



Travis County Commissioners Court Agenda Request

Meeting Date: April 17, 2012

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

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

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

Sponsoring Court Member: Commissioner Huber, Precinct Three

AGENDA LANGUAGE: Receive comments regarding the Chimney Oaks at Lake Travis Section 1 Amended Plat of Lots 38 and 39, Block B (Amended plat - One lot - 6.314 acres - Brasada Lane - No ETJ) in Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

The property owner of lots 38 and 39 Block B of Chimney Oaks at Lake Travis Section 1 has submitted an application to combine the two existing single family lots into one single family lot. The resulting one lot will consist of 6.314 acres platted from Brasada Lane. 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 amended plat.

STAFF RECOMMENDATIONS:

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

ISSUES AND OPPORTUNITIES:

As part of the requirements for an amended plat, a notice of public hearing sign was posted on the property on March 20, 2012, announcing the date, time, and location of the public hearing (see attached photo and affidavit). As of this date, staff has received several calls from residents of Chimney Oaks who asked for more information but did not object to the plat revision.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A

ATTACHMENTS/EXHIBITS:

Precinct map
Location map
Existing plat
Proposed amended plat
Photo of public notice sign

Affidavit of sign posting

REQUIRED AUTHORIZATIONS:

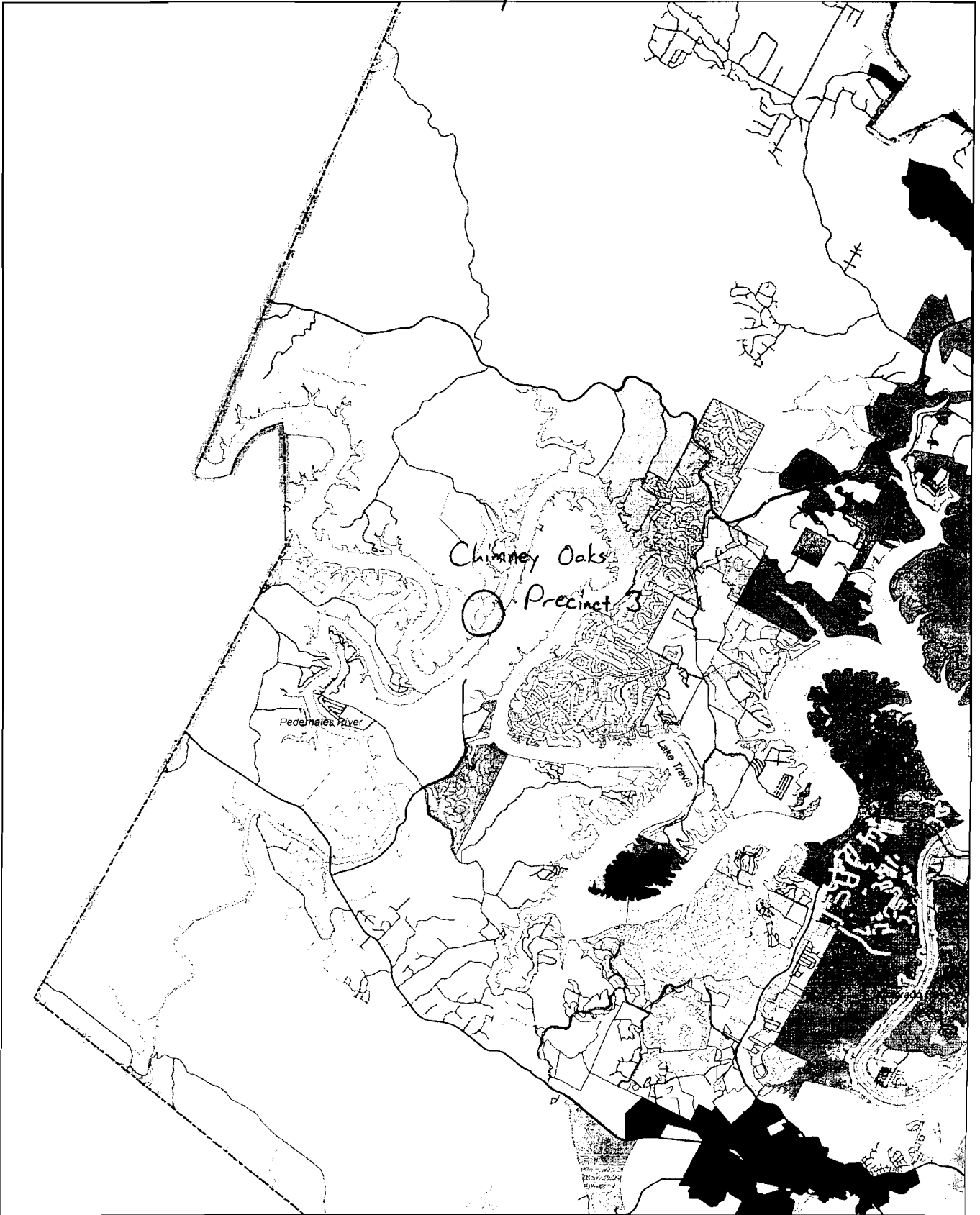
Cynthia McDonald	Financial Manager	TNR	854-4239
Steve Manilla	County Executive	TNR	854-9429

CC:

SM:AB:mh

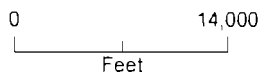
1101 - Development Services - Chimney Oaks at Lake Travis Section 1 Amended Plat of Lots 38 and 39 Block B

Precinct Map



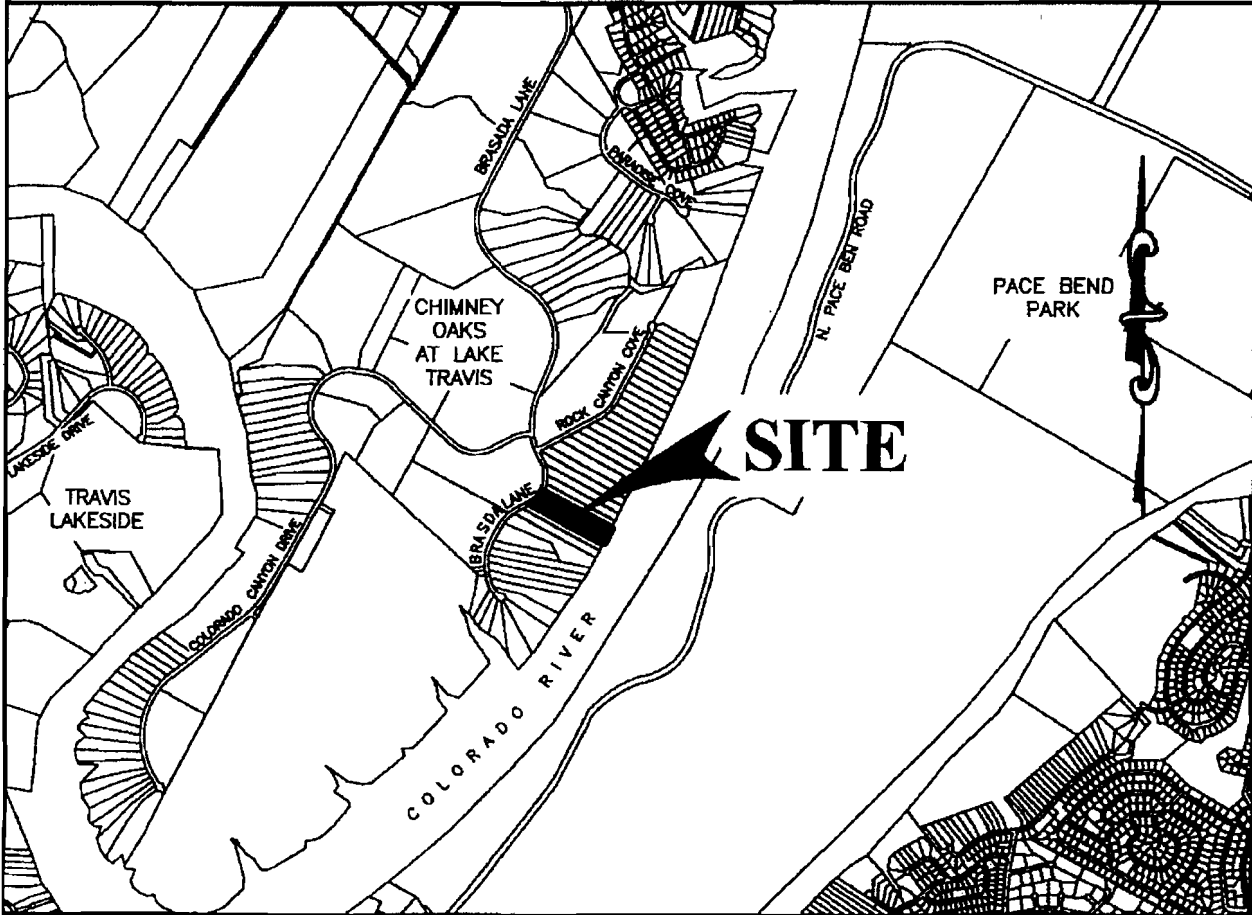
Disclaimer: Map for general reference only. Data provided "as is" with no warranties of any kind. Contact the Travis County GIS Coordinator at (512) 854-7641 for questions

Source(s) Property Lines - TCAD 07/2007, Roads - Travis County 04/2007, Jurisdictions- 05/2007, Subdivisions - July 2006, Contours - CAPCO 1997, Creeks - NHD 2005, Flood plain - FEMA Prelim 2005



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

Location Map



4,000 2,000 0 4,000



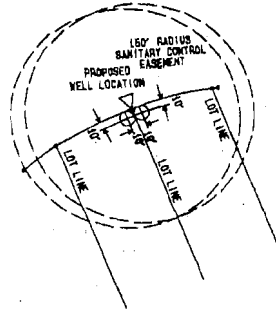
SCALE: 1"=4,000'

\$156 B1689 6/24/96 Ru

MISC FILM CODE
00009622494

Vol. 97 Page 68
PLAT RECORD, TRAVIS COUNTY, TEXAS

CHIMNEY OAKS AT LAKE TRAVIS SECTION 1

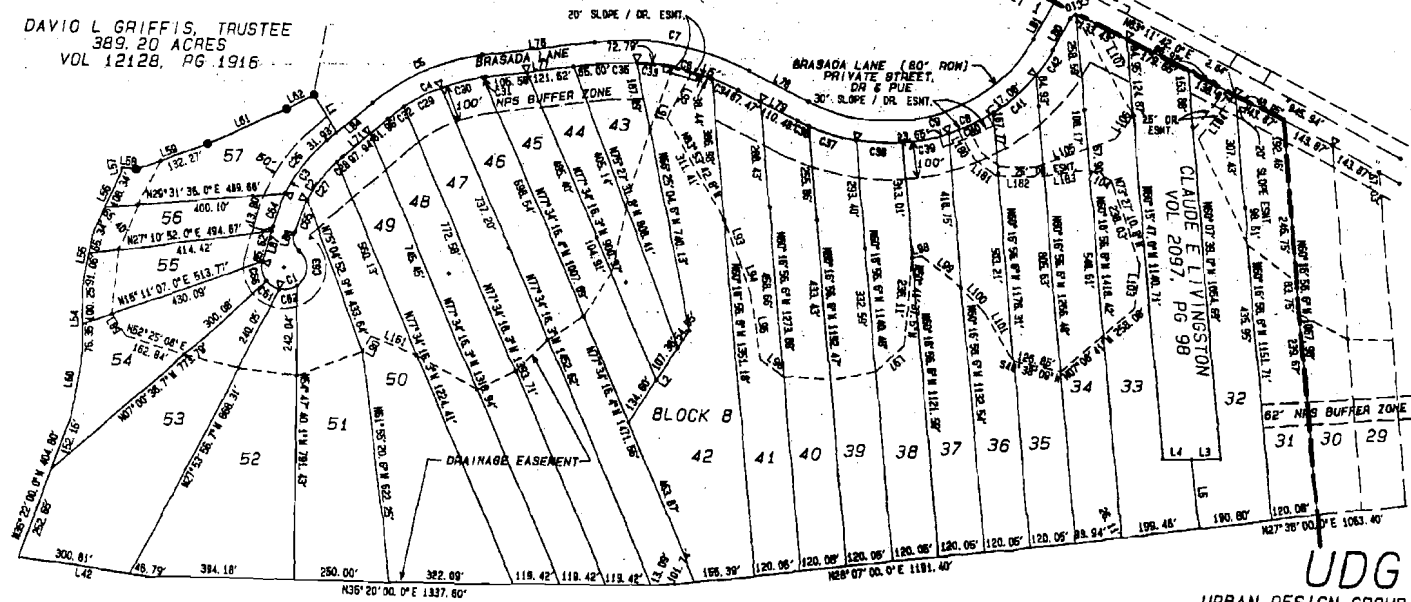


COMMON LOT LINE WELL EASEMENT DETAIL



NJD, LTD
VOL 12395, PG 1084

DAVID L GRIFFIS, TRUSTEE
389.20 ACRES
VOL 12128, PG 1916



Original Plat

LEGEND

- 1/2" IRON ROD SET
- IRON ROD FOUND
- ▲ NAIL IN TREE FOUND
- NPS NON-POINT SOURCE POLLUTION CONTROL BUFFER ZONE
- DR & PUE DRAINAGE AND PUBLIC UTILITY EASEMENT
- ▽ COMMON LOT LINE WELL EASEMENT LOCATION SEE DETAIL

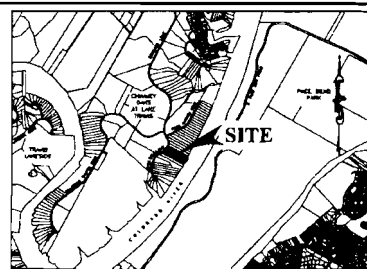
LAKE TRAVIS

UDG
URBAN DESIGN GROUP
PLAT PREPARED DECEMBER 12, 1995
SHEET 1 OF 6

Proposed Plat

**CHIMNEY OAKS AT LAKE TRAVIS SECTION 1,
AMENDED PLAT OF LOTS 38 AND 39, BLOCK B,**

**TRAVIS COUNTY, TEXAS
SHEET 1 OF 3**



**TRAVIS COUNTY CONSUMER
PROTECTION NOTICE FOR HOMEBUYERS.**

**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 THE CITY LIMITS.**

**BECAUSE OF THIS, LOCAL GOVERNMENT 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.**


Landmark
SURVEYING, LP
1301 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 315
AUSTIN, TEXAS 78746
PH: (512)328-7411 FAX: (512)328-7413

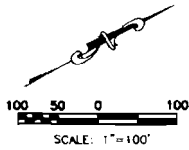
CHIMNEY OAKS AT LAKE TRAVIS SECTION 1, AMENDED PLAT OF LOTS 38 AND 39, BLOCK B,

TRAVIS COUNTY, TEXAS

SHEET 2 OF 3

LEGEND

- ▲ 600 Nail Set
- 800 Nail Found
- 1/2" Iron Rod Found With No Cap
- 1/2" Iron Rod Set With Plastic Cap stamped "Landmark Surveying"
- △ Calculated Point (Not Established on Ground)
- () Record Information
- (AS PER PLAT) Book 97, Page(s) 68-73
- B.L. Building Line
- D.E. Drainage Easement
- P.U.E. Public Utility Easement
- R.O.W. Right-of-Way
- O.P.R.T.C.T. Official Public Records of Travis County, Texas
- R.P.R.T.C.T. Real Property Records of Travis County, Texas
- P.R.T.C.T. Plat Records of Travis County, Texas

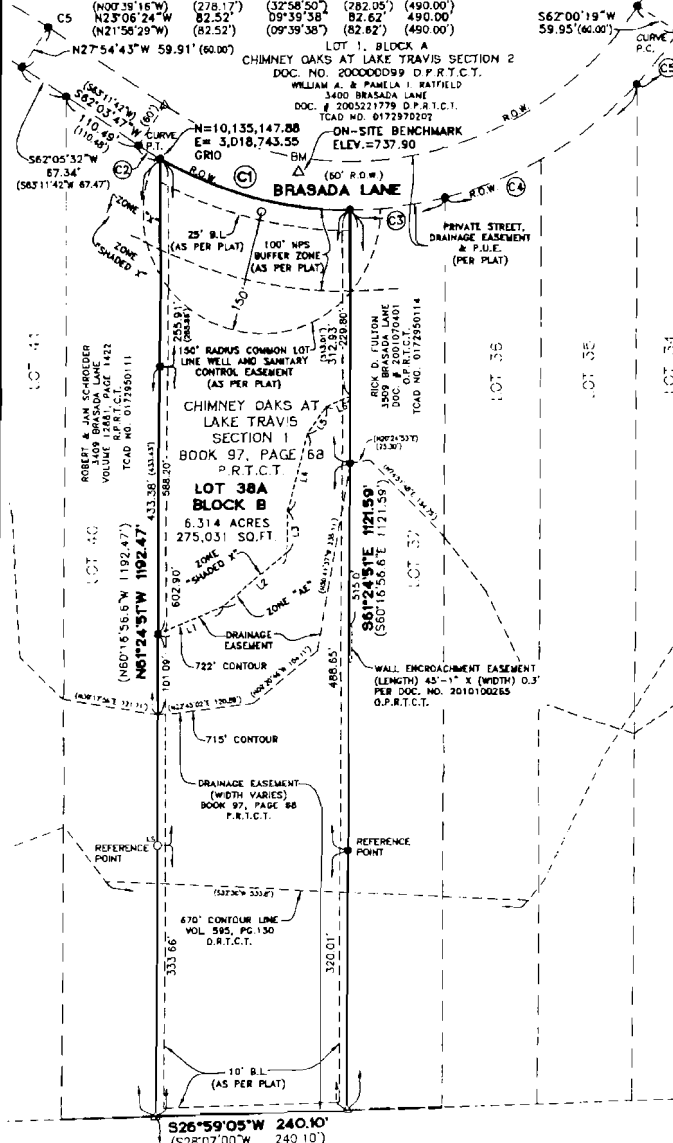


CURVE TABLE

CURVE	CHORD BEARING	CHORD DISTANCE	DELTA	ARC LENGTH	RADIUS
C1	N43°33'23"E	248.43'	29°22'11"	251.17'	490.00'
C2	S60°09'08"W (S61°17'02"W)	32.68' (32.68')	03°49'18" (03°49'20")	32.58' (32.69')	490.00' (490.00')
C3	N21°47'17"E (N22°55'11"E)	120.85' (120.85')	14°10'02" (14°10'01")	121.16' (121.16')	490.00' (490.00')
C4	N01°47'10"W (N03°18'16"W)	278.18' (278.17')	32°58'51" (32°58'50")	282.06' (282.05')	490.00' (490.00')
C5	N23°06'24"W (N21°58'29"W)	82.52' (82.52')	09°39'38" (09°39'38")	82.62' (82.62')	490.00' (490.00')

LINE TABLE

LINE	BEARING	DISTANCE
L1	N06°07'58"E	88.61'
L2	N11°44'53"W	104.23'
L3	N61°39'55"W	49.83'
L4	N47°06'56"W	99.53'
L5	N26°52'38"W	41.17'
L6	N06°12'58"E	33.27'



STATE OF TEXAS:
COUNTY OF TRAVIS:

THAT WE, KENNETH W. LANG AND SHEILA J. LANG BEING THE OWNERS OF 6.314 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF LOTS 38, AND 39, BLOCK B, CHIMNEY OAKS AT LAKE TRAVIS SECTION 1, A SUBDIVISION IN TRAVIS COUNTY, TEXAS WHOSE PLAT IS RECORDED IN VOLUME 87, PAGES 68 - 73 OF THE PLAT RECORDS OF SAID COUNTY, SAID LOTS 38 AND 39 HAVING BEEN CONVEYED TO US BY DEED RECORDED IN DOCUMENT NO. 2009052642 AND DOCUMENT NO. 2011032331, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DO HEREBY AMEND SAID LOTS 38 AND 39, BLOCK B FOR THE SOLE PURPOSE OF ELIMINATING A LOT LINE PURSUANT TO CHAPTER 232.009 OF THE TEXAS LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS "CHIMNEY OAKS AT LAKE TRAVIS SECTION 1, AMENDED PLAT OF LOTS 38 AND 39, BLOCK B", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENT AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

FURTHER THAT THE RESPONSIBILITY FOR MAINTENANCE AND TAXATION OF BRASADA LANE AND ROCK CANYON COVE, PRIVATE STREETS, SHALL BE VESTED IN THE PROPERTY OWNER'S ASSOCIATION OF CHIMNEY OAKS AT LAKE TRAVIS, SECTION 1, AS RECORDED IN VOLUME 12714, PAGE 674, OF THE TRAVIS COUNTY, DEED RECORDS, AND AN EXPRESS EASEMENT IS HEREBY GRANTED ACROSS SAID PRIVATE STREETS AND ANY COMMON AREAS FOR THE USE OF THE SURFACE FOR ALL GOVERNMENT FUNCTIONS, VEHICULAR AND NON-VEHICULAR, INCLUDING FIRE AND POLICE PROTECTION, SOLID AND OTHER WASTE MATERIAL PICK UP AND ANY OTHER PURPOSE ANY GOVERNMENTAL AUTHORITY DEEMS NECESSARY, AND WE DO FURTHER AGREE THAT ALL GOVERNMENTAL ENTITIES, THEIR AGENTS OR EMPLOYEES, SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGE OCCURRING TO THE SURFACE OF SAID PRIVATE STREET AND ANY COMMON AREA AS A RESULT OF GOVERNMENTAL VEHICLES TRAVERSING DYER SAME.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 2012, A.D.

KENNETH W. LANG
13627 WINTER CREEK COURT
HOUSTON, TEXAS 77077-1550

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH W. LANG, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

THIS THE _____ DAY OF _____, 2012, A.D.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

WITNESS MY HAND, THIS THE _____ DAY OF _____, 2012, A.D.

SHEILA J. LANG
13627 WINTER CREEK COURT
HOUSTON, TEXAS 77077-1550

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHEILA J. LANG, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

THIS THE _____ DAY OF _____, 2012, A.D.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

HORIZONTAL DATUM

TEXAS STATE PLANE COORDINATE SYSTEM
NAD 83 (CORDS), TEXAS CENTRAL ZONE 4203
GEOID MODEL: G030303
COMBINED SCALE FACTOR 0.999896
PROJECT CONTROL POINTS WERE ESTABLISHED USING THE WESTERN DATA SYSTEM COOP NETWORK.

VERTICAL DATUM

THE VERTICAL DATUM WAS ESTABLISHED USING BENCHMARKS #122 AND #123, AS PUBLISHED ON SUBDIVISION PLAT "CHIMNEY OAKS AT LAKE TRAVIS, SECTION 1", RECORDED IN VOLUME 97, PAGES 68-73, PLAT RECORDS OF TRAVIS COUNTY TEXAS.

BENCHMARK #122: 120# NAIL FOUND IN A 10" CEDAR IN LOT 12, BLOCK B AT THE INTERSECTION OF BRASADA LANE AND ROCK CANYON COVE. (ELEV.=734.26')
BENCHMARK #123: 120# NAIL FOUND IN A CEDAR FENCE POST AT THE NORTHWEST CORNER OF LOT 57, BLOCK B. (ELEV.=729.16')

ON-SITE BENCHMARK:

MAG NAIL WITH WASHER SET AT NORTH WEST EDGE OF PAVEMENT ALONG BRASADA LANE. ±620' SOUTH OF ROAD INTERSECTION BETWEEN BRASADA LANE AND ROCK CANYON COVE.
N=10,135,292.85 E=3,018,842.49 ELEV.=737.90
(SEE DRAWING FOR LOCATION)

1301 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 315
AUSTIN, TEXAS 78746
PH: (512)328-7411 FAX: (512)328-7413

**CHIMNEY OAKS AT LAKE TRAVIS SECTION 1,
AMENDED PLAT OF LOTS 38 AND 39, BLOCK B,**

TRAVIS COUNTY, TEXAS

SHEET 3 OF 3

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 PLACES 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 ENSURE 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 A PART OF THE DEVELOPER'S CONSTRUCTION.

THIS SUBDIVISION PLAT IS NOT LOCATED WITHIN THE E.T.J. OF THE CITY OF AUSTIN ON THIS

THE _____ DAY OF _____, 2012, A.D.

 GREG GUERNSEY,
 DIRECTOR PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

STATE OF TEXAS:
 COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE

_____ DAY OF _____, 2012 A.D., THE COMMISSIONER'S 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 ON BOOK _____ PAGES _____,
 WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY.

THE _____ DAY OF _____, 2012 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 _____, 2012, A.D. AT _____ O'CLOCK _____ M.,

AND DULY RECORDED ON THE _____ DAY OF _____, 2012, A.D. AT _____ O'CLOCK

_____ M., PLAT RECORDS 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, THE _____ DAY OF _____, 2012, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
 TRAVIS COUNTY, TEXAS

DEPUTY

SURVEYOR'S CERTIFICATION:

I, JUAN M. CANALES, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THAT THIS PLAT COMPLIES WITH CHAPTER 82 OF THE TRAVIS COUNTY CODE, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND, AND ALL NECESSARY MONUMENTS ARE IN PLACE.

FLOOD PLAIN NOTE:

THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT SHOWN HEREON AS PER FEMA PANEL 185M, TRAVIS COUNTY, TEXAS DATED SEPTEMBER 26, 2008, A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FIRM #48453C0185H, TRAVIS COUNTY, TEXAS DATED SEPTEMBER 26, 2008.



JUAN M. CANALES, JR., R.P.L.S. NO. 4453
 LANDMARK SURVEYING, LP
 FIRM REGISTRATION NO. 100727-00

Client: KENNETH W. & SHEILA J. LANG
 Date: February 17, 2012
 Draw: Eduardo Lora
 Check: SUDHAR, R. MARTINEZ
 P.L.N. 1262/6 T. 1264/62
 File: 1. Landmark logo/landmark drawings/grd-stuff/road of lots 38 & 39 chimney oaks at lake travis.cad
 Job No: 933-01-01/32/03/04

LOWER COLORADO RIVER AUTHORITY NOTES

ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S LAKE TRAVIS NONPOINT SOURCE POLLUTION CONTROL ORDINANCE.

NPS BUFFER AREA - THE EASEMENT IS FOR THE PROTECTION OF THE ENVIRONMENT BY IMPROVING THE QUALITY OF STORMWATER RUNOFF FROM DEVELOPED LANDS. NO STRUCTURES, OTHER IMPROVEMENTS, OR DEVELOPMENT ACTIVITY OF ANY KIND, OTHER THAN NATIVE PLANT ENHANCEMENT, MAY BE PLACED, ERECTED, OR IMPLEMENTED WITHIN THE EASEMENT UNLESS SPECIFICALLY AUTHORIZED AND APPROVED IN WRITING IN ADVANCE BY THE LOWER COLORADO RIVER AUTHORITY (LCRA), ITS SUCCESSORS AND ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH AUTHORITY TO PERMIT SUCH IMPROVEMENTS FOR THE PROTECTION OF THE ENVIRONMENT. THE DEDICATED EASEMENTS MEET THE PERFORMANCE STANDARDS OF THE NPS ORDINANCE FOR SINGLE FAMILY DEVELOPMENT. SHOULD ANY OTHER LAND USE BE PROPOSED ON ANY LOT HEREIN, A NPS CONSTRUCTION PERMIT FROM LCRA IS REQUIRED. ONE ACCESS DRIVE PER LOT IS ALLOWED FROM R.D.W.

E. J. Hamilton

2-20-2012

LOWER COLORADO RIVER AUTHORITY

DATE

NPS PERMIT PLAT NOTE:

ALL PROPERTY OF THE HEREIN-DESCRIBED SUBDIVISION IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S NONPOINT SOURCE (NPS) POLLUTION CONTROL ORDINANCE. ANY DEVELOPMENT OTHER THAN SINGLE-FAMILY RESIDENTIAL MAY REQUIRE AN NPS DEVELOPMENT PERMIT FROM THE LOWER COLORADO RIVER AUTHORITY.

E. J. Hamilton

2-20-2012

LOWER COLORADO RIVER AUTHORITY

DATE

ON-SITE WASTEWATER SYSTEM PLAT NOTE:

EACH AND EVERY ON-SITE SEWAGE FACILITY INSTALLED WITHIN THIS SUBDIVISION MUST BE PERMITTED, INSPECTED AND APPROVED FOR OPERATION UNDER THOSE TERMS, STANDARDS AND REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND LOWER COLORADO RIVER AUTHORITY AS ARE IN EFFECT AT THE TIME SUCH APPLICATIONS FOR PERMITS ARE MADE. THESE LOTS MAY REQUIRE PROFESSIONALLY DESIGNED WASTEWATER DISPOSAL SYSTEMS DUE TO TOPOGRAPHICAL, GEOLOGICAL AND WATER WELL CONSIDERATIONS.

E. J. Hamilton

2-20-2012

LCRA OSSF REPRESENTATIVE

DATE

NOTES:

1. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPES, OR OTHER STRUCTURES SHALL BE ALLOWED IN THE DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY AND LCRA.
2. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES.
3. TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
4. WATER SERVICE WILL BE PROVIDED BY ON SITE WELL AND L.C.R.A. APPROVAL IS REQUIRED FOR ANY ONSITE SEWAGE FACILITY.
5. OCCUPANCY OF THIS LOT IS PROHIBITED UNTIL CONNECTION IS MADE TO AN APPROVED ONSITE SEWAGE DISPOSAL SYSTEM AND A POTABLE WATER SOURCE WITH SUFFICIENT SUPPLY.
6. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
7. THE FOLLOWING MINIMUM FINISHED FLOOR ELEVATIONS FOR ALL NEW CONSTRUCTION ARE HEREBY SET FOR THE AFFECTED LOTS: LOT 38A, BLOCK B, FINISHED FLOOR ELEVATION 723'.
8. DRIVEWAYS SHALL NOT BE CONSTRUCTED WITHIN 50 FEET OF THE EDGE OF PAVEMENT OF INTERSECTING LOCAL OR COLLECTOR STREETS.
9. WATER SUPPLY PIPELINES FROM LAKE TRAVIS TO SERVE INDIVIDUAL LOTS SHALL BE BURIED OR OTHERWISE SCREENED FROM VIEW.
10. BUILDING SETBACKS ON ALL LOTS FROM PRIVATE STREETS SHALL BE 25'.
11. BUILDING SETBACK FROM ALL OTHER LOT LINES (SIDES AND REAR) SHALL BE 10'.
12. ELECTRIC SERVICE TO INDIVIDUAL LOTS SHALL BE PROVIDED ACCORDING TO THE SERVICE PLAN PREPARED BY PEDERNALES ELECTRIC COOPERATIVE INC. AND APPROVED BY THE DEVELOPER.

LOT 38A IS SUBJECT TO:

1. RESTRICTIVE COVENANTS, CONDITIONS, ENCUMBRANCES AND EASEMENTS AS RECORDED IN VOLUME 97, PAGES 68-73 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND THOSE RECORDED IN VOLUME 12714, PAGE 674, VOLUME 13200, PAGE 570 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND THOSE RECORDED IN DOCUMENTS NOS. 200808440, 2008089744, 2008083548, 2008134772, 2008089439 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DO AFFECT THE SUBJECT LOT.
 2. EASEMENT GRANTED TO LOWER COLORADO RIVER AUTHORITY AS RECORDED IN VOLUME 585, PAGE 130 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. PERPETUAL EASEMENT THE RIGHT TO INUNDATE, SUBMERGE AND OVERFLOW UP TO THE 670' CONTOUR ELEVATION.
 3. EASEMENT GRANTED TO LOWER COLORADO RIVER AUTHORITY AS RECORDED IN VOLUME 655, PAGE 61 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. PERPETUAL EASEMENT THE RIGHT TO INUNDATE, SUBMERGE AND OVERFLOW UP TO THE 715' CONTOUR ELEVATION.
 4. EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE AS RECORDED IN VOLUME 2942, PAGE 609 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. ELECTRIC BLANKET EASEMENT.
 5. EASEMENT GRANTED TO KENNETH W. AND SHEILA J. LANG AS RECORDED IN DOCUMENT NO. 2010100285 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
 6. MINERAL RESERVATION AS RECORDED IN VOLUME 8549, PAGE 855, DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND VOLUME 6549, PAGE 897, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.
 7. MINERAL RESERVATION AS RECORDED IN VOLUME 8550, PAGE 8808, DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND VOLUME 8549, PAGE 897, AND VOLUME 8549, PAGE 904, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.
 8. RESERVATION BY HJD, LTD. AS RECORDED IN VOLUME 12659 PAGE 41, AND VOLUME 12713, PAGE 217, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.
 9. MINERAL RESERVATION AS RECORDED IN VOLUME 12971, PAGE 1702, AND VOLUME 12776, PAGE 1230, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.
- ALL EASEMENTS OF WHICH I HAVE KNOWLEDGE AND THOSE RECORDED EASEMENTS FURNISHED BY WESTCOR LAND TITLE INSURANCE COMPANY ACCORDING TO COMMITMENT NO. 123 TB, EFFECTIVE DECEMBER 1, 2010 ARE SHOWN OR DEPICTED HEREON. OTHER THAN VISIBLE EASEMENTS, NO UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST ARE SHOWN HEREON.


Landmark
SURVEYING, LP
1301 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 315
AUSTIN, TEXAS 78746
PH: (512)328-7411 FAX: (512)328-7413



NOTICE OF PUBLIC HEARING

APRIL 17 2012 AT 9 00 AM

CHIMNEY OAKS AT LAKE TRAVIS
SECTION I
AMENDED PLAT OF LOTS 38 & 39
PRECINCT 3

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

FOR MORE INFORMATION CALL 854-7563



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 3/20/12, 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 20th DAY OF March, 2012.

SIGNATURE: David Greer

NAME (PRINT): David Greer

TITLE: Traffic Program Manager

cc: Garcia (sign shop)

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