



## Item 13

### Travis County Commissioners Court Agenda Request

**Meeting Date:** March 26, 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, R.E., County Executive-TNR

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

AB

**AGENDA LANGUAGE:** Consider and take appropriate action on a plat for recording: The Ranch P.U.D. Sections 4 - 11 Revised Plat of Lots 1, 2, and 3, Block One Section 6 (Revised Plat - Two Lots - 3.335 acres - Golf Links Court) in Precinct Three.

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

The property owners of lots 1, 2, and 3 wish to revise the existing plat by combining lots 1 and 2, which creates Lot 1A, and moving the common lot line between lot 2 and 3, which creates a larger Lot 3A; the two new lots are both platted from the existing Golf Links Court. 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 The Ranch P.U.D. or a public hearing.

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

None.

#### **ATTACHMENTS/EXHIBITS:**

Precinct map

Location map

Existing final plat

Proposed final plat

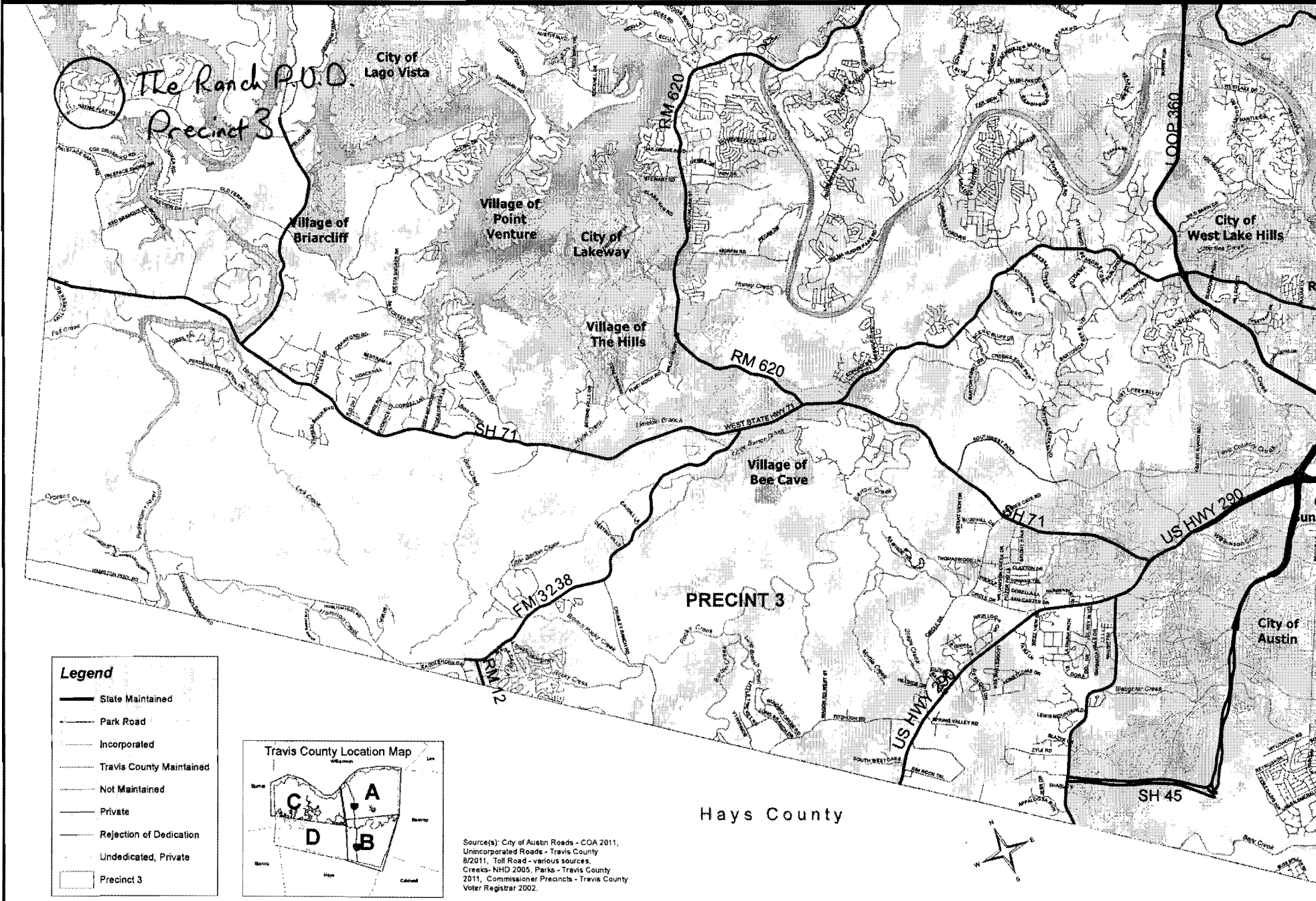
#### **REQUIRED AUTHORIZATIONS:**

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

**CC:**


**SM:AB:mh**

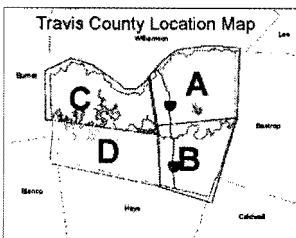
**1101 - Development Services Long Range Planning - The Ranch P.U.D. Sections 4 - 11  
Revised Plat of Lots 1, 2, and 3 Block One Section 6**



Precinct Map

**Legend**

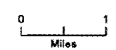
- State Maintained
- Park Road
- Incorporated
- Travis County Maintained
- Not Maintained
- Private
- Rejection of Dedication
- Undedicated, Private
- Precinct 3



Source(s): City of Austin Roads - COA 2011, Unincorporated Roads - Travis County 9/2011, 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.

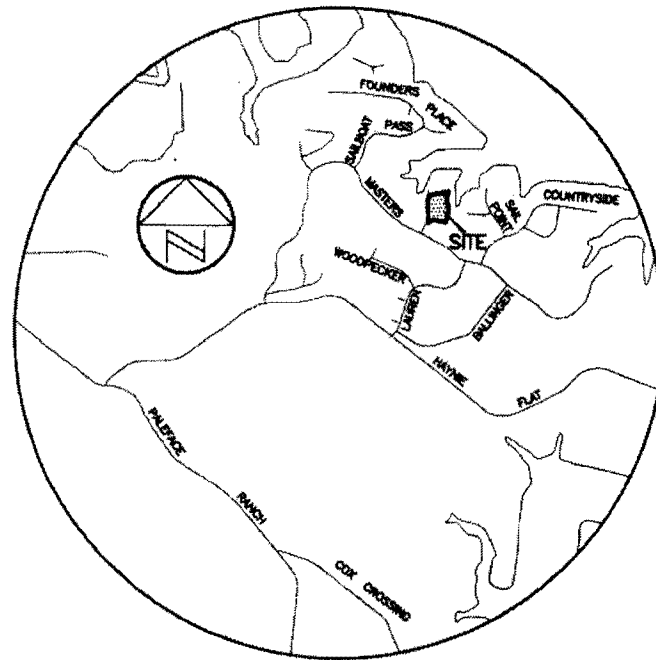
# Travis County Roadways, Map D



Map Prepared by: Travis County, Dept. of Transportation & Natural Resources. Date: 5/9/2011

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THE RANCH P.U.D. SECTIONS 4 - 11  
REVISED PLAT OF LOTS 1, 2, AND 3, BLOCK ONE SECTION 6

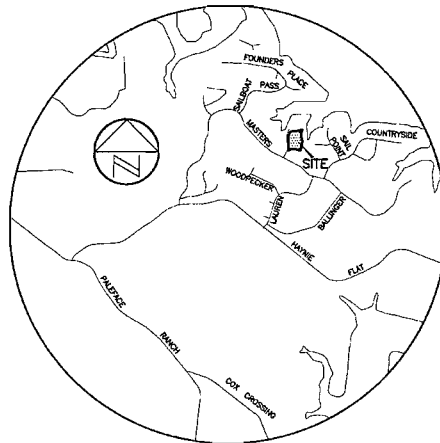


LOCATION MAP  
NOT TO SCALE



# Proposed Plat

## THE RANCH P.U.D. SECTIONS 4 - 11 REVISED PLAT OF LOTS 1, 2, AND 3, BLOCK ONE SECTION 6



LOCATION MAP  
NOT TO SCALE

### 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.

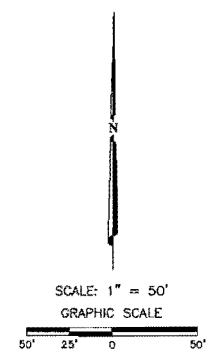
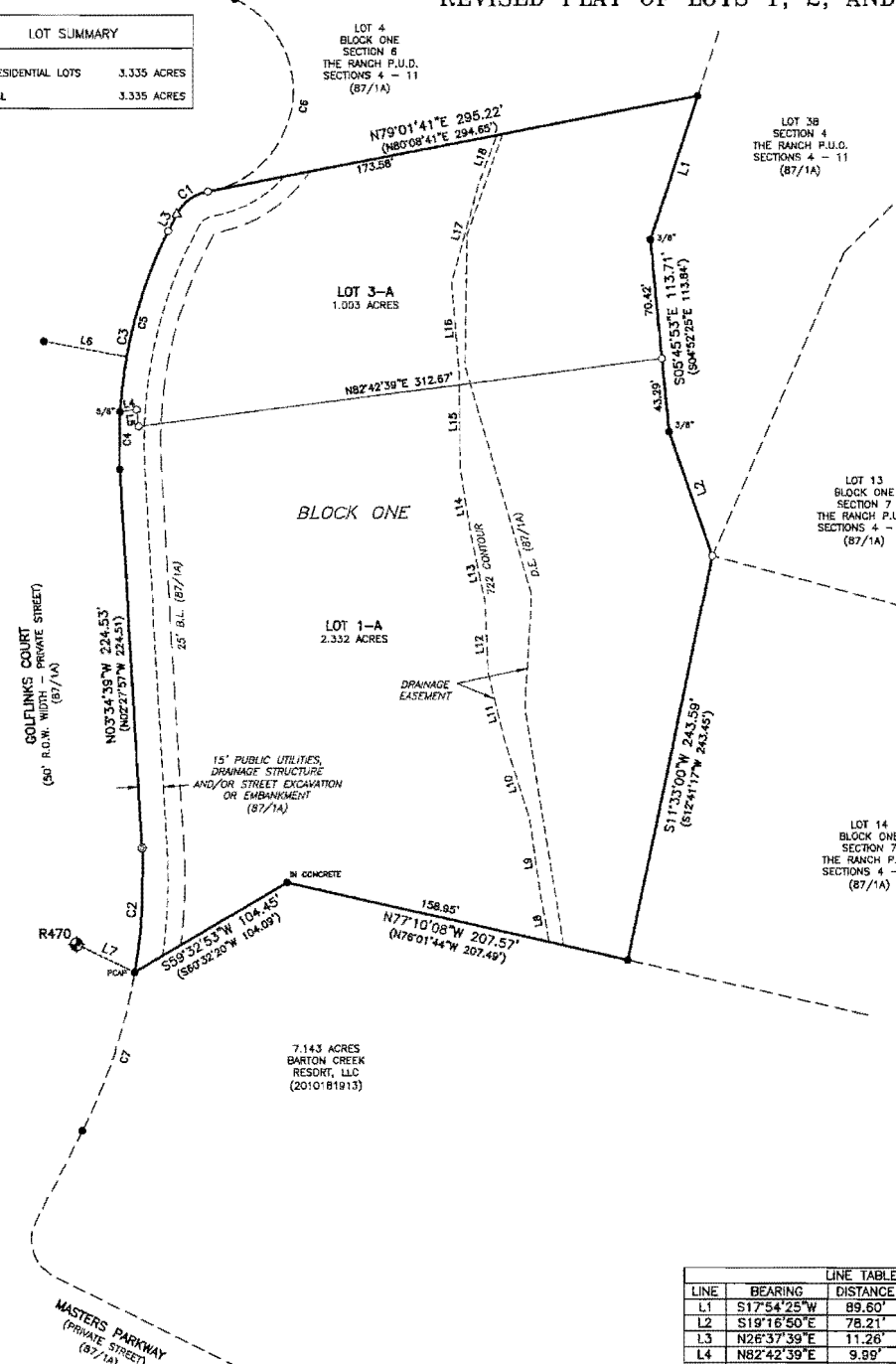
THIS CAN AFFECT THE VALUE OF YOUR PROPERTY.

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.

 Professional Land Surveying, Inc. Surveying and Mapping 3500 McCall Lane Austin, Texas 78744 512-443-1724	PROJECT NO.: 938-001
	DRAWING NO.: 938-001-PL1
	PLOT DATE: 01/23/13
	PLOT SCALE: 1" = 50'
	DRAWN BY: JDB
SHEET 1 OF 3	

THE RANCH P.U.D. SECTIONS 4 - 11  
REVISED PLAT OF LOTS 1, 2, AND 3, BLOCK ONE SECTION 6

LOT SUMMARY	
2 RESIDENTIAL LOTS	3.335 ACRES
TOTAL	3.335 ACRES



LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" REBAR WITH CAP FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- △ MAG NAIL WITH "CHAPARRAL" WASHER SET
- ⊙ PUNCH HOLE SET
- ⊕ CONTROL POINT
- B.L. BUILDING SETBACK LINE
- D.E. DRAINAGE EASEMENT
- ( ) RECORD INFORMATION

THIS IS A SURFACE DRAWING.  
BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "R470".  
MAG NAIL WITH WASHER SET  
SURFACE COORDINATES:  
N 1013853.58  
E 3002750.21  
TEXAS STATE PLANE COORDINATES:  
N 10138730.03  
E 3002417.46  
ELEVATION = 765.80'  
VERTICAL DATUM: NAVD 83 (GEOID 09)  
COMBINED SCALE FACTOR = 0.999889184 (FOR SURFACE TO GRID CONVERSION)  
INVERSE SCALE FACTOR = 1.000110829 (FOR GRID TO SURFACE CONVERSION)  
SCALED ABOUT 0.0  
THETA ANGLE: 1°09'14"

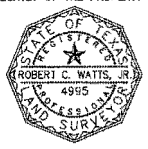
LINE	BEARING	DISTANCE	(RECORD)
L1	S17°54'25"W	89.60'	(S19°00'29"W 89.60')
L2	S19°16'50"E	78.21'	(S18°08'03"E 78.16')
L3	N26°37'39"E	11.26'	(N27°44'25"E 11.26')
L4	N82°42'39"E	9.99'	
L5	S07°17'21"E	10.00'	
L6	N79°42'01"W	50.23'	
L7	N64°49'31"W	38.44'	

LINE	BEARING	DISTANCE
L8	N10°37'19"W	28.69'
L9	N08°29'51"W	45.87'
L10	N18°10'45"W	47.54'
L11	N13°58'34"W	41.53'
L12	N02°25'55"W	39.91'
L13	N11°54'27"W	41.02'
L14	N09°16'13"W	42.05'
L15	N00°46'58"W	55.22'
L16	N04°44'22"W	54.03'
L17	N14°49'25"E	61.00'
L18	N20°24'25"E	30.23'

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	TANGENT	(RECORD CHORD)
C1	25.00'	53°58'32"	23.95'	N53°36'42"E	22.69'	12.73'	(N6°43'28"E 22.69')
C2	325.00'	12°59'59"	73.74'	N02°55'07"E	73.58'	37.03'	(N0°02'02"E 73.58')
C3	275.00'	30°12'25"	144.98'	N11°31'28"E	143.31'	74.22'	(N12°38'14"E 143.31')
C4	275.00'	7°02'46"	33.82'	N00°03'21"W	33.80'	16.93'	(N01°03'55"E 33.80')
C5	275.00'	2°09'39"	111.16'	N15°02'51"E	110.41'	55.35'	(N18°10'08"E 110.33')
C6	60.00'	145°54'02"	152.79'	N07°39'18"E	114.73'	195.64'	(N08°59'59"E 114.62')
C7	325.00'	17°21'19"	98.44'	S17°53'44"W	98.07'	49.60'	(N19°13'25"E 98.21')

SURVEYOR'S CERTIFICATION  
I, ROBERT C. WATTS, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM THE ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND DECEMBER 19, 2012.

Robert C. Watts, Jr. 1-23-13  
ROBERT C. WATTS, JR., R.P.L.S. 4995  
SURVEYING BY:  
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
3500 MCCALL LANE  
AUSTIN, TEXAS 78744  
(512) 443-1724



ENGINEER'S CERTIFICATION:  
I, CHRIS McCOMB, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48453C01BDH, DATED SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.  
ZONE AE ELEVATION FOR LAKE TRAVIS: 722.0'

CHRIS McCOMB, P.E.  
ENGINEERING BY:  
AMC DESIGN GROUP, INC.  
FIRM NO. F-1708  
P.O. BOX 18058  
AUSTIN, TEXAS 78760  
(512) 385-2911

**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping  
3500 McCall Lane  
Austin, Texas 78744  
512-443-1724

PROJECT NO.: 938-001  
DRAWING NO.: 938-001-PL1  
PLOT DATE: 01/23/13  
PLOT SCALE: 1" = 50'  
DRAWN BY: JDB  
SHEET 2 OF 3

**THE RANCH P.U.D. SECTIONS 4 - 11  
REVISED PLAT OF LOTS 1, 2, AND 3, BLOCK ONE SECTION 6**

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THE PRESENTS:

THAT RUSSELL L. MUNSCH AND WIFE, SHERI MUNSCH, BEING OWNER OF LOTS 1 AND 2, BLOCK 1, SECTION 6 OF THE RANCH P.U.D. SECTIONS 4 THROUGH 11, A SUBDIVISION OF RECORD IN VOLUME 87, PAGE 1A OF THE PLAT RECORDS OF TRAVIS COUNTY TEXAS, CONVEYED BY DEED OF RECORD IN VOLUME 12198, PAGE 2351 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND VOLUME 13221, PAGE 1442 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;

AND DENNI DAVIS WASHBURN, BEING OWNER OF LOT 3, BLOCK ONE, SECTION 6 OF THE RANCH P.U.D. SECTIONS 4 THROUGH 11, A SUBDIVISION OF RECORD IN VOLUME 87, PAGE 1A OF THE PLAT RECORDS OF TRAVIS COUNTY TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2005217475 OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS;

DO HEREBY AMEND SAID LOTS, CONSISTING OF 3.335 ACRES, PURSUANT TO CHAPTER 232.011 OF THE TEXAS LOCAL GOVERNMENT CODE, FOR THE SOLE PURPOSE OF COMBINING LOTS 1 AND 2, AND RELOCATING THE COMMON LINE BETWEEN LOTS 2 AND 3, TO BE KNOWN AS

THE RANCH P.U.D. SECTIONS 4 - 11 REVISED PLAT OF LOTS 1, 2 AND 3, BLOCK ONE, SECTION 6

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

RUSSELL L. MUNSCH  
2305 GOLF LINKS COURT  
SPICEWOOD, TEXAS 78669-3040

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RUSSELL L. MUNSCH, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

WITNESS MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

SHERI MUNSCH  
2305 GOLF LINKS COURT  
SPICEWOOD, TEXAS 78669-3040

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHERI MUNSCH, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

WITNESS MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

DENNI DAVIS WASHBURN  
2401 GOLF LINKS COURT  
SPICEWOOD, TEXAS 78669-3040

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DENNI DAVIS WASHBURN, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**GENERAL NOTES:**

1. ALL NOTES AND RESTRICTIONS FROM THE PREVIOUS PLAT, SECTION 6 OF THE RANCH P.U.D. SECTIONS 4 THROUGH 11, A SUBDIVISION OF RECORD IN VOLUME 87, PAGE 1A OF THE PLAT RECORDS OF TRAVIS COUNTY TEXAS, AND CABINET 2, SLIDE 17B OF THE PLAT RECORD OF BURNET COUNTY, TEXAS, SHALL APPLY TO THIS REVISED PLAT.
2. THE DRAINAGE EASEMENT SHOWN HEREON CONTAINS THE 100-YEAR FLOODPLAIN BASED ON THE 722' M.S.L. CONTOUR ELEVATION. THE 722' M.S.L. CONTOUR ELEVATION HAS BEEN CONFIRMED BY AN ON-GROUND SURVEY PERFORMED ON DECEMBER 28, 2012. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES SHALL BE ALLOWED WITHIN THE DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION).
3. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES FOR INSPECTION OF SAID EASEMENT. THE DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
4. ALL FINISHED SLAB ELEVATIONS IN THIS SUBDIVISION SHALL BE 1.0 FEET MINIMUM ABOVE THE 100 YEAR FREQUENCY FLOOD LEVEL.
5. THE 25 & 100 YEAR FLOODS ARE CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTION SHALL BE PLACED WITHIN ANY DRAINAGE EASEMENT SHOWN HEREON EXCEPT AS SPECIFICALLY APPROVED BY TRAVIS COUNTY.
6. ALL LOTS ARE RESTRICTED TO SINGLE FAMILY LOTS. ALL SINGLE FAMILY LOTS MAY NOT BE RESUBDIVIDED INTO SMALLER LOTS.
7. ALL STREETS IN THIS SUBDIVISION ARE TO BE PRIVATE STREETS.
8. PRIVATE STREETS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
9. IN ADDITION TO ANY EASEMENTS SHOWN HEREON, THE FRONT 15 FEET OF ALL LOTS, ADJACENT TO ALL PRIVATE STREETS, IS RESERVED FOR PUBLIC UTILITIES, DRAINAGE STRUCTURES AND/OR STREET EXCAVATION OR EMBANKMENT.
10. EACH LOT IN THIS SUBDIVISION WILL BE SERVED BY WATER TAKEN FROM LAKE TRAVIS (WATER PURCHASED FROM LOWER COLORADO RIVER AUTHORITY) THROUGH A PRIVATE FILTER AND CHLORINATION SYSTEM AND NEED A CONSTRUCTION AGREEMENT FOR WATER PER 13-3-200.
11. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED BY THE LOWER COLORADO RIVER AUTHORITY. EACH AND EVERY INSTALLATION OF A PRIVATE INDIVIDUAL SEWAGE DISPOSAL SYSTEM ON EACH LOT LYING WHOLLY WITHIN THE WATER QUALITY ZONE MUST BE LICENSED UNDER THE TERMS OF THE TEXAS DEPARTMENT OF WATER RESOURCES AND THE LOWER COLORADO RIVER AUTHORITY, AND ALL STANDARDS, REQUIREMENTS AND CRITERIA OF THE TEXAS DEPARTMENT OF HEALTH IN EFFECT AT THE TIME OF SUCH APPLICATIONS FOR LICENSES ARE MADE.
12. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A WATER SYSTEM APPROVED BY THE TEXAS STATE DEPARTMENT OF HEALTH.
13. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO TRAVIS COUNTY FOR REVIEW.

**TRAVIS COUNTY COMMISSIONERS COURT RESOLUTION**

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

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF 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 THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC 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 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 THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D., THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

DANA DEBEAUVOR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS.

DEPUTY

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\_\_\_\_

GREG GUERNSEY, AICP, DIRECTOR  
CITY OF AUSTIN PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

**L.C.R.A. NOTES:**

1. ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE. SHOULD ANY LOT BE PROPOSED FOR A USE OTHER THAN SINGLE FAMILY RESIDENTIAL, AN LORA HLW DEVELOPMENT PERMIT, ITS SUCCESSORS OR ASSIGNS, MAY BE REQUIRED.

WRITEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT LORA WATERSHED MANAGEMENT AT 1-800-776-5272, EXTENSION 2324 FOR MORE INFORMATION.

2. OSSF/WASTEWATER EFFLUENT DISPOSAL FIELD(S) OR IRRIGATION AREA(S) SHALL NOT BE LOCATED WITHIN 10 FEET OF A WATER LINE EASEMENT.

3. IMPERVIOUS COVER ON ALL PROPERTY HEREIN SHALL BE LIMITED IN ACCORDANCE WITH THE RESTRICTIVE COVENANT FILED IN THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, DOCUMENT NO. \_\_\_\_\_

**L.C.R.A. APPROVAL:**

EACH AND EVERY ON-SITE SEWAGE FACILITY INSTALLED WITHIN THIS SUBDIVISION MUST BE PERMITTED, INSPECTED AND LICENSED FOR OPERATION UNDER THOSE TERMS, STANDARDS AND REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND LOWER COLORADO RIVER AUTHORITY AS ARE IN EFFECT AT THE TIME SUCH APPLICATIONS FOR PERMITS AND LICENSES ARE MADE. THESE LOTS MAY REQUIRE PROFESSIONALLY DESIGNED WASTEWATER DISPOSAL SYSTEMS DUE TO TOPOGRAPHICAL, GEOLOGICAL AND WATER WELL CONSIDERATIONS.

LORA OSSF REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

THE 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 \_\_\_\_\_ A.D. 20\_\_\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M., AND DULY

RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M., IN SAID COUNTY


AND STATE, IN DOCUMENT NUMBER \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE \_\_\_\_ DAY OF \_\_\_\_\_,

20\_\_\_\_ A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

By \_\_\_\_\_  
DEPUTY

 <p><b>Chaparral</b> Professional Land Surveying, Inc. Surveying and Mapping</p> <p>3500 McCall Lane Austin, Texas 78744 512-443-1724</p>	<p>PROJECT NO.: 938-001</p> <p>DRAWING NO.: 938-001-PL1</p> <p>PLAT DATE: 01/23/13</p> <p>PLOT SCALE: 1" = 50'</p> <p>DRAWN BY: JDB</p>
	<p><b>SHEET</b> 3 OF 3</p>