



TRV

201200130

5 PGS

PLAT DOCUMENT # \_\_\_\_\_

# PLAT

## PLAT RECORDS INDEX SHEET:

### SUBDIVISION NAME:

LAKWAY HIGHLANDS, PHASE 1, SECTION 6

**OWNERS NAME:** LAS VENTANAS LAND PARTNERS, LTD, JHLV GP, INC.

RESUBDIVISION? YES  NO

### ADDITIONAL RESTRICTIONS / COMMENTS:

2012111071

### RETURN:

CARLSON BRIGANCE DOERING 5501 W WM CANNON DR AUSTIN TX 78749

## PLAT FILE STAMP

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

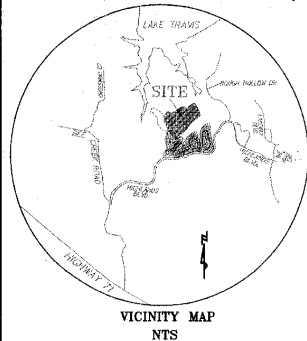
Jul 10, 2012 03:23 PM 201200130

GONZALESM: \$146.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS

# LAKEWAY HIGHLANDS, PHASE 1, SECTION 7A

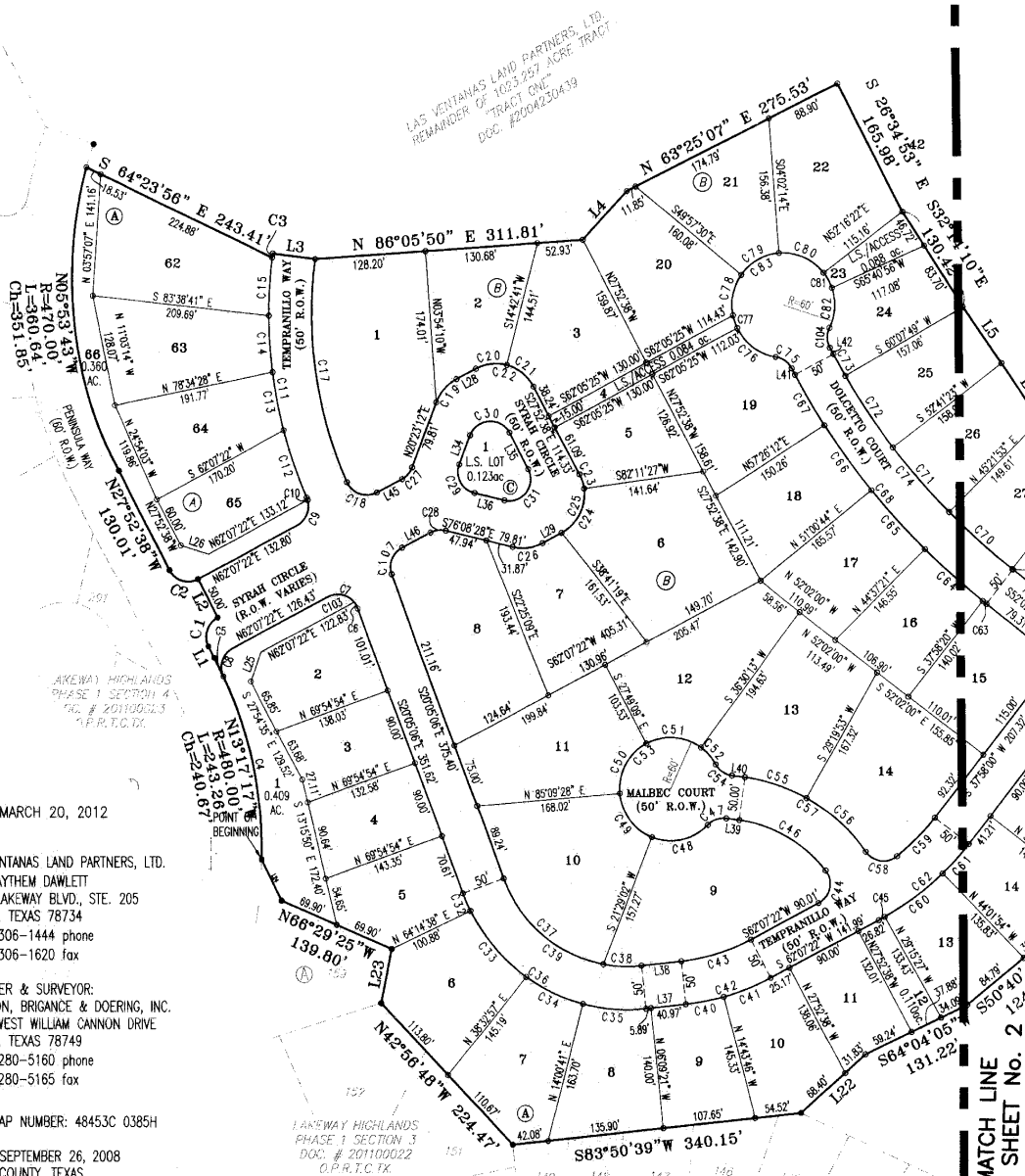


SCALE: 1" = 100'

### LEGEND

- IRON ROD SET
- IRON ROD FOUND
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- B.L. BUILDING LINE
- POB POINT OF BEGINNING
- 1 LOT NUMBER
- Ⓐ BLOCK NUMBER
- 25' BUILDING SET BACK LINE
- SIDEWALKS

BENCHMARK:  
BENT 60D NAIL IN 9" LIVE OAK  
MIDDLE OF LOT 290 LAKEWAY HIGHLANDS  
SECTION 1-4  
ELEVATION=878.53'  
  
SQUARE CUT TOC ON EASTSIDE OF  
PENINSULA WAY OPPOSITE PI OF LOT 65  
ELEVATION=881.48'



DATE: MARCH 20, 2012

OWNER:  
LAS VENTANAS LAND PARTNERS, LTD.  
c/o HAYTHEM DAWLETT  
2101 LAKEWAY BLVD., STE. 205  
AUSTIN, TEXAS 78734  
(512) 306-1444 phone  
(512) 306-1620 fax

ENGINEER & SURVEYOR:  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749  
(512) 280-5160 phone  
(512) 280-5165 fax

FEMA MAP NUMBER: 48453C 0385H

DATED: SEPTEMBER 26, 2008  
TRAVIS COUNTY, TEXAS

TOTAL ACREAGE: 32.039 ACRES

SURVEYS: C.E.P.I. & M. CO. SURVEY, ABSTRACT NO. 47  
SURVEYS: C.E.P.I. & M. CO. SURVEY, ABSTRACT NO. 46

TRAVIS COUNTY, TEXAS

### RIGHT-OF-WAY LINEAR FOOTAGE AND AREA OF STREETS

STREET NAMES	RIGHT-OF-WAY	LINEAR FOOTAGE	AREA	CLASS	PAVEMENT WIDTH	DESIGN SPEED
SYRAH CIRCLE	ROW VARIES	1,826'	1.148 ACRE	LOCAL	24' FF	25 MPH
TEMPRANILLO WAY	50' ROW	5,361'	3.093 ACRE	LOCAL	24' FF	25 MPH
MALBEC COURT	50' ROW	753'	0.492 ACRES	LOCAL	24' FF	25 MPH
DOLCETTO COURT	50' ROW	1,260'	0.796 ACRE	LOCAL	24' FF	25 MPH
WOODSIDE TERRACE	50' ROW	268'	0.144 ACRE	LOCAL	24' FF	25 MPH
BAROLO COVE	50' ROW	435'	0.308 ACRE	LOCAL	24' FF	25 MPH

TOTAL NUMBER OF LOTS:	71
SINGLE FAMILY LOTS	65
L.S./P.U.E./D.E. LOTS	6
NUMBER OF BLOCKS	3

NOTE:  
BLOCK A-LOTS 1, 12, & 66, BLOCK B-LOTS 4 & 23,  
& BLOCK C-LOTS 1, SERVE AS LANDSCAPE EASEMENTS,  
PEDESTRIAN ACCESS EASEMENTS, PUBLIC UTILITY  
EASEMENTS, AND DRAINAGE EASEMENTS.

SHEET NO. 1 OF 5

**Carlson, Brigance & Doering, Inc.**  
Civil Engineering • Surveying  
5901 West William Cannon Drive • Austin, Texas 78749  
Phone No. (512) 280-5160 • Fax No. (512) 280-5165

PATH-J:\461\ SURVEY\PLAT 1-7A



# LAKEWAY HIGHLANDS, PHASE 1, SECTION 7A

LINE	LENGTH	BEARING
L1	14.65'	N27°52'30"W
L2	50.00'	N82°53'36"W
L3	50.00'	N82°16'53"W
L4	77.17'	S42°53'12"W
L5	78.89'	N32°01'14"W
L6	78.89'	N34°17'11"W
L7	92.81'	S88°33'06"W
L8	113.32'	S37°14'47"W
L9	114.45'	S19°12'05"W
L10	74.00'	S37°52'27"E
L11	10.00'	S36°22'08"E
L12	30.89'	N32°49'52"W
L13	27.00'	S31°40'18"E
L14	47.85'	S21°53'02"E
L15	57.32'	S41°36'39"E
L16	70.82'	S28°05'28"E
L17	91.77'	S52°28'01"W
L18	89.84'	S59°12'34"W
L19	88.64'	S47°08'17"W
L20	88.55'	S45°38'17"W
L21	88.54'	S38°45'36"W
L22	100.23'	S47°27'02"W
L23	63.89'	N11°53'30"E
L24	53.19'	N85°23'34"W
L25	38.35'	N21°00'10"E
L26	34.19'	N72°52'38"W
L28	25.19'	N62°07'22"E
L29	25.19'	N62°07'22"E
L34	35.81'	N62°23'12"E
L35	47.87'	S27°52'38"E
L36	35.81'	S78°09'38"E
L37	48.89'	S83°50'30"W
L38	48.89'	S83°50'30"W
L39	15.10'	S82°10'48"E
L40	15.10'	S82°10'48"E
L41	8.30'	S73°52'38"E
L42	8.30'	S73°52'38"E
L43	77.82'	N31°40'16"W
L44	87.85'	N31°40'16"W
L45	32.85'	S82°07'22"W
L46	32.85'	S82°07'22"W

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	TANGENT
C1	25.00'	39.27'	35.36'	S17°07'22"W	25.00'
C2	25.00'	39.27'	35.36'	S72°52'38"E	25.00'
C3	525.00'	4.90'	4.90'	S07°27'23"W	2.45'
C4	490.00'	219.10'	217.20'	N11°54'54"W	111.49'
C5	490.00'	219.10'	217.20'	N82°15'51"W	12.08'
C6	25.00'	8.43'	8.39'	N07°44'58"W	4.28'
C7	25.00'	42.87'	37.68'	N88°28'52"W	28.85'
C8	25.00'	37.36'	34.43'	S18°28'00"W	23.74'
C9	25.00'	34.24'	31.62'	N22°53'27"E	20.41'
C10	25.00'	3.17'	3.17'	N19°58'23"W	1.59'
C11	525.00'	287.09'	283.50'	S07°56'27"E	147.23'
C12	525.00'	82.07'	81.89'	S19°07'42"E	41.12'
C13	525.00'	88.41'	88.35'	S18°28'00"E	44.25'
C14	525.00'	86.68'	84.82'	S03°38'20"E	32.37'
C15	525.00'	87.04'	86.99'	S03°31'51"W	33.56'
C17	475.00'	285.45'	282.12'	S09°06'18"E	134.67'
C18	25.00'	40.98'	38.33'	S19°54'18"E	28.78'
C19	50.00'	36.40'	35.92'	S41°15'11"W	19.06'
C20	50.00'	37.17'	36.32'	S83°25'02"W	19.49'
C21	50.00'	41.37'	40.20'	N51°34'58"W	21.95'
C22	50.00'	78.54'	70.71'	N72°52'38"W	50.00'
C23	50.00'	17.81'	17.42'	N17°36'36"W	8.85'
C24	50.00'	81.03'	57.11'	N27°02'52"E	34.87'
C25	50.00'	78.54'	70.71'	N17°07'22"E	50.00'
C26	50.00'	36.42'	35.62'	N82°59'27"E	19.06'
C27	25.00'	18.21'	17.81'	N41°15'17"E	9.53'
C28	25.00'	18.21'	17.81'	S02°52'27"W	9.53'
C29	25.00'	42.12'	37.31'	S27°52'38"E	28.02'
C30	25.00'	57.48'	45.83'	S86°15'17"W	58.80'
C31	25.00'	57.48'	45.83'	N37°58'27"E	58.80'
C32	205.00'	21.92'	21.91'	S20°08'24"E	10.97'
C33	205.00'	101.23'	100.21'	S49°11'11"E	51.67'
C34	205.00'	73.78'	73.37'	S84°48'48"E	37.28'
C35	205.00'	75.28'	74.84'	S85°38'19"E	38.06'
C36	205.00'	272.18'	262.82'	S58°07'13"E	140.57'
C37	155.00'	169.39'	153.32'	S48°34'45"E	88.21'
C38	155.00'	45.40'	45.20'	S87°45'53"E	22.86'
C39	155.00'	205.79'	191.01'	S56°07'13"E	121.25'
C40	175.00'	45.21'	45.16'	N77°08'33"E	22.86'
C41	175.00'	59.04'	58.83'	N88°18'24"E	29.83'
C42	175.00'	134.26'	133.85'	N72°59'01"E	52.76'
C43	225.00'	85.30'	84.79'	N72°59'01"E	43.17'
C44	25.00'	43.83'	38.30'	N12°07'18"E	29.80'
C45	325.00'	7.85'	7.83'	N61°25'57"E	3.92'
C46	155.00'	119.84'	118.88'	N62°01'46"W	63.50'
C47	50.00'	23.85'	22.89'	S73°50'10"W	12.73'
C48	50.00'	70.82'	68.78'	N77°40'04"E	40.19'
C49	50.00'	66.89'	63.30'	S38°40'40"E	37.28'
C50	50.00'	70.19'	68.25'	S82°49'10"W	39.73'
C51	50.00'	67.36'	63.86'	N82°38'20"W	37.33'
C52	50.00'	26.48'	26.28'	N40°51'15"W	13.46'
C53	50.00'	301.43'	29.98'	S07°49'12"W	43.64'
C54	25.00'	23.45'	22.89'	S55°11'40"E	12.73'
C55	205.00'	78.87'	78.51'	N17°28'28"W	38.94'

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	TANGENT
C56	205.00'	92.33'	92.14'	N47°40'56"W	47.28'
C57	205.00'	109.89'	105.07'	N58°28'14"W	60.17'
C58	205.00'	41.18'	38.87'	S81°51'53"E	20.93'
C59	275.00'	62.39'	62.20'	N44°27'59"E	31.33'
C60	325.00'	83.80'	83.57'	N53°21'19"E	42.14'
C61	325.00'	45.39'	45.35'	N41°58'03"E	22.73'
C62	325.00'	137.02'	136.01'	N09°02'41"E	69.54'
C63	825.00'	5.89'	5.89'	S01°28'02"E	2.95'
C64	825.00'	90.15'	90.10'	S48°30'28"E	45.12'
C65	825.00'	92.00'	91.89'	S42°10'57"E	46.05'
C66	825.00'	92.50'	92.46'	S35°48'32"E	46.30'
C67	825.00'	67.48'	67.46'	S30°13'13"E	33.78'
C68	825.00'	247.82'	245.75'	S39°57'09"E	128.53'
C69	775.00'	0.89'	0.89'	S82°00'28"E	0.35'
C70	775.00'	99.38'	99.31'	S48°18'31"E	49.78'
C71	775.00'	99.08'	99.01'	S42°58'22"E	49.61'
C72	775.00'	99.15'	99.08'	S33°28'43"E	49.64'
C73	775.00'	28.48'	28.44'	S28°51'43"E	14.22'
C74	775.00'	126.74'	124.33'	S39°57'19"E	105.84'
C75	25.00'	23.55'	22.89'	N54°51'41"W	12.73'
C76	50.00'	58.42'	56.14'	S33°07'07"E	31.78'
C77	50.00'	15.21'	15.19'	S18°18'20"E	7.86'
C78	50.00'	48.89'	47.83'	S11°52'29"W	25.95'
C79	50.00'	53.00'	51.38'	S09°46'43"W	28.43'
C80	50.00'	58.87'	56.62'	N85°52'56"W	32.11'
C81	50.00'	18.70'	18.61'	N08°19'18"W	9.49'
C82	50.00'	47.13'	45.83'	N03°15'10"E	24.86'
C83	50.00'	501.53'	70.59'	S82°07'22"W	43.64'
C84	50.00'	27.33'	27.33'	S38°34'50"W	13.86'
C85	1275.00'	102.37'	102.35'	S41°28'42"W	51.21'
C86	1275.00'	89.58'	89.54'	S40°15'55"W	46.80'
C87	1275.00'	92.86'	92.86'	S49°27'00"W	26.29'
C88	1275.00'	281.82'	281.25'	S44°17'56"W	141.49'
C89	1325.00'	70.89'	70.88'	S39°28'42"W	35.35'
C90	1325.00'	88.86'	88.85'	S43°36'25"W	44.35'
C91	1325.00'	81.74'	81.72'	S48°59'28"W	45.80'
C92	1325.00'	41.79'	41.78'	S49°43'39"W	20.89'
C93	1325.00'	292.87'	292.28'	S44°17'56"W	147.04'
C94	25.00'	39.27'	35.36'	N09°17'59"E	25.00'
C95	25.00'	39.27'	35.36'	S84°27'08"E	25.00'
C96	50.00'	71.82'	68.80'	N82°38'20"W	43.70'
C97	25.00'	21.63'	20.41'	S50°45'57"E	11.18'
C98	50.00'	11.98'	11.98'	N12°58'40"W	6.02'
C99	50.00'	73.85'	67.32'	N02°48'51"W	45.52'
C100	50.00'	70.89'	64.49'	S88°38'36"E	42.18'
C101	50.00'	195.93'	99.99'	N09°28'48"E	4345.27'
C102	25.00'	21.63'	20.41'	S144°33'53"W	11.18'
C103	25.00'	34.24'	31.62'	N178°46'45"W	20.41'
C104	25.00'	23.25'	22.89'	S05°53'38"E	12.73'
C105	25.00'	39.27'	35.36'	N07°08'00"E	25.00'
C106	25.00'	39.27'	35.36'	N07°02'00"E	25.00'
C107	25.00'	35.87'	32.87'	S01°01'00"W	21.81'

BLOCK	LOT	SQ. FT.	BLOCK	LOT	SQ. FT.
A	1	18,041	B	1	33,480
A	2	14,030	B	2	15,383
A	3	11,960	B	3	19,763
A	4	12,417	B	4	3,643
A	5	13,476	B	5	13,427
A	6	17,733	B	6	27,712
A	7	17,711	B	7	17,913
A	8	15,792	B	8	27,295
A	9	13,649	B	9	29,206
A	10	15,060	B	10	25,688
A	11	11,883	B	11	22,484
A	12	4,809	B	12	22,233
A	13	13,653	B	13	23,222
A	14	13,421	B	14	23,613
A	15	12,600	B	15	15,267
A	16	12,600	B	16	14,003
A	17	12,600	B	17	15,600
A	18	12,600	B	18	15,889
A	19	12,600	B	19	21,031
A	20	12,636	B	20	20,718
A	21	13,452	B	21	16,272
A	22	13,291	B	22	21,377
A	23	12,924	B	23	3,812
A	24	13,155	B	24	12,903
A	25	13,162	B	25	14,110
A	26	13,171	B	26	13,832
A	27	13,268	B	27	13,108
A	28	17,305	B	28	14,566
A	29	20,978	B	29	15,414
A	30	15,850	B	30	15,301
A	31	18,677	B	31	13,015
A	41	18,677	B	32	16,688
A	42	15,781	B	33	20,305
A	62	21,720	C	1	5,583
A	63	18,909			
A	64	16,690			
A	65	13,402			
A	66	16,536			

**Carlson, Brigrance & Doering, Inc.**

Civil Engineering • Surveying

5901 West William Canyon Drive • Austin, Texas 78749

Phone No. (512) 295-5166 • Fax No. (512) 295-5168

PATH-J:\4461\SURVEY\PLAT 1-7A

# LAKEWAY HIGHLANDS PHASE 1 SECTION 7A

## GENERAL NOTES:

- PRIOR TO CONSTRUCTION OF SUBDIVISION IMPROVEMENTS (PAVING AND DRAINAGE) PLANS, DETAILS, AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF LAKEWAY FOR REVIEW AND APPROVAL.
- THE BUILDING OF STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY COUNCIL OF THE CITY OF LAKEWAY, TRAVIS COUNTY, TEXAS. THE CITY OF LAKEWAY DOES NOT ASSUME ANY RESPONSIBILITY TO BUILD ANY OF THE STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTIONS THEREWITH. THE ERECTION OF TRAFFIC-CONTROL SIGNS, SUCH AS SPEED LIMITS, "STOP" AND "YIELD" SIGNS ETC. SHALL REMAIN THE RESPONSIBILITY OF THE DEVELOPER. ALL CURB CUTS, ENTRANCES AND EXITS ONTO PUBLIC STREETS OR HIGHWAYS SHALL BE APPROVED BY THE CITY OF LAKEWAY, TEXAS.
- ALL GOVERNMENTAL AUTHORITIES, EMERGENCY SERVICES, UTILITY COMPANY PERSONNEL, GARBAGE COLLECTION CONTRACTORS, ETC., SHALL HAVE FULL ACCESS TO THE SUBDIVISION VIA THE PUBLIC STREETS SHOWN HEREON.
- TRAFFIC CONTROL SIGNS (STOP SIGNS, ETC.) TO BE INSTALLED BY THE DEVELOPER WILL BE LOCATED AND DETERMINED AS APPROVED BY THE CITY OF LAKEWAY ENGINEER AND SHALL BE INDICATED ON THE APPROVED STREET CONSTRUCTION PLANS FOR THE SUBDIVISION.
- DRIVEWAY GRADES SHALL BE WITHIN THE LIMITS ESTABLISHED BY THE CITY OF LAKEWAY'S ORDINANCE 97-12-15-3.
- COMMERCIAL DRIVEWAY LOCATIONS SHALL BE APPROVED BY THE CITY OF LAKEWAY.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF LAKEWAY'S ORDINANCE 97-12-15-1.
- ALL SIGNS SHALL COMPLY WITH THE CITY OF LAKEWAY'S ORDINANCE 97-12-15-5.
- ALL DEVELOPMENT IN THIS SUBDIVISION IS SUBJECT TO ALL COVENANTS, CONDITIONS AND RESTRICTIONS, AS AMENDED FROM TIME TO TIME, AND RECORDED BY SEPARATE INSTRUMENT IN DOCUMENT NO. N.A. OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- THE CONSTRUCTION OF ROADWAYS AND SUBDIVISION DRAINAGE SHALL BE IN ACCORDANCE WITH THE CITY OF LAKEWAY'S ORDINANCE 97-12-15-3.
- ALL STREET RIGHT-OF-WAYS ARE ALSO PUBLIC UTILITY EASEMENTS.
- ALL BUILDING SETBACKS MUST BE IN ACCORDANCE WITH THE CITY OF LAKEWAY'S ORDINANCE, 97-12-15-1.
- A FIFTEEN FOOT (15') PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO PENINSULA WAY; A TEN FOOT (10') PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL OTHER RIGHTS-OF-WAY HEREIN.
- LOT 1, BLOCK "C" SHALL BE OWNED AND MAINTAINED BY THE HOA.
- THE MAIL KIOSK FOR LAKEWAY HIGHLANDS 1-7A IS LOCATED AT A CENTRALIZED LOCATION WITHIN LOT 159, BLOCK "A" OF LAKEWAY HIGHLANDS PHASE 1, SECTION 3
- BLOCK A-LOTS 1, 12, & 66, & BLOCK B-LOTS 4 & 23 & BLOCK C-LOT 1, SERVE AS LANDSCAPE EASEMENTS, PEDESTRIAN ACCESS EASEMENTS, PUBLIC UTILITY EASEMENTS, AND DRAINAGE EASEMENTS.

## WATERSHED NOTES:

- THIS SUBDIVISION IS LOCATED IN THE ROUGH HOLLOW CREEK WATERSHED. CONSTRUCTION ON SLOPES AND IMPERVIOUS COVER ARE LIMITED BY PROVISIONS OF THE CITY OF LAKEWAY'S ORDINANCE 97-12-15-3 AND THE DEVELOPMENT AGREEMENT AND ITS AMENDMENTS RECORDED IN VOL. 13100, PG. 376, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND ALSO AS CITY OF LAKEWAY'S RESOLUTION 97-11-17-3.
- CONSTRUCTION ON SLOPES IN THIS SUBDIVISION SHALL BE IN ACCORDANCE WITH LAKEWAY'S ORDINANCE 97-12-15-3.
- CUT AND FILL WITHIN THIS SUBDIVISION SHALL COMPLY WITH THE CITY OF LAKEWAY'S ORDINANCE 97-12-15-3 AND THE DEVELOPMENT AGREEMENT AND ITS AMENDMENTS RECORDED IN VOL. 13100, PG. 376, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND ALSO AS CITY OF LAKEWAY'S RESOLUTION 97-11-17-3.
- NO FILL SHALL BE PLACED ON ANY LOT PRIOR TO ISSUANCE OF A SITE DEVELOPMENT PERMIT.
- EROSION CONTROLS ARE REQUIRED FOR ALL SITE CONSTRUCTION IN ACCORDANCE WITH THE CITY OF LAKEWAY'S ORDINANCE 97-12-15-3.
- IMPERVIOUS COVER SHALL NOT EXCEED THE MAXIMUM PERCENTAGE PERMITTED UNDER THE CITY OF LAKEWAY'S ORDINANCE 97-12-15-3.
- ALL DEVELOPMENT WITHIN THIS SUBDIVISION SHALL COMPLY WITH THE CITY OF LAKEWAY'S ORDINANCE NO. 97-12-15-3 AND THE DEVELOPMENT AGREEMENT AND ITS AMENDMENTS RECORDED IN VOL. 13100, PG. 376, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND ALSO AS CITY OF LAKEWAY'S RESOLUTION 97-11-17-3.
- EVERY LOT IN THIS SUBDIVISION IS SUBJECT TO THE CITY OF LAKEWAY'S SITE CLEARANCE PROCEDURES. NO SITE CLEARANCE, EXCAVATION, GRADING OR LANDFILL SHALL COMMENCE UNLESS A PERMIT HAS BEEN ISSUED FOR SUCH WORK IN ACCORDANCE WITH THE PROVISIONS OF APPLICABLE ORDINANCES.

## UTILITY NOTES:

- ORGANIZED WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED IN ACCORDANCE WITH THE TRAVIS COUNTY MUD 13 CRITERIA. PLANS AND SPECIFICATIONS FOR IMPROVEMENTS SHALL BE APPROVED BY TRAVIS COUNTY MUD 13 PRIOR TO CONSTRUCTION.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER SYSTEM. WATER AND WASTEWATER SERVICE TO BE PROVIDED BY TRAVIS COUNTY MUD 13.
- THIS SUBDIVISION SHALL BE SERVED BY UNDERGROUND UTILITIES.
- LANDSCAPING AND OTHER IMPROVEMENTS CONSTRUCTED IN A PUBLIC UTILITY EASEMENT THAT ARE DAMAGED DUE TO UTILITY LINE MAINTENANCE OR INSTALLATION SHALL BE REPLACED AT THE OWNER'S EXPENSE.
- THE ELECTRIC UTILITY HAS THE RIGHT TO CUT AND TRIM TREES AND SHRUBBERY AND REMOVE OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP EASEMENTS CLEAR OF OBSTRUCTIONS.
- ADDITIONAL DRAINAGE, PUBLIC UTILITY OR ELECTRICAL EASEMENTS MAY BE REQUIRED TO BE MADE AVAILABLE BY THE OWNER TO THE CITY OF LAKEWAY AND UTILITY COMPANIES AS REASONABLY REQUIRED FOR DEVELOPMENT OF THIS SUBDIVISION. REASONABLE ACCESS FOR ALL EASEMENTS SHALL BE PROVIDED.
- EVERY LOT IN THIS SUBDIVISION NOT ON AN ORGANIZED WASTEWATER SYSTEM IS SUBJECT TO THE REGULATIONS OF THE LOWER COLORADO RIVER AUTHORITY (LCRA) OR THE TRAVIS COUNTY ONSITE WASTEWATER FACILITY PROGRAM (TCOWFP). NO PRIVATE SEWAGE FACILITY MAY BE USED UNTIL THE FACILITY HAS BEEN APPROVED AND LICENSED BY THE LCRA OR TCOWFP. LOT SIZE REQUIREMENTS FOR RESIDENTIAL AND COMMERCIAL PRIVATE SEWAGE FACILITIES SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF LAKEWAY AND ANY OTHER ENTITY HAVING APPROVAL AUTHORITY.
- SPECIAL WASTEWATER SERVICE NOTE: CONDITIONAL UPON THE FINAL FINISH FLOOR ELEVATION OF INDIVIDUAL LOTS, IT IS POSSIBLE THAT CERTAIN LOTS IN THIS SUBDIVISION COULD REQUIRE INSTALLATION OF A PRIVATE WASTEWATER PUMP IN ORDER TO ACCESS THE GRAVITY WASTEWATER LINE. THE INSTALLATION, IF REQUIRED, OF A PRIVATE WASTEWATER PUMP TO SERVICE AN INDIVIDUAL LOT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER AND NOT THE RESPONSIBILITY OF THE DEVELOPER, CITY OR WASTEWATER SERVICE PROVIDER.
- ACCESS TO PARKLAND DEDICATED BY THIS PLAT WILL BE MADE AVAILABLE TO TRAVIS COUNTY MUD 13 FOR MAINTENANCE.

## DRAINAGE NOTES:

- NO DEVELOPMENT OR CONSTRUCTION SHALL TAKE PLACE ON ANY LOT UNTIL CONSTRUCTION PLANS FOR SITE DRAINAGE ARE APPROVED BY THE CITY OF LAKEWAY IN ACCORDANCE WITH THE CITY OF LAKEWAY'S ORDINANCE 97-12-15-3.
- THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF ALL ON-SITE DRAINAGE EASEMENTS AND ROADSIDE DITCHES IN PUBLIC RIGHT-OF-WAY ONCE THE LOT ABUTTING THE RIGHT-OF-WAY IS DEVELOPED. MAINTENANCE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE CITY OF LAKEWAY'S ORDINANCE NO. 97-12-15-3.
- THE OWNER OF ANY LOT RECEIVING DRAINAGE FROM AN ADJACENT PROPERTY SHALL INSTALL THE IMPROVEMENTS NECESSARY TO CONVEY THE 100 YEAR STORM THROUGH THE SUBJECT LOT IN THE DRAINAGE EASEMENTS DESIGNATED ON THE SUBDIVISION PLAT.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITY.
- ALL PUBLIC UTILITY EASEMENTS DEDICATED ALONG ALL SIDE AND REAR LOT LINES SHALL ALSO FUNCTION AS DRAINAGE EASEMENTS AND BE FREE OF OBSTRUCTIONS.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES OR LANDSCAPING, SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF LAKEWAY.

STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 10 DAY OF July, 2012 A.D., AT 3:23 O'CLOCK P.M., AND DULY RECORDED ON THE 10 DAY OF July, 2012 A.D., AT 3:23 O'CLOCK P.M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 2012 00130

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE 10 DAY OF July, 2012 A.D.  
DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

Michael P. Gonzales  
BY: DEPUTY



SHEET NO. 4 OF 5



PATH-J:\4461\SURVEY\PLAT 1-7A

# LAKEWAY HIGHLANDS PHASE 1 SECTION 7A

STATE OF TEXAS: KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TRAVIS:

THAT, LAS VENTANAS LAND PARTNERS, LTD., OWNERS OF THAT CERTAIN 1023.257 ACRE TRACT OF LAND AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2004230439 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING OUT OF AND A PART OF THE C.E.P.I. & M. CO. SURVEY NO. 46 & THE C.E.P.I. & M. CO. SURVEY NO. 47 SITUATED IN TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 32.033 ACRES OF LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

## 'LAKEWAY HIGHLANDS, PHASE 1, SECTION 7A'

SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE 30 DAY OF May, 2012 A.D.




HAYTHEM DAWLETT  
VICE PRESIDENT OF JHLV GP, INC.  
A TEXAS CORPORATION,  
LAS VENTANAS LAND PARTNERS, LTD.  
2101 LAKEWAY BLVD. #205  
AUSTIN, TEXAS 78734

STATE OF TEXAS:  
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED H. Dawlett, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 30 DAY OF May, 2012, A.D.

  
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS




APPROVAL BY THE CITY COUNCIL:

APPROVED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF LAKEWAY, TEXAS.

 7-5-2012  
MAYOR, CITY OF LAKEWAY, TEXAS DATE

ATTEST:

  
CITY SECRETARY



APPROVAL BY THE ZONING AND PLANNING COMMISSION:

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE ZONING AND PLANNING COMMISSION OF THE CITY OF LAKEWAY, TEXAS AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL.

 7-5-12  
CHAIRPERSON, ZONING AND PLANNING COMMISSION DATE


CERTIFICATION BY CODE OFFICIAL:

THIS SUBDIVISION IS WITHIN THE CITY LIMITS OF THE CITY OF LAKEWAY ON THIS THE 5<sup>th</sup> DAY OF July, 2012 A.D.

 7-5-12  
CODE OFFICIAL, CITY OF LAKEWAY, TEXAS DATE

CERTIFICATION BY TRAVIS COUNTY MUD 13:


THE TRACT OF LAND DESCRIBED ON THIS PLAT IS WITHIN THE BOUNDARIES OF TRAVIS COUNTY MUD NO. 13 AND HAS WATER AND WASTEWATER SERVICE AVAILABLE.

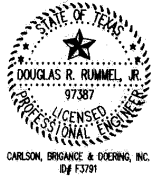
 6-1-12  
PRESIDENT OF THE BOARD MUD NO. 13 DATE  
GENERAL MANAGER

STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, THE UNDERSIGNED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROVISIONS CONTAINED ON THIS PLAT COMPLY WITH THE ORDINANCES AND DRAINAGE POLICIES ADOPTED BY THE CITY OF LAKEWAY AND OTHER FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS IN EFFECT AT THE TIME THE DEVELOPMENT AGREEMENT WAS ENTERED INTO.


FLOOD PLAIN NOTE: NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48453C-0385H, FOR TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

ENGINEERING BY:  3/20/12  
DOUGLAS R. RUMMEL, JR., P.E. NO. 97387 DATE  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749  
dougr@cdbdeng.com



STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THE NOTES, INFORMATION AND PROVISIONS CONTAINED ON THIS PLAT COMPLY WITH THE ORDINANCES ADOPTED BY THE CITY OF LAKEWAY AND WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

SURVEYED BY:  20 MAR 2012  
AARON V. THOMASON, R.P.L.S. NO. 6214 DATE  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749  
aaron@cdbdeng.com



SHEET NO. 5 OF 5

