



## ITEM 4

# Travis County Commissioners Court Agenda Request

**Meeting Date:** November 20, 2012

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

**Division Director/Manager:** Stacey Scheffel, CFM, Floodplain Manager (SS)

**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 the satisfactory completion of construction of the private steets in Tierra Vista, in Precinct Three.

### **BACKGROUND/SUMMARY OF REQUEST:**

This subdivision was recorded on May 6, 2008 at Document #200800129 of the Official Public Records of Travis County, Texas. All items required for Approval of Construction have been received, including the documents showing that this subdivision's declaration of covenants, conditions, and restrictions (DCCRs), as recorded at Document #2008075334 of the Real Property Records of Travis County, Texas. These DCCRs, along with the filing of the Tierra Vista Property Owners Association (TVPOA), shows that there is a body in place to take over maintenance of the private streets.

### **STAFF RECOMMENDATIONS:**

According to Standards for Construction of Streets and Drainage in Subdivisions [§82.401(c)(2)] adopted by Travis County Commissioner's Court August 28, 1997, the County Executive will notify the Commissioners Court of the satisfactory construction of private improvements. Upon approval of the private improvements, the County Executive will release the security for the private improvements. TNR recommends approval of this item.

### **ISSUES AND OPPORTUNITIES:**

Once approved, the developer can request the release of the balance of the fiscal posted with Travis County.

### **FISCAL IMPACT AND SOURCE OF FUNDING:**

None

**ATTACHMENTS/EXHIBITS:**

- Acceptance Letter
- Requirements List
- Certificate of Incorporation (TVPOA)
- Maps

**REQUIRED AUTHORIZATIONS:**

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

**CC:**

Johnny Anglin	Inspector	TNR	266-3314

**PS:SS:ps**  
**1101 - Development Services - Tierra Vista**



## 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

### CONSTRUCTION ACCEPTANCE AND RECOMMENDATION FOR FISCAL RELEASE -PRIVATE STREET SUBDIVISION

**DATE:** October 23, 2012

**TO:** Owner/Developer  
WN Development, L.P.  
Attn: Mark Rothbaum  
36 mill Plain Road, Suite 406  
Danbury, CT 06811

Engineer  
Espey Consultants, Inc.  
3809 S. 2<sup>nd</sup> Street, Suite B-300  
Austin, TX 78704

**SUBJECT:** Tierra Vista

Effective this date, streets and/or drainage construction within this subdivision, appear to be in conformance with the Permitted Construction Documents. The streets of this subdivision will not be accepted for maintenance by Travis County, but will be released to the Homeowners Association for maintenance.

When the developer has furnished to Travis County all of the documents in the "Requirements for Approval of Construction – Private Street Subdivisions" (attached), the County Executive of Transportation and Natural Resources Department will notify the Commissioners Court of the satisfactory completion of the private streets. Upon approval of the private improvements, the County Executive will fully release the security for the private improvements.

**OTHER REMARKS:**

See attached "Requirements for Approval of Construction"

BY: John Anglin 10-29-12

Travis County Construction Inspector – Johnny Anglin

Paul Suggs 10/30/12



## TRANSPORTATION AND NATURAL RESOURCES

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

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411 West 13th Street  
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PO Box 1748  
Austin, Texas 78767  
(512) 854-9383  
FAX (512) 854-4649

### TIERRA VISTA REQUIREMENTS FOR APPROVAL OF CONSTRUCTION PRIVATE STREET SUBDIVISIONS PER STANDARDS FOR CONSTRUCTION OF STREETS AND DRAINAGE IN SUBDIVISIONS - AUGUST 28, 1997

- 9/26/12      1. Professional Engineer's certification of quantities of work completed  
(**Engineer's Concurrence Letter**) § 82.401(c)(1)(A) § 82.604(c)(2).
- NA            2. Construction Summary Report § 82.604(c)(1).
- NEED        3. Contractor's invoice or receipt of payment for work completed §  
82.401(c)(1)(B).
- 9/26/12      4. Reproducible Plans, certified as "**Record Drawings**", by the Owner's  
Consulting Engineer § 82.604(c)(3).
- NA            5. **If applicable**, a copy of the Conditional Letter of Map Amendment or  
Revision from FEMA and the completed application for a Letter of Map  
Amendment or Revision § 82.604(c)(5).
- 10/29/12     6. A TNR inspection report, indicating the completion of that portion of the work  
represented by the reduction of fiscal (streets and drainage, including detention  
ponds and common area sidewalks and traffic control devices shown on the  
approved traffic control plan) § 82.401(c)(1)(C).
- 9/26/12      7. Approval of other agencies - cities, if in their ETJ; Municipal or other Utility  
Districts.
- 10/18/12     \*8. The Certificate of Incorporation of the Homeowners Association filed with  
the Texas Secretary of State.
- R'CVD        \*9. The Declaration of Covenants, Conditions, and Restrictions, showing the  
responsibility of the homeowners association to maintain the streets and drainage,  
recorded in the Real Property Records of Travis County.

\* These two items are in lieu of warranty bond, sidewalk fiscal posting and ADA statement.





**Office of the Secretary of State**

**CERTIFICATE OF FILING  
OF**

**TVPOA, INC.**  
File Number: 801116815

The undersigned, as Secretary of State of Texas, hereby certifies that the application for reinstatement for the above named entity has been received in this office and has been found to conform to law. It is further certified that the entity has been reinstated to active status on the records of this office.

ACCORDINGLY the undersigned, as Secretary of State, and by virtue of the authority vested in the Secretary by law hereby issues this Certificate of Filing.

Dated: 09/17/2012

Effective: 09/17/2012



A handwritten signature in black ink, appearing to read "Hope Andrade".

Hope Andrade  
Secretary of State

*Come visit us on the internet at <http://www.sos.state.tx.us/>*



PLATS 200800129

3 PGS

# PLAT

## PLAT RECORDS INDEX SHEET:

### SUBDIVISION NAME:

TIERRA VISTA

### OWNERS NAME:

WN DEVELOPMENT, LP  
WNLANDCO, LLC

RESUBDIVISION? YES  NO

### ADDITIONAL RESTRICTIONS / COMMENTS:

DOC# 2008075334: DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS

### RETURN:

TRAVIS COUNTY TNR  
ATTN: DENNIS WILSON  
512/854-4217

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

2008 May 06 04:04 PM 200800129

BARTHOD \$92 00

DANA DEBEAUVOIR COUNTY CLERK

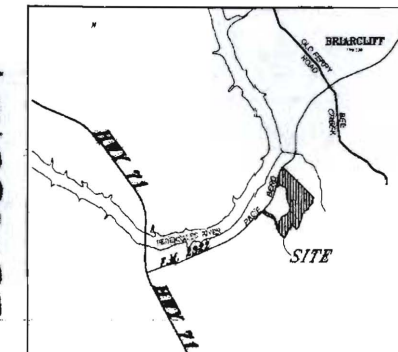
TRAVIS COUNTY TEXAS



200800129

5-6-2008

#92.00



LEGEND

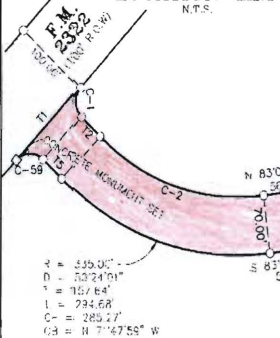
- 1/8" REBAR FOUND
- 1/2" REBAR SET W/PLASTIC CAP
- ALL GARON HPLS 4313'
- HWY MONUMENT FOUND
- CONCRETE MONUMENT SET
- DRAINAGE EASEMENT
- J.E.

**CURVE TABLE**

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BEARING
1	25.00'	89°23'40"	26.74'	39.01'	38.17'	N 01°34'01" W
2	265.00'	50°24'01"	124.70'	333.10'	225.66'	N 71°47'59" W
3	335.00'	92°25'27"	349.48'	540.38'	483.68'	S 50°47'16" E
4	335.00'	05°34'20"	16.30'	32.96'	32.57'	S 01°47'22" E
5	265.00'	50°19'48"	124.50'	332.78'	225.17'	N 74°10'06" W
6	25.00'	86°49'21"	23.65'	37.86'	34.36'	S 88°44'41" W
7	270.00'	15°30'43"	46.42'	91.90'	91.50'	S 35°34'47" W
8	330.00'	17°37'12"	51.15'	101.48'	109.08'	N 34°55'53" E
9	360.00'	14°54'20"	39.24'	78.05'	77.83'	N 36°16'41" E
10	300.00'	14°58'29"	39.43'	78.41'	78.18'	N 21°20'16" E
11	360.00'	04°20'42"	11.38'	22.75'	22.75'	N 11°40'06" E
12	360.00'	04°21'16"	13.69'	27.36'	27.35'	S 11°40'23" W
13	360.00'	18°08'08"	57.45'	113.95'	113.47'	S 22°55'05" W
14	360.00'	11°44'42"	37.03'	73.79'	73.67'	S 37°53'30" W
15	25.00'	86°51'00"	23.66'	37.89'	34.37'	N 04°29'08" W
16	25.00'	90°01'02"	25.01'	39.26'	38.36'	N 88°23'30" E

MATCHLINE SEE SHEET 2 OF 3

**LOCATION MAP**



REMAINDER OF 668.82 AC LMJ CORP. VOL. 11482, PG. 1157

REMAINDER OF 668.82 AC LMJ CORP. VOL. 11482, PG. 1157

REMAINDER OF 668.82 AC LMJ CORP. VOL. 11482, PG. 1157

**UTILITY INFORMATION:**  
 WATER: Village of Briarcliff  
 SEWER: On-Site  
 ELECTRICITY: PEDERNALES ELECTRIC COOPERATIVE

**PLAT INFORMATION:**  
 LOT ACREAGE: 54.810 ACRES  
 DEDICATED ROW (by street's)  
 HONEY SUCKLE ROSE TRAIL 2.735 Ac.  
 MOONLIGHT TRACE 3.278 Ac.  
 CRAZY COVE 0.1659 Ac.  
 RAINBOW CONNECTION SKYWAY 1.115 Ac.  
 NIGHT LIFE COVE 0.660 Ac.

TOTAL AREA: 63.255 Ac.  
NUMBER OF LOTS: 42

TOTAL LINEAR FOOTAGE OF STREET (by street's)  
 HONEY SUCKLE ROSE TRAIL 1697.98'  
 MOONLIGHT TRACE 2799.40'  
 CRAZY COVE 341.94'  
 RAINBOW CONNECTION SKYWAY 800.59'  
 NIGHT LIFE COVE 346.70'  
 TOTAL LINEAR FOOTAGE 5,386.51'

**FINAL PLAT OF TIERRA VISTA TRAVIS COUNTY, TEXAS SHEET 1 OF 3**

**JAMES E. GARON & ASSOC.**  
 PROFESSIONAL LAND SURVEYORS

924 Main Street  
 Bartrop, Texas 78602  
 (512) 303-4185  
 Fax (512) 321-2107

**TANGENT TABLE**

TANGENT	BEARING	LENGTH
T1	S 43°23'01" W	120.00'
T2	N 46°25'46" E	33.85'
T4	N 42°09'22" E	70.00'
T5	S 46°30'45" E	33.91'

R = 335.00'  
 D = 301.63"  
 L = 197.36'  
 T = 284.22'  
 C = 284.63'  
 CB = N 24°16'05" W

REMAINDER OF 668.82 AC LMJ CORP. VOL. 11482, PG. 1157

R = 330.00'  
 D = 18°54'12"  
 L = 54.34'  
 CH = 108.88'  
 CB = S 50°51'11" W

200800129

CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BEARING
C-12	360.00'	04°46'25"	15.01'	28.99'	29.98'	N 1°52'58" E
C-13	360.00'	04°13'36"	13.28'	26.58'	26.53'	N 16°22'58" E
C-14	250.00'	80°00'00"	25.30'	39.27'	35.36'	S 28°30'14" E
C-15	360.00'	12°11'01"	38.42'	76.56'	76.41'	N 63°14'40" E
C-16	380.00'	18°31'46"	58.72'	116.42'	115.92'	N 90°03'20" W
C-17	368.90'	03°12'00"	10.30'	20.60'	20.60'	N 39°12'27" W
C-18	368.90'	24°47'15"	81.37'	159.59'	156.35'	N 23°11'50" W
C-19	23.00'	80°44'56"	23.33'	35.60'	35.58'	S 68°10'40" E
C-20	275.69'	78°39'26"	66.16'	128.87'	128.67'	N 82°37'09" E
C-21	28.80'	49°40'47"	11.57'	21.66'	21.60'	N 24°37'02" E
C-22	60.00'	86°52'08"	58.85'	93.06'	84.01'	S 44°12'43" W
C-23	60.00'	61°08'46"	38.42'	64.50'	61.81'	N 80°47'52" W
C-24	60.00'	50°58'52"	28.61'	53.39'	51.65'	N 04°44'58" W
C-25	60.00'	78°23'41"	48.93'	92.09'	75.84'	S 59°56'23" E
C-26	23.30'	49°40'47"	11.57'	21.66'	21.60'	S 74°17'49" W
C-27	335.89'	15°01'15"	44.26'	88.00'	87.75'	N 56°58'03" E
C-28	335.89'	15°01'15"	44.26'	88.00'	87.75'	N 71°59'17" E
C-29	524.98'	38°59'47"	41.30'	92.43'	82.35'	N 77°33'33" E
C-30	524.98'	23°27'35"	109.00'	214.94'	213.44'	N 33°01'11" E
C-31	524.98'	19°56'57"	88.40'	173.12'	174.34'	N 54°48'25" E

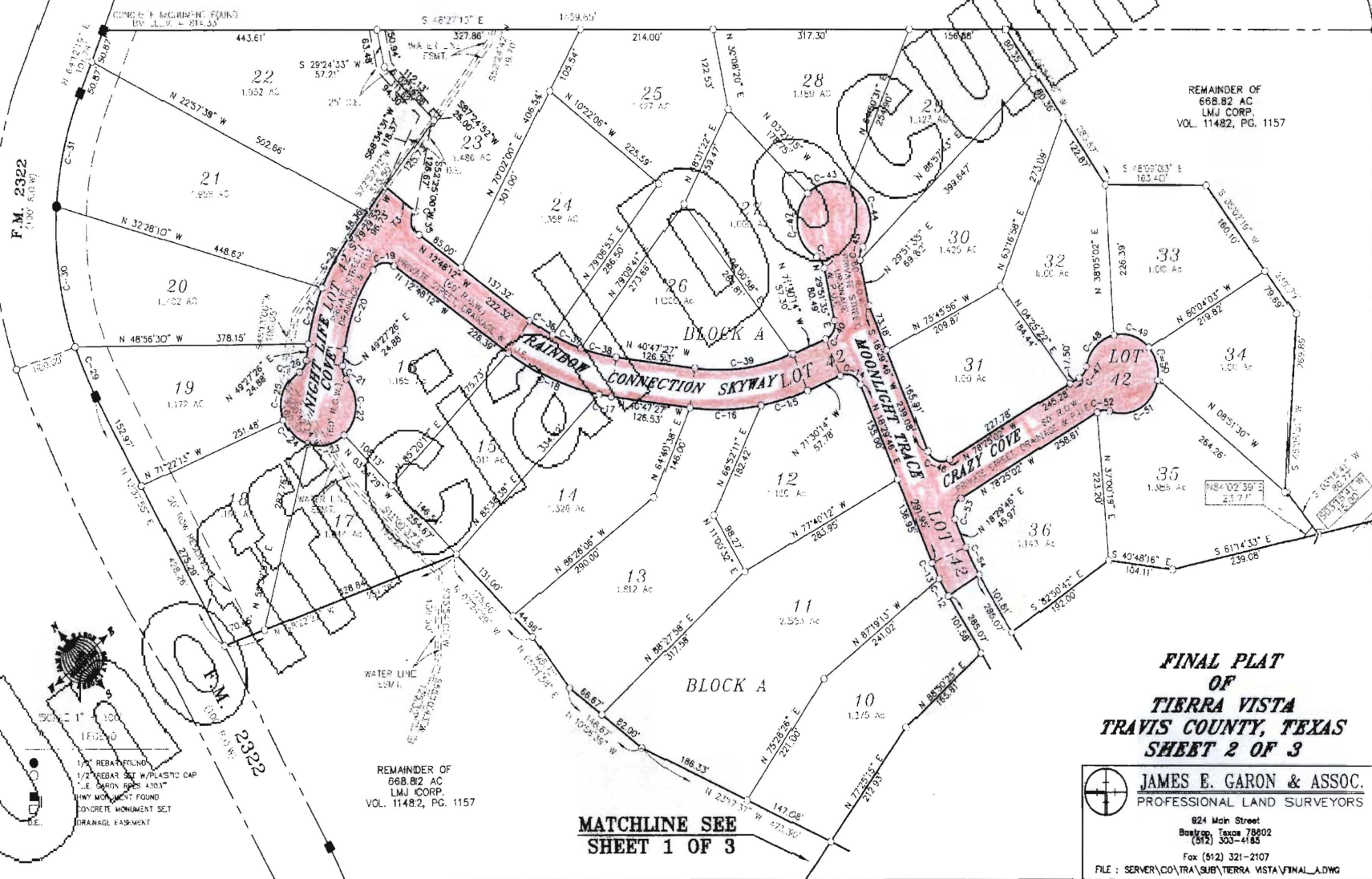
TANGENT TABLE

TANGENT	BEARING	LENGTH
T3	N 16°30'05" W	60.00'

JOHN HOOGE  
Doc # 2004120551  
71.281 AC

CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BEARING
C-35	25.00'	92°18'07"	26.03'	40.27'	36.06'	N 33°20'51" E
C-36	308.90'	07°37'00"	20.56'	41.06'	41.03'	N 16°36'42" W
C-37	308.90'	08°22'09"	25.31'	90.51'	50.46'	N 25°06'17" W
C-38	308.90'	1°00'00"	29.78'	59.31'	58.22'	N 35°17'24" W
C-39	360.00'	30°42'47"	82.39'	180.81'	158.69'	N 50°08'50" W
C-40	28.00'	78°38'11"	20.45'	34.31'	31.68'	S 68°10'41" W
C-41	28.00'	49°40'47"	11.57'	21.66'	21.00'	S 05°01'12" W
C-42	60.00'	106°27'57"	80.70'	111.49'	98.13'	N 33°24'47" E
C-43	60.00'	128°61'46"	40.62'	71.41'	87.27'	S 59°15'22" E
C-44	60.00'	104°41'52"	77.77'	109.64'	95.01'	S 27°11'27" W
C-45	25.00'	48°40'47"	11.57'	21.66'	21.00'	N 54°41'58" E
C-46	25.00'	98°54'49"	25.21'	42.28'	37.42'	N 29°37'38" W
C-47	25.00'	49°40'47"	11.57'	21.66'	21.00'	S 76°44'34" W
C-48	60.00'	67°18'06"	39.90'	70.42'	66.45'	N 85°31'43" W
C-49	60.00'	60°49'52"	33.22'	63.70'	60.75'	S 30°15'48" W
C-50	60.00'	51°07'23"	28.70'	53.53'	51.78'	S 28°32'49" W
C-51	60.00'	30°09'15"	17.70'	104.68'	92.03'	N 78°48'52" W
C-52	25.00'	48°40'47"	11.57'	21.66'	21.00'	S 53°34'39" E
C-53	25.00'	63°05'11"	22.15'	36.25'	33.18'	N 60°03'28" E
C-54	300.00'	08°03'01"	23.61'	47.12'	47.02'	N 13°28'34" E



**FINAL PLAT  
OF  
TIERRA VISTA  
TRAVIS COUNTY, TEXAS  
SHEET 2 OF 3**

**JAMES E. GARON & ASSOC.**  
PROFESSIONAL LAND SURVEYORS

824 Main Street  
Blossington, Texas 78802  
(512) 303-4185

Fax (512) 321-2107  
FILE : SERVER\CO\TRA\SUB\TIERRA VISTA\FINAL.DWG



200800129

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS: THAT THE WILSON DEVELOPMENT, L.P., A TEXAS LIMITED PARTNERSHIP BEING THE OWNER OF 63.25 ACRES OF LAND AS COVERED BY DEED RECORDED IN BOOK # 200804208 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, ACTING HEREIN AND THROUGH MARK ROTHBAUM, VICE PRESIDENT OF WILSON DEVELOPMENT, L.P., A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER, DO HEREBY SUBDIVIDE 63.255 ACRES OF THE J.A. COLLIER SURVEY No. 52, IN ACCORDANCE WITH THE MAP OR PLAT SHOWN HEREON, TO BE KNOWN AS:

**TIERRA VISTA**

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 SERVICES AGENCIES, THE USE OF ALL THE 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 OWNERS OF THE SUBDIVISION OR ANY DULY CONSTITUTED HOMEOWNERS ASSOCIATION UNDER THAT CERTAIN INSTRUMENT OF RECORD AT DOCUMENT NUMBER 200804208 OF THE TRAVIS COUNTY DEED RECORDS. AN EXPRESS EASEMENT IS HEREBY GRANTED ACROSS SAID PRIVATE STREETS AND ANY COMMON AREAS FOR USE OF THE SURFACE FOR ALL GOVERNMENTAL FUNCTIONS, VEHICULAR AND NONVEHICULAR, INCLUDING FIRE AND POLICE PROTECTION, SOLID AND OTHER WASTEMATERIAL PICKUP, AND ANY OTHER PURPOSE ANY GOVERNMENTAL AUTHORITY DEEMS NECESSARY, AND OWNER FURTHER AGREES THAT ALL GOVERNMENTAL ENTITIES, THEIR AGENTS OR EMPLOYEES, SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGE OCCURRING TO THE SURFACE OF THE SAID PRIVATE STREET AND ANY COMMON AREA AS A RESULT OF ANY SUCH USE BY GOVERNMENTAL VEHICLES.

WILSON DEVELOPMENT, L.P.

A TEXAS LIMITED PARTNERSHIP

BY: WILSON DEVELOPMENT, L.P.

A TEXAS LIMITED LIABILITY COMPANY

GENERAL PARTNER

BY: \_\_\_\_\_

PRINTED NAME: MARK ROTHBAUM

TITLE: VICE PRESIDENT

STATE OF ~~TEXAS~~ Connecticut  
COUNTY OF ~~TRAVIS~~ Windfield

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARK ROTHBAUM, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11th DAY OF April, 2008, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF ~~TEXAS~~ Connecticut

MY COMMISSION EXPIRES: June 30, 2012

STATE OF TEXAS  
COUNTY OF TRAVIS

I, DANA DEBEAUVOUR, CLERK OF THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 11th DAY OF April, 2008, 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

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY, THE 11th DAY OF April, 2008, A.D.

DANA DEBEAUVOUR, CLERK, COUNTY CLERK  
JURY

STATE OF TEXAS  
COUNTY OF TRAVIS

I, DANA DEBEAUVOUR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 11th DAY OF April, 2008, A.D. AND DULY RECORDED ON THE 11th DAY OF April, 2008, A.D. AT 11:04 O'CLOCK P.M. THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 200804208 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 11th DAY OF April, 2008, A.D.

DANA DEBEAUVOUR, COUNTY CLERK, TRAVIS COUNTY, TEXAS  
D. Bartholomew  
DEPUTY  
D. BARK THOLOMEW

COMMISSIONERS COURT NOTES:

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

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS TO SECURE THIS OBLIGATION. THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF 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 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 STREET TRAFFIC CONTROL DEVICES, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

ON-SITE WASTEWATER SYSTEM PLAT NOTE:

EACH AND EVERY ON-SITE SEWAGE FACILITY INSTALLED WITHIN THIS SUBDIVISION MUST BE PERMITTED, INSPECTED AND LICENSED FOR OPERATION UNDER THOSE TERMS, STANDARDS AND REQUIREMENTS OF THE STATE OF TEXAS NATURAL RESOURCE CONSERVATION COMMISSION AND LOWER COLORADO RIVER AUTHORITY AS ARE IN EFFECT AT THE TIME SUCH APPLICATIONS FOR PERMITS AND LICENSES ARE MADE. DUE TO SHALLOW ROCK FORMATIONS, PROFESSIONALLY DESIGNED SEWAGE FACILITIES MAY BE REQUIRED (Lots 8-31, 36, 37)

LOWER COLORADO RIVER AUTHORITY

PLAT NOTES:

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 MANAGEMENT PRACTICES WITHIN THE EASEMENT AREA TO HELP MAINTAIN CLEAN WATER IN CREEKS, RIVERS AND LAKES, NO STRUCTURE OR IMPROVEMENTS, OTHER THAN NATIVE PLANT ENHANCEMENT OR MAINTENANCE OF ITS AREAS 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.

LOTS IN THIS SUBDIVISION ARE LIMITED TO AN IMPERVIOUS COVER LIMIT OF 6,420 SQUARE FEET PER LOT. IMPERVIOUS COVER INCLUDES, BUT IS NOT LIMITED TO, PAVEMENT, ROOFTOPS AND OTHER SURFACES THAT PREVENT THE INFILTRATION OF WATER INTO THE SOIL. HOMEOWNERS MAY UTILIZE STORMWATER CREDITS TO REDUCE EFFECTIVE IMPERVIOUS COVER AS PER THE LCRA HIGHLAND LAKES WATERSHED ORDINANCE. STORMWATER CREDITS INCLUDE POROUS PAVEMENT, RAINWATER HARVESTING, SOIL AMENDMENT AND CONSERVATION, AND GRASSING, DISCONNECTION OF ROOFTOP RUNOFF AND NATURAL ARE PRESERVATION.

PLAT NOTE:

ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE, DEVELOPMENT OR CONSTRUCTION OTHER THAN ONE SINGLE FAMILY RESIDENCE AND ASSOCIATED FACILITIES OR AREAS DEVELOPMENT TOTALING MORE THAN 10,000 SQUARE FEET OF IMPERVIOUS COVER OR DISTURBING MORE THAN ONE ACRE OF LAND, MAY REQUIRE AN LCRA DEVELOPMENT PERMIT OR OTHER PERMIT BY THE SUCCESSORS OR ASSIGNS OF LCRA.

LOWER COLORADO RIVER AUTHORITY

TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM NOTES (NO'S. 1-11):

- NO STRUCTURE IN THE SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE SEWAGE FACILITY (CSS) WHICH HAS BEEN APPROVED BY THE TRAVIS COUNTY ON-SITE WASTE WATER PROGRAM.
- EACH LOT IN THIS SUBDIVISION IS RESTRICTED TO ONE SINGLE FAMILY RESIDENCE PER LOT.
- NO STRUCTURE IN THE SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED WATER SYSTEM OR PRIVATE WATER WELL.
- NO ON-SITE SEWAGE FACILITY (OSSF) MAY BE INSTALLED WITHIN 100 FEET OF A PRIVATE WATER WELL NOR MAY AN ON-SITE SEWAGE DISPOSAL SYSTEM BE INSTALLED WITHIN 50 FEET OF A PUBLIC WATER WELL.
- NO CONSTRUCTION MAY BEGIN ON A LOT IN THIS SUBDIVISION UNTIL PLANS FOR THE PRIVATE ON-SITE SEWAGE FACILITY ARE SUBMITTED TO AND APPROVED BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
- ALL DEVELOPMENT ON ALL LOTS IN THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF TCEQ TEXAS ADMINISTRATIVE CODE CHAPTER 285 AND TRAVIS COUNTY CODE CHAPTER 48.
- THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM AND/OR LOT OWNERS IN THIS SUBDIVISION.
- FOR HOMES LARGER THAN 4,000 SF LIVING AREA, THE FOLLOWING LOTS HAVE AREAS WITH STEEP SLOPES THAT ARE 32% TO 38%, WHERE THE ON-SITE SEWAGE FACILITY (OSSF) MAY HAVE TO BE INSTALLED: LOTS 4, 5, 6, & 7. THEREFORE, THESE LOTS MAY REQUIRE RETAINING WALLS WITH COMPACTED SOILS UPHILL FROM EACH WALL. WALLS AND SOIL(S) FILL TO BE DESIGNED BY A TEXAS LICENSED STRUCTURAL PROFESSIONAL ENGINEER. THE FOLLOWING SMALLER LOTS WITH STEEP SLOPES 18% TO 22% MAY ALSO REQUIRE COMPACTED FILL AND RETAINING WALLS DESIGNED BY A TEXAS LICENSED STRUCTURAL PROFESSIONAL ENGINEER: 1, 2, 3, 34, 35, 37, & 38.

PHIL ICE, P.E.  
ON-SITE WASTE WATER PROGRAM  
TRAVIS COUNTY TNK  
APRIL 4, 2008

FLOOD PLAN NOTE:

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREAS AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 1705-3C0385 E, TRAVIS COUNTY, TEXAS DATED June 16, 1993

STEVE WENZEL, P.E.  
7005 KESSHA PASS  
AUSTIN, TEXAS 78749  
PHONE (512) 301-7480

SURVEYOR NOTE:

I, JAMES E. GARON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH, AND HAS BEEN PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

AS SURVEYED BY:

JAMES E. GARON, P.E., No. 43037  
4988  
4-11-2008

GENERAL NOTES:

- TRAVIS COUNTY PERMIT REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS.
- PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY.
- NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50 FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTING LOCAL OR COLLECTOR STREET.
- ALL LOTS ARE RESTRICTED TO USE AS SINGLE FAMILY LOTS AND NO SINGLE FAMILY LOTS MAY BE RESUBDIVIDED INTO SMALLER LOTS.
- IN ADDITION TO ANY EASEMENTS SHOWN HEREON, THE FRONT 10 FEET OF ALL LOTS, ADJACENT TO ALL PRIVATE STREETS, IS RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND/OR STREET EXCAVATION OR EMBANKMENT.
- E.T.J. NOTE: THIS SUBDIVISION PLAT IS NOT LOCATED WITHIN THE EXTRA TERRITORIAL JURISDICTION OF CITY OF AUSTIN ON THIS THE 11th DAY OF April, 2008.
- ALL PRIVATE STREETS ARE SHOWN HEREON: Honeyuckle Rose Trail, Moonlight Trace, Crazy Cove, Rainbow Connection Skyway & Night Drive AND ANY SECURITY GATES OR DEVICES CONTROLLING ACCESS TO SUCH STREETS AND OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION. THE AGREEMENT RECORDED IN DOCUMENT NO. 200801553.
- LOTS 31 & 38: ARE PROHIBITED FROM DIRECT ACCESS TO MOONLIGHT TRACE.
- SIDEWALKS ARE NOT REQUIRED ON NON CURB & GUTTER STREETS.
- UTILITY INFORMATION: PRIVATE WATER WELLS, PUBLIC WATER SYSTEMS, AND ON-SITE SEWAGE FACILITIES MUST COMPLY WITH TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RULES AND REGULATIONS. WATER: VILLAGE OF BRAROLIFF SEWER: ON-SITE ELECTRICITY: PEDERNALES ELECTRIC COOPERATIVE.

**FINAL PLAT  
OF  
TIERRA VISTA  
TRAVIS COUNTY, TEXAS  
SHEET 3 OF 3**

**JAMES E. GARON & ASSOC.**  
PROFESSIONAL LAND SURVEYORS

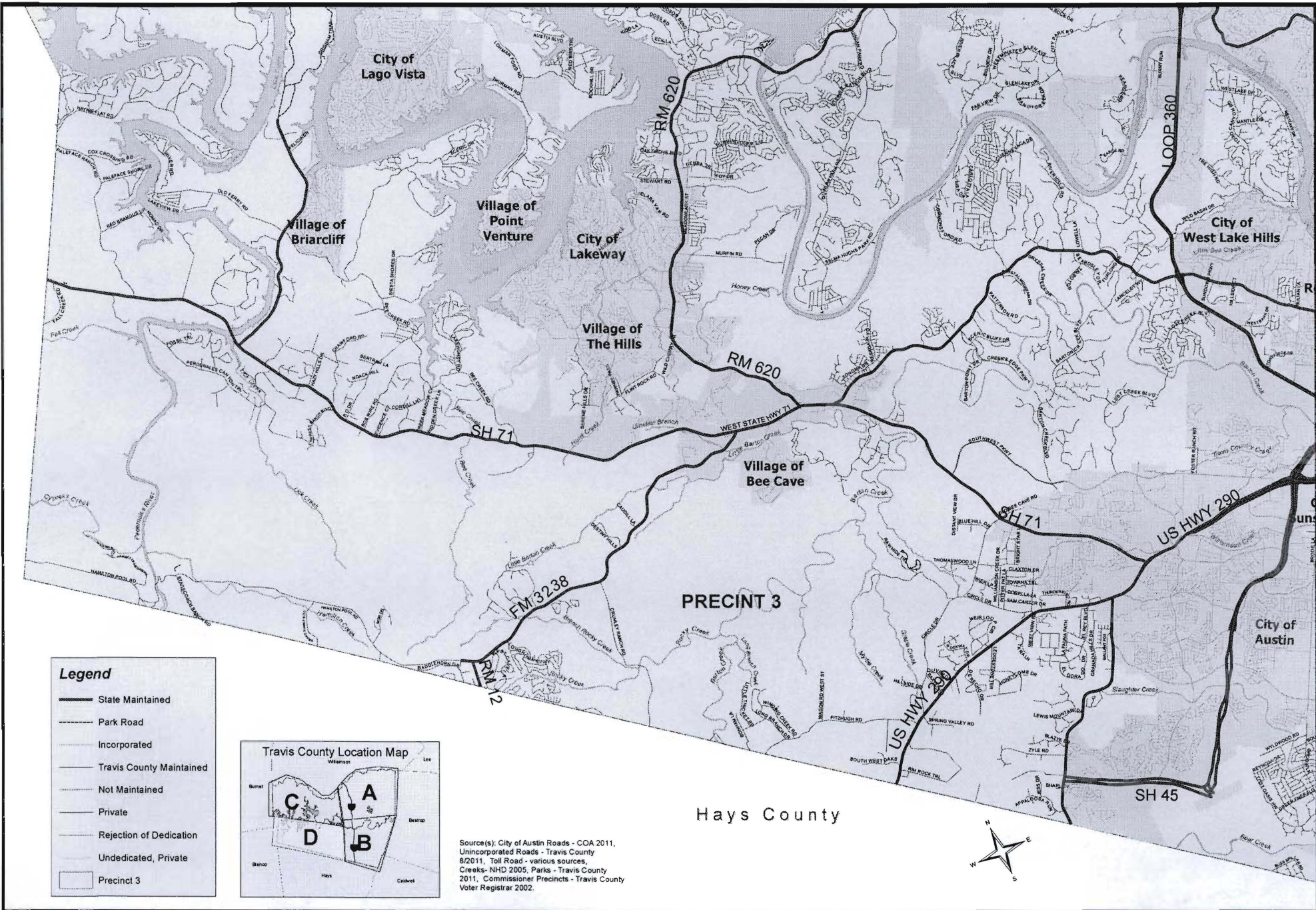
924 Main Street  
Bastrop, Texas 78802  
(512) 303-4185  
Fax (512) 321-2107

FILE : SERVER\CO\TRA\SUB\TIERRA VISTA\nOTES.DWG  
COM. ADD. 1-22-08



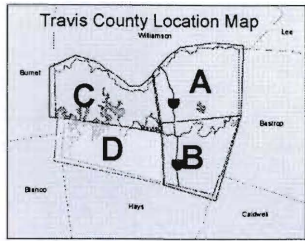






**Legend**

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



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

Map Disclaimer: The data is provided  
 "as is" with no warranties of any kind.

# Travis County Roadways, Map D



Map Prepared by: Travis County,  
 Dept. of Transportation & Natural  
 Resources. Date: 8/9/2011