



Travis County Commissioners Court Agenda Request

Meeting Date: February 21, 2012

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

Division Director/Manager: Donald W. Ward, P.E., Division Director of Road Maintenance and Fleet Services

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 acceptance of the dedication of the public street and drainage facilities within Colonia Serendipity – Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

Colonia Serendipity was recorded on October 15, 2007 document #200700305. This subdivision has been inspected for conformance with approved plans and specifications as listed. This subdivision will be accepted under the regulations of the Standards for Construction of Streets and Drainage in Subdivisions approved by Commissioners Court August 28, 1997, in which the subdivision is accepted before the one-year performance period has ended.

There are no public sidewalks within this subdivision. The stop signs, if any, are in the process of being approved under Chapter 251 of the Texas Transportation Code.

Colonia Serendipity is accessed from Crawford Road, a road maintained by Travis County. This action will add a total of 0.16 miles to the Travis County road system.

STAFF RECOMMENDATIONS:

TNR staff recommends approval of the proposed motion.

ISSUES AND OPPORTUNITIES:

This project has been complete since approximately December, 2008. Travis County staff will consider the time between the approximate completion date of December, 2008 and the Commissioners Court acceptance date as the warranty period for these particular improvements. All Travis County issued punch list items have been addressed.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A.

ATTACHMENTS/EXHIBITS:

- TNR Approval Letter
- List of Streets
- Requirements for Approval
- Location 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

AB

CC:

Stacey Scheffel	Program Manager	TNR Permits	854-7565
Johnny Anglin	Inspector	Development Services	266-3314

SM:AB:ps
1101 - Development Services - Colonia Serendipity



TRANSPORTATION & 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

**CONSTRUCTION ACCEPTANCE/PERFORMANCE PERIOD INSPECTION
FOR RELEASE OF FISCAL**

DATE: January 24, 2012

TO: DEVELOPER:
Sharon Seligman
21600 Serendipity Lane
Spicewood, TX 78669

ENGINEER:
Vigil and Associates
4303 Russell Drive
Austin, TX 78704

SUBJECT: Colonia Serendipity

Effective this date, streets and/or drainage construction within this subdivision appear to be in conformance with the approved construction documents. This subdivision has completed the one (1) year performance period. All performance period maintenance punch list items have been completed and/or corrected.

OTHER REMARKS:

BY: Don W. Ward 1/30/12
TNR Division Director of Road and Bridge – Don W. Ward, P.E.

Paul Scoggins 1-25-2012
TNR Engineering Specialist – Paul Scoggins

Johnny Anglin 1-25-2012
TNR Inspector – Johnny Anglin

1102 fiscal file
1105 Subdivision File

ACCEPTANCE OF DEDICATION OF STREETS AND DRAINAGE

SUBDIVISION
Mapsco No. 487X

Colonia Serendipity

Pct.# THREE
Atlas No. L-03



RECORDED AT DOC#200700305 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY - 10/15/2007

ONE SUBDIVISION CONTAINING 1 PUBLIC STREET AS LISTED BELOW:

#	STREET NAME	FROM - TO	L.F.	MILES	ROW	TYPE OF PVMNT	WIDTH OF PVMNT	CURB & GUTTER
1	Serendipity Place	Crawford Road in a southeasterly direction approximately 590'	590	0.11	60'	HMAC	28' B-B	YES
1	Serendipity Place	continuing in a southeasterly direction to a cul-de-sac w/60' radius	260	0.05	60'	HMAC	24'	NO
Total Footage/Mileage			850	0.16				

THE TOTAL NUMBER OF LOTS IN THIS SUBDIVISION - 14

N/A ADDITIONAL LOTS SOLD FOR DEVELOPMENT

CONSTRUCTION OF STREETS AND DRAINAGE EXCEEDS MINIMUM COUNTY STANDARD FOR STREET NUMBERED 1

IT IS RECOMMENDED THAT MAINTENANCE OF STREET NUMBERED 1 TOTALING THE TRAVIS COUNTY COMMISSIONERS COURT IN PRECINCT THREE.

0.16 MILES BE ACCEPTED BY

14-Feb-12

DATE

DP = DOUBLE PENETRATION
HMAC = HOT MIX ASPHALT
C = CONCRETE
UPP = UNPAVED, PIT RUN
UPS = UNPAVED, SELECT

Don W. Ward 1/30/12

Don W. Ward, PE
Division Director
Road & Bridge

DATE APPROVED BY COMMISSIONERS COURT



TRANSPORTATION & NATURAL RESOURCES

STEVEN M. MANILLA, P.E., COUNTY EXECUTIVE

411 West 13th Street
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PO Box 1748
Austin, Texas 78767
(512) 854-9383
FAX (512) 854-4649

COLONIA SERENDIPITY REQUIREMENTS FOR APPROVAL OF CONSTRUCTION PUBLIC STREET SUBDIVISIONS PER STANDARDS FOR CONSTRUCTION OF STREETS AND DRAINAGE IN SUBDIVISIONS - AUGUST 28, 1997

- 1/9/12 **1. Professional Engineer's certification of quantities of work completed (**Engineer's Concurrence Letter**). § 82.401(c)(1)(A) § 82.604(c)(2)**
- NA **2. If applicable**, Construction Summary Report, if in COA ETJ, **signed** by COA inspector. §82.604(c)(1)
- 12/5/08 **3. Contractor's (signed) invoice or receipt of payment for work completed. §82.401(a)(1)(B)**
- 1/9/12 **4. Reproducible Plans, certified as "**Record Drawings**" or "**As-Builts**", by the Owner's Consulting Engineer [§ 82.604(c)(3)] including a Signage and Striping Plan [§82.303] and accompanying **Stop Sign Warrant** sheets for each sign.**
- TC will
reduce/
release **5. Performance Period Fiscal for 10% of the actual construction cost of street and drainage construction plus fiscal for residential sidewalks, if applicable. If bond, it must be in a form acceptable to Travis County and dated near the time of the TNR inspection report. Must be posted by owner/developer. § 82.604(c)(4)**
- NA **6. If applicable**, a copy of the Conditional Letter of Map Amendment or Revision from FEMA to begin Performance Period and the completed Letter of Map Revision (LOMR) to accept streets for maintenance. § 82.604(c)(5)
- NA **7. If applicable**, a letter from a **Registered Accessibility Specialist** approving sidewalk construction, within the subdivision. Plan approval required at time of issuance of Basic Development Permit. Substantial compliance (inspection) required at time of street acceptance for maintenance. § 82.202(q)(2)
- 11/15/11 **8. A TNR inspection report, indicating the completion of that portion of the work represented by the reduction of fiscal (streets and drainage, including detention ponds, and sidewalks). § 82.401(c)(2)(C) **Road Maintenance will have to approve construction before recommending acceptance to Commissioners Court.****
- 6/28/11 **9. If applicable**, Approval of other agencies and/or cities, **if in their ETJ**; Municipal or other Utility Districts.
- NA **10. License Agreement (**If there are private improvements in Public ROW.**)**

200700 305

10/15/2007

\$65.00 PHOTOGRAPHIC MAP

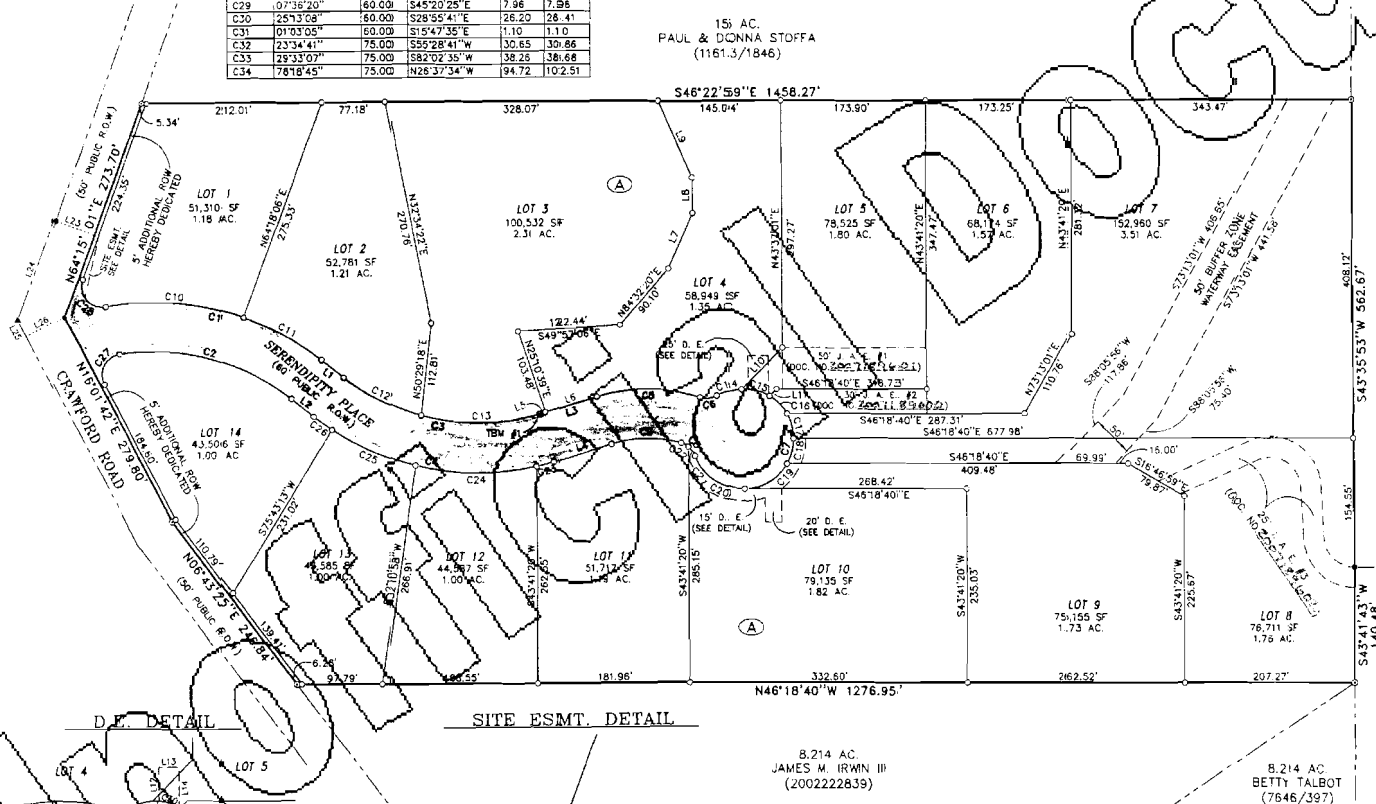
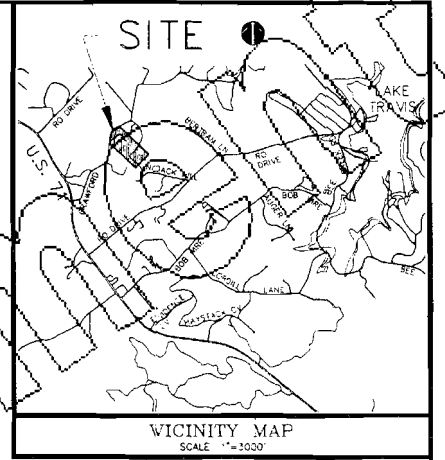
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD	ARC
C1	48°05'43"	330.00	S32°05'21"E	289.03	277.10
C2	48°45'40"	270.00	S31°24'50"E	214.29	220.38
C3	55°10'34"	260.00	S35°37'17"E	240.82	250.38
C4	55°16'34"	320.00	S35°37'17"E	296.39	308.16
C5	34°40'33"	210.00	S45°52'18"E	123.16	127.09
C6	47°15'27"	25.00	S52°08'45"E	20.04	20.62
C7	27°12'22"	60.00	S63°48'42"W	77.77	252.38
C8	54°00'56"	25.00	S03°35'35"E	22.71	23.57
C9	32°36'31"	150.00	S46°54'19"E	84.22	85.37
C10	29°16'31"	330.00	S41°30'27"E	166.79	168.61
C11	18°50'12"	330.00	S17°27'08"E	108.00	108.49
C12	12°41'48"	260.00	S18°22'53"E	102.32	102.99
C13	32°28'48"	260.00	S46°58'10"E	145.42	147.39
C14	26°38'53"	60.00	S82°28'02"E	27.66	27.91
C15	33°52'33"	60.00	S32°12'19"E	34.96	35.47
C16	28°57'23"	60.00	S00°47'21"E	30.00	30.32
C17	29°59'50"	60.00	S28°41'30"W	31.06	31.42
C18	29°59'50"	60.00	S58°41'30"W	31.06	31.42
C19	60°00'02"	60.00	N76°18'39"W	60.00	62.83
C20	69°43'31"	60.00	N11°26'52"W	58.59	73.02
C21	31°15'12"	25.00	N07°47'17"E	13.47	13.64
C22	22°45'44"	25.00	N19°13'11"W	9.87	9.93
C23	03°58'23"	320.00	N81°13'23"W	22.19	22.19
C24	28°57'03"	330.00	N45°45'39"W	149.14	150.52
C25	19°21'24"	320.00	N22°36'26"W	107.60	108.11
C26	04°53'43"	320.00	N10°28'52"W	27.33	27.34
C27	109°10'38"	25.00	N70°37'01"E	40.75	47.64
C28	120°23'44"	25.00	S04°03'09"W	43.39	52.53
C29	07°38'20"	60.00	S45°20'25"E	7.96	7.96
C30	25°13'08"	60.00	S28°55'41"E	28.20	28.41
C31	01°03'05"	60.00	S15°47'35"E	1.10	1.10
C32	23°34'41"	75.00	S55°28'41"W	30.65	30.66
C33	29°33'07"	75.00	S82°02'35"W	38.26	38.68
C34	76°18'45"	75.00	N26°37'34"W	94.72	102.51

NUMBER	BEARING	DISTANCE
L1	S08°18'00"E	34.58
L2	S08°16'00"E	34.58
L3	S63°12'34"E	70.57
L4	S63°12'34"E	70.57
L5	S63°12'34"E	7.32
L6	S63°12'34"E	63.24
L7	N67°48'48"E	75.76
L8	N43°01'28"E	42.34
L9	N19°42'02"E	100.15
L10	N88°41'20"E	70.78
L11	N88°41'20"E	12.15
L12	N43°41'20"E	40.45
L13	S48°18'40"E	25.00
L14	S43°41'20"W	48.27
L15	S48°18'40"E	15.00
L16	S43°41'20"W	40.00
L17	N48°18'40"W	20.00
L18	N43°41'20"E	29.29
L19	N43°41'20"E	28.92
L20	S48°18'40"E	45.00
L21	S48°18'40"E	16.78
L22	N25°44'59"W	49.84
L23	S48°18'40"E	128.98
L24	S16°01'42"W	22.30
L25	S16°01'42"W	22.30
L26	S73°58'18"E	50.02

COLONIA SERENDIPITY



SCALE: 1"=100'



LEGEND

- 1/2-INCH IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2-INCH IRON PIPE FOUND
- ▲ 60-INCH NAIL FOUND
- 1/2-INCH IRON ROD W/ PLASTIC CAP STAMPED 'MCANGUS SURVEY' SET
- CONCRETE MONUMENT SET
- ◆ TEMPORARY BENCHMARK
- ⊙ BLOCK DESIGNATOR
- ⊙ D.E. DRAINAGE EASEMENT
- J.A.E. JOINT USE ACCESS EASEMENT

BENCHMARKS

BENCHMARK: THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE CITY OF AUSTIN ELECTRIC UTILITY DISTRICT MONUMENT STATION NAME EUD 94 - THE MONUMENT IS APPROX. 150 FEET EAST OF THE CENTERLINE OF BEC CREEK ROAD AND 93 FEET NORTH OF 400' W. EDGE OF PAVEMENT IN FENCE LINE.

ELEV. = 956.25

TBM #1 (CONCRETE MONUMENT WITH 1/2" IRON ROD WITH PLASTIC CAP STAMPED 'MCANGUS SURVEY' SET AT THE BEGINNING OF CURVE ALONG THE FRONT OF LOT 3 BLK. A ON THE NORTHEASTERLY RIGHT OF WAY LINE OF DORETTA PLACE.

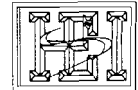
ELEV. = 1064.74

Single Family Lots = 14 Lots
 Common Area Lots = 0 Lots
 Total = 14 Lots
 Total L.F. Streets = 850 L.F.
 ROW = 1.35 Acs.
 TOTAL ACREAGE = 23.49 Acs.

McANGUS SURVEYING CO., INC.

1101 HIGHWAY 360 SOUTH
BUILDING H, SUITE 100
AUSTIN, TEXAS 78746
(512) 328-9302

HOWARD ENGINEERS, INC.
4303 Russell Drive
Austin, Texas 78704
Phone: (512) 448-0881
Fax: (512) 448-0889
Email: hai@howardengineers.com



200700305

COLONIA SERENDIPITY

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS THAT I, SHARON A. SELIGMAN, THE UNDERSIGNED OWNER OF A 232 ACRE REMAINDER OF 23.49 ACRES OF LAND LOCATED IN THE GM 30027 SURVEY, NO. 50 IN TRAVIS COUNTY, TEXAS, SAID 23.49 ACRE TRACT OF LAND BEING DESCRIBED BY DEED RECORDED IN VOLUME 12320, PAGE 1159 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND THAT I, SHARON A. SELIGMAN, AS GENERAL MANAGER OF COLONIA SERENDIPITY, LLC, THE OWNER OF A 2137 ACRE PORTION OF SAID 23.49 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED AS DOC. NO. 2006197558 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 23.49 ACRES IN ACCORDANCE WITH CHAPTER 232 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

'COLONIA SERENDIPITY'

IN ACCORDANCE WITH THE MAP OR PLAT SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE 29 DAY OF August, 2007.

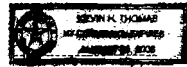
Sharon A. Seligman
SHARON A. SELIGMAN, GENERAL MANAGER
COLONIA SERENDIPITY, LLC
4305 CRAWFORD RD.
SPICEWOOD, TX 78669
(512) 264-1266

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHARON A. SELIGMAN, KNOWN TO ME TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 29 DAY OF August, 2007.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, STATE OF TEXAS
NOTARY:



NAME & ADDRESS HERE
David J. Reid

WATERSHED STATUS:

THIS PROJECT SITE IS LOCATED WITHIN THE LAKE TRAVIS WATERSHED. THIS PROJECT IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

I, DAVID J. REID, AN AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAN, TO THE BEST OF MY KNOWLEDGE, IS COMPLETE, ACCURATE, AND IN COMPLIANCE WITH CHAPTER 232 OF THE TEXAS LOCAL GOVERNMENT CODE AND CHAPTER 82 OF THE TRAVIS COUNTY CODE.

NO PORTION OF THIS SUBDIVISION IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP (FIRM) NO. 483630365E & NO. 484530395C, TRAVIS COUNTY, TEXAS, BOTH DATED JUNE 15, 1993.

David J. Reid
DAVID J. REID, P.E. #79858 DATE
HOWARD ENGINEERS, INC.
4303 RUSSELL DR.
AUSTIN, TX 78704
(512) 448-0881



I, JESSE J. SHEEDY, AN AUTHORIZED UNDER THE LAW OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAN COMPLIES WITH AND IS IN COMPLIANCE WITH CHAPTER 232 OF THE TEXAS LOCAL GOVERNMENT CODE AND CHAPTER 82 OF THE TRAVIS COUNTY CODE AS AMENDED. THIS PLAN IS TRUE AND CORRECT AND WAS PREPARED FROM AN ORIGINAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND.

Jesse J. Sheedy
JESSE J. SHEEDY, P.S. #5601 DATE
MEAGUIUS SURVEYING CO., INC.
1101 HWY 360 SOUTH, H-100
AUSTIN, TEXAS 78746
(512) 258-9302



THIS SUBDIVISION IS NOT LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF AUSTIN.

Victoria Shute
VICTORIA SHUTE, DIRECTOR
WATERSHED PROTECTION & DEVELOPMENT REVIEW DEPARTMENT
8/30/07 DATE

ON-SITE WASTEWATER NOTES:

- 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 BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
- NO ON-SITE SEWAGE DISPOSAL SYSTEM MAY BE INSTALLED WITHIN 100 FEET OF A PRIVATE WATER WELL.
- 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.
- ALL DEVELOPMENT ON ALL LOTS IN THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE TEXAS ADMINISTRATIVE CODE CHAPTER 295 AND TRAVIS COUNTY CODE CHAPTER 4B.
- LOTS IN THIS SUBDIVISION ARE LIMITED TO ONE SINGLE FAMILY RESIDENCE PER LOT.
- THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM AND/OR LOT OWNERS WITHIN THE SUBDIVISION.

Robert Morris
ROBERT MORRIS, P.E.
ACTING DIVISION MANAGER
PLANNING AND ENGINEERING SERVICES
TRAVIS COUNTY, TEXAS - INR

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 29 DAY OF August, 2007, 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 29 DAY OF August, 2007, A.D.

DANA DEBEAUVOIR, CLERK, COUNTY COURT
TRAVIS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DID HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 29 DAY OF August, 2007, A.D. AT 10:57 O'CLOCK A.M. AND DULY RECORDED ON THE 29 DAY OF August, 2007, A.D. AT 10:58 O'CLOCK A.M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT # 2007222272.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 29 DAY OF August, 2007, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF TRAVIS

DEPUTY

PLAT NOTES:

- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED ON-SITE WATER WELL LOCATED A MINIMUM OF 100' FROM ANY ON-SITE SANITARY DISPOSAL SYSTEM OR RAIN FIELD.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM WHICH HAS BEEN APPROVED BY THE TRAVIS COUNTY ON-SITE SEWAGE FACILITY PROGRAM.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING, OR OTHER STRUCTURES SHALL BE ALLOWED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY TRAVIS COUNTY.
- A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- THE WATERWAY BUFFER ZONE EASEMENT IS FOR THE PROTECTION OF THE ENVIRONMENT BY IMPROVING THE QUALITY OF STORM WATER RUNOFF FROM DEVELOPED LOTS, THE NATIVE CANAL OR MANAGEMENT PRACTICES WITHIN THE EASEMENT ARE TO HELP MAINTAIN CLEAN WATER CREEKS, RIVERS AND LAKES. NO STRUCTURE OR IMPROVEMENTS, OTHER THAN NATIVE PLANT ENHANCEMENT OR MAINTENANCE OF THE AREA IN ACCORDANCE WITH LOCAL RULES, MAY BE PLACED OR PERFORMED WITHIN THE EASEMENT WITHOUT SPECIFIC PRIOR AUTHORIZATION AND APPROVAL IN WRITING FROM THE LCRA. IT'S SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH AUTHORITY TO PERMIT SUCH IMPROVEMENT FOR THE PROTECTION OF THE ENVIRONMENT. THE EASEMENT SHALL BE MAINTAINED BY EACH LOT OWNER BY PRESERVING AND RESTORING NATIVE VEGETATION. THE EASEMENT MAY NOT BE AMENDED EXCEPT BY EXPRESS WRITTEN AGREEMENT OF THE LCRA, ITS SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH PROPERTY AUTHORITY.
- ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE. DEVELOPMENT OR CONSTRUCTION OTHER THAN ONE SINGLE FAMILY RESIDENCE AND ASSOCIATED UTILITIES, OR ANY DEVELOPMENT TOTALING MORE THAN 10,000 SQUARE FEET OF IMPERVIOUS COVER OR DISTURBING MORE THAN ONE ACRE OF LAND, MAY REQUIRE AN LCRA DEVELOPMENT PERMIT, OR OTHER PERMIT BY THE SUCCESSORS OR ASSIGNS OF LCRA.
- WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS' COURT AT THE OWNERS EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
- DRIVEWAY ACCESS TO LOTS 5 AND 6 SHALL BE THROUGH JOINT USE ACCESS EASEMENTS #1 AND #2. DRIVEWAY ACCESS TO LOTS 7, 8 AND 9 SHALL BE THROUGH JOINT USE ACCESS EASEMENT #3.
- MAINTENANCE OF JOINT-USE DRIVEWAYS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS SERVED BY THE JOINT-USE DRIVEWAY.
- A DECLARATION OF JOINT USE ACCESS AND PUBLIC UTILITY EASEMENTS APPLICABLE TO LAND WITHIN THE LIMITS OF THIS SUBDIVISION ARE MORE FULLY DESCRIBED IN DOCUMENT # _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- DEVELOPMENT THAT EXCEEDS 20% IMPERVIOUS COVER, WHEN CALCULATED AGAINST THE TOTAL PROPERTY, SHALL CONTROL THE INCREASED STORM WATER.
- THE PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.

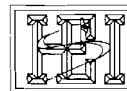
IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THROUGHFARES 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 OWNERS 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 OWNERS MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNERS 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 SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

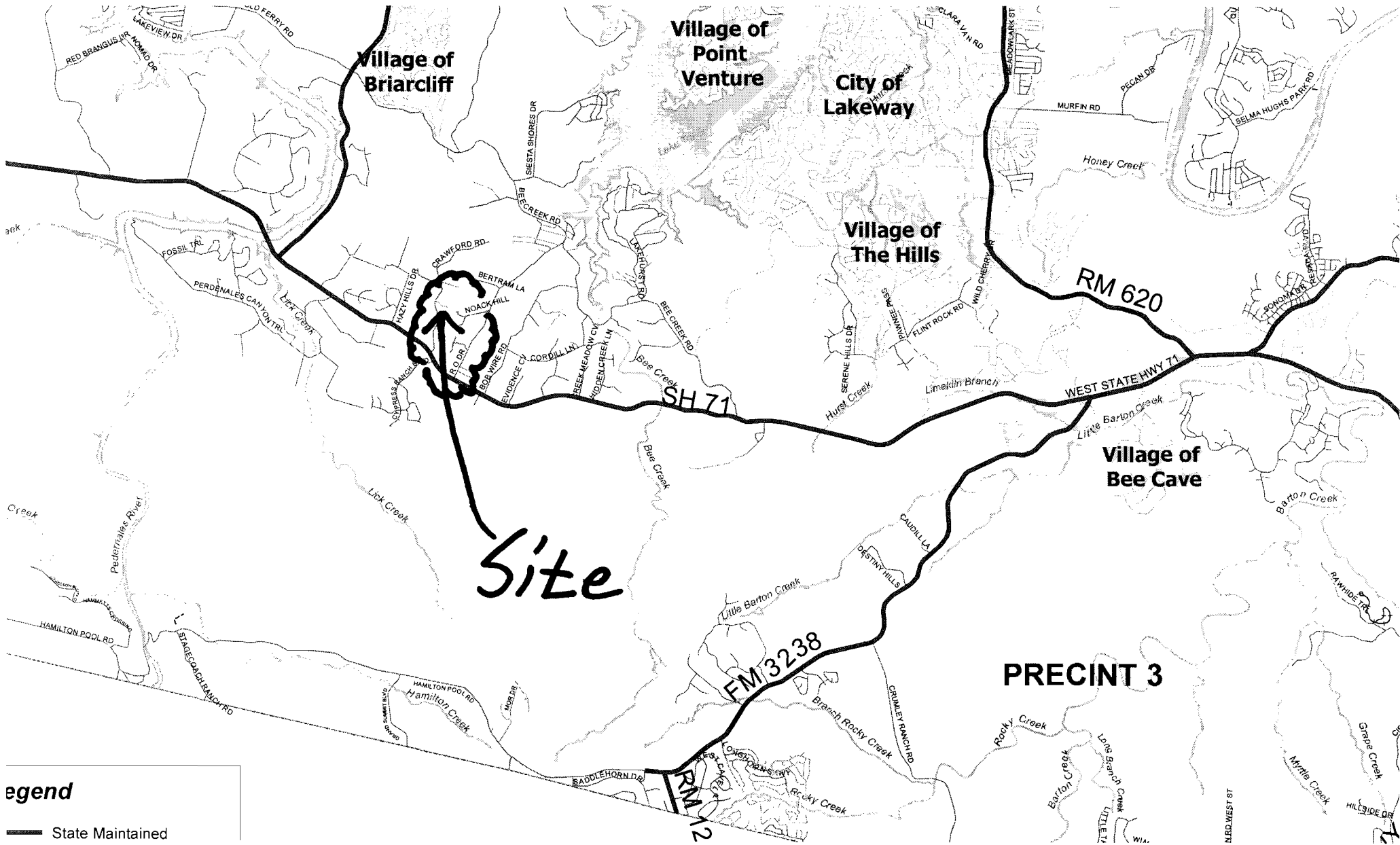
DEVELOPER INFORMATION:

OWNER:	SHARON A. SELIGMAN 4305 CRAWFORD RD. SPICEWOOD, TX 78669 (512) 264-1266	ENGINEER:	DAVID J. REID, P.E. #79858 HOWARD ENGINEERS, INC. 4303 RUSSELL DRIVE AUSTIN, TX 78704 (512) 448-0881
ELECTRIC:	FEDERNALES ELECTRIC COOPERATIVE P.O. BOX 1 JONKSON CITY, TX 78636 (888) 554-4732	SURVEYOR:	JESSE J. SHEEDY, P.S. #5601 MEAGUIUS SURVEYING CO., INC. 1101 HWY 360 SOUTH, H-100 AUSTIN, TEXAS 78746 (512) 258-9302

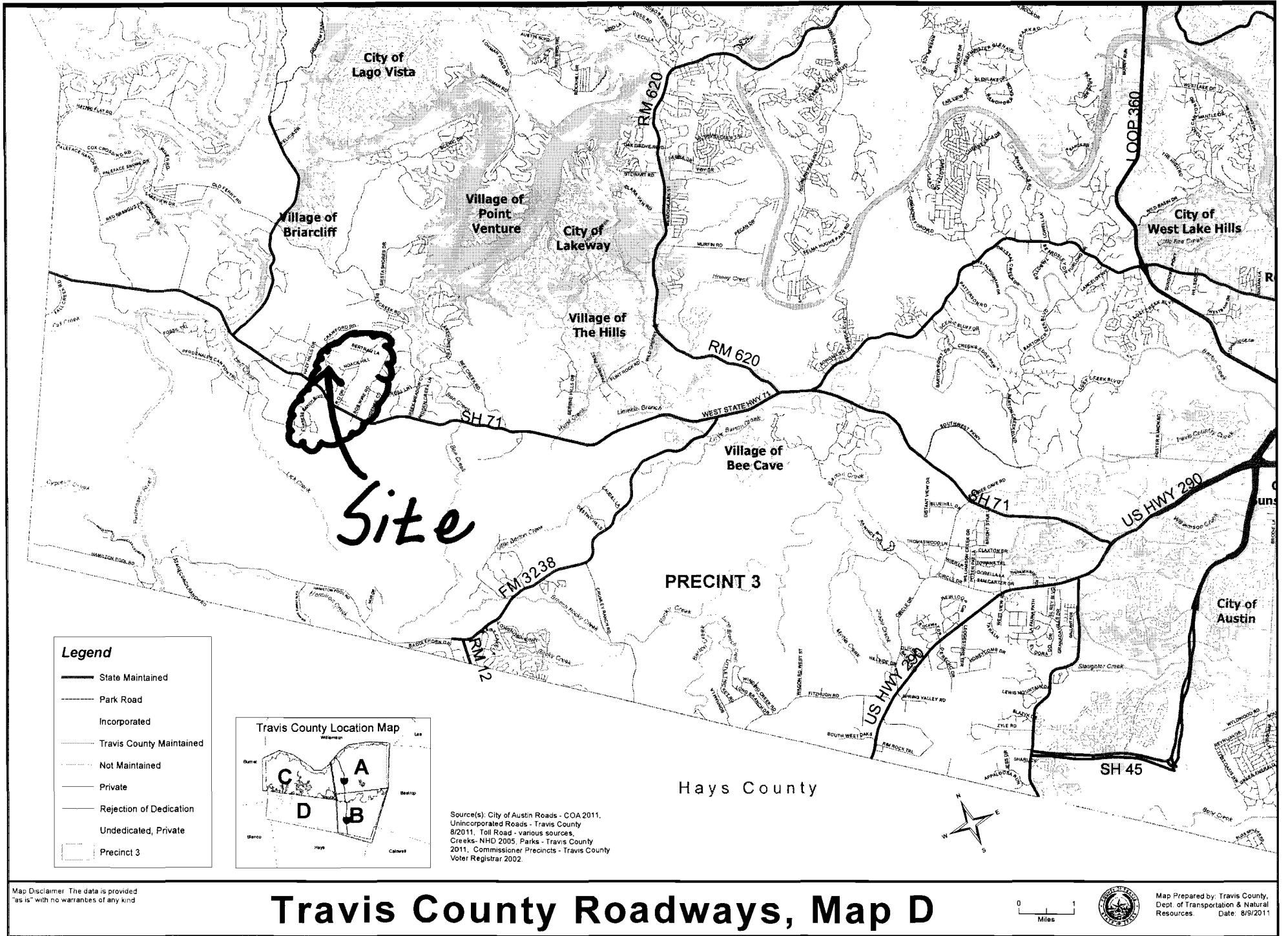


HOWARD ENGINEERS, INC.
4303 Russell Drive
Austin, Texas 78704
Phone: (512) 448-0881
Fax: (512) 448-0889
Email: dha@howardengineers.com

McAngeus SURVEYING CO., INC.
1101 HIGHWAY 360 SOUTH
BUILDING H, SUITE 100
AUSTIN, TEXAS 78746
(512) 328-9302

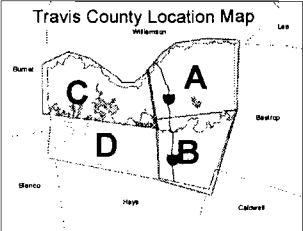


Legend
 — State Maintained



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

Travis County Roadways, Map D

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