



PLAT DOCUMENT# 200000003

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: Lake Ridge Hieghts

OWNER'S NAME: Kevin McKay JR

RESUBDIVISION?(YES/NO) no

ADDITIONAL RESTRICTIONS/COMMENTS:

none

RETURN:

City of austin-Hector
Dev. Review and Inspection Dept.
P.O Box 1088
Austin Tx. 78767-8810

PLAT FILE STAMP

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

01-06-2000 10 39 AM 200000003
BAZANJ \$56 00
DANA DEBEAUVOIR ,COUNTY CLERK
TRAVIS COUNTY, TEXAS

\$56.00

1-06-2000

Doc # 200000003

CITY OF AUSTIN/TRAVIS COUNTY ON-SITE SEWAGE FACILITY PROGRAM
PLAT 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 CITY OF AUSTIN/TRAVIS COUNTY ON-SITE SEWAGE FACILITY PROGRAM.
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 CITY OF AUSTIN/TRAVIS COUNTY ON-SITE SEWAGE FACILITY PROGRAM.
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, PROCEDURE AND REGULATIONS MANUAL CHAPTER 12-4 OF THE CODE OF THE CITY OF AUSTIN.
6. THE ON-SITE SEWAGE FACILITIES SERVING THE LOTS IN THIS SUBDIVISION MUST BE PROFESSIONALLY DESIGNED.
7. THESE RESTRICTIONS ARE ENFORCEABLE BY THE CITY OF AUSTIN/TRAVIS COUNTY ON-SITE SEWAGE FACILITY PROGRAM AND/OR LOT OWNERS.

DAVID B. LOPEZ, R.S.

8-18-99
DATE

CHRIS MCCOMB, P.E.
AUSTIN MCCOMB COMMERCIAL, INC.
P.O. BOX 18058
AUSTIN, TEXAS 78760

8-17-99

THE 100-YEAR FLOOD PLAN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP NO. 48453C0245 E, FOR TRAVIS COUNTY, TEXAS, DATED JUNE 16, 1993.

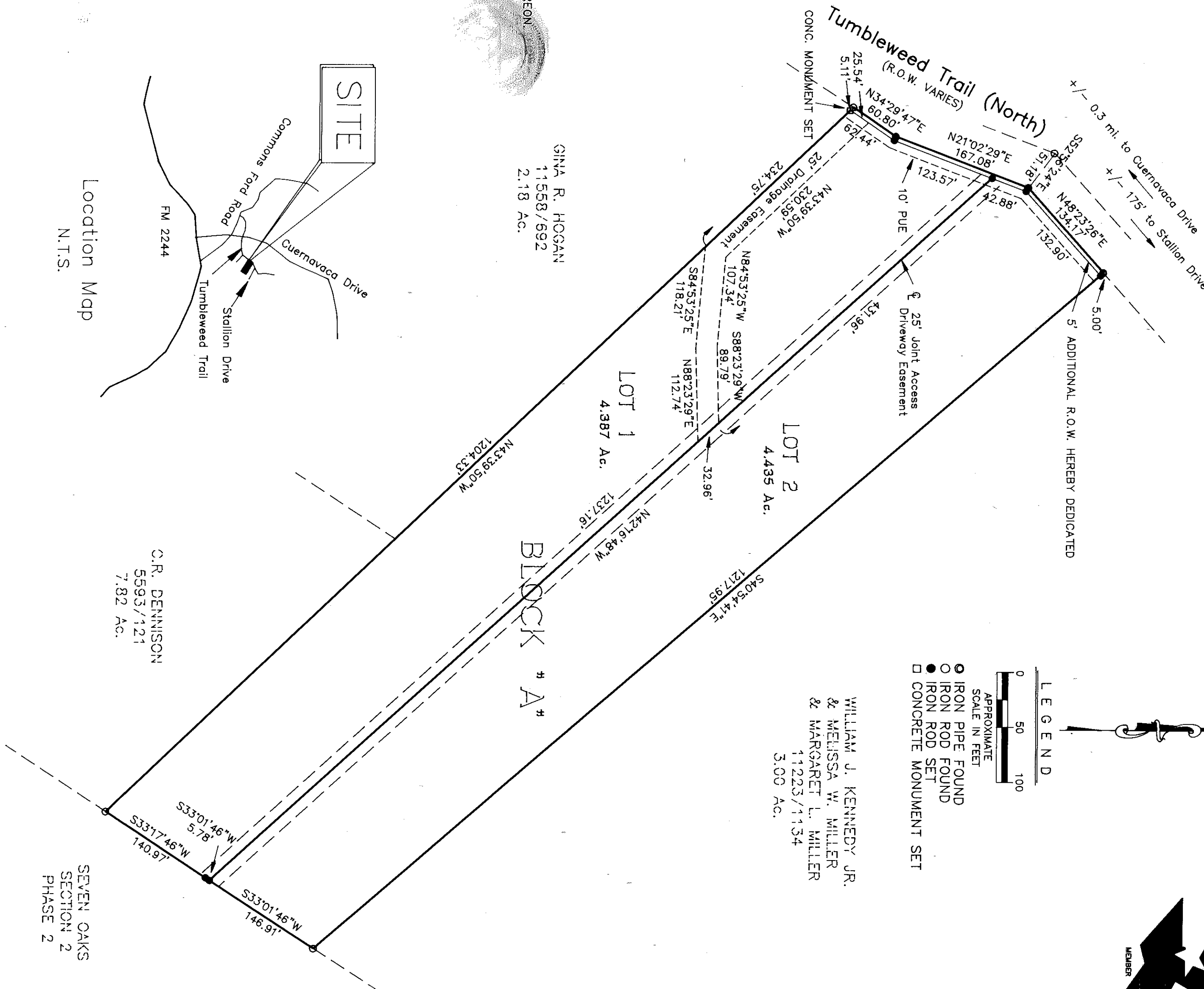
This is to certify that I am authorized to practice the profession of Surveying in the State of Texas, that I prepared/reviewed the plan/plat submitted herewith; that all information shown thereon is accurate and correct to the best of my knowledge as related to the engineering/surveying portions thereof; and said plan/plat complies with Title 13 of the Austin City Code of 1981, as amended, and all other applicable codes and ordinances.

Witness my hand this 21st day of July, 1999

Steve Womack
3DS, Inc.
9214 Robins Nest
Austin, Texas 78729



LAKE RIDGE HEIGHTS

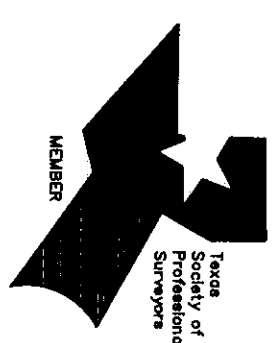


LEGEND

0 50 100
APPROXIMATE
SCALE IN FEET

- IRON PIPE FOUND
- IRON ROD FOUND
- IRON ROD SET
- CONCRETE MONUMENT SET

WILLIAM J. KENNEDY JR.
& MELISSA W. MILLER
& MARGARET L. MILLER
11223/1134
3.00 Ac.



3DS, Inc.
Land Surveyors
Subdivisions • Topographic
Construction • Commercial • Boundaries

9214 Robins Nest
Austin, Texas 78729

Three Dimensional Services
(512) 335-6300

LAKE RIDGE HEIGHTS

8.86 acres of land, out of the Robert Harvey Survey No. 723, in Travis County, Texas, being the same property conveyed to John T. Lawhon and wife, Mary Lawhon, by E.D. Bohls, et al, in deeds dated April 21, 1969, and October 27, 1969, recorded in Volume 3656, Page 1243, and Volume 4280, Page 2136, of the Deed Records of Travis County, Texas.

Scale: 1" = 100'	Date: 7/20/99
Field Book: 101	Disk: 37 S
Drawn by: dmp/mjt	
File Name: MCKAY1.dwg	
Approved by: S.W.	
Project No.:	

C8-98-0188.0A

1-06-2000

Doc# 200000003

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That I, Nevin McKay, Jr., Trustee of Living Trust, owner of the tract of land described in warranty deed recorded in Volume 10642, Page 490, of the deed records of Travis County, Texas, same being 8.86 acres of land, out of the Robert Harvey Survey No. 723, in Travis County, Texas, do hereby subdivide said 8.86 acres of land and naming same "LAKE RIDGE HEIGHTS" in accordance with the accompanying plat, and do hereby dedicate to the public use all easements shown hereon, subject to any existing easements or restrictions, pursuant to Title 13 of the Austin City Code and Chapter 212, Texas Local Government Code.

Streets and

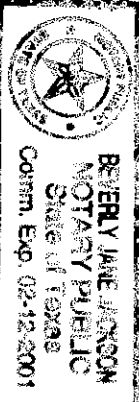
Witness my hand this 26 day of July, 1999

Nevin McKay, Jr.
2709 Vallarta Lane
Austin, Texas 78733

This instrument acknowledged before me on the 26 day of July, 1999

Beverly Jane Jackson
Notary Public

My Commission expires: 02-12-2001



ACCEPTED AND AUTHORIZED FOR RECORD by the Planning Commission of the City
of Austin on the 19 day of September A.D. 1999
CITY OF TRAVIS, TEXAS

CHAMBERSON

SECRETARY

APPROVED FOR ACCEPTANCE:

Alice Glasco
Alice Glasco, Director
DEVELOPMENT REVIEW AND INSPECTION DEPARTMENT

STATE OF TEXAS
COUNTY OF TRAVIS
THIS SUBDIVISION IS LOCATED WITHIN EXTRATERRITORIAL JURISDICTION OF
THE CITY OF AUSTIN ON THIS THE 19 DAY OF September.

I, Dana DeBeauvoir, Clerk of the County Court of Travis County, Texas, do hereby certify that on the 7 day of December, 1999 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 14, Page(s) 49. Witness my hand and seal of office this 4 day of January, 1999 2000.

By: *M. V. V. V.*
Deputy

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, OR OTHER PUBLIC THROUGHFARES OR ANY BRIDGES OR CULVERTS NECESSARY TO BE PLACED ON SUCH ROADS, STREETS, OR OTHER PUBLIC THROUGHFARES SHALL BE THE RESPONSIBILITY OF THE OWNERS AND/OR THE DEVELOPERS OF THE TRACT OF LAND COVERED BY THIS PLAT AND IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, AND SAID COURT ASSUMES NO OBLIGATION TO BUILD ANY PART OF THE STREETS, ROADS, OR PUBLIC THROUGHFARES OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

THE ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF THE ROADS AND STREETS IN THIS SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET MARKING SIGNS, AS THIS IS CONSIDERED TO BE A PART OF THE DEVELOPERS CONSTRUCTION, BUT THAT ERECTING SIGNS FOR TRAFFIC CONTROL SUCH AS FOR SPEED LIMITS AND STOP AND YIELD SIGNS, SHALL REMAIN THE RESPONSIBILITY OF THE COUNTY.

STATE OF TEXAS

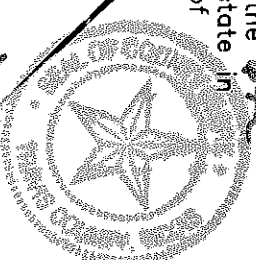
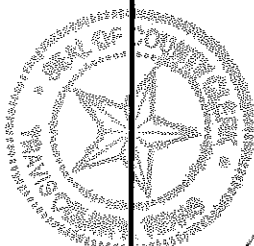
COUNTY OF TRAVIS

I, Dana DeBeauvoir, Clerk of Travis County, Texas, do hereby certify that the foregoing instrument of writing and its certification of authentication was filed for record in my office on the 6 day of January, 1999, at 10:30 clock A.M., and duly recorded on the 6 day of January, 1999, at 10:30 clock A.M., in Book 14, Page(s) 49. Witness my hand and seal of office this 6 day of January, 1999 2000. Official Records of Travis County

By: *D. DeBeauvoir*
Deputy

Filed for record at 10:30 clock A.M., this the 6 day of January 1999, 2000

By: *J. Jagan*
Deputy



LAKE RIDGE HEIGHTS

NOTES:

- No Lot will be occupied until the structure is connected to Travis County Water District Number 18 water system.
- No lot will be occupied until the structure is serviced with an approved wastewater disposal system in accordance with Travis County Health Department Specifications.
- Prior to construction, except detached single family on any lot in this subdivision, a site development permit must be obtained from the City of Austin.
- Travis County Development Permit required prior to any site development.
- The owner/developer of this subdivision/lot shall provide the City of Austin Electric Utility Department 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 13-7 of the City of Austin Land Development Code.
- The owner shall be responsible for installation of temporary erosion control, revegetation and tree protection for Electric Utility work required to provide electric service to this project. This Electric Utility work shall also be included within the limits of construction for this project.
- This project is located in the Lake Austin watershed, is classified as Water Supply Rural and shall be developed, constructed and maintained in conformance with the terms and conditions of the City Land Development Code.
- 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 owners sole expense if plans to construct this subdivision do not comply with such codes and requirements.
- Erosion/Sedimentation controls are required for all construction on each lot, including single family and duplex construction, pursuant to LDC Section 13-7-14, and the Environmental Criteria Manual.
- This subdivision plot was approved and recorded before the construction and acceptance of streets and other subdivision improvements. Pursuant to the terms of a Subdivision Improvements Agreement between the subdivider and the City of Austin, Dated December 19, 1999, the subdivider is responsible for the construction of all improvements needed to serve the lots within the subdivision. This responsibility may be assigned in accordance with the terms of that agreement. For the Subdivision Improvements Agreement pertaining to this subdivision, see separate instrument recorded in Book 14, Page 49, in the Deed Records of Travis County, Texas.
- Sidewalks along Turnbowed Trail are required to be constructed by the property owner after the abutting roadway is improved and concrete curbs are in place. 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.
- For the purpose of compliance with requirements of the 1996 City Land Development Code, construction on slopes in excess of 15% is restricted to that allowed by Section 13-2-590. Each lot in this subdivision has slopes over 15%. The location of these slopes is shown on the approved topographic/slope map with impervious cover data on file at the City of Austin.
- For the purpose of compliance with the water quality control requirements of the 1996 City Land Development Code Section 13-7-19, the impervious cover for this subdivision is hereby restricted to 20% of the net site area within the project which is 43,281 square feet.
- Except in conformance with City LDC Section 13-7-16 cut and fill within the subdivision shall not exceed four feet from existing ground or unless a variance is granted by the City Planning Commission.
- All lots in this subdivision are restricted to one single family or duplex unit per lot.
- AN ADMINISTRATIVE WAIVER HAS BEEN GRANTED FROM SEC. 13-1-18.1 OF THE LAND DEV. CODE.
- A waiver from stormwater detention requirements was granted for this subdivision on 9-13-99 (date) by the City of Austin Department of Public Works and Transportation, Stormwater Management Division
- No construction in this subdivision may impede or block the flow of storm runoff which enters this subdivision from off-site.
- All drainage easements on private property shall be maintained by the owner or his/her assigns.
- Property owner or his/her assigns shall provide for access to the drainage easement as may be necessary and shall not prohibit access by the City of Austin and Travis County for inspection or maintenance of said easement.
- For a minimum travel distance of 25' from the roadway edge, driveway grades may exceed 14% only with specific approval of surface and geometric design proposals by the City of Austin.
- 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 and Travis County.
- A variance to Section 25-8-201 of the Land Development Code, was granted by the Planning Commission on September 14, 1999 (date).
- Access to Turnbowed Trail for lots in this subdivision is restricted to the 25 foot joint access easement as shown hereon, see Document # 200001484 of the Official Records of Travis County.
- The seller is required to provide to the occupant of each lot, at the time of occupancy, a homeowner environmental education packet that has been approved by the City of Austin Watershed Protection Department.
- THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBS, AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP EASEMENTS CLEAR. THE UTILITY WILL REFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 13-7, ARTICLE II OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

STORMWATER RUNOFF FROM ADJACENT PROPERTIES INTO THIS SUBDIVISION SHALL BE CONVERTED BY SHEET FLOW OR OTHER APPROVED METHODS.

Doc# 200001484
C8-98-0188.0A

Scale: 1" = 100' Date: 7/20/99
Field Book: 101 Disk: 37 S
Drawn by: *ginsinger*
File Name: MCKAY1.dwg
Approved by: S.W.
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SHEET
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