



Travis County Commissioners Court Agenda Request

Meeting Date: May 1, 2012

Prepared By: Sarah Sumner **Phone #:** 854-7687

413

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 a plat for recording in Precint Three: Revised Plat of Lots 5-9 Block C West Cypress Hills Phase One Section Four A.

BACKGROUND/SUMMARY OF REQUEST:

This revised plat consists of single family residential Lots 5-8 and a portion of greenbelt Lot 9. As this section was under construction, it was noted the 15 feet of frontage for Lot 9 was missing and will be corrected with this revised plat. No fiscal is required for this plat, water and wastewater to be provided by Cypress Ranch Water Control and Improvement District 1.

STAFF RECOMMENDATIONS:

This plat meets all Travis County regulations and is recommended for approval.

ISSUES AND OPPORTUNITIES:

Staff has not received any inquiries about this property at this time.

FISCAL IMPACT AND SOURCE OF FUNDING:

NA

ATTACHMENTS/EXHIBITS:

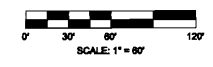
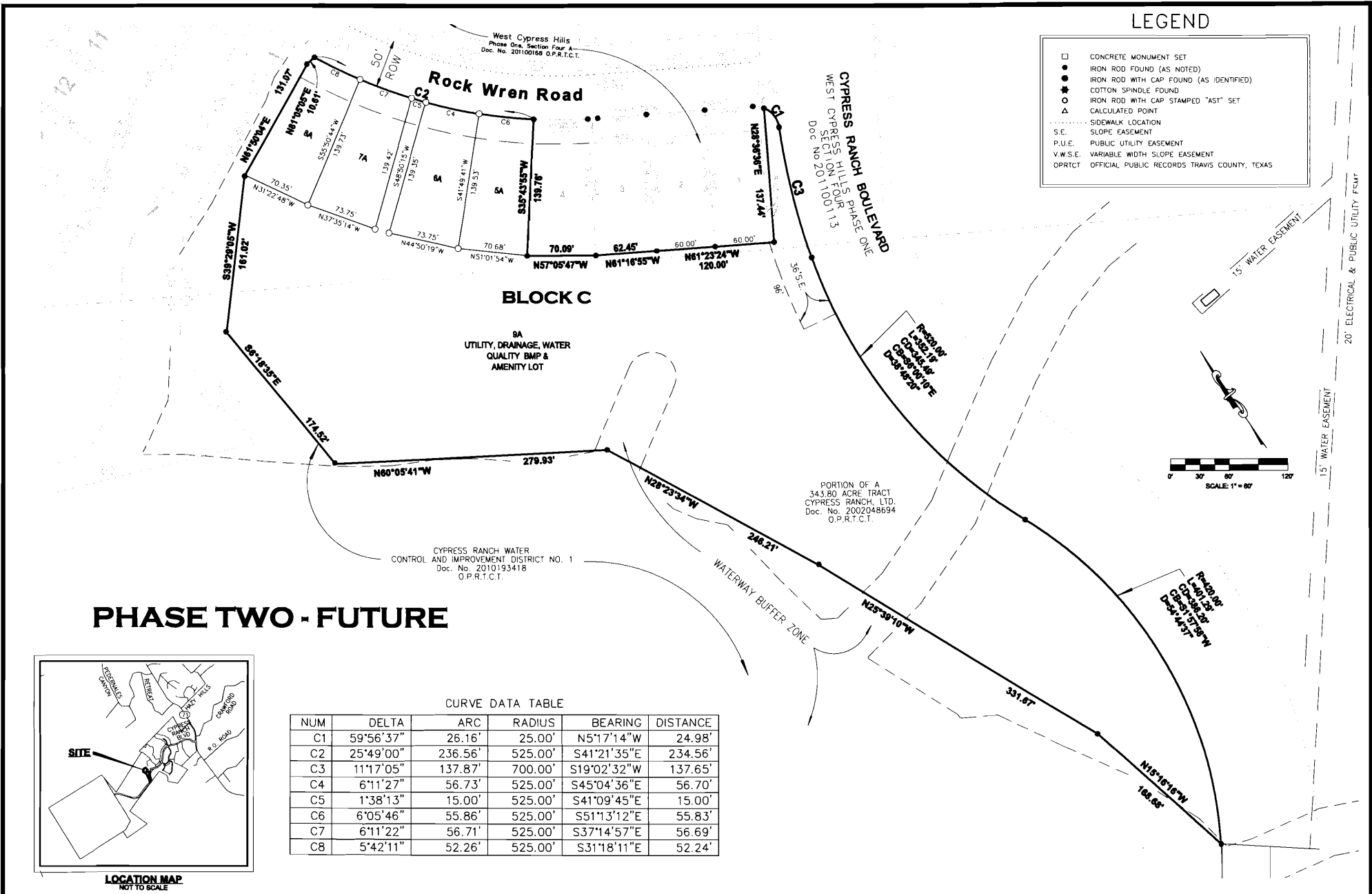
Revised Plat, Original Plat, location map, precinct map

REQUIRED AUTHORIZATIONS:

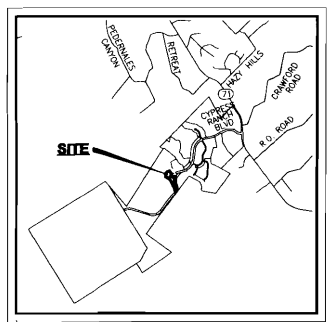
Cynthia McDonald	Financial Manager	TNR	854-4239
Steve Manilla	County Executive	TNR	854-9429
Anna Bowlin	Division Director	TNR	854-7561

LEGEND

- CONCRETE MONUMENT SET
- IRON ROD FOUND (AS NOTED)
- IRON ROD WITH CAP FOUND (AS IDENTIFIED)
- COTTON SPINDLE FOUND
- IRON ROD WITH CAP STAMPED "AST" SET
- △ CALCULATED POINT
- SIDEWALK LOCATION
- SLOPE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- V.W.S.E. VARIABLE WIDTH SLOPE EASEMENT
- OPR/CT OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS



PHASE TWO - FUTURE



CURVE DATA TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	59°56'37"	26.16'	25.00'	N5°17'14"W	24.98'
C2	25°49'00"	236.56'	525.00'	S41°21'35"E	234.56'
C3	11°17'05"	137.87'	700.00'	S19°02'32"W	137.65'
C4	6°11'27"	56.73'	525.00'	S45°04'36"E	56.70'
C5	1°38'13"	15.00'	525.00'	S41°09'45"E	15.00'
C6	6°05'46"	55.86'	525.00'	S51°13'12"E	55.83'
C7	6°11'22"	56.71'	525.00'	S37°14'57"E	56.69'
C8	5°42'11"	52.26'	525.00'	S31°18'11"E	52.24'

TEXAS ENGINEERING SOLUTIONS

5000 SEE CREEK ROAD
SUITE 205
AUSTIN, TEXAS 78744
P: 512-904-0209
F: 512-904-0200
TSP# NO. 11226

AUSTIN SPATIAL TECHNOLOGIES, LLC
LAND SURVEYING & GEOSPATIAL SERVICES

1000 W. 11th Street
AUSTIN, TEXAS 78703
P: 512-454-8888

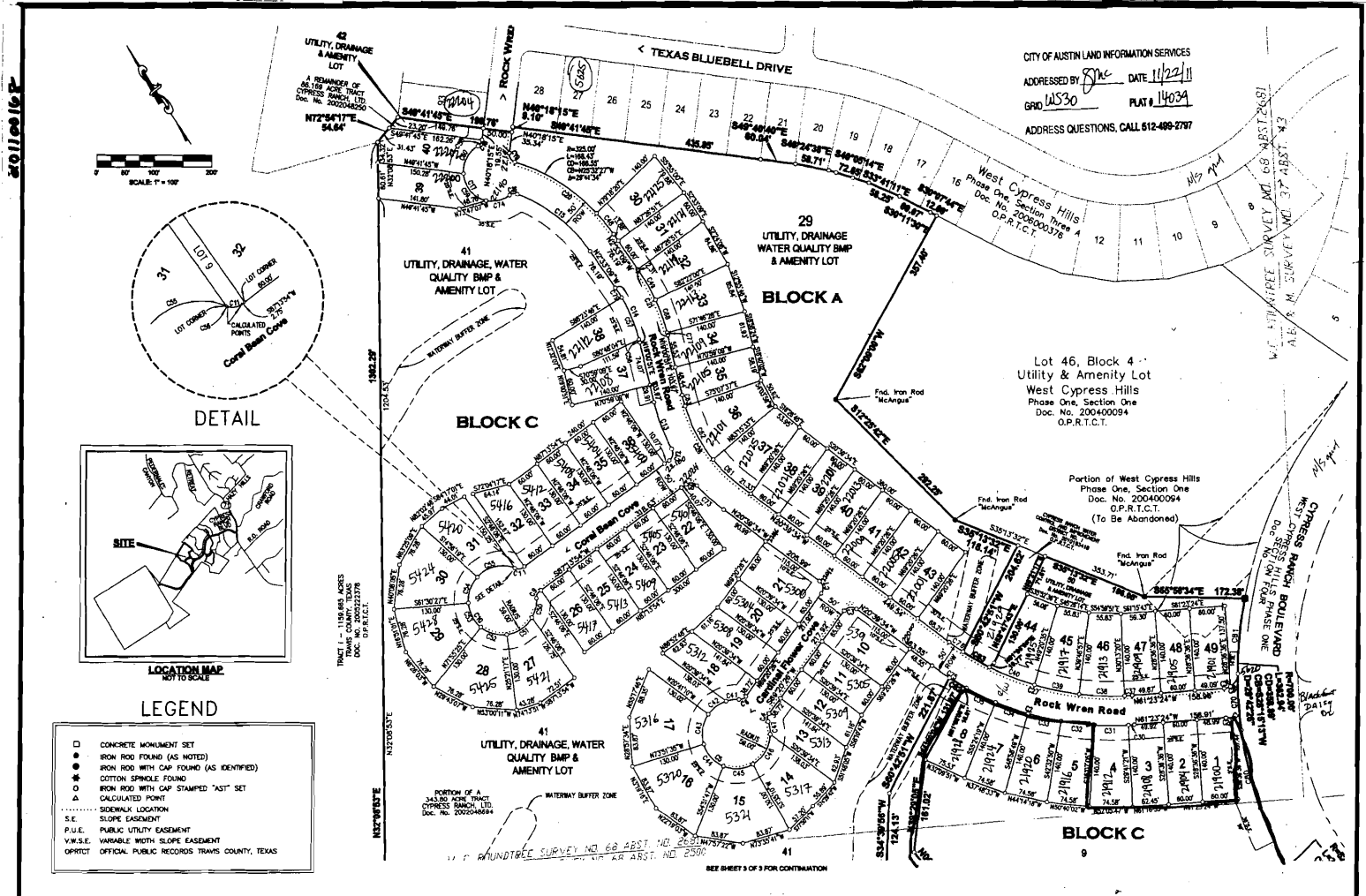
TRAVIS COUNTY, TEXAS

SURVEY DATE:	JANUARY, 2012
SURVEYOR:	PAUL C. SAUVE, RPLS# 2518
TECHNICIAN:	PCS
FIELDBOOK:	FIELDBOOK
JOB NUMBER:	1109
DESCRIPTION:	N/A
CLIENT:	CYPRESS RANCH, LTD
PLOT DATE:	

**RESUBDIVISION OF LOTS 5, 6, 7, 8 AND 9, BLOCK C
WEST CYPRESS HILLS
PHASE ONE, SECTION 4A**

**SHEET 2
OF
2**

Original Plat

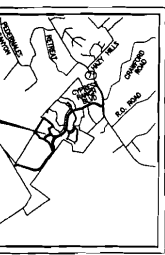


CITY OF AUSTIN LAND INFORMATION SERVICES
 ADDRESSED BY 8/16 DATE 11/22/11
 GRID WS30 PLAT # 14034
 ADDRESS QUESTIONS, CALL 612-498-2797

Lot 46, Block 4
 Utility & Amenity Lot
 West Cypress Hills
 Phase One, Section One
 Doc. No. 200400094
 O.P.R.T.C.T.

Portion of West Cypress Hills
 Phase One, Section One
 Doc. No. 200400094
 O.P.R.T.C.T.
 (To Be Abandoned)

DETAIL



LEGEND

- CONCRETE MONUMENT SET
- IRON ROD FOLKING (AS NOTED)
- IRON ROD WITH CAP FOUND (AS IDENTIFIED)
- COTTON SPINKLE FOUND
- IRON ROD WITH CAP STAMPED "AST" SET
- △ CALCULATED POINT
- SIDEWALK LOCATION
- S.E. SLOPE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- V.W.S.E. VARIABLE WIDTH SLOPE EASEMENT
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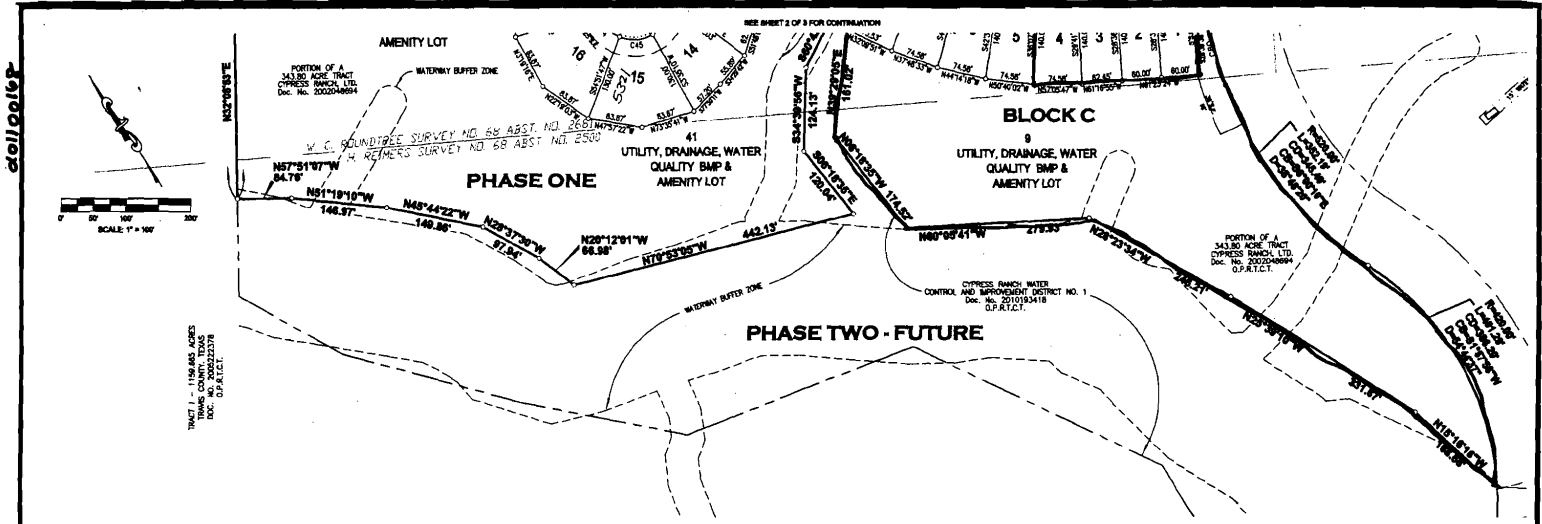
20110315P

TRAVIS COUNTY, TEXAS	
TEXAS ENGINEERING SOLUTIONS 1108 6th Ave Austin, TX 78701 512-476-1100 FAX 512-476-1101	SURVEY DATE: MARCH, 2011 SURVEYOR: PAUL C. SAINE, RPLS# 2518 TECHNICIAN: PCS FIELDBOOK: FIELDBOOK JOB NUMBER: 1108 DESCRIPTION: I.V.A. CLIENT: CYPRESS RANCH, LTD PLOT DATE:

**WEST CYPRESS HILLS
 PHASE ONE, SECTION 4A**

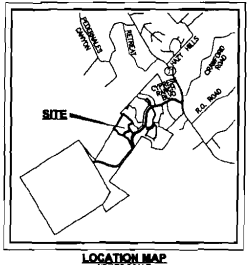
**SHEET 2
 OF
 3**

Original Plat



CURVE DATA TABLE

NO.	DELTA	ARC	RADIUS	BEARING	START POINT	END POINT	CHORD	CHORD BEARING
C1	89.94°	37.56'	26.30'	N107°11'W	34.17'	34.17'	37.56'	37.56°
C2	40.43°	37.32'	325.00'	S41°02'W	388.46'	388.46'	37.32'	37.32°
C3	80.00°	23.36'	15.00'	N85°30'W	21.20'	21.20'	23.36'	23.36°
C4	37.42°	14.19'	14.00'	S25°29'W	13.91'	13.91'	14.19'	14.19°
C5	285.94°	304.20'	58.00'	S30°30'W	63.04'	63.04'	304.20'	304.20°
C6	37.42°	14.19'	14.00'	S89°40'W	13.91'	13.91'	14.19'	14.19°
C7	89.94°	23.36'	15.00'	S24°29'E	21.20'	21.20'	23.36'	23.36°
C8	83.14°	21.79'	15.00'	N45°40'W	19.83'	19.83'	21.79'	21.79°
C9	37.42°	14.19'	14.00'	S28°22'W	13.91'	13.91'	14.19'	14.19°
C10	285.94°	304.20'	58.00'	S29°40'E	63.04'	63.04'	304.20'	304.20°
C11	37.42°	14.19'	14.00'	S63°34'W	13.91'	13.91'	14.19'	14.19°
C12	89.94°	23.36'	15.00'	N45°30'W	21.20'	21.20'	23.36'	23.36°
C13	159.34°	88.53'	325.00'	S17°30'W	94.89'	94.89'	88.53'	88.53°
C14	37.42°	14.19'	14.00'	N17°30'E	13.91'	13.91'	14.19'	14.19°
C15	37.42°	14.19'	14.00'	N17°30'W	13.91'	13.91'	14.19'	14.19°
C16	37.42°	14.19'	14.00'	N17°30'W	13.91'	13.91'	14.19'	14.19°
C17	89.94°	23.36'	15.00'	S29°40'W	21.20'	21.20'	23.36'	23.36°
C18	37.42°	14.19'	14.00'	N45°40'W	19.83'	19.83'	14.19'	14.19°
C19	89.94°	23.36'	15.00'	S29°40'W	21.20'	21.20'	23.36'	23.36°
C20	37.42°	14.19'	14.00'	N45°40'W	19.83'	19.83'	14.19'	14.19°
C21	37.42°	14.19'	14.00'	N45°40'W	19.83'	19.83'	14.19'	14.19°
C22	37.42°	14.19'	14.00'	N45°40'W	19.83'	19.83'	14.19'	14.19°
C23	37.42°	14.19'	14.00'	N45°40'W	19.83'	19.83'	14.19'	14.19°
C24	37.42°	14.19'	14.00'	N45°40'W	19.83'	19.83'	14.19'	14.19°
C25	37.42°	14.19'	14.00'	N45°40'W	19.83'	19.83'	14.19'	14.19°
C26	37.42°	14.19'	14.00'	N45°40'W	19.83'	19.83'	14.19'	14.19°
C27	37.42°	14.19'	14.00'	N45°40'W	19.83'	19.83'	14.19'	14.19°
C28	37.42°	14.19'	14.00'	N45°40'W	19.83'	19.83'	14.19'	14.19°
C29	37.42°	14.19'	14.00'	N45°40'W	19.83'	19.83'	14.19'	14.19°
C30	37.42°	14.19'	14.00'	N45°40'W	19.83'	19.83'	14.19'	14.19°
C31	37.42°	14.19'	14.00'	N45°40'W	19.83'	19.83'	14.19'	14.19°
C32	37.42°	14.19'	14.00'	N45°40'W	19.83'	19.83'	14.19'	14.19°
C33	37.42°	14.19'	14.00'	N45°40'W	19.83'	19.83'	14.19'	14.19°
C34	37.42°	14.19'	14.00'	N45°40'W	19.83'	19.83'	14.19'	14.19°
C35	37.42°	14.19'	14.00'	N45°40'W	19.83'	19.83'	14.19'	14.19°
C36	37.42°	14.19'	14.00'	N45°40'W	19.83'	19.83'	14.19'	14.19°
C37	37.42°	14.19'	14.00'	N45°40'W	19.83'	19.83'	14.19'	14.19°
C38	37.42°	14.19'	14.00'	N45°40'W	19.83'	19.83'	14.19'	14.19°
C39	37.42°	14.19'	14.00'	N45°40'W	19.83'	19.83'	14.19'	14.19°
C40	37.42°	14.19'	14.00'	N45°40'W	19.83'	19.83'	14.19'	14.19°
C41	37.42°	14.19'	14.00'	N45°40'W	19.83'	19.83'	14.19'	14.19°



LEGEND

- CONCRETE MONUMENT SET
- IRON ROD FOUND (AS NOTED)
- IRON ROD WITH CAP FOUND (AS IDENTIFIED)
- ⊕ COTTON SPINDLE FOUND
- IRON ROD WITH CAP STAMPED "AST" SET
- △ CALCULATED POINT
- S.E. SIDEWALK LOCATION
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- P.U.E. PUBLIC UTILITY EASEMENT
- V.W.S.E. VARIABLE WIDTH SLOPE EASEMENT
- OPRICT OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS

TEXAS ENGINEERING SOLUTIONS

10000 W. 34th Street, Suite 1100
Dallas, TX 75244
Tel: 972-412-1100
Fax: 972-412-1101

RST AUSTIN BRITAIN TECHNOLOGIES, LLC

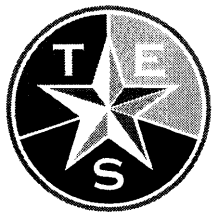
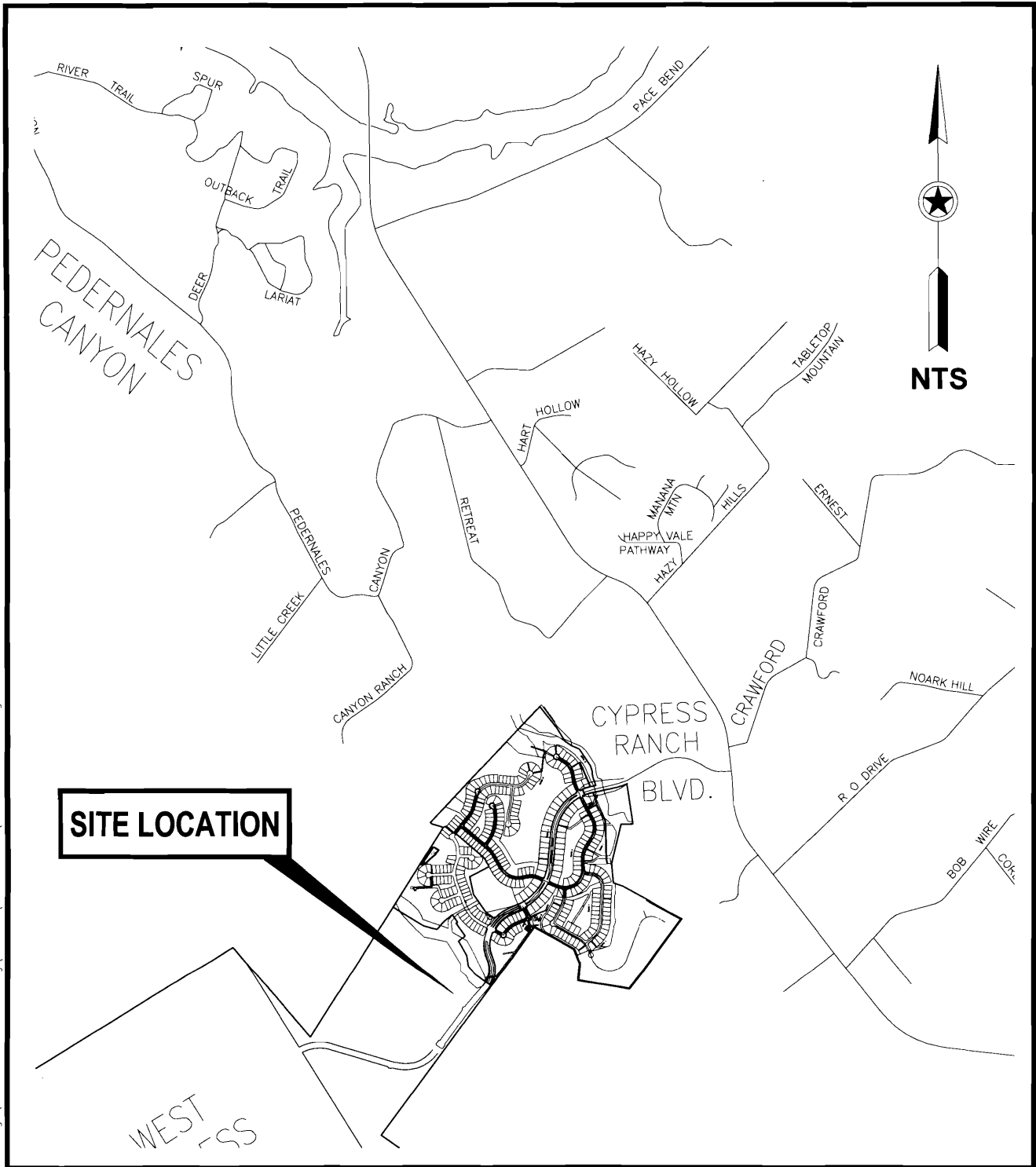
TRAVIS COUNTY, TEXAS

SURVEY DATE:	MARCH, 2011
SURVEYOR:	PANA, C. SAUVE, RPLS# 2218
TECHNICIAN:	PCS
FIELDBOOK:	FIELDBOOK
JOB NUMBER:	1108
DESCRIPTION:	N/A
CLIENT:	CYPRESS RANCH, LTD.
PLAT DATE:	

WEST CYPRESS HILLS PHASE ONE, SECTION 4A

**SHEET 3
OF
3**

T:\Private\Castletop\WCH\... Subdivision\Permitting\Phase 1\Sheets\PT54\WCHPT54_CVR.dwg



Texas Engineering Solutions

5000 BEE CAVES ROAD
AUSTIN, TEXAS 78746
O: 512-904-0505
F: 512-904-0509
TBPE NO. 11206

OWNER/DEVELOPER

WEST CYPRESS HILLS

VICINITY MAP

SHEET 1

MODIFIED: May 2, 2011
PLOTTED: May 2, 2011
PLOTTED BY: tescad03

OF 1

STATE OF TEXAS :
COUNTY OF TRAVIS : KNOW ALL MEN BY THESE PRESENTS

THAT CYPRESS RANCH, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING THROUGH CYPRESS RANCH DEVELOPMENT, INC., ITS GENERAL PARTNER, WHOSE PRESIDENT IS ALAN TOPFER, BEING THE OWNER OF A 5.792 ACRE TRACT OF LAND LOCATED IN THE HENRY REMERS SURVEY NO. 68, A-2500 AND THE W. C. ROUNDTREE SURVEY NO. 68, ABSTRACT 2681, TRAVIS COUNTY, TEXAS AND KNOWN AS LOTS 5, 6, 7, 8 AND 9, BLOCK C, WEST CYPRESS HILLS, PHASE ONE, SECTION 4A, AS RECORDED IN DOCUMENT NO. 201100168 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; DO HEREBY SUBDIVIDE SAID 5.792 ACRES OF LAND, PURSUANT TO CHAPTER 232 OF THE TEXAS LOCAL GOVERNMENT CODE, AND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

"RESUBDIVISION OF LOTS 5, 6, 7, 8 AND 9, BLOCK C, WEST CYPRESS HILLS PHASE ONE, SECTION 4A"

SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, UNLESS OTHERWISE INDICATED, SUBJECT TO ANY RESTRICTIONS AND EASEMENTS GRANTED AND NOT RELEASED.

IN WITNESS WHEREOF, CYPRESS RANCH, LTD., AND CYPRESS RANCH WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2012 A.D.

CYPRESS RANCH, LTD., A TEXAS LIMITED PARTNERSHIP BY: CYPRESS RANCH DEVELOPMENT, INC., ITS GENERAL PARTNER

BY: ALAN TOPFER, PRESIDENT
3600 N. CAPITAL OF TEXAS HWY
BLDG. B, SUITE 320
AUSTIN, TEXAS 78746

THE STATE OF TEXAS :
COUNTY OF TRAVIS :

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2012, A.D., BY ALAN TOPFER, PRESIDENT OF CYPRESS RANCH DEVELOPMENT, INC., GENERAL PARTNER OF CYPRESS RANCH, LTD., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID COMPANY AND SAID PARTNERSHIP.

WITNESS MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2012, A.D.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

CYPRESS RANCH WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1

DAVID CAVALIER, PRESIDENT
BOARD OF DIRECTORS

STATE OF TEXAS :
COUNTY OF TRAVIS :

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ 2012, BY DAVID CAVALIER, PRESIDENT OF CYPRESS RANCH WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1, ON BEHALF OF SAID DISTRICT.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

ENGINEERING BY:

I, HENRY B. SMITH, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF THE TRAVIS COUNTY DEVELOPMENT REGULATIONS, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP PANEL #48453C0380H, TRAVIS COUNTY, TEXAS DATED SEPTEMBER 26, 2008, COMMUNITY #481026.

HENRY B. SMITH, P.E. # 65051
TEXAS ENGINEERING SOLUTIONS
5000 BEE CAVES ROAD, SUITE 206
AUSTIN, TEXAS 78746

DATE

SURVEYED BY:

I, PAUL C. SAUVE, JR. 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.

PAUL C. SAUVE, JR. RPLS # 2518
AUSTIN SPATIAL TECHNOLOGIES, LLC
11209 CHERISSE DRIVE
AUSTIN, TX 78739

JANUARY 23, 2012
DATE



IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS :
COUNTY OF TRAVIS :

I, DANA DEBEAUVOUR, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 2012, 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 _____, 2012, A.D.

DANA DEBEAUVOUR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

STATE OF TEXAS :
COUNTY OF TRAVIS :

I, DANA DEBEAUVOUR, 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., DULY RECORDED ON THE _____ DAY OF _____, 2012, A.D. AT _____ O'CLOCK _____ M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 2012, A.D.

DANA DEBEAUVOUR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

THIS SUBDIVISION IS NOT LOCATED WITHIN THE CITY OF AUSTIN'S EXTRA-TERRITORIAL JURISDICTION (ETJ), THIS THE _____ DAY OF _____, 2012.

GREG GUERNSEY, DIRECTOR
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF CYPRESS RANCH WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1. WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY CYPRESS RANCH WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1.

HENRY B. SMITH, P.E.

DATE

ENGINEER FOR CYPRESS RANCH WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1.

LINEAR FOOTAGE OF STREETS
N/A

TOTAL ACRES
5.792 ACRES

TOTAL NUMBER OF LOTS
5 LOTS

SINGLE FAMILY - 4

UTILITY/AMENITY - 1

& DRAINAGE

DIRECTORS - 0

TOTAL NUMBER OF BLOCKS
1 BLOCK

BENCHMARKS

BM-3A-1 ELEV = 1014.20'
"BOX" CUT IN TOP OF CURB AT THE NORTHWEST CORNER OF THE INTERSECTION OF CYPRESS RANCH BLVD. AND TEXAS BLUEBELLE DR. AT THE EAST CORNER OF LOT 1, BLOCK 1, PHASE ONE, SECTION ONE.

BM-3A-2 ELEV = 1036.48'
"BOX" CUT IN TOP OF CONCRETE CURB AT THE NORTHEAST CORNER OF THE SWINGS IN THE PARK, 115' WEST OF THE NORTHWEST CORNER OF LOT 5, BLOCK A.

NOTES:

- NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY.
- PROPERTY OWNER OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CYPRESS RANCH W.C.I.D. NO. 1 AND TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS.
- SIDEWALKS SHALL BE BUILT TO TRAVIS COUNTY STANDARDS AND ARE REQUIRED ALONG THE FOLLOWING STREETS:
ROCK WREN ROAD (ONE SIDE)

THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO FUTURE RESIDENTIAL DEVELOPMENT OF PHASE ONE, FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- UTILITY/AMENITY & DRAINAGE LOTS WILL BE OWNED AND MAINTAINED BY CYPRESS RANCH W.C.I.D. NO. 1 OR THEIR ASSIGNS.
- A 10' PUBLIC UTILITY EASEMENT IS DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAYS.
- 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.
- A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- FOR THE RESTRICTIVE COVENANTS PERTAINING TO THIS SUBDIVISION SEE SEPARATE INSTRUMENT RECORDED AS DOC. NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- DRIVEWAYS SHALL BE LOCATED NO CLOSER THAN 50 FEET TO THE CORNER OF THE RIGHT OF WAY INTERSECTION. MULTIPLE DRIVEWAYS FOR INDIVIDUAL LOTS SHOULD BE SPACED NO CLOSER THAN 100 FEET CENTERLINE TO CENTERLINE ON SHOULDER SECTIONS ROADWAY, DRIVEWAYS ON ADJACENT LOTS SHALL BE SPACED CLOSER THAN 100 FEET CENTERLINE TO CENTERLINE ON SHOULDER SECTION ROADWAYS.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A MUNICIPAL WATER DISTRIBUTION SYSTEM.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO AN APPROVED PUBLIC SEWER SYSTEM.
- OCCUPANCY OF ANY LOT IS PROHIBITED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY FOR THE PLANNED DEVELOPMENT.
- WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY CYPRESS RANCH WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1.
- ALL STREETS SHOWN HEREON WILL BE DEDICATED PUBLIC RIGHT OF WAYS.
- ALL PROPERTY HEREIN IS SUBJECT TO CONSERVATION LANDSCAPING REQUIREMENTS IN ACCORDANCE WITH THE RESTRICTIVE COVENANTS FILED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOCUMENT NO. _____

LOWER COLORADO RIVER AUTHORITY

THE WATERWAY BUFFER ZONE EASEMENT IS FOR THE PROTECTION OF THE ENVIRONMENT BY IMPROVING THE QUALITY OF THE STORM WATER RUNOFF FROM DEVELOPED LANDS. THE NATIVE LAND MANAGEMENT PRACTICES WITHIN THE EASEMENT ARE TO HELP MAINTAIN CLEAN WATER IN THE CREEKS, RIVERS AND LAKES. NO STRUCTURE OR IMPROVEMENTS, OTHER THAN NATIVE PLAN ENHANCEMENT OR MAINTENANCE OF THE AREA IN ACCORDANCE WITH LORA RULES, MAY BE PLACED OR PERFORMED WITHIN THE EASEMENT WITHOUT SPECIFIC PRIOR AUTHORIZATION AND APPROVAL IN WRITING FROM THE LORA, ITS SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH AUTHORITY TO PERMIT SUCH IMPROVEMENT FOR THE PROTECTION OF THE ENVIRONMENT. THE WATERWAY BUFFER ZONE SHALL BE MAINTAINED BY THE LOT OWNERS BY PRESERVING AND RESTORING NATIVE VEGETATION. THE WATERWAY BUFFER ZONE MAY NOT BE EMBEDED EXCEPT BY EXPRESS WRITTEN AGREEMENT OF THE LORA, ITS SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH PROPERTY AUTHORITY.

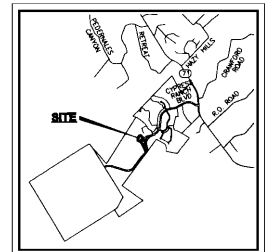
LOWER COLORADO RIVER AUTHORITY DATE

THE PERMANENT WATER QUALITY BEST MANAGEMENT PRACTICE (BMP) LOT IS FOR THE PURPOSE OF PROTECTING THE ENVIRONMENT BY IMPROVING THE QUALITY OF STORMWATER RUNOFF FROM DEVELOPED LANDS. NO STRUCTURE OR OTHER IMPROVEMENT MAY BE CONSTRUCTED OR MAINTAINED WITHIN A WATER QUALITY BMP LOT AREA UNLESS SPECIFICALLY AUTHORIZED AND APPROVED IN WRITING IN ADVANCE BY THE LOWER COLORADO RIVER AUTHORITY (LORA).

THE WATER QUALITY BMP EASEMENT MAY BE ENFORCED BY THE LOWER COLORADO RIVER AUTHORITY OR ANY OTHER GOVERNMENTAL ENTITY WITH THE AUTHORITY TO PROTECT THE ENVIRONMENT FOR THE BENEFIT OF THE PUBLIC, BY INJUNCTION OR OTHER ACTION IN A COURT OF APPROPRIATE JURISDICTION.

LOWER COLORADO RIVER AUTHORITY DATE

ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE. WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT LORA WATERSHED MANAGEMENT AT 1-800-776-5272, EXTENSION 2324 FOR MORE INFORMATION.



LOCATION MAP NOT TO SCALE



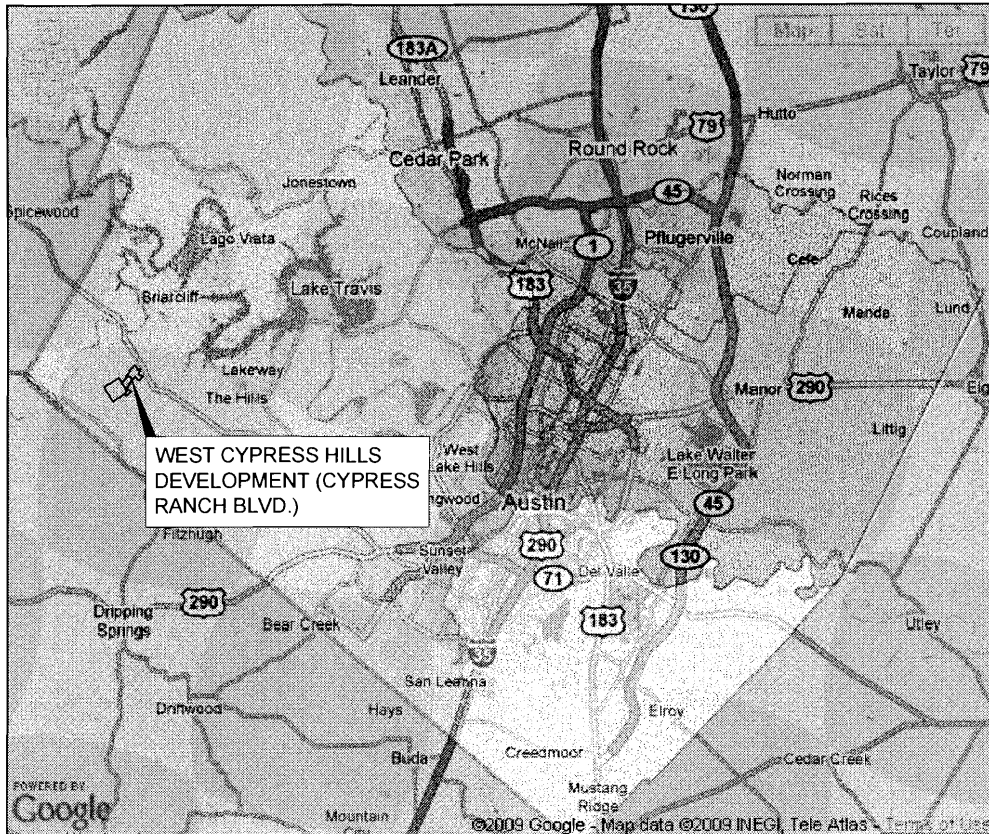
5008 BEE CAVES ROAD
SUITE 206
AUSTIN, TEXAS 78746
P 512-904-2002
F 512-904-2009
TXR# NO. 1206







TRAVIS COUNTY, TEXAS	
SURVEY DATE:	JANUARY, 2012
SURVEYOR:	PAUL C. SAUVE, RPLS# 2518
TECHNICIAN:	PCS
FIELDBOOK:	FIELDBOOK
JOB NUMBER:	1108
DESCRIPTION:	N/A
CLIENT:	CYPRESS RANCH, LTD.
PLOT DATE:	

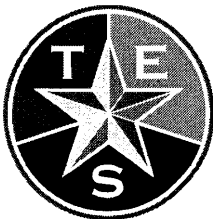
RESUBDIVISION OF LOTS 5, 6, 7, 8 AND 9, BLOCK C WEST CYPRESS HILLS PHASE ONE, SECTION 4A

T:\Private\Castletop\WCH\Cypress Ranch Boulevard Platting\Exhibits\CRB_ Exhibit_T Travis County Precinct Map.dwg



**TRAVIS COUNTY
PRECINCT MAP**

-  PRECINCT 1
-  PRECINCT 2
-  PRECINCT 3
-  PRECINCT 4



**Texas
Engineering
Solutions**
5000 BEE CAVES ROAD
AUSTIN, TEXAS 78746
O: 512-904-0505
F: 512-904-0509
TBPE NO. 11206

OWNER/DEVELOPER

MODIFIED: April 28, 2011
PLOTTED: April 28, 2011
PLOTTED BY: tescmp04

**WEST CYPRESS
HILLS - TRAVIS
COUNTY
PRECINCT MAP**

EXHIBIT 1

OF 1