



Travis County Commissioners Court Agenda Request

Meeting Date: April 17, 2012

Prepared By: Paul Scoggins **Phone #:** 854-7619

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

AB

Carol B. Jorgensen for

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

Sponsoring Court Member: Commissioner Huber, Precinct Three

AGENDA LANGUAGE: Consider and take appropriate action on a request to enter into two alternative fiscal agreements for Sweetwater Section One, Village H and Sweetwater Section One, Village H2 - Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

The developer of the subject subdivisions requests to enter into two alternative fiscal agreements with Travis County. Under the alternative fiscal agreements the plats will be held in abeyance while the street and drainage facilities are constructed.

Sweetwater Section One, Village H covers 14.331 acres, contains 49 total lots, and has 3,153 linear feet of public streets. Sweetwater Section One, Village H2 covers 3.968 acres, contains 19 total lots, and has 309 linear feet of public streets.

STAFF RECOMMENDATIONS:

The request has been reviewed by TNR staff and staff finds the use of the subject agreements meets all Travis County standards. As such, TNR staff recommends the approval of the proposed motions.

ISSUES AND OPPORTUNITIES:

Under Alternative Fiscal the County Executive of TNR holds the respective plat in abeyance and, upon completion of the items listed below, the Division Director of Planning and Engineering Services authorizes the issuance of a Basic Development Permit for construction of streets and drainage facilities.

Plat Status

Staff has reviewed the plats and all comments have been addressed. They meet current standards and have everything in place such that they could be recommended for approval and recordation at this time.

Restoration/Erosion Control Fiscal

The fiscal for the subdivisions' restoration and improvements have been posted with Travis County in the form of a letter of credit. The posted amount is \$163,470.50.

Boundary Street Fiscal/Access to Publicly Maintained Road

Sweetwater Section One, Village H takes access from Pedernales Summit Parkway, a street maintained by Travis County. Sweetwater Section One, Village H2 will take access from Gunnisson Turn Road, a private street within Village H. Village H and Village H2 will be public street subdivisions.

Waste Water Service

Wastewater service for these subdivisions will be provided by the Lazy Nine Municipal Utility District 1B.

Construction Plans and Engineer's Estimate of Construction Cost Approved

All comments by Travis County staff have been addressed and the reviewer is prepared to sign the cover sheets of the plans and issue permit #11-1513. The estimated cost of the improvements is \$1,501,075.00. This amount includes all costs related to the construction of all streets and drainage facilities (including temporary erosion controls, all structures contributing to the total detention (if required), etc.).

The developer has signed the attached statement acknowledging that this action does not imply or guarantee plat approval by the Commissioners Court and that he/she understands the constraints related to the use of alternate fiscal. Extension of Sixty-Day Period for Completed Plat Application Final Action documents are also included.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A.

ATTACHMENTS/EXHIBITS:

Alternate Fiscal Acknowledgment (2)

Exhibit "A" – Description (2)

Extension of Sixty-Day Period (2)

Proposed Plats

Maps

REQUIRED AUTHORIZATIONS:

<i>CM</i> Cynthia McDonald	Financial Manager	TNR	854-4239
Steve Manilla	County Executive	TNR	854-9429
Anna Bowlin	Division Director	Development Services	854-7561

CC:

Stacey Scheffel	Program Manager	TNR Permits	854-7565

SM:AB:ps

1101 - Development Services - Sweetwater Section One, Village H and Village H2

§ EXHIBIT 82.401 (D) ALTERNATIVE FISCAL POLICY REQUEST AND
ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

TO THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS:

The undersigned Owner proposes to subdivide that certain tract of land more particularly described in Exhibit "A", which is attached hereto and made a part hereof. The owner requests that the Travis County's Transportation and Natural Resources Department ("TNR") hold the proposed plat of the land in abeyance until all of the proposed subdivision Improvements have been constructed to Travis County Standards for the Construction of Streets and Drainage in Subdivision (the "Standards") to the satisfaction of the Executive Manager of TNR. In order to qualify for this Alternative Fiscal Policy, the proposed subdivision must meet the access criteria set forth in the Standards.

Under this Policy, the Owner is not required to post fiscal Security to secure the construction of the Improvements, but is required to obtain a Travis County Development Permit. The owner will be required to post fiscal for boundary street improvements if they are not to be completed during the construction of the Improvements. Additionally, the Owner shall file Security with the submitted Final Plat to secure restoration of disturbed areas should construction not be completed.

Upon satisfactory completion of the Improvements, the submitted plat shall be forwarded by TNR to the Commissioners Court for approval and recording.

If the Owner elects to proceed under this option, the Owner acknowledges and agrees that, until the plat is filed the Owner may not use the proposed subdivision's description in a contract to convey real property, unless the conveyance is expressly contingent on the recording and approval of the final plat and the purchaser is not given the use or the occupancy of the real property before the recording of the final plat, under penalty of prosecution under Section 12.002 of the Texas Property Code. In addition, the approval of Alternative Fiscal in no way constitutes approval of the proposed plat.

If the plat is to be approved and filed, the Owner must post Security in the amount of 10% of the cost of the Improvements to secure the performance of the construction of the Improvements for one year from the date of the approval of the plat and the acceptance of the construction by the County.

Executed this 18th day of OCTOBER, 2011.

OWNER: WS-COS DEVELOPMENT, LLC.

By: [Signature]

Name: J. ROBERT LONG

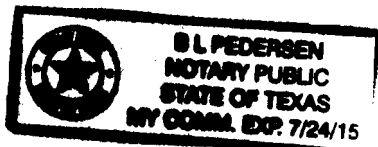
Title: AUTHORIZED SIGNATORY
Authorized Representative

TRAVIS COUNTY, TEXAS By: _____
County Judge

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me by J. Robert Long on the
18 day of October, 2011, in the capacity stated herein.



[Signature]

Notary Public in and for
the State of Texas

B L Pedersen

Printed or typed name of
notary

My commission
expires: 7/24/15

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me by _____ on the
_____ day of _____, _____, in the capacity stated herein.

Notary Public in and
for the State of Texas

Printed or typed name
of notary
My commission
expires: _____

Mailing Address of Owner:



Sweetwater Ranch-H
14.331 Acres

BEING A 14.331 ACRE TRACT DESCRIBED BY DELTA SURVEY GROUP, INC., IN JANUARY 2012 AND LOCATED IN THE W.A. BARLOW SURVEY NO. 86, THE SAM WILDY SURVEY NO. 527 AND THE C. J. STROTHER SURVEY NUMBER 606, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF 1581.061 ACRE TRACT CONVEYED TO SWEETWATER AUSTIN PROPERTIES, LLC., AND DESCRIBED IN DOCUMENT NUMBER 2007015155, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 14.331 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod with plastic "Delta Survey" cap found for the southwest corner of Lot 1, Block B, Sweetwater Section One, Village A, a subdivision of record in Document Number 200600162, Official Public Records, Travis County, Texas;

THENCE leaving said southwest corner and crossing said 1581.061 acre tract S84°17'29"W a distance of 2312.80 feet to a ½ inch iron rod with "DELTA SURVEY" cap set for the **POINT OF BEGINNING**;

THENCE continuing across said 1581.061 acre tract the following thirty-nine (39) courses and distances:

1. N73°05'37"W a distance of 198.58 feet to a ½ inch iron rod with "DELTA SURVEY" cap set,
2. N16°54'23"E a distance of 282.12 feet to a ½ inch iron rod with "DELTA SURVEY" cap set,
3. With the arc of a curve to the right a distance of 74.85 feet, through a central angle of 77°58'13", with a radius of 55.00 feet, and whose chord bears N57°02'35"W, a distance of 69.20 feet to a ½ inch iron rod with "DELTA SURVEY" cap set,
4. With the arc of a curve to the left a distance of 35.79 feet, through a central angle of 45°34'23", with a radius of 45.00 feet, and whose chord bears N40°50'40"W, a distance of 34.86 feet to a ½ inch iron rod with "DELTA SURVEY" cap set,
5. N63°37'52"W a distance of 368.78 feet to a ½ inch iron rod with "DELTA SURVEY" cap set,
6. With the arc of a curve to the left a distance of 21.85 feet, through a central angle of 83°26'56", with a radius of 15.00 feet, and whose chord bears S74°38'41"W, a distance of 19.97 feet to a ½ inch iron rod with "DELTA SURVEY" cap set,
7. S32°55'13"W a distance of 20.21 feet to a ½ inch iron rod with "DELTA SURVEY" cap set,
8. With the arc of a curve to the left a distance of 251.60 feet, through a central angle of 14°47'08", with a radius of 975.00 feet, and whose chord bears

Sweetwater Ranch-H
14.331 Acres

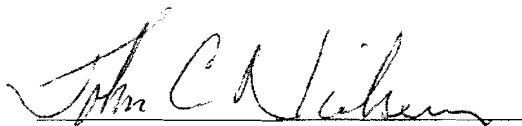
- S25°31'39"W, a distance of 250.91 feet to a ½ inch iron rod with "DELTA SURVEY" cap set,
9. S11°00'38"W a distance of 56.23 feet to a ½ inch iron rod with "DELTA SURVEY" cap set,
 10. S16°54'23"W a distance of 6.39 feet to a ½ inch iron rod with "DELTA SURVEY" cap set,
 11. S18°05'09"E a distance of 24.41 feet to a ½ inch iron rod with "DELTA SURVEY" cap set,
 12. S16°54'23"W a distance of 20.00 feet to a ½ inch iron rod with "DELTA SURVEY" cap set,
 13. N73°05'37"W a distance of 90.00 feet to a ½ inch iron rod with "DELTA SURVEY" cap set,
 14. N16°54'23"E a distance of 20.00 feet to a ½ inch iron rod with "DELTA SURVEY" cap set,
 15. N 51°53'54" E a distance of 24.41 feet to a ½ inch iron rod with "DELTA SURVEY" cap set,
 16. N 16°54'23" E a distance of 6.39 feet to a ½ inch iron rod with "DELTA SURVEY" cap set,
 17. N 22°48'07" E a distance of 61.71 feet to a ½ inch iron rod with "DELTA SURVEY" cap set,
 18. With a curve to the right with an arc length of 260.13 feet, with a radius of 1025.00 feet, with a chord bearing of N 25°39'00" E, with a chord length of 259.43 feet to a ½ inch iron rod with "DELTA SURVEY" cap set,
 19. N 32°55'13" E a distance of 274.78 feet to a ½ inch iron rod with "DELTA SURVEY" cap set,
 20. With a curve to the left with an arc length of 40.77 feet, with a radius of 275.00 feet, with a chord bearing of N 28°40'23" E, with a chord length of 40.73 feet to a ½ inch iron rod with "DELTA SURVEY" cap set,
 21. N 24°25'33" E a distance of 279.65 feet to a ½ inch iron rod with "DELTA SURVEY" cap set,
 22. with a curve to the left with an arc length of 23.05 feet, with a radius of 15.00 feet, with a chord bearing of N 19°36'09" W, with a chord length of 20.85 feet,;
 23. N 23°15'43" E a distance of 50.07 feet; to a ½ inch iron rod with "DELTA SURVEY" cap set,
 24. With the arc of a curve a curve to the left a distance of 24.07 feet, through a central angle of 91°56'35", with a radius of 15.00 feet, and whose chord bears N70°23'51"E, a distance of 21.57 feet to a ½ inch iron rod with "DELTA SURVEY" cap set,
 25. N24°25'33"E a distance of 102.86 feet to a ½ inch iron rod with "DELTA SURVEY" cap set,
 26. S65°34'27"E a distance of 50.00 feet to a ½ inch iron rod with "DELTA SURVEY" cap set,
 27. S63°37'52"E a distance of 237.12 feet to a ½ inch iron rod with "DELTA SURVEY" cap set,

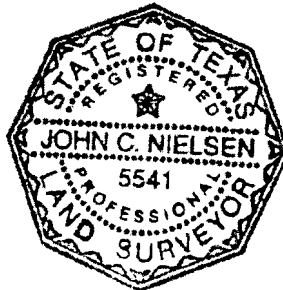
Sweetwater Ranch-H
14.331 Acres

28. N60°45'33"E a distance of 144.25 feet to a ½ inch iron rod with "DELTA SURVEY" cap set,
29. N69°03'14"E a distance of 188.71 feet to a ½ inch iron rod with "DELTA SURVEY" cap set,
30. S13°48'34"E a distance of 140.98 feet to a ½ inch iron rod with "DELTA SURVEY" cap set,
31. S23°13'31"E a distance of 141.62 feet to a ½ inch iron rod with "DELTA SURVEY" cap set,
32. S24°12'06"W a distance of 119.75 feet to a ½ inch iron rod with "DELTA SURVEY" cap set,
33. S82°31'37"W a distance of 42.19 feet to a ½ inch iron rod with "DELTA SURVEY" cap set,
34. S26°23'04"W a distance of 115.16 feet to a ½ inch iron rod with "DELTA SURVEY" cap set,
35. S54°58'26"W a distance of 62.63 feet to a ½ inch iron rod with "DELTA SURVEY" cap set,
36. S26°22'08"W a distance of 330.00 feet to a ½ inch iron rod with "DELTA SURVEY" cap set,
37. S09°06'06"W a distance of 115.21 feet to a ½ inch iron rod with "DELTA SURVEY" cap set,
38. S18°36'10"E a distance of 41.02 feet to a ½ inch iron rod with "DELTA SURVEY" cap set,
39. S14°07'55"W a distance of 299.77 feet to the **POINT OF BEGINNING** and containing 14.331 acres of land, more or less.

BEARING BASIS: State Plane Coordinates, NAD83/HARN, Texas Central Zone

I, John C. Nielsen hereby certify that the forgoing description represents an on-the-ground survey performed under my direct supervision during December 2012, and is true and correct to the best of my knowledge and belief.


John C. Nielsen
Registered Professional Land Surveyor
No. 5541-State of Texas



3-15-2012
Date

Delta Survey Group, Inc.
8213 Brodie Lane, Suite 102
Austin, Texas 78745

§ EXHIBIT 82.401 (D) ALTERNATIVE FISCAL POLICY REQUEST AND
ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

TO THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS:

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Under this Policy, the Owner is not required to post fiscal Security to secure the construction of the Improvements, but is required to obtain a Travis County Development Permit. The owner will be required to post fiscal for boundary street improvements if they are not to be completed during the construction of the Improvements. Additionally, the Owner shall file Security with the submitted Final Plat to secure restoration of disturbed areas should construction not be completed.

Upon satisfactory completion of the Improvements, the submitted plat shall be forwarded by TNR to the Commissioners Court for approval and recording.

If the Owner elects to proceed under this option, the Owner acknowledges and agrees that, until the plat is filed the Owner may not use the proposed subdivision's description in a contract to convey real property, unless the conveyance is expressly contingent on the recording and approval of the final plat and the purchaser is not given the use or the occupancy of the real property before the recording of the final plat, under penalty of prosecution under Section 12.002 of the Texas Property Code. In addition, the approval of Alternative Fiscal in no way constitutes approval of the proposed plat.

If the plat is to be approved and filed, the Owner must post Security in the amount of 10% of the cost of the Improvements to secure the performance of the construction of the Improvements for one year from the date of the approval of the plat and the acceptance of the construction by the County.

Executed this _____ day of _____, _____.

OWNER:

By: *J. Robert Long*

Name: J. ROBERT LONG

Title: AUTHORIZED SIGNATORY
Authorized Representative

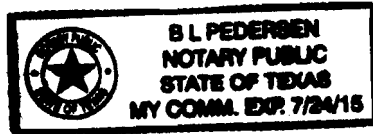
TRAVIS COUNTY, TEXAS By: _____
County Judge

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me by J. Robert Long on the
20 day of OCTOBER 2011, in the capacity stated herein.

B L Pedersen



Notary Public in and for
the State of Texas

BL Pedersen

Printed or typed name of
notary

My commission
expires: 7/24/15

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me by _____ on the
____ day of _____, _____, in the capacity stated herein.

Notary Public in and
for the State of Texas

Printed or typed name
of notary
My commission
expires: _____

Mailing Address of Owner:

Sweetwater Ranch-H2
3.68 Acres

BEING A 3.968 ACRE TRACT DESCRIBED BY DELTA SURVEY GROUP, INC., IN JANUARY 2012 AND LOCATED IN THE W.A. BARLOW SURVEY NO. 86, THE SAM WILDY SURVEY NO. 527 AND THE C. J. STROTHER SURVEY NUMBER 606, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF 1581.061 ACRE TRACT CONVEYED TO SWEETWATER AUSTIN PROPERTIES, LLC., AND DESCRIBED IN DOCUMENT NUMBER 2007015155, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 3.968 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod with plastic "Delta Survey" cap found for the southwest corner of Lot 1, Block B, Sweetwater Section One, Village A, a subdivision of record in Document Number 200600162, Official Public Records, Travis County, Texas;

THENCE leaving said southwest corner and crossing said 1581.061 acre tract the following two (2) courses and distances;

1. S84°17'29"W a distance of 2312.80 feet to a ½ inch iron rod with "DELTA SURVEY" cap set, and;
2. N73°05'37"W a distance of 198.58 feet to a ½ inch iron rod with "DELTA SURVEY" cap set for the **POINT OF BEGINNING**;

THENCE continuing to cross said 1581.061 acre tract the following twelve (12) courses and distances;

1. N 73°05'37" W a distance of 500.04 feet to a ½ inch iron rod with "DELTA SURVEY" cap set;
2. N 16°54'23" E a distance of 20.00 feet to a ½ inch iron rod with "DELTA SURVEY" cap set;
3. N 18°05'09" W a distance of 24.41 feet to a ½ inch iron rod with "DELTA SURVEY" cap set;
4. N 16°54'23" E a distance of 6.39 feet to a ½ inch iron rod with "DELTA SURVEY" cap set;
5. N 11°00'38" E a distance of 56.23 feet to a ½ inch iron rod with "DELTA SURVEY" cap set;
6. with a curve to the right with an arc length of 251.60 feet, with a radius of 975.00 feet, with a chord bearing of N 25°31'39" E, with a chord length of 250.91 feet,;
7. N 32°55'13" E a distance of 20.21 feet to a ½ inch iron rod with "DELTA SURVEY" cap set;

**§ EXHIBIT 82.201(C)
EXTENSION OF SIXTY-DAY PERIOD FOR
COMPLETED PLAT APPLICATION FINAL ACTION**

Date: 10/14/2011

Owner's Name and Address: WSI (II) - COS LLC
52 Mason Street
Greenwich, CT 06830

Proposed Subdivision Name and Legal Description (the "Property"):

Sweetwater Ranch Village H1, see attached legal description

The undersigned Owner and the Executive Manager of Travis County Transportation and Natural Resources Department hereby agree that the sixty (60) day period for final action to be taken on a Completed Plat Application for the Property is hereby extended by mutual agreement and without compulsion until the date that all subdivision requirements have been met to Travis County standards to the satisfaction of the Executive Manager of TNR.

Executed and affective as of the date set forth below.

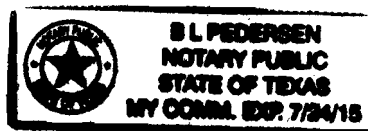
Owner: _____
By: J. Robert Long
Name: J. ROBERT LONG
Title: AUTHORIZED SIGNATORY
Authorized Representative

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 18 day of October, 2011, by J. Robert Long of Travis County, Texas known to me personally or on the basis of an approved form of identification, in the capacity stated.

Notary Public, State of Texas
B. L. Pedersen

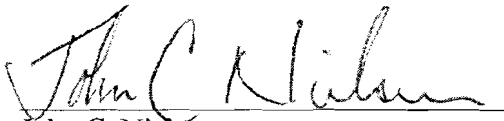


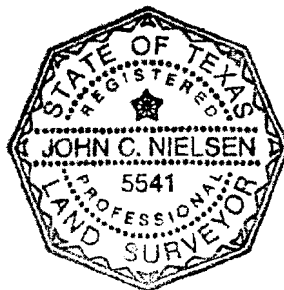
Sweetwater Ranch-H2
3.68 Acres

8. with a curve to the right with an arc length of 21.85 feet, with a radius of 15.00 feet, with a chord bearing of N 74°38'41" E, with a chord length of 19.97 feet to a ½ inch iron rod with "DELTA SURVEY" cap set;
9. S 63°37'52" E a distance of 368.78 feet to a ½ inch iron rod with "DELTA SURVEY" cap set;
10. with a curve to the right with an arc length of 35.79 feet, with a radius of 45.00 feet, with a chord bearing of S 40°50'40" E, with a chord length of 34.86 feet to a ½ inch iron rod with "DELTA SURVEY" cap set;
11. with a reverse curve to the left with an arc length of 74.85 feet, with a radius of 55.00 feet, with a chord bearing of S 57°02'35" E, with a chord length of 69.20 feet to a ½ inch iron rod with "DELTA SURVEY" cap set, and;
12. S 16°54'23" W a distance of 282.12 feet to the **POINT OF BEGINNING** and containing 3.968 acres of land, more or less.

BEARING BASIS: State Plane Coordinates, NAD83/HARN, Texas Central Zone

I, John C. Nielsen hereby certify that the forgoing description represents an on-the-ground survey performed under my direct supervision during December 2011, and is true and correct to the best of my knowledge and belief.


John C. Nielsen
Registered Professional Land Surveyor
No. 5541-State of Texas



1-06-2012
Date

Delta Survey Group, Inc.
8213 Brodie Lane, Suite 102
Austin, Texas 78745

Travis County

By: Carl B. Joseph for
County Executive
Travis County Transportation and Natural Resources Department

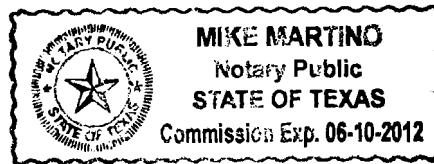
ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 30th day of March,
2012 by Steven M Manilla, P.E., County Executive of Travis County, Texas known to me
personally or on the basis of an approved form of identification, in the capacity stated.

Notary Public, State of Texas

[Signature]



(Printed Name of Notary)

My Commission Expires:

**§ EXHIBIT 82.201(C)
EXTENSION OF SIXTY-DAY PERIOD FOR
COMPLETED PLAT APPLICATION FINAL ACTION**

Date: 3/22/2012

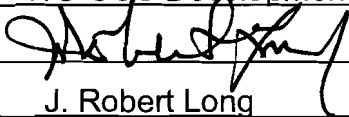
Owner's Name and Address: WS-COS Development, LLC
52 Mason Street
Greenwich, CT 06830

Proposed Subdivision Name and Legal Description (the "Property"):

Sweetwater Section One Village H2

The undersigned Owner and the Executive Manager of Travis County Transportation and Natural Resources Department hereby agree that the sixty (60) day period for final action to be taken on a Completed Plat Application for the Property is hereby extended by mutual agreement and without compulsion until the date that all subdivision requirements have been met to Travis County standards to the satisfaction of the Executive Manager of TNR.

Executed and affective as of the date set forth below.

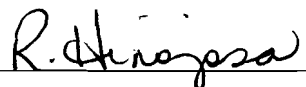
Owner: WS-COS Development, LLC
By: 
Name: J. Robert Long
Title: Authorized Signatory
Authorized Representative

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 22 day of March, 2012, by J. Robert Long of Travis County, Texas known to me personally or on the basis of an approved form of identification, in the capacity stated.

Notary Public, State of Texas



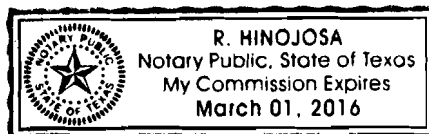


EXHIBIT 82.201(C)
EXTENSION OF SIXTY DAY PERIOD – PAGE 2 OF 2

Travis County

By: Carol B. Doyle for
County Executive
Travis County Transportation and Natural Resources Department

ACKNOWLEDGEMENT

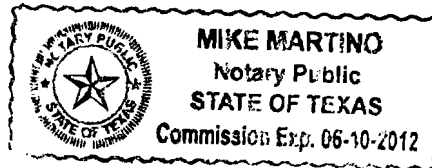
STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 30th day of March, 2012 by Steven M Manilla, P.E., County Executive of Travis County, Texas known to me personally or on the basis of an approved form of identification, in the capacity stated.

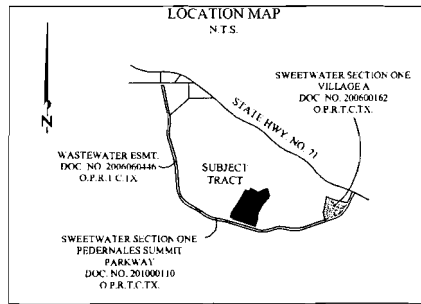
Notary Public, State of Texas

Mike Martino

(Printed Name of Notary)



My Commission Expires:



**TRAVIS COUNTY
CONSUMER PROTECTION NOTICE
FOR HOMEBUYERS**

**IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD
DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE
CITY LIMITS.**

**DEPENDING ON STATE LAW AND OTHER FACTORS, LAND
OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER
LOCAL GOVERNMENT CONTROLS OVER THE
DEVELOPMENT AND USE OF LAND THAN INSIDE THE
CITY LIMITS.**

**BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE
ABLE TO RESTRICT THE NATURE OR EXTENT OF
DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT
NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A
RESIDENTIAL NEIGHBORHOOD.**

**THIS CAN AFFECT THE VALUE OF YOUR PROPERTY.
TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED
ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR
REPRESENTATION OF THE OWNER OF THE PROPERTY,
THE SUBDIVIDER, OR THEIR REPRESENTATIVES.**

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS THAT WS-COS DEVELOPMENT, L.L.C. ACTING HEREIN AND THROUGH MICHAEL L. RAFFERTY, AUTHORIZED SIGNATORY, OWNER OF 1379.351 ACRES (REMAINDER) OF LAND LOCATED IN THE W. A. BARLOW SURVEY NO. 86, IN TRAVIS COUNTY, TEXAS, DESCRIBED BY DEED OF RECORD IN DOCUMENT NO. 2011067827 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, THE UNDERSIGNED OWNER DOES HEREBY SUBDIVIDE 14.331 ACRES OF LAND OUT OF SAID 1379.351 ACRES TRACT PURSUANT TO CHAPTER 232 OF THE LOCAL GOVERNMENT CODE OF TEXAS, IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS "SWEETWATER SECTION ONE, VILLAGE H" SUBDIVISION, SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND HEREBY DEDICATES TO THE OWNERS OF THE LOTS IN THE SUBDIVISION, PUBLIC UTILITIES SERVING THE SUBDIVISION, EMERGENCY SERVICES PROVIDERS WITH JURISDICTION, AND PUBLIC SERVICES AGENCIES, THE USE OF ALL THE PUBLIC STREET AND OTHER EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS ____ DAY OF _____, 201__ A.D.

BY: _____ DATE _____
MICHAEL L. RAFFERTY, AUTHORIZED SIGNATORY
WS-COS DEVELOPMENT, LLC
52 MASON ST.
GREENWICH, CT 06830

STATE OF TEXAS
COUNTY OF _____
BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED MICHAEL L. RAFFERTY, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____, 201__ A.D.

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. MAP 4810260385H DATED SEPTEMBER 26, 2008.
I, RICHARD J. WHEELER, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

RICHARD J. WHEELER, JR., P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 45033
MALONE/WHEELER, INC.
7500 RIALTO BLVD, BLDG 1, SUITE 240
AUSTIN, TEXAS 78735

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

I, JOHN C. NIELSEN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

DATE _____ JOHN C. NIELSEN
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 5541 STATE OF TEXAS
DELTA SURVEY GROUP, INC.
8213 BRODIE LANE, STE 102
AUSTIN, TEXAS 78745

THIS SUBDIVISION IS NOT LOCATED IN THE CITY OF AUSTIN'S JURISDICTION.

DIRECTOR, CITY OF AUSTIN WATERSHED
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD STREETS, ROADS, AND OTHER PUBLIC THROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, OR OTHER PUBLIC THROUGHFARES, SHOWN ON THIS PLAT AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THROUGHFARES 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 PLANS AND SPECIFICATIONS, PRESCRIBED BY THE COMMISSIONER'S 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 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 ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO THE 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 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, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE PART OF THE DEVELOPER'S CONSTRUCTION

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 _____, 200__, 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 ____ DAY OF _____, 200__ A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

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 ____ DAY OF _____, 200__, A.D., AT ____ O'CLOCK ____ M., DULY RECORDED ON THE ____ DAY OF _____, 200__, A.D., AT ____ O'CLOCK ____ M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS ____ DAY OF _____, 200__ A.D.

DANA DEBEAUVOIR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS.

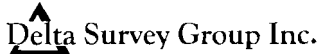
DEPUTY

PERMANENT WATER QUALITY BMP EASEMENT PLAT NOTE:

THE PERMANENT WATER QUALITY BEST MANAGEMENT PRACTICE (BMP) EASEMENT IS FOR THE PURPOSE OF PROTECTING THE ENVIRONMENT BY IMPROVING THE QUALITY OF STORM WATER RUNOFF FROM DEVELOPED LANDS. NO STRUCTURE OR OTHER IMPROVEMENT MAY BE CONSTRUCTED OR MAINTAINED WITHIN A WATER QUALITY BMP EASEMENT AREA UNLESS SPECIFICALLY AUTHORIZED AND APPROVED IN WRITING IN ADVANCE BY THE LOWER COLORADO RIVER AUTHORITY (LCRA). FENCING WILL BE ALLOWED PROVIDED THAT IT DOES NOT INTERFERE WITH BMP FUNCTION AND THAT ACCESS FOR MAINTENANCE AND INSPECTION IS PROVIDED. THE WATER QUALITY EASEMENT MAY BE ENFORCED BY THE LOWER COLORADO RIVER AUTHORITY OR ANY OTHER GOVERNMENTAL ENTITY WITH THE AUTHORITY TO PROTECT THE ENVIRONMENT FOR THE BENEFIT OF THE PUBLIC, BY INJUNCTION OR OTHER ACTION IN A COURT OF APPROPRIATE JURISDICTION.

LOWER COLORADO RIVER AUTHORITY

DATE



8213 Brodie Lane Ste. 102 Austin, TX. 78745
office: (512) 282-5200 fax: (512) 282-5230

SWEETWATER SECTION ONE VILLAGE H

NOTES:

1. 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 PLAT VACATION 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.
2. 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 TRAVIS COUNTY TRANSPORTATION AND NATURAL RESOURCES.
3. WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH TRAVIS COUNTY PLANS AND SPECIFICATIONS. PLANS AND SPECIFICATION SHALL BE SUBMITTED TO LCRA AND TCEQ FOR REVIEW.
4. NO PORTION OF THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
5. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. MAP 4810260385H DATED SEPTEMBER 26, 2008.
6. THIS SUBDIVISION IS SUBJECT TO A PHASING AGREEMENT RECORDED AS DOCUMENT NO. 2006100748.
7. 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 - NONE.
8. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT NO.: 2006076072.
9. DRIVEWAYS SHALL NOT BE CONSTRUCTED CLOSER THAN 50 FEET OR 60% OF THE LOTS FRONTAGE TO THE EDGE OF PAVEMENT OF AN INTERSECTING LOCAL OR COLLECTOR STREET.
10. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
11. WATER SERVICE AND WASTEWATER SERVICE WILL BE PROVIDED BY THE LAZY NINE MUNICIPAL UTILITY DISTRICT 1B.
12. DRAINAGE EASEMENTS LESS THAN 25 FEET WIDE ARE RESTRICTED TO ENCLOSED CONDUIT SYSTEMS. DRAINAGE EASEMENTS 15 FEET WIDE ARE FOR ENCLOSED CONDUIT DRAINAGE SYSTEMS ONLY.
13. THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE LAZY NINE MUNICIPAL DISTRICT 1B. WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY THE DISTRICT IN ACCORDANCE WITH ITS RATE ORDER, AS AMENDED. ALL CONSTRUCTION PLANS FOR WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS MUST BE PRESENTED TO THE DISTRICT AND APPROVED BY THE DISTRICT'S ENGINEER, PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE DISTRICT MAY INSPECT ALL WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS.
14. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES SHALL BE ALLOWED IN DRAINAGE EASEMENTS AND WATER QUALITY EASEMENTS EXCEPT AS APPROVED BY LCRA AND TRAVIS COUNTY.
15. NO LOT SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED PUBLIC SEWER SYSTEM.
16. NO LOT SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY FOR THIS PROPOSED DEVELOPMENT.
17. LOT 22 BLOCK A WILL BE OWNED AND MAINTAINED BY THE LAZY NINE MUD 1B OR ITS ASSIGNMENTS.
18. ALL PUBLIC STREET RIGHT-OF-WAY ARE ALSO DRAINAGE EASEMENTS, WATER AND WASTEWATER EASEMENTS AS PROVIDED BY LAZY NINE MUNICIPAL UTILITY DISTRICT 1B OR THEIR ASSIGNS.
19. ALL WATER QUALITY AND DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE LAZY NINE MUNICIPAL UTILITY DISTRICT 1B.
20. 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.
21. ALL NON RESIDENTIAL LOTS NOT ASSIGNED TO LAZY NINE MUD 1B SHALL BE OWNED AND MAINTAINED BY HOME OWNERS ASSOCIATION OR ITS ASSIGNS.

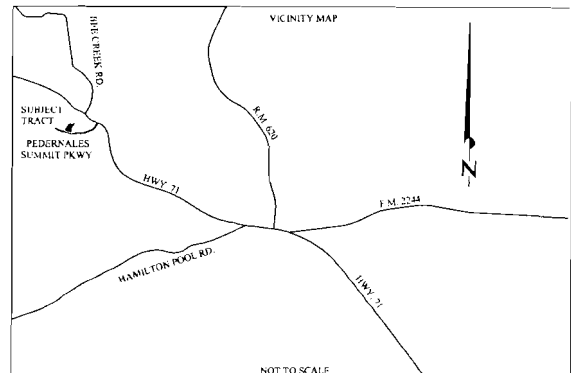
BENCHMARK LIST:

TBM-08: COTTON SPINDLE SET IN 9" LIVE OAK TAG No. 7542
ELEV: 979.61'
TBM-10: COTTON SPINDLE SET IN LIVE OAK TAG No. 8188
ELEV: 899.97'

STREET NAME	STREET WIDTH	DESIGN SPEED	TYPE	CLASSIFICATION	STREET OWNERSHIP	STREET LENGTH
BUCHANAN DRAW RD	28'	25 MPH	C&G	LOCAL	PUBLIC	1143 L.F.
DEEP WELL DR	28'	25 MPH	C&G	LOCAL	PUBLIC	450 L.F.
GUNNISON TURN RD	28'	25 MPH	C&G	LOCAL	PUBLIC	1056 L.F.
RIO CHAMA LN	28'	25 MPH	C&G	LOCAL	PUBLIC	504 L.F.
TOTAL:						3153 L.F.

SWEETWATER DEVELOPMENT PLAT 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 TXDOT 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), AND THE LAZY NINE MUNICIPAL UTILITY DISTRICT FOR REVIEW AND CONSIDERATION PRIOR TO TRAVIS COUNTY APPROVAL OF THE FINAL PLAT(S) FOR THIS SUBDIVISION.





GRAPHIC SCALE
1" = 100'
TRAVIS COUNTY, TEXAS
OCTOBER 2011

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00'	25.28'	22.37'	N15°21'19"W	96°33'04"
C2	325.00'	35.54'	35.52'	N29°47'15"E	96°15'55"
C3	15.00'	23.49'	21.16'	N71°30'43"E	89°42'51"
C4	15.00'	23.56'	21.21'	S18°37'52"E	90°00'00"
C5	50.00'	78.54'	70.71'	S11°22'08"W	90°00'00"
C6	55.00'	173.89'	109.99'	N71°22'08"E	181°08'46"
C7	44.00'	34.79'	34.86'	N03°14'56"E	45°34'23"
C8	45.00'	34.79'	34.86'	N49°09'20"E	45°34'23"
C9	55.00'	173.89'	109.99'	N18°37'52"W	181°08'46"
C10	45.00'	34.79'	34.86'	N86°53'03"W	45°34'23"
C11	15.00'	23.05'	20.85'	N19°36'09"W	88°03'25"
C12	15.00'	24.07'	21.57'	S70°23'51"W	91°56'35"
C13	50.00'	78.54'	70.71'	N18°37'52"W	90°00'00"
C14	15.00'	23.56'	21.21'	N71°22'08"E	90°00'00"
C15	15.00'	23.05'	20.85'	S18°37'52"E	88°03'23"
C16	1025.00'	280.13'	259.43'	S25°30'00"W	143°13'26"
C17	275.00'	40.77'	40.73'	S28°40'23"W	08°29'40"
C18	15.00'	23.05'	20.85'	S19°36'09"E	88°03'25"
C19	1025.00'	28.96'	28.96'	N19°11'20"E	01°37'07"
C20	1025.00'	34.89'	33.68'	N21°32'58"E	03°00'04"
C21	1025.00'	53.69'	53.68'	N24°10'00"E	03°00'04"
C22	1024.00'	53.69'	53.68'	N17°10'05"E	03°00'04"
C23	1024.00'	53.69'	53.68'	N30°30'09"E	03°00'04"
C24	1025.00'	16.41'	16.41'	N32°27'42"E	00°55'01"
C25	55.00'	87.00'	78.21'	S18°19'24"W	90°37'49"
C26	55.00'	12.64'	12.62'	S12°55'33"E	12°32'43"
C27	45.00'	16.79'	16.69'	N37°03'22"E	21°22'27"
C28	45.00'	19.01'	18.80'	N59°50'33"E	24°11'50"
C29	55.00'	43.72'	42.58'	S49°10'10"W	45°32'42"
C30	55.00'	36.41'	35.75'	S07°54'47"W	37°56'04"
C31	55.00'	12.64'	12.62'	S30°30'10"E	37°56'04"
C32	55.00'	37.34'	34.78'	S79°20'16"E	49°43'56"
C33	45.00'	17.87'	17.75'	S82°10'13"W	22°44'54"
C34	45.00'	17.93'	17.81'	N75°02'36"W	22°49'29"

LINE	BEARING	DISTANCE
L1	N24°25'33"E	105.57'
L2	S51°53'54"W	24.41'
L3	S16°54'23"W	6.39'
L4	S22°48'07"W	61.71'
L5	S63°37'52"E	10.00'
L6	S63°37'52"E	10.00'
L7	N28°22'08"E	13.57'
L8	N23°29'55"E	5.88'
L9	N23°29'55"E	1.210'
L10	N24°25'33"E	6.22'
L11	N22°48'07"E	36.85'
L12	N22°48'07"E	24.86'
L13	N32°55'13"E	16.58'
L14	N24°25'33"E	12.47'

LAND USE SCHEDULE

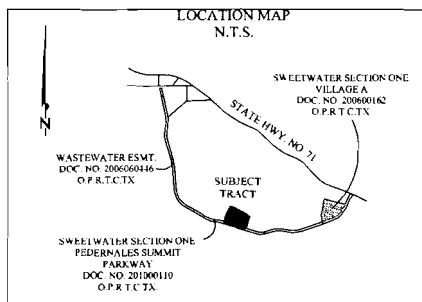
RESIDENTIAL LOTS	46
WATER QUALITY BMP, DE	2
TOTAL LOTS	48
BLOCKS	3
TOTAL ACREAGE	14.331

LEGEND

- 1/2 INCH IRON ROD SET
- CONCRETE MONUMENT SET
- SIDEWALK
- BUILDING LINE
- PUBLIC UTILITY EASEMENT
- RIGHT OF WAY
- OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- DRAINAGE EASEMENT
- WATER QUALITY BMP EASEMENT
- FENCE SIGNAGE AND LANDSCAPE LOT
- Ⓐ BLOCK DESIGNATION



SWEETWATER SECTION ONE
VILLAGE H



**TRAVIS COUNTY
CONSUMER PROTECTION NOTICE
FOR HOMEBUYERS**

**IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD
DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE
CITY LIMITS.**

**DEPENDING ON STATE LAW AND OTHER FACTORS, LAND
OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER
LOCAL GOVERNMENT CONTROLS OVER THE
DEVELOPMENT AND USE OF LAND THAN INSIDE THE
CITY LIMITS.**

**BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE
ABLE TO RESTRICT THE NATURE OR EXTENT OF
DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT
NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A
RESIDENTIAL NEIGHBORHOOD.**

**THIS CAN AFFECT THE VALUE OF YOUR PROPERTY.
TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED
ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR
REPRESENTATION OF THE OWNER OF THE PROPERTY,
THE SUBDIVIDER, OR THEIR REPRESENTATIVES.**

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS THAT WS-COS DEVELOPMENT, LLC, ACTING HEREIN AND THROUGH MICHAEL L. RAFFERTY, AUTHORIZED SIGNATORY, OWNER OF 1379.351 ACRES (REMAINDER) OF LAND LOCATED IN THE W. A. BARLOW SURVEY NO. 86, IN TRAVIS COUNTY, TEXAS, DESCRIBED BY DEED OF RECORD IN DOCUMENT NO. 2011067827 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THE UNDERSIGNED OWNER DOES HEREBY SUBDIVIDE 3.968 ACRES OF LAND OUT OF SAID 1379.351 ACRES TRACT PURSUANT TO CHAPTER 232 OF THE LOCAL GOVERNMENT CODE OF TEXAS, IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS "SWEETWATER SECTION ONE, VILLAGE H 2" SUBDIVISION, SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND HEREBY DEDICATES TO THE PUBLIC THE USE OF ALL STREETS AND OTHER EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS ____ DAY OF _____, 201__ A.D.

BY: MICHAEL L. RAFFERTY, AUTHORIZED SIGNATORY DATE _____
WS-COS DEVELOPMENT, LLC
53 MASON ST.
GREENWICH, CT 06830

STATE OF TEXAS
COUNTY OF _____
BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED MICHAEL L. RAFFERTY, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____, 201__ A.D.

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. MAP 4810260385H DATED SEPTEMBER 26, 2008.

I, RICHARD J. WHEELER, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

RICHARD J. WHEELER, JR., P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 45033
MALONE/WHEELER, INC.
7500 RIALTO BLVD, BLDG 1, SUITE 240
AUSTIN, TEXAS 78735

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS.

I, JOHN C. NIELSEN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

DATE _____ JOHN C. NIELSEN
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 5541 STATE OF TEXAS
DELTA SURVEY GROUP, INC.
8213 BRODIE LANE, STE 102
AUSTIN, TEXAS 78745

THIS SUBDIVISION IS NOT LOCATED IN THE CITY OF AUSTIN'S JURISDICTION.

DIRECTOR, CITY OF AUSTIN WATERSHED
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD 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, 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 PLANS AND SPECIFICATIONS, PRESCRIBED BY THE COMMISSIONER'S 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 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 ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO THE 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 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, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE PART OF THE DEVELOPER'S CONSTRUCTION.

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 _____, 200__ 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 ____ DAY OF _____, 201__ A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY _____

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 ____ DAY OF _____, 201__ A.D. AT ____ O'CLOCK ____ M., DULY RECORDED ON THE ____ DAY OF _____, 201__ A.D. AT ____ O'CLOCK ____ M. PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS ____ DAY OF _____, 201__ A.D.

DANA DEBEAUVOIR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

DEPUTY _____

NOTES:

1. 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 PLAT VACATION 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.
2. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 1% ONLY WITH THE SPECIFIC WRITTEN APPROVAL OF THE SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE TRAVIS COUNTY TRANSPORTATION AND NATURAL RESOURCES.
3. WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH TRAVIS COUNTY PLANS AND SPECIFICATIONS. PLANS AND SPECIFICATION SHALL BE SUBMITTED TO LCRA AND TCEQ FOR REVIEW.
4. NO PORTION OF THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
5. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. MAP 4810260385H DATED SEPTEMBER 26, 2008.
6. THIS SUBDIVISION IS SUBJECT TO A PHASING AGREEMENT RECORDED AS DOCUMENT NO. 2006100748.
7. 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 - NONE.
8. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT NO. 2006076072.
9. DRIVEWAYS SHALL NOT BE CONSTRUCTED CLOSER THAN 50 FEET OR 60% OF THE LOT'S FRONTAGE TO THE EDGE OF PAVEMENT OF AN INTERSECTING LOCAL OR COLLECTOR STREET.
10. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
11. WATER SERVICE AND WASTEWATER SERVICE WILL BE PROVIDED BY THE LAZY NINE MUNICIPAL UTILITY DISTRICT 1B.
12. DRAINAGE EASEMENTS LESS THAN 25 FEET WIDE ARE RESTRICTED TO ENCLOSED CONDUIT SYSTEMS. DRAINAGE EASEMENTS 15 FEET WIDE ARE FOR ENCLOSED CONDUIT DRAINAGE SYSTEMS ONLY.
13. THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE LAZY NINE MUNICIPAL DISTRICT 1B. WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY THE DISTRICT IN ACCORDANCE WITH ITS RATE ORDER, AS AMENDED. ALL CONSTRUCTION PLANS FOR WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS MUST BE PRESENTED TO THE DISTRICT AND APPROVED BY THE DISTRICT'S ENGINEER, PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE DISTRICT MAY INSPECT ALL WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS.
14. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES SHALL BE ALLOWED IN DRAINAGE EASEMENTS AND WATER QUALITY EASEMENTS EXCEPT AS APPROVED BY LCRA AND TRAVIS COUNTY.
15. NO LOT SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED PUBLIC SEWER SYSTEM.
16. NO LOT SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY FOR THIS PROPOSED DEVELOPMENT.
17. LOT 19 BLOCK A WILL BE OWNED AND MAINTAINED BY THE LAZY NINE MUD 1B OR ITS ASSIGNMENTS.
18. ALL PUBLIC STREET RIGHT-OF-WAY ARE ALSO DRAINAGE EASEMENTS, WATER AND WASTEWATER EASEMENTS AS PROVIDED BY LAZY NINE MUNICIPAL UTILITY EASEMENTS AND GAS EASEMENT AS PROVIDED BY LAZY NINE MUNICIPAL UTILITY DISTRICT 1B OR THEIR ASSIGNS.
19. ALL WATER QUALITY AND DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE LAZY NINE MUNICIPAL UTILITY DISTRICT 1B.
20. 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.
21. ALL NON RESIDENTIAL LOTS NOT ASSIGNED TO LAZY NINE MUD 1B SHALL BE OWNED AND MAINTAINED BY HOME OWNERS ASSOCIATION OR ITS ASSIGNS.

BENCHMARK LIST:

TBM-08: COTTON SPINDLE SET IN 9" LIVE OAK TAG No. 7542
ELEV: 979.63'

TBM-10: COTTON SPINDLE SET IN LIVE OAK TAG No. 8188
ELEV: 899.97'

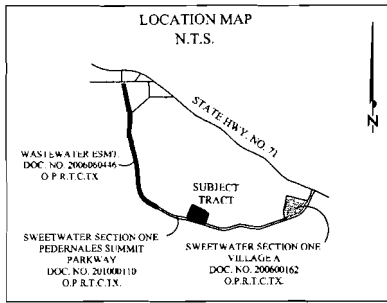
SWEETWATER DEVELOPMENT PLAT NOTES:

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 TxDOT 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), AND THE LAZY NINE MUNICIPAL UTILITY DISTRICT FOR REVIEW AND CONSIDERATION PRIOR TO TRAVIS COUNTY APPROVAL OF THE FINAL PLAT(S) FOR THIS SUBDIVISION.

LAND USE SCHEDULE

RESIDENTIAL LOTS	18
FENCE, SIGNAGE AND LANDSCAPE LOT	1
BLOCKS	1
TOTAL	20
TOTAL ACREAGE	3.968

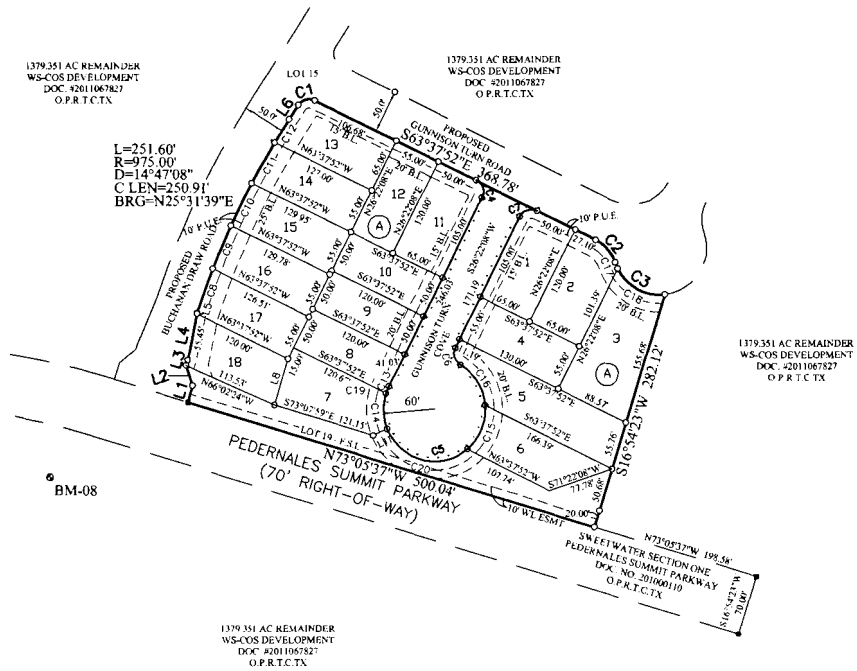
STREET NAME	STREET WIDTH	DESIGN SPEED	TYPE	CLASSIFICATION	STREET OWNERSHIP	STREET LENGTH
GUNNISON TURN COVE	28'	25 MPH	C&G	LOCAL	PUBLIC	309 L.F.
TOTAL:		309 L.F.				



W. A. BARLOW SURVEY NO. 86
TRAVIS COUNTY, TEXAS
OCTOBER 2011



BM-10



LEGEND

- 1/4 INCH IRON ROD WITH "DELTA SURVEY" CAP FOUND
- 1/4 INCH IRON ROD SET
- CONCRETE MONUMENT SET
- - - SIDEWALK
- BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- O.P.R.T.C.T.X. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- D.E. DRAINAGE EASEMENT
- W.Q.F. WATER QUALITY BMP EASEMENT
- F.S.L. FENCE, SIGNAGE AND LANDSCAPE LOT
- BM ELEVATION BENCHMARK
- (A) BLOCK DESIGNATION

BENCHMARK LIST

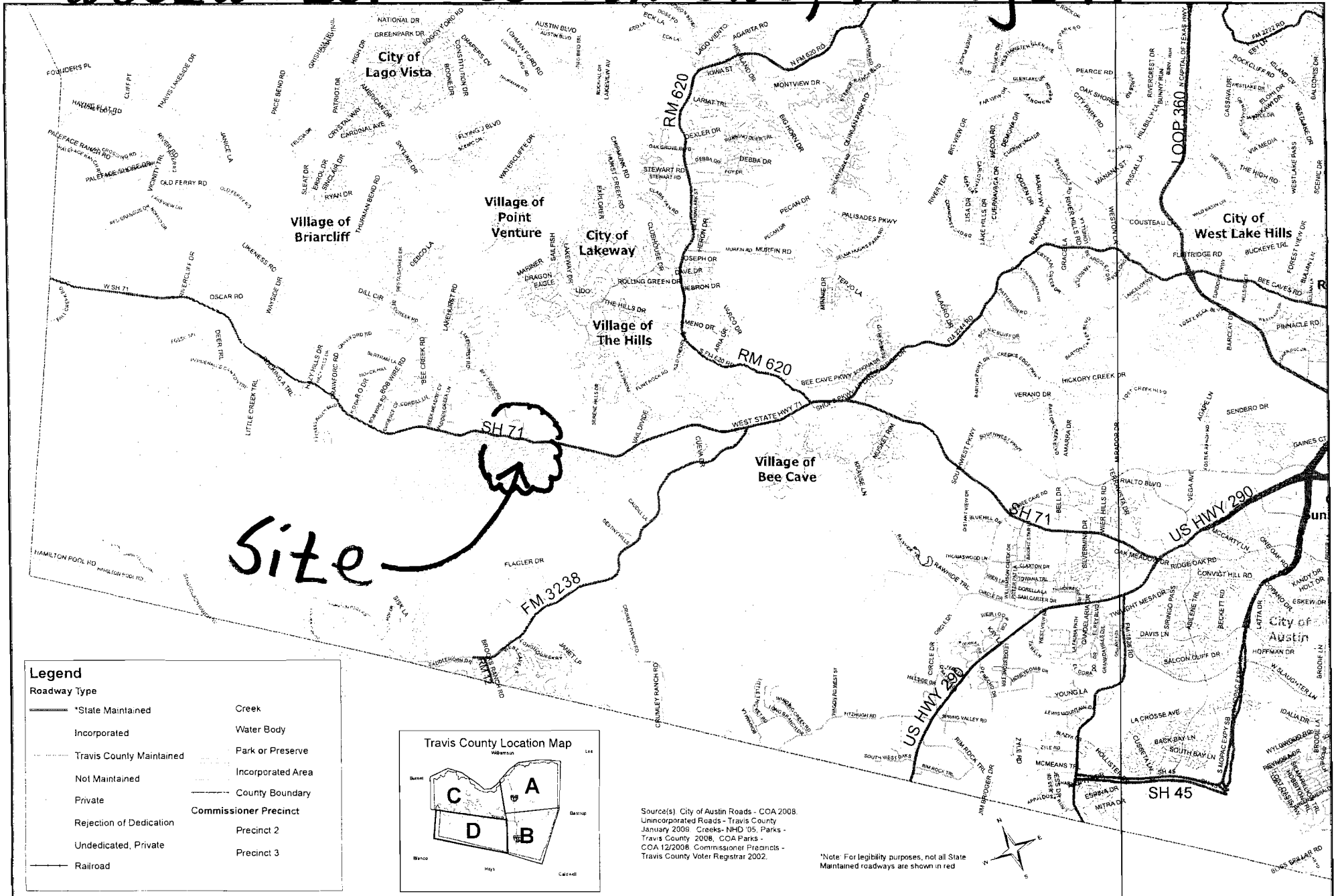
TBM-08: COTTON SPINDLE SET IN 9" LIVE OAK TAG No. 7542
ELEV. 979.63'

TBM-10: COTTON SPINDLE SET IN LIVE OAK TAG No. 8188
ELEV. 899.97'

LINE#	BEARING	DISTANCE
L1	N16°52'23"E	20.00'
L2	N18°03'09"W	24.41'
L3	N16°54'23"E	6.39'
L4	N11°00'38"E	56.23'
L5	S11°00'38"W	6.79'
L6	S12°55'13"E	20.21'
L7	S16°54'23"W	0.21'
L8	S16°54'23"W	55.76'
L9	S16°54'23"W	1.55'
L10	S16°54'23"W	4.84'
L11	S65°14'56"W	18.21'

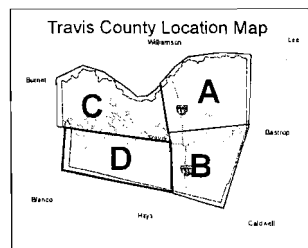
CURVE	RADIUS	ARC LEN	CHORD LEN	CHORD BEARING	DELTA ANGLE
C1	15.00'	21.85'	19.97'	N74°34'17"E	83°26'58"
C2	45.00'	35.79'	34.86'	S40°50'40"E	45°34'23"
C3	55.00'	74.85'	69.20'	S57°02'35"E	77°58'13"
C4	15.00'	23.56'	21.21'	S18°37'52"E	96°00'00"
C5	60.00'	113.25'	97.17'	N76°00'22"W	108°08'57"
C6	15.00'	23.56'	20.49'	N16°13'11"W	86°10'29"
C7	15.00'	23.56'	21.21'	N71°22'08"E	80°00'03"
C8	977.64'	54.62'	54.61'	N19°44'22"E	63°12'04"
C9	975.00'	55.10'	55.10'	N22°57'49"E	63°14'18"
C10	975.00'	55.01'	55.00'	N26°11'56"E	63°13'57"
C11	975.00'	55.08'	55.08'	N29°26'01"E	63°14'14"
C12	975.00'	51.39'	51.39'	N31°59'07"E	61°52'04"
C13	60.00'	9.01'	9.00'	N23°04'07"E	68°56'04"
C14	60.00'	41.57'	40.75'	N07°04'55"W	39°41'58"
C15	60.00'	57.27'	55.12'	S22°34'29"W	42°41'21"
C16	60.00'	57.64'	55.45'	S32°17'21"E	55°02'19"
C17	55.00'	7.71'	7.71'	S24°04'33"W	68°02'09"
C18	55.00'	67.13'	63.04'	N61°03'39"W	69°56'05"
C19	55.00'	6.66'	6.66'	N15°05'25"E	66°56'19"
C20	60.00'	113.25'	97.17'	N76°00'22"W	108°08'57"

Sweetwater Section One, Village H



Legend

Roadway Type	
	*State Maintained
	Incorporated
	Travis County Maintained
	Not Maintained
	Private
	Rejection of Dedication
	Undedicated, Private
	Railroad
	Creek
	Water Body
	Park or Preserve
	Incorporated Area
	County Boundary
	Commissioner Precinct
	Precinct 2
	Precinct 3



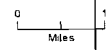
Source(s) City of Austin Roads - COA 2008.
 Unincorporated Roads - Travis County
 January 2009. Creeks - NHD '05. Parks -
 Travis County 2008. COA Parks -
 COA 12/2008. Commissioner Precincts -
 Travis County Voter Registrar 2002.

*Note: For legibility purposes, not all State
 Maintained roadways are shown in red



Map Disclaimer: This map was created for the Travis County Sign Crew for identifying Travis County's maintained roadways. The data is provided "as is" with no warranties of any kind. For questions, contact the Travis County GIS Coordinator at (512) 854-9383.

Travis County Roadways, Map D



Map Prepared by Travis County
 Dept. of Transportation & Natural
 Resources Date 1/7/2009
<http://www.co.travis.tx.us/maps>