Lakeway
TEXAS

**Building & Development Services**
1102 Lohmans Crossing Rd., Lakeway, TX 78734-5159
Phone: (512) 314-7540 Fax: (512) 314-7541
www.lakeway-tx.gov

December 18, 2025

Attention: Kimberlee C. Harvey

Environmental Conservation Program Manager

Secretary of the BCCP Coordinating Committee

RE: Schramm Ranch – Fish and Wildlife Service Permit (PRT-812696) ("The 10-A Permit")
2025 Annual Report

The entire 500-acre permit area for Schramm Ranch is built out except for five greenbelts that belong to the City of Lakeway. The greenbelts' extremely steep slopes and limited access make them unsuitable for development (See Attachment A). Four of the greenbelts totaling 48 acres share a common boundary with the west side of the preserve and may allow for expansion of the warblers' territories.

Approximately 208 acres of the permit area are designated as Golden-cheeked warbler preserve. The City of Lakeway is responsible for 107 acres in three tracts surrounding the Ridge at Alta Vista subdivision, while the City of Austin manages the 101-acre tract on the east side of Lakeway's preserve lands.

A total of 370 single-family homes were built in the Alta Vista and the Ridge at Alta Vista subdivisions. The Enclave at Alta Vista North houses 46 condominiums and Honey Creek houses 22 condominiums.

Honey Creek and the Alta Vista subdivision share no boundaries with the preserve. The Enclave at Alta Vista North and The Ridge at Alta Vista, however, are almost entirely surrounded by the preserve. The Enclave North has 46 condominiums, 36 of which have backyards facing the preserve. One hundred twenty-seven homes in the Ridge at Alta Vista have backyards adjoining the preserve.

No encroachments into the Schramm Ranch preserve were identified during the October 2024 – September 2025 reporting year. Steep slopes and dense vegetation are expected to have deterred residents from entering the preserve, however, the absence of lanes or easements between homes as well as very steep slopes along the shared boundary combine to make inspection of the preserve lands very challenging.

Two large signs identifying the greenbelt as a Golden-cheeked Warbler preserve are maintained on both sides of Aria Drive, the single road that leads in and out of the subdivision.

Lakeway
TEXAS

**Building & Development Services**
1102 Lohmans Crossing Rd., Lakeway, TX 78734-5159
Phone: (512) 314-7540 Fax: (512) 314-7541
www.lakeway-tx.gov

To address any future instances where encroachment occurs in the preserve, the City plans to review and modify ordinances as necessary to strengthen existing protections in place for the preserve. To note, Male Golden-cheeked Warblers are easily identified by song, in which they mostly sing between mid-March and late May. Females are comparatively silent and are less evident. After May, singing rapidly decreases and the Golden-cheeked Warblers become much more challenging to locate. By the end of July, essentially all birds migrate to the Mexico/Central America region.

Please do not hesitate to reach out with any questions about Lakeway's Schramm Ranch Golden-cheeked Warbler preserve.

**Kind Regards,**

**Betty Reeve**

*Environmental Coordinator*
City of Lakeway
T: (512) 314-7553
Email: bettyreeve@lakeway-tx.gov

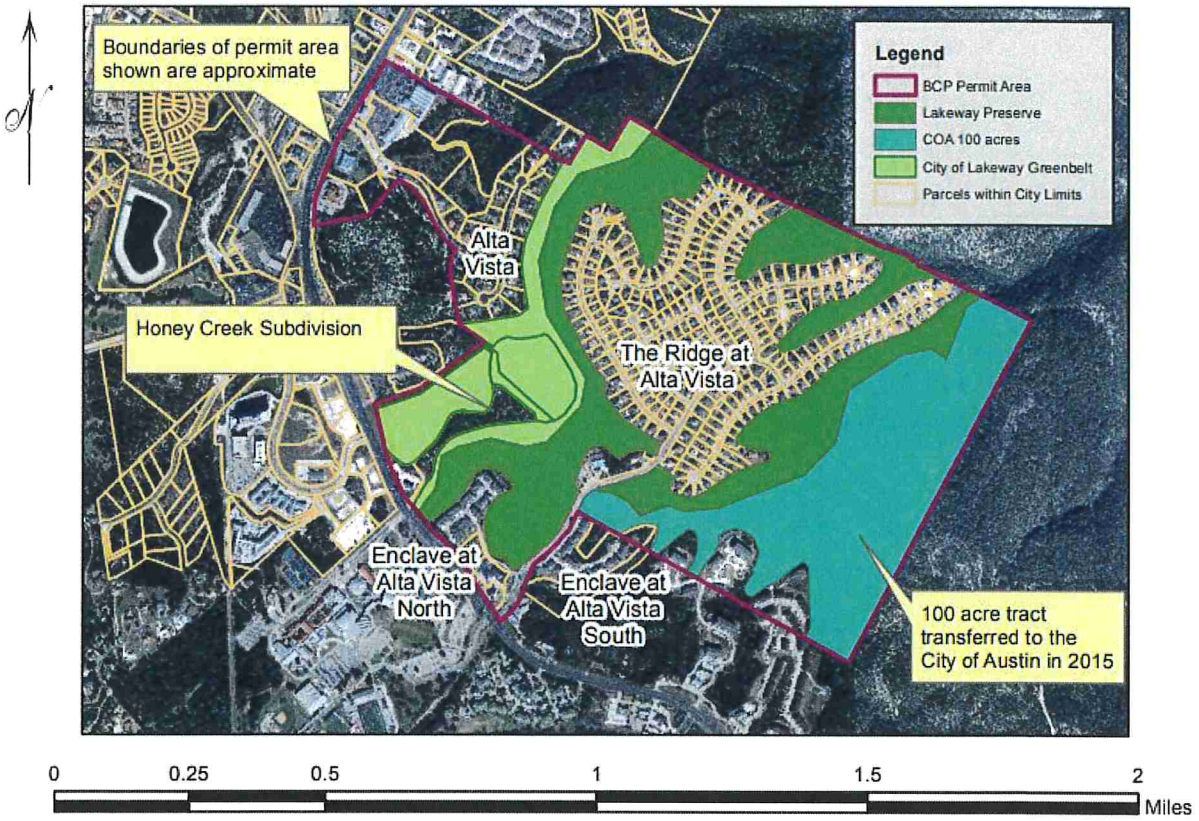
ENC: Schramm Ranch Preserve Map, Schramm Ranch Preserve – Sign Locations

Lakeway
TEXAS

**Building & Development Services**
1102 Lohmans Crossing Rd., Lakeway, TX 78734-5159
Phone: (512) 314-7540 Fax: (512) 314-7541
www.lakeway-tx.gov

# ATTACHMENT A

## Schramm Ranch Preserve Map



Lakeway
TEXAS

**Building & Development Services**
1102 Lohmans Crossing Rd., Lakeway, TX 78734-5159
Phone: (512) 314-7540 Fax: (512) 314-7541
www.lakeway-tx.gov

# ATTACHMENT B

## Schramm Ranch Preserve – Sign Locations

