



Item 8

Travis County Commissioners Court Agenda Request

Meeting Date: March 5, 2013

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

Division Director/Manager: Anna Bowlin, Division Director, Development Services and Long Range Planning ^{MB}

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: The Reserve at Lake Travis Lot 41A Block A and Cliffside at the Reserve at Lake Travis Lots 43A and 44A Block A Revised Plat (Revised Final Plat - Two Lots - Ruffian Heights Lane - No ETJ) in Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

This revised final plat proposes to combine lots 43A and 44A Block A of the Cliffside at the Reserve at Lake Travis, which will create Lot 44A-1, and relocate the lot line between Lot 41A of the Reserve at Lake Travis and the newly created Lot 44A-1. Both lots are for single family residential use. There are no new public or private streets proposed with this revised final plat. Parkland dedication, fees in lieu of parkland dedication, or fiscal surety is not required for this revised final plat. Water service to be provided by the Coves Water Supply Corporation, and wastewater service to be provided by on-site septic facilities.

STAFF RECOMMENDATIONS:

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

ISSUES AND OPPORTUNITIES:

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

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A

ATTACHMENTS/EXHIBITS:

Precinct map

Location map

Existing final plat (Cliffside at the Reserve at Lake Travis)

Existing final plat (Reserve at Lake Travis)

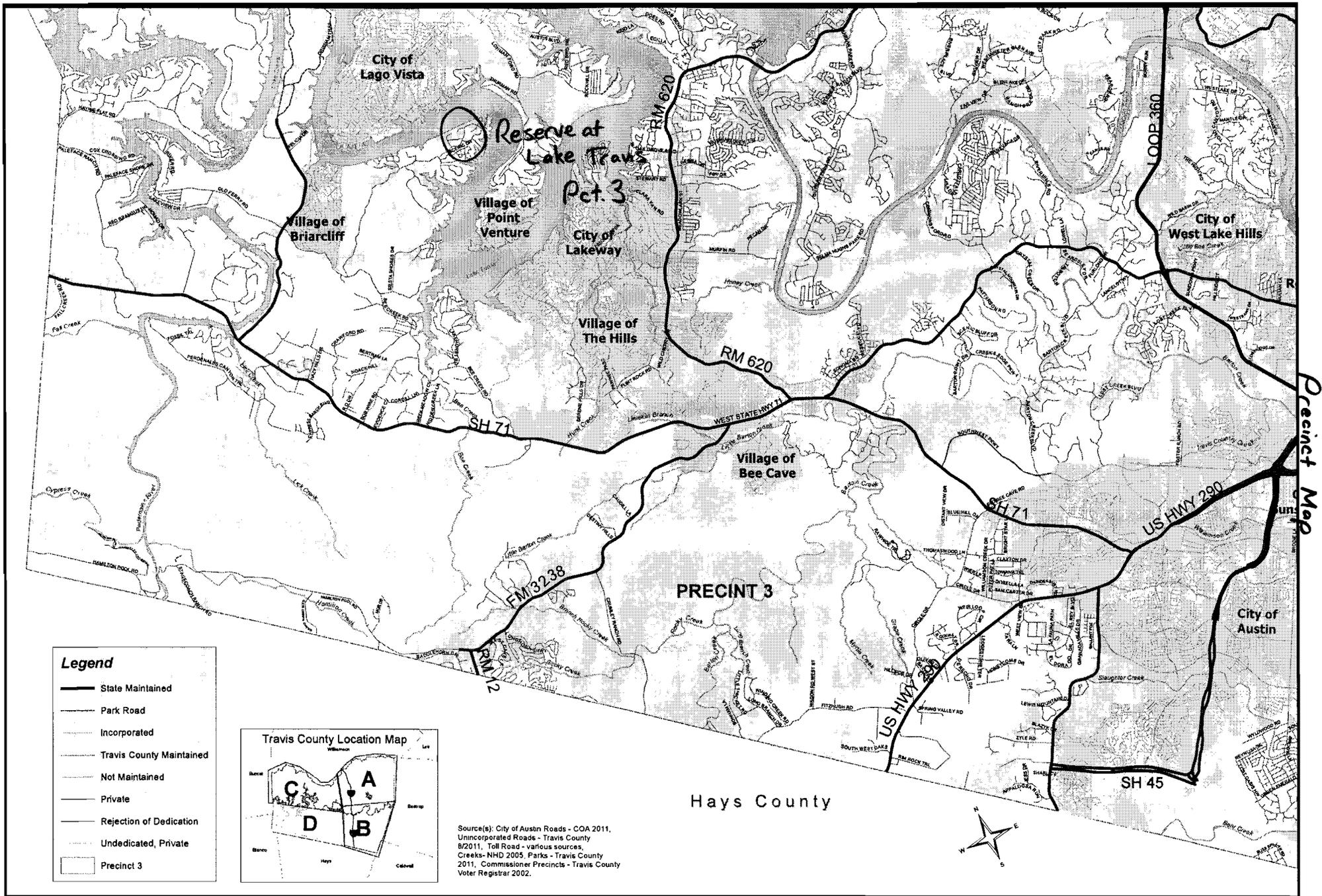
Proposed final plat

REQUIRED AUTHORIZATIONS:

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

CC:

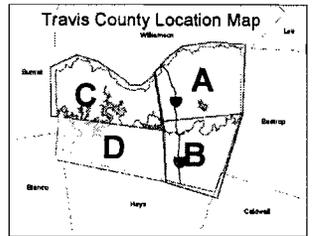
SM:AB:mh
1101 - Development Services Long Range Planning - Reserve at Lake Travis Revised Plat of Lots 41A, Block A and Cliffside at the Reserve at Lake Travis Lot 43A and 44A Block A Revised Plat



Precinct Map

Legend

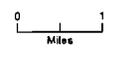
- State Maintained
- - - Park Road
- Incorporated
- Travis County Maintained
- Not Maintained
- Private
- Rejection of Dedication
- Undedicated, Private
- ▭ Precinct 3



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.

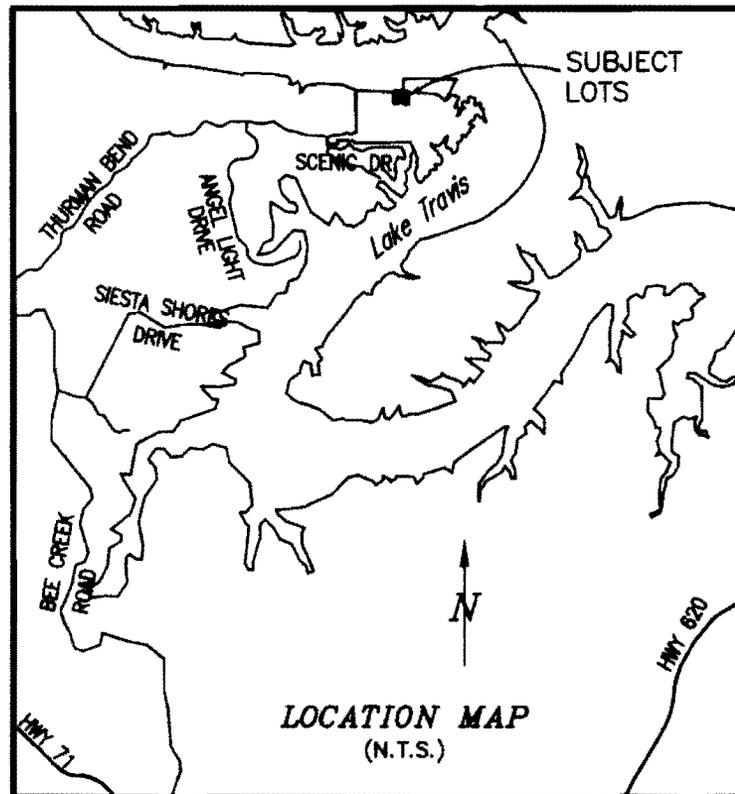
Travis County Roadways, Map D



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

**THE RESERVE AT LAKE TRAVIS LOT 41A, BLOCK A
AND CLIFFSIDE AT THE RESERVE AT LAKE TRAVIS
LOTS 43A AND 44A, BLOCK A, REVISED PLAT**

TRAVIS COUNTY, TEXAS



Existing Plat

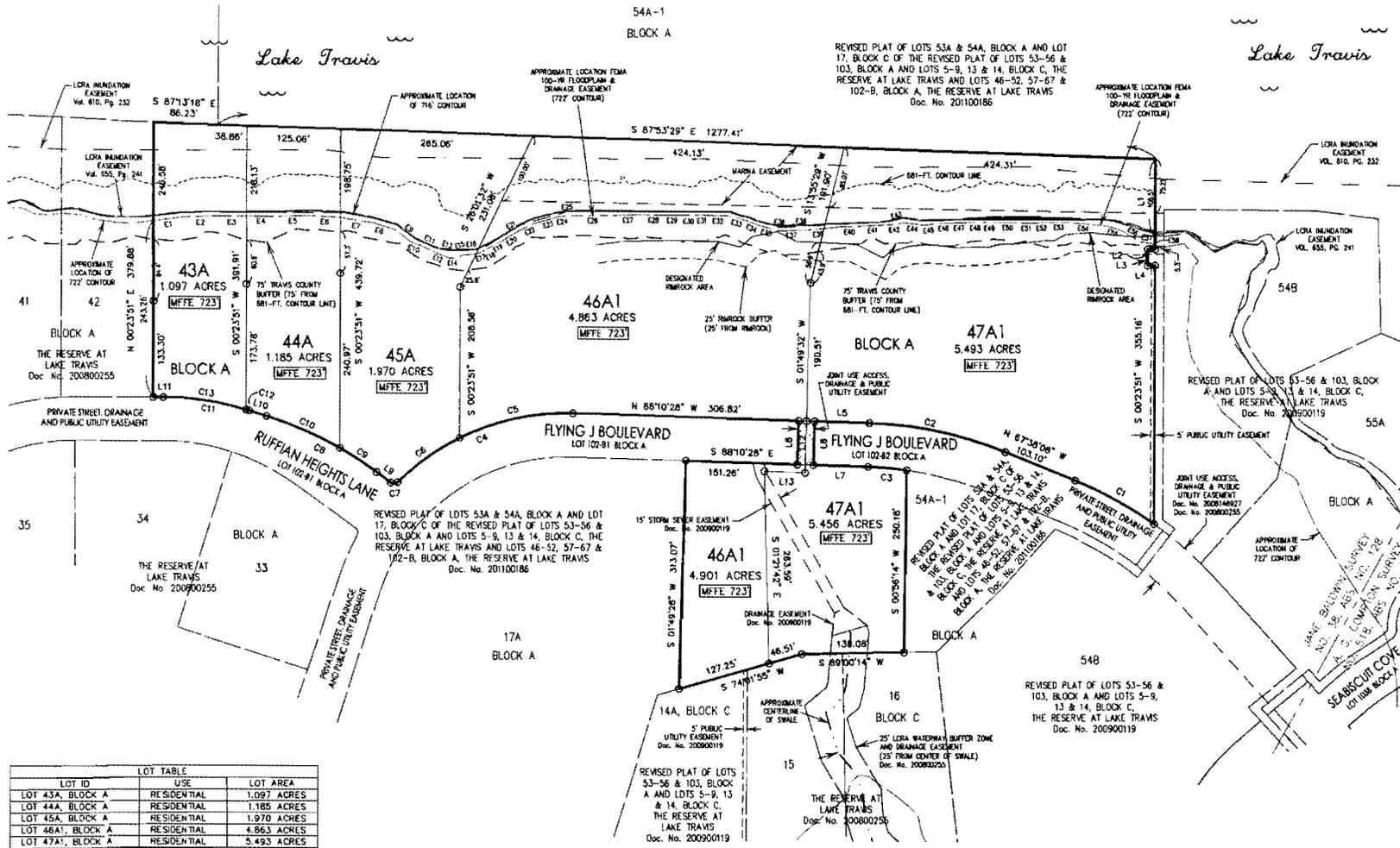
CLIFFSIDE AT THE RESERVE AT LAKE TRAVIS

TRAVIS COUNTY, TEXAS

June 21, 2012

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°23'51" W	125.00'
L2	N 89°36'09" E	10.00'
L3	S 00°23'51" W	22.00'
L4	S 89°36'09" E	10.00'
L5	N 88°10'28" W	74.39'
L6	S 01°49'32" E	60.00'
L7	S 88°10'28" E	74.39'
L8	N 01°49'32" E	60.00'
L9	S 53°18'44" E	24.21'
L10	S 71°50'54" E	24.19'
L11	N 89°36'09" W	13.37'
L12	S 01°49'32" W	71.02'
L13	N 88°10'28" W	55.25'

DRAINAGE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E1	N 83°04'56" E	41.67'
E2	N 88°41'59" E	42.21'
E3	S 89°51'29" E	41.47'
E4	S 89°16'27" E	38.63'
E5	N 88°44'23" E	45.86'
E6	S 89°16'33" E	39.90'
E7	S 81°03'21" E	45.31'
E8	S 73°03'48" E	31.58'
E9	S 67°19'57" E	29.75'
E10	S 71°50'54" E	11.53'
E11	S 64°48'55" E	16.84'
E12	S 65°28'22" E	16.79'
E13	S 69°59'05" E	9.55'
E14	S 88°24'33" E	8.34'
E15	N 69°04'49" 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 62°00'11" E	24.03'
E20	N 58°50'23" E	19.35'
E21	N 60°49'21" E	9.43'
E22	N 64°40'15" E	22.58'
E23	N 72°33'11" E	14.16'
E24	N 82°27'00" E	8.87'
E25	N 86°14'00" E	11.21'
E26	N 89°31'58" E	51.42'
E27	N 88°41'15" E	44.14'
E28	S 89°45'15" E	24.49'
E29	N 89°58'05" E	30.70'
E30	S 88°20'19" E	12.04'
E31	N 85°47'12" E	9.80'
E32	S 87°56'28" E	38.65'
E33	S 74°57'43" E	26.41'
E34	S 68°21'35" E	15.19'
E35	S 74°24'01" E	27.80'
E36	S 86°43'18" E	7.99'
E37	N 82°57'29" E	18.12'
E38	S 89°35'15" E	13.08'
E39	N 84°12'24" E	20.17'
E40	N 82°09'10" E	15.35'
E41	N 87°31'45" E	50.48'
E42	N 84°38'37" E	8.41'
E43	N 77°39'42" E	19.84'
E44	S 83°06'24" E	20.38'
E45	N 82°37'43" E	12.54'
E46	N 88°45'24" E	24.82'
E47	N 88°28'10" E	18.12'
E48	N 89°54'14" E	25.02'
E49	N 89°04'15" E	8.32'
E50	S 88°49'21" E	44.77'
E51	N 89°05'36" E	15.74'
E52	N 85°41'14" E	11.30'
E53	S 89°28'30" E	40.52'
E54	S 84°29'42" E	45.68'
E55	S 70°55'19" E	20.48'
E56	S 88°54'10" E	29.38'
E57	S 81°06'14" E	17.02'
E58	S 51°42'05" E	3.85'



LOT TABLE			
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 TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD BEARING
C1	530.00'	123.00'	122.73° N 80°39'13" W
C2	530.00'	189.99'	188.97° N 77°54'18" W
C3	470.00'	32.94'	52.91° N 84°58'52" W
C4	330.00'	267.32'	269.07° S 68°37'08" W
C5	330.00'	162.03'	160.41° S 77°45'54" W
C6	330.00'	105.29'	104.85° S 54°33'10" W
C7	7.50'	10.64'	9.77° N 85°03'00" E
C8	517.50'	187.37'	186.64° N 82°34'39" W
C9	517.50'	60.52'	60.48° N 56°39'44" W
C10	517.50'	196.85'	196.68° N 65°55'40" W
C11	380.00'	117.79'	117.37° N 80°43'22" W
C12	380.00'	4.49'	4.49° N 72°10'52" W
C13	380.00'	113.30'	112.88° N 81°03'39" W



LEGEND
 ○ 1/2" IRON ROD SET W/ CAP STAMPED "TERRA FIRMA"
 MFE MARBLE FINISHED FLOOR ELEVATION

terra firma LAND SURVEYING

1701 Directors Boulevard, Suite 400 Austin, Texas 78744 512/328-8373 Fax 512/445-2288

SHEET 2 OF 4

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

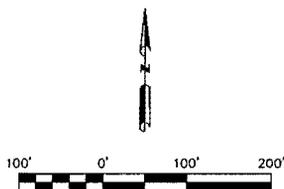
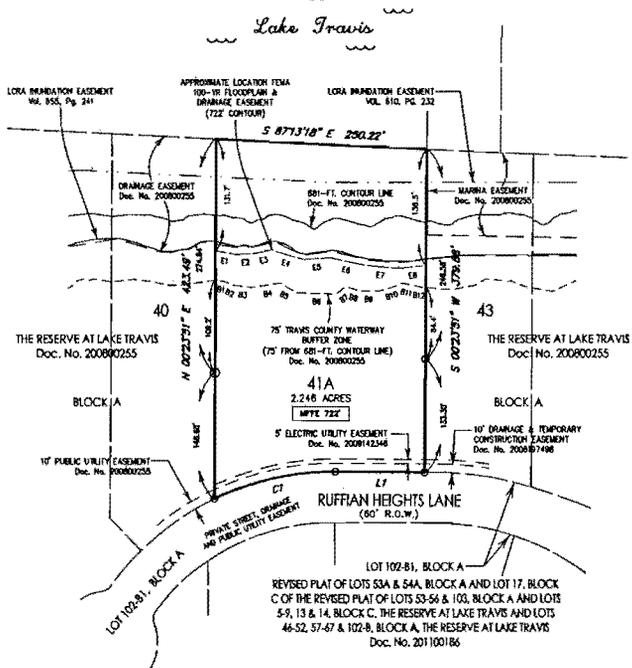
JOB NO: A409-019-00/001 DRAWN BY: MSC
 DATE: June 21, 2012 CHECKED BY: JON
 SCALE: 1"=100' REVISED: August 15, 2012

CLIFFSIDE AT THE RESERVE AT LAKE TRAVIS

Existing Plat

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

TRAVIS COUNTY, TEXAS



LEGEND

- 1/2" IRON ROD SET W/CAP STAMPED "TERRA FIRMA"
- COTTON GIN SPINDLE SET

BUFFER ZONE DATA		
LINE	BEARING	DISTANCE
B1	S 79°04'10" E	11.65'
B2	S 65°53'04" E	10.25'
B3	S 84°41'16" E	24.22'
B4	N 81°12'48" E	32.03'
B5	S 81°23'30" E	23.17'
B6	S 88°18'49" E	47.15'
B7	N 51°49'41" E	13.40'
B8	S 74°26'00" E	16.13'
B9	S 88°35'25" E	24.52'
B10	N 73°20'43" E	28.57'
B11	S 76°57'08" E	24.58'
B12	S 85°49'56" E	4.13'

DRAINAGE EASEMENT DATA		
LINE	BEARING	DISTANCE
E1	S 79°47'48" E	23.39'
E2	N 87°33'09" E	23.53'
E3	N 77°46'52" E	19.27'
E4	S 74°42'18" E	41.34'
E5	N 86°51'41" E	31.77'
E6	S 78°14'01" E	41.41'
E7	S 84°22'44" E	38.88'
E8	N 83°42'34" E	33.15'

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

CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD BEARING
G1	330.00'	148.34'	148.07' S 77°26'00" W

BEARING BASIS NOTE:

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

terra firma LAND SURVEYING

1701 Directors Boulevard, Suite 400 - Austin, Texas 78744 512/528-8373 - Fax 512/445-2286

STATE OF TEXAS)
COUNTY OF TRAVIS)
KNOW ALL MEN BY THESE PRESENTS:

That we, Russell Harbison and wife Glenda Harbison, owners of Lots 41 & 42, Block A, The Reserve at Lake Travis, a subdivision as recorded in Document No. 200800255 of the Official Public Records of Travis County, Texas, as conveyed to us by special warranty deeds recorded in Document Nos. 2011091248 and 2012020335, both of the Official Public Records of Travis County, Texas, said Lots being 2.248 acres out of the Jones Baldwin Survey No. 38, Travis County, Texas, said subdivision having been approved for resubdivision pursuant to Chapter 232.009 of the Texas Local Government Code, do hereby resubdivide said 2.248 acres of land in accordance with this plat, to be known as THE RESERVE AT LAKE TRAVIS REVISED PLAT OF LOTS 41 & 42, BLOCK A, subject to the covenants and restrictions shown hereon, and hereby dedicates to the owners of the lots in the subdivision, public utilities serving the subdivision, emergency services providers with jurisdiction, and public service agencies, the use of all the private streets and other easements shown hereon, subject to any easements and/or restrictions heretofore granted and not released. The maintenance and payment of real property taxes on such private streets are the responsibility of the owner(s) of the subdivision or any duly constituted homeowners association under that certain instrument of record at Doc. No. 2008141043, of the Official Public Records of Travis County, Texas. An express easement is hereby granted across said private streets and any common area for the use of the surface for all governmental functions, vehicular and non-vehicular, including fire and police protection, solid and other waste material pickup, and any other purpose any governmental authority deems necessary; and the owners further agree that all governmental entities, their agents or employees, shall not be responsible or liable for any damage occurring to the surface of the said private street and any common area as a result of any such use by governmental vehicles.

All private streets shown hereon [Ruffian Heights Lane] and any security gates or devices controlling access to such streets will be owned and maintained by the homeowners association of this subdivision.

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

Russell Harbison
915 San Morino Street
Sugar Land, TX 77478

Glenda Harbison
915 San Morino Street
Sugar Land, TX 77478

STATE OF TEXAS)
COUNTY OF TRAVIS)

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

Notary Public, State of Texas

Print Notary's Name

My Commission Expires:

STATE OF TEXAS)
COUNTY OF TRAVIS)

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

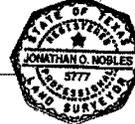
Notary Public, State of Texas

Print Notary's Name

My Commission Expires:

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

Jonathan O. Nobles
Jonathan O. Nobles
Registered Professional Land Surveyor No. 5777



Date: 4/17/2012
TERRA FIRMA LAND SURVEYING
1701 Directors Boulevard, Suite 400
Austin, Texas 78744

FLOOD PLAIN NOTE:

The 100-year floodplain is contained within the drainage easement as shown hereon. A portion of this tract is within the designated flood hazard area as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM), No. 48453C0215 H, Travis County, Texas, dated September 26, 2008, Community No. 481026.

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

Javier Barojas
Javier Barojas
Registered Professional Engineer No. 99998

Date: 4/22/12
LANDMARK CIVIL ENGINEERING SERVICES
813 Callborn Lane
Austin, Texas 78736

SHEET 2 OF 3

FILE: J:\PROJECTS\489\106\SURVEY\DRAWINGFILES\002\489-106-REPLAT.DWG	
A08-011-SUBD.CRD	
JOB NO: 0408-106-00-002	DRAWN BY: MSC
DATE: 03-19-2012	CHECKED BY: JWH
SCALE: 1"=100'	REVISED: 04-02-2012

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

**THE RESERVE AT LAKE TRAVIS LOT 41A, BLOCK A
AND CLIFFSIDE AT THE RESERVE AT LAKE TRAVIS
LOTS 43A AND 44A, BLOCK A, REVISED PLAT**

TRAVIS COUNTY, TEXAS



LEGEND

- 1/2" IRON ROD SET W/CAP STAMPED "TERRA FIRMA"
- COTTON OIL SPINBLE SET
- WFL MINIMUM FINISHED FLOOR ELEVATION

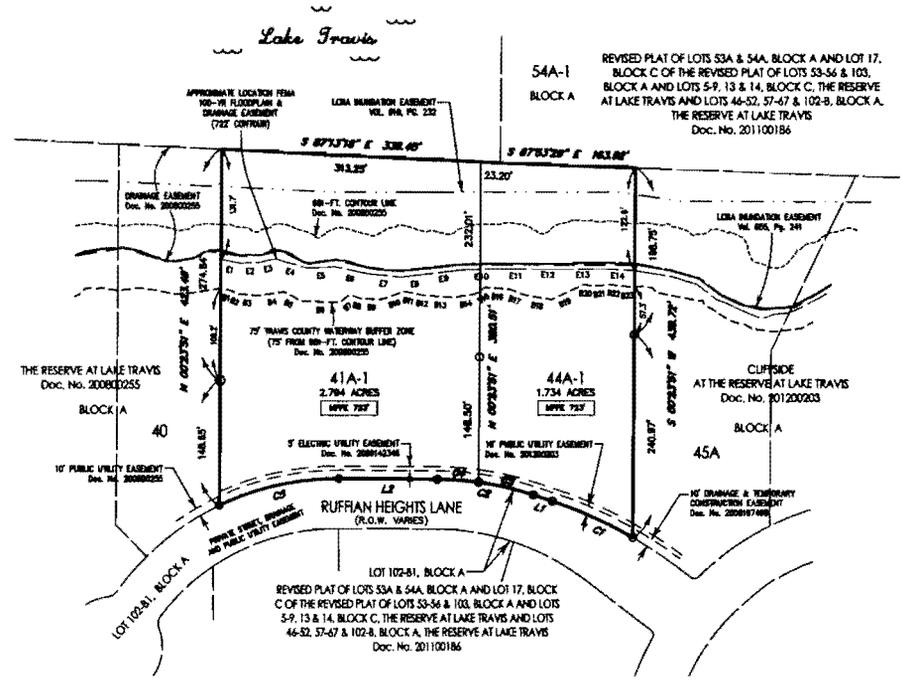
LINE	BEARING	DISTANCE
L1	N 71°50'34" W	24.19
L2	N 82°38'00" W	119.00

LINE	BEARING	DISTANCE
E1	S 79°47'45" E	23.30
E2	N 87°53'00" E	23.53
E3	N 77°46'52" E	19.22
E4	S 74°52'15" E	31.34
E5	N 86°21'41" E	31.77
E6	S 78°14'01" E	41.41
E7	S 84°24'44" E	39.88
E8	N 83°52'12" E	33.14
E9	N 83°24'36" E	41.87
E10	N 86°51'58" E	42.21
E11	S 88°21'28" E	41.47
E12	S 88°18'27" E	38.63
E13	N 88°14'42" E	46.86
E14	S 88°18'53" E	39.50

LINE	BEARING	DISTANCE
B1	S 79°04'10" E	11.85
B2	S 65°04'04" E	10.28
B3	S 84°41'18" E	24.22
B4	N 81°12'48" E	32.03
B5	S 81°23'30" E	23.17
B6	S 88°18'44" E	47.15
B7	N 31°49'41" E	13.40
B8	S 74°28'00" E	18.13
B9	S 86°22'24" E	24.52
B10	N 71°20'45" E	28.57
B11	S 78°37'08" E	24.58
B12	S 86°49'58" E	4.15
B13	S 84°43'08" E	31.35
B14	N 80°38'14" E	28.18
B15	N 57°18'52" E	14.52
B16	S 89°28'53" E	29.21
B17	S 88°27'47" E	19.13
B18	S 89°24'36" E	33.32
B19	N 85°24'43" E	41.77
B20	S 86°26'18" E	18.88
B21	N 83°17'30" E	13.08
B22	S 83°02'33" E	24.92
B23	N 89°22'02" E	5.82

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	517.00	106.85	106.85	N 65°28'40" W
C2	380.00	117.79	117.32	N 80°43'22" W
C3	380.00	88.04	87.82	N 78°58'21" W
C4	380.00	49.74	49.71	N 85°21'08" W
C5	330.00	148.34	148.07	S 77°28'00" W

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



STATE OF TEXAS X
COUNTY OF TRAVIS X

KNOW ALL MEN BY THESE PRESENTS:

That we, Russell Harbison and wife Glenda Harbison, owners of Lot 41A, Block A, The Reserve at Lake Travis Revised Plat of Lots 41 & 42, Block A, a subdivision as recorded in Document No. 201200111 of the Official Public Records of Travis County, Texas, and Lot 43A, Block A, Cliffside at the Reserve at Lake Travis, a subdivision as recorded in Document No. 201200203 of the Official Public Records of Travis County, Texas, as conveyed to us by special warranty deed recorded in Document Nos. 2011091248 and 2012020355, and general warranty deed recorded in Document No. 2012122887 all of the Official Public Records of Travis County, Texas, and that we, Leonard Russo and wife Pamela Russo, owners of Lot 44A, Block A, Cliffside at the Reserve at Lake Travis, a subdivision as recorded in Document No. 201200203 of the Official Public Records of Travis County, Texas, as conveyed to us by special warranty deed recorded in Document No. 2012020291 of the Official Public Records of Travis County, Texas, and that we, the undersigned authority, in accordance with this plat, to be known as the RESERVE AT LAKE TRAVIS LOT 41A, BLOCK A AND CLIFFSIDE AT THE RESERVE AT LAKE TRAVIS LOTS 43A AND 44A, BLOCK A, REVISED PLAT, subject to the covenants and restrictions shown hereon, and hereby dedicates to the owners of the lots in the subdivision, public utilities serving the subdivision, emergency services providers with jurisdiction, and public service agencies, the use of all the private streets and other easements shown hereon, subject to any assessments and/or restrictions heretofore granted and not released. The maintenance and payment of real property taxes on such private streets are the responsibility of the owner(s) of the subdivision or any duly constituted homeowners association under that certain instrument of record at Doc. No. 2008141043, of the Official Public Records of Travis County, Texas. An express easement is hereby granted across said private streets and any common areas for the use of the surface for all governmental functions, vehicular and non-vehicular, including fire and police protection, solid and other waste material pickup, and any other purpose any governmental authority deems necessary; and the owners further agree that all governmental entities, their agents or employees, shall not be responsible or liable for any damage occurring to the surface of the said private street and any common area as a result of any such use by governmental vehicles.

All private streets shown hereon [Ruffian Heights Lane] and any security gates or devices controlling access to such streets shall be owned and maintained by the homeowners association of this subdivision.

WITNESS OUR HANDS, this the 28th day of January, 2013, A.D.

[Signature]
Russell Harbison
915 San Marino Street
Sugar Land, TX 77478

[Signature]
Glenda K. Harbison
915 San Marino Street
Sugar Land, TX 77478

STATE OF TEXAS X
COUNTY OF TRAVIS X

Before me, the undersigned authority on this day personally appeared Russell Harbison, 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.

[Signature]
Notary Public, State of Texas
Christiana Spampoulos
Print Notary's Name
My Commission Expires: 6-4-16



STATE OF TEXAS X
COUNTY OF TRAVIS X

Before me, the undersigned authority on this day personally appeared Glenda Harbison, 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.

[Signature]
Notary Public, State of Texas
Christiana Spampoulos
Print Notary's Name
My Commission Expires: 6-4-16



WITNESS OUR HANDS, this the 28th day of January, 2013, A.D.

[Signature]
Leonard Russo
521 Dragon
Lakeway, TX 78734

[Signature]
Pamela Russo
521 Dragon
Lakeway, TX 78734

STATE OF TEXAS X
COUNTY OF TRAVIS X

Before me, the undersigned authority on this day personally appeared Leonard Russo, 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.

[Signature]
Notary Public, State of Texas
Christiana Spampoulos
Print Notary's Name
My Commission Expires: 6-4-16



STATE OF TEXAS X
COUNTY OF TRAVIS X

Before me, the undersigned authority on this day personally appeared Pamela Russo, 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.

[Signature]
Notary Public, State of Texas
Christiana Spampoulos
Print Notary's Name
My Commission Expires: 6-4-16



FILE: \PROJECTS\100-100-SURVEY\100-100-000-REPLAT.DWG	DATE: 04-08-10-00-00	DATE BY: MSC
APP: 611-SUB.DWG	11-29-2012	CHECKED BY: JWH
SCALE: 1"=100'	DATE: January 8, 2013	REVISION:

**THE RESERVE AT LAKE TRAVIS LOT 41A,
BLOCK A AND CLIFFSIDE AT THE
RESERVE AT LAKE TRAVIS LOTS 43A
AND 44A, BLOCK A, REVISED PLAT**



**THE RESERVE AT LAKE TRAVIS LOT 41A, BLOCK A
AND CLIFFSIDE AT THE RESERVE AT LAKE TRAVIS
LOTS 43A AND 44A, BLOCK A, REVISED PLAT**

TRAVIS COUNTY, TEXAS

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

Jonathan O. Nobles
Jonathan O. Nobles
Registered Professional Land Surveyor No. 5777
Date: 02/13/2013



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. 48433C0215 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
John A. Clark
Registered Professional Engineer No. 81398
Date: 2-14-13



LJA Engineering & Surveying, Inc.
5318 Highway 290 West
Austin, TX 78735

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 exact traffic control signs, such as speed limit, stop signs, and yield signs, which is considered to be part of the Developer's construction.

STATE OF TEXAS)
COUNTY OF TRAVIS)

I, Dana DeBeauvoir, Clerk of the County Court of Travis County, Texas, do hereby certify that on the ____ day of _____, 20____ A.D., the Commissioners' Court of Travis County, Texas passed an order authorizing the filing for record of this 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 DeBeauvoir, County Clerk, Travis County, Texas

Deputy

STATE OF TEXAS)
COUNTY OF TRAVIS)

I, Dana DeBeauvoir, Clerk of Travis County, Texas do hereby certify that the foregoing instrument of Writing and its Certificate of Authentication was filed for record in my office on the ____ day of _____, 20____ A.D., at _____ o'clock ____ M., and duly recorded on the ____ day of _____, 20____ A.D., at _____ o'clock ____ M., of said County and State in Document No. _____ Official Public Records of Travis County.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK of said County the ____ day of _____, 20____ A.D.

Dana DeBeauvoir, County Clerk, Travis County, Texas

Deputy

PLAT NOTES:

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

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

2. There are areas within the proposed subdivision with slopes greater than 30%.
3. Water service will be provided by a public water system, individual on-site wells, or a water source approved for human consumption. Wastewater service will be provided by on-site sewage facilities. Electric service will be provided by Pedernales Electric Cooperative, Inc. Telephone service will be provided by AT&T. Organized gas service will not be provided.

4. All private streets will be owned and maintained by the homeowner's association. All joint use driveways will be owned by the owners of the lots adjoining such joint use driveways as reflected on the plat and all such driveways will be maintained by the homeowner's association.

5. No structure shall be occupied until connected to an approved private individual sewage disposal system and until water satisfactory for human consumption is available from a source in adequate and sufficient supply.

6. No construction or other development within this subdivision may begin until all Travis County and LCRA development permit requirements have been met.

7. All lots will access private streets via driveways, with minimum culvert size of 18".

8. Access by emergency service providers to the lots during a flood event may be impossible.

9. All property herein is subject to the Lower Colorado River Authority's Highland Lakes Watershed Ordinance. Written notification and/or permits are required prior to commencing any development activities. Contact LCRA Watershed Management at 1-800-776-5272, extension 2324 for more information.

10. This plan was designed in accordance with the Travis County interim rules and LCRA water quality management technical manual.

11. All private streets shown hereon and any security gates or devices controlling access to such streets will be owned and maintained by the homeowners association of this subdivision.

12. Elevation Benchmark:

LCRA brass disk located on Lot 55A, Block A as referenced on Sheet 2 of Plat recorded in Document No. 200900119, of the Official Public Records of Travis County, Texas.
Elevation=711.22 (NAVD 88 Datum)

13. A Travis County development permit is required prior to site development.

14. No objects, including but not limited to, buildings, fences, or landscaping, shall be allowed in a drainage easement except as approved by Travis County.

15. Property owner and/or his/her assigns shall provide for access to the drainage easements as may be necessary and shall not prohibit access by Travis County for inspection of said easements.

16. All drainage easements on private property shall be maintained by the owner and/or his/her assigns.

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, pesticides, 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 setting 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 delineate 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. 200803255 and Cliffside at The Reserve at Lake Travis Final Plat, Document No. 20120203, both of the Official Public Records of Travis County, Texas.

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), 82.206(c)(3)(D), Buffer Zones for Waterways (Requires a 75-foot buffer from the 581-foot mean sea level contour line), 82.206(d)(D), Buffer Zones for Environmentally Valuable Features (Establishes a 50-foot buffer zone behind canyon rim rock and bluff crest lines), and 82.206(d)(1), Cut and Fill (Requires all cut and fill land balancing to be limited to a maximum of 8 feet) were granted by Travis County Commissioners' Court.

2. No cut or fill on any lot may exceed 8 feet, excluding driveways, a building structure's footprint, or a parking area footprint, in accordance with the Travis County Code.

3. As depicted on the plat, the setback area identified for each waterway is a protective easement that must remain undeveloped and activities must be limited within the easement. The protective easement must remain free of construction, development, and other alterations except when specifically approved in a Travis County development permit.

4. Before beginning construction activities on a subdivision lot, the owner must obtain a Travis County development permit and, when applicable, implement a Storm Water Pollution Prevention Plan (SWP3). The SWP3 requires implementation of temporary and permanent Best Management Practices, including erosion and sediment controls, for protection of storm water runoff quality, in accordance with the Travis County Code.

5. An activity that may adversely affect a tree of eight inches or more in trunk diameter (measured at four feet height above the ground) in a right-of-way accepted for maintenance by Travis County must comply with all standards and requirements in the Travis County Code.

6. 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.

ON-SITE WASTEWATER SYSTEM NOTE:

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

James M. ... AS
Lower Colorado River Authority AS060712E Date: 2/14/2013



FILE: \\PROJECTS\AHR\100\SURVEY\DRAWING\FILES\005\A08-106-00-00-REPLAT.DWG	
A08-111-SUBLED20	
JOB NO: A08-106-00-000	DRAWN BY: MSC
DATE: 11-29-2012	CHECKED BY: JON
SCALE: 1"=100'	REVISION: February 13, 2013
THE RESERVE AT LAKE TRAVIS LOT 41A, BLOCK A AND CLIFFSIDE AT THE RESERVE AT LAKE TRAVIS LOTS 43A AND 44A, BLOCK A, REVISED PLAT	