



Travis County Commissioners Court Agenda Request

Meeting Date: April 17, 2012

Prepared By: Joe Arriga Phone #: 854-7562

Division Director/Manager: Anna Bowlin, Division Director of Development Services

Carol B. Jones for

Department Head: Steven M. Mahilla, P.E., County Executive-TNR

Sponsoring Court Member: Commissioner Huber, Precinct Three

AGENDA LANGUAGE: Consider and take appropriate action on a revised preliminary plan for Sweetwater Ranch, Section One (preliminary Plan - 68 total lots (65 single family lots and three open space/water quality lots on 18.29 acres Pedernales Summit Parkway in Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

The proposed revision will affect a total of 18.29 acres of section one of the approved preliminary plan (approved by court on May 23, 2006). The revision will be for Village H and Village Two which is a total of 68 lots (65 single family lots, and three landscape, open space/water quality pond lots on 18.27 acres).

The major change to the approved plan is to remove a 3.98 acre amenity lot and add an additional 18 single family lots and one landscape lot. This revision will also require future revisions to the preliminary plan (see attached letter from developer's engineer). The two subdivisions will take access from Pedernales Summit Parkway. Water and wastewater service will be provided by the Lazy Nine MUD. Parkland fees in lieu of dedication will be satisfied prior to approval of each final plat. The preliminary plan has been reviewed and approved by Travis County ESD number six.

STAFF RECOMMENDATIONS:

The revised preliminary plan meets all Travis County standards and staff recommends approval.

ISSUES AND OPPORTUNITIES:

Staff has not been contacted by anyone on the proposed revision.

FISCAL IMPACT AND SOURCE OF FUNDING:

None

ATTACHMENTS/EXHIBITS:

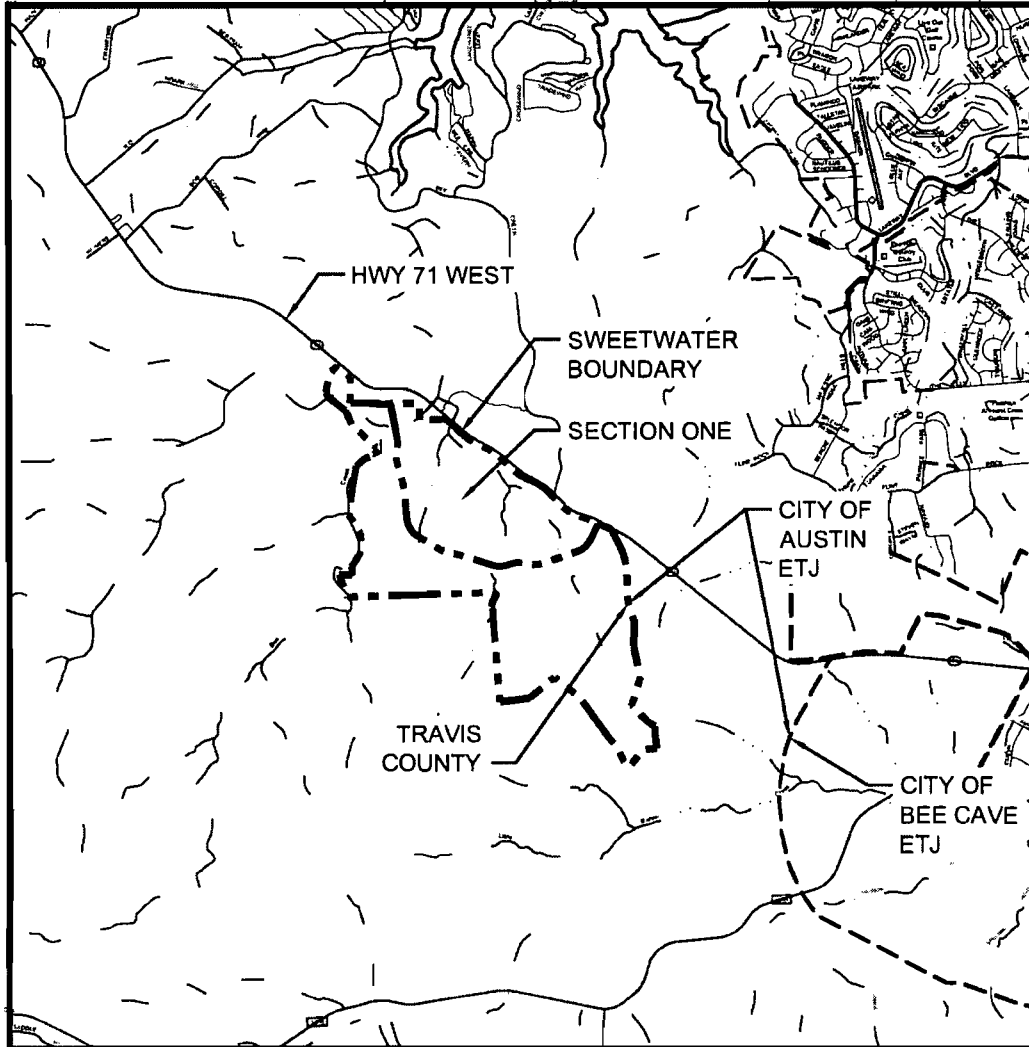
- Location map
- Approved Preliminary Plan
- Proposed Preliminary Plan
- Letter from Engineer
- Precinct Map

REQUIRED AUTHORIZATIONS:

Cynthia McDonald	Financial Manager	TNR	854-4239
Steve Manilla	County Executive	TNR	854-9429

CC:

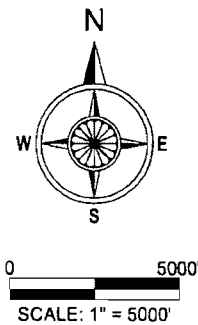
: :
0101 - Administrative - 0101



LOCATION MAP
 SWEETWATER
 SECTION ONE

**Malone/
 Wheeler, Inc.**

Engineering & Development Consultants
 7500 Rialto Blvd, Bldg 1, Suite 240
 Austin, Texas 78735
 Phone: (512) 899-0601 Fax: (512) 899-0655
 Firm Registration No. F-786



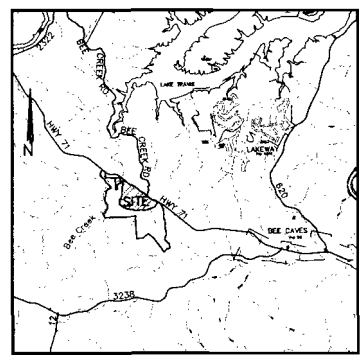
GENERAL NOTES

1. Property owners shall provide access to drainage easements and water quality ponds as may be necessary and shall not prohibit access by governmental authorities.
2. Prior to construction on any lot in this subdivision, drainage plans shall be submitted to the Travis County for review. Rainfall runoff shall be held to that of undeveloped status by ponding or other approved methods.
3. No buildings, fences, landscaping or other obstructions are permitted in drainage easements & water quality easements except as approved by LCRA and Travis County.
4. Contour Datum is provided by aerial topo down by City of Austin.
5. WATERSHED STATUS - This subdivision is located in the Bee Creek, Lake Travis watershed.
6. Erosion/Sedimentation controls are required for all construction on each lot, including single family and duplex construction.
7. The owner of this subdivision, and his or her successors and assigns, assumes responsibility for plans for construction of subdivision improvements which comply with applicable codes and requirements of Travis County. The owner understands and acknowledges that plot location or replatting may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements.
8. Travis County Development Permit required prior to any site development.
9. For a minimum travel distance of 25 feet from the roadway edge, driveway grades may exceed 14% only with the specific written approval of the surface and geometric design proposals by the Transportation and Public Services and Planning Departments.
10. The landowner/developer will serve each lot with water from Lazy Nine Municipal Utility District. Water and wastewater improvements are required. The landowner/developer will be responsible for all costs and for providing the improvements.
11. Wastewater systems serving this subdivision shall be designed and installed in accordance with Travis County and State Health Department plans and specifications. Plans and specifications shall be submitted to LCRA and TCEQ for review.
12. No portion of this tract is located within the Edwards Aquifer Recharge Zone.
13. Hazard requirements for this development will be satisfied prior to final plat approval.
14. All drainage easements on private property shall be maintained by the property owner or assigns.
15. TOTAL ACRES: 311.4
16. TOTAL LOTS: 507
17. SINGLY FAMILY LOTS: 544 SEE TABLE 1
18. MUD LOTS: 7 SEE TABLE 1
19. H.O.A. LOTS: 81 SEE TABLE 1
20. COMM. LOTS: 1 SEE TABLE 1
21. LINEAR FEET OF STREETS: [28,233 L.F.] SEE TABLE 2
22. ALL STREETS ARE TO BE DEDICATED FOR PUBLIC USE.
23. FLOODPLAIN INFORMATION PROVIDED PER FEMA PANEL PANEL NO. 48453C0365E - DATE: JUNE 16, 1993
24. STREET NAMES, WIDTHS AND ROW WIDTHS - SEE TABLE 2
25. THIS SUBDIVISION IS SUBJECT TO A PHASING AGREEMENT RECORDED AS DOCUMENT NO. _____
26. MUNICIPAL JURISDICTION - THIS PRELIMINARY PLAN BOUNDARIES FALL OUTSIDE C.O.A. ETJ, BEE CAVE ETJ, LAKEWAY ETJ AND WILL BE REGULATED BY TRAVIS COUNTY MUNICIPAL JURISDICTION - LAZY NINE MUNICIPAL UTILITY DISTRICT
27. THERE ARE NO CULDEVEY SITES WITHIN THIS PRELIMINARY PLAN.
28. THERE ARE NO EXISTING OR PROPOSED SCHOOL SITES IN THIS PRELIMINARY PLAN
29. WATER AND WASTEWATER SERVICE FOR THE SUBDIVISION WILL BE PROVIDED BY LAZY NINE MUNICIPAL UTILITY DISTRICT VIA A UTILITY SERVICE ARRANGEMENT WITH LCRA IN ACCORDANCE WITH THE LCRA LETTER DATED NOVEMBER 11, 2003 WHOSE SUBJECT IS "WATER AND WASTEWATER SERVICE TO LAZY NINE MUNICIPAL UTILITY DISTRICT" AS APPROVED BY LCRA BOARD OF DIRECTORS DATE _____
30. THESE LOTS DESIGNATED AS COMMON AREA/HOA LOTS WILL BE DEDICATED TO A HOMEOWNER'S ASSOCIATION OR IT'S ASSIGNS.
31. RESIDENTIAL DRIVEWAYS ARE PROHIBITED ON PEDERNALES SUMMIT PARKWAY
32. THOSE LOTS DEDICATED AS MUD LOTS TO BE DEDICATED TO LAZY NINE MUNICIPAL UTILITY DISTRICT AS OPEN SPACE, DETENTION, LANDSCAPE, DRAINAGE AND FLOWING

REVISED PRELIMINARY PLAN SWEETWATER RANCH SECTION ONE

LEGAL DESCRIPTION

BEING A 2259.22 ACRE TRACT OF LAND OUT OF AND PART OF THE FOLLOWING THIRTEEN (13) SURVEYS: F. STERZING SURVEY NO. 62, H. PRUETT SURVEY NO. 51, SAM WILDY SURVEY NO. 527, C.J. STROTHER SURVEY NO. 606, SEALE-MORRIS & SEALE SURVEY NO. 62, J.W. KAY SURVEY NO. 111, W.A. BARLOW SURVEY NO. 86, J.H. LOHMAN SURVEY NO. 524, E. HALLMAN SURVEY NO. 61, G.E. LUNSFORD SURVEY NO. 648, J. PALMER SURVEY NO. 636, T.C. RAILROAD CO. SURVEY SURVEY NO. 182, AND THE J.C. DEGMAN SURVEY NO. 537, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THOSE SAME TRACTS OF LAND CALLED FIRST TRACT AND SECOND TRACT CONVEYED TO MRS. O.H. DAVENPORT BY DEE OF RECORD IN VOLUME 1214, PAGE 472 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (THE "DEED RECORDS")



THIS PROJECT IS TO COMPLY WITH TRAVIS COUNTY STANDARDS FOR CONSTRUCTION OF STREETS AND DRAINAGE IN SUBDIVISION

DATE OF ORIGINAL SUBMITTAL - 04/30/04
DATE OF ORIGINAL APPROVAL - 06/29/04
DATE OF RE-SUBMITTAL WITH REVISIONS - 08/02/05

FEMA MAP NUMBER: 48453C0365E
EFFECTIVE DATE: JUNE 16, 1993
PRECINCT: TRAVIS COUNTY THREE
TAX MAP PARCEL ID: 12696
ACREAGE 311.4 ACRES

DEVELOPER/OWNER:

FOREST CITY SWEETWATER, L.P.
ADDRESS: 6836 BEE CAVE RD. STE. 400
AUSTIN, TEXAS 78746
CONTACT: GUNN & WHITTINGTON COMPANY
PHONE: (512) 329-8800
FAX: (512) 329-8828

SWEETWATER DEVELOPMENT PLAN NOTES:

1. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE EVIDENCE THAT THE FINAL PLAT AND CONSTRUCTION PLANS FOR STREET AND DRAINAGE INFRASTRUCTURE IMPROVEMENTS ASSOCIATED WITH THE SUBDIVISION HAVE BEEN SUBMITTED TO THE U.S. ARMY CORPS OF ENGINEERS FOR REVIEW AND ISSUANCE OF PERTINENT AND APPROPRIATE PERMITS, IF ANY ARE REQUIRED, PRIOR TO TRAVIS COUNTY APPROVAL OF THE FINAL PLAT(S) FOR THIS SUBDIVISION.
2. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE EVIDENCE THAT THE FINAL PLAT AND CONSTRUCTION PLANS FOR STREET AND DRAINAGE INFRASTRUCTURE IMPROVEMENTS ASSOCIATED WITH THE SUBDIVISION HAVE BEEN SUBMITTED TO THE LOWER COLORADO RIVER AUTHORITY WATER RESOURCES PROTECTION DIVISION FOR REVIEW AND CONSIDERATION OF A NON-POINT SOURCE POLLUTION CONTROL PERMIT PRIOR TO TRAVIS COUNTY APPROVAL OF THE FINAL PLAT(S) FOR THIS SUBDIVISION.
3. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE EVIDENCE THAT THE FINAL PLAT AND CONSTRUCTION PLANS FOR STREET AND DRAINAGE INFRASTRUCTURE IMPROVEMENTS ASSOCIATED WITH THE SUBDIVISION AND THE PROPOSED INTERSECTION WITH SH 71 WEST HAVE BEEN SUBMITTED TO THE TEXAS DEPARTMENT OF TRANSPORTATION AUSTIN DISTRICT TOGETHER WITH APPROPRIATELY COMPLETED APPLICATIONS FOR DRIVEWAY PERMITS IN 1500T ROW. IN ADDITION, PERTINENT AND APPROPRIATE ROW RESERVATION AREAS, IF SUCH RESERVATIONS MAY BE DEEMED TO BE REQUIRED VIA MUTUAL CONSIDERATION AND CONSENT BETWEEN THE OWNER/DEVELOPER AND TxDOT TO ACCOMMODATE FUTURE EXPANSIONS OF SH 71 WEST ARE INCLUDED FOR CONSIDERATION FOR THE FINAL PLAT(S) OF THIS SUBDIVISION PRIOR TO TRAVIS COUNTY APPROVAL OF THE FINAL PLAT(S) FOR THIS SUBDIVISION.
4. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE EVIDENCE THAT THE FINAL PLAT AND CONSTRUCTION PLANS FOR WATER, WASTEWATER AND STORMWATER MANAGEMENT INFRASTRUCTURE IMPROVEMENTS ASSOCIATED WITH THE SUBDIVISION HAVE BEEN SUBMITTED TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND/OR LOWER COLORADO RIVER AUTHORITY (LCRA) AS APPROPRIATE, AND THE LAZY NINE MUNICIPAL UTILITY DISTRICT FOR REVIEW AND CONSIDERATION PRIOR TO TRAVIS COUNTY APPROVAL OF THE FINAL PLAT(S) FOR THIS SUBDIVISION.

INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	OVERALL PRELIMINARY PLAN (200 SCALE)
3	PRELIMINARY PLAN (100 SCALE)
4	PRELIMINARY PLAN (100 SCALE)
5	PRELIMINARY PLAN (100 SCALE)
6	PRELIMINARY PLAN (100 SCALE)

SECTION ONE ESTIMATED IMPERVIOUS COVER PER SECTION 82.207(C) STORMWATER, DRAINAGE AND FLOODPLAINS OF THE TRAVIS COUNTY STANDARDS FOR CONSTRUCTION OF STREETS AND DRAINAGE IN SUBDIVISIONS:

TOTAL AREA CONTAINED IN SECTION ONE PRELIMINARY PLAN	311.4 Ac.
TOTAL OPEN SPACE	106.7 Ac.
IMPERVIOUS COVER ATTRIBUTED TO HOUSES	31.0 Ac.
IMPERVIOUS COVER ATTRIBUTED TO STREETS	20.6 Ac.
IMPERVIOUS COVER ATTRIBUTED TO COMMUNITY SWIMMING POOL AND RECREATION CENTER	2.4 Ac.
IMPERVIOUS COVER ATTRIBUTED TO COMMERCIAL LOT	7.0 Ac.
IMPERVIOUS COVER ATTRIBUTED TO WASTEWATER TREATMENT PLANT SITE	1.0 Ac.
TOTAL IMPERVIOUS COVER	62.0 Ac.
PERCENT IMPERVIOUS COVER	19.9%

UTILITIES:

PEDERNALES ELECTRIC COOP.
TIME WARNER CABLE
SBC TELEPHONE

LAZY NINE MUNICIPAL UTILITY DISTRICT
C/O WILLATT & FLICKINGER
2001 N. LAMAR BLVD.
AUSTIN, TX 78705
ATTN: MIKE WILLATT

ENGINEER

Malone/
Wheeler, Inc.
Engineering & Development Consultants
7500 Riata Blvd, Bldg 1, Suite 240
Austin, Texas 78735
Phone: (512) 899-0801 Fax: (512) 899-0855



Delta Survey Group Inc.

8113 Brodie Lane Ste. 102 Austin, TX 78744
Phone: (512) 282-5200 Fax: (512) 282-5130
WWW.DELTASURVEYGROUP.COM
CONTACT: JOHN BRAUTIGAM P.R.L.S.

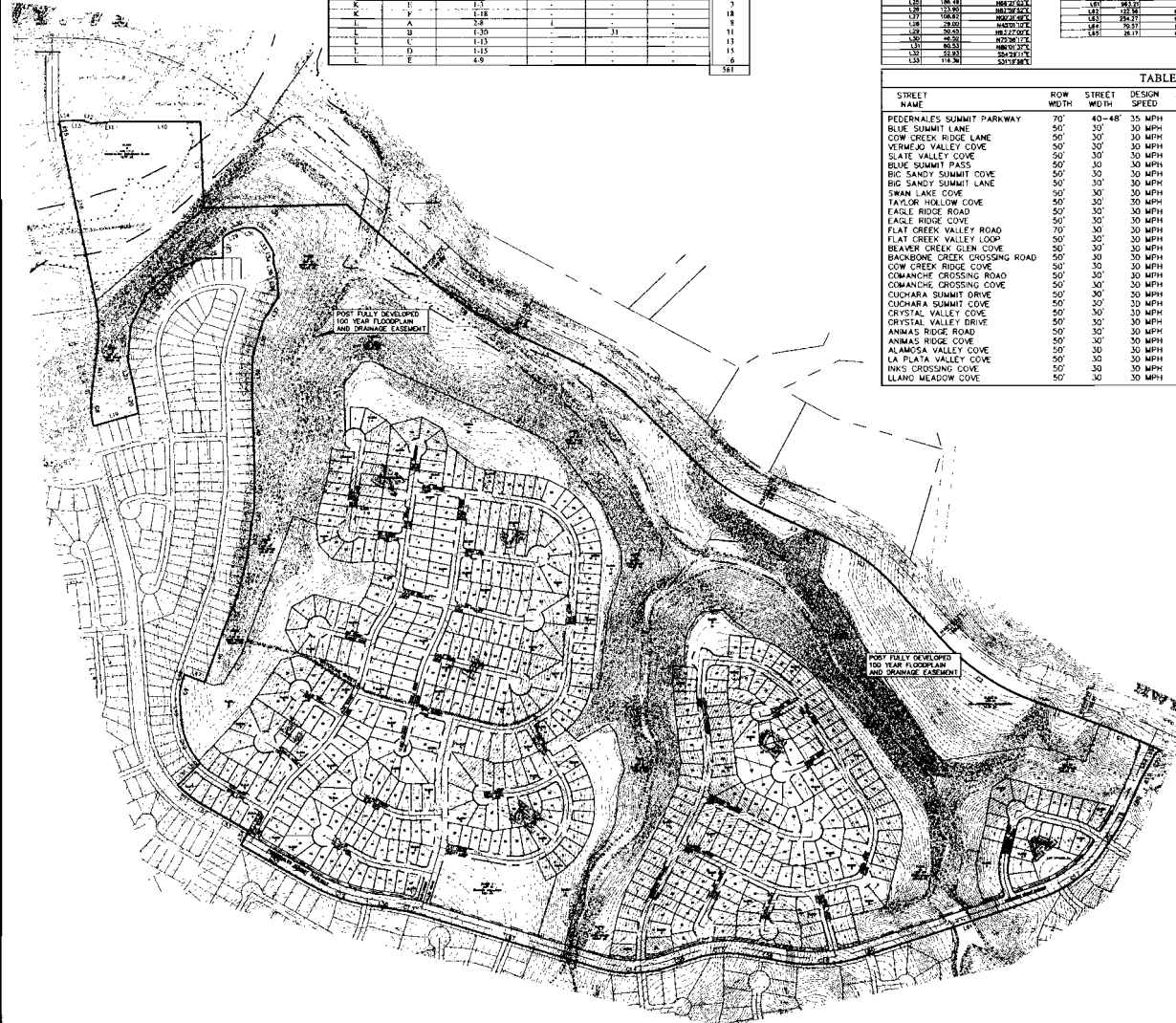
VILLAGE BLOCK	SINGLE FAMILY LOTS				TOTAL LOTS
	LOT #	H.O.A. LOTS	M.U.D. LOTS	COMM. LOTS	
A	110	11			121
B	115	1.6	2, 17	18	36
G	226	1			26
H	132				77
I	132	33			34
J	235				15
K	143	15	14		29
L	24				46
M	24	69			14
N	48-54, 56-61		55		6
O	146				6
P	16-23				9
Q	26-35				50
R	17-18				23
S	16-17		62		25
T	12-5				18
U	12-5				3
V	14-31				18
W	13				9
X	1-18				11
Y	2-8				13
Z	1-30		31		15
AA	1-13				6
AB	1-13				581

LINE	LENGTH	BEARING
L1	117.57	S76°02'37"W
L2	117.57	S112°54'00"W
L3	488.27	S65°31'30"W
L4	436.77	S61°01'46"W
L5	266.46	S65°30'07"W
L6	153.02	S73°42'17"W
L7	578.36	S47°54'00"W
L8	578.36	S48°02'24"W
L9	47.46	S00°38'40"W
L10	117.57	S65°31'30"W
L11	117.57	S73°42'17"W
L12	544.0	S67°49'07"W
L13	67.75	S65°31'30"W
L14	73.72	S65°31'30"W
L15	225.56	S60°30'00"W
L16	263.72	S112°54'00"W
L17	117.57	S73°42'17"W
L18	117.57	S76°02'37"W
L19	117.57	S76°02'37"W
L20	117.57	S76°02'37"W
L21	117.57	S76°02'37"W
L22	117.57	S76°02'37"W
L23	117.57	S76°02'37"W
L24	117.57	S76°02'37"W
L25	117.57	S76°02'37"W
L26	117.57	S76°02'37"W
L27	117.57	S76°02'37"W
L28	117.57	S76°02'37"W
L29	117.57	S76°02'37"W
L30	117.57	S76°02'37"W
L31	117.57	S76°02'37"W
L32	117.57	S76°02'37"W
L33	117.57	S76°02'37"W
L34	117.57	S76°02'37"W
L35	117.57	S76°02'37"W
L36	117.57	S76°02'37"W
L37	117.57	S76°02'37"W
L38	117.57	S76°02'37"W
L39	117.57	S76°02'37"W
L40	117.57	S76°02'37"W
L41	117.57	S76°02'37"W
L42	117.57	S76°02'37"W
L43	117.57	S76°02'37"W
L44	117.57	S76°02'37"W
L45	117.57	S76°02'37"W
L46	117.57	S76°02'37"W
L47	117.57	S76°02'37"W
L48	117.57	S76°02'37"W
L49	117.57	S76°02'37"W
L50	117.57	S76°02'37"W
L51	117.57	S76°02'37"W
L52	117.57	S76°02'37"W
L53	117.57	S76°02'37"W
L54	117.57	S76°02'37"W
L55	117.57	S76°02'37"W
L56	117.57	S76°02'37"W
L57	117.57	S76°02'37"W
L58	117.57	S76°02'37"W
L59	117.57	S76°02'37"W
L60	117.57	S76°02'37"W
L61	117.57	S76°02'37"W
L62	117.57	S76°02'37"W
L63	117.57	S76°02'37"W
L64	117.57	S76°02'37"W
L65	117.57	S76°02'37"W
L66	117.57	S76°02'37"W
L67	117.57	S76°02'37"W
L68	117.57	S76°02'37"W
L69	117.57	S76°02'37"W
L70	117.57	S76°02'37"W
L71	117.57	S76°02'37"W
L72	117.57	S76°02'37"W
L73	117.57	S76°02'37"W
L74	117.57	S76°02'37"W
L75	117.57	S76°02'37"W
L76	117.57	S76°02'37"W
L77	117.57	S76°02'37"W
L78	117.57	S76°02'37"W
L79	117.57	S76°02'37"W
L80	117.57	S76°02'37"W
L81	117.57	S76°02'37"W
L82	117.57	S76°02'37"W
L83	117.57	S76°02'37"W
L84	117.57	S76°02'37"W
L85	117.57	S76°02'37"W
L86	117.57	S76°02'37"W
L87	117.57	S76°02'37"W
L88	117.57	S76°02'37"W
L89	117.57	S76°02'37"W
L90	117.57	S76°02'37"W
L91	117.57	S76°02'37"W
L92	117.57	S76°02'37"W
L93	117.57	S76°02'37"W
L94	117.57	S76°02'37"W
L95	117.57	S76°02'37"W
L96	117.57	S76°02'37"W
L97	117.57	S76°02'37"W
L98	117.57	S76°02'37"W
L99	117.57	S76°02'37"W
L100	117.57	S76°02'37"W

CURVE #	LENGTH (FEET)	RAIUS
C1	488.27	526.78
C2	436.77	468.42
C3	266.46	286.50
C4	153.02	163.00
C5	578.36	618.78
C6	578.36	618.78
C7	47.46	50.50
C8	117.57	125.00
C9	117.57	125.00
C10	117.57	125.00
C11	117.57	125.00
C12	117.57	125.00
C13	117.57	125.00
C14	117.57	125.00
C15	117.57	125.00
C16	117.57	125.00
C17	117.57	125.00
C18	117.57	125.00
C19	117.57	125.00
C20	117.57	125.00
C21	117.57	125.00
C22	117.57	125.00
C23	117.57	125.00
C24	117.57	125.00
C25	117.57	125.00
C26	117.57	125.00
C27	117.57	125.00
C28	117.57	125.00
C29	117.57	125.00
C30	117.57	125.00

STREET NAME	ROW WIDTH	STREET WIDTH	DESIGN SPEED	TYPE	STREET CLASSIFICATION	STREET OWNERSHIP	STREET LENGTH
FEDERNALES SUMMIT PARKWAY	70'	40'-48"	35 MPH	C&C	PRIMARY RES COLLECTOR	PUBLIC	5689 LF
BLUE SUMMIT LANE	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	2199 LF
COW CREEK RIDGE LANE	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	458 LF
VERDEJO VALLEY COVE	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	238 LF
LAKE VALLEY COVE	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	269 LF
BLUE SUMMIT PASS	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	3425 LF
BIG SANDY SUMMIT COVE	50'	30'	30 MPH	C&C	LOCAL STREET	PUBLIC	307 LF
BIG SANDY SUMMIT LANE	50'	30'	30 MPH	C&C	LOCAL STREET	PUBLIC	850 LF
SWAN LAKE COVE	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	415 LF
TAYLOR HOLLOW COVE	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	417 LF
EAGLE RIDGE ROAD	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	1204 LF
EAGLE RIDGE COVE	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	545 LF
FLAT CREEK VALLEY LOOP	70'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	995 LF
FLAT CREEK VALLEY ROAD	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	1357 LF
BEAVER CREEK GREEN COVE	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	512 LF
BACKBONE CREEK CROSSING ROAD	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	1016 LF
COW CREEK RIDGE COVE	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	439 LF
COMANCHE CROSSING ROAD	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	1788 LF
COMANCHE CROSSING COVE	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	683 LF
CUCHARA SUMMIT DRIVE	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	1063 LF
CUCHARA SUMMIT COVE	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	397 LF
CRYSTAL VALLEY COVE	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	269 LF
CRYSTAL VALLEY DRIVE	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	384 LF
ANIMAS RIDGE ROAD	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	1702 LF
ANIMAS RIDGE COVE	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	295 LF
ALAMOSA VALLEY COVE	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	249 LF
LA PLATA VALLEY COVE	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	633 LF
INNS CROSSING COVE	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	215 LF
ILLINOIS MEADOW COVE	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	150 LF
TOTAL:							28,233 LF

- LEGEND**
- TOTAL ACREAGE: 311.4
 - TOTAL LOTS: 581
 - SINGLE FAMILY LOTS: [544] SEE TABLE 1
 - H.O.A. LOTS: [9] SEE TABLE 1
 - COMM. LOTS: [1] SEE TABLE 1
 - M.U.D. LOTS: [7] SEE TABLE 1
 - LINEAR FEET OF STREETS [32, 914 LF] SEE TABLE 2
 - ALL STREETS ARE TO BE DEDICATED FOR PUBLIC USE.
 - FLOODPLAIN SHOWN ON THIS PLAN PER FEMA PANEL: NO. 48550055 DATE: JUNE 16, 1993
 - STREET NAMES, WIDTHS AND R.O.W. WIDTHS: SEE TABLE 2
 - THIS SUBDIVISION IS SUBJECT TO A PHASING AGREEMENT.
 - DOCUMENT NO.:
 - MUNICIPAL JURISDICTION: LAZY NINE M.U.D.
 - THERE ARE NO CEMETERY SITES WITHIN THIS PRELIM PLAN.
 - THERE ARE NO EXISTING OR PROPOSED SCHOOL SITES IN THIS PRELIMINARY PLAN.
- * M.U.D. LOTS ARE TO BE DEDICATED TO LAZY NINE MUNICIPAL UTILITY DISTRICT AS OPEN SPACE, DETENTION, LANDSCAPE DRAINAGE AND PARKLAND.



NO.	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

LEGEND

SIDEWALK

WATER LINE

EASEMENT

R.O.W.

BOUNDARY LINE

FEMA PANEL 48550055 (JUNE 16, 1993)

POST FULLY DEVELOPED 10 YEAR FLOODPLAIN AND DRAINAGE EASEMENT

SWEETWATER RANCH SECTION ONE PRELIMINARY PLAN (NOT FOR CONSTRUCTION)

Malone/ Wheeler, Inc.
 Engineering & Development Consultants
 10000 Katy Road, Suite 240
 Houston, Texas 77055
 Phone: (512) 890-0801 Fax: (512) 890-0855

DESIGN BY: TWE
 CHECKED BY: CJC
 APPROVED BY: R/W
 DATE: 12/2005

SHEET 2
 OF 6

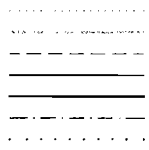
HWY. 71



SCALE: 1" = 100'

SIDEWALK
 MATCH LINE
 EASEMENT
 R.O.W.
 BOUNDARY LINE
 FEMA PANEL BRASSICORSE
 (JUNE 15, 1993)
 POST FULLY DEVELOPED
 100 YEAR FLOODPLAIN
 AND DRAINAGE EASEMENT

LEGEND

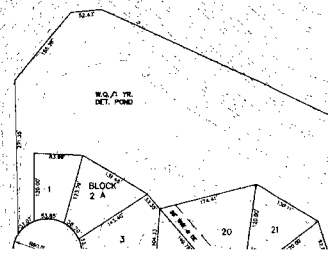


BLOCK B
 LOT 17-A
 WASTEWATER TREATMENT PLANT
 12.21 AC.

BLOCK B
 LOT 17
 OPEN SPACE
 106.66 AC.

BLOCK B
 LOT 17
 OPEN SPACE
 106.66 AC.

BLOCK B
 LOT 17
 OPEN SPACE
 106.66 AC.



SWEETWATER RANCH
FUTURE SECTION 2

SWEETWATER RANCH
SECTION ONE
PRELIMINARY PLAN
 (NOT FOR CONSTRUCTION)

Malone/Wheeler, Inc.
 Engineering & Development Consultants
 7000 Reno Blvd., Suite 240
 Reno, NV 89521
 Phone: (515) 895-0001 Fax: (512) 899-0655

THIS DOCUMENT IS RELEASED
 FOR THE PURPOSE OF WITHDRAWAL
 HEREIN UNDER THE AUTHORITY
 OF BOARD & WHEELER, INC.
 P.L.E. 0033 IN 1997. IT IS
 NOT TO BE USED FOR
 CONSTRUCTION, RECORD OR
 PERMIT PURPOSES.

DESIGN BY: JMC
 CHECKED BY: JMC
 APPROVED BY: JMC
 DATE: 12/2003

SHEET **6**
 OF **6**

VILLAGE	BLOCK	SINGLE FAMILY LOTS	H.O.A. LOTS	M.U.D. LOTS	COMM LOTS	TOTAL LOTS
A	A	110	11	-	-	11
A	B	115	1,16	2,17	18	18
G	A	2,26	1	-	18	26
G	B	1,27	33	-	-	33
G	C	1,23	-	-	-	33
G	D	2,33	74	-	-	74
H	A	1,13	14	-	-	15
H	B	1,15	14	-	-	29
H	C	2,48	69	55	-	46
I	A	48-54, 56-61	-	-	-	14
I	B	1,6	-	-	-	29
I	C	1,12	-	-	-	29
I	D	26-73	-	-	-	50
I	E	10-18	-	-	-	9
J	A	26-47	-	62	-	23
J	D	1,25	-	-	-	25
J	E	1,25	-	-	-	24
K	A	1,23	-	-	-	14
K	C	1,43	-	-	-	7
K	E	1,3	-	-	-	8
L	A	1,13	1	-	-	31
L	B	1,30	-	31	-	13
L	C	1,13	-	-	-	15
L	D	1,15	-	-	-	6
L	E	4,9	-	-	-	51

LINE	LENGTH	BEARING
L1	772.83	S89°54'27.2"
L2	468.32	N65°24'28.2"E
L3	468.32	N65°24'28.2"E
L4	386.18	N83°00'00.0"E
L5	1,272.50	N00°00'00.0"E
L6	772.50	S89°54'27.2"
L7	772.50	S89°54'27.2"
L8	477.99	N65°24'28.2"E
L9	1,175.96	N65°24'28.2"E
L10	1,175.96	N65°24'28.2"E
L11	1,175.96	N65°24'28.2"E
L12	1,175.96	N65°24'28.2"E
L13	1,175.96	N65°24'28.2"E
L14	1,175.96	N65°24'28.2"E
L15	1,175.96	N65°24'28.2"E
L16	1,175.96	N65°24'28.2"E
L17	1,175.96	N65°24'28.2"E
L18	1,175.96	N65°24'28.2"E
L19	1,175.96	N65°24'28.2"E
L20	1,175.96	N65°24'28.2"E
L21	1,175.96	N65°24'28.2"E
L22	1,175.96	N65°24'28.2"E
L23	1,175.96	N65°24'28.2"E
L24	1,175.96	N65°24'28.2"E
L25	1,175.96	N65°24'28.2"E
L26	1,175.96	N65°24'28.2"E
L27	1,175.96	N65°24'28.2"E
L28	1,175.96	N65°24'28.2"E
L29	1,175.96	N65°24'28.2"E
L30	1,175.96	N65°24'28.2"E
L31	1,175.96	N65°24'28.2"E
L32	1,175.96	N65°24'28.2"E
L33	1,175.96	N65°24'28.2"E
L34	1,175.96	N65°24'28.2"E
L35	1,175.96	N65°24'28.2"E
L36	1,175.96	N65°24'28.2"E
L37	1,175.96	N65°24'28.2"E
L38	1,175.96	N65°24'28.2"E
L39	1,175.96	N65°24'28.2"E
L40	1,175.96	N65°24'28.2"E
L41	1,175.96	N65°24'28.2"E
L42	1,175.96	N65°24'28.2"E
L43	1,175.96	N65°24'28.2"E
L44	1,175.96	N65°24'28.2"E
L45	1,175.96	N65°24'28.2"E
L46	1,175.96	N65°24'28.2"E
L47	1,175.96	N65°24'28.2"E
L48	1,175.96	N65°24'28.2"E
L49	1,175.96	N65°24'28.2"E
L50	1,175.96	N65°24'28.2"E
L51	1,175.96	N65°24'28.2"E
L52	1,175.96	N65°24'28.2"E
L53	1,175.96	N65°24'28.2"E
L54	1,175.96	N65°24'28.2"E
L55	1,175.96	N65°24'28.2"E
L56	1,175.96	N65°24'28.2"E
L57	1,175.96	N65°24'28.2"E
L58	1,175.96	N65°24'28.2"E
L59	1,175.96	N65°24'28.2"E
L60	1,175.96	N65°24'28.2"E
L61	1,175.96	N65°24'28.2"E
L62	1,175.96	N65°24'28.2"E
L63	1,175.96	N65°24'28.2"E
L64	1,175.96	N65°24'28.2"E
L65	1,175.96	N65°24'28.2"E
L66	1,175.96	N65°24'28.2"E
L67	1,175.96	N65°24'28.2"E
L68	1,175.96	N65°24'28.2"E
L69	1,175.96	N65°24'28.2"E
L70	1,175.96	N65°24'28.2"E
L71	1,175.96	N65°24'28.2"E
L72	1,175.96	N65°24'28.2"E
L73	1,175.96	N65°24'28.2"E
L74	1,175.96	N65°24'28.2"E
L75	1,175.96	N65°24'28.2"E
L76	1,175.96	N65°24'28.2"E
L77	1,175.96	N65°24'28.2"E
L78	1,175.96	N65°24'28.2"E
L79	1,175.96	N65°24'28.2"E
L80	1,175.96	N65°24'28.2"E
L81	1,175.96	N65°24'28.2"E
L82	1,175.96	N65°24'28.2"E
L83	1,175.96	N65°24'28.2"E
L84	1,175.96	N65°24'28.2"E
L85	1,175.96	N65°24'28.2"E
L86	1,175.96	N65°24'28.2"E
L87	1,175.96	N65°24'28.2"E
L88	1,175.96	N65°24'28.2"E
L89	1,175.96	N65°24'28.2"E
L90	1,175.96	N65°24'28.2"E
L91	1,175.96	N65°24'28.2"E
L92	1,175.96	N65°24'28.2"E
L93	1,175.96	N65°24'28.2"E
L94	1,175.96	N65°24'28.2"E
L95	1,175.96	N65°24'28.2"E
L96	1,175.96	N65°24'28.2"E
L97	1,175.96	N65°24'28.2"E
L98	1,175.96	N65°24'28.2"E
L99	1,175.96	N65°24'28.2"E
L100	1,175.96	N65°24'28.2"E

CURVE	LENGTH	CHORD	AREA
C1	117.17	117.17	1,171.7
C2	117.17	117.17	1,171.7
C3	117.17	117.17	1,171.7
C4	117.17	117.17	1,171.7
C5	117.17	117.17	1,171.7
C6	117.17	117.17	1,171.7
C7	117.17	117.17	1,171.7
C8	117.17	117.17	1,171.7
C9	117.17	117.17	1,171.7
C10	117.17	117.17	1,171.7
C11	117.17	117.17	1,171.7
C12	117.17	117.17	1,171.7
C13	117.17	117.17	1,171.7
C14	117.17	117.17	1,171.7
C15	117.17	117.17	1,171.7
C16	117.17	117.17	1,171.7
C17	117.17	117.17	1,171.7
C18	117.17	117.17	1,171.7
C19	117.17	117.17	1,171.7
C20	117.17	117.17	1,171.7
C21	117.17	117.17	1,171.7
C22	117.17	117.17	1,171.7
C23	117.17	117.17	1,171.7
C24	117.17	117.17	1,171.7
C25	117.17	117.17	1,171.7
C26	117.17	117.17	1,171.7
C27	117.17	117.17	1,171.7
C28	117.17	117.17	1,171.7
C29	117.17	117.17	1,171.7
C30	117.17	117.17	1,171.7
C31	117.17	117.17	1,171.7
C32	117.17	117.17	1,171.7
C33	117.17	117.17	1,171.7
C34	117.17	117.17	1,171.7
C35	117.17	117.17	1,171.7
C36	117.17	117.17	1,171.7
C37	117.17	117.17	1,171.7
C38	117.17	117.17	1,171.7
C39	117.17	117.17	1,171.7
C40	117.17	117.17	1,171.7
C41	117.17	117.17	1,171.7
C42	117.17	117.17	1,171.7
C43	117.17	117.17	1,171.7
C44	117.17	117.17	1,171.7
C45	117.17	117.17	1,171.7
C46	117.17	117.17	1,171.7
C47	117.17	117.17	1,171.7
C48	117.17	117.17	1,171.7
C49	117.17	117.17	1,171.7
C50	117.17	117.17	1,171.7

LEGEND

- TOTAL ACREAGE: 311.4
- TOTAL LOTS: 561
- SINGLE FAMILY LOTS: [544] SEE TABLE 1
- H.O.A. LOTS: [17] SEE TABLE 1
- COMM. LOTS: [0] SEE TABLE 1
- M.U.D. LOTS: [0] SEE TABLE 1
- LINEAR FEET OF STREETS [32,914 L.F.] SEE TABLE 2
- ALL STREETS ARE TO BE DEDICATED FOR PUBLIC USE.
- FLOORPLAN SHOWN ON THIS PLAN PER FEMA PANEL NO. 48453C0353 (DATE: JUNE 16, 1993)
- STREET NAMES, WIDTHS AND R.O.W. WIDTHS: SEE TABLE 2
- THIS SUBDIVISION IS SUBJECT TO A PHASING AGREEMENT, DOCUMENT NO.:
- MUNICIPAL JURISDICTION: LAZY NINE M.U.D.
- THERE ARE NO CEMETERY SITES WITHIN THIS PRELIM. PLAN.
- THERE ARE NO EXISTING OR PROPOSED SCHOOL SITES IN THIS PRELIMINARY PLAN.
- M.U.D. LOTS ARE TO BE DEDICATED TO LAZY NINE MUNICIPAL UTILITY DISTRICT AS OPEN SPACE, DETENTION, LANDSCAPE DRAINAGE AND PARKLAND.

STREET NAME	ROW WIDTH	STREET WIDTH	DESIGN SPEED	TYPE	STREET CLASSIFICATION	STREET OWNERSHIP	STREET LENGTH
PROFANALES SUMMIT PARKWAY	70'	40'-48"	35 MPH	C&G	PRIMARY RES. COLLECTOR	PUBLIC	5885 LF
BLUE SUMMIT LANE	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	2199 LF
COW CREEK RIDGE LANE	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	458 LF
VERNEO VALLEY COVE	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	236 LF
SLATE VALLEY COVE	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	269 LF
BLUE SUMMIT PASS	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	3425 LF
BIG SANDY SUMMIT COVE	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	307 LF
BIG SANDY SUMMIT LANE	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	650 LF
SWAN LAKE COVE	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	415 LF
TAYLOR HOLLOW COVE	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	417 LF
EAGLE RIDGE ROAD	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	1294 LF
EAGLE RIDGE COVE	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	245 LF
FLAT CREEK VALLEY ROAD	70'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	995 LF
FLAT CREEK VALLEY COVE	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	1357 LF
BEAVER CREEK GLEN COVE	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	512 LF
BACKBONE CREEK CROSSING ROAD	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	1016 LF
COW CREEK RIDGE COVE	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	439 LF
COMANCHE CROSSING ROAD	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	1768 LF
COMANCHE CROSSING COVE	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	633 LF
CUCHARA SUMMIT DRIVE	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	1063 LF
CUCHARA SUMMIT COVE	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	397 LF
CRYSTAL VALLEY COVE	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	269 LF
CRYSTAL VALLEY DRIVE	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	384 LF
ANIMAS RIDGE ROAD	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	1702 LF
ANIMAS RIDGE COVE	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	295 LF
ALAMOS VALLEY COVE	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	249 LF
LA PLATA VALLEY COVE	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	150 LF
INKS CROSSING COVE	50'	30'	30 MPH	C&G	LOCAL STREET	PUBLIC	215 LF
LAUREL MESA DRIVE	50'	28'	30 MPH	C&G	LOCAL STREET	PUBLIC	1,506 LF
GUNSMITH TURN ROAD	50'	28'	30 MPH	C&G	LOCAL STREET	PUBLIC	1,006 LF
DEEP WELL DRIVE	50'	28'	30 MPH	C&G	LOCAL STREET	PUBLIC	450 LF
GUNSMITH TURN COVE	50'	28'	30 MPH	C&G	LOCAL STREET	PUBLIC	322 LF
BUCHANAN DRAW ROAD	50'	28'	30 MPH	C&G	LOCAL STREET	PUBLIC	1178 LF
RIO CHAMA LANE	50'	28'	30 MPH	C&G	LOCAL STREET	PUBLIC	507 LF
TOTAL: 31,740 LF							

LEGEND

SEWERAGE: - - - - -

EASEMENT: - - - - -

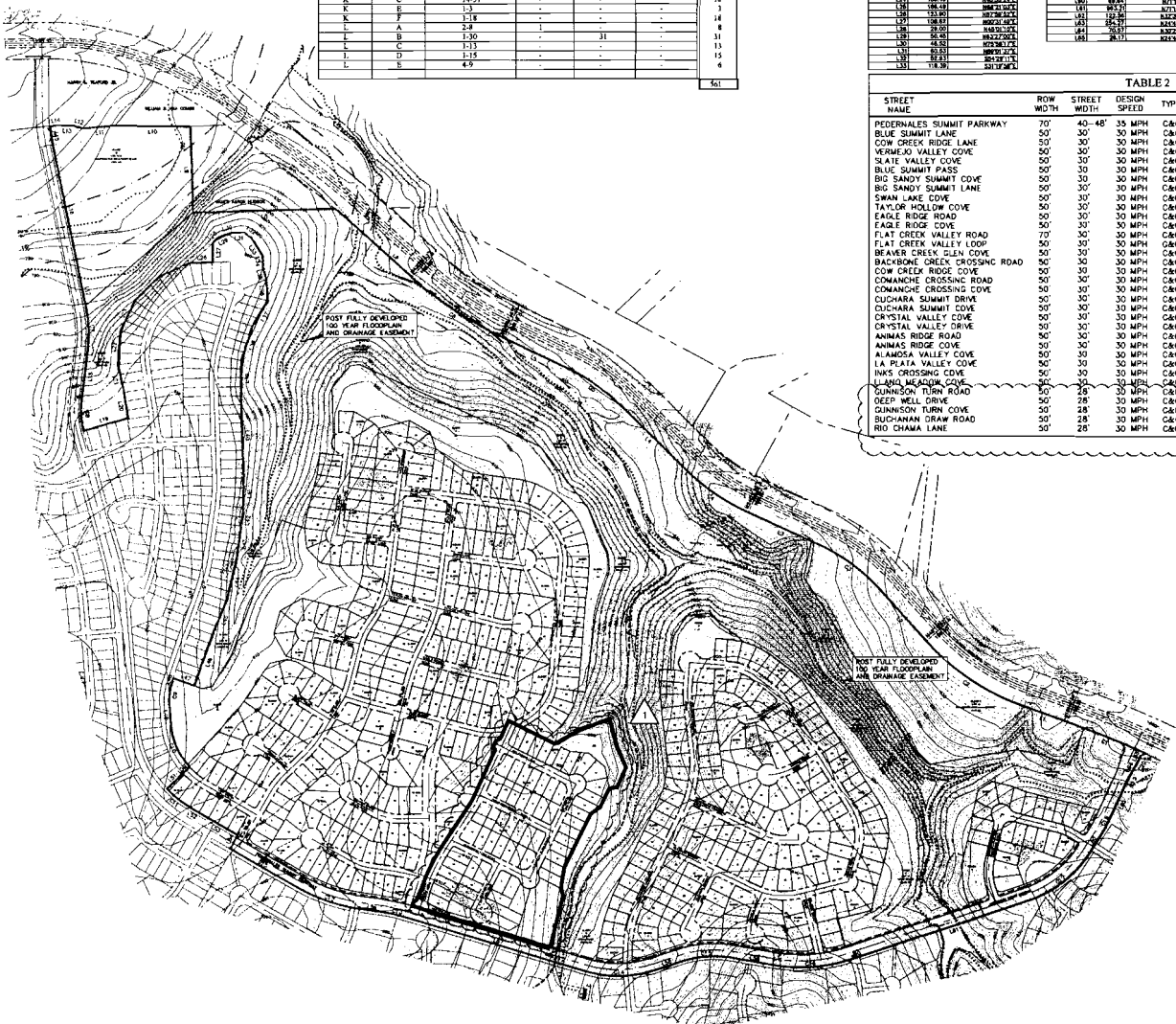
R.O.W.: - - - - -

BOUNDARY LINE: - - - - -

FEMA PANEL 48453C0353 (JUNE 16, 1993): - - - - -

POST FULLY DEVELOPED 100 YEAR FLOODPLAIN AND DRAINAGE EASEMENT: - - - - -

REVISION NO. 1 BOUNDARY: - - - - -



VILLAGE	BLOCK	SINGLE FAMILY LOTS	H.O.A. LOTS	M.U.D. LOTS	COMM LOTS	TOTAL LOTS
A	A	110	11	-	-	11
A	B	115	1,16	2,17	18	18
G	A	2,26	1	-	-	26
G	B	1,27	33	-	-	33
G	C	1,23	-	-	-	33
G	D	2,33	74	-	-	74
H	A	1,13	14	-	-	15
H	B	1,15	14	-	-	29
H	C	2,48	69	55	-	46
I	A	48-54, 56-61	-	-	-	14
I	B	1,6	-	-	-	29
I	C	1,12	-	-	-	29
I	D	26-73	-	-	-	50
I	E	10-18	-	-	-	9
J	A	26-47	-	62	-	23
J	D	1,25	-	-	-	25
J	E	1,25	-	-	-	24
K	A	1,23	-	-	-	14
K	C	1,43	-	-	-	7
K	E	1,3	-	-	-	8
L	A	1,13	1	-	-	31
L	B	1,30	-	31	-	13
L	C	1,13	-	-	-	15
L	D	1,15	-	-	-	6
L						



N

SCALE: 1" = 100'

LEGEND

- SEWERLINE
- EASEMENT
- R.O.W.
- BOUNDARY LINE
- F.E.M.A. PANEL #848330050E (DATE 10, 1982)
- POST FULLY DEVELOPED 100 YEAR FLOODPLAIN AND ORANGE ELEVATION
- REVISION NO. 1 BOUNDARY

BY	
DATE	
REVISION	
NO.	
DATE	
BY	
DATE	

**SWEETWATER RANCH
SECTION ONE
PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)**

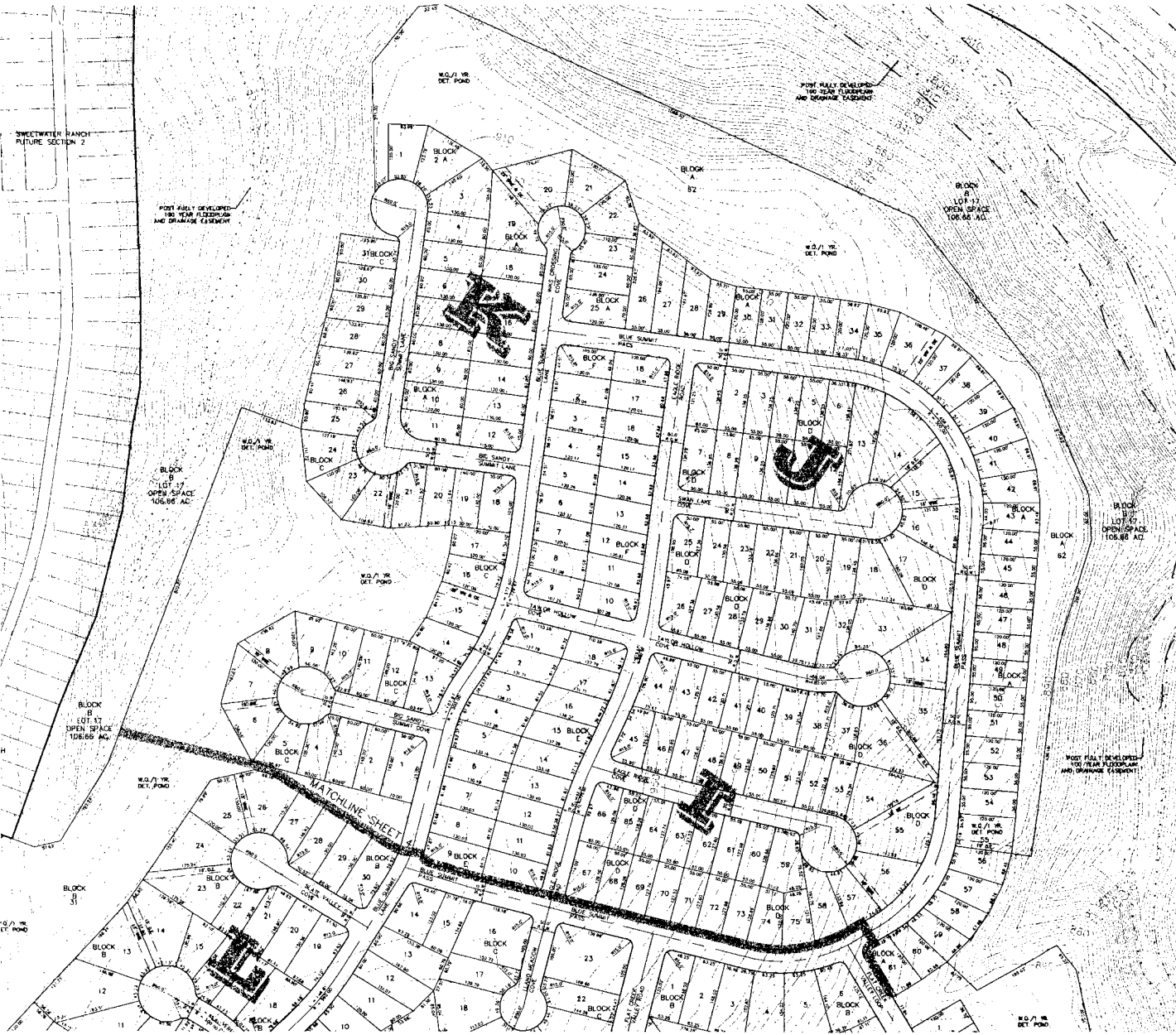
Malone/
Mheeler, Inc.
Engineering & Development Consultants
7800 Rialto Blvd., Bldg. 1, Suite 240
Austin, Texas 78735
Phone: (512) 899-0655
Texas Registration No. F-788

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF OBTAINING NEW LAND INFORMATION. P.L. 96-389, 10/1/79. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

DESIGN BY: TM
CREATED BY: TM
APPROVED BY: R.M.
DATE: 2/2012

SHEET **3**

OF **6**



N
SCALE: 1" = 100'

LEGEND

- SEWER/
- WATER
- EASEMENT
- R.O.W.
- BOUNDARY LINE
- F.E.M.A. PANEL 19A430303B (JUNE 10, 1993)
- POST FULLY DEVELOPED 100 YEAR FLOODPLAIN AND DRAINAGE EASEMENT

SWEETWATER RANCH
SECTION ONE
PRELIMINARY PLAN
(NOT FOR CONSTRUCTION)

Malone/ Wheeler, Inc.
Engineering & Development Consultants
10000 West Loop West, Suite 440
Austin, Texas 78758
Phone: (512) 899-0601 Fax: (512) 899-0605

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW BY THE PUBLIC UNDER THE AUTHORITY OF PUBLIC INFORMATION ACT, P.L. 86-36 AS AMENDED. IT IS NOT TO BE USED FOR CONSTRUCTION, RECORD OR OTHER PURPOSES.

DESIGN BY: THE
CHECKED BY: MW
APPROVED BY: R.W.
DATE: 12/2005

SHEET 4
OF 6

HWY. 71



- LEGEND**
- SIDEWALK
 - MATCH LINE
 - EASEMENT
 - R.O.V.
 - BOUNDARY LINE
 - F.E.M.A. PANEL #48430308C (JUNE 14, 1992)
 - POST FULLY DEVELOPED 100 YEAR FLOODPLAIN AND DRAINAGE EASEMENT

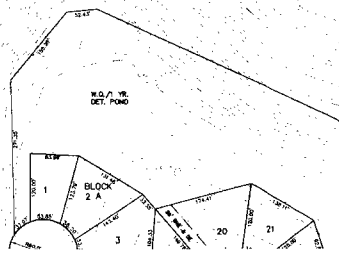
BLOCK B
LOT 17-A
WASTEWATER TREATMENT PLANT
12.71 AC.

BLOCK B
LOT 17
OPEN SPACE
106.66 AC.

BLOCK B
LOT 17
OPEN SPACE
106.66 AC.

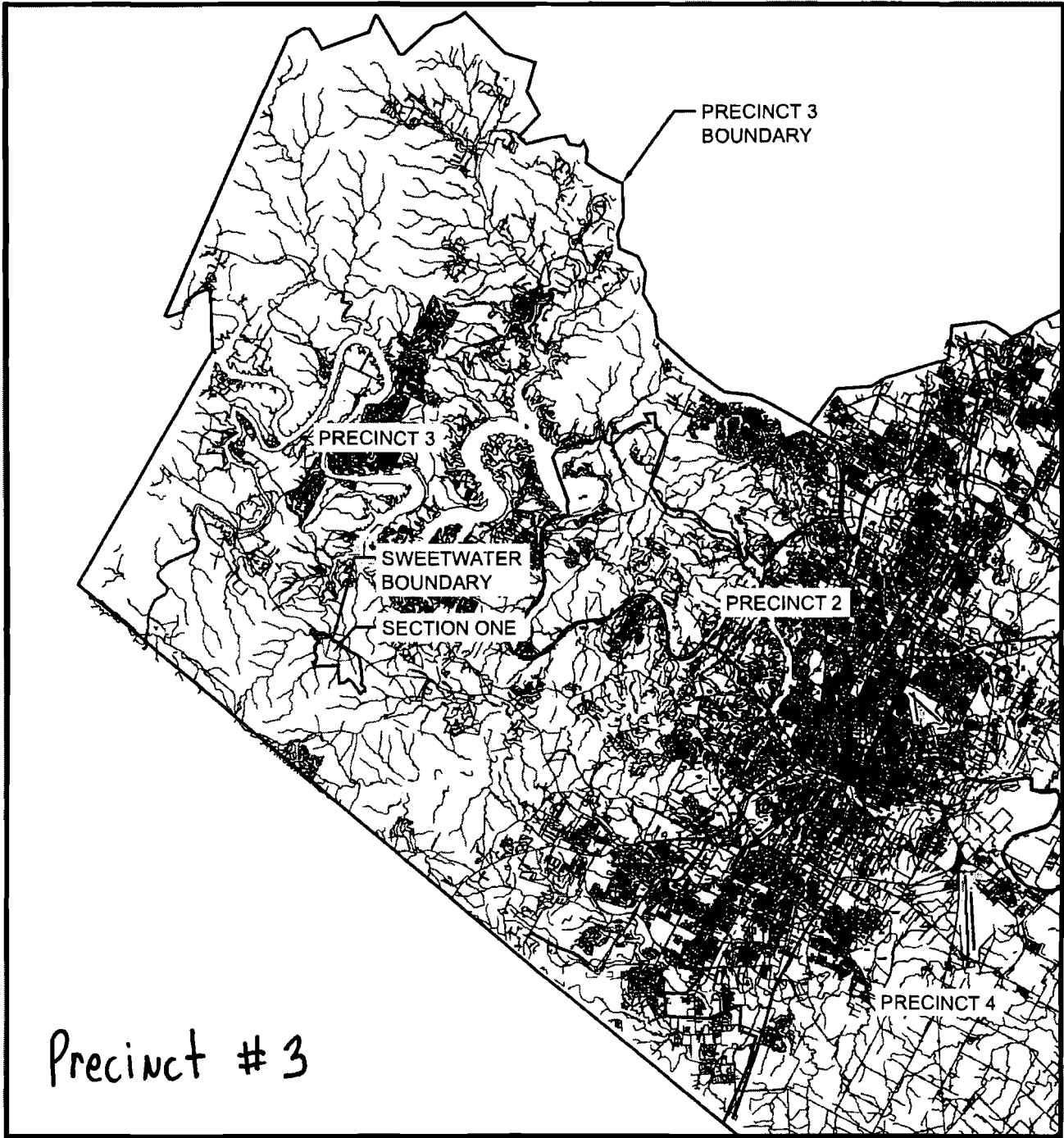
BLOCK B
LOT 17
OPEN SPACE
106.66 AC.

SWEETWATER RANCH
FUTURE SECTION 2



REVISION					
DATE					
SWEETWATER RANCH SECTION ONE			PRELIMINARY PLAN (NOT FOR CONSTRUCTION)		
<p>Malone/Wheeler, Inc. Development Consultants 7500 Barton Blvd., Suite 240 Austin, Texas 78735 Phone: (512) 899-0601 Fax: (512) 899-0655</p>					
<p><small>THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PROVIDING NOTICE OF THE PUBLIC HEARING AND HEARING. IT IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING OR PERMIT PURPOSES.</small></p>					
DESIGN BY: JMC					
CHECKED BY: MY					
APPROVED BY: RJM					
DATE: 12/2006					
SHEET 6					
OF 6					

APPROVED BY: TRAVIS COUNTY COMMISSIONERS COURT 05-23-2006



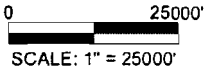
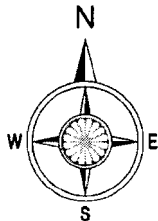
Precinct # 3

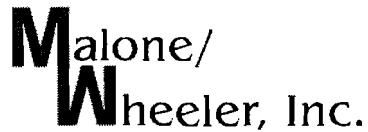
LOCATION MAP

SWEETWATER
SECTION ONE

Malone/
Wheeler, Inc.

Engineering & Development Consultants
7500 Rialto Blvd, Bldg 1, Suite 240
Austin, Texas 78735
Phone: (512) 899-0601 Fax: (512) 899-0655
Firm Registration No. F-786





Engineering & Development Consultants

March 21, 2012

Ms. Anna Bowlin, AICP
Program Manager, Development Services
Travis County Transportation & Natural Resources
411 W. 13th Street
Austin, TX 78767

RE: Sweetwater Section One Preliminary Plan
Revision for Villages H & H-2

Ms. Bowlin:

The attached outline provides supplemental and support information for the revision to the previously approved Preliminary Plan for Sweetwater Section One to accommodate certain modifications to Villages H and H-2. These modifications are being processed at this point in time in support of subdivision plats and construction plans for both Villages H and H-2 and in anticipation of a significant future revision to the layout of Villages I, J, K & L, which are also part of the current Sweetwater Section One Preliminary Plan. This document should be self-explanatory. However if you need additional information for the Commissioners Court agenda packet, please let us know at your earliest convenience.

Thank you very much for your assistance in this matter.

Very truly yours,
Malone/Wheeler, Inc.

A handwritten signature in black ink, appearing to read 'Richard J. Wheeler, Jr.', written in a cursive style.

Richard J. Wheeler, Jr. P. E.
President

SWEETWATER SECTION ONE APPROVED PRELIMINARY PLAN VILLAGES H AND H-2 REVISION

1.0 GENERAL

The Preliminary Plan for Sweetwater Section One was originally approved in June 2004 and subsequently revised in May 2006 in conjunction with Sweetwater Section Two Preliminary Plan. Multiple final plats have been approved and recorded out of each of the approved Preliminary Plans. Construction of Village 1, Pedernales Summit Parkway-Phase One, Pedernales Summit Parkway-Phase Two Utilities, water transmission and distribution facilities, wastewater collection and treatment plant facilities and numerous storm water quality ponds and filtration devices is complete and functioning as designed. LCRA NPS Permits for temporary and permanent erosion and sedimentation control were obtained for each individual construction project.

2.0 VILLAGES H, I, J, K & L PRELIMINARY PLAN REVISION SWEETWATER SECTION ONE

The street and lot layout for Villages H, I, J, K & L in the currently approved Sweetwater Section One Preliminary Plan is shown on Exhibit A, attached. There are 362 lots and a 4.8 acre Common area lot, laid out in a combination linear block style and curvilinear style with no interior open area.

A major revision to the current approved Preliminary Plan for Sweetwater Section One-Villages H, I, J, K & L will be prepared and submitted to TNR for review and approval in the near future. This revision will re-orient a majority of the street and lot layouts and create more open space within the interior residential subdivisions associated with the listed Villages. Such open space will be connected to and complimentary of the large canyon areas surrounding Villages H, I, J, K & L. The current Village H final plat neatly fits within this improved overall scheme as does Village H-2. Village H-2 utilizes the previous 4.8 acre common area lot which was slated to be an amenity center site. Which will be relocated elsewhere within the project. Total lot counts, drainage areas and impervious cover will remain essentially unchanged or potentially reduced. An appropriate informational process has been followed with neighbors, TNR staff and officials for exposure and review of this fairly meaningful revision.

A conceptual drawing of the proposed street and lot layouts for Villages H, I, J K & L is attached as Exhibit B.

3.0 VILLAGES H & H-2 PRELIMINARY PLAN REVISION

The proposed revision to the currently approved Sweetwater Section One Preliminary Plan is primarily necessitated by the change in land use of the common area lot from an amenity center site to single family residential lots. There were 75 lots on approximately 20 acres in the original Preliminary Plan. There are now 64 lots on approximately 18 acres of the combined Village H & H-2 plats. The street layout and lot lot layout conform to the new and improved street, lot and open space layout for Villages H, I, J, K & L as described in Item 2.0 above. Approval of this Preliminary Plan revision and associated final plats and construction plans will enable the major Preliminary Plan revision to proceed.

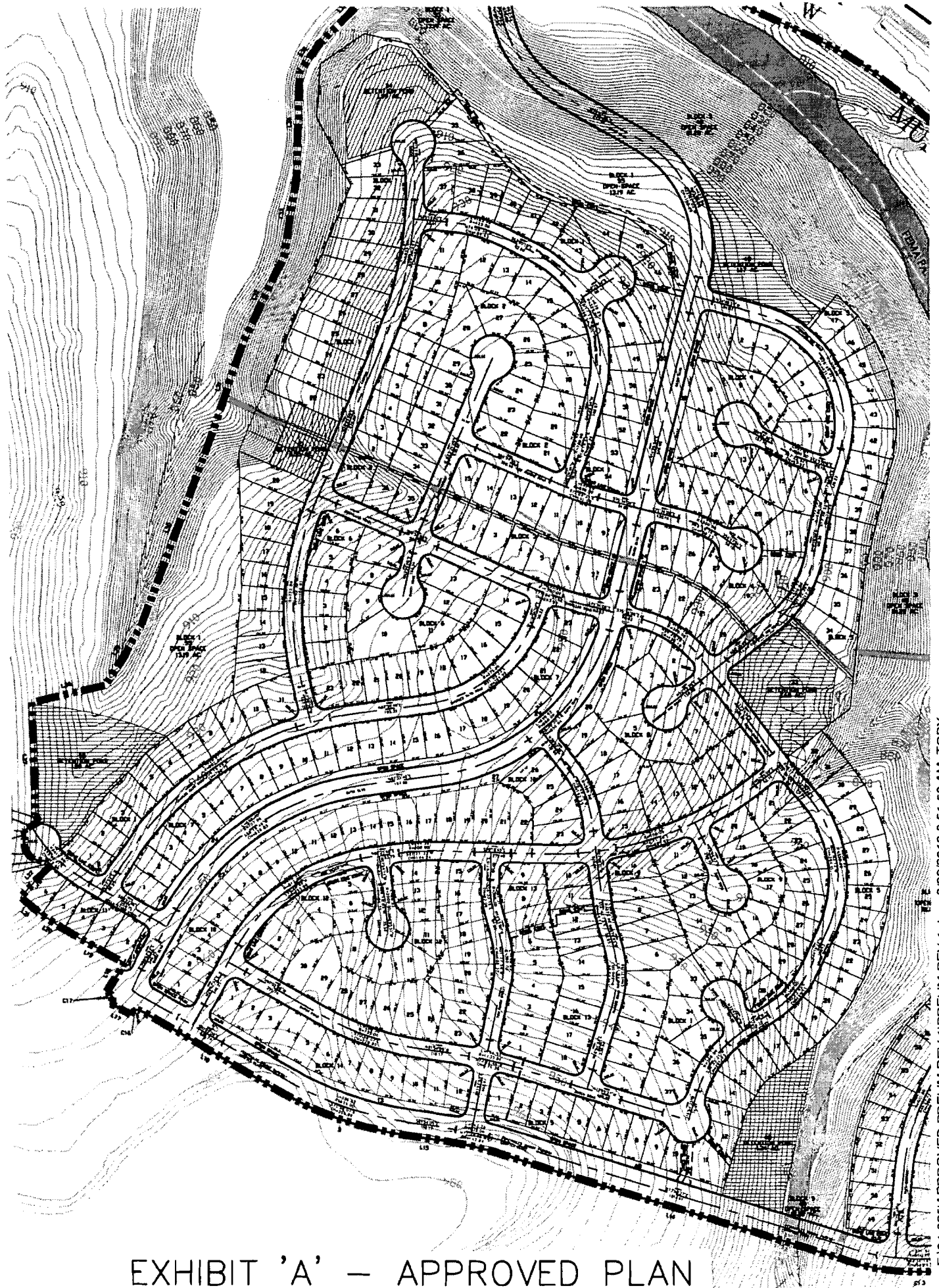


EXHIBIT 'A' - APPROVED PLAN

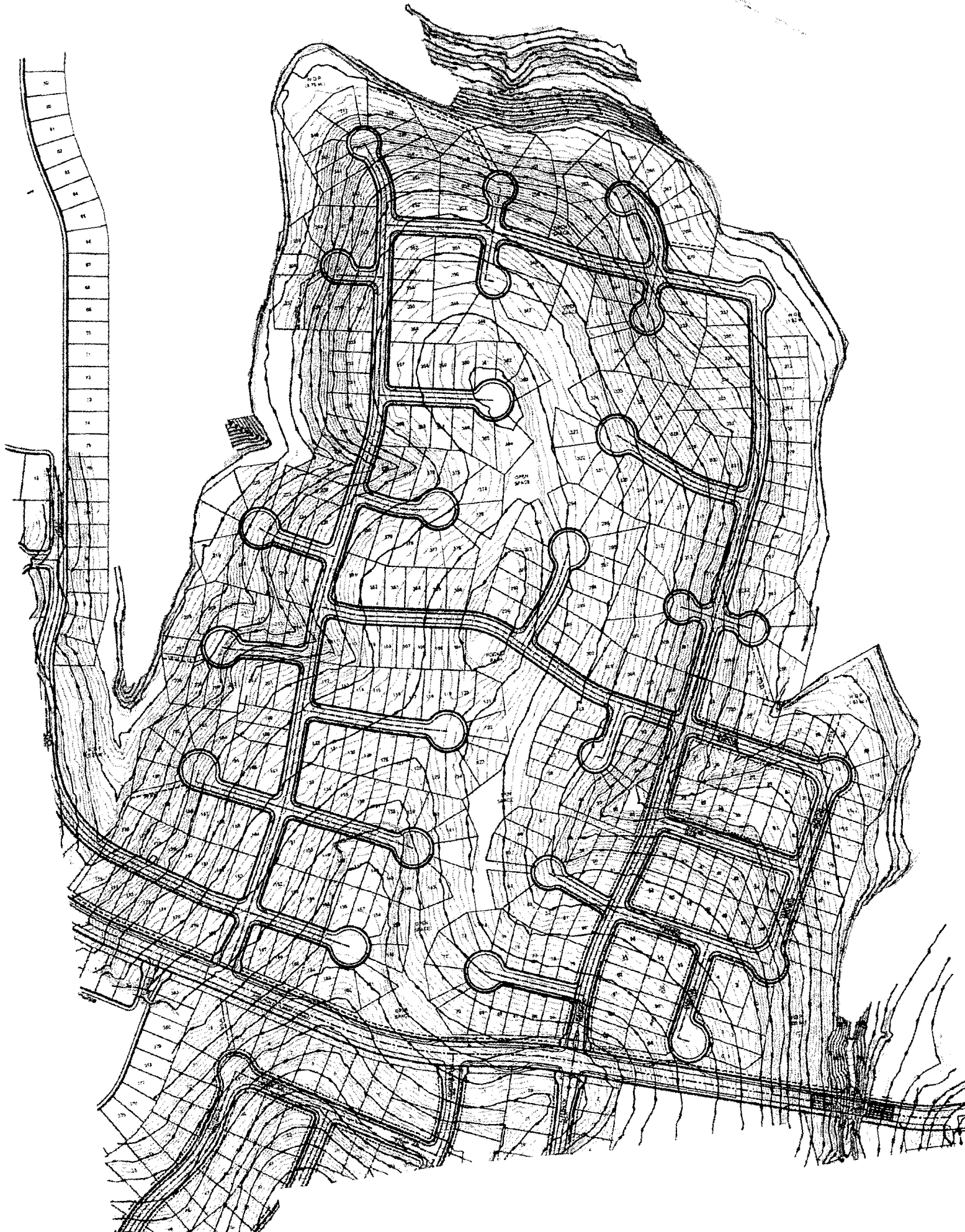




EXHIBIT 'C' - REVISED PLAN

F:\04-025\Approved Sect 1 Prelim\ORIGINAL\Sheet 2.dwg. 3/29/2012 8:59:19 AM TOBY