



Travis County Commissioners Court Agenda Request

Meeting Date: May 22, 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 a plat for recording: The Reserve at Lake Travis Revised Plat of Lots 41 and 42 Block A (Revised Final Plat - One Lot - Ruffian Heights Lane - No ETJ) in Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

This revised final plat proposes to create one 2.2 acre single family lot by combining lots 41 and 42 in Block A of The Reserve at Lake Travis Subdivision Final Plat. There are no new public or private streets proposed with this revised final plat. Parkland dedication, fees in lieu of parkland dedication, or fiscal surety is not required for this revised final plat. Water service to be provided by the Coves Water Supply Corporation, and wastewater service to be provided by on-site septic facilities.

STAFF RECOMMENDATIONS:

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

ISSUES AND OPPORTUNITIES:

Per Texas Local Government Code 232.011, this revised final plat will not require a public hearing.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A

ATTACHMENTS/EXHIBITS:

Location map
Precinct map
Existing final plat
Proposed final plat

REQUIRED AUTHORIZATIONS:

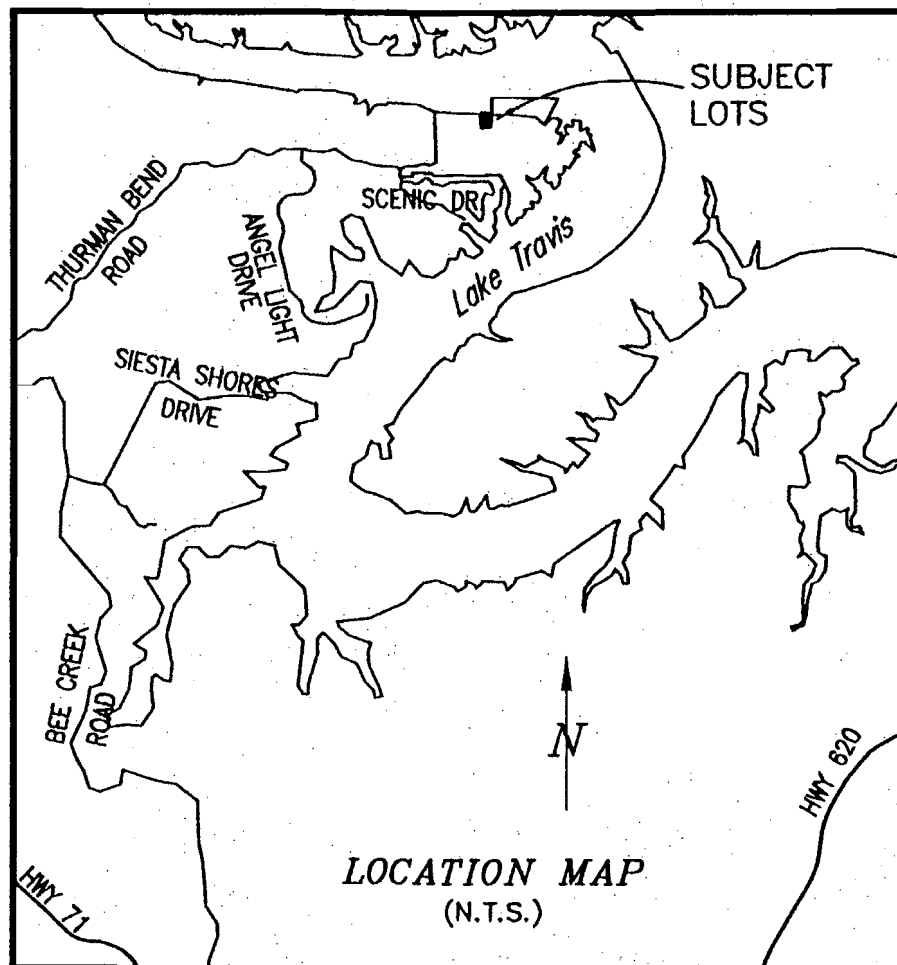
Cynthia McDonald	Financial Manager	TNR	854-4239
Steve Manilla	County Executive	TNR	854-9429

CC:

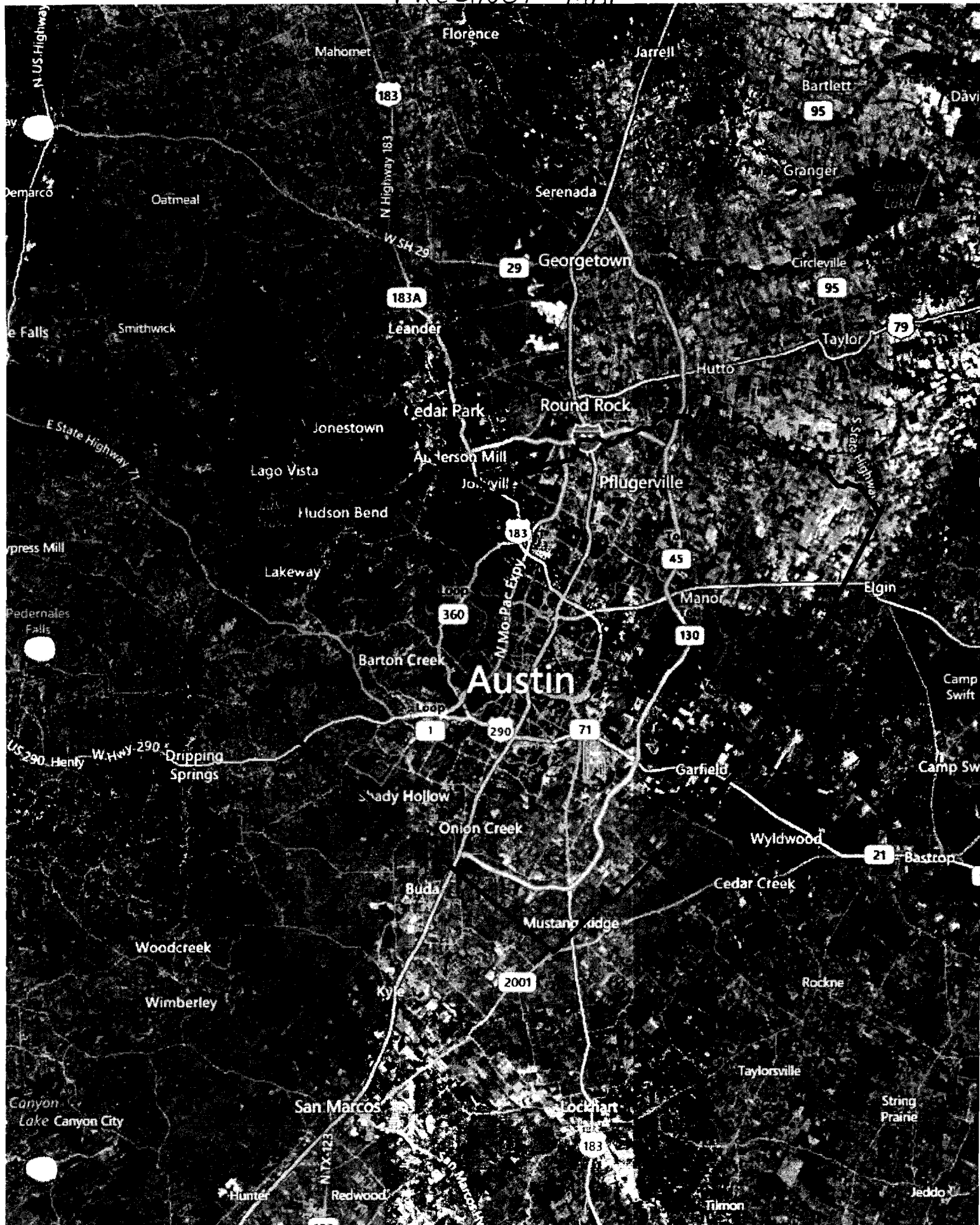
SM:AB:mh

1101 - Development Services - Reserve at Lake Travis Revised Plat of Lots 41 & 42 Blk A

*THE RESERVE AT LAKE TRAVIS
REVISED PLAT OF LOTS 41 & 42, BLOCK A
TRAVIS COUNTY, TEXAS*



PRECINCT MAP



20080155

EXISTING PLAT



THE RESERVE AT LAKE TRAVIS
 TRAVIS COUNTY, TEXAS
 AUGUST 14, 2008

Lake Travis

LOMA DRAINAGE EASEMENT VOL. 910, PG. 232

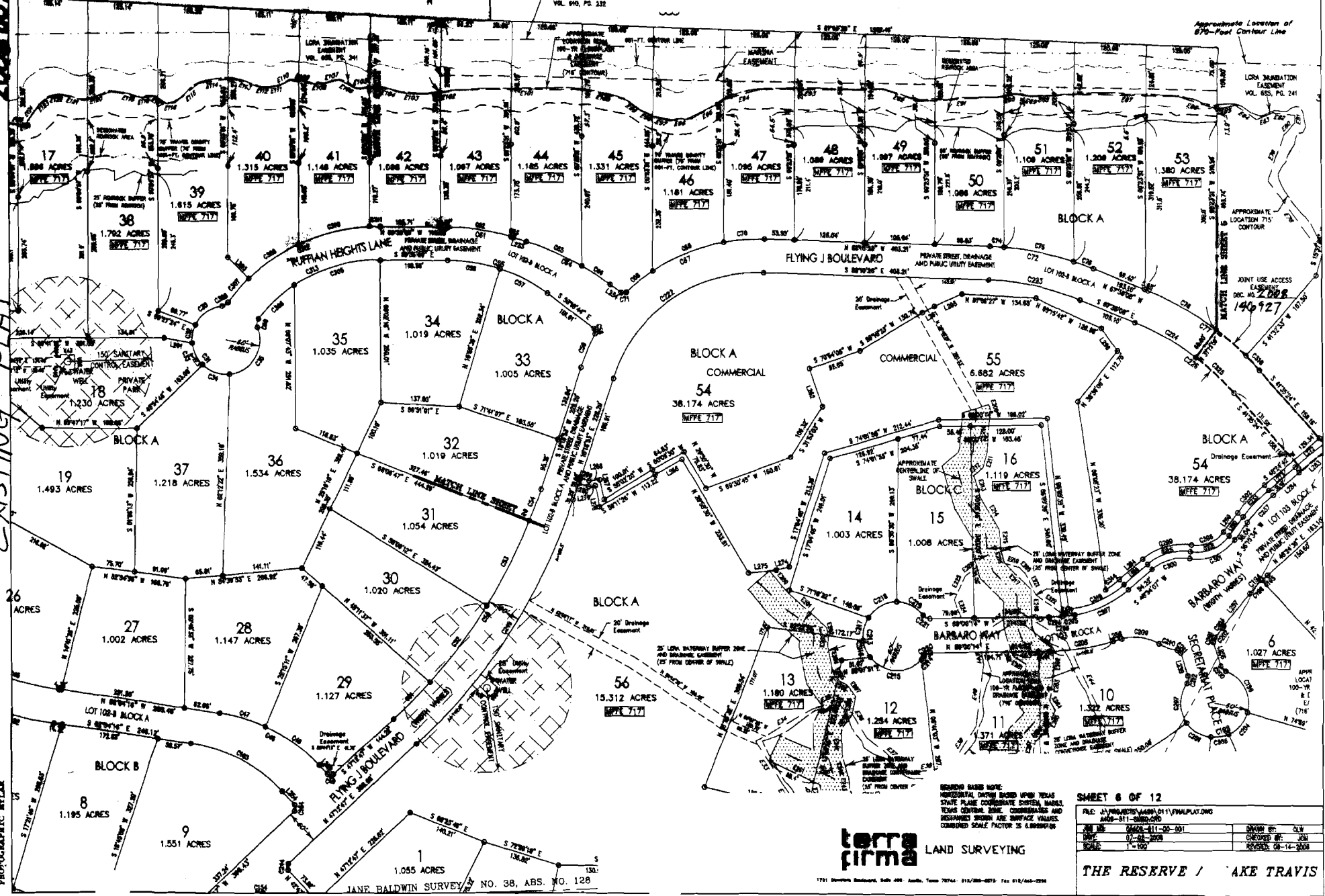
Approximate Location of 870'-Post Contour Line

LOMA DRAINAGE EASEMENT VOL. 955, PG. 241

APPROXIMATE LOCATION 715' CONTOUR

JOINT USE ACCESS DOC. NO. 92888

190927



SEARCHED BASED NOTE:
 HORIZONTAL CONTROL BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE. COMPARISONS AND RESIDUES WERE MADE SURFACE VALUES. COMBINED SCALE FACTOR IS 0.9999999.

SHEET 6 OF 12

FILE: J:\PROJECTS\10081011\PLAT\PLAT.DWG	DATE: 08-11-08	BY: CLM
NO. 38, ABS. NO. 128	DATE: 08-11-08	BY: CLM
SCALE: 1"=100'	DATE: 08-14-08	BY: CLM

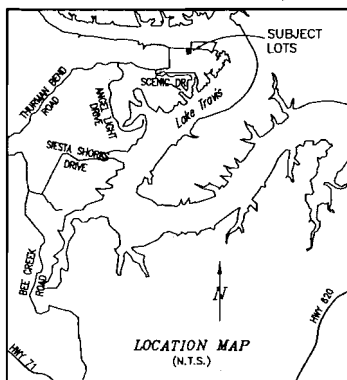
terra firma LAND SURVEYING

1701 Riverside Boulevard, Suite 400, Austin, Texas 78741 512/388-0272 Fax 512/388-0284

THE RESERVE / LAKE TRAVIS

PROPOSED PLAT

THE RESERVE AT LAKE TRAVIS
REVISED PLAT OF LOTS 41 & 42, BLOCK A
TRAVIS COUNTY, TEXAS



TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOME BUYERS

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 CITY LIMITS.

BECAUSE OF THIS, LOCAL GOVERNMENTS 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.

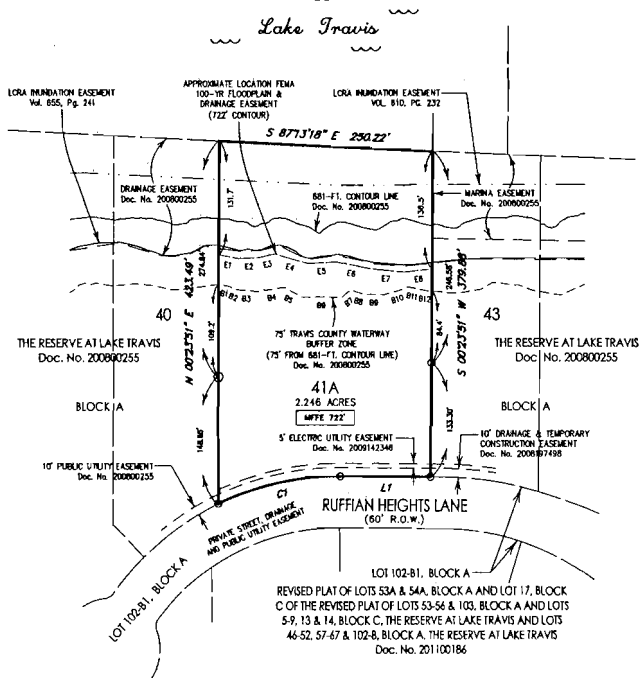
SHEET 1 OF 3

**terra
firma** LAND SURVEYING

1701 Directors Boulevard, Suite 400 Austin, Texas 78744 512/328-8373 Fax 512/445-2286

FILE: J:\PROJECTS\4409\106\SURVEY\DRAWINGFILES\002\4409-106-REPLAT.DWG	
4409-011-SUBD.CRD	
JOB NO: 04409-106-00-002	DRAWN BY: MSC
DATE: 03-19-2012	CHECKED BY: JOM
SCALE: 1"=100'	REVISED: 04/02/2012
THE RESERVE AT LAKE TRAVIS REVISED PLAT OF LOTS 41 & 42, BLOCK A	

**THE RESERVE AT LAKE TRAVIS
REVISED PLAT OF LOTS 41 & 42, BLOCK A
TRAVIS COUNTY, TEXAS**



LEGEND

○ 1/2" IRON ROD SET W/CAP
STAMPED "TERRA FIRMA"

○ COTTON GIN SPINDLE SET

LINE	BEARING	DISTANCE
B1	S 79°04'10" E	11.65'
B2	S 65°53'04" E	10.25'
B3	S 84°41'16" E	24.22'
B4	N 81°12'48" E	32.03'
B5	S 61°23'30" E	23.17'
B6	S 88°18'49" E	47.15'
B7	N 51°49'41" E	13.40'
B8	S 74°26'00" E	16.13'
B9	S 86°35'23" E	24.52'
B10	N 71°20'45" E	28.52'
B11	S 78°57'06" E	24.58'
B12	S 85°48'56" E	4.13'

LINE	BEARING	DISTANCE
E1	S 79°47'48" E	23.39'
E2	N 87°33'09" E	23.53'
E3	N 77°45'52" E	19.22'
E4	S 74°42'18" E	41.34'
E5	N 86°51'41" E	31.77'
E6	S 78°14'01" E	41.41'
E7	S 84°22'44" E	39.68'
E8	N 63°42'34" E	33.15'

LINE	BEARING	DISTANCE
L1	N 89°36'09" W	105.71'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	330.00'	149.34'	148.07'	S 77°26'00" W

BEARING BASIS NOTE:

HORIZONTAL DATUM BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE. COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 0.99990156

terra firma LAND SURVEYING

1701 Directors Boulevard, Suite 400 Austin, Texas 78744 512/328-8373 Fax 512/445-2266

STATE OF TEXAS)
COUNTY OF TRAVIS)

KNOW ALL MEN BY THESE PRESENTS:

That we, Russell Horbison and wife Glenda Horbison, owners of Lots 41 & 42, Block A, The Reserve at Lake Travis, a subdivision as recorded in Document No. 200800255 of the Official Public Records of Travis County, Texas, as conveyed to us by special warranty deeds recorded in Document Nos. 2011091248 and 2012020335, both of the Official Public Records of Travis County, Texas, sold Lots being 2.246 acres out of the Jane Baldwin Survey No. 38, Travis County, Texas, said subdivision having been approved for resubdivision pursuant to Chapter 232.009 of the Texas Local Government Code, do hereby resubdivide said 2.246 acres of land in accordance with this plat, to be known as THE RESERVE AT LAKE TRAVIS REVISED PLAT OF LOTS 41 & 42, BLOCK A, 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 Doc. No. 2008141043, 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 the owners further agree 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 [Ruffian Heights Lane] and any security gates or devices controlling access to such streets will be owned and maintained by the homeowners association of this subdivision.

WITNESS OUR HANDS, this the _____ day of _____, 20____, A.D.

Russell Horbison
915 San Marina Street
Sugar Land, TX 77478

Glenda Horbison
915 San Marina Street
Sugar Land, TX 77478

STATE OF TEXAS)
COUNTY OF TRAVIS)

Before me, the undersigned authority on this day personally appeared Russell Horbison, 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 and consideration therein expressed and in the capacity therein stated.

Notary Public, State of Texas

Print Notary's Name _____

My Commission Expires: _____

STATE OF TEXAS)
COUNTY OF TRAVIS)

Before me, the undersigned authority on this day personally appeared Glenda Horbison, 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 and consideration therein expressed and in the capacity therein stated.

Notary Public, State of Texas

Print Notary's Name _____

My Commission Expires: _____

I, Jonathan O. Nobles, am authorized under the laws of the State of Texas to practice the profession of surveying, and hereby certify that this plat is true and correct to the best of my ability, and was prepared from an actual survey of the property made under my supervision on the ground.

Jonathan O. Nobles
Jonathan O. Nobles
Registered Professional Land Surveyor No. 5777
Date: 4/17/2012



TERRA FIRMA LAND SURVEYING
1701 Directors Boulevard, Suite 400
Austin, Texas 78744

FLOOD PLAIN NOTE:

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 Maps (FIRM), No. 48453C0215 H, Travis County, Texas, dated September 26, 2008, Community No. 481026.

I, Javier Barojas, am authorized under the laws of the State of Texas to practice the profession of engineering, and hereby certify that this plat is true and correct to the best of my knowledge.

Javier Barojas
Javier Barojas
Registered Professional Engineer No. 99998
Date: 4/22/12

LANDMARK CIVIL ENGINEERING SERVICES
813 Collbran Lane
Austin, Texas 78736

FILE: J:\PROJECTS\4409\106\SURVEY\DRAWINGFILES\002\4409-106-REPLAT.DWG	
M09-011-SUBD.CRD	
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THE RESERVE AT LAKE TRAVIS REVISED PLAT OF LOTS 41 & 42, BLOCK A	

**THE RESERVE AT LAKE TRAVIS
REVISED PLAT OF LOTS 41 & 42, BLOCK A
TRAVIS COUNTY, TEXAS**

RAVIS COUNTY COMMISSIONERS' COURT RESOLUTION

In approving this plot, the Commissioners Court of Travis County, Texas, assumes no obligation to build the streets, roads, and other public thoroughfares shown on this plot or any bridges or culverts in connection therewith. The building of all streets, roads, and other public thoroughfares shown on this plot, 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 plot 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 plot 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 part of the Developer's construction.

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., the Commissioners' Court of Travis County, Texas passed an order authorizing the filing for record of this plot 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 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., and duly recorded on the ____ day of _____, 20__ A.D., at ____ o'clock ____ M., 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 of said County the ____ day of _____, 20__ A.D.

Dana DeBeauvoir, County Clerk, Travis County, Texas

Deputy

PLAT NOTES:

1. This subdivision is located in Travis County; however, it does not lie in any city's regulated ETJ or corporate limits.
2. There are areas within the proposed subdivision with slopes greater than 35%.
3. Water service will be provided by a public water system, individual on-site wells, or a water source approved for human consumption. Wastewater service will be provided by on-site sewage facilities. Electric service will be provided by Pedernales Electric Cooperative, Inc. Telephone service will be provided by AT&T. Organized gas service will not be provided.
4. All private streets will be owned and maintained by the homeowner's association. All joint use driveways will be owned by the owners of the lots adjoining such joint use driveways as reflected on the plat and all such driveways will be maintained by the homeowner's association.
5. No structure shall be occupied until connected to an approved private individual sewage disposal system and until water satisfactory for human consumption is available from a source in adequate and sufficient supply.
6. No construction or other development within this subdivision may begin until all Travis County and LCRA development permit requirements have been met.
7. All lots will access private streets via driveways, with minimum culvert size of 18".
8. Access by emergency service providers to the lots during a flood event may be impossible.
9. 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 LCRA Watershed Management at 1-800-776-5272, extension 2324 for more information.
10. This plan was designed in accordance with the Travis County interim rules and LCRA water quality management technical manual.
11. All private streets shown hereon and any security gates or devices controlling access to such streets will be owned and maintained by the homeowners association of this subdivision.
12. Elevation Benchmark:
LCRA brass disk located on Lot 56A, Block A as referenced in Document No. 200900119.
Elevation=711.22 (NAVD 88 Datum)
13. A Travis County development permit is required prior to site development.
14. No objects, including but not limited to, buildings, fences, or landscaping, shall be allowed in a drainage easement except as approved by Travis County.
15. Property owner and/or his/her assigns shall provide for access to the drainage easements as may be necessary and shall not prohibit access by Travis County for inspection of said easements.
16. All drainage easements on private property shall be maintained by the owner and/or his/her assigns.

19. Developer acknowledges that as part of its buyers' efforts to obtain a building permit prior to construction, the buyers will be required to submit design plans for utility service to those lots within the floodplain.
20. A Flood Evacuation Plan and a Fire Evacuation Plan has been adopted by the Homeowner's Association that is recorded at Document Number 2008141044.
21. Development within a waterway zone buffer is prohibited except as follows or as provided in the Travis County Code:
 - (i) A fence is permitted only if it does not obstruct flood flows.
 - (ii) A park or similar open space use, other than a parking lot, is permitted only if a program of fertilizer, pesticide, and herbicide use is approved. Park development is limited to hiking, jogging, or walking trails and outdoor facilities, and excludes stables and corrals for animals.
 - (iii) Along Lake Travis a boat dock, pier, wharf, or marina and necessary access and appurtenances, is permitted.
 - (iv) A utility line may cross a waterway buffer zone.
 - (v) Detention basins and floodplain alterations are permitted if the requirements of Section 82.207 and the other provisions of this chapter are met.
 - (vi) A minor waterway buffer zone may be crossed by a residential or commercial street or driveway if necessary to provide access to property that cannot otherwise be safely accessed.
 - (vii) All street and utility crossings shall be designed and constructed to minimize pollution of the waterway to the greatest extent practicable.
22. Developer will provide to the buyers prior to selling any lot a survey of the lot that includes bearings and distances of the environmental buffers that affect the lot, and the Developer will advise the buyers that they will have to include the environmental buffers on any site plans they submit to Travis County as part of their permit applications.
23. 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 LCRA Watershed Management at 1-800-776-5272, extension 2324 for more information.
24. For plat notes and restrictions for all lots not associated with this revised plat, see The Reserve at Lake Travis Final Plat, Document No. 200800255.

Travis County Environmental Plat Notes.

1. Variances to 82.202(e)(2), Dual Access (Requires a new subdivision must have at least two access streets connecting to a different external street), 82.209(c)(3)(D), Buffer Zones for Waterways (Requires a 75 foot buffer from the 681 foot mean sea level contour line), 82.209(c)(D), Buffer Zones for Environmentally Valuable Features (Establishes a 50-foot buffer zone behind canyon rim rock and bluff crest lines), and 82.209(d)(1), Cut and Fill (Requires all cut and fill land balancing to be limited to a maximum of 8 feet) were granted by Travis County Commissioners' Court.
2. No cut or fill on any lot may exceed 8 feet, excluding driveways.
3. Floodplain storage must be maintained. Detailed plans for maintaining floodplain storage will be required with construction plans and construction of individual homes.
4. Construction activities on all individual lots are required to implement temporary and permanent Best Management Practices (BMPs), including erosion and sediment controls, for protection of storm water runoff water quality. Construction activities disturbing one acre or greater must also develop and implement a Storm Water Pollution Prevention Plan which includes BMP controls. For any lots with Travis County buffer zones, floodplain, or any areas with slopes greater than 10%, builders will be required to submit all necessary information to accomplish both interim and final BMP measures at the permitting stage. Final measures will be in place prior to the issuance of a certificate of occupancy.
5. The 75-foot buffer from Lake Travis and the modified buffer from the bluff and rim rock lines (pursuant to variance requests) must be indicated on the final plat, in construction plans, and in deed restrictions.
6. Each individual lot owner of each lot containing FEMA 100 year floodplain is responsible for balancing the amount of fill brought into the 100 year floodplain. The owners of these lots are required to submit information regarding the specific volumes of fill and a fill balancing plan as part of the permitting application. The fill balancing plan must be approved with the permit.

ON-SITE WASTEWATER SYSTEM NOTE:

Each and every on-site wastewater facility installed within the Lower Colorado River Authority's Water Quality Zone as it relates to this subdivision must be permitted, inspected and licensed for operation under those terms, standards and requirements of the Texas Commission on Environmental Quality and LCRA, as are in effect at the time such applications for permits and licenses are made. Certain single family residential lots may require professionally designed wastewater disposal systems, due to topographical, geological and water well considerations.

Lower Colorado River Authority _____ Date _____

Waterway Buffer Zone Plat Note:

The Waterway Buffer Zone Easement is for the protection of the environment by improving the quality of stormwater runoff from developed lands. The native land or management practices within the Easement are to help maintain clean water in creeks, rivers and lakes. No structure or improvements, other than native plant enhancement or maintenance of the area in accordance with LCRA rules, may be placed or performed within the Easement without specific prior authorization and approval in writing from the LCRA, its successors or assigns, or other governmental entity with authority to permit such improvement for the protection of the environment. The Easement shall be maintained by each lot owner by preserving and restoring native vegetation. The Easement may not be amended except by express written agreement of the LCRA, its successors or assigns, or other governmental entity with proper authority.

Lower Colorado River Authority _____ Date _____

FILE: P:\PROJECTS\4409\106\SURVEY\DRAWINGFILES\002\4409-106-REPLAT.DWG	
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