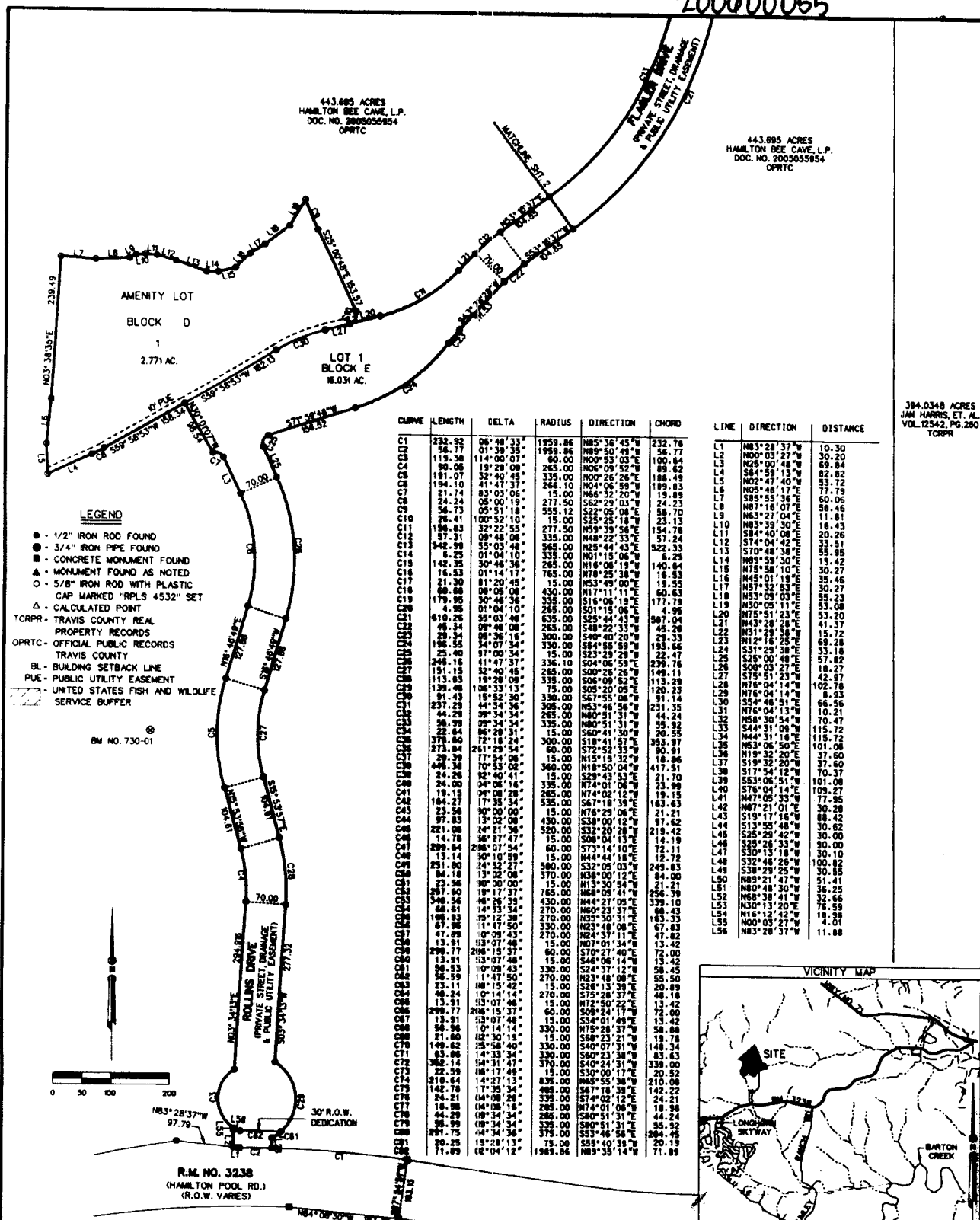


394.0348 ACRES
JAN HARRIS, ET. AL.
VOL.12542, PG.280
TCRPR



DRAWN BY: CAG CHECKED: RM DATE: 06-01-05 PLOTTED NO: 120-04 DRAWING NO: 730-01 SHEET NO: 1 OF 7 730-001 VEP-001		BELVEDERE PHASE 1	RAMSEY LAND SURVEYING, L.L.C. 8718 SOUTHWEST PARKWAY P.O. BOX 92768 AUSTIN, TEXAS 78709-2768 PHONE (512) 301-8398 FAX (512) 301-8395 rlsurvey@flash.net	SCALE: 1" = 40'
NO	REVISIONS	DWG	CHK	DATE

[illegible][illegible]

443.895 ACRES
HAMILTON BEE CAVE, L.P.
DOC. NO. 2005055954
OPRTC

LEGEND

- - 1/2" IRON ROD FOUND
- - 3/4" IRON PIPE FOUND
- - CONCRETE MONUMENT FOUND
- ▲ - MONUMENT FOUND AS NOTED
- - 5/8" IRON ROD WITH PLASTIC CAP MARKED "RPLS 4532" SET
- △ - CALCULATED POINT
- TCRPR - TRAVIS COUNTY REAL PROPERTY RECORDS
- OPRTC - OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
- BL - BUILDING SETBACK LINE
- PUE - PUBLIC UTILITY EASEMENT
- 50' BL - UNITED STATES FISH AND WILDLIFE SERVICE BUFFER

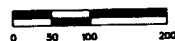
443.895 ACRES
HAMILTON BEE CAVE, L.P.
DOC. NO. 2005055954
OPRTC

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r1survey@flash.net

[illegible]

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- - UNITED STATES FISH AND WILDLIFE
SERVICE BUFFER



**BELVEDERE
PHASE 1**

RAMSEY LAND SURVEYING, L.L.C.

8718 SOUTHWEST PARKWAY
P.O. BOX 92768
AUSTIN, TEXAS 78709-2768
PHONE (512) 301-9398
FAX (512) 301-9395
r@surveyeflosh.net

[illegible]

[illegible]



PROPOSED ROADWAYS:

ROLLINS DRIVE	1268 LINEAR FEET
FLAGLER DRIVE	4674 LINEAR FEET
LYNCHBURG DRIVE	1946 LINEAR FEET
CARLTON RIDGE COVE	530 LINEAR FEET
MAGNOLIA RIDGE COVE	675 LINEAR FEET
GLENVILLE COVE	652 LINEAR FEET
TOTAL	9745 LINEAR FEET

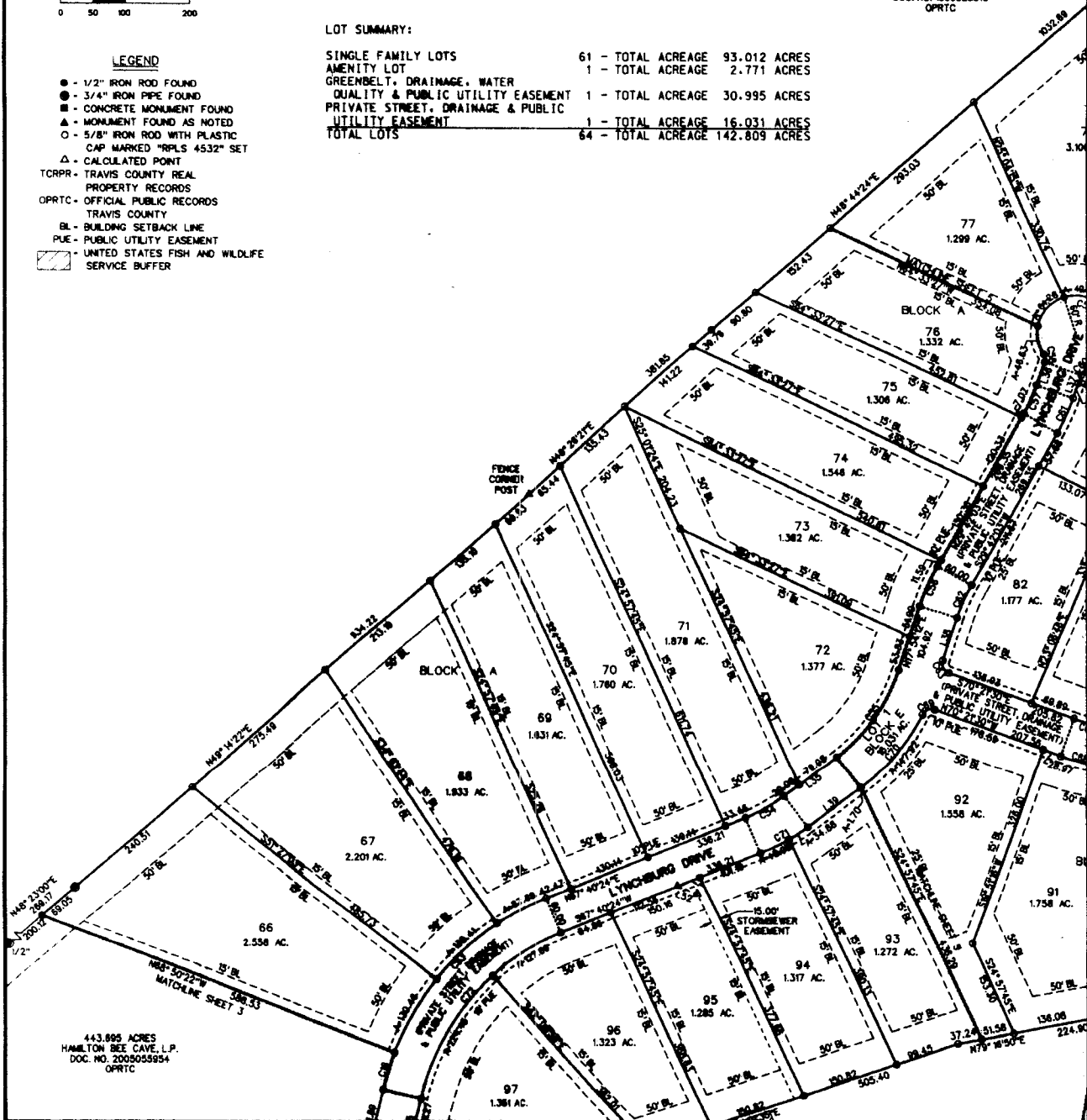
PRESERVATION RANCH
LIMITED PARTNERSHIP, L.L.P.
DOC. NO. 1009028370
OPRTC

LOT SUMMARY:

SINGLE FAMILY LOTS	61 - TOTAL ACREAGE	93.012 ACRES
AMENITY LOT	1 - TOTAL ACREAGE	2.771 ACRES
GREENBELT, DRAINAGE, WATER		
QUALITY & PUBLIC UTILITY EASEMENT	1 - TOTAL ACREAGE	30.995 ACRES
PRIVATE STREET, DRAINAGE & PUBLIC		
UTILITY EASEMENT	1 - TOTAL ACREAGE	16.031 ACRES
TOTAL LOTS	64 - TOTAL ACREAGE	142.809 ACRES

LEGEND

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443.895 ACRES
HAMILTON BEE CAVE, L.P.
DOC. NO. 2005058954
OPRTC

BELVEDERE
PHASE 1

RAMSEY LAND SURVEYING, L.L.C.

9710 SOUTHWEST PARKWAY
P.O. BOX 92788
AUSTIN, TEXAS 78709-2768
PHONE (512) 301-9398
FAX (512) 301-9395
rls@ramseyland.net

DATE	08-05-05
PROJECT NO.	730-04
DRAWING NO.	730-01
SHEET NO.	6 OF 7
FILENAME	730BELVEDERE.DGN

NO	REVISIONS	DRN	CHK	DATE

200600055

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS THAT HAMILTON BEE CAVE, LP, BY AND THROUGH ITS GENERAL PARTNER, JOEL ROBUCK, OWNER OF 142,808 ACRES OF LAND SITUATED IN THE SAMUEL WILBY SURVEY NO. 528, ABSTRACT 1 BEING A PORTION OF THAT CERTAIN 443,895 ACRES OF LAND CONVEYED TO US BY DEED RECORDED IN DOCUMENT NO. 2005055854 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 142,808 ACRES OF LAND TO BE KNOWN AS "BELVEDERE PHASE I" IN ACCORDANCE WITH CHAPTER 232 OF THE TEXAS LOCAL GOVERNMENT CODE, AND DO HEREBY DEDICATE TO THE PUBLIC THE EASEMENTS AS SHOWN HEREON UNLESS OTHERWISE INDICATED AND DO HEREBY DEDICATE TO THE OWNERS OF THE LOTS IN THE SUBDIVISION THE PRIVATE STREETS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, THE MAINTENANCE AND PAYMENT OF REAL PROPERTY TAXES ON SUCH PRIVATE STREETS, ROLLINS DRIVE, FLAGLER DRIVE, LYNCHBURG DRIVE, CANTON RIDGE COVE, MARQUIA RIDGE COVE AND GLENVIEW COVE ARE THE RESPONSIBILITY OF THE OWNERS OF THE SUBDIVISION OR ANY DULY CONSTRUCTED HOMEOWNERS ASSOCIATION UNDER THAT CERTAIN INSTRUMENT OF RECORD AS DOCUMENT NO. 2005055854 OF THE TRAVIS COUNTY DEED OF RECORDS. AN EXPRESS EASEMENT IS HEREBY GRANTED ACROSS SAID PRIVATE STREETS AND ANY COMMON AREAS FOR THE USE OF THE SURFACE FOR ALL GOVERNMENTAL FUNCTIONS, VEHICULAR AND NONVEHICULAR, INCLUDING FIRE AND POLICE PROTECTION, SOLID AND OTHER WASTE MATERIAL PICKUP, AND ANY OTHER PURPOSE THAT ALL GOVERNMENTAL ENTITIES, THEIR AGENTS OR EMPLOYEES SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGE OCCURRING TO THE SURFACE OF THE SAID PRIVATE STREETS AND ANY COMMON AREA AS A RESULT OF ANY SUCH USE BY GOVERNMENTAL VEHICLES.

IN WITNESS WHEREOF, HAMILTON BEE CAVE, LP HAVE CAUSED THESE PRESENTS TO BE EXECUTED BY THEIR GENERAL PARTNER, THIS 15 DAY OF February, A.D., 2006

HAMILTON BEE CAVE, LP
A DELAWARE LIMITED PARTNERSHIP

Joel Robuck
JOEL ROBUCK, GENERAL PARTNER
2015 SHIDER PLAZA, SUITE 205
DALLAS, TEXAS 75205

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE DAY 15 OF February, 2006, A.D. BY JOEL ROBUCK, GENERAL PARTNER, HAMILTON BEE CAVE LP, ON BEHALF OF SAID PARTNERSHIP.
Charles L. Potts
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS



SURVEYOR'S STATEMENT:

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLES WITH THE SURVEY RELATED REQUIREMENTS OF CHAPTER 13 AUSTIN REQUIREMENTS, TRAVIS COUNTY SUBDIVISION SPECIFICATIONS AND FURTHER STATES THAT THIS PLAT IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

William H. Ramsey
WILLIAM H. RAMSEY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4532
RAMSEY LAND SURVEYING, L.L.C.
P.O. BOX 92768
AUSTIN, TX 78709-2768



THE 100-YEAR FLOOD PLAIN 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 EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #4845300-370C, TRAVIS COUNTY, TEXAS, DATED JUNE 16, 1993, COMMUNITY #48028.

John A. Clark, P.E.
JOHN A. CLARK, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 81398
JLA ENGINEERING & SURVEYING, INC.
5318 HWY. 280 WEST
SUITE 150
AUSTIN, TEXAS 78735
PHONE: (512) 439-4700, FAX: (512) 439-4718



GENERAL NOTES:

- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A MUNICIPAL WATER DISTRIBUTION SYSTEM OR AN APPROVED ON-SITE WATER WELL.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED PUBLIC SEWER SYSTEM OR APPROVED PRIVATE SEWAGE DISPOSAL SYSTEM.
- NO OBJECTS, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT, EXCEPT AS APPROVED BY TRAVIS COUNTY.
- PROPERTY OWNER 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.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS.
- LOT 88, BLOCK A, IS DESIGNATED "COMMON AREA" AND IS OWNED AND MAINTAINED AS common area BY THE HOMEOWNERS ASSOCIATION, SEE DOCUMENT NUMBER 2005055854 TRAVIS COUNTY PROPERTY RECORDS.
- TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- ALL STREETS & DRAINAGE FACILITIES WILL BE DESIGNED IN ACCORDANCE TO TRAVIS COUNTY CONSTRUCTION STANDARDS FOR STREET & DRAINAGE IN SUBDIVISIONS.
- WATER SERVICE TO BE PROVIDED BY LOWER COLORADO RIVER AUTHORITY OR STATE APPROVED WATER SYSTEM.
- WASTEWATER SERVICE TO BE PROVIDED BY INDIVIDUAL ON-SITE WASTEWATER DISPOSAL.
- ELECTRIC SERVICE TO BE PROVIDED BY PEDERNALES ELECTRIC CO-OP.
- TELEPHONE SERVICE TO BE PROVIDED BY SBC.
- PROJECT IS LOCATED WITHIN TRAVIS COUNTY AND IS NOT LOCATED WITHIN ANY OTHER CITY'S EXTRA TERRITORIAL JURISDICTION (ETJ).
- OVERALL IMPERVIOUS COVER WITHIN THIS BELVEDERE SUBDIVISION SHALL NOT EXCEED FIFTEEN PERCENT (15%). INDIVIDUAL PHASES WITHIN THE BELVEDERE SUBDIVISION MAY EXCEED FIFTEEN (15%) SO LONG AS OVERALL IMPERVIOUS COVER DOES NOT EXCEED FIFTEEN (15%).
- ALL ROADWAYS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

16. THE 0.85 ACRE PARKLAND REQUIREMENT WILL BE MET WITH A COMBINATION OF PARKLAND FEES AND 50 PERCENT CREDIT FOR THE PRIVATE GREENBELT AND AMENITY LOTS.

17. LOT 1, BLOCK "D" TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

EASEMENTS:

- PRIVATE STREETS, DRAINAGE, PUBLIC UTILITY AND ACCESS EASEMENTS AS SHOWN.
- THERE SHALL BE A 10 FOOT PUBLIC UTILITY EASEMENT ADJACENT TO ALL PRIVATE STREETS.

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, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER(S) 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 THE 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 FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNER(S) 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, YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S RESPONSIBILITY.

BENCHMARK:

NO. 730-01, 804' NAL 486' SOUTHEAST OF THE SOUTHWEST CORNER OF LOT 1, BLOCK D AND 114 FEET WEST OF THE WEST R.O.W. LINE OF ROLLINS DRIVE, ELEVATION - 1117.82

NO. 730-02, 1/2" INCH IRON ROD WITH PLASTIC CAP MARKED "J.E. GERON RPLS 4300" 150 FEET SOUTH OF THE NORTH CORNER OF LOT 78, BLOCK A, ELEVATION - 1242.57

TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM PLAT NOTES SUBDIVISIONS UTILIZING ON-SITE WASTEWATER SYSTEMS

- 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 TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED PUBLIC WATER SYSTEM.
- NO ON-SITE SEWAGE DISPOSAL SYSTEM MAY BE INSTALLED WITHIN 100 FEET OF A PRIVATE WATER WELL NOR MAY AN ON-SITE WASTEWATER DISPOSAL SYSTEM BE INSTALLED WITHIN 150 FEET OF A PUBLIC WATER WELL.
- 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 TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
- ALL DEVELOPMENT ON ALL LOTS IN THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF TEXAS ADMINISTRATIVE CODE CHAPTER 285 AND TRAVIS COUNTY CODE CHAPTER 48.
- LOTS IN THIS SUBDIVISION ARE LIMITED TO A SINGLE-FAMILY RESIDENCE.
- THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM AND/OR LOT OWNERS WITHIN THE SUBDIVISION.

Robert Turner
ROBERT TURNER
DIVISION MANAGER
PLANNING AND ENGINEERING SERVICE
TRAVIS COUNTY-TNR

2-9-2006
DATE

ETJ NOTE:

NO PORTION OF THIS TRACT IS WITHIN THE CITY OF AUSTIN OR THE ETJ OF THE CITY OF AUSTIN.

Jim McDonald for 2-10-2006
JIM McDONALD
WATERSHED PROTECTION & DEVELOPMENT REVIEW DEPARTMENT

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, 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 23rd DAY OF February, 2006, A.D. AT 10:00 O'CLOCK P.M. AND DULY RECORDED ON THE 23rd DAY OF February, 2006, A.D. AT 1:15 O'CLOCK P.M. IN THE OFFICE OF PUBLIC RECORDS OF SAID COUNTY AND STATE, IN DOCUMENT NO. 200600055.
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 23rd DAY OF February, 2006, A.D.

DANA DEBEAUVOR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

Dana Debeavor
DANA DEBEAUVOR
DEPUTY

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 23rd DAY OF February, 2006, 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 23rd DAY OF February, 2006, A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

Gilbert Porter
GILBERT PORTER
DEPUTY

BELVEDERE PHASE 1		RAMSEY LAND SURVEYING, L.L.C. 8718 SOUTHWEST PARKWAY P.O. BOX 92768 AUSTIN, TEXAS 78709-2768 PHONE (512) 301-9398 FAX (512) 301-9395 rlsurvey@flash.net		1 BY SURVEYOR 2/1/06	
DATE	02-03-06	DATE	02-03-06	DATE	02-03-06
PROJECT NO.	730-01	PROJECT NO.	730-01	PROJECT NO.	730-01
REVISION NO.	7 OF 7	REVISION NO.	7 OF 7	REVISION NO.	7 OF 7
NO	REVISIONS	NO	REVISIONS	NO	REVISIONS
DRN	CHK	DATE		DATE	