



Travis County Commissioners Court Agenda Request

Meeting Date: May 22, 2012

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

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

Department Head: Steven M. Manilla, 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 a alternative fiscal agreement for Sweetwater Section Two, Village F1 - Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

The developer of the subject subdivision requests to enter into a alternative fiscal agreement with Travis County. Under the alternative fiscal agreement the plat will be held in abeyance while the street and drainage facilities are constructed.

Sweetwater Section Two, Village F1 covers 11.552 acres, contains 27 total lots, and has 1,591 linear feet of private streets.

STAFF RECOMMENDATIONS:

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

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 plat and all comments have been addressed. It meets current standards and has everything in place such that it could be recommended for approval and recordation at this time.

Restoration/Erosion Control Fiscal

The fiscal for the subdivision's restoration and improvements has been posted with Travis County in the form of a letter of credit. The posted amount is \$91,940.75.

Boundary Street Fiscal/Access to Publicly Maintained Road
Sweetwater Section Two, Village F1 takes access from Pedernales Summit Parkway, a street maintained by Travis County.

WasteWater Service

Wastewater service for this subdivision 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 #08-0866. The estimated cost of the improvements is \$346,316.25. 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
Exhibit "A" – Description
Extension of Sixty-Day Period
Proposed Plat;
Maps

REQUIRED AUTHORIZATIONS:

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 Two, Village F1

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 Travis County’s Transportation and Natural Resources Department (“TNR”) hold the proposed plat of 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 Subdivisions (the “Standards”) to the satisfaction of the County Executive 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 Basic Development Permit. The owner will be required to post fiscal for boundary streets 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 completed Improvements and 100% of the cost of the incomplete Improvements to secure the performance of the construction of the Improvements for one year, or more, from the date of the approval of the plat and acceptance of the dedication by the County.

Executed this 22 day of August, 2011.

OWNER: WS – COS Development, LLC, a Delaware limited liability company
BY: WSI(II)-COS, LLC, a Delaware limited liability company,
its Managing Member

By: [Signature]
J. Robert Long
Authorized Signatory

Address: 5025 McDade Drive
Austin, Texas 78735

Phone: 512-796-6601

Fax: 512-899-0655

TRAVIS COUNTY, TEXAS:

By: _____
County Judge

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 22 day of August, 2011, by J. Robert Long 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 County Judge Samuel T. Biscoe, on the _____ day of _____, 20, in the capacity stated herein.

Notary Public in and for the State of Texas

Printed or typed name of notary

My commission expires: _____

EXHIBIT “A”

That certain tract of land described as Sweetwater Section Two Village F1 subdivision is 11.552 acres, more particularly described on the attached field note description, being a portion of that same tract of land described in Doc#2011067827 of the Official Public Records, Travis County, Texas, as delineated on plat under the same name which will be held in abeyance until approval is granted by the Travis County Commissioners’ Court.

DESCRIPTION OF A 11.552 ACRE TRACT PREPARED BY DELTA SURVEY GROUP INC., IN AUGUST 2011, LOCATED IN THE W. A. BARLOW SURVEY NUMBER 86, TRAVIS COUNTY, TEXAS AND BEING A REMAINDER PORTION OF A 1379.351 ACRE TRACT CONVEYED TO WS-COS DEVELOPMENT, LLC. AS DESCRIBED IN DOCUMENT NUMBER 2011067827, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, SAID 11.552 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron rod with “DELTA SURVEY” cap set in the south right-of-way (R.O.W) line of Pedernales Summit Parkway (70’ R.O.W), same being a north line of said 1379.351 acre tract,, for the **POINT OF BEGINNING**, from which a 1/2 inch iron rod with “Delta Survey” cap found bears with the arc of a curve to the right a distance of 20.45 feet, through a central angle of 01°50'43", with a radius of 635.00 feet, and whose chord bears N74°00'59"W, a distance of 20.45 feet;

THENCE with the south ROW line of Pedernales Summit Parkway the following five (5) courses and distances:

1. with the arc of a curve to the left a distance of 372.76 feet, through a central angle of 33°38'02", with a radius of 635.00 feet, and whose chord bears N88°14'38"E, a distance of 367.43 feet to a calculated point;
2. N71°25'37"E a distance of 154.46 feet to a calculated point;
3. with the arc of a curve to the right a distance of 286.36 feet, through a central angle of 29°02'23", with a radius of 565.00 feet, and whose chord bears N85°56'49"E, a distance of 283.31 feet to a calculated point;
4. S79°31'59"E a distance of 225.74 feet to a calculated point, and
5. with the arc of a curve to the left a distance of 222.80 feet, through a central angle of 15°17'16", with a radius of 835.00 feet, and whose chord bears S87°10'37"E, a distance of 222.14 feet to a ½ inch iron rod with “DELTA SURVEY” cap set;

THENCE leaving said common line and crossing the said 1379.351 acre tract the following twenty three (23) courses and distances:

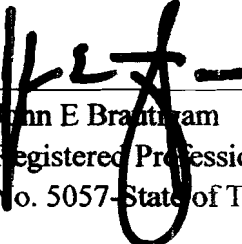
1. S04°49'15"E, a distance of 20.00 feet to a calculated point,
2. S10°18'05"W, a distance of 298.77 feet to a calculated point,
3. S05°44'47"E, a distance of 110.06 feet to a calculated point,
4. S68°40'37"W, a distance of 198.52 feet to a calculated point,
5. S68°40'37"W, a distance of 50.00 feet to a calculated point,
6. N21°19'23"W, a distance of 26.13 feet to a calculated point,
7. S68°40'37"W, a distance of 130.00 feet to a calculated point,
8. N21°19'23"W, a distance of 90.00 feet to a calculated point,
9. S68°40'37"W, a distance of 16.18 feet to a calculated point,
10. N21°19'23"W, a distance of 50.00 feet to a calculated point,
11. N21°19'23"W, a distance of 82.24 feet to a calculated point,
12. N57°58'52"W, a distance of 67.55 feet to a calculated point,

13. N80°53'58"W, a distance of 67.55 feet to a calculated point,
14. S49°21'29"W, a distance of 233.05 feet to a calculated point,
15. N26°06'26"W, a distance of 99.87 feet to a calculated point,
16. S73°45'56"W, a distance of 151.69 feet to a calculated point,
17. S73°45'56"W, a distance of 50.00 feet to a calculated point,
18. N16°14'04"W, a distance of 10.55 feet to a calculated point,
19. S73°45'56"W, a distance of 140.00 feet to a calculated point,
20. N16°14'04"W, a distance of 213.03 feet to a calculated point,
21. N10°23'19"W, a distance of 67.94 feet to a calculated point,
22. N00°28'13"E, a distance of 117.36 feet to a calculated point, and
23. N15°03'39"E, a distance of 20.00 feet to the **POINT OF BEGINNING** and containing 11.552 acres of land more or less.

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

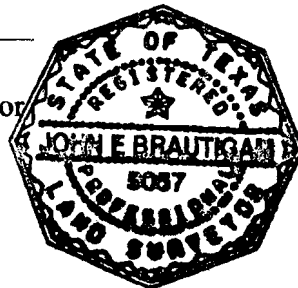
I, John E Brautigam hereby certify that the foregoing description represents an on-the-ground survey performed under my direction and supervision during August 2011, and is true and correct to the best of my knowledge and belief.

Date: 08-08-11

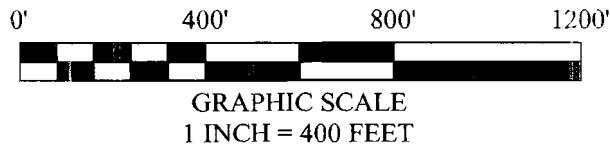
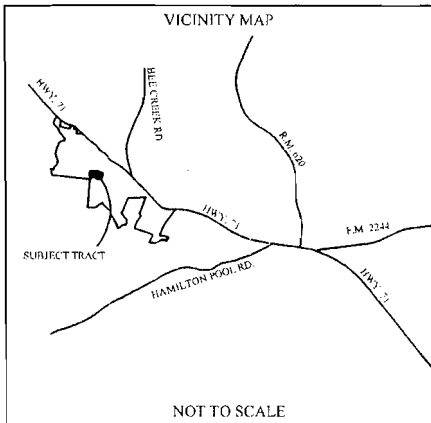


John E Brautigam

Registered Professional Land Surveyor
No. 5057-State of Texas



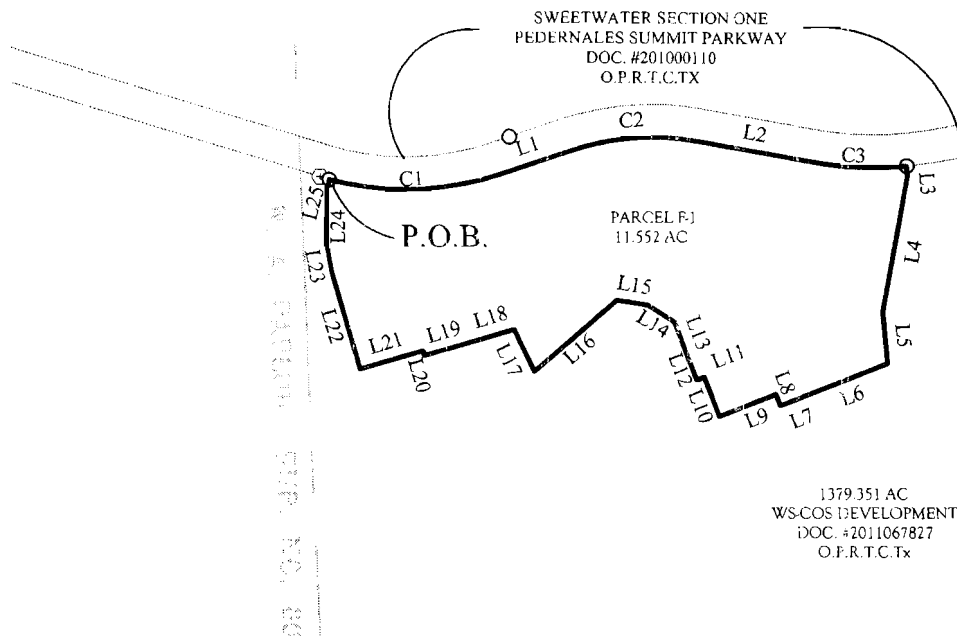
Delta Survey Group, Inc.
8213 Brodie Lane, Suite 102
Austin, Texas 78745



W. A. BARLOW SUR. NO. 86
TRAVIS COUNTY,
TEXAS
AUGUST 2011

1379.351 AC
WS-COS DEVELOPMENT
DOC. #2011067827
O.P.R.T.C.TX

SWEETWATER SECTION ONE
VILLAGE A
DOC. #200600162
O.P.R.T.C.TX



SEE SHEET 4 OF 4 FOR LINE AND CURVE TABLES

LEGEND

- TXDOT TYPE I MONUMENT FOUND
- IRON ROD WITH "DELTA SURVEY" CAP SET
- ⊕ IRON ROD WITH "DELTA SURVEY" CAP FOUND
- P.O.B. POINT OF BEGINNING
- D.R.T.C.TX. DEED RECORDS, TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

-ALL POINTS CALCULATED UNLESS OTHERWISE NOTED-

* SKETCH TO ACCOMPANY FIELD NOTES *

Delta Survey Group Inc.

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

QUAD SHINGLE HILLS

PROJECT SWEETWATER

DWG. F-1 SKETCH

LINE	BEARING	DISTANCE
L1	N71°25'37"E	154.46'
L2	S79°31'59"E	225.74'
L3	S04°49'15"E	20.00'
L4	S10°18'05"W	298.77'
L5	S05°44'47"E	110.06'
L6	S68°40'37"W	198.52'
L7	S68°40'37"W	50.00'
L8	N21°19'23"W	26.13'
L9	S68°40'37"W	130.00'
L10	N21°19'23"W	90.00'
L11	S68°40'37"W	16.18'
L12	N21°19'23"W	50.00'
L13	N21°19'23"W	82.24'
L14	N57°58'52"W	67.55'
L15	N80°53'58"W	67.55'
L16	S49°21'29"W	233.05'
L17	N26°06'26"W	99.87'
L18	S73°45'56"W	151.69'
L19	S73°45'56"W	50.00'
L20	N16°14'04"W	10.55'
L21	S73°45'56"W	140.00'
L22	N16°14'04"W	213.03'
L23	N10°23'19"W	67.94'
L24	N00°28'13"E	117.36'
L25	N15°03'39"E	20.00'

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	635.00'	372.76'	367.43'	N88°14'38"E	33°38'02"
C2	565.00'	286.36'	283.31'	N85°56'49"E	29°02'23"
C3	835.00'	222.80'	222.14'	S87°10'37"E	15°17'16"



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QUAD SHINGLE HILLS

PROJECT SWEETWATER

DWG. F-1 SKETCH

* SKETCH TO ACCOMPANY FIELD NOTES *

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

Date: September 1, 2011

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

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

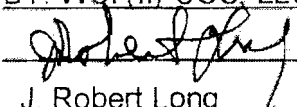
Sweetwater Section Two Village F1 proposed subdivisions in Travis County, Texas as more particularly described in the field notes attached to Exhibit A

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, a Delaware limited liability company

BY: WSI (II)-COS, LLC, a Delaware limited liability company, its Managing Member

By: 

Name: J. Robert Long

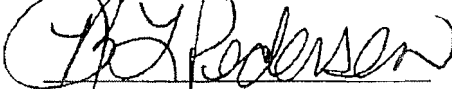
Title: Authorized Signatory

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 1st day of September, 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



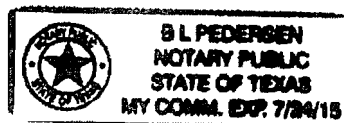
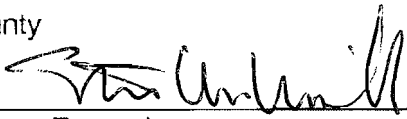


EXHIBIT 82.201(C)
EXTENSION OF SIXTY DAY PERIOD – PAGE 2 OF 2

Travis County

By:




County Executive
Travis County Transportation and Natural Resources Department

ACKNOWLEDGEMENT

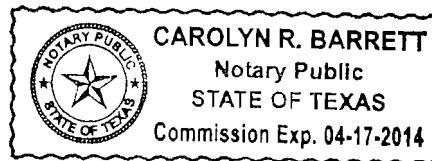
STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 26th day of April, 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



Carolyn R. Barrett
(Printed Name of Notary)



My Commission Expires:

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS THAT WS-COE DEVELOPMENT, L.L.C., ACTING HEREIN AND THROUGH MICHAEL L. RATTERTY, AUTHORIZED SIGNATORY, OWNER OF 139.331 ACRES (REMAINING) OF LAND LOCATED IN THE "A" BAYLOR SURVEY NO. 16, IN TRAVIS COUNTY, TEXAS, DESCRIBED BY DEED OF RECORD IN DOCUMENT NO. 2011067873 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL PRIVATE STREETS SHOWN HEREON (SUCH AS FOR A TRAIL, DAYVONPORT DRIVE ROAD AND HEARD LOOP, AND ANY SECURITY GATES OR DEVICES CONTROLLING ACCESS TO SUCH STREETS) WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION. THE UNDERSIGNED OWNER DOES HEREBY SUBDIVIDE 11.361 ACRES OF LAND OUT OF SAID 139.331 ACRES TRACT PURSUANT TO CHAPTER 113 OF THE LOCAL GOVERNMENT CODE OF TEXAS, IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS "SWEETWATER SECTION TWO VILLAGE F 1" 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 PRIVATE STREETS AND OTHER EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND RESTRICTIONS HEREBY REPRESENTED AND NOT RELEASED. THE MAINTENANCE AND PAYMENT OF REAL PROPERTY TAXES ON SUCH PRIVATE STREETS ARE THE RESPONSIBILITY OF THE OWNERS OF THE SUBDIVISION OR ANY ONLY CONSTITUTED HOMEOWNERS ASSOCIATION UNDER THAT CERTAIN INSTRUMENT OF RECORD AT DOCUMENT NUMBER 20067671. ON THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AN EXPRESS EASEMENT IS HEREBY GRANTED ACROSS SAID PRIVATE STREETS AND ANY COMMON AREAS FOR THE USE OF THE SURFACE FOR ALL GOVERNMENTAL FUNCTIONS, VEHICULAR AND NONVEHICULAR, INCLUDING FIRE AND POLICE PROTECTION, SOLID AND OTHER WASTE MATERIAL PICKUP, AND ANY OTHER PURPOSE ANY GOVERNMENTAL AUTHORITY DEEMS NECESSARY, AND OWNER FURTHER AGREES THAT ALL GOVERNMENTAL ENTITIES, THEIR AGENTS OR EMPLOYEES, SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGE OCCURRING TO THE SURFACE OF THIS SAID PRIVATE STREET AND ANY COMMON AREA AS A RESULT OF ANY SUCH USE BY GOVERNMENTAL VEHICLES.

WITNESS MY HAND THIS 13 DAY OF December, 2011, A.D.

BY: *Michael L. Ratterty*
MICHAEL L. RATTERTY, AUTHORIZED SIGNATORY
WS-COE DEVELOPMENT, L.L.C.
13 MAISON ST.
GREENWICH, CT 06030

12/15/11

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED MICHAEL L. RATTERTY, 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 July 24, 2015, A.D.



NO PORTION OF THIS SUBDIVISION LIES WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. MAP 4810760314H 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.
RICHARD J. WHEELER, JR., P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 43031
MALONE/WHEELER, INC.
7500 RIALTO BLVD, BLDG L, SUITE 240
AUSTIN, TEXAS 78753



STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

I, JOHN E. BRADY, 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.

12/15/11

John E. Brady
JOHN E. BRADY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 50579 STATE OF TEXAS
DELTA SURVEY GROUP, INC.
8113 BRODIE LANE, STE 101
AUSTIN, TEXAS 78745



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

Dana DeBeauvoir
DIRECTOR, CITY OF AUSTIN WATERBURY
PLANNING & 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 CURBS IN CONNECTION THEREWITH, THE BUILDING OF ALL STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES, SHOWN ON THIS PLAT AND ALL BRIDGES AND CURBS 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 OWNERS 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 OWNERS MUST POST FISCAL SECURITY WITH THE COUNTY IN THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNERS' 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 MARKING 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 ___ 2011, 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, THIS ___ DAY OF ___ 2011, 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 ___ 2011, 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 ___ 2011, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

Delta Survey Group Inc.

8113 Brodie Lane Ste 102 Austin, TX 78745
office: (512) 282-5200 fax: (512) 282-5230

SWEETWATER SECTION TWO VILLAGE F 1

SHEET
2
OF
4

TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

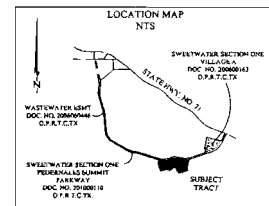
IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

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.

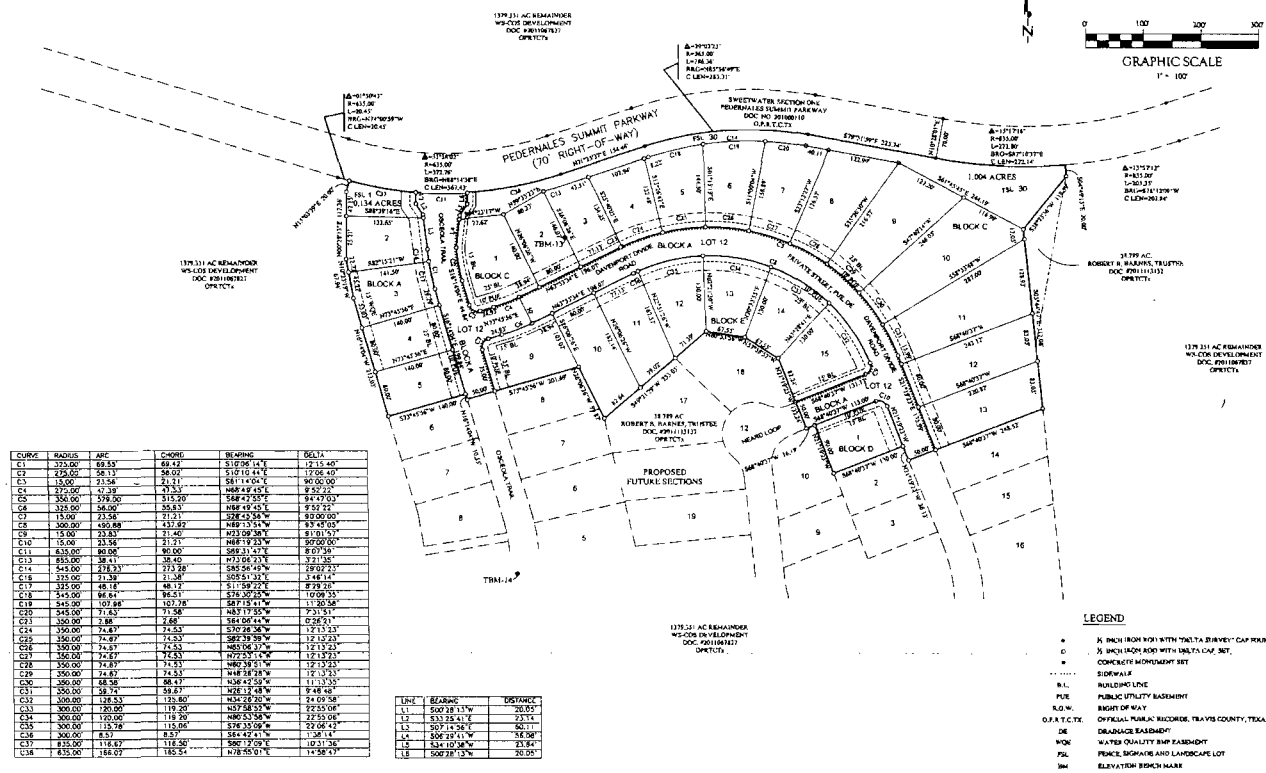
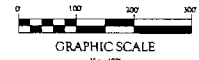


Delta Survey Group Inc.

8113 Brodie Lane Ste 102 Austin, TX 78745
office: (512) 282-5200 fax: (512) 282-5230

SWEETWATER SECTION TWO VILLAGE F 1

SHEET
1
OF
4



CURVE	RADIUS	ARC	CHORD	BEARING	BELLA
E1	375.00	89.51	89.42	S10.98°E	12.15 40'
E2	238.00	58.33	58.02	S10.12°E	12.06 40'
E3	15.00	2.54	2.11	S81.14°E	90.00 00'
E4	225.00	41.39	41.31	S88.47°E	85.25 22'
E5	342.00	578.50	515.50	S88.47°E	84.73 00'
E6	328.00	58.00	55.83	S88.47°E	7.93 22'
E7	15.00	2.54	2.11	S88.47°E	85.25 22'
E8	300.00	490.89	437.89	S88.47°E	83.47 00'
E9	15.00	2.54	2.11	S88.47°E	85.25 22'
E10	15.00	2.54	2.11	S88.47°E	85.25 22'
E11	635.00	80.00	80.00	S88.47°E	90.00 00'
E12	635.00	80.41	80.40	S88.47°E	90.00 00'
E13	635.00	218.33	218.33	S88.47°E	90.00 00'
E14	635.00	218.33	218.33	S88.47°E	90.00 00'
E15	635.00	218.33	218.33	S88.47°E	90.00 00'
E16	635.00	218.33	218.33	S88.47°E	90.00 00'
E17	635.00	218.33	218.33	S88.47°E	90.00 00'
E18	635.00	218.33	218.33	S88.47°E	90.00 00'
E19	635.00	218.33	218.33	S88.47°E	90.00 00'
E20	635.00	218.33	218.33	S88.47°E	90.00 00'
E21	635.00	218.33	218.33	S88.47°E	90.00 00'
E22	635.00	218.33	218.33	S88.47°E	90.00 00'
E23	635.00	218.33	218.33	S88.47°E	90.00 00'
E24	635.00	218.33	218.33	S88.47°E	90.00 00'
E25	635.00	218.33	218.33	S88.47°E	90.00 00'
E26	635.00	218.33	218.33	S88.47°E	90.00 00'
E27	635.00	218.33	218.33	S88.47°E	90.00 00'
E28	635.00	218.33	218.33	S88.47°E	90.00 00'
E29	635.00	218.33	218.33	S88.47°E	90.00 00'
E30	635.00	218.33	218.33	S88.47°E	90.00 00'
E31	635.00	218.33	218.33	S88.47°E	90.00 00'
E32	635.00	218.33	218.33	S88.47°E	90.00 00'
E33	635.00	218.33	218.33	S88.47°E	90.00 00'
E34	635.00	218.33	218.33	S88.47°E	90.00 00'
E35	635.00	218.33	218.33	S88.47°E	90.00 00'
E36	635.00	218.33	218.33	S88.47°E	90.00 00'
E37	635.00	218.33	218.33	S88.47°E	90.00 00'
E38	635.00	218.33	218.33	S88.47°E	90.00 00'
E39	635.00	218.33	218.33	S88.47°E	90.00 00'
E40	635.00	218.33	218.33	S88.47°E	90.00 00'
E41	635.00	218.33	218.33	S88.47°E	90.00 00'
E42	635.00	218.33	218.33	S88.47°E	90.00 00'
E43	635.00	218.33	218.33	S88.47°E	90.00 00'
E44	635.00	218.33	218.33	S88.47°E	90.00 00'
E45	635.00	218.33	218.33	S88.47°E	90.00 00'
E46	635.00	218.33	218.33	S88.47°E	90.00 00'
E47	635.00	218.33	218.33	S88.47°E	90.00 00'
E48	635.00	218.33	218.33	S88.47°E	90.00 00'
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E52	635.00	218.33	218.33	S88.47°E	90.00 00'
E53	635.00	218.33	218.33	S88.47°E	90.00 00'
E54	635.00	218.33	218.33	S88.47°E	90.00 00'
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E57	635.00	218.33	218.33	S88.47°E	90.00 00'
E58	635.00	218.33	218.33	S88.47°E	90.00 00'
E59	635.00	218.33	218.33	S88.47°E	90.00 00'
E60	635.00	218.33	218.33	S88.47°E	90.00 00'
E61	635.00	218.33	218.33	S88.47°E	90.00 00'
E62	635.00	218.33	218.33	S88.47°E	90.00 00'
E63	635.00	218.33	218.33	S88.47°E	90.00 00'
E64	635.00	218.33	218.33	S88.47°E	90.00 00'
E65	635.00	218.33	218.33	S88.47°E	90.00 00'
E66	635.00	218.33	218.33	S88.47°E	90.00 00'
E67	635.00	218.33	218.33	S88.47°E	90.00 00'
E68	635.00	218.33	218.33	S88.47°E	90.00 00'
E69	635.00	218.33	218.33	S88.47°E	90.00 00'
E70	635.00	218.33	218.33	S88.47°E	90.00 00'
E71	635.00	218.33	218.33	S88.47°E	90.00 00'
E72	635.00	218.33	218.33	S88.47°E	90.00 00'
E73	635.00	218.33	218.33	S88.47°E	90.00 00'
E74	635.00	218.33	218.33	S88.47°E	90.00 00'
E75	635.00	218.33	218.33	S88.47°E	90.00 00'
E76	635.00	218.33	218.33	S88.47°E	90.00 00'
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E78	635.00	218.33	218.33	S88.47°E	90.00 00'
E79	635.00	218.33	218.33	S88.47°E	90.00 00'
E80	635.00	218.33	218.33	S88.47°E	90.00 00'
E81	635.00	218.33	218.33	S88.47°E	90.00 00'
E82	635.00	218.33	218.33	S88.47°E	90.00 00'
E83	635.00	218.33	218.33	S88.47°E	90.00 00'
E84	635.00	218.33	218.33	S88.47°E	90.00 00'
E85	635.00	218.33	218.33	S88.47°E	90.00 00'
E86	635.00	218.33	218.33	S88.47°E	90.00 00'
E87	635.00	218.33	218.33	S88.47°E	90.00 00'
E88	635.00	218.33	218.33	S88.47°E	90.00 00'
E89	635.00	218.33	218.33	S88.47°E	90.00 00'
E90	635.00	218.33	218.33	S88.47°E	90.00 00'
E91	635.00	218.33	218.33	S88.47°E	90.00 00'
E92	635.00	218.33	218.33	S88.47°E	90.00 00'
E93	635.00	218.33	218.33	S88.47°E	90.00 00'
E94	635.00	218.33	218.33	S88.47°E	90.00 00'
E95	635.00	218.33	218.33	S88.47°E	90.00 00'
E96	635.00	218.33	218.33	S88.47°E	90.00 00'
E97	635.00	218.33	218.33	S88.47°E	90.00 00'
E98	635.00	218.33	218.33	S88.47°E	90.00 00'
E99	635.00	218.33	218.33	S88.47°E	90.00 00'
E100	635.00	218.33	218.33	S88.47°E	90.00 00'

LINE	BEARING	DISTANCE
L1	S00°31'17" W	20.00
L2	S33°24'17" E	23.14
L3	S00°14'28" W	20.11
L4	S06°22'41" W	56.90
L5	S41°02'58" E	23.84
L6	S06°22'13" W	20.00

LEGEND

- 1/2 INCH FROM 1/2 INCH "DELTA" BRASS CAP MARK
- 3/4 INCH FROM 1/2 INCH "DELTA" CAP MARK
- CONCRETE MONUMENT SET
- SODWALK
- RAILROAD LINE
- PUBLIC UTILITY BARRIERS
- RIGHT OF WAY
- OFFICIAL PLANNING RECORD, TRAVIS COUNTY, TEXAS
- DRAINAGE EASEMENT
- WATER QUALITY BMP EASEMENT
- FENCE, SIGNAGE AND LANDSCAPE LOT
- ELEVATION BENCH MARK

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SWEETWATER SECTION TWO VILLAGE F 1

LAND USE TABLE

COMMON AREA	4
FENCE, SIGNAGE, & LANDSCAPE LOTS	3
SE LOTS	2
BLOCKS	4
TOTAL ACRES	1,135.14 AC.

SHEET
4
OF
4

NOTES:

- 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 VIOLATION OR REPEATING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 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.
- WASTE WATER 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 TCED FOR REVIEW.
- NO PORTION OF THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- NO PORTION OF THE SUBDIVISION LIES WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. MAP 4810467083H DATED SEPTEMBER 26, 2004.
- THIS SUBDIVISION IS SUBJECT TO A PHASING AGREEMENT RECORDED AS DOCUMENT NO. 2006100748.
- MUNICIPAL JURISDICTION: THIS PRELIMINARY PLAN BOUNDARIES FALL OUTSIDE COA, ETL, FIRE CAVE ETL, LAKEWAY ETL, AND WILL BE REGULATED BY TRAVIS COUNTY. MUNICIPAL JURISDICTION - NONE.
- THIS SUBDIVISION IS SUBJECT TO THE COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT NO. 2006076072 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
- 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.
- A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- WATER SERVICE AND WASTEWATER SERVICE WILL BE PROVIDED BY THE LAZY NINE MUNICIPAL UTILITY DISTRICT ID.
- DRAINAGE EASEMENTS GREATER THAN 25 FEET WIDE CAN BE USED FOR OPEN CHANNEL OR ENCLOSED CONDUIT SYSTEMS. DRAINAGE EASEMENTS 15 FEET WIDE ARE FOR ENCLOSED CONDUIT DRAINAGE SYSTEMS ONLY.
- THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE LAZY NINE MUNICIPAL DISTRICT ID. 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 DISTRICTS ENGINEER PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THIS DISTRICT MAY INSPECT ALL WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS.
- 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.
- NO LOT SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED PUBLIC SEWER SYSTEM.
- 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.
- LOT 1 BLOCK A, LOT 30 BLOCK C, AND FENCE, SIGNAGE AND LANDSCAPE LOTS AND WILL BE OWNED AND MAINTAINED BY THE LAZY NINE MUD ID OR ITS ASSIGNS.
- ALL PRIVATE STREET RIGHT-OF-WAY ARE ALSO DRAINAGE EASEMENTS, WATER AND WASTEWATER EASEMENTS, ELECTRIC, AND GAS EASEMENTS AS PROVIDED BY LAZY NINE MUNICIPAL UTILITY DISTRICT ID.
- MAINTENANCE OF PRIVATE STREETS AND GATE STRUCTURES SHALL BE THE RESPONSIBILITY OF THE SUBDIVISION HOMEOWNERS ASSOCIATION.
- ALL WATER QUALITY AND DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE LAZY NINE MUNICIPAL UTILITY DISTRICT.
- 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.
- ALL NON-RESIDENTIAL LOTS NOT ASSIGNED TO LAZY NINE MUD ID TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION OR ITS ASSIGNS.

PERMANENT WATER QUALITY BMP EASEMENT PLAT NOTE:

THE PERMANENT WATER QUALITY BEST MANAGEMENT PRACTICE (BMP) EASEMENT IS FOR THE PURPOSE OF PROTECTING THE ENVIRONMENT FROM 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 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.

End of Home
LOWER COLORADO RIVER AUTHORITY
DATE: 12-16-2011

BENCHMARK LIST:

- TBM-1: COTTON SPINDLE SET IN LIVE OAK TAG NO. 1491 ELEV: 955.17
- TBM-2: COTTON SPINDLE SET IN LIVE OAK TAG NO. 1497 ELEV: 955.17

STREET NAME	STREET WIDTH	DESIGN SPEED	TYPE	CLASSIFICATION	STREET OWNERSHIP	STREET LENGTH
OSCEOLA TRAIL	30'	25 MPH	C&G	LOCAL	PRIVATE	194.14'
DAVENPORT DIVIDE ROAD 28	35 MPH	C&G	LOCAL	PRIVATE	108.14'	
HEARD LOOP	30'	35 MPH	L&G	LOCAL	PRIVATE	131.14'
TOTAL:						1591.14'

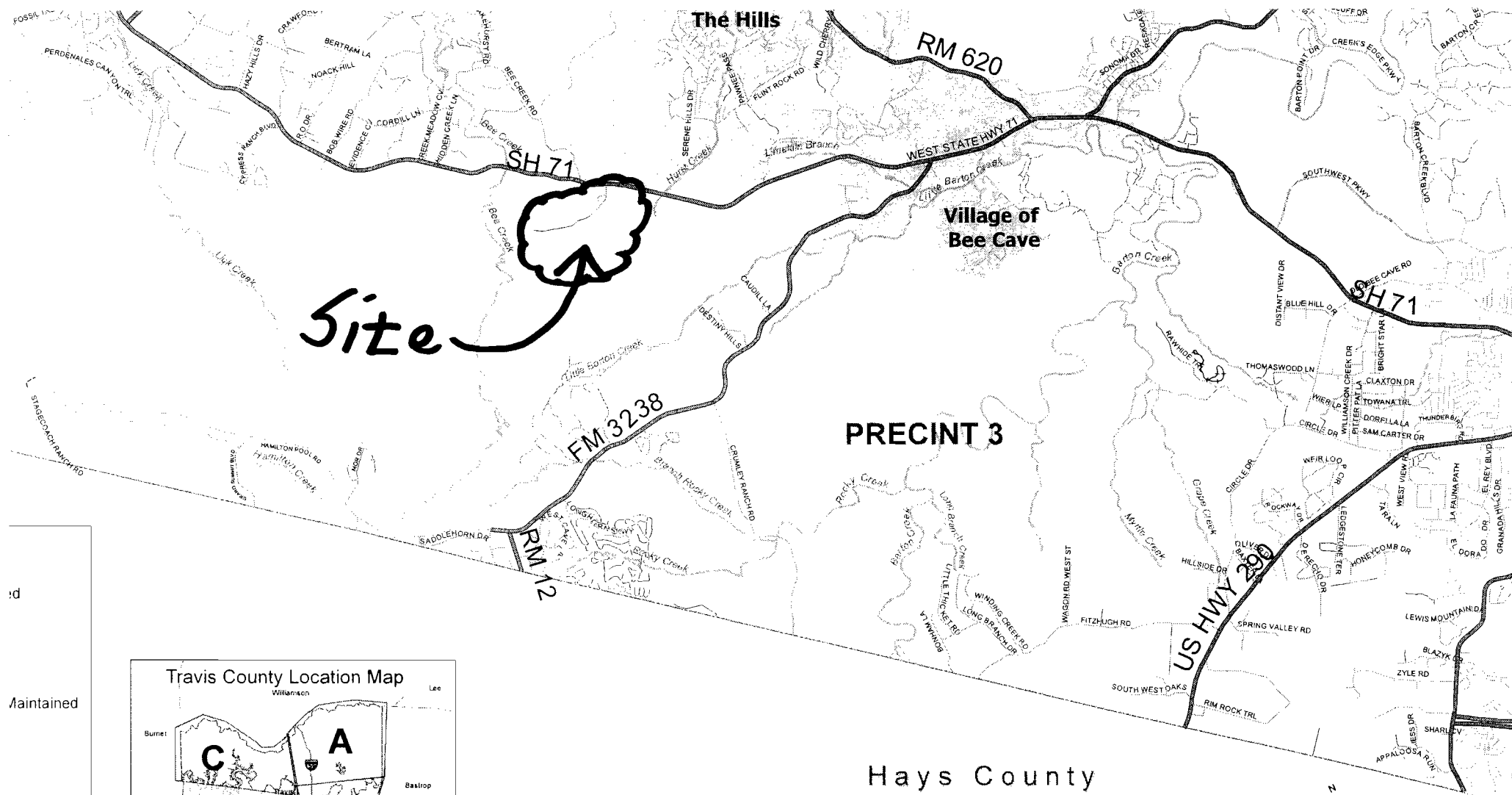
SWEETWATER DEVELOPMENT PLAT NOTES:

- 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 PLATS FOR THIS SUBDIVISION.
- 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 PLATS FOR THIS SUBDIVISION.
- 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 ASSISTANT DISTRICT TECHNICIAN WITH APPROPRIATELY COMPLETED APPLICATIONS FOR DRIVEWAY PERMITS, TxDOT ROW IN ADDITION, PERTINENT AND APPROPRIATE ROW RESERVATION AREAS, IF SUCH RESERVATIONS MAY BE DEFERRED TO BE REQUESTED 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 PLATS FOR THIS SUBDIVISION PRIOR TO TRAVIS COUNTY APPROVAL OF THE FINAL PLATS FOR THIS SUBDIVISION.
- 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 PLATS FOR THIS SUBDIVISION.

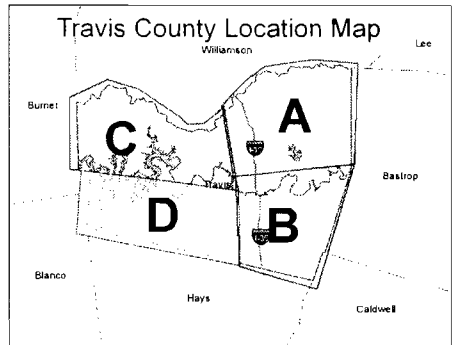
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SWEETWATER SECTION TWO VILLAGE F 1

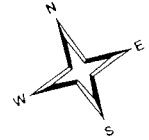
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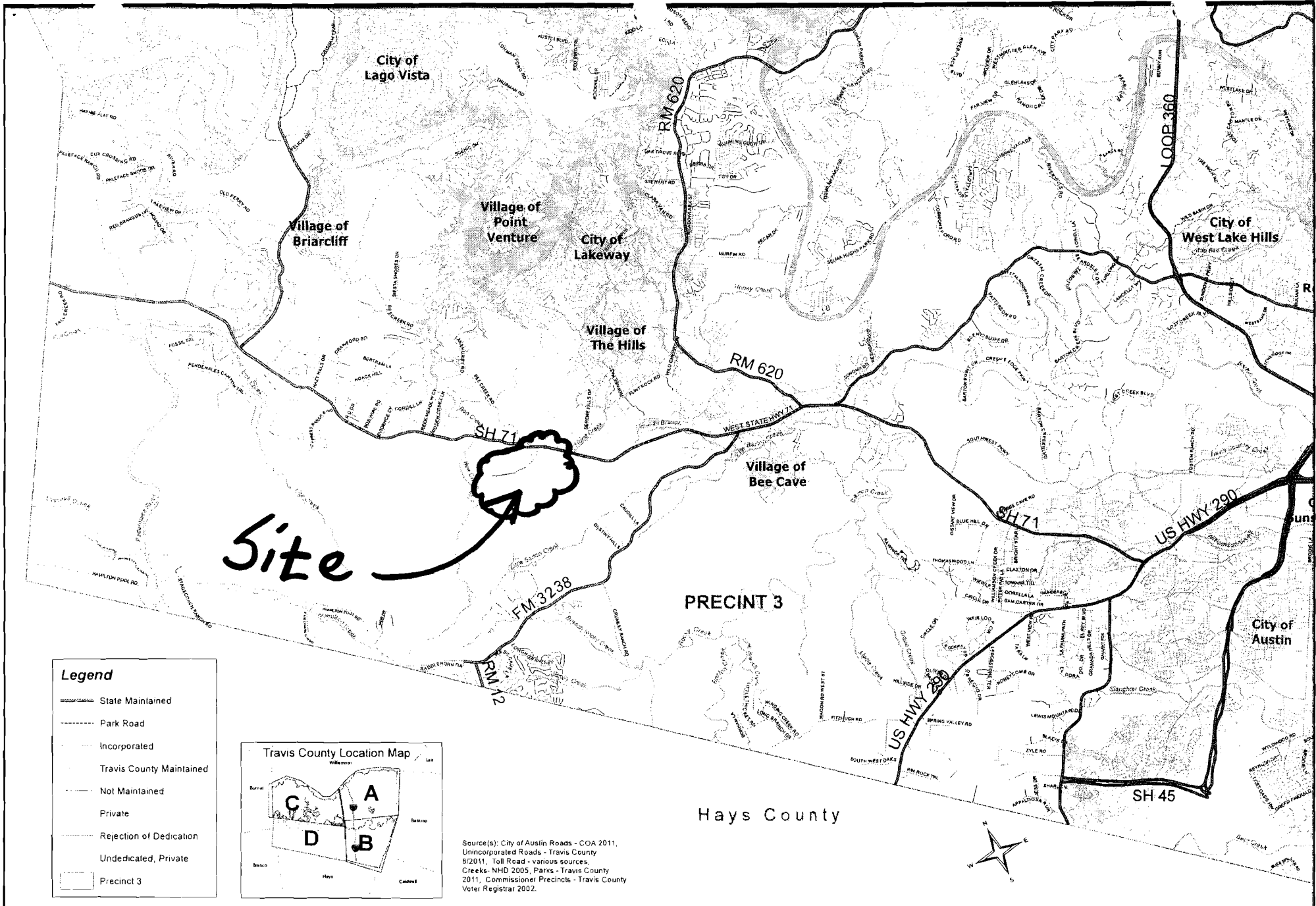


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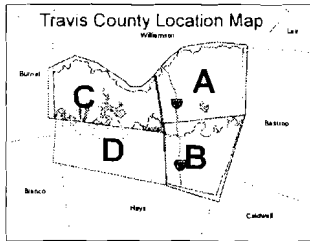
Source(s): City of Austin Roads - COA 2011,
 Unincorporated Roads - Travis County
 8/2011, Toll Road - various sources,
 Creeks- NHD 2005, Parks - Travis County
 2011, Commissioner Precincts - Travis County
 Voter Registrar 2002.





Legend

-  State Maintained
-  Park Road
-  Incorporated
-  Travis County Maintained
-  Not Maintained
-  Private
-  Rejection of Dedication
-  Undedicated, Private
-  Precinct 3

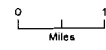


Source(s): City of Austin Roads - COA 2011, Unincorporated Roads - Travis County 8/2011, Toll Road - various sources, Creeks - NHD 2005, Parks - Travis County 2011, Commissioner Precincts - Travis County Voter Registrar 2002.



Map Disclaimer: The data is provided 'as is' with no warranties of any kind.

Travis County Roadways, Map D



Map Prepared by: Travis County, Dept. of Transportation & Natural Resources. Date: 8/9/2011