Travis County Commissioners Court Agenda Request

Meeting Date: November 18, 2014
Prepared By: Paul Scoggins, Engineering Specialist **Phone #:** (512) 854-7619
Division Director/Manager: Stacey Scheffel, Permit Program Manager SS
Carol B. Joyce for
Department Head: Steven M. Manilla, P.E., County Executive-TNR
Sponsoring Court Member: Commissioner Daugherty, Precinct Three

AGENDA LANGUAGE: Notify the Court on the satisfactory completion of construction of the private street subdivisions of Belvedere, Phase II-A, Phase V, and Phase VI - all subdivisions in Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:
Belvedere, Phase II-A was recorded on February 8, 2007 at Document #200700035. Belvedere, Phase V was recorded on March 9, 2010 at Document #201000023. Belvedere, Phase VI was recorded on April 25, 2013 at Document #201300082. All items required for Approval of Construction have been received, including the documents showing that this subdivision was added to the Declaration of Covenants, Conditions, and Restrictions (DCCRs) as recorded at Document #2013069017 in the Official Public Records of Travis County, Texas. These DCCRs show that there is a body in place to take over maintenance of the private streets.

STAFF RECOMMENDATIONS:
According to Standards for Construction of Streets and Drainage in Subdivisions [§82.401(c)(3)] adopted by Travis County Commissioners Court August 28, 1997, the County Executive will notify the Commissioners Court of the satisfactory construction of private improvements. Upon approval of the private improvements, the County Executive will release the security for the private improvements. TNR recommends approval of this item.

ISSUES AND OPPORTUNITIES:
N/A.

FISCAL IMPACT AND SOURCE OF FUNDING:
None.

ATTACHMENTS/EXHIBITS:

Construction Acceptance Letters (3)
Requirements Lists (3)
Plats
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	TNR	(512) 854-9114

SM:SS:ps
1101 - Development Services Long Range Planning - Belvedere, Phase II-A, Phase V, & Phase VI

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

CONSTRUCTION ACCEPTANCE AND RECOMMENDATION FOR FISCAL RELEASE -PRIVATE STREET SUBDIVISION

DATE: **November 4, 2014**

TO:

Developer
Hamilton Bee Cave, L.P.
7015 Snider Plaza, Suite #205
Dallas, TX 75205

Engineer
LJA Engineering & Surveying, Inc.
5316 Hwy. 290 West, Suite #150
Austin, TX 78735

SUBJECT: Belvedere, Phase II-A

Effective this date, streets and/or drainage construction within this subdivision, appear to be in conformance with the Permitted Construction Documents. The streets of this subdivision will not be accepted for maintenance by Travis County but will be released to the Homeowners Association for maintenance.

When the Developer has furnished to Travis County all of the documents in the "Requirements for Approval of Construction – Private Street Subdivisions" (attached), the Executive Manager of Transportation and Natural Resources Department will notify the Commissioners Court of the satisfactory completion of the private streets. Upon approval of the private improvements, the Executive Manager will fully release the Security for the private improvements.

OTHER REMARKS:
See attached "Requirements for Approval of Construction"

BY: _____
Travis County TNR Construction Inspector – Johnny Anglin

Paul Scoggins 11/5/14
Engineering Specialist – Paul Scoggins

1102 Fiscal File
1105 Subdivision File

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

CONSTRUCTION ACCEPTANCE AND RECOMMENDATION FOR FISCAL RELEASE -PRIVATE STREET SUBDIVISION

DATE: **November 4, 2014**

TO:

Developer	**Engineer**
Hamilton Bee Cave, L.P.	LJA Engineering & Surveying, Inc.
7015 Snider Plaza, Suite #205	5316 Hwy. 290 West, Suite #150
Dallas, TX 75205	Austin, TX 78735

SUBJECT: Belvedere, Phase V

Effective this date, streets and/or drainage construction within this subdivision, appear to be in conformance with the Permitted Construction Documents. The streets of this subdivision will not be accepted for maintenance by Travis County but will be released to the Homeowners Association for maintenance.

When the Developer has furnished to Travis County all of the documents in the "Requirements for Approval of Construction – Private Street Subdivisions" (attached), the Executive Manager of Transportation and Natural Resources Department will notify the Commissioners Court of the satisfactory completion of the private streets. Upon approval of the private improvements, the Executive Manager will fully release the Security for the private improvements.

OTHER REMARKS:
See attached "Requirements for Approval of Construction"

BY: _____
Travis County TNR Construction Inspector – Johnny Anglin

Paul Scoggins 11/5/14
Engineering Specialist – Paul Scoggins

1102 Fiscal File
1105 Subdivision File

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

CONSTRUCTION ACCEPTANCE AND RECOMMENDATION FOR FISCAL RELEASE -PRIVATE STREET SUBDIVISION

DATE: **November 4, 2014**

TO:

Developer
Hamilton Bee Cave, L.P.
7015 Snider Plaza, Suite #205
Dallas, TX 75205

Engineer
LJA Engineering & Surveying, Inc.
5316 Hwy. 290 West, Suite #150
Austin, TX 78735

SUBJECT: Belvedere, Phase VI

Effective this date, streets and/or drainage construction within this subdivision, appear to be in conformance with the Permitted Construction Documents. The streets of this subdivision will not be accepted for maintenance by Travis County but will be released to the Homeowners Association for maintenance.

When the Developer has furnished to Travis County all of the documents in the "Requirements for Approval of Construction – Private Street Subdivisions" (attached), the Executive Manager of Transportation and Natural Resources Department will notify the Commissioners Court of the satisfactory completion of the private streets. Upon approval of the private improvements, the Executive Manager will fully release the Security for the private improvements.

OTHER REMARKS:
See attached "Requirements for Approval of Construction"

BY: _____
Travis County TNR Construction Inspector – Johnny Anglin

Paul Scoggins 11/5/14
Engineering Specialist – Paul Scoggins

1102 Fiscal File
1105 Subdivision File

TRANSPORTATION AND NATURAL RESOURCES

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

700 Lavaca Street
Travis County Administration Building
PO Box 1748
Austin, Texas 78767
(512) 854-9383
FAX (512) 854-4649

BELVEDERE, PHASE II-A

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

3/21/07	**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 § 82.604(c)(1)
3/21/07	**3.** Contractor's invoice or receipt of payment for work completed § 82.401(c)(1)(B)
3/21/07	**4.** Reproducible Plans, certified as "**Record Drawings**", by the Owner's Consulting Engineer § 82.604(c)(3)
NA	**5. If applicable**, a copy of the Conditional Letter of Map Amendment or Revision from FEMA and the completed application for a Letter of Map Amendment or Revision § 82.604(c)(5)
3/26/07	**6.** 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)
NA	**7.** Approval of other agencies - cities, if in their ETJ; Municipal or other Utility Districts
3/21/07	***8.** The Certificate of Incorporation of the Homeowners Association filed with the Texas Secretary of State.
3/21/07 **Amendment ONLY**	***9.** The Declaration of Covenants, Conditions, and Restrictions, showing the responsibility of the homeowners association to maintain the streets and drainage, recorded in the Real Property Records of Travis County.

* These two items are in lieu of warranty bond, sidewalk fiscal posting and ADA statement.

TRANSPORTATION AND NATURAL RESOURCES

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

700 Lavaca Street
Travis County Administration Building
PO Box 1748
Austin, Texas 78767
(512) 854-9383
FAX (512) 854-4649

BELVEDERE, PHASE V

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

11/5/14	**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 § 82.604(c)(1)
11/5/14	**3.** Contractor's invoice or receipt of payment for work completed § 82.401(c)(1)(B)
11/5/14	**4.** Reproducible Plans, certified as "**Record Drawings**", by the Owner's Consulting Engineer § 82.604(c)(3)
NA	**5. If applicable**, a copy of the Conditional Letter of Map Amendment or Revision from FEMA and the completed application for a Letter of Map Amendment or Revision § 82.604(c)(5)
11/4/14	**6.** 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)
NA	**7.** Approval of other agencies - cities, if in their ETJ; Municipal or other Utility Districts
11/5/14	***8.** The Certificate of Incorporation of the Homeowners Association filed with the Texas Secretary of State.
11/5/14 **Amendment ONLY**	***9.** The Declaration of Covenants, Conditions, and Restrictions, showing the responsibility of the homeowners association to maintain the streets and drainage, recorded in the Real Property Records of Travis County.

* These two items are in lieu of warranty bond, sidewalk fiscal posting and ADA statement.

TRANSPORTATION AND NATURAL RESOURCES

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

700 Lavaca Street
Travis County Administration Building
PO Box 1748
Austin, Texas 78767
(512) 854-9383
FAX (512) 854-4649

BELVEDERE, PHASE VI

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

10/27/14	**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 § 82.604(c)(1)
10/27/14	**3.** Contractor's invoice or receipt of payment for work completed § 82.401(c)(1)(B)
11/4/14	**4.** Reproducible Plans, certified as "**Record Drawings**", by the Owner's Consulting Engineer § 82.604(c)(3)
NA	**5. If applicable**, a copy of the Conditional Letter of Map Amendment or Revision from FEMA and the completed application for a Letter of Map Amendment or Revision § 82.604(c)(5)
11/4/14	**6.** 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)
NA	**7.** Approval of other agencies - cities, if in their ETJ; Municipal or other Utility Districts
10/27/14	***8.** The Certificate of Incorporation of the Homeowners Association filed with the Texas Secretary of State.
10/27/14 **Amendment ONLY**	***9.** The Declaration of Covenants, Conditions, and Restrictions, showing the responsibility of the homeowners association to maintain the streets and drainage, recorded in the Real Property Records of Travis County.

* These two items are in lieu of warranty bond, sidewalk fiscal posting and ADA statement.

PLATS 200700035
2 PGS

PLAT DOCUMENT # _____

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: BELVEDERE PHASE II-A

OWNERS NAME: HAMILTON BEE CAVES LP, JOEL ROBUCK

RESUBDIVISION? YES ☐ NO ☒

ADDITIONAL RESTRICTIONS / COMMENTS:

NONE

RETURN:

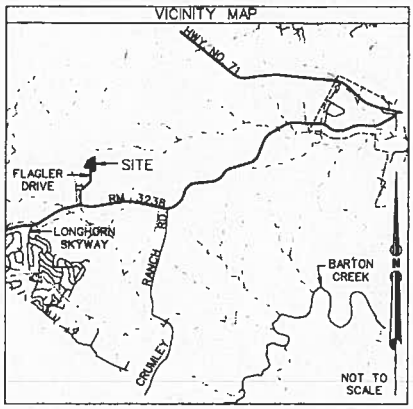
DENNIS WILSON
44217

Unofficial Copy

PLAT FILE STAMP

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dana DeBeauvoir
2007 Feb 08 02:48 PM 200700035
RANEYJ $65.00
DANA DEBEAUVOIR COUNTY CLERK
TRAVIS COUNTY TEXAS

PHOTOGRAPHIC MYLAR 2/8/07 $105.00 200700035



LOT SUMMARY:	
SINGLE FAMILY LOTS	TOTAL ACREAGE
11	14.173 ACRES
TOTAL LINEAR FEET OF EXISTING	
FLAGLER DRIVE (BELVEDERE PHASE 1, DOC. NO. 200600055)	895 LINEAR FEET

Unofficial Copy

LEGEND

- ● = 1/2" IRON ROD FOUND
- ◉ = 3/4" IRON PIPE FOUND
- ◉ = 5/8" IRON ROD WITH PLASTIC CAP MARKED "RPLS 4532" FOUND
- ○ = 5/8" IRON ROD WITH PLASTIC CAP MARKED "RPLS 4532" SET
- □ = CONCRETE MONUMENT SET

OPRTC = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
TCRPR = TRAVIS COUNTY REAL PROPERTY RECORDS

LINE	DIRECTION	DISTANCE
L1	N16°03'54"E	98.07
L2	N08°52'20"E	63.07
L3	N00°55'23"W	100.00
L4	S31°29'38"E	15.72
L5	N31°29'38"W	33.18

CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	142.35	30°46'36"	265.00	S16°06'19"E	140.64
C2	179.95	30°46'36"	335.00	N16°06'19"W	177.79
C3	108.94	18°37'56"	335.00	S22°10'40"E	108.46
C4	71.01	12°08'40"	335.00	S06°47'21"E	70.87

BELVEDERE
PHASE II-A

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
rlsurvey@flash.net

NO	REVISIONS	DRN	CHK	DATE

DRAWN BY	MCO
CHECKED	CAR/BR
DATE	10-11-06
PROJECT NO	916-04
DRAWING NO	916-01
SHEET NO.	1 OF 2
FILENAME	916\BEL2AFP.DGN

PHOTOGRAPHIC MYLAR

2007000035

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 14.173 ACRES OF LAND SITUATED IN THE SAMUEL WILDY SURVEY NO. 528, ABSTRACT 1, 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 TRAVIS COUNTY, TEXAS. THE UNDERSIGNED OWNER DOES HEREBY SUBDIVIDE 14.173 ACRES OF LAND OUT OF SAID 443.695 ACRES TRACT IN ACCORDANCE WITH CHAPTER 232 OF THE TEXAS LOCAL DEVELOPMENT CODE AND THIS PLAT, TO BE KNOWN AS "BELVEDERE PHASE II-A" SUBDIVISION, 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 SERVICES PROVIDERS WITH JURISDICTION, AND PUBLIC SERVICE AGENCIES, THE USE OF ALL PRIVATE STREET AND OTHER EASEMENTS SHOWN HERON, 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 NUMBER 2006032950, 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.

IN WITNESS WHEREOF, HAMILTON BEE CAVE, LP HAVE CAUSED THESE PRESENTS TO BE EXECUTED BY THEIR GENERAL PARTNER, THIS 15 DAY OF January, A.D., 2007

HAMILTON BEE CAVE, LP
A DELAWARE LIMITED PARTNERSHIP

Joel H. Robuck

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE DAY 15 DAY OF January, 2007, A.D. BY JOEL ROBUCK, GENERAL PARTNER, HAMILTON BEE CAVE LP ON BEHALF OF SAID PARTNERSHIP.

Jeremy B. Reyes

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

JEREMY B. REYES
Notary Public, State of Texas
My Commission Expires
July 29, 2009

SURVEYOR'S STATEMENT:

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF CHAPTER 13 AUSTIN REQUIREMENTS, TRAVIS COUNTY SUBDIVISION SPECIFICATIONS AND FURTHER STATES THAT THIS PLAT IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

W. H. Ramsey — 1-8-07
WILLIAM H. RAMSEY — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4532
RAMSEY LAND SURVEYING, L.L.C.
P.O. BOX 92768
AUSTIN, TX 78709-2768

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) #48453C0-370E, TRAVIS COUNTY, TEXAS DATED JUNE 16, 1993, COMMUNITY #481026.

1-8-07
JOHN A. CLARK, P.E. — DATE
REGISTERED PROFESSIONAL ENGINEER NO. 81398
LJA ENGINEERING & SURVEYING, INC.
5316 HWY. 290 WEST
SUITE 150
AUSTIN, TEXAS 78735
PHONE : (512) 439-4700, FAX : (512) 439-4716

STATE OF TEXAS JOHN A. CLARK 81398 REGISTERED 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 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.
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 LOWER COLORADO RIVER AUTHORITY 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 SBC.
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 (15%) SO LONG AS OVERALL IMPERVIOUS COVER DOES NOT EXCEED FIFTEEN (15%).
14. ALL PRIVATE STREETS SHOWN HEREON (FLAGLER DRIVE) AND STREETS WITHIN THE BELVEDERE SUBDIVISIONS AND ANY SECURITY GATES OR DEVICES CONTROLLING ACCESS TO SUCH STREETS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION.

EASEMENTS:

1. PRIVATE STREETS, DRAINAGE, PUBLIC UTILITY AND ACCESS EASEMENTS AS SHOWN.
2. THERE SHALL BE A 10 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 OR IN CONNECTION THEREWITH, 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.

BENCHMARK:

NO. 916-01, COTTON GIN SPINDLE IN 11" LIVE OAK +/- 13' SOUTHWEST OF FRONT LOT CORNER LOTS 35 & 36, BLOCK D, BELVEDERE PHASE 1, IN LOT 36 AT CARLTON RIDGE COVE. ELEVATION - 1246.70

TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM PLAT NOTES SUBDIVISIONS UTILIZING ON-SITE WASTEWATER SYSTEMS

1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM, WHICH HAS BEEN APPROVED BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
2. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED PUBLIC WATER SYSTEM.
3. NO ON-SITE SEWAGE DISPOSAL SYSTEM MAY BE INSTALLED WITHIN 100 FEET OF A PRIVATE WATER WELL NOR MAY AN ON-SITE WASTEWATER DISPOSAL SYSTEM BE INSTALLED WITHIN 150 FEET OF A PUBLIC WATER WELL.
4. NO CONSTRUCTION MAY BEGIN ON ANY LOT IN THIS SUBDIVISION UNTIL PLANS FOR THE PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM ARE SUBMITTED TO AND APPROVED BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
5. ALL DEVELOPMENT ON ALL LOTS IN THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF TEXAS ADMINISTRATIVE CODE CHAPTER 285 AND TRAVIS COUNTY CODE CHAPTER 48.
6. LOTS IN THIS SUBDIVISION ARE LIMITED TO A SINGLE-FAMILY RESIDENCE.
7. THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM AND/OR LOT OWNERS WITHIN THE SUBDIVISION.

Robert L. Maria — 02/08/07
~~ROBERT TURNER~~ Michael L. Maria
DIVISION MANAGER — DATE
PLANNING AND ENGINEERING SERVICE
TRAVIS COUNTY-TNR

ETJ NOTE:

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

for — 2/9/07
VICTORIA HSU, P.E., DIRECTOR — DATE
WATERSHED PROTECTION & DEVELOPMENT REVIEW DEPARTMENT

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 8th DAY OF February, 2007, AT 9:40 O'CLOCK P.M. AND DULY RECORDED ON THE 8th DAY OF February, 2007, A.D. AT 9:40 O'CLOCK P.M. IN DOCUMENT NUMBER 2007000035, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 8th DAY OF February, 2007, A.D.

DANA DEBEAUVOIR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS
J Raney
DEPUTY — J. RANEY

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 8th DAY OF January, 2007, 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 TRAVIS COUNTY, THE 8th DAY OF February, 2007, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS
Willia Pat
DEPUTY

Unofficial Copy

DRAWN BY	MCO
CHECKED	CAR/BR
DATE	10-11-06
PROJECT NO.	916-01
DRAWING NO.	
SHEET NO.	2 OF 2
FILENAME	PB\BELZ\FP.DGN

BELVEDERE
PHASE II-A

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
rlsurvey@flash.net

NO	REVISIONS	DRN	CHK	DATE

PLATS 201000023
2 PGS

PLAT

PLAT RECORDS INDEX SHEET:

Unofficial Copy

SUBDIVISION NAME:
BELVEDERE PHASE V

OWNERS NAME:
HAMILTON BEE CAVE, LP
JOEL ROBUCK

RESUBDIVISION? YES ☐ NO ☒

ADDITIONAL RESTRICTIONS / COMMENTS:

N/A

RETURN:

TRAVIS COUNTY TNR
ATTN: MICHAEL HETTENHAUSEN
512/854-7563

FILED AND RECORDED

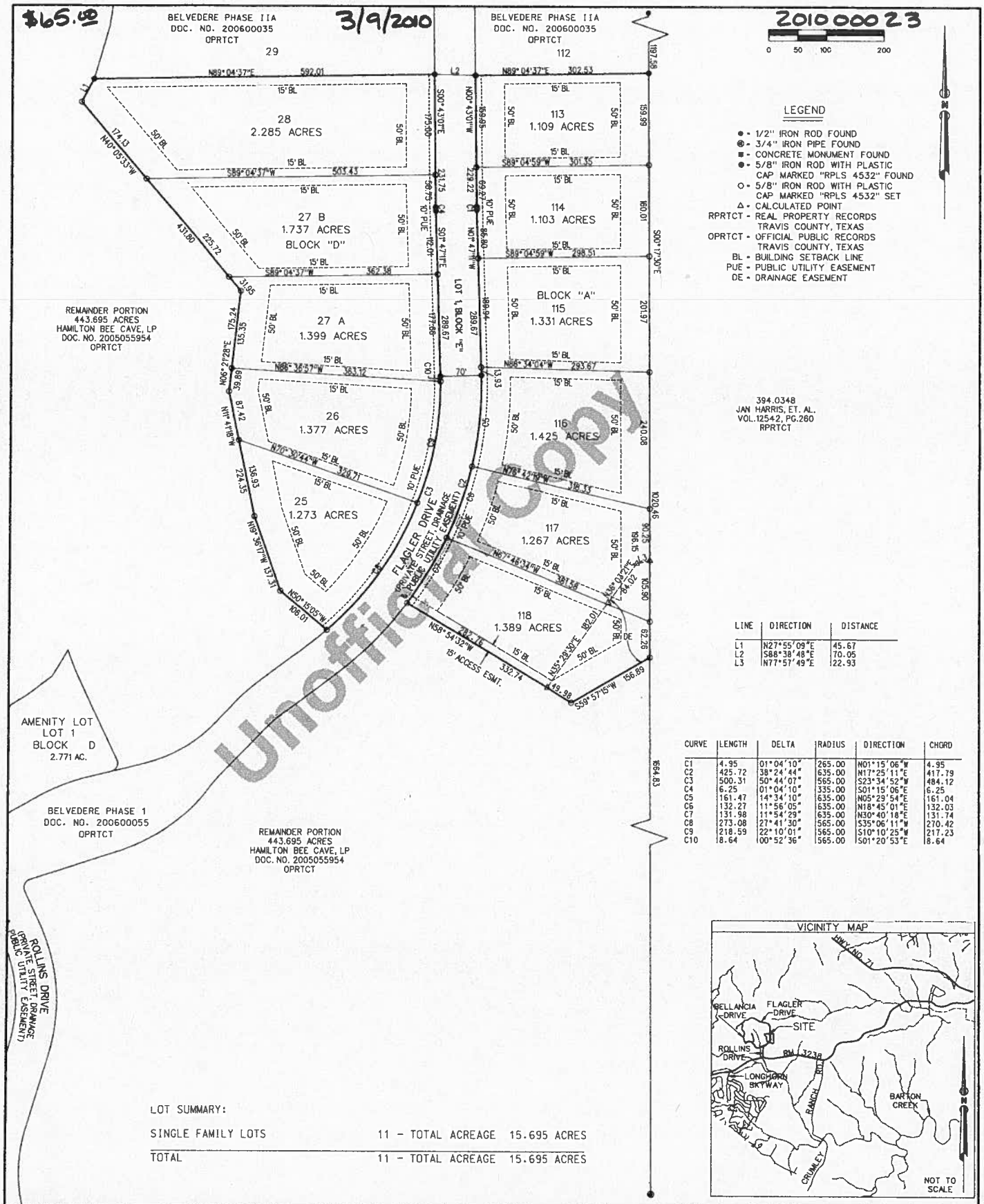
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2010 Mar 09 01:43 PM 201000023
BARTHOD $65.00
DANA DEBEAUVOIR COUNTY CLERK
TRAVIS COUNTY TEXAS

PHOTOGRAPHIC MYLAR

$65.00 3/9/2010 2010000023



LEGEND

- ● - 1/2" IRON ROD FOUND
- ◉ - 3/4" IRON PIPE FOUND
- ■ - CONCRETE MONUMENT FOUND
- ● - 5/8" IRON ROD WITH PLASTIC CAP MARKED "RPLS 4532" FOUND
- ○ - 5/8" IRON ROD WITH PLASTIC CAP MARKED "RPLS 4532" SET
- △ - CALCULATED POINT
- RPRTCT - REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- OPRTCT - OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- BL - BUILDING SETBACK LINE
- PUE - PUBLIC UTILITY EASEMENT
- DE - DRAINAGE EASEMENT

LINE	DIRECTION	DISTANCE
L1	N27°55'09"E	45.67
L2	S88°38'48"E	70.05
L3	N77°57'49"E	122.93

CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	4.95	01°04'10"	265.00	N01°15'06"W	4.95
C2	425.72	38°24'44"	635.00	N17°25'11"E	417.79
C3	500.31	50°44'07"	565.00	S23°34'52"W	484.12
C4	6.25	01°04'10"	335.00	S01°15'06"E	6.25
C5	161.47	14°34'10"	635.00	N05°29'54"E	161.04
C6	132.27	11°56'05"	635.00	N18°45'01"E	132.03
C7	131.98	11°54'29"	635.00	N30°40'18"E	131.74
C8	273.08	27°41'30"	565.00	S35°06'11"W	270.42
C9	218.59	22°10'01"	565.00	S10°10'25"W	217.23
C10	8.64	00°52'36"	565.00	S01°20'53"E	8.64

VICINITY MAP

LOT SUMMARY:

SINGLE FAMILY LOTS	11 - TOTAL ACREAGE	15.695 ACRES
TOTAL	11 - TOTAL ACREAGE	15.695 ACRES

BELVEDERE PHASE V

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

DRAWN BY	MCD
CHECKED	BR
DATE	12-15-09
PROJECT NO	1086-04
DRAWING NO	1086-01
SHEET NO.	1 OF 2
FILENAME	1086/BVPH5FPR.DGN

NO	REVISIONS	DRN	CHK	DATE

Unofficial Copy

PHOTOGRAPHIC MYLAR

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 15.695 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 NO. 2005055954 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY. THE UNDERSIGNED OWNER DOES HEREBY SUBDIVIDE 15.695 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 V" , 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. 2006022950 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY. AN EXPRESS EASEMENT IS HEREBY GRANTED ACROSS SAID PRIVATE STREETS AND ANY COMMON AREAS FOR THE USE OF THE SURFACE FOR ALL GOVERNMENTAL FUNCTIONS, VEHICULAR AND NONVEHICULAR, INCLUDING FIRE AND POLICE PROTECTION, SOLID AND OTHER WASTE MATERIAL PICKUP, AND ANY OTHER PURPOSE ANY GOVERNMENTAL AUTHORITY DEEMS NECESSARY: AND OWNER FURTHER AGREES THAT ALL GOVERNMENTAL ENTITIES, THEIR AGENTS OR EMPLOYEES, SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGE 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 (FLAGLER 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 2 DAY OF March, A.D., 2010.

HAMILTON BEE CAVE, LP
A DELAWARE LIMITED PARTNERSHIP

Joel H. Robuck

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE 2 DAY OF March, 2010, A.D. BY JOEL ROBUCK, GENERAL PARTNER, HAMILTON BEE CAVE LP ON BEHALF OF SAID PARTNERSHIP.

Melinda Barton

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

MELINDA M BARTON
NOTARY PUBLIC
State of Texas
Comm. Exp. 06-09-2010

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.

3-2-10
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
WILLIAM H. RAMSEY
4532
REGISTERED
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.

3/2/2010
DATE

DANIEL RYAN, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 89458
LJA ENGINEERING & SURVEYING, INC.
5316 HWY. 290 WEST
SUITE 150
AUSTIN, TEXAS 78735
PHONE : (512) 439-4700, FAX : (512) 439-4716

STATE OF TEXAS
DANIEL RYAN
89458
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 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 LOWER COLORADO RIVER AUTHORITY 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%).
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.

201000023

EASEMENTS:

1. PRIVATE STREETS, DRAINAGE, PUBLIC UTILITY AND ACCESS EASEMENTS AS SHOWN.
2. THERE SHALL BE A 10 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.

BENCHMARK:
NO. 723-04, COTTON GIN SPINDLE SET IN 11" LIVE OAK (TAG NO. 4005) 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

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 ON-SITE WASTEWATER SYSTEM MAY BE INSTALLED WITHIN 100 FEET OF A PRIVATE WATER WELL NOR MAY AN ON-SITE WASTEWATER DISPOSAL SYSTEM BE INSTALLED WITHIN 150 FEET OF A PUBLIC WATER WELL.
3. 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.
4. DEVELOPMENT ON EACH LOT IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF THE TEXAS ADMINISTRATIVE CODE CHAPTER 285 AND CHAPTER 48 OF THE TRAVIS COUNTY CODE THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION.
5. ALL ON-SITE WASTEWATER DESIGNS FOR NON-RESIDENTIAL USES SHALL INCLUDE TWO TIMES THE DESIGN AREA FOR TREATMENT AND DISPOSAL.
6. RESIDENTIAL LOTS IN THIS SUBDIVISION ARE LIMITED TO ONE SINGLE-FAMILY DWELLING AND APPURTENANT STRUCTURES PER LOT.
7. THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

3/2/2010
DATE

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

ETJ NOTE:

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

for

3/3/10
DATE

GREG GUERNSEY, DIRECTOR
PLANNING & DEVELOPMENT REVIEW DEPARTMENT

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 9th DAY OF March, 2010, A.D., AT 1:43 O'CLOCK P.M., AND DULY RECORDED ON THE 9th DAY OF March, 2010, A.D., AT 1:43 O'CLOCK P.M. IN DOCUMENT NO. 201000023 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 9th DAY OF March, 2010, A.D.

DANA DEBEAUVOIR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

D. Bartholomew

DEPUTY D. BARTHOLOMEW

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 2nd DAY OF March, 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 DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE 9th DAY OF March, 2010, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY S. SANDOVAL

Unofficial Copy

FILENAME	1086/BVPH5FPR.DGN
SHEET NO.	2 OF 2
DRAWING NO.	1086-01
PROJECT NO.	1086-04
DATE	12-15-09
CHECKED	BR
DRAWN BY	MCD

BELVEDERE PHASE V

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

TRV 201300082
4 PGS

PLAT DOCUMENT # _____

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: BELVEDERE PHASE VI

OWNERS NAME: HAMILTON BEE CAVE AND JOEL ROBUCK

RESUBDIVISION? YES ☐ NO ☒

ADDITIONAL RESTRICTIONS / COMMENTS:

2013074536

RETURN:

-TNR
MICHAEL HETTENHAUSEN
INTEROFFICE

Unofficial Copy

PLAT FILE STAMP

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Apr 25, 2013 01:19 PM 201300082
CLINTONB: $119.00
Dana DeBeauvoir, County Clerk
Travis County TEXAS

April 25, 2013 $119.00 201300082

BELVEDERE PHASE VI

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.

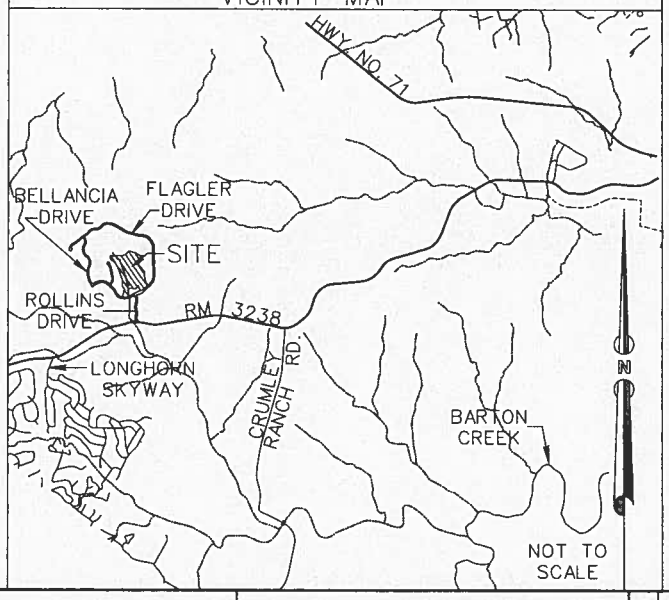
DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

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.

Unofficial Copy

VICINITY MAP



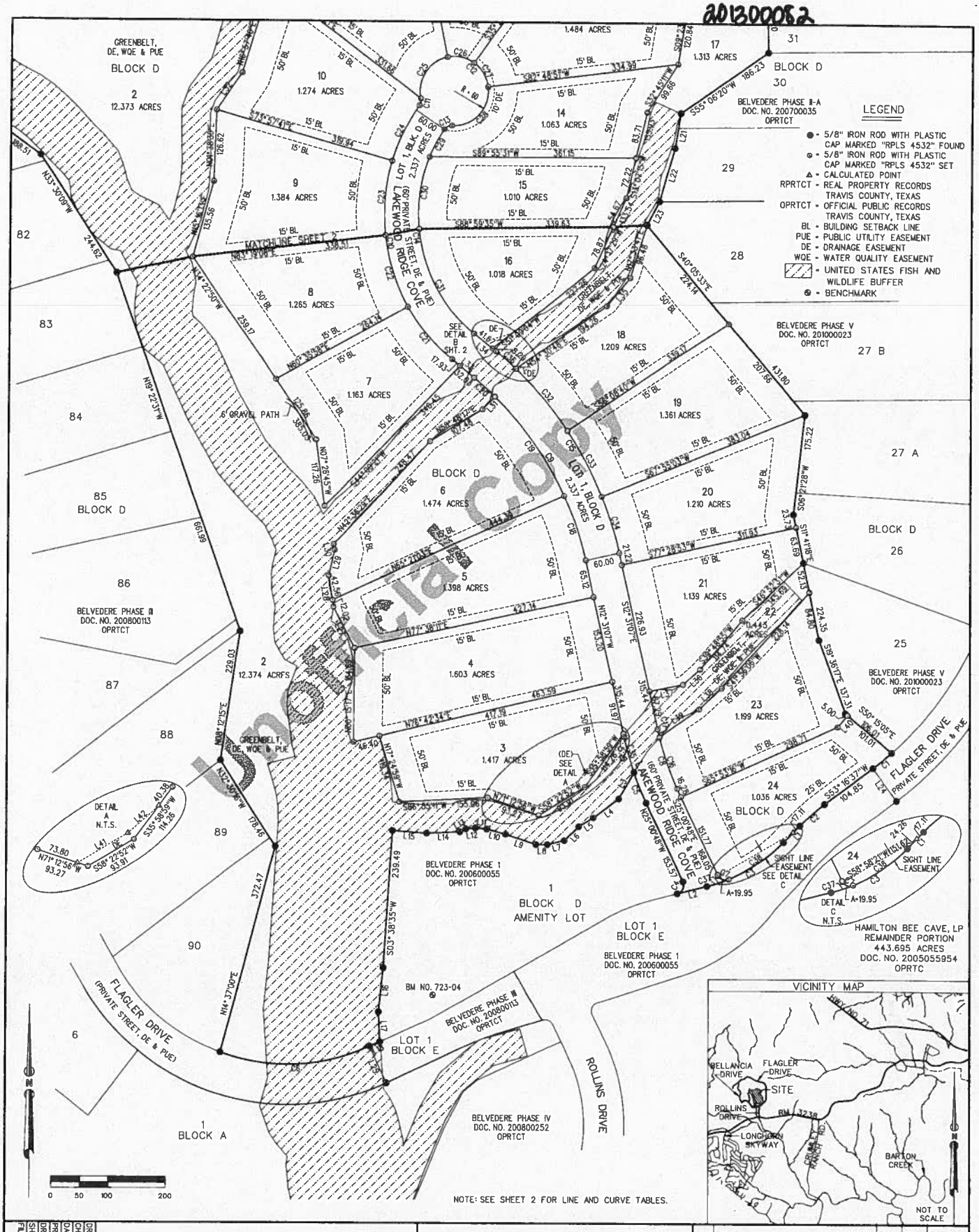
DRAWN BY	CAR
CHECKED	MCD/BR
DATE	06-20-12
PROJECT NO	1376-04
DRAWING NO	1376.01
SHEET NO.	1 OF 4
FILENAME	1376\COVERSHT.DGN

BELVEDERE PHASE VI

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

NO	REVISIONS	DRN	CHK	DATE

201300052



Unofficial Copy

DRAWN BY	CAR
CHECKED	MCO/BR
DATE	06-20-12
PROJECT NO	1376-04
DRAWING NO	1376.01
SHEET NO.	2 OF 4
FILENAME	1376\BVPH6FP.DGN

BELVEDERE PHASE VI

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

NO	REVISIONS	DRN	CHK	DATE

20130008 2

CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	42.68	04°19'41"	565.00	S51°06'46"W	42.67
C2	57.31	09°48'08"	335.00	S48°22'33"W	57.24
C3	156.83	32°22'55"	277.50	S59°39'56"W	154.76
C4	26.41	100°52'10"	15.00	N25°25'18"E	23.13
C5	56.73	05°51'18"	555.12	N22°05'08"W	56.70
C6	267.34	45°03'05"	340.00	S87°30'45"W	260.51
C7	22.89	87°26'08"	15.00	N68°43'51"W	20.73
C8	107.97	12°29'42"	495.12	N18°45'57"W	107.76
C9	380.49	38°14'48"	570.00	N31°38'30"W	373.47
C10	494.53	85°51'43"	330.00	N07°50'03"W	449.54
C11	12.56	47°57'59"	15.00	S11°06'49"W	12.19
C12	299.31	285°49'27"	60.00	S49°57'27"E	72.36
C13	15.61	59°36'36"	15.00	S63°08'58"W	14.91
C14	395.36	84°06'34"	270.00	S08°42'37"E	361.71
C15	420.54	38°14'48"	630.00	S31°38'30"E	412.78
C16	93.75	10°50'59"	495.12	N19°35'18"W	93.62
C17	14.22	01°38'42"	495.12	N13°20'27"W	14.22
C18	120.75	12°08'14"	570.00	S18°35'14"E	120.52
C19	210.97	21°12'24"	570.00	S35°15'32"E	209.77
C20	48.77	04°54'10"	570.00	S48°18'49"E	48.76
C21	123.05	21°21'52"	330.00	N40°04'58"W	122.34
C22	130.86	22°43'11"	330.00	S18°02'27"E	130.00
C23	130.86	22°43'11"	330.00	S04°40'44"W	130.00
C24	109.76	19°03'30"	330.00	S25°34'04"W	109.26
C25	95.54	91°13'52"	60.00	S32°44'46"W	85.76
C26	49.36	47°08'15"	60.00	N78°04'10"W	47.98
C27	49.57	47°20'06"	60.00	N30°50'00"W	48.17
C28	104.84	100°07'13"	60.00	N42°53'40"E	92.01
C29	56.15	11°54'55"	270.00	S27°23'13"W	56.05
C30	128.04	27°10'18"	270.00	S07°50'36"W	126.85
C31	212.17	45°01'21"	270.00	S28°15'14"E	206.75
C32	140.15	12°44'45"	630.00	N40°12'12"W	139.86
C33	129.19	11°44'57"	630.00	S27°57'20"E	128.96
C34	105.14	09°33'45"	630.00	S17°17'59"E	105.02
C35	64.33	06°38'23"	555.12	N15°50'18"W	64.29
C36	46.06	04°11'20"	630.00	N48°40'14"W	46.05
C37	40.22	08°18'18"	277.50	S71°42'14"W	40.19
C38	116.61	24°04'36"	277.50	S55°30'46"W	115.75
C39	16.77	01°31'32"	630.00	N45°48'48"W	16.77

LINE	DIRECTION	DISTANCE
L1	S43°28'28"W	41.37
L2	S75°51'23"W	53.20
L3	S30°05'11"W	53.08
L4	S53°09'03"W	55.23
L5	S57°32'53"W	30.27
L6	S45°01'19"W	35.46
L7	S75°58'10"W	30.27
L8	S89°59'30"W	19.42
L9	N70°48'38"W	55.95
L10	N74°04'42"W	33.51
L11	N84°40'08"W	20.26
L12	S83°39'30"W	16.43
L13	S63°27'04"W	11.81
L14	S87°16'07"W	58.46
L15	N85°55'36"W	60.06
L16	S05°48'17"W	77.79
L17	S02°47'40"E	53.72
L18	S64°59'12"W	19.64
L19	N77°37'09"E	61.84
L20	S00°55'23"E	100.00
L21	S08°52'20"W	63.07
L22	S16°03'54"W	98.07
L23	S27°55'09"W	45.67
L24	S36°43'23"E	70.00
L25	S25°00'47"E	70.00
L27	N27°22'49"W	81.14
L28	N08°58'15"W	54.58
L29	N12°35'08"E	45.66
L30	N11°44'09"W	9.71
L31	N44°08'00"E	30.62
L32	N33°57'14"E	78.08
L33	N50°45'54"W	49.96
L34	S50°45'54"E	49.96
L35	N39°31'48"E	63.32
L36	S47°08'35"W	40.25
L37	S78°47'48"W	60.06
L38	S47°08'35"W	53.67
L39	S54°39'12"W	84.74
L40	S39°44'55"W	26.75
L41	N58°22'52"E	103.35
L42	N47°55'37"E	72.48
L43	N72°32'40"E	50.38
L44	S29°11'31"W	38.58

LOT SUMMARY:

SINGLE FAMILY LOTS	20 - TOTAL ACREAGE	25.083 ACRES
PRIVATE STREET, DE & PUE	1 - TOTAL ACREAGE	2.337 ACRES
GREENBELT, DE, WQE & PUE	3 - TOTAL ACREAGE	14.130 ACRES
TOTAL	24 - TOTAL ACREAGE	41.550 ACRES

PROPOSED ROADWAYS:

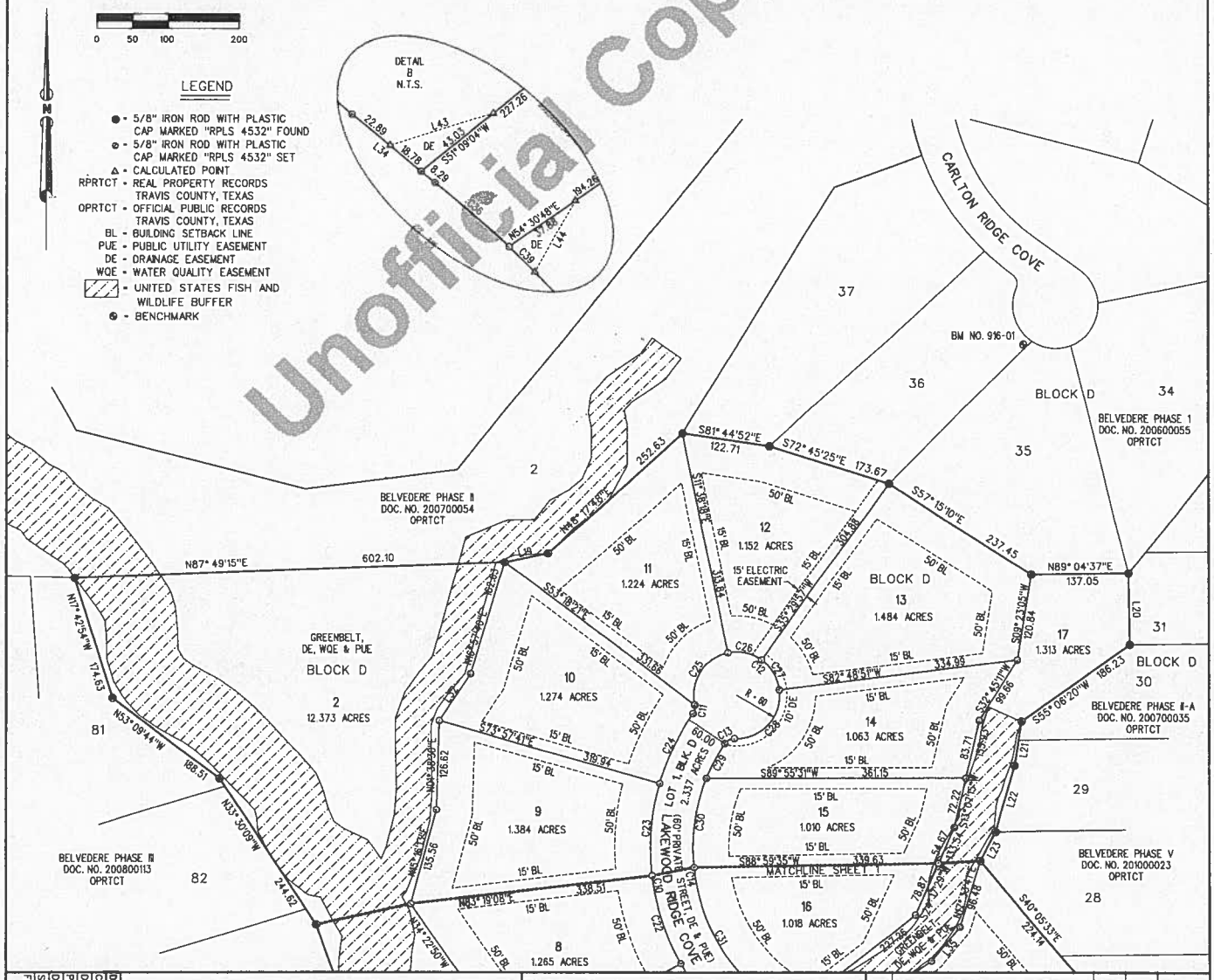
LAKEWOOD RIDGE COVE	1563 LINEAR FEET
TOTAL	1563 LINEAR FEET

BENCHMARKS:

NO. 723-04, COTTON GIN SPINDLE SET IN 11" LIVE OAK (TAG NO. 4005) 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

NO. 916-01, COTTON GIN SPINDLE IN 11" LIVE OAK +/- 13' SOUTHWEST OF FRONT LOT CORNER LOTS 35 & 36, BLOCK D, BELVEDERE PHASE 1, IN LOT 36 AT CARLTON RIDGE COVE. ELEVATION - 1246.70

Unofficial Copy



DRAWN BY	CAR
CHECKED	MCO/BR
DATE	06-20-12
PROJECT NO	1376-04
DRAWING NO	1376.01
SHEET NO.	3 OF 4
FILENAME	1376.BVPHSFP.DGN

BELVEDERE PHASE VI

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

NO	REVISIONS	DRN	CHK	DATE

201300082

STATE OF TEXAS:

COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS THAT HAMILTON BEE CAVE, LP, BY AND THROUGH ITS GENERAL PARTNER, JOEL ROBUCK, OWNER OF 41.550 ACRES OF LAND SITUATED IN THE SAMUEL 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 NO. 2005055954 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY. THE UNDERSIGNED OWNER DOES HEREBY SUBDIVIDE 41.550 ACRES OF LAND OUT OF SAID 443.695 ACRES IN ACCORDANCE WITH CHAPTER 232 OF THE TEXAS LOCAL GOVERNMENT CODE AND THIS PLAT, TO BE KNOWN AS "BELVEDERE PHASE VI", SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON AND HEREBY 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. 2006022950 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY. AN EXPRESS EASEMENT IS HEREBY GRANTED ACROSS SAID PRIVATE STREETS AND ANY COMMON AREAS FOR THE USE OF THE SURFACE FOR ALL GOVERNMENTAL FUNCTIONS, VEHICULAR AND NONVEHICULAR, INCLUDING FIRE AND POLICE PROTECTION, SOLID AND OTHER WASTE MATERIAL PICKUP, AND ANY OTHER PURPOSE ANY GOVERNMENTAL AUTHORITY DEEMS NECESSARY: AND OWNER FURTHER AGREES THAT ALL GOVERNMENTAL ENTITIES, THEIR AGENTS OR EMPLOYEES, SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGE 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 (LAKEWOOD RIDGE COVE) AND STREETS WITHIN THE BELVEDERE SUBDIVISION AND ANY SECURITY GATES OR DEVICES CONTROLLING ACCESS TO SUCH STREETS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION.

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

HAMILTON BEE CAVE, LP
A DELAWARE LIMITED PARTNERSHIP

Joel H. Robuck

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE 10th DAY OF April, 2013, A.D. BY JOEL ROBUCK, GENERAL PARTNER, HAMILTON BEE CAVE LP ON BEHALF OF SAID PARTNERSHIP.

MARIA L. CARDONA
Notary Public
State of Texas
Comm. Expires 08/21/2016

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

SURVEYOR'S STATEMENT:

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

4-9-13
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
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.

4-9-2013
DATE

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

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 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. WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.

EASEMENTS:

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

COMMISSIONERS' COURT RESOLUTION:

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

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO THE COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION THE OWNER(S) MUST POST FISCAL SECURITY 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. DEVELOPMENT ON EACH LOT IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF THE TEXAS ADMINISTRATIVE CODE CHAPTER 285 AND CHAPTER 48 OF THE TRAVIS COUNTY CODE THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION.
3. ALL ON-SITE WASTEWATER DESIGNS FOR NON-RESIDENTIAL USES SHALL INCLUDE TWO TIMES THE DESIGN AREA FOR TREATMENT AND DISPOSAL.
4. RESIDENTIAL LOTS IN THIS SUBDIVISION ARE LIMITED TO ONE SINGLE-FAMILY DWELLING AND APPURTENANT STRUCTURES PER LOT.
5. THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

Rodney Sherrill — 4/12/13
For STACEY SCHEFFEL, D.R.
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.

4/12/13
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 25 DAY OF April, 2013, A.D., AT 1:19 O'CLOCK P.M., AND DULY RECORDED ON THE 25 DAY OF April, 2013, A.D., AT 1:19 O'CLOCK P.M. IN DOCUMENT NO. 201300082 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 25 DAY OF April, 2013, A.D.

DANA DEBEAUVOIR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

DEPUTY B. CLINTON

SEAL OF COUNTY COURT
TRAVIS COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 23 DAY OF April, 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 25 DAY OF April, 2013, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY C. JONES

SEAL OF COMMISSIONERS COURT
TRAVIS COUNTY, TEXAS

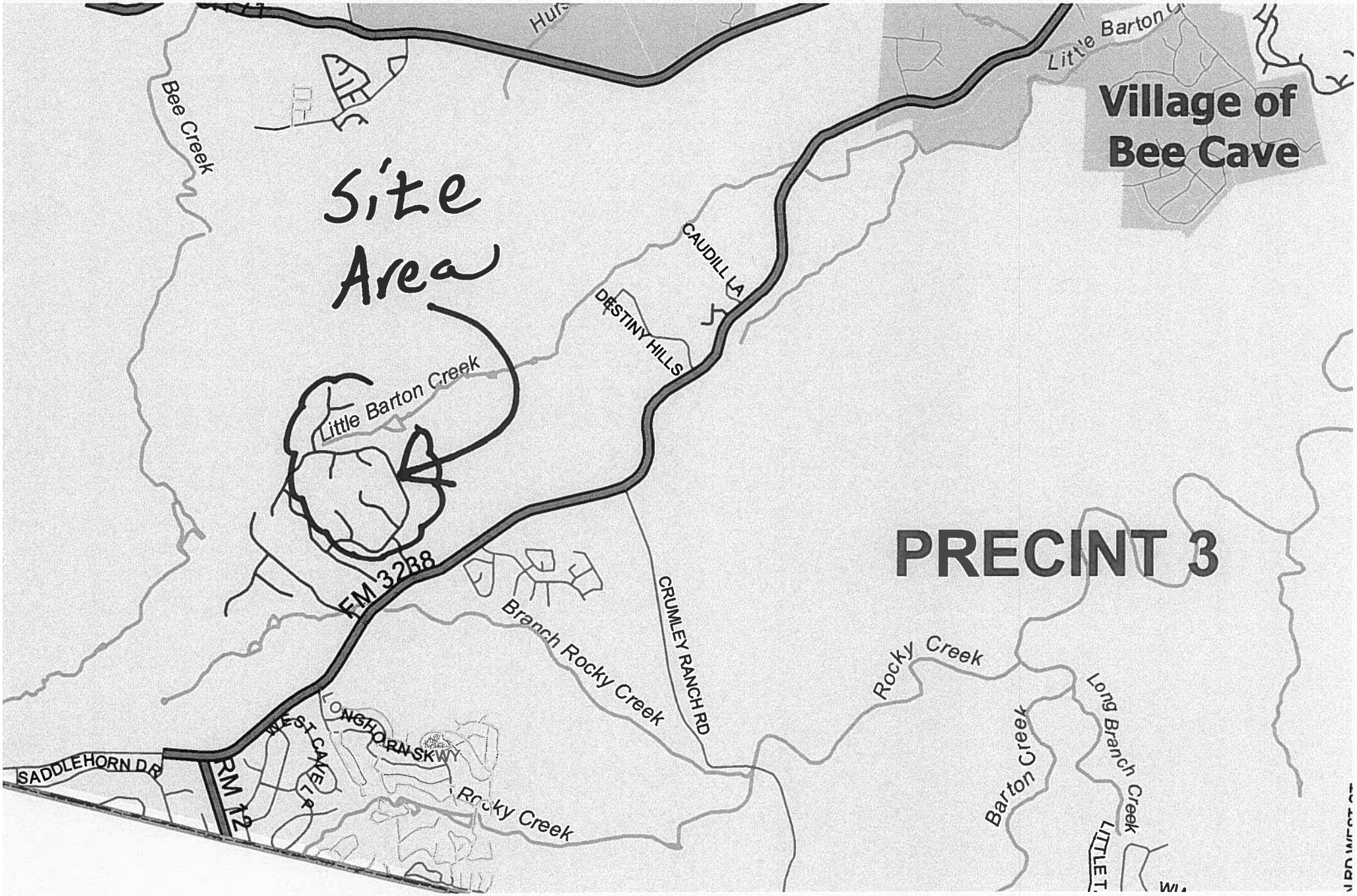
Unofficial Copy

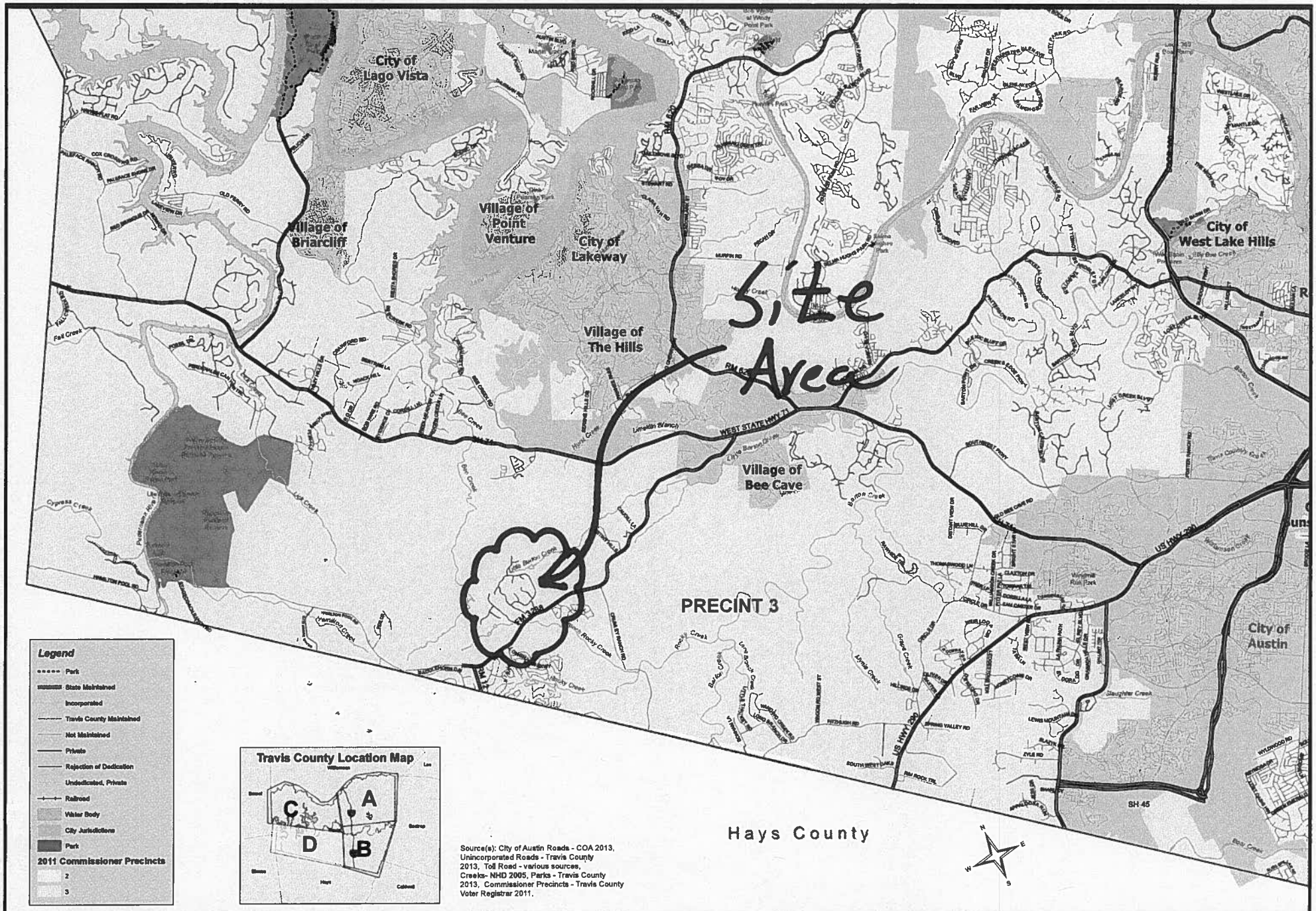
BELVEDERE PHASE VI

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

NO	REVISIONS	DRN	CHK	DATE

DRAWN BY	CAR
CHECKED	MCO/BR
DATE	06-20-12
PROJECT NO	1376-04
DRAWING NO	1376.01
SHEET NO.	4 OF 4
FILENAME	1376\BVPH6FP.DGN


Village of Bee Cave
PRECINT 3
Site Area
Bee Creek
Little Barton Creek
Little Barton Cr
CAUDILL LA
DESTINY HILLS
FM 3238
Branch Rocky Creek
CRUMLEY RANCH RD
Rocky Creek
Long Branch Creek
Barton Creek
LONGHORN SKWY
WEST CAVE TR
SADDLEHORN DR
RM 12
Rocky Creek



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Travis County has produced this product for reference purposes only and offers no warranties for the product's accuracy or completeness.

Travis County Roadways, Map D

0 0.9 Miles

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