



Item 9

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

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 request for a variance to Section 82.202(d)(5) for the Hidden Mesa Subdivision Resubdivision of Lot 42 (Variance Only - Three Lots - Mesa Oaks - City of Leander ETJ) in Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

The applicant intends to resubdivide Lot 42 of the Hidden Mesa Subdivision, which was approved in 1973. However, the internal roads of the subdivision are not accepted for maintenance by Travis County nor has a perpetual maintenance agreement been recorded for the roads as required per Section 82.202(d)(5).

All roads within the Hidden Mesa subdivision lead into Williamson County. In order for Travis County staff to support the variance, the applicant was instructed to obtain written concurrence and no objection letters from the City of Leander and Williamson County planning departments.

STAFF RECOMMENDATIONS:

Staff recommends the variance as the applicant has received documentation from Williamson County stating the roads can support the increase in traffic from two additional residential lots (see two attached emails).

ISSUES AND OPPORTUNITIES:

Upon approval of the variance, this resubdivision application will be scheduled for approval by Commissioners Court through the normal resubdivision public hearing process.

FISCAL IMPACT AND SOURCE OF FUNDING:

None.

ATTACHMENTS/EXHIBITS:

Precinct Map

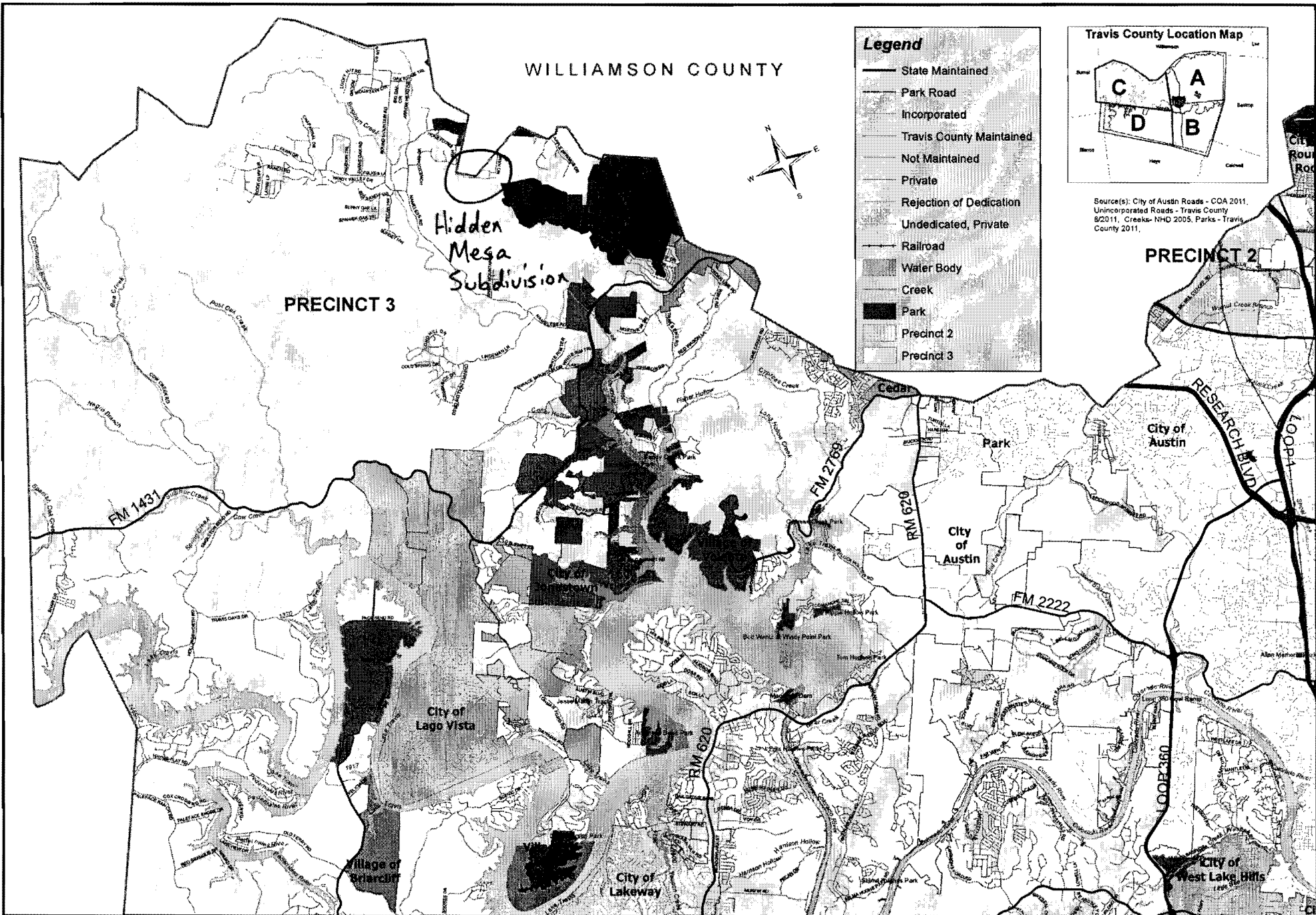
- Location Map
- Copy of variance request
- Copy of email from the City of Leander
- Copy of email from Williamson County
- Copy of existing plat
- Copy of proposed plat

REQUIRED AUTHORIZATIONS:

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

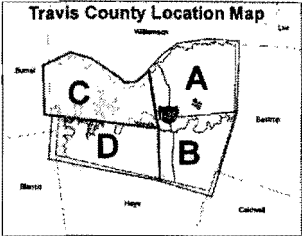
CC:

SM:AB:mh
1101 - Development Services Long Range Planning - Hidden Mesa Subdivision
Resubdivision of Lot 42



Legend

- State Maintained
- Park Road
- Incorporated
- Travis County Maintained
- Not Maintained
- Private
- Rejection of Dedication
- Undedicated, Private
- Railroad
- Water Body
- Creek
- Park
- Precinct 2
- Precinct 3



Sources: City of Austin Roads - COA 2011, Unincorporated Roads - Travis County 8/2011, Creeks - NHD 2005, Parks - Travis County 2011.

PRECINCT 2

RESEARCH BLVD

City of Austin

City of Austin

FM 2222

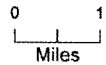
City of Lago Vista

City of Lakeway

City of West Lake Hills

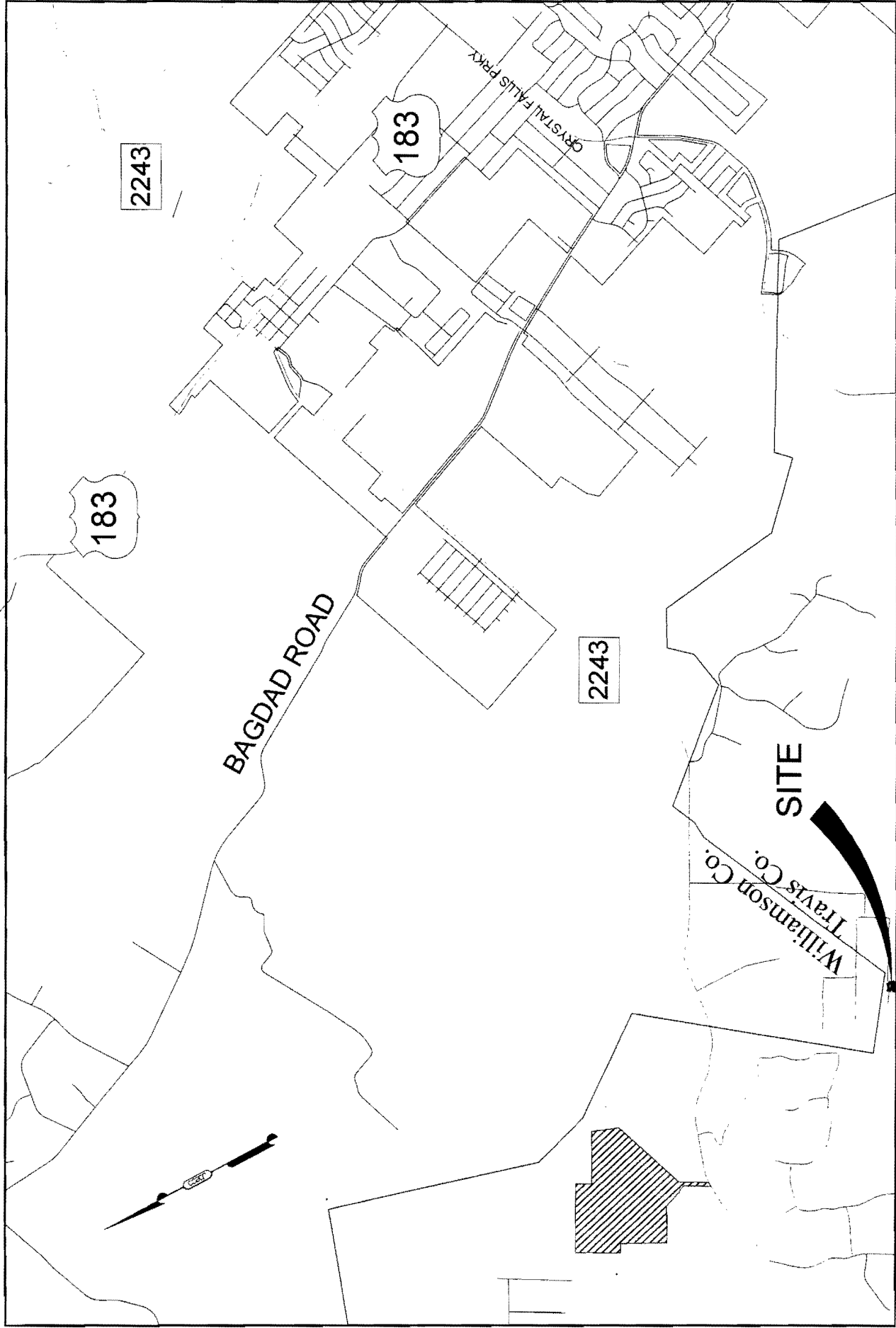
Map Disclaimer: The data is provided "as is" with no warranties of any kind.

Travis County Roadways, Map C



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

VICINITY MAP



NOT TO SCALE



3DS, Inc.
Land Surveyors

G.P.S. Services
Subdivisions • Topographic
Construction • Commercial • Boundaries

MAILING ADDRESS:
10703 Sierra Oaks
Austin, Texas 78759
(512) 919-4140
Fax (512) 919-4142

February 21, 2013

Travis County Commissioners Court
700 Lavaca Street
Austin, Texas 78701

Project: Hidden Mesa Subdivision Resubdivision of Lot 42

Judge Biscoe and Commissioners,

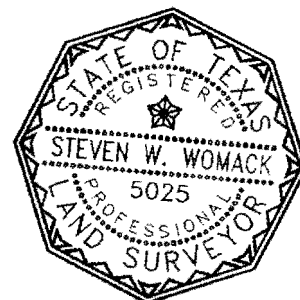
Please accept this correspondence as a formal request for a variance to section 82.202(d)(5) of the Travis County Subdivision ordinance. The tract is currently a platted lot known as Lot 42, Hidden Mesa Subdivision and when it was originally approved, the streets were dedicated as 60' road easements. The variance is to divide the existing 6 acre lot into (3) 2 acre lots fronting on this 60' road easement. The original subdivision was planned to have 2 acre lots, but platted larger tracts. This information has been confirmed with field data locating original monumentation for these smaller lots not shown on the recorded plat.

We appreciate your consideration of our request.

Sincerely,

Steven W. Womack
Registered Professional Surveyor
No. 5025, State of Texas

21 Feb 2013
Date



Michael Hettenhausen

From: Robin Griffin <rgriffin@leandertx.gov>
Sent: Monday, February 04, 2013 5:04 PM
To: Michael Hettenhausen
Subject: RE: Hidden Mesa subdivision question

Hi Michael,

Steve sent me an email requesting that I address the impact on the county roadways. I told him that the city does not maintain these roadways and he needed to contact the County Engineer's Office (Joe England).

Please do not hesitate to contact me if you have any questions.

Thank you,

Robin M. Griffin, AICP

Planner
City of Leander
512-528-2763

From: Michael Hettenhausen [<mailto:Michael.Hettenhausen@co.travis.tx.us>]
Sent: Monday, February 04, 2013 10:39 AM
To: Robin Griffin
Subject: Hidden Mesa subdivision question

Good morning Robin,

Steve Womack has submitted an application to resubdivide a lot within the Hidden Mesa subdivision. While the lot and easement the lot fronts on is located within Travis County, all roads within the subdivision lead into Williamson County. We are concerned that resubdividing this lot will impact roads Travis County does not maintain. We have requested the applicant provide written documentation from the Williamson County planning department acknowledging the resubdivision and its potential impact on Williamson County roads. However, Steve tells me that he has spoken with you and your counterpart with the county (although I didn't catch his name), and you are both comfortable with deferring to Travis County on this issue. Please let me know if this is correct.

Thanks for your time,

Michael Hettenhausen, Planner

Travis County Development Services and Long Range Planning
700 Lavaca Street
Austin, Texas 78701
(512) 854-7563, office



Before printing this email,
please consider your eco-footprint.

Michael Hettenhausen

From: Joe England <jengland@wilco.org>
Sent: Wednesday, February 06, 2013 11:20 AM
To: Michael Hettenhausen
Cc: Patrick Hughes
Subject: RE: Hidden Mesa subdivision question

It appears that CR 290 still has capacity for two additional lots. I do not object to the proposed subdivision.

Joe M. England

Joe M. England, P.E.
Williamson County Engineer
3151 SE Inner Loop, Suite B
Georgetown, Texas 78626
512-943-3336

From: Michael Hettenhausen [<mailto:Michael.Hettenhausen@co.travis.tx.us>]
Sent: Wednesday, February 06, 2013 10:41 AM
To: Joe England
Subject: RE: Hidden Mesa subdivision question

The application is to resubdivide one existing single family lot into three single family lots.

From: Joe England [jengland@wilco.org]
Sent: Wednesday, February 06, 2013 9:56 AM
To: Michael Hettenhausen
Subject: Re: Hidden Mesa subdivision question

Is this dividing one single family lot into two?

Sent from my iPhone

On Feb 5, 2013, at 7:48 AM, "Michael Hettenhausen" <Michael.Hettenhausen@co.travis.tx.us> wrote:

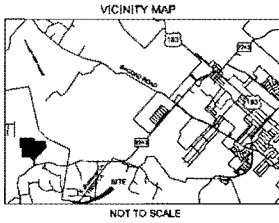
Good morning Joe,

Steve Womack has submitted an application to resubdivide a lot within the Hidden Mesa subdivision. While the lot and easement the lot fronts on is located within Travis County, all roads within the subdivision lead into Williamson County. We are concerned that resubdividing this lot will impact roads Travis County does not maintain. We have requested the applicant provide written documentation from the Williamson County planning department acknowledging the resubdivision and its potential impact on Williamson County roads. However, Steve tells me that he has spoken with you, and you are both comfortable with deferring to Travis County on this issue. Please let me know if this is correct.

Thanks for your time,

Michael Hettenhausen, Planner

Travis County Development Services and Long Range Planning
700 Lavaca Street
Austin, Texas 78701



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.

Proposed Plat

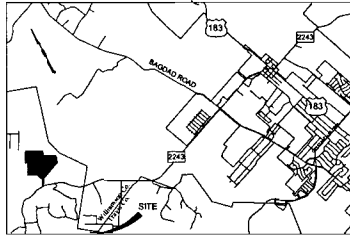
ZDS
Land Surveyors
G.P.S. Services
Subdivisions & Platting
Construction Co.
10703 SIERRA OAKS
AUSTIN, TX 78758
PH: (512) 919-4140
www.zdsinc.com

Hidden Mesa Subdivision Resubdivision of Lot 42
TRAVIS COUNTY, TEXAS

Scale: 1" = 100' Date: 11/29/12
Field Book: _____ Disk: _____
Drawn by: Staff
File Name: 12-008
Approved by: S.W.
Project No.: 12-008

SHEET **1** OF **3**

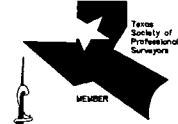
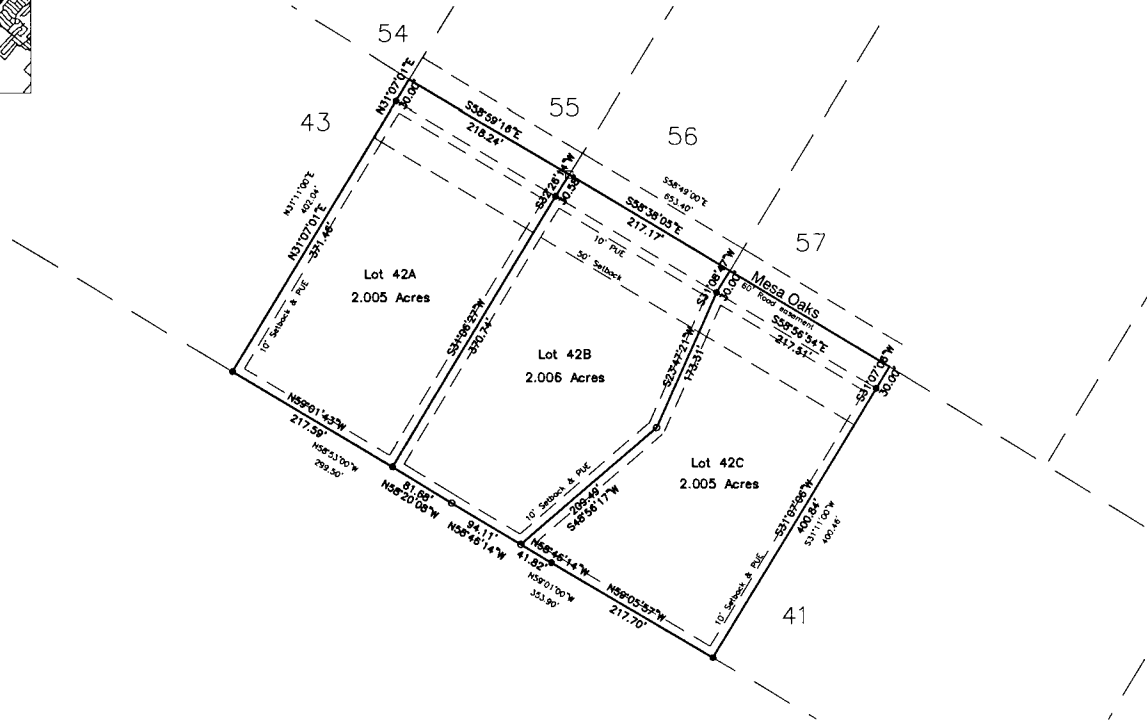
VICINITY MAP



NOT TO SCALE

Hidden Mesa Subdivision Resubdivision of Lot 42

6.016 ACRES OF LAND, BEING LOT 42, HIDDEN MESA, A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 66, PAGE 27 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.



0 50 100
SCALE: 1"=100'

LEGENO

- IRON ROD FOUND
- IRON ROD SET
- ▲ TRAVERSE NAIL SET
- ★ CALCULATED POINT
- () RECORD BEARING, DISTANCE
- IRON PIPE IN CONC

TOPO/BEARING/COORDINATE BASIS
 ELIPSOID: WGS 1984 /GRS 1980
 PROJECTION: TEXAS CENTRAL NAD 83
 GEOID MODEL: GEOID 99

OWNER:
 LARRY FORD
 209 MESA OAKS
 LEANDER, TEXAS 78641

SURVEYOR:
 3DS, INC. LAND SURVEYORS
 10703 SIERRA OAKS
 AUSTIN, TEXAS 78759
 PHONE: (512) 919-4140
 FAX: (512) 919-4142

NO PORTION OF THE SURVEY SHOWN HEREON LIES WITHIN THE LIMITS OF A FLOOD HAZARD AREA OR WITHIN THE LIMITS OF THE 100-YEAR FLOOD AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON COMMUNITY PANEL NO. 48453C0085 H, DATED 9/26/08 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

I, STEVEN W. WOMACK, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE CITY OF LEANDER SUBDIVISION ORDINANCE AND SECTION 232.001, LOCAL GOVERNMENT CODE OF TEXAS, THAT THE FIELD NOTES SHOWN HEREON CLOSE AND THAT ALL EXISTING EASEMENTS OF RECORD ARE SHOWN ON THIS PLAT.

3DS, INC.
 10703 Sierra Oaks
 Austin, Texas 78759

30 Nov. 2012

STEVEN W. WOMACK DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR No. 5025

RESIDENTIAL LOTS	3
ACREAGE	6.016

NOTES FROM ORIGINAL SUBDIVISION:

- ALL DWELLINGS MUST BE CONNECTED TO A SANITARY SEWER SYSTEM OR SEPTIC TANK MEETING THE SPECIFICATIONS OF THE STATE HEALTH DEPARTMENT.

NOTES:

- LOTS TO BE SERVED BY PRIVATE WATER WELL & O.S.S.F.
- UNDERGROUND ELEC. PROVIDED BY PEC.
- TELEPHONE SERVICE PROVIDED BY SSC.
- PROPERTY IS LOCATED IN THE LEANDER MUNICIPAL ETJ.
- THIS TRACT IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.
- The drilling of more than one well on each lot is prohibited unless approved by the County.
- A rainwater harvesting system providing storage of at least 2,500 gallons of potable or non-potable water is installed on each lot when a structure is erected there;
- Further subdivision of lots is prohibited five years following the filing of the plat;
- The use of groundwater from a well in the subdivision to supply land outside the subdivision is prohibited, except in the event of fire or other emergency the County determines to be temporary; and
- The water supply for this subdivision will be served by individually-owned groundwater wells. Water wells in this area have demonstrated historically that water may or may not be readily available at all times. Information on the available supply of groundwater and its quality is available to prospective purchasers of lots in this subdivision is available in the office of the County Clerk of Travis County, Texas.

3DS
 Texas Society of Professional Surveyors
 Land Surveyors
 G.P.S. Services
 Subdivision Resubdivisions
 Construction/Commercial Boundaries
 10703 SIERRA OAKS
 AUSTIN, TX 78759
 PH: (512) 919-4140
 www.3dsinc.com

Hidden Mesa Subdivision Resubdivision of Lot 42

TRAVIS COUNTY, TEXAS

Scale: 1"= 100'	Date: 11/30/12
Field Book:	Disk:
Drawn by: Staff	
File Name: 12-008	
Approved by: S.W.	
Project No.: 12-008	

SHEET
2
 OF
3

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

THAT I, Larry Ford, owner of LOT 42, HIDDEN MESA SUBDIVISION, recorded in Volume 66, Page 27 of the Plat Records of Travis County, Texas, the same being conveyed by deed of record in Volume 12067, Page 0067 and Document Number 2003251774, do hereby amend said Lot as shown hereon, and do adopt this plat as the amended plat to be known as "HIDDEN MESA SUBDIVISION RESUBDIVISION OF LOT 42" as shown hereon and pursuant to Chapters 212.016 and 232.009 of the Texas Local Government Code, and do adopt this plat and do dedicate to the public the use of streets and easements shown hereon.

WITNESS MY HAND THIS THE _____ DAY OF _____, 20____.

Larry Ford
205 Mesa Oaks
Leander, Texas 78641

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LARRY FORD, 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 AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL THIS THE _____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

NOTES:

1. NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM.
2. NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS SERVICED WITH AN APPROVED WASTEWATER DISPOSAL SYSTEM IN ACCORDANCE WITH TRAVIS COUNTY HEALTH DEPARTMENT SPECIFICATIONS.
3. ALL PROPERTY OF THE HEREIN-DESCRIBED SUBDIVISION IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S NONPOINT-SOURCE (NPS) POLLUTION CONTROL ORDINANCE. ANY DEVELOPMENT OTHER THAN CONSTRUCTION ON A SINGLE-FAMILY RESIDENTIAL LOT MAY REQUIRE AN NPS DEVELOPMENT PERMIT FROM THE LOWER COLORADO RIVER AUTHORITY.
4. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO ONE SINGLE FAMILY RESIDENTIAL PER LOT.
5. THIS SUBDIVISION IS SUBJECT TO ALL OF THE RESTRICTIONS AND COVENANTS PERTAINING TO THIS TRACT, AS FOUND IN VOLUME 66, PAGE 27, PLAT RECORDS, VOLUME 4408, PAGE 2000, VOLUME 4413, PAGE 4D7 AND VOLUME 4723, PAGE 202, DEED RECORDS, DOCUMENT NOS. 2001104178, 20021235065, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND IN CABINET B, SLIDE 350 PLAT RECORDS, VOLUME 574, PAGE 829, DEED RECORDS, DOCUMENT NOS. 20D1045411 AND 2002051179, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
6. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS.
7. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION).
8. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION) FOR INSPECTION AND MAINTENANCE OF SAID EASEMENT.
9. PRIOR TO ANY SITE DEVELOPMENT, TRAVIS COUNTY REQUIRES A PERMIT.

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 THIS OFFICE THIS _____ DAY OF _____, 20____, A.D.
DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

COMMISSIONERS' COURT RESOLUTION

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

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS' COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, 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., 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

Travis County On-Site Wastewater Program

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 on-site wastewater system may be installed within 100 feet of a private water well nor may an on-site wastewater disposal system be installed within 150 feet of a public well.
3. 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.
4. Development on each lot in this shall be in compliance with the minimum requirements of the Texas Administrative Code Chapter 285 and Chapter 45 of the Travis County Code that are in effect at the time of construction.
5. Residential lots in this subdivision are restricted to one single family dwelling and appurtenant structures per acre.
6. These restrictions are enforceable by the Travis County On-Site Wastewater Program.

Stacey Scheffel, Program Manager _____ Date
On-Site Wastewater, Travis County TNR

NPS PERMIT PLAN SHEET

All property of the herein-described subdivision is subject to the Lower Colorado River Authority's Nonpoint-Source (NPS) Pollution Control Ordinance. Any development other than construction of a single-family home or associated structure may require an NPS development permit from the Lower Colorado River Authority.

Lower Colorado River Authority _____ Date

City Of Leander

Approved this the _____ day of _____, 20____, A.D. at a public meeting of the Planning and Zoning Commission of the City of Leander, Texas and authorized to be filed for record by the County Clerk of _____ County.

Mark Bell, Chair
Planning and Zoning Commission
City of Leander, Texas

ATTEST: Ellen Pizalota, Secretary
Planning and Zoning Commission
City of Leander, Texas

ZDS
The Commission For
Land Surveyors
G.P.S. Services
Subdivisions / Topographic
Construction / Commercial / Boundaries
www.zdsinc.com
10501 SEVERA DAMS
AUSTIN, TEXAS 78748
PH: (512) 919-4190

Hidden Mesa Subdivision Resubdivision of Lot 42

Scale: 1" = 100'	Date: 11/30/12	Drawn By: Staff	Field Book: Disk
File Name: 12-008		Approval By: S.W.	
Project No.: 12-008			