



Item 18

Travis County Commissioners Court Agenda Request

Meeting Date: March 26, 2013

Prepared By: Joe Arriaga **Phone #:** 854-7562

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

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 a plat for recording: Vista Royale Subdivision, Phase 2 - Final Plat - (Vista Royale Subdivision, Phase 2 - Final Plat - One Lot for Multi-Family - 228 units - RM 620 - City of Bee Cave ETJ) in Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

The applicant is requesting approval of a final plat consisting of one lot that would include 228 apartment units on 40.10 acres. There are no new streets being proposed to be built with this subdivision. Water and Wastewater will be provided by Travis County Water Control and Improvement District. Applicant has satisfied parkland fees in the amount of \$187,630.00.

STAFF RECOMMENDATIONS:

As this final plat and agreement meet all Travis County standards and, baring any new information, TNR staff recommends approval. The plat is scheduled for approval by the City of Bee Cave City Council on 3/26/2013.

ISSUES AND OPPORTUNITIES:

Staff has not received any inquiries from anyone concerning this final plat.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A

ATTACHMENTS/EXHIBITS:

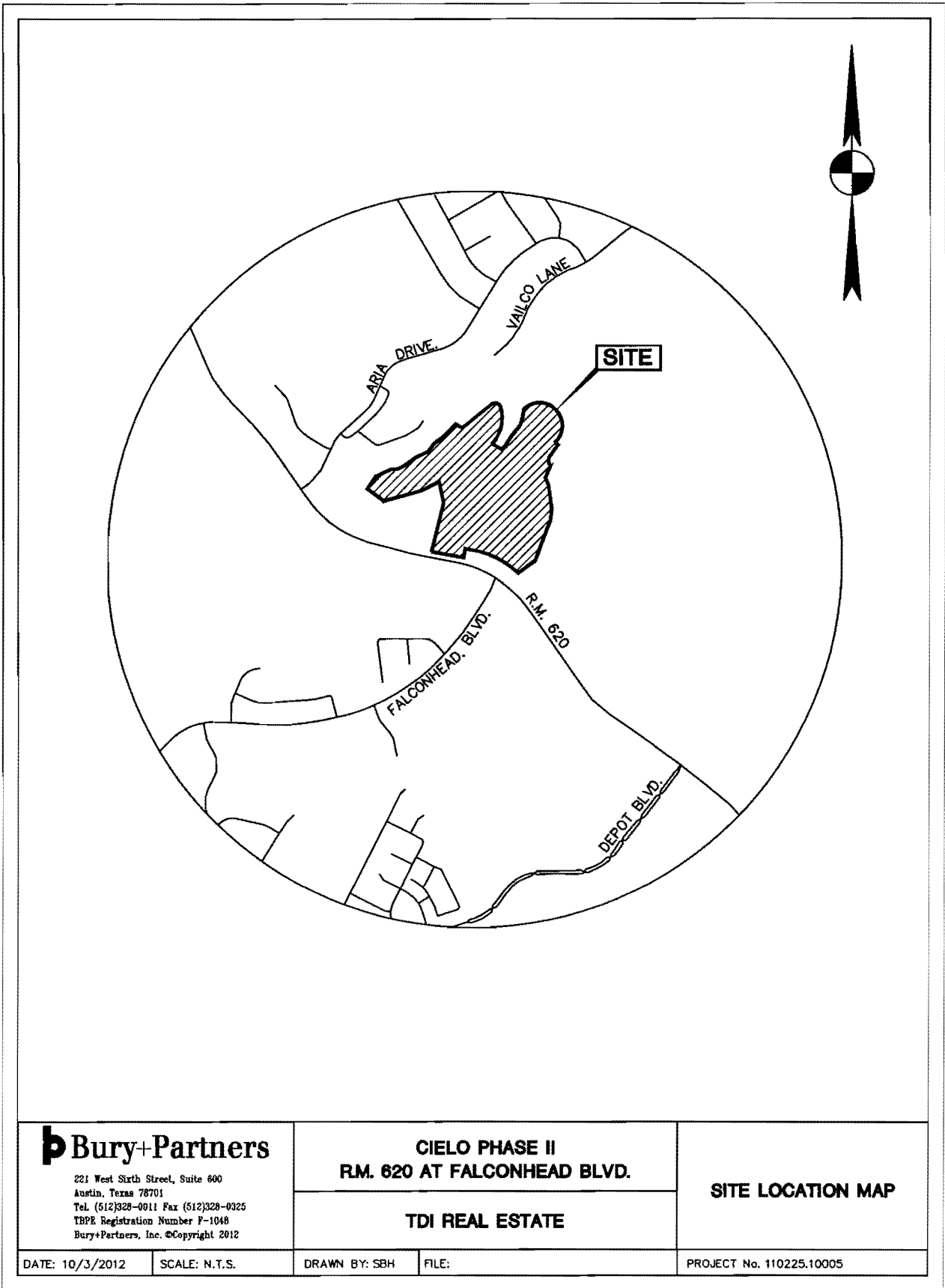
Location map
Precinct map
Proposed final plat

REQUIRED AUTHORIZATIONS:

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

CC:

SM:AB:ja
1101 - Development Services Long Range Planning - Vista Royale Phase 2, Final Plat



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 Tel. (512)328-0011 Fax (512)328-0325
 TBPE Registration Number P-1048
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**CIELO PHASE II
 R.M. 620 AT FALCONHEAD BLVD.**

SITE LOCATION MAP

TDI REAL ESTATE

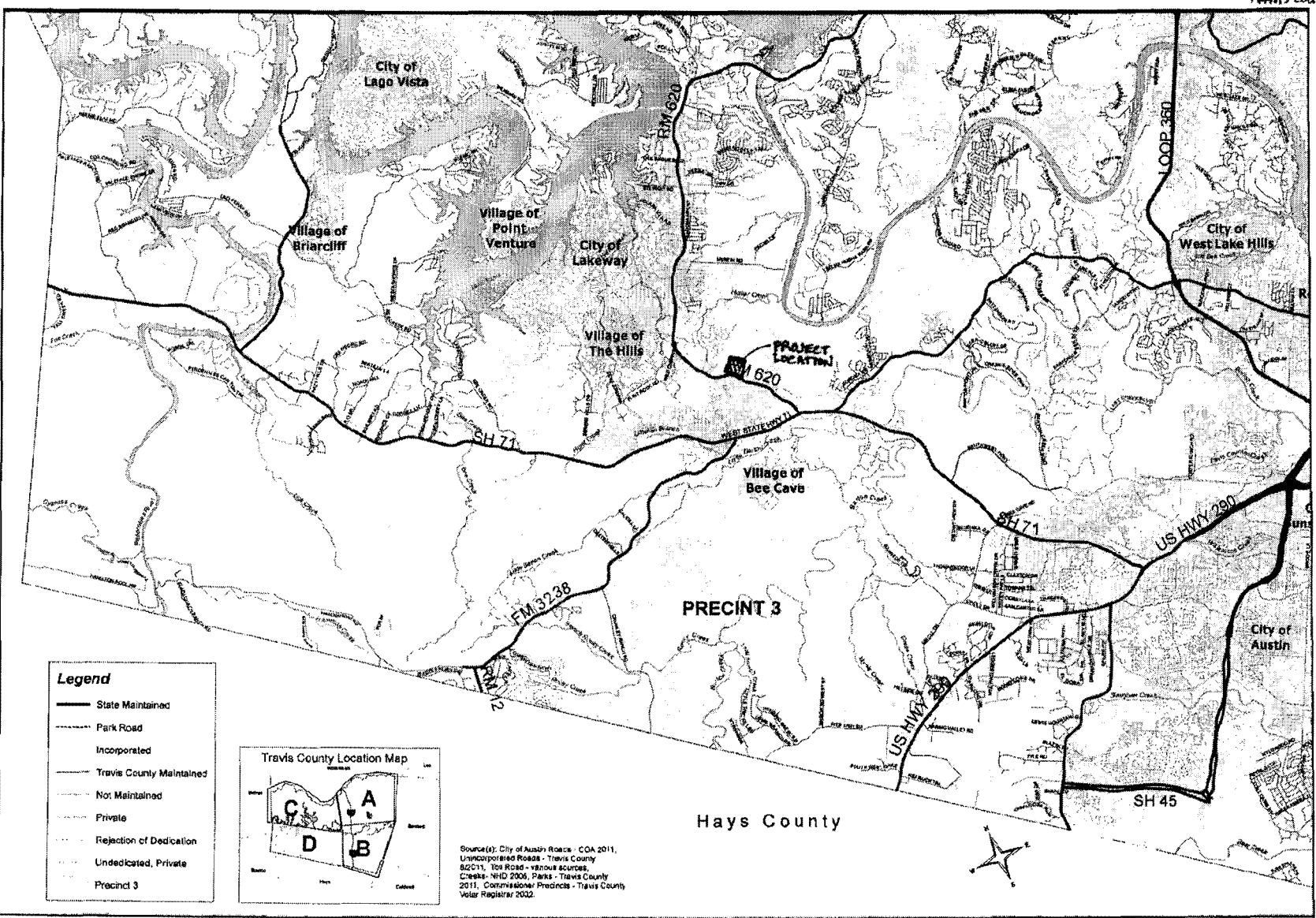
DATE: 10/3/2012

SCALE: N.T.S.

DRAWN BY: SBH

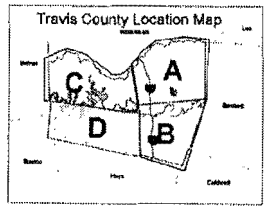
FILE:

PROJECT No. 110225.10005



Legend

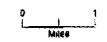
- State Maintained
- - - Park Road
- Incorporated
- - - Travis County Maintained
- Not Maintained
- - - Private
- - - Rejection of Dedication
- - - Undedicated, Private
- Precinct 3



Source(s): City of Austin Roads - CGA 2011, Unincorporated Roads - Travis County 8/2011, Toll Road - various sources, Census - HUD 2000, Parks - Travis County 2011, Commissioner Precincts - Travis County Voter Registrar 2002.

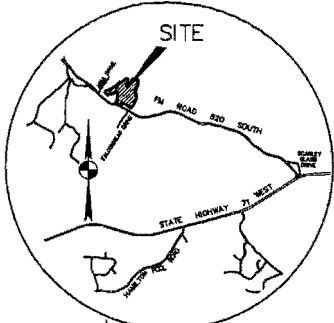
Map Disclaimer: The data is provided "as is" with no warranties of any kind.

Travis County Roadways, Map D

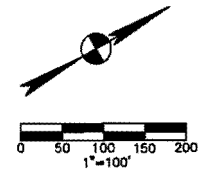


Map Prepared by: Travis County, Dept. of Transportation & Natural Resources, Date: 8/9/2011

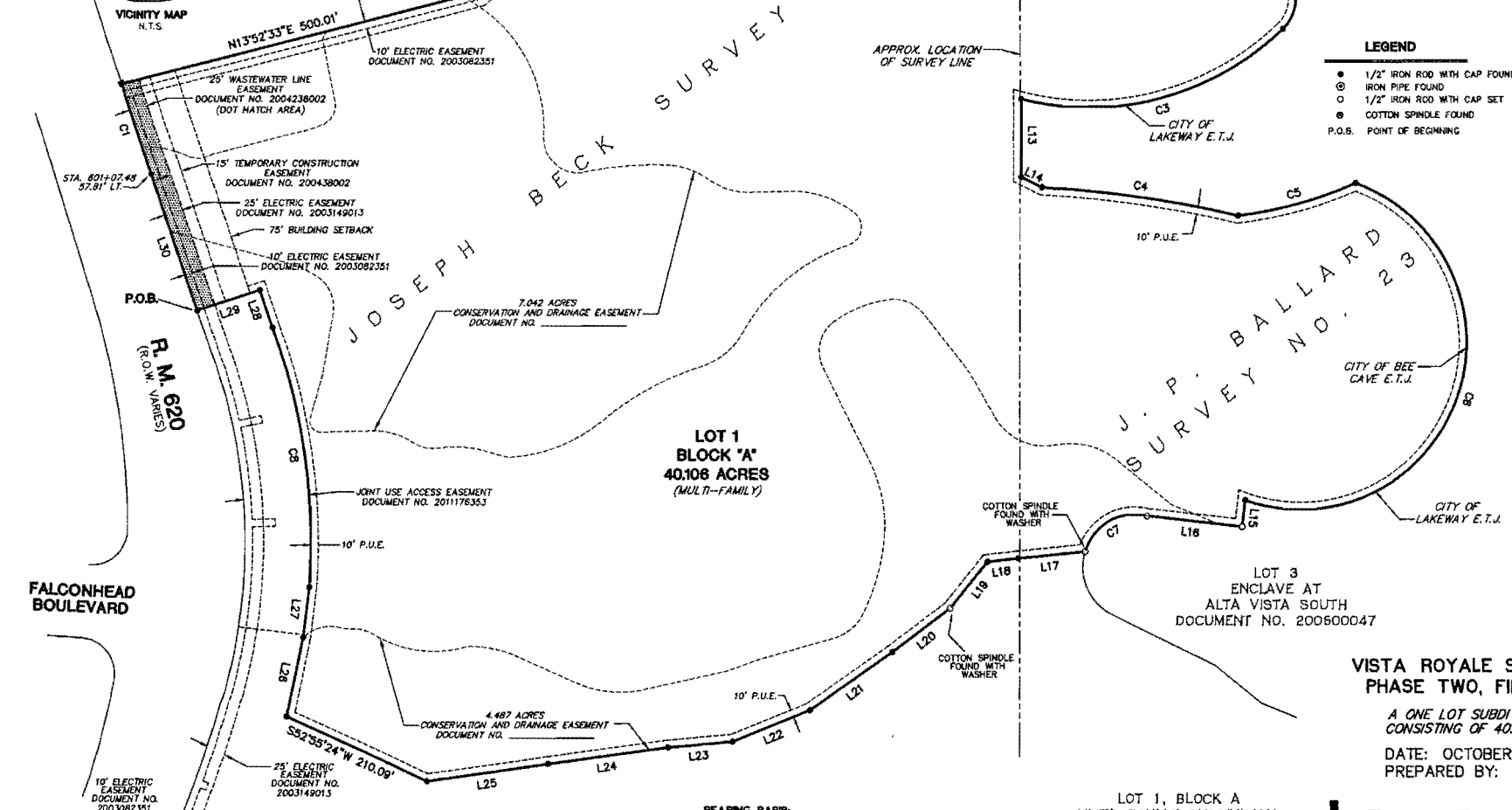
VISTA ROYALE SUBDIVISION, PHASE TWO, FINAL PLAT



7.41 ACRES
GOLDA S. GARNETT
ET AL
VOL. 12346, PG. 994



- LEGEND**
- 1/2" IRON ROD WITH CAP FOUND
 - ⊙ IRON PIPE FOUND
 - 1/2" IRON ROD WITH CAP SET
 - ⊙ COTTON SPINDLE FOUND
- P.O.B. POINT OF BEGINNING



LOT 1, BLOCK A
VISTA ROYALE SUBDIVISION,
PHASE ONE, FINAL PLAT
DOCUMENT NO. 200500131

BEARING BASIS:
THE BASIS OF BEARINGS OF THE SURVEY SHOWN HEREON IS TEXAS
CENTRAL ZONE NAD 83/93 (HARN). TIED TO THE LOWER COLORADO
RIVER AUTHORITY HARN NETWORK.

LOT 1, BLOCK A
VISTA ROYALE SUBDIVISION,
PHASE ONE, FINAL PLAT
DOCUMENT NO. 200500131

VISTA ROYALE SUBDIVISION, PHASE TWO, FINAL PLAT

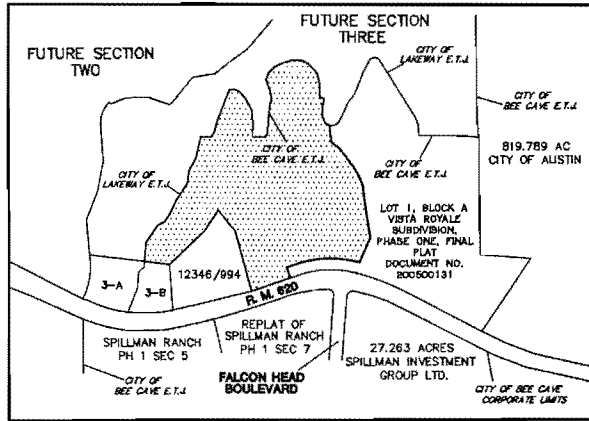
A ONE LOT SUBDIVISION
CONSISTING OF 40.106 ACRES
DATE: OCTOBER 2012
PREPARED BY:

Bury+Partners

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SHEET
2
OF 5

VISTA ROYALE SUBDIVISION, PHASE TWO, FINAL PLAT

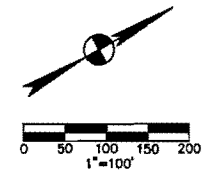


LOCATION MAP
N.T.S.

LINE TABLE		
No.	Bearing	Distance
L1	S52°19'22"W	191.95'
L2	S75°14'58"W	51.70'
L3	N34°16'16"E	148.50'
L4	N64°36'26"E	168.48'
L5	N87°11'27"E	87.51'
L6	N63°36'47"E	77.39'
L7	N54°35'33"E	126.79'
L8	N64°05'00"E	142.67'
L9	N38°39'43"E	111.50'
L10	N54°36'07"E	113.01'
L11	N43°54'52"E	168.04'
L12	S61°42'04"E	78.08'
L13	S61°36'14"E	105.99'
L14	N54°45'31"E	31.54'
L15	S55°22'18"E	35.90'
L16	S34°37'44"W	131.79'
L17	S22°33'57"W	91.99'
L18	S21°59'01"W	41.85'
L19	S22°52'22"E	61.33'
L20	S08°43'41"E	96.92'
L21	S08°54'30"E	137.79'
L22	S06°06'23"W	114.16'
L23	S23°02'27"W	88.68'
L24	S20°31'24"W	166.21'
L25	S20°21'57"W	168.71'
L26	N50°04'42"W	310.48'
L27	N54°47'49"W	69.14'
L28	N80°07'16"W	54.22'
L29	S09°52'44"W	98.83'
L30	N80°07'16"W	195.48'

LEGEND

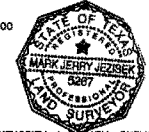
- 1/2" IRON ROD WITH CAP FOUND
- ⊙ IRON PIPE FOUND
- 1/2" IRON ROD WITH CAP SET
- ⊖ COTTON SPINDLE FOUND
- CONCRETE MONUMENT SET
- P.U.E. PUBLIC UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING



SURVEYORS CERTIFICATION:

KNOW ALL MEN BY THESE PRESENTS:
THAT I, MARK J. JEZISEK, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACCURATE AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BEE CAVE AND CHAPTER 82 OF THE TRAVIS COUNTY SUBDIVISION REGULATIONS.

Mark J. Jezisek 2/14/13
DATE
MARK J. JEZISEK, P.A.S.
TEXAS REGISTRATION NO. 5267
BURY & PARTNERS, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701



STATE OF TEXAS X
COUNTY OF TRAVIS X

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MARK J. JEZISEK, LAND SURVEYOR, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

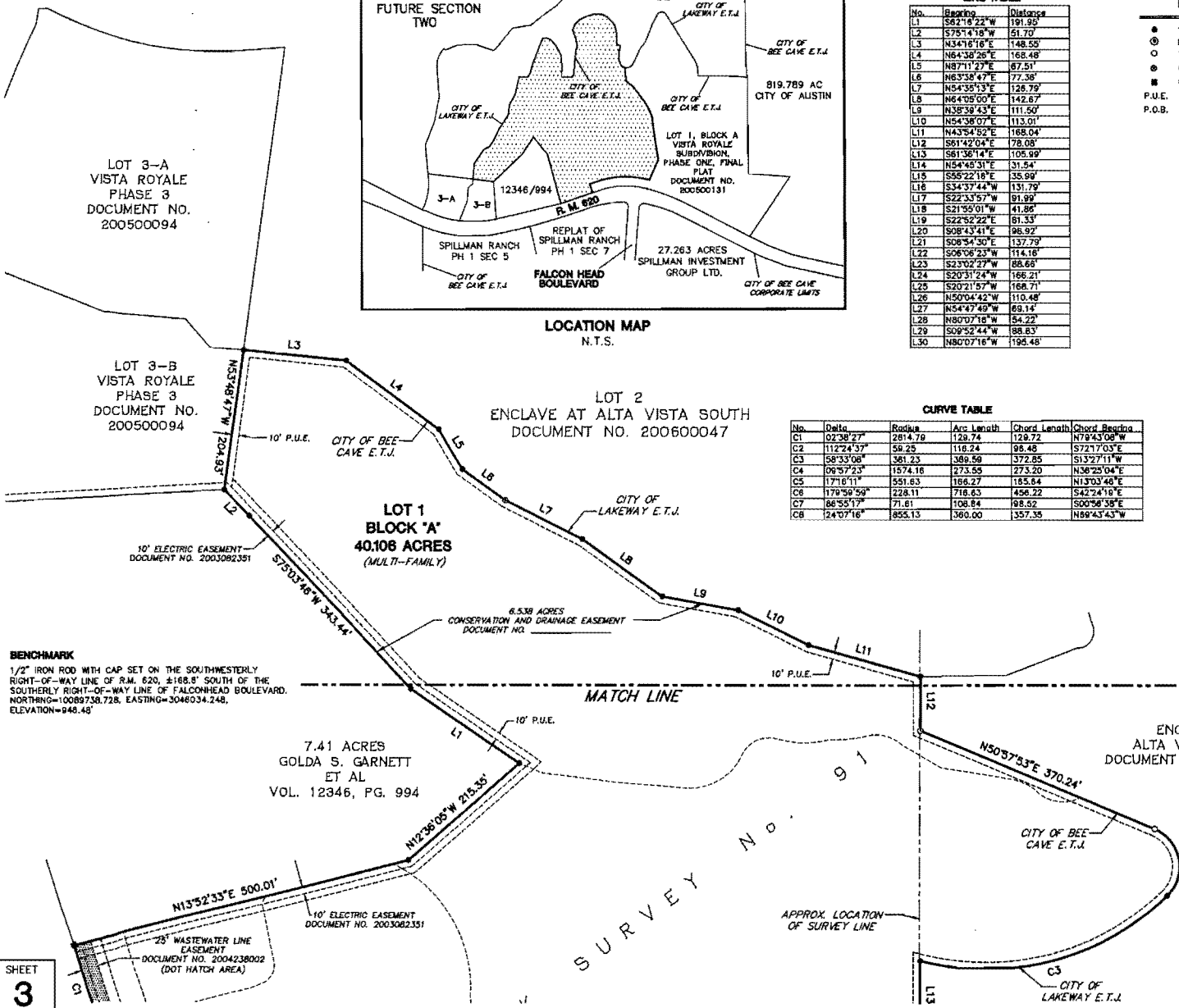
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ___ DAY OF _____ 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

CURVE TABLE

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	02°38'27"	2614.79	129.74	129.72	N79°43'08"W
C2	112°24'37"	59.25	116.24	98.48	S72°17'03"E
C3	58°33'08"	381.23	389.58	372.85	S13°27'11"W
C4	06°57'23"	1174.16	273.55	273.20	N38°25'04"E
C5	17°18'11"	551.63	166.27	165.84	N13°03'48"E
C6	179°59'59"	228.11	716.63	456.22	S42°24'16"E
C7	86°55'17"	71.61	108.84	98.52	S00°56'38"E
C8	24°07'16"	855.13	360.00	357.35	N89°43'43"W



BENCHMARK
1/2" IRON ROD WITH CAP SET ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF R.M. 620, 418.8' SOUTH OF THE SOUTHERLY RIGHT-OF-WAY LINE OF FALCONHEAD BOULEVARD. NORTHING=10089738.728, EASTING=3048034.248, ELEVATION=948.48'

SHEET
3
OF 5

VISTA ROYALE SUBDIVISION, PHASE TWO, FINAL PLAT

A ONE LOT SUBDIVISION
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