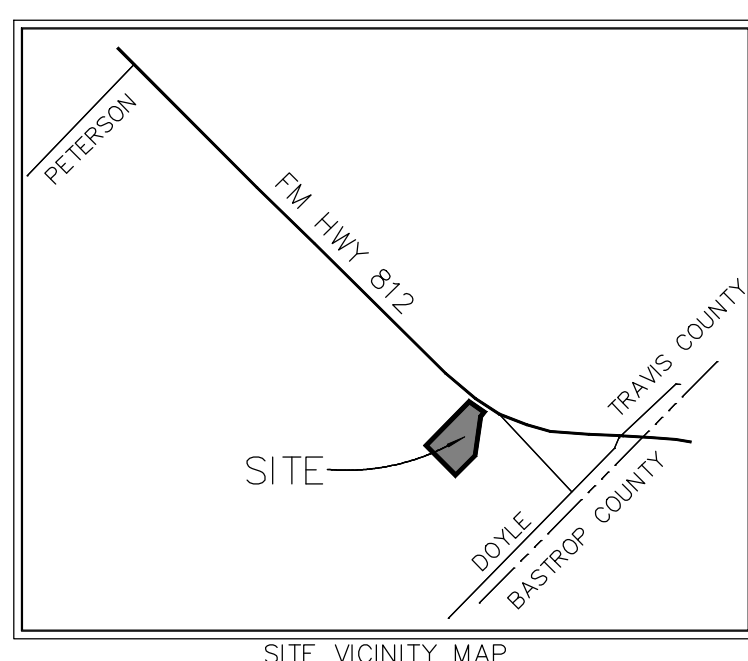


**SUBDIVISION REVIEW SHEET****CASE NO.:** C8J-2016-0160.0A**Z.A.P. DATE:** August 1, 2017**SUBDIVISION NAME:** Resubdivision of Lot 1 of the County View Estates,  
Resubdivision of Tract 10**AREA:** 2.62 acres**LOT(S):** 2**OWNER/APPLICANT:** Laura Neito, Jafdyn Neito &  
Maria Neito**AGENT:** Joe Jimenez &  
Servant Engineering Consulting  
(512) 468-6762**ADDRESS OF SUBDIVISION:** 15909 FM 812**GRIDS:** MQ08**COUNTY:** Travis**WATERSHED:** Maha Creek**JURISDICTION:** 5-Mile ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** Residential**ADMINISTRATIVE WAIVERS:** N/A**VARIANCES:** N/A**SIDEWALKS:** Sidewalks will be provided on FM 812.**DEPARTMENT COMMENTS:** The request is for approval of Resubdivision of Lot 1 of County View Estates, Resubdivision of Tract 10. The proposed resubdivision will be from one lot to two (2) residential lots; for a total of 2.62 acres. Both lots will take access from FM 812 through a joint access easement. The access location has been reviewed and approve by Texas Department of Transportation. Water will be provided by Aqua Water Supply Corporation and wastewater will provided by on-site septic.**STAFF RECOMMENDATION:** The staff recommends approval of this resubdivision. This plan meets all applicable County, State and City of Austin LDC requirements.**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Sue Welch  
Email address: [sue.welch@traviscountytexas.gov](mailto:sue.welch@traviscountytexas.gov)**PHONE:** (512) 854-7637

**RESUBDIVISION OF LOT 1 OF  
COUNTRY VIEW ESTATES  
RESUBDIVISION OF TRACT 10  
SITUATED IN THE PETER  
HARRISON SURVEY No. 3  
ABSTRACT 2104, TRAVIS  
COUNTY, TEXAS**

**CONSUMER PROTECTION NOTICE TO 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.**





STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS, THAT WE, LAURA VALLEJO NIETO, JAFDYN XAVIER VALLEJO NIETO, & MARIA REYNA NIETO, OWNERS OF 2.632 ACRES OF LAND, KNOWN AS LOT 1 OF THE RESUBDIVISION OF TRACT 10, COUNTRY VIEW ESTATES, A SUBDIVISION IN THE PETER HARRISON SURVEY, ABSTRACT NO. 2104, TRAVIS COUNTY, TEXAS, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200600319, OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO US BY DEED RECORDED IN DOCUMENT NO. 2016027251, OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS, HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, AND PURSUANT TO CHAPTER 232.009, TEXAS LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID LOT 1, BEING 2.632 ACRES, IN ACCORDANCE WITH THE FOREGOING PLAT TO BE KNOW AS:

RESUBDIVISION OF LOT 1 OF COUNTRY VIEW ESTATES RESUBDIVISION OF TRACT 10

AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, ALL STREETS, AND EASEMENTS AS SHOWN HEREON, FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED SUBJECT TO ANY CONVENANTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
LAURA VALLEJO NIETO

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LAURA VALLEJO NIETO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

\_\_\_\_\_  
JAFDYN XAVIER VALLEJO NIETO

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAFDYN XAVIER VALLEJO NIETO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

\_\_\_\_\_  
MARIA REYNA NIETO

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARIA REYNA NIETO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TRAVIS COUNTY ON-SITE WATER AND WASTEWATER 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 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 OR APPROVED ON-SITE WATER WELL.  
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 WATER SYSTEM.  
4) NO CONSTRUCTION MAY BEGIN ON ANY LOT IN THIS SUDIVISION 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 THE TEXAS ADMINISTRATVE 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.

\_\_\_\_\_  
STACEY SCHEFFEL, D.R. No. 050011143  
PROGRAM MANAGER ON SITE WASTEWATER  
TRAVIS COUNTY – TNR

\_\_\_\_\_  
DATE

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_, AD.

\_\_\_\_\_  
J. RODNEY GONZALES, DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
DATE

FLOODPLAIN NOTE:

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) NO. 48453C0730H, TRAVIS COUNTY, TEXAS DATED SEPTEMBER 26, 2008.

ENGINEER'S CERTIFICATION

THIS PLAT HAS BEEN PREPARED IN COMPLIANCE WITH THE CITY OF AUSTIN/TRAVIS COUNTY LAND DEVELOPMENT CODE TITLE 30 AND IS COMPLETE AND ACCURATE PURSUANT TO THE REQUIREMENTS THEREOF.

\_\_\_\_\_  
DATE

MAURICIO QUINTERO-RANGEL  
REGISTERED PROFESSIONAL ENGINEER NO. 94975  
SERVANT ENGINEERING & CONSULTING, PLLC  
12000 MANCHACA RD., SUITE C, AUSTIN, TEXAS 78748  
F-16504

SURVEYOR'S CERTIFICATION

THIS PLAT WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THIS PROPERTY PERFORMED UNDER MY SUPERVISION AND IS ACCURATE AND COMPLETE AND IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF AUSTIN/TRAVIS COUNTY LAND DEVELOPMENT CODE TITLE 30.

\_\_\_\_\_  
CHRISTOPHER ROSS HOLLAND  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5575  
1501 COTTON GIN ROAD  
KYLE, TX 78640

\_\_\_\_\_  
DATE

GENERAL NOTES:  
1) NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE AQUA WATER SUPPLY CORPORATION WATER UTILITY SYSTEM AND AN ON-SITE SEWAGE FACILITY APPROVED BY TRAVIS COUNTY.  
2) WATER SERVICE PROVIDED BY AQUA WATER SUPPLY CORPORATION.  
3) 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 CITY OF AUSTIN LAND DEVELOPMENT CODE (LDC) TITLE 30-5-211 AND THE ENVIRONMENTAL CRITERIA MANUAL.  
4) THE WATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY AUSTIN WATER. ALL WATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.  
5) BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.  
6) PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAIN FALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES APPROVAL OF A SEPERATE DEVELOPMENT PERMIT.  
7) THE OWNER OF THIS SUBDIVISION AND HIS SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.  
8) PRIOR TO CONSTRUCTION, EXCEPT SINGLE FAMILY AND/OR DUPLEX ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.  
9) THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE ELECTRIC SERVICE PROVIDER WITH ANY EASEMENT AND/OR 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 SERVICE TO THE BUILDINGS AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE LDC TITLE 25-8.  
10) THE ELECTRIC SERVICE PROVIDER HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBS, AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE ELECTRIC SERVICE PROVIDER WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH LDC 25-8.  
11) THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN 10 FEET OF THE CENTERLINE OF PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE FOR THIS SUBDIVISION. THE OWNER SHALL INCLUDE THE ELECTRIC SERVICE PROVIDER'S WORK WITHIN THE LIMITS OF CONSTRUCTION.  
12) FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITHIN SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.  
13) PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG F.M. HIGHWAY NO. 812 AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT LABELED " 6' SIDEWALK EASEMENT ". FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY PER LDC TITLE 25-6-351. FURTHERMORE, PRIOR TO SIDEWALK CONSTRUCTION ALONG FM 812, APPROVAL MUST BE OBTAINED FROM THE TEXAS DEPARMENT OF TRANSPORTATION.  
14) TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO ANY SITE DEVELOPMENT.  
15) THIS PROPERTY IS SUBJECT TO A BLANKET EASEMENT TO SHELL PIPELINE CORPORATION RECORDED IN VOLUME 436 PAGE 263 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS.  
16) ALL NOTES AND RESTRICTIONS FOR COUNTRY VIEW ESTATES RECORDED IN VOLUME 102 PAGE 162 PLAT RECORDS OF TRAVIS COUNTY TEXAS, APPLY TO THIS SUBDIVISION. SEE PAGE 2 OF 4 OF THIS DOCUMENT FOR A RECITATION OF THESE NOTES.  
17) PARKLAND DEDICATION HAS BEEN SATISFIED VIA PAYMENT OF A FEE IN-LIEU OF LAND TO TRAVIS COUNTY FOR 1 DWELLING UNIT. NO FEE WAS CHARGED FOR THE EXISTING RESIDENCE.  
18) LOT 1A AND LOT 1B WILL SHARE ACCESS TO FM 812; AN ADDITIONAL DRIVEWAY FROM LOT 1A IS NOT ALLOWED.  
19) LOT 1A IS LIMITED TO 10,900 S.F. IMPERVIOUS COVER WITHOUT DETENTION POND. IF PROPOSED IMPERVIOUS COVER FOR LOT 1A EXCEEDS 10,900 S.F. DRAINAGE PLANS MUST BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAIN FALL RUN-OFF SHALL BE HELD TO THE AMOUNT GENERATED BY THE APPROVED IMPERVIOUS COVER ON THIS PLAT BY PONDING OR OTHER APPROVED METHODS.  
20) LOT 1B IS LIMITED TO 15,700 S.F. IMPERVIOUS COVER WITHOUT DETENTION POND. IF PROPOSED IMPERVIOUS COVER FOR LOT 1B EXCEEDS 15,700 S.F. DRAINAGE PLANS MUST BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAIN FALL RUN-OFF SHALL BE HELD TO THE AMOUNT GENERATED BY THE APPROVED IMPERVIOUS COVER ON THIS PLAT BY PONDING OR OTHER APPROVED METHODS.  
21) THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF AUSTIN 5 MILE ETJ AS OF MAY 16, 2017.

ACAD FILE: 160512-01A.dwg      REVISION: 08      SCALE: 1"=50'      DATE: 05/25/2017      FIELD BOOK: 2015-01      DRAWN BY: CRH

RESUBDIVISION OF LOT 1 OF COUNTRY VIEW ESTATES  
RESUBDIVISION OF TRACT 10  
SITUATED IN THE PETER HARRISON SURVEY No. 3  
ABSTRACT 2104, TRAVIS COUNTY, TEXAS

CHRISTOPHER HOLLAND

Registered Professional Land Surveyor

1501 Cotton Gin Road, Kyle, Texas 78640  
512-565-4523    Texas RPLS No. 5575

SHEET 2 OF 4  
CASE NUMBER C8J-2016-0160.OA

RECITATION OF NOTES APPEARING ON PLAT OF COUNTRY VIEW ESTATES  
AS RECORDED IN TRAVIS COUNTY PLAT RECORDS VOLUME 102 PAGE 162:

"NOTES:

- 1) ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT OWNERS EXPENSE.
- 2) TRAVIS COUNTY DEVELOPMENT PERMITS ARE REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- 3) DEVELOPMENT WHICH EXCEEDS 20% IMPERVIOUS COVER WHEN CALCULATED AGAINST THE TOTAL PROPERTY, SHALL CONTROL THE INCREASED STORM WATER.
- 4) NO PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURACE RATE MAP PANEL NO. 481026 0105 E, DATED JUNE 16, 1993

AUSTIN–TRAVIS COUNTY HEALTH AND HUMAN SERVICES DEPARTMENT 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 AUSTIN–TRAVIS COUNTY HEALTH AND HUMAN SERVICES DEPARTMENT.
- 2) NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED PUBLIC WATER SYSTEM.
- 3) NO WATER WELL MAY BE INSTALLED WITHIN 150 FEET OF AN ON–SITE SEWAGE DISPOSAL SYSTEM NOR MAY AN ON–SITE WASTEWATER DISPOSAL SYSTEM BE INSTALLED WITHIN 150 FEET OF A 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 AUSTIN–TRAVIS COUNTY HEALTH AND HUMAN SERVICES DEPARTMENT.
- 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.
- 6)THE ON–SITE SEWAGE FACILITIES SERVING TRACTS 1 AND 2 MUST BE PROFESSIONALLY DESIGNED.
- 7) THESE RESTRICTIONS ARE ENFORCEABLE BY THE AUSTIN–TRAVIS COUNTY HEALTH AND HUMAN SERVICES DEPARTMENT AND/OR LOT OWNERS."

STATE OF TEXAS  
COUNTY OF TRAVIS

I, DANA DE BEAUVOIR, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY TEXAS, DO HEREBY CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_\_, 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 TEXAS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_\_.

DANA DE BEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

\_\_\_\_\_  
DEPUTY

\_\_\_\_\_  
DATE

STATE OF TEXAS  
COUNTY OF TRAVIS

I, DANA DE BEAUVOIR, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_, IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. \_\_\_\_\_, OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF TRAVIS COUNTY TEXAS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_\_.

DANA DE BEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

\_\_\_\_\_  
DEPUTY

\_\_\_\_\_  
DATE

COMMISSIONER’S 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, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION STREET AND DRAINAGE IMPROVEMENTS ("THE IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

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

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
COMMISSION CHAIR

\_\_\_\_\_  
COMMISSION SECRETARY

ACAD FILE: 160512–01A.dwg

REVISION: 08

SCALE: 1”=50’

DATE: 05/25/2017

FIELD BOOK: 2015–01

DRAWN BY: CRH

RESUBDIVISION OF LOT 1 OF COUNTRY VIEW ESTATES

RESUBDIVISION OF TRACT 10

SITUATED IN THE PETER HARRISON SURVEY No. 3

ABSTRACT 2104, TRAVIS COUNTY, TEXAS

CHRISTOPHER HOLLAND

Registered Professional Land Surveyor

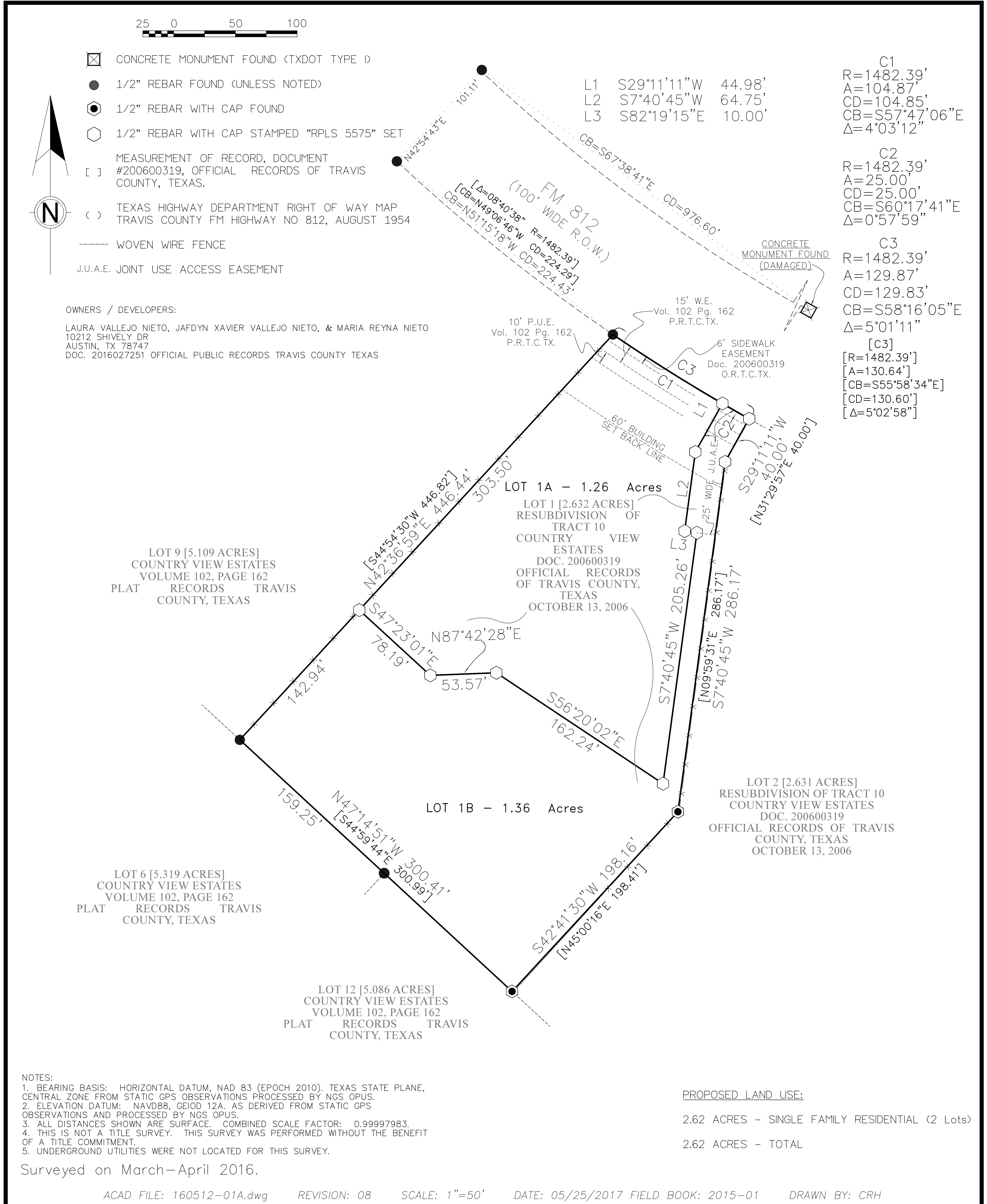
1501 Cotton Gin Road, Kyle, Texas 78640

512–565–4523 Texas RPLS No. 5575

SHEET 3 OF 4

CASE NUMBER C8J–2016–0160.0A





RESUBDIVISION OF LOT 1 OF COUNTRY VIEW ESTATES  
RESUBDIVISION OF TRACT 10  
SITUATED IN THE PETER HARRISON SURVEY No. 3  
ABSTRACT 2104, TRAVIS COUNTY, TEXAS

CHRISTOPHER HOLLAND  
Registered Professional Land Surveyor

1501 Cotton Gin Road, Kyle, Texas 78640  
512-565-4523 Texas RPLS No. 5575

LOCATION MAP

RESUBDIVISION OF LOT 1 OF THE RESUBDIVISION OF  
TRACK 10 COUNTRY VIEW ESTATES CASE NUMBER:  
CJ8-2016-0160.0A

