

TRAVIS COUNTY
CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS. THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. 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. THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

FINAL PLAT
**DOUBLE U TX
SUBDIVISION**

A SUBDIVISION OF 16.382 ACRES OF LAND
LOCATED IN THE SAMUEL WILDLY SURVEY NO.
528, FS ROY SURVEY NO. 430 AND CHARLES OD
GILLIAM SURVEY NO. 424, TRAVIS COUNTY, TEXAS



BGE, Inc.
101 W. Louis Henna Blvd., Suite 400
Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 10106502

S:\TX\Projects\DoubleU-TX\Holdings\0990-00-Hamilton Pool Rd-#16.dwg, 7/8/2024 9:06 AM, Michael Corney

FS ROY SURVEY NO. 430, ABS-678

MADRONE RANCH
DOC. NO. 199900251
O.P.R.T.C.

APPROX. SURVEY LINE

DRAINAGE EASEMENT
DOC. NO.
O.P.R.T.C.

LOT 3
5.420 ACRES

50' TCEQ OEM STREAM BUFFER
AS PROVIDED BY ENGINEER

100' SANITARY EASEMENT
WATER WELL

LOT 2
6.919 ACRES

25' WATERWAY SETBACK
FROM TRAVIS COUNTY 100-YEAR
WATER SURFACE ELEVATION
AS PROVIDED BY ENGINEER

S 08°15'01" W
1.03'
DETAIL
N.T.S.

MADRONE RANCH TRAIL
PRIVATE STREET, DRAINAGE & PUBLIC UTILITY EASEMENT
70' R.O.W.

N 74°04'08" W 610.18'
(N 71°47'00" W 610.18')

WELL LOCATION PROVIDED BY OTHERS

N 31°59'39" E
1.04'

DETAIL
N.T.S.

MADRONE RANCH
DOC. NO. 199900251
O.P.R.T.C.

CHARLES OD GILLIAM SURVEY NO. 424, ABS-309

LEGEND

- O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY
R.O.W. RIGHT-OF-WAY
() RECORD INFORMATION DOC. NO. 2022061442
TCEQ TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
OEM OPTIONAL ENHANCED MEASURES
○"PH" SEPTIC TEST HOLE
● FOUND 1/2" IRON ROD
⊙ FOUND 1/2" IRON PIPE
●"4532" FOUND 5/8" IRON ROD
●"45" W/ "RL SURVEYING RPLS 4532" CAP
●"45" FOUND 1/2" IRON ROD
W/ "ACCUSURVEY AUSTIN TX" CAP
● FOUND TXDOT TYPE I CONCRETE MONUMENT
○ SET 1/2" IRON ROD W/ "BGE INC" CAP
△ CALCULATED POINT FALLS IN TREE
WETLAND CRITICAL ENVIRONMENTAL FEATURE (C.E.F.)
C.E.F. SETBACK AREA



BEARING BASIS:

BEARING ORIENTATION IS BASED ON THE TEXAS
STATE PLANE COORDINATE SYSTEM, CENTRAL
ZONE 4203, NAD83.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 34°44'32" W	18.05'
	(N 32°21'00" W)	(18.01')
L2	N 61°21'55" W	79.91'
	(N 59°00'00" W)	(79.95')
L3	S 70°03'03" W	27.64'
	(S 71°47'00" W)	(27.88')
L4	N 70°18'55" W	61.83'
	(N 68°02'00" W)	(61.83')
L5	S 36°57'09" E	44.14'
	(S 33°16'00" E)	(43.75')
L6	S 76°21'15" W	54.27'
	(S 78°32'00" W)	(53.95')
L7	S 35°07'19" E	25.61'
L8	S 35°22'44" E	34.38'
L9	S 76°21'15" W	19.00'
L10	S 76°21'15" W	17.99'
L11	S 76°21'15" W	17.28'
L12	S 78°39'58" W	35.21'

SAMUEL WILDY SURVEY NO. 528, ABS-799

BEL VERDERE PHASE IV
DOC. NO. 200800252
O.P.R.T.C.

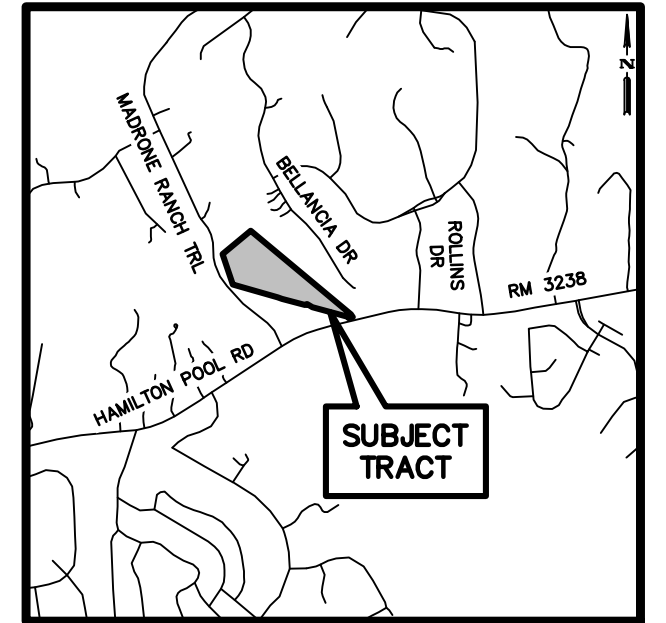
JOINT USE ACCESS EASEMENT
DOC. NO. 2023112311
O.P.R.T.C.

200' TCEQ OEM STREAM BUFFER
AS PROVIDED BY ENGINEER

APPROX. SURVEY LINE

DRAINAGE EASEMENT
DOC. NO.
O.P.R.T.C.

HAMILTON POOL ROAD
R.M. 3238
R.O.W. VARIES



VICINITY MAP
NOT TO SCALE

FINAL PLAT DOUBLE U TX SUBDIVISION

A SUBDIVISION OF 16.382 ACRES OF LAND
LOCATED IN THE SAMUEL WILDY SURVEY NO.
528, FS ROY SURVEY NO. 430 AND CHARLES OD
GILLIAM SURVEY NO. 424, TRAVIS COUNTY, TEXAS



BGE, Inc.
101 W. Louis Henna Blvd., Suite 400
Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 10106502

CASE #: S-23-166

SHEET 2 OF 3

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT DOUBLE U TX HOLDINGS, INC., ACTING HEREIN BY AND THROUGH ZACHARY WILLENS, IT'S PRESIDENT, OWNER OF 16.382 ACRES OF LAND OUT OF THE SAMUEL WILDY SURVEY NO. 528, ABSTRACT 799, FS ROY SURVEY NO. 430, ABSTRACT 678 AND THE CHARLES OD GILLIAM SURVEY NO. 424, ABSTRACT 309 SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CALLED 16.40 ACRES AS CONVEYED TO IT BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2022061442 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 16.382 ACRES OF LAND AS SHOWN HERE ON THIS PLAT AND DESIGNATED HEREIN AS DOUBLE U TX SUBDIVISION, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE 232, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, PUBLIC EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

WITNESS MY HAND, THIS THE ____ DAY OF _____, 20____, A.D.

BY: DOUBLE U TX HOLDINGS, INC.

ZACHARY WILLENS, PRESIDENT
9113 ROBINSON FAMILY RD.
AUSTIN, TX 78738

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED ZACHARY WILLENS, PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

NO PORTION OF THIS SUBDIVISION IS WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. MAPS 48453C0395J, EFFECTIVE JANUARY 22, 2020.

I, LAUREN BARZILLA, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND SHALL COMPLY WITH CHAPTER 482, TRAVIS COUNTY SUBDIVISION REGULATIONS.

LAUREN BARZILLA,
LICENSED PROFESSIONAL ENGINEER NO. 108483
BURGESS & NIPLE, INC
235 LEDGE STONE DRIVE
AUSTIN, TX 78737

DATE

I, JONATHAN O. NOBLES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY UNDER MY SUPERVISION AND SHALL COMPLY WITH CHAPTER 482, TRAVIS COUNTY SUBDIVISION REGULATIONS.

JONATHAN O. NOBLES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5777
BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TX 78728

07/08/2024

DATE



FINAL PLAT
DOUBLE U TX
SUBDIVISION

A SUBDIVISION OF 16.382 ACRES OF LAND
LOCATED IN THE SAMUEL WILDY SURVEY NO.
528, FS ROY SURVEY NO. 430 AND CHARLES OD
GILLIAM SURVEY NO. 424, 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 ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO THE 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 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 PART OF THE DEVELOPERS CONSTRUCTION.

NOTES:

- A PORTION OF THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- NO PORTION OF THIS SUBDIVISION IS WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. MAP 48453C0395J, EFFECTIVE JANUARY 22, 2020.
- MUNICIPAL JURISDICTION: THIS SITE IS NOT LOCATED WITHIN THE BEE CAVES ETJ, AND OUTSIDE C.O.A. ETJ, LAKEWAY ETJ, AND WILL BE REGULATED BY TRAVIS COUNTY. MUNICIPAL JURISDICTION – NONE.
- A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- WATER SERVICE WILL BE PROVIDED BY THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY AND WASTEWATER WILL BE INDIVIDUAL ON SITE SEPTIC FOR WASTEWATER DISPOSAL.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES SHALL BE ALLOWED IN DRAINAGE EASEMENTS AND WATER QUALITY EASEMENTS EXCEPT AS APPROVED BY LCRA AND TRAVIS COUNTY.
- NO LOT SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED ON–SITE SEPTIC FACILITY.
- NO LOT SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY FOR THIS PROPOSED DEVELOPMENT.
- BEFORE BEGINNING CONSTRUCTION ACTIVITIES ON A SUBDIVISION LOT, THE OWNER MUST OBTAIN A TRAVIS COUNTY DEVELOPMENT PERMIT AND, WHEN APPLICABLE, OBTAIN AND IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWP3). THE SWP3 REQUIRES IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORM WATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
- THE OWNER IS RESPONSIBLE FOR MAINTAINING AND OPERATING ALL PERMANENT WATER QUALITY CONTROLS IN COMPLIANCE WITH THE REQUIREMENTS OF THE APPROVED TCEQ CONTRIBUTING ZONE PLAN.
- THE CONSERVATION AND WATER QUALITY (WQ) EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES OF PRESERVING THE EASEMENT AREA IN A NATURAL STATE AND IMPROVING THE QUALITY OF STORMWATER RUNOFF FROM DEVELOPED LANDS. NO STRUCTURE OR OTHER IMPROVEMENT MAY BE CONSTRUCTED OR MAINTAINED WITHIN A CONSERVATION OR WATER QUALITY EASEMENT AREA UNLESS SPECIFICALLY AUTHORIZED AND APPROVED IN WRITING IN ADVANCE BY THE LOWER COLORADO RIVER AUTHORITY (LCRA) AND TRAVIS COUNTY. THE CONSERVATION AND WATER QUALITY EASEMENT MAY BE ENFORCED BY ANY GOVERNMENTAL ENTITY WITH THE AUTHORITY TO PROTECT THE ENVIRONMENT FOR THE BENEFIT OF THE PUBLIC, BY INJUNCTION OR OTHER ACTION IN A COURT OF APPROPRIATE JURISDICTION.
- AS DEPICTED ON THE PLAT, EACH PROTECTIVE EASEMENT FROM A CRITICAL ENVIRONMENTAL FEATURE, INCLUDING A CAVE, SINKHOLE, POINT RECHARGE FEATURE, BLUFF, CANYON RIMROCK FEATURE, WETLAND, AND SPRING MUST REMAIN IN ITS EXISTING, UNDEVELOPED, NATURAL STATE. NATURAL VEGETATIVE COVER MUST BE RETAINED. CONSTRUCTION ACTIVITIES, WASTEWATER DISPOSAL, AND WASTEWATER IRRIGATION ARE PROHIBITED WITHIN A PROTECTIVE EASEMENT. A RESIDENTIAL LAWN OR TRAIL IS ALLOWED IF IT IS LOCATED AT LEAST 50 FEET FROM THE EDGE OF A CRITICAL ENVIRONMENTAL FEATURE IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
- AS DEPICTED ON THE PLAT, THE SETBACK AREA IDENTIFIED FOR EACH WATERWAY IS A PROTECTIVE EASEMENT THAT MUST REMAIN UNDEVELOPED AND ACTIVITIES MUST BE LIMITED WITHIN THE EASEMENT. THE PROTECTIVE EASEMENT MUST REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, AND OTHER ALTERATIONS EXCEPT WHEN SPECIFICALLY APPROVED IN A TRAVIS COUNTY DEVELOPMENT PERMIT.
- AN ACTIVITY THAT MAY ADVERSELY AFFECT A TREE OF EIGHT INCHES OR MORE IN TRUNK DIAMETER (MEASURED AT FOUR FEET HEIGHT ABOVE THE GROUND) IN A RIGHT–OF–WAY ACCEPTED FOR MAINTENANCE BY TRAVIS COUNTY MUST COMPLY WITH ALL STANDARDS AND REQUIREMENTS IN THE TRAVIS COUNTY CODE.
- NO CUT OR FILL ON ANY LOT MAY EXCEED EIGHT FEET, EXCLUDING DRIVEWAYS, A BUILDING STRUCTURE'S FOOTPRINT, OR A PARKING AREA FOOTPRINT, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
- THE OWNER IS RESPONSIBLE FOR MAINTAINING AND OPERATING ALL PERMANENT WATER QUALITY CONTROLS IN COMPLIANCE WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE TRAVIS COUNTY CODE.
- DECLARANT AGREES THAT THE LOTS IN THIS PLAT DOCUMENT ARE SUBJECT TO TEXAS COMMISSION OF ENVIRONMENTAL QUALITY OPTIONAL ENHANCED MEASURES.
- THE LOTS IN THIS SUBDIVISION RECEIVE POTABLE WATER SERVICE, EITHER DIRECTLY OR VIA WHOLESALE CONTRACT, FROM THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY. AS SUCH, THE PROPERTY IS SUBJECT TO COMPLIANCE WITH THE TERMS SET FORTH IN THE MAY 24, 2000 UNITED STATES FISH AND WILDLIFE SERVICE MEMORANDUM OF UNDERSTANDING WITH THE LOWER COLORADO RIVER AUTHORITY.
- ALL LOTS IN THIS SUBDIVISION CONTAIN USFWS STREAM BUFFER ZONES AND/OR SENSITIVE FEATURE BUFFER ZONES AS INDICATED HEREON THAT MUST REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, OR OTHER ALTERATIONS.
- IMPERVIOUS COVER SHALL COMPLY WITH THE WATER QUALITY PLAN APPROVED FOR THIS SUBDIVISION AND SHALL NOT BE ALTERED.
- THIS SUBDIVISION IS SUBJECT TO THE TRAVIS COUNTY 2016 WATER QUALITY ENVIRONMENTAL RULES.
- THE OWNER IS RESPONSIBLE FOR MAINTAINING AND OPERATING ALL PERMANENT WATER QUALITY CONTROLS IN COMPLIANCE WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE TRAVIS COUNTY CODE.
- AN ACTIVITY THAT MAY ADVERSELY AFFECT A TREE OF EIGHT INCHES OR MORE IN TRUNK DIAMETER (MEASURED AT FOUR FEET HEIGHT ABOVE THE GROUND) IN A RIGHT–OF–WAY ACCEPTED FOR MAINTENANCE BY TRAVIS COUNTY MUST COMPLY WITH ALL STANDARDS AND REQUIREMENTS IN THE TRAVIS COUNTY CODE.
- PLAT IS NOT LOCATED WITHIN ANY CITY'S JURISDICTION.

- NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION).
- PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS
- MAINTENANCE OF THE JOINT USE DRIVEWAY SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS SERVED BY THE JOINT USE DRIVEWAY.
- THIS PLAT IS RESTRICTED TO ONE SINGLE FAMILY RESIDENCE PER LOT.

WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY

GENERAL MANAGER

DATE

TRAVIS COUNTY ON–SITE WASTEWATER PROGRAM PLAT NOTE:

- 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.
- THIS SUBDIVISION IS SUBJECT TO ALL THE TERMS AND CONDITIONS OF CHAPTER 448, TRAVIS COUNTY CODE, RULES OF TRAVIS COUNTY, TEXAS FOR ON–SITE SEWAGE FACILITIES. THESE RULES REQUIRE, AMONG OTHER THINGS, THAT A CONSTRUCTION PERMIT BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON–SITE SEWAGE FACILITY CAN BE CONSTRUCTED, ALTERED, MODIFIED, OR REPAIRED IN THE SUBDIVISION AND THAT A LICENSE TO OPERATE BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON–SITE SEWAGE FACILITY CAN BE OPERATED IN THIS SUBDIVISION.
- EACH RESIDENTIAL LOT IN THIS SUBDIVISION IS RESTRICTED TO NO MORE THAN ONE SINGLE FAMILY DWELLING PER ACRE.
- THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON–SITE WASTEWATER PROGRAM.

BRANDON COUCH, D.R. #0S0029465
ON–SITE WASTEWATER, TRAVIS COUNTY TNR

DATE

BY APPROVING THIS PLAT, TRAVIS COUNTY ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO TRAVIS COUNTY STANDARDS MAY BE JUST CAUSE OF TRAVIS COUNTY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.

STATE OF TEXAS §
COUNTY OF TRAVIS §

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD, UNDER SECTION 482.201, TRAVIS COUNTY SUBDIVISION REGULATIONS, BY THE COUNTY EXECUTIVE OF TRANSPORTATION AND NATURAL RESOURCES, TRAVIS COUNTY, THIS THE ____ DAY OF _____, 20____, AD.

CYNTHIA C. McDONALD, COUNTY EXECUTIVE
TRANSPORTATION AND NATURAL RESOURCES

DATE

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DYANA LIMON–MERCADO, 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 THIS THE ____ DAY OF _____, 20____ A.D., DULY RECORDED ON THIS THE ____ DAY OF _____, 20____ A.D., AT O'CLOCK ____M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, ON THIS THE ____ DAY OF _____, 20____ A.D.,

DYANA LIMON–MERCADO, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY



BGE, Inc.
101 W. Louis Henna Blvd., Suite 400
Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 10106502