

LAKECLIFF ON LAKE TRAVIS SECTION TWO

MISC FILE CODE
00005503064

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS, THAT LAKE TRAVIS PROPERTIES, INC. ACTING HEREIN AND THROUGH ROBERT J. DAY, PRESIDENT, SEVERAL OWNERS OF THE SEVERAL ACRES OF LAND OUT OF THE JOHN MCGEE SURVEY NO. 412 AND THE JOHN EVANS SURVEY NO. 318 AND 413 IN TRAVIS COUNTY, TEXAS AS CONTAINED TO THEM BY DEEDS RECORDED IN VOLUME 1838, PAGE 31 OF THE 2285 RECORDS OF TRAVIS COUNTY, TEXAS DO HEREBY SUBDIVIDE 4.84 ACRES OUT OF THE JOHN MCGEE SURVEY NO. 412 IN ACCORDANCE WITH THE MAP OR PLAN SHOWN HERETO, TO BE KNOWN AS:

LAKECLIFF ON LAKE TRAVIS SECTION TWO

SUBJECT TO THE EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, AND DO HEREBY DECLARE THAT PRIVATE STREETS SHOWN ON SAID PLAN TO THE USE OF THE LOT OWNERS OF "LAKECLIFF ON LAKE TRAVIS SECTION TWO" AND DO HEREBY GRANT AN EXPRESS EASEMENT ACROSS ALL PRIVATE ACCESS EASEMENTS AND PRIVATE STREETS FOR PUBLIC USE OF THE SURFACE FOR ALL GOVERNMENTAL, MUNICIPAL, VEHICULAR AND/OR NON-VEHICULAR, INCLUDING FIRE AND POLICE PROTECTION SERVICES, SOLD AND OTHER WASTE MATERIAL PICK-UP, AND ANY OTHER FUNCTIONS ANY GOVERNMENTAL AUTHORITY DEEMS NECESSARY, AND DOES FURTHER AGREE THAT ALL GOVERNMENTAL, ENTITIES, THEIR AGENTS OR EMPLOYEES, SHALL NOT BE LIABLE FOR ANY DAMAGE OCCURRING TO THE SURFACE OF ANY SAID COMMON AREAS AND PRIVATE ACCESS EASEMENTS AND PRIVATE STREETS AS A RESULT OF GOVERNMENTAL VEHICLES TRAVELING OVER SAME, FURTHER, THAT THE RESPONSIBILITY FOR MAINTENANCE AND TOWING SHALL BE VESTED IN THE HOMEOWNERS ASSOCIATION OF LAKECLIFF ON LAKE TRAVIS, INCORPORATED BY SEPARATE INSTRUMENT IN VOLUME 1838, PAGE 306 OF THE 2285 RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESSED MY HAND THIS 13 DAY OF December, 1984, A.D.

Robert J. Day
Robert J. Day, President
LAKE TRAVIS PROPERTIES, INC.
2612 COURTYARD DRIVE
BOHEMIA, TEXAS 76086

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT J. DAY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13 DAY OF Dec, 1984, A.D.

For A. Williamson
Notary Public
STATE OF TEXAS
My Comm. Exp. 01/14

For A. Williamson
NOTARY PUBLIC AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES 02-17-99

FLOOD PLAIN NOTE:

THE 100 YEAR FLOOD PLAIN IS Delineated WITHIN THE DRAINAGE BASIN(S) AS SHOWN HEREON. PORTIONS OF THIS TRACT LIE WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD CONCENTRATION RATE MAP # 48080005 E DATED JUNE 15, 1980. THE MINIMUM FINISHED FLOOR ELEVATION FOR ANY LOTS WITHIN THE FLOOD HAZARD AREA SHALL BE 2 FEET ABOVE MEAN SEA LEVEL.

Thomas E. Rowley, P.E.
THOMAS E. ROWLEY, P.E.
1105 CENTRE, ON TEXAS HIGHWAY 6, SUITE
AUSTIN, TEXAS 78748



IN APPROVING THIS PLAN BY THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BILLING OF ALL STREET LIGHTS ON OTHER PUBLIC THROUGHDRAWINGS OR ANY EASEMENTS ON CLAIMANTS NECESSARY TO BE PLACED IN SUCH ROADS, STREETS OR OTHER PUBLIC THROUGHDRAWINGS SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT REFERENCED BY THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS, AND SAID COURT ASSURES NO OBLIGATION TO BUILD ANY OF THE STREET LIGHTS OR OTHER PUBLIC THROUGHDRAWINGS OR ANY EASEMENTS ON CLAIMANTS IN CONNECTION HERETO.

THE ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS OF THE ROADS OR STREETS IN PUBLIC UTILITIES SUBDIVISIONS DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET LIGHTS OR ANY OTHER UTILITIES OR CLAIMANTS TO THE DEVELOPER'S CONTRIBUTION, BUT THAT EXPENSES SHALL BE THE RESPONSIBILITY OF THE COUNTY.

NOTES:

1. TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
2. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, PRICES OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY.
3. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS OTHER AGENTS.
4. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PREVENT ACCESS BY TRAVIS COUNTY.
5. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 30 FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTING LOCAL OR COLLECTOR STREET.

SOCH AND EVERY OTHER SEWAGE FACILITY PERMITTED WITHIN THE SUBDIVISION MUST BE PERMITTED, INSPECTED AND LICENSED FOR OPERATION UPON THEIR OWN TERMS, STANDARDS AND REQUIREMENTS OF THE TEXAS NATURAL RESOURCES CONSERVATION COMMISSION AND LOWER COLORADO RIVER AUTHORITY AS ARE IN EFFECT AT THE TIME SUCH APPLICATIONS FOR PERMITS AND LICENSES ARE MADE.

Rust Center
RUST CENTER
LOWER COLORADO RIVER AUTHORITY
12/13/84
DATE

ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S LAKE TRAVIS NON-POINT SOURCE POLLUTION CONTROL ORDINANCE.

COMPLIANCE WITH THE ORDINANCE WILL REQUIRE, PRIOR TO DEVELOPMENT ACTIVITY, THE ESTABLISHMENT OF BEST MANAGEMENT PRACTICES WITHIN DESIGNATED CONSERVATION EASEMENTS (TO BE DESIGNATED BY SEPARATE INSTRUMENTS). THE CONSERVATION EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE PURPOSE OF IMPROVING THE QUALITY OF STREAMS AND ALGITE FROM DEVELOPED LANDS. NO CONSTRUCTION, OTHER IMPROVEMENTS, OR DEVELOPMENT ACTIVITY OF ANY KIND MAY TAKE PLACE IN SUCH EASEMENTS UNLESS SUCH EASEMENTS EXCEPT THOSE ACTIVITIES SPECIFICALLY AUTHORIZED AND APPROVED IN WRITING IN ACCORDANCE BY THE LOWER COLORADO RIVER AUTHORITY LEGAL AND REGULATORY DIVISIONS, AND OTHER GOVERNMENTAL ENTITY WITH AUTHORITY TO PERMIT SUCH IMPROVEMENTS FOR THE PROTECTION OF THE ENVIRONMENT.

Thomas E. Rowley, P.E.
THOMAS E. ROWLEY, P.E.
LOWER COLORADO RIVER AUTHORITY

STATE OF TEXAS
COUNTY OF TRAVIS

I, DAVID DEBERNARDI, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 21 DAY OF October, 1984, AS THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS, HAS ENTERED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS MAP AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT IN BOOK 21, PAGE(S) 26.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY THIS 21 DAY OF October, 1984, A.D.

DAVID DEBERNARDI, CLERK, COUNTY COURT

David Debernardi
David Debernardi



STATE OF TEXAS
COUNTY OF TRAVIS

I, DAVID DEBERNARDI, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 21 DAY OF October, 1984, A.D. AND IS FULLY RECORDED IN THE 21 BOOK OF SAID COUNTY AND STATE IN PLAT BOOK 21 PAGE(S) 26-27.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 21 DAY OF October, 1984, A.D.

DAVID DEBERNARDI, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

David Debernardi
David Debernardi



FILED FOR RECORD AT 2:00 O'CLOCK P M. THIS THE 21 DAY OF October, 1984, A.D.

DAVID DEBERNARDI, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

David Debernardi
David Debernardi



THIS SUBDIVISION DOES NOT LIE WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF AUSTIN

W. E. Geron
W. E. GERON, CITY ENGINEER
DEPARTMENT OF PLANNING AND DEVELOPMENT



ENCHOR MARK

TOP OF IRON ROD FOUND FOR NORTHEAST CORNER OF LOT A, BLOCK "C", LAKECLIFF ON LAKE TRAVIS SECTION TWO AND NORTHERN END CORNER OF MARVIN E. CERNOSKY 330 1/2 ACRES TRACT.

ELEVATION: 7534

JAMES E. GERON & ASSOC.
PROFESSIONAL LAND SURVEYORS

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JD 84-108-84
P.E. No.