



Travis County Commissioners Court Agenda Request

Meeting Date: March 20, 2012

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

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

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

Sponsoring Court Member: Commissioner Huber, Precinct Three

AGENDA LANGUAGE: Receive comments regarding a request to authorize the filing of an instrument to vacate two 25 foot wide drainage easements located along the common lot line of Lot 1 of the Rivercliff, Section Two, Phase A subdivision and Lot 19 of the Re-plat of Lots 15-19 Rivercliff subdivision – Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

TNR staff has received a request to vacate two 25 foot drainage easements located along the common lot line of Lot 1 of the Rivercliff Section Two, Phase A subdivision and Lot 19 of the Re-plat of Lots 15-19 Rivercliff subdivision. The easements are dedicated per their respective plat and are schematically shown. The subject lots front on Rivercliff Drive, a private street not maintained by Travis County.

Professional Engineer Keith E. Parkan has stated that:

"We are proposing to amend these plats to combine these lots into one lot and relocate the drainage easement and decrease the size to a 15-foot drainage easement (has since been increased to 25 feet at the request of County staff) along the southern lot line of proposed Lot 1A, a 15.39 acre lot. The original 25-foot drainage easements appear to have been established as a means to not cut off drainage from Rivercliff Drive (a private road) to the floodplain of the Pedernales River. In placement of the new 15-foot easement (now 25-foot), we will still be providing access to the floodplain.

As you can see on the provided topographic map, Rivercliff Drive is developed along the high point of the topography and all current runoff flows across the existing lots in a sheet flow condition. Therefore, the drainage easement provided still provides access to the 100-year floodplain without a developed means of infrastructure will be necessary and the development of the new Lot 1A will not pose any undo conveyance issues in the future."

After review of the submitted request and recommendation, Travis County Engineer John Ellis has stated he has no objections to this vacation request. Staff foresees no opposition to this request.

STAFF RECOMMENDATIONS:

As of this memo staff has not received any inquiries in regards to this vacation request. The request has been reviewed by TNR staff and staff finds the vacation requests meets all Travis County standards. As such, TNR staff recommends the vacation.

ISSUES AND OPPORTUNITIES:

The purpose of this request is so that these two easements will not be traversing down the middle of the the proposed amended lot. Vacating the subject easements and re-dedicating it along the south lot line of the proposed amended lot will allow the property owners to potentially use the area where the easements currently are as a homesite.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A.

ATTACHMENTS/EXHIBITS:

- Order of Vacation
- Field Notes and Sketch
- Request/Engineer's Letter
- HOA Letter
- Copy of Proposed Amended Plat
- Sign Affidavit and Pictures
- 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
John Ellis	Engineer	Development Services	854-9805

CC:

Stacey Scheffel	Program Manager	TNR Permits	854-7565

SM:AB:ps
1101 - Development Services - Rivercliff

ORDER OF VACATION

STATE OF TEXAS §

COUNTY OF TRAVIS §

WHEREAS, the property owner requests the vacation of two 25 foot wide drainage easements located along the common lot line of Lot 1 of the Rivercliff Section Two, Phase A subdivision as recorded at Document #200100065 and Lot 19 of the Re-plat of Lots 15-19 of the Rivercliff subdivision as recorded at Document #200200241 all being of the Real Property Records of Travis County, Texas;

WHEREAS, an independent Professional Engineer has submitted a letter recommending the vacation of the subject easement;

WHEREAS, the property owner has agreed to re-dedicate a 25 foot wide replacement drainage easement;

WHEREAS, a Travis County Engineer has stated that there is no objection to the vacation of the drainage easement as described in the attached field notes and sketch;

WHEREAS, the Travis County Transportation and Natural Resources Department recommends the vacation of the subject drainage easement as described in the attached field notes and sketch;

WHEREAS, the required public notice was posted and the Travis County Commissioners Court held a public hearing on March 20, 2012 to consider the proposed action; and

NOW, THEREFORE, by unanimous vote, the Commissioners Court of Travis County, Texas, orders that two 25 foot wide drainage easements located along the common lot line of Lot 1 of the Rivercliff Section Two, Phase A subdivision and Lot 19 of the Re-plat of Lots 15-19 of the Rivercliff subdivision, as shown on the attached sketch and described in the attached field notes, are hereby vacated.

ORDERED THIS THE _____ DAY OF _____ 2012.

SAMUEL T. BISCOE, COUNTY JUDGE

COMMISSIONER RON DAVIS
PRECINCT ONE

COMMISSIONER SARAH ECKHARDT
PRECINCT TWO

COMMISSIONER KAREN HUBER
PRECINCT THREE

COMMISSIONER MARGARET GOMEZ
PRECINCT FOUR

EXHIBIT "A-1"

FIELD NOTES TO ACCOMPANY MAP OF SURVEY
25 FOOT WIDE DRAINAGE EASEMENT
LOT 19 – REPLAT LOTS 15-19 RIVERCLIFF SUBDIVISION
TRAVIS COUNTY, TEXAS

FIELD NOTE DESCRIPTION OF 0.30 ACRE OF LAND, BEING THAT CERTAIN 25 FOOT WIDE DRAINAGE EASEMENT OUT OF LOT 19, REPLAT OF LOTS 15-19 RIVERCLIFF SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 200200241 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THE SAID 0.30 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½ inch diameter steel pin found on the northwest line of Rivercliff Drive at the southerly most or southwest corner of the said Lot 19;

THENCE, N 29°47'38" W, a distance of 758.08 feet along the common line between the said Lot 19 and Lot 1, Rivercliff Section Two Phase A, a subdivision of record in Document Number 200100065 of the Official Public Records of Travis County, Texas, to a point for the southwest corner of the said 25 foot wide drainage easement and **PLACE OF BEGINNING** of the herein described tract;

THENCE, N 29°47'38" W, a distance of 513.46 feet, continuing along the said common line, to a point at the northwest corner of the said 25 foot wide drainage easement;

THENCE, traversing the interior of the said Lot 19, the following three (3) courses and distances:

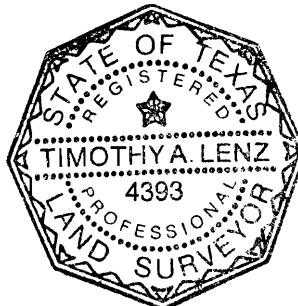
- 1) N 48°18'27" E, 25.55 feet to a point at the northeast corner of the said 25 foot wide drainage easement;
- 2) S 29°47'38" E, 518.73 feet to a point at the southeast corner of the said 25 foot wide drainage easement;
- 3) S 60°12'22" W, a distance of 25.00 feet to the **PLACE OF BEGINNING**, containing 0.30 acre of land, more or less.

BEARING BASIS – ½ inch diameter steel pin found at the southerly most corner of Lot 3 of said Rivercliff Section Two, Phase A subdivision to ½ inch diameter steel pin found at angle point on common line between Lots 3 and 4 of said subdivision (N 57°41'32" W) per plat.


Timothy A. Lenz, R.P.L.S. No. 4393

9-10-2010

Lenz & Associates, Inc.,
4303 Russell Drive
Austin, Texas 78704
(512) 443-1174

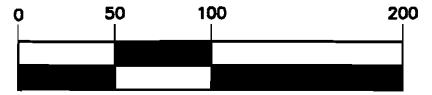


2010-0124B(DE Lot 19).doc

EXHIBIT A-1 MAP TO ACCOMPANY FIELD NOTES



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

CONSERVATION EASEMENT, DRAINAGE
EASEMENT, AND 100 YEAR FLOOD
PLAIN (716' CONTOUR) PER
DOCUMENT No. 200100065

DRAINAGE EASEMENT AND 100 YEAR
FLOOD PLAIN (716' CONTOUR)
PER DOC. 200200241

LOT 1

LOT 19

REPLAT OF LOTS
15-19 RIVERCLIFF SUBDIVISION
DOC. No. 200200241



RIVERCLIFF SECTION TWO PHASE A
DOC. No. 200100065

LOT 2

P.O.B.

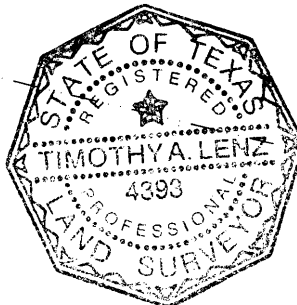
LOT 18

LEGEND

- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- CSF  COTTON SPINDLE FOUND
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- △ CALCULATED POINT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- (BRG.~DIST.) RECORD CALL
-  AREA TO BE RELEASED

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N48°18'27"E	25.55
L-2	S60°12'22"W	25.00

PREPARED BY:
LENZ & ASSOCIATES, INC.
4303 RUSSELL DRIVE
AUSTIN, TEXAS 78704
(512) 443-1174



Timothy A. Lenz
9-10-2010

P.O.C. RIVERCLIFF DRIVE
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2010-0124B

LOT 3

LOT 17

N29°47'38"W~758.08'

S29°47'38"E~518.73'
N29°47'38"W~513.46'

10.30 AC.

25'D.E. PER DOC. 200200241

EXHIBIT "A-2"

FIELD NOTES TO ACCOMPANY MAP OF SURVEY
25 FOOT WIDE DRAINAGE EASEMENT
LOT 1 – RIVERCLIFF SECTION TWO, PHASE A
TRAVIS COUNTY, TEXAS

FIELD NOTE DESCRIPTION OF 0.29 ACRE OF LAND, BEING THAT CERTAIN 25 FOOT WIDE DRAINAGE EASEMENT OUT OF LOT 1, RIVERCLIFF SECTION TWO PHASE A, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 200100065 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THE SAID 0.29 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½ inch diameter steel pin found on the northwest line of Rivercliff Drive at the easterly most or southeast corner of the said Lot 1;

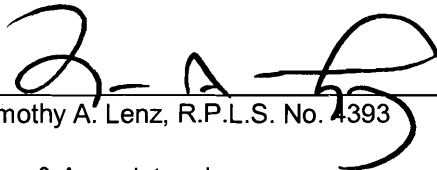
THENCE, N 29°47'38" W, a distance of 758.08 feet along the common line between the said Lot 1 and Lot 19, Replat of Lots 15-19, Rivercliff Subdivision, a subdivision of record in Document Number 200200241 of the Official Public Records of Travis County, Texas, to a point for the southeast corner of the said 25 foot wide drainage easement and **PLACE OF BEGINNING** of the herein described tract;

THENCE, traversing the interior of the said Lot 19, the following three (3) courses and distances:

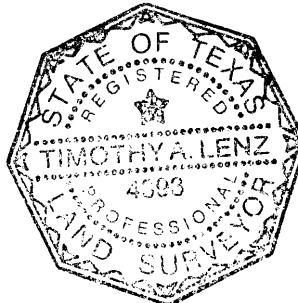
- 1) S 60°12'22" W, 25.00 feet to a point at the southwest corner of the said 25 foot wide drainage easement;
- 2) N 29°47'38" W, 503.44 feet to a point at the northwest corner of the said 25 foot wide drainage easement;
- 3) N 29°15'41" E, a distance of 29.15 feet to a point at the northeast corner of the said 25 foot wide drainage easement;

THENCE, S 29°47'38" E, a distance of 518.42 feet along the said common line between Lot 1 and Lot 19 to the **PLACE OF BEGINNING**, containing 0.29 acre of land, more or less.

BEARING BASIS – ½ inch diameter steel pin found at the southerly most corner of Lot 3 of said Rivercliff Section Two, Phase A subdivision to ½ inch diameter steel pin found at angle point on common line between Lots 3 and 4 of said subdivision (N 57°41'32" W) per plat.


Timothy A. Lenz, R.P.L.S. No. 4393

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4303 Russell Drive
Austin, Texas 78704
(512) 443-1174



2010-0124B(DE Lot 1).doc

EXHIBIT A-2 MAP TO ACCOMPANY FIELD NOTES



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

CONSERVATION EASEMENT, DRAINAGE
EASEMENT, AND 100 YEAR FLOOD
PLAIN (716' CONTOUR) PER
DOCUMENT No. 200100065

DRAINAGE EASEMENT AND 100 YEAR
FLOOD PLAIN (716' CONTOUR)
PER DOC. 200200241

LOT 1

LOT 19

REPLAT OF LOTS 15-19 RIVERCLIFF SUBDIVISION
DOC. No. 200200241

RIVERCLIFF SECTION TWO PHASE A
DOC. No. 200100065



LOT 18

LOT 2

LOT 3

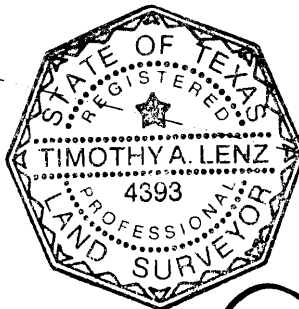
LOT 17

LEGEND

- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- CSF  COTTON SPINDLE FOUND
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- △ CALCULATED POINT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- (BRG.~DIST.) RECORD CALL
-  AREA TO BE RELEASED

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S60°12'22"W	25.00
L-2	N29°15'41"E	29.15

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(512) 443-1174



Timothy A. Lenz
9.10.2010

P.O.C. RIVERCLIFF DRIVE
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2010-0124B

Granite
Development
Services

March 16, 2011

Mr. Michael Hettenhausen
Travis County - Transportation & Natural Resources
411 W. 13th Street, 11th Floor
Austin, Tx 78701

RE: Engineer's Summary Letter
Lytal- Rivercliff Subdivision Plat Amendment
Spicewood, Texas 78669

Dear Mr. Hettenhausen:

Granite Development Services is submitting an engineer's summary letter to support the plat amendment of Lot 1 Rivercliff Section Two Phase A and Lot 19 Replat of Lots 15-19 Rivercliff Subdivision. Based on the existing plat, there is a 25-foot drainage easement on each side of the lot line between Lot 1 Rivercliff Section Two Phase A and Lot 19 Replat of Lots 15-19 Rivercliff Subdivision. We are proposing to amend these plats to combine these lots into one lot and relocate the drainage easement and decrease the size to a 15-foot drainage easement along the new southern lot line of proposed Lot 1A, a 15.39 acre lot. The original 25-foot drainage easements appear to have been established as a means to not cut off drainage from Rivercliff Drive (a private road) to the floodplain of the Pedernales River. In placement of the new 15-foot easement, we will still be providing conveyance access to the floodplain.

As you can see on the provided topographic map, Rivercliff Drive is developed along the high point of the topography and all current runoff flows across the existing lots in a sheet flow condition. Therefore, the drainage easement provided still provides access to the 100-year floodplain without a developed means of conveyance of storm water runoff. We anticipate that no future improvements to the drainage infrastructure will be necessary and the development of the new Lot 1A will not pose any undo conveyance issues in the future.

We look forward to your favorable review of this revision. If you have any questions, please do not hesitate to contact my office at 512-567-8766.

Sincerely,



Keith E. Parkan, PE



CODE: 1105 RECEIVED

JAN 12 2012

TNR

January 10, 2012

Mr. John Ellis, Travis County Engineer
Transportation & Natural Resources
411 W. 13th Street
Austin, Texas 78767

**RE: Revised Plat of Lot 1 Rivercliff Sec. Two Ph. A and
Lot 19 Replat of Lots 15-19 Rivercliff Subd.**

Dear Mr. Ellis,


Rivercliff Subdivision is a privately maintained gated subdivision, which is subject to (i) all restrictions, covenants, easements and notes as recorded from the original subdivision plat / documents associated with the subdivision and (ii) any subsequent resubdividing and/or replatting of any parcel within the original subdivision boundaries. All of these plats and documents affect every single property owner within its boundaries.

Rivercliff is aware of the Lytal's request to combine Lot 1 and 19 and in a letter dated August 21, 2010 (letter attached), the officers of Rivercliff indicated their approval of the combination.

The Rivercliff officers are also aware of the Lytal's request to abandon the current drainage easement that straddles the lot line between Lots 1 and 19 and move the easement to the lot line between Lot 2 and the proposed Lot 1A (the "Proposed Drainage Easement"). The officers have reviewed the attached report from Keith E. Parkan PE related to the topography and water drainage on the Lytal's property. To the extent the Rivercliff Homeowners Association (Rivercliff HOA) determines facilities are required on the Proposed Drainage Easement for Rivercliff subdivision drainage, the officers have determined this new easement location would be sufficient. The Rivercliff HOA, at its expense, would be responsible for the design and construction of such facilities.

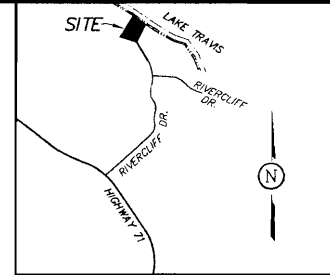
We look forward to your timely and favorable consideration to the approval of this platting procedure. If you have any questions, please do not hesitate to contact my office.

Sincerely,

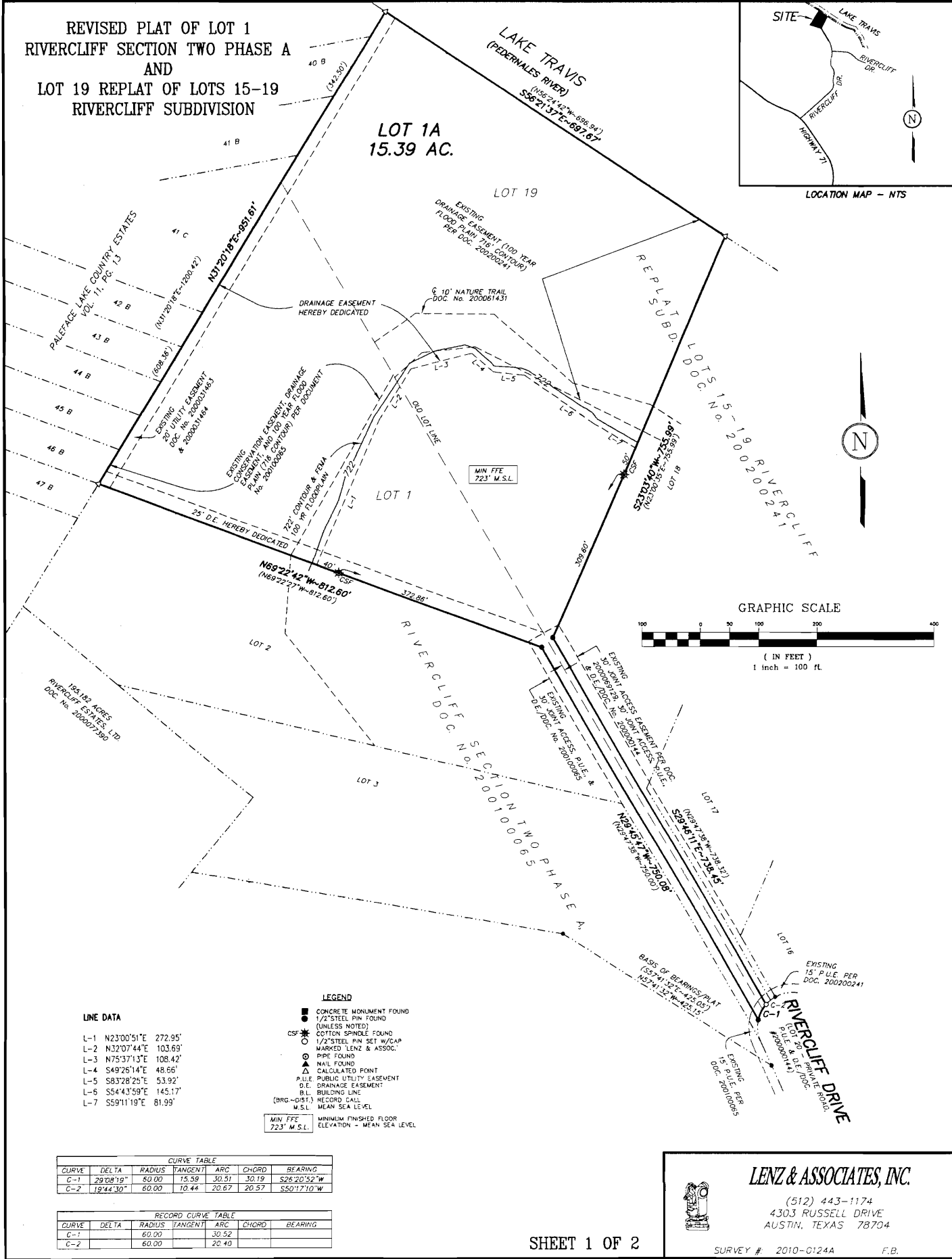
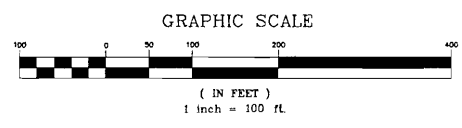
 1/10/12
Mr. Shayne Berry, President, Rivercliff HOA

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

LOT 1A
15.39 AC.



LOCATION MAP - NTS



LINE DATA

L-1	N23°00'51"E	272.95'
L-2	N32°07'44"E	103.69'
L-3	N75°37'13"E	108.42'
L-4	S49°25'14"E	48.66'
L-5	S83°28'25"E	53.92'
L-6	S54°43'59"E	145.17'
L-7	S59°11'19"E	81.99'

LEGEND

- CONCRETE MONUMENT FOUND
- 1/2" STEEL PIN FOUND
- COTTON SPINDLE FOUND (UNLESS NOTED)
- CSF * 1/2" STEEL PIN SET W/CAP MARKED LENZ & ASSOC.
- PIPE FOUND
- NAIL FOUND
- ▲ CALCULATED POINT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING LINE
- (BRG-ORIS) RECORD CALL
- M.S.L. MEAN SEA LEVEL
- MIN FFE 723' M.S.L. MINIMUM FINISHED FLOOR ELEVATION - MEAN SEA LEVEL

CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD	BEARING
C-1	29°08'19"	60.00	15.59	30.51	30.19	S26°20'52"W
C-2	19°44'30"	60.00	10.44	20.67	20.57	S50°17'10"W

CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD	BEARING
C-1	60.00			30.52		
C-2	60.00			20.40		

LENZ & ASSOCIATES, INC.
 (512) 443-1174
 4303 RUSSELL DRIVE
 AUSTIN, TEXAS 78704
 SURVEY # 2010-0124A F.B.

S:\Land Projects 3\Rivercliff Sec 2 Ph A\dwg\Amended Plat_2010-0124A.DWG, 5/25/2011 4:05:47 PM, Tim

**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 200100065, 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 2010061947 AND 2010061948 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 2000069125, 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. 4383
LENZ & ASSOCIATES, INC.
4303 RUSSELL DRIVE
AUSTIN, TEXAS 78704



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. 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 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., 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 DEBEAUVOIR, 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 THROUGHFARES 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 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 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 ERECT 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 (b) OF THE LOCAL GOVERNMENT CODE PROHIBITS TEXAS COUNTIES, UNLESS OTHERWISE AUTHORIZED BY STATE LAW, FROM REGULATING THE USE OF ANY BUILDING OR PROHIBITING 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) #481026-01004, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 28, 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: 723 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 HOMEOWNER'S ASSOCIATION, SEE DOCUMENT NO. 2000069125, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, IF THE HOMEOWNER'S ASSOCIATION FAILS TO PERFORM THE MAINTENANCE RESPONSIBILITIES, THE MAINTENANCE FALLS TO THE LOT OWNER'S WHO USES 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. 2001034923, 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.R.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. 2001034924, 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 3.
- 11) THERE IS A 15 FOOT PUBLIC UTILITY EASEMENT ALONG THE FRONT OF ALL LOTS FRONTING ON RIVERCLIFF DRIVE AND PAJARO COVEE.
- 12) BENCH MARK # 1 - TOP OF IRON ROD SET AT PC APPROXIMATELY 40' SOUTH OF COMMON LOT LINE OF LOTS 9 AND 10, RIVERCLIFF DRIVE ELEV. - 790.56'.
BENCH MARK # 2 - TOP OF IRON ROD SET AT P.C. SOUTH SIDE OF PAJARO RD. +1278' FROM INTERSECTION OF PAJARO COVEE RD. & MAIN ENTRANCE ROAD.
- 13) WATER AND WASTEWATER TO BE PROVIDED BY EACH LOT OWNER THROUGH INDIVIDUAL WATER WELLS AND ON SITE SEWAGE FACILITIES.
- 14) LOT 19 MAY BE RESUBDIVIDED INTO SINGLE FAMILY LOTS WITH AN AVERAGE SIZE OF 5 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.
- 15) 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 HOMEOWNER'S ASSOCIATION, SEE DOCUMENT NO. 2000069125, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, IF THE HOMEOWNER'S ASSOCIATION FAILS TO PERFORM THE MAINTENANCE RESPONSIBILITIES, THE MAINTENANCE FALLS TO THE LOT OWNER'S WHO USES 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.R.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 16, 17, 18 AND 19 IS RESTRICTED TO A SINGLE DRIVEWAY WITHIN THE JOINT ACCESS EASEMENT AS SHOWN HEREON. SEE DOCUMENT NO. 2000069125, 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.: 787.92'
- 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



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 Vacation of two 25' wide drainage easements sign was posted on February 24, 2012, along Rivercliff Drive in front of Lot 19 of the Re-plat of Lots 15-19 of Rivercliff and Lot 1 of Rivercliff Section Two, Phase A (two adjacent lots) at a point as near as practical to the area being vacated, and was also posted at the Travis County Courthouse.

CERTIFIED THIS THE 27th DAY OF February, 2012.

SIGNATURE: David Greear

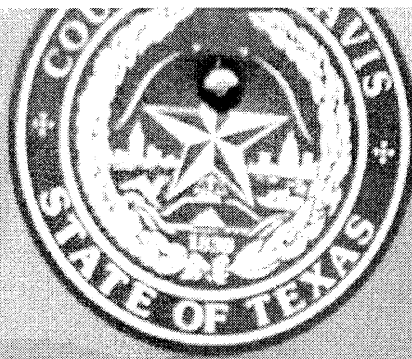
NAME (PRINT): David Greear

TITLE: Traffic Program Manager

cc: Garcia (sign shop)

C:\Users\GreearD\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\0XE1HJMN\SignReque





NOTICE OF PUBLIC HEARING

**MARCH 20, 2012, AT 9:00 AM
DRAINAGE EASEMENT VACATION**

**TO APPROVE THE VACATION OF TWO 25
FOOT WIDE DRAINAGE EASEMENTS
LOCATED ALONG THE COMMON LOT LINE
OF LOT 19 OF THE RE-PLAT OF LOTS 15-19
OF RIVERCLIFF AND LOT 1 OF RIVERCLIFF
SECTION TWO, PHASE A - TWO
SUBDIVISIONS IN PRECINCT THREE**

**AT THE TRAVIS COUNTY
COMMISSIONERS COURTROOM
314 WEST 11th STREET
(FIRST FLOOR), AUSTIN
FOR MORE INFORMATION CALL 854-9383**

200200 241

9/13/02 156.00

REPLAT OF LOTS 15-19 RIVERCLIFF SUBDIVISION

SCALE: 1" = 100'



LEGEND

- CONCRETE MONUMENT FOUND
- IRON ROD FOUND
- IRON ROD SET
- PIPE FOUND
- MAID FOUND
- PUBLIC UTILITY ESMT
- DRAINAGE ESMT
- BURNING LINE
- RECORD WALL
- MINIMUM S.O.B. ELEVATION

LAKE TRAVIS (Pedernales River)

20' UTILITY EASEMENT
(Doc. 2000031463)
A.G.C. PARTNER, LTD

DRAINAGE EASEMENT
AND 100-YEAR FLOOD PLAIN
(716 CONTOUR)

19
9.39 Ac.
77.0'

18
4.83 Ac.
61.0'

17
5.53 Ac.
77.0'

15
0.79 Ac.
17.0'

16
5.11 Ac.
77.0'

RIVERCLIFF SECTION ONE
Doc. No. 200004544

DO NOT BE VACATED

LINE TABLE

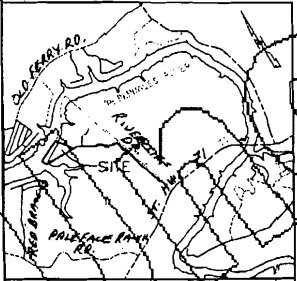
LINE	DIRECTION	DISTANCE
L10	N24°48'26"W	35.18'
L11	S56°24'42"E	30.01'

CURVE TABLE

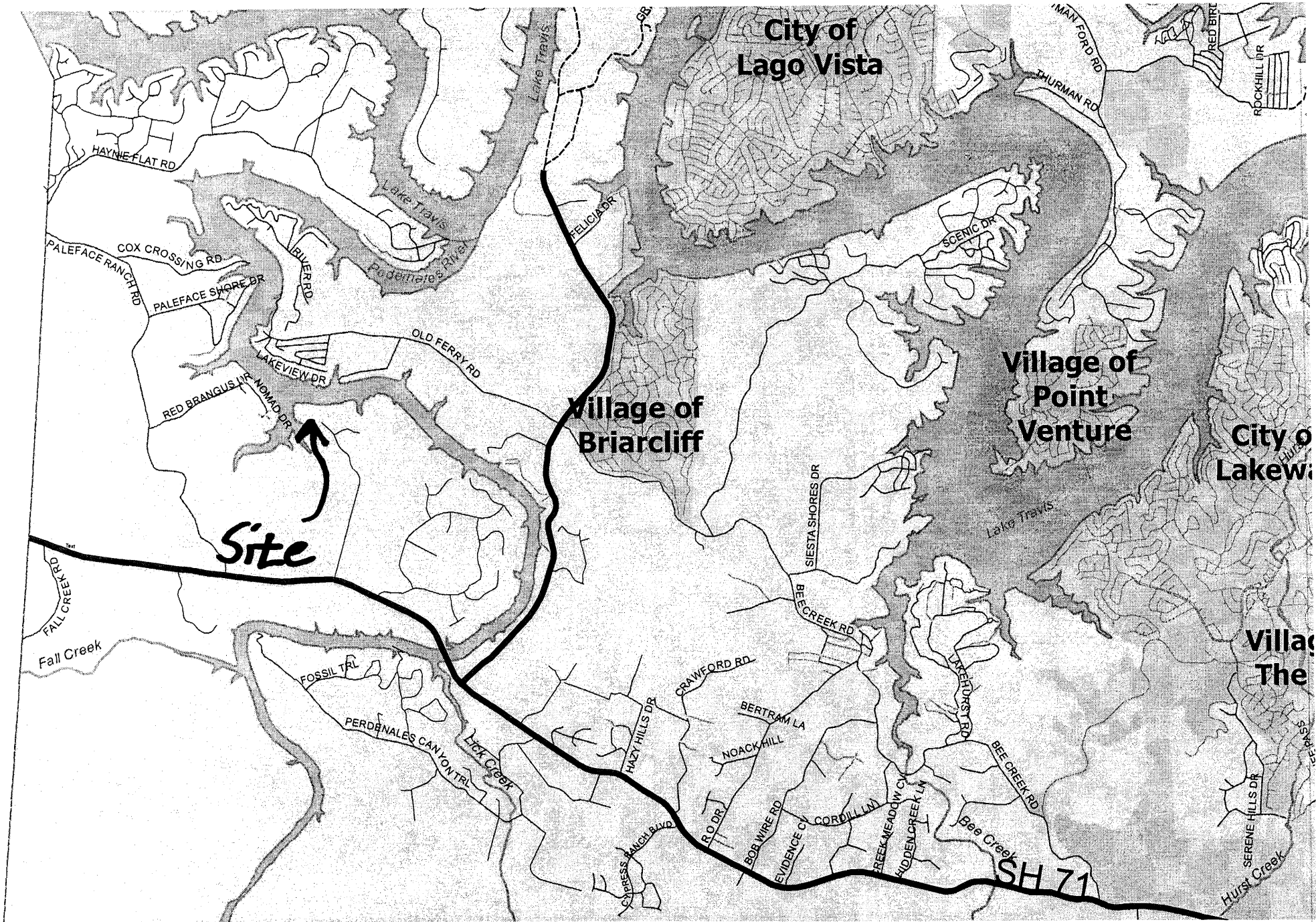
CURVE	DELTA	RADIUS	CHORD BEARING	CHORD	ARC
C1	72°53'43"	25.00	N11°38'26"E	29.70	131.81'
C2	46°08'18"	60.00	N25°01'09"E	47.02	48.32'
C3	121°48'42"	60.00	N58°57'21"W	104.86	127.56'
C4	09°35'42"	60.00	S55°20'27"W	10.04	10.05'
C5	09°52'49"	60.00	S45°38'11"W	10.33	10.35'
C6	10°32'07"	60.00	S35°23'43"W	11.02	11.03'

LINE TABLE FOR NATURE TRAIL

LINE	DIRECTION	DISTANCE
L1	N 55°18'60" E	86.86'
L2	S 89°20'58" E	134.12'
L3	S 48°51'41" E	179.49'
L4	S 74°10'50" E	137.79'
L5	S 57°00'37" C	78.75'
L6	S 47°36'24" E	205.23'
L7	S 79°2'51" E	98.49'
L8	S 51°05'43" E	247.07'
L9	S 65°46'55" E	143.35'



VICINITY MAP Scale: 1" = 5000'



City of
Lago Vista

Village of
Briarcliff

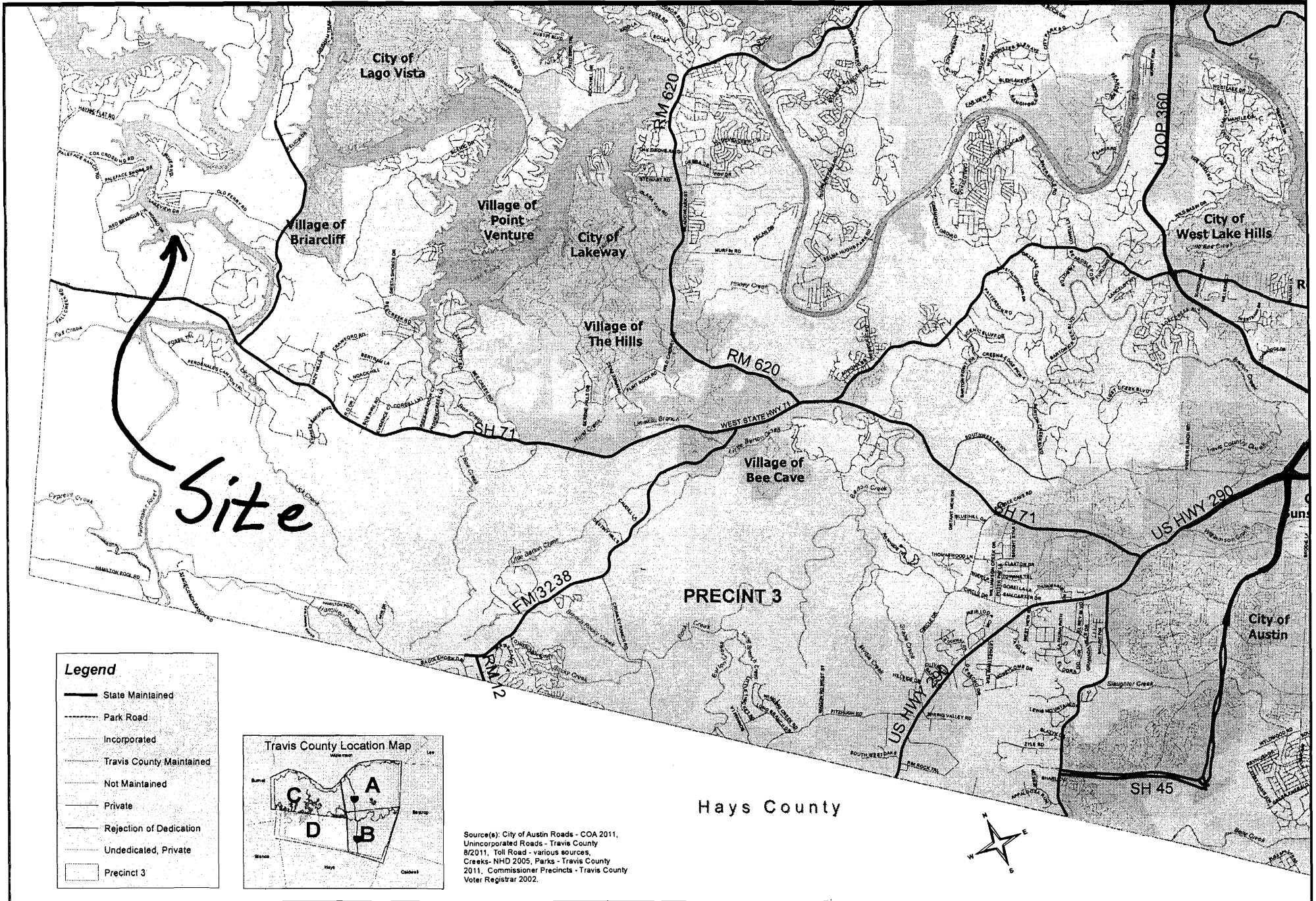
Village of
Point
Venture

City of
Lakewood

Village of
The...

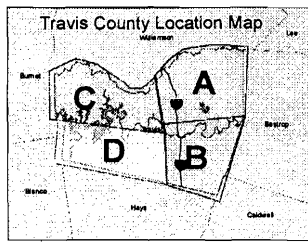
Site

SH 71



Legend

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

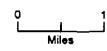


Sources: City of Austin Roads - COA 2011, Unincorporated Roads - Travis County 8/2011, Toll Road - various sources, Creeks - NHD 2005, Parks - Travis County 2011, Commissioner Precincts - Travis County Voter Registrar 2002.



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