



ITEM 15

Travis County Commissioners Court Agenda Request

Meeting Date: January 8, 2013

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

Division Director/Manager: Donald W. Ward, P.E., Division Director of Road Maintenance and Fleet Services

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

Sponsoring Court Member: County Judge Samuel T. Biscoe

AGENDA LANGUAGE: Consider and take appropriate action on the following in Precinct Three:

- A) the acceptance of the dedication of the public street and drainage facilities within The Reserve at Twin Creeks, Sections 12-17; and
- B) two proposed license agreements with TC Twin Creeks Community, Inc for improvements within the ROW of Sections 16 and 17.

BACKGROUND/SUMMARY OF REQUEST:

The Reserve at Twin Creeks, Section 12 was recorded on May 2, 2004 at Document #200400156. Sections 13 and 14 were recorded on November 30, 2005 at Document #200500311 and #200500310, respectively. Sections 15, 16, and 17 were recorded on May 8, 2006 at Document #200600126, #200600127, and #200600125, respectively. These subdivisions have been inspected for conformance with approved plans and specifications as listed. They will be accepted under the regulations of the Standards for Construction of Streets and Drainage in Subdivisions approved by Commissioners Court August 28, 1997, in which the subdivision is accepted before the one-year performance period has ended.

The completed sidewalks within these subdivisions have been inspected by a Registered Accessibility Specialist. Violations were found. The owner has submitted a signed notarized letter forfeiting \$281,000.00 of the fiscal posted for sidewalk remediation fees for the violations. The stop signs, if any, are in the process of being approved under Chapter 251 of the Texas Transportation Code.

The Reserve at Twin Creeks, Sections 12 and 13 are accessed from Twin Creeks Club Drive, a street maintained by Travis County. Section 14 is accessed from Section 12, which is being accepted as part of this motion. Section 15 is accessed from Section 16, which is accessed from Section 13. Both Section 13 and 16 are being accepted as part of this motion. Lastly, Section 17 is accessed from Section

14, which is also being accepted as part of this motion. This action will add an overall total of 2.66 miles to the Travis County road system.

The applicant requests to enter into two license agreements, one for Section 16 and the other for Section 17. Section 16's agreement will cover improvements in the right-of-way of Sky Ridge Lane. Section 17's agreement will cover improvements in the ROW's of Granit Basin Court and Grand Oaks Loop. The covered improvements do not reduce sight distance conditions or place unacceptable hazards in the clear recovery zone.

STAFF RECOMMENDATIONS:

TNR staff recommends approval of the proposed motions.

ISSUES AND OPPORTUNITIES:

The construction of these projects have been considered complete for several years now with the earliest section being in 2004 and the latest section in 2006. However, not receiving certain "Requirements..." list items kept the County from moving forward with their acceptance. The outstanding items have now been submitted. Travis County staff will consider the time between the approximate completion dates (2004-2006) and the Commissioners Court acceptance date as the warranty period for these subdivisions. All Travis County issued punch list items have been addressed.

In regards to the proposed license agreements, "...the ASSOCIATION agrees to and shall indemnify, defend and hold harmless the COUNTY and its officers, agents and employees against all claims, suits, demands, judgments, expenses, including attorney's fees, or other liability for personal injury, death, or damage to any person or property, which arises from or is in any manner connected to or caused in whole or in part by the ASSOCIATION's construction, maintenance or use of the Licensed Property." The TC Twin Creeks Community, Inc. (the "ASSOCIATION") has provided insurance that adds Travis County as an additional insured for the improvements as described in the attached agreements. The improvements will maintain the 7' clear zone in order to adequately address the safety of the traveling public. The proposed license agreements utilize the standard form.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A.

ATTACHMENTS/EXHIBITS:

- TNR Approval Letters
- Lists of Streets
- Requirements for Approval
- RAS List
- Remediation Fee Letter
- License Agreements
- Location 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
Charles Allen	Inspector	Development Services	266-3314

SM:AB:ps

1101 - Development Services - The Reserve at Twin Creeks, Sections 12-17



TRANSPORTATION & NATURAL RESOURCES

STEVEN M. MANILLA, P.E., COUNTY EXECUTIVE

411 West 13th Street
Executive Office Building
PO Box 1748
Austin, Texas 78767
(512) 854-9383
FAX (512) 854-4649

**CONSTRUCTION ACCEPTANCE/PERFORMANCE PERIOD INSPECTION
FOR RELEASE OF FISCAL**

DATE: December 12, 2012

TO: **DEVELOPER:** **ENGINEER:**
Twin Creeks Vista, L.P. Turner Collie & Braden Inc.
2930 Grand Oaks Loop #201 David Kneuper
Cedar Park, TX 78613 400 West 15th Street #500
Austin, TX 78701

SUBJECT: The Reserve at Twin Creeks, Section 12

Effective this date, streets and/or drainage construction within this subdivision appear to be in conformance with the approved construction documents. This subdivision has completed the one (1) year performance period. All performance period maintenance punch list items have been completed and/or corrected. 100% of the un-constructed residential sidewalks (if any) will remain until all of the sidewalks are constructed and have a positive inspection by a Registered Accessibility Specialist.

OTHER REMARKS:

BY: Don W. Ward 12/18/12
TNR Division Director of Road and Bridge – Don W. Ward, P.E.

Paul Scoggins 12/13/12
TNR Engineering Specialist – Paul Scoggins

Charles Allen
TNR Inspector – Charles Allen

1102 fiscal file
1105 Subdivision File



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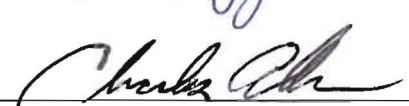
SUBJECT: The Reserve at Twin Creeks, Section 13

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	2930 Grand Oaks Loop #201	David Kneuper
	Cedar Park, TX 78613	400 West 15 th Street #500
		Austin, TX 78701

SUBJECT: The Reserve at Twin Creeks, Section 14

Effective this date, streets and/or drainage construction within this subdivision appear to be in conformance with the approved construction documents. This subdivision has completed the one (1) year performance period. All performance period maintenance punch list items have been completed and/or corrected. 100% of the un-constructed residential sidewalks (if any) will remain until all of the sidewalks are constructed and have a positive inspection by a Registered Accessibility Specialist.

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	2930 Grand Oaks Loop #201	David Kneuper
	Cedar Park, TX 78613	400 West 15 th Street #500
		Austin, TX 78701

SUBJECT: The Reserve at Twin Creeks, Section 15

Effective this date, streets and/or drainage construction within this subdivision appear to be in conformance with the approved construction documents. This subdivision has completed the one (1) year performance period. All performance period maintenance punch list items have been completed and/or corrected. 100% of the un-constructed residential sidewalks (if any) will remain until all of the sidewalks are constructed and have a positive inspection by a Registered Accessibility Specialist.

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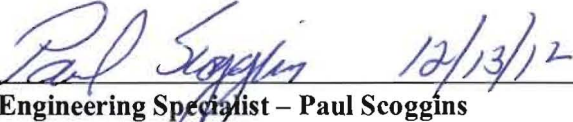
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	Twin Creeks Vista, L.P. 2930 Grand Oaks Loop #201 Cedar Park, TX 78613	Turner Collie & Braden Inc. David Kneuper 400 West 15 th Street #500 Austin, TX 78701

SUBJECT: The Reserve at Twin Creeks, Section 16

Effective this date, streets and/or drainage construction within this subdivision appear to be in conformance with the approved construction documents. This subdivision has completed the one (1) year performance period. All performance period maintenance punch list items have been completed and/or corrected. 100% of the un-constructed residential sidewalks (if any) will remain until all of the sidewalks are constructed and have a positive inspection by a Registered Accessibility Specialist.

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TNR Engineering Specialist – Paul Scoggins


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	Twin Creeks Vista, L.P. 2930 Grand Oaks Loop #201 Cedar Park, TX 78613	Turner Collie & Braden Inc. David Kneuper 400 West 15 th Street #500 Austin, TX 78701

SUBJECT: The Reserve at Twin Creeks, Section 17

Effective this date, streets and/or drainage construction within this subdivision appear to be in conformance with the approved construction documents. This subdivision has completed the one (1) year performance period. All performance period maintenance punch list items have been completed and/or corrected. 100% of the un-constructed residential sidewalks (if any) will remain until all of the sidewalks are constructed and have a positive inspection by a Registered Accessibility Specialist.

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1102 fiscal file
1105 Subdivision File

ACCEPTANCE OF DEDICATION OF STREETS AND DRAINAGE



SUBDIVISION
Mapsco No. 432K

RESERVE AT TWIN CREEKS SECTION 12

Pct.# 3
Atlas No. O-06

RECORDED AT DOC# 200400156 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY 5/20/2004

SUBDIVISION CONTAINS 1 STREET AS LISTED BELOW:

#	STREET NAME	FROM - TO	L.F.	MILES	ROW	TYPE OF PVMNT	WIDTH OF PVMNT	CURB & GUTTER
1	Grand Oaks Loop	Twin Creeks Club Dr to SE cor Lot 11 Blk S	673	0.13	60'	HMAC	40' F-F	Yes
2								
3								
4								
5								
6								
7								
8								
9								
10								
11								
12								

THE TOTAL NUMBER OF LOTS IN THIS SUBDIVISION - 1

N/A ADDITIONAL LOTS SOLD FOR DEVELOPMENT

CONSTRUCTION OF STREETS AND DRAINAGE EXCEEDS MINIMUM COUNTY STANDARD FOR STREETS NUMBERED 1

IT IS RECOMMENDED THAT MAINTENANCE OF STREETS NUMBERED 1 TOTALING **0.13** MILES BE ACCEPTED BY THE TRAVIS COUNTY COMMISSIONERS' COURT IN PRECINCT 3.

8-Jan-13

DATE

Don W. Ward 12/18/12

Don W. Ward, PE
Division Director
Road & Bridge

DP = DOUBLE PENETRATION
HMAC = HOT MIX ASPHALT
C = CONCRETE
UPP = UNPAVED, PIT RUN
UPS = UNPAVED, SELECT

APPROVED BY COMMISSIONERS COURT DATE

ACCEPTANCE OF DEDICATION OF STREETS AND DRAINAGE



SUBDIVISION
Mapsco No. 432K

RESERVE AT TWIN CREEKS SECTION 14

Pct.# 3
Atlas No. O-06

RECORDED AT DOCUMENT #200500310 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY - 11/30/05

FOUR STREETS AS LISTED BELOW:

#	STREET NAME	FROM - TO	L.F.	MILES	ROW	TYPE OF PVMNT	WIDTH OF PVMNT	CURB & GUTTER
1	Grand Oaks Loop	NE cor of Lot 27, Blk X south to SE cor of Lot 12, Blk X	459	0.09	60'	HMAC	40' F-F	YES
2	Crystal Hill Drive	Grand Oaks Loop west to a cul-de-sac w/R=60' and east to cul-de-sac w/R=50' for an overall total of 571 LF	571	0.11	50'	HMAC	30' F-F	YES
3	Feathergrass Court	Mystic Summit Drive north to cu-de-sac w/R=60'	436	0.08	50'	HMAC	30' F-F	YES
4	Mystic Summit Drive	55 LF from Grand Oaks Loop west to a cul-de-sac w/R=60'	548	0.10	50'	HMAC	30' F-F	YES
5								
6								
7								
8								
9								
10								
Total Footage/Mileage			2014	0.38				

THE TOTAL NUMBER OF LOTS IN THIS SUBDIVISION - 57

N/A ADDITIONAL LOTS SOLD FOR DEVELOPMENT

CONSTRUCTION OF STREETS AND DRAINAGE EXCEEDS MINIMUM COUNTY STANDARD FOR STREETS NUMBERED 1-4

IT IS RECOMMENDED THAT MAINTENANCE OF STREETS NUMBERED 1-4 TOTALING THE TRAVIS COUNTY COMMISSIONERS COURT IN PRECINCT 3

0.38 MILES BE ACCEPTED BY

8-Jan-13
DATE

Don W. Ward 12/18/12

Don W. Ward, PE
Division Director
Road & Bridge

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DATE APPROVED BY COMMISSIONERS COURT

ACCEPTANCE OF DEDICATION OF STREETS AND DRAINAGE



SUBDIVISION
Mapsco No. 432K

RESERVE AT TWIN CREEKS SECTION 15

Pct.# 3
Atlas No. O-06

RECORDED AT DOCUMENT #200600126 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY - 5/08/06

THREE STREETS AS LISTED BELOW:

#	STREET NAME	FROM - TO	L.F.	MILES	ROW	TYPE OF PVMNT	WIDTH OF PVMNT	CURB & GUTTER
1	Rocky Top Lane	Grand Oaks Loop west to a cul-de-sac w/R=60'	355	0.07	50'	HMAC	30' F-F	YES
2	Ironwood Court	Winged Elm Drive north to a cul-de-sac w/R=50'	158	0.03	50'	HMAC	30' F-F	YES
3	Winged Elm Drive	Grand Oaks Loop west to a cul-de-sac w/R=60'	431	0.08	50'	HMAC	30' F-F	YES
4								
5								
6								
7								
8								
9								
10								
Total Footage/Mileage			944	0.18				

THE TOTAL NUMBER OF LOTS IN THIS SUBDIVISION - 32

N/A ADDITIONAL LOTS SOLD FOR DEVELOPMENT

CONSTRUCTION OF STREETS AND DRAINAGE EXCEEDS MINIMUM COUNTY STANDARD FOR STREETS NUMBERED 1-3

IT IS RECOMMENDED THAT MAINTENANCE OF STREETS NUMBERED 1-3 TOTALING THE TRAVIS COUNTY COMMISSIONERS COURT IN PRECINCT 3

0.18 MILES BE ACCEPTED BY

8-Jan-13
DATE

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Don W. Ward 12/10/12

Don W. Ward, PE
Division Director
Road & Bridge

DATE APPROVED BY COMMISSIONERS COURT

ACCEPTANCE OF DEDICATION OF STREETS AND DRAINAGE



SUBDIVISION
MapSCO No. 432K

RESERVE AT TWIN CREEKS SECTION 16

Pct.# 3
Atlas No. O-06

RECORDED AT DOCUMENT #200600127 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY - 5/08/06

FOUR STREETS AS LISTED BELOW:

#	STREET NAME	FROM - TO	L.F.	MILES	ROW	TYPE OF PVMNT	WIDTH OF PVMNT	CURB & GUTTER
1	Grand Oaks Loop	NW cor of Lot 54, Blk V south to NW cor of Lot 18, Blk W	1376	0.26	60'	HMAC	40' F-F	YES
2	Shadow Canyon Drive	Grand Oaks Loop east to Hidden Hills Lane	881	0.17	50'	HMAC	30' F-F	YES
3	Sky Ridge Lane	Shadow Canyon Drive westerly to a cul-de-sac w/R=60' and from Shadow Canyon Drive northeasterly to a cul-de-sac w/R=50' for an overall total of 810 LF	810	0.15	50'	HMAC	30' F-F	YES
4	Hidden Hills Lane	Shadow Canyon Drive west to a cul-de-sac w/R=60' and from Shadow Canyon Drive east, then north to a cul-de-sac w/R=50' for an overall total of 1630 LF	1630	0.31	50'	HMAC	30' F-F	YES
5								
6								
7								
8								
9								
10								
Total Footage/Mileage			4697	0.89				

THE TOTAL NUMBER OF LOTS IN THIS SUBDIVISION - 56

N/A ADDITIONAL LOTS SOLD FOR DEVELOPMENT


CONSTRUCTION OF STREETS AND DRAINAGE EXCEEDS MINIMUM COUNTY STANDARD FOR STREETS NUMBERED 1-4

IT IS RECOMMENDED THAT MAINTENANCE OF STREETS NUMBERED 1-4 TOTALING THE TRAVIS COUNTY COMMISSIONERS COURT IN PRECINCT 3

0.89 MILES BE ACCEPTED BY

8-Jan-13
DATE

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 Don W. Ward, PE
 Division Director
 Road & Bridge

DATE APPROVED BY COMMISSIONERS COURT

ACCEPTANCE OF DEDICATION OF STREETS AND DRAINAGE



SUBDIVISION
Mapsc0 No. 432K

RESERVE AT TWIN CREEKS SECTION 17

Pct.# 3
Atlas No. O-06

RECORDED AT DOCUMENT #200600125 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY - 5/08/06

FIVE STREETS AS LISTED BELOW:

#	STREET NAME	FROM - TO	L.F.	MILES	ROW	TYPE OF WIDTH OF		CURB & GUTTER
						PVMNT	PVMNT	
1	Grand Oaks Loop	NE cor of Lot 11, Blk X southerly to NE cor of Lot 19, Blk W with a roundabout w/R=85' at intersection w/Abbotsbury Dr	1468	0.28	60'	HMAC	40' F-F	YES
2	Mossy Grove Court	Grand Oaks Loop east to cul-de-sac w/R=60'	550	0.10	50'	HMAC	30' F-F	YES
3	Sterling Heights Court	Grand Oaks Loop south to cul-de-sac w/R=60'	491	0.09	50'	HMAC	30' F-F	YES
4	Prairie Mist Court	Mossy Grove Court north to cul-de-sac w/R=50'	195	0.04	50'	HMAC	30' F-F	YES
5	Granite Basin Court	Grand Oaks Loop south to cul-de-sac w/R=50'	143	0.03	50'	HMAC	30' F-F	YES
6								
7								
8								
9								
10								
Total Footage/Mileage			2847	0.54				

THE TOTAL NUMBER OF LOTS IN THIS SUBDIVISION - 47


N/A ADDITIONAL LOTS SOLD FOR DEVELOPMENT

CONSTRUCTION OF STREETS AND DRAINAGE EXCEEDS MINIMUM COUNTY STANDARD FOR STREETS NUMBERED 1-5

IT IS RECOMMENDED THAT MAINTENANCE OF STREETS NUMBERED 1-5 TOTALING THE TRAVIS COUNTY COMMISSIONERS COURT IN PRECINCT 3

0.54 MILES BE ACCEPTED BY

8-Jan-13
DATE


 Don W. Ward, PE
 Division Director
 Road & Bridge

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DATE APPROVED BY COMMISSIONERS COURT

TRANSPORTATION AND NATURAL RESOURCES

STEVEN M. MANILLA, P.E., EXECUTIVE MANAGER



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Reserve at Twin Creeks Section 12
**REQUIREMENTS FOR APPROVAL OF CONSTRUCTION
PUBLIC STREET SUBDIVISIONS PER STANDARDS FOR CONSTRUCTION OF
STREETS AND DRAINAGE IN SUBDIVISIONS - AUGUST 28, 1997**

4/08/05 1. Professional Engineer's certification of quantities of work completed (Engineer's Concurrence Letter). § 82.401(c)(1)(A) § 82.604(c)(2)

NA 2. Construction Summary Report, signed by COA inspector. § 82.604(c)(1)

4/08/05 3. Contractor's (signed) invoice or receipt of payment for work completed. §82.401 (c)(1)(B)

4/08/05 4. Reproducible Plans, certified as "Record Drawings", by the Owner's Consulting Engineer [§ 82.604(c)(3)] including a Signage and Striping Plan [§82.303 (c)] and accompanying Stop Sign Warrant sheet for each sign.

Reduce 5. Performance Period Fiscal for 10% of the actual construction cost of street and drainage construction plus fiscal for residential sidewalks, if applicable. If bond, it must be in a form acceptable to Travis County and dated near the time of the TNR inspection report. Must be posted by owner/developer. § 82.604(c)(4), § 82.401(8)

NA 6. If applicable, a copy of the Conditional Letter of Map Amendment or Revision from FEMA to begin Performance Period and the completed Letter of Map Revision (LOMR) to accept streets for maintenance. § 82.604(c)(5)

Rev'd 7. A detailed letter from a **Registered Accessibility Specialist** approving sidewalk construction, within the subdivision. Plan approval required at time of issuance of Basic Development Permit. Substantial compliance (inspection) required before any reduction of sidewalk fiscal. § 82.202(q), 82.203 § 82.301(ix) (G) (13), § 82.401(5)

12/12/12 8. A TNR inspection report, indicating the completion of that portion of the work represented by the reduction of fiscal (streets and drainage, including detention ponds and common area sidewalks and traffic control devices shown on the approved traffic control plan). § 82.401(c)(1)(C) **Road Maintenance needs to approve.**

4/08/05 9. Approval of other agencies - cities, if in their ETJ; Municipal or other Utility Districts.

NA 10. License Agreement

TRANSPORTATION AND NATURAL RESOURCES

STEVEN M. MANILLA, P.E., EXECUTIVE MANAGER



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Reserve at Twin Creeks Section 13
**REQUIREMENTS FOR APPROVAL OF CONSTRUCTION
PUBLIC STREET SUBDIVISIONS PER STANDARDS FOR CONSTRUCTION OF
STREETS AND DRAINAGE IN SUBDIVISIONS - AUGUST 28, 1997**

- 10/18/05 1. Professional Engineer's certification of quantities of work completed (Engineer's Concurrence Letter). § 82.401(c)(1)(A) § 82.604(c)(2)

- NA 2. Construction Summary Report, signed by COA inspector. § 82.604(c)(1)

- 10/11/05 3. Contractor's (signed) invoice or receipt of payment for work completed. §82.401(a)(1)(B)

- 10/18/05 4. Reproducible Plans, certified as "Record Drawings", by the Owner's Consulting Engineer [§ 82.604(c)(3)] including a Signage and Striping Plan [§82.303] and accompanying Stop Sign Warrant sheet for each sign.

- Reduce 5. Performance Period Fiscal for 10% of the actual construction cost of street and
CSA drainage construction plus fiscal for residential sidewalks, if applicable. If bond, it must be in a form acceptable to Travis County and dated near the time of the TNR inspection report. Must be posted by owner/developer. § 82.604(c)(4), § 82.301(13)

- NA 6. If applicable, a copy of the Conditional Letter of Map Amendment or Revision from FEMA to begin Performance Period and the completed Letter of Map Revision (LOMR) to accept streets for maintenance. § 82.604(c)(5)

- Rcv'd 7. A detailed letter from a **Registered Accessibility Specialist** approving sidewalk construction, within the subdivision. Plan approval required at time of issuance of Basic Development Permit. Substantial compliance (inspection) required before any reduction of sidewalk fiscal. § 82.202(q), 82.203, § 82.301(ix) (G) (13), § 82.401(5)

- 12/12/12 8. A TNR inspection report, indicating the completion of that portion of the work
Condt represented by the reduction of fiscal (streets and drainage, including detention ponds and common area sidewalks and traffic control devices shown on the approved traffic control plan). § 82.401(c)(1)(C) **Road Maintenance needs to approve.**

- 3/22/06 9. Approval of other agencies - cities, if in their ETJ; Municipal or other Utility Districts.

- NA 10. License Agreement

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Fax: (512) 854-4697

Reserve at Twin Creeks Section 14
**REQUIREMENTS FOR APPROVAL OF CONSTRUCTION
PUBLIC STREET SUBDIVISIONS PER STANDARDS FOR CONSTRUCTION OF
STREETS AND DRAINAGE IN SUBDIVISIONS - AUGUST 28, 1997**

- 10/18/05 1. Professional Engineer's certification of quantities of work completed (Engineer's Concurrence Letter). § 82.401(c)(1)(A) § 82.604(c)(2)

- NA 2. Construction Summary Report, signed by COA inspector. § 82.604(c)(1)

- 10/11/05 3. Contractor's (signed) invoice or receipt of payment for work completed. §82.401(a)(1)(B)

- 10/18/05 4. Reproducible Plans, certified as "Record Drawings", by the Owner's Consulting Engineer [§ 82.604(c)(3)] including a Signage and Striping Plan [§82.303] and accompanying Stop Sign Warrant sheet for each sign.

- reduce 5. Performance Period Fiscal for 10% of the actual construction cost of street and
CSA drainage construction plus fiscal for residential sidewalks, if applicable. If bond, it must be in a form acceptable to Travis County and dated near the time of the TNR inspection report. Must be posted by owner/developer. § 82.604(c)(4), § 82.301(13)

- NA 6. If applicable, a copy of the Conditional Letter of Map Amendment or Revision from FEMA to begin Performance Period and the completed Letter of Map Revision (LOMR) to accept streets for maintenance. § 82.604(c)(5)

- Rcv'd 7. A detailed letter from a **Registered Accessibility Specialist** approving sidewalk construction, within the subdivision. Plan approval required at time of issuance of Basic Development Permit. Substantial compliance (inspection) required before any reduction of sidewalk fiscal. § 82.202(q), 82.203, § 82.301(ix) (G) (13), § 82.401(5)

- 12/12/12 8. A TNR inspection report, indicating the completion of that portion of the work represented by the reduction of fiscal (streets and drainage, including detention ponds and common area sidewalks and traffic control devices shown on the approved traffic control plan). § 82.401(c)(1)(C) **Road Maintenance needs to approve.**

- 3/22/06 9. Approval of other agencies - cities, if in their ETJ; Municipal or other Utility Districts.

- NA 10. License Agreement

TRANSPORTATION AND NATURAL RESOURCES

STEVEN M. MANILLA, P.E., EXECUTIVE MANAGER



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Reserve at Twin Creeks Section 15

**REQUIREMENTS FOR APPROVAL OF CONSTRUCTION
PUBLIC STREET SUBDIVISIONS PER STANDARDS FOR CONSTRUCTION OF
STREETS AND DRAINAGE IN SUBDIVISIONS - AUGUST 28, 1997**

- 2/08/06 1. Professional Engineer's certification of quantities of work completed (Engineer's Concurrence Letter). § 82.401(c)(1)(A) § 82.604(c)(2)

- NA 2. Construction Summary Report, signed by COA inspector. § 82.604(c)(1)

- 2/08/06 3. Contractor's (signed) invoice or receipt of payment for work completed. §82.401(a)(1)(B)

- 2/08/06 4. Reproducible Plans, certified as "Record Drawings", by the Owner's Consulting Engineer [§ 82.604(c)(3)] including a Signage and Striping Plan [§82.303] and accompanying Stop Sign Warrant sheet for each sign.

- reduce 5. Performance Period Fiscal for 10% of the actual construction cost of street and
CSA drainage construction plus fiscal for residential sidewalks, if applicable. If bond, it must be in a form acceptable to Travis County and dated near the time of the TNR inspection report. Must be posted by owner/developer. § 82.604(c)(4), § 82.301(13)

- NA 6. If applicable, a copy of the Conditional Letter of Map Amendment or Revision from FEMA to begin Performance Period and the completed Letter of Map Revision (LOMR) to accept streets for maintenance. § 82.604(c)(5)

- Rcv'd 7. A detailed letter from a **Registered Accessibility Specialist** approving sidewalk construction, within the subdivision. Plan approval required at time of issuance of Basic Development Permit. Substantial compliance (inspection) required before any reduction of sidewalk fiscal. § 82.202(q), 82.203 § 82.301(ix) (G) (13), § 82.401(5)

- 12/12/12 8. A TNR inspection report, indicating the completion of that portion of the work represented by the reduction of fiscal (streets and drainage, including detention ponds and common area sidewalks and traffic control devices shown on the approved traffic control plan). § 82.401(c)(1)(C) **Road Maintenance needs to approve.**

- Rcv'd 9. Approval of other agencies - cities, if in their ETJ; Municipal or other Utility Districts.

- NA 10. License Agreement

TRANSPORTATION AND NATURAL RESOURCES

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Reserve at Twin Creeks Section 16
**REQUIREMENTS FOR APPROVAL OF CONSTRUCTION
PUBLIC STREET SUBDIVISIONS PER STANDARDS FOR CONSTRUCTION OF
STREETS AND DRAINAGE IN SUBDIVISIONS - AUGUST 28, 1997**

- 2/08/06 1. Professional Engineer's certification of quantities of work completed (Engineer's Concurrence Letter). § 82.401(c)(1)(A) § 82.604(c)(2)
- NA 2. Construction Summary Report, signed by COA inspector. § 82.604(c)(1)
- 2/08/06 3. Contractor's (signed) invoice or receipt of payment for work completed. §82.401(a)(1)(B)
- 2/08/06 4. Reproducible Plans, certified as "Record Drawings", by the Owner's Consulting Engineer [§ 82.604(c)(3)] including a Signage and Striping Plan [§82.303] and accompanying Stop Sign Warrant sheet for each sign.
- reduce 5. Performance Period Fiscal for 10% of the actual construction cost of street and
CSA drainage construction plus fiscal for residential sidewalks, if applicable. If bond, it must be in a form acceptable to Travis County and dated near the time of the TNR inspection report. Must be posted by owner/developer. § 82.604(c)(4), § 82.301(13)
- NA 6. If applicable, a copy of the Conditional Letter of Map Amendment or Revision from FEMA to begin Performance Period and the completed Letter of Map Revision (LOMR) to accept streets for maintenance. § 82.604(c)(5)
- Rcv'd 7. A detailed letter from a **Registered Accessibility Specialist** approving sidewalk construction, within the subdivision. Plan approval required at time of issuance of Basic Development Permit. Substantial compliance (inspection) required before any reduction of sidewalk fiscal. § 82.202(q), 82.203 § 82.301(ix) (G) (13), § 82.401(5)
- 12/12/12 8. A TNR inspection report, indicating the completion of that portion of the work represented by the reduction of fiscal (streets and drainage, including detention ponds and common area sidewalks and traffic control devices shown on the approved traffic control plan). § 82.401(c)(1)(C) **Road Maintenance needs to approve.**
- Rcv'd 9. Approval of other agencies - cities, if in their ETJ; Municipal or other Utility Districts.
- 12/7/12 10. License Agreement

TRANSPORTATION AND NATURAL RESOURCES

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Reserve at Twin Creeks Section 17

**REQUIREMENTS FOR APPROVAL OF CONSTRUCTION
PUBLIC STREET SUBDIVISIONS PER STANDARDS FOR CONSTRUCTION OF
STREETS AND DRAINAGE IN SUBDIVISIONS - AUGUST 28, 1997**

- 3/29/06 1. Professional Engineer's certification of quantities of work completed (Engineer's Concurrence Letter). § 82.401(c)(1)(A) § 82.604(c)(2)
- NA 2. Construction Summary Report, signed by COA inspector. § 82.604(c)(1)
- Rcv'd 3. Contractor's (signed) invoice or receipt of payment for work completed. §82.401(a)(1)(B)
- 3/29/06 4. Reproducible Plans, certified as "Record Drawings", by the Owner's Consulting Engineer [§ 82.604(c)(3)] including a Signage and Striping Plan [§82.303] and accompanying Stop Sign Warrant sheet for each sign.
- reduce CSA? 5. Performance Period Fiscal for 10% of the actual construction cost of street and drainage construction plus fiscal for residential sidewalks, if applicable. If bond, it must be in a form acceptable to Travis County and dated near the time of the TNR inspection report. Must be posted by owner/developer. § 82.604(c)(4), § 82.301(13)
- NA 6. If applicable, a copy of the Conditional Letter of Map Amendment or Revision from FEMA to begin Performance Period and the completed Letter of Map Revision (LOMR) to accept streets for maintenance. § 82.604(c)(5)
- Rcv'd 7. A detailed letter from a **Registered Accessibility Specialist** approving sidewalk construction, within the subdivision. Plan approval required at time of issuance of Basic Development Permit. Substantial compliance (inspection) required before any reduction of sidewalk fiscal. § 82.202(q), 82.203, § 82.301(ix) (G) (13), §82.401(5)
- 12/12/12 8. A TNR inspection report, indicating the completion of that portion of the work represented by the reduction of fiscal (streets and drainage, including detention ponds and common area sidewalks and traffic control devices shown on the approved traffic control plan). § 82.401(c)(1)(C) **Road Maintenance needs to approve.**
- Rcv'd 9. Approval of other agencies - cities, if in their ETJ; Municipal or other Utility Districts.
- 12/7/12 10. License Agreement

Site Visit Report from Lonestar Access - Percentage Analysis

Item No.	Elements in Non-Compliance / Location:	Unacceptable condition:	Deviation:
1	Ramp formwork / Mail Kiosk at Grand Oaks Loop between Mystic Summit & Rocky Top Lane.	A. Wood formwork slopes from 8.1% to 8.9% at the bottom ramp segment. TAS requires that the maximum running slope of a ramp shall not exceed 1:12 (8.33%).	0.57%
		B. Wood formwork slopes from 5.3% to 8.9% at the top ramp segment. TAS requires that the maximum running slope of a ramp shall not exceed 1:12 (8.33%)	0.57%
2	Curb Ramp / Mail Kiosk at Grand Oaks Loop between Mystic Summit & Rocky Top Lane.	A. Curbs are provided at each side of the curb ramp where pedestrians may travel across the sides of the curb ramp. TAS requires that a curb ramp shall have flared sides where it is not protected by handrails or guardrails.	1.70%
		B. Grooves are provided as textures on the surface of the curb ramp. A contrasting color is not provided on the curb ramp surface. Detectable warning complying with TAS 4.29.2 shall be provided at the surface of the curb ramp. A color that contrasts visually with the adjoining accessible route shall be provided on the surface of the curb ramp.	
3	Curb Ramp / Mail Kiosk at Grand Oaks Loop across from Mossy Grove.	C. The cross slope is 3.7% at the surface of the sidewalk that is provided adjacent to the side of the curb ramp. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%).	2.07%
		A. Curbs are provided at each side of the curb ramp where pedestrians may travel across the sides of the curb ramp. TAS requires that a curb ramp shall have flared sides where it is not protected by handrails or guardrails.	
4	Curb Ramps at Mystic Summit & Grand Oaks Loop.	B. Grooves are provided as textures on the surface of the curb ramp. A contrasting color is not provided on the curb ramp surface. Detectable warning complying with TAS 4.29.2 shall be provided at the surface of the curb ramp. A color that contrasts visually with the adjoining accessible route shall be provided on the surface of the curb ramp.	1.50%
		C. The running slopes vary from 7.0% at the bottom to 10.4% at the top surface of the curb ramp. TAS requires that the maximum running slope of a ramp shall not exceed 1:12 (8.33%).	
		A. A curb ramp is provided adjacent to Lot 16Y (2733 Grand Oaks Loop). Cross slopes vary from 2.7% to 3.5% at the surface of this curb ramp. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%).	1.70%
		B. A curb ramp is provided adjacent to Lot 16Y (2733 Grand Oaks Loop). The slopes vary from 11.2% to 11.7% at the left flared side. TAS requires that slopes of flares shall not exceed 1:10 (10.0%).	

5	Curb Ramps at Mill Stream and Grand Oaks Loop.	A curb ramp is provided adjacent to Lot 48V (2730 Mill Stream). The flared side slopes from 10.4% to 12.1% at the right side of this curb ramp. TAS requires that a curb ramp shall have flared sides where it is not protected by handrails or guardrails. The slope is 11.1% at the flared on the right side of the curb ramp. TAS requires that a curb ramp shall have flared sides where it is not protected by handrails or guardrails. The maximum slope of a flared side shall be 1:10 (10.0%).	2.10%
6	Curb ramp at Grand Oaks Loop adjacent to Lot 1Y (2703 Grand Oaks).	A. The cross slopes vary from 1.0% to 7.3% at the surface of the curb ramp on the right side of the road. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%).	1.10%
7	Condominium Area - Curb ramp and street crossing located at approximately 2004 Twin Creeks Club Drive.	B. The cross slopes vary from 0.2% to 3.8% at the surface of the curb ramp on the left side of the road. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%).	5.30%
8	Curb ramps at the Condominium Area - 903 Twin Creeks Club Drive.	A. The cross slopes vary from 2.4% to 4.0% at the surface of the curb ramp on the left side of the road. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%).	1.80%
9	Curb ramps at the Condominium Area - 2002 Twin Creeks Club Drive.	B. The cross slope is 4.8% at the surface of the curb ramp on the right side of the road. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%).	2.00%
10	Curb ramps at the Entry/Exit drives to the Condominium Area at Grand Oaks Loop and Twin Creeks Drive intersections.	The cross slopes vary from 0.4% to 3.3% at the surface of the curb ramp. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%). Eight curb ramps are provided adjacent to the entry/exit drives at the condominium area. Cross slopes vary from 0.7% to 5.8% at these curb ramps. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%).	1.30%
11	Curb Ramps at Crystal Hill Drive.	A. Curb ramp at Lot 12X (3400 Crystal Hills Drive) cross slopes vary from 3.4% to 1.7%. The slope is 13.3% at the left flared side of the curb ramp. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%). A curb ramp shall have flared sides where it is not protected by handrails or guardrails. The maximum slope of a flared side shall be 1:10 (10.0%).	1.40% for cross slope, 3.30% for flared side of curb ramp

		<p>B. Curb ramp at Lot 27X (3401 Crystal Hills Drive) cross slopes vary from 5.1% to 1.7%. The slope is 12.7% at the right flared side of the curb ramp. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%). A curb ramp shall have flared sides where it is not protected by handrails or guardrails. The maximum slope of a flared side shall be 1:10 (10.0%).</p>	<p>3.10% for cross slope, 2.70% for flared side of curb ramp</p>
		<p>C. Curb ramp at Lot 112 (3305 Crystal Hills Drive) the slope is 13.6% at the right flared side of the curb ramp. TAS requires that a curb ramp shall have flared sides where it is not protected by handrails or guardrails. The maximum slope of a flared side shall be 1:10 (10.0%).</p>	<p>3.60%</p>
		<p>D. Curb ramp at Lot 107Y (3306 Crystal Hills Drive) cross slopes vary from 5.0% to 2.7%. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%). TAS requires that a curb ramp shall have flared sides where it is not protected by handrails or guardrails. The maximum slope of a flared side shall be 1:10 (10.0%).</p>	<p>3.00%</p>
12	Curb ramps at Mossy Grove.	<p>A. Curb ramp at Lot 90Y (2907 Grand Oaks Loop) cross slopes vary from 0.9% to 3.8%. The left flared side slopes 13.9%. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%). A curb ramp shall have flared sides where it is not protected by handrails or guardrails. The maximum slope of a flared side shall be 1:10 (10.0%).</p>	<p>1.80% for cross slope, 3.90% for flared side of curb ramp</p>
		<p>B. Curb ramp at Lot 105Y (3317 Mossy Grove) the running slope is 9.2%. The right flared side slopes 14.1%. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%). A curb ramp shall have flared sides where it is not protected by handrails or guardrails. The maximum slope of a flared side shall be 1:10 (10.0%).</p>	<p>4.10%</p>
13	Curb ramps at Prairie Mist adjacent to Mossy Grove.	<p>A. Curb ramp at Lot 99Y (2802 Prairie Mist) cross slopes vary from 2.3% to 4.6%. The left flared side slopes 14.5%. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%). A curb ramp shall have flared sides where it is not protected by handrails or guardrails. The maximum slope of a flared side shall be 1:10 (10.0%).</p>	<p>2.60% for cross slope, 4.50% for flared side of curb ramp</p>

		<p>B. Curb ramp at Lot 102Y (2805 Prairie Mist) the cross slopes vary from 4.7% to 0.7%. The right flared side slopes 15.2%. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%). A curb ramp shall have flared sides where it is not protected by handrails or guardrails. The maximum slope of a flared side shall be 1:10 (10.0%).</p>	<p>2.70% for cross slope, 5.20% for flared side of curb ramp</p>
14	Curb Ramps at Sterling Heights adjacent to Grand Oaks Loop.	<p>A. Curb ramp at Lot 19W (3400 Sterling Heights) the cross slopes vary from 3.2% to 3.5%. The left flared side slopes 13.5%. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%). A curb ramp shall have flared sides where it is not protected by handrails or guardrails. The maximum slope of a flared side shall be 1:10 (10.0%).</p>	<p>1.50% for cross slope, 3.50% for flared side of curb ramp</p>
		<p>B. Curb ramp at Lot 29W (3401 Sterling Heights) the cross slopes vary from 2.7% to 3.7%. The right flared side slopes 14.6%. The running slope of the curb ramp is 9.0%.</p>	<p>1.70% for cross slope, 4.60% for flared side of curb ramp</p>
15	Curb Ramps at Shadow Canyon adjacent to Grand Oaks Loop.	<p>Curb ramp at Lot 14W (2800 Grand Oaks Loop) the right flared side slopes 11.4%. TAS requires that a curb ramp shall have flared sides where it is not protected by handrails or guardrails. The maximum slope of a flared side shall be 1:10 (10.0%).</p>	<p>1.40%</p>
16	Curb ramps at Sky Ridge adjacent to Shadow Canyon.	<p>A. Curb ramp at Lot 13W (3301 Sky Ridge) the left flared side slopes 11.2%. TAS requires that a curb ramp shall have flared sides where it is not protected by handrails or guardrails. The maximum slope of a flared side shall be 1:10 (10.0%).</p>	<p>1.20%</p>
		<p>B. Curb ramp at Lot 3W (3300 Sky Ridge) the cross slopes vary from 6.4% to 3.0% at the surface of the curb ramp. The right flared side slopes 23.2%. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%). A curb ramp shall have flared sides where it is not protected by handrails or guardrails. The maximum slope of a flared side shall be 1:10 (10.0%).</p>	<p>4.4% for cross slope, 13.20% for flared side of curb ramp</p>
		<p>C. Curb ramp at Lot 68V (3206 Sky Ridge) cross slopes vary from 5.6% to 3.3% at the surface of the curb ramp. The left flared side slopes 14.8%. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%). A curb ramp shall have flared sides where it is not protected by handrails or guardrails. The maximum slope of a flared side shall be 1:10 (10.0%).</p>	<p>3.60% for cross slope, 4.80% for flared side of curb ramp</p>

		D. Curb ramp at Lot 63V (3203 Sky Ridge) the left flared side slopes 12.2%. TAS requires that a curb ramp shall have flared sides where it is not protected by handrails or guardrails. The maximum slope of a flared side shall be 1:10 (10.0%).	2.20%
17	Curb ramp at Hidden Hills adjacent to the turning circle.	A. The right flared side slopes 12.8% at the curb ramp that is provided on the opposite side of the street from Lot 86V (3310 Hidden Hills). TAS requires that a curb ramp shall have flared sides where it is not protected by handrails or guardrails. The maximum slope of a flared side shall be 1:10 (10.0%).	2.80%
		B. Curb ramps at Lot 86V (3310 Hidden Hills) the cross slopes vary from 3.6% to 2.2%. The left flared side slopes 14.8%. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%). A curb ramp shall have flared sides where it is not protected by handrails or guardrails. The maximum slope of a flared side shall be 1:10 (10.0%).	1.60% for cross slope, 4.80% for flared side of curb ramp
18	Curb ramp at Winged Elm adjacent to Grand Oaks Loop.	Curb ramps at Lot 60Y(3201 Winged Elm) the cross slopes vary from 2.8% to 3.4% at the surface of the curb ramp. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%).	1.40%
19	Curb ramp at Winged Elm Lot 62Y.	Curb ramp at Lot 62Y (2908 Winged Elm) the left flared side slopes 12.1%. TAS requires that a curb ramp shall have flared sides where it is not protected by handrails or guardrails. The maximum slope of a flared side shall be 1:10 (10.0%).	2.10%
20	Curb ramp at Rocky Top Lane Lot 47Y.	Curb ramp at Lot 47Y (3201 Rocky Top Lane) the left flared side slopes 11.1%. TAS requires that a curb ramp shall have flared sides where it is not protected by handrails or guardrails. The maximum slope of a flared side shall be 1:10 (10.0%).	1.10%
21	Curb ramp at Sugar Maple adjacent to Mill Stream.	Curb ramp at Lot 40V (2800 Sugar Maple) the cross slope varies from 5.3% to 1.6% at the curb ramp surface. The right flared side slopes 11.8%. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%). A curb ramp shall have flared sides where it is not protected by handrails or guardrails. The maximum slope of a flared side shall be 1:10 (10.0%).	3.30% for cross slope, 1.80% for flared side of curb ramp
22	Street Crossing at Mystic Summit parallel to Grand Oaks Loop.	The cross slope at the surface of the street crossing varies from 3.1% to 5.1%. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%).	3.10%

23	Street Crossing at Mill Stream parallel to Grand Oaks Loop.	The cross slope at the surface of the street crossing varies from 1.1% to 3.3%. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%).	1.30%
24	Street crossing at 2004 Twin Creeks Club Drive.	The cross slope varies from 5.9% to 6.3% at the surface of the street crossing. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%).	4.30%
29	Street Crossings at Crystal Hills Drive adjacent to Grand Oaks Loop.	Cross slopes vary from 5.0% to 5.3% at the street crossing between curb ramps from Lot 12X to Lot 27X. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%).	3.30%
30	Street Crossing at Mossy Grove adjacent to Grand Oaks Loop.	Cross slopes vary from 4.6% to 4.8% at the street crossing between curb ramps from Lot 90Y to Lot 105Y. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%).	2.80%
31	Street Crossing at Prairie Mist adjacent to Mossy Grove.	Cross slopes vary from 5.9% to 6.2% at the street crossing between curb ramps from Lot 99Y to Lot 102Y. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%).	4.20%
32	Street Crossing at Sterling Heights adjacent to Grand Oaks Loop.	Cross slopes vary from 4.5% to 4.1% at the street crossing between curb ramps from Lot 19W to Lot 29W. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%).	2.50%
33	Street Crossing at Shadow Canyon adjacent to Grand Oaks Loop.	Cross slopes vary from 2.1% to 3.6% at the street crossing between curb ramps from Lot 62V to Lot 14W. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%).	1.60%
34	Street Crossing at Sky Ridge adjacent to Shadow Canyon.	Cross slopes vary from 5.2% to 9.0% at the street crossing between curb ramps from Lot 13W to Lot 3W. The running slope varies from 10.2% to 16.8% at the street crossing. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%). Running slopes shall not exceed 1:20 (5.0%).	7.00% for cross slope, 11.80% for running slope
35	Street Crossing at Sky Ridge adjacent to Shadow Canyon.	Cross slopes vary from 0.8% to 4.9% at the street crossing between curb ramps from Lot 63V to Lot 68V. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%).	2.90%
36	Street Crossing at Hidden Hills adjacent to the turning circle.	Cross slopes vary from 5.5% to 4.5% at the street crossing between curb ramps from the Lot 86V to the sidewalk on the opposite side of the street. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%).	3.50%
37	Street Crossing at Winged Elm adjacent to Grand Oaks Loop.	Cross slopes are 3.1% at the street crossing between Lots 77Y and 80Y. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%).	1.10%
38	Street Crossing at Winged Elm (Lots 62Y to 66Y).	Cross slopes vary from 4.0% to 2.2% at the street crossing between curb ramps from the Lot 62Y and 66Y. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%).	2.00%

39	Street Crossing at Rocky Top Lane adjacent to Grand Oaks Loop (Lots 47Y to 59Y).	Cross slopes vary from 3.1% to 4.0 % at the street crossing between curb ramps from Lot 47Y to 59Y. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%).	2.00%
40	Street Crossing at Sugar Maple adjacent to Mill Stream (Lots 40V to 47V).	Cross slopes vary from 5.8% to 4.3% at the street crossing between curb ramps from Lot 40V to 47V. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%).	3.80%
41	Driveway at Lot 51V (2736 Grand Oaks Loop).	The cross slope varies from 2.2% to 3.5% at the surface of the driveway. TAS requires that the cross slopes shall not exceed 1:50 (2.0%).	1.50%
42	Driveway at Lot 48V (2730 Grand Oaks Loop).	The cross slope is 3.4% at the left side of the driveway. TAS requires that the cross slopes shall not exceed 1:50 (2.0%).	1.40%
43	Driveway at Lot 51V (2736 Grand Oaks Loop).	The cross slope varies from 2.2% to 3.5% at the surface of the driveway. TAS requires that the cross slopes shall not exceed 1:50 (2.0%).	1.50%
44	Driveway at Lot 48V (2730 Grand Oaks Loop).	The cross slope is 3.4% at the left side of the driveway. TAS requires that the cross slopes shall not exceed 1:50 (2.0%).	1.40%
48	Driveway at 3406 Sterling Heights.	The cross slope at the right side of the driveway slopes 3.5% to 3.8%. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%).	1.80%
49	Driveway at 2805 Grand Oaks Loop.	The cross slope varies from 3.3% on the left side of the driveway to 4.1% on the right side of the driveway. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%).	2.10%
50	Driveway at 2803 Grand Oaks Loop.	The cross slope varies from 3.3% at the left side of the driveway to 4.4% on the right side of the driveway. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%).	2.40%
51	Driveway at 2801 Grand Oaks Loop.	The cross slope is 3.5% at the driveway. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%).	1.50%
52	Driveway at 2755 Grand Oaks Loop.	The cross slope is 4.1% at the driveway. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%).	2.10%
53	Driveway at Lot 13W (3301 Shadow Canyon).	The cross slopes vary from 3.2% on the right side of the driveway to 3.8% on the left side of the driveway. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%).	1.80%
54	Driveway at Lot 10W (3307 Sky Ridge).	The cross slope is 3.5% at the driveway. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%).	1.50%
55	Driveway at Lot 9W (3309 Sky Ridge).	The cross slopes vary from 5.5% on the right side of the driveway to 7.0% on the left side of the driveway. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%).	5.00%

56	Driveway at Lot 49Y (3206 Rocky Top Lane)	The cross slopes vary from 4.4% on the right side of the driveway to 3.4% on the left side of the driveway. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%).	2.40%
57	Driveway at Lot 55V (2744 Grand Oaks Loop).	The cross slopes vary from 4.3% on the right side of the driveway to 4.8% on the left side of the driveway. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%).	2.80%
58	Driveway at Lot 40V (2800 Sugar Maple).	The cross slopes vary from 3.6% on the left side of the driveway to 1.4% on the right side of the driveway. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%).	1.60%
59	Driveway at Lot 41V (2802 Sugar Maple).	The cross slopes vary from 3.7% on the left side of the driveway to 1.6% on the right side of the driveway. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%).	1.70%
60	Driveway at Lot 38V (3104 Mill Stream).	The cross slope is 4.3% at the driveway. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%).	2.30%
61	Driveway at Lot 36V (3103 Mill Stream).	The cross slopes vary from 5.8% on the right side of the driveway to 3.3% on the left side of the driveway. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%).	3.80%
62	Driveway at Lot 34V (3107 Mill Stream).	The cross slopes vary from 6.5% on the right side of the driveway to 2.3% on the left side of the driveway. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%).	4.50%
63	Driveway at Lot 27V (3121 Mill Stream).	The cross slopes vary from 3.0% on the right side of the driveway to 3.6% on the left side of the driveway. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%).	1.60%
64	Driveway at Lot 23V (3129 Mill Stream).	The cross slopes vary from 3.5% on the right side of the driveway to 3.2% on the left side of the driveway. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%).	1.50%
65	Driveway at Lot 4V (2605 Rolling Plains).	The cross slopes vary from 3.9% on the right side of the driveway to 1.8% on the left side of the driveway. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%).	1.90%
66	Sidewalk at corner of Grand Oaks Loop and Mill Stream adjacent to Lot 48V (2370 Mill Stream).	The running slope of the sidewalk varies from 6.0% to 11.2% at the curve in the sidewalk adjacent to Lot 48V (2370 Mill Stream) where the adjacent roadway slopes 4.5% to 5.5%. The running slope of the sidewalk shall not exceed 1:12 (8.33%) where the slope of the adjacent road is less than the slope of the adjacent sidewalk. Where the running slope exceeds 5.0% and the slope of the adjacent roadway, the sidewalk shall comply with TAS 4.8. Handrails are not required at sidewalks that are located within the Public Right-of-Way.	2.87%

74	Sidewalk at Lot 12X (3400 Crystal Hills Drive).	The running slope varies from 5.8% to 9.0% at the sidewalk that is provided on the left side of the curb ramp. This sidewalk exceeds the slope of the street and shall not exceed the requirements indicated at TAS 4.8 1:12 (8.33%) slope.	0.67%
75	Sidewalk at Sterling Heights Lot 19W adjacent to Grand Oaks Loop.	The cross slope is 3.7% at the sidewalk at the top of the curb ramp at Lot 19W (3400 Sterling Heights). TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%).	1.70%
76	Sidewalk at Lot 21W (3404 Sterling Heights).	The cross slopes varies from 1.7% to 3.1%. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%).	1.10%
77	Sidewalk at Lot 80Y (2803 Grand Oaks Loop).	The cross slope is 3.3% at the sidewalk that connects to the left side of the driveway. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%).	1.30%
78	Sidewalk at Lot 11W (3305 Sky Ridge).	The running slopes vary from 9.0% to 11.0% at the sidewalk that is provided on the right side of the driveway. The running slope of the sidewalk shall not exceed 1:12 (8.33%) where the slope of the adjacent road is less than the slope of the adjacent sidewalk. Where the running slope exceeds 5.0% and the slope of the adjacent roadway, the sidewalk shall comply with TAS 4.8. Handrails are not required at sidewalks that are located within the Public Right-of-Way.	2.67%
79	Lot 55V (2744 Grand Oaks Loop).	The cross slopes are 3.8% at the sidewalk on the right side of the driveway and 5.1% at the sidewalk on the left side of the driveway. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%).	3.10%
80	Sidewalk at Lot 38V (3104 Mill Stream).	The cross slope is 4.7% at the sidewalk on the right side of the driveway. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%).	2.70%
81	Sidewalk at Lot 23V (3129 Mill Stream).	The cross slope is 3.2% at the sidewalk on the left side of the driveway. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%).	1.20%
82	Sidewalk at Lot 8V (2602 Rolling Plains).	The cross slope is 3.5% at the sidewalk. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%).	1.50%
83	Sidewalk at Lot 4V (2605 Rolling Plains).	The cross slopes is 3.3% at the sidewalk on the left side of the driveway. TAS requires that cross slopes along accessible routes shall not exceed 1:50 (2.0%).	1.30%



2930 Grand Oaks Loop # 201, Cedar Park, TX 78613
Office: 512-219-0425 Fax: 512-219-0246


Mr. Paul Scoggins
Travis County Transportation & Natural Resources
700 Lavaca Building, 5th Floor
Austin, TX 78701

Re: The Reserve at Twin Creeks Sections 12-17

Dear Mr. Scoggins"

As a condition of Travis County accepting the Roads and Drainage on the referenced subdivisions, a remediation fee in the amount of \$281,000 is due to Travis County. This letter is to acknowledge the remediation fee will be taken out of existing fiscal security Twin Creeks Vistas, LP has posted with Travis County and the balance due to be released will be reduced by \$281,000.

Acknowledged by:



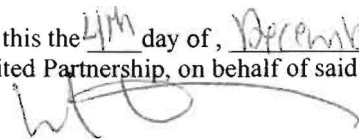
Ibar Askar
General Manager Twin Creeks Vistas, LP

12/04/2012
Date

THE STATE OF TEXAS §

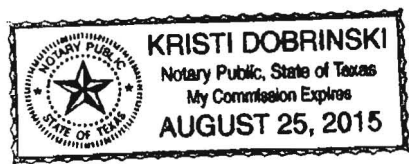
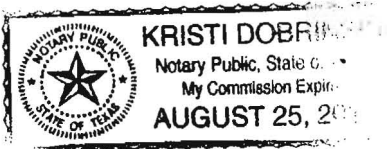
COUNTY OF TRAVIS

This instrument was acknowledged before me on this the 4th day of, December 2012, by Ibar Askar, of the Twin Creeks Vistas, LP, a Texas Limited Partnership, on behalf of said partnership.


Notary Public in and for the State of Texas

Kristi Dobrinski
Printed/Typed Name

My commission expires:



§ EXHIBIT 82.701 (C) LICENSE AGREEMENT

STATE OF TEXAS §
COUNTY OF TRAVIS §

This Agreement is made and entered into by and between Travis County, Texas, (the "COUNTY") and the TC Twin Creeks Community, Inc. (the "ASSOCIATION"), hereinafter collectively referred to as the "Parties", for the purposes and consideration described herein

WITNESSETH:

WHEREAS, the COUNTY has accepted the dedication of the public roads in The Reserve at Twin Creeks Section 16 subdivisions located in Travis County, being more particularly described in certain plat recorded at Document #: 200600127, of the Plat Records of Travis County, (the "Subdivision"); and

WHEREAS, the ASSOCIATION plans to install and maintain certain landscaping and retaining wall improvements in portions of the right-of-way of Sky Ridge Lane in the Subdivision; more specifically in the right-of-way upon:

Retaining Wall > 3' Height 3301 Sky View Section 16, Lot 13, Block W

of the Subdivision; and

WHEREAS, the landscaping and improvements include, but are not limited to a dry stack retaining wall, an irrigation system, and trees and shrubs (the "Improvements") within portions of the right-of-way of the Subdivision roads, which are not intended or used for vehicular traffic; and

NOW, THEREFORE, the COUNTY and the ASSOCIATION agree as follows:

I. Grant

Subject to the conditions in this Agreement and to the extent of the right, title and interest of the COUNTY in and to the Licensed Property and without any express or implied warranties, the COUNTY grants to the ASSOCIATION permission to use the Licensed Property to construct, maintain and repair the Improvements existing in the Licensed Property as of the date of this Agreement.

II. Consideration

The COUNTY and the ASSOCIATION each acknowledge the receipt and sufficiency of good and valuable consideration for the execution of this Agreement, including but not limited to the following:

1. The beautification to be afforded to the community by the Improvements; and
2. The agreement by the ASSOCIATION to provide the below-specified insurance and indemnification in favor of the COUNTY.

III. County's Rights to Licensed Property

A. This Agreement is expressly subject and subordinate to the present and future right of the COUNTY, its successors, assigns, lessees, grantees, and ASSOCIATIONS, to construct, install, establish, maintain, use, operate, and renew any public utility facilities, franchised public facilities, roadways or streets on, beneath or above the surface of the Licensed Property. The COUNTY shall take reasonable measures to prevent damage to any Improvements on the Licensed Property, however, any damage to or destruction of the ASSOCIATION'S property by the COUNTY in the exercise of the above-described rights shall be at no charge, cost, claim or liability to the COUNTY, its agents, contractors, officers or employees. Nothing in this Agreement shall be construed to limit in any way the power of the COUNTY to widen, alter or improve the Licensed Property pursuant to official action by the governing body of the COUNTY or its successors; provided, however, that the COUNTY shall provide the ASSOCIATION with at least thirty (30) days prior written notice of any such contemplated action.

B. NOTWITHSTANDING ANY PROVISIONS IN THIS AGREEMENT TO THE CONTRARY, THE COUNTY RETAINS THE RIGHT TO ENTER UPON THE LICENSED PROPERTY, AT ANY TIME AND WITHOUT NOTICE, ASSUMING NO OBLIGATION TO THE ASSOCIATION, TO REMOVE ANY OF THE IMPROVEMENTS OR ALTERATIONS THEREOF, WHENEVER SUCH REMOVAL IS DEEMED NECESSARY FOR: (A) EXERCISING THE COUNTY'S RIGHTS OR DUTIES WITH RESPECT TO THE LICENSED PROPERTY; (B) PROTECTING PERSONS OR PROPERTY; OR (C) THE PUBLIC HEALTH OR SAFETY WITH RESPECT TO THE LICENSED PROPERTY.

IV. Insurance

A. The ASSOCIATION shall, at its sole expense, provide extended public liability insurance coverage, written by a company acceptable to the County licensed to do business in Texas, in the amounts of FIVE HUNDRED THOUSAND DOLLARS (\$500,000.00) per occurrence and ONE MILLION DOLLARS (\$1,000,000.00) in the aggregate for property damage and personal injury and death, which coverage may be provided in the form of a rider and/or endorsement to a previously existing insurance policy. Such insurance coverage shall specifically name the COUNTY OF TRAVIS as co-insured or as an additional insured. This insurance coverage shall cover all perils arising out or connected in any way to the activities of the ASSOCIATION, its officers, employees, agents or contractors, relative to this Agreement. The ASSOCIATION shall be responsible for any deductibles stated in the policy. A true copy of each instrument affecting such additional coverage shall be delivered to the COUNTY'S EXECUTIVE MANAGER OF THE TRAVIS COUNTY TRANSPORTATION AND NATURAL RESOURCES DEPARTMENT within twenty one (21) days of the effective date of this Agreement.

B. The ASSOCIATION shall not cause any insurance to be canceled nor permit any insurance to lapse. All insurance certificates shall include a clause to the effect that the policy shall not be canceled, reduced, restricted or otherwise limited until thirty (30) days after the COUNTY has received written notice as evidenced by a return receipt of registered or certified mail.

V. Indemnification

To the extent permitted by Texas law, the ASSOCIATION agrees to and shall indemnify, defend and hold harmless the COUNTY and its officers, agents and employees against all claims, suits, demands, judgments, expenses, including attorney's fees, or other liability for personal injury, death, or damage to any person or property, which arises from or is in any manner connected to or caused in whole or in part by the ASSOCIATION'S construction, maintenance or use of the Licensed Property. This indemnification provision, however, shall not apply to any claims, suits, damages, costs, losses or expenses (i) for which the COUNTY shall have been compensated by insurance provided under Paragraph IV., above, or (ii) arising solely from the negligent or willful acts of the COUNTY, provided that for the purposes of the foregoing, the COUNTY'S act of entering into this Agreement shall not be deemed to be a "negligent or willful act".

VI. Conditions

A. Compliance with Regulations. The ASSOCIATION agrees that all construction, maintenance and repair permitted by this Agreement shall be done in compliance with all applicable City, County, State and/or Federal policies, traffic, building, health and safety ordinances, laws and regulations.

B. ASSOCIATION'S Responsibilities. The ASSOCIATION will be responsible for any damage to or relocation of existing facilities required by the construction of the improvements. Further, the ASSOCIATION shall reimburse the COUNTY for all reasonable costs incurred by the COUNTY in replacing or repairing any property of the COUNTY or of others which was damaged or destroyed as a result of activities under this Agreement by or on behalf of the ASSOCIATION.

C. Maintenance. The ASSOCIATION shall maintain the Licensed Property by keeping the area free of debris and litter, maintaining the Improvements and promptly repairing any damage which may be caused by any means. Removal of dead or dying plants shall also be handled by the ASSOCIATION at its expense.

D. Removal or Modification. The ASSOCIATION agrees that removal or modification of any improvements now existing or to be later replaced shall be at the ASSOCIATION'S sole discretion, except where otherwise provided by this Agreement. This Agreement, until its expiration or revocation, shall run as a covenant on the land on the above-described real property, and the terms and conditions of this Agreement shall be binding on any successors and assigns in interest to the ASSOCIATION or the COUNTY. A written memorandum of this agreement shall be filed in the Real Property Records of Travis County, Texas.

E. Security Deposit. The ASSOCIATION shall provide the COUNTY with cash or an irrevocable Letter of Credit ("LOC") in a form acceptable to the COUNTY in the amount of three thousand seven hundred twenty four AND 75/100 DOLLARS (\$3,424.75). The LOC shall be issued by a financial institution having a rating equivalent to the minimum acceptable rating established by the City of Austin's financial institution rating system in effect at the time the LOC is issued. The COUNTY and the ASSOCIATION shall revise the LOC as necessary to adequately secure the ASSOCIATION's obligations during the term of this Agreement. The ASSOCIATION shall be responsible for procuring replacement LOCs in amounts approved by the COUNTY within sixty (60) days prior to the expiration date of the LOC then on file with the COUNTY for as long as this Agreement remains in effect. The ASSOCIATION may obtain a release of any such LOC at any time by substituting cash in an equal amount. Any cash provided to the COUNTY will be deposited

with the County Treasurer and interest on the amount will be paid to the ASSOCIATION on an annual basis upon the receipt by the Treasurer of a letter requesting such interest. The only condition to a draft on the LOC or the cash security shall be a letter from the Travis County Judge indicating that the District has not fulfilled its obligations under this Agreement and that the COUNTY has incurred or will incur expenses with regard to the Improvements located on, upon or in the Licensed Property.

F. Default. In the event that the ASSOCIATION fails to maintain the Licensed Property, then the COUNTY shall give the ASSOCIATION written notice thereof by registered or certified mail, return receipt requested, to the addresses set forth below. The ASSOCIATION shall have thirty (30) days from the date of receipt of such notice to take action to remedy the failure complained of and, if the ASSOCIATION does not satisfactorily remedy the same within the thirty (30) day period, the COUNTY may, at the COUNTY'S option, perform the work or contract for the completion of the work. In addition, the ASSOCIATION agrees to pay, within thirty (30) days of written demand by the COUNTY, all reasonable costs and expenses incurred by the COUNTY in completing the work.

VII. Commencement; Termination by Abandonment

This Agreement shall begin on the date of approval by the County Commissioners Court and continue thereafter for so long as the Licensed Property shall be used for the purposes set forth herein, unless terminated under other provisions of this Agreement. If the ASSOCIATION abandons the use of all or any part of the Licensed Property for such purposes set forth in this Agreement, then this Agreement, as to such portion or portions abandoned, shall expire and terminate following thirty (30) days written notice by the COUNTY to the ASSOCIATION, if such abandonment has not been remedied by the ASSOCIATION within such period. The COUNTY shall thereafter have the same title to the Licensed Property so abandoned as though this Agreement had never been made and shall have the right to enter on the Licensed Property and terminate the rights of the ASSOCIATION, its successors and assigns hereunder. All installations of the ASSOCIATION not removed shall be deemed property of the COUNTY as of the time abandoned.

VIII. Termination

A. Termination by the ASSOCIATION. This Agreement may be terminated by the ASSOCIATION by delivering written notice of termination to the COUNTY not later than thirty (30) days before the effective date of termination. If the ASSOCIATION so terminates, then it shall remove installations that it made from the Licensed Property within the thirty (30) day notice period.

B. Termination by County. This Agreement may be revoked at any time by the COUNTY, if such revocation is reasonably required by the public interest, after providing at least thirty (30) days prior written notice to the ASSOCIATION. Subject to prior written notification to the ASSOCIATION or its successors in interest, this Agreement is revocable by the COUNTY if:

1. The Improvements or a portion of them interfere with the COUNTY'S use of the Licensed Property;
2. Use of the Licensed Property becomes necessary for a public purpose;
3. The Improvements or a portion of them constitute a danger to the public which the COUNTY deems not to be remediable by alteration or maintenance of such Improvements;
4. Despite thirty (30) days written notice to the ASSOCIATION, maintenance or alteration necessary to alleviate a danger to the public has not been made; or

5. The ASSOCIATION fails to comply with the terms and conditions of this Agreement, including, but not limited to, the insurance requirements specified herein. If the ASSOCIATION abandons or fails to maintain the Licensed Property, and the COUNTY receives no substantive response within thirty (30) days following written notification to the ASSOCIATION, then this Agreement shall terminate and the COUNTY may remove and/or replace all improvements or a portion thereof and collect from ASSOCIATION the COUNTY'S actual expenses incurred in connection therewith.

IX. Eminent Domain

If eminent domain is exerted on the Licensed Property by paramount authority, then the COUNTY will, to the extent permitted by law, cooperate with the ASSOCIATION to effect the relocation of the ASSOCIATION'S affected installations at the ASSOCIATION'S sole expense. The ASSOCIATION shall be entitled to retain all monies paid by the condemning authority for its installations taken, if any.

X. Interpretation

In the event of any dispute over its meaning or application, this Agreement shall be interpreted fairly and reasonably and neither more strongly for or against either party.

XI. Application of Law

This Agreement shall be governed by the laws of the State of Texas. If the final judgment of a court of competent jurisdiction invalidates any part of this Agreement, then the remaining parts shall be enforced, to the extent possible, consistent with the intent of the Parties as evidenced by this Agreement.

XII. Venue

TO THE EXTENT ALLOWED BY TEXAS LAW, IT IS AGREED THAT VENUE FOR ALL LAWSUITS CONCERNING THIS AGREEMENT WILL BE IN TRAVIS COUNTY, TEXAS. THIS AGREEMENT CONCERNS REAL PROPERTY LOCATED IN TRAVIS COUNTY, TEXAS, AND IS WHOLLY PERFORMABLE IN TRAVIS COUNTY.

XIII. Covenant Running with Land

This License Agreement and all of the covenants herein shall run with the land; therefore, XIV. Assignment The ASSOCIATION shall not assign, sublet or transfer its interest in this Agreement without the written consent of the COUNTY. If such consent is granted, it shall then be the duty of the ASSOCIATION, its successors and assigns, to give prompt written notice to the COUNTY of any assignment or transfer of any of the ASSOCIATION'S rights in this Agreement, giving name, date, address and contact person.

XV. Notice

Any notice and/or statement, required or permitted hereunder, shall be deemed to be given and delivered by depositing same in the United States mail, certified with return receipt requested, postage prepaid, addressed to the appropriate party at the following addresses or at such other addresses specified by written notice delivered in accordance herewith:

ASSOCIATION:

TC Twin Creeks Community, Inc.
c/o Goodwin Management, Inc.
Attn: Kathy Taylor, MBA
11149 Research Blvd, Suite 100
Austin, Texas 78759

COUNTY:

Honorable Samuel T. Biscoe (or successor)
Travis County Judge
P.O. Box 1748
Austin, Texas 78767

COPIES TO:

TNR Executive Manager
Travis County Transportation and Natural Resources Dept.
P.O. Box 1748
Austin, Texas 78767

Honorable David Escamilla (or successor)
Travis County Attorney
P.O. Box 1748
Austin, Texas 78767
Attn: File No.

XVI. Annexation by a City

A. If the total area within the Licensed Property is annexed for full purposes by a City (the "CITY"), then all references in this Agreement to "the COUNTY" shall be construed to mean "the CITY" and any other references to COUNTY employees shall be construed to mean the analogous CITY employee or officer.

EXECUTED AS OF THE DATES SET FORTH BELOW.

TRAVIS COUNTY, TEXAS

By: _____,
County Judge

Date: _____

TERMS AND CONDITIONS ACCEPTED, this the day of 12/6, 2012

THE ASSOCIATION:

TC Twin Creeks Community, Inc.

By: Tom Moody
Name: Tom Moody
Title: President
Authorized Representative

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the day of _____, ____ by _____, _____ County Judge of Travis County, Texas, a duly organized County and political subdivision of the State of Texas, on behalf of said County.

Notary Public in and for the State of Texas

Printed/Typed Name

My commission expires:

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the day of, December 6, 2012 by Tom Moody, President of TC Twin Creeks Community, Inc., a Texas Corporation, on behalf of said corporation.



Sylvia Ann Cazares
Notary Public in and for the State of Texas
Sylvia Ann Cazares
Printed/Typed Name
May 9, 2016
My commission expires:

Return after filing to:
Travis County TNR
P.O. Box 1748
Austin, Texas 78767

RESERVE AT TWIN CREEKS SECTION 16
3301 SKY RIDGE LANE

FISCAL ESTIMATE FOR REMOVAL OF EXISTING DRY STACK WALL

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	MOBILIZATION	1	LS	\$ 500.00	\$ 500.00
2	Remove Existing Wall	469	SF	\$ 3.75	\$ 1,758.75
3	Slope Existing @ 3:1	120.75	CY	\$ 8.00	\$ 966.00
4	FINAL CLEANUP	1	LS	\$ 500.00	\$ 500.00
	TOTAL FISCAL ESTIMATE TO REMOVE WALL				\$ 3,724.75

Prepared by:



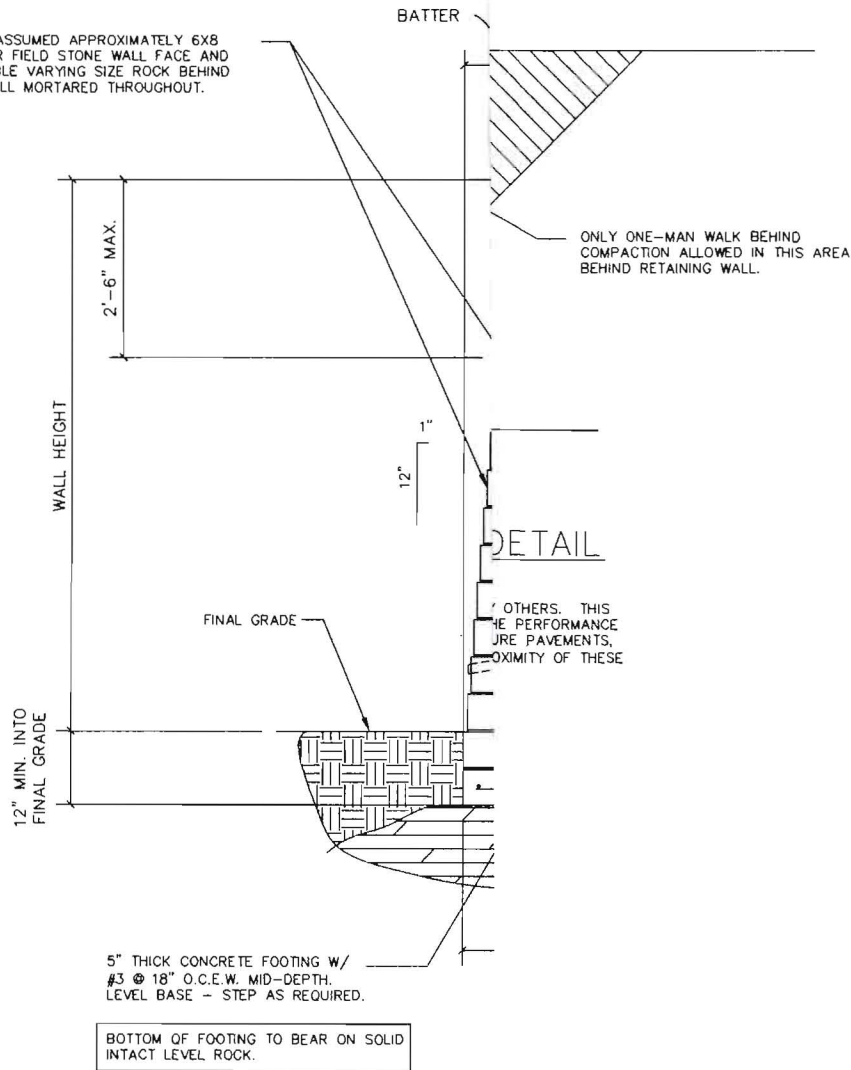
Gary Eli Jones, P.E.
CarTex Engineering Services, Inc.



10/5/2012

6"(H) X 8"(W) X VARIES(L).
 UNIT WEIGHT = 110 LBS./MIN. APPROX.
 VERIFY WITH BUILDER AND/OR OWNER AS TO
 TYPE AND COLOR OF WALL FACE TO BE USED.

ROCK ASSUMED APPROXIMATELY 6X8
 ANGULAR FIELD STONE WALL FACE AND
 STACKABLE VARYING SIZE ROCK BEHIND
 - FULL MORTARED THROUGHOUT.



GRAVITY RETAINING WALL #3 @ 12" O.C.E.W.

WALL HEIGHT	DETAIL
0 - 2'	
3'-0"	
4'-0"	
6'-0"	
8'-0"	
10'-0"	
12'-0"	AS PER SITE

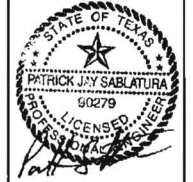
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**Synergetic
 Engineering**
 PLLC

Complete Structural Design Services

11529 Autumn Ridge Drive
 Austin, Texas 78759
 (T) (512) 845-2750
 (F) (512) 857-9659
 www.SynergeticEngineering.com



10-03-12

EXISTING RESIDENCE
 Mortared Limestone Gravity Retaining Walls
 3301 SKY RIDGE DRIVE
 AUSTIN, TEXAS

Rev	Date
10-03-12	

**MORTARED
 GRAVITY
 LIMESTONE WALL
 DETAILS**

SCALE: NO SCALE
 ON PAGE SIZE:
 ARCH 'D'
 24" X 36"

S2.0



Approx ROW

SKYRIDGE LN

East

DRAWING SCALE: HORIZ. = 1" = 11'		VERT. = 1" = 11'	
DATE: 10/05/2012	PROJECT: Section 17 LA	DRAWN: CJD	
DESIGNED: GJ	CHECKED: GJ		
SECRET 1 9 1			
CEDAR PARK, TRAVIS COUNTY, TX THE RESERVE AT TWIN CREEKS SECTION 16 3001 SkyrIDGE Lane TRAVIS COUNTY LICENSE AGREEMENT			
 CARTEX ENGINEERING SERVICES, INC. 800 TRINITY CIRCLE, CEDAR PARK, TX 78613 512-253-4500		10/05/12 NOT FOR CONSTRUCTION ON THE DATE SHOWN. NOT FOR CONSTRUCTION	
NO.	DATE	REVISION	BY

1.0 MATERIAL

1.1 BACKFILL SOIL—BACKFILL MATERIAL SPECIFIED BELOW SHALL UPON THE ASSUMED SOIL BY OWNER OR OWNER'S REPRESENTATIVE AND SHALL MEET UNDERGROUND CONDITIONS, AND PARAMETERS AS DEFINED IN SECTION 4.0. THE BACKFILL MATERIAL SHALL ALSO MEET THE FOLLOWING:

1.1.1 DRAINAGE FILL SHALL BE CLEAN, FREE DRAINING CRUSHED STONE OR CONTRACTOR'S CRUSHED STONE "066" MATERIAL OR EQUAL.

1.1.1 RETAINED SOIL/FILL MATERIAL SHALL BE FREE OF EXCESS MUCK, SOD, SNOW, FROZEN LUMPS, ORGANIC MATERIAL, OR DELETERIOUS MATERIALS. ALL ROCK PARTICLES AND HARD MATERIALS LESS THAN THREE INCHES IN THE LONGEST DIMENSION, REFINISHED MATERIALS THAT DO NOT MEET THESE CRITERIA SHALL BE REMOVED.

1.1.2 MORTAR: MORTAR FOR ROCKS SHALL BE ASTM C270 TYPE S PROPORTIONED PORTLAND CEMENT SHALL BE ASTM C150 TYPE I, COMPLY WITH ASTM C144, STANDARD MASONRY TYPE, HYDRATED ANHYDRATE BE ASTM C207, TYPE S. THOROUGHLY MIX MORTAR INGREDIENTS IN ACCORDANCE WITH THE ADDITION OF ANIT—FREEZE COMPOUNDS IS STRICTLY PROHIBITED. PROVIDE CONCAVE TOOLED JOINTS AT ALL EXPOSED FACES. REFER TO ARCHITECT AND OWNER FOR COLOR OF MORTAR TO BE USED.

1.3 MASONRY UNITS MASONRY UNITS SHALL HAVE A STANDARD SIZE CROSS-SECTION VARYING LENGTHS OF CUT LIMESTONE UNITS ONLY PER SECTION 4.0. REFER TO ARCHITECT AND OWNER FOR COLOR OF MORTAR TO BE USED.

1.4 FILTER FABRIC FILTER FABRIC SHALL CONSIST OF NON-WOVEN POLYPROPYLENE FIBERS WITH THE FOLLOWING PROPERTIES:
A. GRAB TENSILE STRENGTH OF 120 POUNDS AND ELONGATION AT ULTIMATE STRENGTH OF 50% IN ACCORDANCE WITH ASTM D 4632.
B. MULLEN BURST STRENGTH OF 225 PSI IN ACCORDANCE WITH ASTM D 3786.
C. TRAPEZOIDAL TEAR STRENGTH OF 50 POUNDS IN ACCORDANCE WITH ASTM D 4355.
D. PUNCTURE STRENGTH OF 65 POUNDS IN ACCORDANCE WITH ASTM D 4833.
E. RETAINAGE OF 70% OF STRENGTH AFTER 500 HOURS OF EXPOSURE TO ULTRAVIOLET LIGHT IN ACCORDANCE WITH ASTM D 4355.
F. APPARENT OPENING SIZE OF 0.212 MILLIMETER, OR EQUIVALENT PER ASTM D 4751.
G. FLOW RATE OF 135 GALLONS PER MINUTE PER SQUARE FOOT IN ACCORDANCE WITH ASTM D 4491.

1.5 ACCEPTABLE PRODUCT IS MIRAFI 140N NON-WOVEN POLYPROPYLENE GEOTEXTILE FABRIC AS MANUFACTURED BY MIRAFI, INC. PENNSYLVANIA OR APPROVED EQUAL.

1.6 CONCRETE:
A. CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
B. MINIMUM CONCRETE COVERAGE:
1 1/2" ADJACENT TO EXTERIOR OR INTERIOR SURFACES
3" FROM SURFACES IN CONTACT WITH EARTH

REINFORCEMENT:

A. REINFORCING STEEL TO BE GRADE 60 FOR #4 AND LARGER SIZES.
B. AT DISCONTINUOUS STEEL ENDS, ADD CORNER BARS EQUIVALENT TO 30 BAR DIAMETER LEGS (24" MIN).

2.0 TECHNICAL REQUIREMENTS

2.1 GRAVEL FILL SHALL ALSO EXTEND A MINIMUM OF 12 INCHES OF THE BLOCK UNITS. ANY OVER EXCAVATED AREAS SHALL BE GRAVEL AND COMPACTED.

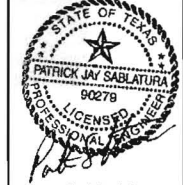
2.2 TESTING METHODS, FREQUENCY AND VERIFICATION OF MATERIALS SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNER'S REPRESENTATIVE.



Synergetic Engineering
P.L.L.C.

Complete Structural Design Services

11508 Autumn Ridge Drive
Austin, Texas 78759
(713) 845-2760
(713) 957-8989
www.SynergeticEngineering.com



10-03-12

EXISTING RESIDENCE
Mortared Limestone Gravity Retaining Walls
3301 SKY RIDGE DRIVE
AUSTIN, TEXAS

Rev 10-03-12

MORTARED GRAVITY LIMESTONE WALL STRUCTURAL NOTES

SCALE: NO SCALE
ON PAGE SIZE:
ARCH 'D'
24' X 36'

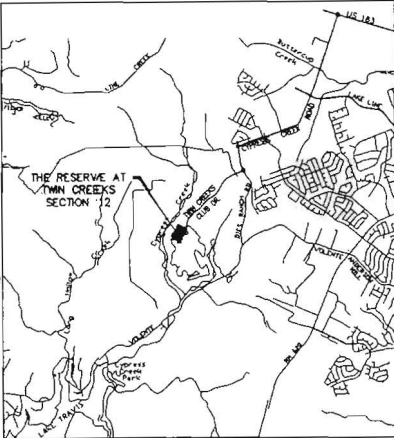
S1.0

THE RESERVE AT TWIN CREEKS SECTION 12

BEING A SUBDIVISION OF 13.735 ACRES IN THE CHARLES CRONEA SURVEY NO. 80 ABSTRACT 157, AND THE W.A. KING SURVEY NO. 436 ABSTRACT 471 TRAVIS COUNTY, TEXAS

OWNER:
TWIN CREEKS VISTAS, LP
23 CORPORATE PLAZA, SUITE 130
NEWPORT BEACH, CA 92660

2004001510



VICINITY MAP
N.T.S.

SCALE: 1" = 100'

REMAINDER OF 718.938 ACRES
(TRACT 1)
TWIN CREEKS HOLDINGS, LTD.
DOC. TRV 2000116695

LOT 10, BLOCK 5
TWIN CREEKS COUNTRY CLUB
SECTION 11
DOC. 200300278 O.P.R.C.T.

H 07-25-05 W 3440.42 TO VW
CORNER OF MICHAEL
PEKOR SURVEY, ABSTRACT NO. 622

REMAINDER OF 718.938 ACRES
(TRACT 1)
TWIN CREEKS HOLDINGS, LTD.
DOC. TRV 2000116695

LOT 11, BLOCK 5
(CONDOMINIUM)
12,814 SQUARE FEET
(557,722 S.F.)

WILLIAM A. KING SURVEY NO. 436 ABSTRACT 471
COLLEGE GUADALUPE SURVEY NO. 812 ABSTRACT 319

CURVE TABLE

NOTE	ARC LENGTH	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE
1	189.21	18-23-21	630.00	N10-28-09E	179.50P
2	340.88	50-49-35	363.83	N44-02-35E	328.44
3	23.35	53-31-18	25.00	N42-41-44E	22.51
4	90.94	57-53-37	90.00	S13-09-31E	87.12
5	31.15	71-23-44	25.00	N77-38-45W	28.188
6	271.44	48-01-35	323.83	S42-38-35W	263.58
7	163.05	16-23-21	570.00	S10-28-06W	162.49
8	131.80	7-13-54	1045.00	S01-41-54W	131.81
9	22.81	52-30-51	25.00	S24-20-09W	22.12
10	54.3	34-39-08	90.00	S33-15-39W	53.61
11	23.35	53-31-18	25.00	S42-41-44W	22.51
12	340.49	90-48-30	363.83	S44-02-35W	328.44
13	189.21	18-23-21	630.00	S10-28-06W	179.50
14	131.80	7-13-54	1045.00	S01-41-54W	131.81
15	22.81	52-30-51	25.00	S24-20-09W	22.12
16	145.37	92-32-48	90.00	S04-18-57W	130.08
17	31.15	71-23-44	25.00	N77-38-45W	28.188
18	271.44	48-01-35	323.83	S42-38-35W	263.58
19	163.05	16-23-21	570.00	S10-28-06W	162.49

LEGEND

- SET IRON ROD
- ⊙ SET "C" CUT
- ⊙ SET COTTON POCKER SPINDLE
- ⊙ SET CONCRETE MONUMENT
- ⊙ FOUND IRON ROD
- ⊙ FOUND CONCRETE MONUMENT
- ⊙ FOUND IRON PIPE
- ⊙ FENCE CORNER
- ⊙ FIRE HYDRANT
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ GAS METER
- ⊙ GAS VALVE
- ⊙ UTILITY POLE
- ⊙ CITY MARK
- ⊙ LIGHT POLE
- ⊙ MANHOLE ELECTRIC
- ⊙ MANHOLE DRAIN
- ⊙ MANHOLE SANITARY
- ⊙ MANHOLE STORM
- ⊙ MANHOLE TELEPHONE
- ⊙ TELEPHONE PEDestal

SURVEY:
WILLIAM A. KING SURVEY, No 436, ABS. 471 &
CHARLES CRONEA SURVEY, No 80, ABS. 157
TRAVIS COUNTY

NOTE:
- CONDOMINIUM LOT
- TOTAL AREA OF PLAT: 13.735 ACRES
- LINEAR FEET OF NEW STREETS:
GRAND OAKS LOOP, 673- FEET

\$ 601.00

5/20/04

PHOTODUPLICATION

Turner Collie & Braden Inc.

ENGINEERS • PLANNERS • PROJECT MANAGERS

400 WEST 15th STREET, SUITE 500
AUSTIN, TEXAS 78701
(512) 472-4519
FAX (512) 472-7519

JOB NO. 0522221636.0004 OCTOBER, 2003

200500311

519200

11-30-05

THE RESERVE AT TWIN CREEKS SECTION 13

LOT SETBACKS

- FRONT BUILDING LINE SETBACK FOR PRIMARY STRUCTURE TO BE 20'-FEET
- REAR BUILDING LINE SETBACK FOR PRIMARY STRUCTURE TO BE 7.5'-FEET.
- FRONT OPEN AIR PORCHES TO EXTEND A MAXIMUM OF 9'-FEET INTO FRONT BUILDING LINE.

LOT 10, BLOCK 5
TWIN CREEKS COUNTRY CLUB
SECTION 11
DOC. 200200278 O.P.R.T.C.T.

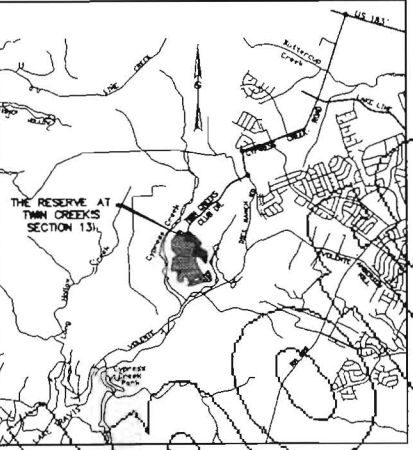
OWNER:
TWIN CREEKS VISTA, LP
23 CORPORATE PLAZA, SUITE 130
NEWPORT BEACH, CA 92660

LEGEND & ABBREVIATIONS

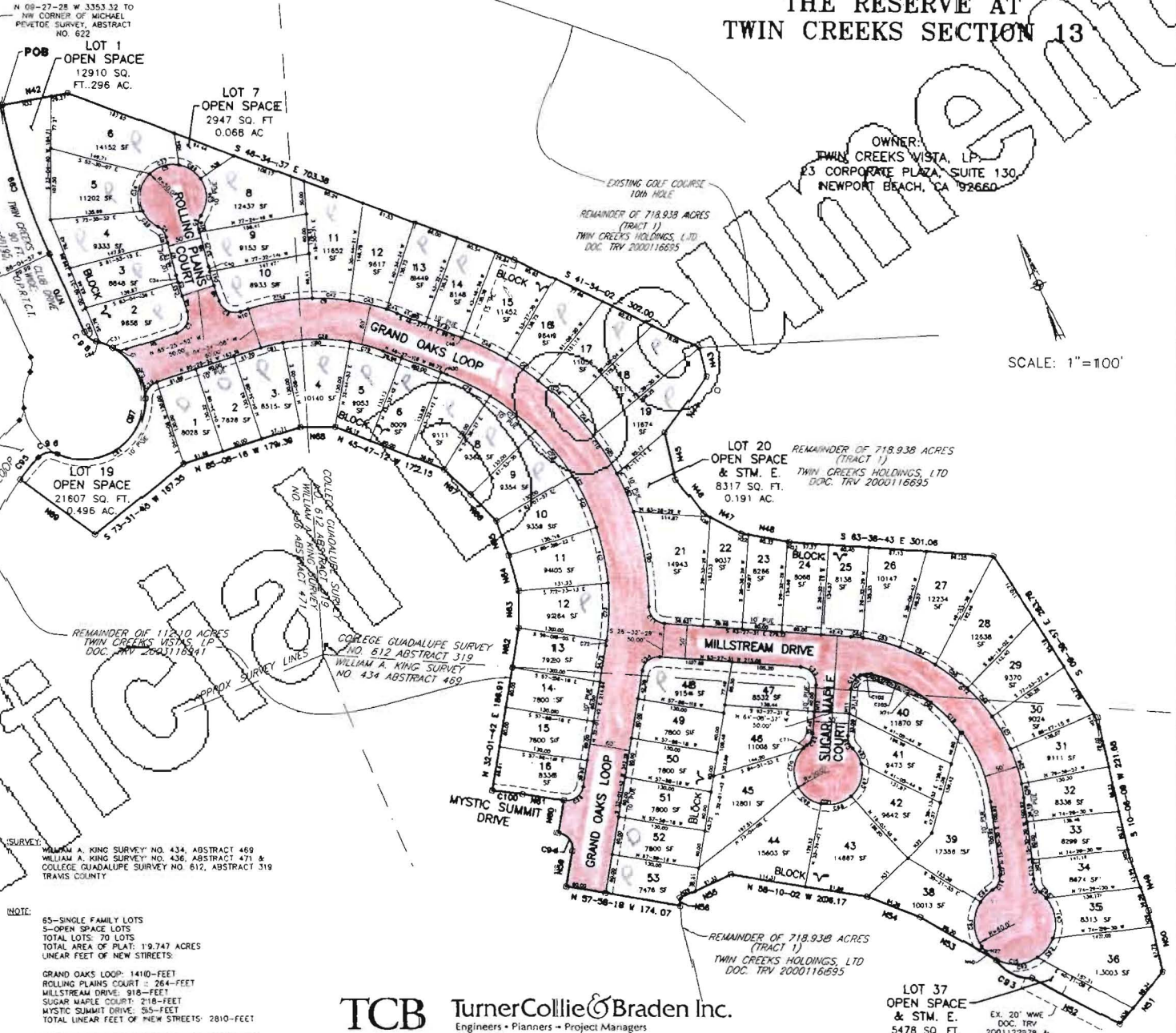
- SET IRON ROD
- SET "X" CUT
- SET COTTON PICKER SPINDLE
- FOUND IRON ROD
- FOUND CONCRETE MONUMENT
- SET CONCRETE MONUMENT
- FOUND IRON PIPE
- FENCE CORNER
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- MANHOLE ELECTRIC
- MANHOLE UNKNOWN
- MANHOLE SANITARY
- MANHOLE STORM
- MANHOLE TELEPHONE
- TELEPHONE PEDESTAL
- PUBLIC UTILITY EASEMENT
- WATERLINE EASEMENT
- WASTEWATER EASEMENT
- STORM SEWER EASEMENT
- BUILDING SETBACK LINE
- OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- SIGHT DISTANCE EASEMENT
- POINT OF COMMENCEMENT
- POINT OF BEGINNING

THE RESERVE AT TWIN CREEKS
LOT 17, BLOCK 5
SECTION 12
DOC. TRV 200400154

THE RESERVE AT TWIN CREEKS
GRAND OAKS LOOP
SECTION 12
DOC. TRV 200400154



VICINITY MAP



85-SINGLE FAMILY LOTS
5-OPEN SPACE LOTS
TOTAL LOTS: 70 LOTS
TOTAL AREA OF PLAT: 19.747 ACRES
LINEAR FEET OF NEW STREETS:
GRAND OAKS LOOP: 1410'-FEET
ROLLING PLAINS COURT: 264'-FEET
MILLSTREAM DRIVE: 918'-FEET
SUGAR MAPLE COURT: 218'-FEET
MYSTIC SUMMIT DRIVE: 55'-FEET
TOTAL LINEAR FEET OF NEW STREETS: 2810'-FEET

DRIVEWAY ACCESS IS PROHIBITED FROM BLOCK "Y" LOTS 2 AND 21 TO GRAND OAKS LOOP

EXISTING GOLF COURSE
10th HOLE

REMAINDER OF 718.938 ACRES
(TRACT 1)
TWIN CREEKS HOLDINGS, LTD
DOC. TRV 2000116695

LOT 20
OPEN SPACE
& STM. E.
8317 SQ. FT.
0.191 AC.

REMAINDER OF 718.938 ACRES
(TRACT 1)
TWIN CREEKS HOLDINGS, LTD
DOC. TRV 2000116695

REMAINDER OF 718.938 ACRES
(TRACT 1)
TWIN CREEKS HOLDINGS, LTD
DOC. TRV 2000116695

LOT 37
OPEN SPACE
& STM. E.
5478 SQ. FT.
0.126 AC.

SCALE: 1"=100'

TCB TurnerCollie & Braden Inc.

Engineers • Planners • Project Managers
400 WEST 15th STREET, SUITE 500
AUSTIN, TEXAS 78701
(512) 472-4519
FAX (512) 472-7519

JOB NO. 0522221636.00016 FEBRUARY, 2004

THE RESERVE AT TWIN CREEKS
SECTION 13
SHEET 1 OF 3

SURVEYOR INC.
400 WEST 15th STREET, SUITE 1030
AUSTIN, TEXAS 78701
(512) 457-7870 FAX (512) 320-0898



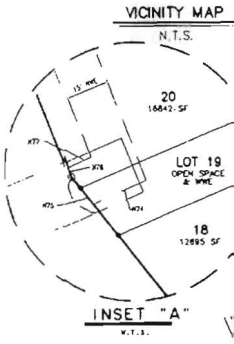
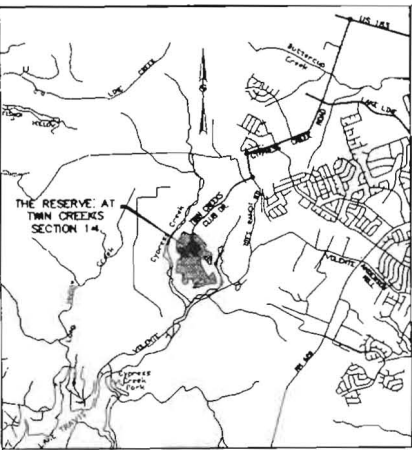
PHOTOGRAPHIC MATERIAL

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SURVEY:
WILLIAM A. KING SURVEY NO. 434, ABSTRACT 469
WILLIAM A. KING SURVEY NO. 436, ABSTRACT 471
COLLEGE GUADALUPE SURVEY NO. 612, ABSTRACT 319
JACK ORES SURVEY NO. 1854, ABSTRACT 2134 &
CHARLES CRONKA SURVEY NO. 80, ABSTRACT 157
TRAVIS COUNTY

NOTE:
55-SINGLE FAMILY LOTS
2-OPEN SPACE LOTS
57-TOTAL LOTS
TOTAL AREA OF PLAT: 18,869 ACRES

GRAND OAKS LOOP: 458.96-FOOT
CRYSTAL HILL DRIVE: 571.25-FOOT
MYSTIC SUMMIT DRIVE: 548.30-FOOT
FEATHERGRASS COURT: 435.89-FOOT
TOTAL LINEAR FEET OF NEW STREETS: 2014.40-FOOT

DRIVEWAY ACCESS IS PROHIBITED FROM
LOTS 27 & 12, BLOCK X, AND LOTS 112 & 107
BLOCK Y TO GRAND OAKS LOOP.

PROPOSED
THE RESERVE AT TWIN CREEKS
GRAND OAKS LOOP
SECTION 12
DOC. TRV 200400136

LOT SETBACKS

- FRONT BUILDING LINE SETBACK FOR PRIMARY STRUCTURE TO BE 20'-FEET*
- REAR BUILDING LINE SETBACK FOR PRIMARY STRUCTURE TO BE 7.5'-FEET.
- FRONT OPEN AIR PORCHES TO EXTEND A MAXIMUM OF 9'-FEET INTO FRONT BUILDING LINE.

LOT 11, BLOCK S
PROPOSED
THE RESERVE AT TWIN CREEKS
GRAND OAKS LOOP
SECTION 12
DOC. TRV 200400156

TEMPORARY TURN-AROUND
EASEMENT (TO BE VACATED
WITH RECORDATION OF THIS PLAT)
DOC. TRV. 2004071844

LOT 19
OPEN SPACE
& WVE
12895 SF

TEMPORARY DRAINAGE EASEMENT
(TO BE VACATED WITH RECORDATION
OF THIS PLAT)
DOC. TRV. 2004071845

LOT 19
OPEN SPACE
& WVE
3027 SQ. FT.
0.0707 AC.

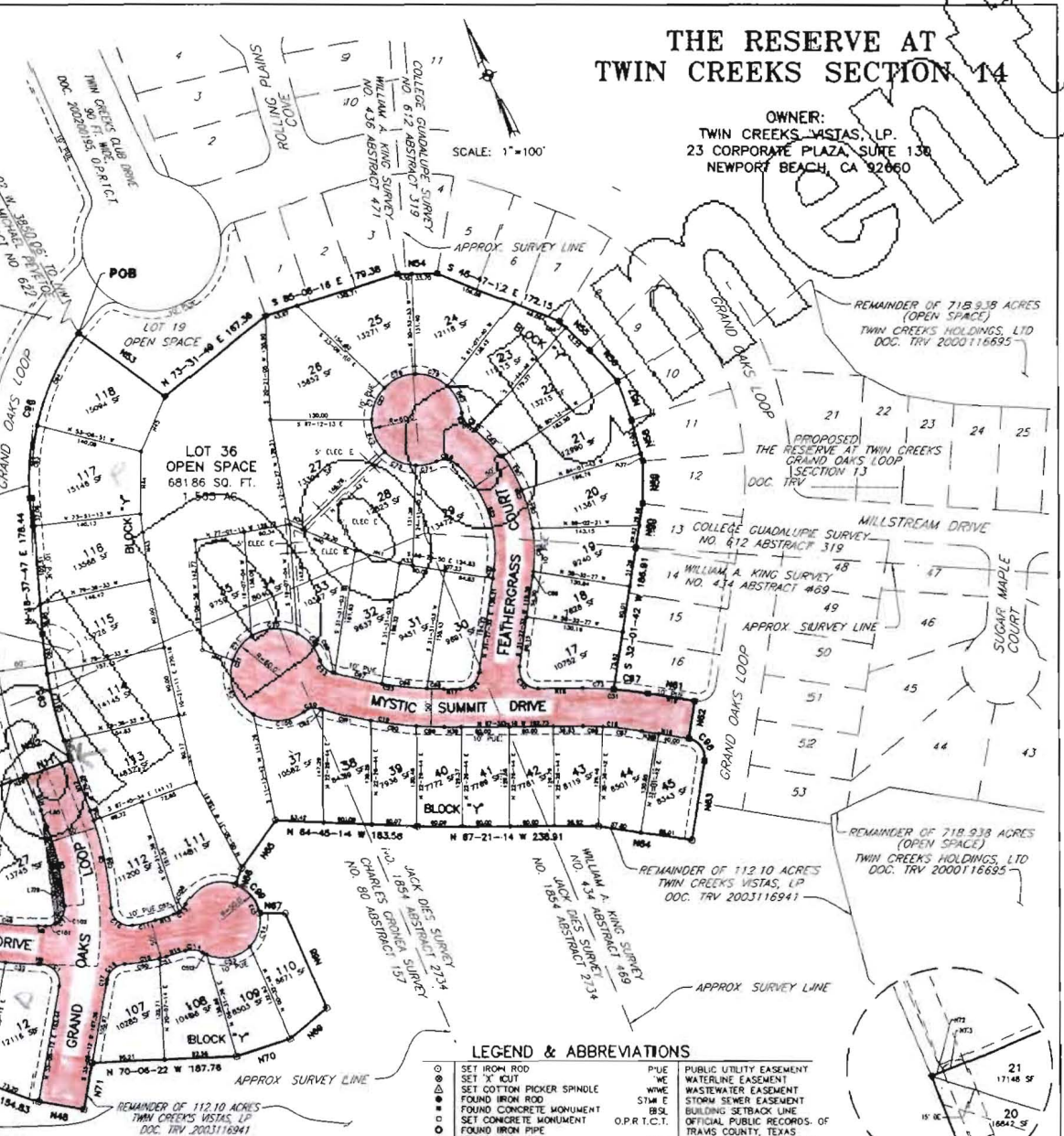
20 FT. WIDE EASEMENT
DOC. TRV. 2002178984 AND
20 FT. WIDE MAINTENANCE EASEMENT
DOC. TRV. 20011022978

LOT 19
OPEN SPACE
& WVE
3027 SQ. FT.
0.0707 AC.

TEMPORARY DRAINAGE EASEMENT
(TO BE VACATED WITH RECORDATION
OF THIS PLAT)
DOC. TRV. 2004071845

(TRACT 1)
REMAINDER OF 718.938 ACRES
TWIN CREEKS HOLDINGS, LTD.
DOC. TRV 2000116695

(TRACT 1)
REMAINDER OF 718.938 ACRES
TWIN CREEKS HOLDINGS, LTD.
DOC. TRV 2000116695



THE RESERVE AT TWIN CREEKS SECTION 14

OWNER:
TWIN CREEKS VISTAS, LP.
23 CORPORATE PLAZA, SUITE 138
NEWPORT BEACH, CA 92660

SCALE: 1"=100'

TCB TurnerCollie & Braden Inc.
Engineers • Planners • Project Managers
400 WEST 15th STREET, SUITE 500
AUSTIN, TEXAS 78701
(512) 472-4519
FAX (512) 472-7519

JOB NO. 0522221636.0012 APRIL, 2004

THE RESERVE AT TWIN CREEKS
SECTION 14
SHEET 1 OF 3

200600126

9200

5/8/06

PHOTOGRAPHIC-AYDAR

THE RESERVE AT TWIN CREEKS SECTION 15

SCALE: 1" = 100'



SURVEY:
 CHARLES CRONEA SURVEY NO. 80, ABSTRACT 157
 JACK DIES SURVEY NO. 1854, ABSTRACT 2734
 WILLIAM A. KING SURVEY NO. 434, ABSTRACT 469
 TRAVIS COUNTY

NOTE:
 31--SINGLE FAMILY LOTS
 1--OPEN SPACE LOTS
 32--TOTAL LOTS
 TOTAL AREA OF PLAT: 10,828 ACRES

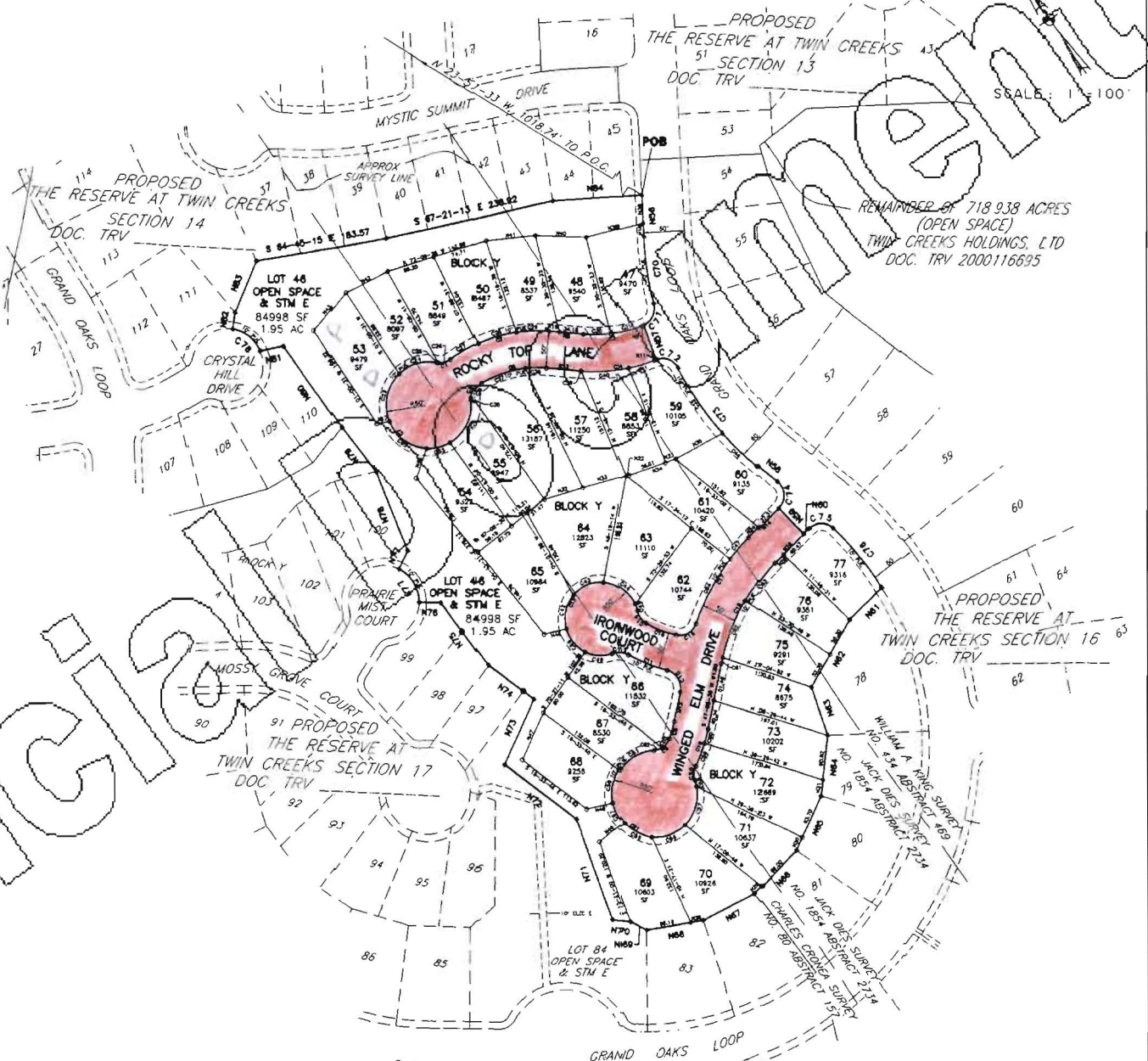
LINEAR FEET OF NEW STREETS:
 ROCKY TOP LANE: 335
 IRONWOOD COURT: 158
 WINGED ELM DRIVE: 431
 TOTAL LINEAR FEET OF NEW STREETS-9924

A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ADJACENT TO ALL STREET ROW ON ALL LOTS. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE FROM THE FRONT BUILDING LINE EXCEPT WHERE A SIDE LOT LINE IS ALSO THE REAR LOT LINE OF AN ADJACENT LOT IN WHICH CASE THE 5' WIDE PUE IS DEDICATED ALONG THE ENTIRE LENGTH OF THE SIDE LOT LINE. PUE'S SEVEN AND ONE HALF (7 1/2) FOOT IN WIDTH ARE HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES.

- LOT SETBACKS**
- FRONT BUILDING LINE SETBACK FOR PRIMARY STRUCTURE TO BE 20-FEET.
 - REAR BUILDING LINE SETBACK FOR PRIMARY STRUCTURE TO BE 7.5-FEET.
 - FRONT OPEN AIR PORCHES TO EXTEND A MAXIMUM OF 9- FEET INTO FRONT BUILDING LINE.

LEGEND & ABBREVIATIONS

SET IRON ROD	PUE	PUBLIC UTILITY EASEMENT
SET 'X' OUT	WE	WATERLINE EASEMENT
SET COTTON PICKER SPINDLE	WAE	WASTEWATER EASEMENT
FOUND IRON ROD	STM & ELEC EL	STORM SEWER EASEMENT
FOUND CONCRETE MONUMENT	BSL	ELECTRIC EASEMENT
SET CONCRETE MONUMENT	O.P.R.T.	BUILDING SETBACK LINE
FOUNDATION PIPE	SDE	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
BRASS CORNER	POC	SIGHT DISTANCE EASEMENT
FIRE HYDRANT	POB	POINT OF COMMENCEMENT
WATER METER		POINT OF BEGINNING
WATER VALVE		
GAS METER		
GAS VALVE		
UTILITY POLE		
GUY WIRE		
LIGHT POLE		
MANHOLE ELECTRIC		
MANHOLE WIRING		
MANHOLE SANITARY		
MANHOLE STORM		
MANHOLE TELEPHONE		
TELEPHONE PEDESTAL		



REMAINDER OF 718.938 ACRES (OPEN SPACE)
 TWIN CREEKS HOLDINGS, LTD
 DOC. TRV 2000116695

PROPOSED THE RESERVE AT TWIN CREEKS SECTION 16
 DOC. TRV

PROPOSED THE RESERVE AT TWIN CREEKS SECTION 17
 DOC. TRV

TCB TurnerCollie & Braden Inc.
 Engineers • Planners • Project Managers
 400 WEST 15th STREET, SUITE 500
 AUSTIN, TEXAS 78701
 (512) 472-4519
 FAX (512) 472-7519

SURVEYOR
SURVCON INC.
 400 WEST 15th STREET, SUITE 1030
 AUSTIN, TEXAS 78701
 (512) 457-7870 FAX (512) 320-0898
SURVCON INC.
 PROFESSIONAL SURVEYORS

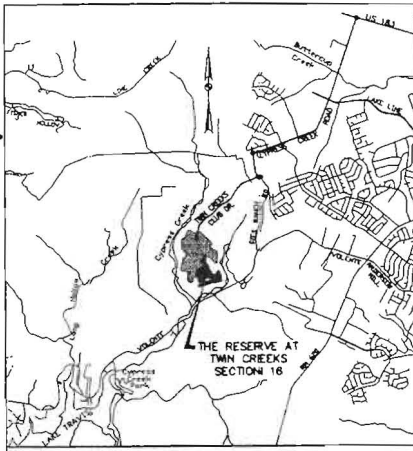
OWNER:
TWIN CREEKS VISTAS, LP.
 23 CORPORATE PLAZA, SUITE 130
 NEWPORT BEACH, CA 92660

JOB NO. 0522221636.0013 MARCH, 2005

SHEET 1 OF 3

THE RESERVE AT TWIN CREEKS SECTION 16

200000127
 119.00
 5/8/06
 PHOTOGRAPHIC ATLAS



VICINITY MAP
N.T.S.

SURVEY:
 WILLIAM A. KING SURVEY NO. 434 ABSTRACT 469
 SAMUEL BLAKEY SURVEY NO. 32 ABSTRACT 49
 JACK DIES SURVEY NO. 1854 ABSTRACT 2734 &
 CHARLES CORNIEA SURVEY NO. 80 ABSTRACT 157
 TRAVIS COUNTY

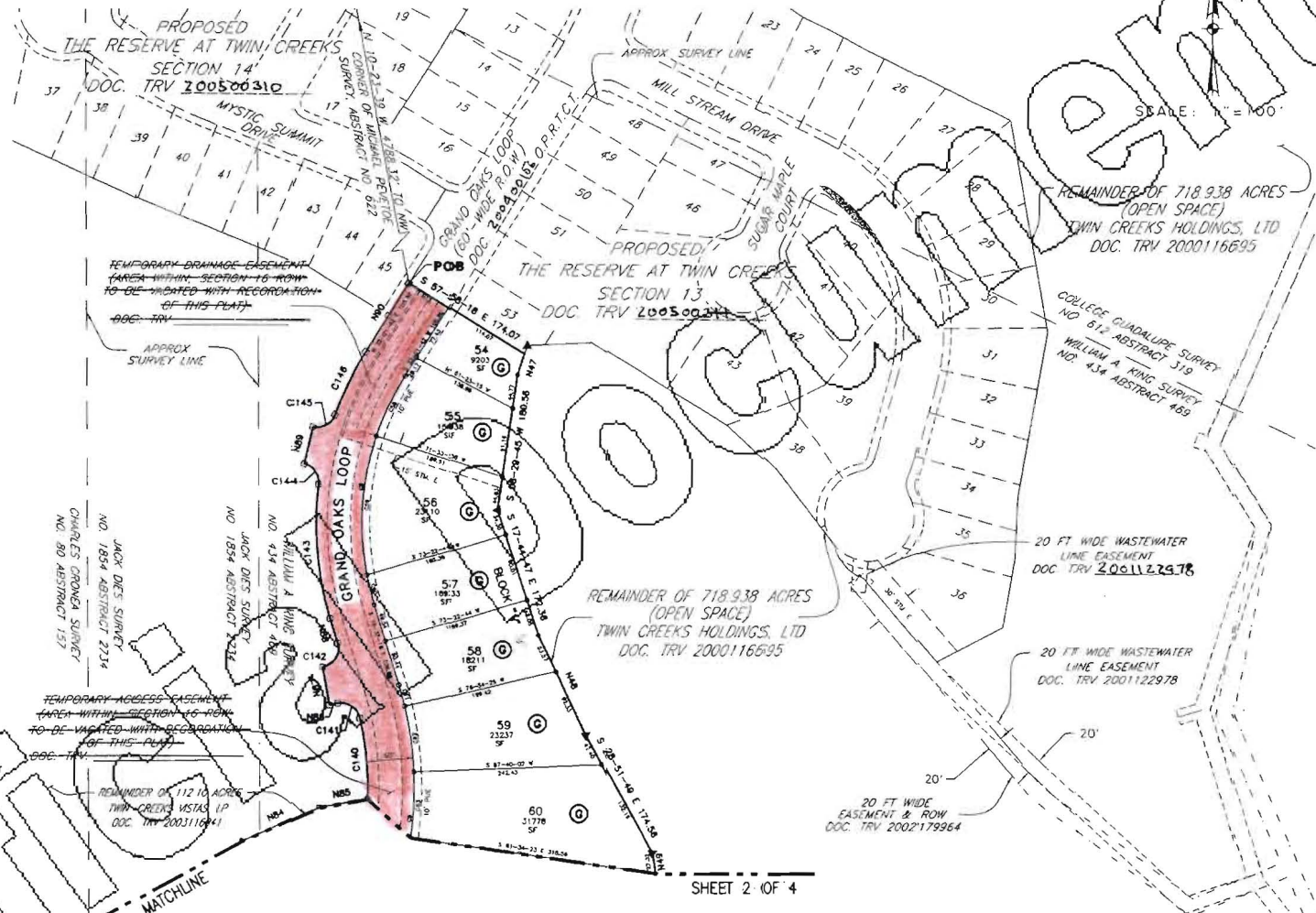
NOTE:
 1- SINGLE FAMILY LOTS
 2- OPEN SPACE LOTS
 36- TOTAL LOTS
 TOTAL AREA OF PLAT: 28,500 ACRES
 LINEAR FEET OF NEW STREETS:
 GRAND OAKS LOOP: 1,376.24- FEET
 SHADOW CANYON DRIVE: 881.03- FEET
 SKY RIDGE LANE: 808.97- FEET
 HIDDEN HILLS LANE: 1,529.46- FEET
 TOTAL LINEAR FEET OF NEW STREETS- 4,697.70
 DRIVEWAY ACCESS IS PROHIBITED FROM
 LOTS 70 & 71, BLOCK V, TO SHADOW CANYON DRIVE.

A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ADJACENT TO ALL STREET ROW ON ALL LOTS. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE FROM THE FRONT BUILDING LINE EXCEPT WHERE A SIDE LOT LINE IS ALSO THE REAR LOT LINE OF AN ADJACENT LOT IN WHICH CASE THE 5' WIDE PUE IS DEDICATED ALONG THE ENTIRE LENGTH OF THE SIDE LOT LINE. PUE'S SEVEN AND ONE HALF (7 1/2) FOOT IN WIDTH ARE HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES.

- LOT SETBACKS**
- FRONT BUILDING LINE SETBACK FOR PRIMARY STRUCTURE TO BE 20'-FEET
 - REAR BUILDING LINE SETBACK FOR PRIMARY STRUCTURE TO BE 7.5'-FEET.
- FRONT OPEN AIR PORCHES TO EXTEND A MAXIMUM OF 9'-FEET INTO FRONT BUILDING LINE.

LEGEND & ABBREVIATIONS

○	SET IRON ROD	PUE	PUBLIC UTILITY EASEMENT
○	SET 'X' CUT	WE	WATERLINE EASEMENT
○	FOUND COTTON PINNER SPINDLE	WWE	WASTEWATER EASEMENT
○	FOUND IRON ROD	STO, E	STORM SEWER EASEMENT
○	FOUND CONCRETE MONUMENT	BN	BUILDING SETBACK LINE
○	SET CONCRETE MONUMENT	OP.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
○	FOUND IRON PIPE	SD	SIGHT DISTANCE EASEMENT
○	FENCED CORNER	POB	POINT OF COMMENCEMENT
○	WIRE PROTRANT	POB	POINT OF BEGINNING
○	WATER METER	WV	WATER VALVE
○	WATER VALVE	LEC, E	ELECTRIC EASEMENT
○	GAS METER	NVA, E	NO VEHICULAR ACCESS EASEMENT
○	GAS VALVE	DE, E	FILL EASEMENT
○	UTILITY POLE	○	GRINDER PUMP LOT
○	UTILITY POLE		
○	MANHOLE ELECTRIC		
○	MANHOLE UNKNOWN		
○	MANHOLE SANITARY		
○	MANHOLE STORM		
○	MANHOLE TELEPHONE		
○	TELEPHONE PEDESTAL		



SCALE: 1" = 100'

REMAINDER OF 718.938 ACRES (OPEN SPACE)
 TWIN CREEKS HOLDINGS, LTD
 DOC. TRV 2000116695

COLLEGE GUADALUPE SURVEY
 NO. 61, ABSTRACT 319
 WILLIAM A. KING SURVEY
 NO. 434 ABSTRACT 469

20 FT WIDE WASTEWATER
 LINE EASEMENT
 DOC. TRV 2001122978

20 FT WIDE WASTEWATER
 LINE EASEMENT
 DOC. TRV 2001122978

20 FT WIDE
 EASEMENT & ROW
 DOC. TRV 2002179964

REMAINDER OF 718.938 ACRES
 (OPEN SPACE)
 TWIN CREEKS HOLDINGS, LTD
 DOC. TRV 2000116695

SHEET 2 OF 4

TCB TurnerCollie & Braden Inc.

Engineers • Planners • Project Managers
 400 WEST 15th STREET, SUITE 500
 AUSTIN, TEXAS 78701
 (512) 472-4519
 FAX (512) 472-7519

SURVEYOR
 SURVCON INC.
 400 WEST 15th STREET, SUITE 1030
 AUSTIN, TEXAS 78701
 (512) 457-7870 FAX (512) 320-0898
SURVCON INC.
 PROFESSIONAL SURVEYORS

OWNER:
 TWIN CREEKS VISTAS, LP.
 23 CORPORATE PLAZA, SUITE 130D
 NEWPORT BEACH, CA 92660

JOB NO. 0522221636.0014 AUGUST, 2004

SHEET 1 OF 4

THE RESERVE AT TWIN CREEKS SECTION 16

SHEET 1 OF 4

SCALE: 1"=100'

MATCHLINE

APPROX. SURVEY LINE

EMPHATIC ACCESS EASEMENT
(AREA WITHIN SECTION 16 R.O.W.
NOT BE INDICATED WITH RECORDATION
OF THIS PLAN)

REMAINDER OF 117.10 ACRES
TWIN CREEKS HOLDINGS, LP
DOC. TRV 2003112941

REMAINDER OF 718.938 ACRES
(OPEN SPACE)
TWIN CREEKS HOLDINGS, LTD
DOC. TRV 2000116695

REMAINDER OF 718.938 ACRES
(OPEN SPACE)
TWIN CREEKS HOLDINGS, LTD
DOC. TRV 2000116695

JACK OAKS SURVEY
NO. 1694 ABSTRACT 137
CHANGES GROWING SURVEY



INSET A
M.T.S.

APPROX. SURVEY LINE

20 FT WIDE WASTEWATER
LINE EASEMENT
DOC. TRV 2001122978

ABBOTTSBURY DRIVE
(50'-WIDE R.O.W.)
DOC. O.P.R.I.C.T.

20 FT WIDE WHE
DOC. TRV 2001122978

20 FT WIDE
EASEMENT & ROW
DOC. TRV 2002179964

LEGEND & ABBREVIATIONS

⊙	SET IRON ROD	PU	PUBLIC UTILITY EASEMENT
⊙	SET X CUT	WE	WATERLINE EASEMENT
▲	FOUND COTTON PICKER SPINDLE	WWE	WASTEWATER EASEMENT
●	FOUND IRON ROD	STM E	STORM SEWER EASEMENT
⊙	FOUND CONCRETE MONUMENT	BSL	BUILDING SETBACK LINE
⊙	SET CONCRETE MONUMENT	O.P.R.I.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
⊙	FOUND IRON PIPE	S.D.E.	'SIGHT DISTANCE' EASEMENT
⊙	FENCE CORNER	POC	POINT OF COMMENCEMENT
⊙	FIRE HYDRANT	POB	POINT OF BEGINNING
⊙	WATER METER	ELEC E	ELECTRIC EASEMENT
⊙	WATER VALVE	NVA E	NO VEHICULAR ACCESS EASEMENT
⊙	GAS METER	FILL E	FILL EASEMENT
⊙	GAS VALVE	⊙	GRINDER PUMP LOT
⊙	UTILITY POLE		
⊙	GUY WIRE		
⊙	LIGHT POLE		
⊙	MANHOLE ELECTRIC		
⊙	MANHOLE UNKNOWN		
⊙	MANHOLE SANITARY		
⊙	MANHOLE STORM		
⊙	MANHOLE TELEPHONE		
⊙	TELEPHONE PEDESTAL		

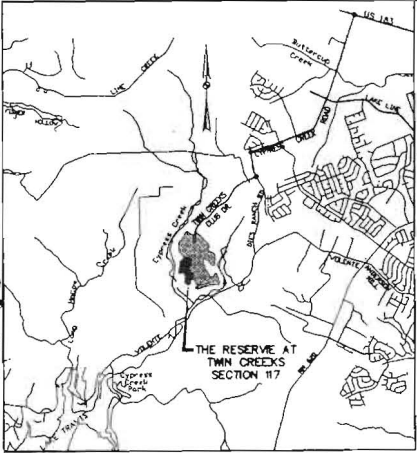
SHEET 2 OF 4

200100027

PHOTOGRAPHIC MYLAR

518106 9200 200600125

THE RESERVE AT TWIN CREEKS SECTION 17



SURVEY:
CHARLES CORNEA SURVEY NO. 80 ABSTRACT 157
TRAVIS COUNTY

NOTE:
43-SINGLE FAMILY LOTS
4-OPEN SPACE LOTS
47-TOTAL LOTS
TOTAL AREA OF PLAT: 20.826 ACRES
LINEAR FEET OF NEW STREETS
GRAND OAKS LOOP: 1,468- FEET
MOSSY GROVE COURT: 550- FEET
STERLING HEIGHTS COURT: 491- FEET
PRAIRIE MIST COURT: 195- FEET
GRANITE BASIN COURT: 143- FEET
TOTAL LINEAR FEET OF NEW STREETS--2,847

DRIVEWAY ACCESS IS PROHIBITED FROM
BLOCK "X" LOT 1, TO ABBOTTSBURY DRIVE

A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ADJACENT TO ALL STREET ROW ON ALL LOTS. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE FROM THE FRONT BUILDING LINE EXCEPT WHERE A SIDE LOT LINE IS ALSO THE REAR LOT LINE OF AN ADJACENT LOT IN WHICH CASE THE 5' WIDE PUE IS DEDICATED ALONG THE ENTIRE LENGTH OF THE SIDE LOT LINE. PUE'S SEVEN AND ONE HALF (7 1/2) FOOT IN WIDTH ARE HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES.

- LOT SETBACKS**
- FRONT BUILDING LINE SETBACK FOR PRIMARY STRUCTURE TO BE 20'-FEET.
 - REAR BUILDING LINE SETBACK FOR PRIMARY STRUCTURE TO BE 7.5'-FEET.
 - FRONT OPEN AIR PORCHES TO EXTEND A MAXIMUM OF 9'-FEET INTO FRONT BUILDING LINE.

LEGEND & ABBREVIATIONS

○	SET IRON ROD	PUE	PUBLIC UTILITY EASEMENT
○	SET "Y" CUT	WE	WATERLINE EASEMENT
○	SET COTTON PICKER SPINDLE	WWE	WASTEWATER EASEMENT
○	FOUND IRON ROD	STM	STORM SEWER EASEMENT
○	FOUND CONCRETE MONUMENT	BEL	BUILDING SETBACK LINE
○	FOUND CONCRETE MONUMENT	ELE	ELECTRIC EASEMENT
○	FOUNDATION PIPE	O.P.R.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
○	GAS HYDRANT	SDE	SHORT DISTANCE EASEMENT
○	WATER METER	POC	POINT OF COMMENCEMENT
○	GAS METER	POB	POINT OF BEGINNING
○	GAS VALVE		
○	UTILITY POLE		
○	GUY WIRE		
○	LIGHT POLE		
○	MANHOLE ELECTRIC		
○	MANHOLE UNKNOWN		
○	MANHOLE SANITARY		
○	MANHOLE STORM		
○	MANHOLE TELEPHONE		
○	TELEPHONE PEDESTAL		

OWNER:
TWIN CREEKS VISTAS, LP.
23 CORPORATE PLAZA, SUITE 130
NEWPORT BEACH, CA 92660

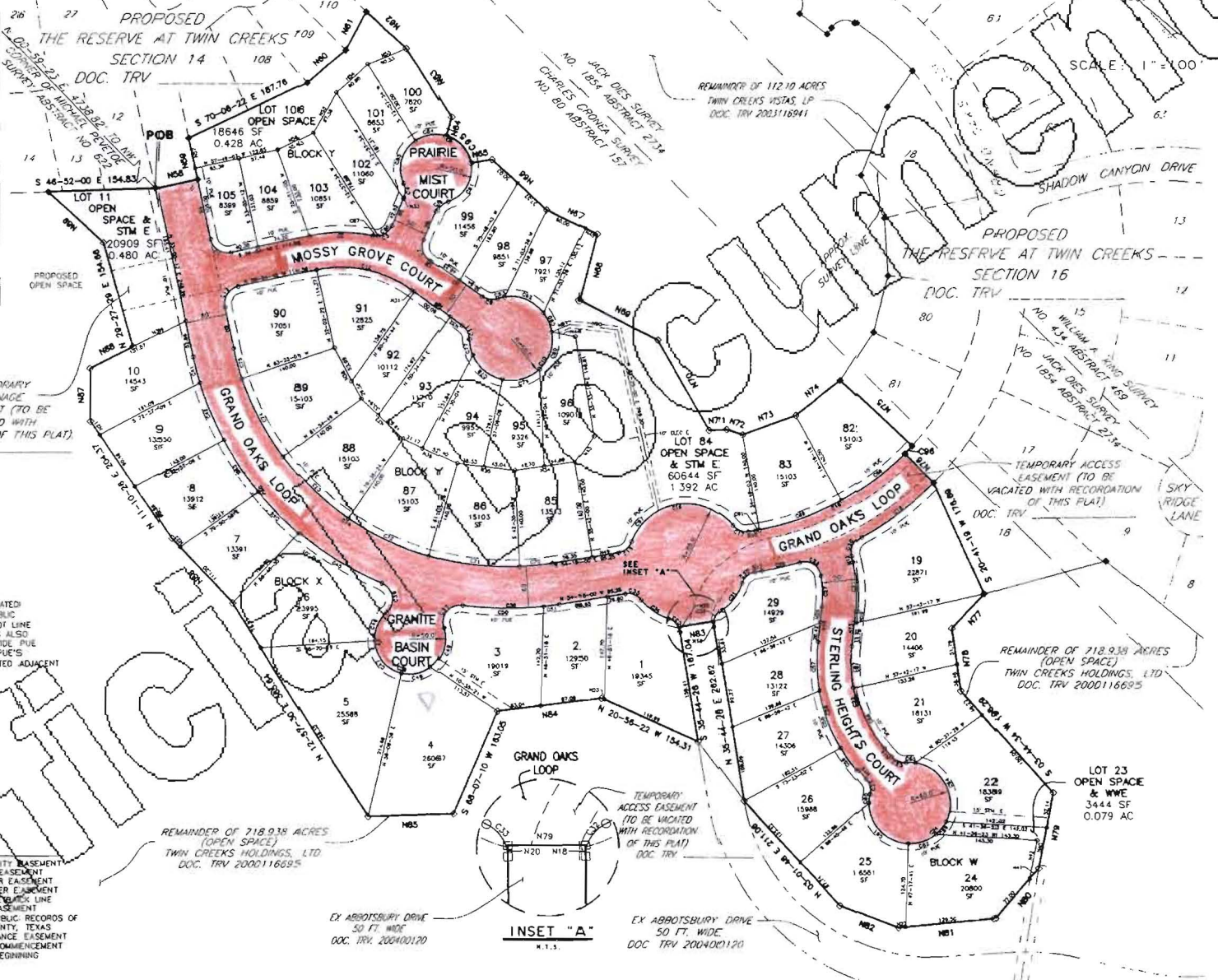
TCB TurnerCollie & Braden Inc.

Engineers • Planners • Project Managers
400 WEST 15th STREET, SUITE 500
AUSTIN, TEXAS 78701
(512) 472-4519
FAX (512) 472-7519

SURVCON INC.
PROFESSIONAL SURVEYORS
400 WEST 15th STREET, SUITE 1030
AUSTIN, TEXAS 78701
(512) 457-7870 FAX (512) 320-0898

JOB NO. 052221636.0015 AUGUST, 2004

SHEET 1 OF 3



SCALE: 1" = 100'

JACK DEE SURVEY
NO. 1854 ABSTRACT 2214
NO. 80 ABSTRACT 157

REMAINDER OF 112.10 ACRES
TWIN CREEKS VISTAS, LP.
DOC. TRV 2003118941

TEMPORARY ACCESS EASEMENT (TO BE VACATED WITH RECORDATION OF THIS PLAT)
DOC. TRV

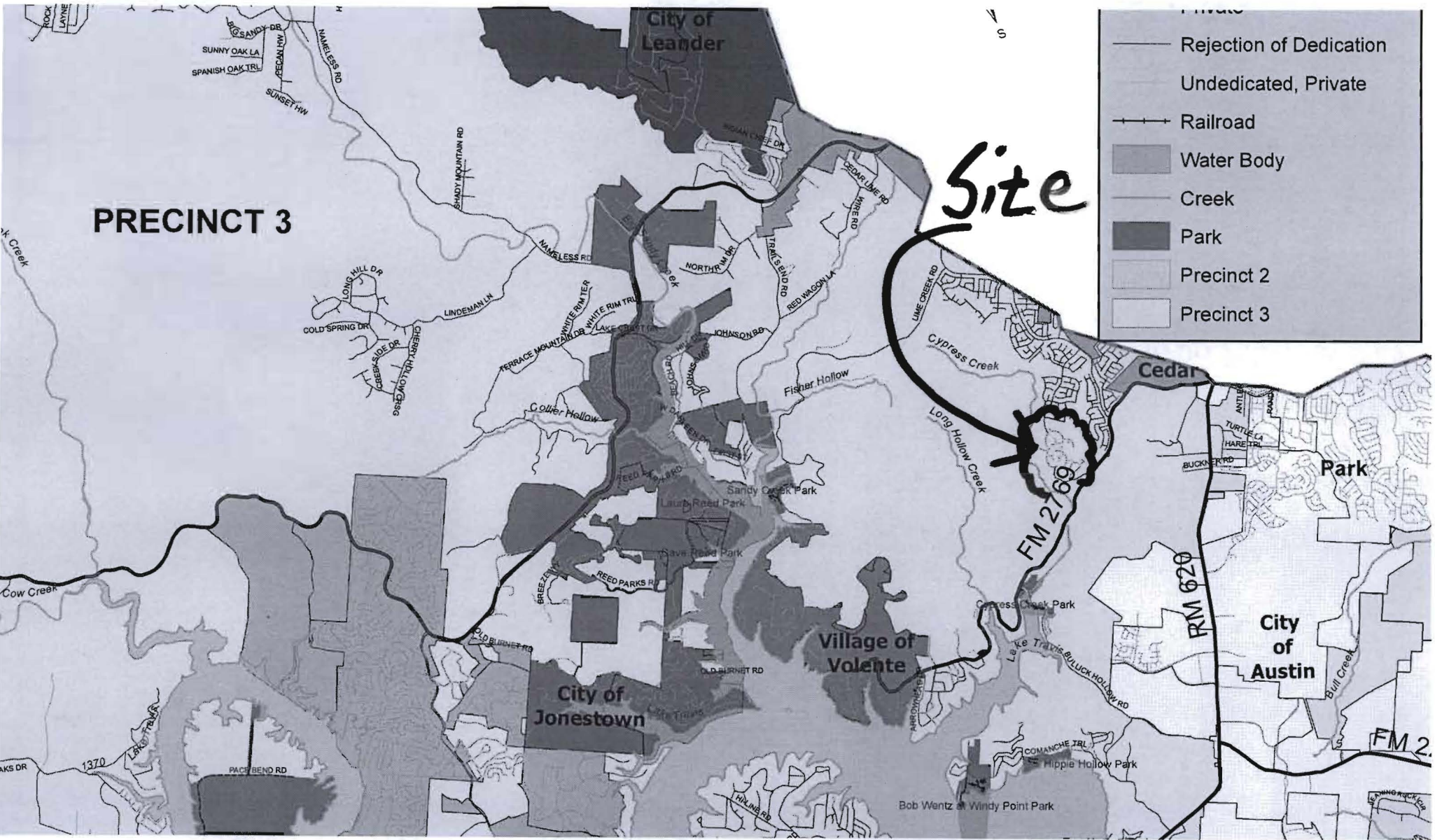
REMAINDER OF 218.938 ACRES (OPEN SPACE)
TWIN CREEKS HOLDINGS, LTD.
DOC. TRV 2000116695

INSET "A"
N.T.S.

EX ABBOTTSBURY DRIVE
50 FT. WIDE
DOC. TRV. 200400120









EX ABBOTTSBURY DRIVE
50 FT. WIDE
DOC. TRV 200400120

PHOTOGRAPHIC Aerial



PRECINCT 3

Site

-  Rejection of Dedication
-  Undedicated, Private
-  Railroad
-  Water Body
-  Creek
-  Park
-  Precinct 2
-  Precinct 3

Village of Volente

City of Jonestown

City of Austin

FM 2769

FM 620

FM 2

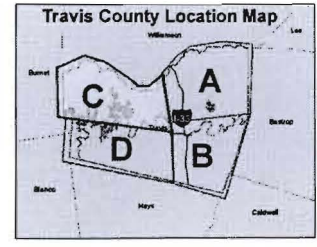
Bob Wentz at Windy Point Park



WILLIAMSON COUNTY

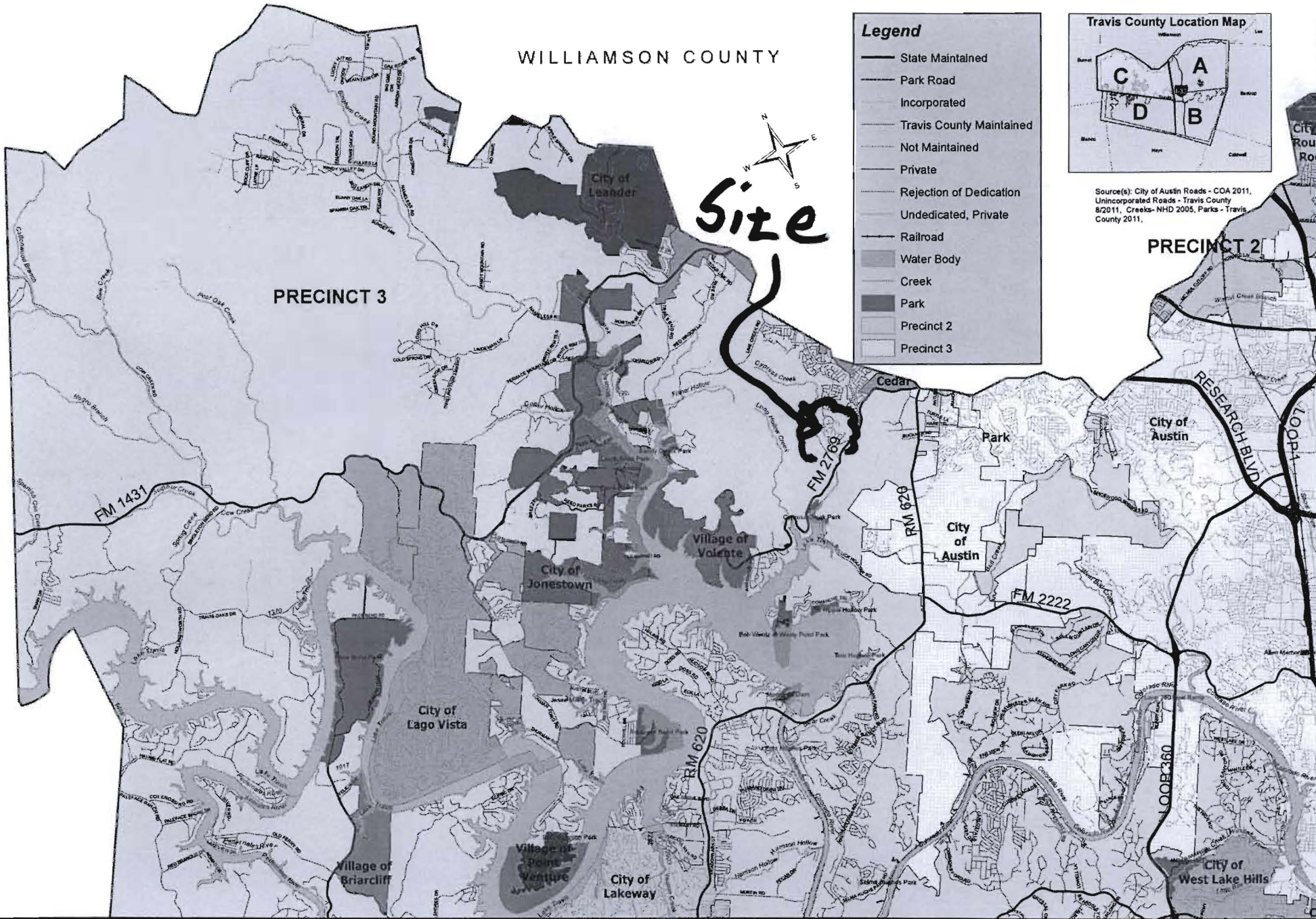
Legend

- State Maintained
- Park Road
- Incorporated
- Travis County Maintained
- Not Maintained
- Private
- Rejection of Dedication
- Undedicated, Private
- Railroad
- Water Body
- Creek
- Park
- Precinct 2
- Precinct 3



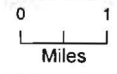
Source(s): City of Austin Roads - COA 2011, Unincorporated Roads - Travis County 8/2011, Creeks-NHD 2005, Parks - Travis County 2011.

Site



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

Travis County Roadways, Map C



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



Twin Creeks Club Dr.

Anderson Mill Road

Grand Oaks Loop

Abbotsberg Dr.

FM 2769

Twin Creeks

