



## Travis County Commissioners Court Agenda Request

**Meeting Date:** March 6, 2012

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

**Division Director/Manager:** Anna Bowlin, Division Director, Development 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 Revised Plat of Lot 1 Rivercliff Section Two Phase A and Lot 19 Replat of Lots 15-19 Rivercliff Subdivision (Revised plat - one lot - 15.39 acres - Rivercliff Drive - No ETJ) in Precinct Three.

### **BACKGROUND/SUMMARY OF REQUEST:**

The property owner of Lot 1 of the Rivercliff Section Two Phase A and Lot 19 of the Replat of Lots 15 - 19 Rivercliff Subdivision has submitted an application to revise the existing two plats by combining the two single family lots into one single family lot. The resulting one lot will consist of 15.39 acres platted from Rivercliff Drive. No new public or private streets are proposed with this application. Parkland dedication or fees in lieu of dedication or fiscal surety are not required with this revised plat.

### **STAFF RECOMMENDATIONS:**

As this revised plat application meets all Travis County subdivision standards, staff recommends approval of the revised plat.

### **ISSUES AND OPPORTUNITIES:**

Staff requested and has received a letter of support for the plat revision from the president of the Rivercliff homeowners' association. Also, as part of the requirements for a revised plat, a notice of public hearing sign was posted on the property on February 13, 2012, announcing the date, time, and location of the public hearing (see attached photo and affidavit). As of this date, staff has not received any inquiries on the proposed plat revision.

### **FISCAL IMPACT AND SOURCE OF FUNDING:**

N/A

### **ATTACHMENTS/EXHIBITS:**

Precinct map  
Location map  
Existing plat

Proposed revised plat  
Photo of public notice sign  
Affidavit of sign posting

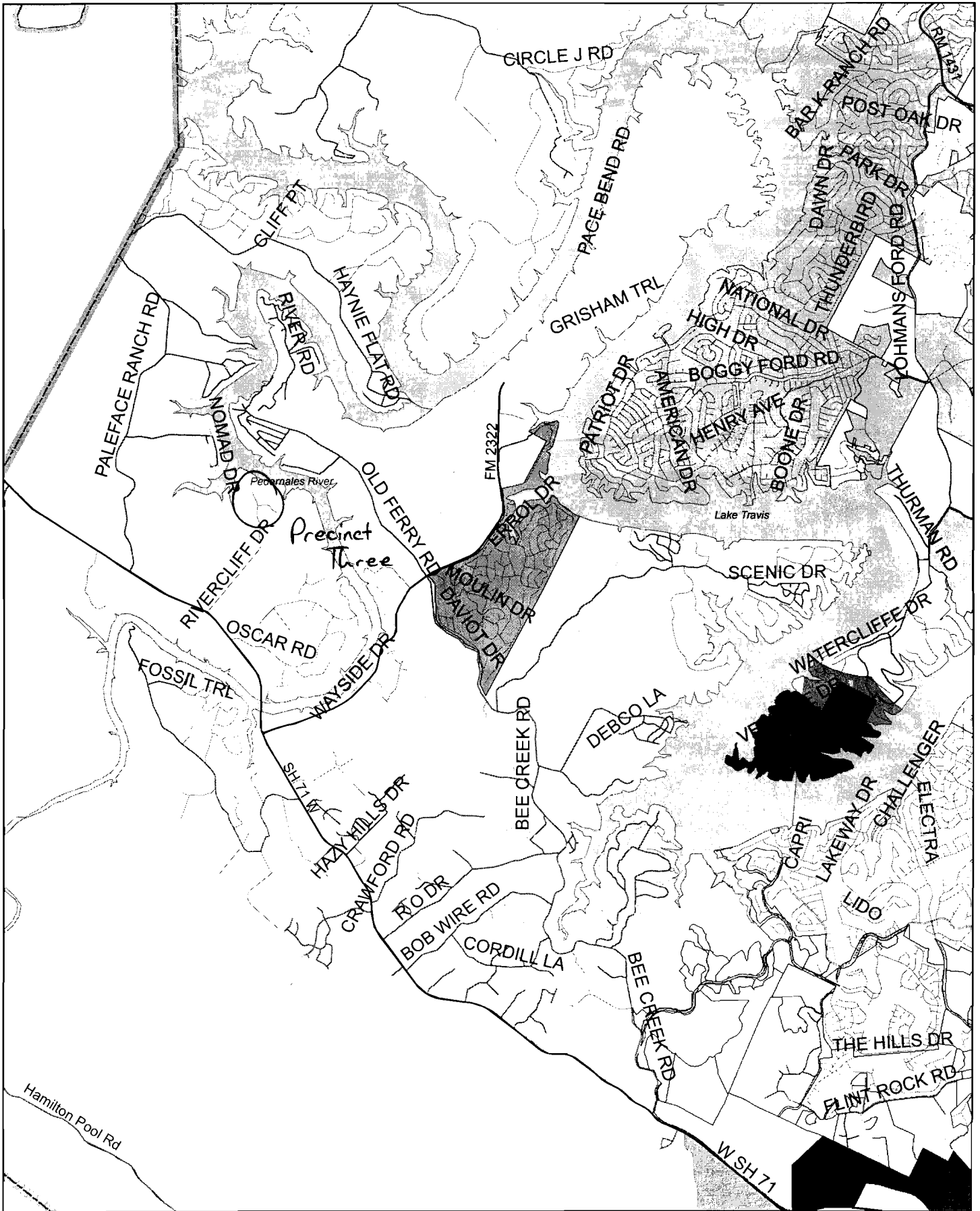
**REQUIRED AUTHORIZATIONS:**

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

**CC:**

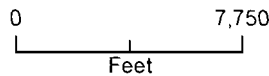

**SM:AB:mh**

**1101 - Development Services - Rivercliff Revised Plat of Lot 1 Sec 2 and Lot 19**

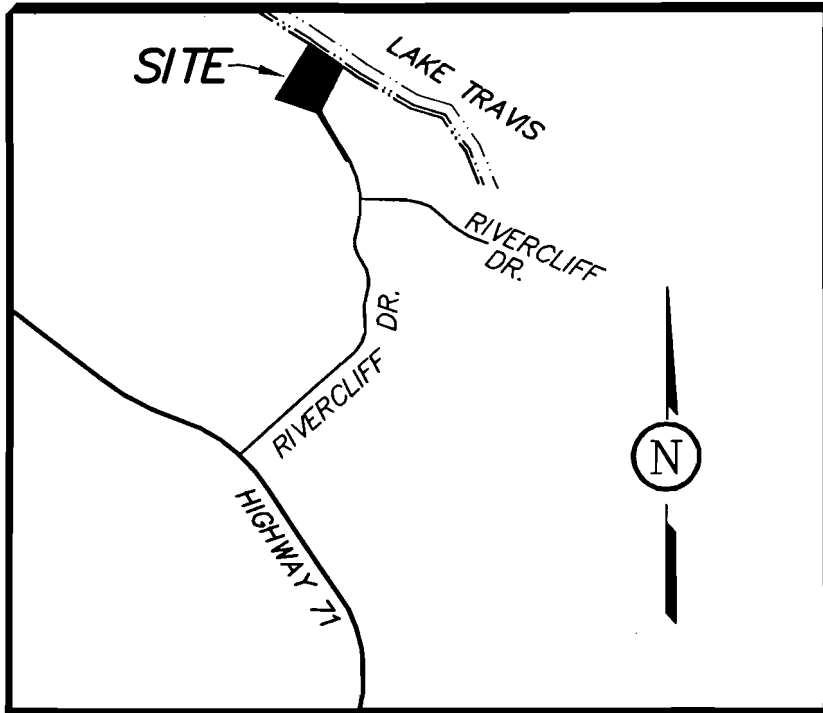


Disclaimer. Map for general reference only. Data provided "as is" with no warranties of any kind. Contact the Travis County GIS Coordinator at (512) 854-7641 for questions

Source(s): Property Lines - TCAD 07/2007, Roads - Travis County 04/2007, Jurisdictions- 06/2007, Subdivisions - July 2006, Contours - CAPCO 1997, Creeks - NHD 2005, Flood plan - FEMA Prelim 2005



Map Prepared by: Travis County, Department of Transportation & Natural Resources  
<http://www.co.travis.tx.us/maps>



LOCATION MAP - NTS

Existing Plat

RIVERCLIFF SUBDIVISION

SCALE: 1" = 100'



LEGEND

●	CONCRETE MANHOLE FOUND
○	IRON ROD FOUND
○	IRON ROD SET
○	PIPE FOUND
○	RAIL FOUND
○	PUBLIC UTILITY ESMT
○	DRAINAGE ESMT
○	BUILDING LINE
○	RECORD CALL
○	ORIGINAL CLASS ELEVATION

44100002

LAKE TRAVIS (Pedernales River)

15  
15.77 Ac.

PALEFACE LAKE  
COUNTRY ESTATES  
11/13

19  
1.87 Ac.  
717.0

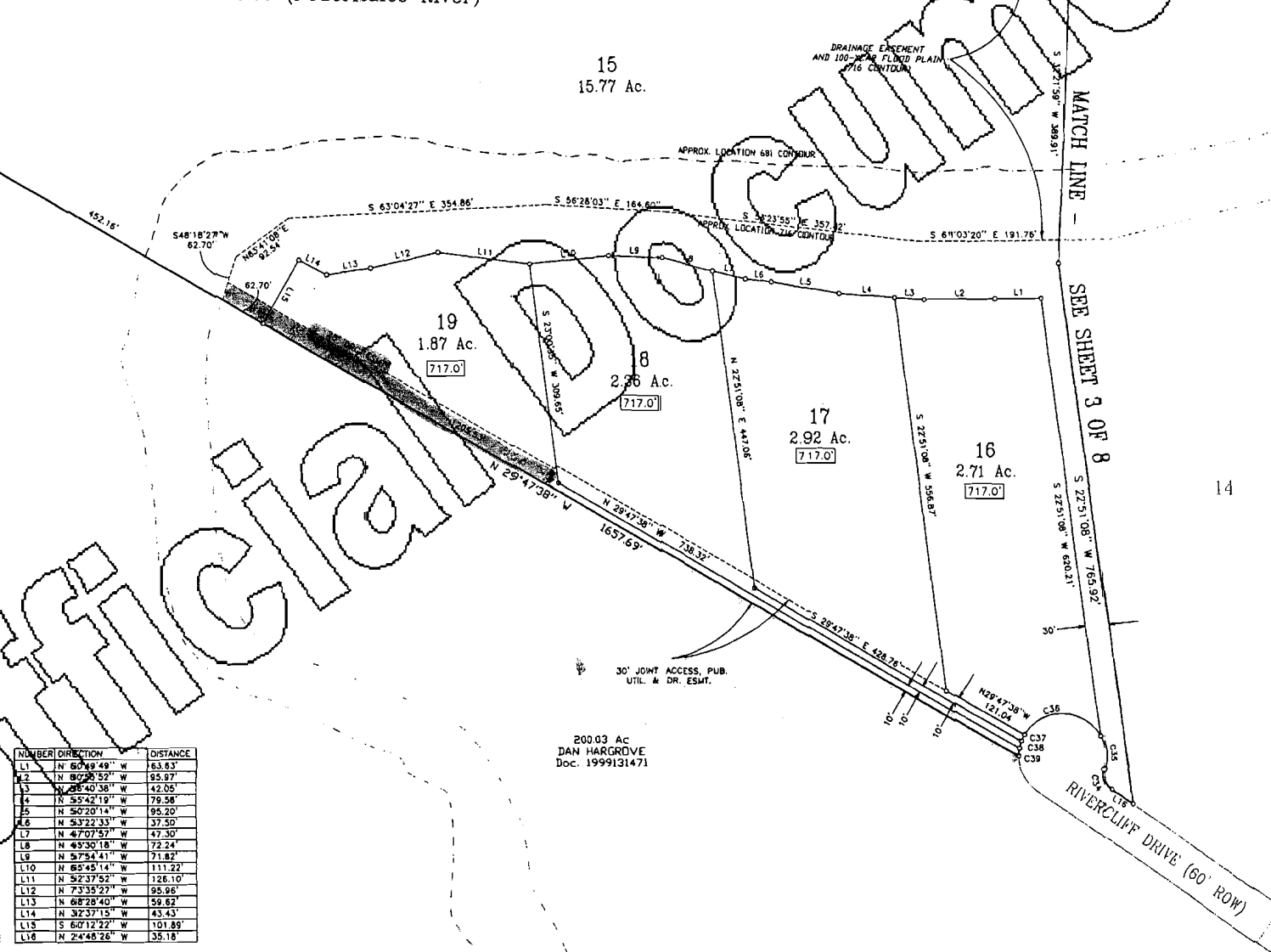
8  
2.96 Ac.  
717.0

17  
2.92 Ac.  
717.0

16  
2.71 Ac.  
717.0

14

MATCH LINE -  
SEE SHEET 3 OF 8



200.03 Ac  
DAN HARGROVE  
Doc. 1999131471

NO	CHORD BRG	CHORD	ARC	RADIUS	TANG
C1	N 08°23'14" E	297.96	315.62	270.00	178.63
C2	N 05°35'22" W	410.82	418.67	814.70	217.82
C3	N 04°40'06" W	204.04	207.66	320.00	107.64
C4	N 07°58'45" W	332.77	336.76	630.00	172.51
C5	N 11°28'13" W	537.58	544.71	970.00	239.74
C6	N 02°59'37" E	55.35	57.83	60.00	31.19
C7	N 54°37'04" W	100.65	100.65	2349.76	50.33
C8	S 08°23'14" W	436.86	462.55	395.89	261.79
C9	N 05°35'22" W	370.54	377.80	554.70	196.96
C10	N 03°00'38" E	143.87	144.74	360.00	73.26
C11	N 15°34'49" W	101.55	101.86	360.00	51.24
C12	N 13°58'02" W	184.08	184.89	570.00	93.29
C13	N 01°20'47" E	119.58	119.80	570.00	66.12
C14	N 02°44'49" E	165.94	166.12	1030.00	83.24
C15	S 42°10'59" W	34.77	38.45	25.00	84.19
C16	N 79°48'13" W	106.13	107.18	220.00	56.88
C17	S 42°45'04" E	172.59	177.36	220.00	93.82
C18	N 43°33'37" W	223.83	230.37	280.00	129.65
C19	S 33°03'15" E	104.52	105.53	220.00	53.60
C20	S 09°59'27" E	24.49	25.59	25.00	14.04
C21	S 18°48'33" E	74.11	79.88	60.00	32.11
C22	S 82°19'04" E	51.41	53.13	60.00	28.45
C23	S 57°18'49" W	31.06	31.42	60.00	16.08
C24	N 27°18'49" E	31.06	31.42	60.00	16.08
C25	N 17°41'11" W	60.00	62.65	60.00	34.64
C26	N 57°52'60" W	18.44	18.88	25.00	9.32
C27	N 51°21'15" W	149.11	150.83	280.00	77.31
C28	N 48°50'58" W	135.58	137.03	220.00	71.23
C29	N 40°40'36" W	200.88	205.45	280.00	107.60
C30	N 25°16'46" W	43.72	43.11	250.00	21.66
C31	N 17°43'45" W	154.86	158.06	280.00	80.46
C32	N 56°48'21" W	44.07	37.49	25.00	23.24
C33	N 16°19'45" W	263.71	204.82	1030.00	153.53
C34	S 11°30'26" W	29.70	31.81	25.00	18.48
C35	N 25°01'60" E	47.03	48.32	60.00	25.55
C36	N 12°31'33" W	104.86	127.36	60.00	107.82
C37	S 65°20'27" W	10.04	10.05	60.00	5.04
C38	S 48°38'11" W	60.00	60.00	60.00	5.19
C39	S 35°31'43" W	11.92	11.03	60.00	5.53
C40	N 83°36'14" W	32.09	32.57	60.00	16.92

NUMBER	DIRECTION	DISTANCE
L1	N 60°49'49" W	63.63
L2	N 60°58'52" W	95.97
L3	N 58°40'36" W	42.05
L4	N 55°42'19" W	79.58
L5	N 50°20'14" W	95.20
L6	N 53°25'33" W	37.50
L7	N 47°07'57" W	47.30
L8	N 49°30'18" W	72.24
L9	N 57°54'41" W	71.82
L10	N 65°45'14" W	111.22
L11	N 52°37'52" W	126.10
L12	N 73°35'27" W	95.96
L13	N 68°28'40" W	59.62
L14	N 32°37'15" W	43.43
L15	S 60°12'22" W	101.89
L16	N 2°44'26" W	35.18

PHOTODUPLICATION

Existing Plat

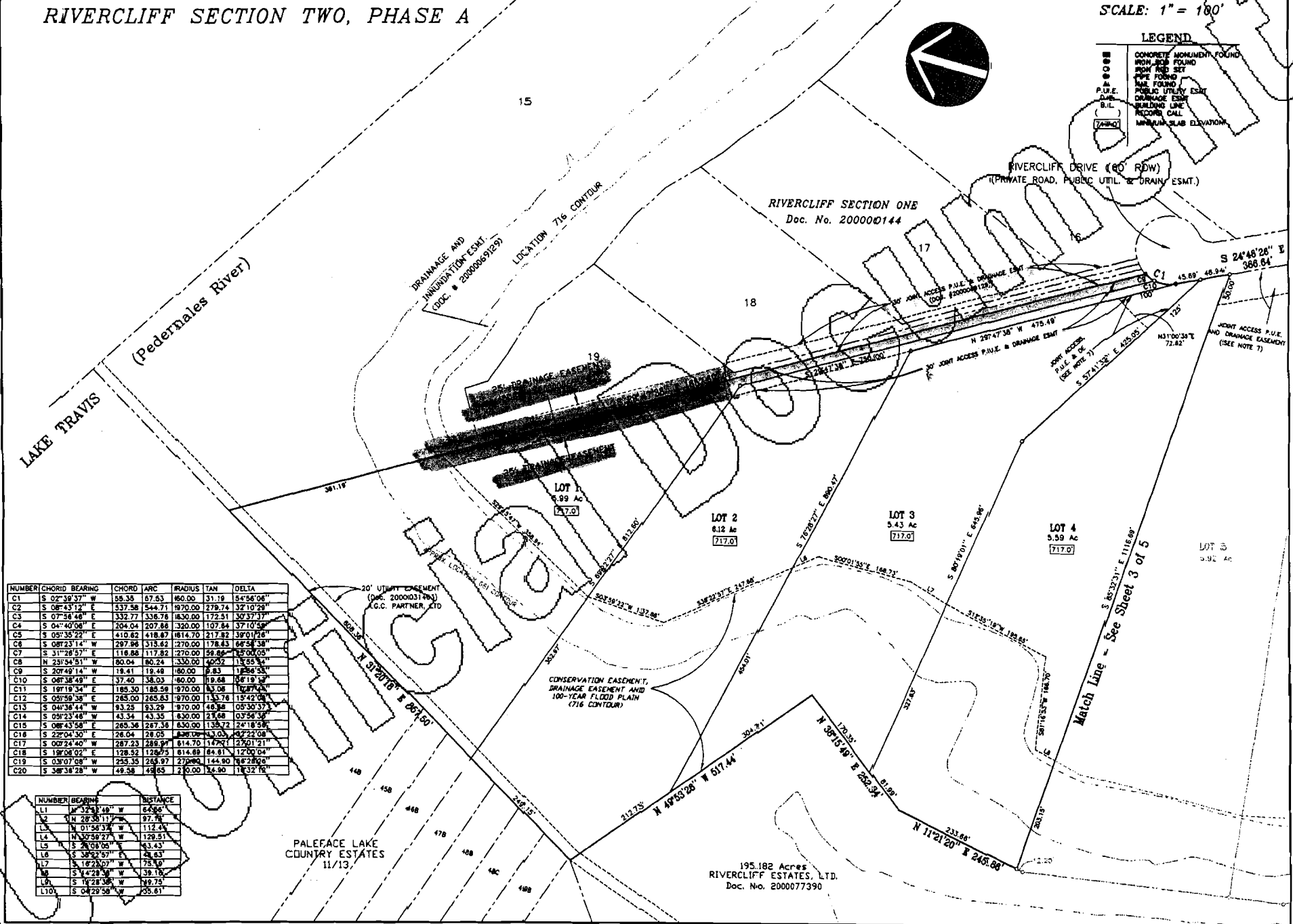
20000065

RIVERCLIFF SECTION TWO, PHASE A

SCALE: 1" = 100'

LEGEND

- CONCRETE MONUMENT FOUND
- IRON ROD FOUND
- IRON NAIL SET
- PIPE FOUND
- PALE FOUND
- PUBLIC UTILITY ESMT
- DRAINAGE ESMT
- BUILDING LINE
- RECORD CALL
- MINIMUM SLAB ELEVATION

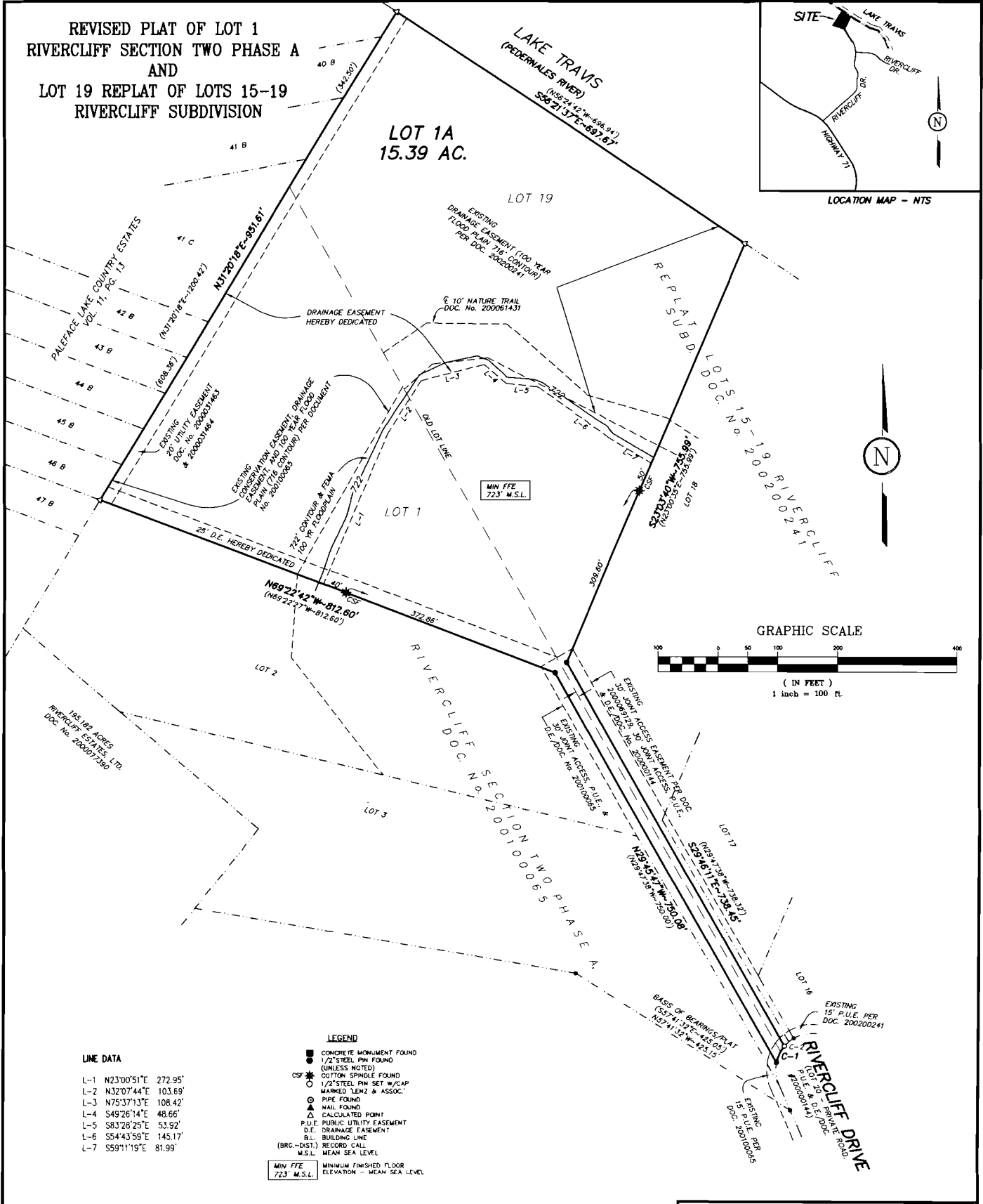
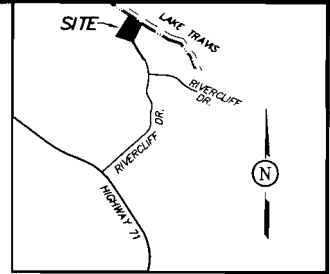


NUMBER	CHORD BEARING	CHORD	ARC	RADIUS	TAN	DELTA
C1	S 02°39'37" W	58.35	67.63	460.00	31.19	54°56'06"
C2	S 08°43'12" E	537.58	544.71	1970.00	279.74	32°10'29"
C3	S 07°34'48" E	332.77	335.76	1830.00	172.51	30°37'23"
C4	S 04°40'08" E	204.04	207.88	1320.00	107.84	37°10'58"
C5	S 09°35'22" E	410.82	418.87	1614.70	217.82	39°01'24"
C6	S 08°23'14" W	297.96	315.62	2270.00	178.43	68°54'38"
C7	S 31°28'57" E	118.88	117.82	2270.00	58.86	13°00'03"
C8	N 23°54'51" W	80.04	80.24	330.00	40.02	13°55'34"
C9	S 20°49'14" W	18.41	18.48	180.00	8.83	11°26'33"
C10	S 08°38'49" E	37.40	38.03	180.00	18.68	06°19'32"
C11	S 18°19'34" E	185.30	188.59	1970.00	83.08	18°27'04"
C12	S 09°59'38" E	265.00	265.83	1970.00	133.76	19°42'08"
C13	S 04°36'44" W	93.25	93.29	1970.00	48.38	05°30'37"
C14	S 09°23'48" W	43.34	43.35	830.00	21.68	03°56'36"
C15	S 08°43'58" E	265.36	267.38	1630.00	135.72	24°18'56"
C16	S 22°04'50" E	28.04	28.05	140.00	13.03	03°22'08"
C17	S 02°24'40" W	287.23	288.97	814.70	174.71	23°01'21"
C18	S 18°08'02" E	128.32	128.93	614.80	64.61	12°00'04"
C19	S 03°07'08" W	255.35	264.97	2700.00	144.90	16°28'00"
C20	S 38°38'28" W	49.58	49.65	230.00	34.90	18°32'16"

NUMBER	BEARING	DISTANCE
L1	N 32°53'48" W	64.96'
L2	N 26°35'11" W	97.86'
L3	N 01°56'34" W	112.44'
L4	N 30°59'27" W	129.51'
L5	S 21°08'00" E	43.43'
L6	S 38°22'57" E	24.63'
L7	S 14°28'07" W	75.16'
L8	S 16°28'38" W	88.75'
L10	S 04°29'58" W	25.81'

# PROPOSED PLAT

REVISED PLAT OF LOT 1  
RIVERCLIFF SECTION TWO PHASE A  
AND  
LOT 19 REPLAT OF LOTS 15-19  
RIVERCLIFF SUBDIVISION



**LENZ & ASSOCIATES, INC.**

(512) 443-1174  
4303 RUSSELL DRIVE  
AUSTIN, TEXAS 78704

REVISED PLAT OF LOT 1  
RIVERCLIFF SECTION TWO PHASE A  
AND  
LOT 19 REPLAT OF LOTS 15-19  
RIVERCLIFF SUBDIVISION

STATE OF TEXAS )  
(  
COUNTY OF TRAVIS )

KNOW ALL MEN BY THESE PRESENTS:

THAT JAMES LYTAL AND WIFE, MARY BETH LYTAL, OWNERS OF LOTS 1 AND 2, RIVERCLIFF SECTION TWO, PHASE A, A SUBDIVISION OF RECORD PER DOCUMENT NUMBER 200100085, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND LOT 19 REPLAT OF LOTS 15-19, RIVERCLIFF SUBDIVISION, A SUBDIVISION OF RECORD PER DOCUMENT NUMBER 200200241, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AS CONVEYED BY DEEDS OF RECORD PER DOCUMENTS NUMBERED 201009197 AND 201009198 RESPECTIVELY OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DO HEREBY AMEND SAID PROPERTY PER TEXAS LOCAL GOVERNMENT CODE 232.011 AND THIS PLAT, TO BE KNOWN AS "REVISED PLAT OF LOT 1 RIVERCLIFF SECTION TWO PHASE A AND LOT 19 REPLAT OF LOTS 15-19 RIVERCLIFF SUBDIVISION", SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND HEREBY DEDICATES TO THE OWNERS OF THE LOTS IN THE SUBDIVISION, PUBLIC UTILITIES SERVING THE SUBDIVISION, EMERGENCY SERVICES PROVIDERS WITH JURISDICTION, AND PUBLIC SERVICE AGENCIES, THE USE OF ALL THE PRIVATE STREETS AND OTHER EASEMENTS 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 ARE THE RESPONSIBILITY OF THE OWNER (S) OF THE SUBDIVISION OR ANY DULY CONSTITUTED HOMEOWNERS ASSOCIATION UNDER THAT CERTAIN INSTRUMENT OF RECORD AT DOCUMENT NUMBER 2000089125, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, 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.

ALL PRIVATE STREETS SHOWN HEREON (RIVERCLIFF DRIVE) AND ANY SECURITY GATES OR DEVICES CONTROLLING ACCESS TO SUCH STREETS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION.

JAMES LYTAL  
131 HICKORY RIDGE DRIVE  
HOUSTON, TEXAS 77024

MARY BETH LYTAL  
131 HICKORY RIDGE DRIVE  
HOUSTON, TEXAS 77024

STATE OF TEXAS )  
(  
COUNTY OF TRAVIS )

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES LYTAL 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 THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

NOTARY PUBLIC  
IN AND FOR \_\_\_\_\_, COUNTY, TEXAS

COMMISSION EXPIRES \_\_\_\_\_

STATE OF TEXAS )  
(  
COUNTY OF TRAVIS )

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARY BETH LYTAL KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND SHE ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

NOTARY PUBLIC  
IN AND FOR \_\_\_\_\_, COUNTY, TEXAS

COMMISSION EXPIRES \_\_\_\_\_

I, TIMOTHY A. LENZ, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

TIMOTHY A. LENZ  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4393  
LENZ & ASSOCIATES, INC.  
4303 RUSSELL DRIVE  
AUSTIN, TEXAS 78704

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 \_\_\_\_\_, 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 DEBEAUVOR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

DEPUTY

STATE OF TEXAS )  
(  
COUNTY OF TRAVIS )

I, DANA DEBEAUVOR, 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., DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ 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 \_\_\_\_\_, 20\_\_ A.D.

DANA DEBEAUVOR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

DEPUTY

"IN APPROVING THIS PLAT BY 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 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 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 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 ERRECT TRAFFIC CONTROL SIGNS, WHICH IS CONSIDERED TO BE PART OF THE DEVELOPER'S CONSTRUCTION."

NOTES

1) THIS SUBDIVISION IS NOT LOCATED WITHIN THE CITY OF AUSTIN EXTRA-TERRITORIAL JURISDICTION ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

2) THE STATE LEGISLATURE HAS LIMITED THE AUTHORITY OF COUNTY GOVERNMENTS TO REGULATE LAND USE IN THE UNINCORPORATED AREAS. AT THE TIME THIS PLAT WAS APPROVED, SECTION 232.101 (1) OF THE LOCAL GOVERNMENT CODE PROHIBITS TEXAS COUNTIES, UNLESS OTHERWISE AUTHORIZED BY STATE LAW, FROM REGULATING THE USE OF ANY BUILDING OR PROPERTY FOR BUSINESS, INDUSTRIAL, RESIDENTIAL, OR OTHER PURPOSES; THE BULK, HEIGHT, OR NUMBER OF BUILDINGS CONSTRUCTED ON A PARTICULAR TRACT OF LAND; THE SIZE OF A BUILDING THAT CAN BE CONSTRUCTED ON A PARTICULAR TRACT OF LAND, INCLUDING WITHOUT LIMITATION AND RESTRICTION ON THE RATIO OF BUILDING FLOOR SPACE TO THE LAND SQUARE FOOTAGE; AND THE NUMBER OF RESIDENTIAL UNITS THAT CAN BE BUILT PER ACRE OF LAND, UNLESS CONTAINED IN RESTRICTIVE COVENANTS APPLICABLE TO THIS SUBDIVISION. TRAVIS COUNTY MAY NOT, AT THE TIME THIS PLAT WAS APPROVED, RESTRICT OR PROHIBIT ADVERSE LAND USES ON OR IN THE VICINITY OF LOTS IN THIS SUBDIVISION.

3) THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. A 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) #48128-02100R, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

MINIMUM FINISHED FLOOR ELEVATION FOR ALL AFFECTED STRUCTURES SHALL BE ONE (1) FOOT ABOVE THE ELEVATION OF THE 100-YEAR FLOOD PLAIN AS SHOWN HEREON: 729 M.S.L.

NOTES FROM RIVERCLIFF SECTION TWO, PHASE A:

- 1) TRAVIS COUNTY DEVELOPMENT PERMITS ARE REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- 2) WATER WELL HEADS SHALL BE LOCATED A MINIMUM OF 5' FROM R.O.W. AND PROPERTY LINES.
- 3) PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY.
- 4) NO RESIDENCE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO PRIVATE WATER AND WASTEWATER SYSTEMS AS APPROVED BY THE GOVERNING HEALTH OFFICIAL.
- 5) ALL INTERNAL STREETS ARE PRIVATE STREETS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. SEE DOCUMENT No. 2000089125, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, IF THE HOMEOWNERS ASSOCIATION FAILS TO PERFORM THE MAINTENANCE RESPONSIBILITIES, THE MAINTENANCE FALLS TO THE LOT OWNERS WHO USE THE PRIVATE STREETS.
- 6) NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY.
- 7) ACCESS FOR LOTS 4 & 5 ARE RESTRICTED TO A SINGLE DRIVEWAY WITHIN THE JOINT ACCESS EASEMENT AS SHOWN HEREON. SEE DOCUMENT No. 2001034823, OF THE OFFICIAL PUBLIC RECORD OF TRAVIS COUNTY FOR JOINT ACCESS EASEMENT AGREEMENTS. THE JOINT ACCESS DRIVEWAY MUST ENTER RIVERCLIFF DRIVE FROM LOT 5 AND CANNOT BE LESS THAN 50' FROM THE COMMON LOT LINE OF LOTS 4 & 5.
- 8) L.C.P.A. DEVELOPMENT PERMITS ARE REQUIRED FOR ALL CONSTRUCTION ON THIS SUBDIVISION.
- 9) ALL DRIVEWAY CULVERTS SHALL BE A MINIMUM OF 18 INCHES IN DIAMETER.
- 10) ACCESS FOR LOTS 1, 2 AND 3 ARE RESTRICTED TO A SINGLE DRIVEWAY WITHIN THE JOINT ACCESS EASEMENT AS SHOWN HEREON. SEE DOCUMENT No. 2001034834, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY FOR JOINT ACCESS EASEMENT AGREEMENTS. THE JOINT ACCESS DRIVEWAY MUST ENTER RIVERCLIFF DRIVE FROM THE CENTER OF LOT 1.
- 11) THERE IS A 15 FOOT PUBLIC UTILITY EASEMENT ALONG THE FRONT OF ALL LOTS FRONTING ON RIVERCLIFF DRIVE AND PALAJARO COVEE.
- 12) BENCH MARK No. 1 - TOP OF IRON ROD SET AT PC APPROXIMATELY 40' SOUTH OF COMMON LOT LINE OF LOTS 9 AND 10, RIVERCLIFF DRIVE ELEV. - 790.66'
- 13) BENCH MARK No. 2 - TOP OF IRON ROD SET AT P.C. SOUTH SIDE OF PALAJARO RD. +278' FROM INTERSECTION OF PALAJARO COVEE RD. & MAIN ENTRANCE ROAD.
- 14) WATER AND WASTEWATER TO BE PROVIDED BY EACH LOT OWNER THROUGH INDIVIDUAL WATER WELLS AND ON SITE SEWAGE FACILITIES.
- 15) LOT 19 MAY BE RESUBDIVIDED INTO SINGLE FAMILY LOTS WITH AN AVERAGE SIZE OF 6 ACRES AND A MINIMUM LOT SIZE OF 4 ACRES. ANY RESUBDIVISION MUST COMPLY WITH TRAVIS COUNTY REGULATIONS IN FORCE AT THE TIME OF THE RESUBDIVISION AND MAY REQUIRE EXTENSION OF THE ROAD.
- 16) LOT 1, 2, 3, 4 & 5 SHALL NOT BE RESUBDIVIDED OR OTHERWISE DIVIDED TO CREATE ADDITIONAL LOTS UNLESS A PRIVATE STREET OR OTHER ACCESS IS PROVIDED AS REQUIRED BY THE GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER SUCH LOTS.

NOTES FROM REPLAT OF LOTS 15-19, RIVERCLIFF SUBDIVISION:

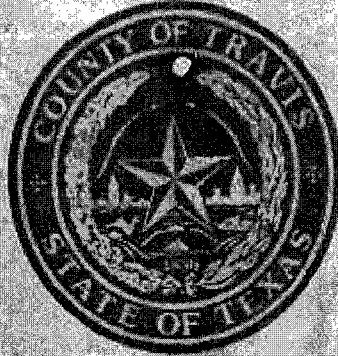
- 1) TRAVIS COUNTY DEVELOPMENT PERMITS ARE REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- 2) WATER WELL HEADS SHALL BE LOCATED A MINIMUM OF 5' FROM R.O.W. AND PROPERTY LINES.
- 3) PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY.
- 4) NO RESIDENCE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO PRIVATE WATER AND WASTEWATER SYSTEMS AS APPROVED BY THE GOVERNING HEALTH OFFICIAL.
- 5) ALL INTERNAL STREETS ARE PRIVATE STREETS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. SEE DOCUMENT No. 2000089125, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, IF THE HOMEOWNERS ASSOCIATION FAILS TO PERFORM THE MAINTENANCE RESPONSIBILITIES, THE MAINTENANCE FALLS TO THE LOT OWNERS WHO USE THE PRIVATE STREETS.
- 6) NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY.
- 7) DEVELOPMENT WHICH EXCEEDS 20 % IMPERVIOUS COVER, WHEN CALCULATED AGAINST THE TOTAL PROPERTY, SHALL CONTROL THE INCREASED STORMWATER.
- 8) L.C.P.A. DEVELOPMENT PERMITS ARE REQUIRED FOR ALL CONSTRUCTION IN THIS SUBDIVISION.
- 9) ALL DRIVEWAY CULVERTS SHALL BE A MINIMUM OF 18 INCHES IN DIAMETER.
- 10) ACCESS FOR LOTS 18, 17, 18 AND 19 IS RESTRICTED TO A SINGLE DRIVEWAY WITHIN THE JOINT ACCESS EASEMENT AS SHOWN HEREON. SEE DOCUMENT No. 2000089125, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- 11) THERE IS A 15 FOOT PUBLIC UTILITY EASEMENT ALONG THE FRONT OF ALL LOTS FRONTING ON RIVERCLIFF DRIVE.
- 12) BENCH MARK - COTTON SPINDLE IN 12" OAK TREE AT S.E. CORNER OF LOT 15 ON NORTH SIDE RIVERCLIFF DRIVE, ELEV. - 787.82'
- 13) LOT 15 IS RESTRICTED TO NON-RESIDENTIAL USE FOR THE PASSIVE RECREATIONAL USE OF THE OWNER OF LOT 15 AND SUCH OWNER'S ASSIGNS AND IS SUBJECT TO A PRIVATE RECREATIONAL AND DRAINAGE EASEMENT. NO HABITABLE STRUCTURES SHALL BE PERMITTED ON LOT 15.



LENZ & ASSOCIATES, INC.

(512) 443-1174  
4303 RUSSELL DRIVE  
AUSTIN, TEXAS 78704





# **NOTICE OF PUBLIC HEARING**

**MARCH 6, 2012, AT 9:00 AM**

**REVISED PLAT OF LOT 1 RIVERCLIFF SEC  
2 PH A AND LOT 19 REPLAT OF LOTS 15-19  
RIVERCLIFF SUBDIVISION PRECINCT 3**

**AT THE TRAVIS COUNTY  
COMMISSIONERS COURTROOM  
314 WEST 11th STREET  
(FIRST FLOOR), AUSTIN**

**FOR MORE INFORMATION, CALL: 854-7563**

CODE: \_\_\_\_\_



RECEIVED

TNR

**TRANSPORTATION AND NATURAL RESOURCES**

STEVEN M. MANILLA, P.E., COUNTY EXECUTIVE  
411 West 13th Street  
Executive Office Building  
P.O. Box 1748  
Austin, Texas 78767  
tel 512-854-9383  
fax 512-854-4649

**AFFIDAVIT OF POSTING**

**TO: County Judge  
County Commissioners  
Travis County, Texas**

*A public notice of a revised final plat sign was posted on Feb 13, 2012,  
at a point as near as practical to the area being revised, and was also posted at the Travis  
County Courthouse.*

CERTIFIED THIS THE 14 DAY OF Feb, 2012.

SIGNATURE: Jaime Garcia

NAME (PRINT): Jaime Garcia

TITLE: TNR/RFB Supervisor