



Travis County Commissioners Court Agenda Request

Meeting Date: October 30, 2012

Prepared By: Michael Hettenhausen Phone #: 854-7563

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

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

Sponsoring Court Member: Commissioner Huber, Precinct Three

MB

AGENDA LANGUAGE:

Consider and take appropriate action on the following requests:

- A) The partial plat vacations of lots 43 through 53 of the Reserve at Lake Travis Final Plat; lots 43 through 53A of the Revised Plat of Lots 53-56 & 103, Block A and Lots 5-9, 13 & 14 Block C The Reserve at Lake Travis; and lots 43, 44, 45, 46A and 47A of the Revised Plat of Lots 53A & 54A Block A and Lot 17, Block C of the Revised Plat of Lots 53-56 & 103, Block A and Lots 5-9, 13 & 14 Block C The Reserve at Lake Travis; and
- B) A plat for recording: Cliffside at the Reserve at Lake Travis Final Plat (Short Form Final Plat - Five total lots - Flying J Boulevard - No ETJ) in Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

A) The Reserve at Lake Travis, LLC, owners of Lot 44 of the Reserve of Lake Travis Final Plat and lots 46A and 47A of the Revised Plat of Lots 53-56 & 103, Block A and Lots 5-9, 13 & 14 Block C The Reserve at Lake Travis, Hal Jones, owner of Lot 45 Block A, and Russell and Glenda Harbison, owners of Lot 43 Block A of the Reserve at Lake Travis Final Plat have applied through Travis County for a partial plat vacation of the three plats that show a marina easement on these lots. The original subdivision, located on Thurman Bend Road, consisted of 131 total lots on 291.15 acres and has been modified with several revised plats. The lots proposed for vacation, located on Ruffian Heights Lane and Flying J Boulevard, are bordered by a marina easement on the original plat as well as both revised plats.

Approval of the three partial plat vacations will return the lots back to raw land and remove all easements shown graphically on the three plats. Upon approval of the vacation, the owners will be able to replat the lots without the marina easement shown on the original plat and shown and referenced on the two succeeding revised plats. The associated replat, Cliffside at the Reserve at Lake Travis, is included as Part B of this agenda request.

B) This final plat consists of five residential lots on 14.61 acres platted from Flying J Boulevard and Ruffian Heights Lane. There are no new private or public streets

associated with this final plat, water service will be provided by the Coves Water Supply Corporation, and wastewater service will be provided by on-site septic facilities reviewed by LCRA.

STAFF RECOMMENDATIONS:

Single Office staff has reviewed the partial plat vacation application and the replat application, cleared all comments, and recommends approval of the partial plat vacation and replat application.

ISSUES AND OPPORTUNITIES:

A notice of public hearing sign was placed on the property on October 1, 2012, announcing the date, time, and location of the public hearing, and a notice of public hearing letter was mailed via certified mail on September 25, 2012. As of the drafting of the agenda request, staff has received one phone call from a neighbor who requested more information after seeing the sign. Staff knows of no objections to the proposed partial plat vacations and, as the applicant has addressed all subdivision requirements, recommends the approval of the motion.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A

EXHIBITS/ATTACHMENTS:

- Precinct map
- Location map
- Proposed final plat

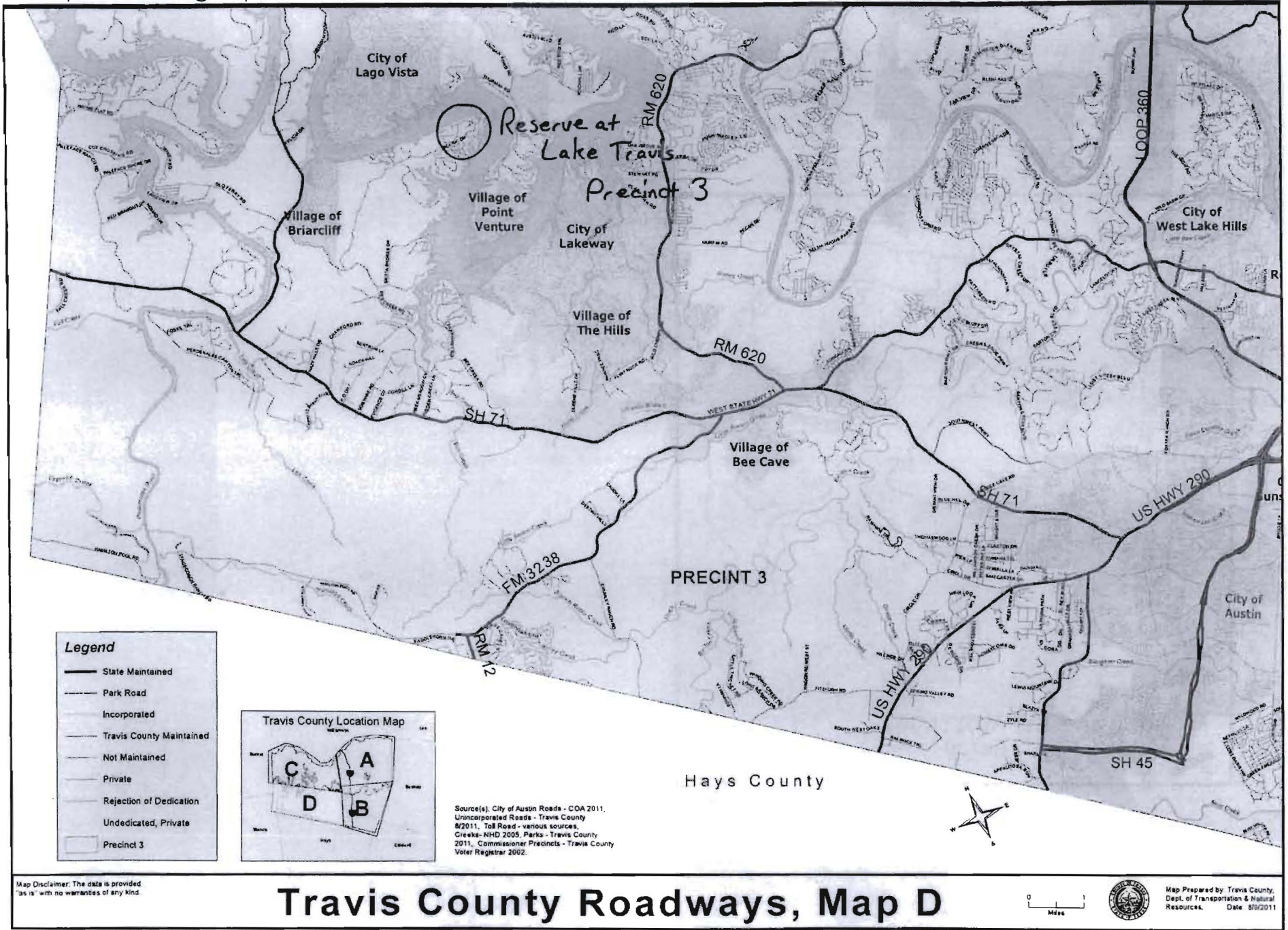
REQUIRED AUTHORIZATIONS:

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

CC:

SM:AB:mh

1101 - Development Svs- Reserve at Lake Travis Partial Plat Vacation and Cliffside at the Reserve at Lake Travis Final Plat



Precinct Map

PARTIAL VACATION OF "The Reserve at Lake Travis"

THE STATE OF TEXAS

COUNTY OF Travis

WHEREAS, (The Reserve at Lake Travis, LLC), owner of Lot 44, Block A, The Reserve at Lake Travis, a subdivision as recorded in Document No. 200800255 of the Official Public Records of Travis County, Lots 46A and 47A, Block A Revised Plat of Lots 53A & 54A, Block A and Lot 17, Block C of The Revised Plat of Lots 53-56 & 103, Block A and Lots 5-9, 13 & 14, Block C, The Reserve at Lake Travis and Lots 46-52, 57-67 & 102-B, Block A, The Reserve at Lake Travis a subdivision as recorded in Document No. 201100186, and Lot 53A, Block A, Revised Plat of Lots 53-56 & 103, Block A and Lots 5-9, 13 & 14, Block C, The Reserve at Lake Travis a subdivision as recorded in Document 200900119, WHEREAS, (Harry (Hal) R. Jones, III), owner Lot 45, Block A and (Russell and Glenda Harbison), owner Lot 43, Block A, The Reserve at Lake Travis a subdivision as recorded in Document No. 200800255 of the Official Public Records of Travis County, Texas total 14.61 acres, did heretofore subdivide the same into the subdivision designated (The Reserve at Lake Travis), the plat of which is recorded in Document No. 200800255, 200900119, and 201100186 of the Travis County, Texas Plat Records, and

WHEREAS, the following lots in said subdivision are now owned by the parties indicated, to wit:

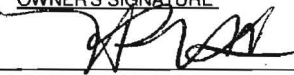
<u>LOT</u>	<u>OWNER</u>
Lots 44, 46A, 47A and 53A, Block A	The Reserve at Lake Travis, LLC
Lot 43, Block A	Russell and Glenda Harbison
Lot 45, Block A	Harry (Hal) R. Jones III

WHEREAS, (The Reserve at Lake Travis, LLC, Harry (Hal) R. Jones, III, and Russell and Glenda Harbison) who collectively constitute 80.63% of the owners of all original, intact lots in (The Reserve at Lake Travis) are desirous of partially vacating said subdivision plat so as to destroy the force and effect of the recording of such subdivision plat insofar and only insofar as the same pertains to Lot(s) 43, 44, 45, 46A, 47A, and 53A, Block A.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That The Reserve at Lake Travis, LLC, Harry (Hal) R. Jones, III, and Russell and Glenda Harbison for and in consideration of the premises and pursuant to the provisions of Chapter 232.008 of the Local Government Code, does hereby vacate Lot(s) 43, 44, 45, Block A, The Reserve at Lake Travis as recorded in 200800255 of the Official Public Records of Travis County, Lots 46A and 47A, Block A, Revised Plat of Lots 53A & 54A, Block A and Lot 17, Block C of The Revised Plat of Lots 53-56 & 103, Block A and Lots 5-9, 13 & 14, Block C, The Reserve at Lake Travis and Lots 46-52, 57-67 & 102-B, Block A, The Reserve at Lake Travis, a subdivision as recorded in Document No. 201100186 and Lot 53A, Block A, Revised Plat of Lots 53-56 & 103, Block A and Lots 5-9, 13 & 14, Block C, The Reserve at Lake Travis a subdivision as recorded in Document 200900119 only. Said subdivision shall, however, remain in full force and effect as to all other lots in The Reserve at Lake Travis.

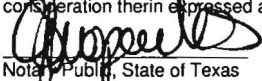
EXECUTED THE DAYS HEREAFTER NOTED.

<u>DATE</u>	<u>OWNER'S SIGNATURE</u>
9-5-12	
	_____ The Reserve at Lake Travis, LLC, Hal Jones, President, Hal Jones, Power of Attorney for Russell and Glenda Harbison and Harry (Hal) R. Jones III

State of Texas)

County of Travis)

Before me, the undersigned authority on this day personally appeared Hal Jones, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledges to me that he is the same for the purpose on the consideration therein expressed and in the capacity therein stated.


Notary Public, State of Texas

Print, Notary's Name: Christiana Spiropoulos

My Commissions Expires: 6/4/2016

Witness My Hand, this 5 Day of Sept, 2012, A.D.



NOTARY STATEMENT REQUIRED FOR EACH SIGNATURE UNLESS ALL OR SOME OWNERS SIGN BEFORE THE SAME NOTARY. THE DATE OF EACH INDIVIDUAL NOTARY CERTIFICATE MUST MATCH THE DATE THAT APPEARS OPPOSITE THE OWNER'S SIGNATURE IN THE BODY OF THE DOCUMENT.

STATE OF TEXAS

COUNTY OF TRAVIS

On _____, 20____, the Travis County Commissioners Court approved the partial vacation of the subdivision known as The Reserve at Lake Travis, as described above.

EXECUTED, this _____ day of _____, 20_____.

Dana Debeauvoir, County Clerk
Travis County, Texas

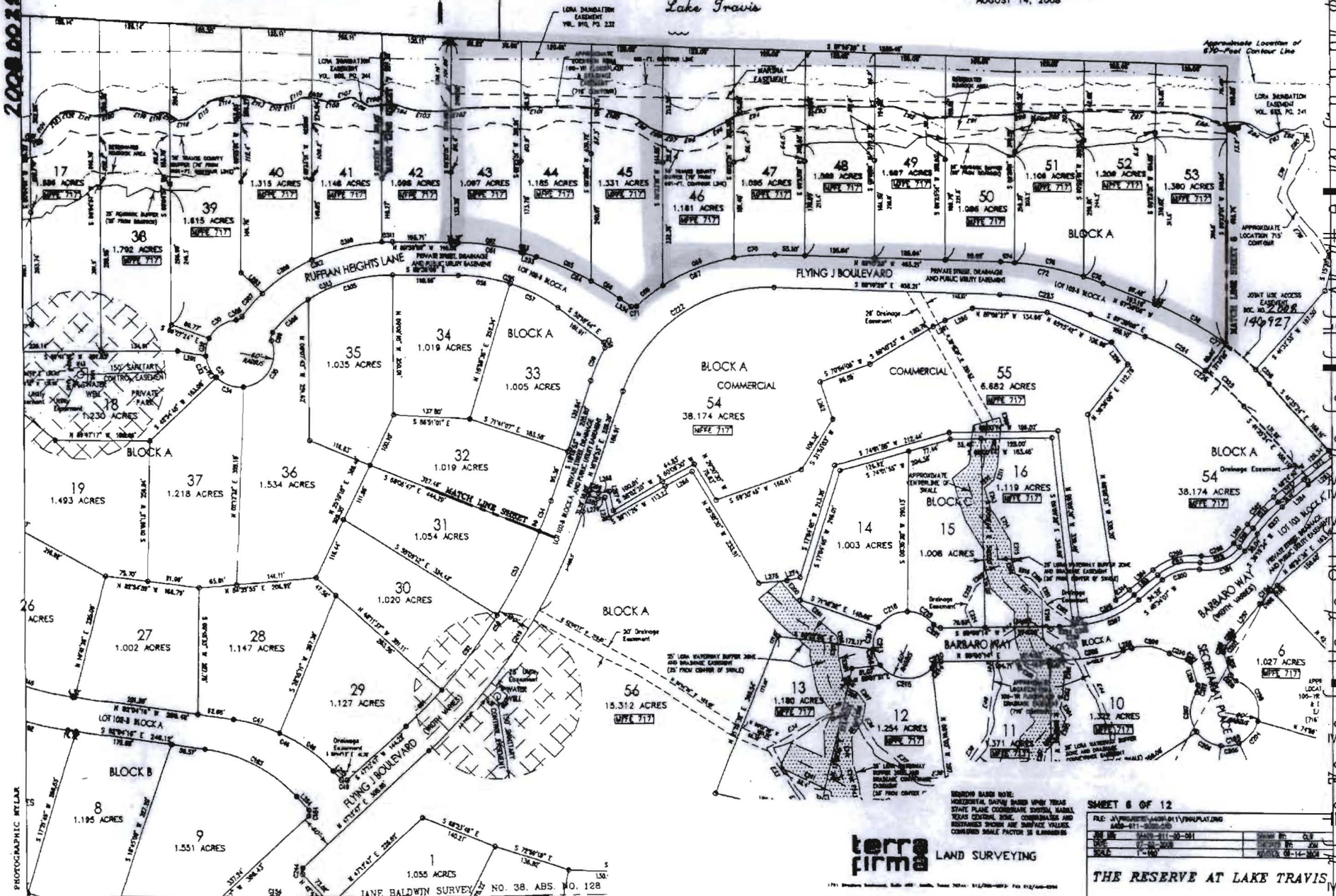
By: _____
Deputy

Return to:
Travis County TNR
Attention: Michael Hettenhausen
Via interoffice mail

THE RESERVE AT LAKE TRAVIS

TRAVIS COUNTY, TEXAS
AUGUST 14, 2008

2008 00155

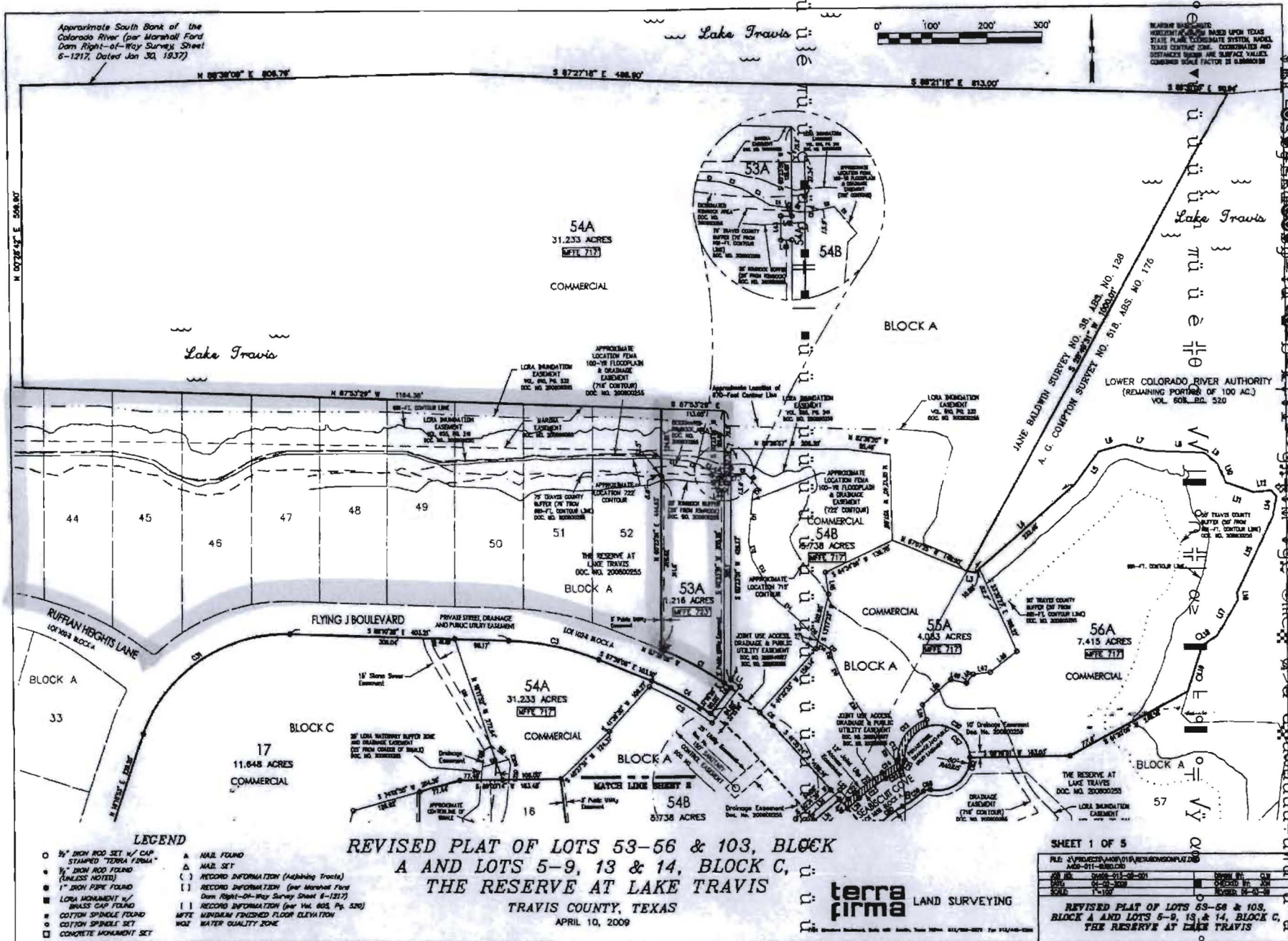


BOUNDARY NOTE:
NECESSARY DATA FROM ANY TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE, COMPARISON AND DIFFERENCES SHOWN ARE SURFACE VALUES. CONSIDER SCALE FACTOR AS APPLICABLE.

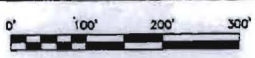
terra firma LAND SURVEYING

SHEET 6 OF 12
FILE: J:\PROJECTS\LAKE TRAVIS\TRAVIPLANS
DATE: 08-14-2008
SCALE: 1"=100'
THE RESERVE AT LAKE TRAVIS

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56



Approximate South Bank of the Colorado River (per Marshall Ford Dam Right-of-Way Survey Sheet 6-1217, Dated Jan 30, 1937)



MEASURED HORIZONTAL DISTANCES ARE BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, NAD83. TEXAS CONTIGUOUS ZONE. COORDINATES AND DISTANCES GIVEN ARE SURFACE VALUES. CORRECTION SCALE FACTOR IS 0.9999981.

LEGEND

- 3/8" IRON ROD SET w/ CAP
- STAMPED "TERRA FIRMA"
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1" IRON PIPE FOUND
- LORA MONUMENT w/ BRASS CAP FOUND
- COTTON SPINDLE FOUND
- COTTON SPINDLE SET
- CONCRETE MONUMENT SET
- ▲ NAIL FOUND
- △ NAIL SET
- () RECORD INFORMATION (Adjoining Tracts)
- () RECORD INFORMATION (per Marshall Ford Dam Right-of-Way Survey Sheet 6-1217)
- || RECORD INFORMATION (per Vol. 605, Pg. 570)
- MFE MINIMUM FINISHED FLOOR ELEVATION
- WQZ WATER QUALITY ZONE

REVISED PLAT OF LOTS 53-56 & 103, BLOCK A AND LOTS 5-9, 13 & 14, BLOCK C, THE RESERVE AT LAKE TRAVIS
 TRAVIS COUNTY, TEXAS
 APRIL 10, 2009

terra firma LAND SURVEYING

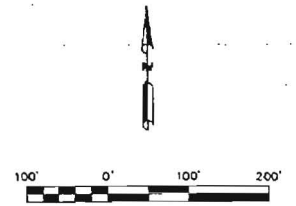
SHEET 1 OF 5

FILE: 2\PROJECTS\4001\019\REVISIONS\04\100-011-000010.DWG	DATE: 10/25/12	BY: JMM
DATE: 10/25/12	BY: JMM	DATE: 10/25/12
DATE: 10/25/12	BY: JMM	DATE: 10/25/12

REVISED PLAT OF LOTS 53-56 & 103, BLOCK A AND LOTS 5-9, 13 & 14, BLOCK C, THE RESERVE AT LAKE TRAVIS

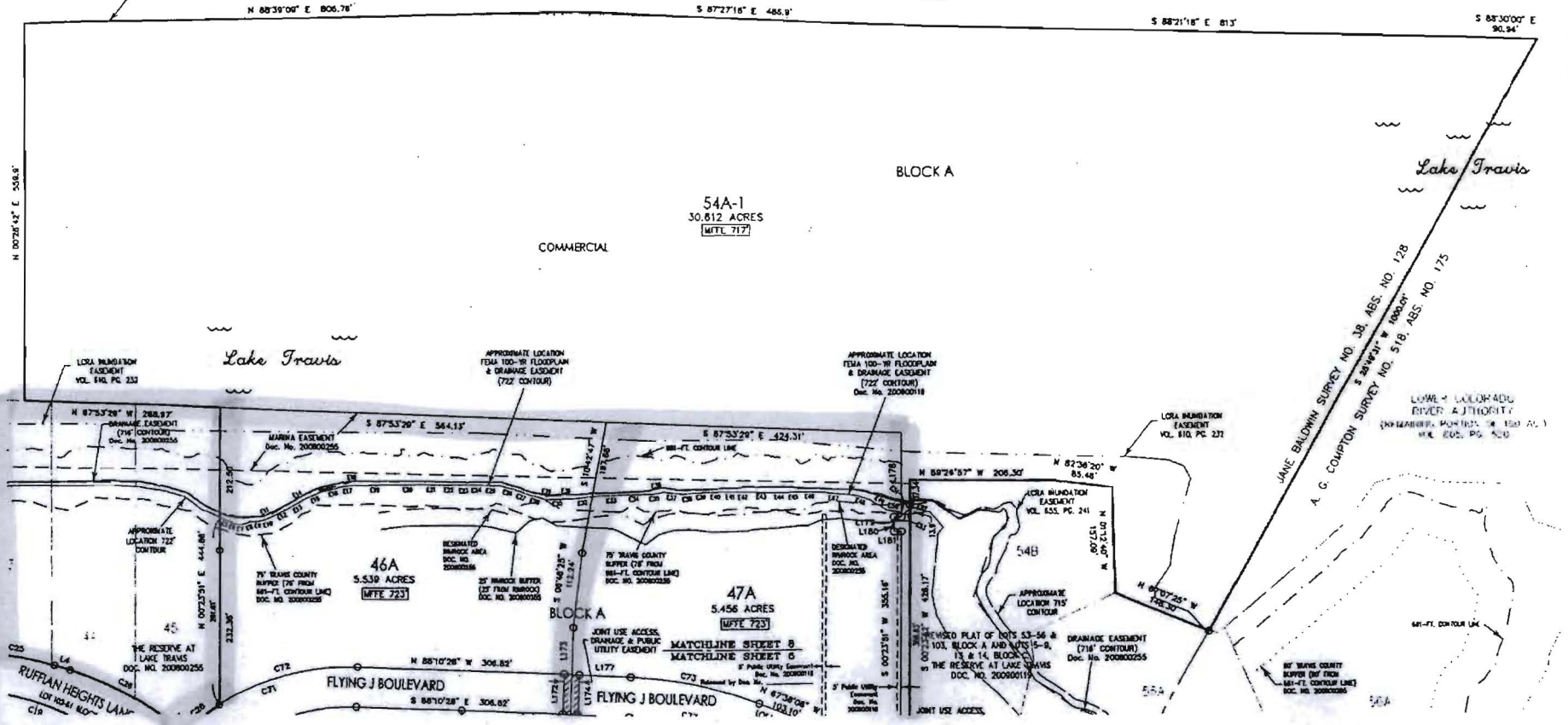
REVISED PLAT OF LOTS 53A & 54A, BLOCK A AND LOT 17, BLOCK C OF THE REVISED
 PLAT OF LOTS 53-56 & 103, BLOCK A AND LOTS 5-9, 13 & 14, BLOCK C, THE RESERVE
 AT LAKE TRAVIS AND LOTS 46-52, 57-67 & 102-B, BLOCK A,
 THE RESERVE AT LAKE TRAVIS

TRAVIS COUNTY, TEXAS
 FEBRUARY 2, 2011



Approximate South Bank of the
 Colorado River (per Marshall Ford
 Dam Right-of-Way Survey, Sheet
 6-1217, Dated Jan 30, 1937)

Lake Travis



LEGEND

- 1/2" IRON ROD SET w/ CAP STAMPED "TERRA FIRMA"
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1" IRON PIPE FOUND
- LODA MONUMENT w/ BRASS CAP FOUND
- COTTON SPINDLE FOUND
- COTTON SPINDLE SET
- CONCRETE MONUMENT SET
- ▲ NAIL FOUND
- ▲ NAIL SET
- () RECORD INFORMATION (Adjoining Tracts)
- [] RECORD INFORMATION (per Marshall Ford Dam Right-of-Way Survey Sheet 6-1217)
- || LODA MONUMENT (per Vol. 605, Pg. 520)
- || RECORD INFORMATION (per Vol. 605, Pg. 520)
- MFE MINIMUM FINISHED FLOOR ELEVATION

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



1701 O'Connell Boulevard, Suite 408 - Austin, Texas 78744 - 512/338-8373 - Fax 512/448-2286

FILE: \\PROJECTS\GROW\0177\SURVEY\DRAWING\LOT501\REVISEDPLAT.DWG	DATE: 02-02-2011	DRAWN BY: MSC
JOB NO: 0409-017-00-001	DATE: 02-02-2011	CHECKED BY: JON
SCALE: 1"=100'		REVISED: 02-18-2011
REVISED PLAT OF LOTS 53A & 54A, BLOCK A AND LOT 17, BLOCK C OF THE REVISED PLAT OF LOTS 53-56 & 103, BLOCK A AND LOTS 5-9, 13 & 14, BLOCK C, THE RESERVE AT LAKE TRAVIS AND LOTS 46-52, 57-67 & 102-B, BLOCK A, THE RESERVE AT LAKE TRAVIS		

SHEET 8 OF 11



NOTICE OF PUBLIC HEARING

OCTOBER 30, 2012, AT 9:00 AM

**REQUESTS FOR PARTIAL PLAT VACATIONS
OF LOTS 43 THROUGH 53 OF THE
RESERVE AT LAKE TRAVIS FINAL PLAT:
LOTS 43 THROUGH 53A OF THE REVISED
PLAT OF LOTS 53-56 & 103, BLOCK A
AND LOTS 5-9, 13 & 14 BLOCK C
THE RESERVE AT LAKE TRAVIS; AND
LOTS 43, 44, 45, 46A AND 47A OF THE
REVISED PLAT OF LOTS 53A & 54A
BLOCK A AND LOT 17, BLOCK C OF THE
REVISED PLAT OF LOTS 53-56 & 103,
BLOCK A AND LOTS 5-9, 13 & 14
BLOCK C THE RESERVE AT LAKE TRAVIS,
PRECINCT 3**

**AT THE COUNTY
COMMISSIONERS COURTROOM
700 LAVACA 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 partial plat vacation sign was posted on October 1, 2012, at a point as near as practical to the area being vacated, and was also posted at the Travis County Courthouse.

CERTIFIED THIS THE 2 DAY OF October, 2012.

SIGNATURE: Jaime Garcia
NAME (PRINT): Jaime Garcia
TITLE: TNR / R & B Supervisor

TRANSPORTATION AND NATURAL RESOURCES

STEVEN M. MANILLA, P.E., COUNTY EXECUTIVE



411 West 13th Street
Executive Office Building
PO Box 1748
Austin, Texas 78767
Phone: (512) 854-9383
Fax: (512) 854-4697

September 25, 2012

Subject: Requests for Partial Plat Vacations of lots 43 through 53 of the Reserve at Lake Travis Final Plat; lots 43 through 53A of the Revised Plat of Lots 53-56 & 103, Block A and Lots 5-9, 13 & 14 Block C The Reserve at Lake Travis; and lots 43, 44, 45, 46A and 47A of the Revised Plat of Lots 53A & 54A Block A and Lot 17, Block C of the Revised Plat of Lots 53-56 & 103, Block A and Lots 5-9, 13 & 14 Block C The Reserve at Lake Travis

Dear Property Owner:

The Reserve at Lake Travis, LLC, owners of Lot 44 of the Reserve of Lake Travis Final Plat and lots 46A and 47A of the Revised Plat of Lots 53-56 & 103, Block A and Lots 5-9, 13 & 14 Block C The Reserve at Lake Travis, Hal Jones, owner of Lot 45 Block A, and Russell and Glenda Harbison, owners of Lot 43 Block A of the Reserve at Lake Travis Final Plat have applied through Travis County for a partial plat vacation of the three plats that show a marina easement on these lots. Associated with that request is a State of Texas mandate that the County provides you with written notice of their request to vacate these existing plats.

The application has been scheduled for a public hearing on October 30, 2012, before the Commissioners Court. The application is entitled:

Approve setting a public hearing date for October 30, 2012, to receive comments regarding partial plat vacations of lots 43 through 53 of the Reserve at Lake Travis Final Plat; lots 43 through 53A of the Revised Plat of Lots 53-56 & 103, Block A and Lots 5-9, 13 & 14 Block C The Reserve at Lake Travis; and lots 43, 44, 45, 46A and 47A of the Revised Plat of Lots 53A & 54A Block A and Lot 17, Block C of the Revised Plat of Lots 53-56 & 103, Block A and Lots 5-9, 13 & 14 Block C The Reserve at Lake Travis (Partial Plat Vacations – Six Lots – Ruffian Heights Lane and Flying J Boulevard - No Fiscal required – No Municipal jurisdiction).

In this case, the applicant is proposing to vacate portions of these three plats in order to return the lots back to raw land and remove all easements shown graphically on the three plats. Upon approval of the vacation, the owners will be able to replat the lots without the marina easement shown on the original plat and shown and referenced on the two succeeding revised plats. The partially vacated lots can then be replatted as the

Updated 10-25-2012 @ 4:25 p.m.

Cliffside at the Reserve at Lake Travis. The vacation application has met all of Travis County requirements, and barring any new information, staff will recommend its approval at the public hearing.

You have the opportunity to offer testimony regarding this proposal at the public hearing. Public hearings are held in the Commissioners Courtroom in the Travis County Administration Building, 700 Lavaca Street, 1st Floor. The sessions are on Tuesday and begin at 9:00 A.M. Should you require additional information about this application or the public hearing, please contact me.

Sincerely,

X



Signed by: Michael Hettenhausen

Michael Hettenhausen
Planner, Development Services

TRAVIS COUNTY
CONSUMER PROTECTION NOTICE
FOR HOME BUYERS

CLIFFSIDE AT THE RESERVE AT LAKE TRAVIS
TRAVIS COUNTY, TEXAS
June 21, 2012

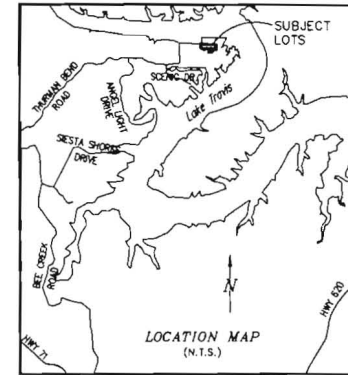
IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

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 4

FILE: J:\Projects\A409\Job 019\Survey\Drawing Files\A409-019-Replot.dwg		DRAWN BY: MSC	
J:\Projects\A409\Job 011\Point Files\A409-011-SUB0.crd		CHECKED BY: JON	
JOB NO: A409-019-00/001	DATE: June 21, 2012	SCALE: 1"=100'	REVISED:

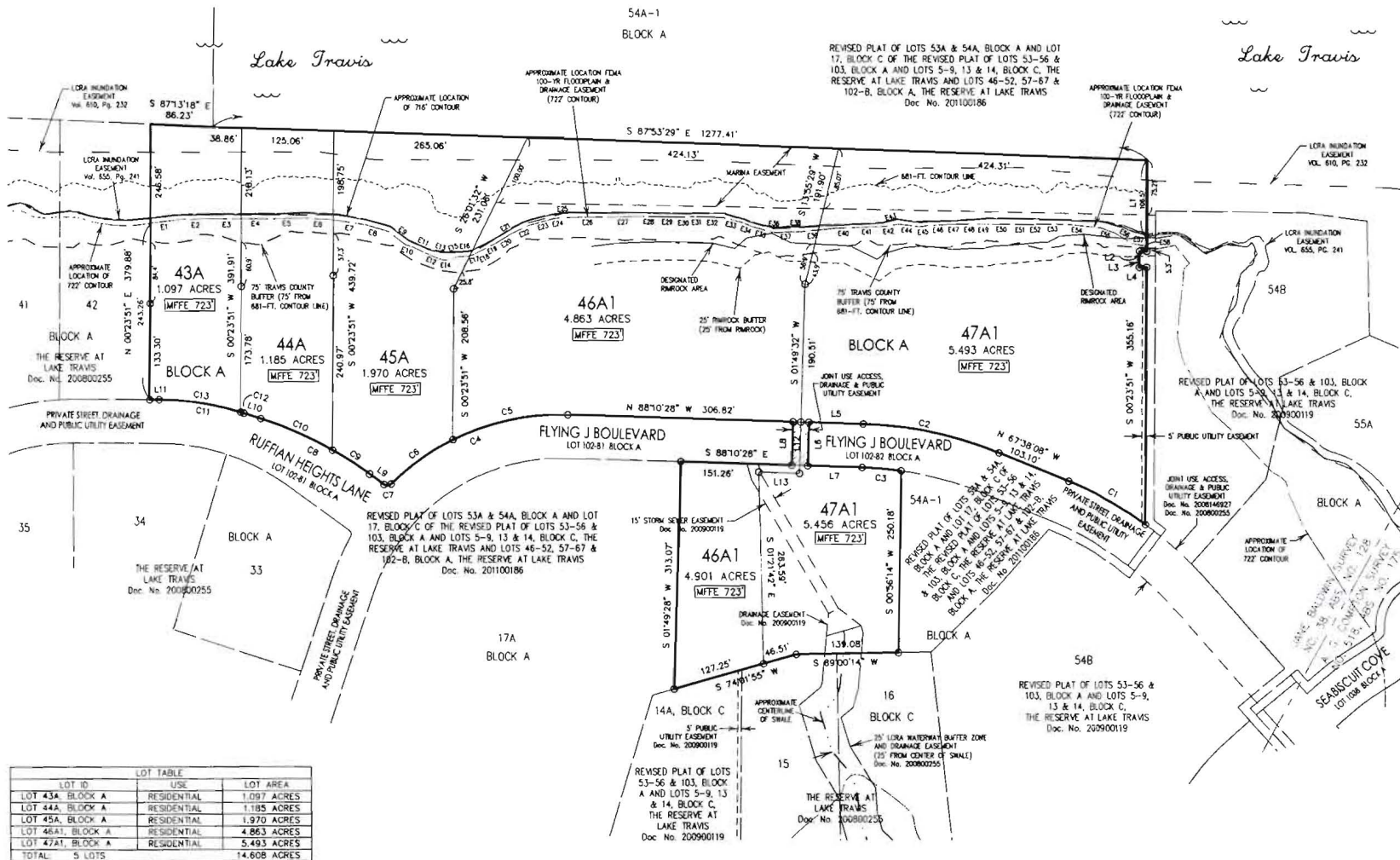
terra firma LAND SURVEYING

CLIFFSIDE AT
THE RESERVE AT LAKE TRAVIS

CLIFFSIDE AT THE RESERVE AT LAKE TRAVIS

TRAVIS COUNTY, TEXAS

June 21, 2012



LINE	BEARING	DISTANCE
L1	S 00°23'51" W	125.00
L2	N 89°36'09" W	10.00
L3	S 00°23'51" W	22.00
L4	S 89°36'09" E	10.00
L5	N 89°10'28" W	74.30
L6	S 01°49'32" W	60.00
L7	S 89°10'28" E	74.30
L8	N 01°49'32" E	60.00
L9	S 52°18'44" E	24.71
L10	S 71°50'34" E	24.19
L11	N 89°36'09" W	13.37
L12	S 01°49'32" W	71.02
L13	N 89°10'28" W	55.75

LINE	BEARING	DISTANCE
E1	N 83°04'58" E	41.67
E2	N 88°41'59" E	42.71
E3	S 89°51'29" E	41.47
E4	S 89°17'27" E	38.53
E5	N 88°44'22" E	45.86
E6	S 86°16'33" E	39.50
E7	S 81°03'21" E	45.31
E8	S 73°03'44" E	31.59
E9	S 52°19'57" E	29.75
E10	S 71°19'51" E	11.33
E11	S 84°46'55" E	16.84
E12	S 80°08'22" E	16.79
E13	S 69°09'04" E	24.63
E14	S 88°04'33" E	8.34
E15	N 69°29'49" E	12.27
E16	N 85°16'44" E	15.08
E17	N 73°17'46" E	7.05
E18	N 84°13'52" E	12.07
E19	N 82°30'11" E	24.03
E20	N 58°50'23" E	19.30
E21	N 50°49'21" E	8.43
E22	N 64°40'14" E	12.58
E23	N 75°31'57" E	34.16
E24	N 82°27'00" E	9.97
E25	N 88°14'00" E	11.71
E26	N 88°11'49" E	21.47
E27	N 88°41'15" E	44.14
E28	S 86°45'18" E	24.49
E29	N 89°08'06" E	30.70
E30	S 88°20'19" E	12.04
E31	N 96°47'14" E	9.80
E32	S 87°39'28" E	38.65
E33	S 74°57'43" E	26.41
E34	S 88°21'56" E	15.19
E35	S 74°24'01" E	27.80
E36	S 86°43'18" E	7.89
E37	N 85°17'29" E	18.12
E38	S 89°30'19" E	13.06
E39	N 84°22'24" E	10.64
E40	N 89°08'10" E	15.35
E41	N 87°31'46" E	50.46
E42	N 84°38'37" E	6.41
E43	S 87°39'42" E	10.64
E44	S 83°06'44" E	48.38
E45	N 82°37'43" E	12.54
E46	N 86°45'24" E	24.82
E47	N 86°28'10" E	18.12
E48	N 89°54'14" E	23.02
E49	N 88°24'15" E	8.32
E50	S 88°45'21" E	44.77
E51	N 89°05'36" E	15.74
E52	N 88°41'14" E	11.30
E53	S 89°29'30" E	40.52
E54	S 84°28'42" E	48.68
E55	S 70°50'19" E	20.46
E56	S 58°21'0" E	29.38
E57	S 81°06'14" E	17.02
E58	S 51°42'09" E	3.85

LOT ID	USE	LOT AREA
LOT 43A, BLOCK A	RESIDENTIAL	1.097 ACRES
LOT 44A, BLOCK A	RESIDENTIAL	1.185 ACRES
LOT 45A, BLOCK A	RESIDENTIAL	1.970 ACRES
LOT 46A1, BLOCK A	RESIDENTIAL	4.863 ACRES
LOT 47A1, BLOCK A	RESIDENTIAL	5.493 ACRES
TOTAL 5 LOTS		14.608 ACRES

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	530.00'	123.00'	122.73'	N 80°59'13" W
C2	530.00'	189.89'	188.92'	N 77°54'18" W
C3	470.00'	59.94'	52.91'	N 84°56'52" W
C4	330.00'	267.32'	280.07'	S 88°37'08" W
C5	330.00'	162.03'	180.41'	S 77°45'34" W
C6	330.00'	105.29'	104.85'	S 54°33'10" W
C7	7.50'	10.64'	9.72'	N 86°03'00" E
C8	517.50'	167.37'	156.64'	N 62°34'39" W
C9	517.50'	60.52'	60.48'	N 58°39'44" W
C10	517.50'	106.85'	106.66'	N 62°55'40" W
C11	380.00'	117.29'	117.32'	N 80°43'22" W
C12	380.00'	4.49'	4.49'	N 72°05'52" W
C13	380.00'	113.30'	112.88'	N 81°03'39" 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

FILE: J:\Projects\A409\Job 019\Survey\Drawing Files\A409-019-Resplat.dwg
 J:\Projects\A409\Job 011\Point Files\A409-011-SUB0.crs

JOB NO: A409-019-00/001
 DATE: June 21, 2012
 SCALE: 1"=100'

DRAWN BY: MSC
 CHECKED BY: JOW
 REVISED: August 15, 2012



CLIFFSIDE AT THE RESERVE AT LAKE TRAVIS

CLIFFSIDE AT THE RESERVE AT LAKE TRAVIS

TRAVIS COUNTY, TEXAS

June 21, 2012

STATE OF TEXAS)
COUNTY OF TRAVIS)

KNOW ALL MEN BY THESE PRESENTS:

That, The Reserve at Lake Travis, LLC, acting herein by and through Hal Jones, President, owner of Lot 44, Block A, The Reserve at Lake Travis, a subdivision as recorded in Document No. 200800255 of the Official Public Records of Travis County, Texas, and Lots 46A and 47A, Revised Plat of Lots 53A & 54A, Block A and Lot 17, Block C of the Revised Plat of Lots 53-56 & 103, Block A and Lots 5-9, 13 & 14, Block C, The Reserve at Lake Travis and Lots 46-52, 57-67 & 102-B, Block A, The Reserve at Lake Travis, as Recorded in Document No. 201100186 of the Official Public Records of Travis County, Texas, as conveyed to it by special warranty deed recorded in Document No. 2008082125 of the Official Public Records of Travis County, Texas, that Hal Jones owner of Lot 45, 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 him by special warranty deed recorded in Document No. 2012016896 of the Official Public Records of Travis County, Texas, and that Russell and Glenda Horbison, acting herein by and through Hal Jones, Power of Attorney, owners of Lot 43, 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 them by general warranty deed recorded in Document No. 2012122867 of the Official Public Records of Travis County, Texas, said Lots being 14,608 acres out of the Jane Baldwin Survey No. 38, Travis County, Texas; Lots 43-53, Block A, Reserve at Lake Travis, a subdivision as recorded in Document No. 200800255, Lot 53A, Block A, Revised Plat of Lots 53-56 & 103, Block A and Lots 5-9, 13 & 14, Block C, The Reserve at Lake Travis, a subdivision as recorded in Document No. 200900119, and Lots 46A and 47A, Block A, Revised Plat of Lots 53A & 54A, Block A and Lot 17, Block C of the Revised Plat of Lots 53-56 & 103, Block A and Lots 5-9, 13 & 14, Block C, The Reserve at Lake Travis and Lots 46-52, 57-67 & 102-B, Block A, The Reserve at Lake Travis, as Recorded in Document No. 201100186, all of the Official Public Records of Travis County, Texas having been vacated by Document No. _____ of the Official Public Records of Travis County, Texas; Said subdivision having been approved for subdivision pursuant to Chapter 232 of the Texas Local Government Code, do hereby subdivide said 14,608 acres of land in accordance with this plat, to be known as CLIFFSIDE AT THE RESERVE AT LAKE TRAVIS, 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 service 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 in Document 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 nonvehicular, including fire and police protection, solid and other waste material pickup and any other purpose any governmental authority deems necessary, and 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 streets and any common area as a result of any such use by governmental vehicles.

All private streets shown hereon (Flying J Boulevard, and Ruffion 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 MY HAND, this the 12th day of September 2012 A.D.

Hal Jones, President
The Reserve at Lake Travis, LLC
2208 Seabiscuit Cove, Unit 132
Spicewood, TX 78669

STATE OF TEXAS)
COUNTY OF TRAVIS)

Before me, the undersigned authority on this day personally appeared Hal Jones, 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.

Christiana Spiropoulos
Notary Public, State of Texas
Print Notary's Name
My Commission Expires: 6-4-2016

WITNESS MY HAND, this the 12th day of September 2012 A.D.

Hal Jones
2208 Seabiscuit Cove, Unit 132
Spicewood, TX 78669

STATE OF TEXAS)
COUNTY OF TRAVIS)

Before me, the undersigned authority on this day personally appeared Hal Jones, 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.

Christiana Spiropoulos
Notary Public, State of Texas
Print Notary's Name
My Commission Expires: 6-4-2016

WITNESS MY HAND, this the 12th day of September 2012 A.O.

Hal Jones, Power of Attorney for Russell and Glenda Horbison
915 San Marino
Sugar Land, Texas 77478

STATE OF TEXAS)
COUNTY OF TRAVIS)

Before me, the undersigned authority on this day personally appeared Hal Jones, 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.

Christiana Spiropoulos
Notary Public, State of Texas
Print Notary's Name
My Commission Expires: 6-4-2016

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
Registered Professional Land Surveyor No. 5777
Date: 8/30/2012
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, John A. Clark, 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.

John A. Clark
Registered Professional Engineer No. 81398
Date: 8-29-12
JJA Engineering & Surveying, Inc.
5316 Highway 290 West
Austin, TX 78735

This subdivision is located in Travis County only and is not within the City of Austin's extra-territorial jurisdiction, this the ___ day of ___ A.D. 20___

Greg Guernsey, AICP, Director
City of Austin Planning and Development Review Department

TRAVIS COUNTY 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 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 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.O., 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 CLERK 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

Table with 2 columns: Field Name and Value. Fields include FILE, JOB NO., DATE, SCALE, DRAWN BY, CHECKED BY, REVISION.



CLIFFSIDE AT THE RESERVE AT LAKE TRAVIS

TRAVIS COUNTY, TEXAS

June 21, 2012

PLAT NOTES:

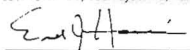
1. This subdivision is located in Travis County; however, it does not lie in any city's regulated ETJ or corporate limits.
2. There are areas within the proposed subdivision with slopes greater than 35%.
3. Water service will be provided by a public water system, individual on-site wells, or a water 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. 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.
9. This plan was designed in accordance with the Travis County Interim rules and LCRA water quality management technical manual.
10. All private streets shown herein and any security gates or devices controlling access to such streets will be owned and maintained by the homeowners association of this subdivision.
11. Elevation Benchmark:
LCRA brass disk located on Lot 56A, Block A as shown on Sheet 2 of Plat, Doc. No. 200900119.
Elevation=711.22 (NAVD 88 Datum)
12. A Travis County development permit is required prior to site development.
13. No objects, including but not limited to, buildings, fences, or landscaping, shall be allowed in a drainage easement except as approved by Travis County.
14. 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.
15. All drainage easements on private property shall be maintained by the owner and/or his/her assigns.
16. The Marina Easement is an easement area over which the Marina may encroach on those lots affected and in which no private boat dock may be installed.
17. 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.
18. A Flood Evacuation Plan and a Fire Evacuation Plan has been adopted by the Homeowner's Association that is recorded at Document Number 2008141044.
19. 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.
20. 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.
21. 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 and The Revised Plat of Lots 53-56 & 103, Block A and Lots 5-9, 13 & 14, Block C, The Reserve at Lake Travis, Document No. 200900119, both of the Official Public Records of Travis County.

Travis County Environmental Plat Notes.

1. Variances to 82.202(a)(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)(b)(b), Buffer Zones for Environmentally Sensitive Features (Establishes a 50-foot buffer zone behind canyon rim rock and bluff crest lines), and 82.209(d)(1), Cut and Fill (Requires a cut and fill load 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, with the exception of lots 54A-1, 57A, 58A and 61A-66A which are approved for a variance from the 8 foot fill limit. The applicant must prepare, submit, and obtain approval for an erosion and sedimentation control plan for these lots at the time of site plan and/or development permit.
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. For lots 46A1 and 47A1, Block A, the 25 foot buffer from the bluff and rimrock establishes the limits of disturbance and no encroachment of this area allowed for both the construction phase and post-construction uses unless otherwise approved by Travis County. These limits must be clearly noted on both the final plat and construction plans and must be noted in deed restrictions. Outside the limits of disturbance (i.e., outside the construction envelope), natural vegetation shall be maintained and protected; construction is prohibited; and wastewater disposal or use of wastewater for irrigation is prohibited. Prior to any construction on these lots, the applicant must prepare, submit and obtain approval from Travis County for a site-specific and detailed erosion and sedimentation control plan for the construction phase. This plan shall provide detailed specific information on erosion and sedimentation controls and best management practices that will be employed to prevent polluted stormwater from all construction-related activities from entering surface waterways or groundwaters during construction until vegetation is permanently established on the site. This plan must include provisions for self assessment of the field conditions; corrections to better match BMPs to field conditions; assessment and correction of deficiencies; and independent monitoring of performance.
6. For lots 46A1 and 47A1, Block A, both 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.
7. 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.

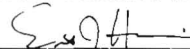
ON-SITE WASTEWATER SYSTEM NOTE:

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 L.C.R.A., 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.

 9-5-2012
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.

 9-5-2012
Lower Colorado River Authority Date

SHEET 4 OF 4

FILE: J:\Projects\A409\Job 019\Survey\Drawing Files\A409-019-Plat.dwg	
J:\Projects\A409\Job 011\Point Files\A409-011-SUBD.crd	
JOB NO: A409-019-00/001	DRAWN BY: MSC
DATE: June 21, 2012	CHECKED BY: JOW
SCALE: 1"=100'	REVISED: June 26, 2012

terra firma LAND SURVEYING

1701 Directors Boulevard, Suite 400 - Austin, Texas 78744 - 512/328-8373 Fax 512/443-1286

CLIFFSIDE AT
THE RESERVE AT LAKE TRAVIS