

9/18/2018

\$ 75.00

201800247

AMENDED PLAT OF LOTS 4 & 5, LAGO VILLA, A SUBDIVISION IN TRAVIS COUNTY, TEXAS

NOTES:

- All restrictions and notes from the previous subdivision: "Lago Villa" a subdivision in Travis County, Texas, recorded in Vol. 17, Pg. 28, Plat Records, Travis County, Texas, shall apply to this plat.
- Building setback lines shall be in conformance with City of Austin zoning ordinance requirements.
- This Project is not located over the Edward Aquifer Recharge Zone.
- 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.
- 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.
- 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 to this project. The owner shall include Austin Energy's work within the limits of construction for this project.
- The owner of the property is responsible for maintaining clearances required by the National Electric Safety Code, Occupational Safety and Health Administration (OSHA) regulations, City of Austin rules and regulations and Texas state laws pertaining to clearances when working in close proximity to overhead power lines and equipment. Austin Energy will not render electric service unless required clearances are maintained. All costs incurred because of failure to comply with the required clearances will be charged to the owner.
- Any relocation of electric facilities shall be at landowner's/developer's expense.
- A Ten foot electric distribution, electric telecommunications, and electric fiber easement is hereby dedicated along and adjacent Westlake Cove. If additional ROW is required by the City of Austin the easement must be from the new ROW.
- All structures must have a finished floor elevation of at least 1' above the 100-year floodplain elevation at time of obtaining building permit.
- The property is located within an area having a zone designation zone "X" by the federal emergency management agency (fema), on flood insurance rate map no. 48453C0445J, with a date of identification of January 6, 2016, for community no. 480624 in Travis county, state of Texas, which is the current flood insurance rate map for the community in which the property is situated. No portion of the tract is within the 100 year floodplain.
- 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. 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.
- 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.
- This subdivision plat is located within the Limited-Purpose Jurisdiction of the City of Austin on this the 12TH day of SEPTEMBER 2018.
- The City's Environmental Criteria Manual (ECM) Sections 2.4.1.D and 2.4.2.C state, "in areas where utility lines are present or proposed only trees from the Utility Compatible Shade Trees list (see Appendix F) shall be planted within...b) 30 to 40 lateral feet from any overhead transmission conductor, unless a more restrictive dedicated right-of-way has been established...Variations to these planting distances and species may be made only with the explicit written approval of Austin Energy or the affected utility owner."
- No trees shall be planted with a mature height of greater than 15 feet within the easement. No trees shall be planted within 25 feet of the base of the transmission structure. Vehicular access for Austin Energy trucks and equipment is to be maintained at all times within the easement. Austin Energy will not be responsible for damage and/or removal of vegetation within the easement.
- Owner may not place, erect, construct or maintain within the electric transmission easement:
 - Any permanent structures, including, but not limited to habitable structures such as homes, mobile homes, garages, or offices,
 - Any structure of any kind in such proximity to the electric transmission or distribution lines, poles, structures, towers, or appurtenant facilities as would constitute a violation of the National Electric Safety Code in effect at the time the structure is erected, nor
 - Any structures, including but not limited to, fences, storage sheds, drainage, filtration or detention ponds which would impair Austin Energy's access to the transmission easements or its lines, poles, structures, towers or appurtenant facilities in the easement
- The water and wastewater utility system serving this subdivision must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by Austin Water. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction.
- No lot shall be occupied until the structure is connected to the City of Austin water utility system and the privately maintained wastewater line in Westlake Cove.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 12TH DAY OF SEPTEMBER, 2018, A.D.

Jan S... JEREMY SIGMA, FOR
J. Rodney Gonzales, Director
Development Services Department

THE STATE OF TEXAS
THE 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 18 day of SEPT, 2018, A.D. at 4:47 o'clock P.m., duly recorded on the 18 day of SEPT, 2018, A.D. at 4:47 o'clock ...m., of said county and state in Document Number 201800247 Official Public Records of Travis County.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the 18 day of SEPT, 2018, A.D.

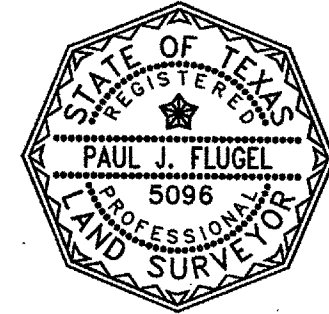
DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: Jeremy Wilson
Deputy
JEREMY WILSON



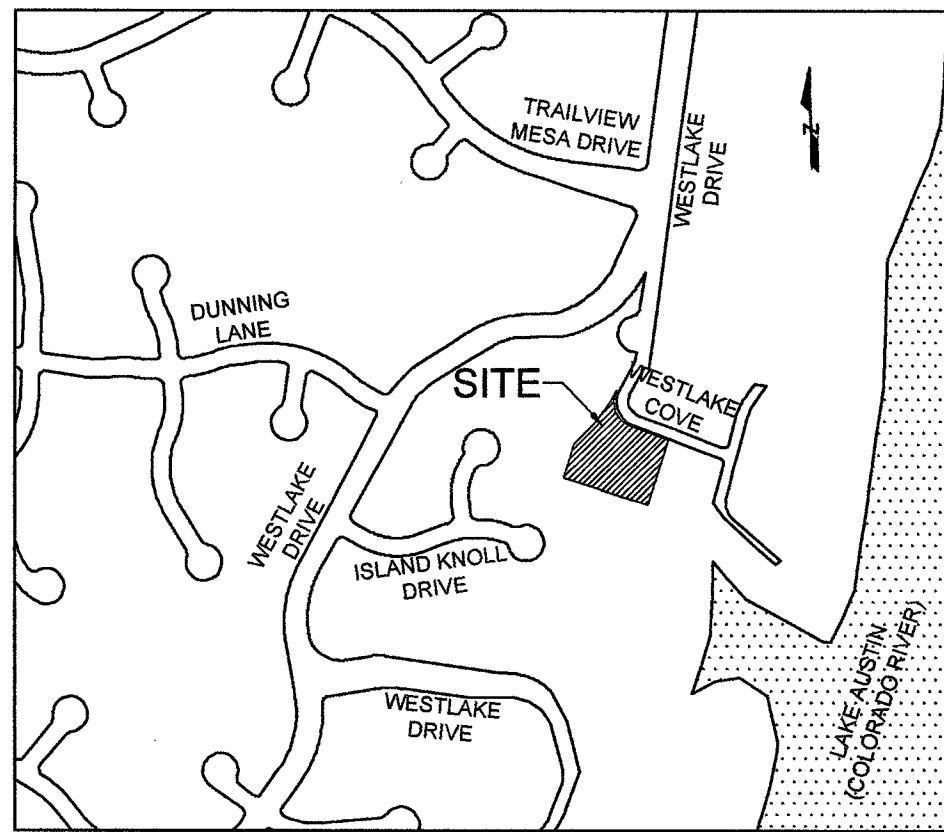
THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Paul J. Flugel, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with Chapter 25 and Chapter 30 of the City of Austin/Travis County Subdivision Regulations, and is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.



Paul J. Flugel 6/21/2018
Paul J. Flugel - RPLS #5096 Date
WF Land Solutions
Firm No. 10193837
(512)633-3996

PLAT PREPARATION DATE: 6-19-2018
APPLICATION SUBMITTAL DATE: 3-23-2018



VICINITY MAP
(NOT TO SCALE)

WESTLAKE COVE

MARCH, 2018
PROJECT NO. 566-001

WF LAND SOLUTIONS
FIRM NO. 10193837



ENGINEERING & DESIGN

FIRM # F-15324
2007 S 1ST STREET, SUITE 103
AUSTIN, TEXAS 78704
(512)394-1900

SHEET
2 OF 2

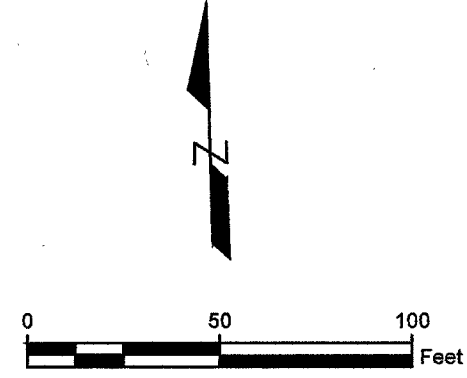
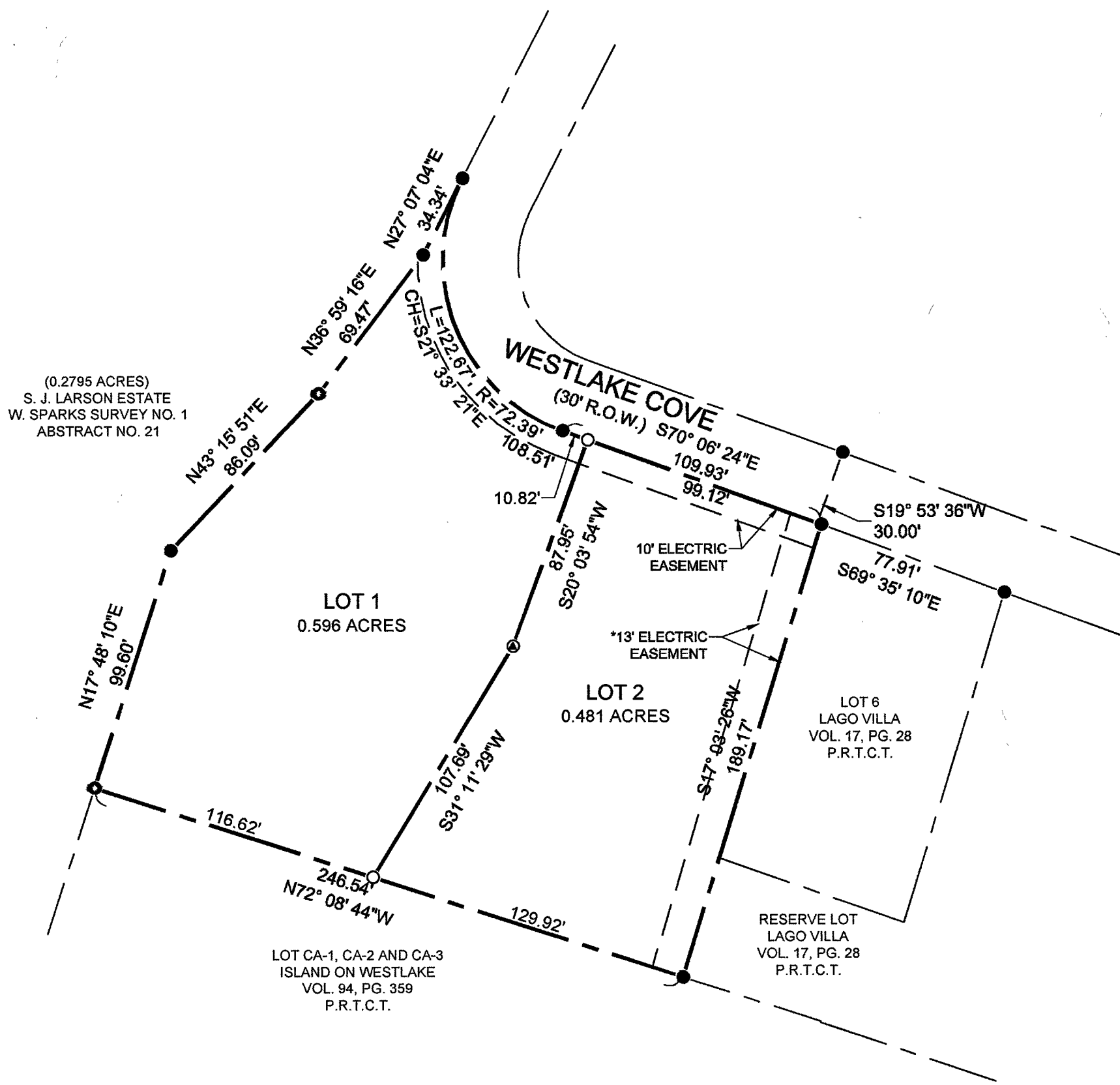
APPLICATION DATE: 3-23-2018 **C8-2018-0042.0A**

9/18/18

\$ 75⁰⁰

201800247

AMENDED PLAT OF LOTS 4 & 5, LAGO VILLA, A SUBDIVISION IN TRAVIS COUNTY, TEXAS



LEGEND	
●	IRON ROD FOUND (SIZE NOTED)
⊙	IRON PIPE FOUND (SIZE NOTED)
○	CAPPED 1/2" IRON ROD SET STAMPED "P FLUGEL 5096"
⊗	MAG NAIL SET
- - -	R.O.W. RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS

EASEMENT NOTE:

* EASEMENT DOCUMENT PREPARED AND CERTIFIED BY MARVIN GORDY, RPLS, OF AUSTIN ENERGY DATED FEBRUARY 19, 1998. RECORDING INFORMATION NOT AVAILABLE.

HORIZONTAL DATUM:

TEXAS STATE PLANE COORDINATES
NAD '83 (CENTRAL ZONE 4203)

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

That Robert J. Becker and spouse, Judy L. Becker, being owners of Lots 4 and 5, Lago Villa, a subdivision in Travis County, Texas, recorded in Book 17, Page 28, Plat Records, Travis County, Texas, having been conveyed in Volume 3694, Page 451, Deed Records, Travis County, Texas, do hereby amend said lots, comprising a total of 1.077 acres of land, for the sole purpose of relocating lot lines, pursuant to Chapter 212.016 of the Local Government Code, and in accordance with the attached map or plat, to be known as

AMENDED PLAT OF LOTS 4 AND 5, LAGO VILLA A SUBDIVISION IN TRAVIS COUNTY, TEXAS

subject to any easements and/or restrictions heretofore granted, and do hereby dedicate to the Public use of the streets and easements shown hereon.

WITNESS MY HAND this the 10th day of August, A.D. 2018.

Robert J. Becker
Robert J. Becker
558 Juniper Trl
Kingsland, TX 78639-4465

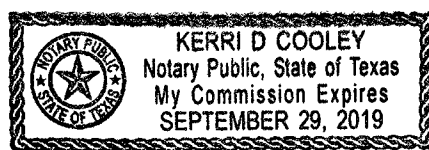
Judy L. Becker
Judy L. Becker
558 Juniper Trl
Kingsland, TX 78639-4465

THE STATE OF TEXAS
THE COUNTY OF TRAVIS Llano

Before me, the undersigned authority, on this day personally appeared Robert J. Becker, known to be the person or agent whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity stated.

Given under my hand and seal of office this the 10th day of August, 2018, A.D.

Kerri D Cooley
Notary Public in and for Travis County, Texas
Llano



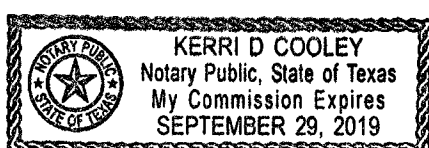
Kerri D Cooley 9-29-2019
Notary Public (printed name) Commission Expires

THE STATE OF TEXAS
THE COUNTY OF TRAVIS Llano

Before me, the undersigned authority, on this day personally appeared Judy L. Becker, known to be the person or agent whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity stated.

Given under my hand and seal of office this the 10th day of August, 2018, A.D.

Kerri D Cooley
Notary Public in and for Travis County, Texas
Llano



WESTLAKE COVE

MARCH, 2018
PROJECT NO. 566-001

WF LAND SOLUTIONS
FIRM NO. 10193837



ENGINEERING & DESIGN

FIRM # F-15324
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SHEET
1 OF 2

APPLICATION DATE: 3-23-2018 **C8-2018-0042.0A**