



## Item 16

# Travis County Commissioners Court Agenda Request

**Meeting Date:** December 18, 2012

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

**Division Director/Manager:** Anna M. Bowlin ACCP, Division Director of Development Services

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

**Sponsoring Court Member:** Commissioner Huber, Precinct Three

**AGENDA LANGUAGE:** Consider and take appropriate action on the following in Precinct Three:

A) the use of an alternative fiscal agreement for Belvedere, Phase VI; and

B) the use of a cash security agreement for the fiscal posting for Belvedere, Phase VI.

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

The developer of the subject subdivision requests to enter into an alternative fiscal agreement with Travis County. Under the alternative fiscal agreement the plat will be held in abeyance while the street and drainage facilities are constructed.

The developer also requests to post cash for the fiscal posting. To post cash the developer must enter into a cash security agreement with Travis County.

### **STAFF RECOMMENDATIONS:**

The request has been reviewed by TNR staff and staff finds the use of the subject agreements meets all Travis County standards. As such, TNR staff recommends the approval of the proposed motions.

### **ISSUES AND OPPORTUNITIES:**

Under Alternative Fiscal the County Executive of TNR holds the plat in abeyance and, upon completion of the items listed below, the Division Director of Development Services authorizes the issuance of a Basic Development Permit for construction of streets and drainage facilities.

#### Plat Status

Staff has reviewed the plat and all comments have been addressed. It meets current standards and has everything in place such that it could be recommended for approval and recordation at this time.



**Restoration/Erosion Control Fiscal**

The fiscal for the subdivision restoration and improvements has been posted with Travis County using a cash security agreement in the amount of \$35,464.00.

**Access to Publicly Maintained Road**

Belvedere, Phasa VI takes access from a private street named Flagler Drive as dedicated through Belvedere, Phase 1.

**Waste Water Service**

Wastewater service for this subdivision will be individual on-site wastewater disposal.

**Construction Plans and Engineer’s Estimate of Construction Cost Approved**

All comments by Travis County staff have been addressed and the reviewer is prepared to sign the cover sheets of the plans and issue permit #12-1480. The estimated cost of the improvements is \$368,037.50. This amount includes all costs related to the construction of all streets and drainage facilities (including temporary erosion controls and all structures contributing to the total detention).

The developer has signed the attached statement acknowledging that this action does not imply or guarantee plat approval by the Commissioners Court and that he/she understands the constraints related to the use of alternate fiscal. An Extension of Sixty-Day Period for Completed Plat Application Final Action is also included.

**FISCAL IMPACT AND SOURCE OF FUNDING:**

None

**ATTACHMENTS/EXHIBITS:**

- Alternative Fiscal Acknowledgment
- Exhibit “A” – Description
- Cash Security Agreement
- Extension of Sixty-Day Period
- Proposed Plat
- 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



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**CC:**

John Ellis	Engineer	Development Services	854-9805

**AB:SM:ps**

**1101 - Development Services - Belvedere, Phase VI**



§ EXHIBIT 82.401 (D)

ALTERNATIVE FISCAL POLICY REQUEST AND ACKNOWLEDGMENT

STATE OF TEXAS           §

COUNTY OF TRAVIS       §

TO THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS:

The undersigned Owner proposes to subdivide that certain tract of land more particularly described in **Exhibit "A"**, which is attached hereto and made a part hereof. The Owner requests that Travis County's Transportation and Natural Resources Department ("TNR") hold the proposed plat of land in abeyance until all of the proposed subdivision Improvements have been constructed to Travis County Standards for the Construction of Streets and Drainage in Subdivisions (the "Standards") to the satisfaction of the County Executive of TNR. In order to qualify for this Alternative Fiscal Policy, the proposed subdivision must meet the access criteria set forth in the Standards.

Under this Policy, the Owner is not required to post fiscal Security to secure the construction of the Improvements, but is required to obtain a Travis County Basic Development Permit. The owner will be required to post fiscal for boundary streets improvements if they are not to be completed during the construction of the Improvements. Additionally, the Owner shall file Security with the submitted Final Plat to secure restoration of disturbed areas should construction not be completed.

Upon satisfactory completion of the Improvements, the submitted plat shall be forwarded by TNR to the Commissioners Court for approval and recording.

If the Owner elects to proceed under this option, the Owner acknowledges and agrees that, until the plat is filed, the Owner may not use the proposed subdivision's description in a contract to convey real property, unless the conveyance is expressly contingent on the recording and approval of the final plat and the purchaser is not given the use or the occupancy of the real property before the recording of the final plat, under penalty of prosecution under Section 12.002 of the Texas Property Code. In addition, the approval of Alternative Fiscal in no way constitutes approval of the proposed plat.

If the plat is to be approved and filed, the Owner must post Security in the amount of 10% of the cost of the completed Improvements and 100% of the cost of the incomplete Improvements to secure the performance of the construction of the Improvements for one year, or more, from the date of the approval of the plat and acceptance of the dedication by the County.

Alternative Fiscal





Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

OWNER: Hamilton Bee Address: 7015 Tridex Plaza

By: Joe H. Robuck COVE LP Suite 205  
Dallas TX 75205

Name: JOEL H. ROBUCK Phone: 214.361.7830

Title: Authorized Agent Fax: 214.363.3090  
Authorized Representative

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF ~~TRAVIS~~ § Dallas

This instrument was acknowledged before me on the 30<sup>th</sup> day of October, 2012, by JOEL H. ROBUCK in the capacity stated herein.

[Signature]

Notary Public in and for the State of Texas

Maria Cardona  
Printed or typed name of notary

My Commission Expires: 08-21-2016

Alternative Fiscal





TRAVIS COUNTY, TEXAS:

By: \_\_\_\_\_  
County Judge

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me by County Judge Samuel T. Biscoe, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, in the capacity stated herein.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Printed or typed name of notary

Exhibit 82.401 (D) Alternative Fiscal Request and Acknowledge – page 3 of 3

Alternative Fiscal



## **EXHIBIT “A”**

That certain tract of land described as Belvedere Phase VI subdivision is 41.55 acres, being a portion of that same tract of land described in Doc# 2005055954 of the Official Public Records of Travis County, as delineated on a plat under the same name which will be held in abeyance until approval is granted by the Travis County Commissioners' Court.



§ EXHIBIT 82.401 (C)

**CASH SECURITY AGREEMENT**

TO: Travis County, Texas

DEVELOPER: Hamilton Bee Cave, L.P.

ESCROW AGENT: Travis County Treasurer

AMOUNT OF SECURITY: \$35,464.00

SUBDIVISION: Belvedere, Phase VI

DATE OF POSTING:

EXPIRATION DATE: Three Years, or more, from Date of Posting

The ESCROW AGENT shall duly honor all drafts drawn and presented in accordance with this CASH SECURITY AGREEMENT (this "Agreement"). Travis County (the "County") may draw on the account of the DEVELOPER up to the aggregate AMOUNT OF SECURITY upon presentation of a draft signed by the County Judge that the following condition exists:

The County considers such a drawing on this Security necessary to complete all or part of the SUBDIVISION Improvements to current Travis County Standards for the Construction of Roads and Drainage in Subdivisions (the "Standards). No further substantiation of the necessity of the draw is required by this Agreement.

This Agreement is conditioned on the performance of the duties of the DEVELOPER prior to the EXPIRATION DATE to provide for the construction and completion of the street and drainage Improvements in the SUBDIVISION to current Travis County Standards for the construction of Roads and Drainage in Subdivisions ("the "Standards"), so that the Improvements are performing to the Standards upon the approval of the construction of the Improvements and the acceptance of the public Improvements by the Commissioners Court and at the end of the public Improvement construction Performance Period, which commences upon the acceptance.

Partial drafts and reductions in the amount of Security are permitted. Upon the acceptance of the Improvements, the Security will be reduced to ten percent of the cost of the public Improvements. Drafts will be honored within five calendar days of presentment. In lieu of drawing on the Security, the County, in its discretion, may accept a substitute Security in the then current amount of the estimated cost of constructing the Improvements. This Agreement may be revoked only by the written consent of the DEVELOPER and the COUNTY.





**DEVELOPER**

**ADDRESS OF DEVELOPER**

By: Hamilton Bee Love, LP 7015 Dieder  
Name: John H. Froude Plaza  
Title: Authorized Suite 205  
Agent Dallas TX 75205  
Date: Nov. 19 2012 Phone: 214.361.7890

APPROVED BY THE TRAVIS COUNTY COMMISSIONERS COURT: \_\_\_\_\_  
Date

\_\_\_\_\_  
COUNTY JUDGE, TRAVIS COUNTY, TEXAS



**EXHIBIT 82.201(C)  
EXTENSION OF SIXTY-DAY PERIOD FOR  
COMPLETED PLAT APPLICATION FINAL ACTION**

Date: October 30 2012

Owner's Name and Address: \_\_\_\_\_ Hamilton Bee Cave, L.P. \_\_\_\_\_  
\_\_\_\_\_ 7015 Snider Plaza, Suite 205 \_\_\_\_\_  
\_\_\_\_\_ Dallas, Texas 75205 \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Proposed Subdivision Name and Legal Description (the "Property"):

Belvedere Phase VI, 41.550 acres of land situated in the Samuel Wildy Survey No. 528  
Abstract 1

The undersigned Owner and the County Executive of Travis County Transportation and Natural Resources Department hereby agree that the sixty (60) day period for final action to be taken on a Completed Plat Application for the Property is hereby extended by mutual agreement and without compulsion until the date that all subdivision requirements have been met to Travis County standards to the satisfaction of the County Executive of TNR.

Executed and affective as of the date set forth below.

Owner: Hamilton Bee Cave LP

By: Joel H. Rebeck

Name: Joel H. Rebeck

Title: Authorized Agent  
Authorized Representative

Travis County

By: Carol B. Jorgensen  
County Executive

Travis County Transportation and Natural Resources Department

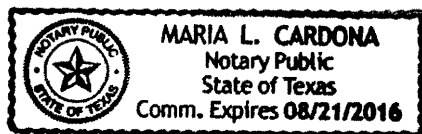


ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF ~~TRAVIS~~ Dallas

This instrument was acknowledged before me on the 30<sup>th</sup> day of October, 2012, by Joel H Robuck of Travis County, Texas, known to me personally or on the basis of an approved form of identification, in the capacity stated.



[Signature]  
Notary Public, State of Texas  
My Commission Expires: 08-21-2016  
Maria Cardona

(Printed Name of Notary)

After Completing Return To:

Travis County, Texas  
Transportation and Natural Resources Department  
P.O. Box 1748  
Austin, Texas 78767-1748

Attention: Michael Hettenhausen, Planner



# BELVEDERE PHASE VI

## TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

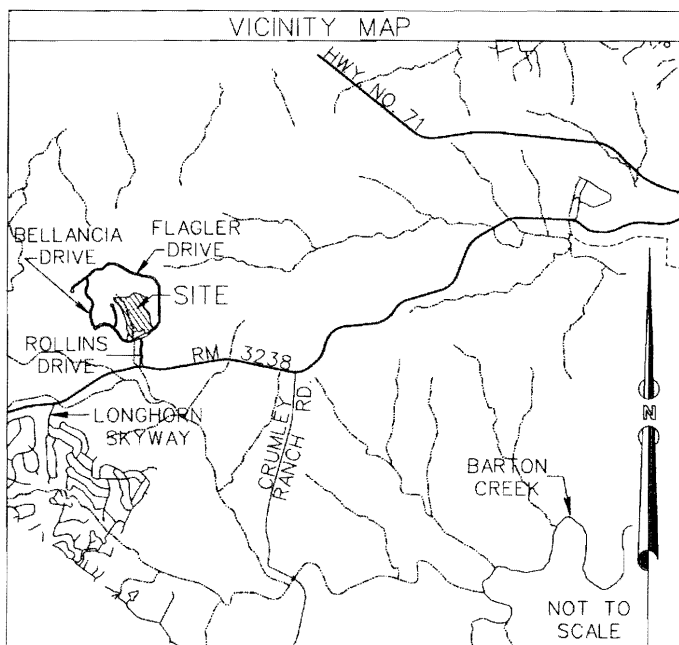
IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

THIS CAN AFFECT THE VALUE OF YOUR PROPERTY.

TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES.



DRAWN BY CAR  
 CHECKED MCO/BR  
 DATE 06-20-12  
 PROJECT NO 1376-04  
 DRAWING NO 1376-01  
 SHEET NO. 1 OF 4  
 FILENAME 1376\CONSENT.DGN

## BELVEDERE PHASE VI

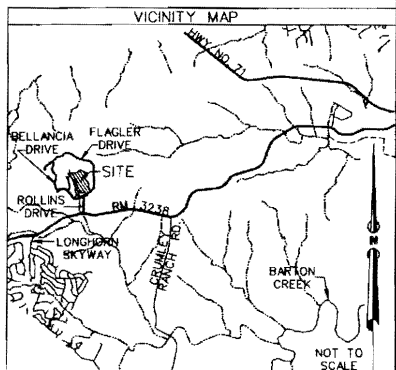
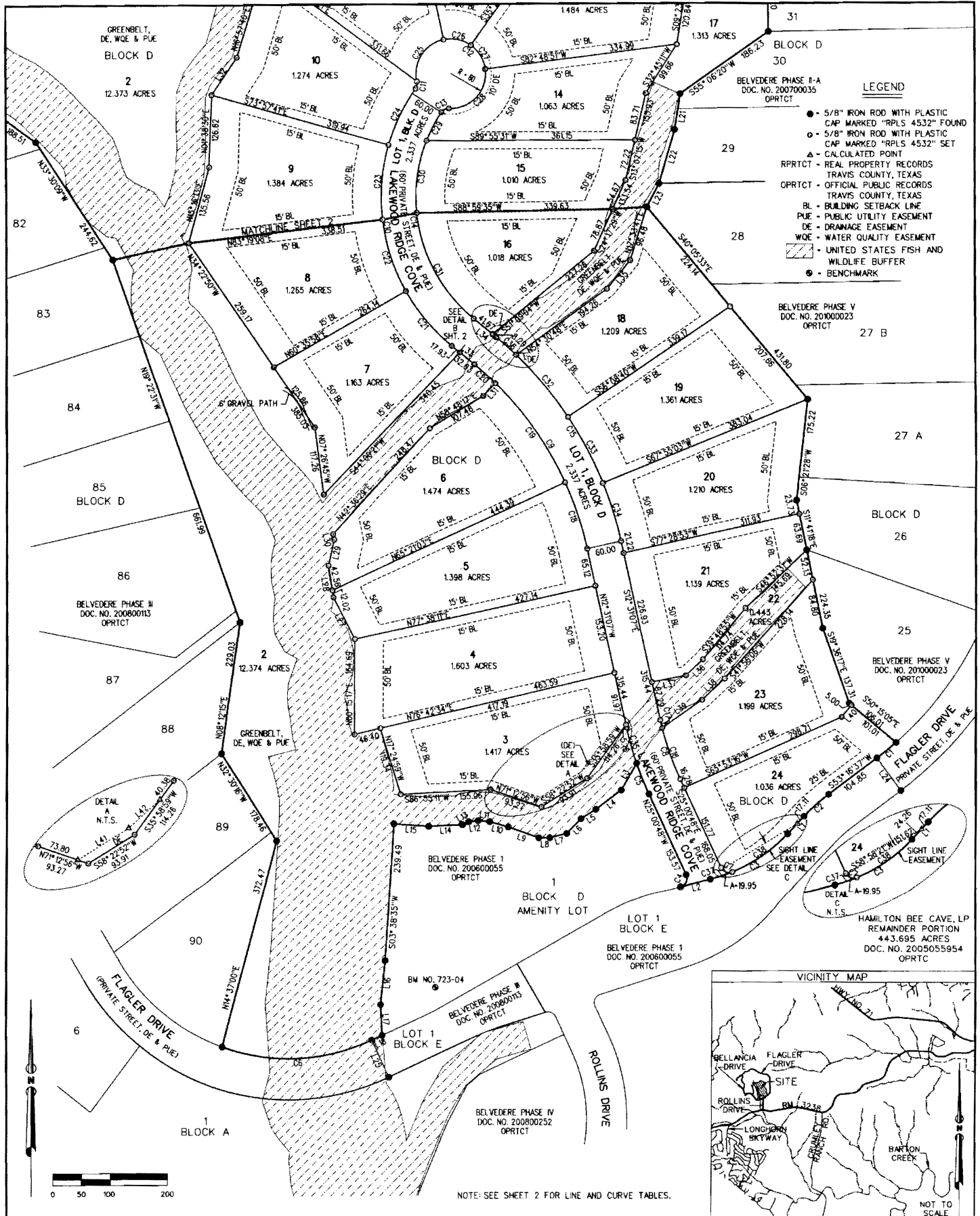
### RAMSEY LAND SURVEYING, L.L.C.

8718 SOUTHWEST PARKWAY  
 P.O. BOX 92768  
 AUSTIN, TEXAS 78709-2768  
 PHONE (512) 301-9398  
 FAX (512) 301-9395  
 bramsey@surveying.com

NO	REVISIONS	DRN	CHK	DATE







DRAWN BY	CAR
CHECKED	MCJ/BB
DATE	08-20-12
PROJECT NO	1378-04
DRAWING NO	1378-01
SHEET NO	2 OF 4
FILENAME	1378VPHWP2.DWG

**RAMSEY LAND SURVEYING, L.L.C.**  
8718 SOUTHWEST PARKWAY  
P.O. BOX 92768  
AUSTIN, TEXAS 78709-2768  
PHONE (512) 301-9398  
FAX (512) 301-9395  
bramsey@lrsurveying.com

NO	REVISIONS	DRN	CHK	DATE

**BELVEDERE PHASE VI**



CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD	LINE	DIRECTION	DISTANCE
C1	42.68	04°19'41"	565.00	S51°06'46"W	42.67	L1	S43°28'28"W	41.37
C2	57.31	09°48'08"	335.00	S48°22'33"W	57.24	L2	S75°51'23"W	53.20
C3	156.83	32°22'55"	277.50	S59°39'56"W	154.76	L3	S30°05'11"W	53.08
C4	26.41	100°52'10"	15.00	N25°25'18"E	23.13	L4	S53°09'03"W	55.23
C5	56.73	05°51'18"	555.12	N22°05'08"E	56.70	L5	S57°32'53"W	30.27
C6	267.34	45°03'05"	340.00	S87°30'45"W	260.51	L6	S45°01'19"W	35.46
C7	22.89	87°26'08"	15.00	N68°43'51"W	20.73	L7	S75°58'10"W	30.27
C8	107.97	12°29'42"	495.12	N18°45'57"W	107.76	L8	S89°59'30"W	19.42
C9	380.49	38°14'48"	570.00	N31°38'30"W	373.47	L9	N70°48'38"W	55.95
C10	494.53	85°51'43"	330.00	N07°50'03"W	449.54	L10	N74°04'42"W	33.51
C11	12.56	47°57'59"	15.00	S11°06'49"W	12.19	L11	N84°40'08"W	20.26
C12	299.31	285°49'27"	60.00	S49°57'27"E	72.36	L12	S83°39'30"W	16.43
C13	15.61	59°36'36"	15.00	S63°08'58"W	14.91	L13	S63°27'04"W	11.81
C14	396.36	84°06'34"	270.00	S08°42'37"E	361.71	L14	S87°16'07"W	58.46
C15	420.54	38°14'48"	630.00	S31°38'30"E	412.78	L15	N65°55'36"W	60.06
C16	93.75	10°50'59"	495.12	N19°55'18"W	93.62	L16	S05°48'17"W	77.79
C17	14.22	01°38'42"	495.12	N13°20'27"W	14.22	L17	S02°47'40"E	53.72
C18	120.75	12°08'14"	570.00	S18°35'14"E	120.52	L18	S64°59'12"W	19.64
C19	210.97	21°12'24"	570.00	S35°15'32"E	209.77	L19	N77°37'09"E	61.84
C20	48.77	04°54'10"	570.00	S48°18'49"E	48.76	L20	S00°55'23"E	100.00
C21	123.05	21°21'52"	330.00	N40°04'58"W	122.34	L21	S08°52'20"W	63.07
C22	130.86	22°43'11"	330.00	S18°02'27"E	130.00	L22	S16°03'54"W	98.07
C23	130.86	22°43'11"	330.00	S04°40'44"W	130.00	L23	S27°55'09"W	45.67
C24	109.76	19°03'30"	330.00	S25°34'04"W	109.26	L24	S36°43'23"E	70.00
C25	95.54	91°13'52"	60.00	S32°44'46"W	85.76	L25	S25°00'47"E	70.00
C26	49.36	47°08'19"	60.00	N71°04'10"W	47.98	L27	N27°22'40"W	81.14
C27	49.57	47°20'06"	60.00	N30°50'00"E	48.17	L28	N08°58'15"W	54.58
C28	104.84	100°07'13"	60.00	N42°53'40"E	92.01	L29	N12°35'08"E	45.66
C29	56.15	11°54'55"	270.00	S27°23'13"W	56.05	L30	N11°44'09"W	9.71
C30	128.04	27°10'18"	270.00	S07°50'36"W	126.85	L31	N44°08'00"E	30.62
C31	212.17	45°01'21"	270.00	S28°15'14"E	206.75	L32	N33°51'14"E	78.08
C32	140.15	12°44'45"	630.00	N40°12'12"W	139.86	L33	N50°45'54"W	49.96
C33	129.19	11°44'57"	630.00	S27°57'20"E	128.96	L34	S50°45'54"E	49.96
C34	105.14	09°33'45"	630.00	S17°17'59"E	105.02	L35	N39°31'48"E	63.32
C35	64.33	06°38'23"	555.12	N15°50'18"W	64.29	L36	S47°08'35"W	40.25
C36	46.06	04°11'20"	630.00	N48°40'14"W	46.05	L37	S78°47'48"W	60.06
C37	40.22	08°18'18"	277.50	S71°42'14"W	40.19	L38	S47°08'35"W	53.67
C38	116.61	24°04'36"	277.50	S55°30'46"W	115.75	L39	S43°39'12"W	84.74
C39	16.77	01°31'32"	630.00	N45°48'48"W	16.77	L40	S39°44'55"W	26.75
						L41	N68°22'52"E	103.35
						L42	N47°55'37"E	72.48
						L43	N72°32'40"E	50.38
						L44	S29°11'31"W	38.58

LOT SUMMARY:

SINGLE FAMILY LOTS	20 - TOTAL ACREAGE	25.083 ACRES
PRIVATE STREET, DE & PUE	1 - TOTAL ACREAGE	2.337 ACRES
GREENBELT, DE, WOE & PUE	3 - TOTAL ACREAGE	14.130 ACRES
<b>TOTAL</b>	<b>24 - TOTAL ACREAGE</b>	<b>41.550 ACRES</b>

PROPOSED ROADWAYS:

LAKEWOOD RIDGE COVE	1563 LINEAR FEET
<b>TOTAL</b>	<b>1563 LINEAR FEET</b>

BENCHMARKS:

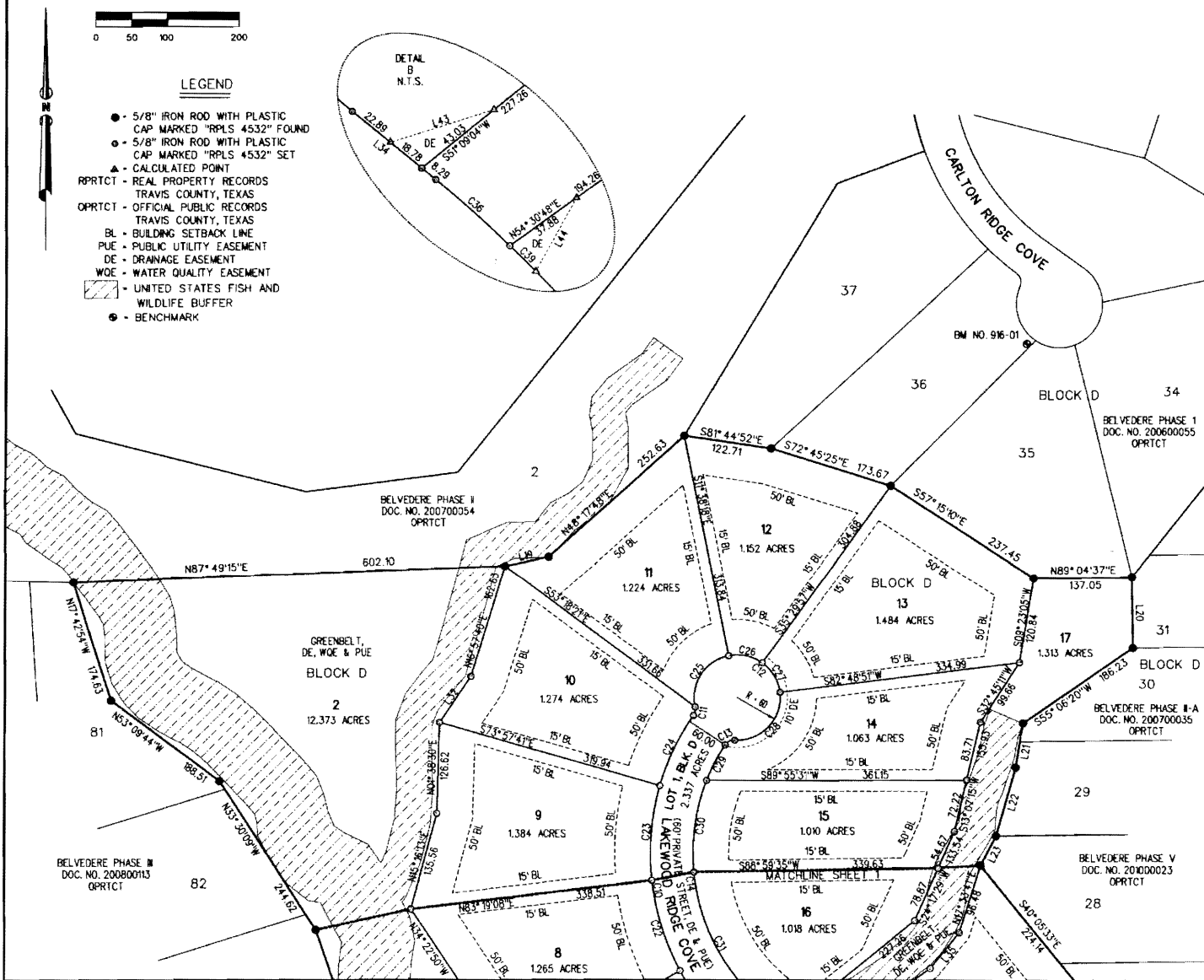
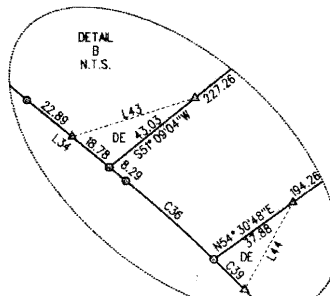
NO. 723-04, COTTON GIN SPINDLE SET IN 11" LIVE OAK (TAG NO. 4005) APPROX. 148' WEST OF THE NORTHWEST CORNER OF THE INTERSECTION OF ROLLINS DR. & FLAGLER CR. & 127' NORTHEAST OF THE SOUTHWEST CORNER OF LOT 1, BLOCK D, PHASE I, ELEVATION = 1125.84

NO. 916-01, COTTON GIN SPINDLE IN 11" LIVE OAK +/- 13' SOUTHWEST OF FRONT LOT CORNER LOTS 35 & 36, BLOCK D, BELVEDERE PHASE I, IN LOT 36 AT CARLTON RIDGE COVE. ELEVATION = 1246.70



LEGEND

- - 5/8" IRON ROD WITH PLASTIC CAP MARKED "RRLS 4532" FOUND
- - 5/8" IRON ROD WITH PLASTIC CAP MARKED "RRLS 4532" SET
- ▲ - CALCULATED POINT
- RPRTCT - REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- OPRTCT - OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- BL - BUILDING SETBACK LINE
- PUE - PUBLIC UTILITY EASEMENT
- DE - DRAINAGE EASEMENT
- WQE - WATER QUALITY EASEMENT
- UNITED STATES FISH AND WILDLIFE BUFFER
- - BENCHMARK



DRAWN BY	CAR
CHECKED	MCO/BR
DATE	06-20-12
PROJECT NO	1376-04
DRAWING NO	1376-01
SHEET NO.	3 OF 4
FILENAME	1376-04-01-03.DWG

BELVEDERE PHASE VI

**RAMSEY LAND SURVEYING, L.L.C.**  
 8718 SOUTHWEST PARKWAY  
 P.O. BOX 92768  
 AUSTIN, TEXAS 78709-2768  
 PHONE (512) 301-9398  
 FAX (512) 301-9395  
 bramsey@lsurveying.com

NO	REVISIONS	ORN	CHK	DATE



STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS THAT HAMILTON BEE CAVE, LP BY AND THROUGH ITS GENERAL PARTNER, JOEL ROBUCK, OWNER OF 41,550 ACRES OF LAND SITUATED IN THE SAMUEL WILBY SURVEY NO. 528 ABSTRACT 1, TRAVIS COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN 443.695 ACRES, OF LAND CONVEYED TO US BY DEED RECORDED IN NO 2005055954 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, THE UNDERSIGNED OWNER DOES HEREBY SUBDIVIDE 41,550 ACRES OF LAND OUT OF SAID 443.695 ACRES IN ACCORDANCE WITH CHAPTER 232 OF THE TEXAS LOCAL GOVERNMENT CODE AND THIS PLAT, TO BE KNOWN AS "BELVEDERE PHASE VI", SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON AND HEREBY DEDICATES TO THE OWNERS OF THE LOTS OF THE SUBDIVISION, PUBLIC UTILITIES SERVING THE SUBDIVISION, EMERGENCY SERVICE PROVIDERS WITH JURISDICTION, AND PUBLIC SERVICE AGENCIES THE USE OF ALL 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 DOCUMENT NO. 2006022950 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY. 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 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 SAID PRIVATE STREET AND ANY COMMON AREA AS A RESULT OF ANY SUCH USE BY GOVERNMENTAL VEHICLES. ALL PRIVATE STREET(S) SHOWN HEREON (LAKEWOOD RIDGE COVE) AND STREETS WITHIN THE BELVEDERE SUBDIVISION AND ANY SECURITY GATES OR DEVICES CONTROLLING ACCESS TO SUCH STREETS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION.

IN WITNESS WHEREOF, HAMILTON BEE CAVE, LP HAVE CAUSED THESE PRESENTS TO BE EXECUTED BY THEIR GENERAL PARTNER, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2012.

HAMILTON BEE CAVE, LP  
A DELAWARE LIMITED PARTNERSHIP

JOEL ROBUCK, GENERAL PARTNER  
7015 SNIDER PLAZA, SUITE 205  
DALLAS, TEXAS 75205

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012, A.D. BY JOEL ROBUCK, GENERAL PARTNER, HAMILTON BEE CAVE LP ON BEHALF OF SAID PARTNERSHIP.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

SURVEYOR'S STATEMENT:

I, WILLIAM H. RAMSEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED AS INDICATED HEREON.

10-17-12  
DATE

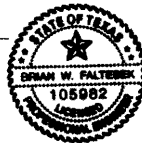
WILLIAM H. RAMSEY  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4532  
8718 SOUTHWEST PARKWAY  
P.O. BOX 92768  
AUSTIN, TEXAS 78709-2768  
PHONE (512) 301-9398 FAX (512) 301-9395



THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0395H, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

BRIAN FALTESEK, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 105982  
LJA ENGINEERING, INC.  
5316 HWY. 290 WEST  
SUITE 150  
AUSTIN, TEXAS 78735  
PHONE : (512) 439-4700, FAX : (512) 439-4716

10-18-2012  
DATE



GENERAL NOTES:

- 1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A MUNICIPAL WATER DISTRIBUTION SYSTEM OR AN APPROVED ONSITE WATER WELL.
- 2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED PUBLIC SEWER SYSTEM OR APPROVED PRIVATE SEWAGE DISPOSAL SYSTEM.
- 3. NO OBJECTS, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT, EXCEPT AS APPROVED BY BELVEDERE MUNICIPAL UTILITY DISTRICT AND/OR TRAVIS COUNTY.
- 4. PROPERTY OWNER OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
- 5. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS. ALL STRUCTURAL DRAINAGE IMPROVEMENTS SHALL BE OWNED AND MAINTAINED BY THE BELVEDERE MUNICIPAL UTILITY DISTRICT.
- 6. TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- 7. ALL STREETS & DRAINAGE FACILITIES WILL BE DESIGNED IN ACCORDANCE TO TRAVIS COUNTY CONSTRUCTION STANDARDS FOR STREET & DRAINAGE IN SUBDIVISIONS.
- 8. WATER SERVICE TO BE PROVIDED BY WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY OR STATE APPROVED WATER SYSTEM.
- 9. WASTEWATER SERVICE TO BE PROVIDED BY INDIVIDUAL ON-SITE WASTEWATER DISPOSAL.
- 10. ELECTRIC SERVICE TO BE PROVIDED BY PEDERNALES ELECTRIC CO-OP.
- 11. TELEPHONE SERVICE TO BE PROVIDED BY AT&T.
- 12. PROJECT IS LOCATED WITHIN TRAVIS COUNTY AND IS NOT LOCATED WITHIN ANY OTHER CITY'S EXTRA TERRITORIAL JURISDICTION (ETJ).
- 13. OVERALL IMPERVIOUS COVER WITHIN THIS BELVEDERE SUBDIVISION SHALL NOT EXCEED FIFTEEN PERCENT (15%). INDIVIDUAL PHASES WITHIN THE BELVEDERE SUBDIVISION MAY EXCEED FIFTEEN PERCENT (15%) SO LONG AS OVERALL IMPERVIOUS COVER DOES NOT EXCEED FIFTEEN PERCENT (15%).

GENERAL NOTES CONTINUED:

- 14. ALL AREAS WITHIN SINGLE FAMILY LOTS, LOCATED BETWEEN THE PROPERTY LINES AND BUILDING SETBACK LINES, ARE VEGETATIVE FILTERS AND SHALL BE MAINTAINED FOR WATER QUALITY PROTECTION AND SHALL NOT BE ALTERED, DAMAGED OR COVERED WITH THE EXCEPTION OF A DRIVEWAY CROSSING. REFERENCE IS MADE TO THE RESTRICTIVE COVENANTS IN DOC.# 2006022950, SECTION 4.22.
- 15. WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS' COURT AT THE OWNERS' EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.

EASEMENTS:

- 1. PRIVATE STREETS, DRAINAGE, PUBLIC UTILITY AND ACCESS EASEMENTS AS SHOWN.
- 2. THERE SHALL BE A 10 FOOT PUBLIC UTILITY EASEMENT ADJACENT TO ALL PRIVATE STREETS.

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, OR OTHER PUBLIC THOROUGHFARES, IS THE RESPONSIBILITY OF THE OWNER(S) 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 THE 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 FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNER(S) 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, YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S RESPONSIBILITY.

TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM PLAT NOTES

- 1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE WASTEWATER (SEPTIC) SYSTEM THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
- 2. DEVELOPMENT ON EACH LOT IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF THE TEXAS ADMINISTRATIVE CODE CHAPTER 285 AND CHAPTER 48 OF THE TRAVIS COUNTY CODE THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION.
- 3. ALL ON-SITE WASTEWATER DESIGNS FOR NON-RESIDENTIAL USES SHALL INCLUDE TWO TIMES THE DESIGN AREA FOR TREATMENT AND DISPOSAL.
- 4. RESIDENTIAL LOTS IN THIS SUBDIVISION ARE LIMITED TO ONE SINGLE-FAMILY DWELLING AND APPURTENANT STRUCTURES PER LOT.
- 5. THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

STACEY SCHEFFEL, D.R.  
PROGRAM MANAGER  
ON SITE WASTEWATER  
TRAVIS COUNTY-TNR

DATE

ETJ NOTE:

NO PORTION OF THIS TRACT IS WITHIN THE CITY OF AUSTIN OR THE ETJ OF THE CITY OF AUSTIN.

GREG GUERNSEY, DIRECTOR  
PLANNING & DEVELOPMENT REVIEW DEPARTMENT

DATE

STATE OF TEXAS  
COUNTY OF TRAVIS

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

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

DANA DEBEAUVOR, COUNTY CLERK,  
TRAVIS COUNTY, TEXAS

DEPUTY

STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, DANA DEBEAUVOR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012, A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012, A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

Table with columns: DRAWN BY, CHECKED, DATE, PROJECT NO., DRAINING NO., SHEET NO., FILE NAME.

BELVEDERE PHASE VI

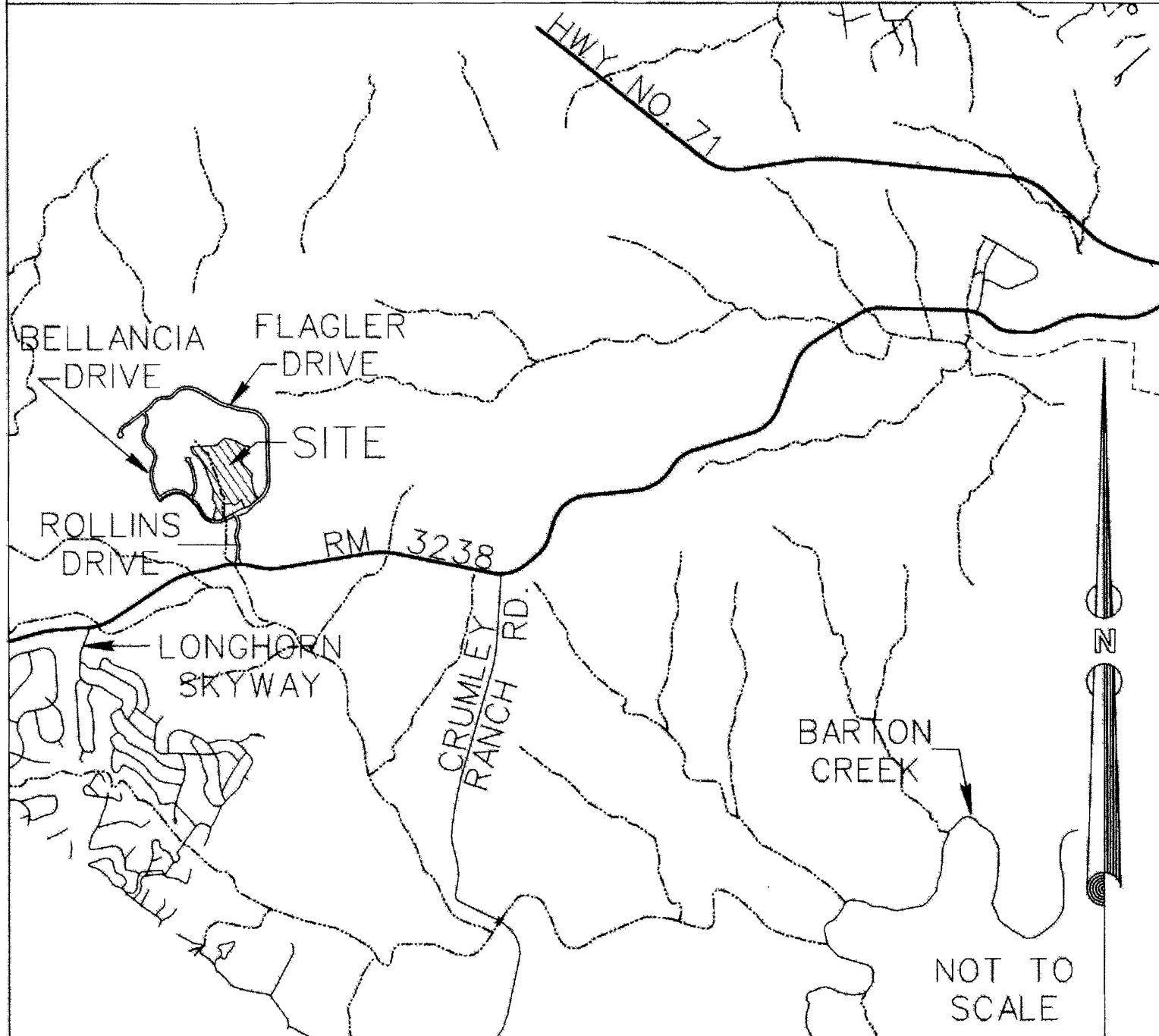
RAMSEY LAND SURVEYING, L.L.C.

8718 SOUTHWEST PARKWAY  
P.O. BOX 92768  
AUSTIN, TEXAS 78709-2768  
PHONE (512) 301-9398  
FAX (512) 301-9395  
brams@ramseylandsurveying.com

Table with columns: NO, REVISIONS, DRN, CHK, DATE.

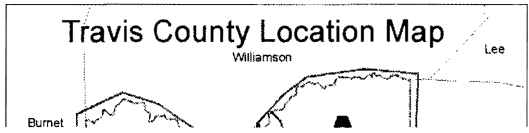
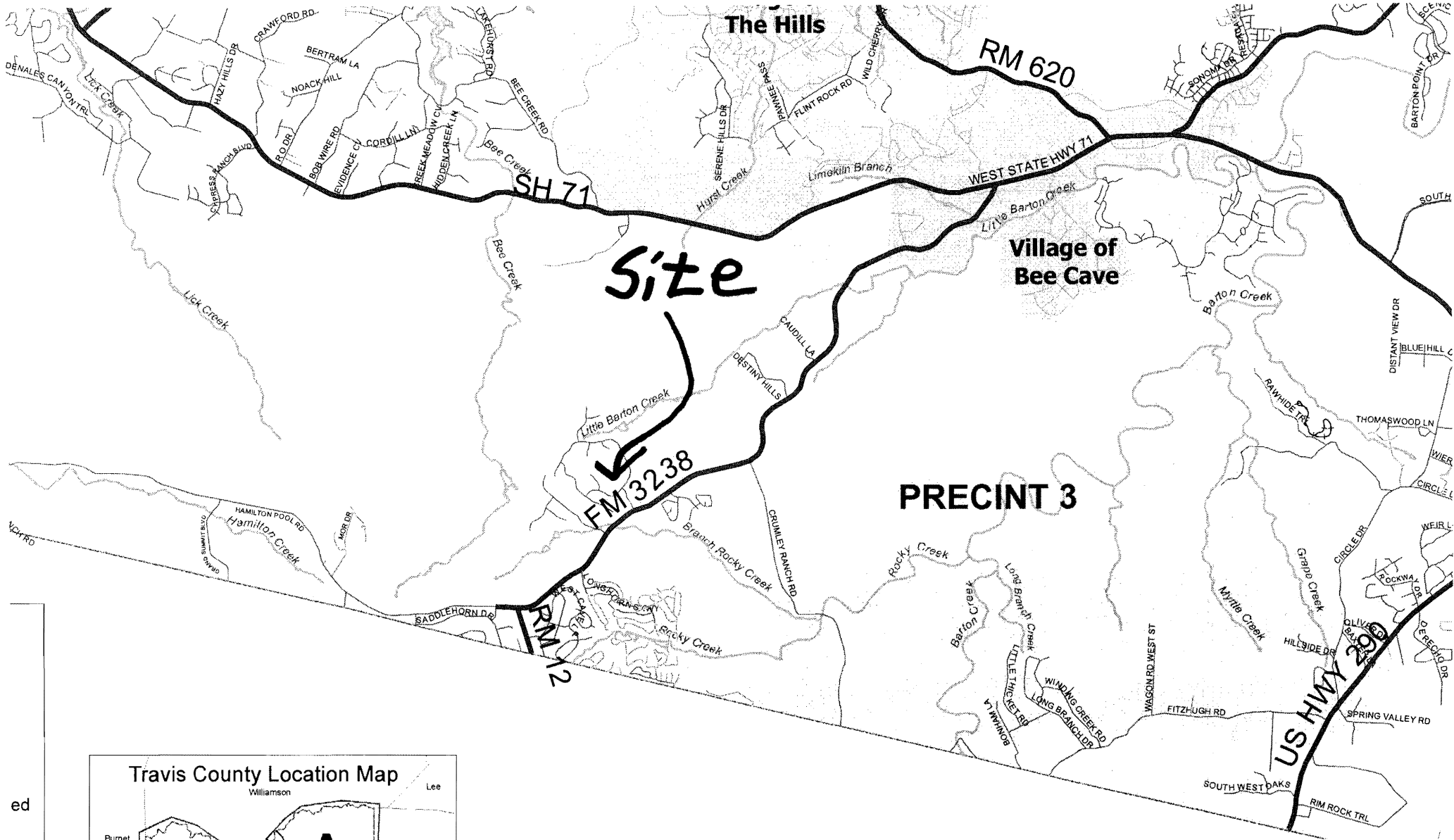


VICINITY MAP

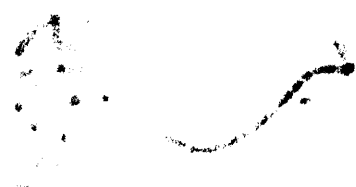


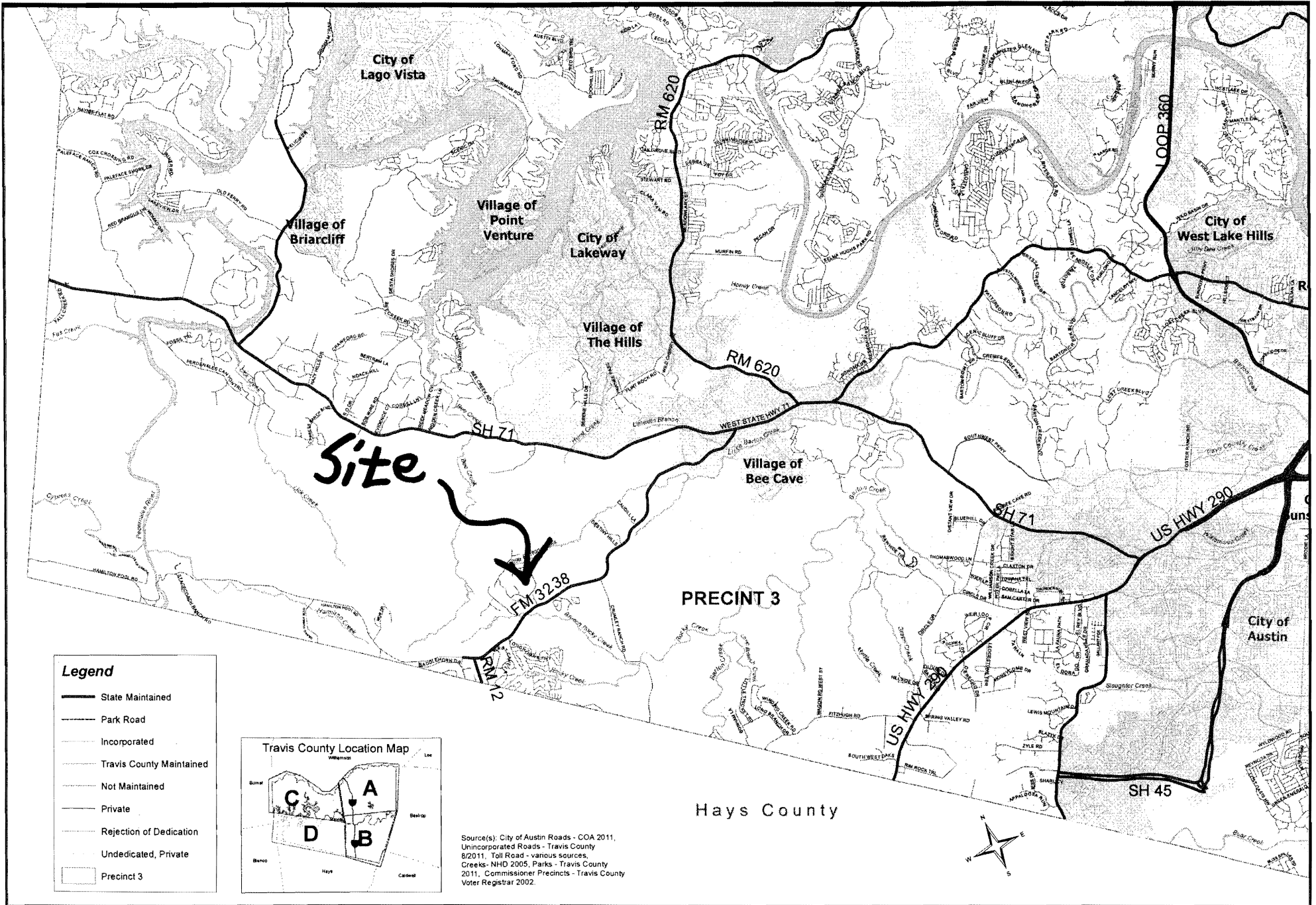






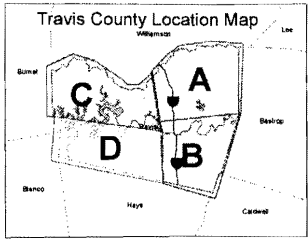
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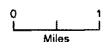


**Legend**

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

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

# Travis County Roadways, Map D

