



## **Travis County Commissioners Court Agenda Request**

**Meeting Date:** January 29, 2013

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

**Division Director/Manager:** Stacey Scheffel, CFM, Floodplain Manager

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

**Sponsoring Court Member:** Commissioner Daugherty, Precinct Three

**AGENDA LANGUAGE:** Consider and take appropriate action on the satisfactory completion of construction of the private steets within Hazy Hills Office Park, in Precinct Three.

### **BACKGROUND/SUMMARY OF REQUEST:**

This subdivision was recorded on August 18, 2011 at Document #201100142 of the Official Public Records of Travis County, Texas. All items required for Approval of Construction have been received, including the documents showing that this subdivision's declaration of covenants, conditions, and restrictions (DCCRs), as recorded at Document #2006101948 of the Real Property Records of Travis County, Texas. These DCCRs, along with the filing of the Hazy Hills Office Park POA, Inc., shows that there is a body in place to take over maintenance of the private streets.

### **STAFF RECOMMENDATIONS:**

According to Standards for Construction of Streets and Drainage in Subdivisions [§82.401(c)(2)] adopted by Travis County Commissioner's Court August 28, 1997, the County Executive will notify the Commissioners Court of the satisfactory construction of private improvements. Upon approval of the private improvements, the County Executive will release the security for the private improvements. TNR recommends approval of this item.

### **ISSUES AND OPPORTUNITIES:**

Once approved, the developer can request the release of the balance of the fiscal posted with Travis County.

### **FISCAL IMPACT AND SOURCE OF FUNDING:**

None

**ATTACHMENTS/EXHIBITS:**

LCRA Acceptance Letter  
Requirements List  
Certificate of Incorporation (TVPOA)  
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:**

Johnny Anglin	Inspector	TNR	266-3314

**PS:SS:ps**  
**1101 - Development Services - Hazy Hills Office Park**

LCRA BMP MAINTENANCE PERMIT  
Permit No. D09-00006.1

The Lower Colorado River Authority (LCRA) hereby authorizes:

Hazy Hills Office Park POA  
c/o Aubrey Brisendine  
Bristle Property Management  
1607 RR 620 N, Suite 900  
Austin, TX 78734

hereinafter called Permittee

to: Maintain Permanent Water Quality Control Best Management Practices (BMPs) consisting of an Extended Detention Pond with an associated Bioretention pond.

at: 22706 State Hwy 71 West, Spicewood, TX 78669

in accordance with the plans, drawings, maps, correspondence and/or other materials which are attached hereto or referenced herein and made a part of this permit.

Effective Date: 10/31/2012

This permit is subject to the following conditions:

GENERAL CONDITIONS

- A. Comply with the approved BMP maintenance plan attached to this permit.
- B. Allow LCRA to enter the site for purposes of inspecting compliance with the permit, or for performing any work necessary to bring the site into compliance with the permit.
- C. Keep a copy of the permit and maintenance plans at the site.
- D. If the property is sold or transferred by the Permittee, this permit and all its requirements and obligations shall be transferred to the purchaser or transferee of the property. Permittee shall notify LCRA in writing, of any sale or transfer of the property within 30 days of such transaction, and a new permit shall be issued to the new owner/operator.
- E. Obtain a permit amendment from LCRA prior to modifying the approved BMPs.
- F. Permittee shall indemnify and hold LCRA harmless from any and all claims, demands, damages, actions, costs and charges to which LCRA may become subject and which LCRA may have to pay by reason of injury to any Person or property, or loss of life or property resulting from, or in any way connected with, the Permittee's acts or negligence under this Permit.
- G. Perform all activities in accordance with all federal, state or local laws or Ordinances.

It is the responsibility of the Permittee to comply with all conditions of this maintenance permit.

If LCRA determines that a Permittee is not implementing the approved maintenance plan or is not in full and complete compliance with one of the other conditions contained in the BMP Maintenance Permit, the Permittee may be notified of the deficiency. From the date that the notice is issued, a Permittee shall have 10 calendar days to prepare a corrective action plan and 45 calendar days from the date that the notice is issued to comply with the corrective action plan, maintenance plan or BMP Maintenance Permit condition. If the Permittee fails to comply within this period, LCRA may perform the necessary maintenance and assess the Permittee for the costs associated with the work performed. LCRA may also seek penalties as provided in the Ordinance.

Permittee hereby accepts and agrees to comply with the terms and conditions of this permit.

  
LCRA

10-31-12  
Date



## TRANSPORTATION AND NATURAL RESOURCES

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

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

### HAZY HILLS OFFICE PARK REQUIREMENTS FOR APPROVAL OF CONSTRUCTION PRIVATE STREET SUBDIVISIONS PER STANDARDS FOR CONSTRUCTION OF STREETS AND DRAINAGE IN SUBDIVISIONS - AUGUST 28, 1997

- 12/10/12 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. If applicable, a Construction Summary Report § 82.604(c)(1).
- 7/15/11 3. Contractor's invoice or receipt of payment for work completed § 82.401(c)(1)(B).
- RCV'D 4. Reproducible Plans, certified as "**Record Drawings**", by the Owner's Consulting Engineer § 82.604(c)(3).
- NA 5. **If applicable**, a copy of the Conditional Letter of Map Amendment or Revision from FEMA and the completed application for a Letter of Map Amendment or Revision § 82.604(c)(5).
- RCV'D 6. 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).
- 10/31/12 7. Approval of other agencies, cities, etc., **if in their ETJ**; Municipal and/or other Utility Districts. (Examples: City of Austin, LCRA, etc.)
- 7/15/11 \*8. The Certificate of Incorporation of the Homeowners Association filed with the Texas Secretary of State.
- 7/15/11 \*9. The Declaration of Covenants, Conditions, and Restrictions, showing the responsibility of the homeowners association to maintain the streets and drainage, recorded in the Real Property Records of Travis County.

\* These two items are in lieu of warranty bond, sidewalk fiscal posting and ADA statement.



## Office of the Secretary of State

### CERTIFICATE OF FILING OF

Hazy Hills Office Park POA, Inc.  
File Number: 800630332

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Nonprofit Corporation has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 03/21/2006

Effective: 03/21/2006



A handwritten signature in black ink that reads "Roger Williams".

Roger Williams  
Secretary of State

512-854-7562

PLAT FILE STAMP

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

Aug 18, 2011 01:51 PM 201100142

BERNSTA: \$92.00

Dana DeBeauvoir, County Clerk

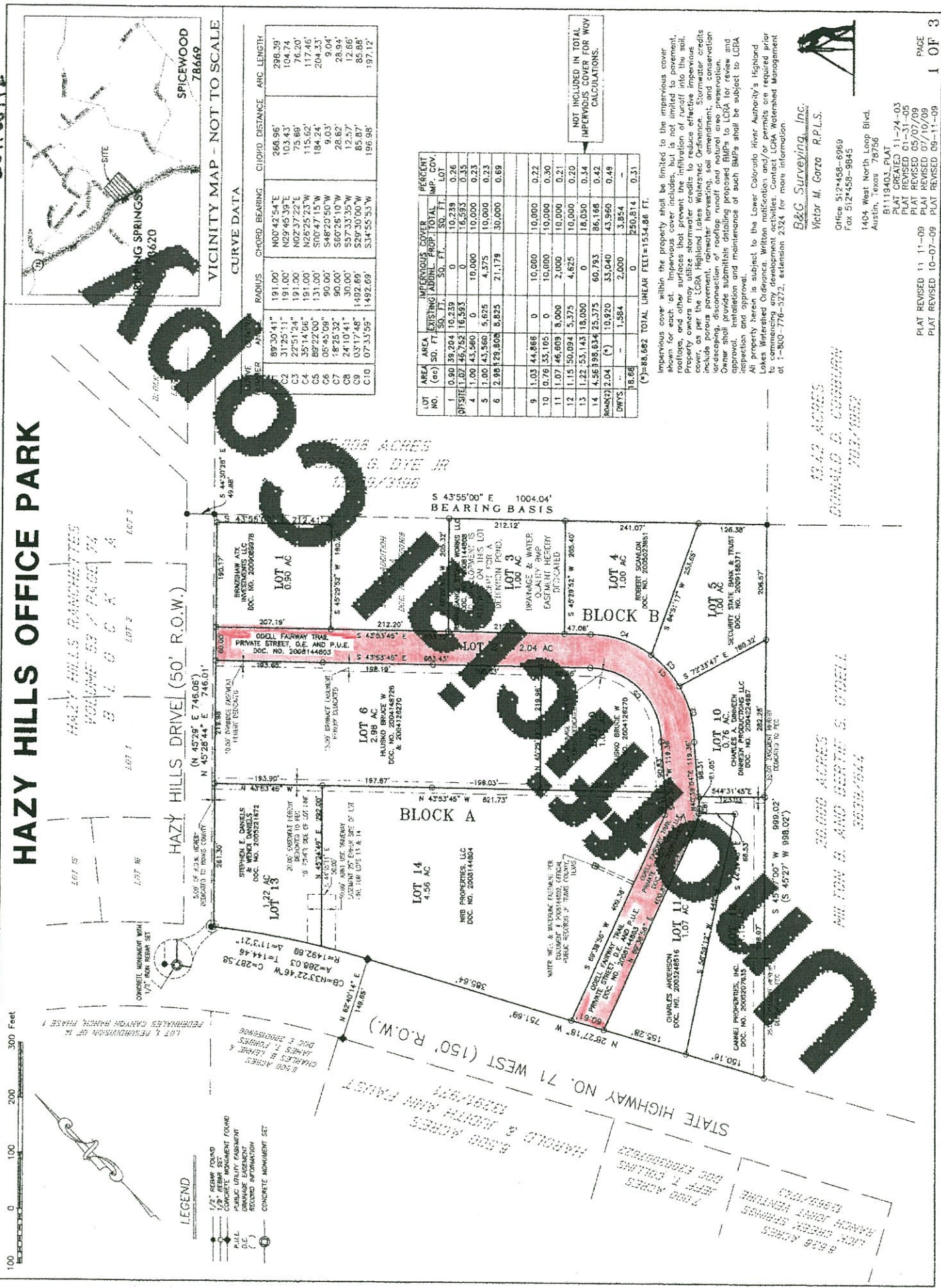
Travis County TEXAS

UNOFFICIAL COPY

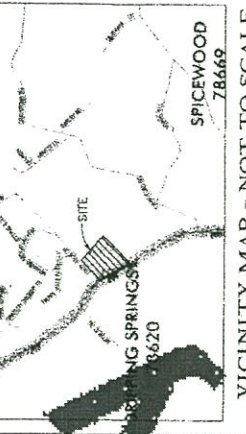
8/18/2011

8/18/2011

20110912



# HAZY HILLS OFFICE PARK



VICINITY MAP - NOT TO SCALE

CURVE DATA

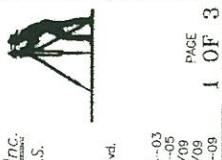
CHORD BEARING	CHORD DISTANCE	ARC LENGTH
H00°42'54"E	266.96'	296.39'
N29°45'39"E	103.43'	104.74'
N02°37'22"E	75.86'	76.20'
N26°25'33"W	115.62'	117.46'
S10°47'15"W	184.24'	204.33'
S08°22'00"W	90.00'	90.03'
S48°20'50"W	90.00'	90.04'
S60°25'10"W	90.00'	28.82'
S57°33'35"W	90.00'	12.57'
S37°33'35"W	85.87'	85.88'
S34°55'55"W	186.96'	197.12'

LOT NO.	AREA (ac)	EXISTING IMP.	IMPERVIOUS COVER		PERCENT IMP.
			SO. FT.	SO. FT.	
1	0.90	36,204	10,239	0	0.26
2	1.07	46,752	16,593	0	0.35
3	1.00	43,560	10,000	0	0.23
4	1.00	43,560	5,625	4,375	10.00
5	2.98	23,808	8,325	21,179	30.00
6	1.03	44,866	0	10,000	10.00
7	0.76	33,195	0	10,000	10.00
8	1.07	46,009	8,000	2,000	10.00
9	1.15	50,094	5,375	4,625	10.00
10	1.22	53,143	18,050	0	16.95
11	4.56	195,634	25,375	60,793	86.166
12	2.04	10,920	33,040	43,960	0.48
DWYS	-	-	1,584	2,000	3.854
TOTAL	48.662	1,534,866	153,486	153,486	0.31

(\*)=88.662 TOTAL LINEAR FEET=1534.86 FT.

Impervious cover within the property shall be limited to the impervious cover shown for each lot. Impervious cover includes, but is not limited to pavement, roofs, and other surfaces that prevent the infiltration of runoff into the soil. Property owners shall be responsible for determining the impervious cover. As per the LGRA Highland Lakes Watershed Ordinance, the impervious cover shall include porous pavement, rainwater harvesting, soil amendment, and conservation practices. The impervious cover shall be calculated based on the impervious area. Owner shall provide submittals detailing proposed BMPs to LGRA for review and approval. Installation and maintenance of such BMPs shall be subject to LGRA approval. All property located adjacent to the Lower Colorado River Authority's Highland Lakes Watershed Ordinance. Written notification of any impervious cover required prior to commencing any development activities. Contact LGRA Watershed Management at 1-800-776-5272, extension 2324 for more information.

**D&C Surveying, Inc.**  
 Victor M. Garza R.P.L.S.  
 Office 512-458-8989  
 Fax 512-458-9845  
 1404 West North Loop Blvd.  
 Austin, Texas 78756  
 B1119403 PLAT  
 PLAT CREATED 11-24-03  
 PLAT REVISION 05-31-05  
 PLAT REVISION 05/10/09  
 PLAT REVISION 11-11-09  
 PLAT REVISION 10-07-09  
 PLAT REVISION 09-11-09







# HAZY HILLS OFFICE PARK

## Travis County On-Site Wastewater Program Plat Notes

- 1) No structure in this subdivision shall be occupied until connected to a public sewer system or a private on-site wastewater (septic) system that has been approved and licensed for operation by the Travis County On-Site Wastewater Program.
- 2) No structure in this subdivision shall be occupied until connected to a potable water supply from an approved public water system.
- 3) No on-site wastewater system may be installed within 100 feet of private water well nor may an on-site wastewater disposal system be installed within 150 feet of a public well.
- 4) No construction may begin on any lot in this subdivision until plans for the private on-site sewage disposal system are approved by the Travis County On-Site Wastewater Program.
- 5) Development on each lot in this subdivision shall be in compliance with the minimum standards of the Texas Administrative Code Chapter 285 and Chapter 48 of the Travis County Code that are in effect at the time of construction.
- 6) All on-site wastewater designs for commercial uses shall include two times the design area for treatment and disposal.
- 7) These restrictions are enforceable by the Travis County On-Site Wastewater Program.

*[Signature]*  
 1/23/2010  
 Date

Stacey Scheffel, D. R., Program Manager  
 On-Site Wastewater, Travis County TWR

## SURVEYOR'S CERTIFICATION

I, VICTOR M. GARZA, AM REGISTERED IN THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH PARAGRAPH 25 OF THE TRAVIS COUNTY CODE, AS AMENDED, AND THAT SAID PLAT WAS PREPARED FROM A SURVEY COMPLETED ON THE GROUND OF THE PROPERTY UNDER MY DIRECT SUPERVISION

*[Signature]*  
 VICTOR M. GARZA  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4740, STATE OF TEXAS  
 1404 WEST NORTH LOOP BOULEVARD  
 AUSTIN, TEXAS 78755  
 PHONE (512) 438-8999  
 FAX (512) 438-3845



## ENGINEER'S CERTIFICATION

I DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH THE TEXAS ENGINEERING PRACTICE ACT, AND I AM A LICENSED PROFESSIONAL ENGINEER WHO BELIEVES THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT, AND MAY RESULT IN CRIMINAL, CIVIL, AND/OR ADMINISTRATIVE PENALTIES AGAINST ME AS AUTHORIZED BY THE ACT.

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED HAZARDOUS WASTE EMERGENCY MANAGEMENT AREA (HTEMA) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT PLAN (FEMA) MAP (FRM) #49453 C-0380 H, TRAVIS COUNTY, TEXAS, DATED 08-29-2008.

*[Signature]*  
 SAIED BASSARI, P.E. # 81420  
 BASSARI ENGINEERING SERVICES  
 14408 W. WOODLAND DRIVE  
 LEANDER, TEXAS 78841  
 PHONE: 512-630-6184



THIS SUBDIVISION PLAT IS LOCATED OUTSIDE THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF AUSTIN, ON THIS THE 19th DAY OF November, 2007, A.D.

*[Signature]*  
 DREW CHERNISEY, COUNTY CLERK  
 REVIEW DEPARTMENT

11-17-09  
 Date

## COMMISSIONERS' COURT RESOLUTION

In approving this plat, the Commissioners' Court of Travis County, Texas, assumes no obligation to provide utility, water, sewer, gas, or other public thoroughfares shown on the plat, nor to provide any other improvements in connection therewith. The building of all streets, roads, or public thoroughfares shown on this plat, and all bridges, culverts, or other structures to be constructed or placed in such streets, roads, or other public thoroughfares, in connection therewith, is the responsibility of the owner and/or developer of the tract of land covered by this plat in accordance with the provisions of the Texas Subdivision Act as prescribed by the Commissioners' Court of Travis County.

The (b) of this subdivision shall construct the Subdivision's street and drainage improvements (including "improvements") to County Standards in order for the County to accept the public improvements for maintenance or to release fiscal security bonded to secure the private improvements. To secure this obligation the owner(s) must post security with the County in the amount of the estimated cost of the improvements. The Owner(s) obligation to construct the improvements to County Standards and to post the fiscal security to secure such construction is a continuing obligation binding on the Owner and their successors and assigns until the public improvements have been accepted for maintenance by the County or the private improvements have been constructed and are performing to County Standards.

The authorization of this plat by the Commissioners' Court, for filing of the subsequent certificates for maintenance by Travis County, Texas, of roads and streets in the subdivision does not obligate the County to install street name signs or erect traffic control signs, such as speed limit, stop signs, and yield signs, which is considered to be part of the developer's construction.

## STATE OF TEXAS

### COUNTY OF TRAVIS

I, DANA DEBEAUX, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 17th DAY OF November, 2007, 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 17th DAY OF November, 2007, A.D.

DANA DEBEAUX, COUNTY CLERK, TRAVIS COUNTY, TEXAS

*[Signature]*  
 Deputy

## STATE OF TEXAS

### COUNTY OF TRAVIS

I, DANA DEBEAUX, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICITY WAS FILED FOR RECORD IN MY OFFICE ON THE 17th DAY OF November, 2007, A.D., AT 1:54 O'Clock P.M., DULY RECORDED ON THE 17th DAY OF November, 2007, A.D. AT 1:51 O'Clock P.M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 2008101848, PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 17th DAY OF November, 2007, A.D.

*[Signature]*  
 Dana Debeaux, County Clerk  
 Travis County, Texas

R1119403 PLAT  
 PLAT CREATED 01-17-09  
 PLAT REVISION 09/10/09  
 PLAT REVISION 07/10/09  
 PLAT REVISION 09-11-09



TRV  
4 PGS

201100142

PLAT DOCUMENT # \_\_\_\_\_

# PLAT

## PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: HAZY HILLS OFFICE PARK

OWNERS NAME: ROBERT W. SCANLON, MIKE MANDEL, BRUCE W. HLUKSO, CHARLES ANDIN, DEAN HOPI & CHARLES W. ANDERSON, STEPHEN E. & WENDI DANIELS, NANCY KELLER & MERCEDES MCCLOUGHAN, NORMAN SADIK, RICHARD BRAZIER, BARRY CRINER, KENNETH & VALETA BRADSHAW

RESUBDIVISION? YES  NO

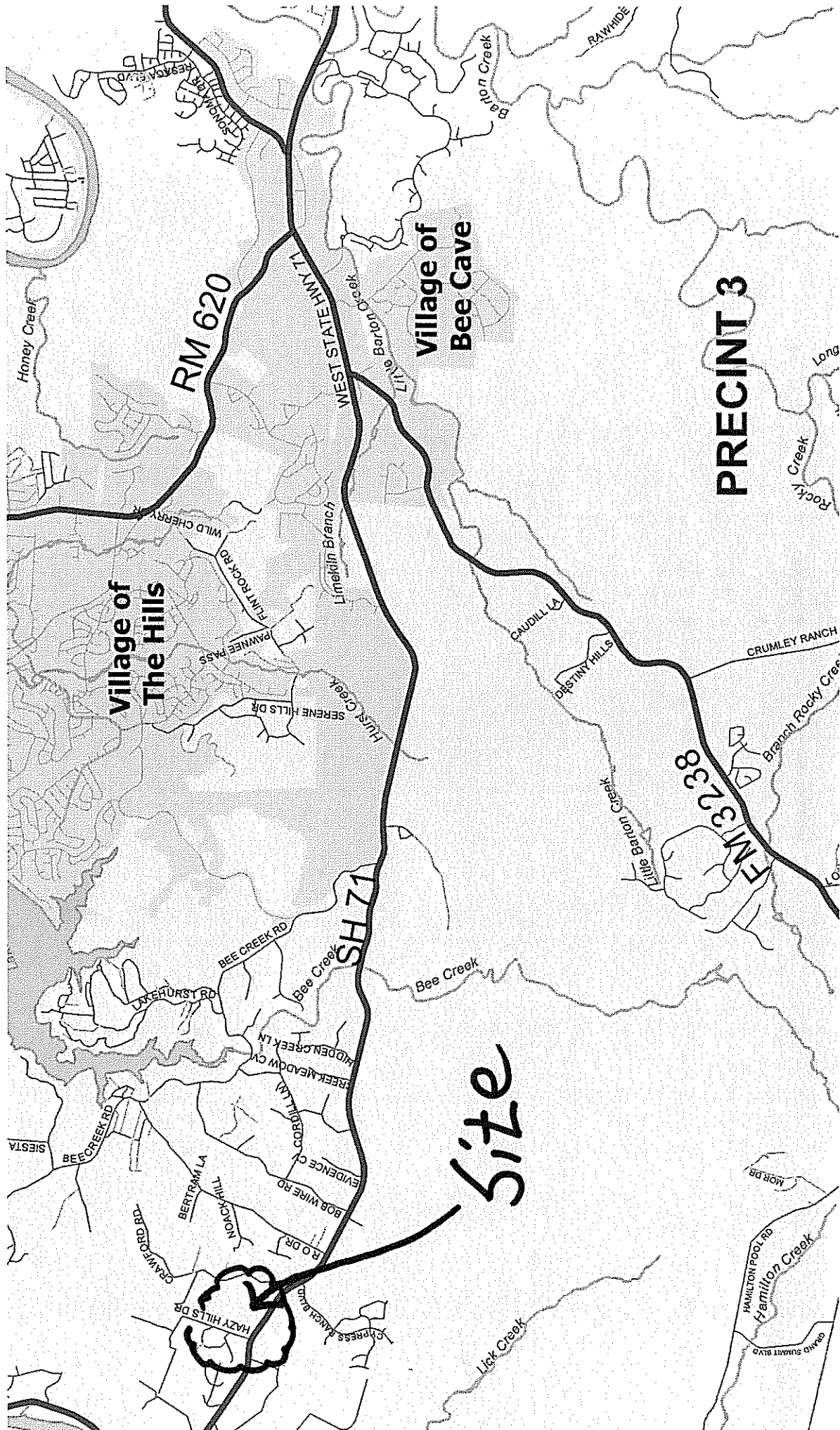
## ADDITIONAL RESTRICTIONS / COMMENTS:

- CERTIFICATE - 2011120844
- CERTIFICATE - 2011120845
- CERTIFICATE - 2011120846
- CERTIFICATE - 2011120847
- CERTIFICATE - 2011120848
- CERTIFICATE - 2011120849
- CERTIFICATE - 2011120850
- CERTIFICATE - 2011120851
- CERTIFICATE - 2011120852

## RETURN:

JOE ARRIAGA  
TNR

UNOFFICIAL COPY



Village of The Hills

Village of Bee Cave

PRECINCT 3

Site

RM 620

SH 71

FM 3238

Honey Creek

Bee Creek

Lick Creek

RAWHIDE

Little Barton Creek

Rocky Creek

Long

CRUMLEY RANCH

Branch Rocky Cree

WILD CHERRY  
FUNT ROCK RD  
PAWNEE PASS

Limekiln Branch  
SERENE HILLS DR  
HUNT CREEK

CAUDILL LA  
DESTINY HILLS

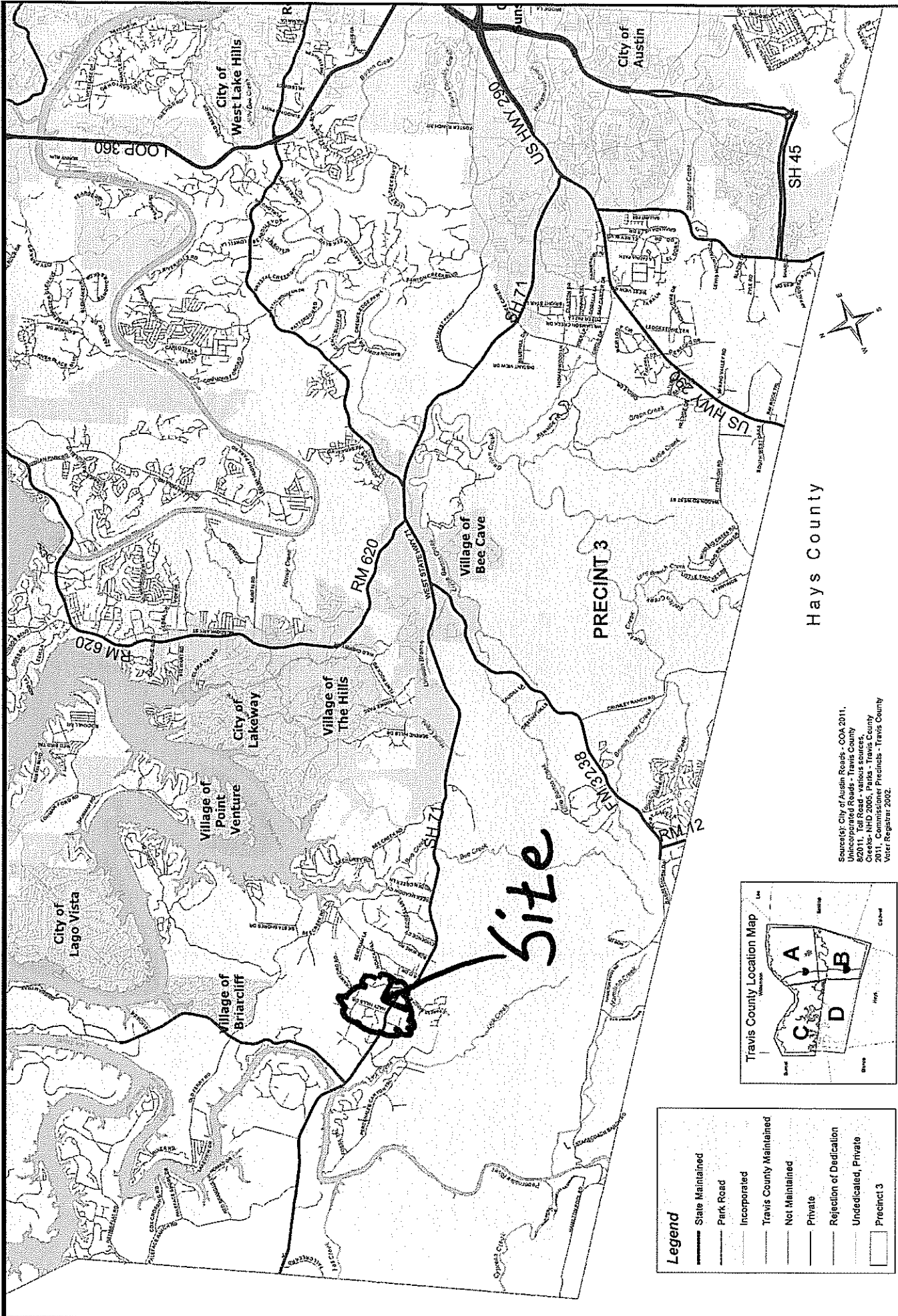
DEHURST RD  
BEE CREEK RD  
WIDEN CREEK LN  
FRESH MEADOW CV  
COBBLE LN

SIESTA  
BEE CREEK RD  
GRANFORD BLVD  
BERTAM LA  
NACK HILL  
BOB WIRE RD  
EVIDENCE CV  
R.O. DR

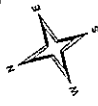
HAZY HILLS DR  
Chippewa

HAMILTON POOL RD  
Hamilton Creek

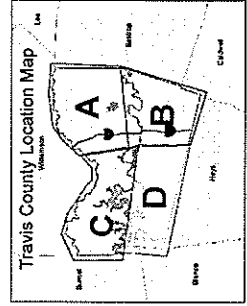
GRAND SUMMIT BLVD



Map Prepared by: Travis County  
 Dept. of Transportation & Natural  
 Resources. Date: 8/20/2011



Source(s): City of Austin Roads - COA 2011.  
 United States Roads - Travis County  
 8/20/11. Toll Road - various sources.  
 Creeks - NHD 2005, Points - Travis County  
 2011. Commissioner Precincts - Travis County  
 Voter Registrar 2002.



**Legend**

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

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

# Travis County Roadways, Map D