



Item 5

Travis County Commissioners Court Agenda Request

Meeting Date: June 18, 2013

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

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

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

Sponsoring Court Member: Commissioner Daugherty, Precinct Three

AB

AGENDA LANGUAGE:

Consider and take appropriate action on the following requests:

- A) A variance to Section 82.302(d)(9)(A) of the Travis County Standards for Construction of Streets and Drainage in Subdivisions; and
- B) Sweetwater Ranch Section 2 Revised Preliminary Plan of Villages B, E, F, & Z [Revised Preliminary Plan - 419 total lots (403 single family lots and 16 municipal utility district (MUD) lots - 223.4 acres - No ETJ)] in Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

A) The developer has requested a variance to Section 82.302(d)(9)(A) of the Travis County Standards for Construction of Streets and Drainage in Subdivisions. This section of the Travis County Standards states that lot frontage shall be at least 20 feet on curb and gutter streets. In this case, the developer is seeking a variance to allow six lots to utilize 15 feet of frontage and a joint use access easement (see attached variance request letter). This scenario is allowed per Section 82.302(d)(9)(B) if approved by the County on a case-by-case basis.

B) In the original preliminary plan, approved by Court on May 23, 2006, villages B, E, F, and Z consisted of 403 single family lots on 223.4 acres. This revision proposes to redesign lots and streets in the four villages to preserve more of the natural character of the property (see attached engineer's letter). Though lots are being reduced in villages B and E and increased in Village Z, the overall number of single family lots will remain 403.

The Sweetwater Ranch Section 2 Revised Preliminary Plan of Villages B, E, F, & Z property fronts on Pedernales Summit Parkway to the north. The application includes 21,807 linear feet of proposed public and private streets. Water service will be provided by the Lazy Nine MUD. Parkland fees in lieu of parkland dedication will be satisfied with each final plat out of the preliminary plan.

STAFF RECOMMENDATIONS:

With approval of the variance to Section 82.302(d)(9)(A), this revised preliminary plan application will meet all Travis County requirements. Travis County staff recommends approval of the variance and revised preliminary plan.

ISSUES AND OPPORTUNITIES:

Staff has not received any inquiries or registered any interested parties for this application.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A

EXHIBITS/ATTACHMENTS:

- Precinct map
- Location map
- Variance Request
- Engineer's Letter
- Proposed revised preliminary plan

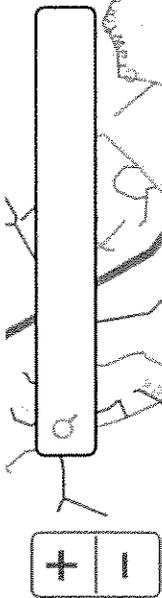
REQUIRED AUTHORIZATIONS:

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

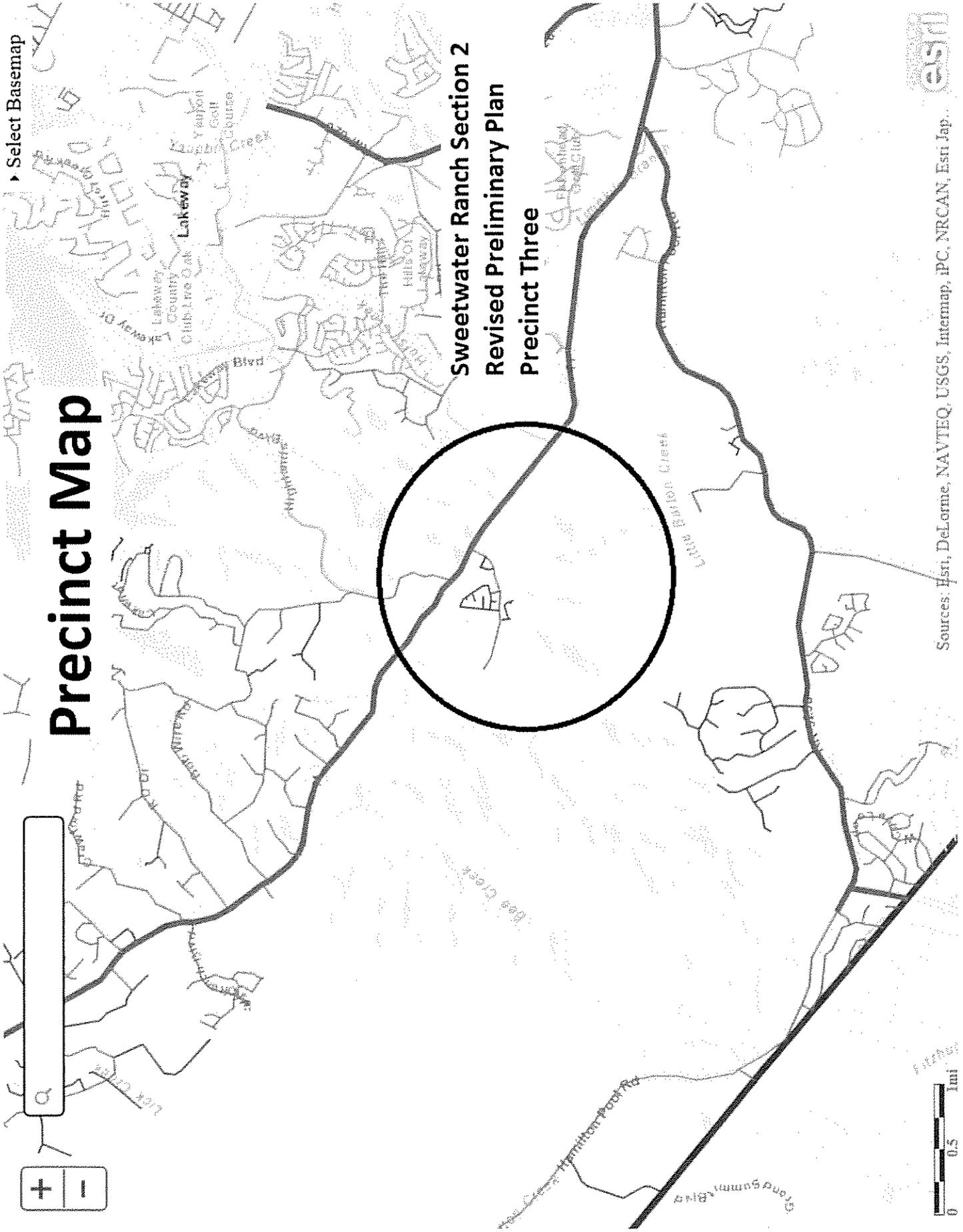
CC:

SM:AB:mh

1101 - Development Services Long Range Planning- Sweetwater Ranch Section 2 Revised Preliminary Plan of Villages B, E, F, & Z



Precinct Map



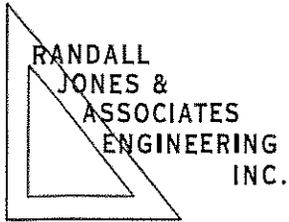
Sweetwater Ranch Section 2 Revised Preliminary Plan Precinct Three



Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, IPC, NRCAN, Esri Jap...



NOT TO SCALE



1212 EAST BRAKER LANE • AUSTIN, TEXAS 78753

RECEIVED

MAR 05 2013

TNR

February 7, 2013

Michael Hettenhausen, Planner
Developmental Services
411 West 13th Street
Executive Office building
PO Box 1748
Austin, TX 78767

RE: Sweetwater Ranch, Section 2, Villages B, E, F and Z:
Preliminary Plan Variance Request- 15' Lot Frontage
RJE Project No. 1927

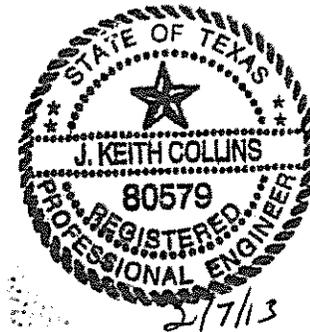
Mr. Hettenhausen:

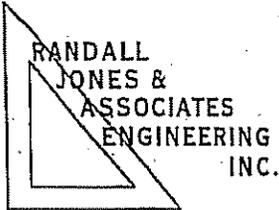
This letter is to request a variance from Section 82.302(d) (9) (A) of the Travis County Standards which requires a minimum 20' frontage for all lot frontage. We are requesting approval from the County to allow the reduction in lot widths to 15' which will utilize joint use driveways as prescribed within Section 82.302(d)(9)(B) of the Travis County Standards. The proposed joint use driveway will not access more than 3 single family residences and will follow the requirements of Section 82.302(d) (10) of the Travis County Standards. The approval of this request will allow the use of one driveway access to the roadway in lieu of the three driveways which would be required without the benefit of this variance. Attached is a sketch of the two locations that the joint use driveway will be used for access within the Sweetwater Ranch Section Two Revised Preliminary Plan, Villages B, E, F, and Z.

Please let us know if you require any additional information or have any questions.

Sincerely,

J. Keith Collins, P.E.
Project Manager
Randall Jones Associates & Engineering, Inc.





1212 EAST BRAKER LANE • AUSTIN, TEXAS 78753

September 11, 2011

Mr. Michael Hettenhausen
Travis County TNR
411 W. 13th 8th floor
Austin, Texas 78767

RE: Sweetwater Ranch, Section 2 Revised Preliminary Plan
Villages B, E, F and Z
RJE Project #1927

Dear Mr. Hettenhausen:

Attached for review and approval is the revised preliminary plan for Sweetwater Ranch Section 2, Villages B,E,F,Z. Per our meeting on the proposed changes to Village Z, the County requested that we file a revised preliminary plan to show the changes that were being contemplated by the owner, WS – COS Development, LLC. While the primary changes occur within the Village Z portion of the preliminary with the net addition of lots in this area, there have been some changes within Village F since original approval of the preliminary, and we are proposing changes to Villages B and E to reduce previously approved lots so that the revised preliminary plan will have a net reduction of 7 lots.

The owner proposed these revisions to preserve more of the natural character of the land. For example: In Village Z the hill top to the west has been opened up to allow pedestrian hiking trails to traverse this area. The developer has also pulled some of the lots back from the wet weather creeks to preserve their natural character.

Village F currently has three final plats on file with the County (Villages F1, F2 and F3) and the revised preliminary plan reflects the current layout as submitted to the County. The revisions to F also pulled lots away from the creek and improved traffic circulation through this section.

Mr. Michael Hettenhausen

Page 2 of 2

Village E has been amended to increase the lots sizes from 65' lots to 110' lots. The roadways were also adjusted to allow a connection between Village E and Village B which increases accessibility and response times for EMS.

Village B was revised to alter the street alignments and open up more view corridors and open spaces within this section.

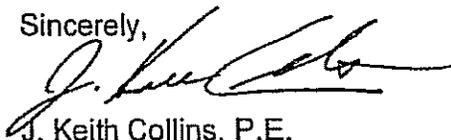
The Sweetwater Ranch Section 2 preliminary plan was originally approved by Commissioners Court on 5/23/06, with 1,298 total lots of which 1,261 were single family lots. Village B, E, F, and Z made up 419 of these lots, 403 of which were single family. With the proposed revised plan for Villages B, E, F, and Z, the total number of lots in this portion will be 411 of which 396 will be single family lots. The west side of the current Village Z includes a small portion of the Village M planning area where 9 lots have been revised and included in the previously noted lot count. Therefore, the net effect of this revision is to reduce the overall Section 2 single family lot count by 7 lots. Additionally, the approved plan for B, E, F, and Z included approximately 21,749 linear feet of streets. The revised layout includes 21,049 linear feet of street, for a reduction of approximately 700 linear feet. The reduced streets and the reduced lot numbers decrease the overall impervious cover within this are of the preliminary plan by approximately 37,100 sq. ft. A calculation sheet illustrating this is included at the end of the summary.

Since the impervious cover has decreased, the original drainage study submitted with the approved Section 2 preliminary plan should still be valid, if not improved somewhat. There are no FEMA floodplain delineations within this portion of the revised preliminary as shown on panel 48453C0385H, effective date 9/26/08. The fully developed calculated floodplains were honored in the new layout as shown with the approved preliminary plan. No development has taken place to alter the tree survey as originally submitted, so an updated tree survey is not included in this application.

In summary, the developer has redesigned the preliminary plan within Villages B,E,F, and Z to enhance the project through opening up view corridors, providing access to natural vistas and preserving the natural character of the wet weather creeks flowing through the project. In doing this, he has decreased the overall density within these sections of the development and reduced the overall impervious cover projected by the development.

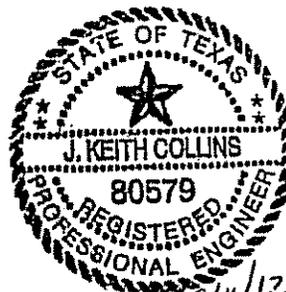
Please feel free to call me should you have any questions or require any additional information at 512-334-0015 or email at keithc@rj-eng.com

Sincerely,



J. Keith Collins, P.E.

Randall Jones & Associates Engineering, Inc.



Sweetwater Revised Preliminary Plan
 Randall Jones Engineering & Associates, Inc

8/29/2012
 JKC

Total Ac. 220.42

Revised Plan BEFZ

Approved Plan - BEFZ

Streets	F-F	21,749 LF	21,049 LF
		28 FT	28 FT
Imp. Cover		608,972 SF	589,372 SF
Single Family lots		403	405 BEFZ
			-9 Removed from Village M by revised Village Z
			396
			2,500 SF/Lot

Total Imp Cover 36.26

Imp. Cover 990,000 SF

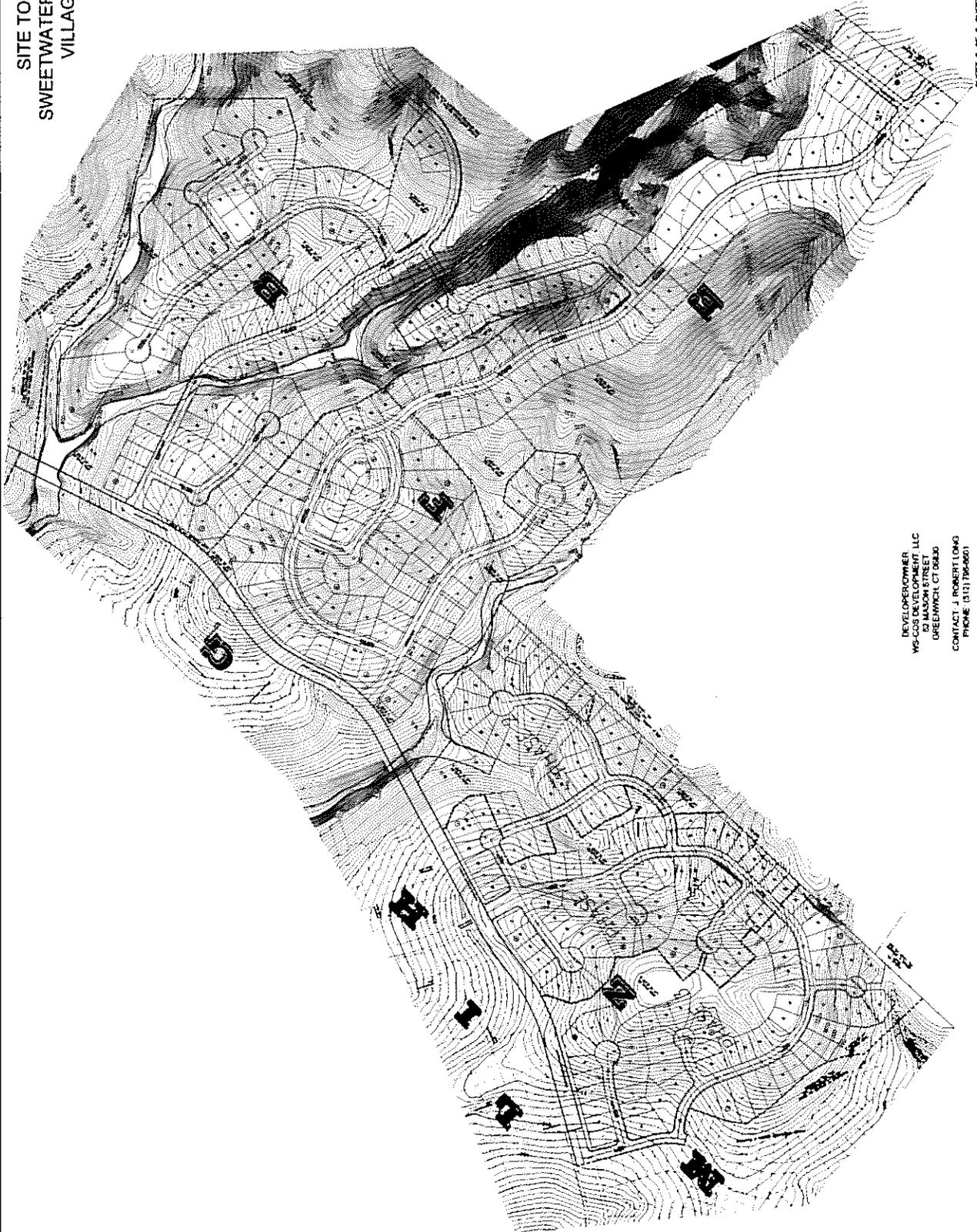
Imp. Cover 1,007,500 SF

Total Imp Cover 1,616,472 SF 16.45%

37,100 SF Less impervious cover under revised plan



SITE TOPOGRAPHY OF
SWEETWATER RANCH, SECTION 2
VILLAGES B, E, F & Z



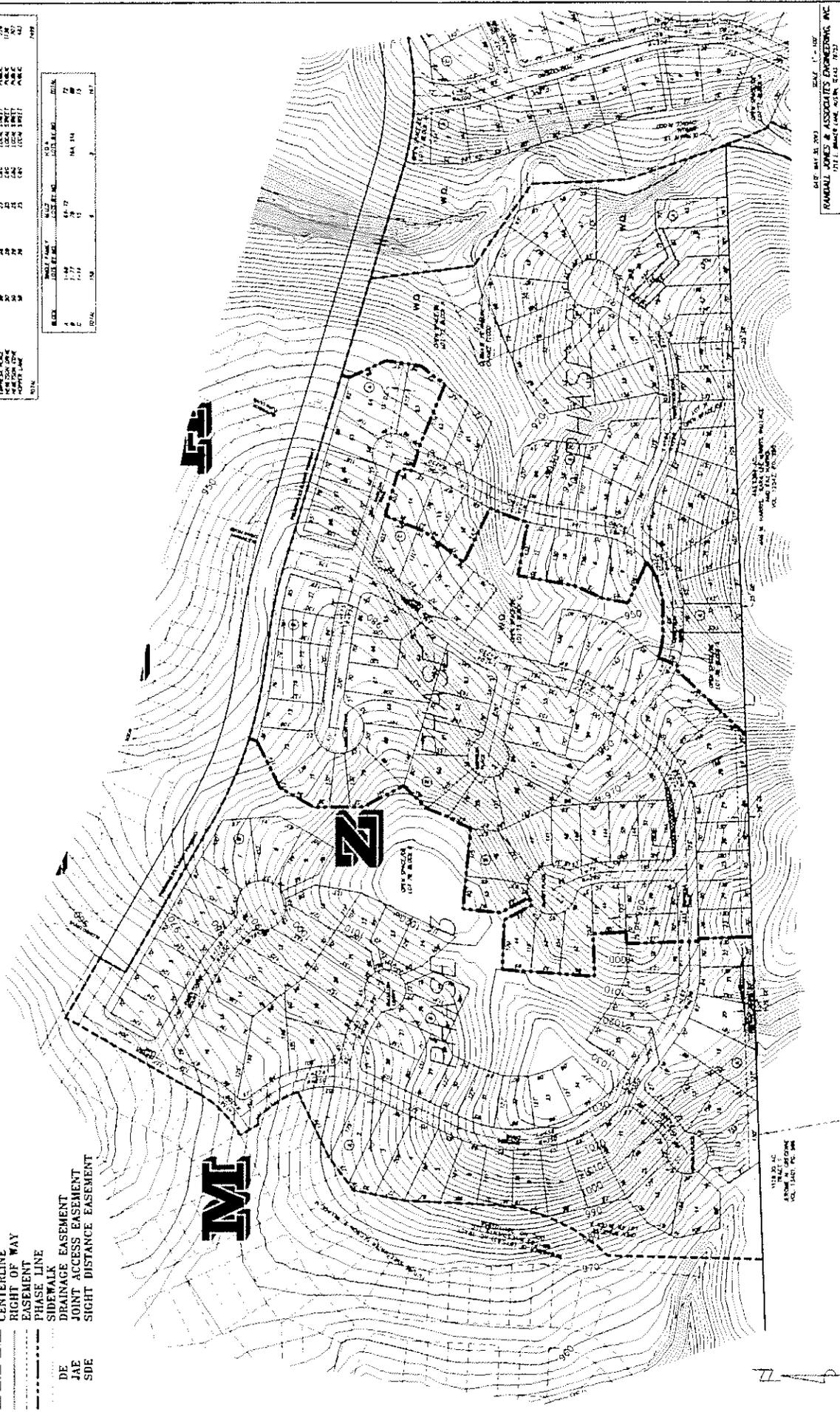
DEVELOPER/OWNER
W&C DEVELOPMENT, LLC
1000 WEST 1000 NORTH
GREENWICH, CT 06830
CONTACT: J. ROBERT LONG
PHONE: (312) 796-9601

DATE: MAY 20, 2011
SCALE: 1" = 200'
RANDALL JONES & ASSOCIATES ENGINEERING, INC.
1275 WEST 1000 NORTH, SUITE 200
GREENWICH, CT 06830
P.J. SIMPSON & ASSOCIATES, INC.
6723 E. HARVARD AVE., SUITE 200, CHICAGO, IL 60631
TEL: 773.834.4874 FAX: (773) 834.4871

SWEETWATER RANCH SECTION 2 VILLAGE Z

SHEET	DATE	BY	CHKD	APP'D	REVISED	DESCRIPTION	DATE
1	10/15/03	JL	JL	JL		INITIAL PLAN	10/15/03
2	11/10/03	JL	JL	JL		REVISED PLAN	11/10/03
3	12/15/03	JL	JL	JL		REVISED PLAN	12/15/03
4	01/15/04	JL	JL	JL		REVISED PLAN	01/15/04
5	02/15/04	JL	JL	JL		REVISED PLAN	02/15/04
6	03/15/04	JL	JL	JL		REVISED PLAN	03/15/04
7	04/15/04	JL	JL	JL		REVISED PLAN	04/15/04
8	05/15/04	JL	JL	JL		REVISED PLAN	05/15/04
9	06/15/04	JL	JL	JL		REVISED PLAN	06/15/04
10	07/15/04	JL	JL	JL		REVISED PLAN	07/15/04
11	08/15/04	JL	JL	JL		REVISED PLAN	08/15/04
12	09/15/04	JL	JL	JL		REVISED PLAN	09/15/04
13	10/15/04	JL	JL	JL		REVISED PLAN	10/15/04
14	11/15/04	JL	JL	JL		REVISED PLAN	11/15/04
15	12/15/04	JL	JL	JL		REVISED PLAN	12/15/04
16	01/15/05	JL	JL	JL		REVISED PLAN	01/15/05
17	02/15/05	JL	JL	JL		REVISED PLAN	02/15/05
18	03/15/05	JL	JL	JL		REVISED PLAN	03/15/05
19	04/15/05	JL	JL	JL		REVISED PLAN	04/15/05
20	05/15/05	JL	JL	JL		REVISED PLAN	05/15/05
21	06/15/05	JL	JL	JL		REVISED PLAN	06/15/05
22	07/15/05	JL	JL	JL		REVISED PLAN	07/15/05
23	08/15/05	JL	JL	JL		REVISED PLAN	08/15/05
24	09/15/05	JL	JL	JL		REVISED PLAN	09/15/05
25	10/15/05	JL	JL	JL		REVISED PLAN	10/15/05
26	11/15/05	JL	JL	JL		REVISED PLAN	11/15/05
27	12/15/05	JL	JL	JL		REVISED PLAN	12/15/05
28	01/15/06	JL	JL	JL		REVISED PLAN	01/15/06
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45	06/15/07	JL	JL	JL		REVISED PLAN	06/15/07
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47	08/15/07	JL	JL	JL		REVISED PLAN	08/15/07
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49	10/15/07	JL	JL	JL		REVISED PLAN	10/15/07
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51	12/15/07	JL	JL	JL		REVISED PLAN	12/15/07
52	01/15/08	JL	JL	JL		REVISED PLAN	01/15/08
53	02/15/08	JL	JL	JL		REVISED PLAN	02/15/08
54	03/15/08	JL	JL	JL		REVISED PLAN	03/15/08
55	04/15/08	JL	JL	JL		REVISED PLAN	04/15/08
56	05/15/08	JL	JL	JL		REVISED PLAN	05/15/08
57	06/15/08	JL	JL	JL		REVISED PLAN	06/15/08
58	07/15/08	JL	JL	JL		REVISED PLAN	07/15/08
59	08/15/08	JL	JL	JL		REVISED PLAN	08/15/08
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61	10/15/08	JL	JL	JL		REVISED PLAN	10/15/08
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99	12/15/11	JL	JL	JL		REVISED PLAN	12/15/11
100	01/15/12	JL	JL	JL		REVISED PLAN	01/15/12

- LEGEND**
- BOUNDARY
 - VILLAGE BOUNDARY
 - CENTERLINE
 - RIGHT OF WAY
 - EASEMENT
 - PHASE LINE
 - SIDEWALK
 - DRAINAGE EASEMENT
 - JOINT ACCESS EASEMENT
 - SIGHT DISTANCE EASEMENT
- DE
JAE
SDE



DATE: MAY 10, 2007
 SCALE: 1" = 100'
 RANDALL JONES & ASSOCIATES ENGINEERING, INC.
 17111 BROADWAY, SUITE 200, DALLAS, TEXAS 75244
 TEL: 972.382.1111 FAX: 972.382.1112
 RJ SURVEYING & ASSOCIATES, INC.
 1221 E. WILSON ROAD, ADDICKS, TEXAS 75002
 TEL: 972.382.1111 FAX: 972.382.1112

SHEET 3 OF 6 SHEETS

SWEETWATER RANCH SECTION 2
VILLAGE F



NO.	DESCRIPTION	AREA	PERCENT	TOTAL
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- LEGEND**
- BOUNDARY
 - VILLAGE BOUNDARY
 - CENTERLINE
 - RIGHT OF WAY
 - EASEMENT
 - SIDEWALK
 - DE DRAINAGE EASEMENT
 - JAE JOINT ACCESS EASEMENT
 - SDE SIGHT DISTANCE EASEMENT

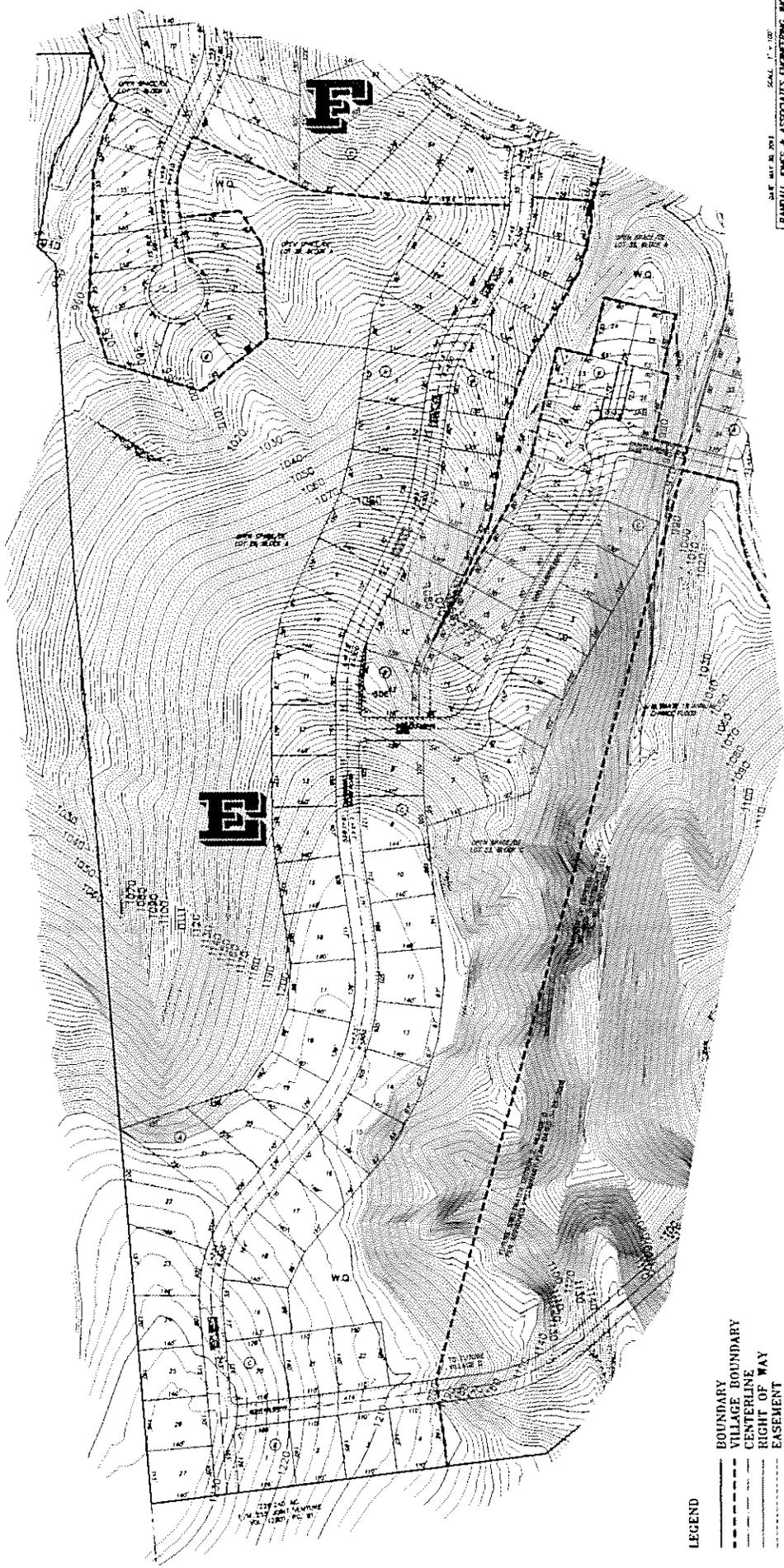
DATE: MAY 28, 2013
 SCALE: 1" = 100'
 RANDALL JONES & ASSOCIATES ENGINEERING, INC.
 6711 E. BROADWAY, SUITE 100, DENVER, CO 80231
 (303) 751-1100
 RANDALL JONES & ASSOCIATES, INC.
 6711 E. BROADWAY, SUITE 100, DENVER, CO 80231
 (303) 751-1100

SWEETWATER RANCH SECTION 2
VILLAGE E



BLK	ACRES	FRONT	DEPTH	AREA	PERCENTAGE	FRONT	DEPTH	AREA	PERCENTAGE
1	1.27	24	120	152.8	1.27	24	120	152.8	1.27
2	1.28	24	120	153.6	1.28	24	120	153.6	1.28
3	1.29	24	120	154.4	1.29	24	120	154.4	1.29
4	1.30	24	120	155.2	1.30	24	120	155.2	1.30
5	1.31	24	120	156.0	1.31	24	120	156.0	1.31
6	1.32	24	120	156.8	1.32	24	120	156.8	1.32
7	1.33	24	120	157.6	1.33	24	120	157.6	1.33
8	1.34	24	120	158.4	1.34	24	120	158.4	1.34
9	1.35	24	120	159.2	1.35	24	120	159.2	1.35
10	1.36	24	120	160.0	1.36	24	120	160.0	1.36
11	1.37	24	120	160.8	1.37	24	120	160.8	1.37
12	1.38	24	120	161.6	1.38	24	120	161.6	1.38
13	1.39	24	120	162.4	1.39	24	120	162.4	1.39
14	1.40	24	120	163.2	1.40	24	120	163.2	1.40
15	1.41	24	120	164.0	1.41	24	120	164.0	1.41
16	1.42	24	120	164.8	1.42	24	120	164.8	1.42
17	1.43	24	120	165.6	1.43	24	120	165.6	1.43
18	1.44	24	120	166.4	1.44	24	120	166.4	1.44
19	1.45	24	120	167.2	1.45	24	120	167.2	1.45
20	1.46	24	120	168.0	1.46	24	120	168.0	1.46
21	1.47	24	120	168.8	1.47	24	120	168.8	1.47
22	1.48	24	120	169.6	1.48	24	120	169.6	1.48
23	1.49	24	120	170.4	1.49	24	120	170.4	1.49
24	1.50	24	120	171.2	1.50	24	120	171.2	1.50
25	1.51	24	120	172.0	1.51	24	120	172.0	1.51
26	1.52	24	120	172.8	1.52	24	120	172.8	1.52
27	1.53	24	120	173.6	1.53	24	120	173.6	1.53
28	1.54	24	120	174.4	1.54	24	120	174.4	1.54
29	1.55	24	120	175.2	1.55	24	120	175.2	1.55
30	1.56	24	120	176.0	1.56	24	120	176.0	1.56
31	1.57	24	120	176.8	1.57	24	120	176.8	1.57
32	1.58	24	120	177.6	1.58	24	120	177.6	1.58
33	1.59	24	120	178.4	1.59	24	120	178.4	1.59
34	1.60	24	120	179.2	1.60	24	120	179.2	1.60
35	1.61	24	120	180.0	1.61	24	120	180.0	1.61
36	1.62	24	120	180.8	1.62	24	120	180.8	1.62
37	1.63	24	120	181.6	1.63	24	120	181.6	1.63
38	1.64	24	120	182.4	1.64	24	120	182.4	1.64
39	1.65	24	120	183.2	1.65	24	120	183.2	1.65
40	1.66	24	120	184.0	1.66	24	120	184.0	1.66
41	1.67	24	120	184.8	1.67	24	120	184.8	1.67
42	1.68	24	120	185.6	1.68	24	120	185.6	1.68
43	1.69	24	120	186.4	1.69	24	120	186.4	1.69
44	1.70	24	120	187.2	1.70	24	120	187.2	1.70
45	1.71	24	120	188.0	1.71	24	120	188.0	1.71
46	1.72	24	120	188.8	1.72	24	120	188.8	1.72
47	1.73	24	120	189.6	1.73	24	120	189.6	1.73
48	1.74	24	120	190.4	1.74	24	120	190.4	1.74
49	1.75	24	120	191.2	1.75	24	120	191.2	1.75
50	1.76	24	120	192.0	1.76	24	120	192.0	1.76
51	1.77	24	120	192.8	1.77	24	120	192.8	1.77
52	1.78	24	120	193.6	1.78	24	120	193.6	1.78
53	1.79	24	120	194.4	1.79	24	120	194.4	1.79
54	1.80	24	120	195.2	1.80	24	120	195.2	1.80
55	1.81	24	120	196.0	1.81	24	120	196.0	1.81
56	1.82	24	120	196.8	1.82	24	120	196.8	1.82
57	1.83	24	120	197.6	1.83	24	120	197.6	1.83
58	1.84	24	120	198.4	1.84	24	120	198.4	1.84
59	1.85	24	120	199.2	1.85	24	120	199.2	1.85
60	1.86	24	120	200.0	1.86	24	120	200.0	1.86

BLK	ACRES	FRONT	DEPTH	AREA	PERCENTAGE
1	1.27	24	120	152.8	1.27
2	1.28	24	120	153.6	1.28
3	1.29	24	120	154.4	1.29
4	1.30	24	120	155.2	1.30
5	1.31	24	120	156.0	1.31
6	1.32	24	120	156.8	1.32
7	1.33	24	120	157.6	1.33
8	1.34	24	120	158.4	1.34
9	1.35	24	120	159.2	1.35
10	1.36	24	120	160.0	1.36
11	1.37	24	120	160.8	1.37
12	1.38	24	120	161.6	1.38
13	1.39	24	120	162.4	1.39
14	1.40	24	120	163.2	1.40
15	1.41	24	120	164.0	1.41
16	1.42	24	120	164.8	1.42
17	1.43	24	120	165.6	1.43
18	1.44	24	120	166.4	1.44
19	1.45	24	120	167.2	1.45
20	1.46	24	120	168.0	1.46
21	1.47	24	120	168.8	1.47
22	1.48	24	120	169.6	1.48
23	1.49	24	120	170.4	1.49
24	1.50	24	120	171.2	1.50
25	1.51	24	120	172.0	1.51
26	1.52	24	120	172.8	1.52
27	1.53	24	120	173.6	1.53
28	1.54	24	120	174.4	1.54
29	1.55	24	120	175.2	1.55
30	1.56	24	120	176.0	1.56
31	1.57	24	120	176.8	1.57
32	1.58	24	120	177.6	1.58
33	1.59	24	120	178.4	1.59
34	1.60	24	120	179.2	1.60
35	1.61	24	120	180.0	1.61
36	1.62	24	120	180.8	1.62
37	1.63	24	120	181.6	1.63
38	1.64	24	120	182.4	1.64
39	1.65	24	120	183.2	1.65
40	1.66	24	120	184.0	1.66
41	1.67	24	120	184.8	1.67
42	1.68	24	120	185.6	1.68
43	1.69	24	120	186.4	1.69
44	1.70	24	120	187.2	1.70
45	1.71	24	120	188.0	1.71
46	1.72	24	120	188.8	1.72
47	1.73	24	120	189.6	1.73
48	1.74	24	120	190.4	1.74
49	1.75	24	120	191.2	1.75
50	1.76	24	120	192.0	1.76
51	1.77	24	120	192.8	1.77
52	1.78	24	120	193.6	1.78
53	1.79	24	120	194.4	1.79
54	1.80	24	120	195.2	1.80
55	1.81	24	120	196.0	1.81
56	1.82	24	120	196.8	1.82
57	1.83	24	120	197.6	1.83
58	1.84	24	120	198.4	1.84
59	1.85	24	120	199.2	1.85
60	1.86	24	120	200.0	1.86

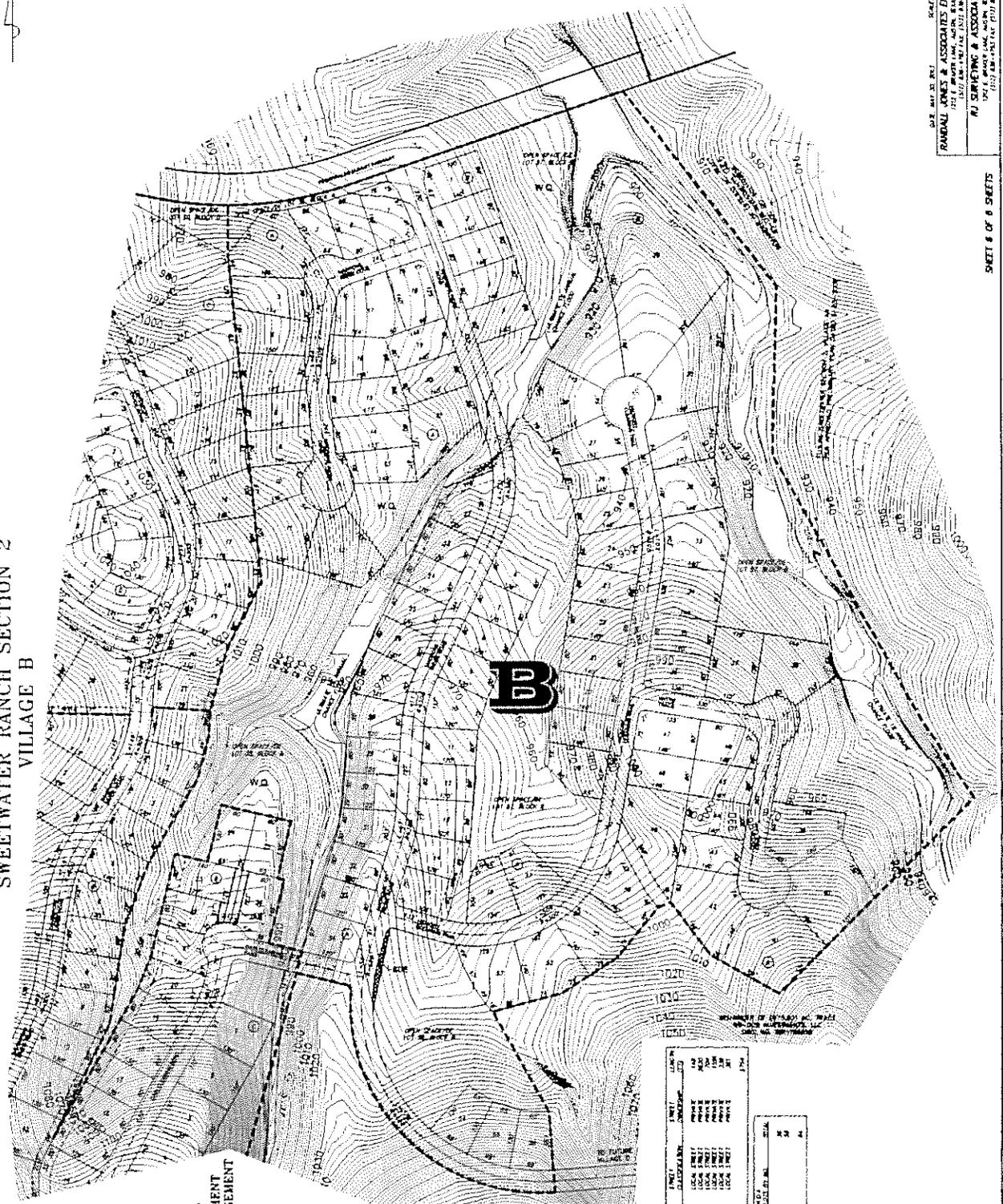


- LEGEND**
- BOUNDARY
 - - - VILLAGE BOUNDARY
 - CENTERLINE
 - - - RIGHT OF WAY
 - - - EASEMENT
 - - - SIDEWALK
 - - - DRAINAGE EASEMENT
 - - - JOINT ACCESS EASEMENT
 - - - SIGHT DISTANCE EASEMENT

DATE: MAY 28, 2013
SCALE: 1" = 100'
RANDALL JONES & ASSOCIATES ENGINEERING, INC.
1777 BROADWAY, SUITE 2000, NEW YORK, NY 10019
TEL: (212) 697-7400
RJ ENGINEERING & ASSOCIATES, INC.
100 E. 42ND STREET, SUITE 2000, NEW YORK, NY 10017
TEL: (212) 697-7400



SWEETWATER RANCH SECTION 2
VILLAGE B



LEGEND

- BOUNDARY
- VILLAGE BOUNDARY
- CENTERLINE
- RIGHT OF WAY
- EASEMENT
- SIDEWALK
- DRAINAGE EASEMENT
- JOINT ACCESS EASEMENT
- SIGHT DISTANCE EASEMENT
- DE
- JAE
- SIDE

LINE	TYPE	WIDTH	START	END	LENGTH	AREA
1	BOUNDARY	10.00	0+00	1+00	100.00	100.00
2	BOUNDARY	10.00	1+00	2+00	100.00	100.00
3	BOUNDARY	10.00	2+00	3+00	100.00	100.00
4	BOUNDARY	10.00	3+00	4+00	100.00	100.00
5	BOUNDARY	10.00	4+00	5+00	100.00	100.00
6	BOUNDARY	10.00	5+00	6+00	100.00	100.00
7	BOUNDARY	10.00	6+00	7+00	100.00	100.00
8	BOUNDARY	10.00	7+00	8+00	100.00	100.00
9	BOUNDARY	10.00	8+00	9+00	100.00	100.00
10	BOUNDARY	10.00	9+00	10+00	100.00	100.00
11	BOUNDARY	10.00	10+00	11+00	100.00	100.00
12	BOUNDARY	10.00	11+00	12+00	100.00	100.00
13	BOUNDARY	10.00	12+00	13+00	100.00	100.00
14	BOUNDARY	10.00	13+00	14+00	100.00	100.00
15	BOUNDARY	10.00	14+00	15+00	100.00	100.00
16	BOUNDARY	10.00	15+00	16+00	100.00	100.00
17	BOUNDARY	10.00	16+00	17+00	100.00	100.00
18	BOUNDARY	10.00	17+00	18+00	100.00	100.00
19	BOUNDARY	10.00	18+00	19+00	100.00	100.00
20	BOUNDARY	10.00	19+00	20+00	100.00	100.00
21	BOUNDARY	10.00	20+00	21+00	100.00	100.00
22	BOUNDARY	10.00	21+00	22+00	100.00	100.00
23	BOUNDARY	10.00	22+00	23+00	100.00	100.00
24	BOUNDARY	10.00	23+00	24+00	100.00	100.00
25	BOUNDARY	10.00	24+00	25+00	100.00	100.00
26	BOUNDARY	10.00	25+00	26+00	100.00	100.00
27	BOUNDARY	10.00	26+00	27+00	100.00	100.00
28	BOUNDARY	10.00	27+00	28+00	100.00	100.00
29	BOUNDARY	10.00	28+00	29+00	100.00	100.00
30	BOUNDARY	10.00	29+00	30+00	100.00	100.00
31	BOUNDARY	10.00	30+00	31+00	100.00	100.00
32	BOUNDARY	10.00	31+00	32+00	100.00	100.00
33	BOUNDARY	10.00	32+00	33+00	100.00	100.00
34	BOUNDARY	10.00	33+00	34+00	100.00	100.00
35	BOUNDARY	10.00	34+00	35+00	100.00	100.00
36	BOUNDARY	10.00	35+00	36+00	100.00	100.00
37	BOUNDARY	10.00	36+00	37+00	100.00	100.00
38	BOUNDARY	10.00	37+00	38+00	100.00	100.00
39	BOUNDARY	10.00	38+00	39+00	100.00	100.00
40	BOUNDARY	10.00	39+00	40+00	100.00	100.00
41	BOUNDARY	10.00	40+00	41+00	100.00	100.00
42	BOUNDARY	10.00	41+00	42+00	100.00	100.00
43	BOUNDARY	10.00	42+00	43+00	100.00	100.00
44	BOUNDARY	10.00	43+00	44+00	100.00	100.00
45	BOUNDARY	10.00	44+00	45+00	100.00	100.00
46	BOUNDARY	10.00	45+00	46+00	100.00	100.00
47	BOUNDARY	10.00	46+00	47+00	100.00	100.00
48	BOUNDARY	10.00	47+00	48+00	100.00	100.00
49	BOUNDARY	10.00	48+00	49+00	100.00	100.00
50	BOUNDARY	10.00	49+00	50+00	100.00	100.00
51	BOUNDARY	10.00	50+00	51+00	100.00	100.00
52	BOUNDARY	10.00	51+00	52+00	100.00	100.00
53	BOUNDARY	10.00	52+00	53+00	100.00	100.00
54	BOUNDARY	10.00	53+00	54+00	100.00	100.00
55	BOUNDARY	10.00	54+00	55+00	100.00	100.00
56	BOUNDARY	10.00	55+00	56+00	100.00	100.00
57	BOUNDARY	10.00	56+00	57+00	100.00	100.00
58	BOUNDARY	10.00	57+00	58+00	100.00	100.00
59	BOUNDARY	10.00	58+00	59+00	100.00	100.00
60	BOUNDARY	10.00	59+00	60+00	100.00	100.00
61	BOUNDARY	10.00	60+00	61+00	100.00	100.00
62	BOUNDARY	10.00	61+00	62+00	100.00	100.00
63	BOUNDARY	10.00	62+00	63+00	100.00	100.00
64	BOUNDARY	10.00	63+00	64+00	100.00	100.00
65	BOUNDARY	10.00	64+00	65+00	100.00	100.00
66	BOUNDARY	10.00	65+00	66+00	100.00	100.00
67	BOUNDARY	10.00	66+00	67+00	100.00	100.00
68	BOUNDARY	10.00	67+00	68+00	100.00	100.00
69	BOUNDARY	10.00	68+00	69+00	100.00	100.00
70	BOUNDARY	10.00	69+00	70+00	100.00	100.00
71	BOUNDARY	10.00	70+00	71+00	100.00	100.00
72	BOUNDARY	10.00	71+00	72+00	100.00	100.00
73	BOUNDARY	10.00	72+00	73+00	100.00	100.00
74	BOUNDARY	10.00	73+00	74+00	100.00	100.00
75	BOUNDARY	10.00	74+00	75+00	100.00	100.00
76	BOUNDARY	10.00	75+00	76+00	100.00	100.00
77	BOUNDARY	10.00	76+00	77+00	100.00	100.00
78	BOUNDARY	10.00	77+00	78+00	100.00	100.00
79	BOUNDARY	10.00	78+00	79+00	100.00	100.00
80	BOUNDARY	10.00	79+00	80+00	100.00	100.00
81	BOUNDARY	10.00	80+00	81+00	100.00	100.00
82	BOUNDARY	10.00	81+00	82+00	100.00	100.00
83	BOUNDARY	10.00	82+00	83+00	100.00	100.00
84	BOUNDARY	10.00	83+00	84+00	100.00	100.00
85	BOUNDARY	10.00	84+00	85+00	100.00	100.00
86	BOUNDARY	10.00	85+00	86+00	100.00	100.00
87	BOUNDARY	10.00	86+00	87+00	100.00	100.00
88	BOUNDARY	10.00	87+00	88+00	100.00	100.00
89	BOUNDARY	10.00	88+00	89+00	100.00	100.00
90	BOUNDARY	10.00	89+00	90+00	100.00	100.00
91	BOUNDARY	10.00	90+00	91+00	100.00	100.00
92	BOUNDARY	10.00	91+00	92+00	100.00	100.00
93	BOUNDARY	10.00	92+00	93+00	100.00	100.00
94	BOUNDARY	10.00	93+00	94+00	100.00	100.00
95	BOUNDARY	10.00	94+00	95+00	100.00	100.00
96	BOUNDARY	10.00	95+00	96+00	100.00	100.00
97	BOUNDARY	10.00	96+00	97+00	100.00	100.00
98	BOUNDARY	10.00	97+00	98+00	100.00	100.00
99	BOUNDARY	10.00	98+00	99+00	100.00	100.00
100	BOUNDARY	10.00	99+00	100+00	100.00	100.00

SCALE: 1" = 40'
 RANDAL JONES & ASSOCIATES ENGINEERING, INC.
 1211 E. BROADWAY, SUITE 1000, DALLAS, TEXAS 75201
 RANDAL JONES & ASSOCIATES ENGINEERING, INC.
 1211 E. BROADWAY, SUITE 1000, DALLAS, TEXAS 75201