



Item 4

Travis County Commissioners Court Agenda Request

Meeting Date: June 18, 2013

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

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

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 request to use an alternative fiscal agreement for the Sweetwater Ranch Section Two, Village F2 Final Plat in Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

The developer of the subject subdivision requests to enter into an alternative fiscal agreement with Travis County. Under the alternative fiscal agreement, the plat will be held in abeyance while the street and drainage facilities are constructed.

STAFF RECOMMENDATIONS:

The request has been reviewed by TNR staff and staff finds the use of the subject agreement meets all Travis County standards. As such, TNR staff recommends the approval of the proposed motion.

ISSUES AND OPPORTUNITIES:

Under Alternative Fiscal the County Executive of TNR holds the plat in abeyance and, upon completion of the items listed below, the Division Director of Development Services authorizes the issuance of a Basic Development Permit for construction of streets and drainage facilities.

Plat Status

Staff has reviewed the plat and all comments have been addressed. The plat meets current standards and has everything in place such that it could be recommended for approval and recordation at this time.

Restoration/Erosion Control Fiscal

The fiscal for the subdivision restoration and improvements has been posted with Travis County as cash using a letter of credit in the amount of \$104,086.25.

Access to Publicly Maintained Road

Sweetwater Ranch Section Two Village F2 Final Plat takes access from Village F1. Both are considered private street subdivisions.

Waste Water Service

Wastewater service for this subdivision will be provided by the Lazy Nine Municipal Utility District 1D.

Construction Plans and Engineer's Estimate of Construction Cost Approved

All comments by Travis County staff have been addressed and the reviewer is prepared to sign the cover sheets of the plans and issue permit #12-0479. The estimated cost of the improvements is \$610,549.25. This amount includes all costs related to the construction of all streets and drainage facilities (including temporary erosion controls and all structures contributing to the total detention).

The developer has signed the attached statement acknowledging that this action does not imply or guarantee plat approval by the Commissioners Court and that he/she understands the constraints related to the use of alternative fiscal. An Extension of Sixty-Day Period for Completed Plat Application Final Action is also included.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A

ATTACHMENTS/EXHIBITS:

Alternative Fiscal Acknowledgment

Exhibit "A" – Description

Extension of Sixty-Day Period

Proposed Final Plat

Maps

REQUIRED AUTHORIZATIONS:

Cynthia McDonald	Financial Manager	TNR	854-4239
Steve Manilla	County Executive	TNR	854-9429
Anna Bowlin	Division Director	Dev Serv & LRP	854-7561

CC:

Stacey Scheffel	Program Manager	TNR - Permits	854-7565

SM:AB:ps

**1101 - Development Services Long Range Planning - Sweetwater Ranch Section Two,
Village F2**

§ EXHIBIT 82.401 (D)

ALTERNATIVE FISCAL POLICY REQUEST AND ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

TO THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS:

The undersigned Owner proposes to subdivide that certain tract of land more particularly described in **Exhibit “A”**, which is attached hereto and made a part hereof. The Owner requests that Travis County’s Transportation and Natural Resources Department (“TNR”) hold the proposed plat of land in abeyance until all of the proposed subdivision Improvements have been constructed to Travis County Standards for the Construction of Streets and Drainage in Subdivisions (the “Standards”) to the satisfaction of the County Executive of TNR. In order to qualify for this Alternative Fiscal Policy, the proposed subdivision must meet the access criteria set forth in the Standards.

Under this Policy, the Owner is not required to post fiscal Security to secure the construction of the Improvements, but is required to obtain a Travis County Basic Development Permit. The owner will be required to post fiscal for boundary streets improvements if they are not to be completed during the construction of the Improvements. Additionally, the Owner shall file Security with the submitted Final Plat to secure restoration of disturbed areas should construction not be completed.

Upon satisfactory completion of the Improvements, the submitted plat shall be forwarded by TNR to the Commissioners Court for approval and recording.

If the Owner elects to proceed under this option, the Owner acknowledges and agrees that, until the plat is filed, the Owner may not use the proposed subdivision’s description in a contract to convey real property, unless the conveyance is expressly contingent on the recording and approval of the final plat and the purchaser is not given the use or the occupancy of the real property before the recording of the final plat, under penalty of prosecution under Section 12.002 of the Texas Property Code. In addition, the approval of Alternative Fiscal in no way constitutes approval of the proposed plat.

If the plat is to be approved and filed, the Owner must post Security in the amount of 10% of the cost of the completed Improvements and 100% of the cost of the incomplete Improvements to secure the performance of the construction of the Improvements for one year, or more, from the date of the approval of the plat and acceptance of the dedication by the County.

Alternative Fiscal

Executed this _____ day of _____, 20__.

OWNER: WS-COS Development, LLC

Address: 52 Mason Street

By: *J. Robert Long*

Greenwich, CT, 06830

Name: J. Robert Long

Phone: 203.413.7700

Title: Authorized Signatory
Authorized Representative

Fax: 203.413.7702

TRAVIS COUNTY, TEXAS:

By: _____
County Judge

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

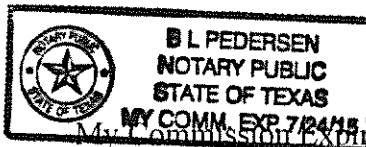
This instrument was acknowledged before me on the 13 day of MARCH, 2012 by J. Robert Long in the capacity stated herein.

B L Pedersen

Notary Public in and for the State of Texas

B L PEDERSEN

Printed or typed name of notary



My Commission Expires: 7/24/15

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me by County Judge Samuel T. Biscoe, on the _____ day of _____, 20, in the capacity stated herein.

Notary Public in and for the State of Texas

My commission expires: _____

Printed or typed name of notary

SAMPLE EXHIBIT "A" OR FIELD NOTES

EXHIBIT "A"

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

§ EXHIBIT 82.201(C)
EXTENSION OF SIXTY-DAY PERIOD FOR
COMPLETED PLAT APPLICATION FINAL ACTION

Date: 3/13/2012

Owner's Name and Address: WS-COS Development, LLC
52 Mason Street
Greenwich, CT 06830

Proposed Subdivision Name and Legal Description (the "Property"):
Sweetwater Section Two Village F2

The undersigned Owner and the Executive Manager of Travis County Transportation and Natural Resources Department hereby agree that the sixty (60) day period for final action to be taken on a Completed Plat Application for the Property is hereby extended by mutual agreement and without compulsion until the date that all subdivision requirements have been met to Travis County standards to the satisfaction of the Executive Manager of TNR.

Executed and affective as of the date set forth below.

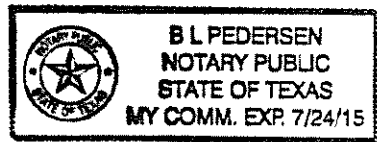
Owner: WS-COS Development, LLC
By: *J. Robert Long*
Name: J. Robert Long
Title: Authorized Signatory
Authorized Representative

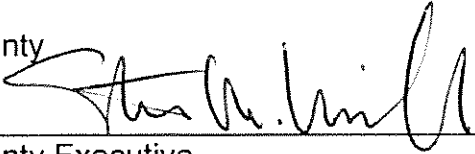
ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 13 day of MARCH, 2012 by J. Robert Long of Travis County, Texas known to me personally or on the basis of an approved form of identification, in the capacity stated.

Notary Public, State of Texas
B L Pedersen




Travis County
By: 
County Executive
Travis County Transportation and Natural Resources Department

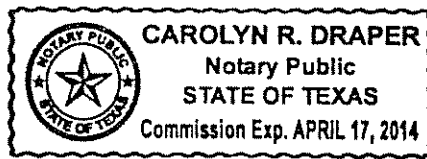
ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 7th day of June,
2013 by Steven M Manilla, P.E., County Executive of Travis County, Texas known to me
personally or on the basis of an approved form of identification, in the capacity stated.

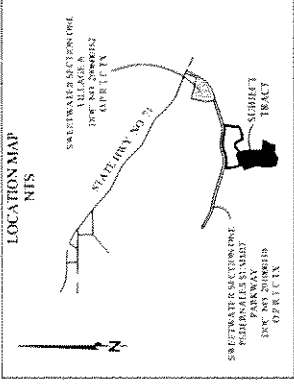
Notary Public, State of Texas


Carolyn R. Draper
(Printed Name of Notary)



My Commission Expires:

**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.

SWEETWATER RANCH
SECTION TWO
VILLAGE F 2

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 REGULATIONS FOR TRAVIS COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLACING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REGULATIONS.
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 SERVICES: THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH TRAVIS COUNTY PLANS AND SPECIFICATIONS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO LURA AND TCUA 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 E.L.M. MAP 4845CD03531 DAVID SEPTEMBER 26, 2008.
6. THIS SUBDIVISION IS SUBJECT TO A PHASING AGREEMENT RECORDED AS DOCUMENT NO. 200614014M.
7. MUNICIPAL JURISDICTION: THIS PRELIMINARY PLAN BOUNDARIES FALL OUTSIDE F.O.A. FFD, BEE CAVE ET AL, LAKEWAY ET AL, AND WILL BE REGULATED BY TRAVIS COUNTY MUNICIPAL JURISDICTION. NONE.
8. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT NO. 2006076922 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 WASTE WATER SERVICE WILL BE PROVIDED BY THE LAZY NINE MUNICIPAL UTILITY DISTRICT ID.
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 ID. 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 LURA 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 PRIVATE STREET RIGHT-OF-WAY ARE ALSO DRAINAGE EASEMENTS. WATER AND WASTEWATER EASEMENTS, AND GAS EASEMENTS AS PROVIDED BY LAZY NINE MUNICIPAL UTILITY DISTRICT ID.
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.
20. ALL PROPERTY OF THE HOMEOWNERS ASSOCIATION IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S SUBDIVISION SURVEY, SURVEY, POLLUTION CONTROL ORDINANCE. ANY DEVELOPMENT OTHER THAN CONSTRUCTION OF A SINGLE-FAMILY HOME OR ASSOCIATED STRUCTURE MAY REQUIRE AN OPS DEVELOPMENT PERMIT FROM THE LOWER COLORADO RIVER AUTHORITY.
21. ALL NON RESIDENTIAL LOTS NOT ASSIGNED TO LAZY NINE MLD ID TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION OR ITS ASSIGNS.

SLOPE EASEMENT NOTE:

DRAINAGE AND LATERAL SUPPORT EASEMENTS TO THE LIMITS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOR THE CONSTRUCTION, MAINTENANCE, AND THE RIGHT TO PLACE THEREIN ALL NECESSARY DRAINAGE STRUCTURES, INCLUDING BUT NOT LIMITED TO, DRAINAGE CANALS, DRAINAGE PIPES, DRAINAGE TRENCHES, DRAINAGE STRUCTURES, DRAINAGE STRUCTURES, AND LATERAL SUPPORT EASEMENTS. THESE EASEMENTS SHALL BE CONSIDERED AS BEING CONSISTENT WITH THE CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF THE DRAINAGE AND LATERAL SUPPORT EASEMENTS DEDICATED HEREIN. PROPERTY OWNERS MAY DO NOTHING THAT WOULD IMPAIR, DAMAGE, OR DESTROY THE DRAINAGE AND LATERAL SUPPORT EASEMENTS. TRAVIS COUNTY, AND ITS SUCCESSORS AND ASSIGNS HAVE THE RIGHT TO USE SO MUCH OF THE SURFACE OF THE PROPERTY WITHIN THE EASEMENTS AS MAY BE REASONABLY NECESSARY TO CONSTRUCT, INSTALL, AND MAINTAIN DRAINAGE AND LATERAL SUPPORT FACILITIES WITHIN THE EASEMENTS.

PERMANENT WATER QUALITY BMP LANSAMENT PLAT NOTE:

THE PERMANENT WATER QUALITY BEST MANAGEMENT PRACTICE COMPLIANCEMENT IS FOR THE PURPOSE OF PROTECTING THE ENVIRONMENT BY IMPROVING THE QUALITY OF STORM WATER RUNOFF FROM DEVELOPED LANDS. NO STREET CURB OR OTHER IMPROVEMENT MAY BE CONSTRUCTED OR MAINTAINED WITHIN A WATER QUALITY BEST MANAGEMENT PRACTICE AREA UNLESS IT IS SPECIFICALLY AUTHORIZED AND APPROVED BY THE TRAVIS COUNTY ENGINEER. THE TRAVIS COUNTY ENGINEER SHALL BE NOTIFIED PRIOR TO ANY CONSTRUCTION OF IMPROVEMENTS THAT PROVIDES NEW OR IMPROVED ACCESS FOR VEHICLES, AND THAT ACCESS FOR VEHICLES SHALL BE INSPECTED BY THE TRAVIS COUNTY ENGINEER. THE TRAVIS COUNTY ENGINEER SHALL BE NOTIFIED PRIOR TO ANY CONSTRUCTION OF IMPROVEMENTS THAT PROVIDES NEW OR IMPROVED ACCESS FOR VEHICLES, AND THAT ACCESS FOR VEHICLES SHALL BE INSPECTED BY THE TRAVIS COUNTY ENGINEER. THE TRAVIS COUNTY ENGINEER SHALL BE NOTIFIED PRIOR TO ANY CONSTRUCTION OF IMPROVEMENTS THAT PROVIDES NEW OR IMPROVED ACCESS FOR VEHICLES, AND THAT ACCESS FOR VEHICLES SHALL BE INSPECTED BY THE TRAVIS COUNTY ENGINEER. THE TRAVIS COUNTY ENGINEER SHALL BE NOTIFIED PRIOR TO ANY CONSTRUCTION OF IMPROVEMENTS THAT PROVIDES NEW OR IMPROVED ACCESS FOR VEHICLES, AND THAT ACCESS FOR VEHICLES SHALL BE INSPECTED BY THE TRAVIS COUNTY ENGINEER.

LOWER COLORADO RIVER AUTHORITY

DATE:

BE-MARK LIST

- TRM-13. CURTION SPINDLE SET IN LIVE OAK TAG No. 1581
ELEV 94.39'
- TRM-14. CURTION SPINDLE SET IN LIVE OAK TAG No. 1497
ELEV 95.14'

STREET NAME	STREET WIDTH	STREET TYPE	CLASSIFICATION	OWNERSHIP	STREET LENGTH
DISCIGOLA TRAIL	32'	CKG	LOCAL	PRIVATE	1019.11'
TRAIL	1019.11'				1019.11'

SWEETWATER DEVELOPMENT PLAT NOTES:

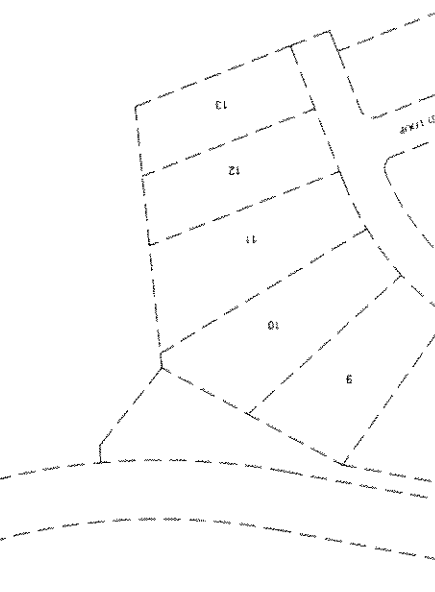
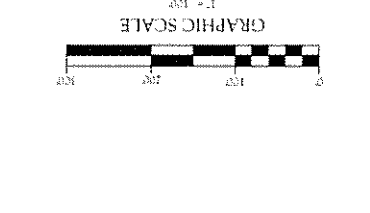
1. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE EVIDENCE THAT THE FINAL PLAT AND CONSTRUCTION PLANS FOR STREET AND DRAINAGE INFRASTRUCTURE IMPROVEMENTS ASSOCIATED WITH THE SUBDIVISION HAVE BEEN SUBMITTED TO THE U.S. ARMY CORPS OF ENGINEERS FOR REVIEW AND ISSUANCE OF PERMIT AND APPROPRIATE PERMITS, IF ANY ARE REQUIRED, PRIOR TO TRAVIS COUNTY APPROVAL OF THE FINAL PLAT 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 HAVE BEEN SUBMITTED TO THE TEXAS DEPARTMENT OF TRANSPORTATION 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, PERMIT AND APPROPRIATE ROW RESERVATION AREAS, IF SUCH RESERVATIONS MAY BE DEEMED TO BE REQUIRED VIA MUTUAL CONSULTATION 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 MAINS AND STORM WATER MAINS SHALL BE SUBMITTED TO THE TEXAS DEPARTMENT OF TRANSPORTATION WITH THE SUBDIVISION HAVE BEEN SUBMITTED TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TEQ) AND THE 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.

SWEETWATER RANCH
 SECTION TWO
 VILLAGE F 2

AREA	ACRES	AREA	ACRES
1	1.116	1	1.116
2	2.298	2	2.298
3	1.294	3	1.294
4	9.888	4	9.888
5	1.116	5	1.116
6	2.298	6	2.298
7	1.294	7	1.294
8	9.888	8	9.888
9	1.116	9	1.116
10	2.298	10	2.298
11	1.294	11	1.294
12	9.888	12	9.888
13	1.116	13	1.116
14	2.298	14	2.298
15	1.294	15	1.294
16	9.888	16	9.888
17	1.116	17	1.116
18	2.298	18	2.298
19	1.294	19	1.294
20	9.888	20	9.888
21	1.116	21	1.116
22	2.298	22	2.298
23	1.294	23	1.294
24	9.888	24	9.888
25	1.116	25	1.116
26	2.298	26	2.298
27	1.294	27	1.294
28	9.888	28	9.888
29	1.116	29	1.116
30	2.298	30	2.298
31	1.294	31	1.294
32	9.888	32	9.888
33	1.116	33	1.116
34	2.298	34	2.298
35	1.294	35	1.294
36	9.888	36	9.888

LEGEND

- 1" = 100'
- GRAPHIC SCALE
- SECTION BOUNDARY
- SECTION CORNER
- SECTION AREA
- SECTION PERIMETER
- SECTION CENTERLINE
- SECTION BENCHMARK
- SECTION ELEVATION
- SECTION DESCRIPTION



LAND USE TABLE

LAND USE	ACRES
WATER QUALITY BARR	1.116
AND DRAINAGE	1.116
LAND LOTS	1.116
SP LOTS	2.298
PRIVATE STREETS	1.294
TOTAL LOTS	1.294
TOTAL ACRES	9.888

1578 AC RESUBDIVISION
 M & C DEVELOPMENT
 INC. 08/11/2009
 OFFICE

1578 AC RESUBDIVISION
 M & C DEVELOPMENT
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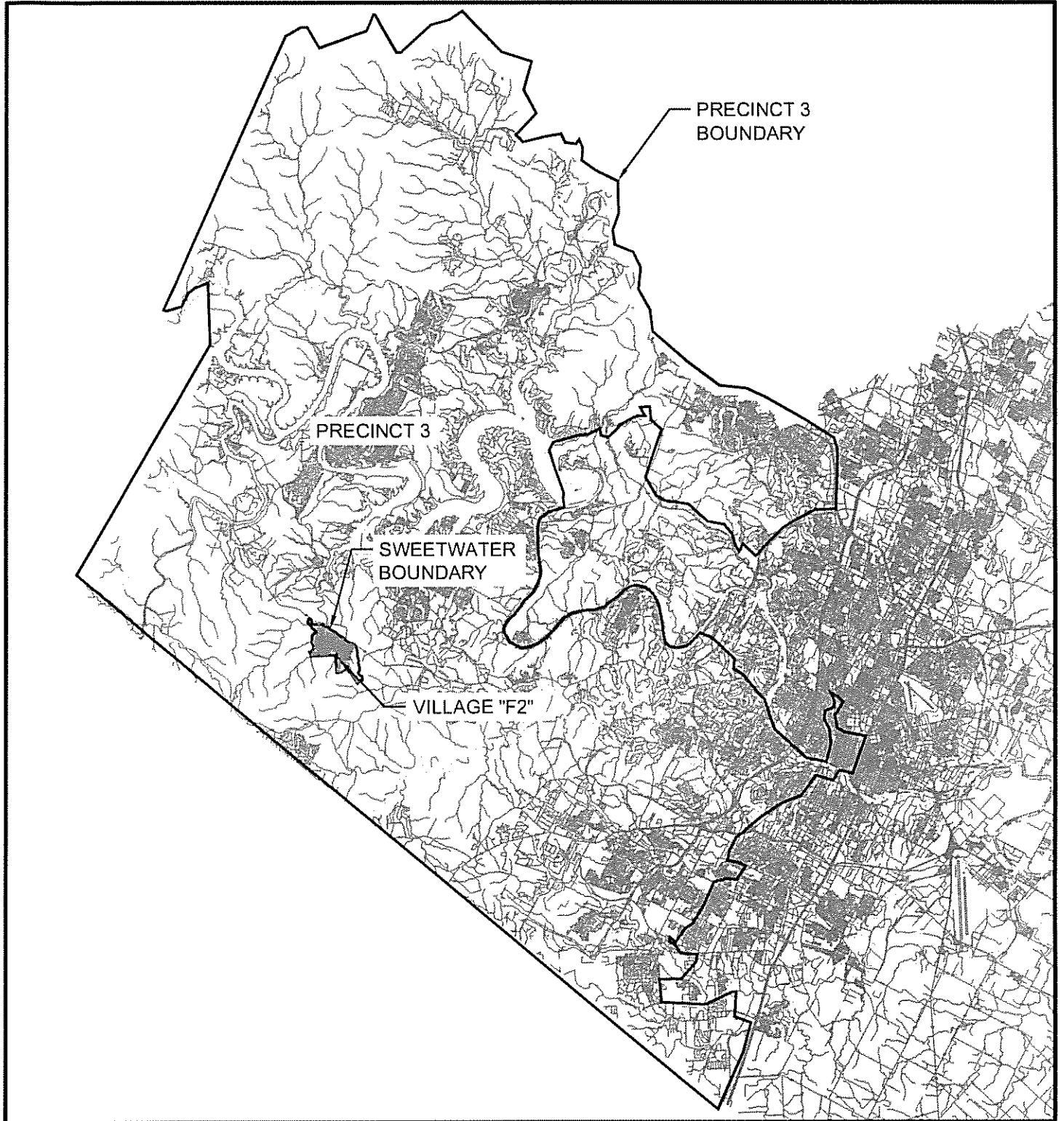
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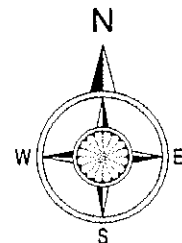


LOCATION MAP

SWEETWATER
VILLAGE "F2"

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



0 25000'
SCALE: 1" = 25000'