



Travis County Commissioners Court Agenda Request

Meeting Date: January 29, 2013

Prepared By: Michael Hettenhausen **Phone #:** 854-7563

Division Director/Manager: Anna Bowljn, Division Director, Development Services and Long Range Planning

A handwritten signature in black ink, appearing to read "Anna Bowljn".

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

Sponsoring Court Member: Commissioner Daugherty, Precinct Three

AGENDA LANGUAGE: Consider and take appropriate action on a plat for recording: Belvedere Phase III Revised Plat of Lots 83 and 84, Block D (Revised Plat - Two Lots - 2.038 acres - Verde Mesa Cove) in Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

The property owners of lots 83 and 84 wish to revise the existing plat by removing the common lot line to create one larger lot (Lot 83A), platted from Verde Mesa Cove. There are no new public or private streets proposed with this revised plat. Fiscal surety, parkland dedication, or parkland fees in lieu of dedication are not required with this revised plat.

STAFF RECOMMENDATIONS:

As this plat application meets all Travis County standards, Transportation and Natural Resources staff recommends approval of the revised plat.

ISSUES AND OPPORTUNITIES:

Per Texas Local Government Code Section 232.011, this revised plat will not require notice to property owners within Belvedere Phase III or a public hearing.

FISCAL IMPACT AND SOURCE OF FUNDING:

None.

ATTACHMENTS/EXHIBITS:

- Precinct map
- Location map
- Existing final plat
- Proposed final plat

REQUIRED AUTHORIZATIONS:

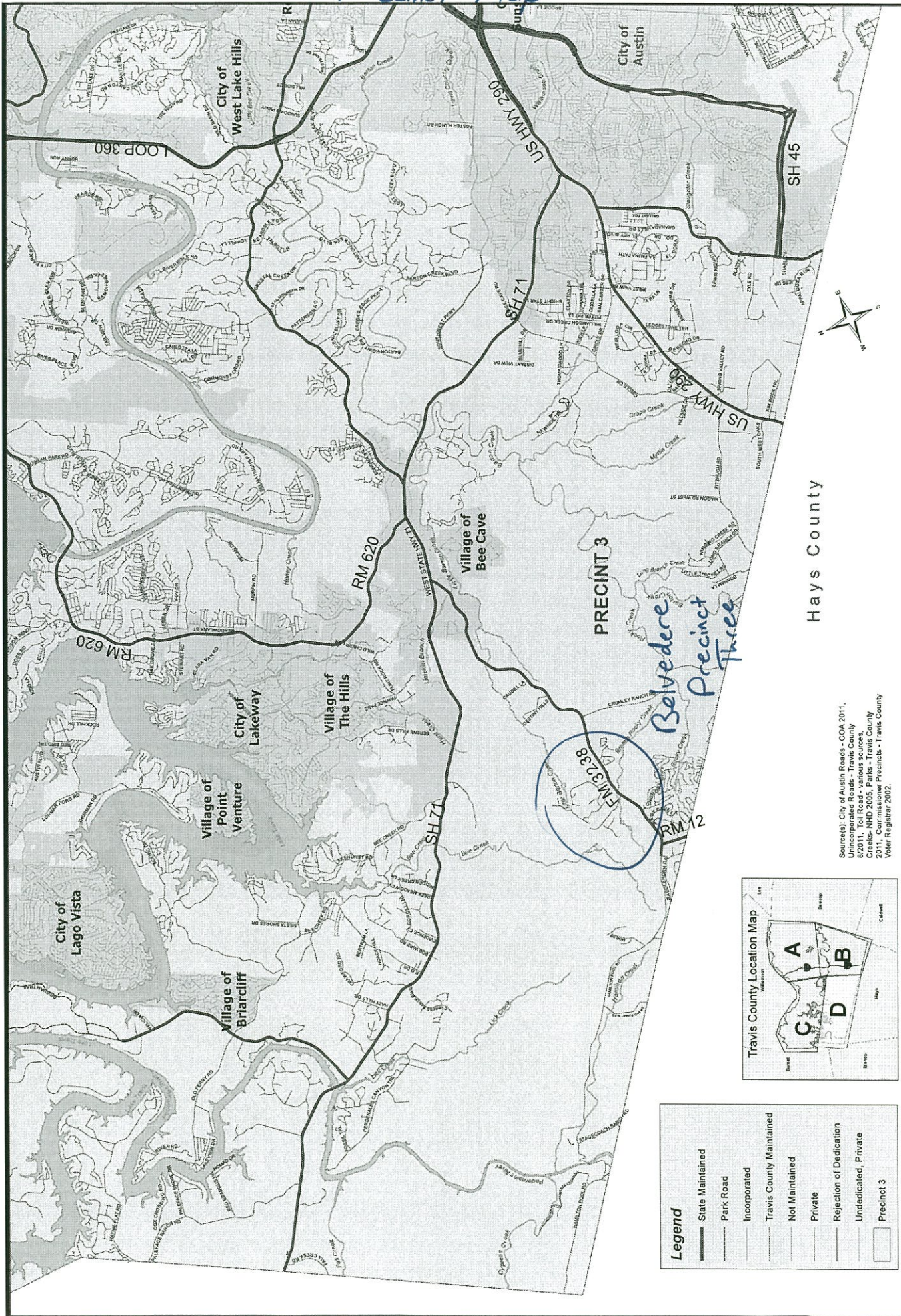
Cynthia McDonald	Financial Manager	TNR	854-4239
Steve Manilla	County Executive	TNR	854-9429

CC:

SM:AB:mh

1101 - Development Services Long Range Planning - Belvedere Phase III Revised Plat of Lots 83 and 84

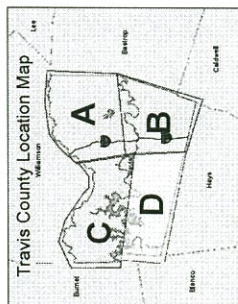
Precinct Map



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



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

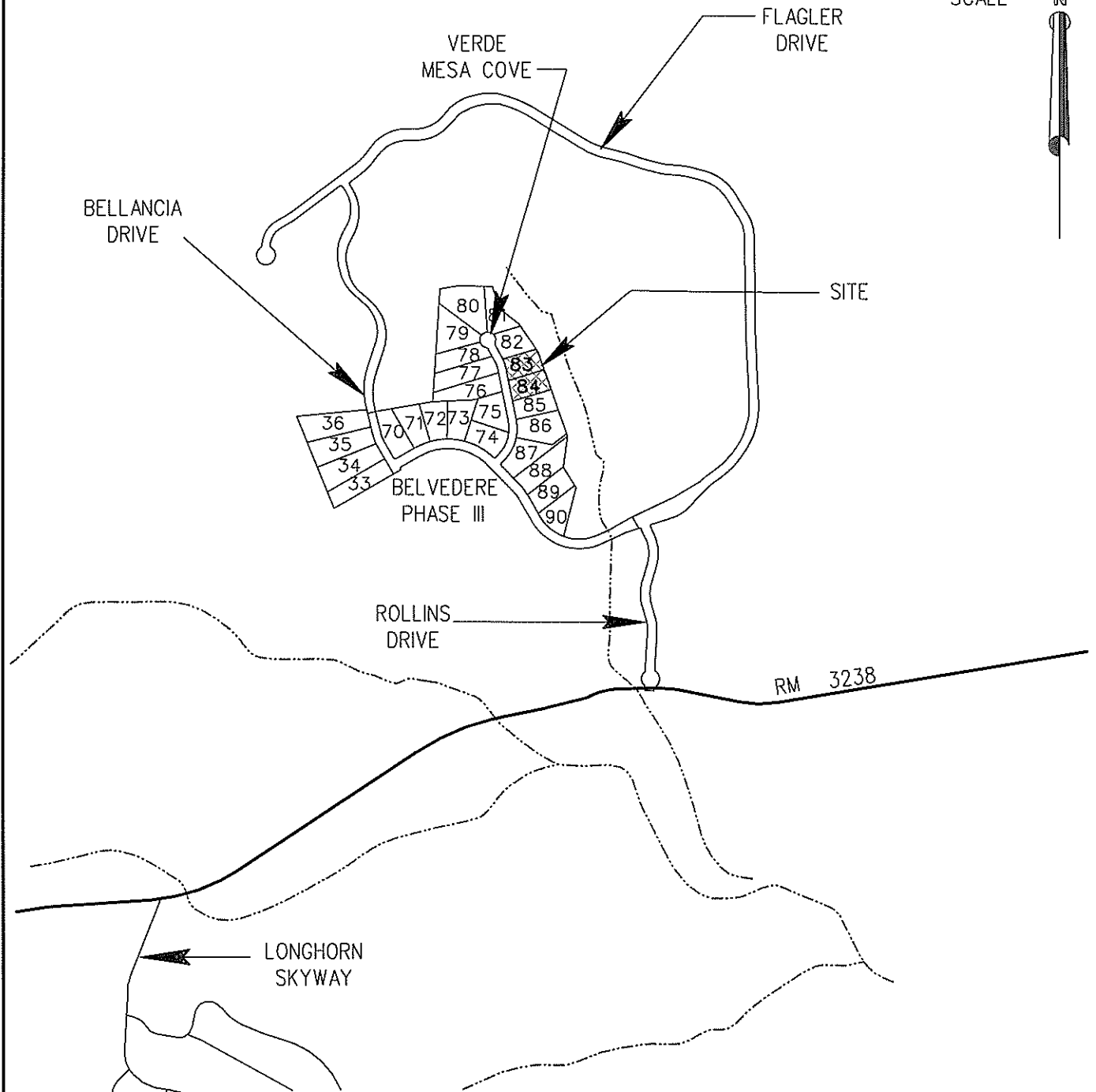
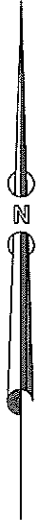


Legend	
	State Maintained
	Park Road
	Incorporated
	Travis County Maintained
	Not Maintained
	Private
	Rejection of Dedication
	Undedicated, Private
	Precinct 3

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

Travis County Roadways, Map D

NOT TO
SCALE



R:\PROJECTS\1423\83-84\FEEXHBIT.DGN 11-27-12 MCD

RAMSEY LAND SURVEYING, L.L.C.
8718 SOUTHWEST PARKWAY
P.O. BOX 92768
AUSTIN, TEXAS 78709-2768
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bramsey@lrsurveying.com

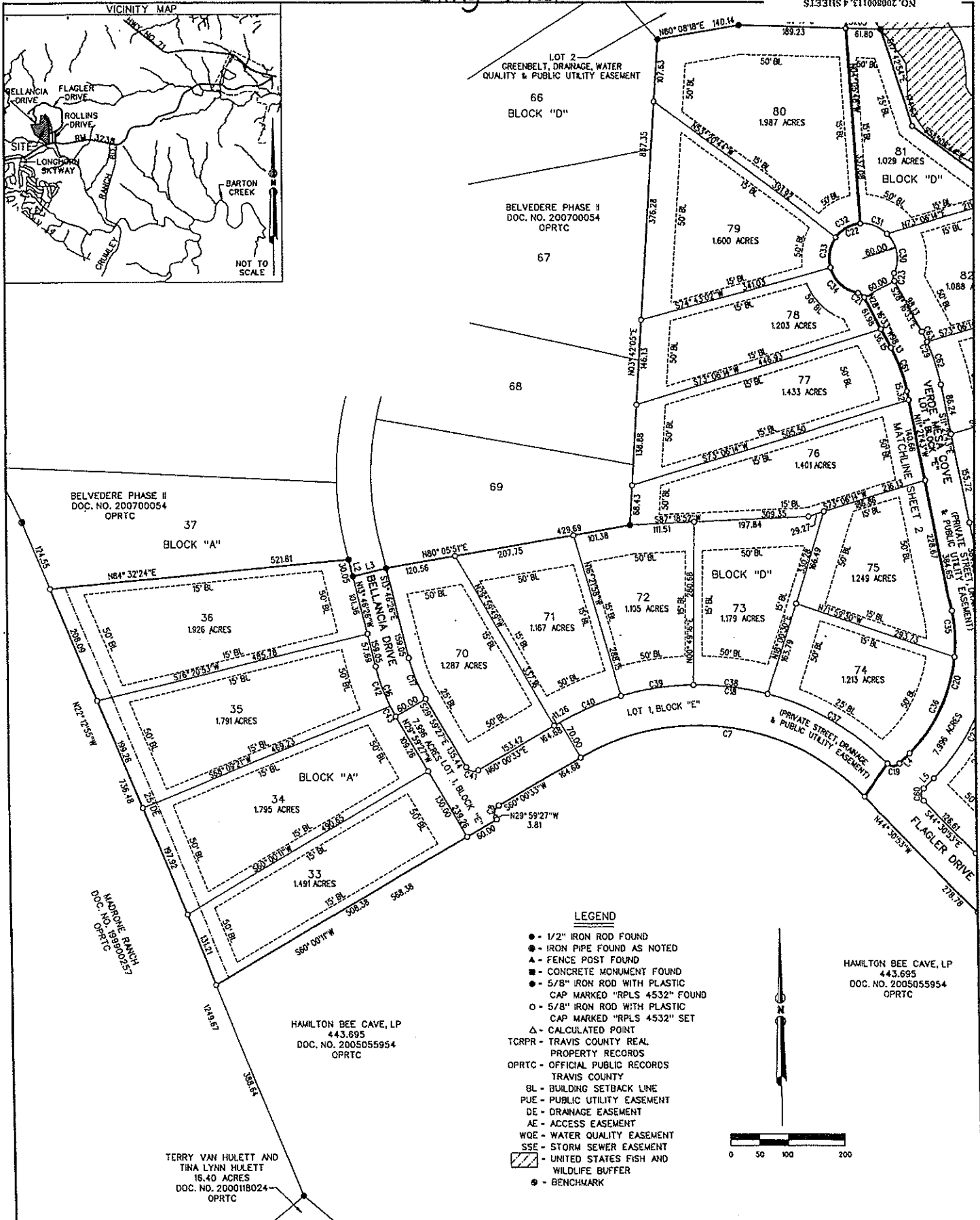
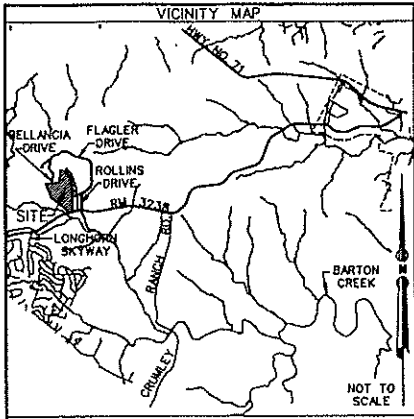
VICINITY MAP
REVISED PLAT OF
LOTS 83 AND 84, BLOCK D,
BELVEDERE PHASE III

JOB NO. 1423-04

C.O.A. GRID WU25

Existing Plat

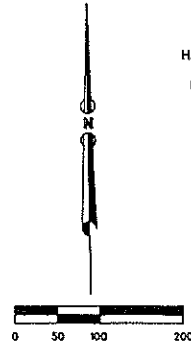
N. 200800113, 4 SHEETS



LEGEND

- - 1/2" IRON ROD FOUND
- - IRON PIPE FOUND AS NOTED
- ▲ - FENCE POST FOUND
- - CONCRETE MONUMENT FOUND
- - 5/8" IRON ROD WITH PLASTIC CAP MARKED "RPLS 4532" FOUND
- - 5/8" IRON ROD WITH PLASTIC CAP MARKED "RPLS 4532" SET
- △ - CALCULATED POINT
- TCRPR - TRAVIS COUNTY REAL PROPERTY RECORDS
- OPRTC - OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
- BL - BUILDING SETBACK LINE
- PUE - PUBLIC UTILITY EASEMENT
- DE - DRAINAGE EASEMENT
- AE - ACCESS EASEMENT
- WQE - WATER QUALITY EASEMENT
- SSE - STORM SEWER EASEMENT
- ▨ - UNITED STATES FISH AND WILDLIFE BUFFER
- - BENCHMARK

HAMILTON BEE CAVE, LP
443.695
DOC. NO. 2005055954
OPRTC



2008 00 113

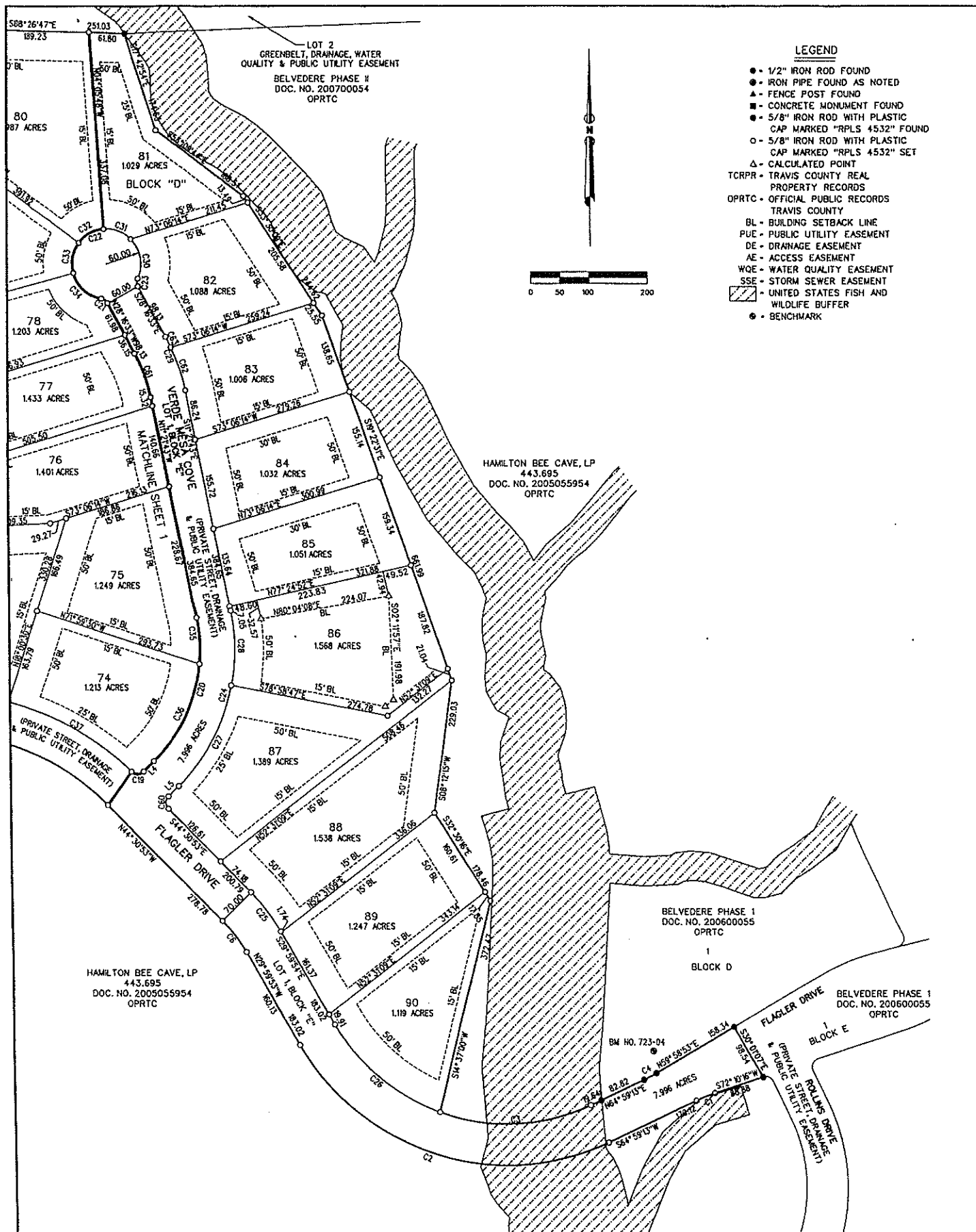
BELVEDERE PHASE III

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

DATE	07-10-07
PROJECT NO.	990-04
DRAWING NO.	990-01
SHEET NO.	1 OF 4
FILENAME	990A/BV/P/REP.PLOIN

NO	REVISIONS	DRN	CHK	DATE



2008.00.1/3

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@l1surveying.com					
NO		REVISIONS	DRN	CHK	DATE

BELVEDERE PHASE III

DRAWN BY BR/ACD/EP	CHK
CHECKED 07-30-07	
DATE 07-30-07	
PROJECT NO 990-04	
DRAWING NO 2 OF 4	
SHEET NO 2 OF 4	
FILENAME 990104RPH3.DGN	

CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	34.80	07°11'04"	277.50	S68°34'44"W	34.77
C2	608.35	85°00'54"	410.00	S72°30'20"E	554.06
C3	267.34	45°03'05"	340.00	N87°30'45"E	260.51
C4	24.24	05°00'19"	277.50	N62°29'03"E	24.23
C5	281.31	39°23'45"	410.00	S49°41'46"E	276.39
C6	67.14	14°30'59"	265.00	N37°15'23"W	66.96
C7	538.78	75°28'35"	409.00	N82°15'20"W	500.66
C8	23.56	90°00'00"	15.00	S15°00'33"W	21.21
C16	93.40	16°13'02"	330.00	N21°52'57"W	93.09
C17	76.42	16°13'02"	270.00	S21°52'57"E	76.17
C18	619.34	74°04'59"	479.00	S82°57'07"E	577.09
C19	23.20	88°36'16"	15.00	N89°47'15"E	20.95
C20	267.89	56°50'50"	270.00	N17°03'42"E	257.03
C21	13.91	53°07'48"	15.00	N54°50'27"W	13.42
C22	259.78	28°51'53"	60.00	N61°43'27"E	72.00
C23	13.91	53°07'48"	15.00	S01°42'38"E	13.42
C24	327.42	56°50'50"	330.00	S17°03'42"W	314.15
C25	84.88	14°30'59"	335.00	S37°15'23"E	84.65
C26	237.15	39°57'49"	340.00	S49°58'48"E	232.37
C27	198.51	54°27'54"	330.00	N28°15'10"E	195.53
C28	128.91	22°22'56"	330.00	N00°10'15"W	128.09
C29	97.42	16°54'50"	330.00	S19°49'08"E	97.06
C30	72.99	69°42'10"	60.00	S09°59'49"E	68.57
C31	51.57	49°14'55"	60.00	N69°28'21"W	50.00
C32	51.57	49°14'55"	60.00	S61°16'44"W	50.00
C33	54.39	51°56'15"	60.00	N10°41'09"E	52.55
C34	57.33	54°44'37"	60.00	N42°39'16"W	55.17
C35	79.65	16°54'08"	270.00	S02°54'39"E	79.36
C36	188.24	39°56'43"	270.00	S25°30'46"W	184.45
C37	245.58	29°22'33"	479.00	N60°35'54"W	242.91
C38	128.89	15°25'01"	478.00	N82°59'41"W	128.50
C39	127.76	15°16'56"	479.00	S81°39'21"W	127.38
C40	117.11	14°00'29"	479.00	S67°00'38"W	116.82
C41	23.56	90°00'00"	15.00	S74°59'27"E	21.21
C42	73.10	12°41'28"	330.00	S20°07'10"E	72.95
C43	20.31	03°31'34"	330.00	S28°13'40"E	20.31
C60	23.56	90°00'00"	15.00	S00°29'07"W	21.21
C61	79.70	16°54'50"	270.00	N19°49'08"W	79.42
C62	77.36	13°25'49"	330.00	N18°04'37"W	77.18
C63	20.06	03°29'01"	330.00	N26°32'02"W	20.06

PROPOSED ROADWAYS:

FLAGLER DRIVE	2147 LINEAR FEET
BELLANCIA DRIVE	483 LINEAR FEET
VERDE MESA COVE	970 LINEAR FEET
TOTAL	3600 LINEAR FEET

LOT SUMMARY:

SINGLE FAMILY LOTS	25 - TOTAL ACREAGE	33.895 ACRES
PRIVATE STREET, DRAINAGE & PUBLIC UTILITY EASEMENT	1 - TOTAL ACREAGE	5.682 ACRES
TOTAL LOTS	26 - TOTAL ACREAGE	39.577 ACRES

LINE	DIRECTION	DISTANCE
L2	S13°46'26"E	30.05
L3	N76°13'34"E	60.00
L4	N45°29'07"E	25.19
L5	S45°29'07"W	25.05
L6	N65°38'26"W	120.50
L7	N55°06'44"W	94.57
L8	S32°56'06"E	58.97

200800113

DRAWN BY: BR/MCO/LEP
 CHECKED: BR/MCO/LEP
 DATE: 07-30-07
 PROJECT NO: 990-04
 DRAWING NO: 990.01
 SHEET NO: 3 OF 4
 FILENAME: 990B\B\B\B\FLOOR

BELVEDERE PHASE III

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
 bramsyer@surveying.com

NO	REVISIONS	DRN	CHK	DATE

Proposed Plat

BELVEDERE PHASE III
REVISED PLAT OF
LOTS 83 AND 84, BLOCK D,

TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

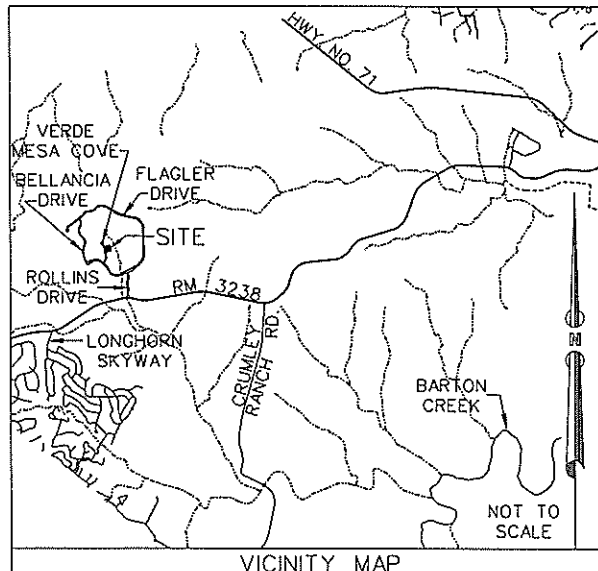
IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

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.

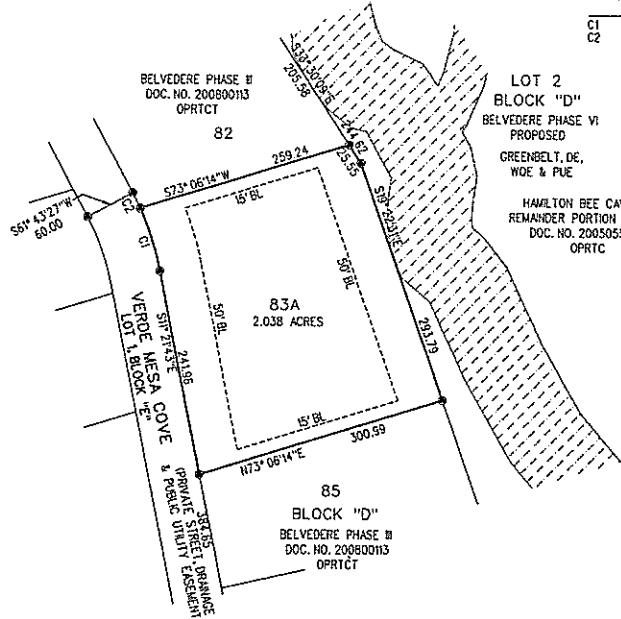
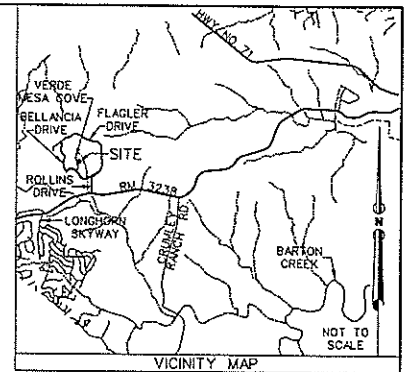
THIS CAN AFFECT THE VALUE OF YOUR PROPERTY.

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.

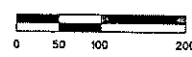


DRAWN BY CHECKED DATE PROJECT NO DRAWING NO SHEET NO FILENAME	BELVEDERE PHASE III REVISED PLAT OF LOTS 83 AND 84, BLOCK D,	RAMSEY LAND SURVEYING, L.L.C. 8718 SOUTHWEST PARKWAY P.O. BOX 92768 AUSTIN, TEXAS 78709-2768 PHONE (512) 301-9398 FAX (512) 301-9395 bramsey@lsurveying.com				
		NO	REVISIONS	DRN	CHK	DATE

CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	77.35	13°25'49"	330.00	N18°04'37"W	77.18
C2	20.06	103°29'01"	330.00	N26°32'02"W	20.06



LOT 2
BLOCK "D"
BELVEDERE PHASE VI
PROPOSED
GREENBELT, DE,
WOE & PUE
HAMILTON BEE CAVE, LP
REMAINDER PORTION 443.695
DOC. NO. 2005055954
OPRTC



LEGEND

- - 5/8" IRON ROD WITH PLASTIC CAP MARKED "RPLS 4532" FOUND
- - 5/8" IRON ROD WITH PLASTIC CAP MARKED "RPLS 4532" SET
- OPRTC - OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
- BL - BUILDING SETBACK LINE
- PUE - PUBLIC UTILITY EASEMENT
- DE - DRAINAGE EASEMENT
- WOE - WATER QUALITY EASEMENT
- ▨ - UNITED STATES FISH AND WILDLIFE BUFFER

LOT TABLE

LOT NO.	ACREAGE
83A	2.038 AC.
TOTAL LOTS 1	TOTAL AREA 2.038 AC.

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

THAT ROBERT YACKTMAN AND NICOLE YACKTMAN, OWNER OF LOTS 83 AND 84, BLOCK D, CONVEYED TO US BY DEEDS RECORDED IN DOCUMENT NO. 2012149897 (LOT 83) AND DOCUMENT NO. 2012149914 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BOTH SAID LOTS OF BELVEDERE PHASE III, A SUBDIVISION WHOSE PLAT IS RECORDED IN DOCUMENT NO. 200800013 OF THE SAID PUBLIC RECORDS, HEREBY AMEND SAID LOT 83 AND LOT 84, BLOCK D FOR THE SOLE PURPOSE OF REMOVING THE COMMON LOT LINE OF SAID LOTS TO CREATE A SINGLE LOT AS SHOWN HEREON PURSUANT TO CHAPTER 232.011 OF THE TEXAS LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS "BELVEDERE PHASE III REVISED PLAT OF LOTS 83 AND 84, BLOCK D", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE EASEMENTS AS SHOWN HEREON UNLESS OTHERWISE INDICATED AND DO HEREBY DEDICATE TO THE OWNERS OF THE LOTS IN THE SUBDIVISION THE PRIVATE STREETS 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 (VERDE MESA COVE) 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. 20080022950 OF THE SAID OFFICIAL PUBLIC RECORDS. AN EXPRESS EASEMENT IS HEREBY GRANTED ACROSS SAID PRIVATE STREETS AND ANY COMMON AREAS FOR THE USE OF THE SURFACE FOR ALL GOVERNMENTAL FUNCTIONS, VEHICULAR AND NON-VEHICULAR, INCLUDING FIRE AND POLICE PROTECTION, SOLID AND OTHER WASTE MATERIAL PICKUP, AND ANY OTHER PURPOSE ANY GOVERNMENTAL AUTHORITY DEEMS NECESSARY; AND 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.

"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) #4845300395H, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008."

SURVEYOR'S STATEMENT:

I, WILLIAM H. RAMSEY, AN 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.

DATE 12-1-12

William H. Ramsey
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



IN WITNESS WHEREOF, ROBERT YACKTMAN AND NICOLE YACKTMAN HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS THE ____ DAY OF _____, 20__ A.D.

ROBERT YACKTMAN
4712 SNAKE EAGLE COVE
AUSTIN, TX. 78738

NICOLE YACKTMAN
4712 SNAKE EAGLE COVE
AUSTIN, TX. 78738

STATE OF TEXAS *
COUNTY OF TRAVIS *

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ROBERT YACKTMAN, 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 CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR STATE OF TEXAS

STATE OF TEXAS *
COUNTY OF TRAVIS *

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED NICOLE YACKTMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR STATE OF TEXAS

DRAWN BY: CAR
CHECKED: HCD/ER
DATE: 11-13-12
PROJECT NO: 1423-04
DRAWING NO: 1423.01
SHEET NO: 2 OF 3
FILENAME: 1423A03-94FP.DGN

**BELVEDERE PHASE III
REVISED PLAT OF
LOTS 83 AND 84, BLOCK D,**

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

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 OR IN CONNECTION THEREWITH 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 ERRECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S RESPONSIBILITY.

BENCHMARK:

NO. 723-04, COTTON GN SPINDLE SET IN 1 1/4" LIVE OAK (TAG NO. 4005) APPROX. 148' WEST OF THE NORTHWEST CORNER OF THE INTERSECTION OF ROLLINS DR & FLEWLER DR & 127' NORTHEAST OF THE SOUTHWEST CORNER OF LOT 1, BLOCK D, PHASE I, ELEVATION = 1125.64

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. NO CONSTRUCTION MAY BEGIN ON ANY LOT IN THIS SUBDIVISION UNTIL PLANS FOR THE PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM ARE APPROVED BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
3. DEVELOPMENT ON EACH LOT IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF THE TITLE 30 OF THE TEXAS ADMINISTRATIVE CODE CHAPTER 285 AND TRAVIS COUNTY CODE CHAPTER 48 THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION.
4. THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
5. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO ONE SINGLE FAMILY DWELLING AND APURTENANT STRUCTURES PER ACRE.
6. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED WATER SYSTEM OR A PRIVATE WELL.

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

ETJ NOTE:

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

GREGORY GUERNSEY, A.L.C.P., DIRECTOR
PLANNING & DEVELOPMENT REVIEW DEPARTMENT

GENERAL NOTES:

- 1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A MUNICIPAL WATER DISTRIBUTION SYSTEM OR AN APPROVED ON-SITE 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 TRAVIS COUNTY.
4. PROPERTY OWNER OR HS/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 HS/HER ASSIGNS.
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 LOWER COLORADO RIVER AUTHORITY OR STATE APPROVED WATER SYSTEM.
9. WASTEWATER SERVICE TO BE PROVIDED BY INDIVIDUAL ON-SITE WASTEWATER DISPOSAL.
10. ELECTRIC SERVICE TO BE PROVIDED BY PEDERHALES ELECTRIC CO-OP.
11. TELEPHONE SERVICE TO BE PROVIDED BY SBC.
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 (15%) SO LONG AS OVERALL IMPERVIOUS COVER DOES NOT EXCEED FIFTEEN (15%).
14. ALL PRIVATE STREETS SHOWN HEREON (VERDE MESA 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.

EASEMENTS:

- 1. PRIVATE STREETS, DRAINAGE, PUBLIC UTILITY AND ACCESS EASEMENTS AS SHOWN PER DOC. NO. 20080013.
2. THERE SHALL BE A 10 FOOT PUBLIC UTILITY EASEMENT ADJACENT TO ALL PRIVATE STREETS PER DOC. NO. 20080013.

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 _____, 20___, A.D., AT _____ O'CLOCK _____ M., DULY RECORDED ON THE DAY OF _____, 20___, A.D., AT _____ O'CLOCK _____ M. OF SAID COUNTY AND STATE, IN DOCUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 20___, 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 _____, 20___, 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 _____, 20___, A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

Table with columns: DRAWN BY, CHECKED, DATE, PROJECT NO., DRAWING NO., SHEET NO., FURNISH. Values: CAR, H, 11-13-12, 142, 142, 3 OF 3.

BELVEDERE PHASE III
REVISED PLAT OF
LOTS 83 AND 84, BLOCK D,

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@rlandsurveying.com

Table with columns: NO, REVISIONS, DRN, CHK, DATE. Contains multiple empty rows for recording revisions.