

PLAT DOCUMENT # \_\_\_\_\_



PLATS 200800245

2 PGS

# PLAT

## PLAT RECORDS INDEX SHEET:

**SUBDIVISION NAME:** REVISED PLAT OF LOTS 2, 3, 4, 5, 6, AND 7,  
BLOCK A, AND PARTIAL CANCELLATION OF PART OF MOON DANCE DRIVE,  
SIESTA SHORES, SECTION ONE

**OWNERS NAME:** REX B. RIVERS AND JENNIE M. RIVERS

**RESUBDIVISION?** YES ☐ NO ☒

**ADDITIONAL RESTRICTIONS / COMMENTS:**

N/A

**RETURN:**

SARA HAMMERSCHMIDT  
854-4620

## PLAT FILE STAMP

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

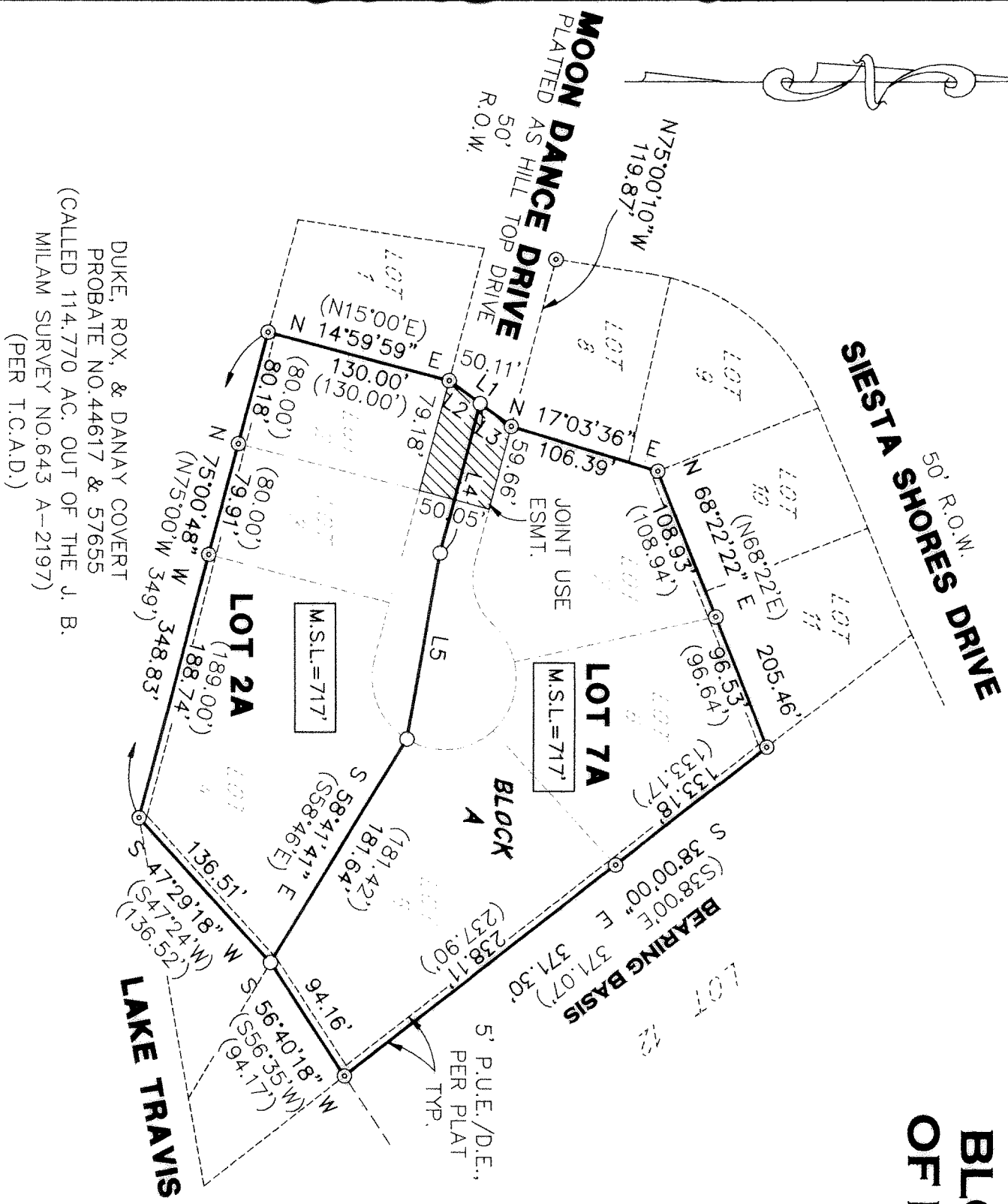
2008 Aug 25 02:29 PM 200800245

CARTERT \$65.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS

REVISED PLAT OF LOTS 2, 3, 4, 5, 6, AND 7,  
BLOCK A, AND PARTIAL CANCELLATION  
OF PART OF MOON DANCE DRIVE, SIESTA  
SHORES, SECTION ONE



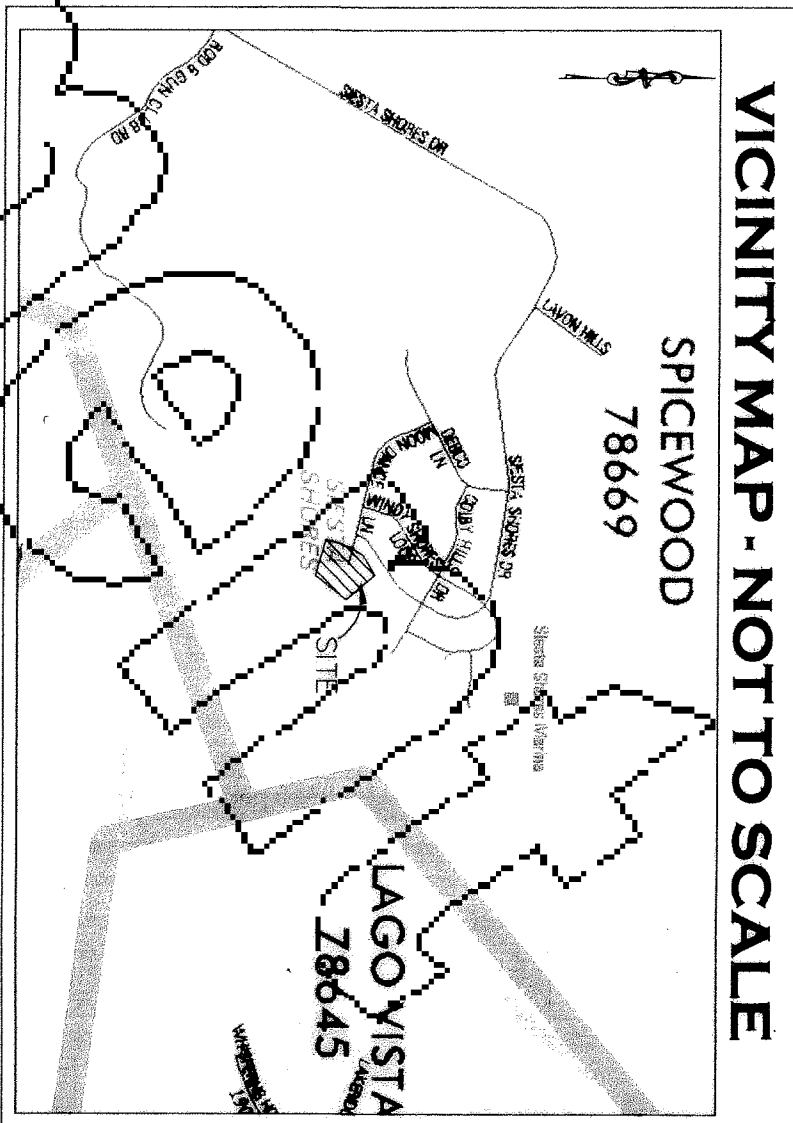
LINE TABLE			
LINE NO.	BEARING	DISTANCE	
L1	N36°16'33"E	53.78'	
L2	N36°16'33"E	26.89'	
L3	N36°16'33"E	26.88'	
L4	S75°01'31"E	107.78'	
L5	S79°52'35"E	130.76'	

SEE NOTE NO.15 FOR PUBLIC UTILITY/DRAINAGE EASEMENTS.

LOT SIZE  
LOT NO. AREA

LOT 2A 59,327 SQ.FT./1.36 AC

LOT 7A 76,421 SQ.FT./1.75 AC



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

THAT I, REX B. RIVERS AND JENNIE M. RIVERS, OWNERS OF LOTS 2, 3, 4, 5, AND 6, BLOCK A, SIESTA SHORES, SECTION ONE, AS RECORDED IN VOLUME 11, PAGE 71, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED IN VOLUME 12888, PAGE 1312 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND REX B. RIVERS AND JENNIE M. RIVERS OWNERS OF LOT 7, BLOCK A, SIESTA SHORES, SECTION ONE, AS RECORDED IN VOLUME 11, PAGE 71, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED IN DOCUMENT NUMBER 2007055127 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A 0.36 OF AN ACRE PORTION OF MOON DANCE DRIVE AS VACATED IN DOCUMENT NUMBER 2007055127 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY REVISE SAID LOTS AND RIGHT OF WAY, PURSUANT TO CHAPTER 232.009 OF THE LOCAL GOVERNMENT CODE FOR PURPOSES OF MOVING AN INTERIOR LOT LINE AND/OR RIGHT OF WAY AND P.U.E.'S, AND PURSUANT TO SECTION 232.039 REGARDING CANCELLATION OF PLATS, TO BE KNOWN AS:

REVISED PLAT OF LOTS 2, 3, 4, 5, 6, AND 7, BLOCK A, AND  
PARTIAL CANCELLATION OF PART OF MOON DANCE  
DRIVE, SIESTA SHORES, SECTION ONE

SUBJECT TO ANY EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED, AND NOT VACATED OR RELEASED, AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

REX B. RIVERS  
8402 CRITTER CANYON  
AUSTIN, TEXAS 78746-4734

JENNIE M. RIVERS  
8402 CRITTER CANYON  
AUSTIN, TEXAS 78746-4734

STATE OF TEXAS:  
COUNTY OF TRAVIS:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 4th DAY OF July, 2007, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Dacia L. Rivers

PRINTED NAME OF NOTARY  
MY COMMISSION EXPIRES: Sept. 19, 2007



GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 4th DAY OF July, 2007, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Dacia L. Rivers

PRINTED NAME OF NOTARY  
MY COMMISSION EXPIRES: Sept. 19, 2007

STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE DAY OF August 2007, 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 OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE 8th DAY OF August, 2007, A.D.

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

DEPUTY  
G. Porter

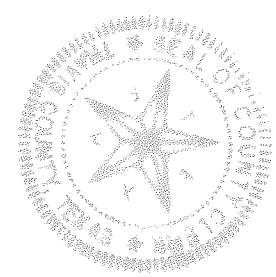
STATE OF TEXAS:  
COUNTY OF TRAVIS:

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 THE 28th DAY OF August 2007, A.D. AT 2:24:00 CLOK PM, DULY RECORDED ON THE 28th DAY OF August 2007, A.D., AT 2:21:00 CLOK PM, IN DOCUMENT NUMBER 2007055127 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 28th DAY OF August 2007, A.D.

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

DEPUTY  
Teresa Carter



Dewey H. Burris & Associates, Inc.  
Land Surveying Services

1404 West North Loop Blvd.  
Austin, Texas 78756  
512-458-6969  
Fax: 512-458-9845

R0703405\_PLAT1

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REVISED PLAT OF LOTS 2, 3, 4, 5, 6, AND 7,  
BLOCK A, AND PARTIAL CANCELLATION  
OF PART OF MOON DANCE DRIVE, SIESTA  
SHORES, SECTION ONE

GENERAL NOTES

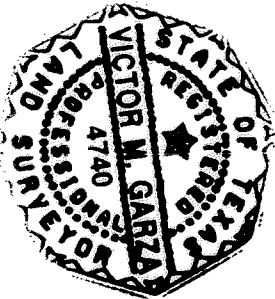
1. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY TRAVIS COUNTY.
2. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
3. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
4. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE PEDERNALES ELECTRIC COOPERATIVE 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 30-5 OF THE TRAVIS COUNTY LAND DEVELOPMENT CODE.
5. PEDERNALES ELECTRIC COOPERATIVE HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY, AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. PEDERNALES ELECTRIC COOPERATIVE WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 30-8, SUBCHAPTER B OF THE TRAVIS COUNTY LAND DEVELOPMENT CODE.
6. 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 PEDERNALES ELECTRIC COOPERATIVE'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
7. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT OWNERS EXPENSE.
8. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED WATER SUPPLY. OCCUPATION OF ANY LOT IS PROHIBITED UNTIL CONNECTION IS MADE TO AN APPROVED PUBLIC SEWER SYSTEM OR APPROVED PRIVATE INDIVIDUAL SEWAGE DISPOSED SYSTEM.
9. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE LOWER COLORADO RIVER AUTHORITY PLANS AND SPECIFICATIONS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE LOWER COLORADO RIVER AUTHORITY, WATER AND WASTEWATER DEPARTMENT FOR REVIEW.
10. DEVELOPMENT OF THESE LOTS ARE HEREBY RESTRICTED TO 2 SINGLE FAMILY RESIDENCES.
11. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF THE SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF TRAVIS COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLACING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT IN THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
12. TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
13. THIS SUBDIVISION IS SUBJECT TO ALL PREVIOUSLY DEDICATED EASEMENTS, SETBACKS AND RESTRICTIONS, AS PREVIOUSLY DEDICATED ON THE SUBDIVISION PLAT OF "SIESTA SHORES SECTION ONE", AS RECORDED IN VOLUME 11, PAGE 71 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND AS STATED IN RESTRICTIVE COVENANTS THAT APPLY.
14. ALL PROPERTY OF THE HEREIN DESCRIBED SUBDIVISION IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S NONPOINT-SOURCE (NPS) POLLUTION CONTROL ORDINANCE. ANY DEVELOPMENT OTHER THAN CONSTRUCTION OF A SINGLE-FAMILY HOME OR ASSOCIATED STRUCTURE MAY REQUIRE AN NPS DEVELOPMENT PERMIT FROM THE LOWER COLORADO RIVER AUTHORITY.
15. PER THE ORIGINAL SUBDIVISION PLAT, BOOK 11, PAGE 71: THERE SHALL BE AN EASEMENT OF 6 FEET (6') ALONG THE SIDE LINES OF ALL LOTS AND 5 FEET (5') OFF THE REAR OF ALL LOTS HEREBY DEDICATED FOR PUBLIC UTILITIES AND DRAINAGE.
16. THIS REVISED PLAT LIES ENTIRELY IN TRAVIS COUNTY'S JURISDICTION, AND DOES NOT LIE WITHIN ANY INDIVIDUAL CITY'S E.T.J.

SURVEYOR'S CERTIFICATION

THIS PROPERTY IS WITHIN THE 100 YEAR FLOOD PLAIN, AND BEING WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453CO-0794 F, TRAVIS COUNTY, TEXAS, DATED 04-15-07. COMMUNITY # 481026. MINIMUM FINISHED FLOOR ELEVATION FOR ALL AFFECTED STRUCTURES SHALL BE ONE (1) FOOT ABOVE THE ELEVATION OF THE 100 YEAR FLOOD PLAIN AS SHOWN HEREON: 762.0 FEET.

I, VICTOR M. GARZA, AM REGISTERED IN THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE RULES AND REGULATIONS OF TRAVIS COUNTY, TEXAS, AND IN ACCORDANCE WITH TITLE 25 OF AUSTIN CITY CODE, AS AMENDED, AND THAT SAID PLAT WAS PREPARED FROM A SURVEY COMPLETED ON THE GROUND OF THE PROPERTY UNDER MY DIRECT SUPERVISION.

VICTOR M. GARZA  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4740, STATE OF TEXAS  
1404 WEST NORTH LOOP, BOULEVARD  
AUSTIN, TEXAS 78756  
PHONE (512) 458-6969  
FAX (512) 458-9845



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 street, 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 the 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 and 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 Commissioner's 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 contribution.

FLOODPLAIN DISCLAIMER

BY LAW, THE MINIMUM FINISHED FLOOR ELEVATION (FFE) OF ANY HABITABLE STRUCTURE ON LAKE TRAVIS MUST BE AT LEAST ONE FOOT ABOVE THE 100 YEAR FLOODPLAIN. CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAPS INDICATE THAT THE 100-YEAR FLOODPLAIN IS 716 FEET ABOVE MEAN SEA LEVEL (MSL). HOWEVER, A RECENT U.S. ARMY CORPS OF ENGINEERS/LOWER COLORADO RIVER AUTHORITY STUDY INDICATES THAT THE ACTUAL FLOODPLAIN ELEVATION IS 6 FEET HIGHER, OR 722 MSL. WHILE FEMA HAS NOT FORMALLY ADOPTED THIS NEW ELEVATION, IT IS RECOMMENDED THAT THE NEW HABITABLE STRUCTURES HAVE A FFE OF AT LEAST 723 MSL. BY FILING THIS PLAT AND CONSTRUCTING A STRUCTURE WITH A FFE LESS THAN 723 MSL, THE OWNER ACKNOWLEDGES THE POTENTIAL FOR FLOODING INDICATED BY THE STUDY, CHOOSES NOT TO FOLLOW THIS RECOMMENDATION, AND THEREBY RELIEVES TRAVIS COUNTY, OF LIABILITY FOR DAMAGE TO THE STRUCTURE OR ITS CONTENTS, OR ANY OTHER LIABILITY, ARISING FROM ACTUAL OR POTENTIAL FLOODING ABOVE 716 MSL.

UTILITY PROVIDERS

ELECTRIC: PEDERNALES ELECTRIC COOPERATIVE

WATER: ON SITE

WASTEWATER: ON SITE

TELEPHONE: AT & T

GAS: ON SITE (PROPANE)



Dewey H. Burris & Associates, Inc.  
Land Surveying Services

1404 West North Loop Blvd. 512-458-6969  
Austin, Texas 78756 Fax 512-458-9845

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PLAT CREATED 07-12-05