

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2007-0078.11A(VAC)

COMMISSION DATE: September 27, 2022

SUBDIVISION NAME: McCormick Mountain Subdivision, Phase 1 Total Plat Vacation

ADDRESS: Weletka Dr. & Watumba Dr.

APPLICANT: Hudson Bend Hilltop, LLC

AGENT: Bleyl Engineering (Norma Raven)

ZONING: n/a - ETJ

NEIGHBORHOOD PLAN: n/a

AREA: 12.32 acres (536,659.2 sf)

LOTS: 18

COUNTY: Travis

DISTRICT: 0

WATERSHED: Lake Travis

JURISDICTION: Full Purpose

VARIANCES: none

DEPARTMENT COMMENTS:

The request is for the approval of the McCormick Mountain Subdivision, Phase 1 Total Plat Vacation to remove 18 undeveloped lots from the recorded plat, with the property comprised of 12.32 acres. The applicant is proposing the total plat vacation to replat the property into 4 lots.

STAFF RECOMMENDATION:

Staff recommends approval of the total subdivision vacation, the application meets City of Austin code requirements.

CASE MANAGER: Cesar Zavala

PHONE: 512-974-3404

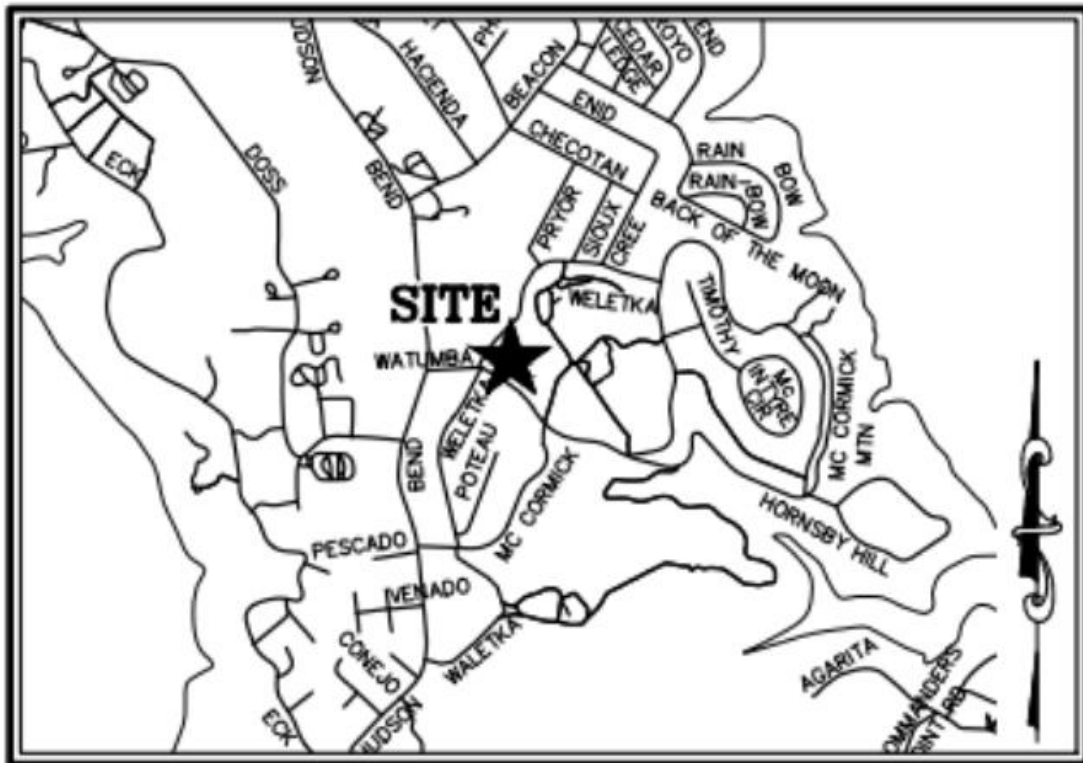
E-mail: cesar.zavala@austintexas.gov

ATTACHMENTS

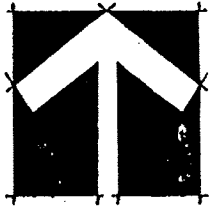
Exhibit A: Vicinity map

Exhibit B: Recorded original plat

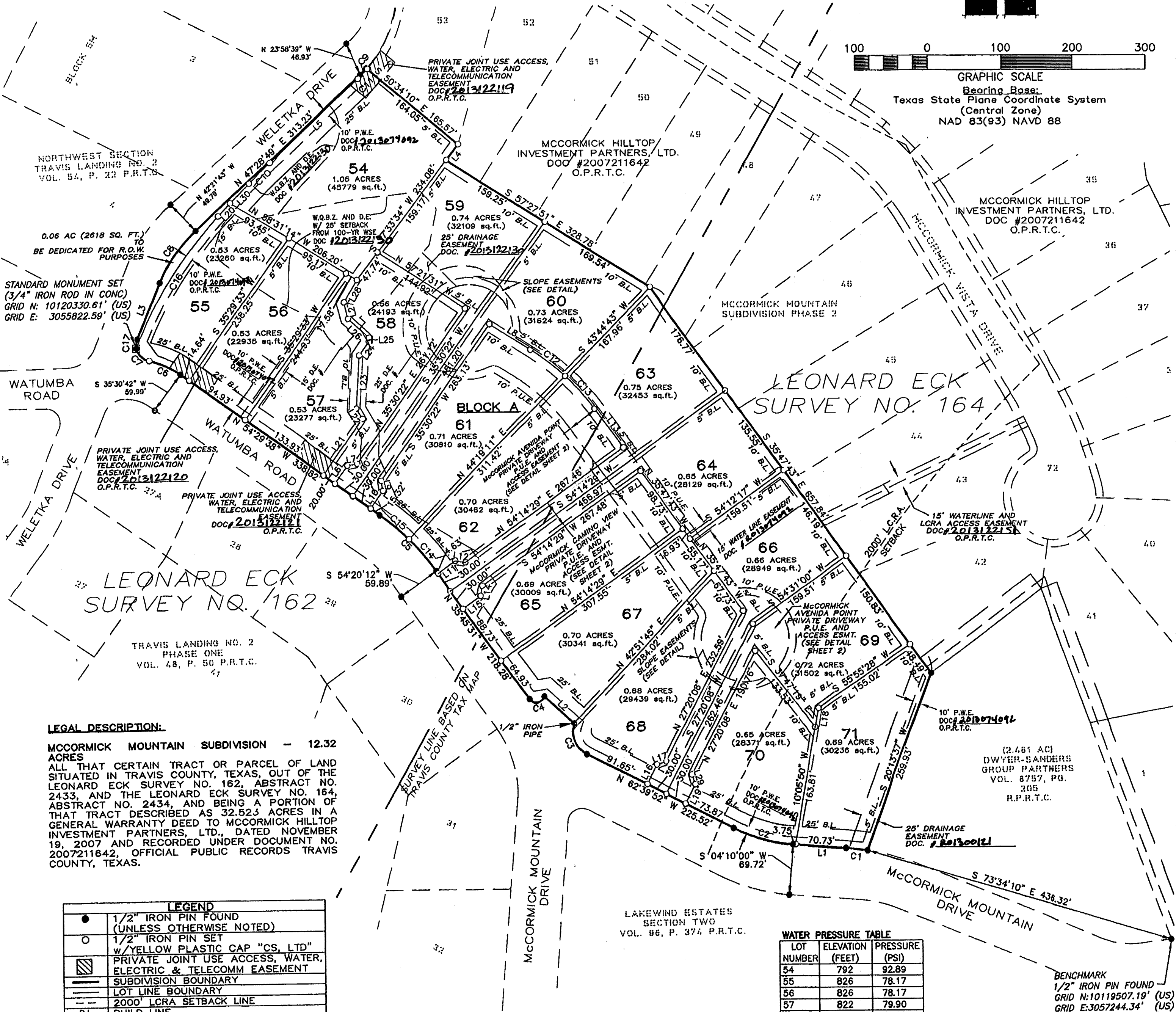
McCormick Mountain Subdivision, Phase 1
C8J-2007-0078.11AVAC



FINAL PLAT OF
MCCORMICK MOUNTAIN SUBDIVISION, PHASE 1
12.32 ACRES OUT OF THE LEONARD ECK SURVEY No.162, ABSTRACT No. 2433 & THE
LEONARD ECK SURVEY No. 164, ABSTRACT No. 2434, TRAVIS COUNTY, TEXAS



GRAPHIC SCALE
Bearing Base:
Texas State Plane Coordinate System
(Central Zone)
NAD 83(93) NAVD 88

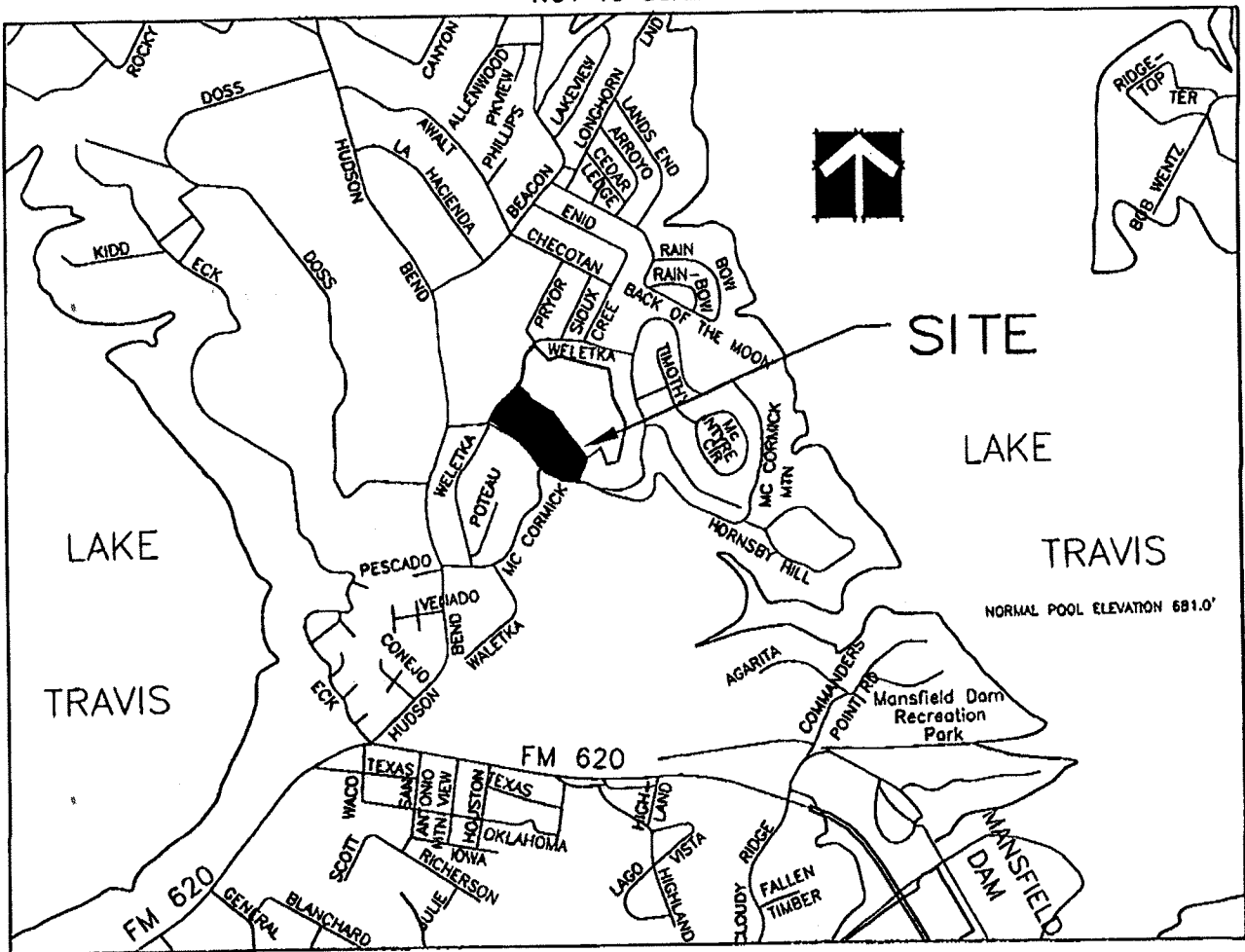


LEGAL DESCRIPTION:

MCCORMICK MOUNTAIN SUBDIVISION - 12.32 ACRES
ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE LEONARD ECK SURVEY NO. 162, ABSTRACT NO. 2433, AND THE LEONARD ECK SURVEY NO. 164, ABSTRACT NO. 2434, AND BEING A PORTION OF THAT TRACT DESCRIBED AS 32.523 ACRES IN A GENERAL WARRANTY DEED TO MCCORMICK HILLTOP INVESTMENT PARTNERS, LTD., DATED NOVEMBER 19, 2007 AND RECORDED UNDER DOCUMENT NO. 2007211642, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS.

LEGEND	
●	1/2" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON PIN SET w/YELLOW PLASTIC CAP "CS, LTD"
▨	PRIVATE JOINT USE ACCESS, WATER, ELECTRIC & TELCOMM EASEMENT
---	SUBDIVISION BOUNDARY
---	LOT LINE BOUNDARY
---	2000' LCRA SETBACK LINE
B.L.	BUILD LINE
D.E.	DRAINAGE EASEMENT
W.Q.B.Z.	WATER QUALITY BUFFER ZONE
P.W.E.	PERIMETER WALL EASEMENT
P.R.T.C.	PLAT RECORDS TRAVIS CO.
R.P.R.T.C.	REAL PROPERTY RECORDS TRAVIS CO.
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS TRAVIS CO.
LCRA	LOWER COLORADO RIVER AUTHORITY

SITE MAP
NOT TO SCALE



LAKEWIND ESTATES
SECTION TWO
VOL. 96, P. 374 P.R.T.C.

WATER PRESSURE TABLE

LOT NUMBER	ELEVATION (FEET)	PRESSURE (PSI)
54	792	92.89
55	826	78.17
56	826	78.17
57	822	79.90
58	822	79.90
59	820	80.77
60	820	80.77
61	839	72.54
62	839	72.54
63	856	65.18
64	856	65.18
65	859	63.88
66	860	63.44
67	859	63.88
68	856	65.18
69	860	63.44
70	854	66.04
71	844	70.37

*IF HIGHER PRESSURES ARE DESIRED, IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO INSTALL AND MAINTAIN A PRIVATE BOOSTER PUMP.

CURVE TABLE

NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	04°53'34"	351.08	29.98	29.97	N 83°09'12" W
C2	23°00'34"	210.67	84.60	84.04	N 74°06'25" W
C3	80°02'49"	35.49	49.58	45.65	N 22°19'58" W
C4	126°06'21"	11.42	25.14	20.36	S 81°03'30" W
C5	18°45'03"	337.90	110.58	110.09	N 45°11'27" W
C6	21°39'43"	122.17	46.19	45.91	N 65°24'53" W
C7	66°16'18"	22.21	25.69	24.28	N 44°33'40" W
C8	25°55'16"	192.31	87.00	86.26	N 34°29'50" E
C9	04°33'30"	151.66	12.07	12.06	N 45°10'31" E
C10	03°42'25"	620.00	40.11	40.11	N 45°39'50" E
C11	08°15'47"	170.00	18.58	18.57	N 44°23'08" E
C12	10°45'56"	320.00	60.13	60.04	N 51°58'33" W
C13	10°47'52"	320.00	60.31	60.22	N 41°11'39" W
C14	09°51'51"	337.90	58.17	58.10	N 40°44'51" W
C15	08°53'11"	337.90	52.41	52.36	N 50°07'23" W
C16	23°42'43"	517.00	213.96	212.44	N 31°57'16" E
C17	33°40'46"	22.21	13.06	12.87	N 05°24'52" E

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 85°43'29" W	74.48'
L2	N 47°14'51" W	55.13'
L3	N 21°39'28" E	82.65'
L4	S 37°33'34" W	27.17'
L5	N 47°31'02" E	168.63'
L6	N 35°30'22" E	30.00'
L7	N 80°30'22" E	14.14'
L8	N 57°21'31" W	65.34'
L9	S 09°29'38" E	14.14'
L10	S 35°30'22" W	30.00'
L11	N 54°14'29" E	30.00'
L12	S 80°45'31" E	14.14'
L13	N 35°47'43" W	66.22'
L14	S 09°14'29" W	14.14'
L15	S 54°14'29" W	30.00'
L16	N 27°20'08" E	30.00'
L17	N 72°20'08" E	14.14'
L18	S 10°05'50" W	26.68'
L19	N 27°20'08" E	30.00'
L20	N 43°48'37" E	24.43'
L21	S 35°30'22" W	94.44'
L22	N 30°19'29" W	16.39'
L23	N 03°24'38" E	73.20'
L24	N 35°30'22" E	23.53'
L25	N 03°24'38" E	5.27'
L26	N 47°55'12" W	39.09'
L27	N 14°13'31" W	23.59'
L28	N 30°41'24" E	35.42'
L29	S 17°39'52" E	14.14'
L30	N 43°48'37" E	37.26'



3613 Williams Drive, Suite 903 - Georgetown, Texas 78626
(512) 930-1600 / (512) 930-9389, fax
www.castleberry-surveying.com

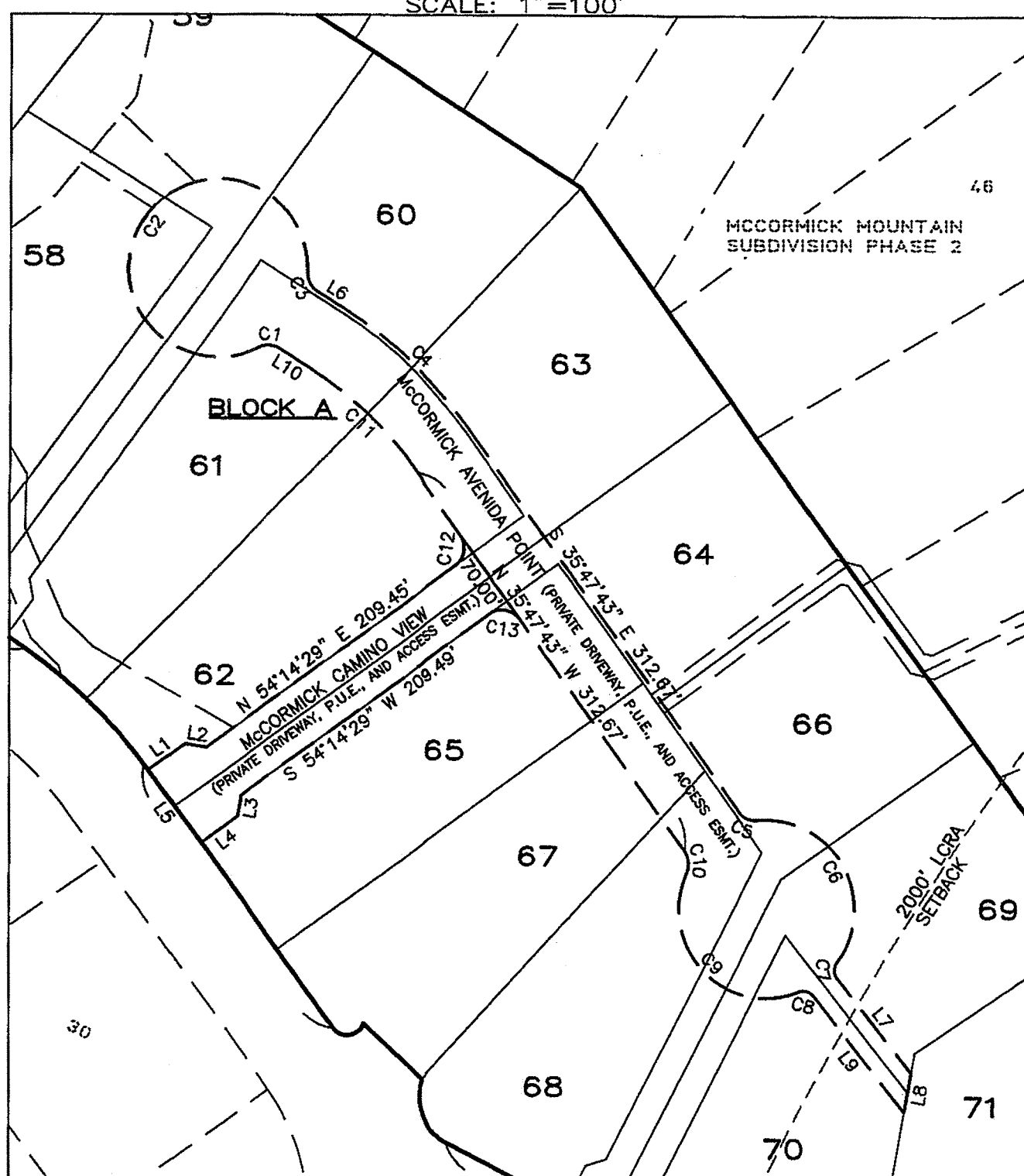
SHEET

1 OF 3

FINAL PLAT OF McCORMICK MOUNTAIN SUBDIVISION, PHASE 1

12.32 ACRES OUT OF THE LEONARD ECK SURVEY No.162, ABSTRACT No. 2433 & THE
LEONARD ECK SURVEY No. 164, ABSTRACT No. 2434, TRAVIS COUNTY, TEXAS
McCORMICK CAMINO VIEW AND McCORMICK AVENIDA

POINT
P.U.E. AND ACCESS EASEMENTS
SCALE: 1"=100'



CURVE TABLE - P.U.E. AND ACCESS EASEMENTS

NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	59°33'29"	15.00	15.59	14.90	N 87°08'15" W
C2	299°06'57"	60.00	313.23	60.80	N 32°38'29" E
C3	59°33'29"	15.00	15.59	14.90	S 27°34'47" E
C4	21°33'48"	323.00	121.56	120.85	S 46°34'37" E
C5	59°33'29"	15.00	15.59	14.90	S 65°34'27" E
C6	132°12'55"	60.00	138.46	109.72	S 29°14'44" E
C7	74°39'02"	8.00	10.42	9.70	S 00°27'48" E
C8	74°39'02"	8.00	10.42	9.70	N 75°06'50" W
C9	136°12'06"	60.00	142.63	111.34	N 44°20'17" W
C10	59°33'29"	15.00	15.59	14.90	N 06°00'59" W
C11	21°33'48"	277.00	104.25	103.64	N 46°34'37" W
C12	90°02'14"	15.00	23.57	21.22	N 09°13'22" E
C13	89°57'48"	15.00	23.55	21.21	N 80°46'37" W

LINE TABLE - P.U.E. AND ACCESS EASEMENTS

NUMBER	DIRECTION	DISTANCE
L1	N 54°14'29" E	30.00'
L2	S 80°45'31" E	14.14'
L3	S 09°14'29" W	14.14'
L4	S 54°14'29" W	30.00'
L5	N 35°45'31" W	60.00'
L6	S 57°21'31" E	21.71'
L7	S 37°47'19" E	80.96'
L8	S 10°05'50" W	26.96'
L9	N 37°47'19" W	99.04'
L10	N 57°21'31" W	21.71'

SUBJECT TO:

1. AN OVERFLOW EASEMENT GRANTED TO LOWER COLORADO RIVER AUTHORITY AS RECORDED IN VOLUME 651, PAGE 542, DEED RECORDS OF TRAVIS COUNTY, TEXAS.

CONSTRUCTION AGREEMENT

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 AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED July 2, 2013, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THE SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOC. # 2013122118, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (THIS DOCUMENT IS PREPARED BY THE FISCAL OFFICER)

OWNERS: MCCORMICK HILLTOP INVESTMENT PARTNERS, LTD.
2207 LAKE AUSTIN BLVD.
AUSTIN, TEXAS 78703

SURVEY: LEONARD ECK SURVEY NO. 162 & 164

LAND USE: TOTAL ACREAGE: 12.32 AC.
R.O.W. DEDICATION TO WELETKA DRIVE 0.06 AC.
TOTAL NO. OF BLOCKS 1
TOTAL NO. OF LOTS 18
TOTAL RESIDENTIAL LOTS: 18

LINEAR FEET OF NEW STREETS TOTAL R.O.W. ACREAGE = 1.21 ACRES
LINEAR FEET OF MCCORMICK CAMINO VIEW = 267 LF.
LINEAR FEET OF MCCORMICK AVENIDA POINT = 577 LF.

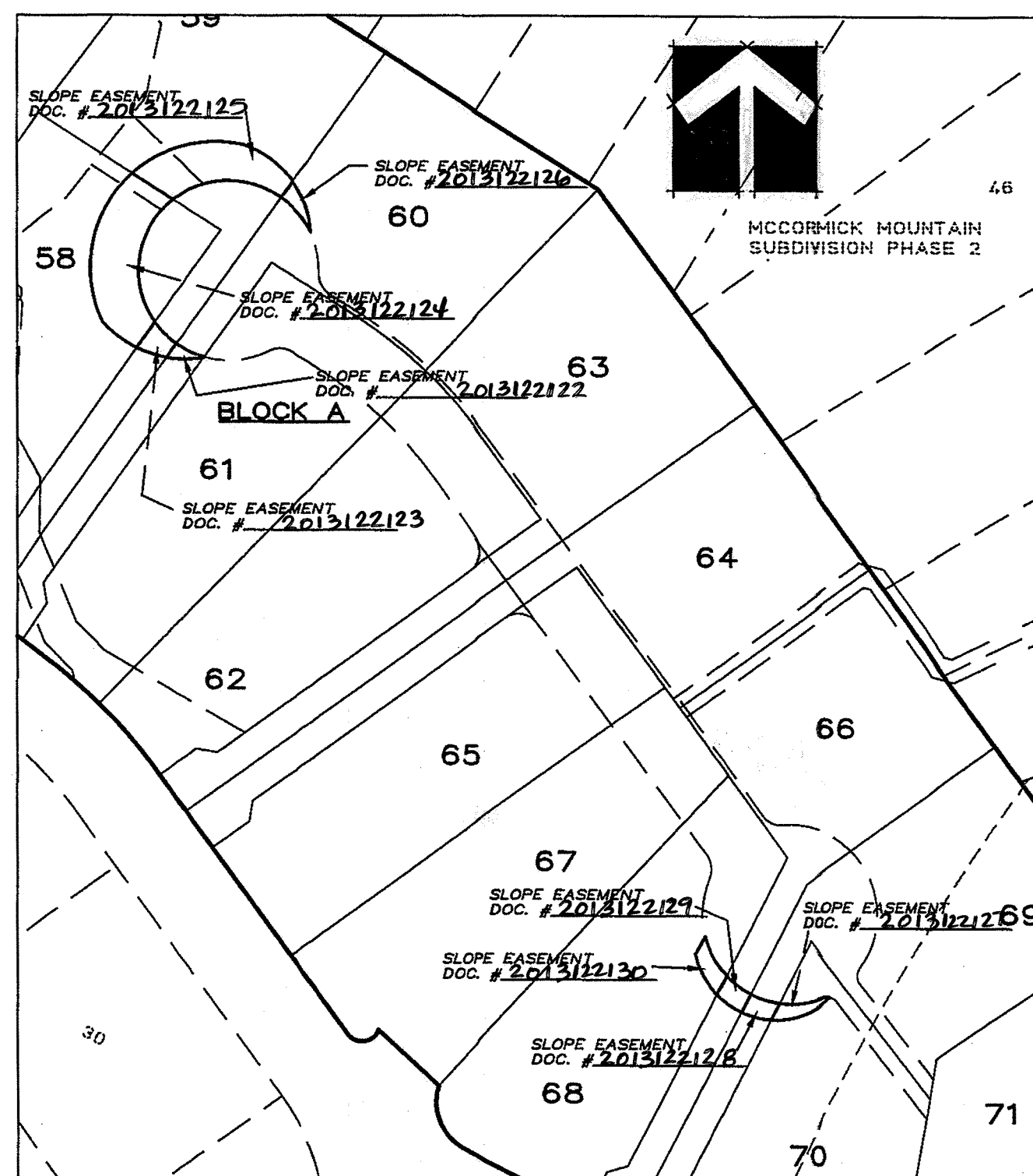
DATE: APRIL 12, 2011

SURVEYOR: CASTLEBERRY SURVEYING, LTD.
3613 WILLIAMS DRIVE, STE. 903
GEORGETOWN, TEXAS 78628
(512) 930-1600/(512) 930-9389 fax

ENGINEER: GARRETT-IHNEN CIVIL ENGINEERS, INC.
TBPE FIRM No. 630
3600 W. PARKER LN.
SUITE 212
AUSTIN, TEXAS 78727
(512) 454-2400/(512) 454-2420 fax

BENCHMARK: 1/2" IRON PIN FOUND
ELEVATION: 818.91' NAVD88
GRID: N 10119507.19' (US)
GRID: E 3057244.34' (US)

SLOPE EASEMENTS
SCALE: 1"=100'



PLAT NOTES

1. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
2. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING, SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY.
3. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
4. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
5. WATER SERVICE WILL BE PROVIDED BY WCID #17, TRAVIS COUNTY, TEXAS.
6. WASTEWATER SERVICE WILL BE PROVIDED BY ON-SITE SEPTIC SYSTEM.
7. LOT 71 IN THIS SUBDIVISION, MCCORMICK MOUNTAIN PHASE 1, ARE SUBJECT TO LCRA ON-SITE SEPTIC SYSTEM JURISDICTION AND ALL PERMITS FOR ON-SITE SEPTIC SYSTEMS MUST BE APPROVED AND ISSUED BY THE LCRA.
8. LOTS 69 AND 70 IN THIS SUBDIVISION, MCCORMICK MOUNTAIN PHASE 1, ARE SUBJECT TO BOTH LCRA ON-SITE SEPTIC SYSTEM AND THE TRAVIS COUNTY ON-SITE WASTEWATER JURISDICTIONS. ALL PERMITS FOR ON-SITE WASTEWATER SYSTEMS MUST BE APPROVED BY BOTH THE LCRA AND TRAVIS COUNTY PERMITTING AGENCIES UNLESS A WRITTEN AUTHORIZATION IS GIVEN DEFERRING REVIEW FROM ONE ENTITY TO THE OTHER.
9. LOTS 54 THRU 68 IN THIS SUBDIVISION, MCCORMICK MOUNTAIN PHASE 1, ARE SUBJECT TO THE TRAVIS COUNTY ON-SITE WASTEWATER JURISDICTION AND ALL PERMITS FOR ON-SITE SEPTIC SYSTEMS MUST BE APPROVED AND ISSUED BY THE TRAVIS COUNTY PERMITTING AGENCY.
10. THE WATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER UTILITY SYSTEM PLANS MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY AND THE TRAVIS COUNTY WATER CONTROL AND IMPROVEMENTS DISTRICT NO. 17.
11. ALL LOTS ARE SUBJECT TO A PERIMETER WALL EASEMENT AS RECORDED IN DOC. # 2013074092.
12. NO STRUCTURE WILL BE OCCUPIED UNTIL CONNECTED TO THE WCID #17 WATER SYSTEM AND PERMITTED INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS.
13. ELECTRIC SERVICE WILL BE PROVIDED BY AUSTIN ENERGY, INC.
14. THIS SUBDIVISION IS LOCATED IN THE LAKE TRAVIS WATERSHED AND SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE LAND DEVELOPMENT CODE PROVIDED THAT THE REGULATIONS THAT ARE APPLICABLE TO THE RESIDENTIAL PROJECT ARE THOSE IN EFFECT ON MARCH 1, 1972.
15. ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE. WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT LCRA WATERSHED MANAGEMENT AT 1-800-776-5272, EXTENSION 2324 FOR MORE INFORMATION.
16. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITIES FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN AND TRAVIS COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
17. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
18. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY 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 BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
19. 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 TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE CONSTRUCTION FOR THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
20. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC SECTION 30-5-181, AND THE ENVIRONMENTAL CRITERIA MANUAL.
21. IMPERVIOUS COVER ON ALL PROPERTY HEREIN SHALL BE LIMITED IN ACCORDANCE WITH THE RESTRICTIVE COVENANT FILED IN THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, DOCUMENT # 2013074093.
22. ALL PRIVATE DRIVEWAYS SHOWN HEREON (McCORMICK AVENIDA POINT & McCORMICK CAMINO VIEW) AND ANY SECURITY GATES OR DEVICES CONTROLLING ACCESS TO SUCH DRIVEWAY WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION.
23. LOT 54 IS RESTRICTED TO ACCESS THROUGH THE PRIVATE JOINT USE ACCESS EASEMENT DOCUMENT # 2013122119.
24. LOTS 55 AND 56 ARE RESTRICTED TO ACCESS THROUGH THE PRIVATE JOINT USE ACCESS EASEMENT DOCUMENT # 2013122120.
25. LOT 57 IS RESTRICTED TO ACCESS THROUGH THE PRIVATE JOINT USE ACCESS EASEMENT DOCUMENT # 2013122121.
26. LOTS 58 THROUGH 71 ARE PROHIBITED FROM ACCESS TO WATUMBA ROAD AND MCCORMICK MOUNTAIN DRIVE.



Castleberry Surveying, Ltd.
3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
(512) 930-1600/(512) 930-9389 fax
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SHEET

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OF

3

FINAL PLAT OF
MCCORMICK MOUNTAIN SUBDIVISION, PHASE 1
12.32 ACRES OUT OF THE LEONARD ECK SURVEY No.162, ABSTRACT No. 2433 & THE
LEONARD ECK SURVEY No. 164, ABSTRACT No. 2434, TRAVIS COUNTY, TEXAS

ON-SITE WASTEWATER SYSTEM PLAT NOTE

EACH AND EVERY ON-SITE SEWAGE FACILITY INSTALLED WITHIN THIS SUBDIVISION MUST BE PERMITTED, INSPECTED, AND LICENSED FOR OPERATION UNDER THOSE TERMS, STANDARDS AND REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND LOWER COLORADO RIVER AUTHORITY OR TRAVIS COUNTY AS ARE IN EFFECT AT THE TIME SUCH APPLICATIONS FOR PERMITS AND LICENSES ARE MADE. THESE LOTS MAY REQUIRE PROFESSIONALLY DESIGNED WASTEWATER DISPOSAL SYSTEMS DUE TO TOPOGRAPHICAL, GEOLOGICAL AND WATER WELL CONSIDERATIONS. LOTS 69 THRU 71 ARE SUBJECT TO LCRA ON-SITE WASTEWATER REVIEW.

James M. McNeill
LCRA OSSF REPRESENTATIVE 05005712

4/30/2012
DATE

TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM PLAT NOTES

THE FOLLOWING NOTES APPLY TO ALL LOTS IN THIS SUBDIVISION EXCEPT LOT 71 BLOCK A:

- HOME SIZE MAY BE LIMITED ON LOTS SMALLER THAN ONE ACRE IN ORDER TO ACCOMMODATE AN ON-SITE WASTEWATER (SEPTIC) SYSTEM THAT COMPLIES WITH THE REQUIREMENTS OF THE TEXAS ADMINISTRATIVE CODE CHAPTER 285 AND CHAPTER 48 OF THE TRAVIS COUNTY CODE.
- 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.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED PUBLIC WATER SYSTEM.
- 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 WELL.
- 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.
- DEVELOPMENT ON EACH LOT IN THIS 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.
- LOTS IN THIS SUBDIVISION ARE RESTRICTED TO ONE SINGLE FAMILY DWELLING AND APPURTENANT STRUCTURES.
- THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

For *1* **ROONEY SHERILL** 4/4/12
STACEY SCHEFFEL, D. R., PROGRAM MANAGER
ON-SITE WASTEWATER, TRAVIS COUNTY TNR

OWNERS CERTIFICATION

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT I, CHARLES S. NICHOLS JR., BEING THE OWNER OF THAT 12.32 ACRES SHOWN HEREON, APPROXIMATELY 6.50 ACRES OUT OF THE LEONARD ECK SURVEY NO. 162, AND 5.82 ACRES OUT OF THE LEONARD ECK SURVEY NO. 164, DESCRIBED IN DOCUMENT NO. 2007211642, OF TRAVIS COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE LIEN HOLDERS OF THE CERTAIN TRACT OF LAND AND DO HEREBY SUBDIVIDE SAID PARCELS IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212, AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC THE STREETS, ALLEYS, RIGHT-OF-WAY, EASEMENTS NOT LABELED AS PRIVATE, AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE TRAVIS COUNTY TEXAS MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS "MCCORMICK MOUNTAIN SUBDIVISION, PHASE 1".

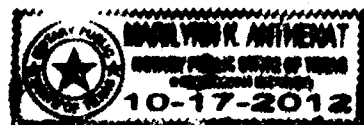
BY: *Charles S. Nichols Jr.*
CHARLES S. NICHOLS JR., PRESIDENT
MCCORMICK HILLTOP INVESTMENT PARTNERS, LTD.
2207 LAKE AUSTIN BLVD.
AUSTIN, TX 78703

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 5th DAY OF April, 2012.

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED CHARLES S. NICHOLS JR. SWORN TO AND SUBSCRIBED BEFORE ME THIS 5th DAY OF April, 2012.

Nancy K. Carver
NOTARY PUBLIC, STATE OF TEXAS



LIENHOLDERS CERTIFICATION
STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT, MCCORMICK-HORIZON INVESTORS, A TEXAS GENERAL PARTNERSHIP, IS THE LIENHOLDER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON AND BEING THAT TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2007211642 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS TRAVIS COUNTY, TEXAS MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS "MCCORMICK MOUNTAIN SUBDIVISION, PHASE 1".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 3rd DAY OF MAY, 2012.

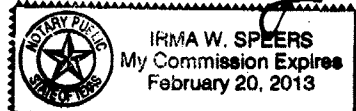
Doug Kadison
DOUG KADISON, PRESIDENT
MCCORMICK-HORIZON INVESTORS, A TEXAS GENERAL PARTNERSHIP
2207 LAKE AUSTIN BLVD.
AUSTIN, TEXAS 78703

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 3rd DAY OF May, 2012.

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED DOUG KADISON SWORN TO AND SUBSCRIBED BEFORE ME THIS 3rd DAY OF May, 2012.

Mark J. Speers
NOTARY PUBLIC, STATE OF TEXAS



ZONING AND PLATTING COMMISSION

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS 3th DAY OF JUNE, 2012.

Billy Baker
CHAIRPERSON

Mark J. Speers
SECRETARY

WATERWAY BUFFER ZONE

THE WATERWAY BUFFER ZONE EASEMENT IS FOR THE PROTECTION OF THE ENVIRONMENT BY IMPROVING THE QUALITY OF STORMWATER RUNOFF FROM DEVELOPED LANDS. THE NATIVE LAND OR MANAGEMENT PRACTICES WITHIN THE EASEMENT ARE TO HELP MAINTAIN CLEAN WATER IN CREEKS, RIVERS AND LAKES. NO STRUCTURE OR IMPROVEMENTS, OTHER THAN NATIVE PLANT ENHANCEMENT, OR MAINTENANCE OF THE AREA IN ACCORDANCE WITH LCRA RULES, MAY BE PLACED OR PERFORMED WITHIN THE EASEMENT WITHOUT SPECIFIC PRIOR AUTHORIZATION AND APPROVAL IN WRITING FROM THE LCRA, ITS SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH AUTHORITY TO PERMIT SUCH IMPROVEMENT FOR THE PROTECTION OF THE ENVIRONMENT. THE EASEMENT SHALL BE MAINTAINED BY EACH LOT OWNER BY PRESERVING AND RESTORING NATIVE VEGETATION. THE EASEMENT MAY NOT BE AMENDED EXCEPT BY EXPRESS WRITTEN AGREEMENT OF THE LCRA, ITS SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH PROPER AUTHORITY. ANY DRIVEWAYS CROSSING THE WATERWAY BUFFER ZONE WILL REQUIRE WRITTEN APPROVAL FROM THE LCRA.

Sean Thomas
LOWER COLORADO RIVER AUTHORITY
SURVEYOR'S CERTIFICATION

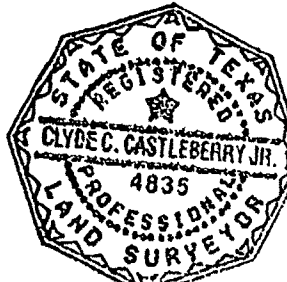
4-12-2012
DATE

I, CLYDE C. CASTLEBERRY, JR., DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE GROUND SURVEY OF THE LAND SHOWN HEREON, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF AUSTIN, TEXAS AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

DATE OF SURVEY: JULY 14, 2008
BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE)

Clyde C. Castleberry, Jr.
CLYDE C. CASTLEBERRY, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4835
STATE OF TEXAS

CASTLEBERRY SURVEYING, LTD.
3613 WILLIAMS DRIVE, STE. 903
GEORGETOWN, TEXAS 78628
(512) 930-1600



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

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

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

ENGINEER'S CERTIFICATION

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN AS INDICATED ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 48453C0220H, DATED SEPTEMBER 26, 2008, TRAVIS COUNTY, TEXAS.

Steven L. Ihnen
STEVEN L. IHNEN
REGISTERED PROFESSIONAL ENGINEER NO. 81976
STATE OF TEXAS

GARRETT-IHNEN CIVIL ENGINEERS, INC.
3600 W. PARKER LANE, SUITE 212
AUSTIN, TEXAS 78727
(512) 454-2400/(512) 454-2420 FAX



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 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 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.

CITY OF AUSTIN

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE 2 mile ETJ OF THE CITY OF Austin ON THIS THE 5th DAY OF June, 2012.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING & DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 5th DAY OF June, 2012.

Greg Guernsey
GREG GUERNSEY, DIRECTOR,
PLANNING & DEVELOPMENT REVIEW DEPARTMENT

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 9th DAY OF October, 2012 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 5th DAY OF January, 2013 A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

Robert Roenick
DEPUTY
Robert Roenick

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 2 DAY OF July, 2013 A.D. AT 11:31 O'CLOCK A.M. DULY RECORDED ON THE 2 DAY OF July, 2013 A.D. AT 11:31 O'CLOCK A.M. OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 201300130 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK THIS 2 DAY OF July, 2013 A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

R. Guerrero
DEPUTY
R. GUERRERO



SHEET

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OF
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