# Travis County Commissioners Court Agenda Request

**Meeting Date:** April 29, 2014
**Prepared By:** Paul Scoggins, Engineering Specialist **Phone #:** (512) 854-7619
**Division Director/Manager:** Donald W. Ward, P.E., Assistant Public Works Director - Road and Bridge Division

**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:
A) West Cypress Hills, Phase One, Section Four;
B) West Cypress Hills, Phase Two, Section One; and
C) West Cypress Hills, Phase Three, Section One - three subdivisions in Precinct Three.

**BACKGROUND/SUMMARY OF REQUEST:**
The three subject subdivision plats were recorded on July 21, 2011 at Document #201100113, #201100114, and #201100115. These subdivisions have 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.

The completed sidewalks within these subdivisions have been inspected by a Registered Accessibility Specialist. The stop signs, if any, are in the process of being approved under Chapter 251 of the Texas Transportation Code.

The three subject subdivisions are accessed from Cypress Ranch Boulevard, a street maintained by Travis County. This action will add an overall total of 0.51 miles to the Travis County road system.

**STAFF RECOMMENDATIONS:**
TNR staff recommends approval of the proposed motion.

**ISSUES AND OPPORTUNITIES:**
N/A.

## FISCAL IMPACT AND SOURCE OF FUNDING:
N/A.

## ATTACHMENTS/EXHIBITS:
TNR Approval Letter
List of Streets
Requirements for Approval
RAS Inspection
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 | Development Services and Long Range Planning | (512) 854-7561 |
| | | | |
| | | | |
| | | | |

**CC:**

| | | | |
|---|---|---|---|
| Johnny Anglin | Inspector | Development Services | (512) 854-3314 |
| Stacey Scheffel | Program Manager | TNR Permits | (512) 854-7565 |
| | | | |
| | | | |

**SM:AB:ps**
**1101 - Development Services Long Range Planning - West Cypress Ranch, Phase One, Section Four; West Cypress Ranch, Phase Two, Section One; and West Cypress Ranch, Phase Three, Section One**

**TRANSPORTATION AND NATURAL RESOURCES**
STEVEN M. MANILLA, P.E., COUNTY EXECUTIVE

700 Lavaca Street-5th Floor
Travis County Administration Building
PO Box 1748
Austin, Texas 78767
Phone: (512) 854-9383
Fax: (512) 854-4697

2014 MAR 24 PM 1:03
TRAVIS COUNTY
AUDITORS OFFICE

# APPROVAL OF CONSTRUCTION

**DATE: March 20, 2014**

**DEVELOPER/OWNER:**
Cypress Ranch, Ltd. by
Cypress Ranch Development, Inc.
3600 N. Capital of Texas Hwy.
Bldg. B, Suite 320
Austin, TX 78746

**ENGINEER:**
Texas Engineering Solutions, LLC
5000 Bee Caves Rd., Ste. 206
Austin, TX 78746

**SUBJECT: West Cypress Hills Phase One, Section Four**

Effective this date, street and drainage construction within this project appears to be in conformance with the approved construction documents. This construction will enter into a one (1) year performance period, which will start at the time of approval by Travis County's Commissioners Court. Prior to the end of this period, Travis County will re-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, actions which are acceptable to the County.

The developer/owner is required to maintain performance period fiscal of 10% of the actual street and drainage cost until the end of the performance period. If applicable, 100% of sidewalk fiscal will also need to remain for the un-constructed residential sidewalks until all of the sidewalks are constructed to Travis County Standards.

**OTHER REMARKS:**

BY: Donald W Ward 4/15/14
**TNR Assistant Public Works Director – Road and Bridge Division – Don W. Ward, P.E.**

Paul Scoggins 4/9/14
**TNR Engineering Specialist – Paul Scoggins**

**TNR Inspector – Johnny Anglin**

1102 fiscal file
1105 Subdivision File

**TRANSPORTATION AND NATURAL RESOURCES**
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2014 MAR 24 PM 1:04
TRAVIS COUNTY
AUDITORS OFFICE

# APPROVAL OF CONSTRUCTION

**DATE: March 20, 2014**

**DEVELOPER/OWNER:**
Cypress Ranch, Ltd. by
Cypress Ranch Development, Inc.
3600 N. Capital of Texas Hwy.
Bldg. B, Suite 320
Austin, TX 78746

**ENGINEER:**
Texas Engineering Solutions, LLC
5000 Bee Caves Rd., Ste. 206
Austin, TX 78746

**SUBJECT: West Cypress Hills Phase Two, Section One**

Effective this date, street and drainage construction within this project appears to be in conformance with the approved construction documents. This construction will enter into a one (1) year performance period, which will start at the time of approval by Travis County's Commissioners Court. Prior to the end of this period, Travis County will re-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, actions which are acceptable to the County.

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**OTHER REMARKS:**

BY: Donald W Ward 4/15/14
**TNR Assistant Public Works Director – Road and Bridge Division – Don W. Ward, P.E.**

Paul Scoggins 4/9/14
**TNR Engineering Specialist – Paul Scoggins**

**TNR Inspector – Johnny Anglin**

1102 fiscal file
1105 Subdivision File

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Austin, Texas 78767
Phone: (512) 854-9383
Fax: (512) 854-4697

COUNTY OF TRAVIS STATE OF TEXAS
2014 MAR 24 PM 1:04
TRAVIS COUNTY AUDITORS OFFICE

# APPROVAL OF CONSTRUCTION

**DATE: March 20, 2014**

**DEVELOPER/OWNER:**
Cypress Ranch, Ltd. by
Cypress Ranch Development, Inc.
3600 N. Capital of Texas Hwy.
Bldg. B, Suite 320
Austin, TX 78746

**ENGINEER:**
Texas Engineering Solutions, LLC
5000 Bee Caves Rd., Ste. 206
Austin, TX 78746

**SUBJECT: West Cypress Hills Phase Three, Section One**

Effective this date, street and drainage construction within this project appears to be in conformance with the approved construction documents. This construction will enter into a one (1) year performance period, which will start at the time of approval by Travis County's Commissioners Court. Prior to the end of this period, Travis County will re-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, actions which are acceptable to the County.

The developer/owner is required to maintain performance period fiscal of 10% of the actual street and drainage cost until the end of the performance period. If applicable, 100% of sidewalk fiscal will also need to remain for the un-constructed residential sidewalks until all of the sidewalks are constructed to Travis County Standards.

**OTHER REMARKS:**

BY: Donald W. Ward 4/15/14
**TNR Assistant Public Works Director – Road and Bridge Division – Don W. Ward, P.E.**

Paul Scoggins 4/9/14
**TNR Engineering Specialist – Paul Scoggins**

**TNR Inspector – Johnny Anglin**

1102 fiscal file
1105 Subdivision File

## ACCEPTANCE OF DEDICATION OF STREETS AND DRAINAGE

**SUBDIVISION**
**Mapsco No. 517J**

**West Cypress Hills, Section One, Phase Four**
**West Cypress Hills, Section Two, Phase One**
**West Cypress Hills, Section Three, Phase One**

**Pct.# 3**
**Atlas No. L-03**

PH 1, SEC 4 - RECORDED AT DOCUMENT #201100113 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY - 7/21/2011
PH 2, SEC 1 - RECORDED AT DOCUMENT #201100114 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY - 7/21/2011
PH 3, SEC 1 - RECORDED AT DOCUMENT #201100115 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY - 7/21/2011

THESE SUBDIVISIONS CONTAIN 1 STREET AS LISTED BELOW:

| # | STREET NAME | FROM - TO | L.F. | MILES | ROW | TYPE OF PVMNT | WIDTH OF PVMNT | CURB & GUTTER |
|---|---|---|---|---|---|---|---|---|
| 1 | Cypress Ranch Blvd | Jakes Hill Road Northerly to intersection w/Rhiannon Lane | 2712 | 0.51 | 100 | HMAC | VARIES | YES |
| | Total Footage/Mileage | | 2712 | 0.51 | | | | |

THE TOTAL NUMBER OF LOTS IN THIS SUBDIVISION - 00 **N/A** ADDITIONAL LOTS SOLD FOR DEVELOPMENT

CONSTRUCTION OF STREET AND DRAINAGE FACILITIES EXCEEDS MINIMUM COUNTY STANDARD FOR STREETS NUMBERED 1

IT IS RECOMMENDED THAT MAINTENANCE OF STREETS NUMBERED 1 TOTALING 0.51 MILES BE ACCEPTED BY THE TRAVIS COUNTY COMMISSIONERS COURT IN PRECINCT THREE.

Donald W Ward 4/15/14

DATE

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

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

DATE APPROVED BY COMMISSIONERS COURT

**TRANSPORTATION AND NATURAL RESOURCES**
STEVEN M. MANILLA, P.E., COUNTY EXECUTIVE

411 West 13th Street
Executive Office Building
PO Box 1748
Austin, Texas 78767
Phone: (512) 854-9383
Fax: (512) 854-4649

# West Cypress Hills Phase One, Section Four

## REQUIREMENTS FOR APPROVAL OF CONSTRUCTION PUBLIC STREET SUBDIVISIONS PER STANDARDS FOR CONSTRUCTION OF STREETS AND DRAINAGE IN SUBDIVISIONS - AUGUST 28, 1997

7/2/13 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, signed by COA inspector. § 82.604(c)(1)

7/2/13 3. Contractor's (signed) invoice or receipt of payment for work completed. §82.401(a)(1)(B)

4/10/14 4. Reproducible Plans, certified as "Record Drawings", by the Owner's Consulting Engineer [§ 82.604(c)(3)] including a Signage and Striping Plan [§82.303] and accompanying Stop Sign Warrant sheet for each sign.

Reduced By TC 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. Must be posted by owner/developer. § 82.604(c)(4), § 82.301(13)

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)

2/27/14 7. A 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 at time of street acceptance for maintenance. § 82.202(q)(2)

3/20/14 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 and common area sidewalks and traffic control devices shown on the approved traffic control plan). § 82.401(c)(1)(C) **Road Maintenance will have to approve const. Before recommending acceptance to Comm. Crt.**

3/11/14 9. Approval of other agencies - cities, if in their ETJ; Municipal or other Utility Districts.

NA? 10. License Agreement (If there are any private improvements in Public ROW).

**TRANSPORTATION AND NATURAL RESOURCES**
STEVEN M. MANILLA, P.E., COUNTY EXECUTIVE

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Fax: (512) 854-4649

# West Cypress Hills Phase Two, Section One

## REQUIREMENTS FOR APPROVAL OF CONSTRUCTION PUBLIC STREET SUBDIVISIONS PER STANDARDS FOR CONSTRUCTION OF STREETS AND DRAINAGE IN SUBDIVISIONS - AUGUST 28, 1997

7/2/13 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, signed by COA inspector. § 82.604(c)(1)

7/2/13 3. Contractor's (signed) invoice or receipt of payment for work completed. §82.401(a)(1)(B)

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3/11/14 9. Approval of other agencies - cities, if in their ETJ; Municipal or other Utility Districts.

NA? 10. License Agreement (If there are any private improvements in Public ROW).

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# West Cypress Hills Phase Three, Section One

## REQUIREMENTS FOR APPROVAL OF CONSTRUCTION PUBLIC STREET SUBDIVISIONS PER STANDARDS FOR CONSTRUCTION OF STREETS AND DRAINAGE IN SUBDIVISIONS - AUGUST 28, 1997

7/2/13 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, signed by COA inspector. § 82.604(c)(1)

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3/11/14 9. Approval of other agencies - cities, if in their ETJ; Municipal or other Utility Districts.

NA? 10. License Agreement (If there are any private improvements in Public ROW).

MG INSPECTONS™

512-627-8670

*Accessibility Plan Reviews, Inspections and Consulting*

11834 Sterling Panorama Terrace, Austin, TX 78738

Mr. Stephen R. Delgado, P.E.
Texas Engineering Solutions, LLC
5000 Bee Caves Road, Suite 206
Austin, Texas 78746

February 27, 2014

**RE: Cypress Ranch Boulevard Extension**

Dear Mr. Delgado:

We are pleased to inform you the referenced facility has been inspected and found to be in substantial compliance with the provisions of the Texas Accessibility Standards. Note: *The inspection is specific only to the accessible route within the R.O.W.*

*This review is advisory in nature as this project is not subject to review under the current Administrative Rules as published by the Texas Department of Licensing and Regulation.*

An inspection of the Boulevard infrastructure was conducted on February 22nd, 2014. The field inspection included the review of the following elements:

- Curb Ramps
- Crosswalks with Curb Ramps
- Sidewalks within the R.O.W.

All of the elements listed above were found to be in compliance with the Texas Accessibility Standards adopted by the Texas Department of Licensing and Regulation for the purpose of ensuring compliance with the Texas Architectural Barriers Act, Article 9102, and Texas Civil Statutes.

Please note, this determination does not address the applicability of the Americans with Disabilities Act (ADA), (P.L. 101-336), or any other state, local or federal requirements. For information on the ADA, call the ADA hotline, 800-949-4232 or the U.S. Department of Justice at 202-514-0301.

If you have any questions concerning the results of the inspection, or the requirements of the Architectural Barriers Act, please contact Mike Gabel at 512-627-8670.

Sincerely,

Mike Gabel
Registered Accessibility Specialist
Texas Department of Licensing & Regulation # 1319

TRV 201100113
2 PGS

# PLAT

Unofficial Copy

## PLAT RECORDS INDEX SHEET:

## SUBDIVISION NAME:
WEST CYPRESS HILLS PHASE ONE, SECTION FOUR
RIGHT-OF-WAY ONLY (CYPRESS RANCH BOULEVARD)

## OWNERS NAME:
CYPRESS RANCH, LTD.
CYPRESS RANCH DEVELOPMENT, INC.
ALAN TOPFER

## RESUBDIVISION? YES ☐ NO ☒

## ADDITIONAL RESTRICTIONS / COMMENTS:

DOC# : 2011105340 -- TAX CERTIFICATE

## RETURN:

TRAVIS COUNTY TNR
ATTN: JOE ARRIAGA
512.854.7562

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dana DeBeauvoir
Jul 21, 2011 12:48 PM 201100113
BARTHOLOMEWD: $65.00
Dana DeBeauvoir, County Clerk
Travis County TEXAS

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

THAT CYPRESS RANCH, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING THROUGH CYPRESS RANCH DEVELOPMENT, INC, ITS GENERAL PARTNER, WHOSE PRESIDENT IS ALAN TOPFER, BEING THE OWNER OF 2.904 ACRES OUT OF THE HENRY REIMERS SURVEY NO. 68, A-2500, IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 343.80 ACRE TRACT OF LAND, AND A PORTION OF A CALLED 27.393 ACRE TRACT OF LAND DESCRIBED IN THE WARRANTY DEED TO CYPRESS RANCH, LTD., AS RECORDED IN DOCUMENT NO. 2002048694, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; DO HEREBY SUBDIVIDE SAID 2.904 ACRES OF LAND, PURSUANT TO CHAPTER 232 OF THE TEXAS LOCAL GOVERNMENT CODE, AND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

"WEST CYPRESS HILLS PHASE ONE, SECTION FOUR, RIGHT-OF-WAY ONLY, (CYPRESS RANCH BOULEVARD)"

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 HERE FORE GRANTED AND NOT RELEASED.

IN WITNESS WHEREOF, CYPRESS RANCH, LTD., HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 13 DAY OF May, 2011 A.D.

CYPRESS RANCH, LTD., A TEXAS LIMITED PARTNERSHIP BY:
CYPRESS RANCH DEVELOPMENT, INC., ITS GENERAL PARTNER

BY: ALAN TOPFER, PRESIDENT
3600 N. CAPITAL OF TEXAS HWY
BLDG. B, SUITE 320
AUSTIN, TEXAS 78746

THE STATE OF TEXAS :
COUNTY OF TRAVIS :

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 13 DAY OF May, 2011, A.D., BY ALAN TOPFER, PRESIDENT OF CYPRESS RANCH DEVELOPMENT, INC., GENERAL PARTNER OF CYPRESS RANCH, LTD., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID COMPANY AND SAID PARTNERSHIP.

WITNESS MY HAND AND SEAL OF OFFICE, THIS 13 DAY OF May, 2011, A.D.

NOTARY PUBLIC IN AND
FOR TRAVIS COUNTY, TEXAS

COODY KATHLEEN CRANDALL
Notary Public, State of Texas
My Commission Expires
September 15, 2014

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.

HENRY B. SMITH, P.E. # 65051
TEXAS ENGINEERING SOLUTIONS
5000 BEE CAVES ROAD, SUITE 206
AUSTIN, TEXAS 78746

5/11/2011
DATE

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

APRIL, 8, 2011
DATE

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 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, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A 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 [illegible] DAY OF [illegible], 2011, 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 [illegible] DAY OF [illegible], 2011, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

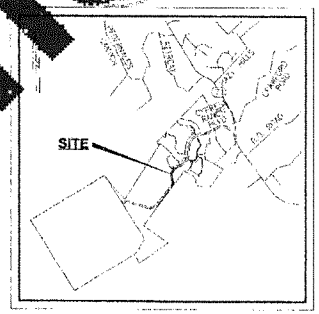
STATE OF TEXAS :
COUNTY OF TRAVIS :

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 [illegible] DAY OF [illegible], 2011, A.D. AT [illegible] O'CLOCK [illegible] M., AND DULY RECORDED ON THE [illegible] DAY OF [illegible], 2011, A.D. AT [illegible] O'CLOCK [illegible] M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 2011100113 OF OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE [illegible] DAY OF [illegible], 2011, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY




LOCATION MAP
NOT TO SCALE

NOTES:

1. 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.

2. 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.

3. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS.

4. SIDEWALKS SHALL BE BUILT TO TRAVIS COUNTY STANDARDS AND ARE REQUIRED ALONG THE FOLLOWING STREETS:

CYPRESS RANCH BOULEVARD – BOTH SIDES

THESE SIDEWALKS SHALL BE PLACED 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 GOVERNING BODY OR UTILITY COMPANY.

5. UTILITY/AMENITY AND DRAINAGE LOTS WILL BE OWNED AND MAINTAINED BY CYPRESS RANCH W.C.I.D. NO. 1 OR THEIR ASSIGNS.

6. A [illegible] UTILITY EASEMENT IS DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAYS.

7. ALL PROPERTY WITHIN THE ABOVE DESCRIBED SUBDIVISION IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S NON-POINT SOURCE (NPS) POLLUTION CONTROL ORDINANCE. ANY DEVELOPMENT OTHER THAN SINGLE FAMILY RESIDENTIAL WILL REQUIRE AN NPS DEVELOPMENT PERMIT FROM THE LOWER COLORADO RIVER AUTHORITY.

8. A [illegible] COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.

THIS SUBDIVISION IS NOT LOCATED WITHIN THE CITY OF AUSTIN'S EXTRA-TERRITORIAL JURISDICTION (ETJ), THIS THE 16th DAY OF MAY, 2011.

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.

5/11/2011
DATE

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

TOTAL ACRES
2.904 ACRES

TOTAL NUMBER OF LOTS
0 LOTS

SINGLE FAMILY – 0
UTILITY/AMENITY & DRAINAGE – 0
DIRECTORS – 0

TOTAL NUMBER OF BLOCKS
0 BLOCKS

| LINEAR FOOTAGE OF STREETS | R-O-W WIDTH |
|---|---|
| CYPRESS RANCH BOULEVARD– 1,394 L.F. | 100 FT |
| TOTAL – 1,394 L.F. | |

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 A.

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.

Unofficial Copy

TEXAS ENGINEERING SOLUTIONS
5000 BEE CAVES ROAD SUITE 206 AUSTIN, TEXAS 78746 O: 512-904-9505 F: 512-904-9508 TBPE NO. 11206

AUSTIN SPATIAL TECHNOLOGIES, LLC
LAND SURVEYING · PROJECT MANAGEMENT
www.austinspatial.com FAX: 512-394-9984

TRAVIS COUNTY, TEXAS

| | |
|---|---|
| SURVEY DATE: | 2011 |
| SURVEYOR: | # 2518 |
| TECHNICIAN: | |
| FIELDBOOK: | |
| JOB NUMBER: | 008.001.001 |
| DESCRIPTION: | N/A |
| CLIENT: | TEXAS ENGINEERING SOLUTIONS |
| PLOT DATE: | |

# WEST CYPRESS HILLS PHASE ONE, SECTION FOUR RIGHT-OF-WAY ONLY (CYPRESS RANCH BOULEVARD)

SHEET 1 OF 2

20110113

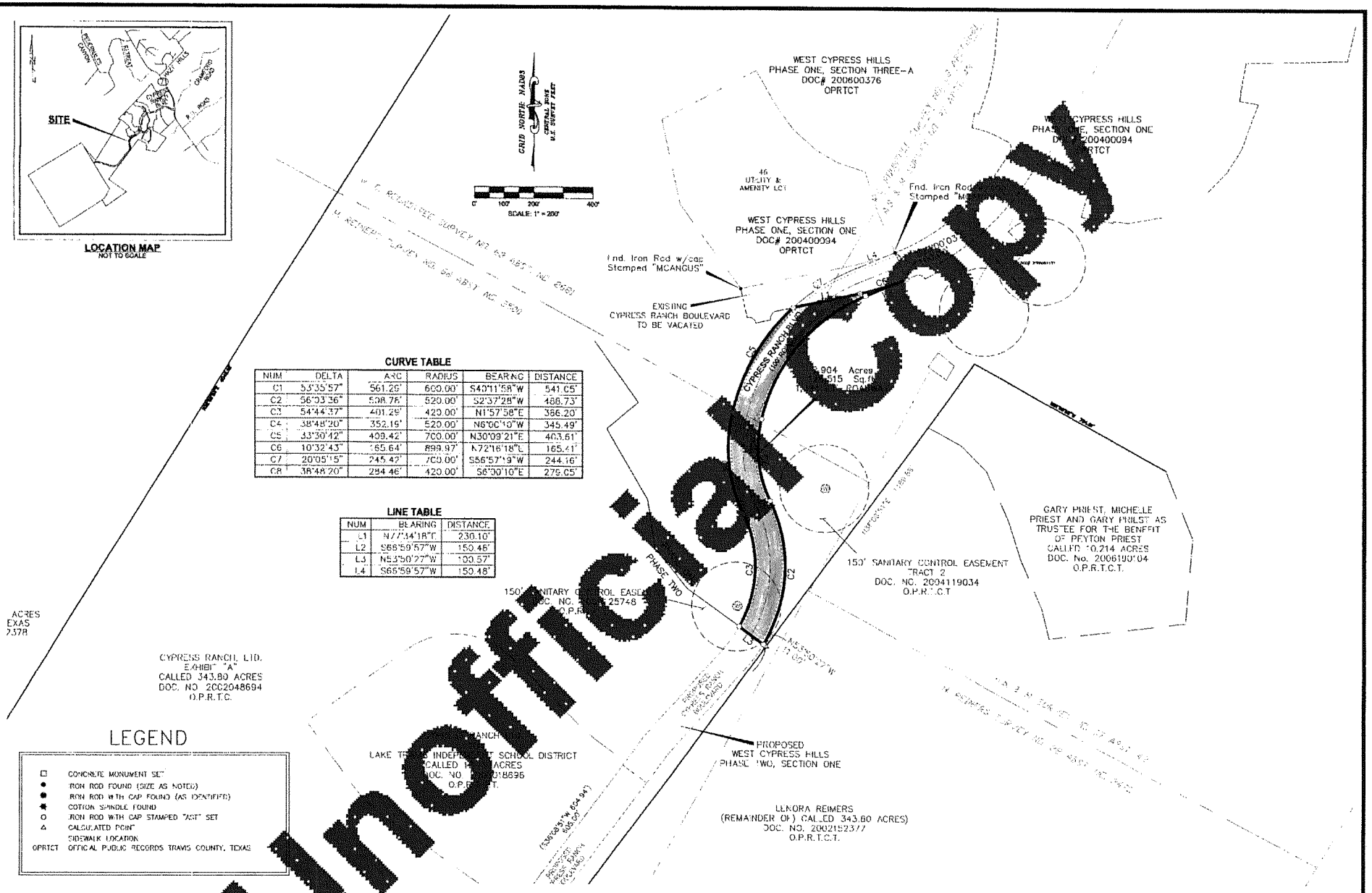
7-21-2011

PHOTOGRAPHIC MYLAR #65,68

201100113




LOCATION MAP
NOT TO SCALE




**CURVE TABLE**

| NUM | DELTA | ARC | RADIUS | BEARING | DISTANCE |
|---|---|---|---|---|---|
| C1 | 53°35'57" | 561.29' | 600.00' | S40°11'58"W | 541.05' |
| C2 | 56°03'36" | 508.78' | 520.00' | S2°37'28"W | 488.73' |
| C3 | 54°44'37" | 401.29' | 420.00' | N1°57'58"E | 386.20' |
| C4 | 38°48'20" | 352.19' | 520.00' | N6°00'10"W | 345.49' |
| C5 | 33°30'42" | 409.42' | 700.00' | N30°09'21"E | 403.61' |
| C6 | 10°32'43" | 165.64' | 899.97' | N72°16'18"E | 165.41' |
| C7 | 20°05'15" | 245.42' | 700.00' | S56°57'19"W | 244.16' |
| C8 | 38°48'20" | 284.46' | 420.00' | S6°00'10"E | 279.05' |

**LINE TABLE**

| NUM | BEARING | DISTANCE |
|---|---|---|
| L1 | N77°34'18"E | 230.10' |
| L2 | S66°59'57"W | 150.48' |
| L3 | N53°50'27"W | 100.57' |
| L4 | S66°59'57"W | 150.48' |

Unofficial Copy

TEXAS ENGINEERING SOLUTIONS
AUSTIN SPATIAL TECHNOLOGIES, LLC

TRAVIS COUNTY, TEXAS

| | |
|---|---|
| SURVEY DATE: | [illegible]2011 |
| SURVEYOR: | [illegible] PLS# 2518 |
| TECHNICIAN: | PCS |
| FIELDBOOK: | FIELDBOOK |
| JOB NUMBER: | 008.001.001 |
| DESCRIPTION: | N/A |
| CLIENT: | TEXAS ENGINEERING SOLUTIONS |
| PLOT DATE: | |

# WEST CYPRESS HILLS
# PHASE ONE, SECTION FOUR
# RIGHT-OF-WAY ONLY
# (CYPRESS RANCH BOULEVARD)

SHEET 2
OF
2

PHOTOGRAPHIC MYLAR

TRV 201100114
2 PGS

# PLAT

Unofficial Copy

## PLAT RECORDS INDEX SHEET:

## SUBDIVISION NAME:

WEST CYPRESS HILLS PHASE TWO, SECTION ONE
RIGHT-OF-WAY ONLY (CYPRESS RANCH BOULEVARD)

## OWNERS NAME:

CYPRESS RANCH, LTD.
CYPRESS RANCH DEVELOPMENT, INC.
ALAN TOPFER

## RESUBDIVISION? YES ☐ NO ☒

## ADDITIONAL RESTRICTIONS / COMMENTS:

DOC# : 2011105341 -- TAX CERTIFICATE

## RETURN:

TRAVIS COUNTY TNR
ATTN: JOE ARRIAGA
512.854.7562

**FILED AND RECORDED**
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Jul 21, 2011 12:48 PM 201100114
BARTHOLOMEWD: $65.00
Dana DeBeauvoir, County Clerk
Travis County TEXAS

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

THAT CYPRESS RANCH, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING THROUGH CYPRESS RANCH DEVELOPMENT, INC, ITS GENERAL PARTNER, WHOSE PRESIDENT IS ALAN TOPFER, BEING THE OWNER OF 1.408 ACRES OUT OF THE HENRY REIMERS SURVEY NO. 68, A-2580, IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 343.80 ACRE TRACT OF LAND, AND A PORTION OF A CALLED 27.393 ACRE TRACT OF LAND DESCRIBED IN THE WARRANTY DEED TO CYPRESS RANCH, LTD., AS RECORDED IN DOCUMENT NO. 2002048694, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; DO HEREBY SUBDIVIDE SAID 1.408 ACRES OF LAND, PURSUANT TO CHAPTER 232 OF THE TEXAS LOCAL GOVERNMENT CODE, AND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

"WEST CYPRESS HILLS PHASE TWO, SECTION ONE, RIGHT-OF-WAY ONLY, (CYPRESS RANCH BOULEVARD)"

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 HERE FORE GRANTED AND NOT RELEASED.

IN WITNESS WHEREOF, CYPRESS RANCH, LTD., HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 13 DAY OF May, 2011 A.D.

CYPRESS RANCH, LTD., A TEXAS LIMITED PARTNERSHIP BY:
CYPRESS RANCH DEVELOPMENT, INC., ITS GENERAL PARTNER

BY: ALAN TOPFER, PRESIDENT
3600 N. CAPITAL OF TEXAS HWY
BLDG. B, SUITE 320
AUSTIN, TEXAS 78746

THE STATE OF TEXAS :
COUNTY OF TRAVIS :

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 13 DAY OF May, 2011, A.D., BY ALAN TOPFER, PRESIDENT OF CYPRESS RANCH DEVELOPMENT, INC., GENERAL PARTNER OF CYPRESS RANCH, LTD., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID COMPANY AND SAID PARTNERSHIP.

WITNESS MY HAND AND SEAL OF OFFICE, THIS 13 DAY OF May, 2011, A.D.

NOTARY PUBLIC IN AND
FOR TRAVIS COUNTY, TEXAS

CODY KATHLEEN CRANDALL
Notary Public, State of Texas
My Commission Expires
September 15, 2014

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.

HENRY B. SMITH, P.E. # 65051
TEXAS ENGINEERING SOLUTIONS
5000 BEE CAVES ROAD, SUITE 206
AUSTIN, TEXAS 78746

5/11/2011
DATE

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

APRIL 8, 2011
DATE

STATE OF TEXAS
PAUL C. SAUVE, JR.
2518
REGISTERED PROFESSIONAL LAND SURVEYOR

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 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, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A 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 23rd DAY OF May, 2011, 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 [illegible] DAY OF July, 2011, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY
G. Porter

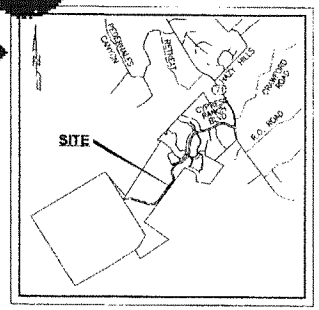
STATE OF TEXAS :
COUNTY OF TRAVIS :

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 23rd DAY OF July, 2011, A.D. AT 12:42 O'CLOCK P.M., AND DULY RECORDED ON THE 23rd DAY OF July, 2011, A.D. AT 12:42 O'CLOCK P.M., IN THE RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 201160114 OFFICIAL PUBLIC RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 23rd DAY OF July, 2011, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY




LOCATION MAP
NOT TO SCALE

NOTES:

1. 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.

2. 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.

3. ALL DRAINAGE EASEMENTS [illegible] PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS.

4. SIDEWALKS SHALL [illegible] TO [illegible] COUNTY STANDARDS AND ARE REQUIRED ALONG THE FOLLOWING STREETS:

CYPRESS [illegible] BOULEVARD [illegible] SIDES

THESE [illegible] BE IN PLA[illegible] PRIOR TO FUTURE RESIDENTIAL DEVELOPMENT OF PHASE TWO, FAILURE [illegible] CONSTRUCT [illegible] REQUIRED S[illegible]LKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUP[illegible] BUILDING PE[illegible], OR OTH[illegible] CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

5. UTILIT[illegible] [illegible]AGE LOTS WILL BE OWNED AND MAINTAINED BY CYPRESS RANCH W.C.I.D. NO. [illegible] THEIR [illegible]

6. [illegible] PUBLIC [illegible] EASEMENT IS DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAYS.

7. ALL [illegible]PERTY OF [illegible] HEREIN DESCRIBED SUBDIVISION IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORIT[illegible] NONPOINT SOURCE (NPS) POLLUTION CONTROL ORDINANCE. ANY DEVELOPMENT OTHER THAN SINGLE [illegible]Y RESIDENTIAL MAY REQUIRE AN NPS DEVELOPMENT PERMIT FROM THE LOWER COLORADO [illegible]ORITY.

8. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.

THIS SUBDIVISION IS NOT LOCATED WITHIN THE CITY OF AUSTIN'S EXTRA-TERRITORIAL JURISDICTION (ETJ), THIS THE 16th DAY OF May, 2011.

GREG GUERNSEY, DIRECTOR
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

TOTAL ACRES
1.408 ACRES

TOTAL NUMBER OF LOTS
0 LOTS

SINGLE FAMILY - 0
UTILITY/AMENITY & DRAINAGE - 0
DIRECTORS - 0

TOTAL NUMBER OF BLOCKS
0 BLOCKS

| LINEAR FOOTAGE OF STREETS | R-O-W WIDTH |
|---|---|
| CYPRESS RANCH BOULEVARD- 613 L.F. | 100 FT |
| TOTAL - 613 L.F. | |

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 A.

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.

Unofficial Copy

TEXAS ENGINEERING SOLUTIONS
5000 BEE CAVES ROAD SUITE 206 AUSTIN, TEXAS 78746 P: 512-306-7900 F: 512-306-8500 TBPE NO. 13235
AUSTIN SPATIAL TECHNOLOGIES, LLC

| TRAVIS COUNTY, TEXAS | |
|---|---|
| SURVEY DATE: | [illegible] |
| SURVEYOR: | [illegible] JR., RPLS# 2518 |
| TECHNICIAN: | PCS |
| FIELDBOOK: | FIELDBOOK |
| JOB NUMBER: | 006.001.001 |
| DESCRIPTION: | N/A |
| CLIENT: | TEXAS ENGINEERING SOLUTIONS |
| PLOT DATE: | |

# WEST CYPRESS HILLS PHASE TWO, SECTION ONE RIGHT-OF-WAY ONLY (CYPRESS RANCH BOULEVARD)

SHEET 1 OF 2

201100114

7-21-2011

$65.00

PHOTOGRAPHIC MYLAR

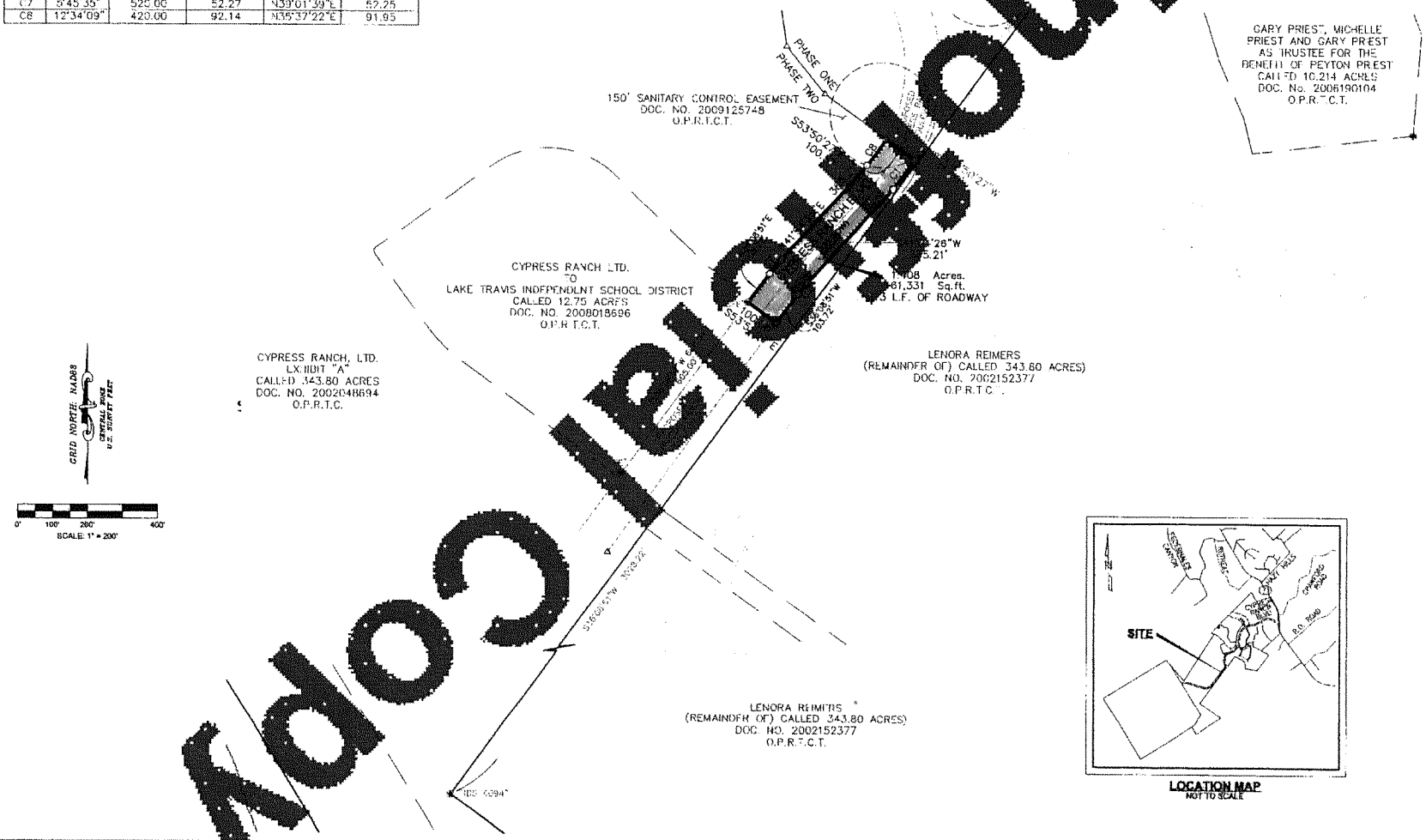
(Page 2 of 3)

Unofficial Copy

## LEGEND

- CONCRETE MONUMENT SET
- ROD FOUND (SIZE AS NOTED)
- ROD WITH CAP FOUND (AS IDENTIFIED)
- SPINDLE FOUND
- IRON ROD WITH CAP STAMPED "AST" SET
- CALCULATED POINT
- SIDEWALK
- OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | DELTA | RADIUS | LENGTH | CH. BEARING | CH. DIST. |
| C1 | 11°15'11" | 520.00 | 102.13 | S36°16'51"W | 101.96 |
| C2 | 5°45'35" | 420.00 | 42.22 | S39°01'39"W | 42.20 |
| C7 | 5°45'35" | 520.00 | 52.27 | N39°01'39"E | 52.25 |
| C8 | 12°34'09" | 420.00 | 92.14 | N35°37'22"E | 91.95 |




| TRAVIS COUNTY, TEXAS | |
|---|---|
| SURVEY DATE: | APRIL, 2011 |
| SURVEYOR: | PAUL C. SAUVE, JR. RPLS# 2518 |
| TECHNICIAN: | PCS |
| FIELDBOOK: | 1 |
| JOB NUMBER: | 008.001.001 |
| DESCRIPTION: | N/A |
| CLIENT: | TEXAS ENGINEERING SOLUTIONS |
| PLOT DATE: | |

TEXAS ENGINEERING SOLUTIONS

AUSTIN SPATIAL TECHNOLOGIES, LLC

# WEST CYPRESS HILLS
# PHASE TWO, SECTION ONE
# RIGHT-OF-WAY ONLY
# (CYPRESS RANCH BOULEVARD)

**SHEET 2 OF 2**

PHOTOGRAPHIC MYLAR

2011001102

TRV 201100115
2 PGS

# PLAT

Unofficial Copy

## PLAT RECORDS INDEX SHEET:

## SUBDIVISION NAME:
WEST CYPRESS HILLS PHASE THREE, SECTION ONE
RIGHT-OF-WAY ONLY (CYPRESS RANCH BOULEVARD)

## OWNERS NAME:
CYPRESS RANCH, LTD.
CYPRESS RANCH DEVELOPMENT, INC.
ALAN TOPFER

## RESUBDIVISION? YES ☐ NO ☒

## ADDITIONAL RESTRICTIONS / COMMENTS:

DOC# : 2011105342 -- TAX CERTIFICATE

## RETURN:

TRAVIS COUNTY TNR
ATTN: JOE ARRIAGA
512.854.7562

**FILED AND RECORDED**
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Jul 21, 2011 12:48 PM 201100115
BARTHOLOMEWD: $65.00
Dana DeBeauvoir, County Clerk
Travis County TEXAS

20110115

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

THAT CYPRESS RANCH, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING THROUGH CYPRESS RANCH DEVELOPMENT, INC, ITS GENERAL PARTNER, WHOSE PRESIDENT IS ALAN TOPFER, BEING THE OWNER OF 1.645 ACRES OUT OF THE HENRY REIMERS SURVEY NO. 68, A-2500, IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 343.80 ACRE TRACT OF LAND, AND A PORTION OF A CALLED 27.393 ACRE TRACT OF LAND DESCRIBED IN THE WARRANTY DEED TO CYPRESS RANCH, LTD., AS RECORDED IN DOCUMENT NO. 2002048694, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; DO HEREBY SUBDIVIDE SAID 1.645 ACRES OF LAND, PURSUANT TO CHAPTER 232 OF THE TEXAS LOCAL GOVERNMENT CODE, AND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

"WEST CYPRESS HILLS PHASE THREE, SECTION ONE, RIGHT-OF-WAY ONLY, (CYPRESS RANCH BOULEVARD)"

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 HERE FORE GRANTED AND NOT RELEASED.

IN WITNESS WHEREOF, CYPRESS RANCH, LTD., HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 13 DAY OF May, 2011 A.D.

CYPRESS RANCH, LTD., A TEXAS LIMITED PARTNERSHIP BY:
CYPRESS RANCH DEVELOPMENT, INC., ITS GENERAL PARTNER

BY: ALAN TOPFER, PRESIDENT
3600 N. CAPITAL OF TEXAS HWY
BLDG. B, SUITE 320
AUSTIN, TEXAS 78746

THE STATE OF TEXAS :
COUNTY OF TRAVIS :

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 13 DAY OF May, 2011, A.D., BY ALAN TOPFER, PRESIDENT OF CYPRESS RANCH DEVELOPMENT, INC., GENERAL PARTNER OF CYPRESS RANCH, LTD., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID COMPANY AND SAID PARTNERSHIP.

WITNESS MY HAND AND SEAL OF OFFICE, THIS 13 DAY OF May, 2011, A.D.

NOTARY PUBLIC IN AND
FOR TRAVIS COUNTY, TEXAS

CODY KATHLEEN CRANDALL
Notary Public, State of Texas
My Commission Expires
September 18, 2014

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.

A PORTION OF THIS TRACT IS WITHIN A DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP FOR TRAVIS COUNTY AND INCORPORATED AREAS, COMMUNITY NUMBER 481026, MAP NUMBER 48453C0-380 H, MAP REVISED SEPTEMBER 26, 2008.

5/11/2011
DATE

HENRY B. SMITH, P.E. # 65051
TEXAS ENGINEERING SOLUTIONS
5000 BEE CAVES ROAD, SUITE 206
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.

APRIL 08, 2011
DATE

PAUL C. SAUVE, JR. RPLS# 2518
AUSTIN SPATIAL TECHNOLOGIES, LLC
11208 CHERISSE DRIVE
AUSTIN, TX 78739

STATE OF TEXAS
REGISTERED
PAUL C. SAUVE, JR.
2518
PROFESSIONAL LAND SURVEYOR

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 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 EXECUTE TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT SIGNS, 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 DEBEAUVOIR, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, [illegible] CERTIFY [illegible] THE 24 DAY OF May, 2011, A.D., THE COMMISSIONERS COURT OF [illegible] COUNTY, TEXAS, [illegible] AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT [illegible] ORDER [illegible] IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID [illegible] THE 24 DAY OF May, 2011, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

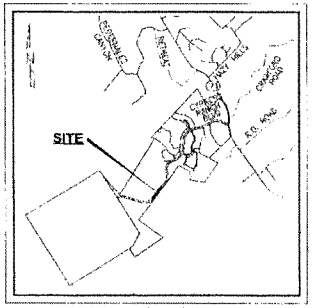
DEPUTY G. Porter

STATE OF TEXAS :
COUNTY OF TRAVIS :

I, DANA DEBEAUVOIR, CLERK OF THE [illegible] TEXAS, [illegible] CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 21st DAY OF July, 2011, A.D. AT [illegible] O'CLOCK [illegible] M., DULY RECORDED ON THE 21st DAY OF July, 2011, A.D. AT [illegible] O'CLOCK [illegible] M., IN THE MAP RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 201100115 [illegible] PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 21st DAY OF July, 2011, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS




LOCATION MAP
NOT TO SCALE

NOTES:

1. 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.

2. PROPERTY OWNER [illegible] ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY [illegible] PROHIBIT ACCESS BY CYPRESS RANCH W.C.I.D. NO. 1 AND TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.

3. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS.

4. SIDEWALKS SHALL [illegible] TO TRAVIS COUNTY STANDARDS AND ARE REQUIRED ALONG THE FOLLOWING STREETS:

[illegible] CYPRESS RANCH BOULEVARD BOTH SIDES

[illegible] THE SIDEWALKS SHALL BE IN PLACE PRIOR TO FUTURE RESIDENTIAL DEVELOPMENT OF PHASE THREE [illegible] FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY [illegible]

[illegible] UTILITY/AMENITY & DRAINAGE LOTS WILL BE OWNED AND MAINTAINED BY CYPRESS RANCH W.C.I.D. NO. 1 OR THEIR ASSIGNS.

[illegible] A 10' PUBLIC UTILITY EASEMENT IS DEDICATED ADJACENT TO ALL STREET RIGHT-OF WAYS.

ALL PROPERTY OF THE HEREIN 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.

8. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.

THIS SUBDIVISION IS NOT LOCATED WITHIN THE CITY OF AUSTIN'S EXTRA-TERRITORIAL JURISDICTION (ETJ), THIS THE 16th DAY OF May, 2011.

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. — 5/11/2011 DATE

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

TOTAL ACRES
1.645 ACRES

TOTAL NUMBER OF LOTS
0 LOTS

SINGLE FAMILY - 0
UTILITY/AMENITY & DRAINAGE - 0
DIRECTORS - 0

TOTAL NUMBER OF BLOCKS
0 BLOCKS

| LINEAR FOOTAGE OF STREETS | R-O-W WIDTH |
|---|---|
| CYPRESS RANCH BOULEVARD- 705 L.F. | 100 FT |
| TOTAL - 705 L.F. | |

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 A.

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.

Unofficial Copy

7-21-2011

#65.00

PHOTOGRAPHIC MYLAR

TEXAS ENGINEERING SOLUTIONS
5000 WEST CAVES ROAD
SUITE 206
AUSTIN, TEXAS 78746
P: 512-904-0513
F: 512-904-0515
TBPE NO. 11308

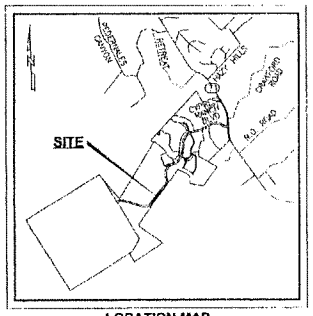
AUSTIN SPATIAL TECHNOLOGIES, LLC

| TRAVIS COUNTY, TEXAS | |
|---|---|
| SURVEY DATE: | APRIL, 2011 |
| SURVEYOR: | PAUL C. SAUVE, JR., RPLS# 2518 |
| TECHNICIAN: | PCS |
| FIELDBOOK: | FIELDBOOK |
| JOB NUMBER: | 008.001.001 |
| DESCRIPTION: | N/A |
| CLIENT: | TEXAS ENGINEERING SOLUTIONS |
| PLOT DATE: | |

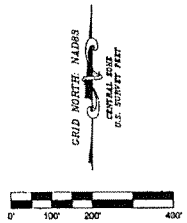
# WEST CYPRESS HILLS PHASE THREE, SECTION ONE RIGHT-OF-WAY ONLY (CYPRESS RANCH BOULEVARD)

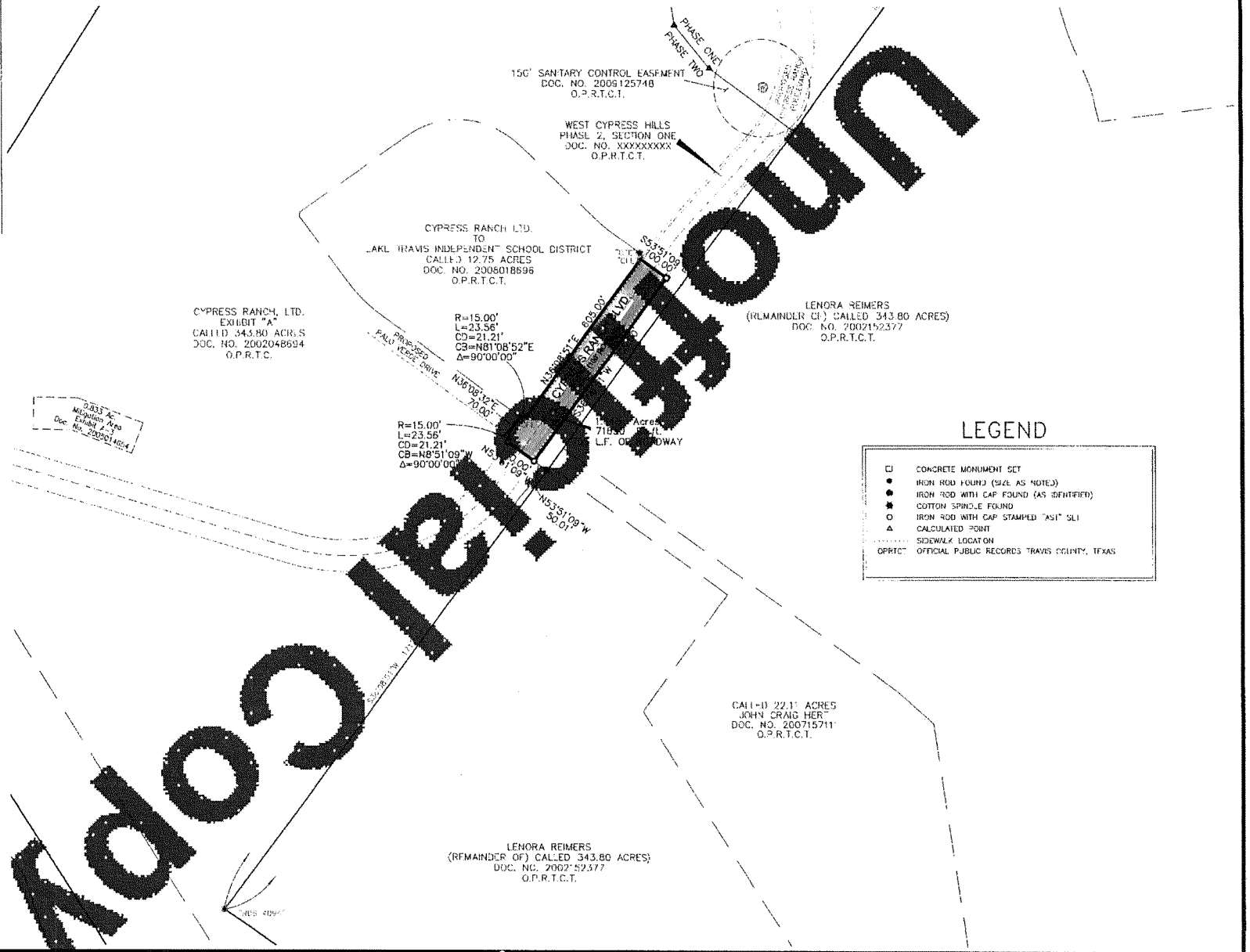
SHEET 1 OF 2

2011100115




LOCATION MAP
NOT TO SCALE




## LEGEND

| | |
|---|---|
| CI | CONCRETE MONUMENT SET |
| ● | IRON ROD FOUND (SIZE AS NOTED) |
| ● | IRON ROD WITH CAP FOUND (AS IDENTIFIED) |
| ✱ | COTTON SPINDLE FOUND |
| ○ | IRON ROD WITH CAP STAMPED "AST" SET |
| △ | CALCULATED POINT |
| - - - - - | SIDEWALK LOCATION |
| OPRTCT | OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS |

unofficial copy

TEXAS ENGINEERING SOLUTIONS

AUSTIN SPATIAL TECHNOLOGIES, LLC

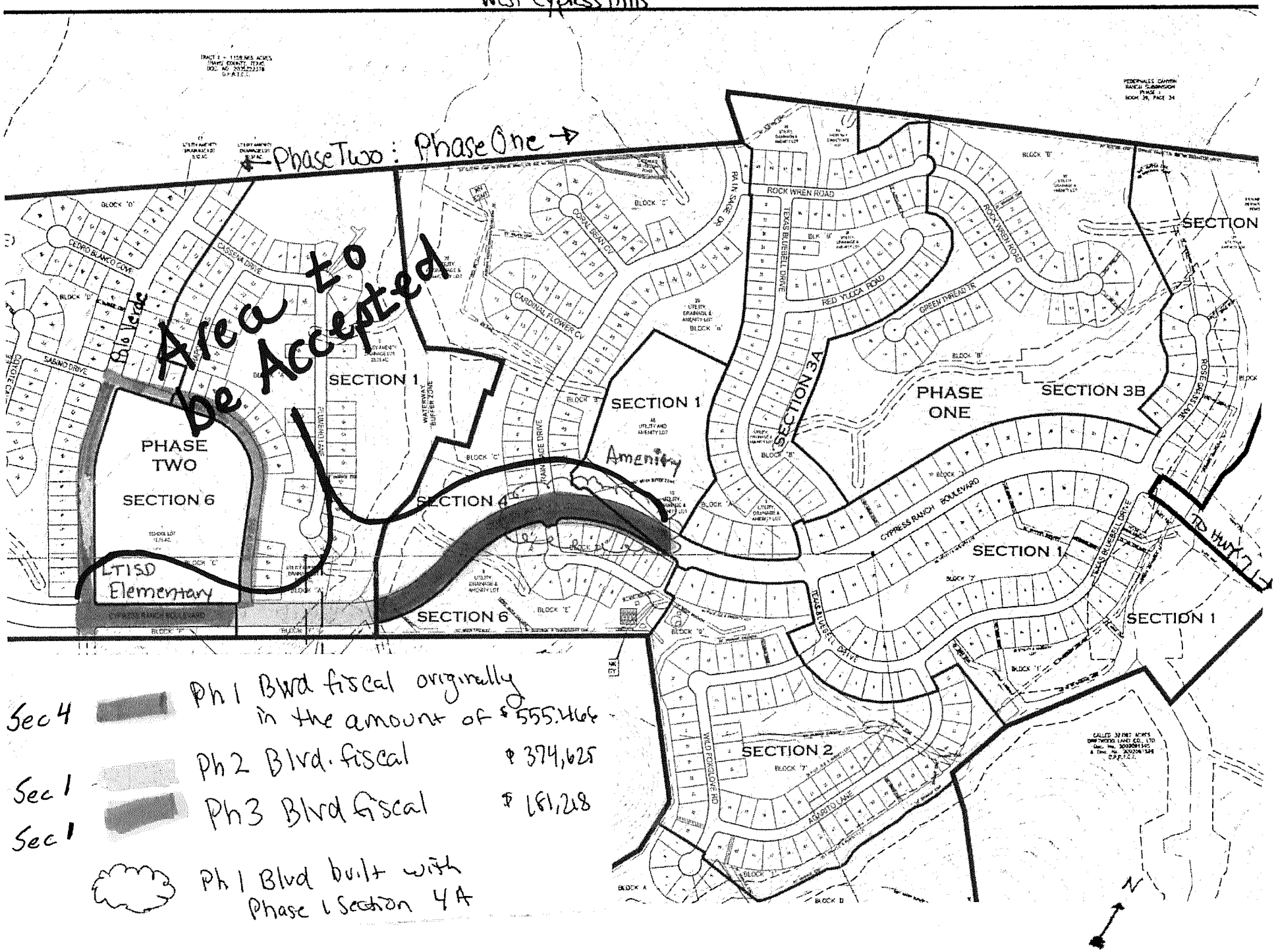
| TRAVIS COUNTY, TEXAS | |
|---|---|
| SURVEY DATE: | APRIL, 2011 |
| SURVEYOR: | PAUL C. SAUVE, JR. RPLS 2518 |
| TECHNICIAN: | PCS |
| FIELDBOOK: | 1 |
| JOB NUMBER: | 005.001.001 |
| DESCRIPTION: | N/A |
| CLIENT: | TEXAS ENGINEERING SOLUTIONS |
| PLOT DATE: | |

# WEST CYPRESS HILLS
# PHASE THREE, SECTION ONE
# RIGHT-OF-WAY ONLY
# (CYPRESS RANCH BOULEVARD)

**SHEET 2 OF 2**

PHOTOGRAPHIC MYLAR

West Cypress Hills

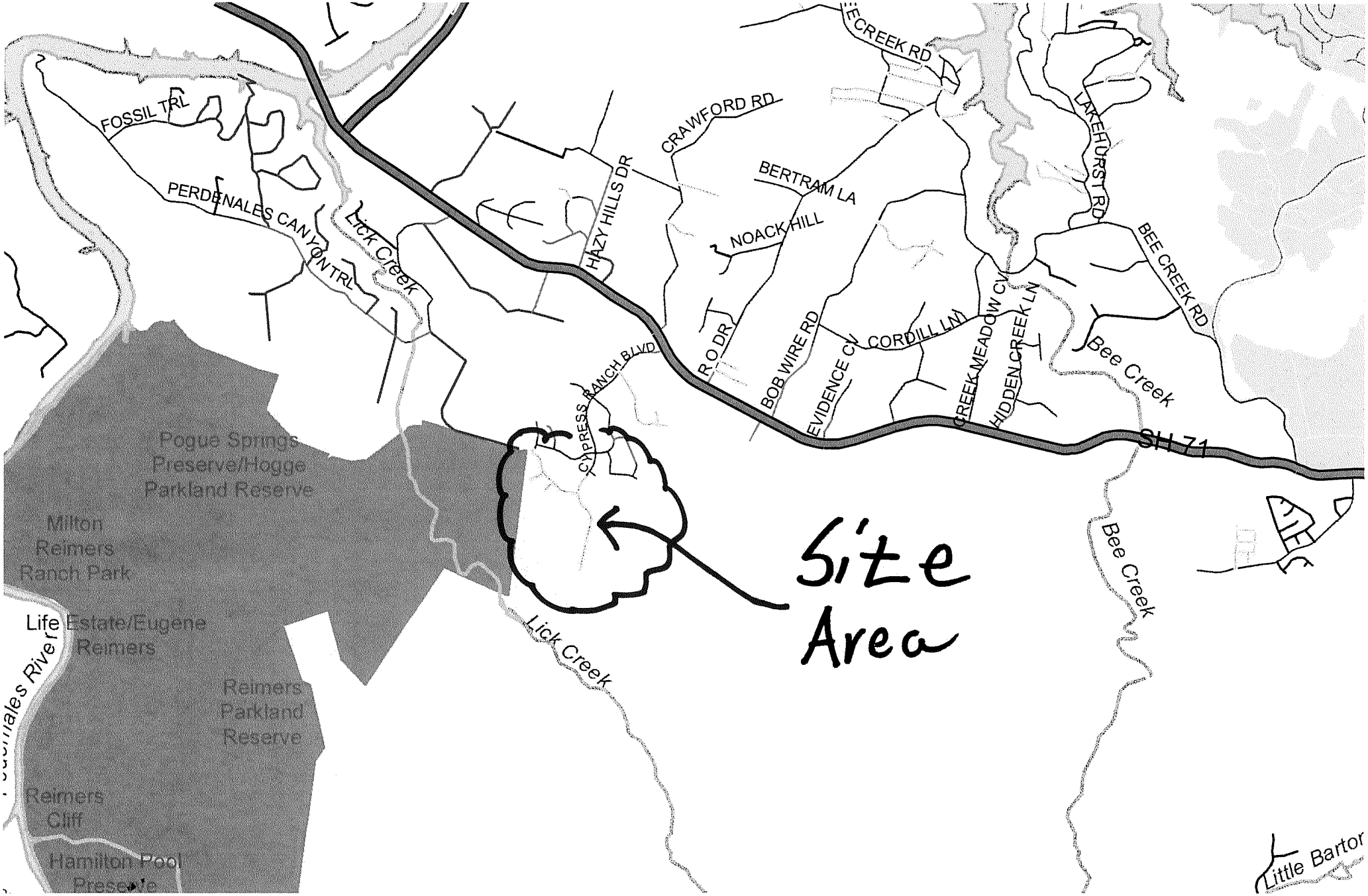


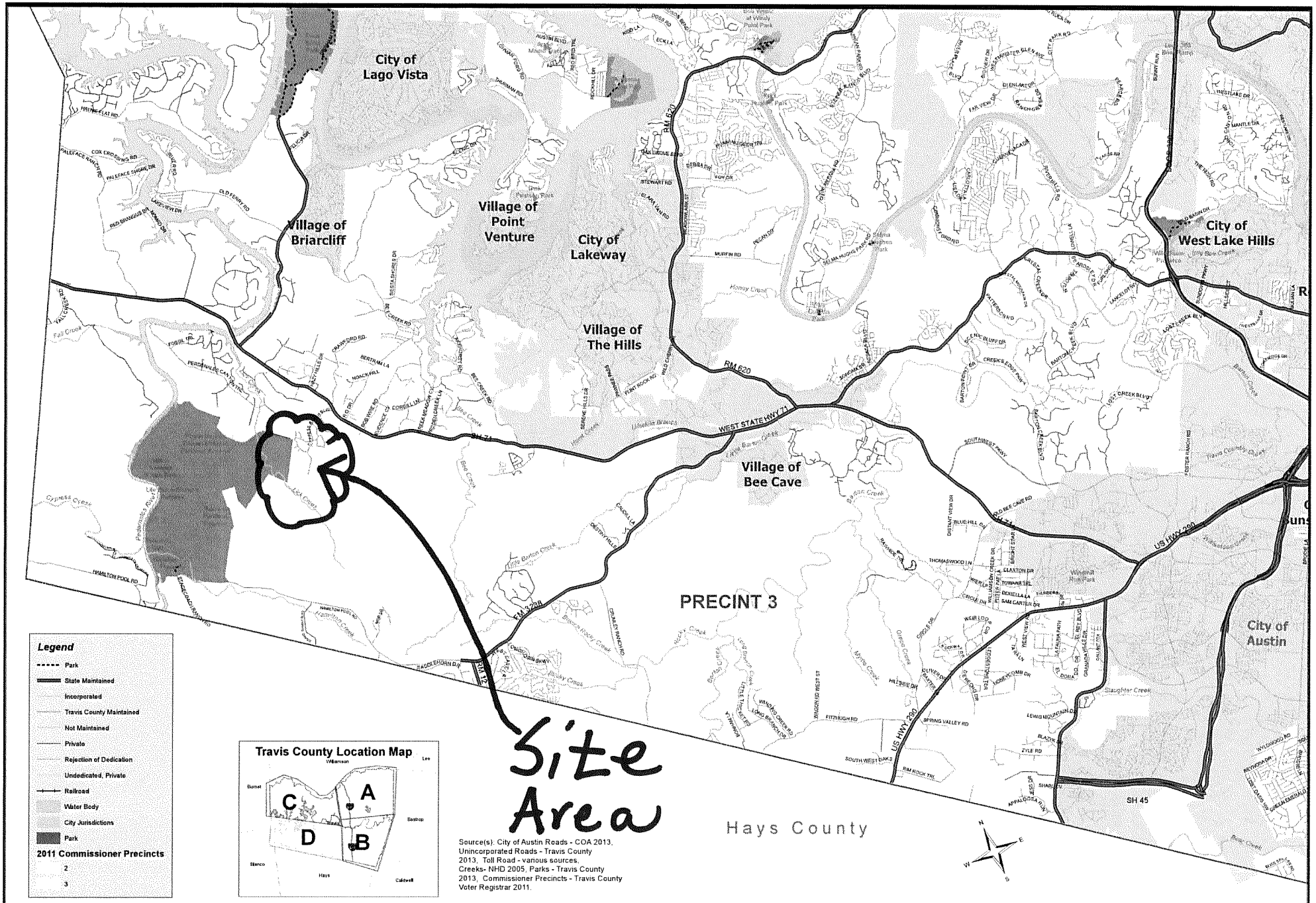

Sec 4 Ph 1 Blvd fiscal originally in the amount of $555,466

Sec 1 Ph 2 Blvd. fiscal $374,625

Sec 1 Ph 3 Blvd fiscal $181,218

Ph 1 Blvd built with Phase 1 Section 4A


FOSSIL TRL
PERDENALES CANYON TRL
Lick Creek
HAZY HILLS DR
CRAWFORD RD
BERTRAM LA
NOACK HILL
CREEK RD
LAKEHURST RD
BEE CREEK RD
Bee Creek
CYPRESS RANCH BLVD
R O DR
BOB WIRE RD
EVIDENCE CV
CORDILL LN
CREEK MEADOW CV
HIDDEN CREEK LN
SH 71
Site Area
Pogue Springs Preserve/Hogge Parkland Reserve
Milton Reimers Ranch Park
Life Estate/Eugene Reimers
Reimers Parkland Reserve
Reimers Cliff
Hamilton Pool Preserve
Little Barton

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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