



Travis County Commissioners Court Agenda Request

Meeting Date: January 15, 2013

Prepared By: Michael Hettenhausen **Phone #:** 854-7563

Division Director/Manager: Anna Bowlin, Division Director, Development Services and Long Range Planning

AB

Department Head/Title: 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 requests:

- A) The partial plat vacation of Sweetwater Ranch Subdivision Section One Village A Final Plat; and
- B) A plat for recording: Sweetwater Ranch Subdivision Section One Village A Replat (Short Form Final Plat - Three total lots - Pedernales Summit Parkway - No ETJ) in Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

A) WS-COS Development, LLC, owners of all real property included in lots 1 through 12 of Block A and lots 2 through 15 of Block B Sweetwater Ranch Section One Village A Final Plat have applied through Travis County for a partial plat vacation of the final plat. The original subdivision, located on Pedernales Summit Parkway, consisted of 27 total lots (22 single family residential lots, three landscape lots, one common area lot, and one water quality and drainage lot) on 7.329 acres.

Approval of the partial plat vacation will return the property back to raw land. Upon approval of the vacation, the owners will be able to replat the lots into one 6.96 acre common area lot, one 0.6 acre water quality lot, and 0.57 acre one commercial lot. The associated replat (Sweetwater Ranch Section One Village A Replat) is scheduled for plat approval as Item B on this agenda request.

B) This final plat consists of three total lots (one commercial lot, one water quality easement lot, and one common area, fence, signage, and landscape lot) on 8.12 acres platted from Pedernales Summit Parkway. There are no new private or public streets associated with this final plat, water and wastewater service will be provided by the Lazy Nine Municipal Utility District 1B.

STAFF RECOMMENDATIONS:

Single Office staff has reviewed the partial plat vacation application and the replat application, cleared all comments, and recommends approval of the partial plat vacation and replat application.

ISSUES AND OPPORTUNITIES:

A notice of public hearing sign was placed on the property on December 14, 2012, announcing the date, time, and location of the public hearing, and a notice of public hearing letter was mailed via certified mail on December 10, 2012. As of the drafting of the agenda request, staff has not received any inquiries regarding this project. Staff knows of no objections to the proposed partial plat vacation and, as the applicant has addressed all subdivision requirements, recommends the approval of the vacation and replat.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A

EXHIBITS/ATTACHMENTS:

- Precinct map
- Location map
- Proposed final plat

REQUIRED AUTHORIZATIONS:

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

CC:

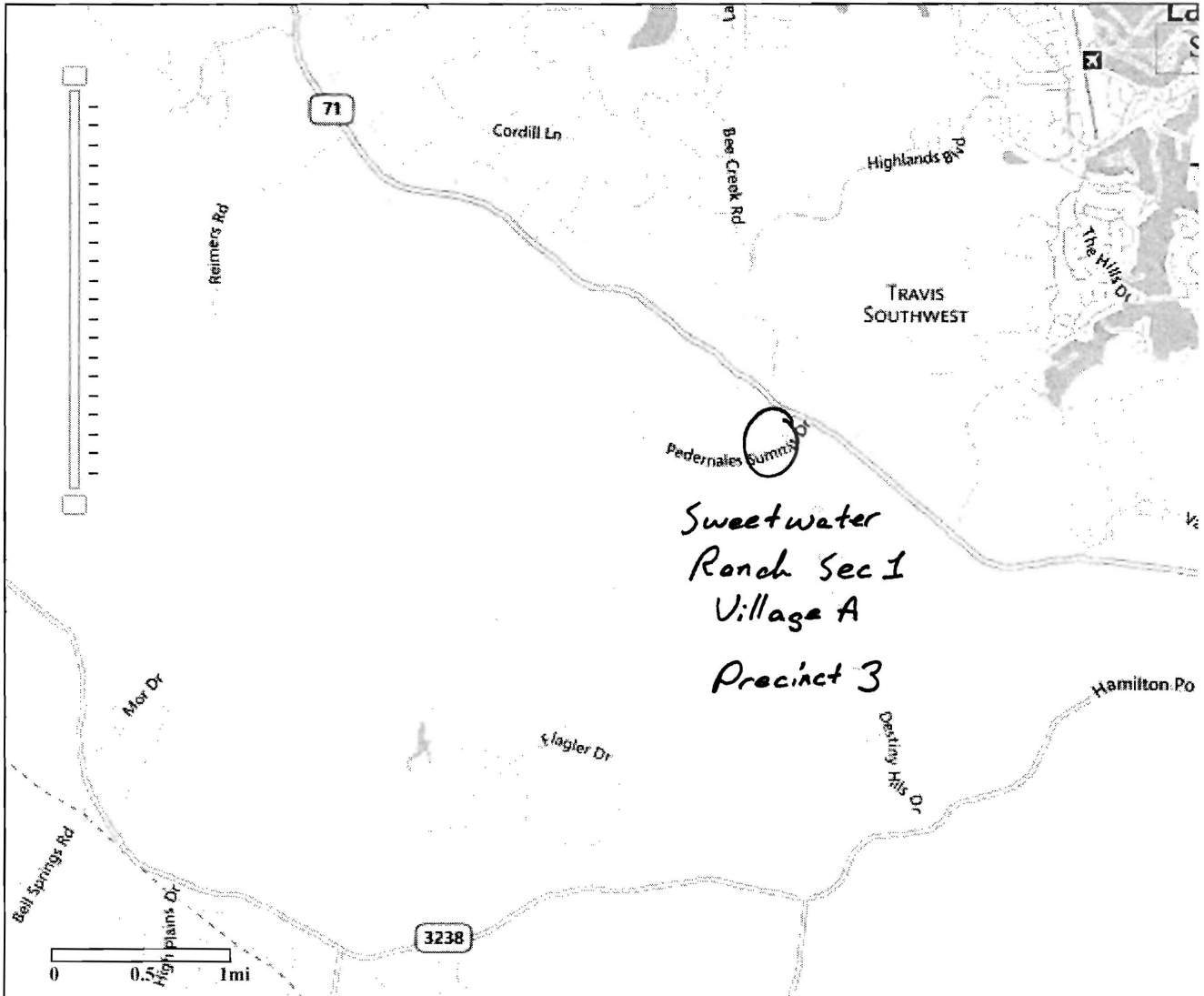
SM:AB:mh
1101 - Development Svs- Sweetwater Ranch Section One Village A Partial Plat Vacation

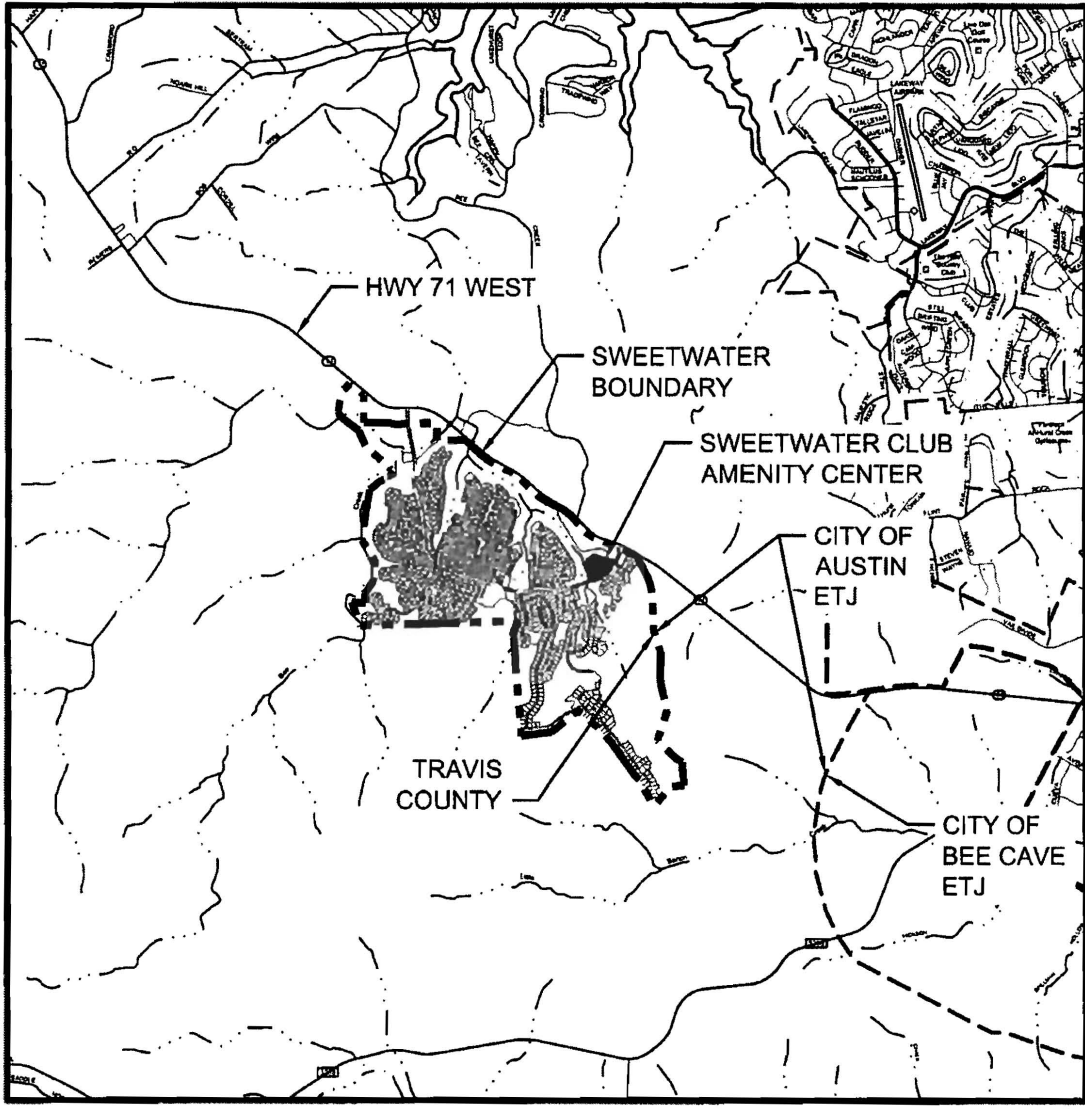
Precinct Map

**BETA
GIS
Viewer**

Area:

Measured Distance:
Area:

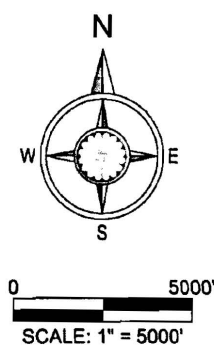




LOCATION MAP
SWEETWATER CLUB
AMENITY CENTER

Malone/
Wheeler, Inc.

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



E:\12_014_Sweetwater_Club\Exhibits\LOCATION MAP_AMENITY CENTER.dwg 8/2/2012 8:40:42 PM JOE

VACATION INSTRUMENT

**PARTIAL VACATION OF
SWEETWATER RANCH SECTION ONE, VILLAGE A**

THE STATE OF TEXAS

COUNTY OF TRAVIS

WHEREAS WS-COS Development, LLC ("Owner") is the owner of all the real property included in Lots 1-12 of Block A and Lots 2-15 of Block B Sweetwater Ranch Section One Village A, a subdivision located in Travis County, Texas, of which is recorded in Document #200600162 of the Plat Records of Travis County, Texas (the "Plat"), and whereas said lots comprise all of the land encompassed by the Plat; and

WHEREAS, Owner now wish to vacate Lots 1-12 of Block A and Lots 2-15 of Block B of the Plat in accordance with the procedures set forth in Section 232.008 of the Texas Local Government Code

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: That Proprietors do hereby declare that, subject to the approval by the Travis County Commissioners Court, Lots 1-12 of Block A and Lots 2-15 of Block B of said subdivision is vacated. It is understood that this action will in no way affect other lots of said subdivision. All Bio-Retention Easements on Lots 3-14, Block B shall be released. The Site Line Easement at the Northeasterly intersection of Backbone Creek Crossing Loop shall be released. The Water Quality, Drainage and Wastewater Easement on Lot 2, Block B shall be preserved. The Site Line Easement at the Southwesterly intersection of Backbone Creek Crossing Loop shall be preserved.

EXECUTED this 8TH day of AUGUST, 2012.

OWNER:

By: *J. Robert Long*
J. Robert Long
Authorized Signatory

THE STATE OF TEXAS

COUNTY OF *Tarrant*

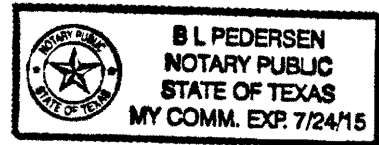
Before me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared Owner 1 Name, known to me to be the person whose name is subscribed to in the foregoing instrument of writing, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in capacity therein stated.

Given under my hand and seal of office, this the 8 day of August, 2012.

B. L. Pedersen

Notary Public in and for the State of Texas

My Commission Expires: *July 24, 2015*



Approval of Partial Plat Vacation

STATE OF TEXAS

COUNTY OF TRAVIS

On _____, 20____, the Travis County Commissioners Court approved the partial cancellation of the subdivision known as _____, as described above.

EXECUTED, this _____ day of _____, 20_____.

Dana Debeauvoir, County Clerk
Travis County, Texas

By: _____
Deputy

Return to:
Travis County TNR
Attention: Michael Hettenhausen
P.O. Box 1748
Austin, TX 78767

BEING A 7.329 ACRE TRACT LOCATED IN THE W.A. BARLOW SURVEY NUMBER 86, TRAVIS COUNTY, TEXAS, AND BEING ALL OF LOTS 1 THRU 12, BLOCK A, AND ALL OF LOTS 2 THRU 15, BLOCK B OF SWEETWATER SECTION ONE VILLAGE A, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 200600162, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY TEXAS. SAID 7.329 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at 1/2 inch iron rod with a plastic “Delta Survey” cap found for the intersection of the south right-of-way (ROW) line of State Highway 71 (200’ R.O.W), same being the east ROW line of Pedernales Summit Parkway (70’ ROW), also being a remainder corner of that a north line of a 1379.351 acre (remainder) tract conveyed to WS-COS Development and recorded in Document Number 2011102858, Official Public Records, Travis County, Texas, from which a TxDot Type I monument found bears with the arc of a curve to the left a distance of 328.49 feet, through a central angle of 03°20’36”, having a radius of 5629.58 feet and whose chord bears N68°30’31”W a distance of 328.44 feet;

THENCE with said common line, with the arc of a curve to the right a distance of 140.64 feet, through a central angle of 1°25’53”, having a radius of 5629.58 feet, and whose chord bears S66°07’16”E, a distance of 140.64 feet to a 1/2 inch iron rod with a plastic “Delta Survey” cap found, from which a TxDot Type I monument found bears with the arc of a curve to the right a distance of 1376.19 feet, through a central angle of 14°00’23”, having a radius of 5629.58 feet, and whose chord bears S58°24’08”E, a distance of 1372.77 feet;

THENCE leaving said common line and crossing said WS-COS Development tract the following twenty-eight (28) courses and distances:

1. S69°40’43”W, a distance of 35.30 feet to a 1/2 inch iron rod with plastic “Delta Survey” cap found,
2. S24°45’45”W, a distance of 26.17 feet to a 1/2 inch iron rod with plastic “Delta Survey” cap found,
3. With the arc of a curve to the right a distance of 29.90 feet, through a central angle of 5°42’38”, having a radius of 300.00 feet, and whose chord bears S27°37’04”W, a distance of 29.89 feet to a 1/2 inch iron rod with plastic “Delta Survey” cap found,
4. S30°28’23”W, a distance of 70.57 feet to a 1/2 inch iron rod with plastic “Delta Survey” cap found,
5. With the arc of a curve to the left a distance of 29.90 feet, through a central angle of 5°42’38”, having a radius of 300.00 feet, and whose chord bears S27°37’04”W, a distance of 29.89 feet to a 1/2 inch iron rod with plastic “Delta Survey” cap found,

6. S24°45'45"W, a distance of 254.27 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,
7. With the arc of a curve to the right a distance of 69.53 feet, through a central angle of 7°53'21", having a radius of 505.00 feet, and whose chord bears S28°42'26"W, a distance of 69.48 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,
8. S32°39'06"W, a distance of 124.47 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,
9. With the arc of a curve to the right a distance of 427.51 feet, through a central angle of 38°34'27", having a radius of 635.00 feet, and whose chord bears S51°56'20"W, a distance of 419.48 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,
10. S71°13'33"W, a distance of 318.19 feet to a concrete monument found,
11. N18°46'27"W, a distance of 70.00 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,
12. N18°46'39"W, a distance of 19.98 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found for the southwest corner of Lot 2, Block B of said Village A and the **POINT OF BEGINNING**;

THENCE continuing to cross the said WS-COS tract the following twenty four (24) courses and distances:

1. N19°11'37"W, a distance of 74.29 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,
2. N06°12'03"W, a distance of 136.77 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,
3. N13°57'24"E, a distance of 225.31 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,
4. N05°56'23"E, a distance of 60.59 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,
5. N11°29'27"E, a distance of 95.30 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,
6. N13°57'24"E, a distance of 42.98 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,
7. N57°47'26"E, a distance of 93.24 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,
8. S76°02'36"E, a distance of 118.58 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found
9. S67°43'39"E, a distance of 66.47 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,
10. S76°02'36"E, a distance of 423.57 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,
11. S24°45'45"W, a distance of 47.38 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,,
12. With the arc of a curve to the right a distance of 59.90 feet, through a central angle of 7°53'21", having a radius of 435.00 feet, and whose chord bears

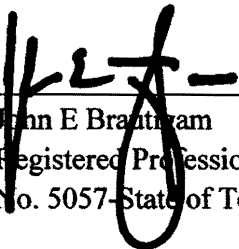
- S28°42'26"W, a distance of 59.85 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,;
13. S32°39'06"W, a distance of 42.50 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,,
 14. With the arc of a curve to the right a distance of 23.56 feet, through a central angle of 89°59'55", having a radius of 15.00 feet, and whose chord bears S77°39'04"W, a distance of 21.21 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,;
 15. S32°39'09"W, a distance of 50.00 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,,
 16. thence with a curve to the right a distance of 23.56 feet, through a central angle of 90°00'05", having a radius of 15.00 feet, and whose chord bears S12°20'56"E, a distance of 21.21 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,;
 17. S32°39'06"W, a distance of 1.96 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,,
 18. With the arc of a curve to the right a distance of 380.38 feet, through a central angle of 38°34'27", having a radius of 565.00 feet, and whose chord bears S51°56'20"W, a distance of 373.24 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,;
 19. S71°13'33"W, a distance of 133.20 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,,
 20. With the arc of a curve to the right a distance of 23.56 feet, through a central angle of 89°59'47", having a radius of 15.00 feet, and whose chord bears N63°46'33"W, a distance of 21.21 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,;
 21. S71°13'41"W, a distance of 50.00 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,,
 22. N18°46'39"W, a distance of 19.99 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,
 23. S40°15'31"W, a distance of 29.15 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found, and

24. S71°13'21"W, a distance of 95.00 feet to the **POINT OF BEGINNING** and containing 7.329 acres more or less.

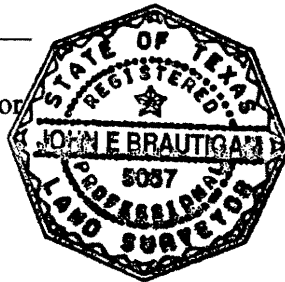
BEARING BASIS: Texas State Plane Coordinate System, Central Zone, NAD83/HARN

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

June 11, 2012

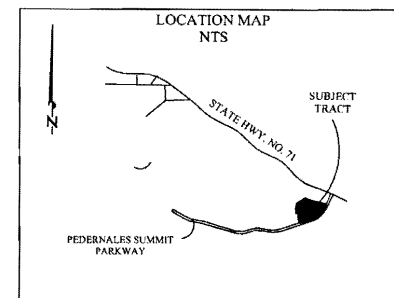


John E Brautigam
Registered Professional Land Surveyor
No. 5057-State of Texas



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

**TRAVIS COUNTY
CONSUMER PROTECTION NOTICE
FOR HOMEBUYERS**



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

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

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

THIS CAN AFFECT THE VALUE OF YOUR PROPERTY.

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

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS THAT WS-COS DEVELOPMENT, LLC, ACTING HEREIN AND THROUGH MICHAEL L. RAFFERTY, AUTHORIZED SIGNATORY; OWNER OF 1379.351 ACRES (REMAINDER) OF LAND LOCATED IN THE W. A. BARLOW SURVEY NO. 86, IN TRAVIS COUNTY, TEXAS, DESCRIBED BY DEED OF RECORD IN DOCUMENT NO. 2011102858 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, THE UNDERSIGNED OWNER DOES HEREBY SUBDIVIDE 8.12 ACRES OF LAND OUT OF SAID 1379.351 ACRES TRACT PURSUANT TO CHAPTER 232 OF THE LOCAL GOVERNMENT CODE OF TEXAS, IN ACCORDANCE WITH THIS PLAT, AND PURSUANT TO THE PLAT VACATION RECORDED AS DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, TO BE KNOWN AS

"SWEETWATER RANCH SECTION ONE VILLAGE A REPLAT"
SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND HEREBY DEDICATES TO THE OWNERS OF THE LOTS IN THE SUBDIVISION, PUBLIC UTILITIES SERVING THE SUBDIVISION, EMERGENCY SERVICES PROVIDERS WITH JURISDICTION, AND PUBLIC SERVICES AGENCIES, THE USE OF ALL THE PRIVATE STREET AND OTHER EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED. THE MAINTENANCE AND PAYMENT OF REAL PROPERTY TAXES ON SUCH PRIVATE STREETS ARE THE RESPONSIBILITY OF THE OWNER(S) OF THE SUBDIVISION OR ANY DULY CONSTITUTED HOMEOWNERS ASSOCIATION UNDER THAT CERTAIN INSTRUMENT OF RECORD AT DOCUMENT NUMBER 2006076072, OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. ALL PRIVATE STREETS AND ANY SECURITY GATES OR DEVICES CONTROLLING ACCESS TO SUCH STREETS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION. AN EXPRESS EASEMENT IS HEREBY GRANTED ACROSS SAID PRIVATE STREETS AND ANY COMMON AREAS FOR THE USE OF THE SURFACE FOR ALL GOVERNMENTAL FUNCTIONS, VEHICULAR AND NONVEHICULAR, INCLUDING FIRE AND POLICE PROTECTION, SOLID AND OTHER WASTE MATERIAL PICKUP, AND ANY OTHER PURPOSE ANY GOVERNMENTAL AUTHORITY DEEMS NECESSARY; AND OWNER FURTHER AGREES THAT ALL GOVERNMENTAL ENTITIES, THEIR AGENTS OR EMPLOYEES, SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGE OCCURRING TO THE SURFACE OF THE SAID PRIVATE STREET AND ANY COMMON AREA AS A RESULT OF ANY SUCH USE BY GOVERNMENTAL VEHICLES.

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

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

STATE OF TEXAS
COUNTY OF _____
BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED MICHAEL L. RAFFERTY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. MAP 48453C0385H DATED SEPTEMBER 26, 2008.

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

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

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

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

PRELIMINARY NOT FOR RECORDATION

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

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

DIRECTOR, CITY OF AUSTIN
PLANNING & DEVELOPMENT REVIEW DEPARTMENT

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES, SHOWN ON THIS PLAT AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/ OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS, PRESCRIBED BY THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO THE COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

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

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE ____ DAY OF _____, 201 ____ A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE ____ DAY OF _____, 201 ____ A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

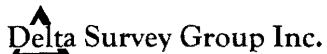
STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 201 ____ A.D., AT ____ O'CLOCK ____ M., DULY RECORDED ON THE ____ DAY OF _____, 201 ____ A.D., AT ____ O'CLOCK ____ M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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

DANA DEBEAUVOIR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS.

DEPUTY



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

SWEETWATER RANCH SECTION ONE, VILLAGE A REPLAT

NOTES:

1. OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF TRAVIS COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
2. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH THE SPECIFIC WRITTEN APPROVAL OF THE SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE TRAVIS COUNTY TRANSPORTATION AND NATURAL RESOURCES.
3. WASTEWATER SYSTEMS SERVINGS THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH TRAVIS COUNTY PLANS AND SPECIFICATIONS. PLANS AND SPECIFICATION SHALL BE SUBMITTED TO LCRA AND TCEQ FOR REVIEW.
4. NO PORTION OF THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
5. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. MAP 48453C0385H DATED SEPTEMBER 26, 2008.
6. THIS SUBDIVISION IS SUBJECT TO A PHASING AGREEMENT RECORDED AS DOCUMENT NO. 2006100748.
7. MUNICIPAL JURISDICTION: THIS PRELIMINARY PLAN BOUNDARIES FALL OUTSIDE C.O.A. ETJ, BEE CAVE ETJ, LAKEWAY ETJ, AND WILL BE REGULATED BY TRAVIS COUNTY. MUNICIPAL JURISDICTION - NONE.
8. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT NO. 2006076072 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
9. DRIVEWAYS SHALL NOT BE CONSTRUCTED CLOSER THAN 50 FEET OR 60% OF THE LOT'S FRONTAGE TO THE EDGE OF PAVEMENT OF AN INTERSECTING LOCAL OR COLLECTOR STREET.
10. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
11. WATER SERVICE AND WASTEWATER SERVICE WILL BE PROVIDED BY THE LAZY NINE MUNICIPAL UTILITY DISTRICT 1B.
12. DRAINAGE EASEMENTS GREATER THAN 25 FEET WIDE CAN BE USED FOR OPEN CHANNEL OR ENCLOSED CONDUIT SYSTEMS. DRAINAGE EASEMENTS 15 FEET WIDE ARE FOR ENCLOSED CONDUIT DRAINAGE SYSTEMS ONLY.
13. THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE LAZY NINE MUNICIPAL DISTRICT 1B. WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY THE DISTRICT IN ACCORDANCE WITH ITS RATE ORDER, AS AMENDED. ALL CONSTRUCTION PLANS FOR WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS MUST BE PRESENTED TO THE DISTRICT AND APPROVED BY THE DISTRICT'S ENGINEER, PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE DISTRICT MAY INSPECT ALL WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS.
14. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES SHALL BE ALLOWED IN DRAINAGE EASEMENTS AND WATER QUALITY EASEMENTS EXCEPT AS APPROVED BY LCRA AND TRAVIS COUNTY.
15. NO LOT SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED PUBLIC SEWER SYSTEM.
16. NO LOT SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY FOR THIS PROPOSED DEVELOPMENT.
17. ALL ACCESS EASEMENTS ARE ALSO DRAINAGE EASEMENTS, WATER AND WASTEWATER EASEMENTS, ELECTRIC, AND GAS EASEMENTS AS PROVIDED BY LAZY NINE MUNICIPAL UTILITY DISTRICT 1B.
18. MAINTENANCE OF PRIVATE STREETS AND GATE STRUCTURES SHALL BE THE RESPONSIBILITY OF THE SUBDIVISION HOMEOWNERS ASSOCIATION.
19. ALL WATER QUALITY AND DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE LAZY NINE MUNICIPAL UTILITY DISTRICT 1B.
20. ALL PROPERTY OF THE HEREIN-DESCRIBED SUBDIVISION IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S NONPOINT-SOURCE (NPS) POLLUTION CONTROL ORDINANCE. ANY DEVELOPMENT OTHER THAN CONSTRUCTION OF A SINGLE-FAMILY HOME OR ASSOCIATED STRUCTURE MAY REQUIRE AN NPS DEVELOPMENT PERMIT FROM THE LOWER COLORADO RIVER AUTHORITY.
21. WITHIN A SIGHT LINE EASEMENT, ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNERS EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
22. DRAINAGE PLANS SHALL BE SUBMITTED TO TRAVIS COUNTY FOR REVIEW PRIOR TO SITE DEVELOPMENT. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
23. LOTS 2, 3, & 4 OF BLOCK B SHALL HAVE PERMANENT ACCESS TO THE P.U.E., DRAINAGE & ACCESS EASEMENT HEREON FOR ACCESS TO THE ADJACENT PUBLIC ROADWAY, PEDERNALES SUMMIT PARKWAY. PUBLIC R.O.W. ACCESS TO LOTS 2, 3, & 4 SHALL BE THROUGH THE PLATTED EASEMENT.

PERMANENT WATER QUALITY BMP EASEMENT PLAT NOTE:

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

LOWER COLORADO RIVER AUTHORITY

DATE

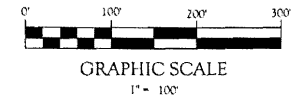
BENCHMARK LIST:

TBM-01: COTTON SPINDLE SET IN LIVE OAK TAG No. 7248
ELEV: 926.20'
TBM-02: COTTON SPINDLE SET IN 8" LIVE OAK TAG No. 7251
ELEV: 939.54'

SWEETWATER DEVELOPMENT PLAT NOTES:

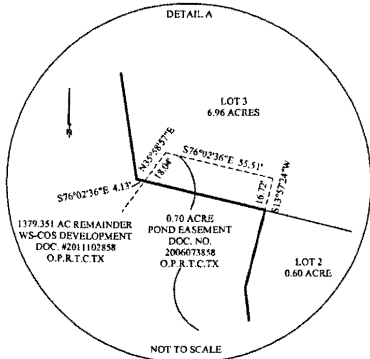
1. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE EVIDENCE THAT THE FINAL PLAT AND CONSTRUCTION PLANS FOR STREET AND DRAINAGE INFRASTRUCTURE IMPROVEMENTS ASSOCIATED WITH THE SUBDIVISION HAVE BEEN SUBMITTED TO THE U.S. ARMY CORPS OF ENGINEERS FOR REVIEW AND ISSUANCE OF PERTINENT AND APPROPRIATE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

W. A. BARLOW SURVEY NO. 86
 TRAVIS COUNTY, TEXAS
 JUNE 2012



LEGEND

- 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP FOUND
- 1/2 INCH IRON ROD WITH DELTA CAP SET
- CONCRETE MONUMENT SET
- SIDEWALK
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT OF WAY
- O.P.R.T.C.T.X. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- DE DRAINAGE EASEMENT
- WQE WATER QUALITY BMP EASEMENT
- FSL FENCE, SIGNAGE AND LANDSCAPE LOT
- BM ELEVATION BENCH MARK



STATE HWY. NO. 71
 ROW VARIES

1379.351 AC REMAINDER
 WS-COS DEVELOPMENT
 DOC. #2011102858
 O.P.R.T.C.T.X.

1379.351 AC REMAINDER
 WS-COS DEVELOPMENT
 DOC. #2011102858
 O.P.R.T.C.T.X.

SEE DETAIL A

1379.351 AC REMAINDER
 WS-COS DEVELOPMENT
 DOC. #2011102858
 O.P.R.T.C.T.X.

LOT 1 BLOCK B
 SWEETWATER SECTION ONE VILLAGE A
 DOC. NO. 20090162
 O.P.R.T.C.T.X.

LINE	BEARING	DISTANCE
L1	N18°46'39"W	16.60'
L2	S76°02'36"E	5.40'
L3	S57°20'59"E	37.24'
L4	N13°57'24"E	183.12'
L5	S76°02'36"E	241.93'
L6	N18°46'39"W	36.59'
L7	N13°57'24"E	179.54'
L8	S76°02'36"E	243.74'
L9	S57°20'59"E	37.24'
L10	S22°16'16"E	25.38'
L11	N57°47'26"E	86.97'
L12	S76°02'36"E	16.94'
L13	N11°56'48"W	11.12'

LINE	BEARING	DISTANCE
L14	S76°02'36"E	94.75'
L15	S67°43'39"E	66.47'
L16	S76°02'36"E	401.44'
L17	N13°57'24"E	15.00'
L20	S73°05'05"W	207.93'
L21	S56°19'26"W	31.21'
L22	S28°59'33"W	29.41'
L23	S86°57'07"W	43.21'
L24	S56°29'19"W	50.66'
L25	S12°41'41"W	17.15'
L26	S44°32'01"W	22.61'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	435.00'	59.90'	59.85'	S28°42'26"W	7°53'21"
C2	15.00'	23.56'	21.21'	S77°39'04"W	89°50'55"
C3	15.00'	23.56'	21.21'	S12°20'56"E	90°00'05"
C4	565.00'	380.38'	373.24'	S51°56'20"W	38°34'27"
C5	15.00'	23.56'	21.21'	N63°46'33"W	89°59'47"
C6	325.00'	149.91'	148.58'	N05°33'49"W	26°25'42"
C7	325.00'	106.04'	105.57'	S66°41'47"E	18°41'37"
C8	325.00'	35.77'	35.75'	N10°48'13"E	6°18'21"
C9	45.00'	35.79'	34.86'	N08°49'48"W	45°34'23"
C10	55.00'	173.89'	109.99'	N58°57'24"E	181°08'46"
C11	45.00'	35.79'	34.86'	S53°15'25"E	45°34'23"
C12	275.00'	157.11'	154.99'	N02°24'38"W	32°44'03"
C13	50.00'	78.54'	70.71'	N58°57'24"E	90°00'00"
C14	275.00'	89.72'	89.33'	S66°41'47"E	18°41'37"
C15	15.00'	5.11'	5.08'	S28°31'41"E	19°30'02"
C16	565.00'	60.60'	60.57'	N68°09'11"E	6°08'44"
C17	565.00'	59.53'	59.51'	N35°40'13"E	6°02'14"
C18	53.00'	25.28'	25.04'	S42°39'29"W	27°19'53"
C19	565.00'	84.03'	83.95'	N42°56'58"E	8°31'16"
C20	53.00'	28.18'	27.85'	S71°43'13"W	30°27'48"
C21	53.00'	29.45'	29.07'	S28°36'51"W	31°50'20"

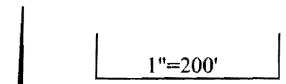
Delta Survey Group Inc.
 8213 Brodie Lane Ste. 102 Austin, TX. 78745
 office: (512) 282-5200 fax: (512) 282-5230

SWEETWATER RANCH
 SECTION ONE, VILLAGE A
 REPLAT

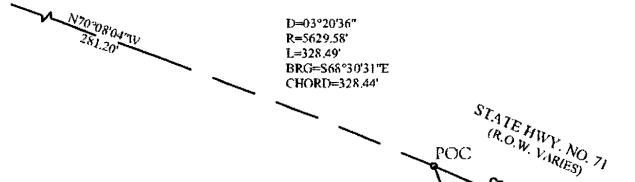
LAND USE TABLE

COMMON AREA, FENCE, SIGNAGE, & LANDSCAPE LOTS	1 LOT 3 - 6.96 AC.
WATER QUALITY ESMT.	1 LOT 2 - 0.60 AC.
COMMERCIAL LOTS	1 LOT 4 - 0.57 AC.
SF LOTS	0
BLOCKS	1
TOTAL ACREAGE	8.12 AC.

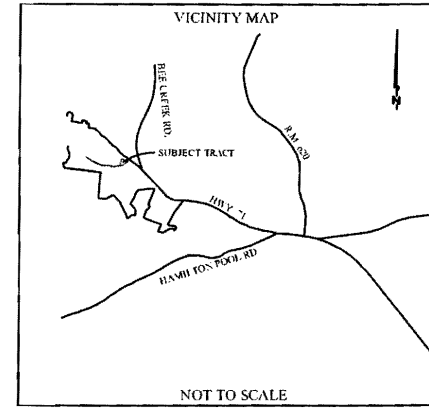
SHEET
 4
 OF
 4



W.A. BARLOW SURVEY
NO. 86
TRAVIS COUNTY,
TEXAS
JUNE 2012



D=03°20'36"
R=5629.58'
L=328.49'
BRG=S68°30'31"E
CHORD=328.44'



1379.351 AC REMAINDER
WS-COS DEVELOPMENT
DOC. #2011102858
O.P.R.T.C.TX

1379.351 AC REMAINDER
WS-COS DEVELOPMENT
DOC. #2011102858
O.P.R.T.C.TX

7.329 AC.

0.70 ACRE
POND EASEMENT
DOC. NO. 2006073858

1379.351 AC REMAINDER
WS-COS DEVELOPMENT
DOC. #2011102858
O.P.R.T.C.TX

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	435.00'	59.90'	59.85'	S28°42'26"W	7°53'21"
C2	15.00'	23.56'	21.21'	S77°39'04"W	89°59'55"
C3	15.00'	23.56'	21.21'	S12°20'56"E	90°00'05"
C4	565.00'	380.38'	373.24'	S51°56'20"W	38°34'27"
C5	15.00'	23.56'	21.21'	N61°46'33"W	89°59'47"
C6	5629.58'	140.64'	140.64'	S66°07'16"E	1°25'53"
C7	308.00'	29.90'	29.89'	S27°37'04"W	5°42'38"
C8	300.00'	29.90'	29.89'	S27°37'04"W	5°42'38"
C9	505.00'	69.53'	69.48'	S28°42'26"W	7°53'21"
C10	635.00'	427.51'	419.48'	S51°56'20"W	38°34'27"

LINE	BEARING	DISTANCE
L1	S69°40'43"W	35.30'
L2	S24°45'45"W	26.17'
L3	S30°28'23"W	70.57'
L4	S24°45'45"W	254.27'
L5	S32°39'06"W	124.47'
L6	S71°13'33"W	318.19'
L7	N18°46'27"W	70.00'
L8	N18°46'39"W	19.98'

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM,
CENTRAL ZONE, NAD83/HARN

LEGEND

- 1/2" IRON ROD WITH PLASTIC DELTA CAP FOUND
- 1/2" IRON ROD WITH PLASTIC DELTA CAP FOUND IN CONC.

O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

POB POINT OF BEGINNING

POC POINT OF COMMENCING

SKETCH TO ACCOMPANY FIELD NOTES

Delta Survey Group Inc.

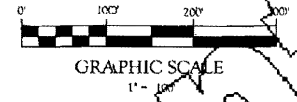
8213 Brodie Lane Ste. 102 Austin, TX. 78745
office: (512) 282-5200 fax: (512) 282-5230
WWW.DELTASURVEYGROUP.COM

QUAD SHINGLE HILLS

PROJECT SWEETWATER

DWG. 7.329 AC VILLAGE A

SWEETWATER SECTION ONE VILLAGE A



TRAVIS COUNTY, TEXAS
NOVEMBER 2005

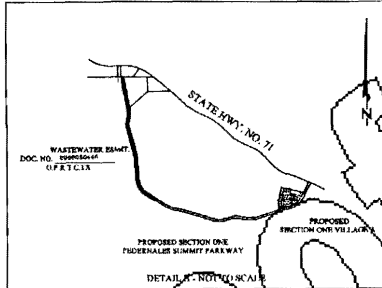
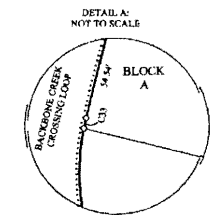
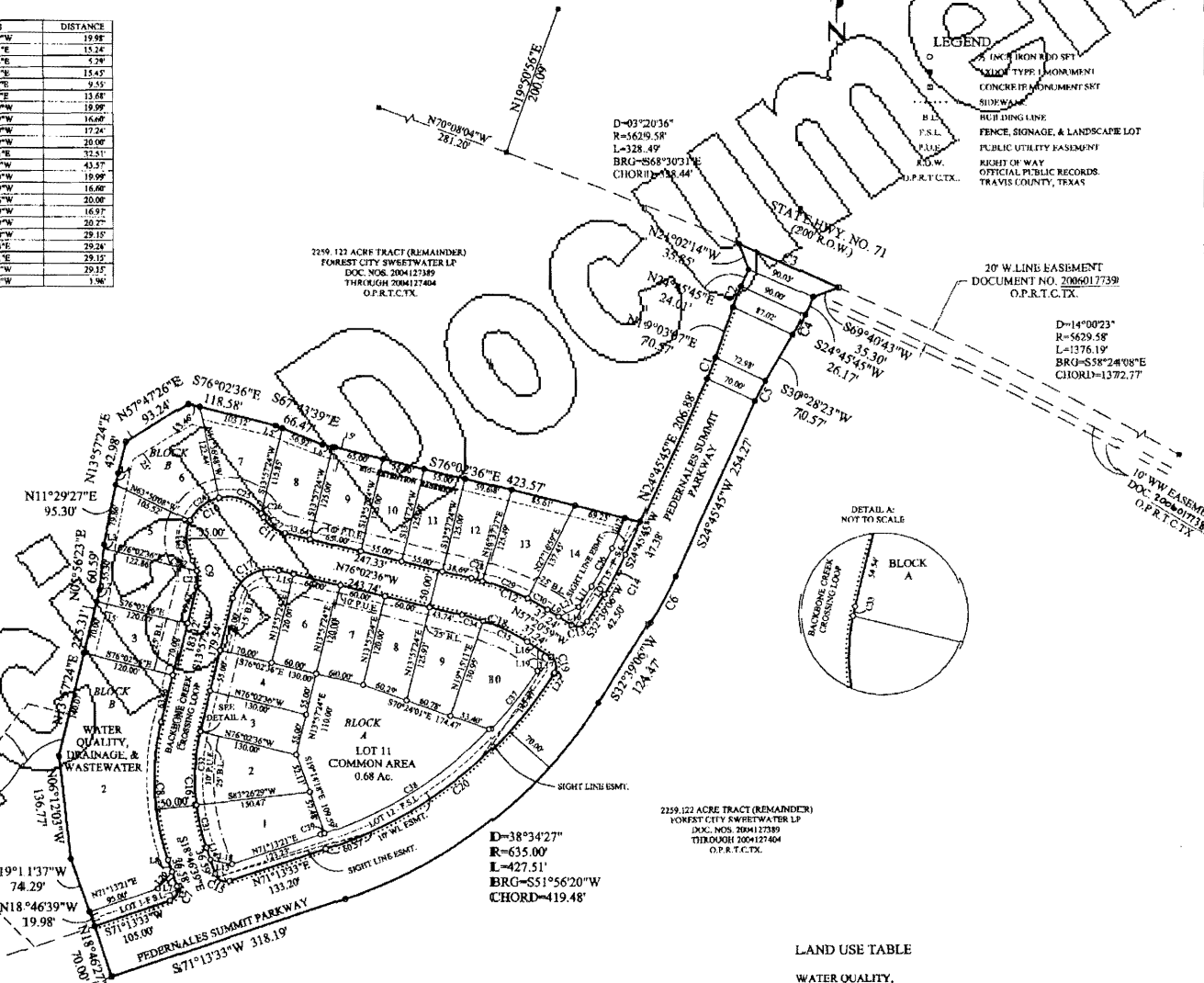
LEGEND

- 3" (INC) IRON ROD SET
- X-CORNER TYPE 1 MONUMENT
- CONCRETE FOUNDATION MONUMENT SET
- SIDEWALK
- MUTING LINE
- FENCE, SIGNAGE, & LANDSCAPE LOT
- PUBLIC UTILITY easement
- RIGHT OF WAY
- OFFICIAL PUBLIC RECORDS
- TRAVIS COUNTY, TEXAS

CURVE	CHORD	RADIUS	ARC	CHORD BEARING	CHORD
C1	015°42'38"	300.00'	29.90'	N31°54'26"E	29.89'
C2	015°42'38"	300.00'	29.90'	N21°54'26"E	29.89'
C3	011°25'55"	409.51'	140.64'	S60°07'16"E	140.64'
C4	015°42'38"	300.00'	29.90'	S27°15'04"W	29.89'
C5	015°42'38"	300.00'	29.90'	S27°15'04"W	29.89'
C6	017°52'21"	505.80'	68.55'	S28°42'26"W	68.48'
C7	040°02'13"	15.00'	23.56'	N20°19'27"E	21.21'
C8	32°44'03"	325.00'	115.62'	N02°24'38"W	113.16'
C9	43°54'23"	45.00'	15.79'	N08°49'48"W	14.86'
C10	118°10'46"	55.00'	173.89'	N58°57'34"E	109.90'
C11	43°04'23"	45.00'	15.79'	S31°15'27"E	14.86'
C12	118°41'59"	325.00'	106.94'	S60°14'16"E	105.57'
C13	015°42'38"	300.00'	29.90'	N77°39'04"E	21.21'
C14	017°52'21"	455.00'	59.90'	N28°42'26"E	59.82'
C15	015°42'38"	300.00'	29.90'	N63°46'33"W	21.21'
C16	32°44'03"	275.00'	157.11'	N02°24'38"W	154.99'
C17	040°02'13"	15.00'	23.56'	N18°57'24"E	20.77'
C18	118°41'59"	325.00'	89.72'	S60°14'16"E	89.33'
C19	040°02'13"	15.00'	23.56'	S13°20'56"W	21.21'
C20	318°34'27"	585.00'	340.33'	S11°56'30"W	373.24'
C21	210°31'44"	45.00'	21.10'	S00°31'32"W	20.90'
C22	118°41'59"	45.00'	14.70'	S22°14'06"E	14.63'
C23	315°46'51"	35.00'	89.72'	N02°43'53"W	53.14'
C24	315°53'20"	55.00'	49.81'	N32°06'32"E	48.11'
C25	015°29'40"	55.00'	62.87'	S69°11'58"E	58.50'
C26	015°58'54"	55.00'	1.74'	S33°27'40"E	5.74'
C27	43°54'23"	45.00'	15.79'	N31°15'27"E	14.86'
C28	015°42'38"	325.00'	115.62'	S74°42'29"E	115.11'
C29	110°19'22"	325.00'	60.44'	S68°02'42"E	60.36'
C30	015°29'40"	325.00'	30.44'	S60°07'00"E	30.43'
C31	117°07'29"	275.00'	58.19'	N17°42'55"W	58.09'
C32	207°23'48"	275.00'	98.41'	N08°49'48"W	97.81'
C33	040°05'46"	275.00'	4.46'	N13°44'15"E	4.46'
C34	040°10'05"	275.00'	28.88'	S73°02'04"E	28.87'
C35	117°40'33"	275.00'	60.84'	S63°41'15"E	60.72'
C36	017°53'16"	415.00'	57.32'	S28°42'23"W	57.09'
C37	017°16'19"	545.00'	57.69'	S33°15'56"W	57.56'
C38	315°53'05"	245.00'	235.73'	S51°12'25"W	233.39'
C39	040°34'14"	545.00'	5.43'	S70°56'14"W	5.43'

LINE	BEARING	DISTANCE
L1	N18°46'39"W	19.98'
L2	N13°57'24"E	15.24'
L3	N05°49'23"E	5.20'
L4	N11°29'17"E	15.47'
L5	S67°43'39"E	9.55'
L6	S76°02'36"E	13.68'
L7	N18°46'39"W	19.98'
L8	N18°46'39"W	16.69'
L9	N37°20'59"W	17.24'
L10	N37°20'59"W	20.00'
L11	N32°19'01"E	32.51'
L12	S24°45'45"W	43.57'
L13	N18°46'39"W	19.98'
L14	N18°46'39"W	16.69'
L15	N76°02'36"W	20.00'
L16	N37°20'59"W	16.97'
L17	N37°20'59"W	20.77'
L18	N37°45'07"W	29.10'
L19	N01°19'51"E	29.24'
L20	N40°13'31"E	29.15'
L21	S83°36'51"W	29.37'
L22	S31°39'06"W	1.96'

Original Plat 2006.00.14.2



Delta Survey Group Inc.

3213 Brodie Lane, Ste. 102 Austin, TX. 78745
Office: (512) 282-5200 fax: (512) 282-5230

STREET SUMMARY

PEDERNALES SUMMIT PARKWAY	70 FOOT R.O.W.	1346.05 LINEAR FEET
BACKBONE CREEK CROSSING LOOP	50 FOOT R.O.W.	1016.38 LINEAR FEET

LAND USE TABLE

WATER QUALITY, DRAINAGE, & WASTE WATER LOTS	1
COMMON AREA, FENCE, SIGNAGE, & LANDSCAPE LOTS	4
SIP LOTS	22
BLOCKS	2
TOTAL ACREAGE	9.657 Ac.

SHEET
3
OF
3



NOTICE OF PUBLIC HEARING

JANUARY 15, 2013, AT 9:00 AM

**PARTIAL PLAT VACATION OF
SWEETWATER RANCH SUBDIVISION,
SECTION ONE VILLAGE A PRECINCT 3**

**AT THE TRAVIS COUNTY
COMMISSIONERS COURTROOM
700 LAVACA STREET
FIRST FLOOR AUSTIN, TX**

FOR MORE INFORMATION CALL: 854-7563



TRANSPORTATION AND NATURAL RESOURCES

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

700 Lavaca Street

Austin, Texas 78701

tel 512-854-9383

fax 512-854-4649

AFFIDAVIT OF POSTING

**TO: County Judge
County Commissioners
Travis County, Texas**

A Public Notice of a Partial Plat Vacation was posted on December 14, 2012, on a point as near as practical to the area being vacated, and was also posted at the Travis County Courthouse.

CERTIFIED THIS THE 17 DAY OF December, 2012.

SIGNATURE: Jaime Garcia

NAME (PRINT): Jaime Garcia

TITLE: TNR/R&B Supervisor

TRANSPORTATION AND NATURAL RESOURCES

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



700 Lavaca Street
Austin, Texas 78701
Phone: (512) 854-9383
Fax: (512) 854-4697

December 11, 2012

Subject: Partial Plat Vacation of Sweetwater Ranch Section One Village A Final Plat

Dear Property Owner:

WS-COS Development, LLC, owner of all the real property included in the Sweetwater Ranch Section One Village A Final Plat have applied through Travis County for a partial plat vacation. Associated with that request is a State of Texas mandate that the county provides you with written notice of the request to vacate the existing plat.

The application has been scheduled for a public hearing on January 15, 2013, before the Commissioners Court. The agenda item is entitled:

Approve setting a public hearing date for January 15, 2013, to receive comments regarding the partial plat vacation of the Sweetwater Ranch Subdivision Section One Village A Final Plat (Partial Plat Vacation – 25 Lots – Pedernales Summit Parkway - No Fiscal required – No Municipal jurisdiction).

In this case, the applicant is proposing a partial vacation of the plat in order to return the lots back to raw land. Upon approval of the vacation, the partially vacated plat can then be replatted as an amenity center lot, a commercial lot, and a water quality lot. The vacation application has met all of Travis County requirements, and barring any new information, staff will recommend its approval at the public hearing.

You have the opportunity to offer testimony regarding this proposal at the public hearing. Public hearings are held in the Commissioners Courtroom in the Travis County Administration Building, 700 Lavaca Street, 1st Floor. The sessions are on Tuesday and begin at 9:00 A.M. Should you require additional information about this application or the public hearing, please contact me.

Sincerely,

X 

Signed by: Michael Hettenhausen
Michael Hettenhausen
Planner, Development Services