1701 Directors Blvd., Suite 400
Austin, Texas 78744

FLOOD PLAIN NOTE:

No portion of this tract is within the designated flood hazard area as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) #4845300395H, Travis County, Texas, dated September 26, 2008, Community #481026.

I, Gensong N. Perry, am authorized under the laws of the State of Texas to practice the profession of engineering, and hereby certify that this plat is feasible from an engineering standpoint and is true and correct to the best of my knowledge.

Gensong N. Perry
Gensong N. Perry
Registered Professional Engineer No. 99300
Date: 1/10/2012



JONES & CARTER, INC.
1701 Directors Blvd., Suite 400
Austin, Texas 78744

This subdivision is not located in the extraterritorial jurisdiction of the City of Austin, Texas, as of this the _____ day of _____, 20____, A.D.

Greg Guemsey, Director
Planning and Development Review Department

TRAVIS COUNTY 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, 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 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 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 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., and duly recorded on the _____ day of _____, 20____, A.D., at _____ o'clock _____ M., in the Official Public Records of said County and State in Document No. _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK of said County the _____ day of _____, 20____, A.D.

Dana DeBeauvoir, County Clerk, Travis County, Texas

Deputy

NOTES:

- This subdivision is located in Travis County; however, it does not lie in any city's ETJ or corporate limits.
- All streets and drainage facilities shall be constructed and installed to Travis County standards.
- All drainage easements on private property shall be maintained by the owner and/or his/her assigns.
- No objects, including but not limited to, buildings, fences, landscaping or other structures shall be allowed in a drainage easement except as approved by Travis County.
- Property owner and/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.
- The owner/developer of this subdivision/lot is responsible for providing the subdivision infrastructure, including water and wastewater improvements, offsite main extensions, and system upgrades.
- Water service will be provided by the Lower Colorado River Authority (LCRA) and wastewater service will be provided by Travis County MUD No. 16. Electric service will be provided by Pedernales Electric Cooperative, Inc.
- A Travis County Development Permit and Storm Water Pollution Prevention Plan (SWP3) are required prior to construction activities on a lot within this subdivision common plan of development. A SWP3 requires the use of temporary and permanent Best Management Practices (BMPs), including erosion and sediment controls, for protection of storm water runoff quality for construction activities.
- Occupancy of any lot is prohibited until connection is made to an approved public sewer system.
- Occupancy of any lot is prohibited until water satisfactory for human consumption is available from a source in adequate and sufficient supply for the proposed development.
- A ten (10) foot Public Utility Easement is hereby dedicated adjacent to all right-of-way and a (5) foot Public Utility Easement is hereby dedicated adjacent to all side and rear lot lines.
- No sidewalks proposed to be built.
- Lots 1, 8, 14, & 30 of Block A, Lots 4 & 6D of Block B and Lot 1, Block C are restricted to nonresidential uses and are hereby owned and maintained by Homeowner Association as described in Document Nos. 2010010637 and 2011036711, of the Official Public Records of Travis County, Texas.
- It is declared that all of the property of the subdivision shall be held, sold and conveyed subject to the following restrictions, covenants and conditions contained in the deed restrictions on file in Document No. 2010010637 of the Official Public Records of Travis County, Texas.
- This subdivision is subject to a phasing agreement with Travis County.
- It is declared that all of the subject property of the subdivision shall be held, sold and conveyed subject to the following restrictions and conditions: all water quality protection features, including any filter strips, buffer zones, greenbelt areas and impervious cover limitations, depicted or provided for on this plat or incorporated in the development of a lot shall be maintained for water quality protection and shall not be altered, damaged or covered except as provided by the U.S. Fish and Wildlife Service recommendations for protection of water quality of the Edwards Aquifer dated September 1, 2000. This restriction against altering the physical elements of the water quality protection measures shall run with the land and the owner of any real property interest in any of the property described on this plat, as well as any governmental entity with jurisdiction over platting or subdivision of the tract or over the roads within the tract, shall have the right to enforce this restriction by any proceeding at law or in equity.

SHEET 5 OF 5

SURVEYOR:

terra firma LAND SURVEYING

1701 Directors Boulevard, Suite 400 - Austin, Texas 78744 - 512/328-8312 - Fax 512/449-1286

ENGINEER:

JC JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS

1701 DIRECTORS BLVD., STE 400
AUSTIN, TEXAS 78744
(512) 441-9493 (Phone)
(512) 445-2286 (Fax)

FILE: J:\Projects\A588\010\Survey\Drawing Files\700\A588-010-Plat.dwg
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JOB NO: A588-010-00/700	DRAWN BY: MSC
DATE: August 2, 2011	CHECKED BY: JON
SCALE: 1"=100'	REVISED: October 25, 2011

**ROCKY CREEK RANCH
SECTION 2**

**§ EXHIBIT 82.201(C)
EXTENSION OF SIXTY-DAY PERIOD FOR
COMPLETED PLAT APPLICATION FINAL ACTION**

Date: _____

Owner's Name and Address: RC Travis, LP, a Texas limited partnership
Three Lincoln Center
5430 LBJ Freeway, Suite 800
Dallas, Texas 75240

Proposed Subdivision Name and Legal Description (the "Property"):

Rocky Creek Ranch Section 2

The undersigned Owner and the Executive Manager of Travis County Transportation and Natural Resources Department hereby agree that the sixty (60) day period for final action to be taken on a Completed Plat Application for the Property is hereby extended by mutual agreement and without compulsion until the date that all subdivision requirements have been met to Travis County standards to the satisfaction of the Executive Manager of TNR.

Executed and affective as of the date set forth below.

Owner: RC Travis, LP, a Texas limited partnership

By: 

Name: Brian Carlock

Title: Senior Vice President

Authorized Representative

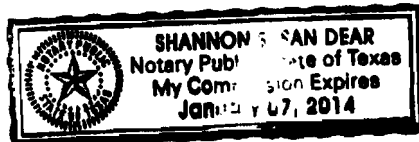
ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 6th day of January, 2012 by Brian Carlock of Travis County, Texas known to me personally or on the basis of an approved form of identification, in the capacity stated.

Notary Public, State of Texas





**EXHIBIT 82.201(C)
EXTENSION OF SIXTY DAY PERIOD – PAGE 2 OF 2**

Travis County

**By: _____
County Executive
Travis County Transportation and Natural Resources Department**

ACKNOWLEDGEMENT

**STATE OF TEXAS
COUNTY OF TRAVIS**

**This instrument was acknowledged before me on the _____ day of _____,
20__ by Steven M Manilla, P.E., County Executive of Travis County, Texas known to me
personally or on the basis of an approved form of identification, in the capacity stated.**

Notary Public, State of Texas

(Printed Name of Notary)

My Commission Expires:

§ EXHIBIT 82.401 (C)

CASH SECURITY AGREEMENT

TO: Travis County, Texas

DEVELOPER: R.C. Travis, L.P.

ESCROW AGENT: Travis County Treasurer

AMOUNT OF SECURITY: \$159,677

SUBDIVISION: Rocky Creek Ranch Section Two

DATE OF POSTING: January 10, 2012

EXPIRATION DATE: Three Years, or more, from Date of Posting

The ESCROW AGENT shall duly honor all drafts drawn and presented in accordance with this CASH SECURITY AGREEMENT (this "Agreement"). Travis County (the "County") may draw on the account of the DEVELOPER up to the aggregate AMOUNT OF SECURITY upon presentation of a draft signed by the County Judge that the following condition exists:

The County considers such a drawing on this Security necessary to complete all or part of the SUBDIVISION Improvements to current Travis County Standards for the Construction of Roads and Drainage in Subdivisions (the "Standards). No further substantiation of the necessity of the draw is required by this Agreement.

This Agreement is conditioned on the performance of the duties of the DEVELOPER prior to the EXPIRATION DATE to provide for the construction and completion of the street and drainage Improvements in the SUBDIVISION to current Travis County Standards for the construction of Roads and Drainage in Subdivisions ("the "Standards"), so that the Improvements are performing to the Standards upon the approval of the construction of the Improvements and the acceptance of the public Improvements by the Commissioners Court and at the end of the public Improvement construction Performance Period, which commences upon the acceptance.

Partial drafts and reductions in the amount of Security are permitted. Upon the acceptance of the Improvements, the Security will be reduced to ten percent of the cost of the public Improvements. Drafts will be honored within five calendar days of presentment. In lieu of drawing on the Security, the County, in its discretion, may accept a substitute Security in the then current amount of the estimated cost of constructing the Improvements. This Agreement may be revoked only by the written consent of the DEVELOPER and the COUNTY.

DEVELOPER



By: R.C. Travis, L.P.

Name: Brian Carlock

Title: Sr. Vice President

Date: Jan. 6, 2012

ADDRESS OF DEVELOPER

Three Lincoln Center

5430 LBJ Freeway, Ste. 800

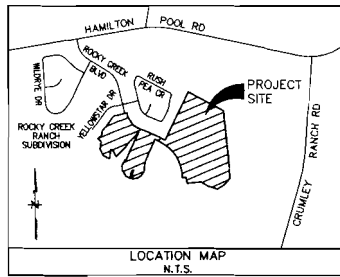
Dallas, TX 75240

Phone: 972-201-2932

APPROVED BY THE TRAVIS COUNTY COMMISSIONERS COURT: _____
Date

COUNTY JUDGE, TRAVIS COUNTY, TEXAS

**ROCKY CREEK RANCH
SECTION 2
TRAVIS COUNTY, TEXAS**



TRAVIS COUNTY
CONSUMER PROTECTION NOTICE
FOR HOME BUYERS

IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE CITY LIMITS.

BECAUSE OF THIS, LOCAL GOVERNMENTS MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

THIS CAN AFFECT THE VALUE OF YOUR PROPERTY.

TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES.

SHEET 1 OF 5

SURVEYOR:

terra firma LAND SURVEYING

1701 Directors Boulevard, Suite 400 Austin, Texas 78744 512/328-8375 Fax 512/445-2284

ENGINEER:

JC JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. F-439

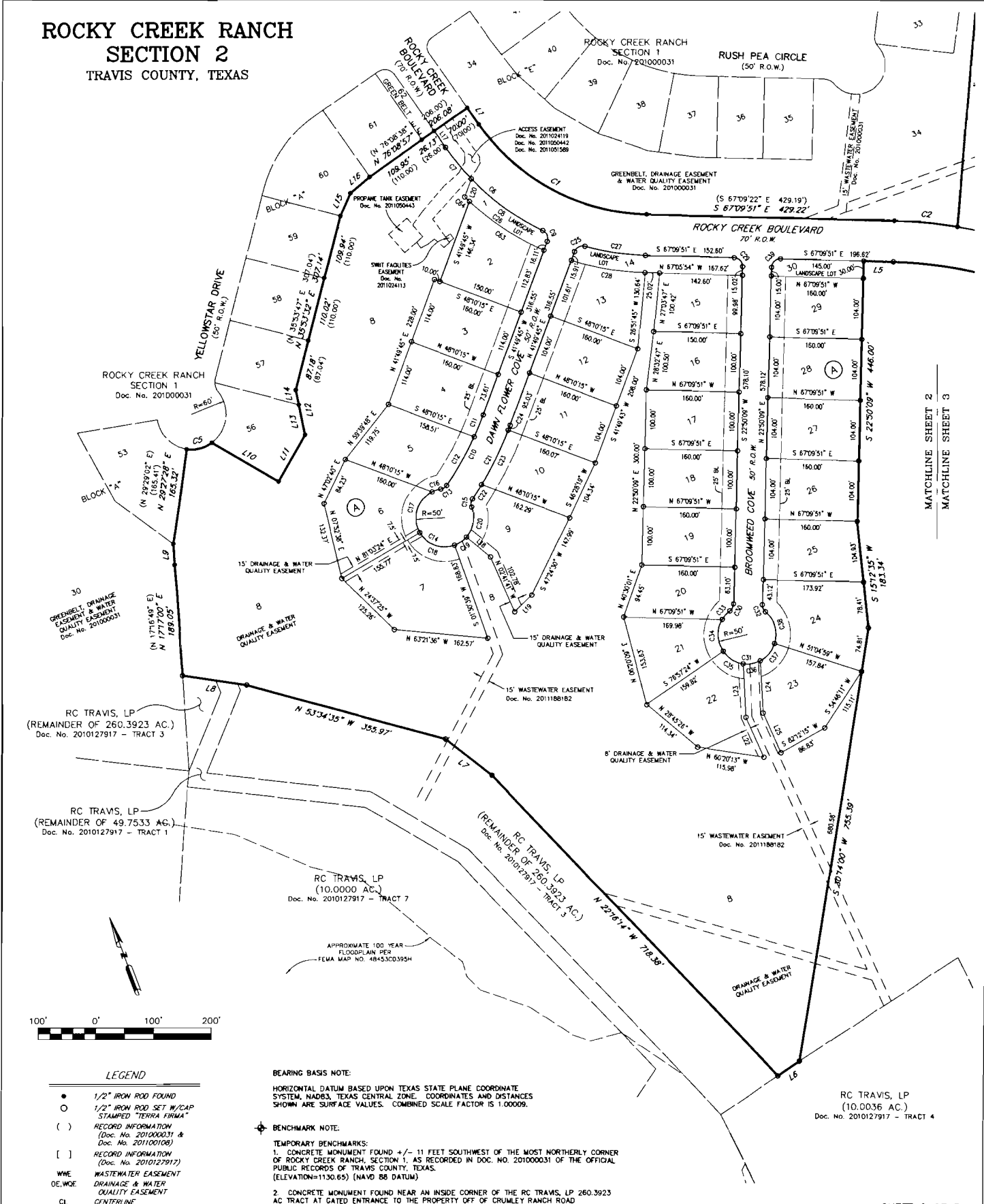
1701 DIRECTORS BLVD, STE. 400
AUSTIN, TEXAS 78744
(512) 441-9493 (Phone)
(512) 445-2286 (Fax)

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DATE: August 2, 2011	CHECKED BY: JON
SCALE: 1"=100'	REVISED:

**ROCKY CREEK RANCH
SECTION 2**

**ROCKY CREEK RANCH
SECTION 2**
TRAVIS COUNTY, TEXAS



MATCHLINE SHEET 2
MATCHLINE SHEET 3

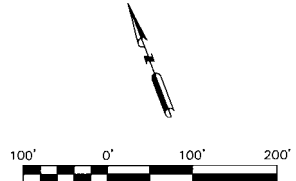
RC TRAVIS, LP
(REMAINDER OF 260.3923 AC.)
Doc. No. 2010127917 - TRACT 3

RC TRAVIS, LP
(REMAINDER OF 49.7533 AC.)
Doc. No. 2010127917 - TRACT 1

RC TRAVIS, LP
(10.0000 AC.)
Doc. No. 2010127917 - TRACT 7

(REMAINDER OF 160.3923 AC.)
RC TRAVIS, LP
Doc. No. 2010127917 - TRACT 3

RC TRAVIS, LP
(10.0036 AC.)
Doc. No. 2010127917 - TRACT 4



- LEGEND**
- 1/2" IRON ROD FOUND
 - 1/2" IRON ROD SET W/CAP STAMPED "TERRA FIRMA"
 - () RECORD INFORMATION (Doc. No. 201000031 & Doc. No. 20100108)
 - [] RECORD INFORMATION (Doc. No. 2010127917)
 - WE WASTEWATER EASEMENT
 - D&WQE DRAINAGE & WATER QUALITY EASEMENT
 - CL CENTERLINE
 - BL BUILDING LINE

- BEARING BASIS NOTE:**
HORIZONTAL DATUM BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE. COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.00009.
- BENCHMARK NOTE:**
TEMPORARY BENCHMARKS:
1. CONCRETE MONUMENT FOUND +/- 11 FEET SOUTHWEST OF THE MOST NORTHERLY CORNER OF ROCKY CREEK RANCH, SECTION 1, AS RECORDED IN DOC. NO. 201000031 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (ELEVATION=1130.65) (NAVD 88 DATUM)
2. CONCRETE MONUMENT FOUND NEAR AN INSIDE CORNER OF THE RC TRAVIS, LP 260.3923 AC TRACT AT GATED ENTRANCE TO THE PROPERTY OFF OF CRUMLEY RANCH ROAD (ELEVATION 1054.38)(NAVD 88 DATUM)

SHEET 2 OF 5

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JOB NO: AS88-010-00/700	DRAWN BY: MSC
DATE: August 2, 2011	CHECKED BY: JON
SCALE: 1"=100'	REVISED: January 10, 2012

**ROCKY CREEK RANCH
SECTION 2**

SURVEYOR:

terra firma LAND SURVEYING

1701 Directors Boulevard, Suite 400 Austin, Texas 78744 512/328-8575 Fax 512/445-2288

ENGINEER:

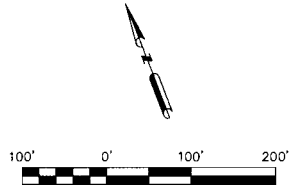
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ENGINEERS • PLANNERS • SURVEYORS

Texas Board of Professional Engineers Registration No. F-439

1701 DIRECTORS BLVD., STE. 400
AUSTIN, TEXAS 78744
(512) 441-9493 (Phone)
(512) 445-2286 (Fax)

ROBERT ATLEE AYERS &
VERA PATRICIA AYERS BOWEN
(5345.6 AC)
Vol. 11364, Pg. 48
&
Vol. 600, Pg. 24

**ROCKY CREEK RANCH
SECTION 2**
TRAVIS COUNTY, TEXAS



LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET W/CAP STAMPED "TERRA FIRMA"
- () RECORD INFORMATION (Doc. No. 201000031 & Doc. No. 201000108)
- [] RECORD INFORMATION (Doc. No. 2010127912)
- WME WASTEWATER EASEMENT
- DE,WQE DRAINAGE & WATER QUALITY EASEMENT
- CL CENTERLINE
- BL BUILDING LINE

PATRICIA SHIELD AYERS,
ROBERT ATLEE AYERS &
VERA AYERS BOWEN
(40.00 AC)
Vol. 13352, Pg. 2555

RC TRAVIS, LP
(REMAINDER OF 260.3923 AC.)
DOC. NO. 2010127917 - TRACT J

MATCHLINE SHEET 2
MATCHLINE SHEET 3

BEARING BASIS NOTE:
HORIZONTAL DATUM BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE. COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.00009.

BENCHMARK NOTE:
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1. CONCRETE MONUMENT FOUND +/- 11 FEET SOUTHWEST OF THE MOST NORTHERLY CORNER OF ROCKY CREEK RANCH, SECTION 1, AS RECORDED IN DOC. NO. 201000031 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (ELEVATION=1130.65) (NAVD 88 DATUM)
2. CONCRETE MONUMENT FOUND NEAR AN INSIDE CORNER OF THE RC TRAVIS, LP 260.3923 AC TRACT AT GATED ENTRANCE TO THE PROPERTY OFF OF CRUMLEY RANCH ROAD (ELEVATION 1054.36) (NAVD 88 DATUM)

SHEET 3 OF 5

SURVEYOR:



ENGINEER:



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JOB NO: A588-010-00/700	DRAWN BY: MSC
DATE: August 2, 2011	CHECKED BY: JON
SCALE: 1"=100'	REVISED: January 10, 2012

**ROCKY CREEK RANCH
SECTION 2**

ROCKY CREEK RANCH SECTION 2 TRAVIS COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 13°47'06" E	34.97'
	(S 13°51'22" E)	(34.95')
L3	S 84°37'13" W	70.00'
L5	N 67°09'51" W	51.62'
L6	S 77°52'14" W	44.72'
	(S 77°51'49" W)	
L7	N 31°01'35" W	101.65'
L8	N 60°19'47" W	112.88'
L9	N 17°14'55" E	35.84'
	(N 17°17'31" E)	(35.76')
L10	S 38°29'49" E	133.70'
	(S 38°28'55" E)	(133.70')
L11	N 51°08'00" E	92.14'
	(N 51°05'59" E)	(92.08')
L12	N 09°40'30" E	77.91'
	(N 09°42'05" E)	(78.01')
L13	N 09°40'30" E	52.34'
	(N 09°42'05" E)	(52.42')
L14	N 09°40'30" E	25.57'
	(N 09°42'05" E)	(25.59')
L15	N 45°27'28" E	42.81'
	(N 45°22'28" E)	(42.82')
L16	N 71°18'15" E	43.04'
	(N 71°19'10" E)	(43.02')
L17	S 13°47'06" E	34.44'
L18	N 29°08'33" W	53.76'
L19	S 67°32'00" W	41.13'
L20	N 41°49'45" E	32.91'
L21	N 05°22'47" W	129.31'
L22	S 03°21'25" E	75.24'
L23	S 18°24'07" W	90.84'
L24	N 18°24'07" E	88.68'
L25	N 03°21'25" W	75.01'
L26	S 33°58'35" E	32.74'
L27	N 72°55'03" E	43.11'
L28	N 28°24'12" E	64.07'
L29	N 74°49'36" W	39.55'
L30	S 24°43'20" W	47.87'
L31	S 30°37'21" W	48.64'
L32	S 48°39'50" W	78.00'
L33	S 48°39'50" W	17.12'
L34	S 48°39'50" W	60.87'
L35	N 05°22'47" W	5.62'
L36	S 28°24'12" W	65.30'
L37	N 05°22'47" W	20.28'
L38	N 64°30'30" W	46.78'
L39	N 64°30'30" W	28.44'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	365.00'	339.53'	377.42'	S 40°30'15" E
		(339.55')	(377.43')	(S 40°30'22" E)
C2	785.08'	109.69'	109.60'	S 63°13'07" E
		(785.00')	(109.62')	(S 63°09'20" E)
C3	365.00'	379.35'	362.51'	N 35°09'15" W
C4	715.08'	771.81'	734.89'	N 36°18'02" W
C5	60.00'	46.48'	45.32'	S 82°40'34" E
		(60.00')	(46.53')	(S 82°43'27" E)
C6	435.00'	222.34'	219.93'	S 28°25'41" E
C7	435.00'	69.98'	69.90'	S 18°23'37" E
C8	435.00'	152.37'	151.59'	S 33°02'12" E
C9	15.00'	22.23'	20.25'	S 00°37'15" E
C10	550.00'	136.73'	136.38'	S 48°57'04" W
C11	550.00'	40.43'	40.42'	S 43°56'06" W
C12	550.00'	96.30'	96.17'	S 51°03'25" W
C13	15.00'	12.33'	11.99'	S 78°37'19" W
C14	50.00'	247.63'	61.73'	S 38°42'46" E
C15	15.00'	14.67'	14.09'	N 27°25'34" E
C16	50.00'	15.76'	15.70'	N 85°51'40" W
C17	50.00'	82.07'	73.17'	S 38°04'53" W
C18	50.00'	69.42'	63.97'	S 48°42'59" E
C19	50.00'	25.12'	24.85'	N 77°07'15" E
C20	50.00'	55.26'	52.49'	N 31°04'02" E
C21	600.00'	142.63'	142.29'	N 48°38'21" E
C22	600.00'	28.98'	28.97'	N 54°03'56" E
C23	600.00'	104.68'	104.55'	N 47°41'02" E
C24	600.00'	8.97'	8.97'	N 42°15'27" E
C25	15.00'	22.23'	20.25'	N 84°16'46" E
C26	465.00'	165.25'	164.38'	N 34°54'29" W
C27	435.00'	105.48'	105.22'	S 60°13'02" E
C28	463.69'	129.05'	128.64'	N 59°11'56" W
C29	15.00'	23.56'	21.21'	S 22°09'51" E
C30	15.00'	13.62'	13.16'	S 48°51'06" W
C31	50.00'	247.87'	61.54'	S 67°09'10" E
C32	15.00'	13.62'	13.15'	N 03°10'07" W
C33	50.00'	19.98'	19.85'	S 63°25'06" W
C34	50.00'	56.72'	53.72'	S 19°28'23" W
C35	50.00'	41.75'	40.54'	S 36°56'30" E
C36	50.00'	30.70'	30.22'	S 78°26'50" E
C37	50.00'	39.31'	38.31'	N 61°26'29" E
C38	50.00'	59.42'	55.98'	N 04°52'19" E
C39	15.00'	23.56'	21.21'	N 67°50'09" E
C40	785.08'	293.43'	291.73'	N 48°30'31" W
C41	15.00'	22.72'	20.61'	N 81°11'10" W
C42	325.00'	79.27'	79.08'	S 62°24'58" W
C43	15.00'	21.79'	19.93'	S 27°46'55" W
C44	15.00'	13.64'	13.18'	S 39°53'47" E
C45	50.00'	169.40'	99.24'	S 31°06'17" W
C46	15.00'	13.62'	13.16'	N 77°50'51" W
C47	50.00'	13.97'	13.93'	S 57°56'50" E
C48	50.00'	67.21'	62.27'	S 11°25'54" E
C49	50.00'	48.60'	46.71'	S 54°55'25" W
C50	50.00'	39.61'	38.59'	N 74°32'04" W
C51	15.00'	13.62'	13.16'	S 50°07'57" W
C52	50.00'	247.87'	61.54'	N 13°51'27" W
C53	15.00'	13.62'	13.16'	S 77°50'51" E
C54	50.00'	44.82'	43.34'	S 49°48'10" W
C55	50.00'	53.43'	50.92'	N 73°54'10" W
C56	50.00'	46.67'	44.99'	N 16°33'04" W
C57	50.00'	38.33'	37.40'	N 32°08'50" E

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C58	50.00'	64.63'	60.22'	S 88°51'54" E
C59	25.00'	39.28'	36.36'	N 31°09'05" E
C60	15.00'	21.58'	19.77'	N 55°03'48" W
C61	15.00'	23.56'	21.21'	S 38°42'48" W
C62	175.00'	169.75'	163.18'	S 34°04'32" E
C63	465.00'	154.40'	153.70'	S 35°34'35" E
C64	465.00'	10.85'	10.85'	S 25°23'43" E
C65	15.00'	13.62'	13.16'	S 87°52'49" E
C66	50.00'	247.87'	61.54'	S 28°07'26" W
C67	15.00'	13.62'	13.15'	N 35°51'37" W
C68	50.00'	78.97'	71.01'	S 68°39'04" E
C69	50.00'	28.83'	28.44'	S 06°53'09" E
C70	50.00'	46.95'	45.24'	S 36°32'02" W
C71	50.00'	46.27'	44.63'	S 89°56'28" W
C72	50.00'	46.86'	45.16'	N 36°42'12" W
C73	225.00'	218.25'	209.80'	N 34°04'32" W
C74	225.00'	26.81'	26.79'	N 58°27'05" W
C75	225.00'	60.28'	60.10'	N 47°21'46" W
C76	225.00'	63.00'	62.79'	N 31°39'56" W
C77	225.00'	68.16'	67.90'	N 14°57'55" W
C78	325.00'	196.77'	193.78'	N 11°03'30" E
C79	15.00'	13.62'	13.16'	N 02°23'35" E
C80	50.00'	169.33'	99.25'	N 73°24'12" E
C81	15.00'	13.62'	13.16'	S 35°35'12" E
C82	325.00'	57.68'	57.61'	N 01°12'07" W
C83	325.00'	62.05'	61.96'	N 09°21'09" E
C84	325.00'	77.04'	76.86'	N 21°36'46" E
C85	50.00'	60.31'	56.72'	N 10°56'18" E
C86	50.00'	38.21'	37.29'	N 67°23'09" E
C87	50.00'	30.47'	30.00'	S 73°15'47" E
C88	50.00'	40.34'	39.26'	S 32°41'25" E
C89	275.00'	168.43'	165.81'	S 79°08'34" E
C90	275.00'	10.00'	10.00'	S 62°38'19" E
C91	275.00'	128.88'	127.70'	S 62°38'24" E
C92	275.00'	29.55'	29.53'	N 86°23'22" E
C93	15.00'	23.22'	20.97'	N 38°57'57" E
C94	15.00'	23.90'	21.45'	N 51°02'03" W
C95	785.08'	365.71'	362.41'	N 18°43'29" W
C96	15.00'	22.91'	20.75'	N 11°40'46" E
C97	275.00'	135.50'	134.13'	N 69°32'38" E
C98	275.00'	27.76'	27.75'	N 58°19'13" E
C99	275.00'	107.74'	107.05'	N 72°26'08" E
C100	15.00'	23.56'	21.21'	S 51°17'12" E
C101	275.00'	166.50'	163.97'	S 11°03'30" W
C102	275.00'	15.28'	15.28'	S 04°41'41" E
C103	275.00'	90.38'	89.97'	S 06°18'43" W
C104	275.00'	60.84'	60.72'	S 22°03'54" W
C105	25.00'	39.27'	35.36'	S 73°24'12" W
C106	325.00'	199.05'	195.96'	N 79°08'34" W
C107	325.00'	62.34'	62.25'	N 67°05'32" W
C108	325.00'	74.85'	74.68'	N 79°11'07" W
C109	325.00'	61.77'	61.77'	S 88°45'52" W
C110	815.08'	160.44'	160.18'	N 11°01'08" W
C111	805.11'	182.11'	181.72'	S 26°40'24" E

LOT TABLE	
DESCRIPTION	ACREAGE
SINGLE FAMILY LOTS	33.123 AC.
DRAINAGE & WATER QUALITY EASEMENT	24.145 AC.
LANDSCAPE LOTS	0.420 AC.
ROCKY CREEK BOULEVARD	2.990 AC.
DAWN FLOWER COVE	0.725 AC.
BROOMWEED COVE	0.868 AC.
FLYCATCHER COURT	0.807 AC.
CORY CACTUS DRIVE	0.847 AC.
POPPY MALLOW DRIVE	0.688 AC.
AMBROSIA DRIVE	1.823 AC.
TOTAL RIGHT-OF-WAY	8.744 AC.
TOTAL AREA	66.436 AC.
NUMBER OF RESIDENTIAL LOTS	100
NUMBER OF DRAINAGE & WATER QUALITY EASEMENT LOTS	4
NUMBER OF LANDSCAPE LOTS	3
TOTAL NUMBER OF LOTS	107

STREET NAMES	R.O.W. WIDTH	CENTERLINE LENGTH
ROCKY CREEK BOULEVARD	70 FT.	1,851 FT.
DAWN FLOWER COVE	50 FT.	520 FT.
BROOMWEED COVE	50 FT.	644 FT.
FLYCATCHER COURT	50 FT.	531 FT.
CORY CACTUS DRIVE	50 FT.	736 FT.
POPPY MALLOW DRIVE	50 FT.	570 FT.
AMBROSIA DRIVE	50 FT.	1,446 FT.
TOTAL	-	6,308 FT.

SHEET 4 OF 5

FILE: J:\Projects\A588\010\Survey\Drawing Files\700\A588-010-Plot.dwg
J:\Projects\A588\010\Survey\Point Files\A588-010-00-700.crd

JOB NO:	A588-010-00/700	DRAWN BY:	MSC
DATE:	August 2, 2011	CHECKED BY:	JON
SCALE:	1"=100'	REVISED:	January 10, 2012

ROCKY CREEK RANCH SECTION 2

SURVEYOR:

terra firma LAND SURVEYING

1701 Directors Boulevard, Suite 400 Austin, Texas 78744 512/328-8373 Fax 512/440-2286

ENGINEER:

JC JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. F-439

1701 DIRECTORS BLVD, STE. 400
AUSTIN, TEXAS 78744
(512) 441-9493 (Phone)
(512) 445-2286 (Fax)

ROCKY CREEK RANCH SECTION 2 TRAVIS COUNTY, TEXAS

STATE OF TEXAS)
COUNTY OF DALLAS)
KNOW ALL MEN BY THESE PRESENTS:

That, RC Travis, L.P., a Texas limited partnership, acting herein by and through Brian Carlock, Senior Vice President, owner of 66.436 acres of land being portions of a 49.7533-acre tract (Tract 1) and a 260.3923-acre tract (Tract 3), out of the John Moat Survey No. 422, Travis County, Texas, as conveyed to it by special warranty deed recorded in Document No. 2010127917 of the Official Public Records of Travis County, Texas, does hereby subdivide 66.436 acres of land, pursuant to Chapter 232 of the Texas Local Government Code, in accordance with the plat shown hereon, to be known as ROCKY CREEK RANCH, SECTION 2, and does hereby dedicate to the public the use of the streets and easements shown hereon subject to any easements, covenants or restrictions heretofore granted and not released.

WITNESS MY HAND, this the 10th day of January, 2012 A.D.

RC Travis, L.P., a Texas limited partnership
Three Lincoln Centre
5430 LBJ Freeway, Suite 800
Dallas, TX 75240

By: Brian Carlock
Brian Carlock, Senior Vice President

STATE OF TEXAS)
COUNTY OF DALLAS)

Before me, the undersigned authority on this day personally appeared Brian Carlock, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Carl Johnson
Notary Public, State of Texas



Print Notary's Name
My Commission Expires: APR 8, 2012

I, Jonathan O. Nobles, am authorized under the laws of the State of Texas to practice the profession of surveying, and hereby certify that this plat is true and correct to the best of my ability, and was prepared from an actual survey of the property made under my supervision on the ground.

Jonathan O. Nobles
Registered Professional Land Surveyor No. 5777
Date: 1/10/2012



TERRA FIRMA LAND SURVEYING
1701 Directors Blvd., Suite 400
Austin, Texas 78744

FLOOD PLAIN NOTE:

No portion of this tract is within the designated flood hazard area as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) #48453C0395H, Travis County, Texas, dated September 26, 2008, Community #481026.

I, Gensong N. Perry, am authorized under the laws of the State of Texas to practice the profession of engineering, and hereby certify that this plat is feasible from an engineering standpoint and is true and correct to the best of my knowledge.

Gensong N. Perry
Registered Professional Engineer No. 99300
Date: 1/10/2012



JONES & CARTER, INC.
1701 Directors Blvd., Suite 400
Austin, Texas 78744

This subdivision is not located in the extraterritorial jurisdiction of the City of Austin, Texas, as of this the _____ day of _____, 20____ A.D.

Grag Guernsey, Director
Planning and Development Review Department

TRAVIS COUNTY 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, 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 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 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 exact traffic control signs, such as speed limit, stop signs, and yield signs, which is considered to be 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., and duly recorded on the _____ day of _____, 20____ A.D., at _____ o'clock _____ M., in the Official Public Records of said County and State in Document No. _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK of said County the _____ day of _____, 20____ A.D.

Dana DeBeauvoir, County Clerk, Travis County, Texas

Deputy

NOTES:

- This subdivision is located in Travis County; however, it does not lie in any city's ETJ or corporate limits.
- All streets and drainage facilities shall be constructed and installed to Travis County standards.
- All drainage easements on private property shall be maintained by the owner and/or his/her assigns.
- No objects, including but not limited to, buildings, fences, landscaping or other structures shall be allowed in a drainage easement except as approved by Travis County.
- Property owner and/or his/her assigns shall provide for access to the drainage easement as may be allowed and shall not prohibit access by Travis County for inspection or maintenance of said easement.
- The owner/developer of this subdivision/lot is responsible for providing the subdivision infrastructure, including water and wastewater improvements, offsite main extensions, and system upgrades.
- Water service will be provided by the Lower Colorado River Authority (LCRA) and wastewater service will be provided by Travis County MUD No. 16. Electric service will be provided by Pedemates Electric Cooperative, Inc.
- A Travis County Development Permit and Storm Water Pollution Prevention Plan (SWP3) are required prior to construction activities on a lot within this subdivision common plan of development. A SWP3 requires the use of temporary and permanent Best Management Practices (BMPs), including erosion and sediment controls, for protection of storm water runoff quality for construction activities.
- Occupancy of any lot is prohibited until connection is made to an approved public sewer system.
- Occupancy of any lot is prohibited until water satisfactory for human consumption is available from a source in adequate and sufficient supply for the proposed development.
- A ten (10) foot Public Utility Easement is hereby dedicated adjacent to all right-of-way and a (5) foot Public Utility Easement is hereby dedicated adjacent to all side and rear lot lines.
- No sidewalks proposed to be built.
- Lots 1, 8, 14, & 30 of Block A, Lots 4 & 80 of Block B and Lot 1, Block C are restricted to nonresidential uses and are hereby owned and maintained by Homeowner Association as described in Document Nos. 2010010637 and 2011036711, of the Official Public Records of Travis County, Texas.
- It is declared that all of the property of the subdivision shall be held, sold and conveyed subject to the following restrictions, covenants and conditions contained in the deed restrictions on file in Document No. 2010010637 of the Official Public Records of Travis County, Texas.
- This subdivision is subject to a phasing agreement with Travis County.
- It is declared that all of the subject property of the subdivision shall be held, sold and conveyed subject to the following restrictions and conditions: all water quality protection features, including any filter strips, buffer zones, greenbelt areas and impervious cover limitations, depicted or provided for on this plat or incorporated in the development of a lot shall be maintained for water quality protection and shall not be altered, damaged or covered except as provided by the U.S. Fish and Wildlife Service recommendations for protection of water quality of the Edwards Aquifer dated September 1, 2000. This restriction against altering the physical elements of the water quality protection measures shall run with the land and the owner of any real property interest in any of the property described on this plat, as well as any governmental entity with jurisdiction over platting or subdivision of the tract or over the roads within the tract, shall have the right to enforce this restriction by any proceeding at law or in equity.

SHEET 5 OF 5

SURVEYOR:

terra firma LAND SURVEYING

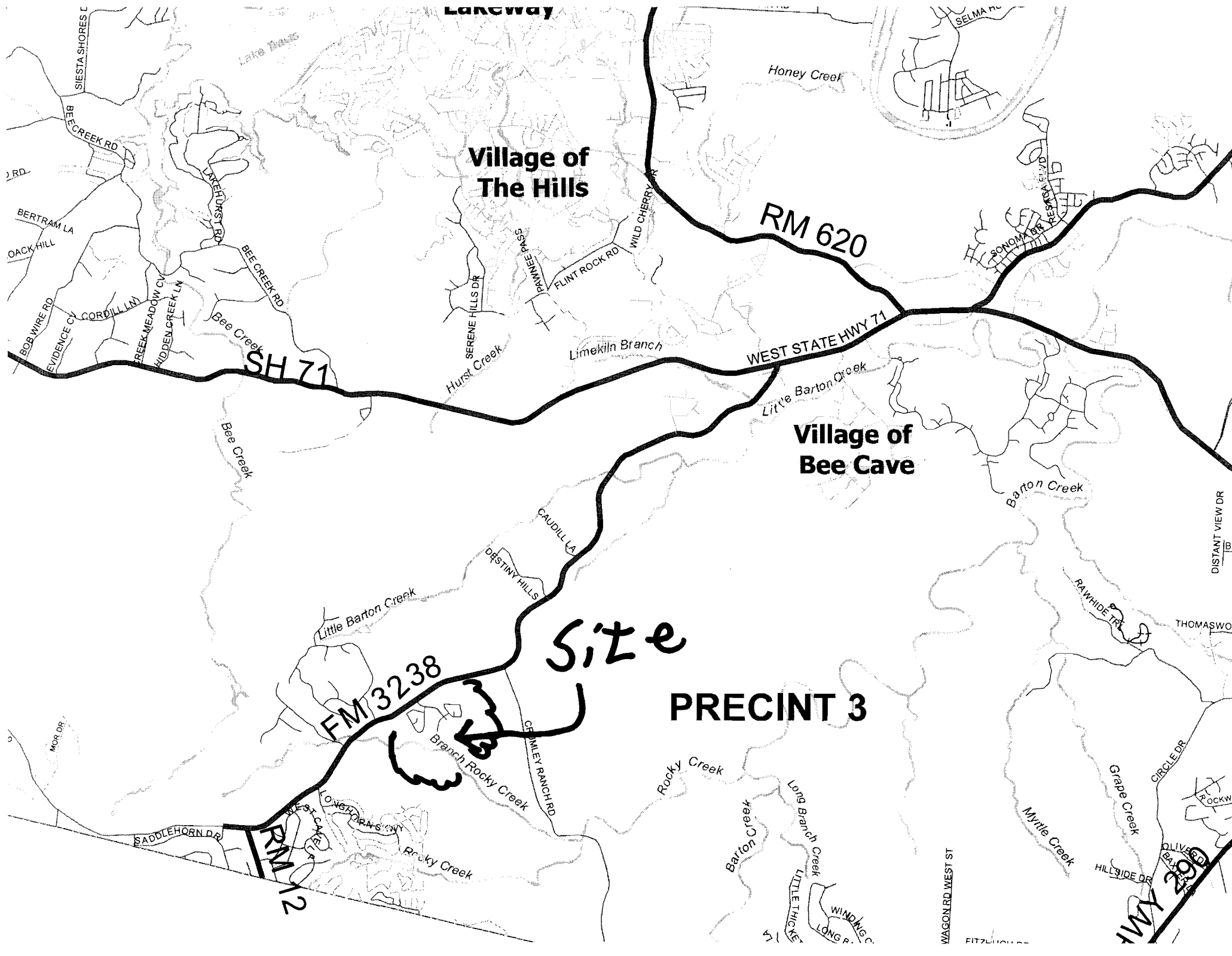
1701 Directors Boulevard, Suite 400 Austin, Texas 78744 512/328-6375 Fax 512/445-2286

ENGINEER:

JC JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS

1701 DIRECTORS BLVD., STE. 400
AUSTIN, TEXAS 78744
(512) 441-9493 (Phone)
(512) 445-2286 (Fax)

FILE: J:\Projects\AS588\010\Survey\Drawing Files\700\AS588-010-Plat.dwg		J:\Projects\AS588\010\Survey\Point Files\AS588-010-00-700.crd	
JOB NO:	AS588-010-00/700	DRAWN BY:	MSC
DATE:	August 2, 2011	CHECKED BY:	JON
SCALE:	1"=100'	REVISED:	October 25, 2011
ROCKY CREEK RANCH SECTION 2			



Landway

Village of The Hills

RM 620

SH 71

WEST STATE HWY 71

Village of Bee Cave

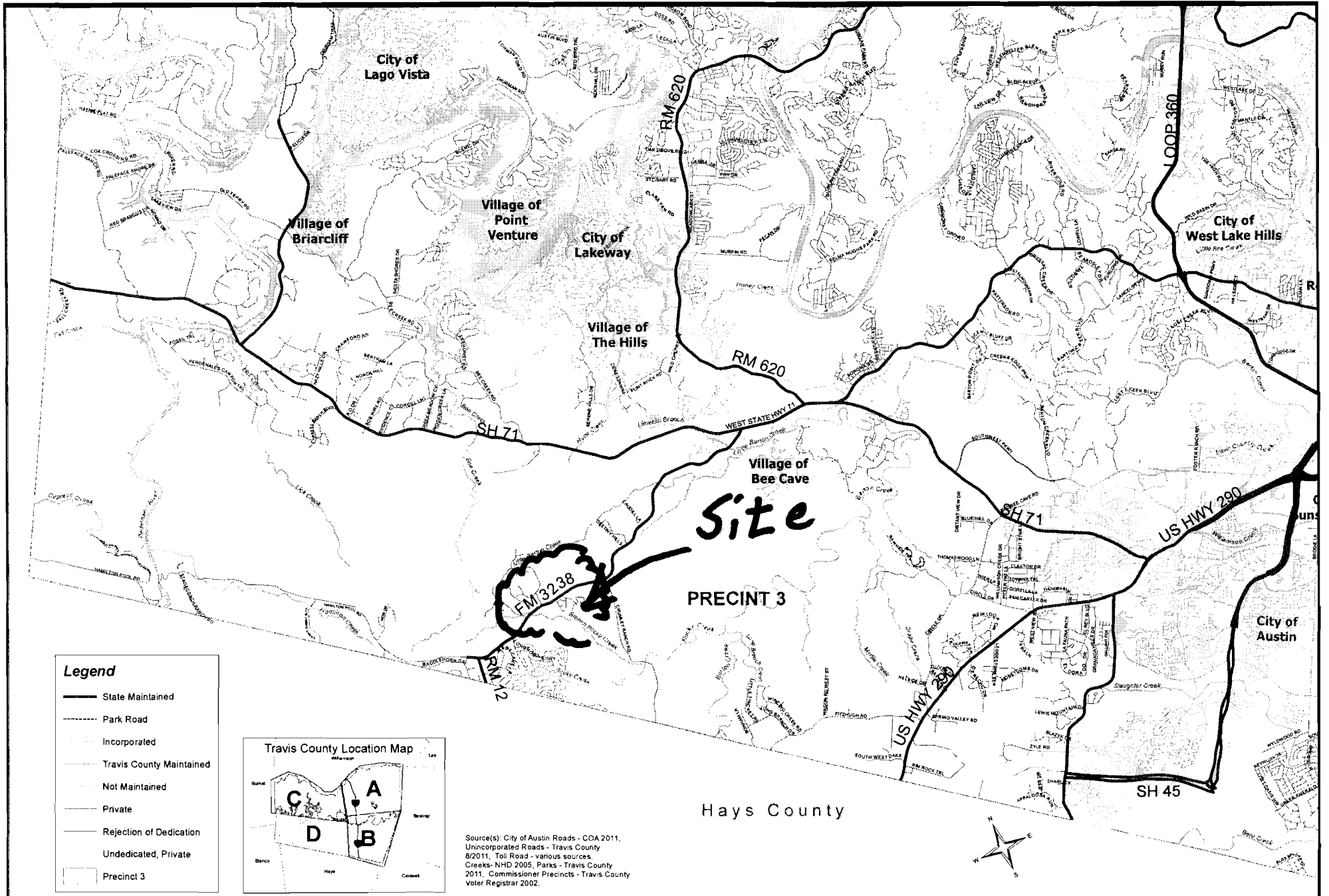
Site

PRECINCT 3

FM 3238

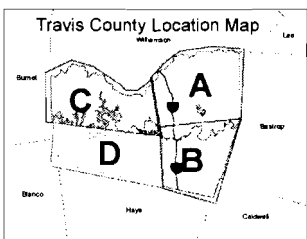
RM 12

FM 290



Legend

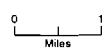
- State Maintained
- - - Park Road
- Incorporated
- Travis County Maintained
- Not Maintained
- Private
- Rejection of Dedication
- Undedicated, Private
- Precinct 3



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.

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

Travis County Roadways, Map D



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