



## Travis County Commissioners Court Agenda Request

**Meeting Date:** March 4, 2014

**Prepared By:** Paul Scoggins, Engineering Specialist **Phone #:** (512) 854-7619

**Division Director/Manager:** Donald W. Ward, P.E., Assistant Public Works Director

A handwritten signature in cursive script, appearing to read "Steven M. Manilla".

**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 the acceptance of the dedication of the public street and drainage facilities within Montebella Subdivision in Precinct Three.

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

The Montebella Subdivision was recorded on September 3, 2010 at Document #201000112. This subdivision has been inspected for conformance with approved plans and specifications as listed. It will be accepted under the regulations of the Standards for Construction of Streets and Drainage in subdivisions approved by Commissioners Court August 28, 1997, in which the subdivision is accepted before the one-year performance period has ended.

Sidewalks are not required within this subdivision. The stop signs, if any, are in the process of being approved under Chapter 251 of the Texas Transportation Code.

Montebella Subdivision is accessed from Longhorn Skyway, a street maintained by Travis County. This action will add an overall total of 1.33 miles to the Travis County road system.

### **STAFF RECOMMENDATIONS:**

TNR recommends approval of the proposed motion.

### **ISSUES AND OPPORTUNITIES:**

None

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

None

**ATTACHMENTS/EXHIBITS:**

- TNR Approval Letter
- List of Streets
- Requirements for Approval
- Location 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:**

Johnny Anglin	Engineering Inspector Specialist	TNR	(512) 266-3314
Stacey Scheffel	Permits Program Manager	TNR	(512) 854-7565

**SM:AB:ps**  
**1101 - Development Services Long Range Planning - Montebella Subdivision**



**TRANSPORTATION AND NATURAL RESOURCES**

**STEVEN M. MANILLA, P.E., COUNTY EXECUTIVE**

700 Lavaca Street  
Travis County Administration Building  
P.O. Box 1748  
Austin, Texas 78767  
tel 512-854-9383  
fax 512-854-4649

**APPROVAL OF CONSTRUCTION**

**DATE:** July 18, 2013

**DEVELOPER:**

Continental Homes of Texas, LP  
dba DR Horton, Inc.  
12554 Riata Vista Circle, 2<sup>nd</sup> Floor  
Austin, TX 78727

**ENGINEER:**

Malone/Wheeler, Inc.  
Seth A. Mearig, P.E.  
7500 Rialto Blvd, Bldg 1, Suite 240  
Austin, TX 78735

**SUBJECT:** Montebella, Phase II (Hilltop Manor)

Effective this date, street and drainage construction within this project appears to be in conformance with the approved construction documents. Once approved by Commissioners Court, this construction will start a one (1) year performance period (unless otherwise noted). Prior to the end of this period, Travis County will inspect the streets and/or drainage construction to determine if the subdivision appears to be in a condition substantially equal to that at the beginning of the performance period. If not, the developer/owner shall take corrective actions, which are acceptable to the County.

The developer is required to maintain performance period fiscal of 10% of the actual street and drainage cost until the end of the performance period. This fiscal will include 100% of the un-constructed residential sidewalks (if any). Sidewalk fiscal will remain until they are constructed and have a positive inspection by a Registered Accessibility Specialist.

All items have been received

BY: Don W. Ward 2/20/2014  
TNR Assistant Public Works Director – Road & Bridge Division – Don W. Ward, P.E.

Johnny Anglin 7-23-13  
TNR Construction Inspector – Johnny Anglin

Paul Scoggins 2/10/14  
TNR Engineering Specialist – Paul Scoggins

1102 fiscal file

**ACCEPTANCE OF DEDICATION OF STREETS AND DRAINAGE**



SUBDIVISION  
Mapsco No. 577L,M

**Montebella Subdivision**

Pct.# 3  
Atlas No. H-03

RECORDED AT DOCUMENT #2001000112 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY - 9/03/2010

THIS SUBDIVISION CONTAINS 6 STREETS AS LISTED BELOW:

#	STREET NAME	FROM - TO	L.F.	MILES	ROW	TYPE OF PVMNT	WIDTH OF PVMNT	CURB & GUTTER
1	Linkhill Drive	Longhorn Skyway eastewrly to Deer Creek Skyview	2300	0.44	50	HMAC	28' F-F	NO
2	Cirrus Drive	Linkhill Drive northerly to Linkview Drive	341	0.06	50	HMAC	28' F-F	NO
3	Linkview Drive	Cirrus Drive easterly to Linkwood Drive	2045	0.39	50	HMAC	28' F-F	NO
4	Linkwood Drive	Linkhill Drive easterly to Stratus Drive	653	0.12	50	HMAC	28' F-F	NO
5	Deer Creek Skyview	Linkhill Drive easterly to Stratus Drive	963	0.18	50	HMAC	28' F-F	NO
6	Stratus Drive	Deer Creek Skyview northerly to NE cor of Lot 48, Blk DDD	712	0.13	50	HMAC	28' F-F	NO
Total Footage/Mileage			7014	1.33				

THE TOTAL NUMBER OF LOTS IN THIS SUBDIVISION - 128 N/A ADDITIONAL LOTS SOLD FOR DEVELOPMENT

CONSTRUCTION OF STREETS AND DRAINAGE EXCEEDS MINIMUM COUNTY STANDARD FOR STREETS NUMBERED 1-6

IT IS RECOMMENDED THAT MAINTENANCE OF STREETS NUMBERED 1-6 TOTALING 1.33 MILES BE ACCEPTED BY THE TRAVIS COUNTY COMMISSIONERS COURT IN PRECINCT THREE.

4-Mar-14  
DATE

- DP = DOUBLE PENETRATION
- HMAC = HOT MIX ASPHALT
- C = CONCRETE
- UPP = UNPAVED, PIT RUN
- UPS = UNPAVED, SELECT

  
 \_\_\_\_\_  
 Donald W. Ward, PE  
 Assistant Public Works Director -  
 Road and Bridge Division

\_\_\_\_\_  
DATE APPROVED BY COMMISSIONERS COURT

TRANSPORTATION AND NATURAL RESOURCES

STEVEN M. MANILLA, P.E., COUNTY EXECUTIVE



700 Lavaca Street  
Travis County Administration Building  
PO Box 1748  
Austin, Texas 78767  
Phone: (512) 854-93

§ EXHIBIT 82.401 (c)(3) & 82.604 (c)

**MONTEBELLA SUBDIVISION (HILLTOP MANOR)  
REQUIREMENTS FOR APPROVAL OF CONSTRUCTION  
PUBLIC STREET SUBDIVISIONS PER STANDARDS FOR CONSTRUCTION OF STREETS  
AND DRAINAGE IN SUBDIVISIONS - AUGUST 28, 1997**

- 7/18/13 1. Professional Engineer's certification of quantities of work completed (**Engineer's Concurrence Letter**). § 82.401(c)(1)(A) § 82.604(c)(2)
- NA 2. Construction Summary Report, if in COA ETJ, **signed** by COA inspector. §82.604(c)(1)
- 9/25/13 3. Contractor's (signed) invoice or receipt of payment for work completed. §82.401(a)(1)(B)
- 10/31/13 4. Reproducible Plans, certified as "**Record Drawings**" or "**As Built**", by the Owner's Consulting Engineer [§ 82.604(c)(3)] including a Signage and Striping Plan [§82.303] and accompanying Stop Sign Warrants sheets for each sign.
- TC will reduce 5. Performance Period Fiscal for 10% of the actual construction cost of street and drainage construction plus fiscal for residential sidewalks, if applicable. If bond, it must be in a form acceptable to Travis County and dated near the time of the TNR inspection report. And must be posted by owner/developer. § 82.604(c)(4)
- NA 6. **If applicable**, a copy of the Conditional Letter of Map Amendment or Revision from FEMA to begin Performance Period and the completed Letter of Map Revision (LOMR) to accept streets for maintenance. § 82.604(c)(5)
- NA 7. A detailed letter from a **Registered Accessibility Specialist** approving sidewalk construction within the subdivision. Plan approval required at time of issuance of Basic Development Permit. Substantial compliance (inspection) required before any reduction of sidewalk fiscal. § 82.202 (q), § 82.301 (ix)(G)(13), § 82.401 (5)
- 10/31/13 8. A TNR inspection report, indicating the completion of that portion of the work represented by the reduction of fiscal (streets and drainage, including detention ponds, common area sidewalks, and traffic control devices shown on the approved traffic control plan). § 82.401(c)(2)(C) **Road Maintenance will have to approve const. before recommending acceptance to Commissioners Court.**
- NA 9. Approval of other agencies and/or cities, **if in their ETJ**; Municipal or other Utility Districts.
- NA 10. **If applicable**, a License Agreement (**If there are private improvements in Public ROW.**)

PHOTOGRAPHIC MYLAR

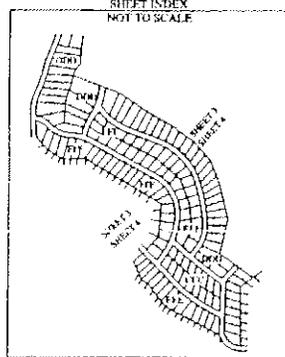
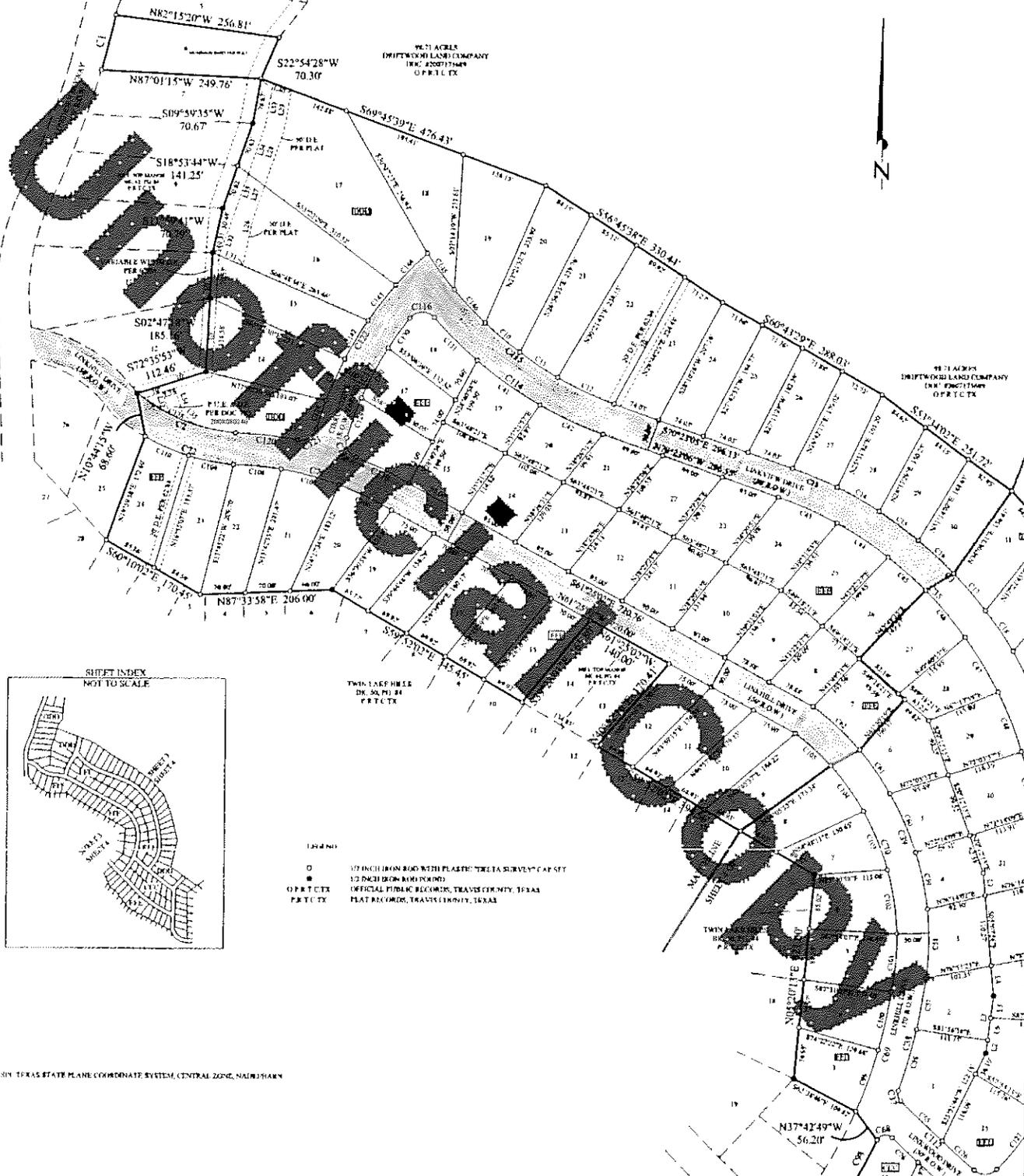
201000112



1" = 100'

JUAN RODRIGUEZ SURVEY NO. 42  
ABSTRACT NO. 658  
TRAVIS COUNTY, TEXAS  
FEBRUARY 2010

C142	6°41'04"	400.00'	70.00'	511°02'44"W	27.90'
C143	8°21'04"	400.00'	70.00'	511°41'47"W	29.90'
C144	8°21'04"	400.00'	70.00'	344°27'17"W	29.90'
C145	6°43'31"	400.00'	70.00'	346°09'42"W	27.90'
C146	6°43'31"	400.00'	70.00'	347°01'11"W	27.90'



- LEGEND
- 1/2 INCH IRON ROD WITH PLASTIC 'TOP SURVEY' CAP SET
  - 1/2 INCH IRON ROD NAIL
  - OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
  - PLAT RECORDS, TRAVIS COUNTY, TEXAS

NOTES:  
BEARING IN THIS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83/2011

Delta Survey Group Inc.

8213 Bendie Lane Ste. 102 Austin, TX 78745  
office: (512) 282-5200 fax: (512) 282-5230

# MONTEBELLA SUBDIVISION

A REVISED PLAT OF LOTS 1-9 BLOCK AAA, LOTS 1-12 BLOCK BBB, LOTS 1-17 BLOCK CCC, LOTS 6 AND 13-18 BLOCK DDD, LOTS 1-15 BLOCK EEE AND LOTS 3-12 AND 15-24 BLOCK FFF OF THE TOP MAJOR SUBDIVISION

SHEET  
3  
OF  
4

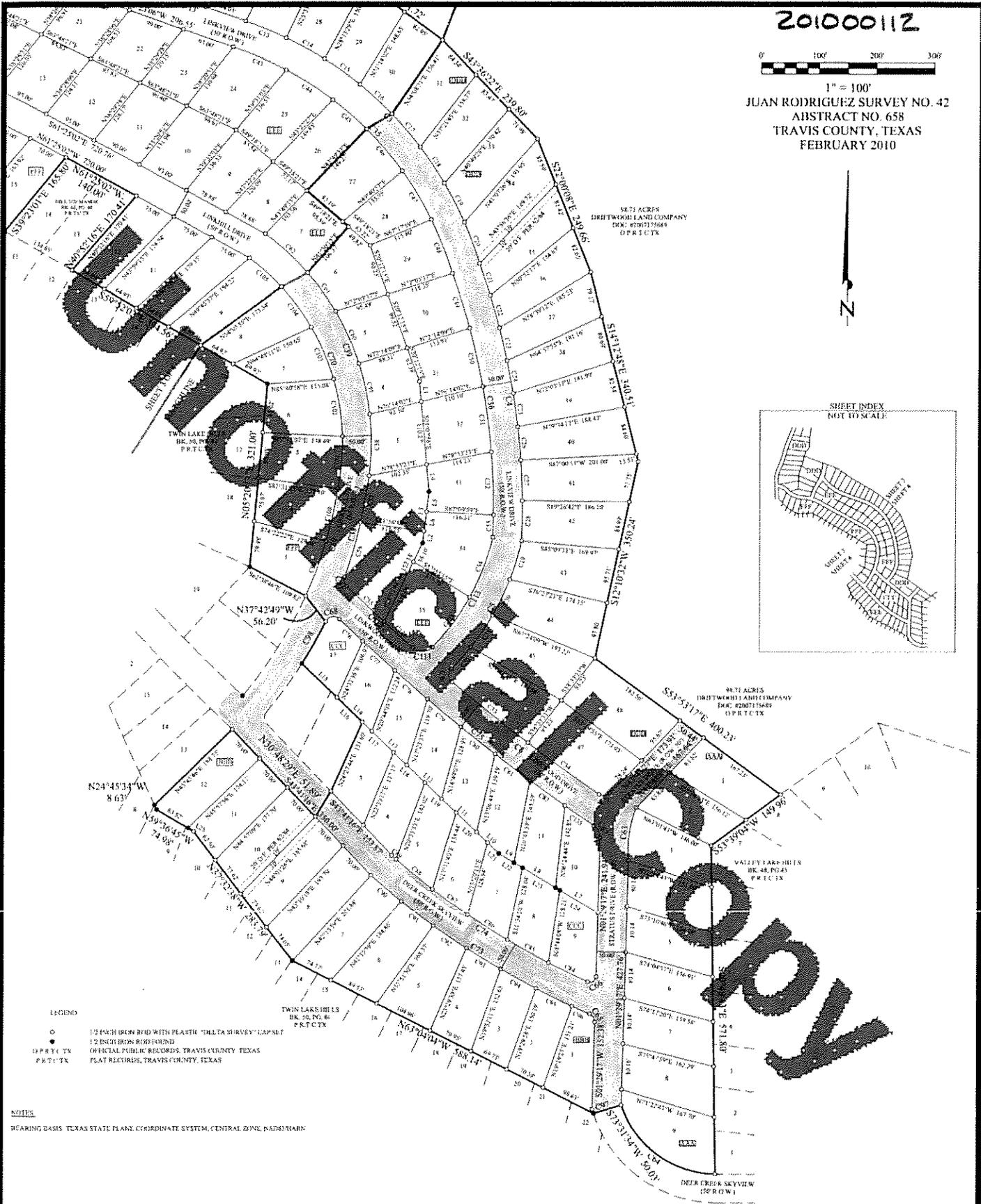
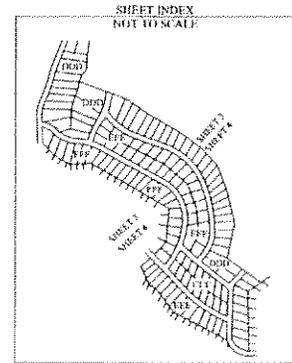
PHOTOGRAPHIC MYLAR

201000112



1" = 100'

JUAN RODRIGUEZ SURVEY NO. 42  
ABSTRACT NO. 658  
TRAVIS COUNTY, TEXAS  
FEBRUARY 2010



LEGEND

- 1/2 INCH IRON NAIL WITH PLASTER "DELTA SURVEY" CAPSULE
- 1/2 INCH IRON NAIL FOUND
- P.R.T.C. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY TEXAS
- P.R.T.C. PLAT RECORDS, TRAVIS COUNTY, TEXAS

NOTES

HEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83/2011

**Delta Survey Group Inc.**  
8213 Bridle Lane, Ste. 102 Austin, TX, 78745  
offices: (512) 282-5200 fax: (512) 282-5230

# MONTEBELLA SUBDIVISION

A REVISED PLAT OF LOTS 1-9 BLOCK AAA, LOTS 1-12 BLOCK BBB, LOTS 1-17 BLOCK CCC, LOTS 6 AND 13-48 BLOCK DDD, LOTS 1-35 BLOCK EEE AND LOTS 3-12 AND 15-24 BLOCK FFF OF HILL TOP MANOR SUBDIVISION

SHEET  
4  
OF  
4



TRV 201000112  
4 PGS

# PLAT

## PLAT RECORDS INDEX SHEET:

**SUBDIVISION NAME:** MONTEBELLA SUBDIVISION

MONTEBELLA SUBDIVISION A REVISED PLAT OF LOTS 1-9 BLOCK AAA, LOTS 1-12 BLOCK BBB, LOTS 3-17 BLOCK CCC, LOTS 6 AND 13-48 BLOCK DDD, LOTS 1-35 BLOCK EEE AND LOTS 3-12 AND 15-24 BLOCK FFF OF HILL TOP MANOR SUBDIVISION

**OWNERS NAME:**  
WILLIAM J MADDUX  
PEGGY A MADDUX

**RESUBDIVISION?** YES  NO

## ADDITIONAL RESTRICTIONS / COMMENTS:

DOC# 2010129397 through 2010129524 -- TAX CERTIFICATE (QT# 128)

## RETURN:

TRAVIS COUNTY TNR  
ATTN: JOE ARRIAGA  
512/854-7562

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

Sep 03, 2010 12:51 PM 201000112

BARTHOLOMEW: \$119.00

Dana DeBeauvoir, County Clerk  
Travis County TEXAS

UNOFFICIAL COPY

PHOTOGRAPHIC MYLAR

STATE OF TEXAS  
COUNTY OF TRAVIS

\$119.00

9-3-2010

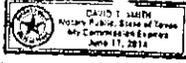
201000112

KNOW ALL MEN BY THESE PRESENTS THAT WILLIAM J. MADDOX AND PEGGY A. MADDOX, OWNERS OF LOTS 1-9 BLOCK AAA, LOTS 1-12 BLOCK BBB, LOTS 1-17 BLOCK CCC, LOTS 1 AND 13-48 BLOCK DDD, LOTS 1-33 BLOCK EEE AND LOTS 1-12 AND 15-24 BLOCK FFY OF THE 111.1 TOP MAJOR A SUBDIVISION OF RECORD IN BOOK 62, PAGE 44, PLAT RECORDS, TRAVIS COUNTY, TEXAS. THE UNDERSIGNED OWNER DOES HEREBY ~~AVOID~~ SAID LOTS PURSUANT TO CHAPTER 232.011 OF THE LOCAL GOVERNMENT CODE OF TEXAS, TO CORRECT LOT LINES, DISTANCES AND BEARINGS, IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS MONTEBELLA SUBDIVISION, SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC, THE STREETS, AND EASEMENTS HEREON, SUBJECT TO ANY EASEMENTS AND OR RESTRICTIONS GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS 16<sup>th</sup> DAY OF July, 2010, A.D.

BY [Signature] 7/16/10  
WILLIAM J. MADDOX DATE  
13200 BEE CAVE PARKWAY  
BEE CAVE TEXAS, 78738

STATE OF TEXAS  
COUNTY OF TRAVIS  
BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED WILLIAM J. MADDOX, 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.



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES 6-11 2014, A.D.

BY [Signature] 7-16-10  
PEGGY A. MADDOX DATE  
13200 BEE CAVE PARKWAY  
BEE CAVE TEXAS, 78738

STATE OF TEXAS  
COUNTY OF TRAVIS  
BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED PEGGY A. MADDOX, 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.



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES 6-11 2014, A.D.

NO PORTION OF THIS TRACT LIES WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS SHOWN ON THE F.E.M.A. MAP #4431C0395H, DATED SEPTEMBER 26, 2006.

I, DAVID T. SMITH, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

[Signature]  
DAVID T. SMITH, P.E.  
REGISTERED PROFESSIONAL ENGINEER  
DAVID T. SMITH, P.E.  
13200 BEE CAVE PARKWAY  
BEE CAVE, TEXAS 78738



STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:  
I, JOHN E. BRANTHAM, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND 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.

7/16/10  
DATE [Signature]  
JOHN E. BRANTHAM  
REGISTERED PROFESSIONAL LAND SURVEYOR  
1305 S. STATE ST.  
AUSTIN, TEXAS 78704  
DELTA SURVEY GROUP, INC.  
8213 Broadie Lane, Ste. 102  
AUSTIN, TEXAS 78745



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, 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 STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY 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 PERFORMED TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OF 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 PART OF THE DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS  
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 17 DAY OF August, 2010, 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 PROBABLY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THIS 2 DAY OF September, 2010, A.D.

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

[Signature]  
DEPUTY G. Porter

STATE OF TEXAS  
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, 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 23 DAY OF September, 2010, A.D. AT 12:51 O'CLOCK P. M. DULY RECORDED ON 23 DAY OF September, 2010, A.D. AT 9:07 O'CLOCK A. M. OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 201000112, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

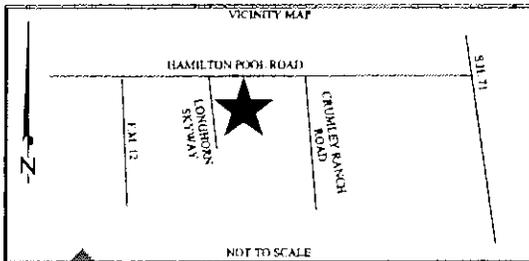
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 30<sup>th</sup> DAY OF September, 2010, A.D.

DANA DEBEAUVOIR, COUNTY CLERK,  
TRAVIS COUNTY, TEXAS

[Signature]  
DEPUTY

PHOTOGRAPHIC MYLAR

20100112



NOT TO SCALE

ALL RESTRICTIONS FROM THE PREVIOUSLY RECORDED HILL TOP MANOR PLAT VOL. 62 PG. 14 WILL APPLY TO THIS REVISION OF THE HILL TOP MANOR.

NO OBJECT, INCLUDING THE INSTALLMENT OF BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS AUTHORIZED BY TRAVIS COUNTY.

PROPERTY OWNER AND HIS SUCCESSORS SHALL PROVIDE ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.

ALL DRAINAGE EASEMENTS ON THIS PLAT PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/BER ASSIGNS.

A TRAVIS COUNTY SITE DEVELOPMENT PERMIT IS REQUIRED FOR ANY SITE DEVELOPMENT.

THIS PLAT IS IN TRAVIS COUNTY AND NO CITY.

OCCUPANCY OF ANY LOT IS PROHIBITED UNTIL CONNECTED TO AN APPROVED PUBLIC SEWER SYSTEM OR APPROVED PRIVATE INDIVIDUAL SEWAGE TREATMENT SYSTEM.

OCCUPANCY OF ANY LOT IS PROHIBITED UNTIL WATER SUPPLY FACTOR FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY FOR THE PROPOSED DEVELOPMENT. THE WATER SHALL BE SUPPLIED BY THE DEER CREEK WATER COMPANY.

THE WASTEWATER SERVICE SHALL BE SUPPLIED BY OSSP.

SEPTIC NOTE:

BEFORE BEING USED FOR HUMAN HABITATION EACH HOUSE MUST BE CONNECTED TO A SEPTIC TANK AND OUTFALL LINES THAT HAVE BEEN APPROVED BY THE COUNTY HEALTH UNIT OF TRAVIS COUNTY.

RESIDENT NOTE:

A FIVE (5) FOOT WIDE EASEMENT FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING PUBLIC UTILITIES IS RETAINED ALONG THE FRONT, SIDES AND REAR OF ALL LOTS SHOWN HEREON.

TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM PLAT NOTES:

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.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED PUBLIC WATER SYSTEM.

NO ON-SITE WASTEWATER SYSTEM MAY BE INSTALLED WITHIN 100 FEET OF PRIVATE WATER WELL NOR MAY AN ON-SITE WASTEWATER DISPOSAL SYSTEM BE INSTALLED WITHIN 150 FEET OF A PUBLIC WELL.

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.

DEVELOPMENT ON EACH LOT IN THIS SHALL BE IN COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF THE TEXAS ADMINISTRATIVE CODE CHAPTER 285 AND CHAPTER 44 OF THE TRAVIS COUNTY CODE THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION.

RESIDENTIAL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO ONE SINGLE FAMILY DWELLING AND APPLICABLE STRUCTURES PER LOT.

COMMERCIAL LOTS WITHIN THIS SUBDIVISION MUST PROVIDE TWO TIMES THE DESIGN AREA (TREATMENT AND DISPOSAL) FOR THE PROPOSED USE. THIS INFORMATION SHALL BE INCLUDED WITH THE PLANS FOR THE PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM.

THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

HOME SIZE MAY BE LIMITED ON LOTS SMALLER THAN ONE ACRE IN ORDER TO ACCOMMODATE AN ON-SITE WASTEWATER (SEPTIC) SYSTEM THAT COMPLIES WITH THE REQUIREMENTS OF THE TEXAS ADMINISTRATIVE CODE CHAPTER 285 AND CHAPTER 44 OF THE TRAVIS COUNTY CODE.

Stacy Schieffel, Manager  
On-site Wastewater Program  
Travis County TX

6/25/2010  
DATE

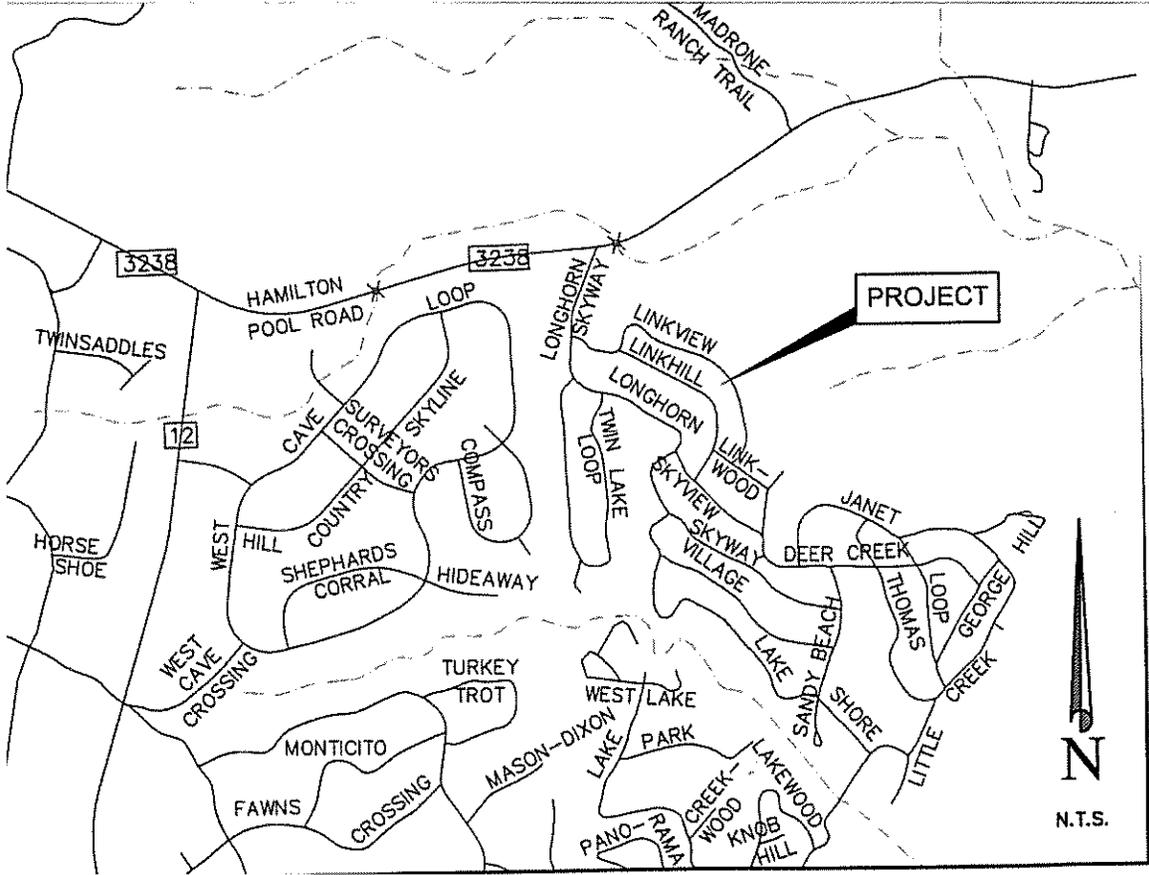
LAND USE SCHEDULE

USE	AREA (SF)	AREA (AC)	# OF LOTS
RESIDENTIAL LOTS	1,640,230	37.654	128
ROW	302,677	6.949	
TOTAL	1,942,907	44.603	128
TOTAL OVERALL	1,942,907	44.603	128

STREET NAME	STREET WIDTH	STREET LENGTH
LINKWOOD DRIVE	28'	1807 L.F.
CIRRIUS DRIVE	28'	341 L.F.
LINKVIEW DRIVE	28'	2045 L.F.
LINKWOOD DRIVE	28'	653 L.F.
DEER CREEK SKYVIEW	28'	417 L.F.
CUMULUS DRIVE	28'	712 L.F.
TOTAL		6023 L.F.

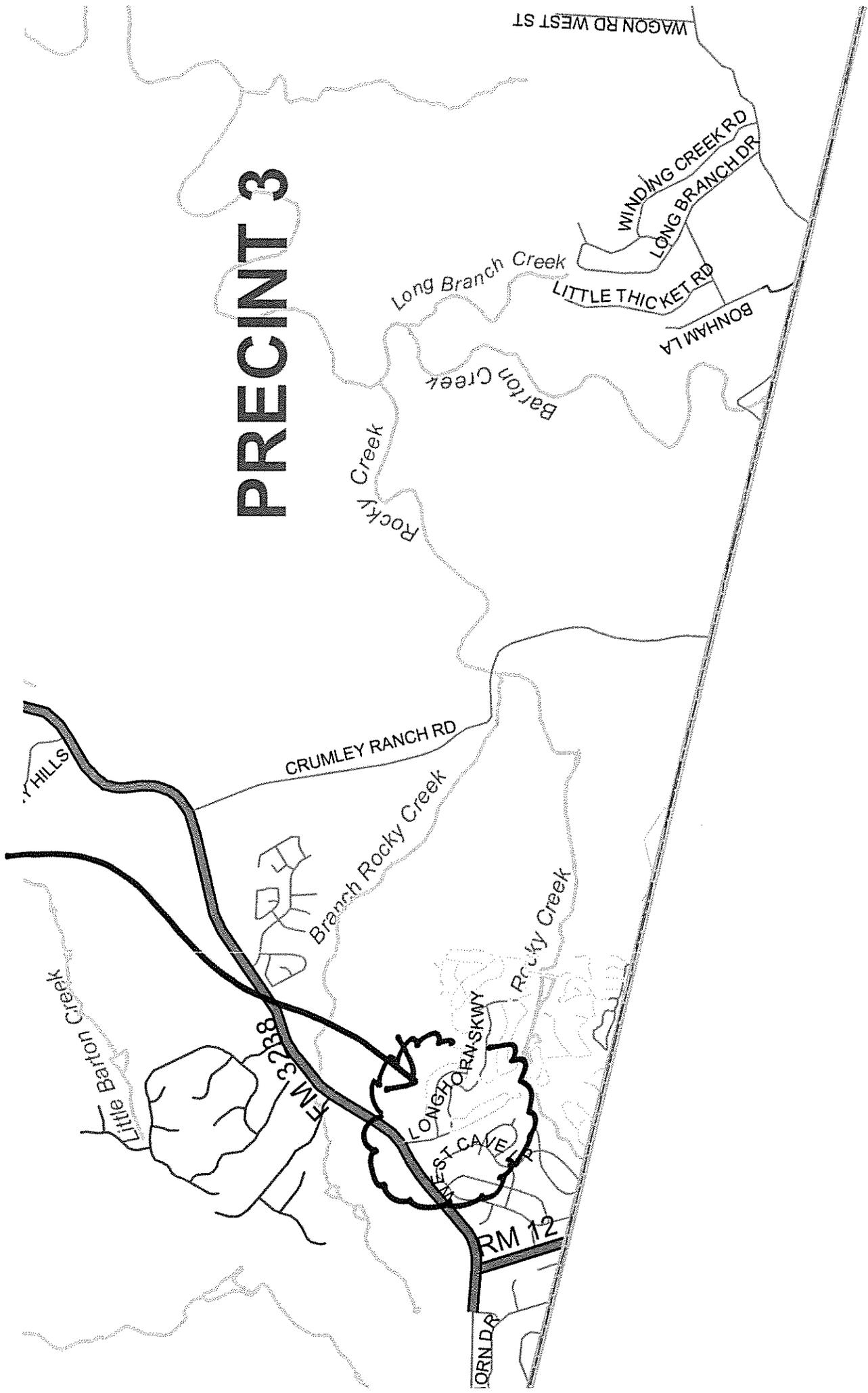
LINE	BEARING	DISTANCE									
1	S89°10'54"W	33.43	101	S88°00'00"E	33.33	191	S89°10'54"W	33.43	281	S89°10'54"W	33.43
2	S89°10'54"W	33.43	102	S88°00'00"E	33.33	192	S89°10'54"W	33.43	282	S89°10'54"W	33.43
3	S89°10'54"W	33.43	103	S88°00'00"E	33.33	193	S89°10'54"W	33.43	283	S89°10'54"W	33.43
4	S89°10'54"W	33.43	104	S88°00'00"E	33.33	194	S89°10'54"W	33.43	284	S89°10'54"W	33.43
5	S89°10'54"W	33.43	105	S88°00'00"E	33.33	195	S89°10'54"W	33.43	285	S89°10'54"W	33.43
6	S89°10'54"W	33.43	106	S88°00'00"E	33.33	196	S89°10'54"W	33.43	286	S89°10'54"W	33.43
7	S89°10'54"W	33.43	107	S88°00'00"E	33.33	197	S89°10'54"W	33.43	287	S89°10'54"W	33.43
8	S89°10'54"W	33.43	108	S88°00'00"E	33.33	198	S89°10'54"W	33.43	288	S89°10'54"W	33.43
9	S89°10'54"W	33.43	109	S88°00'00"E	33.33	199	S89°10'54"W	33.43	289	S89°10'54"W	33.43
10	S89°10'54"W	33.43	110	S88°00'00"E	33.33	200	S89°10'54"W	33.43	290	S89°10'54"W	33.43
11	S89°10'54"W	33.43	111	S88°00'00"E	33.33	201	S89°10'54"W	33.43	291	S89°10'54"W	33.43
12	S89°10'54"W	33.43	112	S88°00'00"E	33.33	202	S89°10'54"W	33.43	292	S89°10'54"W	33.43
13	S89°10'54"W	33.43	113	S88°00'00"E	33.33	203	S89°10'54"W	33.43	293	S89°10'54"W	33.43
14	S89°10'54"W	33.43	114	S88°00'00"E	33.33	204	S89°10'54"W	33.43	294	S89°10'54"W	33.43
15	S89°10'54"W	33.43	115	S88°00'00"E	33.33	205	S89°10'54"W	33.43	295	S89°10'54"W	33.43
16	S89°10'54"W	33.43	116	S88°00'00"E	33.33	206	S89°10'54"W	33.43	296	S89°10'54"W	33.43
17	S89°10'54"W	33.43	117	S88°00'00"E	33.33	207	S89°10'54"W	33.43	297	S89°10'54"W	33.43
18	S89°10'54"W	33.43	118	S88°00'00"E	33.33	208	S89°10'54"W	33.43	298	S89°10'54"W	33.43
19	S89°10'54"W	33.43	119	S88°00'00"E	33.33	209	S89°10'54"W	33.43	299	S89°10'54"W	33.43
20	S89°10'54"W	33.43	120	S88°00'00"E	33.33	210	S89°10'54"W	33.43	300	S89°10'54"W	33.43
21	S89°10'54"W	33.43	121	S88°00'00"E	33.33	211	S89°10'54"W	33.43	301	S89°10'54"W	33.43
22	S89°10'54"W	33.43	122	S88°00'00"E	33.33	212	S89°10'54"W	33.43	302	S89°10'54"W	33.43
23	S89°10'54"W	33.43	123	S88°00'00"E	33.33	213	S89°10'54"W	33.43	303	S89°10'54"W	33.43
24	S89°10'54"W	33.43	124	S88°00'00"E	33.33	214	S89°10'54"W	33.43	304	S89°10'54"W	33.43
25	S89°10'54"W	33.43	125	S88°00'00"E	33.33	215	S89°10'54"W	33.43	305	S89°10'54"W	33.43
26	S89°10'54"W	33.43	126	S88°00'00"E	33.33	216	S89°10'54"W	33.43	306	S89°10'54"W	33.43
27	S89°10'54"W	33.43	127	S88°00'00"E	33.33	217	S89°10'54"W	33.43	307	S89°10'54"W	33.43
28	S89°10'54"W	33.43	128	S88°00'00"E	33.33	218	S89°10'54"W	33.43	308	S89°10'54"W	33.43
29	S89°10'54"W	33.43	129	S88°00'00"E	33.33	219	S89°10'54"W	33.43	309	S89°10'54"W	33.43
30	S89°10'54"W	33.43	130	S88°00'00"E	33.33	220	S89°10'54"W	33.43	310	S89°10'54"W	33.43
31	S89°10'54"W	33.43	131	S88°00'00"E	33.33	221	S89°10'54"W	33.43	311	S89°10'54"W	33.43
32	S89°10'54"W	33.43	132	S88°00'00"E	33.33	222	S89°10'54"W	33.43	312	S89°10'54"W	33.43
33	S89°10'54"W	33.43	133	S88°00'00"E	33.33	223	S89°10'54"W	33.43	313	S89°10'54"W	33.43
34	S89°10'54"W	33.43	134	S88°00'00"E	33.33	224	S89°10'54"W	33.43	314	S89°10'54"W	33.43
35	S89°10'54"W	33.43	135	S88°00'00"E	33.33	225	S89°10'54"W	33.43	315	S89°10'54"W	33.43
36	S89°10'54"W	33.43	136	S88°00'00"E	33.33	226	S89°10'54"W	33.43	316	S89°10'54"W	33.43
37	S89°10'54"W	33.43	137	S88°00'00"E	33.33	227	S89°10'54"W	33.43	317	S89°10'54"W	33.43
38	S89°10'54"W	33.43	138	S88°00'00"E	33.33	228	S89°10'54"W	33.43	318	S89°10'54"W	33.43
39	S89°10'54"W	33.43	139	S88°00'00"E	33.33	229	S89°10'54"W	33.43	319	S89°10'54"W	33.43
40	S89°10'54"W	33.43	140	S88°00'00"E	33.33	230	S89°10'54"W	33.43	320	S89°10'54"W	33.43
41	S89°10'54"W	33.43	141	S88°00'00"E	33.33	231	S89°10'54"W	33.43	321	S89°10'54"W	33.43
42	S89°10'54"W	33.43	142	S88°00'00"E	33.33	232	S89°10'54"W	33.43	322	S89°10'54"W	33.43
43	S89°10'54"W	33.43	143	S88°00'00"E	33.33	233	S89°10'54"W	33.43	323	S89°10'54"W	33.43
44	S89°10'54"W	33.43	144	S88°00'00"E	33.33	234	S89°10'54"W	33.43	324	S89°10'54"W	33.43
45	S89°10'54"W	33.43	145	S88°00'00"E	33.33	235	S89°10'54"W	33.43	325	S89°10'54"W	33.43
46	S89°10'54"W	33.43	146	S88°00'00"E	33.33	236	S89°10'54"W	33.43	326	S89°10'54"W	33.43
47	S89°10'54"W	33.43	147	S88°00'00"E	33.33	237	S89°10'54"W	33.43	327	S89°10'54"W	33.43
48	S89°10'54"W	33.43	148	S88°00'00"E	33.33	238	S89°10'54"W	33.43	328	S89°10'54"W	33.43
49	S89°10'54"W	33.43	149	S88°00'00"E	33.33	239	S89°10'54"W	33.43	329	S89°10'54"W	33.43
50	S89°10'54"W	33.43	150	S88°00'00"E	33.33	240	S89°10'54"W	33.43	330	S89°10'54"W	33.43
51	S89°10'54"W	33.43	151	S88°00'00"E	33.33	241	S89°10'54"W	33.43	331	S89°10'54"W	33.43
52	S89°10'54"W	33.43	152	S88°00'00"E	33.33	242	S89°10'54"W	33.43	332	S89°10'54"W	33.43
53	S89°10'54"W	33.43	153	S88°00'00"E	33.33	243	S89°10'54"W	33.43	333	S89°10'54"W	33.43
54	S89°10'54"W	33.43	154	S88°00'00"E	33.33	244	S89°10'54"W	33.43	334	S89°10'54"W	33.43
55	S89°10'54"W	33.43	155	S88°00'00"E	33.33	245	S89°10'54"W	33.43	335	S89°10'54"W	33.43
56	S89°10'54"W	33.43	156	S88°00'00"E	33.33	246	S89°10'54"W	33.43	336	S89°10'54"W	33.43
57	S89°10'54"W	33.43	157	S88°00'00"E	33.33	247	S89°10'54"W	33.43	337	S89°10'54"W	33.43
58	S89°10'54"W	33.43	158	S88°00'00"E	33.33	248	S89°10'54"W	33.43	338	S89°10'54"W	33.43
59	S89°10'54"W	33.43	159	S88°00'00"E	33.33	249	S89°10'54"W	33.43	339	S89°10'54"W	33.43
60	S89°10'54"W	33.43	160	S88°00'00"E	33.33	250	S89°10'54"W	33.43	340	S89°10'54"W	33.43
61	S89°10'54"W	33.43	161	S88°00'00"E	33.33	251	S89°10'54"W	33.43	341	S89°10'54"W	33.43
62	S89°10'54"W	33.43	162	S88°00'00"E	33.33	252	S89°10'54"W	33.43	342	S89°10'54"W	33.43
63	S89°10'54"W	33.43	163	S88°00'00"E	33.33	253	S89°10'54"W	33.43	343	S89°10'54"W	33.43
64	S89°10'54"W	33.43	164	S88°00'00"E	33.33	254	S89°10'54"W	33.43	344	S89°10'54"W	33.43
65	S89°10'54"W	33.43	165	S88°00'00"E	33.33	255	S89°10'54"W	33.43	345	S89°10'54"W	33.43
66	S89°10'54"W	33.43	166	S88°00'00"E	33.33	256	S89°10'54"W	33.43	346	S89°10'54"W	33.43
67	S89°10'54"W	33.43	167	S88°00'00"E	33.33	257	S89°10'54"W	33.43	347	S89°10'54"W	33.43
68	S89°10'54"W	33.43	168	S88°00'00"E	33.33	258	S89°10'54"W	33.43	348	S89°10'54"W	33.43
69	S89°10'54"W	33.43	169	S88°00'00"E	33.33	259	S89°10'54"W	33.43	349	S89°10'54"W	33.43
70	S89°10'54"W	33.43	170	S88°00'00"E	33.33	260	S89°10'54"W	33.43	350	S89°10'54"W	33.43
71	S89°10'54"W	33.43	171	S88°00'00"E	33.33	261	S89°10'54"W	33.43	351	S89°10'54"W	33.43
72	S89°10'54"W	33.43	172	S88°00'00"E	33.33	262	S89°10'54"W	33.43	352	S89°10'54"W	33.43
73	S89°10'54"W	33.43	173	S88°00'00"E	33.33	263	S89°10'54"W	33.43	353	S89°10'54"W	33.43
74</											

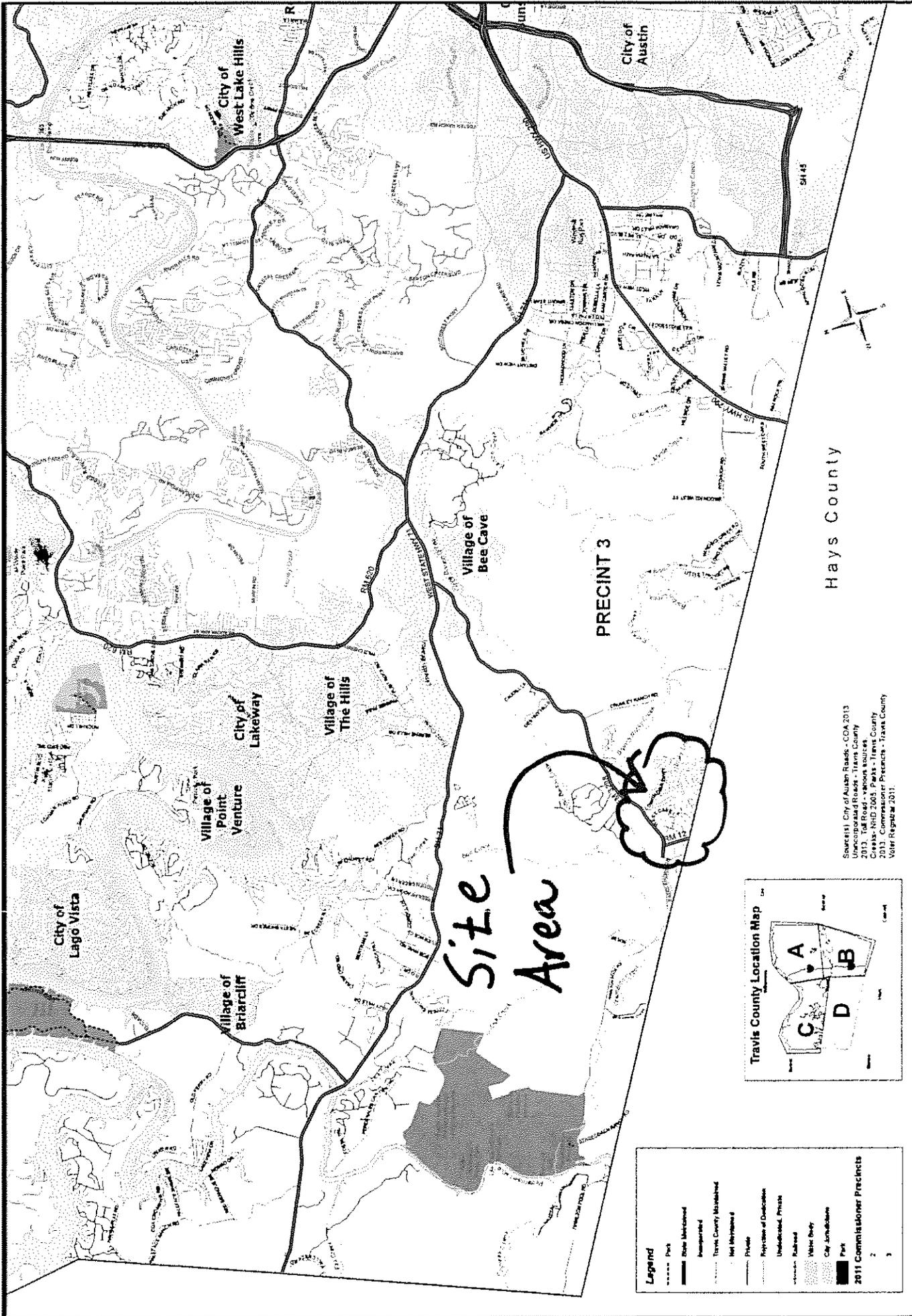
# Montebella Revised Plat Location Map



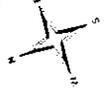
Site Area

# PRECINCT 3



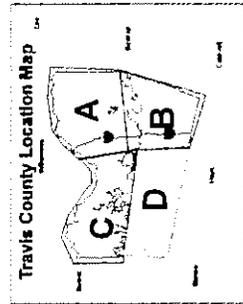


Map Prepared by: Travis County  
 Date: 5/21/2013  
 Resources: GIS



Hays County

Source(s): City of Austin Roads - COA 2013  
 Unclassified Roads - Hays County  
 2013 Toll Road - various sources  
 Creeks - NHD 2003, Parks - Travis County  
 2013, Commissioner Precincts - Travis County  
 Voter Registrar 2011



Legend	
	Park
	State Maintained
	Unimproved
	Travis County Maintained
	Not Maintained
	Proposed or Dedicating
	Unimproved, Private
	Roadbed
	Water Body
	City Jurisdiction
	Precinct
	2011 Commissioner Precincts
	2
	3

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# Travis County Roadways, Map D