



Item 15

Travis County Commissioners Court Agenda Request

Meeting Date: December 18, 2012

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

Division Director/Manager: Anna M. Bowlin ACCP, Division Director of Development Services

Paul B. Scoggins
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 the following in Precinct Three:

A) the use of three alternative fiscal agreements for Vistancia, Sections One, Two, and Three; and

B) the use of three cash security agreements for the fiscal posting for Vistancia, Sections One, Two, and Three.

BACKGROUND/SUMMARY OF REQUEST:

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

The developer also requests to post cash for the fiscal postings. To post cash the developer must enter into a cash security agreement with Travis County for each project.

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 plat in abeyance and, upon completion of the items listed below, the Division Director of Development Services authorizes the issuance of a Basic Development Permit for construction of the street and drainage facilities.

Plat Status

Staff has reviewed the plats and all comments have been addressed. The plats 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 using cash security agreements. The amounts \$49,021.50, \$72,045.00, and \$22,414.00 respectively.

Access to Publicly Maintained Road

Vistancia, Section 1 takes access from Hamilton Pool Road, a street maintained by the State of Texas. Section Two takes access from Section One. Lastly, Section Three takes access from Section Two. All three are entering into alternative fiscal status through the approval of this motion.

Waste Water Service

Wastewater service for these subdivisions will be OSSF.

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 permits #12-2241 #12-1226, and #12-1715 respectively. The estimated costs of the improvements is \$373,747.25, \$126,394.75, and \$109,137.50 respectively. This amount includes all costs related to the construction of all streets and drainage facilities (including temporary erosion controls and all structures contributing to the total detention).

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. Three Extension of Sixty-Day Period for Completed Plat Application Final Action agreements are also included.

FISCAL IMPACT AND SOURCE OF FUNDING:

None

ATTACHMENTS/EXHIBITS:

Alternative Fiscal Acknowledgment (3)

Exhibit "A" – Description (3)

Cash Security Agreement (3)

Extension of Sixty-Day Period (3)

Proposed Plat (3)

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:

Don Grigsby	Engineer	Development Services	854-7560

AB:SM:ps

1101 - Development Services - Vistancia, Sections 1, 2, and 3

§ EXHIBIT 82.401 (D)

ALTERNATIVE FISCAL POLICY REQUEST AND ACKNOWLEDGMENT

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.

Alternative Fiscal

Executed this 20 day of NOVEMBER, 2012.

OWNER: SA Springs, LP

Address: 8655 S. PRIEST DR.

By: [Signature]

TEMPE, AZ 85284

Name: JOHN CORK

Phone: (480) 820-0977

Title: PRESIDENT

Fax: (480) 839-5859

Authorized Representative

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 20 day of NOVEMBER, 2012, by JOHN CORK in the capacity stated herein.

[Signature]
Notary Public in and for the State of Texas

Terry Cole
Printed or typed name of notary



My Commission Expires: _____

TRAVIS COUNTY, TEXAS:

By: _____
County Judge

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

My commission expires: _____

Printed or typed name of notary

SAMPLE EXHIBIT "A" OR FIELD NOTES

EXHIBIT "A"

That certain tract of land described as _____
subdivision is _____ acres, being a portion of that same tract of land described in
Volume _____, Page _____ of the Real Property Records of Travis County, Texas, or
Doc# _____ of the Official Public Records, as delineated on a plat under the same
name which will be held in abeyance until approval is granted by the Travis County
Commissioners' Court.

DESCRIPTION OF A 32.772 ACRE TRACT LOCATED IN THE JUAN RODRIGUEZ SURVEY NO. 42 AND THE S.H. ROBINSON SURVEY NO. 97, ALL IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 100.675 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 2012184483 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 32.772 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with "STAUDT" cap found in the south right-of-way (R.O.W) line of Hamilton Pool Road (variable width R.O.W), same being a northwest corner of said 100.675 acre tract, and also being the northeast corner of Lot 1, Hill Top Manor a subdivision of record in Book 62, Page 84 of the Plat Records, Travis County, Texas for the **POINT OF BEGINNING**;

THENCE with the south R.O.W line of said Hamilton Pool Road, same being a north line of said 100.675 acre tract the following seven (7) courses and distances:

1. N71°35'54"E, a distance of 14.53 feet to a concrete TXDOT Type I monument found,
2. N75°33'31"E, a distance of 105.23 feet to a concrete TXDOT Type I monument found,
3. N66°06'38"E, a distance of 104.58 feet to a 1/2 inch iron rod with "STAUDT" cap found,
4. N57°27'06"E, a distance of 178.29 feet to a concrete TXDOT Type I monument found,
5. N57°17'58"E, a distance of 239.19 feet to a 1/2 inch iron rod with "STAUDT" cap found,
6. N23°42'31"W, a distance of 1.44 feet to a concrete TXDOT Type I monument found, and
7. N55°40'31"E, a distance of 438.85 feet to a 1/2 inch iron rod with "DELTA SURVEY" cap found for a northeast corner of said 100.675 acre tract, same being a northwest corner of a called 1.91 acre tract conveyed to David S. and Ann Hodges in Volume 9182, Page 508, Deed Records, Travis County, Texas;

THENCE leaving the south R.O.W line of said Hamilton Pool Road and with an east line of said 100.675 acre tract, same being a west line of said 1.91 acre tract and a west line of a called 8.04 acre tract conveyed to David S. and Ann Hodges in Volume 13128, Page 366, Real Property Records, Travis County, Texas, S30°27'41"E, a distance of 1101.51 feet to a 1/2 inch iron rod with "DELTA SURVEY" cap found;

THENCE leaving said common line and crossing said 100.675 acre tract the following three (3) courses and distances:

1. S34°58'47"W, a distance of 443.10 feet to a 1/2 inch iron rod with "DELTA SURVEY" cap found,

2. S58°41'26"E, a distance of 73.57 feet to a 1/2 inch iron rod with "DELTA SURVEY" cap found, and
3. S31°18'34"W, a distance of 381.83 feet to a 1/2 inch iron rod with "DELTA SURVEY" cap found in a south line of said 100.675 acre tract, same being a north line of Montebella Subdivision;

THENCE with said common line the following five (5) courses and distances:

1. N43°36'22"W, a distance of 34.55 feet to a 1/2 inch iron rod with "DELTA SURVEY" cap found,
2. N53°34'02"W, a distance of 251.72 feet to a 1/2 inch iron rod with "DELTA SURVEY" cap found,
3. N60°43'29"W, a distance of 288.03 feet to a 1/2 inch iron rod with "DELTA SURVEY" cap found,
4. N56°45'38"W, a distance of 330.44 feet to a 1/2 inch iron rod with "DELTA SURVEY" cap found, and
5. N69°45'39"W, a distance of 476.43 feet to a 1/2 inch iron rod with "DELTA SURVEY" cap found for a west corner of said 100.675 acre tract, same being a northwest corner of said Montebella Subdivision, same being the northeast corner of Lot 6 of said Montebella Subdivision and also being the southeast corner of Lot 6 of said Hill Top Manor;

THENCE with an east line of said Hill Top Manor, same being a west line of said 100.675 acre tract the following four (4) courses and distances:

1. N22°54'28"E, a distance of 70.30 feet to a 1/2 inch iron rod found,
2. N38°15'15"E, a distance of 70.70 feet to a 1/2 inch iron rod with "STAUDT" cap found,
3. N01°58'25"E, a distance of 141.45 feet to a nail found, and

32.772 Acres
Vistancia Sec. 1

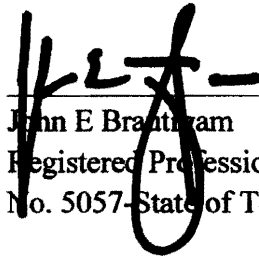
3 of 3

4. N08°38'20"E, a distance of 209.30 feet to the **POINT OF BEGINNING** and containing 32.772 acres of land, more or less.

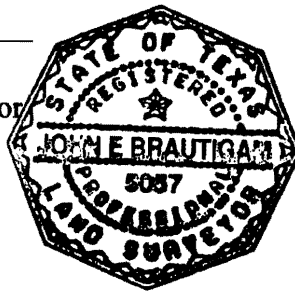
BEARING BASIS: Texas State Plane Coordinate System, Central Zone, NAD83/HARN

I, John E. Brautigam hereby certify that the foregoing description represents an on-the-ground survey performed under my direction and supervision during September 2011, and updated in August of 2012 and is true and correct to the best of my knowledge and belief.

Date: 11-7-12



John E Brautigam
Registered Professional Land Surveyor
No. 5057-State of Texas



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

§ EXHIBIT 82.401 (C)

CASH SECURITY AGREEMENT

TO: Travis County, Texas
DEVELOPER: SA Springs, LP
ESCROW AGENT: Travis County Treasurer
AMOUNT OF SECURITY: \$49,021.50
SUBDIVISION: VISTANCIA SECTION 1
DATE OF POSTING:
EXPIRATION DATE: Three Years, or more, from Date of Posting

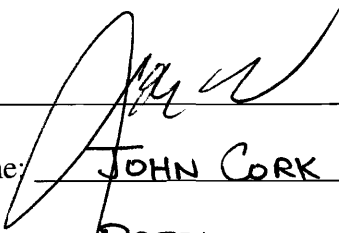
The ESCROW AGENT shall duly honor all drafts drawn and presented in accordance with this CASH SECURITY AGREEMENT (this "Agreement"). Travis County (the "County") may draw on the account of the DEVELOPER up to the aggregate AMOUNT OF SECURITY upon presentation of a draft signed by the County Judge that the following condition exists:

The County considers such a drawing on this Security necessary to complete all or part of the SUBDIVISION Improvements to current Travis County Standards for the Construction of Roads and Drainage in Subdivisions (the "Standards"). No further substantiation of the necessity of the draw is required by this Agreement.

This Agreement is conditioned on the performance of the duties of the DEVELOPER prior to the EXPIRATION DATE to provide for the construction and completion of the street and drainage Improvements in the SUBDIVISION to current Travis County Standards for the construction of Roads and Drainage in Subdivisions ("the "Standards"), so that the Improvements are performing to the Standards upon the approval of the construction of the Improvements and the acceptance of the public Improvements by the Commissioners Court and at the end of the public Improvement construction Performance Period, which commences upon the acceptance.

Partial drafts and reductions in the amount of Security are permitted. Upon the acceptance of the Improvements, the Security will be reduced to ten percent of the cost of the public Improvements. Drafts will be honored within five calendar days of presentment. In lieu of drawing on the Security, the County, in its discretion, may accept a substitute Security in the then current amount of the estimated cost of constructing the Improvements. This Agreement may be revoked only by the written consent of the DEVELOPER and the COUNTY.

DEVELOPER

By: 
Name: JOHN CORK
Title: PRESIDENT
Date: 11/20/12

ADDRESS OF DEVELOPER

SA SPRINGS, LP
8655 S. PRIEST DR.
TEMPE, AZ 85284
Phone: (480) 820-0977

APPROVED BY THE TRAVIS COUNTY COMMISSIONERS COURT: _____
Date

COUNTY JUDGE, TRAVIS COUNTY, TEXAS

§ EXHIBIT 82.401 (D)

ALTERNATIVE FISCAL POLICY REQUEST AND ACKNOWLEDGMENT

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.

Alternative Fiscal

Executed this 20 day of NOVEMBER, 2012.

OWNER: SAN SPRINGS, LP

Address: 8655 S. PRIEST DR.

By: [Signature]

TEMPE, AZ 85284

Name: JOHN CORK

Phone: (480) 820-0977

Title: PRESIDENT

Fax: (480) 839-5859

Authorized Representative

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 20 day of NOVEMBER, 2012, by JOHN CORK in the capacity stated herein

[Signature]
Notary Public in and for the State of Texas

Terry Cole
Printed or typed name of notary



My Commission Expires: _____

TRAVIS COUNTY, TEXAS:

By: _____
County Judge

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: _____

SAMPLE EXHIBIT "A" OR FIELD NOTES

EXHIBIT "A"

That certain tract of land described as _____
subdivision is _____ acres, being a portion of that same tract of land described in
Volume _____, Page _____ of the Real Property Records of Travis County, Texas, or
Doc# _____ of the Official Public Records, as delineated on a plat under the same
name which will be held in abeyance until approval is granted by the Travis County
Commissioners' Court.

DESCRIPTION OF A 22.812 ACRE TRACT LOCATED IN THE JUAN RODRIGUEZ SURVEY NO. 42 AND THE S.H. ROBINSON SURVEY NO. 97, ALL IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 100.90 ACRE TRACT DESCRIBED IN DOCUMENT NUMBERS 2007172621 AND 2007175689, BOTH OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 22.812 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1 inch iron pipe found in a west line of a called 58.140 acre tract conveyed to Saati Family Trust in Document Number 2004209951 of the Official Public records, Travis County, Texas, same being the southeast corner of a called 14.95 acre tract conveyed to Karen Lefevre in Volume 660, Page 205 of the Deed Records, Travis County, Texas and also being a northeast corner of said 110.90 acre tract for the **POINT OF BEGINNING**;

THENCE with the west line of said 58.140 acre tract, same being an east line of said 100.90 acre tract, S30°27'55"E, a distance of 619.64 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap set;

THENCE leaving said common line and crossing said 100.90 acre tract the following nine (9) courses and distances:

1. S68°06'18"W, a distance of 167.42 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap set,
2. S81°50'23"W, a distance of 239.55 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap set,
3. S75°48'45"W, a distance of 207.09 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap set,
4. S72°42'58"W, a distance of 62.79 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap set,
5. S69°06'16"W, a distance of 97.20 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap set,
6. S51°08'58"W, a distance of 120.59 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap set,
7. S80°18'00"W, a distance of 219.93 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap set,
8. With the arc of a curve to the right a distance of 63.20 feet, through a central angle of 3°43'59", having a radius of 970.00 feet, and whose chord bears S07°50'06"E, a distance of 63.19 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap set, and
9. S84°01'59"W, a distance of 372.17 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap set in a west line of said 100.90 acre tract, same being an east line of Montebella Subdivision a subdivision of record in Document Number 201000112 of the Official Public Records, Travis County, Texas;

THENCE with said common line the following three (3) courses and distances:

1. N14°12'48"W, a distance of 119.17 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap set,
2. N22°00'08"W, a distance of 249.66 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap set, and
3. N43°36'22"W, a distance of 205.25 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap set;

THENCE leaving said common line and crossing said 100.90 acre tract the following three (3) courses and distance:

1. N31°18'34"E, a distance of 381.83 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap set,
2. N58°41'26"W, a distance of 73.57 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap set, and
3. N34°58'47"E, a distance of 443.10 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap set in an east line of said 100.90 acre tract, same being a west line of a called 8.04 acre tract conveyed to David S. and Anne Hodges on Volume 13128, Page 366 of the Real Property Records, Travis County, Texas;

THENCE with said common line, S30°27'41"E, a distance of 732.29 feet to a 1/2 inch iron rod found for a southwest corner of said 8.04 acre tract same being an ell corner of said 100.90 acre tract;

22.812 Acres
Vistancia Sec. 2

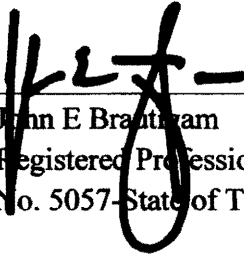
3 of 3

THENCE with a north line of said 100.90 acre tract, same being a south line of said 8.04 acre tract, also being a south line of a called 1.91 acre tract conveyed to David S. and Anne Hodges in Volume 9182, Page 508 of the Deed Records, Travis County, Texas, and also being a south line of said 14.95 acre tract, N59°30'11"E, a distance of 702.82 feet to the **POINT OF BEGINNING** and containing 22.812 acres of land, more or less.

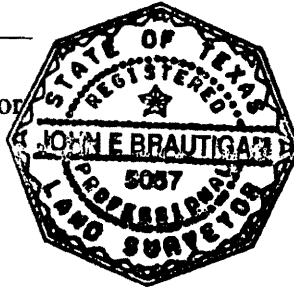
BEARING BASIS: Texas State Plane Coordinate System, Central Zone, NAD83/HARN

I, John E. Brautigam hereby certify that the foregoing description represents an on-the-ground survey performed under my direction and supervision during September 2011, and updated in August of 2012 and is true and correct to the best of my knowledge and belief.

Date: 10-23-12



John E Brautigam
Registered Professional Land Surveyor
No. 5057-State of Texas



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

§ EXHIBIT 82.401 (C)

CASH SECURITY AGREEMENT

TO: Travis County, Texas

DEVELOPER: SA SPRINGS, LP

ESCROW AGENT: Travis County Treasurer

AMOUNT OF SECURITY: \$ 72,045.00

SUBDIVISION: VISTANCIA SECTION 2

DATE OF POSTING:

EXPIRATION DATE: Three Years, or more, from Date of Posting

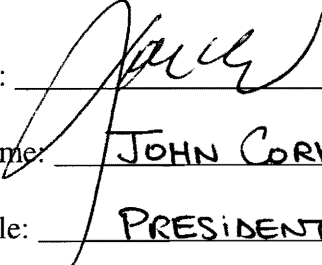
The ESCROW AGENT shall duly honor all drafts drawn and presented in accordance with this CASH SECURITY AGREEMENT (this "Agreement"). Travis County (the "County") may draw on the account of the DEVELOPER up to the aggregate AMOUNT OF SECURITY upon presentation of a draft signed by the County Judge that the following condition exists:

The County considers such a drawing on this Security necessary to complete all or part of the SUBDIVISION Improvements to current Travis County Standards for the Construction of Roads and Drainage in Subdivisions (the "Standards). No further substantiation of the necessity of the draw is required by this Agreement.

This Agreement is conditioned on the performance of the duties of the DEVELOPER prior to the EXPIRATION DATE to provide for the construction and completion of the street and drainage Improvements in the SUBDIVISION to current Travis County Standards for the construction of Roads and Drainage in Subdivisions ("the "Standards"), so that the Improvements are performing to the Standards upon the approval of the construction of the Improvements and the acceptance of the public Improvements by the Commissioners Court and at the end of the public Improvement construction Performance Period, which commences upon the acceptance.

Partial drafts and reductions in the amount of Security are permitted. Upon the acceptance of the Improvements, the Security will be reduced to ten percent of the cost of the public Improvements. Drafts will be honored within five calendar days of presentment. In lieu of drawing on the Security, the County, in its discretion, may accept a substitute Security in the then current amount of the estimated cost of constructing the Improvements. This Agreement may be revoked only by the written consent of the DEVELOPER and the COUNTY.

DEVELOPER

By: 
Name: JOHN CORK
Title: PRESIDENT
Date: 11/20/12

ADDRESS OF DEVELOPER

SA SPRINGS, LP
8655 S. PRIEST DR.
TEMPE, AZ 85284
Phone: (480) 820-0977

APPROVED BY THE TRAVIS COUNTY COMMISSIONERS COURT: _____
Date

COUNTY JUDGE, TRAVIS COUNTY, TEXAS

§ EXHIBIT 82.401 (D)

ALTERNATIVE FISCAL POLICY REQUEST AND ACKNOWLEDGMENT

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.

Alternative Fiscal

Executed this 20 day of NOVEMBER, 2012.

OWNER: SA Springs, LP

Address: 8655 S. PRIEST DR.

By: [Signature]

TEMPE, AZ 85284

Name: JOHN CORK

Phone: (480) 820-0977

Title: PRESIDENT

Fax: (480) 839-5859

Authorized Representative

ACKNOWLEDGEMENT

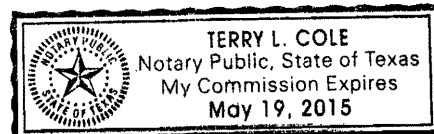
STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 20 day of NOVEMBER, 2012, by JOHN CORK in the capacity stated herein.

[Signature]
Notary Public in and for the State of Texas

Terry Cole
Printed or typed name of notary



My Commission Expires: _____

TRAVIS COUNTY, TEXAS:

By: _____
County Judge

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

My commission expires: _____

Printed or typed name of notary

SAMPLE EXHIBIT “A” OR FIELD NOTES

EXHIBIT “A”

That certain tract of land described as _____
subdivision is _____ acres, being a portion of that same tract of land described in
Volume_____, Page _____ of the Real Property Records of Travis County, Texas, or
Doc#_____ of the Official Public Records, as delineated on a plat under the same
name which will be held in abeyance until approval is granted by the Travis County
Commissioners’ Court.

DESCRIPTION OF A 9.965 ACRE TRACT LOCATED IN THE JUAN RODRIGUEZ SURVEY NO. 42 IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 100.90 ACRE TRACT DESCRIBED IN DOCUMENT NUMBERS 2007172621 AND 2007175689, BOTH OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 9.965 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found in a south corner of said 100.90 acre tract, same being a north line of Montebella Subdivision a subdivision of record in Document Number 201000112 of the Official Public Records, Travis County, Texas, for the **POINT OF BEGINNING**;

THENCE with the north and east lines of said Montebella Subdivision, same being the south and west lines of said 100.90 acre tract the following three (3) courses and distances:

1. N53°53'17"W, a distance of 400.23 feet to a 1/2 inch iron rod found,
2. N12°10'32"E, a distance of 350.24 feet to a 1/2 inch iron rod found, and
3. N14°12'48"W, a distance of 221.34 feet to a 1/2 inch iron rod found;

THENCE leaving said common line and crossing said 100.90 acre tract the following eight (8) courses and distance:

1. N84°01'59"E, a distance of 372.17 feet to a 1/2 inch iron rod with DELTA cap set,
2. With a curve to the left a distance of 63.20 feet, through a central angle of 3°43'59", having a radius of 970.00 feet, and whose chord bears N07°50'06"W, a distance of 63.19 feet to a 1/2 inch iron rod with DELTA cap set;
3. N80°18'00"E, a distance of 219.93 feet to a 1/2 inch iron rod with DELTA cap set,
4. S09°04'01"E, a distance of 268.15 feet to a 1/2 inch iron rod with DELTA cap set;
5. With a curve to the right a distance of 15.61 feet, through a central angle of 1°14'33", having a radius of 720.00 feet, and whose chord bears S81°49'34"W, a distance of 15.61 feet to a 1/2 inch iron rod with DELTA cap set;
6. S07°33'10"E, a distance of 60.01 feet to a 1/2 inch iron rod with DELTA cap set,
7. S04°30'56"W, a distance of 390.32 feet to a 1/2 inch iron rod with DELTA cap set, and
8. S39°58'30"W, a distance of 129.63 feet to a 1/2 inch iron rod with DELTA cap set in the north line of the said Montebella Subdivision;

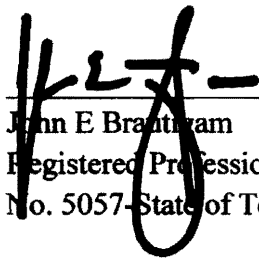
THENCE with said common line the following two courses and distances:

1. N71°54'36"W, a distance of 27.28 feet to a 1/2 inch iron rod with DELTA cap set,
and
2. S53°37'43"W, a distance of 210.23 feet to the **POINT OF BEGINNING** and
containing 9.965 acres of land, more or less.

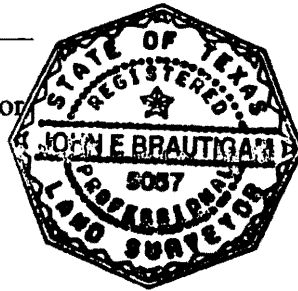
BEARING BASIS: Texas State Plane Coordinate System, Central Zone, NAD83/HARN

I, John E. Brautigam hereby certify that the foregoing description represents an on-the-ground survey performed under my direction and supervision during September 2011, and updated in August of 2012 and is true and correct to the best of my knowledge and belief.

Date: 10-23-12



John E Brautigam
Registered Professional Land Surveyor
No. 5057-State of Texas



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

§ EXHIBIT 82.401 (C)

CASH SECURITY AGREEMENT

TO: Travis County, Texas
DEVELOPER: SA SPRINGS, LP
ESCROW AGENT: Travis County Treasurer
AMOUNT OF SECURITY: \$ 22,414.00
SUBDIVISION: VISTANCIA SECTION 3
DATE OF POSTING:
EXPIRATION DATE: Three Years, or more, from Date of Posting

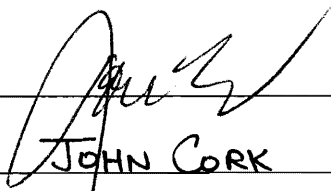
The ESCROW AGENT shall duly honor all drafts drawn and presented in accordance with this CASH SECURITY AGREEMENT (this "Agreement"). Travis County (the "County") may draw on the account of the DEVELOPER up to the aggregate AMOUNT OF SECURITY upon presentation of a draft signed by the County Judge that the following condition exists:

The County considers such a drawing on this Security necessary to complete all or part of the SUBDIVISION Improvements to current Travis County Standards for the Construction of Roads and Drainage in Subdivisions (the "Standards"). No further substantiation of the necessity of the draw is required by this Agreement.

This Agreement is conditioned on the performance of the duties of the DEVELOPER prior to the EXPIRATION DATE to provide for the construction and completion of the street and drainage Improvements in the SUBDIVISION to current Travis County Standards for the construction of Roads and Drainage in Subdivisions ("the "Standards"), so that the Improvements are performing to the Standards upon the approval of the construction of the Improvements and the acceptance of the public Improvements by the Commissioners Court and at the end of the public Improvement construction Performance Period, which commences upon the acceptance.

Partial drafts and reductions in the amount of Security are permitted. Upon the acceptance of the Improvements, the Security will be reduced to ten percent of the cost of the public Improvements. Drafts will be honored within five calendar days of presentment. In lieu of drawing on the Security, the County, in its discretion, may accept a substitute Security in the then current amount of the estimated cost of constructing the Improvements. This Agreement may be revoked only by the written consent of the DEVELOPER and the COUNTY.

DEVELOPER

By: 
Name: JOHN CORK
Title: PRESIDENT
Date: 11/20/12

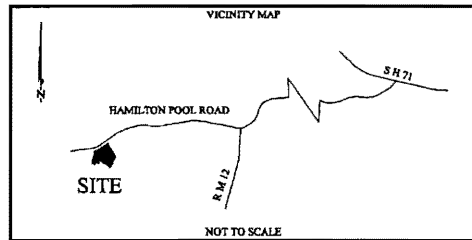
ADDRESS OF DEVELOPER

SA SPRINGS, LP
8655 S. PRIEST DR.
TEMPE, AZ 85284
Phone: (480) 820-0977

APPROVED BY THE TRAVIS COUNTY COMMISSIONERS COURT: _____
Date

COUNTY JUDGE, TRAVIS COUNTY, TEXAS

VISTANCIA SECTION ONE



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 SA SPRINGS, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN AND THROUGH JOHN CORK, PRESIDENT, OWNER OF 32.772 ACRES OF LAND LOCATED IN THE JUAN RODRIGUEZ SURVEY NUMBER 42, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 100.675 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 2012184483 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THE UNDERSIGNED OWNER DOES HEREBY SUBDIVIDE SAID 32.772 ACRES PURSUANT TO CHAPTER 232 OF THE LOCAL GOVERNMENT CODE OF TEXAS, IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS VISTANCIA SECTION ONE, SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREBON, AND DO HEREBY DEDICATE TO THE PUBLIC, THE STREETS, AND EASEMENTS HEREBON, SUBJECT TO ANY EASEMENTS AND OR RESTRICTIONS GRANTED AND NOT RELEASED.

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

BY: _____ DATE _____
JOHN CORK
9655 SOUTH PRIEST DRIVE
TEMPE, ARIZONA 85284

STATE OF _____
COUNTY OF _____
BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED JOHN CORK, 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 _____
MY COMMISSION EXPIRES: _____, 201__ A.D.

NO PORTION OF THIS TRACT LIES WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. MAP 48453C0395H, DATED SEPTEMBER 26, 2008.
I, DAVID T. SMITH, 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.

DAVID T. SMITH, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 67565
DAVID T. SMITH, P.E.
13200 BEE CAVE PARKWAY
BEE CAVE, TEXAS 78738

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

I, JOHN E BRAUTIGAM, 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 AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

PRELIMINARY NOT FOR RECORDATION

DATE _____
JOHN E BRAUTIGAM
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 5057 STATE OF TEXAS
DELTA SURVEY GROUP, INC.
8213 BRODIE LANE, STE 102
AUSTIN, TEXAS 78745

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES, 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 PRIVATE IMPROVEMENTS, 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 AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO 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 THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS, OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE PART OF THE DEVELOPERS CONSTRUCTION.

OWNERS IN THE SUBDIVISION ARE SUBJECT TO THE HOME OWNERS AGREEMENT IN DOCUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

TRAVIS COUNTY WATER QUALITY NOTES, COUNTY CODE CHAPTER 82

- NO CUT OR FILL ON ANY LOT MAY EXCEED 8 FEET, EXCLUDING DRIVEWAYS. (§2.209(D))
- BUFFER ZONE EASEMENTS FOR ENVIRONMENTALLY VALUABLE FEATURES (§2.209(C)), INCLUDING BLUFFS, CANYON RIMROCKS, POINT RECHARGE FEATURES, WETLANDS, SPRINGS, AND INCLUDING ALL DRAINAGE EASEMENTS DESIGNATED AS WATER QUALITY BUFFERS, HAVE THE FOLLOWING RESTRICTIONS:
 - NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE;
 - CONSTRUCTION IS PROHIBITED.
 - WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
 - RESIDENTIAL YARDS AND HIKING TRAILS MAY BE LOCATED WITHIN THE BUFFER IF AT LEAST 50 FEET FROM THE FEATURE.
- THE WATERWAY BUFFER ZONE EASEMENT MUST REMAIN UNDEVELOPED EXCEPT FOR:
 - FENCES WHICH DO NOT OBSTRUCT FLOOD FLOWS
 - PARK OR SIMILAR OPEN SPACE USE, LIMITED TO HIKING, JOGGING, OR WALKING TRAILS AND OUTDOOR FACILITIES, AND EXCLUDING STABLES AND CORALS FOR ANIMALS, IS PERMITTED ONLY IF A PROGRAM OF FERTILIZER, PESTICIDE, OR HERBICIDE USE IS APPROVED.
 - UTILITY LINE CROSSINGS, IF DESIGNED AND CONSTRUCTED TO MINIMIZE SITE DISTURBANCE AND WATERWAY POLLUTION TO THE GREATEST EXTENT PRACTICABLE.
 - DETENTION BASINS AND FLOODPLAIN ALTERATIONS ARE PERMITTED IF THE REQUIREMENTS OF CODE SECTION 82.207 AND OTHER PROVISIONS OF THIS CHAPTER ARE MET.
- CONSTRUCTION ACTIVITIES ON INDIVIDUAL LOTS ARE REQUIRED TO IMPLEMENT TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROLS (ESCS) FOR PROTECTION OF STORM WATER RUNOFF QUALITY. LOT CONSTRUCTION ACTIVITIES DISTURBING ONE ACRE AND GREATER, OR LESS THAN ONCE ACRE AND PART OF A LARGER COMMON PLAN OF DEVELOPMENT, ARE ALSO REQUIRED TO IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN WITH BEST MANAGEMENT PRACTICES (BMPs) INCLUDING ESCS.
- THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ANY AND ALL PERMANENT STORM WATER QUALITY CONTROLS REQUIRED BY THE TRAVIS COUNTY CODE OR THE TEXAS COMMISSION FOR ENVIRONMENTAL QUALITY (TCEQ) EDWARDS AQUIFER CONTRIBUTING ZONE PROGRAM, 39 TAC, CHAPTER 113, IN A PROPER MANNER CONSISTENT WITH COUNTY AND STATE STANDARDS. THESE RESPONSIBILITIES SHALL BE DESCRIBED IN A WRITTEN AGREEMENT SIGNED BY THE LANDOWNER AND PROVIDED TO THE COUNTY, IF DEEMED NECESSARY BY THE COUNTY PRIOR TO FINAL COMPLETION AND ACCEPTANCE OF ANY APPLICABLE IMPROVEMENTS. THE OWNER SHALL REMAIN RESPONSIBLE FOR MAINTENANCE UNTIL THE MAINTENANCE OBLIGATION IS EITHER ASSUMED IN WRITING BY ANOTHER ENTITY HAVING OWNERSHIP OR CONTROL OF THE PROPERTY, INCLUDING AN OWNERS ASSOCIATION, A DISTRICT, OR A MUNICIPALITY, OR OWNERSHIP OF THE PROPERTY IS TRANSFERRED TO ANOTHER ENTITY. A COPY OF THE ASSUMPTION OR TRANSFER OF RESPONSIBILITY SHALL BE FILED WITH THE COUNTY WITHIN 30 DAYS OF THE TRANSFER.

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 _____, 201__ 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., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

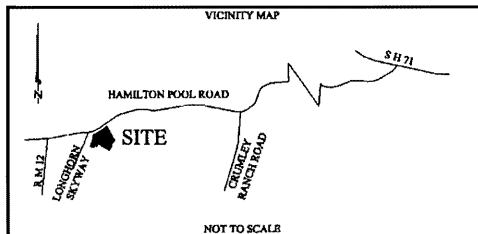
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS ____ DAY OF _____, 201__ A.D.

DANA DEBEAUVOIR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS.

DEPUTY _____

VISTANCIA SECTION TWO

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.

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

VISTANCIA SECTION TWO

SHEET
1
OF
5

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS THAT SA SPRINGS, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN AND THROUGH JOHN CORK, PRESIDENT, OWNER OF 22.812 ACRES OF LAND LOCATED IN THE JUAN RODRIGUEZ SURVEY NUMBER 42, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 100.675 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 2012184483 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THE UNDERSIGNED OWNER DOES HEREBY SUBDIVIDE SAID 22.812 ACRES PURSUANT TO CHAPTER 232 OF THE LOCAL GOVERNMENT CODE OF TEXAS, IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS VISTANCIA SECTION ONE, SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC, THE STREETS, AND EASEMENTS HEREON, SUBJECT TO ANY EASEMENTS AND OR RESTRICTIONS GRANTED AND NOT RELEASED.

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

BY: _____ DATE _____
JOHN CORK
8655 SOUTH PRIEST DRIVE
TEMPE, ARIZONA 85284

STATE OF _____
COUNTY OF _____
BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED JOHN CORK, 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 _____
MY COMMISSION EXPIRES: _____ 201__ A.D.

NO PORTION OF THIS TRACT LIES WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. MAP 48453C0395H, DATED SEPTEMBER 26, 2008.

I, DAVID T. SMITH, 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.

DAVID T. SMITH, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 67563
DAVID T. SMITH, P.E.
13200 BEE CAVE PARKWAY
BEE CAVE, TEXAS 78738

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

I, JOHN E BRAUTIGAM, 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 AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

PRELIMINARY NOT FOR RECORDATION

DATE _____
JOHN E BRAUTIGAM
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 5057 STATE OF TEXAS
DELTA SURVEY GROUP, INC.
8213 BRODIE LANE, STE 102
AUSTIN, TEXAS 78745

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES, 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 AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO 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 THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS, OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE PART OF THE DEVELOPERS CONSTRUCTION.

THIS SUBDIVISION IS SUBJECT TO THE COVENANTS AND RESTRICTIONS RECORDED IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

OWNERS OF LOTS 1,2,3,4,5 AND 6 IN THIS SUBDIVISION ARE SUBJECT TO A JOINT ACCESS DRIVE AGREEMENT RECORDED IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

VISTANCIA SECTION 2 AND SECTION 3 MUST BE PLATTED CONCURRENTLY WITH APPROVABLE CONSTRUCTION PLANS AND FISCAL POSTING AND RECORDED TOGETHER BECAUSE OF THE NEED FOR A SECONDARY ACCESS.

PARKLAND FEES FOR 20 LOTS HAVE BEEN SATISFIED WITH THIS PLAT.

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 _____, 201__, 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., OFFICIAL PUBLIC 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 _____



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

VISTANCIA SECTION TWO

SHEET
2
OF
5

TRAVIS COUNTY WATER QUALITY NOTES, COUNTY CODE CHAPTER 82

- NO CUT OR FILL ON ANY LOT MAY EXCEED 8 FEET, EXCLUDING DRIVEWAYS. [82.209(D)]
- BUFFER ZONE EASEMENTS FOR ENVIRONMENTALLY VALUABLE FEATURES [82.209(C)], INCLUDING BLUFFS, CANYON RIMROCKS, POINT RECHARGE FEATURES, WETLANDS, SPRINGS, AND INCLUDING ALL DRAINAGE EASEMENTS DESIGNATED AS WATER QUALITY BUFFERS, HAVE THE FOLLOWING RESTRICTIONS:
 - NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED.
 - WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
 - RESIDENTIAL YARDS AND HIKING TRAILS MAY BE LOCATED WITHIN THE BUFFER IF AT LEAST 50 FEET FROM THE FEATURE.
- THE WATERWAY BUFFER ZONE EASEMENT MUST REMAIN UNDEVELOPED EXCEPT FOR:
 - FENCES WHICH DO NOT OBSTRUCT FLOOD FLOWS
 - PARK OR SIMILAR OPEN SPACE USE, LIMITED TO HIKING, JOGGING, OR WALKING TRAILS AND OUTDOOR FACILITIES, AND EXCLUDING STABLES AND CORRALS FOR ANIMALS, IS PERMITTED ONLY IF A PROGRAM OF FERTILIZER, PESTICIDE OR HERBICIDE USE IS APPROVED.
 - UTILITY LINE CROSSINGS, IF DESIGNED AND CONSTRUCTED TO MINIMIZE SITE DISTURBANCE AND WATERWAY POLLUTION TO THE GREATEST EXTENT PRACTICABLE.
 - DETENTION BASINS AND FLOODPLAIN ALTERATIONS ARE PERMITTED IF THE REQUIREMENTS OF CODE SECTION 82.207 AND OTHER PROVISIONS OF THIS CHAPTER ARE MET.
- CONSTRUCTION ACTIVITIES ON INDIVIDUAL LOTS ARE REQUIRED TO IMPLEMENT TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROLS (ESCS) FOR PROTECTION OF STORM WATER RUNOFF QUALITY. LOT CONSTRUCTION ACTIVITIES DISTURBING ONE ACRE AND GREATER, OR LESS THAN ONE ACRE AND PART OF A LARGER COMMON PLAN OF DEVELOPMENT, ARE ALSO REQUIRED TO IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN WITH BEST MANAGEMENT PRACTICES (BMPs) INCLUDING ESCS.
- THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ANY AND ALL PERMANENT STORM WATER QUALITY CONTROLS REQUIRED BY THE TRAVIS COUNTY CODE OR THE TEXAS COMMISSION FOR ENVIRONMENTAL QUALITY (TCEQ) EDWARDS AQUIFER CONTRIBUTING ZONE PROGRAM, 30 TAC, CHAPTER 213, IN A PROPER MANNER CONSISTENT WITH COUNTY AND STATE STANDARDS. THESE RESPONSIBILITIES SHALL BE DESCRIBED IN A WRITTEN AGREEMENT SIGNED BY THE LANDOWNER AND PROVIDED TO THE COUNTY, IF DEEMED NECESSARY BY THE COUNTY PRIOR TO FINAL COMPLETION AND ACCEPTANCE OF ANY APPLICABLE IMPROVEMENTS. THE OWNER SHALL REMAIN RESPONSIBLE FOR MAINTENANCE UNTIL THE MAINTENANCE OBLIGATION IS EITHER ASSUMED IN WRITING BY ANOTHER ENTITY HAVING OWNERSHIP OR CONTROL OF THE PROPERTY, INCLUDING AN OWNERS' ASSOCIATION, A DISTRICT, OR A MUNICIPALITY, OR OWNERSHIP OF THE PROPERTY IS TRANSFERRED TO ANOTHER ENTITY. A COPY OF THE ASSUMPTION OR TRANSFER OF RESPONSIBILITY SHALL BE FILED WITH THE COUNTY WITHIN 30 DAYS OF THE TRANSFER.

TCEQ BUFFER NOTE

AREA WITHIN DESIGNATED TCEQ BUFFERS IS PROHIBITED FROM (1) USE FOR WASTEWATER IRRIGATION OR SEPTIC EFFLUENT DISPOSAL, (2) CONSTRUCTION OF BUILDINGS OF ANY TYPE, (3) PARKING LOTS, (4) GOLF COURSES (5) REMOVAL OF VEGETATION (CEDAR AND MESQUITE CLEARING IS ALLOWED) UNLESS REPLACED WITH NATIVE VEGETATION AND GRASSES. THESE AREAS MAY BE CROSSED BY UTILITIES AND A SINGLE DRIVEWAY IF REQUIRED TO ACCESS A SIGNIFICANT PORTION OF THE SITE, AND USED FOR NATIVE GRASS LAWNS AND FENCES.

USE	LAND USE SCHEDULE AREA (SF)	AREA (AC)	# OF LOTS
RESIDENTIAL LOTS	911,057	20.915	20
ROW	82,633	1.897	
TOTAL	993,690	22.812	20
TOTAL OVERALL	993,690	22.812	20

STREET NAME	STREET WIDTH	STREET LENGTH
STRATUS DRIVE	28'	863 L.F.
STRATUS COVE	28'	430 L.F.
TOTAL:	1293 L.F.	

NO OBJECT, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY.

PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.

ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.

A TRAVIS COUNTY SITE DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.

THIS PLAT IS IN TRAVIS COUNTY AND NO CITY'S ETI.

OCCUPANCY OF ANY LOT IS PROHIBITED UNTIL CONNECTION IS MADE TO AN APPROVED PUBLIC SEWER SYSTEM OR APPROVED PRIVATE INDIVIDUAL SEWAGE DISPOSAL SYSTEM.

OCCUPANCY OF ANY LOT IS PROHIBITED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY FOR THE PROPOSED DEVELOPMENT.

THE WATER SHALL BE SUPPLIED BY THE DEER CREEK WATER COMPANY.

THE WASTEWATER SERVICE SHALL BE SUPPLIED BY OSSF.

RESIDENT NOTE:

A TEN (10) FOOT WIDE EASEMENT FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING PUBLIC UTILITIES IS RETAINED ALONG THE SIDES AND REAR OF ALL LOTS SHOWN HEREON.

A TWENTYFIVE (25) FOOT WIDE EASEMENT FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING PUBLIC UTILITIES IS RETAINED ALONG THE FRONTS OF ALL LOTS SHOWN HEREON.

TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM PLAT NOTES:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE WASTEWATER (SEPTIC) SYSTEM THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED PUBLIC WATER SYSTEM

NO ON-SITE WASTEWATER SYSTEM MAY BE INSTALLED WITHIN 100 FEET OF PRIVATE WATER WELL NOR MAY AN ON-SITE WASTEWATER DISPOSAL SYSTEM BE INSTALLED WITHIN 150 FEET OF A PUBLIC WELL.

NO CONSTRUCTION MAY BEGIN ON ANY LOT IN THIS SUBDIVISION UNTIL PLANS FOR THE PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM ARE APPROVED BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

DEVELOPMENT ON EACH LOT IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF THE TEXAS ADMINISTRATIVE CODE CHAPTER 285 AND CHAPTER 48 OF THE TRAVIS COUNTY CODE THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION.

RESIDENTIAL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO ONE SINGLE FAMILY DWELLING AND APPURTENANT STRUCTURES PER LOT.

THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

STACEY SCHEFFEL _____ DATE _____
ON-SITE WASTEWATER PROGRAM
TRAVIS COUNTY - TNR

PROPERTY OWNERS OWN THEIR RESPECTIVE PORTIONS OF JOINT USE ACCESS EASEMENTS AND ARE REQUIRED TO MAINTAIN THE EASEMENTS AND ANY COMMON DRIVEWAYS.

THE FOLLOWING USES ARE PROHIBITED WITHIN ANY OF THE BOUNDARIES OF TRAVIS COUNTY BUFFER ZONES: POOLS, HOUSEPADS, DETACHED GARAGES, CARPORTS, PLAYSCAPES, POOL HOUSES AND ANY SEPTIC RELATED FACILITIES.

ALLOWED USES ARE: FENCES, UTILITY LINES, HIKING, JOGGING AND WALKING TRAILS.

THESE RESTRICTIONS APPLY TO:

BLOCK C - LOTS 3 THRU 9.

DRIVEWAY ACCESS TO THE FOLLOWING LOTS IS LIMITED TO THE STREETS LISTED IN THE TABLE BELOW:

BLOCK C, LOT 17 - STRATUS COVE
BLOCK D, LOT 9 - STRATUS COVE.

WITHIN A SIGHT DISTANCE EASEMENT ANY OBSTRUCTION OF SIGHT DISTANCE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF COMMISSIONERS' COURT AT OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.

DRAINAGE AND LATERAL SUPPORT EASEMENTS TO THE LIMITS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOR THE CONSTRUCTION, MAINTENANCE, AND THE RIGHT TO PLACE EARTHEN FILL FOR DRAINAGE AND LATERAL SUPPORT FOR PUBLIC ROADWAYS ON THIS PLAT. PROPERTY OWNERS MAY USE THEIR PROPERTY WITHIN THESE EASEMENTS ONLY IN THOSE WAYS THAT ARE CONSISTENT WITH THE CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF THE DRAINAGE AND LATERAL SUPPORT EASEMENTS DEDICATED HEREIN. PROPERTY OWNERS MAY DO NOTHING THAT WOULD IMPAIR, DAMAGE, OR DESTROY THE DRAINAGE AND LATERAL SUPPORT EASEMENTS. TRAVIS COUNTY AND ITS SUCCESSORS AND ASSIGNS HAVE THE RIGHT TO USE SO MUCH OF THE SURFACE OF THE PROPERTY WITHIN THE EASEMENTS AS MAY BE REASONABLY NECESSARY TO CONSTRUCT, INSTALL, AND MAINTAIN DRAINAGE AND LATERAL SUPPORT FACILITIES WITHIN THE EASEMENTS.



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

VISTANCLA SECTION TWO

SHEET
3
OF
5

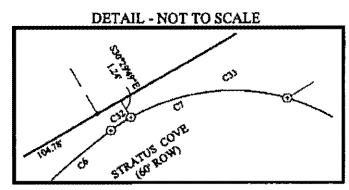
1" = 100'
 JUAN RODRIGUEZ SURVEY NO. 42
 S.H. ROBINSON SURVEY NO. 97
 TRAVIS COUNTY, TEXAS
 NOVEMBER 2011

100.674 ACRES
 SA SPRINGS, L.P.
 DOC. #201218443
 O.P.R.T.C.TX

PROPOSED
 VISTANCIA SEC. ONE

PROPOSED
 VISTANCIA SEC. ONE

MONTEBELLA SUBDIVISION
 DOC. #20100012
 O.P.R.T.C.TX



LINE	BEARING	DISTANCE
L1	S66°04'4"E	54.34
L2	S99°30'11"W	72.99
L3	S59°30'11"W	76.32
L4	S59°30'11"W	83.47
L5	S59°30'11"W	94.67
L6	S75°28'52"E	79.71
L7	S75°28'52"E	67.28
L8	S75°28'52"E	54.85
L9	S75°28'52"E	42.43
L10	S80°47'49"E	87.70
L11	S80°47'49"E	87.70
L12	S80°47'49"E	87.70
L13	S80°47'49"E	87.70
L14	S75°28'52"E	71.78
L15	S75°28'52"E	60.31
L16	S75°28'52"E	47.79
L17	S75°28'52"E	35.37
L18	S59°32'05"W	264.15
L19	S59°32'05"W	158.58

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	970.00	83.20	63.19	S07°50'26"E	S143°59'
C2	970.00	829.27	884.34	N34°11'44"W	40°39'21"
C3	1835.00	556.22	549.48	N43°13'12"W	305°22'6"
C4	25.00	37.97	34.42	S11°19'18"E	S70°03'4"
C5	170.00	117.43	115.11	N45°27'00"E	S93°44'2"
C6	230.00	108.43	107.04	S59°07'01"W	S109°40'0"
C7	60.00	249.91	104.53	N46°02'49"E	S131°33'11"
C8	25.00	37.33	33.98	S88°20'16"W	S75°31'11"
C9	230.00	158.88	155.74	N45°27'01"E	S93°44'2"
C10	25.00	37.97	34.42	S21°44'00"W	S70°04'6"
C11	1030.00	217.01	216.61	N15°44'19"W	S12°04'18"
C12	970.00	158.57	150.72	N45°43'15"W	S135°23'
C13	970.00	155.44	155.27	N45°12'22"W	S130°33'
C14	970.00	152.42	152.26	N46°06'49"W	S100°11'
C15	970.00	145.16	145.07	S27°19'30"W	S74°28'
C16	970.00	143.11	143.58	N18°47'36"W	S72°20'
C17	970.00	145.26	145.11	N10°13'11"W	S75°49'
C18	1030.00	150.13	150.00	N31°53'2"W	S71°10'
C19	1030.00	147.58	147.46	N40°12'22"W	S112°35'
C20	1030.00	123.65	124.97	N47°42'20"W	S102°22'
C21	1030.00	103.55	103.80	N54°05'39"W	S143°56'
C22	1030.00	30.40	30.40	N57°59'43"W	S141°28'
C23	60.00	94.25	84.85	N75°29'50"W	S100°00'1"
C24	60.00	29.30	29.01	N16°30'24"W	S125°58'50"
C25	60.00	23.81	23.66	N08°51'13"E	S124°42'3"
C26	60.00	17.54	17.48	S28°40'02"E	S184°51'2"
C27	60.00	15.58	15.54	N44°24'55"E	S145°23'8"
C28	60.00	84.35	77.57	S87°52'26"E	S103°24'0"
C29	230.00	118.56	117.25	N40°25'44"E	S129°22'0"
C30	230.00	60.37	60.26	N60°13'05"E	S109°23'6"
C31	60.00	7.26	7.22	S56°02'16"W	S105°21'
C32	60.00	48.78	47.44	S82°47'31"W	S145°44'0"
C33	60.00	18.31	18.24	N65°10'34"W	S129°10'
C34	60.00	15.85	15.81	N48°51'53"W	S150°13'
C35	60.00	15.07	15.03	S34°04'04"W	S143°24'
C36	60.00	37.87	37.25	N19°52'54"W	S143°23'
C37	60.00	31.87	31.25	N05°48'15"E	S161°00'1"
C38	60.00	91.45	81.85	N67°33'03"E	S171°19'8"
C39	60.00	28.26	28.26	S76°48'14"W	S149°14'
C40	25.00	7.30	7.27	S34°01'39"W	S163°53'7"

1455 AC
 KAREN LEBREW
 VOL. 1460 PG. 205
 O.P.R.T.C.TX

DAVID S. & ANN HODGES
 (1.94 AC)
 VOL. 1112 PG. 366
 R.P.R.T.C.TX

SEE DETAIL
 ABOVE

1.91 AC
 DAVID S. & ANN HODGES
 VOL. 0912 PG. 408
 R.P.R.T.C.TX

51.140 AC
 SAATI FAMILY TRUST
 DOC. NO. 200420951
 O.P.R.T.C.TX

100.674 ACRES
 SA SPRINGS, L.P.
 DOC. #201218443
 O.P.R.T.C.TX

100.674 ACRES
 SA SPRINGS, L.P.
 DOC. #201218443
 O.P.R.T.C.TX

- LEGEND
- 1/2 INCH IRON ROD WITH PLASTIC 'DELTA SURVEY' CAP FOUND
 - ⊙ 1/2 INCH IRON ROD WITH PLASTIC 'DELTA SURVEY' CAP SET
 - ⊙ 1/2 INCH IRON ROD WITH 'STAUDT' CAP FOUND
 - 1/2 INCH IRON ROD FOUND
 - TXXDOT TYPE 1 MONUMENT FOUND
 - ▲ NAIL FOUND
 - ▲ CONCRETE MONUMENT SET
 - L.S.E. LATERAL SUPPORT EASEMENT
 - D.E. DRAINAGE EASEMENT
 - O.P.R.T.C.TX OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
 - P.R.T.C.TX PLAT RECORDS, TRAVIS COUNTY, TEXAS

EVFBZ = 50' ENVIRONMENTALLY VALUABLE FEATURE BUFFER ZONE

Delta Survey Group Inc.

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

VISTANCIA SECTION TWO

SHEET
 4
 OF
 5

EASEMENT ANNOTATION

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA	LINE	BEARING	DISTANCE
C3	945.00	58.00	25.99	N17°52'28"W	3723'43"	L1	S51°12'28"W	38.48
C9	945.00	48.92	25.99	N12°31'07"W	4703'22"	L2	S51°11'19"W	32.60
C10	199.37	99.36	98.34	S19°11'39"E	2831'31"	L3	S74°04'40"W	26.77
C11	970.00	60.12	60.11	N16°19'27"W	3133'04"	L4	S74°04'40"W	91.25
C12	970.00	38.26	38.26	N13°25'08"W	7115'36"	L5	S34°48'13"E	223.58
C13	249.83	124.92	124.90	N01°16'02"W	2313'18"	L6	S53°52'58"W	25.33
C14	1030.00	150.00	149.87	N13°52'25"W	3720'39"	L7	S52°51'19"W	31.01
C15	60.00	60.39	57.87	S13°13'26"W	5740'13"	L8	S74°04'40"W	8.79
C16	20.00	31.42	28.28	S75°27'53"E	90°00'00"	L9	S80°18'00"W	11.98
C17	20.00	31.42	28.28	S14°32'03"W	90°00'00"	L10	N51°08'58"E	34.10
C18	60.00	48.24	43.10	N34°12'22"W	44°09'14"	L11	S51°08'58"W	36.34
C19	25.00	19.01	11.55	S00°00'29"W	43°33'46"	L12	S67°58'01"W	4.35
L13						L13	S41°27'50"W	7.86
L14						L14	N51°21'10"E	15.54
L15						L15	N54°48'13"E	49.10
L16						L16	S59°22'58"W	9.07
L17						L17	S41°27'50"W	29.31
L18						L18	S67°58'01"W	26.50
L19						L19	N88°20'38"W	17.93
L20						L20	S54°09'54"W	28.68
L21						L21	S76°14'38"W	26.17
L22						L22	S67°11'44"W	21.70
L23						L23	S27°59'03"W	19.14
L24						L24	S25°43'39"W	31.47
L25						L25	S37°59'08"W	25.17
L26						L26	S59°11'51"W	97.89
L27						L27	S65°23'40"W	29.00
L28						L28	S89°37'42"W	27.79
L29						L29	N63°48'40"W	21.70
L30						L30	S37°59'08"W	25.17
L31						L31	N14°11'32"E	5.23
L32						L32	N79°42'56"W	25.83
L33						L33	S83°03'10"W	98.40
L34						L34	S85°06'31"W	27.71
L35						L35	S77°42'40"W	30.09
L36						L36	S84°51'41"W	32.72
L37						L37	N73°25'34"W	35.87
L38						L38	N87°03'38"W	26.37
L39						L39	N89°18'18"E	49.65
L40						L40	N30°27'55"W	106.55
L41						L41	N84°48'40"W	21.70
L42						L42	S89°17'42"W	6.17
L43						L43	S65°23'40"W	15.40
L44						L44	S59°11'51"W	94.65
L45						L45	S57°59'08"W	12.80
L46						L46	S72°54'18"E	17.80
L47						L47	S27°59'03"W	30.85
L48						L48	N30°27'55"W	93.34
L49						L49	N68°01'18"E	49.65
L50						L50	N30°27'55"W	106.55
L51						L51	N87°03'38"W	33.33
L52						L52	N73°25'34"W	32.26
L53						L53	S84°51'41"W	40.01
L54						L54	S77°42'40"W	30.09
L55						L55	S84°51'41"W	30.85
L56						L56	S83°03'10"W	103.08
L57						L57	N79°42'56"W	39.84
L58						L58	S79°55'00"W	31.26
L59						L59	S65°53'38"W	88.61
L60						L60	N30°27'55"W	108.03
L61						L61	S22°00'08"E	32.90
L62						L62	N67°59'52"E	25.00
L63						L63	S22°00'08"E	96.85
L64						L64	N68°01'18"E	46.51
L65						L65	S89°17'42"W	108.03
L66						L66	N70°25'30"E	24.98
L67						L67	N79°30'36"E	24.99
L68						L68	N86°27'27"W	312.28
L69						L69	S80°17'55"W	24.99
L70						L70	S44°48'26"E	92.47
L71						L71	N48°18'22"E	44.05
L72						L72	N59°10'11"E	94.67
L73						L73	S73°29'49"E	79.71
L74						L74	S30°29'49"E	87.70
L75						L75	S73°29'49"E	35.37
L76						L76	N59°20'25"E	98.67
L77						L77	N30°27'55"W	49.00
L78						L78	N59°20'25"E	44.00
L79						L79	S30°27'55"E	49.00
L80						L80	N59°20'25"E	145.99
L81						L81	S30°27'55"E	45.00
L82						L82	S59°20'26"W	216.30
L83						L83	N75°28'42"W	72.65
L84						L84	N30°29'49"W	82.30
L85						L85	N73°29'49"W	42.43
L86						L86	S59°30'11"W	72.99

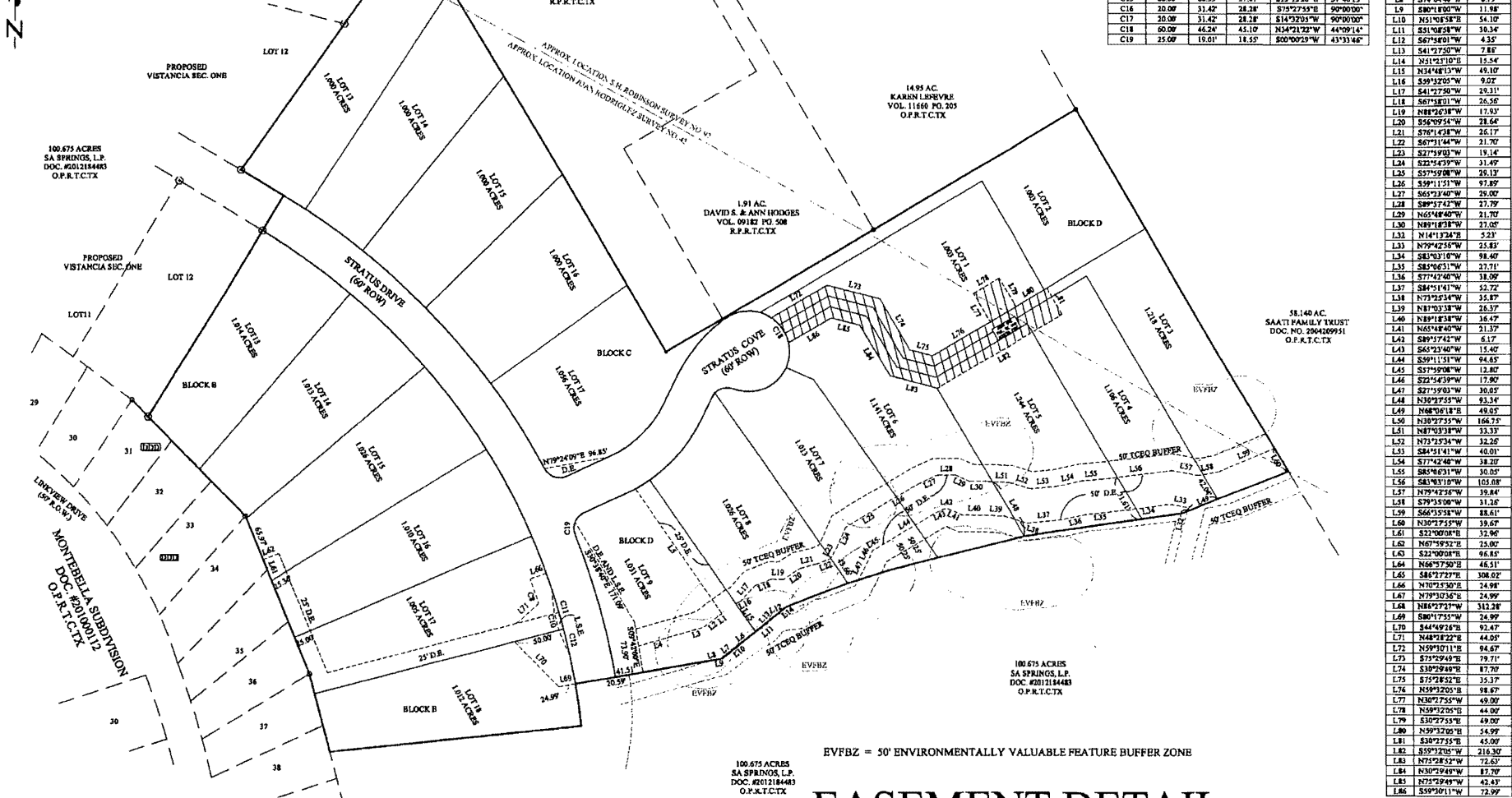
EVFBZ = 50' ENVIRONMENTALLY VALUABLE FEATURE BUFFER ZONE

EASEMENT DETAIL



1" = 100'

JUAN RODRIGUEZ SURVEY NO. 42
S.H. ROBINSON SURVEY NO. 97
TRAVIS COUNTY, TEXAS
NOVEMBER 2011



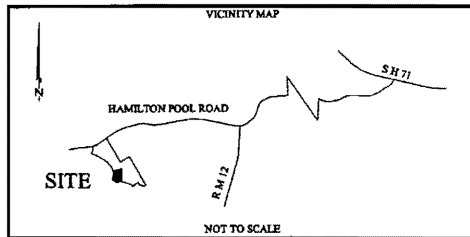
Delta Survey Group Inc.

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

VISTANCLA
SECTION TWO

SHEET
5
OF
5

VISTANCIA SECTION THREE



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 SA SPRINGS, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN AND THROUGH JOHN CORK, PRESIDENT, OWNER OF 9.965 ACRES OF LAND LOCATED IN THE JUAN RODRIGUEZ SURVEY NUMBER 42, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 100.675 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 2012184483 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THE UNDERSIGNED OWNER DOES HEREBY SUBDIVIDE SAID 9.965 ACRES PURSUANT TO CHAPTER 232 OF THE LOCAL GOVERNMENT CODE OF TEXAS, IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS VISTANCIA SECTION ONE, SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC, THE STREETS, AND EASEMENTS HEREON, SUBJECT TO ANY EASEMENTS AND OR RESTRICTIONS GRANTED AND NOT RELEASED.

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

BY: _____ DATE _____
JOHN CORK
8655 SOUTH PREST DRIVE
TEMPE, ARIZONA 85284

STATE OF _____
COUNTY OF _____
BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED JOHN CORK, 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 _____
MY COMMISSION EXPIRES: _____ 201__ A.D.

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES, 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 AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO 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 THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS, OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE PART OF THE DEVELOPER'S CONSTRUCTION.

OWNERS IN THE SUBDIVISION ARE BOUND TO THE HOME OWNERS AGREEMENT IN DOCUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

THIS SUBDIVISION IS SUBJECT TO THE COVENANTS AND RESTRICTIONS RECORDED IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

VISTANCIA SECTION 2 AND SECTION 3 MUST BE PLATTED CONCURRENTLY WITH APPROVABLE CONSTRUCTION PLANS AND FISCAL POSTING AND RECORDED TOGETHER BECAUSE OF THE NEED FOR A SECONDARY ACCESS.

PARKLAND FEES FOR 8 LOTS HAVE BEEN SATISFIED WITH THIS PLAT.

NO PORTION OF THIS TRACT LIES WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. MAP 4843C0395H, DATED SEPTEMBER 26, 2008.

I, DAVID T. SMITH, 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.

DAVID T. SMITH, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 67565
DAVID T. SMITH, P.E.
13200 BEE CAVE PARKWAY
BEE CAVE, TEXAS 78738

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 _____, 201__ 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

KNOW ALL MEN BY THESE PRESENTS:

I, JOHN E BRAUTIGAM, 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 AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

PRELIMINARY NOT FOR RECORDATION

DATE _____ JOHN E BRAUTIGAM
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 5057 STATE OF TEXAS
DELTA SURVEY GROUP, INC.
8213 BRODIE LANE, STE 102
AUSTIN, TEXAS 78745

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., OFFICIAL PUBLIC 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 _____

NO OBJECT, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY.

PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.

ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.

A TRAVIS COUNTY SITE DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.

THIS PLAT IS IN TRAVIS COUNTY AND NO CITY'S EIT.

OCCUPANCY OF ANY LOT IS PROHIBITED UNTIL CONNECTION IS MADE TO AN APPROVED PUBLIC SEWER SYSTEM OR APPROVED PRIVATE INDIVIDUAL SEWAGE DISPOSAL SYSTEM.

OCCUPANCY OF ANY LOT IS PROHIBITED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY FOR THE PROPOSED DEVELOPMENT.

THE WATER SHALL BE SUPPLIED BY THE DEER CREEK WATER COMPANY.

THE WASTEWATER SERVICE SHALL BE SUPPLIED BY OSSF.

RESIDENT NOTE

A TEN (10) FOOT WIDE EASEMENT FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING PUBLIC UTILITIES IS RETAINED ALONG THE SIDES AND REAR OF ALL LOTS SHOWN HEREON.

A TWENTYFIVE (25) FOOT WIDE EASEMENT FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING PUBLIC UTILITIES IS RETAINED ALONG THE FRONTS OF ALL LOTS SHOWN HEREON.

TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM PLAT NOTES:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE WASTEWATER (SEPTIC) SYSTEM THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED PUBLIC WATER SYSTEM

NO ON-SITE WASTEWATER SYSTEM MAY BE INSTALLED WITHIN 100 FEET OF PRIVATE WATER WELL NOR MAY AN ON-SITE WASTEWATER DISPOSAL SYSTEM BE INSTALLED WITHIN 150 FEET OF A PUBLIC WELL.

NO CONSTRUCTION MAY BEGIN ON ANY LOT IN THIS SUBDIVISION UNTIL PLANS FOR THE PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM ARE APPROVED BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

DEVELOPMENT ON EACH LOT IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF THE TEXAS ADMINISTRATIVE CODE CHAPTER 285 AND CHAPTER 48 OF THE TRAVIS COUNTY CODE THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION.

RESIDENTIAL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO ONE SINGLE FAMILY DWELLING AND APPURTENANT STRUCTURES PER LOT.

THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

STACEY SCHEFFEL DATE
ON-SITE WASTEWATER PROGRAM
TRAVIS COUNTY - TNR

PROPERTY OWNERS OWN THEIR RESPECTIVE PORTIONS OF JOINT USE ACCESS EASEMENTS AND ARE REQUIRED TO MAINTAIN THE EASEMENTS AND ANY COMMON DRIVEWAYS.

THE FOLLOWING USES ARE PROHIBITED WITHIN ANY OF THE BOUNDARIES OF TRAVIS COUNTY BUFFER ZONES: POOLS, HOUSEPADS, DETACHED GARAGES, CARPORTS, PLAYSCAPES, POOL HOUSES AND ANY SEPTIC RELATED FACILITIES.

DRIVEWAY ACCESS TO THE FOLLOWING LOTS IS LIMITED TO THE STREETS LISTED IN THE

TABLE BELOW:	
LOT 10 BLOCK D	AVION DRIVE
LOT 16 BLOCK E	AVION DRIVE

WITHIN A SIGHT DISTANCE EASEMENT ANY OBSTRUCTION OF SIGHT DISTANCE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF COMMISSIONERS' COURT AT OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.

DRAINAGE AND LATERAL SUPPORT EASEMENTS TO THE LIMITS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOR THE CONSTRUCTION, MAINTENANCE, AND THE RIGHT TO PLACE EARTHEN FILL FOR DRAINAGE AND LATERAL SUPPORT FOR PUBLIC ROADWAYS ON THIS PLAT. PROPERTY OWNERS MAY USE THEIR PROPERTY WITHIN THESE EASEMENTS ONLY IN THOSE WAYS THAT ARE CONSISTENT WITH THE CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF THE DRAINAGE AND LATERAL SUPPORT EASEMENTS DEDICATED HEREIN. PROPERTY OWNERS MAY DO NOTHING THAT WOULD IMPAIR, DAMAGE, OR DESTROY THE DRAINAGE AND LATERAL SUPPORT EASEMENTS. TRAVIS COUNTY AND ITS SUCCESSORS AND ASSIGNS HAVE THE RIGHT TO USE SO MUCH OF THE SURFACE OF THE PROPERTY WITHIN THE EASEMENTS AS MAY BE REASONABLY NECESSARY TO CONSTRUCT, INSTALL, AND MAINTAIN DRAINAGE AND LATERAL SUPPORT FACILITIES WITHIN THE EASEMENTS.

TRAVIS COUNTY WATER QUALITY NOTES, COUNTY CODE CHAPTER 82

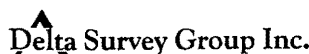
- NO CUT OR FILL ON ANY LOT MAY EXCEED 8 FEET, EXCLUDING DRIVEWAYS. [82.209(D)]
- BUFFER ZONE EASEMENTS FOR ENVIRONMENTALLY VALUABLE FEATURES [82.209(C)], INCLUDING BLIFFS, CANYON RIMROCKS, POINT RECHARGE FEATURES, WETLANDS, SPRINGS, AND INCLUDING ALL DRAINAGE EASEMENTS DESIGNATED AS WATER QUALITY BUFFERS, HAVE THE FOLLOWING RESTRICTIONS:
 - NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE;
 - CONSTRUCTION IS PROHIBITED.
 - WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
 - RESIDENTIAL YARDS AND HIKING TRAILS MAY BE LOCATED WITHIN THE BUFFER IF AT LEAST 50 FEET FROM THE FEATURE.
- THE WATERWAY BUFFER ZONE EASEMENT MUST REMAIN UNDEVELOPED EXCEPT FOR:
 - FENCES WHICH DO NOT OBSTRUCT FLOOD FLOWS
 - PARK OR SIMILAR OPEN SPACE USE, LIMITED TO HIKING, JOGGING, OR WALKING TRAILS AND OUTDOOR FACILITIES, AND EXCLUDING STABLES AND CORRALS FOR ANIMALS, IS PERMITTED ONLY IF A PROGRAM OF FERTILIZER, PESTICIDE OR HERBICIDE USE IS APPROVED.
 - UTILITY LINE CROSSINGS, IF DESIGNED AND CONSTRUCTED TO MINIMIZE SITE DISTURBANCE AND WATERWAY POLLUTION TO THE GREATEST EXTENT PRACTICABLE.
 - DETENTION BASINS AND FLOODPLAIN ALTERATIONS ARE PERMITTED IF THE REQUIREMENTS OF CODE SECTION 82.207 AND OTHER PROVISIONS OF THIS CHAPTER ARE MET.
- CONSTRUCTION ACTIVITIES ON INDIVIDUAL LOTS ARE REQUIRED TO IMPLEMENT TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROLS (ESCS) FOR PROTECTION OF STORM WATER RUNOFF QUALITY. LOT CONSTRUCTION ACTIVITIES DISTURBING ONE ACRE OR GREATER, OR LESS THAN ONCE ACRE AND PART OF A LARGER COMMON PLAN OF DEVELOPMENT, ARE ALSO REQUIRED TO IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN WITH BEST MANAGEMENT PRACTICES (BMPs) INCLUDING ESCS.
- THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ANY AND ALL PERMANENT STORM WATER QUALITY CONTROLS REQUIRED BY THE TRAVIS COUNTY CODE OR THE TEXAS COMMISSION FOR ENVIRONMENTAL QUALITY (TCEQ) EDWARDS AQUIFER CONTRIBUTING ZONE PROGRAM, 30 TAC, CHAPTER 213, IN A PROPER MANNER CONSISTENT WITH COUNTY AND STATE STANDARDS. THESE RESPONSIBILITIES SHALL BE DESCRIBED IN A WRITTEN AGREEMENT SIGNED BY THE LANDOWNER AND PROVIDED TO THE COUNTY, IF DEEMED NECESSARY BY THE COUNTY PRIOR TO FINAL COMPLETION AND ACCEPTANCE OF ANY APPLICABLE IMPROVEMENTS. THE OWNER SHALL REMAIN RESPONSIBLE FOR MAINTENANCE UNTIL THE MAINTENANCE OBLIGATION IS EITHER ASSUMED IN WRITING BY ANOTHER ENTITY HAVING OWNERSHIP OR CONTROL OF THE PROPERTY, INCLUDING AN OWNERS' ASSOCIATION, A DISTRICT, OR A MUNICIPALITY, OR OWNERSHIP OF THE PROPERTY IS TRANSFERRED TO ANOTHER ENTITY. A COPY OF THE ASSUMPTION OR TRANSFER OF RESPONSIBILITY SHALL BE FILED WITH THE COUNTY WITHIN 30 DAYS OF THE TRANSFER.

LAND USE SCHEDULE

USE AREA (SF) AREA (AC) # OF LOTS

RESIDENTIAL LOTS	371,349	8.525	8
ROW	62,726	1.440	
TOTAL	434,075	9.965	8
TOTAL OVERALL	434,075	9.965	8

STREET NAME	STREET WIDTH	STREET LENGTH
AVION DRIVE	24'	209 L.F.
STRATUS DRIVE	24'	866 L.F.
TOTAL:		1075 L.F.



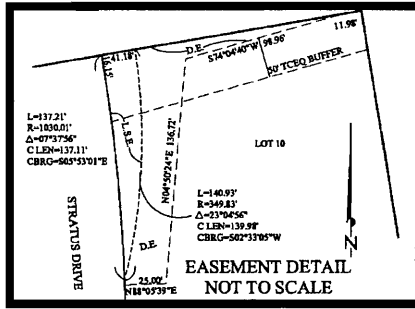
8213 Brodie Lane Ste. 102 Austin, TX. 78745
office: (512) 282-5200 fax: (512) 282-5230

**VISTANCIA
SECTION THREE**

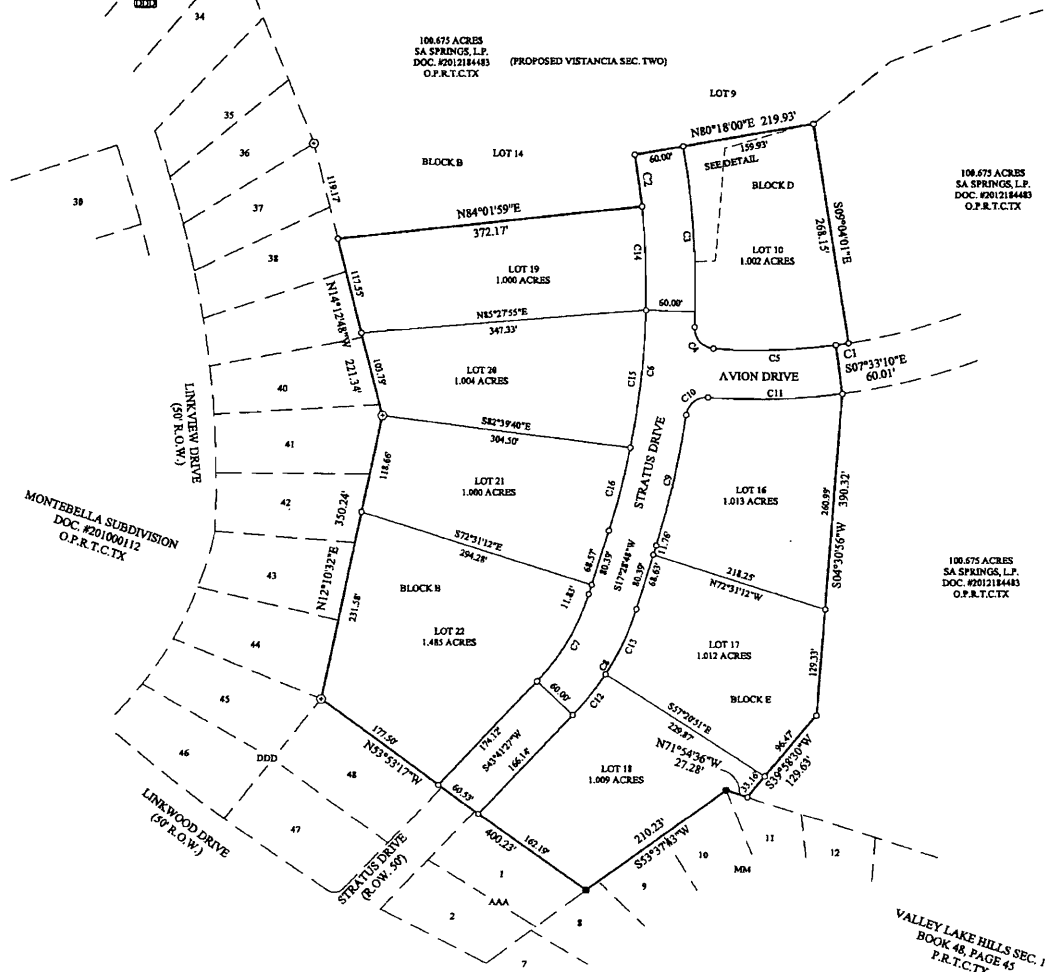
SHEET
3
OF
4



1" = 100'
 JUAN RODRIGUEZ SURVEY NO. 42
 TRAVIS COUNTY, TEXAS
 AUGUST 2012



CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	720.00'	15.61'	15.61'	S81°49'34"W	1°14'33"
C2	978.00'	63.20'	63.19'	N07°50'06"W	3°43'59"
C3	1630.00'	219.21'	218.79'	S83°56'11"E	1°24'13"
C4	25.00'	32.52'	34.82'	S41°38'43"E	88°16'43"
C5	720.00'	147.88'	147.82'	N88°19'53"E	1°14'48"
C6	978.00'	396.99'	394.23'	N05°45'36"E	23°28'58"
C7	270.00'	123.52'	122.44'	S30°3'58"W	28°12'39"
C8	330.00'	150.86'	149.85'	S30°3'58"W	28°12'39"
C9	1030.00'	161.99'	161.82'	N12°58'39"E	9°00'40"
C10	25.00'	37.49'	34.87'	S51°25'49"W	83°53'00"
C11	780.00'	162.56'	162.27'	N88°25'04"E	1°15'29"
C12	330.00'	63.58'	63.48'	N38°10'17"E	1°14'20"
C13	330.00'	63.38'	63.13'	N25°03'58"E	1°17'01"
C14	978.00'	123.30'	123.27'	N02°15'31"W	7°24'17"
C15	978.00'	168.23'	168.02'	N06°24'25"E	9°56'14"
C16	978.00'	103.40'	103.35'	N14°25'43"E	6°06'27"

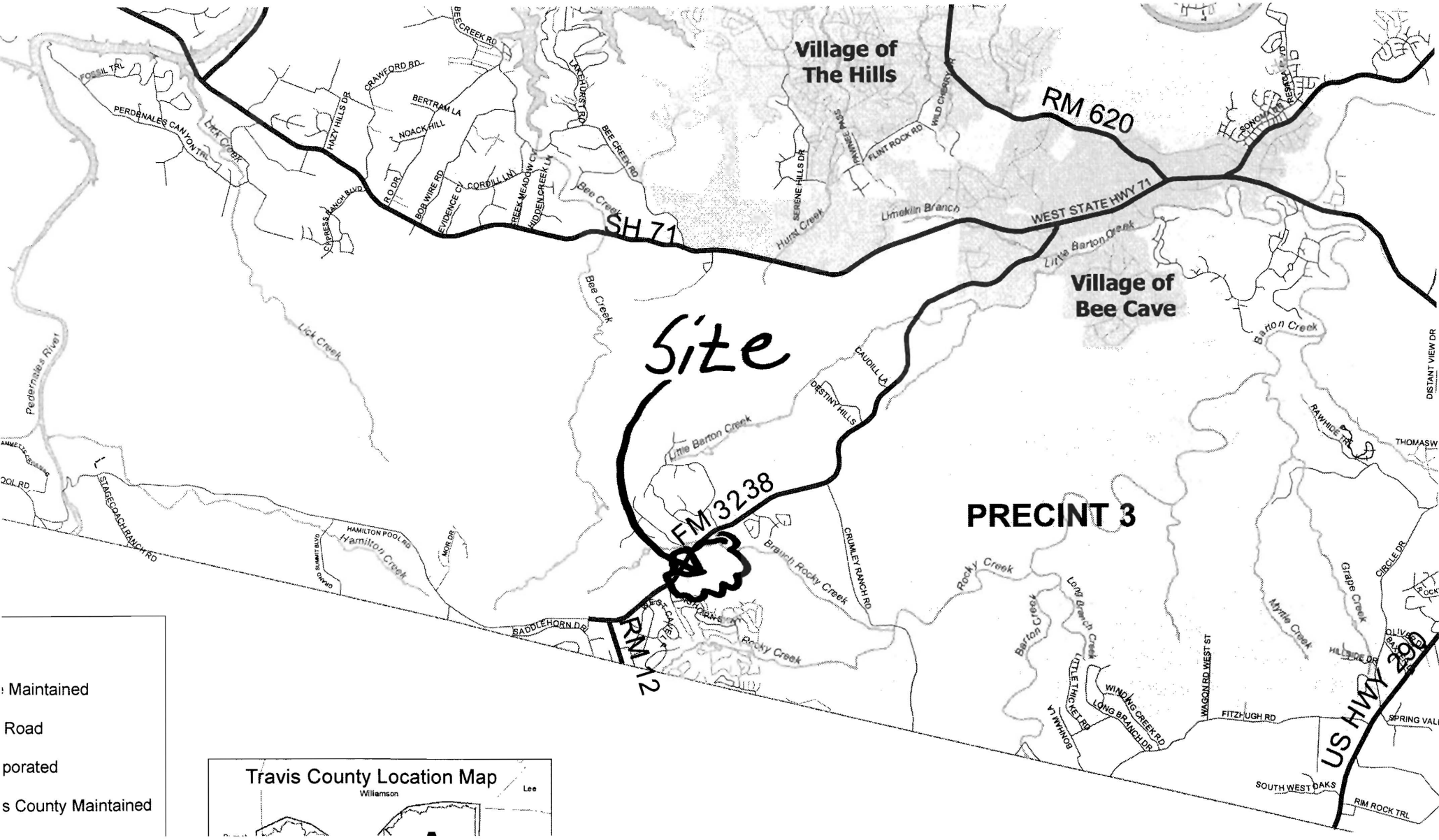


- LEGEND**
- 1/2 INCH IRON ROD WITH PLASTIC "DELTA SURVEY" CAP SET
 - ⊙ 1/2 INCH IRON ROD WITH CAP FOUND
 - 1/2 INCH IRON ROD FOUND
 - ⊖ CONCRETE MONUMENT SET
 - L.S.E. LATERAL SUPPORT EASEMENT
 - D.E. DRAINAGE EASEMENT
 - O.P.R.T.C.TX OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
 - P.R.T.C.TX PLAT RECORDS, TRAVIS COUNTY, TEXAS

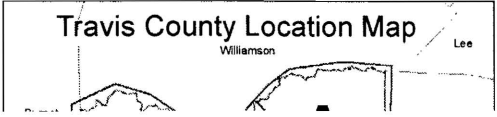
SEE SHEET 3 FOR LINE AND CURVE TABLES

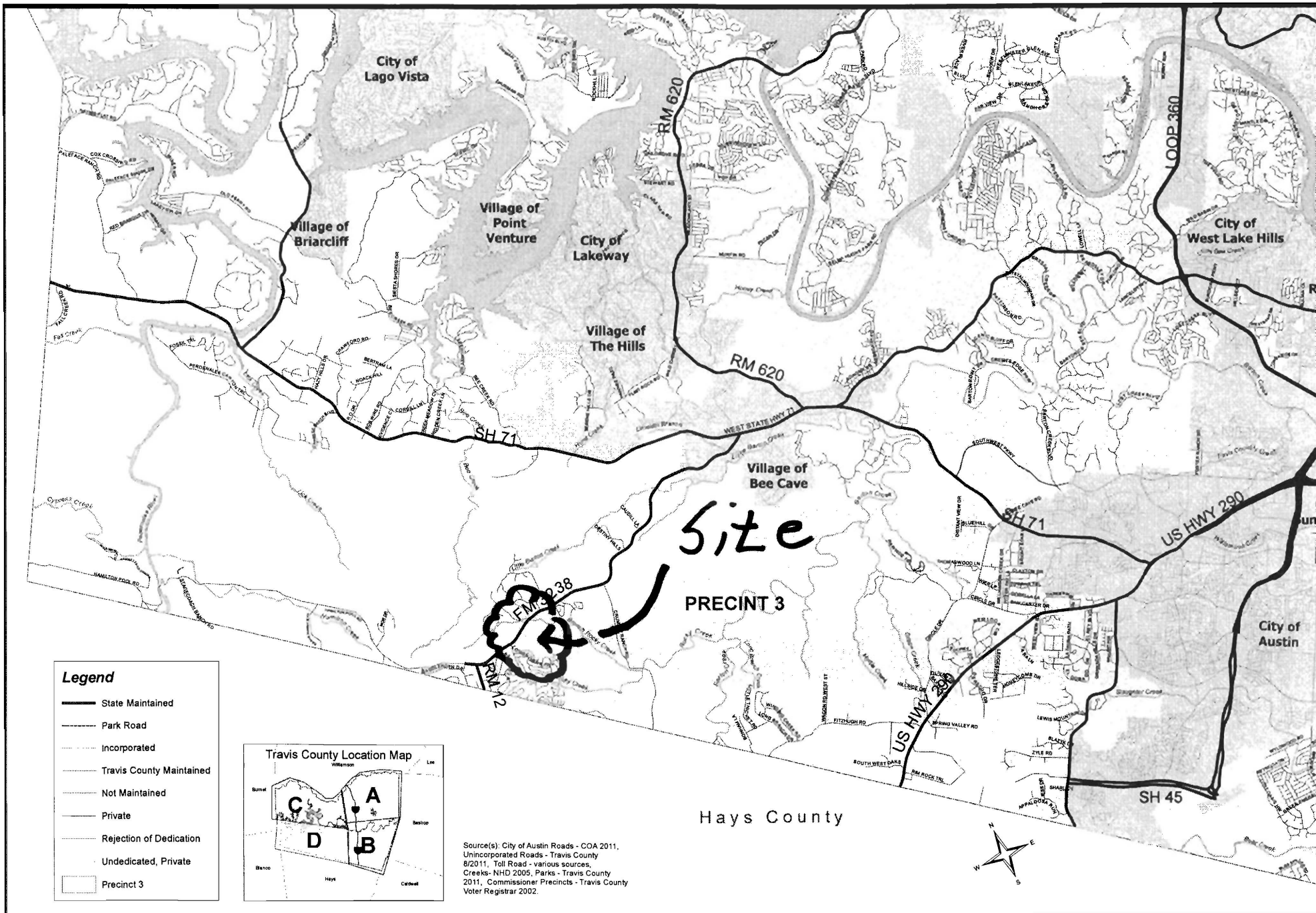
Delta Survey Group Inc.
 8213 Brodie Lane Ste. 102 Austin, TX. 78745
 office: (512) 282-5200 fax: (512) 282-5230

VISTANCIA SECTION THREE



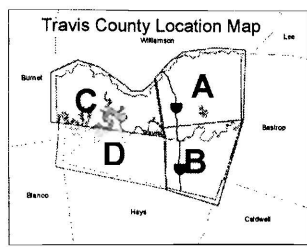
- Maintained
- Road
- Operated
- s County Maintained





Legend

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



Sources: 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 2011, 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