

Canyons @ Rob Roy Rezoning

City Council Hearing
Agenda Items #32 and #33
C814-88-0001.10 and C814-88-0001(RCA)

Davenport Ranch/Rob Roy Chronology

- October 10, 1980 – Davenport Ranch MUD Consent Agreement
- March 30, 1988 - First Amendment to Consent Agreement – (restricted the use of subject property to Limited Office)
- December 1, 1988 - Letter Agreement between Davenport Limited and Westview Development - (restricted the use of subject property to Limited Office)
- January 19, 1989 – Restrictive Covenant - (restricted the use of subject property to Limited Office)
- February 2, 1989 - Davenport Ranch PUD approved – (zoned subject property to PUD-LO)
- March 16, 1989 - Second Amendment to Consent Agreement - (restricted the use of subject property to Limited Office)
- March 26, 2001 – Rob Roy 360 Subdivision Plat – (restricted subject property to uses other than Residential)

Letter Agreement – December 1, 1988

December 1, 1988

Rob Roy Homeowners Association
c/o Duane Cooper, President
17 Cousteau Lane
Austin, Texas 78746

RE: Letter of Agreement

The following is a Letter of Agreement between Davenport Limited, a Texas limited partnership (to include all legal entities) represented by Beth Morian, President of Westview Development, Inc., the general partner of Davenport Limited and the Rob Roy Homeowners Association, Inc., a Texas non-profit corporation, represented by a Special Committee of Gail Beall, Steve Hudson, Charles Kalteyer, and Ruth Kohlhaas based on numerous meetings. This Agreement covers only land to be held by Davenport Limited adjacent to the Rob Roy subdivision which fronts on the Capital of Texas Highway (Loop 360). The tract designations "Tract D" and "Tract C-3", used herein refer to the tracts so designated on the attached P.U.D. Site Plans (Exhibit A) which have been submitted to the City of Austin in Case No. C-14-88-0601, to be heard by Austin City Council on December 8, 1988.

Commercial

1. Tract D, lots A-1, B-33, and B-34 are to be the only portions of Tract D designated for commercial use and are to comply with the Comprehensive Watershed Ordinance ("CWO") and the Hill Country Roadway Ordinance ("HCRO"), with low intensity and the bonuses reflected on said P.U.D. Site Plans. Copies of the CWO and the HCRO are attached hereto for convenience of reference and made a part hereof. There will be a maximum of 228,200 square feet of commercial space on Tract D, distributed as follows: lot A-1 will have a maximum of 88,800 sq. ft. (Exhibit B), lot B-33 will have a maximum of 74,500 sq. ft. (Exhibit C), and lot B-34 will have a maximum of 64,900 sq. ft. (Exhibit C).

2. Layout and design of the commercial tracts are to be approved by the Joint Davenport Ranch/Rob Roy Homeowners Association Architectural Control Committee ("Joint ACC") for building placement, parking, lighting, utility areas, and external building materials. All commercial development will be designed to have a minimum visual and noise impact on the Rob Roy Subdivision, paying particular attention to the southwest and west sides of lot B-33, Tract D (hilltop and hillside areas). To this end, the Rob Roy Homeowners Association will support waivers from HCRO and CWO to build on flat areas of B-33 that are closer to the right-of-way than currently allowed, due to environmental, aesthetic enhancement and land compatibility concerns, as shown on said Exhibit A attached hereto.
3. There will be no restaurant on Tract D except on lots B-33 and B-34. The only type of restaurant allowed will be the type engaged in (a) the preparation and retail sale of food and beverages (excluding alcoholic beverages) or (b) the retail sale of food and beverages (other than alcoholic beverages) in a ready-to-consume state, or (c) both, and in any event primarily for consumption on-premises or at other locations on Tract D; provided, however, (1) no such restaurant shall serve food through a drive-through window to persons in a motor vehicle, and (2) the combined area of the premises of all restaurants on each of lots B-33 and B-34 shall not exceed 2,000 square feet per lot. The restaurant must conform to the requirements listed in the conditional uses for GO zoning in the zoning ordinance.
4. No local retail or general retail (LR or GR) will be allowed in Tract D, lot A-1 is to be LO, lot B-33 is to be GO, and lot B-34 is to be GO, or more restrictive. It is understood that there will be retail uses within the offices to serve the offices as allowed in the zoning classifications. The following uses, as defined by the Austin Zoning Ordinance now in effect, will not be allowed: Business or Trade School, Convalescent Services, Family Homes, Group Homes Class I (Ltd.), Group Homes Class I (Gen.), Group Homes Class II, Congregate Living, Residential Treatment, Transitional Housing, and present conditional uses under the GO zoning classification (other than Restaurant (Limited) as permitted under paragraph 3 above).
5. The Joint ACC will be created and established pursuant to, and its powers and duties, as herein described, set forth in, Deed Restrictions and Covenants for the three commercial parcels in Tract D: lots A-1, B-33, and B-34, which shall be recorded in the Real Property Records of

Letter Agreement – December 1, 1988

(cont.)

Travis County, Texas. The deed restrictions and covenants for the three commercial parcels in Tract D to be imposed thereon pursuant to this letter agreement shall also provide that they cannot be amended without consent of Rob Roy Homeowners Association, Inc. The Joint ACC will be composed of one member appointed by Rob Roy Homeowners Association, one by Davenport Ranch, or its successor, and a third member shall be selected by the first two members.

6. In an effort to preserve existing sight lines of the city view for residents on Pascal Lane and St. Stephens School Road, the office building constructed on Tract D, lot A-1 must meet all the following criteria:

a. have residential character and a pitched roof;

b. have a building height which meets all the following criteria: (a) not exceed 35 feet as measured by the present City of Austin method; (b) the roof ridge not exceed an absolute height of 44 feet measured from the highest point on the ground on which the building is located; and (c) the roof ridge not extend above a plane projecting easterly at an angle of 0° 33' 00" below the horizontal plane which is three feet above and parallel to the easterly edge of the surface of the presently existing rear concrete deck of the house on Lot 2, Block M, Phase 2 Rob Roy Subdivision (such plane three feet above said concrete deck being located at State Plane Coordinates E 2,789,768.725 and N 243,772.647, elevation 940.00 MSL, City of Austin datum, all as shown on the survey work attached hereto as Exhibit B and made a part hereof for all purposes); and

c. contain not more than 3 stories.

The office building constructed on Lot B-33 shall not exceed 35 feet in height (as measured by the present City of Austin method) with the roof ridge not to exceed 44 feet in height, and the one constructed on Lot B-34 shall not exceed 40 feet in height (as measured by the present City of Austin method) with the roof ridge not to exceed 49 feet in height. Further, if a waste water drain field is located on the hilltop areas of Lot B-34, the trench pressure dosing technique will be utilized in constructing waste water drain field thereon and a written opinion of an arborist approved by the Joint ACC shall be obtained, without expense to Rob Roy Homeowners Association, Inc., to the effect that neither the location of construction of the facilities, nor the proposed discharge levels thereof or the levels of contaminant therein are likely to result in the material loss of or damage to healthy trees existing on the hilltop areas.

Residential

7. Residential areas of Tracts D and C-3 will be single family detached with an average over-all density of 2 acres per unit. No lot will be smaller than 1 acre. Lot 1, Block B will be impressed with a conservation easement.

8. The single family home areas will become a part of the Rob Roy Homeowners Association, subject to the formal approval of the Rob Roy Homeowners Association and execution of deed restrictions, covenants and design philosophy substantively the same as those applicable to Rob Roy Phases 1 and 2 a copy of which is attached hereto as Exhibit D. After approval by the Rob Roy Homeowners Association to annex said single family home areas, the owner of an annexed lot shall become liable for dues to Rob Roy Homeowners Association when both of the following requirements have been met: (a) Davenport Limited, or its successor, conveys such lot to a natural person or to another person which is engaged in the construction of houses, and (b) temporary or permanent potable water, electricity and telephone services become available for use on said lot. Homesites not accessed by St. Stephens School Road or Pascal will not be part of the Rob Roy Homeowners Association, but the deed restrictions will be the same concerning location, design, construction, architecture, and materials. The homes will be compatible with the homes in Rob Roy and the plans therefor will be reviewed and approved by the Joint ACC.

9. Except as stated below, the single family homes will be accessible only through Pascal Lane and St. Stephens School Road. St. Stephens School Road and Pascal Court will dead end and not access Loop 360, and no new connection from St. Stephens School Road to Loop 360 will be sought or requested by Davenport Limited or its successors or assigns. It is understood that not more than four (4) single family lots may have to be accessed from lot B-33, (Tract D), but the access will not connect with St. Stephens School Road.

Other Conditions

11. The preliminary subdivision plan, including roadways, lot layout, and drainage, is to be approved by the Joint ACC. The Joint ACC shall have full authority to approve, reject, and/or amend plans as to adopted standards and deed restrictions.
12. Tract C will be restricted by Davenport Limited prior to conveyance of any portion thereof to educational use and/or

Letter Agreement – December 1, 1988

(cont.)

single family detached homes and such restrictions shall also require compliance with the Comprehensive Watershed Ordinance and the Hill Country Roadway Ordinance.

13. Tracts C and D will be restricted by Davenport Limited prior to conveyance of any portions thereof to require compliance with all compatibility standards now required by the Interim Land Development Code of the City of Austin. Both parties agree to request the City of Austin to annex for limited purposes all portions of Tracts D and C-3 (to the extent Davenport Limited does not include them in a municipal utility district).
14. Details of the membership and functions of the Rob Roy Homeowners Association/Davenport Ranch Joint Architectural Control Committee will be established to the mutual satisfaction of the Homeowners Association and Davenport Limited. Davenport Limited agrees to reduce all the contents of this letter agreement to deed restrictions encumbering title to the respective tracts stated and record them in the Real Property Records of Travis County, Texas prior to the conveyance of any of such tracts and to provide a copy of the instruments proposed to be used therefor not later than thirty (30) days prior to the date consideration of official approval of a P. U. D. final site plan covering the respective tracts is to be given by the City of Austin Planning Commission.
15. The Rob Roy Homeowner Association and Davenport Ranch respectively represent and warrant to the other they have full power and authority to enter into this Agreement. To this end, they will present evidence of each party's authority.
16. This Letter Agreement shall be effective and binding on each party and its assigns only upon satisfactory completion of all conditions for the closing of the so-called "St. Stephens land swap", including all City of Austin, Davenport Ranch MUD #1, St. Stephens Episcopal School and the Episcopal Diocese of Texas, and Wild Basin Nature Preserve approvals and transactions.

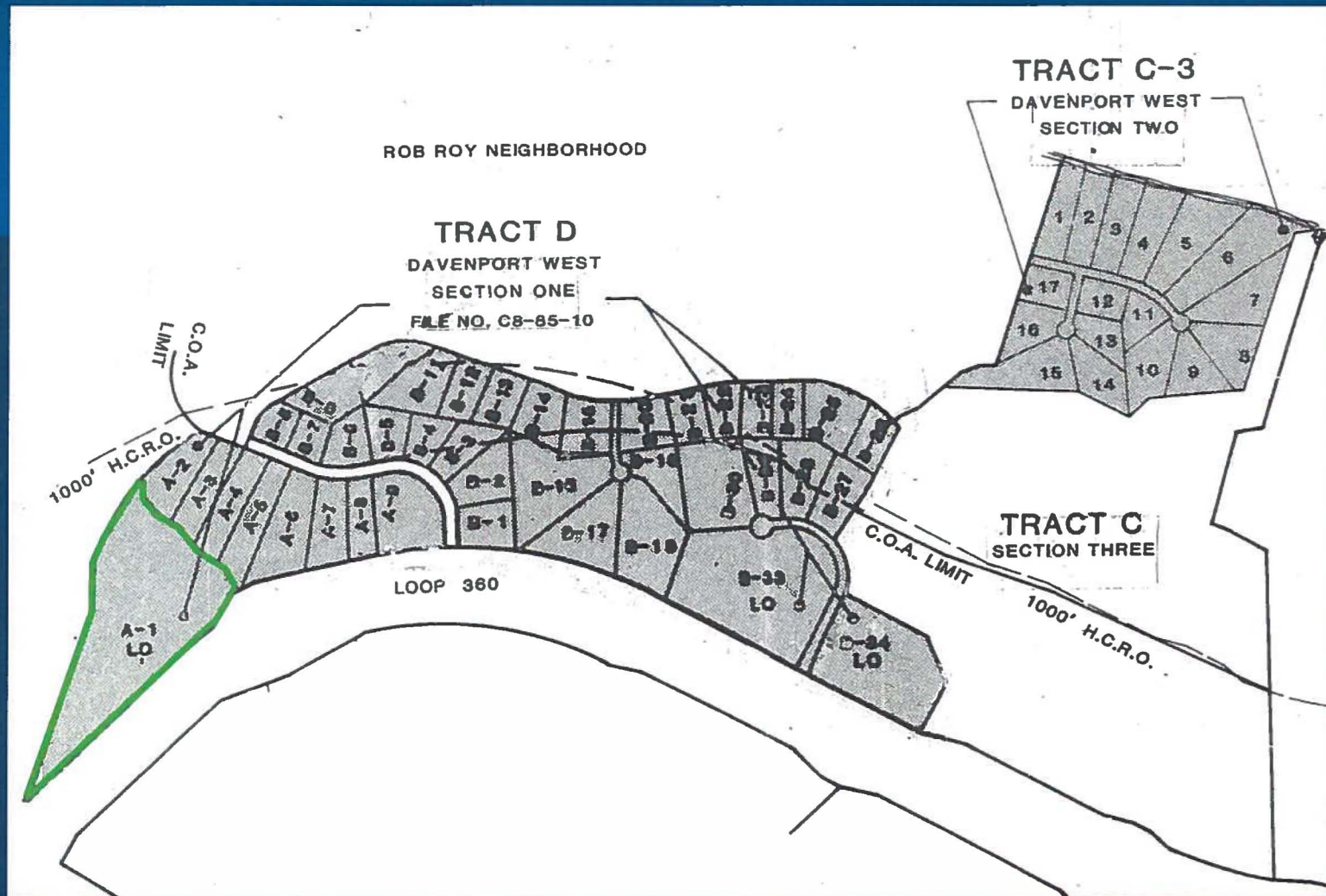
Duane Cooper
Duane Cooper, President
Rob Roy Homeowners
Association, Inc.
Austin, Texas

Beth Morian
Beth Morian, President
Westview Development, Inc.
General Partner of
Davenport Limited

Letter Agreement

1. The conditions were met.
2. It was the obligation of Davenport Limited to file and record the Restrictive Covenants.
3. If these are not of record, it is the fault of the Developer.
4. Is this fair?

Letter Agreement – December 1, 1988 (cont.)





Restrictive Covenant

Entered into on January 19, 1989 Pursuant to the PUD

SKETCH TO ACCOMPANY FIELD NOTES FOR 78.0803 ACRES, BEING ALL OF A 0.169 ACRE TRACT, VOL. 6656 PG. 780, ALL OF A 2.576 ACRE TRACT, VOL. 6656 PG. 780, PART OF A 6.02 ACRE TRACT, VOL. 6656 PG. 780, PART OF A 54.345 ACRE TRACT, VOL. 5489 PG. 1543, AND PART OF A 316.99 ACRE TRACT, VOL. 4245 PG. 163

EXHIBIT A

LEGEND
 * PIN FOUND
 * PIN SET
 * CONC. MONUMENT FOUND

LINE	DIRECTION	DISTANCE
L1	S 81°46'47" E	138.88
L2	S 17°28'34" E	848.25
L3	S 28°23'22" E	336.15
L4	S 78°48'31" E	188.84
L5	S 14°34'37" W	54.82

LINE	BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE
C1	S 80°14'28" E	275.88	175.79	145.39	S 17°28'34" E	848.25
C2	S 80°40'51" E	322.88	422.82	385.48	S 28°23'22" E	336.15
C3	S 80°20'44" W	126.23	148.82	148.18	S 78°48'31" E	188.84
C4	S 88°40'52" W	48.88	187.12	187.12	S 14°34'37" W	54.82
C5	S 18°47'08" W	138.88	115.12	115.12		
C6	S 80°14'28" E	275.88	448.82	457.18		
C7	S 80°40'51" E	322.88	385.48	385.48		
C8	S 80°20'44" W	126.23	148.82	148.18		
C9	S 88°40'52" W	48.88	187.12	187.12		
C10	S 18°47'08" W	138.88	115.12	115.12		
C11	S 80°14'28" E	275.88	448.82	457.18		
C12	S 80°40'51" E	322.88	385.48	385.48		
C13	S 80°20'44" W	126.23	148.82	148.18		
C14	S 88°40'52" W	48.88	187.12	187.12		
C15	S 18°47'08" W	138.88	115.12	115.12		

Kenton J. Tunks 8-17-88
 KENTON J. TUNKS DATE
 RPS 3777

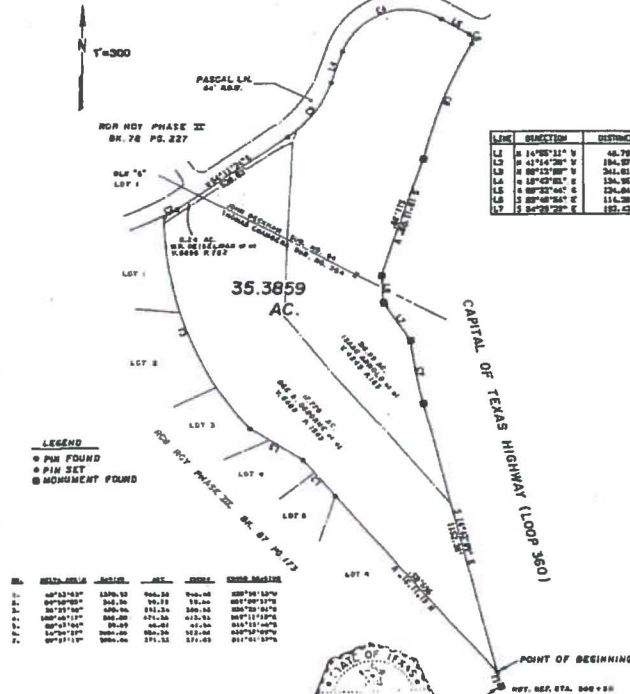
REAL PROPERTY RECORDS
 TRAVIS COUNTY, TEXAS

10909 1612

Page 3 of 6

CEI CANYON ENGINEERING INCORPORATED

SKETCH TO ACCOMPANY FIELD NOTES FOR 35.3859 ACRES, BEING ALL OF A 17.776 ACRE TRACT, VOL. 5489 PG. 1543, ALL OF A 0.24 ACRE TRACT, VOL. 6656 PG. 782, AND A PORTION OF A 316.99 ACRE TRACT, VOL. 4245 PG. 163, TRAVIS CO., TEXAS



LEGEND
 * PIN FOUND
 * PIN SET
 * MONUMENT FOUND

Kenton J. Tunks 8-17-88
 KENTON J. TUNKS DATE
 RPS 3777

REAL PROPERTY RECORDS
 TRAVIS COUNTY, TEXAS

10909 1615

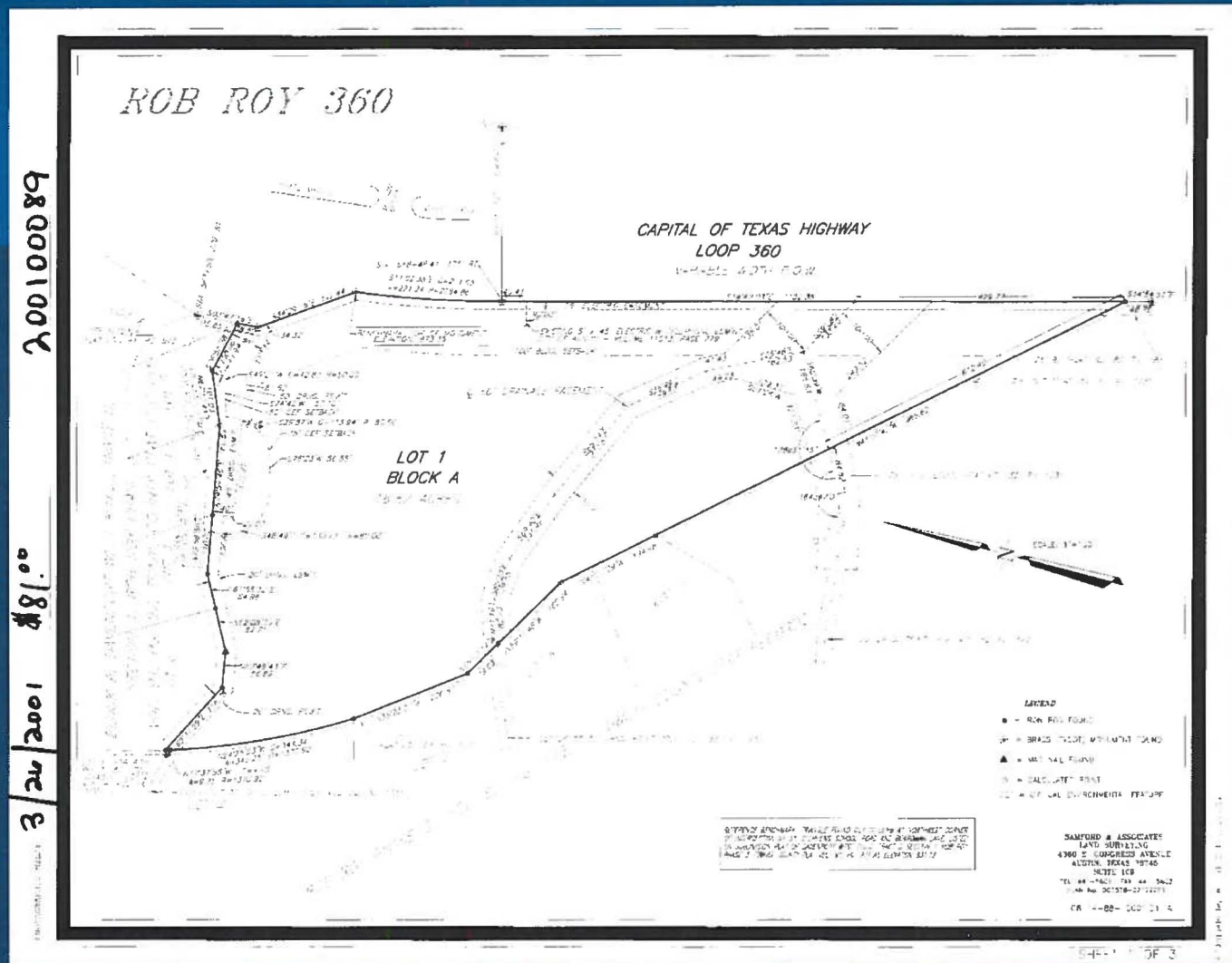
Page 6 of 6

CEI CANYON ENGINEERING INCORPORATED

Lot A-1, Tract D - Zoned PUD - LO



Rob Roy 360 Subdivision Plat Recorded on March 26, 2001



Rob Roy 360 Subdivision Plat

Recorded on March 26, 2001 (cont.)

20010009

NOTES:

1. THIS SUBDIVISION IS LOCATED IN THE BEE CREEK WATERSHED, CLASSIFIED AS RURAL WATER SUPPLY.
2. STREETS WILL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS.
3. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ACCEPTS RESPONSIBILITY FOR PLAYS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT, LOCATION OR REPLYING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, TO PLAT TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
4. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE.
5. **THIS SUBDIVISION IS RESTRICTED TO USES OTHER THAN RESIDENTIAL.**
6. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. PLANS SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY HOLDING OR OTHER APPROVED WITHOUT ALL PROPOSED CONSTRUCTION ON LOT 1, UNLESS A RECORDS APPROVAL OF A SEPARATE DEVELOPMENT IS MADE.
7. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF AUSTIN.
8. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR ASSIGNS.
9. PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT INTERFERE ACCESS BY GOVERNMENTAL AGENCIES.
10. FOR A MINIMUM TRAVEL DISTANCE OF 25' FROM THE ROADWAY EDGE, EXISTING GRADES MAY EXCEED 10% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.
11. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
12. AUSTIN ENERGY HAS THE RIGHT TO REMOVE AND/OR RELOCATE TREES, SHROUBS AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PROVIDE ALL TREE REMOVAL IN COMPLIANCE WITH CHAPTER 25-B, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
13. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT ACCESS REQUIRED IN ADDITION TO THOSE INDICATED FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICES TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
14. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE REMOVAL AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL NOTIFY AUSTIN ENERGY WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
15. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT OWNER'S SOLE EXPENSE.
16. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN AND STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF AUSTIN WATER AND WASTEWATER DEPARTMENT FOR REVIEW.
17. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER CONTROL AND IMPROVEMENT DISTRICT NO. 10 AND AN ON-SITE WASTEWATER DISPOSAL SYSTEM APPROVED BY THE CITY OF AUSTIN.
18. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION EASEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED MAY 18, 2001, SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT FOR THE CONSTRUCTION AGREEMENT. IN ADDITION TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED UNDER DOCUMENT NUMBER 2001000904, THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
19. EXISTING EROSION CONTROL MEASURES ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO LOC. SECTION 25-B-8-181, AND THE ENVIRONMENTAL CRITERIA MANUAL.
20. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LOT PURSUANT TO LOC. SECTION 25-B-1-2.
21. TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
22. THIS LOT IS LIMITED TO ONE ACCESS POINT ON LOOP 360, AS DESIGNATED AND PERMITTED BY T-201.

TRAVIS COUNTY COMMISSIONERS COURT NOTES

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

THE OWNERS 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. THE IMPROVEMENTS SHALL BE CONSTRUCTED TO SECURELY MAINTAINED TO SECURELY MAINTAINED TO SECURELY MAINTAINED. THE OWNERS MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE COUNTY'S OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND POST FISCAL SECURITY TO SECURELY MAINTAINED IS A CONTINUING OBLIGATION. THE COUNTY AND THE OWNERS SHALL SUCCEEDORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY OR THE PRIVATE IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY'S STANDARDS.

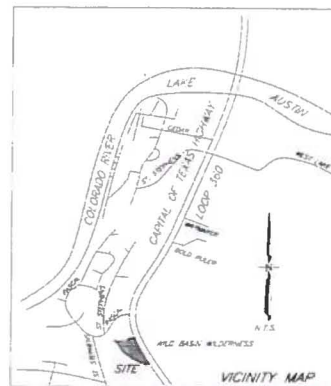
THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR PLACING ON THE SUBDIVISION ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR TRAFFIC SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

ROB ROY 360

CITY OF AUSTIN/TRAVIS COUNTY ON-SITE SEWAGE FACILITY PROGRAM NOTES

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 CITY OF AUSTIN OR TRAVIS COUNTY ON-SITE SEWAGE FACILITY PROGRAM.
2. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED PUBLIC WATER SYSTEM OR INDIVIDUAL WATER WELL.
3. NO WATER WELL MAY BE INSTALLED WITHIN 100 FEET OF ANY ON-SITE SEWAGE DISPOSAL SYSTEM NOR MAY AN ON-SITE WASTEWATER DISPOSAL SYSTEM BE INSTALLED WITHIN 100 FEET OF A WATER WELL.
4. NO CONSTRUCTION MAY BEGUN ON ANY LOT IN THIS SUBDIVISION UNTIL PLANS FOR THE PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM ARE SUBMITTED TO AND APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY ON-SITE SEWAGE FACILITY PROGRAM.
5. ALL DEVELOPMENT ON ALL LOTS IN THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE CHAPTER 48 OF THE TRAVIS COUNTY POLICY, PROCEDURE AND REGULATIONS MANUAL OF CHAPTER 12-4 OF THE CODE OF THE CITY OF AUSTIN.
6. THE ON-SITE SEWAGE FACILITIES SERVING THE LOTS IN THIS SUBDIVISION MUST BE PROFESSIONALLY DESIGNED.
7. THESE RESTRICTIONS ARE ENFORCEABLE BY THE CITY OF AUSTIN OR TRAVIS COUNTY ON-SITE SEWAGE FACILITY PROGRAM AND/OR LOT OWNERS.

David B. Lopez, VLS
2/15/01
DATE



PLAT PREPARED: JUNE 28, 2000
SUBMITTED TO THE CITY OF AUSTIN: JULY 10, 2000
SUBMITTED TO TRAVIS COUNTY: DECEMBER 4, 2000
PLAT REVISION: AUGUST 1, 2000
PLAT REVISION: AUGUST 1, 2000
PLAT REVISION: SEPTEMBER 26, 2000
PLAT REVISION: OCTOBER 2, 2000
PLAT REVISION: NOVEMBER 1, 2000
PLAT REVISION: JANUARY 8, 2001
PLAT REVISION: JANUARY 17, 2001
PLAT REVISION: JANUARY 18, 2001
PLAT REVISION: JANUARY 24, 2001
PLAT REVISION: FEBRUARY 9, 2001
PLAT REVISION: FEBRUARY 21, 2001

SAUFORD & ASSOCIATES
LAND SURVEYING
4360 S CONGRESS AVENUE
AUSTIN, TEXAS 78748
SUITE 100
TEL: 441-5621 FAX: 441-5623
PLAN NO. 000178-0312205
CS 14-88 0001.C1.1A

Modifying the Restrictive Covenant

Sec. 3.03 “Except as provided otherwise herein, this Restrictive Covenant may be modified, amended or terminated only by joint action of both (a) a majority of the members of the City Council of the City of Austin, or such other governing body as may succeed the City Council of Austin, and (b) by the owner(s) who is/are the owner(s) at the time of such modification, amendment or termination of the portions(s) of the Property which is/are directly affected by the proposed modification, amendment or termination.”

Restrictive Covenant – SPC-00-2013C

02 ATC-SS

Robbie Mayfield Co. (TUM)

TRV 2001057904
PSS

Site Plan Case No. SPC-00-2013C

BT

RESTRICTIVE COVENANT

OWNER: Robbie Mayfield Companies, Inc

ADDRESS: 2630 Exposition Blvd #214, Austin, Texas 78703

CONSIDERATION: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by Rob Roy Homeowners' Association, Inc., the receipt and sufficiency of which is acknowledged

PROPERTY Lot 1, Block A Davenport West P.U.D., Tract D, Section 1 Rob Roy Phase 3, a subdivision recorded in Vol 91, Page 97, Plat Records of Travis County, Texas.

WHEREAS, the Owner of the Property, Rob Roy Homeowners' Association, Inc., and the Joint Davenport Ranch/Rob Roy Homeowners Association Architectural Control Committee ("Joint ACC") agree that the Property should be impressed with certain covenants and restrictions as conditions for supporting approval by the Austin Planning Commission of the City of Austin Site Plan Permit No. SPC-00-2013C as submitted by Owner to the City of Austin as of the date hereof, and

WHEREAS, the Joint ACC has met and reviewed and approved the layout and design, as well as the colors and materials of the proposed improvements on the Property, and

WHEREAS, in accordance with the Letter of Agreement, Owner, Rob Roy Homeowners' Association, Inc. and the Joint ACC desire to record by this Restrictive Covenant, the powers and duties of the Joint ACC with respect to its process of approval of Owner's Site Plan and its authority with respect to any amendments thereto,

NOW, THEREFORE, it is declared that the Owner of the Property, for the consideration, shall hold, sell and convey the Property subject to the following covenants and restrictions impressed upon the Property by this Restrictive Covenant. These covenants and restrictions shall run with the land and shall be binding on the Owner of the Property, its heirs, successors and assigns

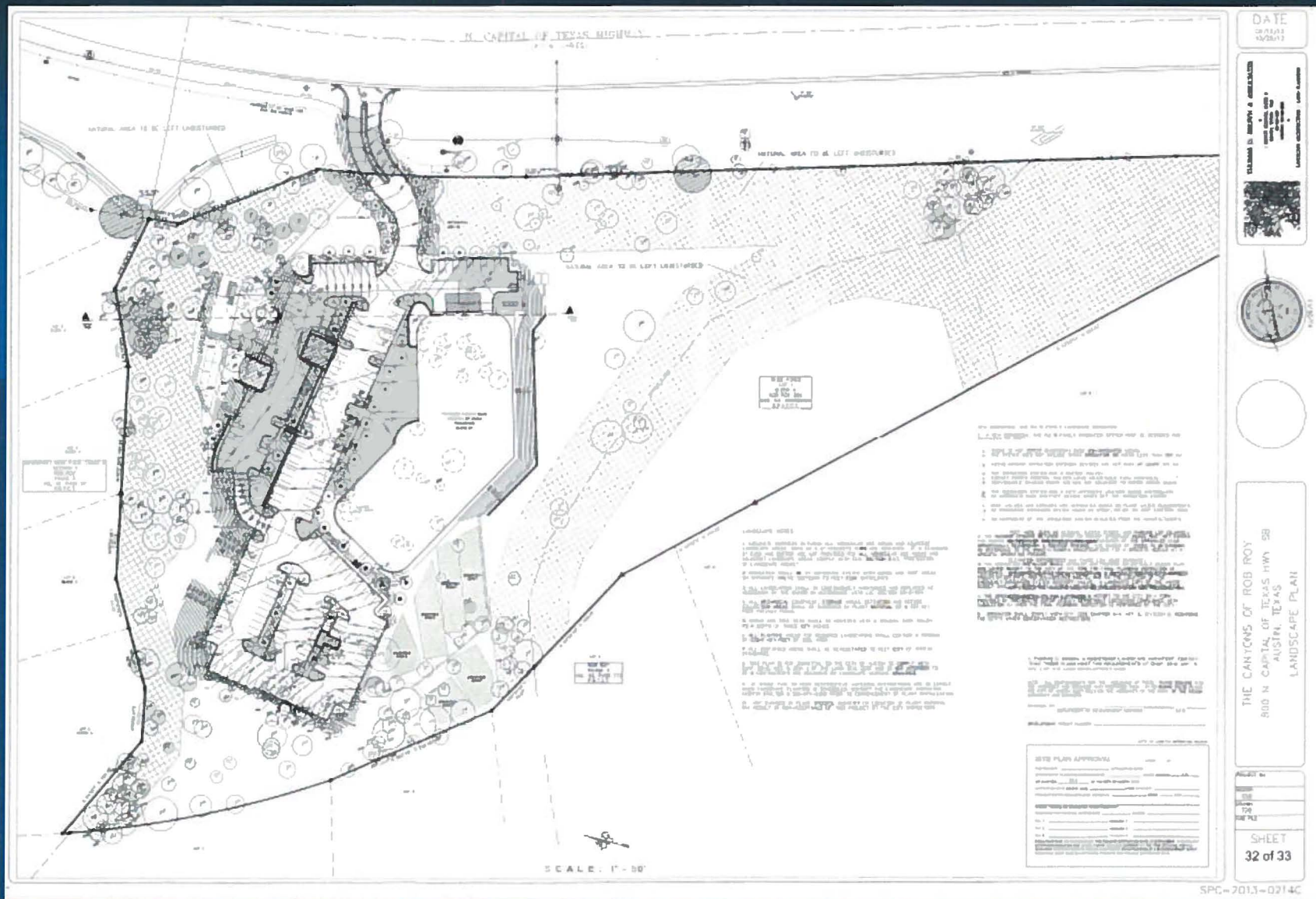
1. Owner agrees that the building built on the Property in accordance with Site Plan Permit No. SPC-00-2013C shall maintain a roof plane which is free of any satellite dishes, radio towers, mechanical or other equipment other than required air intakes, exhaust vents, elevator shafts or other penetrations required by Code of any regulatory agency or entity
2. Any signage affixed to the building shall be limited to the east elevation of the building,
3. Owner agrees to match, as near as possible, the natural stone roof ballast to the color of the building façade walls

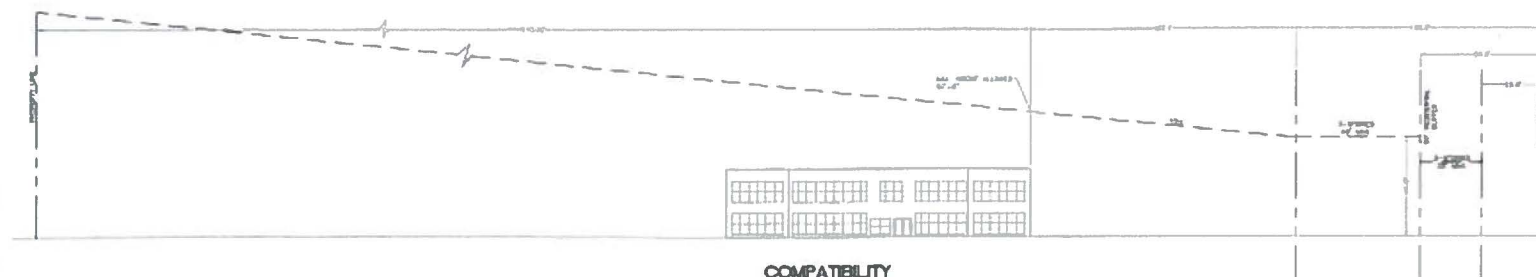
I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy of some papers of record in my office.



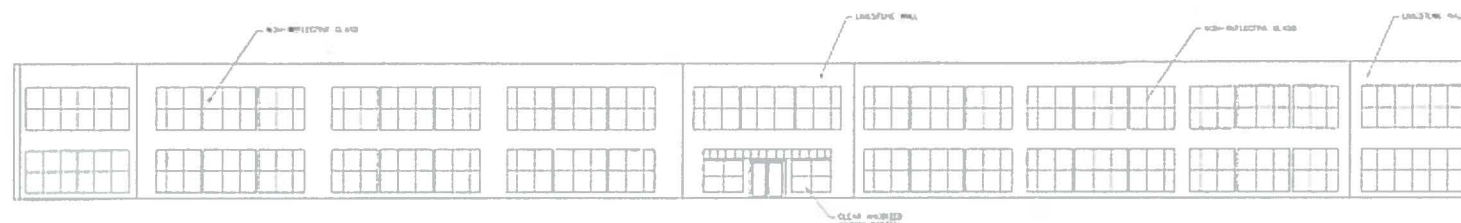
Dana DeBeauvoir
County Clerk
Travis County, Texas

AUG 05 2013

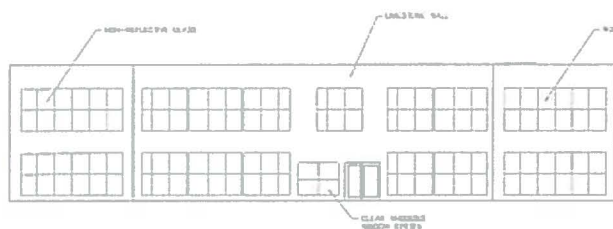




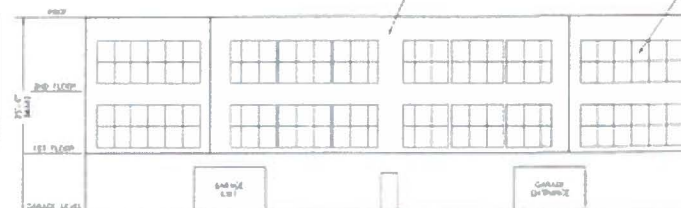
COMPATIBILITY
CROSS SECTION A-A
SCALE 1/8" = 1'-0"



FRONT ELEVATION
SCALE 1/8" = 1'-0"



SIDE ELEVATION
SCALE 1/8" = 1'-0"



SIDE ELEVATION
SCALE 1/8" = 1'-0"

NOTES

- FOR INFORMATIONAL PURPOSES ONLY
- ARCHITECTURAL AND STRUCTURAL BUILDING DESIGNS BY OTHERS (SEE ARCHITECTURAL PLANS)
- MIRROR GLASS WITH A REFLECTANCE GREATER THAN 20% IS PROHIBITED.

SPC-2013-0214C

20% GLASS APPLICABLE

For information only. This drawing is not to be used for construction purposes without the approval of the architect. The architect is not responsible for the accuracy of the information provided herein.

DATE: 10/1/13
DRAWN BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

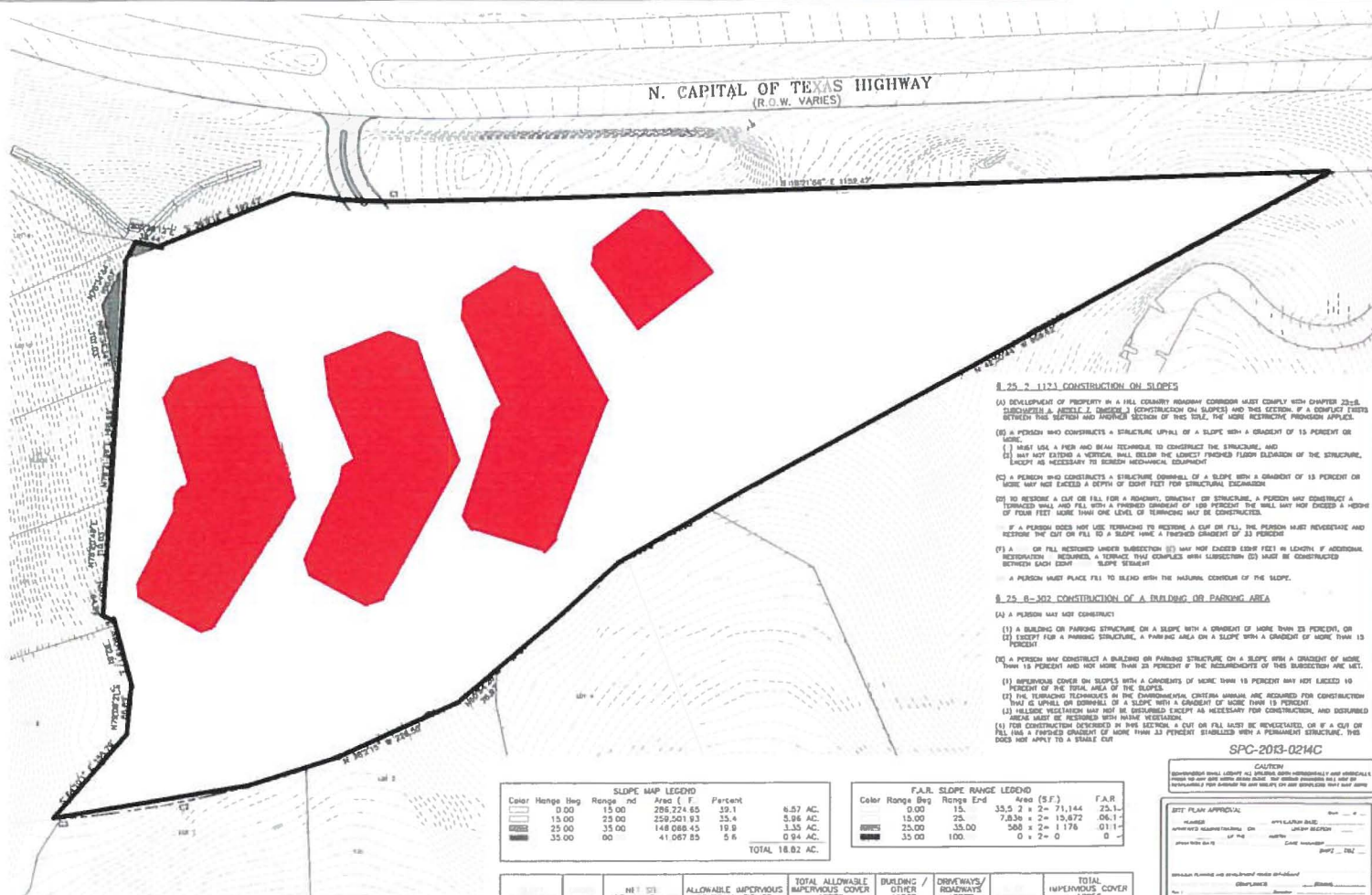
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HPE

THE CANYONS AT ROB ROY
BUILDING ELEVATIONS
AND COMPATIBILITY SECTION
510 CAPITAL OF TEXAS HWY, NORTH
AUSTIN, TEXAS



PROJECT: THE CANYONS AT ROB ROY
SHEET: 30 of 33







N. CAPITAL OF TEXAS HIGHWAY
(R.O.W. VARIES)

§ 25.2-1121 CONSTRUCTION ON SLOPES

- (A) DEVELOPMENT OF PROPERTY IN A HILL COUNTRY ROADWAY CORRIDOR MUST COMPLY WITH CHAPTER 25-B, SUBCHAPTER A, ARTICLE 2, CHAPTER 2 CONSTRUCTION ON SLOPES AND THIS SECTION. IF A CONFLICT EXISTS BETWEEN THIS SECTION AND ANOTHER SECTION OF THIS TITLE, THE MORE RESTRICTIVE PROVISION APPLIES.
- (B) A PERSON WHO CONSTRUCTS A STRUCTURE UPON A SLOPE WITH A GRADIENT OF 15 PERCENT OR MORE:
- (1) MUST USE A PIER AND BEAM TECHNIQUE TO CONSTRUCT THE STRUCTURE, AND
 - (2) MAY NOT EXCEED A HEIGHT SHALL BE THE HIGHEST FINISHED FLOOR ELEVATION OF THE STRUCTURE, EXCEPT AS NECESSARY TO SCREEN MECHANICAL EQUIPMENT.
- (C) A PERSON WHO CONSTRUCTS A STRUCTURE DOWNHILL OF A SLOPE WITH A GRADIENT OF 15 PERCENT OR MORE MAY NOT EXCEED A DEPTH OF DIRT FILL FOR STRUCTURAL EXCAVATION.
- (D) TO RESTORE A CUT OR FILL FOR A ROADWAY, DRIVEWAY OR STRUCTURE, A PERSON WHO CONSTRUCTS A STRUCTURE SHALL FILL WITH A FINISHED GRADIENT OF 100 PERCENT. THE WALL MAY NOT EXCEED A HEIGHT OF FOUR FEET ABOVE THE ONE LEVEL OF TERRACING MAY BE CONSTRUCTED.
- IF A PERSON DOES NOT USE TERRACING TO RESTORE A CUT OR FILL, THE PERSON MUST REVEGETATE AND RESTORE THE CUT OR FILL TO A SLOPE WITH A GRADIENT OF 33 PERCENT.
- (E) A CUT OR FILL RESTORED UNDER SUBSECTION (D) MAY NOT EXCEED 100 FEET IN LENGTH. IF ADDITIONAL RESTORATION IS REQUIRED, A TURNOUT THAT COMPLES WITH SUBSECTION (D) MUST BE CONSTRUCTED BETWEEN EACH EXISTING SLOPE RESTORE.
- A PERSON MUST PLACE FILL TO BLEND WITH THE NATURAL CONTOUR OF THE SLOPE.

§ 25.2-302 CONSTRUCTION OF A BUILDING OR PARKING AREA

- (A) A PERSON MAY NOT CONSTRUCT:
- (1) A BUILDING OR PARKING STRUCTURE ON A SLOPE WITH A GRADIENT OF MORE THAN 25 PERCENT, OR
 - (2) EXCEPT FOR A PARKING STRUCTURE, A PARKING AREA ON A SLOPE WITH A GRADIENT OF MORE THAN 15 PERCENT.
- (B) A PERSON MAY CONSTRUCT A BUILDING OR PARKING STRUCTURE ON A SLOPE WITH A GRADIENT OF MORE THAN 15 PERCENT AND NOT MORE THAN 25 PERCENT IF THE REQUIREMENTS OF THIS SUBSECTION ARE MET:
- (1) SUPERSEAL COVER ON SLOPES WITH A GRADIENTS OF MORE THAN 15 PERCENT MAY NOT EXCEED 10 PERCENT OF THE TOTAL AREA OF THE SLOPES.
 - (2) THE TERRACING TECHNIQUES IN THE ENVIRONMENTAL CRITERIA MANUAL ARE REQUIRED FOR CONSTRUCTION THAT IS UPHILL OR DOWNHILL OF A SLOPE WITH A GRADIENT OF MORE THAN 15 PERCENT.
 - (3) HILLSIDE VEGETATION MAY NOT BE REMOVED EXCEPT AS NECESSARY FOR CONSTRUCTION, AND DISTURBED AREAS MUST BE RESTORED WITH NATIVE VEGETATION.
- (C) FOR CONSTRUCTION DESCRIBED IN THIS SECTION, A CUT OR FILL MUST BE REVEGETATED, OR IF A CUT OR FILL HAS A FURTHER GRADIENT OF MORE THAN 33 PERCENT, STABILIZED WITH A PERMANENT STRUCTURE. THIS DOES NOT APPLY TO A STABLE CUT.

SLOPE MAP LEGEND							
Color	Range	Heg	Range	nd	Area (F	Percent	
	0.00		15.00		286,224.65	39.1	6.57 AC.
	15.00		25.00		229,261.93	35.4	5.96 AC.
	25.00		35.00		148,086.45	19.9	3.35 AC.
	35.00		00		41,067.85	5.6	0.94 AC.
							TOTAL 18.82 AC.

F.A.R. SLOPE RANGE LEGEND

Color	Range	End	Area (S.F.)	F.A.R.
0.00	15	35.5	2 = 71,144	72.1
15.00	25	72.3	2 = 15,672	06.1
25.00	35.00	568	2 = 1,176	01.1
35.00	100	0	2 = 0	0

	AREA	PERCENT	ALLOWABLE IMPERVIOUS COVER M. MULTIPLIER	TOTAL ALLOWABLE IMPERVIOUS COVER ACRES	BUILDING / OTHER ACRES	DRIVEWAYS / ROADWAYS ACRES	TOTAL IMPERVIOUS COVER ACRES
1	9	34.11	0.40	7.63	0.81	5.76	13.39
2	4	21.11	0.95	18.74	1.87	4.81	23.55
3	4	21.11	0.27	0.04	0.04	0.04	0.08
4	1	3.89	0.00	0.00	0.00	0.00	0.00
							3.06

NOTE:
SLOPE MAP SHOWN IS BASED ON CITY OF AUSTIN GIS TOPO

*R.O.W. AREA AND R.O.W. IMPERVIOUS COVER NOT INCLUDED

SPC-2013-0214C

CAUTION
CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE ORDINANCES AND SUBCHAPTERS OF THE ENVIRONMENTAL CRITERIA MANUAL. THE PERSON SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF AUSTIN AND THE TEXAS DEPARTMENT OF TRANSPORTATION.

SITE PLAN APPROVAL

APPLICANT: _____ DATE: _____

APPROVED BY: _____ DATE: _____

PROJECT: _____

LOCATION: _____

SCALE: _____

DATE: _____

BY: _____

FOR: _____

REMARKS: _____

DATE: _____

BY: _____

FOR: _____

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THE CANYONS AT ROB ROY
SLOPE MAP
800 CAPITAL OF TEXAS HWY. NORTH
AUSTIN, TEXAS



SHEET
09 of 33