

Item 8



Travis County Commissioners Court Agenda Request

Meeting Date: April 23, 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 plat for recording: Belvedere Phase VI Final Plat (Long Form Final Plat – 24 total lots – 41.550 acres – Lakewood Ridge Cove – No ETJ) in Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

This final plat consists of 24 total lots (20 single family residential lots, three greenbelt, drainage easement, water quality easement, and public utility easement lots, and one private street, drainage easement, and public utility easement lot) on 41.550 acres. There are 1,563 linear feet of private streets proposed with this final plat. Water service will be provided by West Travis County Public Utility Agency and wastewater service will be provided by the individual on-site septic facilities. Parkland fees in lieu of dedication were satisfied during the recordation of Belvedere Phase I.

The applicant is currently utilizing the county's alternative fiscal agreement, and the plat is being held in abeyance until the remaining fiscal has been posted or the proposed infrastructure improvements have been completed. The recently completed infrastructure improvements, combined with the amount of fiscal surety posted under the alternative fiscal agreement, addresses the fiscal requirements.

STAFF RECOMMENDATIONS:

As the Commissioners Court approved the utilization of the county's alternative fiscal agreement on December 18, 2012, and the infrastructure improvements have been completed, staff recommends approval of the final plat.

ISSUES AND OPPORTUNITIES:

Staff has not been contacted by anyone via e-mail, telephone, or letter on this development, and staff has not registered any interested parties nor received any other inquiries for this project.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A

ATTACHMENTS/EXHIBITS:

- Location map
- Precinct map
- Proposed final plat

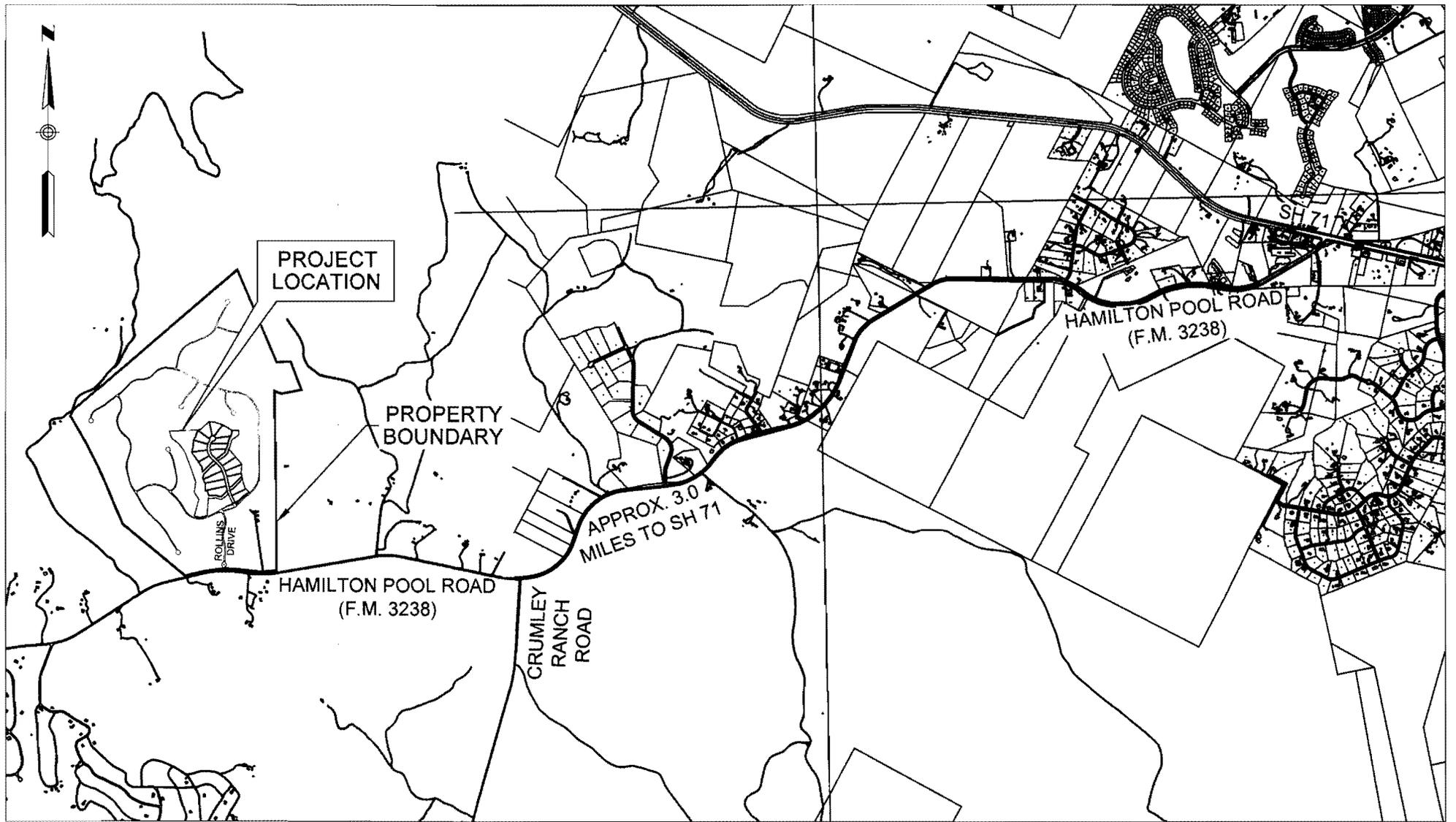
REQUIRED AUTHORIZATIONS:

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

CC:

SM:AB:mh

1101 - Development Services Long Range Planning - Belvedere Phase VI Final Plat



LJA Engineering, Inc.

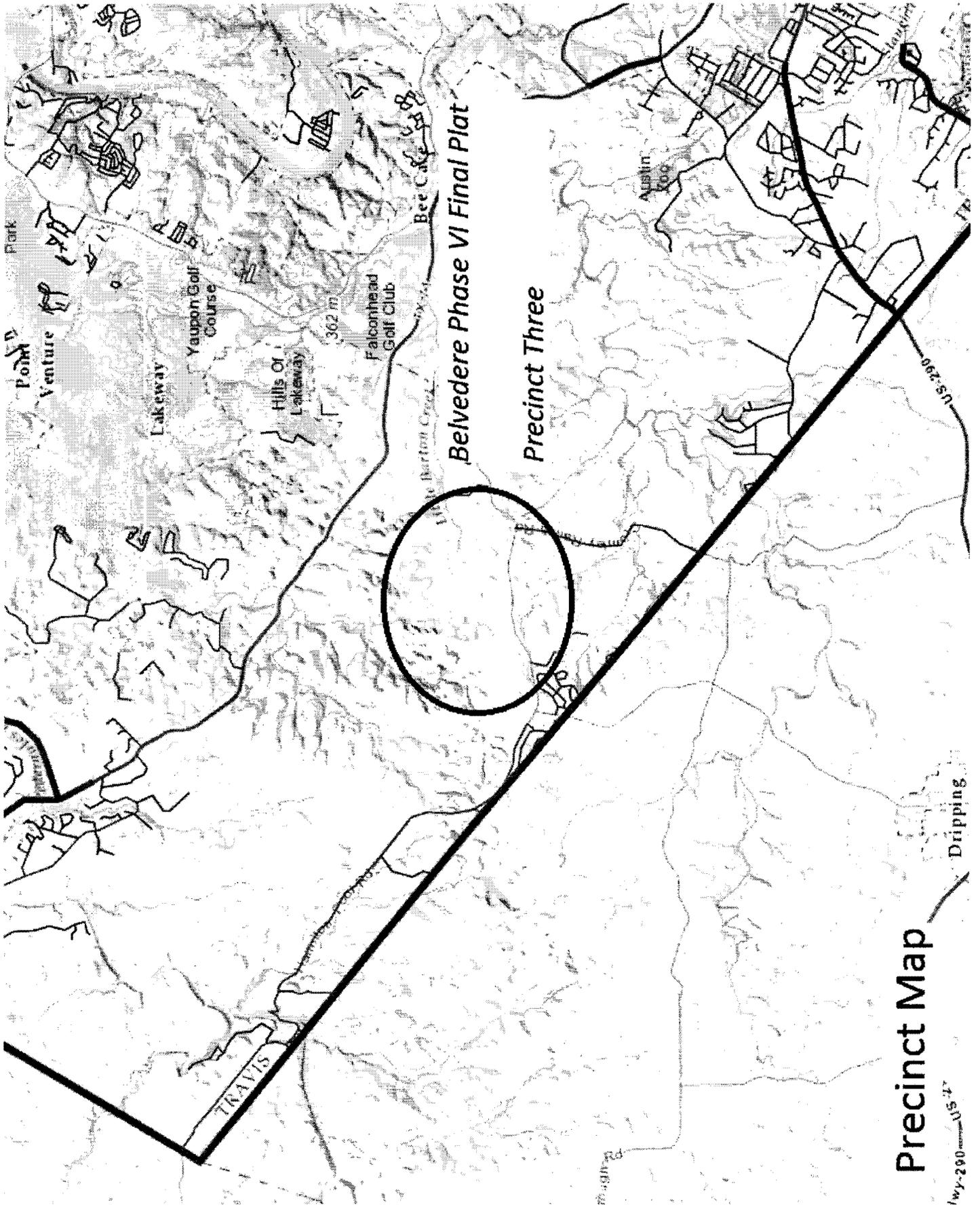
5316 Highway 290 West
Suite 150
Austin, Texas 78735



Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

**BELVEDERE PHASE VI
PROJECT LOCATION MAP**

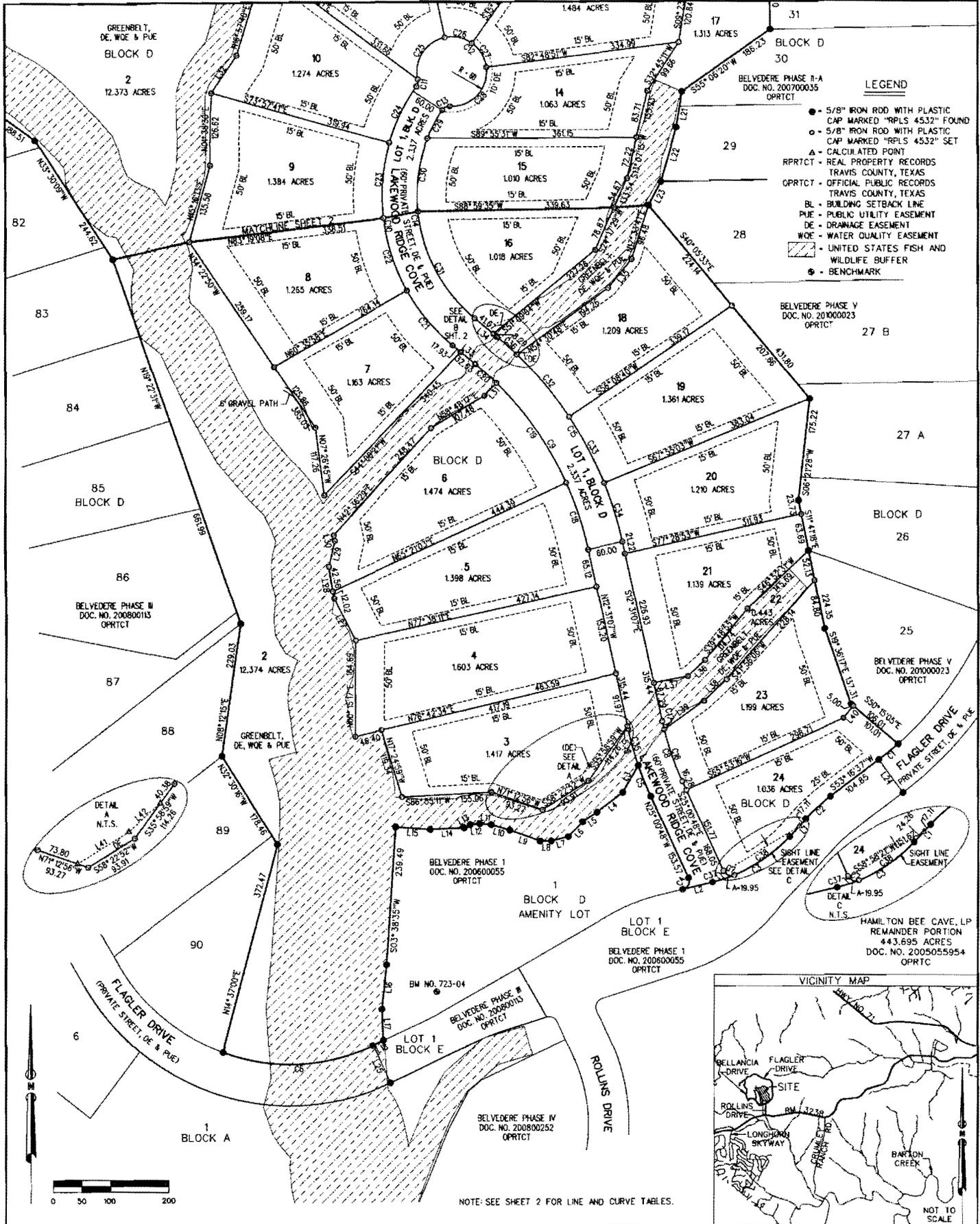
SCALE: 1" = 3000'



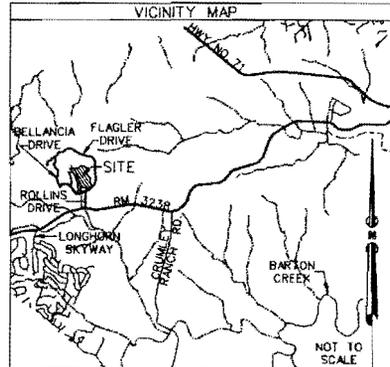
Precinct Map

1wy-290 05.27

Dripping



- LEGEND**
- 5/8" IRON ROD WITH PLASTIC CAP MARKED "RPLS 4532" FOUND
 - 5/8" IRON ROD WITH PLASTIC CAP MARKED "RPLS 4532" SET
 - ▲ CALCULATED POINT
 - RPRCT - REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
 - OPRCT - OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
 - BL - BUILDING SETBACK LINE
 - PUE - PUBLIC UTILITY EASEMENT
 - DE - DRAINAGE EASEMENT
 - WQE - WATER QUALITY EASEMENT
 - USFW - UNITED STATES FISH AND WILDLIFE BUFFER
 - BENCHMARK



NOTE: SEE SHEET 2 FOR LINE AND CURVE TABLES.

DRAWN BY	CAF
CHECKED	MCJ
DATE	08-20-23
PROJECT NO.	1378-01
DRAWING NO.	1378-01
SHEET NO.	2 OF 4
FILENAME	1378-BVPHRFP.DGN

BELVEDERE PHASE VI

RAMSEY LAND SURVEYING, L.L.C.
 8718 SOUTHWEST PARKWAY
 P.O. BOX 92768
 AUSTIN, TEXAS 78709-2768
 PHONE (512) 301-9398
 FAX (512) 301-9395
 bramsey@ramsurveying.com

NO.	REVISIONS	DRN	CHK	DATE

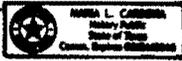
STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS THAT HAMILTON BEE CAVE, LP, BY AND THROUGH ITS GENERAL PARTNER, JOEL ROBUCK, OWNER OF 41,550 ACRES OF LAND SITUATED IN THE SAMUEL WILLY SURVEY NO. 528 ABSTRACT, TRAVIS COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN 443.695 ACRES OF LAND CONVEYED TO US BY DEED RECORDED IN NO. 2005055954 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, THE UNDERSIGNED OWNER DOES HEREBY SUBDIVIDE 41,550 ACRES OF LAND OUT OF SAID 443.695 ACRES IN ACCORDANCE WITH CHAPTER 232 OF THE TEXAS LOCAL GOVERNMENT CODE AND THIS PLAT, TO BE KNOWN AS "BELVEDERE PHASE VI", SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON AND HEREBY VOTES TO THE OWNERS OF THE LOTS OF THE SUBDIVISION, PUBLIC UTILITIES SERVING THE SUBDIVISION, EMERGENCY SERVICE PROVIDERS WITH JURISDICTION, AND PUBLIC SERVICE AGENCIES THE USE OF ALL 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 DOCUMENT NO. 2006022950 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, 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 NONVEHICULAR, INCLUDING FIRE AND POLICE PROTECTION, SOLID AND OTHER WASTE MATERIAL PICKUP, AND ANY OTHER PURPOSE ANY GOVERNMENTAL AUTHORITY DEEMS NECESSARY; AND OWNER FURTHER AGREES THAT ALL GOVERNMENTAL ENTITIES, THEIR AGENTS OR EMPLOYEES, SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGE OCCURRING TO THE SURFACE OF SAID PRIVATE STREET AND ANY COMMON AREA AS A RESULT OF ANY SUCH USE BY GOVERNMENTAL VEHICLES. ALL PRIVATE STREET(S) SHOWN HEREON (LAKEWOOD RIDGE COVE) AND STREETS WITHIN THE BELVEDERE SUBDIVISION AND ANY SECURITY GATES OR DEVICES CONTROLLING ACCESS TO SUCH STREETS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION.

IN WITNESS WHEREOF, HAMILTON BEE CAVE, LP HAVE CAUSED THESE PRESENTS TO BE EXECUTED BY THEIR GENERAL PARTNER, THIS 10th DAY OF April, A.D., 2013.

HAMILTON BEE CAVE, LP
A DELAWARE LIMITED PARTNERSHIP
Joel H. Robuck
JOEL ROBUCK, GENERAL PARTNER
7015 SNIDER PLAZA, SUITE 205
DALLAS, TEXAS 75205

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE 10th DAY OF April, 2013, A.D. BY JOEL ROBUCK, GENERAL PARTNER HAMILTON BEE CAVE LP ON BEHALF OF SAID PARTNERSHIP.
Joel Robuck
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS



SURVEYOR'S STATEMENT:

I, WILLIAM H. RAMSEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED AS INDICATED HEREON.

DATE 4-9-13
William H. Ramsey
WILLIAM H. RAMSEY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4532
8718 SOUTHWEST PARKWAY
P.O. BOX 92768
AUSTIN, TEXAS 78709-2768
PHONE (512) 301-9398 FAX (512) 301-9395



THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0395H, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

DATE 4-9-2013
Brian Faltesek
BRIAN FALTESEK, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 105982
LJA ENGINEERING, INC.
5316 HWY. 290 WEST
SLATE 150
AUSTIN, TEXAS 78735
PHONE (512) 439-4700, FAX (512) 439-4716



GENERAL NOTES CONTINUED:

- 14. ALL AREAS WITHIN SINGLE FAMILY LOTS, LOCATED BETWEEN THE PROPERTY LINES AND BUILDING SETBACK LINES, ARE VEGETATIVE FILTERS AND SHALL BE MAINTAINED FOR WATER QUALITY PROTECTION AND SHALL NOT BE ALTERED, DAMAGED OR COVERED WITH THE EXCEPTION OF A DRIVEWAY CROSSING. REFERENCE IS MADE TO THE RESTRICTIVE COVENANTS IN DOC. # 2006022950, SECTION 4.22.
- 15. WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS' COURT AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.

EASEMENTS:

- 1. PRIVATE STREETS, DRAINAGE, PUBLIC UTILITY AND ACCESS EASEMENTS AS SHOWN.
- 2. THERE SHALL BE A 15 FOOT PUBLIC UTILITY EASEMENT ADJACENT TO ALL PRIVATE STREETS.

COMMISSIONERS' COURT RESOLUTION:

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

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

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

TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM PLAT NOTES

- 1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE WASTEWATER (SEPTIC) SYSTEM THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
- 2. DEVELOPMENT ON EACH LOT IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF THE TEXAS ADMINISTRATIVE CODE CHAPTER 285 AND CHAPTER 48 OF THE TRAVIS COUNTY CODE THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION.
- 3. ALL ON-SITE WASTEWATER DESIGNS FOR NON-RESIDENTIAL USES SHALL INCLUDE TWO TIMES THE DESIGN AREA FOR TREATMENT AND DISPOSAL.
- 4. RESIDENTIAL LOTS IN THIS SUBDIVISION ARE LIMITED TO ONE SINGLE-FAMILY DWELLING AND APPURTENANT STRUCTURES PER LOT.
- 5. THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

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

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

GREG GUERNSEY, DIRECTOR PLANNING & DEVELOPMENT REVIEW DEPARTMENT
DATE

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 2013, A.D., AT O'CLOCK P.M., AND DULY RECORDED ON THE DAY OF 2013, A.D., AT O'CLOCK P.M. IN DOCUMENT NO. OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE.

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

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

GENERAL NOTES:

- 1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A MUNICIPAL WATER DISTRIBUTION SYSTEM OR AN APPROVED ONSITE WATER WELL.
- 2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED PUBLIC SEWER SYSTEM OR APPROVED PRIVATE SEWAGE DISPOSAL SYSTEM.
- 3. NO OBJECTS, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT, EXCEPT AS APPROVED BY BELVEDERE MUNICIPAL UTILITY DISTRICT AND/OR TRAVIS COUNTY.
- 4. PROPERTY OWNER OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
- 5. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS. ALL STRUCTURAL DRAINAGE IMPROVEMENTS SHALL BE OWNED AND MAINTAINED BY THE BELVEDERE MUNICIPAL UTILITY DISTRICT.
- 6. TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- 7. ALL STREETS & DRAINAGE FACILITIES WILL BE DESIGNED IN ACCORDANCE TO TRAVIS COUNTY CONSTRUCTION STANDARDS FOR STREET & DRAINAGE IN SUBDIVISIONS.
- 8. WATER SERVICE TO BE PROVIDED BY WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY OR STATE APPROVED WATER SYSTEM.
- 9. WASTEWATER SERVICE TO BE PROVIDED BY INDIVIDUAL ON-SITE WASTEWATER DISPOSAL.
- 10. ELECTRIC SERVICE TO BE PROVIDED BY PEDERNALES ELECTRIC CO-OP.
- 11. TELEPHONE SERVICE TO BE PROVIDED BY AT&T.
- 12. PROJECT IS LOCATED WITHIN TRAVIS COUNTY AND IS NOT LOCATED WITHIN ANY OTHER CITY'S EXTRA TERRITORIAL JURISDICTION (ETJ).
- 13. OVERALL IMPERVIOUS COVER WITHIN THIS BELVEDERE SUBDIVISION SHALL NOT EXCEED FIFTEEN PERCENT (15%). INDIVIDUAL PHASES WITHIN THE BELVEDERE SUBDIVISION MAY EXCEED FIFTEEN PERCENT (15%) SO LONG AS OVERALL IMPERVIOUS COVER DOES NOT EXCEED FIFTEEN PERCENT (15%).

RAMSEY LAND SURVEYING, L.L.C.
8718 SOUTHWEST PARKWAY
P.O. BOX 92768
AUSTIN, TEXAS 78709-2768
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FAX (512) 301-9395
bramsey@lrsurveying.com

BELVEDERE PHASE VI

Table with columns: DRAWN BY, CHECKED, DATE, PROJECT NO., DRAINING NO., SHEET NO., TOTAL SHEETS, PLANNING NO., STATE/PLAT/CDN.

Table with columns: NO, REVISIONS, DRN, CHK, DATE.