

Hilltop Haven

Lot 3 Bob Wire Rd, Spicewood, TX 78669
5.84 Acres | Travis County



Property Features

- Panoramic views
- Mature oak trees
- Lake Travis ISD
- 9 miles to Hill Country Galleria



Click or scan



Jan Gunter, REALTOR®
Accredited Land Consultant

512-944-0572

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JanGunterRealty.com

KELLERWILLIAMS
LAND

kw AUSTIN
KELLERWILLIAMS. REALTY



Description

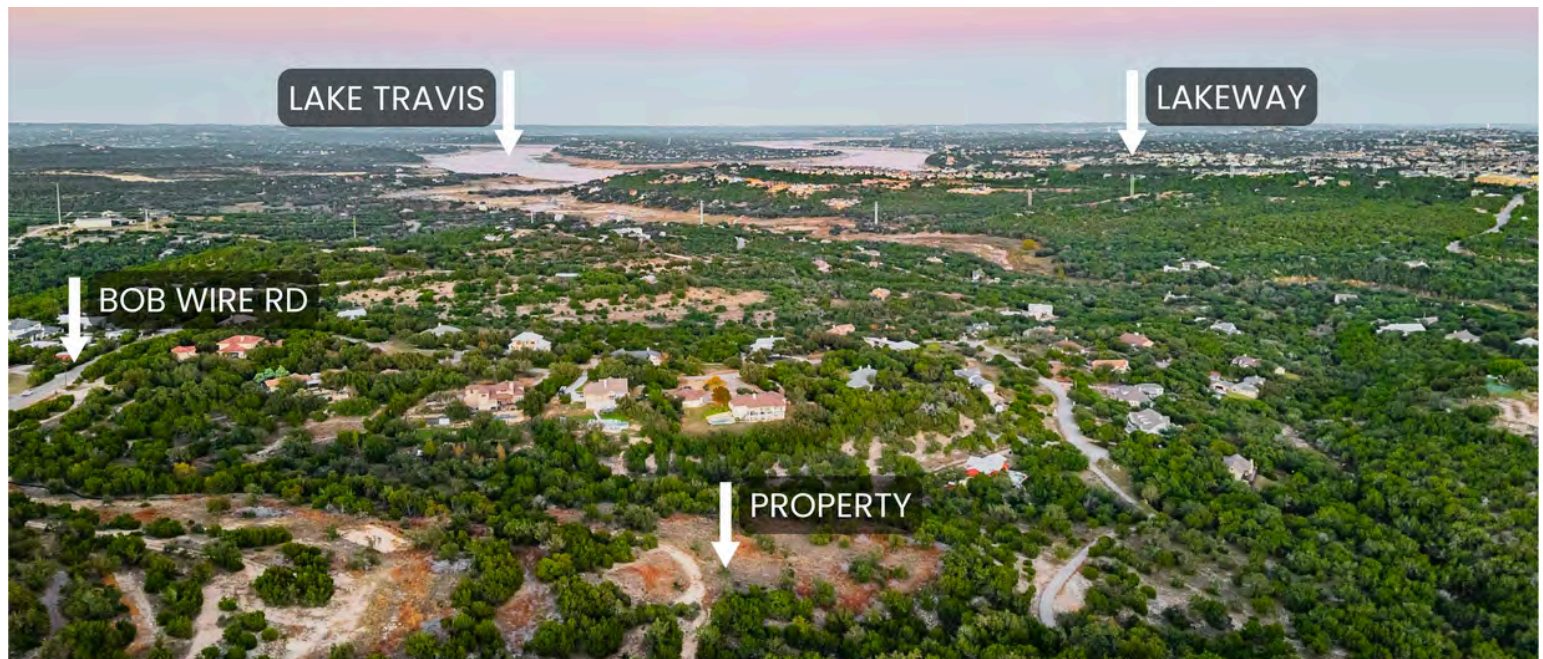
Discover the possibilities of this premium 5.84-acre property, ideally situated between Spicewood and Lakeway in the highly rated Lake Travis ISD. The lot offers breathtaking panoramic views of the Hill Country and a potential second-floor vista of Lake Travis from your future custom home. This lush property is rich with potential, providing multiple ideal building sites and exceptional design opportunities. The primary build site is a level, blank slate for your home with a view. Enjoy gorgeous sunrises and sunsets, with the stars shining bright at night.

The land is sloped and terraced, and drops off at the property line, guaranteeing unparalleled privacy with no rear neighbors and preserving unobstructed views of the surrounding natural beauty. This rare gem offers the perfect combination of seclusion and convenience. Just minutes from Pace Bend Park and Lake Travis, with easy access to the Hill Country Galleria Mall, shopping in Bee Cave and Lakeway, healthcare facilities, entertainment, and a wide selection of restaurants.

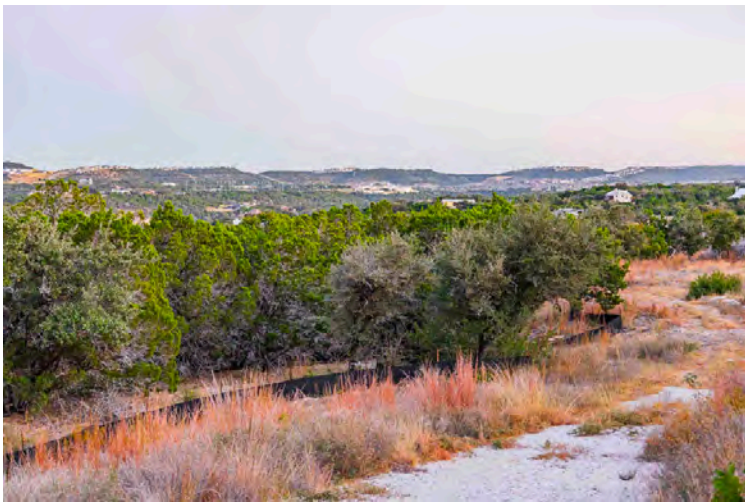
The lot is adorned with majestic, mature oak trees and has been recently platted. Thoughtful deed restrictions allow for horses, further enhancing the possibilities for your custom estate. This is a truly unique opportunity to create a luxury home in one of the most beautiful areas of the Texas Hill Country.

UTILITIES - Electricity is available at the road. Water well and septic are needed.

TAXES - Travis County, Lake Travis ISD. 2023 taxes were \$8,840.

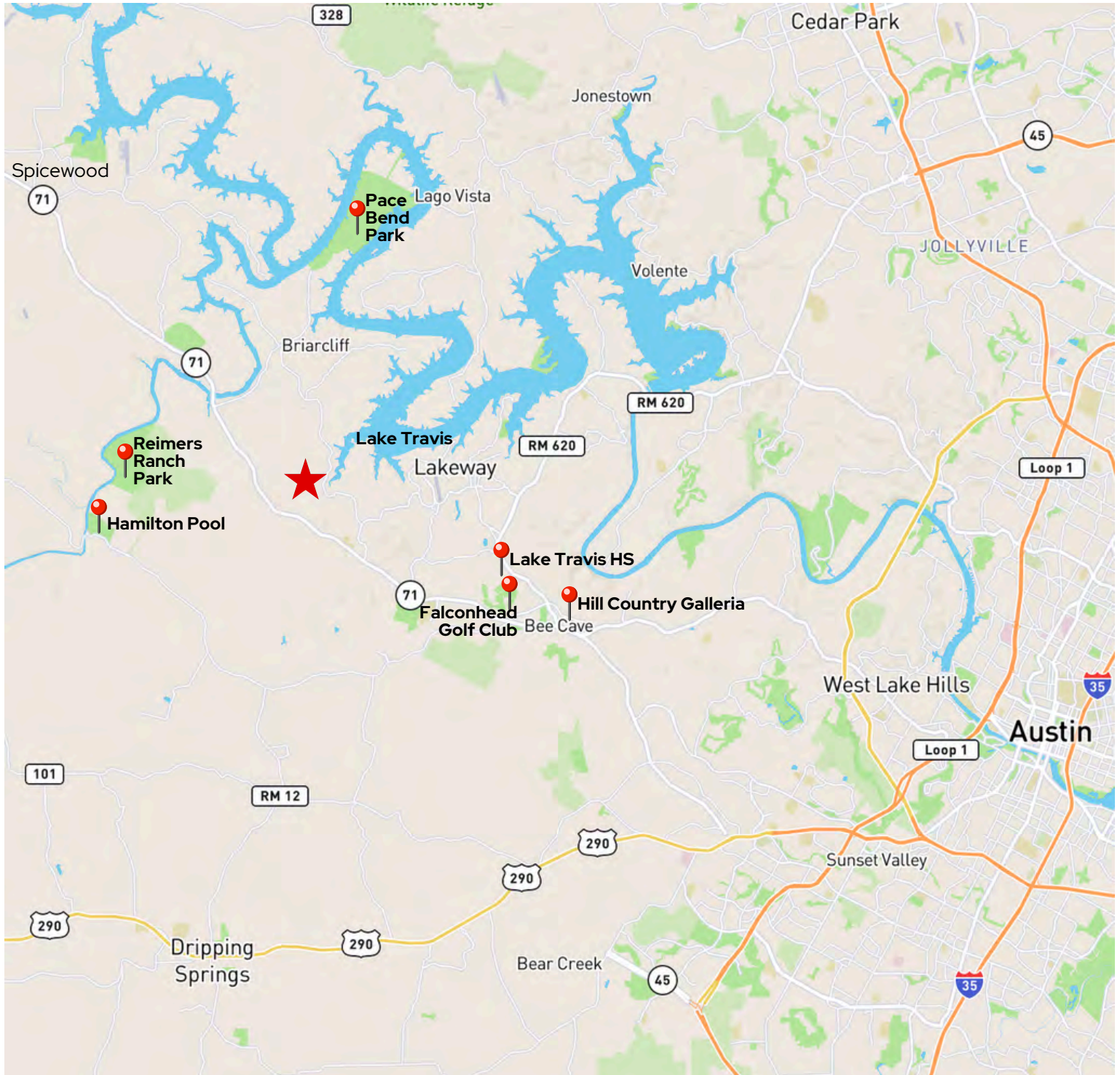


Photos



Location

- 1 mile to Hwy 71
- 9 miles to Hill Country Galleria in Bee Cave
- 9 miles to Lake Travis High School
- 24 miles to downtown Austin
- 30 miles to Austin-Bergstrom International Airport

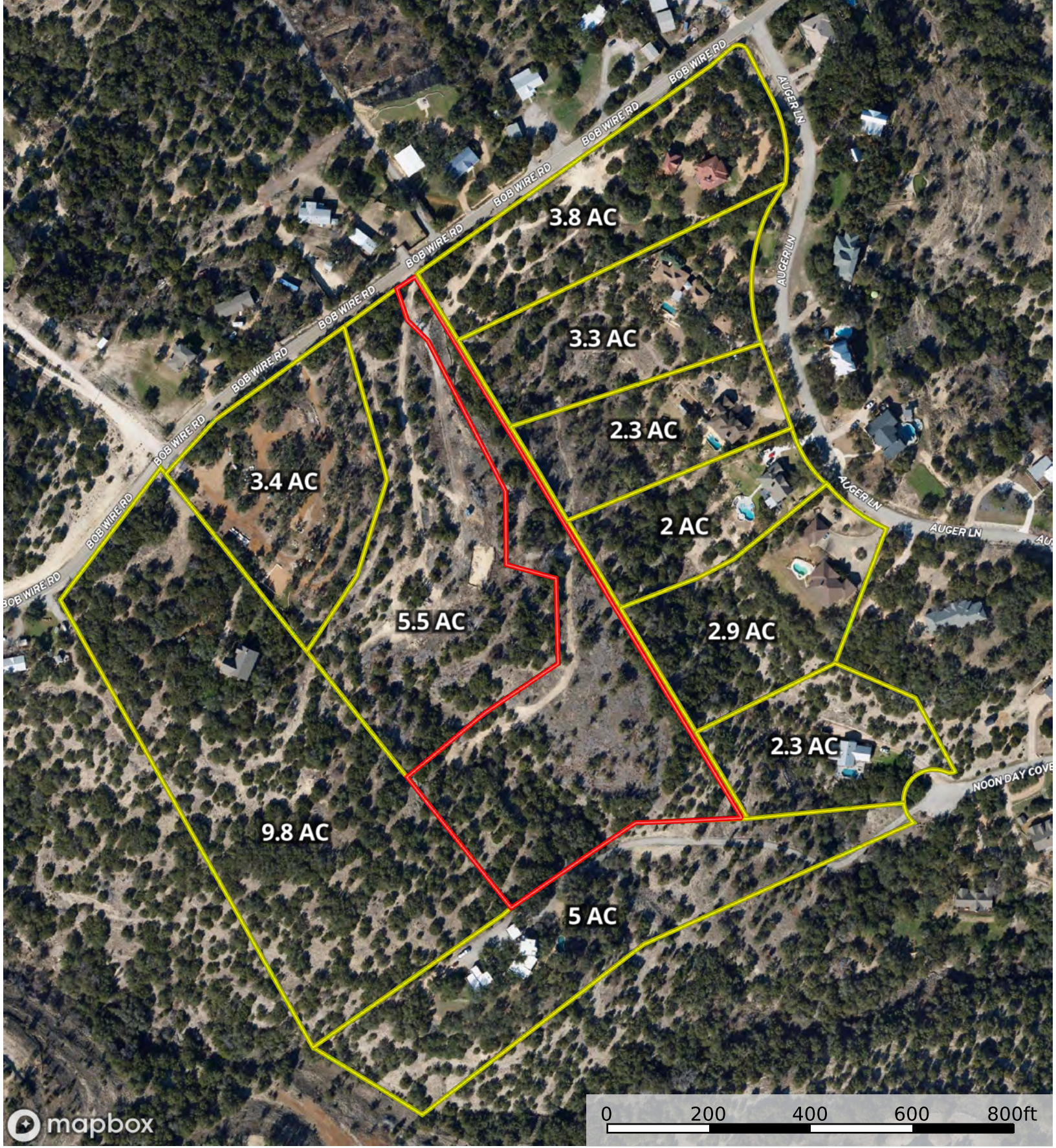




Boundary

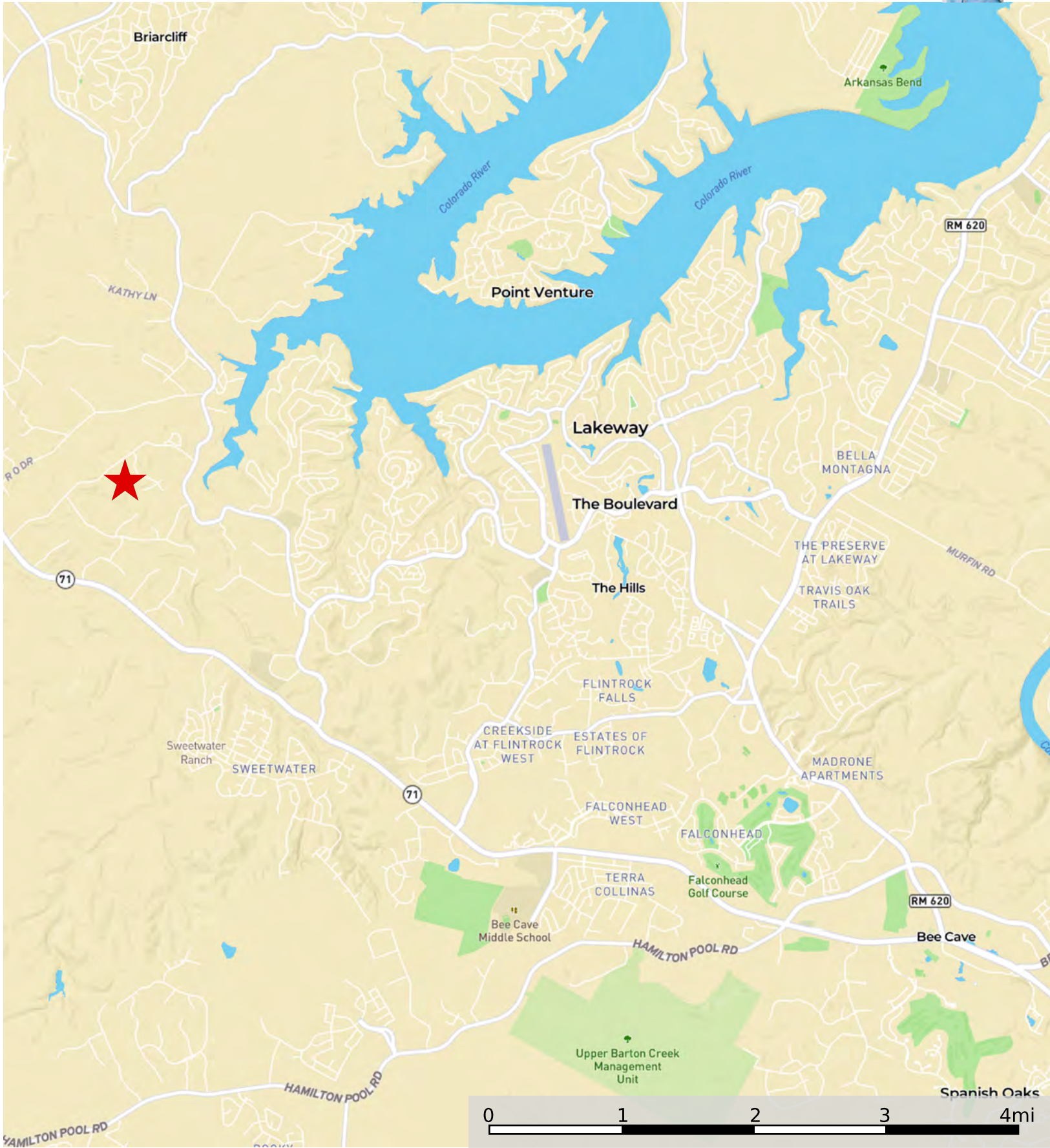


Boundary



Boundary Neighbor

Schorr - 4115 Lot 3 Bob Wire Rd, Spicewood, TX
Travis County, Texas, 5.84 AC +/-



Boundary

Schorr - 4115 Lot 3 Bob Wire Rd, Spicewood, TX
Travis County, Texas, 5.84 AC +/-



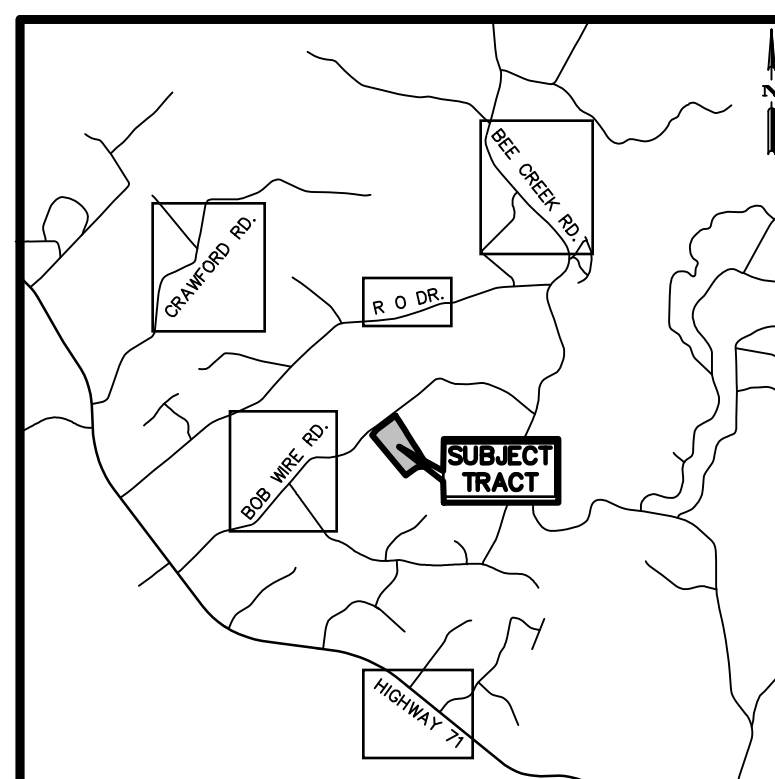
TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS. BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD. THIS CAN AFFECT THE VALUE OF YOUR PROPERTY. TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY THE SUBDIVIDER, OR THEIR REPRESENTATIVES.

FINAL PLAT

LITTLE BIRD TERRACE

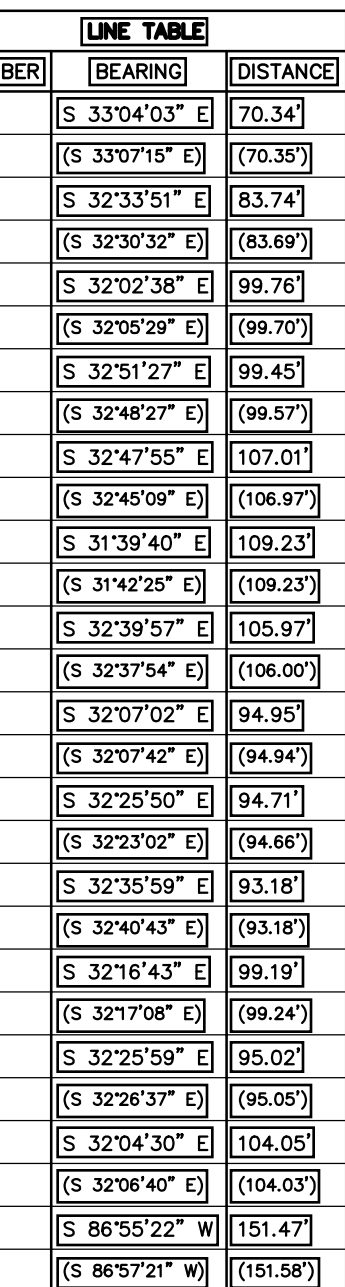
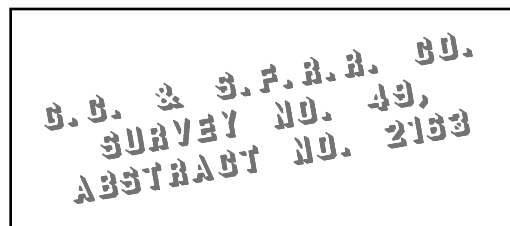
A REVISED PLAT OF LOTS 1-11, BLOCK A, LAS TERRAZAS,
AS RECORDED IN DOCUMENT NUMBER 200800038 OF THE
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS



VICINITY MAP
[NOT TO SCALE]

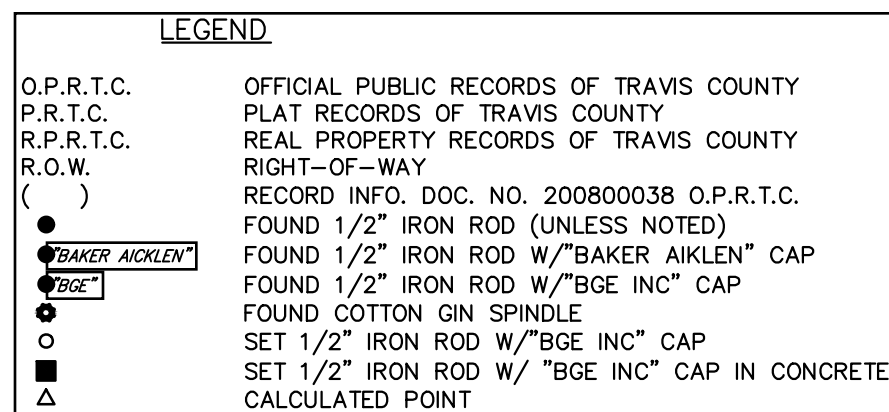


BGE, Inc.
101 W. Louis Henna Blvd., Suite 400
Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 10106502



LINE TABLE		
NUMBER	BEARING	DISTANCE
L15	S 86°17'06" W	70.54'
	(S 86°24'58" W)	(70.86')
L16	S 54°38'22" W	127.95'
	(S 54°28'50" W)	(127.76')
L17	N 52°54'27" E	75.17'
	(N 54°53'49" E)	(75.18')
L18	S 19°46'41" E	66.13'
L19	S 46°09'04" E	58.05'
L20	S 54°38'22" W	50.00'
L21	S 54°38'22" W	50.19'
L22	S 54°38'21" W	27.77'
L23	N 40°18'13" W	70.58'
L24	N 56°22'25" W	13.14'
L25	N 67°05'41" W	9.65'
L26	N 78°10'13" W	20.58'
L27	N 50°10'29" W	62.54'
L28	N 65°31'55" W	40.59'
L29	N 45°23'40" W	59.27'
L30	N 49°22'24" E	50.17'
L31	S 45°23'40" E	46.22'
L32	S 65°31'55" E	38.45'
L33	S 50°10'29" E	56.81'
L34	S 78°10'13" E	12.97'
L35	S 67°05'41" E	19.19'
L36	S 56°22'25" E	24.89'
L37	S 40°18'13" E	81.96'

BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 0.9999014349



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LITTLE BIRD TERRACE

A REVISED PLAT OF LOTS 1-11, BLOCK A, LAS TERRAZAS,
AS RECORDED IN DOCUMENT NUMBER 200800038 OF THE
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, JULIE PEELER, THE UNDERSIGNED OWNER OF 14.802 ACRES OF LAND OUT OF THE G.C. & S.F. R.R. CO. SURVEY NO. 49, ABSTRACT NO. 2163 OF TRAVIS COUNTY, TEXAS, BEING ALL OF LOTS 1-11, BLOCK A, LAS TERRAZAS, A SUBDIVISION AS RECORDED IN DOCUMENT NUMBER 200800038 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED TO ME BY DEED RECORDED IN DOCUMENT NUMBER 2010082805 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 14.802 ACRES SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LITTLE BIRD TERRACE", A SUBDIVISION OF THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAKEWAY, TRAVIS COUNTY, TEXAS; SAID LOTS 1-11 OF SAID LAS TERRAZAS HAVING BEEN VACATED BY DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; I DO HEREBY RESUBDIVIDE SAID 14.802 ACRES OF LAND TO BE KNOWN AS "LITTLE BIRD TERRACE", PURSUANT TO TEXAS LOCAL GOVERNMENT CODE 232, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, PUBLIC EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

WITNESS MY HAND, THIS THE ____ DAY OF _____, 20____, A.D.

JULIE PEELER
415 N. WESTRIDGE ROAD
PLAINVIEW, TX 79072

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JULIE PEELER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

FLOOD PLAIN NOTE:

NO PORTION OF THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48453C0385J, REVISED JANUARY 22, 2020.

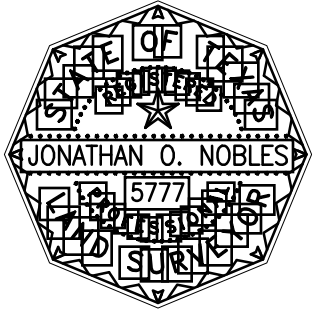
I, THE UNDERSIGNED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THAT ALL REQUIRED DOCUMENTS ENCLOSED ARE ACCURATE AND COMPLETE AND THAT THE PROVISIONS CONTAINED ON THIS PLAT COMPLY WITH ALL CHAPTER 482 TRAVIS COUNTY SUBDIVISION REGULATIONS AND THE DEVELOPMENT ORDINANCES AND DRAINAGE POLICIES ADOPTED BY THE CITY OF LAKEWAY AND OTHER FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS IN EFFECT ON THIS DATE.

DATED: _____

BRIAN FALTESEK, P.E.
LICENSE NO. 105982
LJA ENGINEERING, INC.
7500 RIALTO BLVD., BUILDING II, SUITE 100
AUSTIN, TEXAS 78735
(512) 439-4700

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 ALL CHAPTER 482 TRAVIS COUNTY SUBDIVISION REGULATIONS AND THE DEVELOPMENT ORDINANCES ADOPTED BY THE CITY OF LAKEWAY, AND WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

DATED: 09/29/2021



JONATHAN O. NOBLES, R.P.L.S.
REGISTRATION NO. 5777
BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728

WATERWAY BUFFER ZONE PLAT NOTE:

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 L.C.R.A. RULES, MAY BE PLACED OR PERFORMED WITHIN THE EASEMENT WITHOUT SPECIFIC PRIOR AUTHORIZATION AND APPROVAL IN WRITING FROM THE L.C.R.A., ITS SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH AUTHORITY TO PERMIT SUCH IMPROVEMENTS 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 L.C.R.A., ITS SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH PROPER AUTHORITY.

LOWER COLORADO RIVER AUTHORITY

DATE

TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM PLAT NOTES:

- 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.
- THIS SUBDIVISION IS SUBJECT TO ALL THE TERMS AND CONDITIONS OF CHAPTER 448, TRAVIS COUNTY CODE, RULES OF TRAVIS COUNTY, TEXAS, FOR ON-SITE SEWAGE FACILITIES. THESE RULES REQUIRE, AMONG OTHER THINGS, THAT A CONSTRUCTION PERMIT BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE CONSTRUCTED, ALTERED, MODIFIED, OR REPAIRED IN THE SUBDIVISION AND THAT A LICENSE TO OPERATE BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE OPERATED IN THE SUBDIVISION.
- EACH RESIDENTIAL LOT IN THIS SUBDIVISION IS RESTRICTED TO NO MORE THAN ONE SINGLE FAMILY DWELLING PER ACRE.
- THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

BRANDON COUCH, D.R. #OS0029465
ON-SITE WASTEWATER, TRAVIS COUNTY TNR

DATE

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CODE OFFICIAL OF THE CITY OF LAKEWAY, TEXAS, IN ACCORDANCE WITH THE DEVELOPMENT ORDINANCES OF THE CITY, AND IS HEREBY APPROVED AND AUTHORIZED FOR RECORD.

CODE OFFICIAL
CITY OF LAKEWAY, TEXAS

DATE

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.

DATED: _____

CHAIRPERSON
ZONING AND PLANNING COMMISSION

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

DATED: _____

MAYOR, CITY OF LAKEWAY, TEXAS

ATTEST:

CITY SECRETARY

PLAT NOTES:

- THIS SUBDIVISION IS LOCATED IN TRAVIS COUNTY AND CITY OF LAKEWAY E.T.J.
- WATER SERVICE WILL BE PROVIDED BY INDIVIDUAL ON-SITE WELLS APPROVED FOR HUMAN CONSUMPTION. WASTEWATER SERVICE WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES. ELECTRIC SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE, INC. TELEPHONE SERVICE WILL BE PROVIDED BY AT&T. ORGANIZED GAS SERVICE WILL NOT BE PROVIDED.
- NO STRUCTURE SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED PRIVATE INDIVIDUAL SEWAGE DISPOSAL SYSTEM AND UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY.
- NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF LAKEWAY, TRAVIS COUNTY AND L.C.R.A. DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.
- 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 L.C.R.A. WATERSHED MANAGEMENT AT 1-800-776-5272, EXTENSION 2324 FOR MORE INFORMATION.
- A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
- DEVELOPMENT WITHIN A WATERWAY BUFFER ZONE IS PROHIBITED EXCEPT AS FOLLOWS OR AS PROVIDED IN THE TRAVIS COUNTY CODE:
(I.) A FENCE IS PERMITTED ONLY IF IT DOES NOT OBSTRUCT FLOOD FLOWS.
(II.) A PARK OR SIMILAR OPEN SPACE USE, OTHER THAN A PARKING LOT, IS PERMITTED ONLY IF A PROGRAM OF FERTILIZER, PESTICIDE, AND HERBICIDE USE IS APPROVED. PARK DEVELOPMENT IS LIMITED TO HIKING, JOGGING, OR WALKING TRAILS AND OUTDOOR FACILITIES, AND EXCLUDES STABLES AND CORRALS FOR ANIMALS.
(III.) ALONG LAKE TRAVIS A BOAT DOCK, PIER, WHARF, OR MARINA AND NECESSARY ACCESS AND APPURTENANCES IS PERMITTED.
(IV.) A UTILITY LINE MAY CROSS A WATERWAY BUFFER ZONE.
(V.) DETENTION BASINS AND FLOODPLAIN ALTERATIONS ARE PERMITTED IF THE REQUIREMENTS OF SECTION 82.207 AND THE OTHER PROVISIONS OF THIS CHAPTER ARE MET.
(VI.) A MINOR WATERWAY BUFFER ZONE MAY CROSSED BY A RESIDENTIAL OR COMMERCIAL STREET OR DRIVEWAY IF NECESSARY TO PROVIDE ACCESS TO PROPERTY THAT CANNOT OTHERWISE BE SAFELY ACCESSED.
(VII.) ALL STREET AND UTILITY CROSSINGS SHALL BE DESIGNED AND CONSTRUCTED TO MINIMIZE POLLUTION OF THE WATERWAY TO THE GREATEST EXTENT PRACTICABLE.
- PUBLIC UTILITY EASEMENTS AS DEDICATED AND SHOWN ON PLAT SHALL ALSO FUNCTION AS DRAINAGE EASEMENTS AND BE FREE OF OBSTRUCTIONS.
- EACH LOT IS RESTRICTED TO ONE SINGLE FAMILY RESIDENCE.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION).
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
- 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 FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
- THIS PLAT IS SUBJECT TO THE TRAVIS COUNTY 2016 WATER QUALITY RULES.
- NO CUT OR FILL ON ANY LOT MAY EXCEED EIGHT FEET, EXCLUDING DRIVEWAYS, A BUILDING STRUCTURE'S FOOTPRINT, OR A PARKING AREA FOOTPRINT, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
- AS DEPICTED ON THE PLAT, EACH PROTECTIVE EASEMENT FROM A CRITICAL ENVIRONMENTAL FEATURE, INCLUDING A CAVE, SINKHOLE, POINT RECHARGE FEATURE, BLUFF, CANYON RIMROCK FEATURE, WETLAND, AND SPRING MUST REMAIN IN ITS EXISTING, UNDEVELOPED, NATURAL STATE. NATURAL VEGETATIVE COVER MUST BE RETAINED. CONSTRUCTION ACTIVITIES, WASTEWATER DISPOSAL, AND WASTEWATER IRRIGATION ARE PROHIBITED WITHIN A PROTECTIVE EASEMENT. A RESIDENTIAL LAWN OR TRAIL IS ALLOWED IF IT IS LOCATED AT LEAST 50 FEET FROM THE EDGE OF A CRITICAL ENVIRONMENTAL FEATURE IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
- AS DEPICTED ON THE PLAT, THE SETBACK AREA IDENTIFIED FOR EACH WATERWAY IS A PROTECTIVE EASEMENT THAT MUST REMAIN UNDEVELOPED AND ACTIVITIES MUST BE LIMITED WITHIN THE EASEMENT. THE PROTECTIVE EASEMENT MUST REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, AND OTHER ALTERATIONS EXCEPT WHEN SPECIFICALLY APPROVED IN A TRAVIS COUNTY DEVELOPMENT PERMIT.
- BEFORE BEGINNING CONSTRUCTION ACTIVITIES ON A SUBDIVISION LOT, THE OWNER MUST OBTAIN A TRAVIS COUNTY DEVELOPMENT PERMIT AND, WHEN APPLICABLE, OBTAIN AND IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWP3). THE SWP3 REQUIRES IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORM WATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
- THE OWNER IS RESPONSIBLE FOR MAINTAINING AND OPERATING ALL PERMANENT WATER QUALITY CONTROLS IN COMPLIANCE WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE TRAVIS COUNTY CODE.
- AN ACTIVITY THAT MAY ADVERSELY AFFECT A TREE OF EIGHT INCHES OR MORE IN TRUNK DIAMETER (MEASURED AT FOUR FEET HEIGHT ABOVE THE GROUND) IN A RIGHT-OF-WAY ACCEPTED FOR MAINTENANCE BY TRAVIS COUNTY MUST COMPLY WITH ALL STANDARDS AND REQUIREMENTS IN THE TRAVIS COUNTY CODE.
- THE WATER SUPPLY FOR THIS SUBDIVISION WILL BE SERVED BY INDIVIDUALLY-OWNED GROUNDWATER WELLS. WATER WELLS IN THIS AREA HAVE DEMONSTRATED HISTORICALLY THAT WATER MAY OR MAY NOT BE READILY AVAILABLE AT ALL TIMES. INFORMATION ON THE AVAILABLE SUPPLY OF GROUNDWATER AND ITS QUALITY IS AVAILABLE TO PROSPECTIVE PURCHASERS OF LOTS IN THIS SUBDIVISION IS AVAILABLE IN THE OFFICE OF THE COUNTY CLERK OF TRAVIS COUNTY GOVERNMENT COUNTY, TEXAS (482.204(C)(25)(D)).
- THE DRILLING OF MORE THAN ONE WELL ON EACH LOT IS PROHIBITED UNLESS APPROVED BY THE COUNTY. THE WELL MUST BE DRILLED AND OPERATIONAL BEFORE PREMISES ARE OCCUPIED. WELLS CAN ONLY BE COMPLETED IN THE TRINITY OR EDWARDS AQUIFERS. WELLS CANNOT BE COMPLETED IN THE COLORADO RIVER ALLUVIUM.
- A RAINWATER HARVESTING SYSTEM PROVIDING STORAGE OF AT LEAST 2500 GALLONS OF POTABLE OR NON-POTABLE WATER MUST BE INSTALLED ON EACH LOT WHEN A STRUCTURE IS ERECTED THERE. NOTIFICATION OF INSTALLATION OF THE RAINWATER SYSTEM MUST BE MADE TO THE COUNTY HYDROGEOLOGIST.
- FURTHER SUBDIVISION OF LOTS IS PROHIBITED FOLLOWING THE FILING OF THE PLAT; AND
- THE USE OF GROUNDWATER FROM A WELL IN THE SUBDIVISION TO SUPPLY LAND OUTSIDE THE SUBDIVISION IS PROHIBITED, EXCEPT IN THE EVENT OF FIRE OR OTHER EMERGENCY THE COUNTY DETERMINES TO BE TEMPORARY.
- THE JOINT USE ACCESS EASEMENT SHOWN HEREON WILL BE OWNED AND MAINTAINED BY THE OWNERS OF LOTS 2 AND 3. THE EASEMENTS RIGHTS AND PRIVILEGES SHALL BE USED ONLY FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER, THROUGH AND ACROSS THE EASEMENT TRACTS TO AND FROM LOTS 2 AND 3.
- A DRIVEWAY PERMIT IS REQUIRED FROM TRAVIS COUNTY PRIOR TO CONSTRUCTION OF ANY DRIVEWAY CONNECTING TO BOB WIRE ROAD.



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LITTLE BIRD TERRACE

A REVISED PLAT OF LOTS 1-11, BLOCK A, LAS TERRAZAS,
AS RECORDED IN DOCUMENT NUMBER 200800038 OF THE
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

THIS SUBDIVISION IS WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAKEWAY ON THIS THE _____ DAY OF _____, 20____.

CODE OFFICIAL

CITY OF LAKEWAY, TEXAS

EACH AND EVERY ON-SITE WASTEWATER FACILITY OUTSIDE OF THE LOWER COLORADO RIVER AUTHORITY’S WATER QUALITY ZONE BUT WITHIN THE CITY OF LAKEWAY’S EXTRATERRITORIAL JURISDICTION, AS THEY RELATE TO THIS SUBDIVISION, MUST BE PERMITTED, INSPECTED, AND LICENSED FOR OPERATION UNDER THOSE TERMS, STANDARDS, AND REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND THE TRAVIS COUNTY ONSITE WASTEWATER FACILITY PROGRAM AS ARE IN EFFECT AT THE TIME SUCH APPLICATIONS FOR PERMIT AND LICENSE ARE MADE. CERTAIN SINGLE FAMILY RESIDENTIAL LOTS MAY REQUIRE PROFESSIONALLY DESIGNED WASTEWATER DISPOSAL SYSTEMS, DUE TO TOPOGRAPHICAL, GEOLOGICAL AND WATER WELL CONSIDERATIONS.

TRAVIS COUNTY ONSITE WASTEWATER FACILITY PROGRAM

DATE

TRAVIS COUNTY 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.

STATE OF TEXAS

§

COUNTY OF TRAVIS

§

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____, 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 THE OFFICE OF THE COUNTY COURT, THIS THE ____ DAY OF _____ 20____, A.D.

DEPUTY, COUNTY CLERK

TRAVIS COUNTY, TEXAS

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 THIS THE _____ DAY OF _____, 20____ A.D., DULY RECORDED ON THIS THE _____ DAY OF _____, 20____ A.D., AT O’CLOCK ____M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, ON THIS THE _____ DAY OF _____, 20____ A.D.,

DANA DEBEAUVOIR, COUNTY CLERK

TRAVIS COUNTY, TEXAS

DEPUTY

FINAL PLAT

LITTLE BIRD TERRACE

A REVISED PLAT OF LOTS 1–11, BLOCK A, LAS TERRAZAS,
AS RECORDED IN DOCUMENT NUMBER 200800038 OF THE
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS



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TBPLS Licensed Surveying Firm No. 10106502