



Item 6

Travis County Commissioners Court Agenda Request

Meeting Date: April 16, 2013

Prepared By: Joe Arriaga Phone #: 854-7562

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 plat for recording: Revised Plat of Lot 4, Block C West Cypress Hills, Phase One, Section 4A (Revised Plat - One Lot - 0.201 acre - Rock Wren Road) in Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

The property owner of Lot 4 wishes to revise the existing plat to clarify the lot lines and dimensions of this lot so it matches the Revised Plat of Lots 5 - 9 of West Cypress Hills, Phase One, Section 4A, platted from Rock Wren Road and approved May 1, 2012. 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 West Cypress Hills subdivision or a public hearing.

FISCAL IMPACT AND SOURCE OF FUNDING:

None.

ATTACHMENTS/EXHIBITS:

Precinct map
Location map
Existing final plat
Proposed final plat

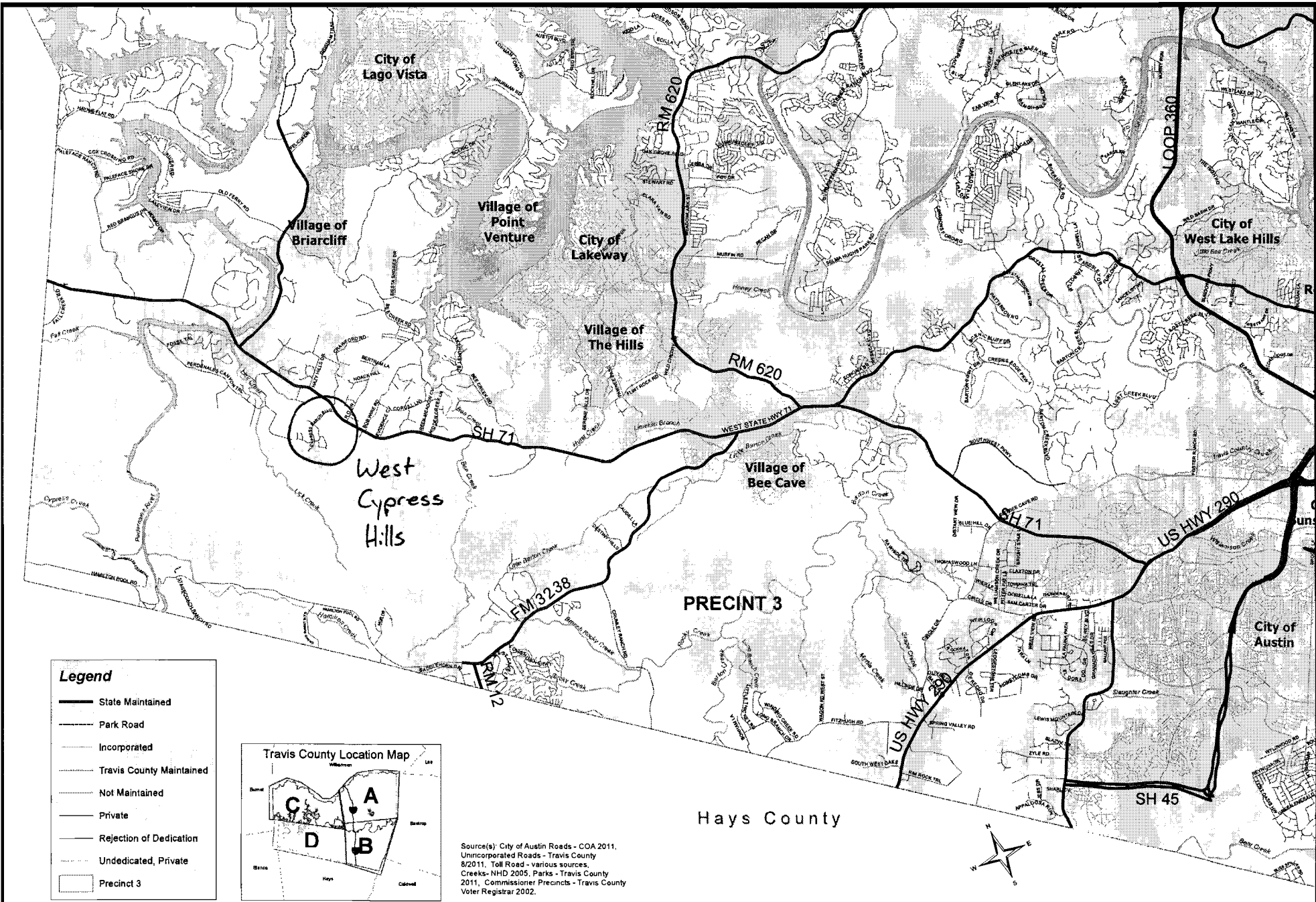
REQUIRED AUTHORIZATIONS:

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

CC:

SM:AB:ja

1101 - Development Services Long Range Planning - Revised Plat of Lot 4, Block C West Cypress Hills, Phase One, Section 4A



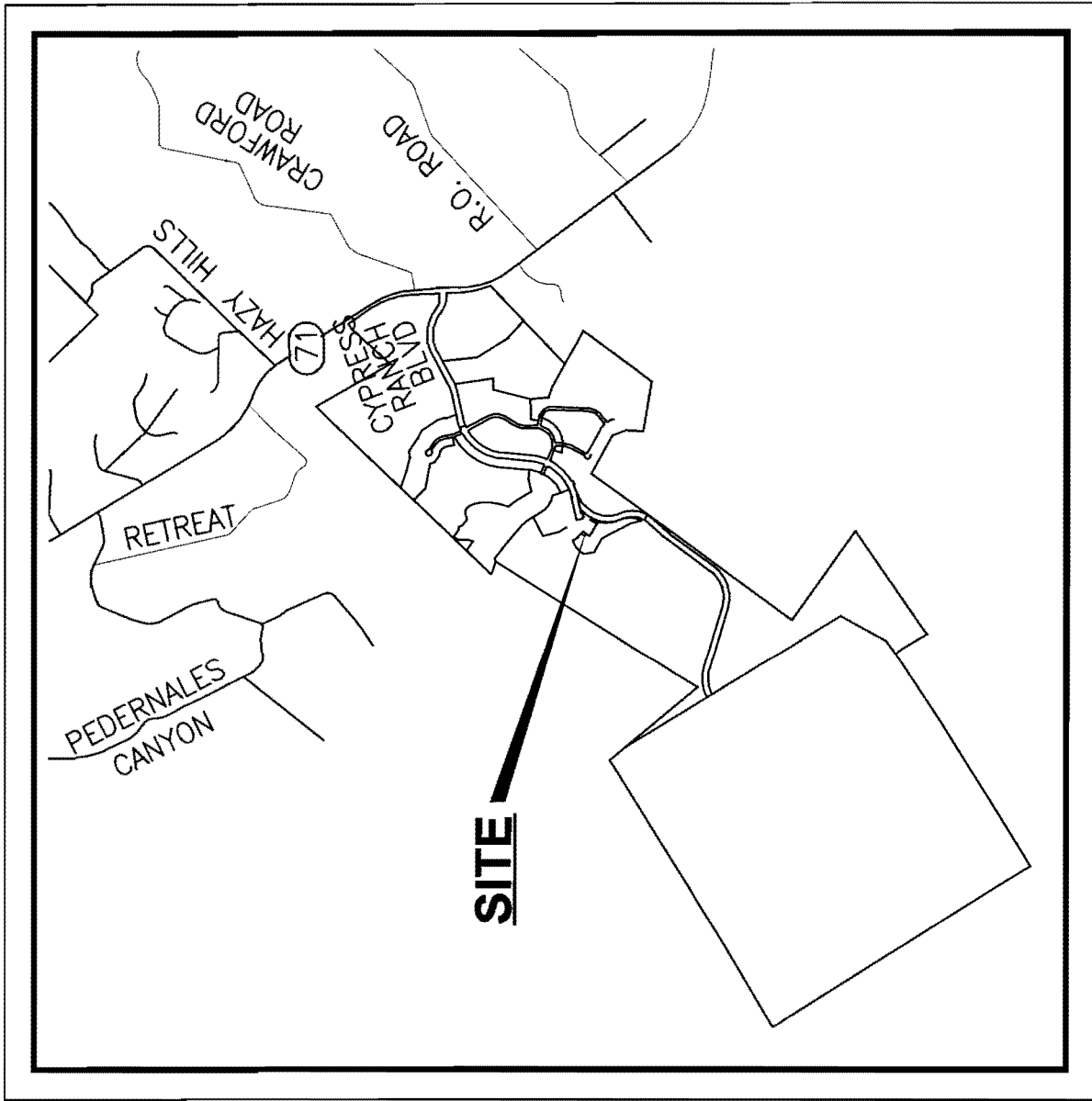
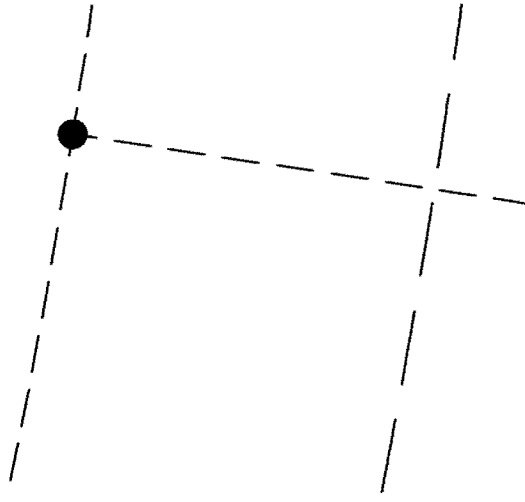
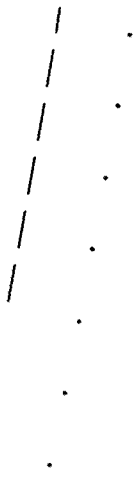
Map Disclaimer: The data is provided "as is" with no warranties of any kind.

Travis County Roadways, Map D

Source(s): City of Austin Roads - COA 2011.
 Unincorporated Roads - Travis County
 8/2011, Toll Road - various sources,
 Creeks- NHD 2005, Parks - Travis County
 2011, Commissioner Precincts - Travis County
 Voter Registrar 2002.



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

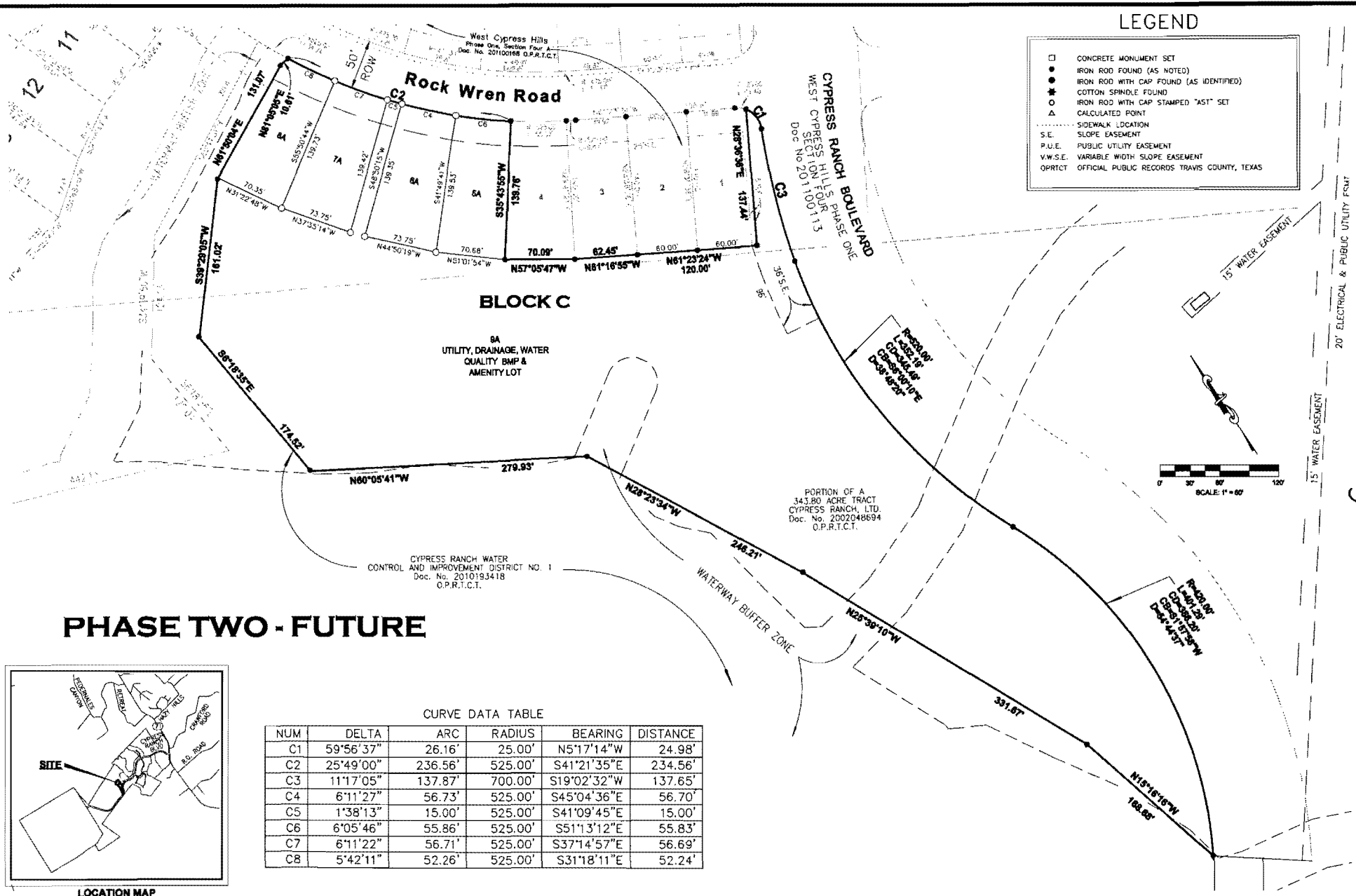


LOCATION MAP
NOT TO SCALE

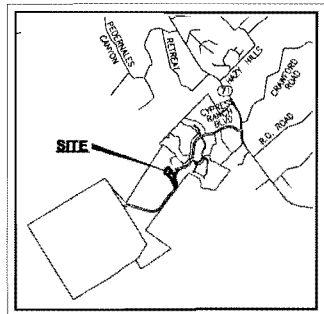


LEGEND

- CONCRETE MONUMENT SET
- IRON ROD FOUND (AS NOTED)
- IRON ROD WITH CAP FOUND (AS IDENTIFIED)
- COTTON SPINDLE FOUND
- IRON ROD WITH CAP STAMPED "AST" SET
- CALCULATED POINT
- △ CALCULATED POINT
- SIDEWALK LOCATION
- SLOPE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- V.W.S.E. VARIABLE WIDTH SLOPE EASEMENT
- OPRTCT OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS



PHASE TWO - FUTURE



LOCATION MAP NOT TO SCALE

CURVE DATA TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	59°56'37"	26.16'	25.00'	N5°17'14"W	24.98'
C2	25°49'00"	236.56'	525.00'	S41°21'35"E	234.56'
C3	11°17'05"	137.87'	700.00'	S19°02'32"W	137.65'
C4	6°11'27"	56.73'	525.00'	S45°04'36"E	56.70'
C5	1°38'13"	15.00'	525.00'	S41°09'45"E	15.00'
C6	6°05'46"	55.86'	525.00'	S51°13'12"E	55.83'
C7	6°11'22"	56.71'	525.00'	S37°14'57"E	56.69'
C8	5°42'11"	52.26'	525.00'	S31°18'11"E	52.24'

Existing Plot

TRAVIS COUNTY, TEXAS

SURVEY DATE: JANUARY, 2012
 SURVEYOR: PAUL C. SALVE, RPLS# 2518
 TECHNICIAN: PCS
 FIELDBOOK: FIELDBOOK
 JOB NUMBER: 1108
 DESCRIPTION: N/A
 CLIENT: CYPRESS RANCH, LTD
 PLOT DATE:

RESUBDIVISION OF LOTS 5, 6, 7, 8 AND 9, BLOCK C
 WEST CYPRESS HILLS
 PHASE ONE, SECTION 4A

SHEET 2
 OF
 2



3000 BEE CAVE ROAD
 SUITE 20
 AUSTIN, TEXAS 78746
 P: 512-994-0302
 F: 512-994-0208
 TOLL FREE: 1-800-399-9999



AUSTIN SPATIAL TECHNOLOGIES, LLC
 10000 N. MOORE AVENUE
 SUITE 100
 AUSTIN, TEXAS 78753
 P: 512-364-8888

CONSUMER PROTECTION NOTICE FOR HOMEBUYERS



LEGEND

Proposed Plat

IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS.

THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. 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.

THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

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

THAT MILESTONE COMMUNITY BUILDERS, LLC, A TEXAS LIMITED LIABILITY COMPANY, WHOSE PRESIDENT, CEO IS GARRETT MARTIN, BEING THE OWNER OF A 0.201 ACRE TRACT OF LAND LOCATED IN THE W. C. ROUNDREE SURVEY NO. 58, ABSTRACT 2891, TRAVIS COUNTY, TEXAS, KNOWN AS LOT 4, BLOCK C, WEST CYPRESS HILLS, PHASE ONE, SECTION 4A, RECORDED IN DOCUMENT NO. 201100168 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AS CONVEYED TO MILESTONE COMMUNITY BUILDERS BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2012143139 OF SAID OFFICIAL PUBLIC RECORDS, DO HEREBY REVISE SAID LOT 4, BLOCK C, PURSUANT TO CHAPTER 232.09 OF THE TEXAS LOCAL GOVERNMENT CODE, AND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

"REVISED PLAT OF LOT 4, BLOCK C, WEST CYPRESS HILLS PHASE ONE, SECTION 4A"

SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, UNLESS OTHERWISE INDICATED, SUBJECT TO ANY RESTRICTIONS AND EASEMENTS GRANTED AND NOT RELEASED.

IN WITNESS WHEREOF, MILESTONE COMMUNITY BUILDERS, LLC HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 20____ A.D.

MILESTONE COMMUNITY BUILDERS, LLC:

By: GARRETT MARTIN, PRESIDENT, CEO
9111 JOLLYVILLE RD., SUITE 111
AUSTIN, TEXAS 78759

THE STATE OF TEXAS :
COUNTY OF TRAVIS :

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____ A.D., BY GARRETT MARTIN, PRESIDENT, CEO OF MILESTONE COMMUNITY BUILDERS, LLC, A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

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

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

ENGINEERING BY:

I, HENRY B. SMITH, P.E., 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 COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF THE TRAVIS COUNTY DEVELOPMENT REGULATIONS, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

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 PANEL #4845300380H, TRAVIS COUNTY, TEXAS DATED SEPTEMBER 26, 2008, COMMUNITY #481026.

HENRY B. SMITH, P.E. # 65051
TEXAS ENGINEERING SOLUTIONS
5000 BEE CAVES ROAD, SUITE 208
AUSTIN, TEXAS 78746

SURVEYED BY:

I, PAUL C. SAUVE, JR., THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

PAUL C. SAUVE, JR., RPLS# 2518
AUSTIN SPATIAL TECHNOLOGIES, LLC
11209 CHERISSE DRIVE
AUSTIN, TX, 78739



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 PLUNG 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 THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 2013, 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 _____, 2013, A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

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 _____, 2013, A.D. AT _____ O'CLOCK _____ M., DULY RECORDED ON THE _____ DAY OF _____, 2013, A.D. AT _____ O'CLOCK _____ M., PLAT RECORDS 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, THIS _____ DAY OF _____, 2013, A.D.

DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

THIS SUBDIVISION IS NOT LOCATED WITHIN THE CITY OF AUSTIN'S EXTRA-TERRITORIAL JURISDICTION (ETJ), THIS THE _____ DAY OF _____, 2013.

GREG GUERNSEY, DIRECTOR
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF CYPRESS RANCH WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1. WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY CYPRESS RANCH WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1.

HENRY B. SMITH, P.E. DATE

ENGINEER FOR CYPRESS RANCH WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1.

LINEAR FOOTAGE OF STREETS
N/A

TOTAL ACRES
0.201 ACRE

TOTAL NUMBER OF LOTS
1 LOTS

SINGLE FAMILY - 1

UTILITY/AMENITY - 0
& DRAINAGE

DIRECTORS - 0

TOTAL NUMBER OF BLOCKS
1 BLOCK

BENCHMARKS

BM-3A-1 ELEV = 1014.20'
"BOX" CUT IN TOP OF CURB AT THE NORTHWEST CORNER OF THE INTERSECTION OF CYPRESS RANCH BLVD. AND TEXAS BLUEBELL DR. AT THE EAST CORNER OF LOT 1, BLOCK 1, PHASE ONE, SECTION ONE.

BM-3A-2 ELEV = 1036.48'
"BOX" CUT IN TOP OF CONCRETE CURB AT THE NORTHEAST CORNER OF THE SWINGS IN THE PARK. 115' WEST OF THE NORTHWEST CORNER OF LOT 5, BLOCK A.

NOTES:

- NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY.
- PROPERTY OWNER OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CYPRESS RANCH W.C.I.D. NO. 1 AND TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS.
- SIDEWALKS SHALL BE BUILT TO TRAVIS COUNTY STANDARDS AND ARE REQUIRED ALONG THE FOLLOWING STREETS:
ROCK WREN ROAD (ONE SIDE)

THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO FUTURE RESIDENTIAL DEVELOPMENT OF PHASE ONE. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE CONCERNING BODY OR UTILITY COMPANY.

- UTILITY/AMENITY & DRAINAGE LOTS WILL BE OWNED AND MAINTAINED BY CYPRESS RANCH W.C.I.D. NO. 1 OR THEIR ASSIGNS.
- A 10' PUBLIC UTILITY EASEMENT IS DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAYS.
- ALL PROPERTY OF THE HEREN DESCRIBED SUBDIVISION IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S NONPOINT SOURCE (NPS) POLLUTION CONTROL ORDINANCE. ANY DEVELOPMENT OTHER THAN SINGLE FAMILY RESIDENTIAL MAY REQUIRE AN NPS DEVELOPMENT PERMIT FROM THE LOWER COLORADO RIVER AUTHORITY.
- A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- FOR THE RESTRICTIVE COVENANTS PERTAINING TO THIS SUBDIVISION SEE SEPARATE INSTRUMENT RECORDED AS DOC. NO. 2012005832 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. ALSO FOR "NOTICE TO HOMEOWNER IN WEST CYPRESS HILLS", SEE DOCUMENT NO. 2012048793 RECORDED IN THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
- DRIVEWAYS SHALL BE LOCATED NO CLOSER THAN 50 FEET TO THE CORNER OF THE RIGHT OF WAY INTERSECTION. MULTIPLE DRIVEWAYS FOR INDIVIDUAL LOTS SHOULD BE SPACED NO CLOSER THAN 100 FEET CENTERLINE TO CENTERLINE ON SHOULDER SECTIONS ROADWAY. DRIVEWAYS ON ADJACENT LOTS SHALL BE SPACED CLOSER THAN 100 FEET CENTERLINE TO CENTERLINE ON SHOULDER SECTION ROADWAYS.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A MUNICIPAL WATER DISTRIBUTION SYSTEM.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO AN APPROVED PUBLIC SEWER SYSTEM.
- OCCUPANCY OF ANY LOT IS PROHIBITED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY FOR THE PLANNED DEVELOPMENT.
- WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY CYPRESS RANCH WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1.
- ALL STREETS SHOWN HEREON WILL BE DEDICATED PUBLIC RIGHT OF WAYS.
- ALL PROPERTY HEREIN IS SUBJECT TO CONSERVATION LANDSCAPING REQUIREMENTS IN ACCORDANCE WITH THE RESTRICTIVE COVENANTS FILED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOCUMENT NO. 2011149748.

LOWER COLORADO RIVER AUTHORITY

THE WATERWAY BUFFER ZONE EASEMENT IS FOR THE PROTECTION OF THE ENVIRONMENT BY IMPROVING THE QUALITY OF THE STORM WATER RUNOFF FROM DEVELOPED LANDS. THE NATIVE LAND MANAGEMENT PRACTICES WITHIN THE EASEMENT ARE TO HELP MAINTAIN CLEAN WATER IN THE CREEKS, RIVERS AND LAKES. NO STRUCTURE OR IMPROVEMENTS, OTHER THAN NATIVE PLANT ENHANCEMENT OR MAINTENANCE OF THE AREA IN ACCORDANCE WITH LORA RULES, MAY BE PLACED OR PERFORMED WITHIN THE EASEMENT WITHOUT SPECIFIC PRIOR AUTHORIZATION AND APPROVAL IN WRITING FROM THE LORA, ITS SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH AUTHORITY TO PERMIT SUCH IMPROVEMENT FOR THE PROTECTION OF THE ENVIRONMENT. THE WATERWAY BUFFER ZONE SHALL BE MAINTAINED BY THE LOT OWNERS BY PRESERVING AND RESTORING NATIVE VEGETATION. THE WATERWAY BUFFER ZONE MAY NOT BE EMBEDED EXCEPT BY EXPRESS WRITTEN AGREEMENT OF THE LORA, ITS SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH PROPERTY AUTHORITY.

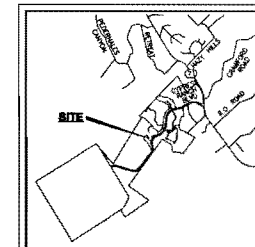
LOWER COLORADO RIVER AUTHORITY DATE

THE PERMANENT WATER QUALITY BEST MANAGEMENT PRACTICE (BMP) LOT IS FOR THE PURPOSE OF PROTECTING THE ENVIRONMENT BY IMPROVING THE QUALITY OF STORMWATER RUNOFF FROM DEVELOPED LANDS. NO STRUCTURE OF OTHER IMPROVEMENT MAY BE CONSTRUCTED OR MAINTAINED WITHIN A WATER QUALITY BMP LOT AREA UNLESS SPECIFICALLY AUTHORIZED AND APPROVED IN WRITING IN ADVANCE BY THE LOWER COLORADO RIVER AUTHORITY (LORA).

THE WATER QUALITY BMP EASEMENT MAY BE ENFORCED BY THE LOWER COLORADO RIVER AUTHORITY OR ANY OTHER GOVERNMENTAL ENTITY WITH THE AUTHORITY TO PROTECT THE ENVIRONMENT FOR THE BENEFIT OF THE PUBLIC, BY INJUNCTION OR OTHER ACTION IN A COURT OF APPROPRIATE JURISDICTION.

LOWER COLORADO RIVER AUTHORITY DATE

ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY HIGHLAND LAKES WATERSHED ORDINANCE. WRITTEN 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.



LOCATION MAP
NOT TO SCALE

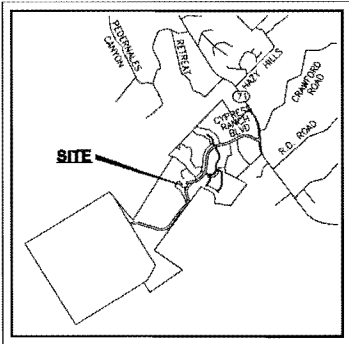
TEXAS ENGINEERING SOLUTIONS

3000 BEE CAVES ROAD
SUITE 208
AUSTIN, TEXAS 78746
P 512-591-0202
F 512-591-0203
WWW.TES.COM

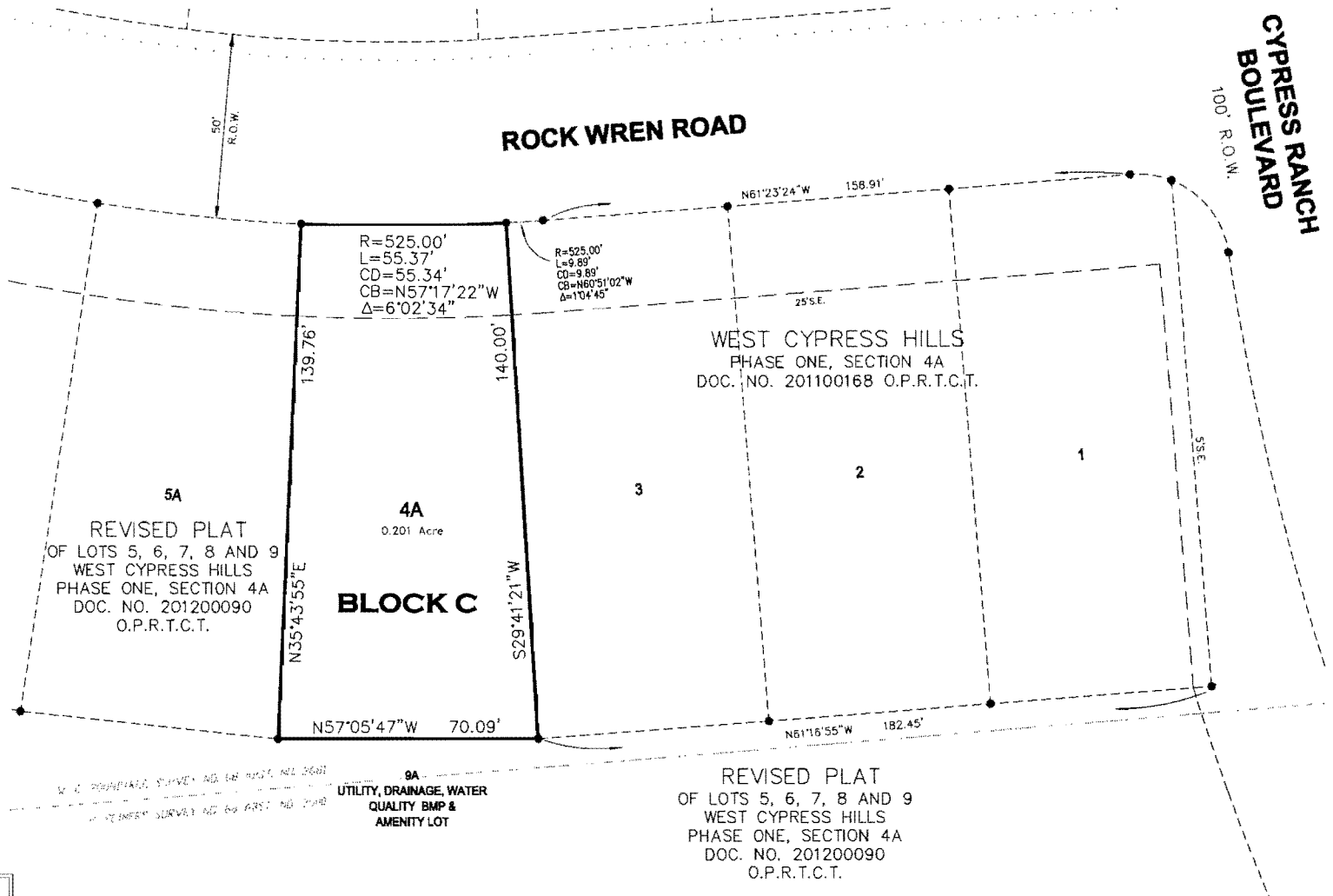
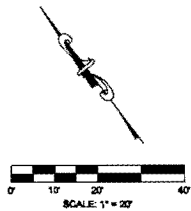
AUSTIN SPATIAL TECHNOLOGIES, LLC
11209 CHERISSE DRIVE
AUSTIN, TX 78739
P 512-591-6499

TRAVIS COUNTY, TEXAS	
SURVEY DATE:	OCTOBER, 2012
SURVEYOR:	PAUL C. SAUVE, RPLS# 2518
TECHNICIAN:	PCS
FIELDBOOK:	FIELDBOOK
JOB NUMBER:	1108
DESCRIPTION:	N/A
CLIENT:	CYPRESS RANCH, LTD.
PLOT DATE:	

REVISED PLAT OF LOT 4, BLOCK C WEST CYPRESS HILLS PHASE ONE, SECTION 4A



LOCATION MAP
NOT TO SCALE



LEGEND

□	CONCRETE MONUMENT SET
●	IRON ROD FOUND (AS NOTED)
●	IRON ROD WITH CAP FOUND (AS IDENTIFIED)
★	COTTON SPINDLE FOUND
○	IRON ROD WITH CAP STAMPED "AST" SET
△	CALCULATED POINT
—	SIDEWALK LOCATION
S.E.	SLOPE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
V.W.S.E.	VARIABLE WIDTH SLOPE EASEMENT
OPRTCT	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS

TEXAS ENGINEERING SOLUTIONS

3000 MET CALLOS ROAD
SUITE 202
AUSTIN, TEXAS 78714
7 311-884-2000
1 512-884-0000
TSC# 00 11259

RST **AUSTIN SPATIAL TECHNOLOGIES, LLC**
LAW OFFICES
10000 RICHMOND ROAD
AUSTIN, TEXAS 78751
512-388-8884

TRAVIS COUNTY, TEXAS

SURVEY DATE:	OCTOBER, 2012
SURVEYOR:	PAUL C. SALVE, RPLS# 2518
TECHNICIAN:	PCS
FIELDBOOK:	FIELDBOOK
JOB NUMBER:	1108
DESCRIPTION:	N/A
CLIENT:	CYPRESS RANCH, LTD
PLOT DATE:	

REVISED PLAT OF LOT 4, BLOCK C
WEST CYPRESS HILLS
PHASE ONE, SECTION 4A

SHEET 3
OF
3