Travis County Commissioners Court Agenda Request

Meeting Date: February 4, 2014
Prepared By: Paul Scoggins, Engineer Specialist **Phone #:** (512) 854-7619
Division Director/Manager: Anna Bowlin, Division Director, Development Services and Long Range Planning

Department Head/Title: Steven M. Manilla, P.E., County Executive-TNR
Sponsoring Court Member: Commissioner Daugherty, Precinct Three

AGENDA LANGUAGE:
Consider and take appropriate action on the following requests in Precinct Three:
A) The use of an Alternative Fiscal Agreement for Belvedere, Phase VII-B; and
B) The use of an Cash Security Agreement for the fiscal posting for Belvedere, Phase VII-B.

BACKGROUND/SUMMARY OF REQUEST:
The developer of the subject subdivision requests to enter into an Alternative Fiscal Agreement with Travis County. Under the Alternative Fiscal Agreement the plat will be held in abeyance while the street and drainage facilities are constructed.

The developer also requests to post cash for the fiscal posting. To post cash the developer must enter into a Cash Security Agreement with Travis County.

STAFF RECOMMENDATIONS:
The request has been reviewed by TNR and staff finds the use of the subject agreements meets all Travis County standards. As such, TNR recommends the approval of the proposed motions.

ISSUES AND OPPORTUNITIES:
Under Alternative Fiscal the County Executive of TNR holds the plat in abeyance and, upon completion of the items listed below, the Division Director of Development Services and Long Range Planning authorizes the issuance of a Basic Development Permit for construction of streets and drainage facilities.

Plat Status:
TNR has reviewed the plat and all comments have been addressed. It meets current standards and has everything in place such that it could be recommended for approval and recordation at this time.

Restoration/Erosion Control Fiscal:
The fiscal for the subdivision restoration and improvements has been posted with Travis County using a Cash Security Agreement in the amount of $85,407.85.

Access to Publicly Maintained Road:
Belvedere, Phase VII-B takes access from Hamilton Pool Road (FM 3238). Hamilton Pool Road is maintained by the State of Texas.

Wastewater Service:
Wastewater service for this subdivision will be individual on-site wastewater disposal.

Construction Plans and Engineer's Estimate of Construction Cost Approved:
All comments by Travis County have been addressed and the reviewer is prepared to sign the cover sheets of the plans and issue permit #13-2292. The estimated cost of the improvements is $488,161.85. This amount includes all costs related to the construction of all streets and drainage facilities (including temporary erosion controls and all structures contributing to the total detention).

The developer has signed the attached statement acknowledging that this action does not imply or guarantee plat approval by the Commissioners Court and that he or she understands the constraints related to the use of Alternate Fiscal. An extension of sixty-day period for completed plat application final action is also included.

FISCAL IMPACT AND SOURCE OF FUNDING:
None.

EXHIBITS/ATTACHMENTS:
Alternative Fiscal Agreement
Exhibit "A" – Description
Cash Security Agreement
Extension of Sixty-Day Period
Proposed Plat and Maps

REQUIRED AUTHORIZATIONS:

Cynthia McDonald	Financial Manager	TNR	(512) 854-4239
Steven M. Manilla	County Executive	TNR	(512) 854-9429
Anna Bowlin	Division Director of Development Services and Long Range Planning	TNR	(512)-854-7561

CC:

AB:SM:ps
1101 - Development Services Long Range Planning- Belvedere, Phase VII-B

§ EXHIBIT 82.401 (D)

ALTERNATIVE FISCAL POLICY REQUEST AND ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

TO THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS:

The undersigned Owner proposes to subdivide that certain tract of land more particularly described in **Exhibit "A"**, which is attached hereto and made a part hereof. The Owner requests that Travis County's Transportation and Natural Resources Department ("TNR") hold the proposed plat of land in abeyance until all of the proposed subdivision Improvements have been constructed to Travis County Standards for the Construction of Streets and Drainage in Subdivisions (the "Standards") to the satisfaction of the County Executive of TNR. In order to qualify for this Alternative Fiscal Policy, the proposed subdivision must meet the access criteria set forth in the Standards.

Under this Policy, the Owner is not required to post fiscal Security to secure the construction of the Improvements, but is required to obtain a Travis County Basic Development Permit. The owner will be required to post fiscal for boundary streets improvements if they are not to be completed during the construction of the Improvements. Additionally, the Owner shall file Security with the submitted Final Plat to secure restoration of disturbed areas should construction not be completed.

Upon satisfactory completion of the Improvements, the submitted plat shall be forwarded by TNR to the Commissioners Court for approval and recording.

If the Owner elects to proceed under this option, the Owner acknowledges and agrees that, until the plat is filed, the Owner may not use the proposed subdivision's description in a contract to convey real property, unless the conveyance is expressly contingent on the recording and approval of the final plat and the purchaser is not given the use or the occupancy of the real property before the recording of the final plat, under penalty of prosecution under Section 12.002 of the Texas Property Code. In addition, the approval of Alternative Fiscal in no way constitutes approval of the proposed plat.

If the plat is to be approved and filed, the Owner must post Security in the amount of 10% of the cost of the completed Improvements and 100% of the cost of the incomplete Improvements to secure the performance of the construction of the Improvements for one year, or more, from the date of the approval of the plat and acceptance of the dedication by the County.

Executed this 17 day of JANUARY, 2014.

OWNER: Hamilton Bee Cave, L.P.

By: Joel H. Robuck

Name: Joel Robuck

Title: President
Authorized Representative

Address: 7015 Snider Plaza, Suite 205

Dallas, Texas 75205

Phone: (214) 361-7830

Fax: (214) 363-3090

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 17 day of January, 2014, by Joel Robuck in the capacity stated herein.

Notary Public in and for the State of Texas

LIZA STRAVA
Printed or typed name of notary

My Commission Expires: 8/8/16

LIZA M. STRAVA
Notary Public
State of Texas
Comm. Expires 8-8-2016

TRAVIS COUNTY, TEXAS:

By: _____
County Judge

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me by County Judge Samuel T. Biscoe, on the _____ day of _____, 20__, in the capacity stated herein.

_____
Notary Public in and for the State of Texas

_____ My commission expires: _____
Printed or typed name of notary

SAMPLE EXHIBIT "A" OR FIELD NOTES

Alternative Fiscal

EXHIBIT "A"

That certain tract of land described as Belvedere Phase VII-B subdivision is 29.217 acres, being a portion of that same tract of land described in Doc# 2005055954 of the Official Public Records, as delineated on a plat under the same name which will be held in abeyance until approval is granted by the Travis County Commissioners' Court.

Alternative Fiscal

§ EXHIBIT 82.401 (C)

CASH SECURITY AGREEMENT

TO:	Travis County, Texas
DEVELOPER:	Hamilton Bee Cave, L.P.
ESCROW AGENT:	Travis County Treasurer
AMOUNT OF SECURITY:	$85,407.85
SUBDIVISION:	Belvedere, Phase VII-B
DATE OF POSTING:	
EXPIRATION DATE:	Three Years, or more, from Date of Posting

The ESCROW AGENT shall duly honor all drafts drawn and presented in accordance with this CASH SECURITY AGREEMENT (this "Agreement"). Travis County (the "County") may draw on the account of the DEVELOPER up to the aggregate AMOUNT OF SECURITY upon presentation of a draft signed by the County Judge that the following condition exists:

> The County considers such a drawing on this Security necessary to complete all or part of the SUBDIVISION Improvements to current Travis County Standards for the Construction of Roads and Drainage in Subdivisions (the "Standards). No further substantiation of the necessity of the draw is required by this Agreement.

This Agreement is conditioned on the performance of the duties of the DEVELOPER prior to the EXPIRATION DATE to provide for the construction and completion of the street and drainage Improvements in the SUBDIVISION to current Travis County Standards for the construction of Roads and Drainage in Subdivisions ("the "Standards"), so that the Improvements are performing to the Standards upon the approval of the construction of the Improvements and the acceptance of the public Improvements by the Commissioners Court and at the end of the public Improvement construction Performance Period, which commences upon the acceptance.

Partial drafts and reductions in the amount of Security are permitted. Upon the acceptance of the Improvements, the Security will be reduced to ten percent of the cost of the public Improvements. Drafts will be honored within five calendar days of presentment. In lieu of drawing on the Security, the County, in its discretion, may accept a substitute Security in the then current amount of the estimated cost of constructing the Improvements. This Agreement may be revoked only by the written consent of the DEVELOPER and the COUNTY.

DEVELOPER

By: Joel H. Robuck

Name: Joel Robuck

Title: Authorized Agent

Date: January 17 2014

ADDRESS OF DEVELOPER

Hamilton Bee Cave, L.P.
7015 Snider Plaza, Suite 205
Dallas, Texas 75205
Phone: (214) 361-7830

APPROVED BY THE TRAVIS COUNTY COMMISSIONERS COURT: _____
Date

_____
COUNTY JUDGE, TRAVIS COUNTY, TEXAS

EXHIBIT 82.201(C)
EXTENSION OF SIXTY-DAY PERIOD FOR
COMPLETED PLAT APPLICATION FINAL ACTION

Date: 1/17/2014

Owner's Name and Address: Hamilton Bee Cave, L.P.
7015 Snider Plaza, Suite 205
Dallas, Texas 75205

Proposed Subdivision Name and Legal Description (the "Property"):

Belvedere Phase VII-B, 29.217 acres of land situated in the Samuel Wildy Survey No. 528 Abstract 1

The undersigned Owner and the County Executive of Travis County Transportation and Natural Resources Department hereby agree that the sixty (60) day period for final action to be taken on a Completed Plat Application for the Property is hereby extended by mutual agreement and without compulsion until the date that all subdivision requirements have been met to Travis County standards to the satisfaction of the County Executive of TNR.

Executed and affective as of the date set forth below.

Owner: Hamilton Bee Cave, L.P.

By: Joel M. Robuck

Name: Joel Robuck

Title: President
Authorized Representative

Travis County

By: _____
County Executive
Travis County Transportation and Natural Resources Department

ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on the 17 day of January, 2014, by Joel Roback of Travis County, Texas, known to me personally or on the basis of an approved form of identification, in the capacity stated.

_____
Notary Public, State of TX

LIZA M. STRAVA
Notary Public
State of Texas
Comm. Expires 8-8-2016

My Commission Expires:

LIZA STRAVA
(Printed Name of Notary)

After Completing Return To:

Travis County, Texas
Transportation and Natural Resources Department
P.O. Box 1748
Austin, Texas 78767-1748

Attention: Michael Hettenhausen, Planner

BELVEDERE PHASE VII-B

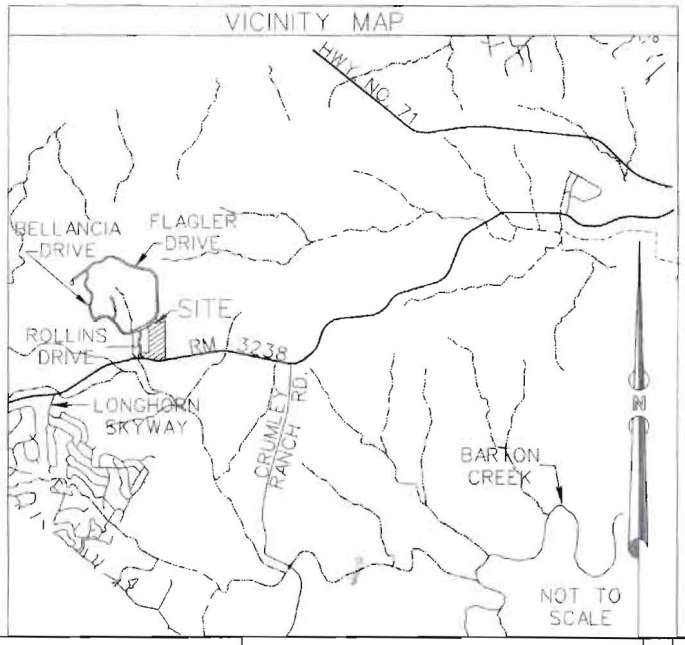
TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

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.

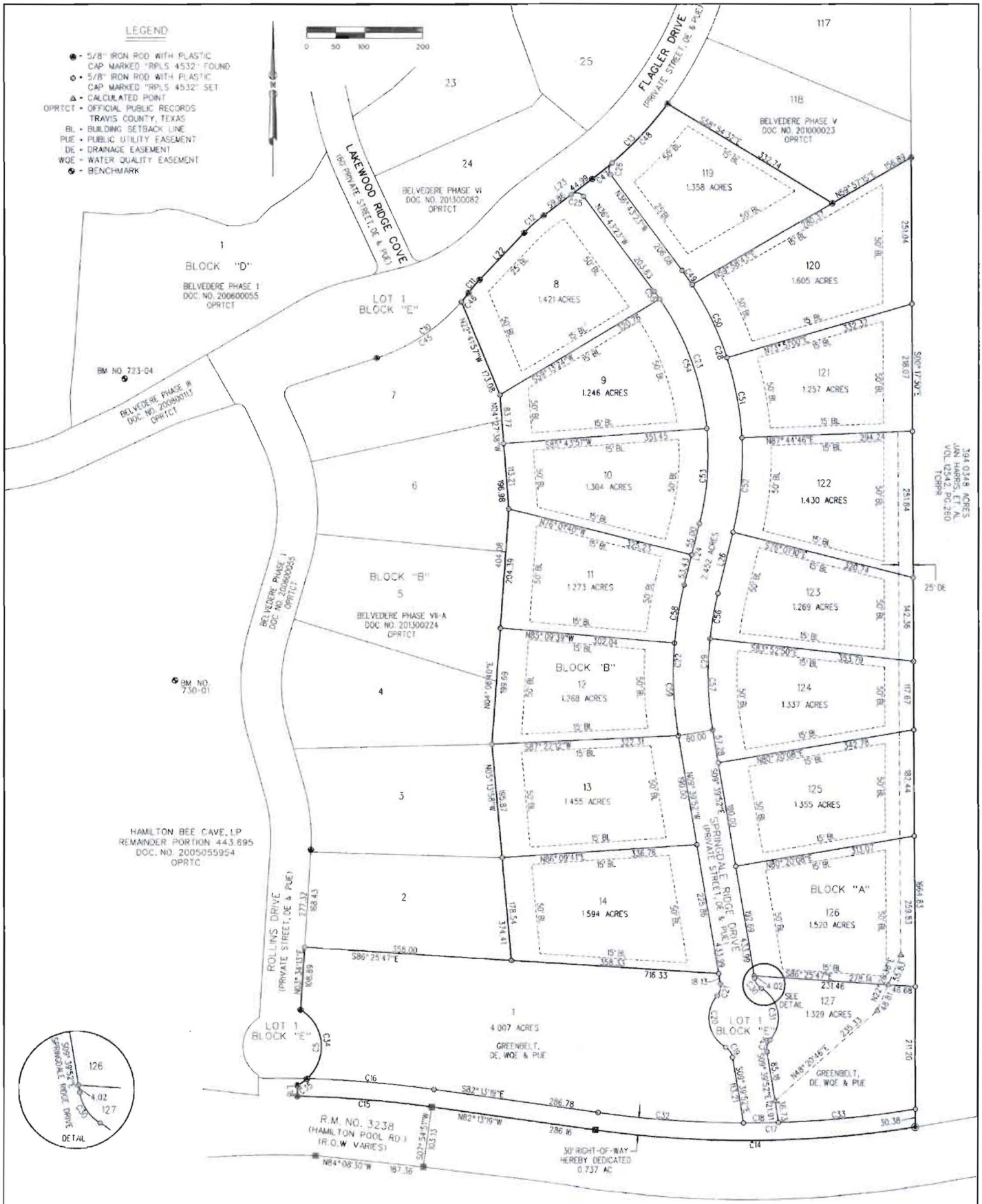


FILENAME	1464\BVPH7PB.DGN
SHEET NO	1 OF 4
DRAWING NO	1464-02
PROJECT NO	1464-04
DATE	07-11-13
CHECKED	CS/BR
DRAWN BY	CAR

BELVEDERE PHASE VII-B

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@rlsurveying.com

NO	REVISIONS	DRN	CHK	DATE



BELVEDERE PHASE VII-B

DRAWN BY	CAR
CHECKED	GS/BR
DATE	07-10-13
PROJECT NO	1464-04
DRAWING NO	1464.02
SHEET NO.	2 OF 4
FILENAME	1464.\BVPH7PB.DGN

RAMSEY LAND SURVEYING L.L.C
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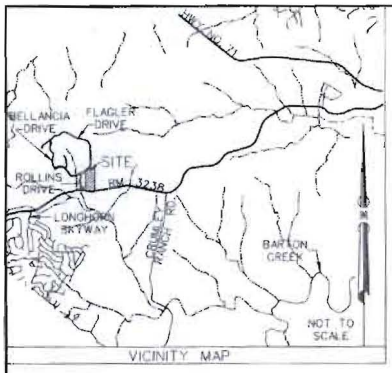


VICINITY MAP

LOT SUMMARY:

SINGLE FAMILY LOTS	15 -	TOTAL ACREAGE	20.692 ACRES
PRIVATE STREET, DE & PUE	1 -	TOTAL ACREAGE	2.452 ACRES
GREENBELT, DE, WQE & PUE	2 -	TOTAL ACREAGE	5.336 ACRES
TOTAL LOTS	18 -	TOTAL ACREAGE	28.480 ACRES
RIGHT-OF-WAY DEDICATION (RM 3238)	1 -	TOTAL ACREAGE	0.737 ACRE
SUBDIVISION		TOTAL ACREAGE	29.217 ACRES

PROPOSED ROADWAYS:

SPRINGDALE RIDGE DRIVE	1702 LINEAR FEET
TOTAL	1702 LINEAR FEET

BENCHMARKS

NO. 730-01, 80d NAIL 456' SOUTHEAST OF THE SOUTHWEST CORNER OF LOT 1, BLOCK D AND 114 FEET WEST OF THE WEST R.O.W. LINE OF ROLLINS DRIVE, ELEVATION = 1117.92.

NO. 723-04, COTTON GIN SPINDLE SET IN 11" LIVE OAK (TAG NO. 4065) APPROX. 148' WEST OF THE NORTHWEST CORNER OF THE INTERSECTION OF ROLLINS DR. & FLAGLER DR. & 127' NORTHEAST OF THE SOUTHWEST CORNER OF LOT 1, BLOCK D, PHASE I. ELEVATION = 1125.84

CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C5	159.73	122°01'27"	75.00	N02°24'02"E	131.21
C10	196.55	34°07'34"	330.00	N54°55'59"E	193.66
C11	29.34	05°36'16"	300.00	N40°40'20"E	29.33
C12	45.34	09°48'08"	265.00	N48°22'33"E	45.28
C13	184.54	16°39'04"	635.00	N44°57'05"E	183.89
C14	554.02	17°04'01"	1859.92	S89°14'55"W	551.97
C15	232.92	06°48'33"	1959.86	N85°36'45"W	232.78
C16	220.22	06°26'27"	1989.86	N85°22'54"W	220.10
C17	549.32	17°11'59"	1829.92	N89°09'59"E	547.26
C18	60.69	01°54'01"	1829.92	S88°56'50"W	60.68
C19	21.65	49°37'08"	25.00	N34°28'25"W	20.98
C20	103.78	99°05'55"	60.00	N09°32'02"W	91.52
C21	21.68	49°40'47"	25.00	N15°10'32"E	21.00
C22	259.90	23°38'12"	630.00	N02°09'14"E	258.06
C23	420.25	51°13'50"	470.00	N11°04'31"W	406.39
C25	23.56	90°00'00"	15.00	N81°43'23"W	21.21
C26	22.10	84°24'24"	15.00	S08°05'55"W	20.15
C28	473.29	51°09'54"	530.00	S11°06'41"E	457.72
C29	235.14	23°38'12"	570.00	S02°09'15"W	233.48
C30	21.68	49°40'47"	25.00	S34°30'15"E	21.00
C31	104.26	99°33'40"	60.00	S09°33'49"E	91.63
C32	251.32	07°52'08"	1829.92	S86°10'06"E	251.12
C33	237.31	07°25'50"	1829.92	N84°16'55"E	237.15
C34	139.48	106°33'14"	75.00	S05°20'05"E	120.23
C35	20.25	15°28'13"	75.00	S55°40'39"W	20.19
C36	21.76	49°52'53"	25.00	S15°16'35"W	21.08
C45	171.11	30°45'03"	330.00	N56°37'15"E	174.99
C46	19.44	03°22'31"	330.00	N39°33'28"E	19.44
C47	44.25	03°59'34"	635.00	N51°16'50"E	44.24
C48	140.29	12°39'30"	635.00	N42°57'18"E	140.01
C49	29.95	03°14'15"	530.00	N35°04'30"W	29.94
C50	139.01	15°01'39"	530.00	N25°56'33"W	138.61
C51	140.11	15°08'50"	530.00	N10°51'18"W	139.71
C52	164.22	17°45'09"	530.00	N05°35'41"E	163.56
C53	165.53	20°10'44"	470.00	N04°27'02"E	164.67
C54	238.52	29°04'39"	470.00	N20°10'40"W	235.97
C55	16.19	01°58'27"	470.00	N35°42'13"W	16.19
C56	78.13	08°26'48"	570.00	S10°02'45"W	78.06
C57	156.53	16°59'00"	570.00	S01°46'21"E	156.53
C58	100.42	09°07'59"	630.00	S09°24'21"W	100.32
C59	159.48	14°30'13"	630.00	S02°24'45"E	159.05

LINE	DIRECTION	DISTANCE
L18	N00°03'27"W	18.27
L22	N43°28'28"E	111.53
L23	N53°16'37"E	104.85
L24	N13°58'20"E	108.43
L26	S13°58'20"W	108.48

DRAWN BY: CAR
CHECKED: CS/BR
DATE: 07-11-13
PROJECT NO: 1464-04
DRAWING NO: 1464-02
SHEET NO: 3 OF 4
FILENAME: 1464-BVPH7PFB.DGN

BELVEDERE PHASE VII-B

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@rlsurveying.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 29.217 ACRES OF LAND SITUATED IN THE SAMUEL WILDY SURVEY NO. 528 ABSTRACT 1, TRAVIS COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN 443.695 ACRES, OF LAND CONVEYED TO US BY DEED RECORDED IN DOCUMENT NO. 2005055954 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, THE UNDERSIGNED OWNER DOES HEREBY SUBDIVIDE 29.217 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 VII-B" , SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON AND HEREBY DEDICATES 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. 2008022950 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 OCCURING 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 (SPRINGDALE RIDGE DRIVE) 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 17 DAY OF JANUARY, A.D., 2014

HAMILTON BEE CAVE, LP
A DELAWARE LIMITED PARTNERSHIP

JOEL ROBUCK, GENERAL PARTNER
7015 SNIDER PLAZA, SUITE 205
DALLAS, TEXAS 75205

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE 17 DAY OF JANUARY, 2014 A.D. BY JOEL ROBUCK, GENERAL PARTNER, HAMILTON BEE CAVE, LP ON BEHALF OF SAID PARTNERSHIP.

NOTARY PUBLIC OF THIS FOR TRAVIS COUNTY, TEXAS

UZA M. STRAWA
Notary Public
State of Texas
Comm. Expires 8-8-2016

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.

1-16-14
DATE

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

STATE OF TEXAS
REGISTERED
WILLIAM H. RAMSEY
4532
PROFESSIONAL
LAND SURVEYOR

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.

BRIAN FALTESEK, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 105982
LJA ENGINEERING, INC.
5316 HWY. 290 WEST
SUITE 150
AUSTIN, TEXAS 78735
PHONE (512) 439-4700, FAX : (512) 439-4716

1-16-2014
DATE

STATE OF TEXAS
BRIAN W. FALTESEK
105982
LICENSED
PROFESSIONAL ENGINEER

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 THE BELVEDERE MUNICIPAL UTILITY DISTRICT AND/OR 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%).

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 LOT 1, BLOCK B AND 127, BLOCK A ARE RESTRICTED TO NON-RESIDENTIAL USES.

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 WITH THE COUNTY IN 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 ERECT 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. 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.
3. DEVELOPMENT ON EACH LOT IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF THE TITLE 30 OF THE TEXAS ADMINISTRATIVE CODE CHAPTER 285 AND TRAVIS COUNTY CODE CHAPTER 48 THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION.
4. THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
5. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO ONE SINGLE FAMILY DWELLING PER LOT. A SINGLE FAMILY DWELLING INCLUDES ALL DETACHED BUILDINGS LOCATED ON THE LOT THAT ARE ROUTINELY USED ONLY BY MEMBERS OF THE HOUSEHOLD OF THE SINGLE FAMILY DWELLING.
6. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED WATER SYSTEM OR A PRIVATE WELL.
7. NO WATER WELL IN THIS SUBDIVISION MAY BE LOCATED WITHIN 150 FEET OF THE SUBDIVISION BOUNDARY WITHOUT THE CONSENT OF THE ADJOINING LAND OWNER(S).

STACEY SCHEFFEL, D.R. #5000114.3
PROGRAM MANAGER,
ON-SITE WASTEWATER, TRAVIS COUNTY TNR

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 DEBEAUVOIR, 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__M., AND DULY RECORDED ON THE _____ DAY OF _____, 2013, A.D., AT _____ O'CLOCK__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 DEBEAUVOIR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

DEPUTY

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 _____, 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 DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

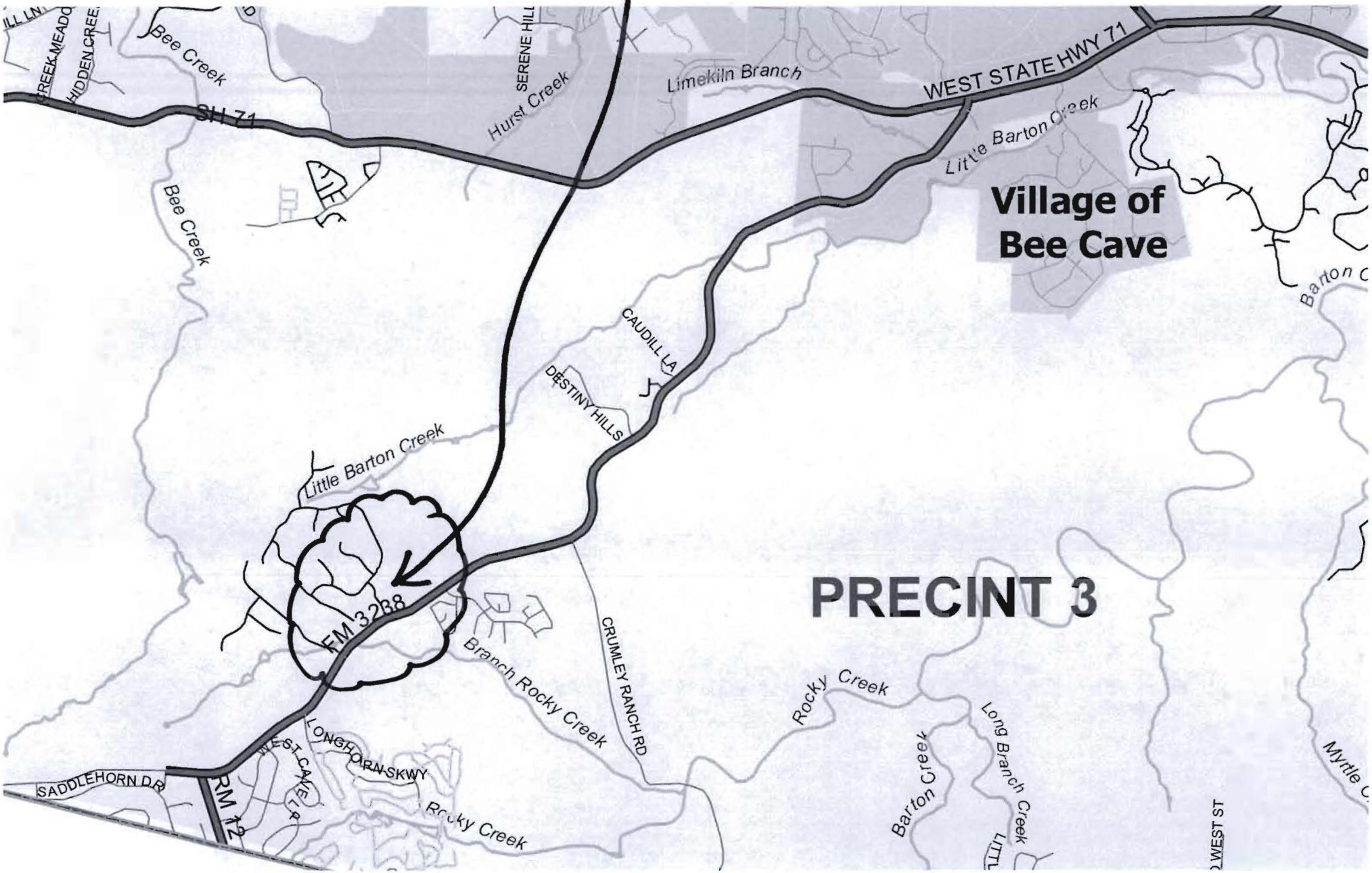
FILENAME	SHEET NO.	DRAWING NO.	PROJECT NO.	DATE	CHECKED	DRAWN BY
1484-01\8PH7-PS.DGN	4 OF 4	1484-02	07-11-13		CSB	CAR

BELVEDERE PHASE VII-B

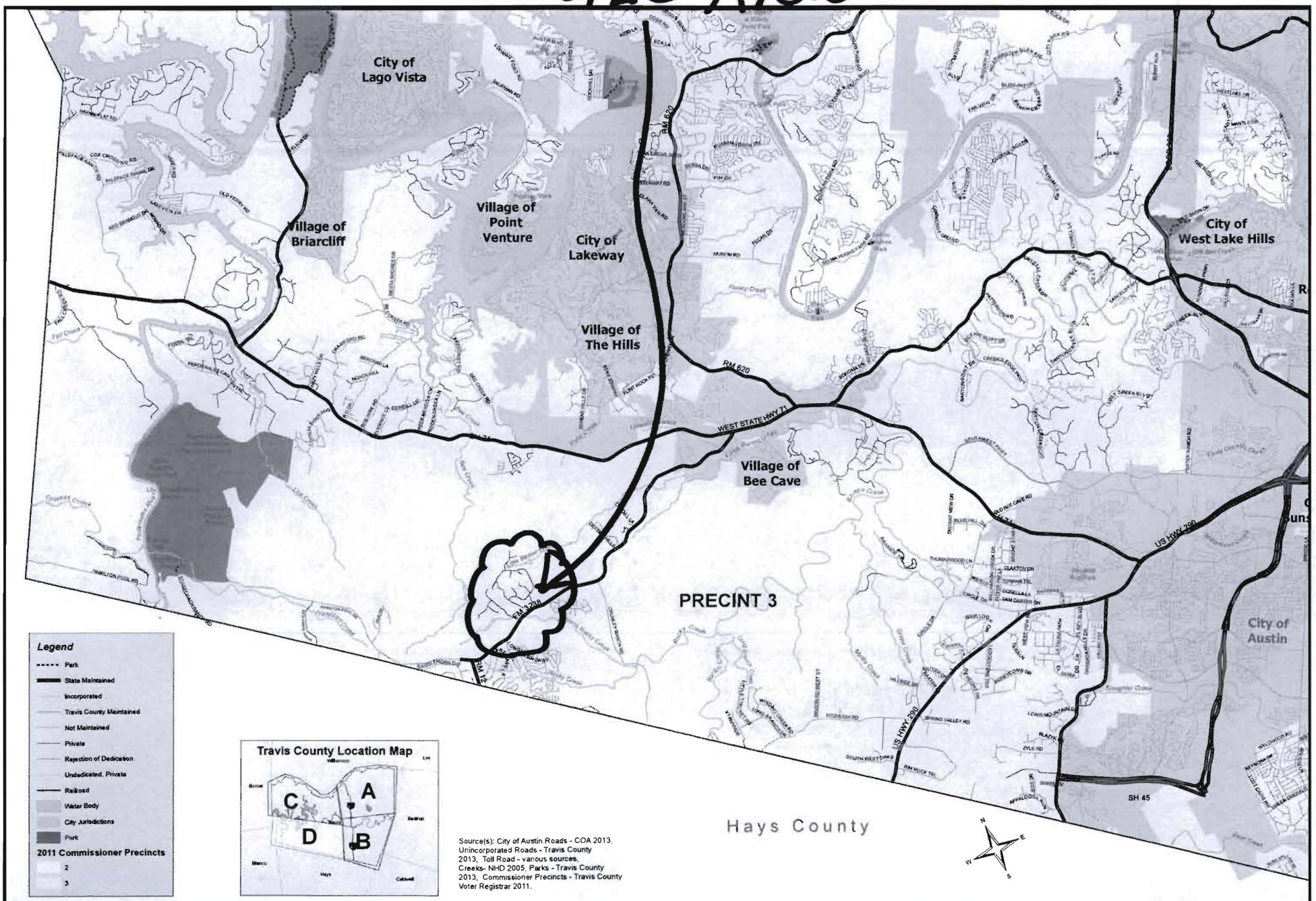
RAMSEY LAND SURVEYING, L.L.C.
8718 SOUTHWEST PARKWAY
P.O. BOX 92768
AUSTIN, TEXAS 78709-2768
PHONE (512) 301-9398
FAX (512) 301-9395
bramsey@rlsurveying.com

NO	REVISIONS	DRN	CHK	DATE

Site Area


Bee Creek
SH 71
Hurst Creek
SERENE HILL
Limekiln Branch
WEST STATE HWY 71
Little Barton Creek
Village of
Bee Cave
Bee Creek
CAUDILL LA
DESTINY HILLS
Little Barton Creek
FM 3238
PRECINT 3
Branch Rocky Creek
CRUMLEY RANCH RD
Rocky Creek
Long Branch Creek
Barton Creek
LONGHORN SKWY
SADDLEHORN DR
RM 12
Rocky Creek
WEST ST

Site Area



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Travis County Roadways, Map D

0 0.9 Miles

Map Prepared by: Travis County, Dept. of Transportation & Natural Resources. Date: 5/21/2013