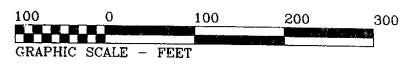


# LEGEND

- △ CALCULATION POINT
- 1/2" IRON ROD SET w/ CAP STAMPED "TERRA FIRMA"
- ⊗ COTTON SPINDLE FOUND
- △ INUNDATED CORNER
- 1/2" IRON ROD FOUND
- ( ) RECORD INFORMATION
- ⊙ 100D NAIL SET
- ⊗ P-K NAIL SET IN ROCK
- CONCRETE MONUMENT SET
- ⊙ PUNCH HOLE SET
- COTTON SPINDLE SET
- ▨ CONSERVATION EASEMENT

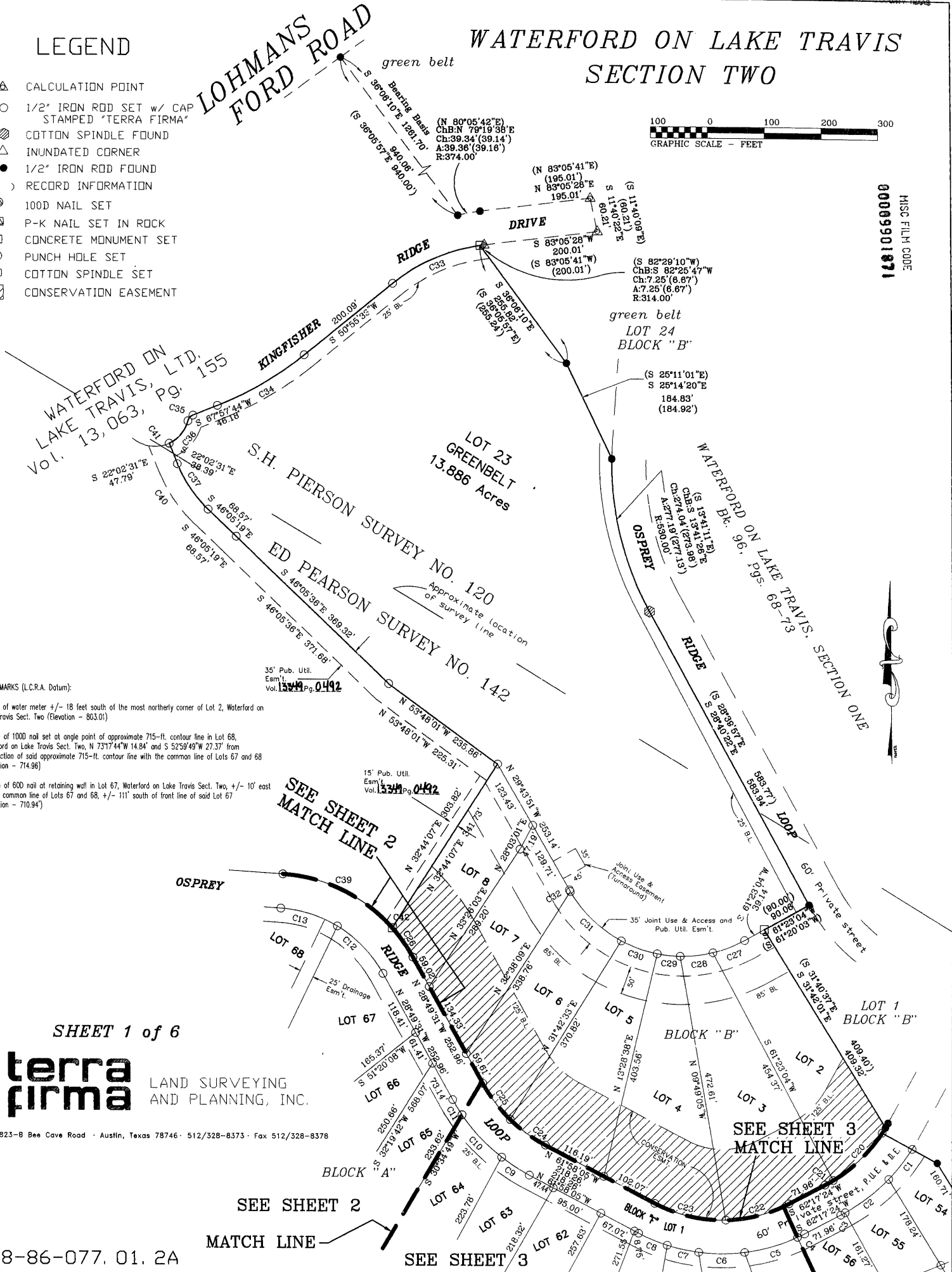
# WATERFORD ON LAKE TRAVIS SECTION TWO



MISC. FILM CODE  
00009901871

## LOHMANS FORD ROAD

green belt



- BENCHMARKS (L.C.R.A. Datum):
- 1) Top of water meter +/- 18 feet south of the most northerly corner of Lot 2, Waterford on Lake Travis Sect. Two (Elevation - 803.01)
  - 2) Top of 100d nail set at angle point of approximate 715-ft. contour line in Lot 68, Waterford on Lake Travis Sect. Two, N 73°17'44" W 14.84' and S 52°59'49" W 27.37' from intersection of said approximate 715-ft. contour line with the common line of Lots 67 and 68 (Elevation - 714.96)
  - 3) Top of 60d nail at retaining wall in Lot 67, Waterford on Lake Travis Sect. Two, +/- 10' east of the common line of Lots 67 and 68, +/- 111' south of front line of said Lot 67 (Elevation - 710.94)

SHEET 1 of 6

**terra firma** LAND SURVEYING AND PLANNING, INC.

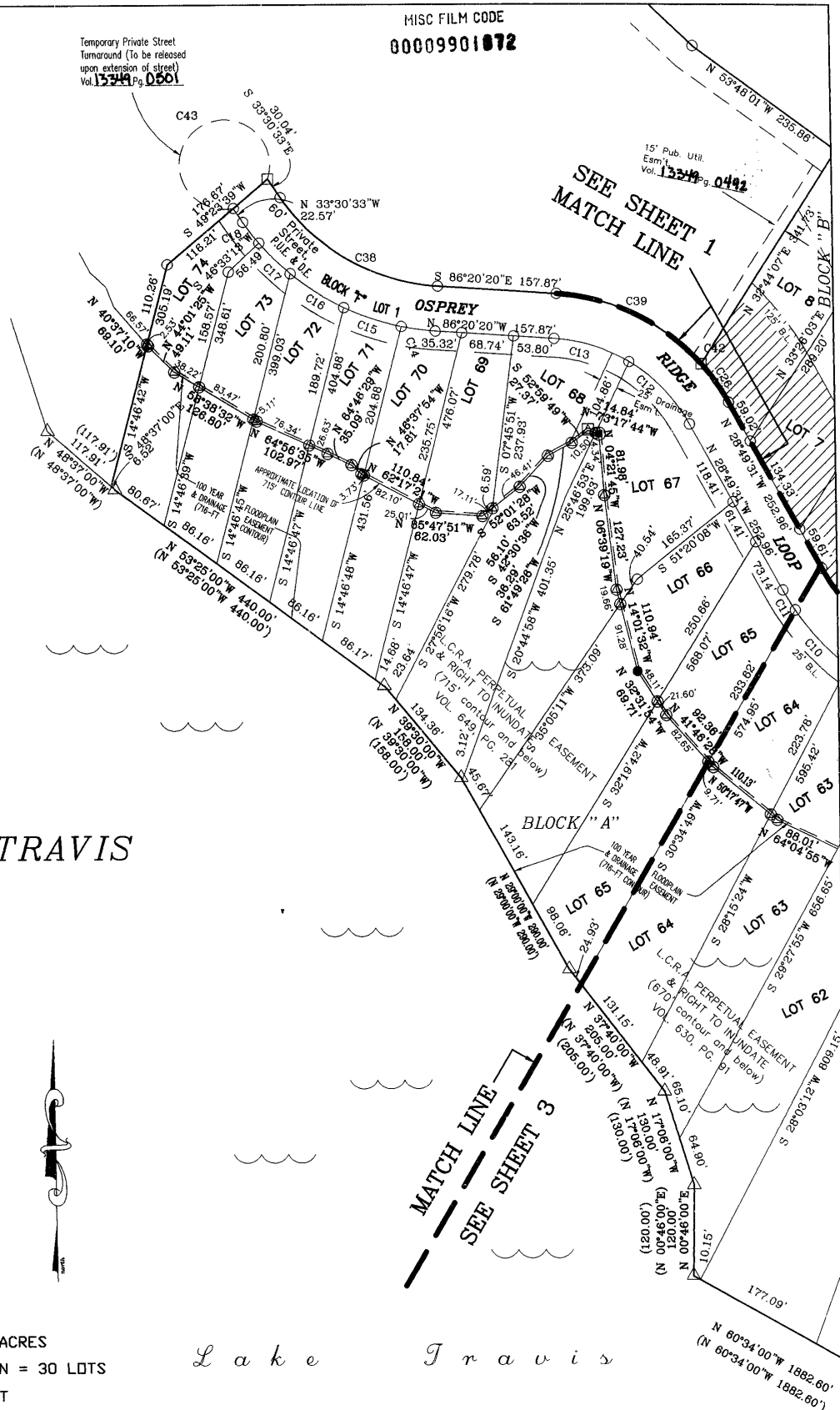
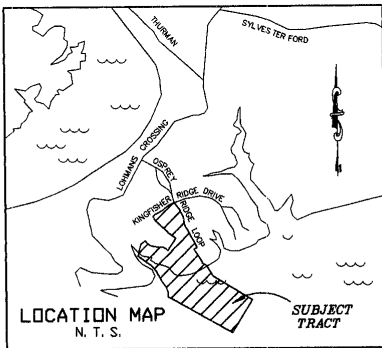
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Mitchell Development Corp.  
of the Southwest  
Vol. 7284, Pg. 488  
  
Masao Yoshioka and  
Wallace S. Fujiyama  
Vol. 2269, Pg. 103

Temporary Private Street  
Turnaround (To be released  
upon extension of street)  
Vol. 13249, Pg. 0501

MISC FILM CODE  
00009901072

WOODLANDS CORP.  
Vol. 10575, Pg. 687



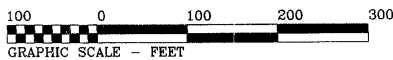
# WATERFORD ON LAKE TRAVIS SECTION TWO

## LEGEND

- △ CALCULATION POINT
- 1/2" IRON ROD SET w/ CAP STAMPED 'TERRA FIRMA'
- ⊗ COTTON SPINDLE FOUND
- △ INUNDATED CORNER
- 1/2" IRON ROD FOUND
- ( ) RECORD INFORMATION
- ⊙ 100D NAIL SET
- ⊠ P-K NAIL SET IN ROCK
- CONCRETE MONUMENT SET
- PUNCH HOLE SET
- COTTON SPINDLE SET
- ▨ CONSERVATION EASEMENT



TOTAL ACREAGE OF THIS SUBDIVISION = 82.551 ACRES  
TOTAL NUMBER OF LOTS WITHIN THIS SUBDIVISION = 30 LOTS  
TOTAL LINEAR FOOTAGE OF STREETS = 1,859 FEET



BENCHMARKS (L.C.R.A. Datum):

- 1) Top of water meter +/- 18 feet south of the most northerly corner of Lot 2, Waterford on Lake Travis Sect. Two (Elevation - 803.01)
- 2) Top of 100d nail set at angle point of approximate 715-ft. contour line in Lot 68, Waterford on Lake Travis Sect. Two, N 73°17'44"W 14.84' and S 52°59'49"W 27.37' from intersection of said approximate 715-ft. contour line with the common line of Lots 67 and 68 (Elevation - 714.96)
- 3) Top of 60d nail at retaining wall in Lot 67, Waterford on Lake Travis Sect. Two, +/- 10' east of the common line of Lots 67 and 68, +/- 111' south of front line of said Lot 67 (Elevation - 710.94')

L a k e T r a v i s

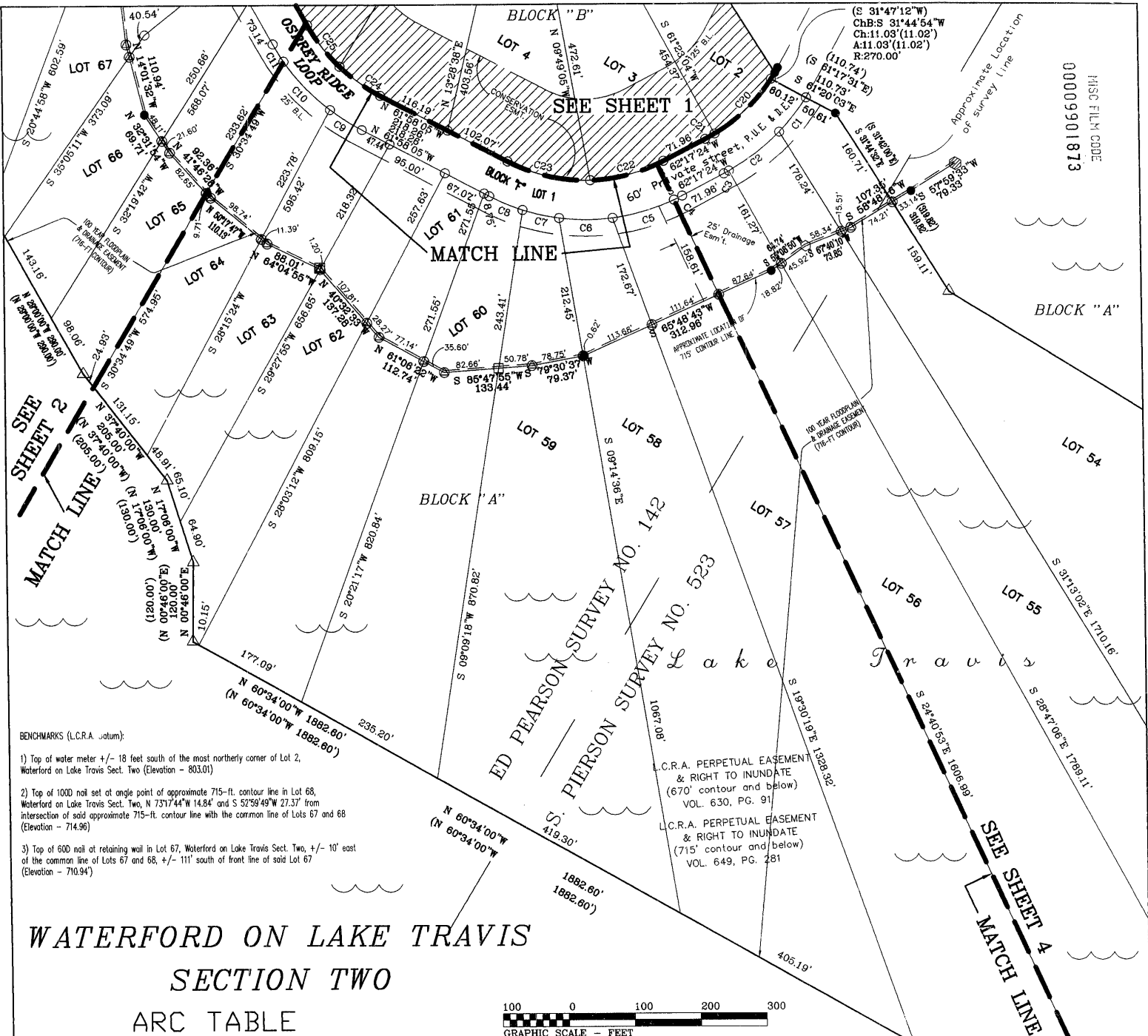
SHEET 2 of 6



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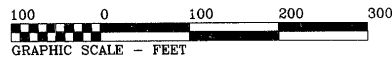
HISC FILM CODE  
 00009901873

- BENCHMARKS (L.C.R.A datum)
- 1) Top of water meter +/- 18 feet south of the most northerly corner of Lot 2, Waterford on Lake Travis Sect. Two (Elevation - 803.01)
  - 2) Top of 1000 nail set at angle point of approximate 715-ft. contour line in Lot 68, Waterford on Lake Travis Sect. Two, N 73°17'44"W 14.84' and S 52°59'49"W 27.37' from intersection of said approximate 715-ft. contour line with the common line of Lots 67 and 68 (Elevation - 714.96)
  - 3) Top of 600 nail at retaining wall in Lot 67, Waterford on Lake Travis Sect. Two, +/- 10' east of the common line of Lots 67 and 68, +/- 111' south of front line of said Lot 67 (Elevation - 710.94)

L.C.R.A. PERPETUAL EASEMENT & RIGHT TO INUNDATE (670' contour and below) VOL. 630, PG. 91  
 L.C.R.A. PERPETUAL EASEMENT & RIGHT TO INUNDATE (715' contour and below) VOL. 649, PG. 281

# WATERFORD ON LAKE TRAVIS SECTION TWO

## ARC TABLE



CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
C1	330.00'	67.16'	11°39'41"	67.05'	S 37°58'30"W
C2	330.00'	97.61'	16°56'50"	97.25'	S 52°18'45"W
C3	330.00'	8.85'	1°32'14"	8.85'	S 61°31'17"W
C4	312.20'	13.93'	2°33'26"	13.93'	S 63°34'08"W
C5	312.20'	97.51'	17°53'44"	97.12'	S 73°47'42"W
C6	312.20'	81.01'	14°52'01"	80.78'	N 89°49'26"W
C7	312.20'	56.71'	10°24'28"	56.63'	N 77°11'11"W
C8	312.20'	54.57'	10°00'53"	54.50'	N 66°58'31"W
C9	330.00'	57.66'	10°00'37"	57.58'	N 56°57'47"W
C10	330.00'	102.19'	17°44'34"	101.78'	N 43°05'11"W
C11	330.00'	31.04'	5°23'23"	31.03'	N 31°31'13"W
C12	220.00'	116.10'	30°14'07"	114.75'	N 43°56'35"W
C13	220.00'	104.74'	27°16'42"	103.75'	S 72°41'59"E
C14	330.00'	45.74'	7°56'28"	45.70'	N 82°22'06"W
C15	330.00'	80.37'	13°57'14"	80.17'	N 71°25'14"W
C16	330.00'	84.40'	14°39'14"	84.17'	N 57°07'00"W
C17	330.00'	58.41'	10°08'29"	58.33'	N 44°43'09"W
C18	330.00'	35.36'	6°08'21"	35.34'	N 36°34'44"W
C20	270.00'	132.67'	26°09'15"	131.34'	S 44°59'16"W
C21	270.00'	16.77'	3°33'29"	16.76'	S 60°30'40"W
C22	252.20'	115.76'	26°17'55"	114.75'	S 75°26'22"W
C23	252.20'	129.60'	29°26'36"	128.18'	N 76°41'22"W
C24	270.00'	76.25'	16°10'51"	76.00'	N 53°52'40"W
C25	270.00'	79.93'	16°57'43"	79.64'	N 37°18'23"W
C26	280.00'	62.57'	12°48'09"	62.44'	N 35°13'36"W
C27	227.81'	59.55'	14°58'34"	59.38'	S 68°53'21"W
C28	227.81'	57.95'	14°34'32"	57.80'	S 83°38'54"W
C29	227.81'	40.46'	10°10'36"	40.41'	N 83°58'32"W
C30	227.81'	67.21'	16°54'08"	66.96'	N 70°26'10"W
C31	227.81'	125.05'	31°27'02"	123.49'	N 46°15'35"W
C32	227.81'	3.20'	0°48'13"	3.20'	N 90°07'57"W
C33	314.00'	203.03'	30°50'39"	186.99'	S 68°20'49"W
C34	596.61'	177.40'	17°02'12"	176.75'	S 59°26'39"W
C35	15.00'	13.91'	53°07'24"	13.41'	S 41°24'03"W
C36	60.00'	52.96'	50°34'29"	51.26'	S 40°07'35"W
C37	230.00'	96.57'	24°03'21"	95.86'	S 34°03'55"E
C38	270.00'	248.95'	52°49'26"	243.23'	S 59°55'29"E
C39	280.00'	203.03'	41°32'49"	198.62'	S 65°33'56"E
C40	265.00'	111.26'	24°03'19"	110.44'	N 34°03'55"E
C41	60.00'	36.82'	35°09'21"	36.24'	N 82°59'31"E
C42	25.00'	15.46'	3°08'52"	15.46'	S 43°12'37"E
C43	60.00'	313.63'	299°29'32"	60.46'	N 49°23'39"E

## LEGEND

- ▲ CALCULATION POINT
- 1/2" IRON ROD SET w/ CAP STAMPED "TERRA FIRMA"
- ⊗ COTTON SPINDLE FOUND
- △ INUNDATED CORNER
- 1/2" IRON ROD FOUND
- ( ) RECORD INFORMATION
- ⊙ 100D NAIL SET
- ⊠ P-K NAIL SET IN ROCK
- CONCRETE MONUMENT SET
- ⊙ PUNCH HOLE SET
- COTTON SPINDLE SET
- ▨ CONSERVATION EASEMENT

SHEET 3 of 6

**terra firma** LAND SURVEYING AND PLANNING, INC.

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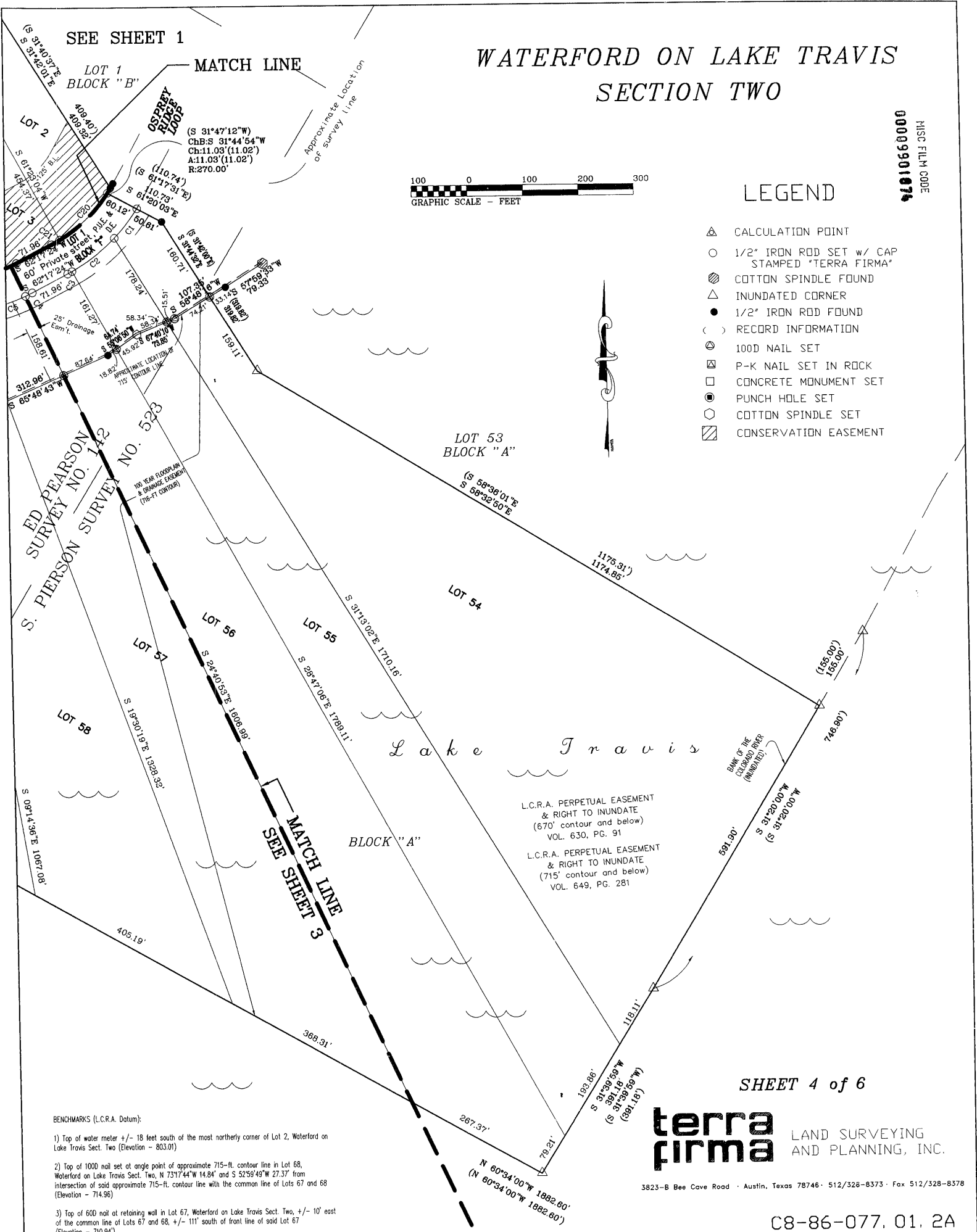
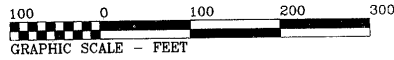
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# WATERFORD ON LAKE TRAVIS SECTION TWO

MISC FILM CODE  
00009901076

## LEGEND

- △ CALCULATION POINT
- 1/2" IRON ROD SET w/ CAP STAMPED "TERRA FIRMA"
- ⊗ COTTON SPINDLE FOUND
- △ INUNDATED CORNER
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- ( ) RECORD INFORMATION
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- CONCRETE MONUMENT SET
- ⊙ PUNCH HOLE SET
- COTTON SPINDLE SET
- ▨ CONSERVATION EASEMENT



**BENCHMARKS (L.C.R.A. Datum):**

- 1) Top of water meter +/- 18 feet south of the most northerly corner of Lot 2, Waterford on Lake Travis Sect. Two (Elevation - 803.01)
- 2) Top of 100d nail set at angle point of approximate 715-ft. contour line in Lot 68, Waterford on Lake Travis Sect. Two, N 7317'44"W 14.84' and S 52'59'49"W 27.37' from intersection of said approximate 715-ft. contour line with the common line of Lots 67 and 68 (Elevation - 714.96)
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SHEET 4 of 6



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C8-86-077. 01. 2A

90009901075  
MISC FILM CODE

# WATERFORD ON LAKE TRAVIS SECTION TWO

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

THAT WATERFORD ON LAKE TRAVIS, A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH CLYDE G. PEDERSON, JR., PRESIDENT OF WATERFORD ON LAKE TRAVIS, LTD., OWNERS OF THAT CERTAIN 121.563 ACRES TRACT OF LAND OUT OF THE S. PIERSON SURVEY No. 523, THE ED PEARSON SURVEY No.142 AND THE S.H. PIERSON SURVEY No.120, TRAVIS COUNTY, TEXAS DESCRIBED IN VOLUME 13083, PAGE 135, AND VOLUME 12056, PAGE 169 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 92.5514 ACRES OF LAND OUT OF SAID TRACT II IN ACCORDANCE WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS "WATERFORD ON LAKE TRAVIS, SECTION TWO" SUBDIVISION, 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. FURTHER THAT THE RESPONSIBILITY FOR MAINTENANCE AND TAXATION OF OSPREY RIDGE LOOP, ALL PRIVATE STREETS, SHALL BE VESTED IN THE HOME OWNERS ASSOCIATION OF WATERFORD ON LAKE TRAVIS, SECTION TWO, AS RECORDED IN VOLUME 1312.6, PAGE 0201, OF THE TRAVIS COUNTY REAL PROPERTY RECORDS, AND AN EXPRESS EASEMENT IS HEREBY GRANTED ACROSS SAID PRIVATE STREETS AND ANY COMMON AREAS FOR THE USE OF THE SURFACE FOR ALL GOVERNMENTAL FUNCTIONS, VEHICULAR AND NON-VEHICULAR, INCLUDING FIRE AND POLICE PROTECTION, SOLID AND OTHER WASTE MATERIAL PICKUP, AND ANY OTHER PURPOSE ANY GOVERNMENTAL AUTHORITY DEEMS NECESSARY, AND WE DO FURTHER AGREE THAT ALL GOVERNMENTAL ENTITIES, THEIR AGENTS OR EMPLOYEES, SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGES OCCURRING TO THE SURFACE OF THE SAID PRIVATE STREETS AND ANY COMMON AREAS AS A RESULT OF GOVERNMENTAL VEHICLES TRAVERSING OVER SAME.

*Clyde G. Pederson, Jr.* \_\_\_\_\_ 06/22/90  
CLYDE G. PEDERSON, JR., PRESIDENT  
WATERFORD ON LAKE TRAVIS, LTD.  
1817 KINGFISHER RIDGE COVE  
LEANDER, TEXAS 78645  
DATE

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED CLYDE G. PEDERSON, JR., PRESIDENT OF OSPREY COVE L.C., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS 23 DAY OF June, 1990  
*Michelle Mongeon*  
NOTARY PUBLIC IN AND FOR  
TRAVIS COUNTY, TEXAS



THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN PER FEDERAL FLOOD INSURANCE ADMINISTRATION F.I.R.M. PANEL NO. 484300325, DATED JUNE 16, 1993 FOR TRAVIS COUNTY, TEXAS.

I, HENRY B. SMITH, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING PORTIONS OF TITLE 13 OF THE AUSTIN CITY CODE OF 1981 AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

*H.B. Smith* \_\_\_\_\_ 6/22/90  
HENRY B. SMITH, P.E.  
REGISTERED PROFESSIONAL ENGINEER NO. 65051  
CARTER & BURGESS, INC.  
BARTON OAKS PLAZA V  
901 S. MOPAC EXPRESSWAY, SUITE 200  
AUSTIN, TEXAS 78746  
(512) 314-3100, (512) 314-3135 FAX  
DATE



I, CRAIG C. OREGAR, AN AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE TITLE 13 OF THE AUSTIN CITY CODE OF 1984, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

*Craig C. Oregar* \_\_\_\_\_ 5/28/90  
CRAIG C. OREGAR  
REGISTERED PROFESSIONAL LAND  
SURVEYOR NO. 3936  
TERRA FIRMA LAND SURVEYING AND PLANNING, INC.  
3823-B BEE CAVE ROAD  
AUSTIN, TEXAS 78746  
(512) 328-8373, (512) 328-8378 FAX  
DATE



GENERAL NOTES:

1. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY CITY OF AUSTIN & TRAVIS COUNTY.
2. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES FOR INSPECTION OR MAINTENANCE.
3. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
4. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14 % ONLY WITH SPECIFIC APPROVAL BY THE CITY DEPARTMENT OF PLANNING AND DEVELOPMENT.
5. NO CUTS OR FILLS, OUTSIDE OF ROADWAY RIGHTS-OF-WAYS, SHALL EXCEED A DEPTH OF FOUR FEET EXCEPT FOR STRUCTURAL EXCAVATION PURSUANT TO LDC SECTION 13-7-16, UNLESS A VARIANCE IS GRANTED.
6. EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY CONSTRUCTION, IN ACCORDANCE WITH THE CITY OF AUSTIN'S EROSION AND SEDIMENTATION CONTROL MANUAL.
7. THE PRIVATE STREET LOTS AND ALL GREENBELT LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. A COVENANT OF CONDITIONS AND RESTRICTIONS PERTAINING TO THE OWNERSHIP AND MAINTENANCE OF THE PRIVATE STREETS, CLUBHOUSE AND GREENBELT LOTS HAS BEEN FILED AND RECORDED CONCURRENTLY WITH THIS FINAL PLAT.  
SUBDIVISION COVENANT OF CONDITIONS AND RESTRICTIONS HAS BEEN FILED FOR RECORD IN VOLUME 1312.6, PAGE 0201 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
8. IN THE AREAS DESIGNATED AS GREENBELT, THE CONSTRUCTION OF UTILITIES OR UTILITY RELATED IMPROVEMENTS BY THE POINT VENTURE II M.U.D., DRAINAGE FACILITIES, LANDSCAPING, ACCESS TURNAROUND, AND AMENITIES IS PERMITTED.
9. CONSERVATION EASEMENTS ARE TO REMAIN UNDISTURBED EXCEPT FOR CONSTRUCTION OF NECESSARY BURIED UTILITIES.
10. LANDSCAPE EASEMENTS USES ARE RESTRICTED TO LANDSCAPE PLANTING, HIKK AND BIKE TRAILS USING PERMEABLE MATERIALS, AND WATER FEATURES.
11. ALL STREETS WILL BE CONSTRUCTED ACCORDING TO CITY OF AUSTIN ALTERNATE URBAN STANDARDS.
12. THE OWNER OF THIS SUBDIVISION, AND HIS/HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF TRAVIS COUNTY AND THE CITY OF AUSTIN. 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.
13. SIDEWALKS ARE NOT REQUIRED.
14. TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
15. 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. WATER AND COLLECTIVE WASTEWATER SYSTEM IS SUBJECT TO POINT VENTURE II M.U.D., CITY OF AUSTIN APPROVAL PER THE REQUIREMENTS OF THE AGREEMENT CONCERNING CREATION AND OPERATION OF THE POINT VENTURE II MUNICIPAL UTILITY DISTRICT.
16. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO A WATER AND WASTEWATER SYSTEM APPROVED BY THE POINT VENTURE II M.U.D.
17. WASTEWATER SYSTEM DESIGN SHALL COMPLY WITH STATE OF TEXAS REGULATIONS FOR TREATMENT AND DISPOSAL OF WASTEWATER AND BE SUBJECT TO REVIEW AND APPROVAL BY THE POINT VENTURE II M.U.D.
18. A COMMON ACCESS DRIVEWAY IS REQUIRED ON LOTS 2 THRU 8, BLOCK B.
19. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 150 FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTING ARTERIAL STREET. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50 FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTING LOCAL OR COLLECTOR STREET. DRIVEWAY ACCESS TO THE FOLLOWING LOTS SHALL BE PROVIDED ONLY BY THE RESPECTIVE ACCESS EASEMENT AS SHOWN ON THE FACE OF THE PLAT: LOTS 2 THRU 8, BLOCK B.
20. ALL LOTS SHALL HAVE A 10' P.U.E. ADJACENT TO ALL RIGHT-OF-WAY AND ACCESS EASEMENTS.

SEE SHEET 6 OF 6 FOR ADDITIONAL GENERAL NOTES

SHEET 5 OF 6

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C8-86-077. 01. 2A

MISC. FILM CODE  
00009901876

# WATERFORD ON LAKE TRAVIS SECTION TWO

APPROVED FOR ACCEPTANCE

*Jamie S. Williamson* /dk 10-30-98  
ALICE GLASCO, DIRECTOR DATE  
DEVELOPMENT REVIEW AND INSPECTION DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN ON THE 13th  
DAY OF OCTOBER 1998, A.D.  
*Betty Baker* /dk CHAIRPERSON  
*Car S. Vudhuk* SECRETARY

GENERAL NOTES CONTINUED ...

21. 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 NOV 11<sup>th</sup> 1998, 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 THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN VOLUME 13349, PAGE 0506, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

22. ALL FINISHED FLOOR ELEVATIONS IN THIS SUBDIVISION SHALL BE 1.0 FOOT MINIMUM ABOVE THE 100 YEAR FREQUENCY FLOOD LEVEL OF 716.0'. THE FOLLOWING MINIMUM ELEVATIONS ARE HEREBY SET FOR THE AFFECTED LOTS:

LOT	BLOCK	ELEVATION
ALL	ALL	717.0

NO FILL SHALL BE PLACED OR ALLOWED TO REMAIN ON THE DRAINAGE EASEMENT PORTION OF THESE LOTS EXCEPT BY SEPARATE PERMIT.

23. THIS SUBDIVISION IS EXEMPT FROM STORMWATER DETENTION REQUIREMENTS PER SECTION 1.2.2.E OF THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL.

24. THIS SUBDIVISION IS IN THE LAKE AUSTIN WATERSHED AND MUST BE DEVELOPED AND MAINTAINED AS REQUIRED BY THE LAKE AUSTIN ORDINANCE #800103P.

25. ALL IMPERVIOUS COVER MUST BE FILTERED, UNLESS THE PER CENT OF IMPERVIOUS COVER IS LESS THAN 20 % OF THE NET SITE AREA AND 18 % OF THE GROSS AREA OF SLOPES UNDER 25 %.

26. THE ACCESS EASEMENTS SHALL BE PERMITTED AS SUBDIVISION IMPROVEMENTS UNDER THE SUBDIVISION CONSTRUCTION PLAN PERMITS.

27. ROADWAY RIGHT-OF-WAY CUTS OR FILLS IN EXCESS OF FOUR (4) FEET ARE SHOWN ON THE ATTACHED LAKE AUSTIN ORDINANCE SLOPE MAP. CUT AND FILL WILL BE CONTAINED WITHIN ALLOWABLE WIDTH BY RETAINING WALLS, AND/OR SLOPE RIP-RAP.

28. STREET NAME SIGNS WILL BE INSTALLED AT ALL PRIVATE STREET INTERSECTIONS. AN ADDITIONAL "PRIVATE STREET" SIGN WILL BE POSTED AT ALL INTERSECTIONS OF PRIVATE STREETS AND PUBLIC STREETS. STREET SIGNS SHALL BE APPROVED BY TRAVIS COUNTY.

29. WATER QUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE PURSUANT TO CHAPTER 13-7 OF THE CITY LAND DEVELOPMENT CODE. THE USE AND MAINTENANCE OF THESE EASEMENTS IS RESTRICTED BY SECTION 13-7-18, 34, AND 35 THEREOF.

30. MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE ACCORDING TO THE CITY OF AUSTIN STANDARDS.

31. ALL PRIVATE STREETS SHOWN HEREON (OSPREY RIDGE LOOP) AND ANY SECURITY GATES OR DEVICES CONTROLLING ACCESS TO SUCH STREETS WILL BE OWNED BY AND MAINTAINED BY THE ESTABLISHED HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION.

32. 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 TRAVIS COUNTY DATED OCTOBER 26<sup>th</sup> 1998, 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 THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN VOLUME 13349, PAGE 0524, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

BENCHMARKS (L.C.R.A. Datum):

- 1) Top of water meter +/- 18 feet south of the most northerly corner of Lot 2, Waterford on Lake Travis Sect. Two (Elevation - 803.01)
- 2) Top of 1000 nail set at angle point of approximate 715-ft. contour line in Lot 68, Waterford on Lake Travis Sect. Two, N 7317'44" W 14.84' and S 52'59'49" W 27.37' from intersection of said approximate 715-ft. contour line with the common line of Lots 67 and 68 (Elevation - 714.96)
- 3) Top of 600 nail at retaining wall in Lot 67, Waterford on Lake Travis Sect. Two, +/- 10' east of the common line of Lots 67 and 68, +/- 111' south of front line of said Lot 67 (Elevation - 710.94')

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THROUGHFARES 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 PART OF THE DEVELOPER'S CONSTRUCTION.

THE STATE OF TEXAS   
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT ON THE 17 DAY OF November 1998, 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, IN BOOK PL 3, PAGE(S) 39

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE 13 DAY OF January 1999, A.D.

DANA DEBEAUVOR, CLERK, COUNTY COURT  
TRAVIS COUNTY, TEXAS  
*M. Nunez*  
DEPUTY M. Nunez



THE STATE OF TEXAS   
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, 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 14th DAY OF January 1999, A.D. AT 3:00 O'CLOCK P.M., AND DULY RECORDED ON THE 14th DAY OF January 1999, A.D. AT 3:00 O'CLOCK P.M., PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT BOOK 102, PAGE(S) 317-322

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 14th DAY OF January 1999, A.D.

DANA DEBEAUVOR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS  
*M. Davila* M. DAVILA  
DEPUTY



FILED FOR RECORD AT 3:00 O'CLOCK P.M., THIS 14th DAY OF January 1999, A.D.

DANA DEBEAUVOR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS  
*M. Davila* M. DAVILA  
DEPUTY

