



Item 7

Travis County Commissioners Court Agenda Request

Meeting Date: July 23, 2013

Prepared By: Paul Scoggins **Phone #:** (512) 854-7619

Division Director/Manager: Anna Bowlin, Division Director, 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 the use of an Alternative Fiscal Agreement for Estancia Hill Country Subdivision, Phase 1 - 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. It 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 the City of Austin in the amount of \$1,178,989.00.

Access to Publicly Maintained Road

Estancia Hill Country Subdivision, Phase 1 takes access from IH-35. IH-35 is maintained by the State of Texas' Department of Transportation.

Waste Water Service

Wastewater service for this subdivision will be provided by the City of Austin.

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 #11-1998. The estimated cost of the improvements is \$5,613,104.50. 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 alternate fiscal. An Extension of Sixty-Day Period for Completed Plat Application Final Action is also included.

FISCAL IMPACT AND SOURCE OF FUNDING:

None.

ATTACHMENTS/EXHIBITS:

Alternative Fiscal Acknowledgment

Exhibit "A" – Description

Extension of Sixty-Day Period

Proposed Plat

Maps

REQUIRED AUTHORIZATIONS:

Cynthia McDonald	Financial Manager	TNR	(512) 854-4239
Steven M. Manilla	County Executive	TNR	(512) 854-9429
Anna Bowlin	Division Director	Development Services	(512)-854-7561

CC:

AB:SM:ps

**1101 - Development Services Long Range Planning - Estancia Hill Country Subdivision,
Phase 1**

§ EXHIBIT 82.401 (D)

ALTERNATIVE FISCAL POLICY REQUEST AND ACKNOWLEDGMENT

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 3 day of JULY, 2013.

OWNER: SLF III - ONION CREEK, L.P. Address: 5949 SHERRY LANE

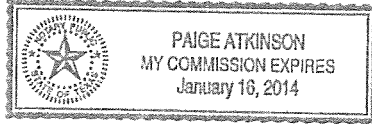
By: [Signature] SUITE 1750, DALLAS, TX 75225

Name: OCIE VEST Phone: 214-368-9191

Title: S.V.P. ENTITLEMENTS Fax: 214-368-9192
Authorized Representative

ACKNOWLEDGEMENT

STATE OF TEXAS §
 DALLAS
COUNTY OF ~~TRAVIS~~ §



This instrument was acknowledged before me on the 3RD day of July, 2013 by OCIE VEST in the capacity stated herein.

[Signature]
Notary Public in and for the State of Texas
PAIGE ATKINSON
Printed or typed name of notary

My Commission Expires: January 16, 2014

TRAVIS COUNTY, TEXAS:

By: _____
County Judge

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

Printed or typed name of notary

My commission expires: _____

SAMPLE EXHIBIT "A" OR FIELD NOTES

EXHIBIT "A"

That certain tract of land described as See Attached
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.

38.998 ACRES
ESTANCIA HILL COUNTRY
SUBDIVISION, PHASE 1

FN NO. 13-107(MLT)
FEBRUARY 27, 2013
BPI JOB NO. 103662-10008

DESCRIPTION

OF A 38.998 ACRE TRACT OF LAND OUT OF THE S.F. SLAUGHTER SURVEY NO. 1, THE SANTIAGO DEL VALLE GRANT AND THE TRINIDAD VARCINAS SURVEY NO. 535, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CERTAIN 418.601 ACRE TRACT CONVEYED TO SLF III - ONION CREEK, L.P. BY SPECIAL WARRANTY DEED OF RECORD IN DOCUMENT NO. 2007226648, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 38.998 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an axle found at the intersection of the easterly right-of-way line of Old San Antonio Road (R.O.W. width varies) with the southerly bank of Onion Creek, being the northwesterly corner of said 418.601 acre remainder tract, for the northwesterly corner hereof;

THENCE, S71°45'35'E, leaving the easterly right-of-way line of Old San Antonio Road and along the southerly bank of Onion Creek, being the north line of said 418.601 acre remainder tract, for the northerly line hereof, a distance of 10.00 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set for the northeasterly corner hereof, from which a calculated point for a northerly corner of said 418.601 acre remainder tract, being in the southerly bank of Onion Creek, bears S71°45'35'E, a distance of 84.44 feet;

THENCE, leaving the southerly bank of Onion Creek, over and across said 418.601 acre remainder tract, for a portion of the irregular easterly line hereof, the following nineteen (19) courses and distances:

- 1) S18°47'36"W, a distance of 269.21 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set for an angle point hereof;
- 2) S18°32'43"W, a distance of 240.28 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set for an angle point hereof;
- 3) S26°46'00"W, a distance of 113.56 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set for an angle point hereof;

- 4) S36°04'41"W, a distance of 293.69 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set for an angle point hereof;
- 5) S27°40'41"W, a distance of 73.23 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set for an angle point hereof;
- 6) S06°29'38"W, a distance of 331.83 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set at the point of curvature of a tangent curve to the left;
- 7) Along said curve, having a radius of 25.00 feet, a central angle of 89°09'40", an arc length of 38.90 feet, and a chord which bears S38°05'11"E, a distance of 35.10 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set at the end of said curve;
- 8) S82°40'01"E, a distance of 274.89 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set at the point of curvature of a tangent curve to the right;
- 9) Along said curve, having a radius of 1078.99 feet, a central angle of 18°26'40", an arc length of 347.34 feet, and a chord which bears S73°26'42"E, a distance of 345.85 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set at the end of said curve;
- 10) S64°13'21"E, a distance of 1066.32 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set at the point of curvature of a tangent curve to the right;
- 11) Along said curve, having a radius of 845.00 feet, a central angle of 89°14'41", an arc length of 1316.19 feet, and a chord which bears S19°36'01"E, a distance of 1187.11 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set at the end of said curve;
- 12) S25°01'20"W, a distance of 138.16 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set at the point of curvature of a tangent curve to the left;
- 13) Along said curve, having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a chord which bears S19°58'40"E, a distance of 35.36 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set at the end of said curve;

- 14) S64°58'40"E, a distance of 119.69 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set at the point of curvature of a tangent curve to the left;
- 15) Along said curve, having a radius of 955.00 feet, a central angle of 19°04'54", an arc length of 318.05 feet, and a chord which bears S74°31'07"E, a distance of 316.58 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set at the end of said curve;
- 16) S84°03'34"E, a distance of 150.71 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set at the point of curvature of a tangent curve to the right;
- 17) Along said curve, having a radius of 1045.00 feet, a central angle of 12°03'03", an arc length of 219.79 feet, and a chord which bears S78°02'03"E, a distance of 219.39 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set at the end of said curve;
- 18) S72°00'31"E, a distance of 125.33 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set at the point of curvature of a tangent curve to the left;
- 19) Along said curve, having a radius of 25.00 feet, a central angle of 90°26'50", an arc length of 39.46 feet, and a chord which bears N62°46'05"E, a distance of 35.49 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set at the end of said curve for an angle point hereof, being in the westerly right-of-way line of Interstate Highway 35 (R.O.W. width varies) and the easterly line of said 418.601 acre remainder tract, from which a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" found for an angle point in the westerly right-of-way line of Interstate Highway 35 and the easterly line of said 418.601 acre remainder tract, bears N17°32'39"E, a distance of 572.26 feet;

THENCE, along the westerly right-of-way line of Interstate Highway 35, being the easterly line of said 418.601 acre remainder tract, for a portion of the irregular easterly line hereof, the following two (2) courses and distances:

- 1) S17°32'39"W, a distance of 35.41 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set for an angle point hereof;
- 2) S17°59'29"W, a distance of 104.78 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set at the

point of curvature of a non-tangent curve to the left, for an angle point hereof, from which a 5/8 inch iron rod found for a point for corner in the westerly right-of-way line of Interstate Highway 35 and the easterly line of said 418.601 acre remainder tract, bears $S17^{\circ}59'29''W$, a distance of 987.30 feet;

THENCE, leaving the westerly right-of-way line of Interstate Highway 35, over and across said 418.601 acre remainder tract, for a portion of the irregular easterly line hereof, the following thirty-one (31) courses and distances:

- 1) Along said curve, having a radius of 25.00 feet, a central angle of $90^{\circ}00'00''$, an arc length of 39.27 feet, and a chord which bears $N27^{\circ}00'31''W$, a distance of 35.36 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set at the end of said curve;
- 2) $N72^{\circ}00'31''W$, a distance of 125.61 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set at the point of curvature of a tangent curve to the left;
- 3) Along said curve, having a radius of 955.00 feet, a central angle of $12^{\circ}03'03''$, an arc length of 200.86 feet, and a chord which bears $N78^{\circ}02'03''W$, a distance of 200.49 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set at the end of said curve;
- 4) $N84^{\circ}03'34''W$, a distance of 150.71 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set at the point of curvature of a tangent curve to the right;
- 5) Along said curve, having a radius of 1045.00 feet, a central angle of $19^{\circ}04'54''$, an arc length of 348.02 feet, and a chord which bears $N74^{\circ}31'07''W$, a distance of 346.42 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set at the end of said curve;
- 6) $N64^{\circ}58'40''W$, a distance of 119.69 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set at the point of curvature of a tangent curve to the left;
- 7) Along said curve, having a radius of 25.00 feet, a central angle of $90^{\circ}00'00''$, an arc length of 39.27 feet, and a chord which bears $S70^{\circ}01'20''W$, a distance of 35.36 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set at the end of said curve;

- 8) S25°01'20"W, a distance of 407.50 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set at the point of curvature of a tangent curve to the right;
- 9) Along said curve, having a radius of 515.00 feet, a central angle of 35°57'01", an arc length of 323.14 feet, and a chord which bears S42°59'50"W, a distance of 317.86 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set at the end of said curve, for an angle point hereof;
- 10) N29°01'40"W, a distance of 90.00 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set at the point of curvature of a non-tangent curve to the left, for an angle point hereof;
- 11) Along said curve, having a radius of 425.00 feet, a central angle of 35°57'01", an arc length of 266.67 feet, and a chord which bears N42°59'50"E, a distance of 262.31 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set at the end of said curve;
- 12) N25°01'20"E, a distance of 685.66 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set at the point of curvature of a tangent curve to the left;
- 13) Along said curve, having a radius of 755.00 feet, a central angle of 89°14'41", an arc length of 1176.00 feet, and a chord which bears N19°36'01"W, a distance of 1060.67 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set at the end of said curve;
- 14) N64°13'21"W, a distance of 1066.32 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set at the point of curvature of a tangent curve to the left;
- 15) Along said curve, having a radius of 988.99 feet, a central angle of 18°26'40", an arc length of 318.37 feet, and a chord which bears N73°26'42"W, a distance of 317.00 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set at the end of said curve;
- 16) N82°40'01"W, a distance of 268.40 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set for an angle point hereof;
- 17) S07°29'09"W, a distance of 303.12 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set for an angle point hereof;

- 18) S25°21'28"E, a distance of 241.06 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set for an angle point hereof;
- 19) S03°47'10"E, a distance of 280.45 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set for an angle point hereof;
- 20) S44°41'53"E, a distance of 359.07 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set for an angle point hereof;
- 21) S07°21'50"E, a distance of 743.34 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set for an angle point hereof;
- 22) S00°00'43"E, a distance of 203.35 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set for an angle point hereof;
- 23) S18°51'48"E, a distance of 170.26 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set for an angle point hereof;
- 24) S47°48'28"W, a distance of 12.65 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set for an angle point hereof;
- 25) S52°15'08"E, a distance of 95.97 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set for an angle point hereof;
- 26) S61°39'05"E, a distance of 259.78 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set for an angle point hereof;
- 27) S47°26'37"E, a distance of 335.13 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set at the point of curvature of a non-tangent curve to the left, for an angle point hereof;
- 28) Along said curve, having a radius of 515.00 feet, a central angle of 75°01'38", an arc length of 674.38 feet, and a chord which bears S13°40'04"W, a distance of 627.22 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set at the end of said curve, for an angle point hereof;

- 29) S86°30'04"W, a distance of 696.32 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set for an angle point hereof;
- 30) S02°38'02"E, a distance of 1636.03 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set for an angle point hereof;
- 31) S02°19'59"E, a distance of 1290.68 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" set in the northerly right-of-way line of Puryear Road (R.O.W. width varies), being in the southerly line of said 418.601 acre remainder tract, for the southeasterly corner hereof, from which a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" found for a point for corner in the northerly right-of-way line of Puryear Road and the southerly line of said 418.601 acre remainder tract, bears N87°43'31"E, a distance of 397.04 feet;

THENCE, S87°43'31"W, along the northerly right-of-way line of Puryear Road and the southerly line of said 418.601 acre remainder tract, for the southerly line hereof, a distance of 10.00 feet to a 1/2 inch iron rod with yellow cap stamped "BURY & PARTNERS" found at the intersection of the northerly right-of-way line of Puryear Road with the easterly right-of-way line of Old San Antonio Road, for the southwesterly corner of said 418.601 acre remainder tract and the southwesterly corner hereof;

THENCE, leaving the northerly right-of-way line of Puryear Road and along the easterly right-of-way line of Old San Antonio Road, being the westerly line of said 418.601 acre remainder tract, for the westerly line hereof, the following twelve (12) courses and distances:

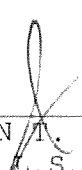
- 1) N02°19'59"W, a distance of 1290.64 feet to a 1/2 inch iron rod with aluminum cap stamped "HEEP RANCH" found for an angle point hereof;
- 2) N02°38'02"W, a distance of 2174.01 feet to a 1/2 inch rod with yellow cap stamped "BURY & PARTNERS" found for an angle point hereof;
- 3) N02°17'19"W, a distance of 1250.56 feet to a 1/2 inch rod with yellow cap stamped "BURY & PARTNERS" found for an angle point hereof;
- 4) N16°50'19"W, a distance of 632.78 feet to a 1/2 inch rod with yellow cap stamped "BURY & PARTNERS" found for an angle point hereof;

- 5) N02°00'07"W, a distance of 395.17 feet to an iron pipe found for an angle point hereof;
- 6) N07°29'09"E, a distance of 457.12 feet to an iron pipe found for an angle point hereof;
- 7) N06°29'38"E, a distance of 437.20 feet to a 1/2 inch iron rod found for an angle point hereof;
- 8) N27°40'41"E, a distance of 75.83 feet to a 1/2 inch iron rod with cap found for an angle point hereof;
- 9) N36°04'41"E, a distance of 293.61 feet to an iron pipe found for an angle point hereof;
- 10) N26°46'00"E, a distance of 112.02 feet to an iron pipe found for an angle point hereof;
- 11) N18°32'43"E, a distance of 239.58 feet to an iron pipe found for an angle point hereof;
- 12) N18°47'36"E, a distance of 269.14 feet to the **POINT OF BEGINNING** and containing an area of 38.998 acres (1,698,757 square feet) of land, more or less, within these metes and bounds.

BASIS OF BEARINGS: THE TEXAS COORDINATE SYSTEM, NAD 83(93) CENTRAL ZONE, CONSTRAINING TO LCRA GPS CONTROL MONUMENTS: A520, A521, H061, E335 AND MARB.

I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

BURY + PARTNERS, INC.
221 WEST SIXTH STREET
SUITE 600
AUSTIN, TEXAS 78701

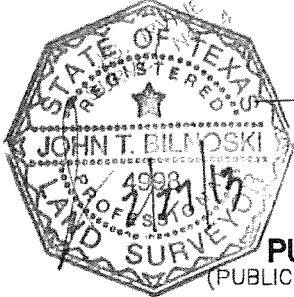
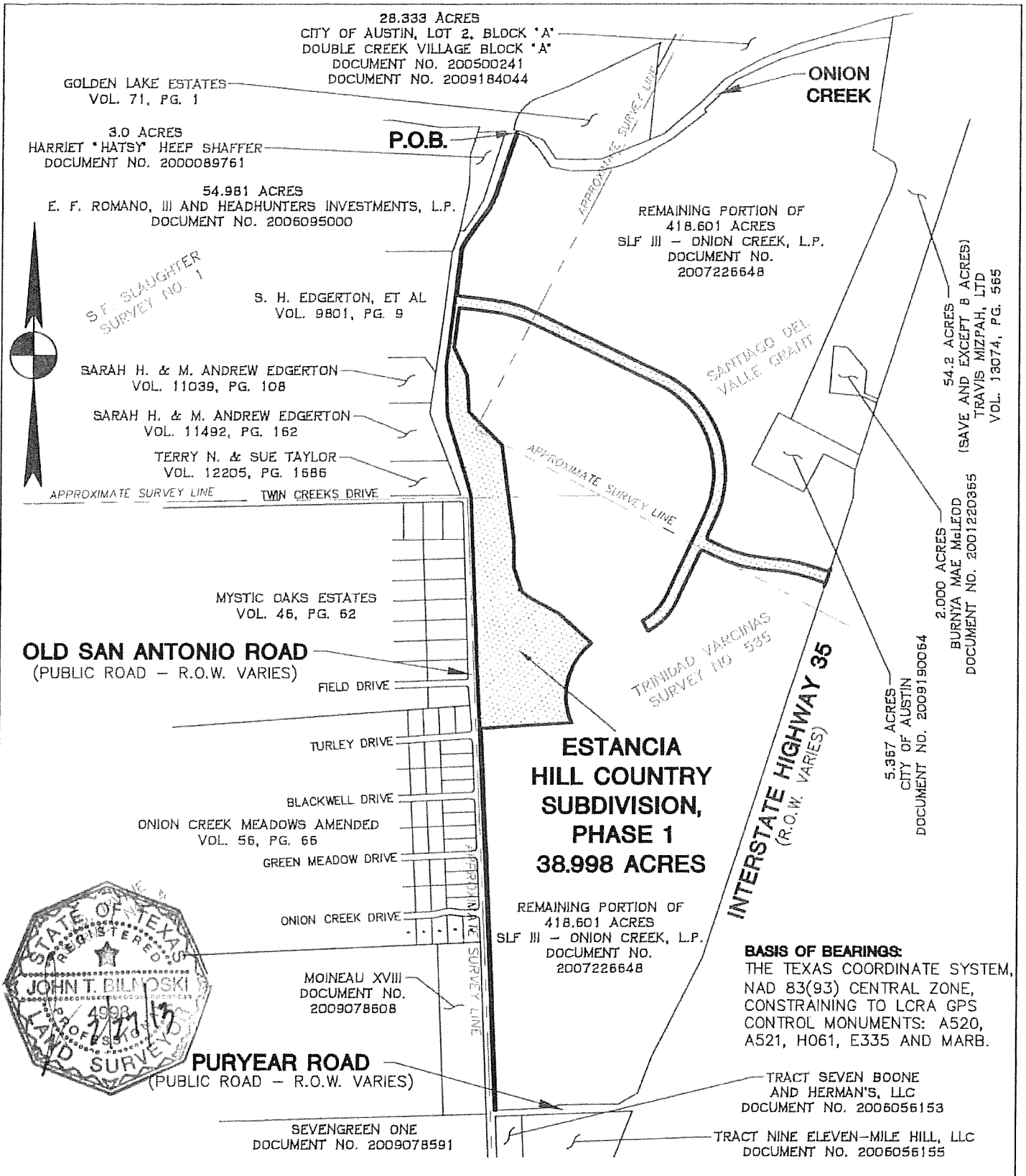


JOHN T. BILNOSKI
R.P.L.S. NO. 4998
STATE OF TEXAS

2/27/13

DATE





ESTANCIA HILL COUNTRY SUBDIVISION, PHASE 1 38.998 ACRES

REMAINING PORTION OF 418.601 ACRES SLF III - ONION CREEK, L.P. DOCUMENT NO. 2007226648

BASIS OF BEARINGS:
THE TEXAS COORDINATE SYSTEM, NAD 83(93) CENTRAL ZONE, CONSTRAINING TO LCRA GPS CONTROL MONUMENTS: A520, A521, H061, E335 AND MARB.

TRACT SEVEN BOONE AND HERMAN'S, LLC DOCUMENT NO. 2006056153
TRACT NINE ELEVEN-MILE HILL, LLC DOCUMENT NO. 2006056155

Bury+Partners
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
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SKETCH TO ACCOMPANY DESCRIPTION
OF 38.998 ACRES OF LAND OUT OF THE S.F. SLAUGHTER SURVEY NO. 1, THE SANTIAGO DEL VALLE GRANT AND THE TRINIDAD VARCINAS SURVEY NO. 535, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CERTAIN 418.601 ACRE TRACT CONVEYED TO SLF III - ONION CREEK, L.P., BY SPECIAL WARRANTY DEED OF RECORD IN DOCUMENT NO. 2007226648, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

SLF III - ONION CREEK, L.P.

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

Date: 7/3/2013

Owner's Name and Address: SLF III - ONION CREEK, L.P.
5949 SHERRY LANE
SUITE 1750
DAULAS, Tx 75225

Proposed Subdivision Name and Legal Description (the "Property"):

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: SLF III - ONION CREEK, L.P.
By: [Signature]
Name: Ocie Vest
Title: S.V.P. ENTITLEMENTS
Authorized Representative

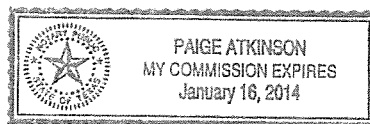
ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF ~~TRAVIS~~ DAULAS

This instrument was acknowledged before me ^{DAULAS} on the 3RD day of July, 2013, by Ocie Vest of ~~Travis~~ DAULAS County, Texas known to me personally or on the basis of an approved form of identification, in the capacity stated.

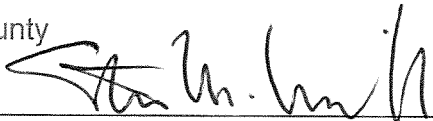
Notary Public, State of Texas

[Signature]



Travis County

By: _____


County Executive
Travis County Transportation and Natural Resources Department

ACKNOWLEDGEMENT

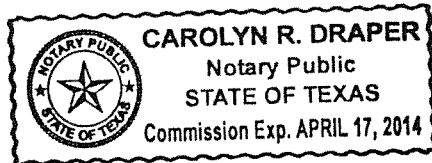
STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 12th day of July, 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

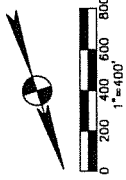
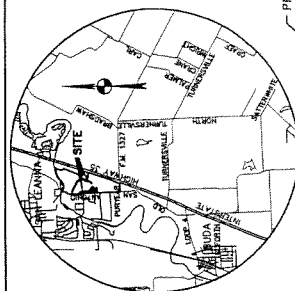
CR Draper

Carolyn R. Draper
(Printed Name of Notary)

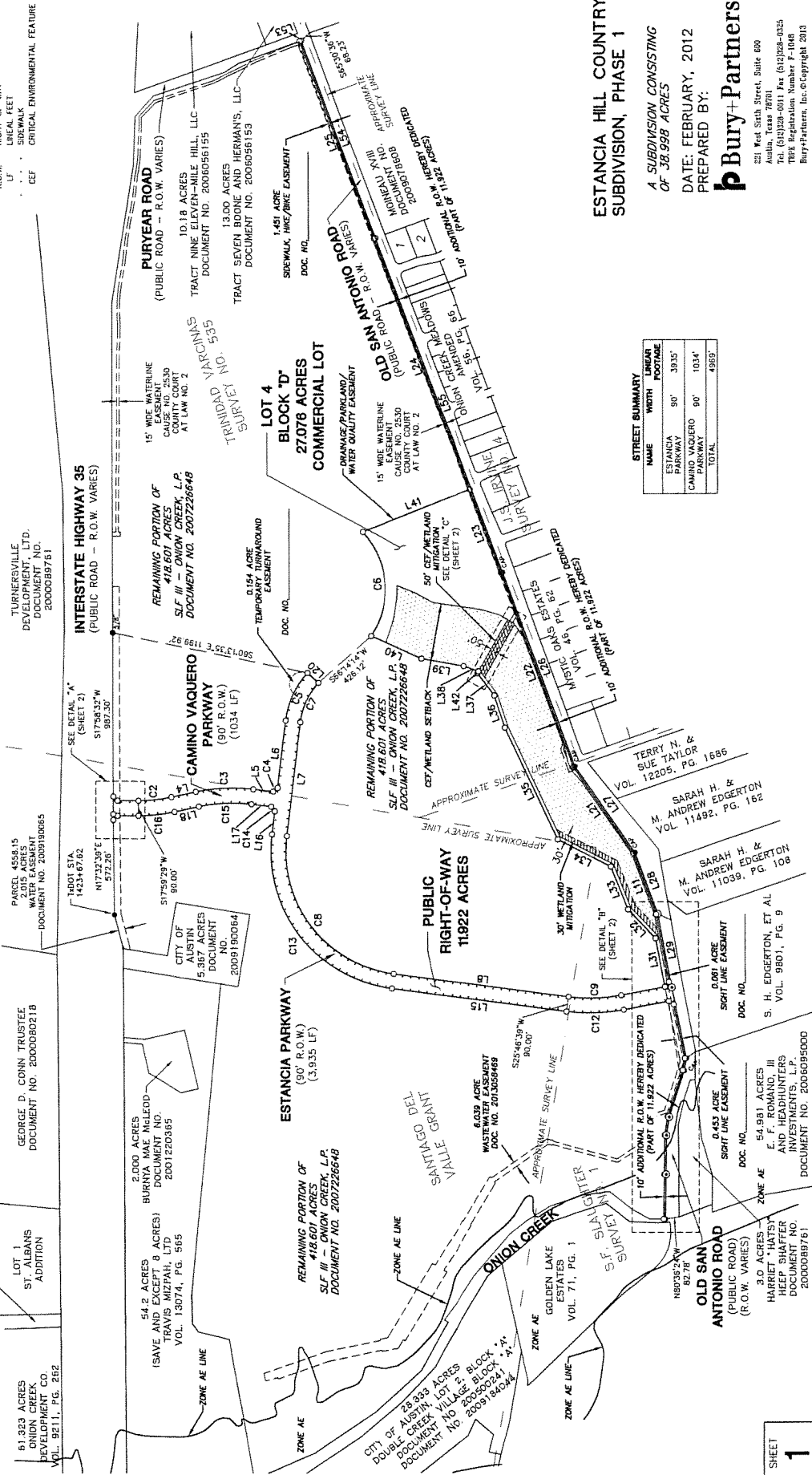


My Commission Expires:

ESTANCIA HILL COUNTRY SUBDIVISION, PHASE 1



- LEGEND**
- 1 1/2" IRON ROD FOUND
 - 5/8" IRON ROD FOUND
 - 1/2" IRON ROD SET
 - CONCRETE MONUMENT FOUND
 - LINEAL-OF-WAY
 - LINEAL FEET
 - SIDEWALK
 - CRITICAL ENVIRONMENTAL FEATURE



STREET SUMMARY

NAME	WIDTH	LINEAL FOOTAGE
ESTANCIA PARKWAY	90'	3935'
CAMINO VAQUERO PARKWAY	90'	1034'
TOTAL		4969'

ESTANCIA HILL COUNTRY SUBDIVISION, PHASE 1

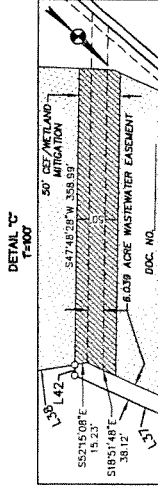
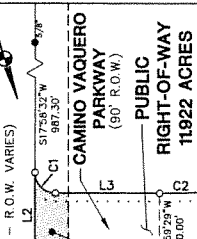
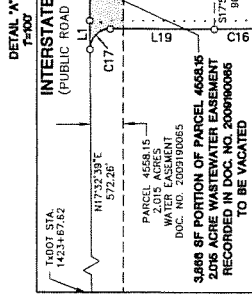
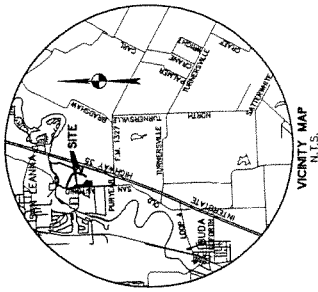
A SUBDIVISION CONSISTING OF 36.998 ACRES

DATE: FEBRUARY, 2012
PREPARED BY:

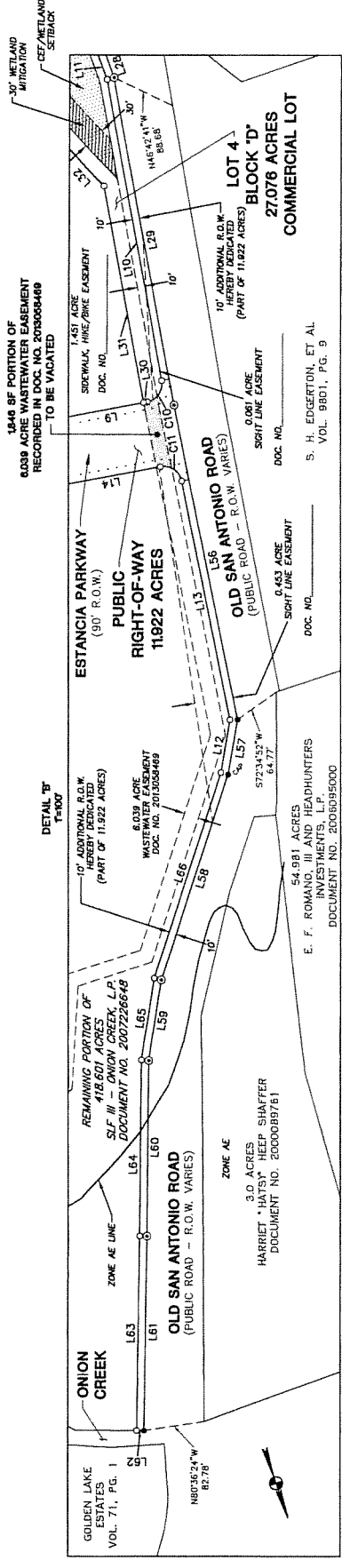
Bury+Partners

221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (813)208-0011 Fax. (812)828-0025
TDS Registration Number F-1048
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ESTANCIA HILL COUNTRY SUBDIVISION, PHASE 1



- LEGEND**
- 1/2" IRON ROD FOUND
 - 5/8" IRON ROD FOUND
 - IRON PIPE FOUND
 - CONCRETE MONUMENT FOUND
 - UNCAL. FEET
 - RIGHT-OF-WAY
 - LINEAL FEET
 - SIDEWALK
 - CRITICAL ENVIRONMENTAL FEATURE



LINE TABLE

NO.	BEARING	DISTANCE
L1	S72°29'39"W	154.41'
L2	S15°41'53"E	154.87'
L3	N77°00'31"W	125.61'
L4	N84°03'34"W	150.71'
L5	N64°58'40"W	118.69'
L6	S25°01'20"W	407.50'
L7	S82°01'20"W	683.45'
L8	S84°03'34"E	150.71'
L9	N82°45'01"W	273.43'
L10	S07°29'09"W	470.35'
L11	S02°00'07"E	393.03'
L12	S27°40'41"W	737.33'
L13	S07°29'09"W	470.35'
L14	S84°03'34"E	150.71'
L15	S84°13'21"E	1066.33'
L16	S25°01'20"W	138.16'
L17	S64°58'40"E	118.69'
L18	S84°03'34"E	150.71'
L19	S82°45'01"W	273.43'
L20	N45°01'40"W	303.03'
L21	S16°50'19"E	632.75'
L22	S07°17'19"E	1251.81'
L23	S02°38'02"E	537.86'
L24	S02°38'02"E	1538.03'
L25	N27°40'41"E	737.33'
L26	N02°17'19"W	1250.55'
L27	N16°50'19"W	632.78'
L28	N02°00'07"W	395.17'
L29	N07°29'09"E	457.12'
L30	S17°45'35"E	248.59'
L31	S18°14'33"W	503.17'
L32	S25°12'28"E	241.06'
L33	S03°47'10"E	280.45'

LINE TABLE

NO.	BEARING	DISTANCE
L34	S44°41'53"E	359.07'
L35	S02°38'02"E	1538.03'
L36	S02°38'02"E	203.35'
L37	S18°14'33"W	170.26'
L38	S52°15'08"E	95.97'
L39	S47°48'58"W	259.79'
L40	S84°03'34"E	150.71'
L41	S82°45'01"W	273.43'
L42	S47°48'58"W	12.65'
L43	NOT USED	
L44	NOT USED	
L45	NOT USED	
L46	NOT USED	
L47	NOT USED	
L48	NOT USED	
L49	NOT USED	
L50	NOT USED	
L51	NOT USED	
L52	NOT USED	
L53	S07°43'31"W	10.00'
L54	N02°18'58"W	1290.64'
L55	N02°38'02"E	2174.01'
L56	N06°29'38"E	437.20'
L57	N27°40'41"E	737.33'
L58	N02°46'00"E	112.00'
L59	N02°46'00"E	112.00'
L60	N18°32'43"E	239.59'
L61	N18°32'43"E	269.14'
L62	S17°45'35"E	10.00'
L63	S18°14'33"W	248.59'
L64	S25°12'28"E	241.06'
L65	S26°46'00"W	113.56'
L66	S30°34'41"W	203.69'

LINE TABLE

NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	90°00'00"	25.00'	38.27'	35.36'	N27°00'31"W
C2	90°00'00"	25.00'	38.27'	35.36'	S72°29'39"W
C3	180°04'54"	1645.00'	348.92'	346.42'	S15°41'53"E
C4	90°00'00"	25.00'	38.27'	35.36'	S15°41'53"E
C5	35°57'00"	915.00'	323.14'	317.86'	S72°29'39"W
C6	29°51'30"	915.00'	627.22'	614.38'	S47°48'58"W
C7	35°57'00"	915.00'	266.67'	262.31'	S82°01'20"W
C8	169°48'40"	988.99'	318.37'	317.00'	S84°03'34"E
C9	89°50'50"	25.00'	38.29'	35.31'	S07°29'09"W
C10	89°50'50"	25.00'	38.29'	35.31'	S02°00'07"E
C11	89°50'50"	25.00'	38.29'	35.31'	S02°38'02"E
C12	89°50'50"	25.00'	38.29'	35.31'	S02°38'02"E
C13	89°50'50"	25.00'	38.29'	35.31'	S02°38'02"E
C14	89°50'50"	25.00'	38.29'	35.31'	S02°38'02"E
C15	109°04'54"	955.00'	318.05'	316.58'	S18°14'33"W
C16	120°03'03"	945.00'	219.79'	219.39'	S18°14'33"W
C17	99°07'50"	25.00'	39.47'	35.49'	N02°46'00"E

ENGINEER'S CERTIFICATION & FLOOD PLAN NOTE:

MARY O. POLAN, AN AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE ENGINEERING STANDARDS AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE OF 2002, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

A PORTION OF THIS TRACT IS LOCATED WITHIN THE BOUNDARY OF THE 100-YEAR FLOODPLAIN, AS SHOWN ON MAP NUMBERS 484520088A AND 484520088B, DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS, AND INCORPORATED AREAS.

Mary O. Polan
 MARY O. POLAN, P.E.
 TEXAS REGISTRATION NO. 113209
 BURY + PARTNERS, INC.
 211 WEST SIXTH STREET, SUITE 600
 AUSTIN, TEXAS 78701



SURVEYOR'S CERTIFICATION:

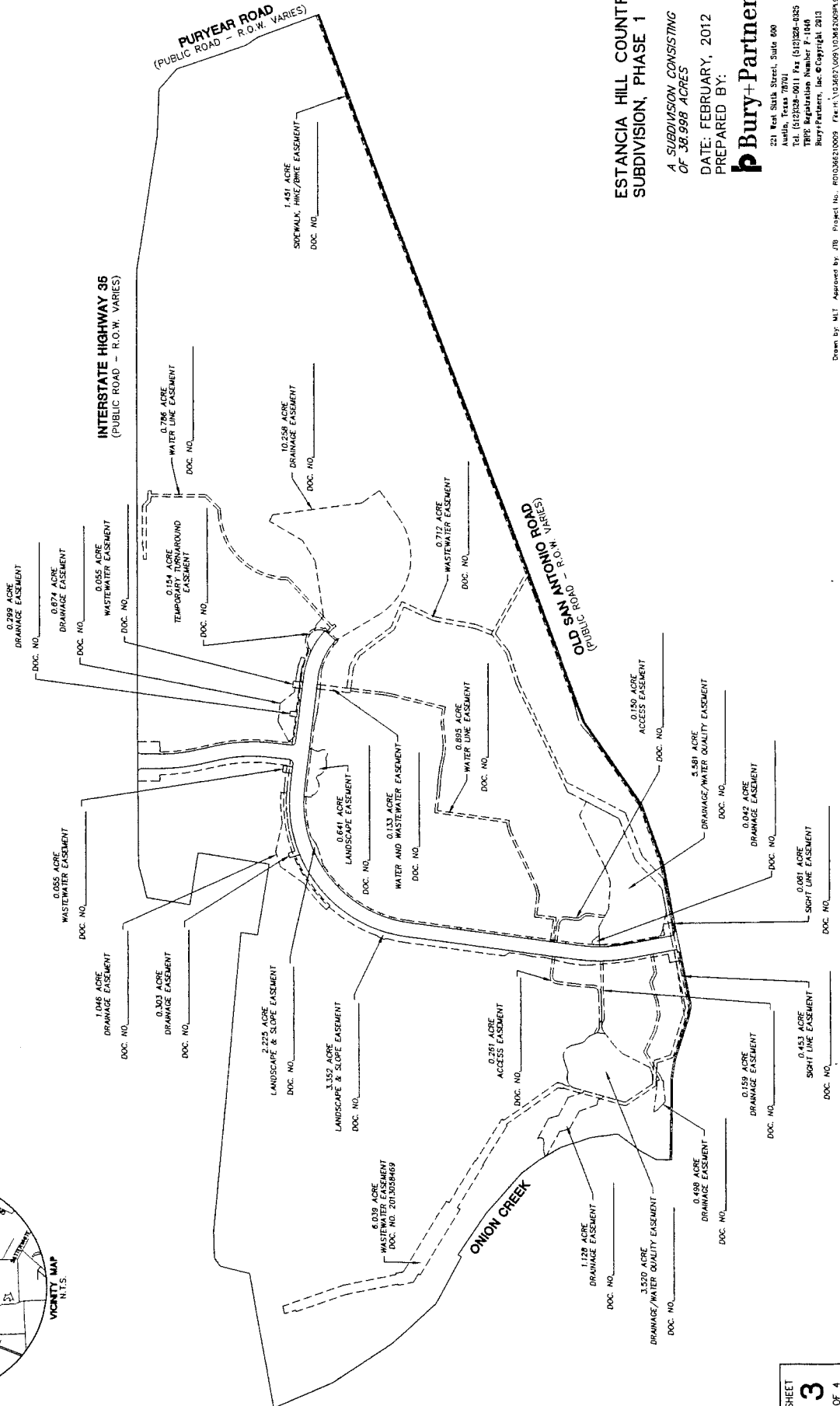
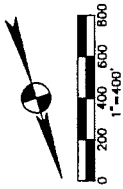
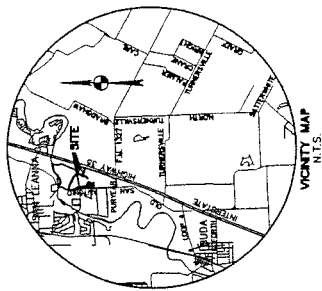
I, JOHN A. BLINOSKI, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE SURVEYING STANDARDS AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE OF 2002, AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY SHOWN ON MAP NUMBERS 484520088A AND 484520088B, DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS, AND INCORPORATED AREAS.

John A. Blinoski
 JOHN A. BLINOSKI, R.P.L.S.
 TEXAS REGISTRATION NO. 4998
 211 WEST SIXTH STREET, SUITE 600
 AUSTIN, TEXAS 78701



ESTANCIA HILL COUNTRY
 SUBDIVISION, PHASE 1
 A SUBDIVISION CONSISTING
 OF 38,998 ACRES
 DATE: FEBRUARY, 2012
 PREPARED BY:
Bury + Partners
 221 West Sixth Street, Suite 600
 Austin, Texas 78701
 Tel. (512)399-8011 Fax (512)399-8025
 TBP# Registration Number F-1068
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ESTANCIA HILL COUNTRY SUBDIVISION, PHASE 1 EASEMENT DETAILS



ESTANCIA HILL COUNTRY
SUBDIVISION, PHASE 1

A SUBDIVISION CONSISTING
OF 36.998 ACRES

DATE: FEBRUARY, 2012
PREPARED BY:

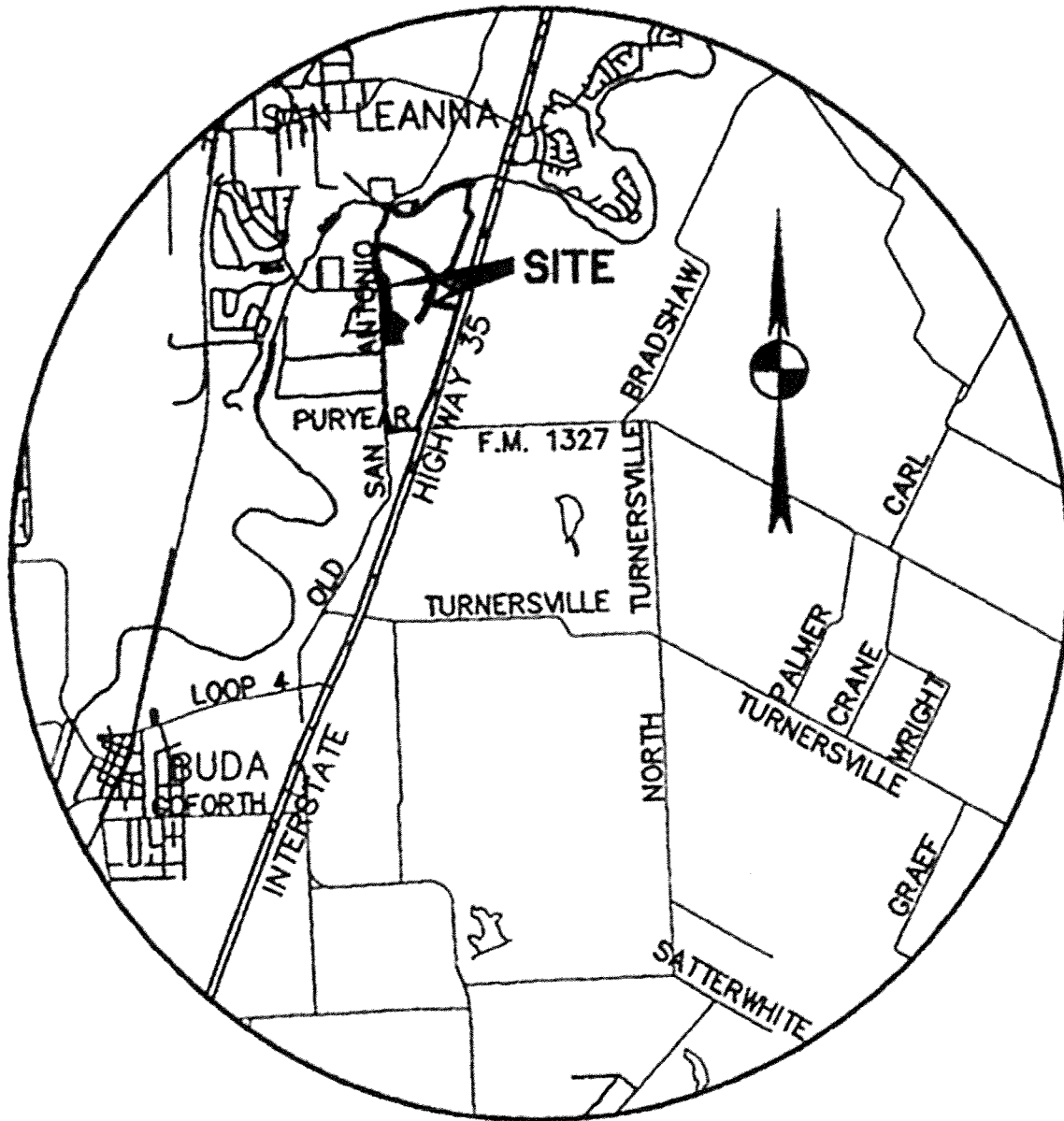
Bury+Partners

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Austin, Texas 78701
Tel: (512) 382-8825
Fax: (512) 382-8826
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Drawn by: M.L.T. Approved by: JTB. Project No.: RFD046210009. File No.: V:\03652009\03652009.dwg

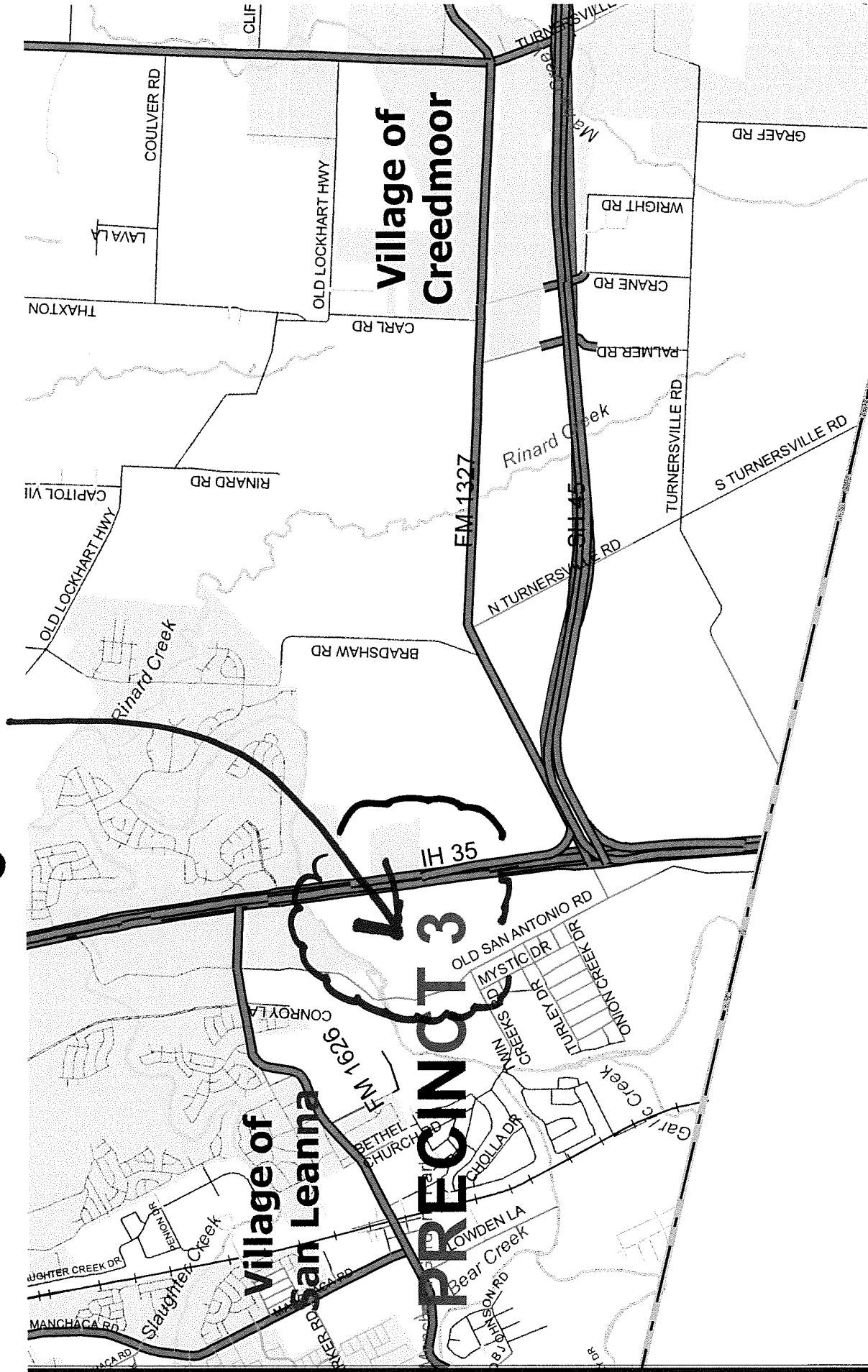
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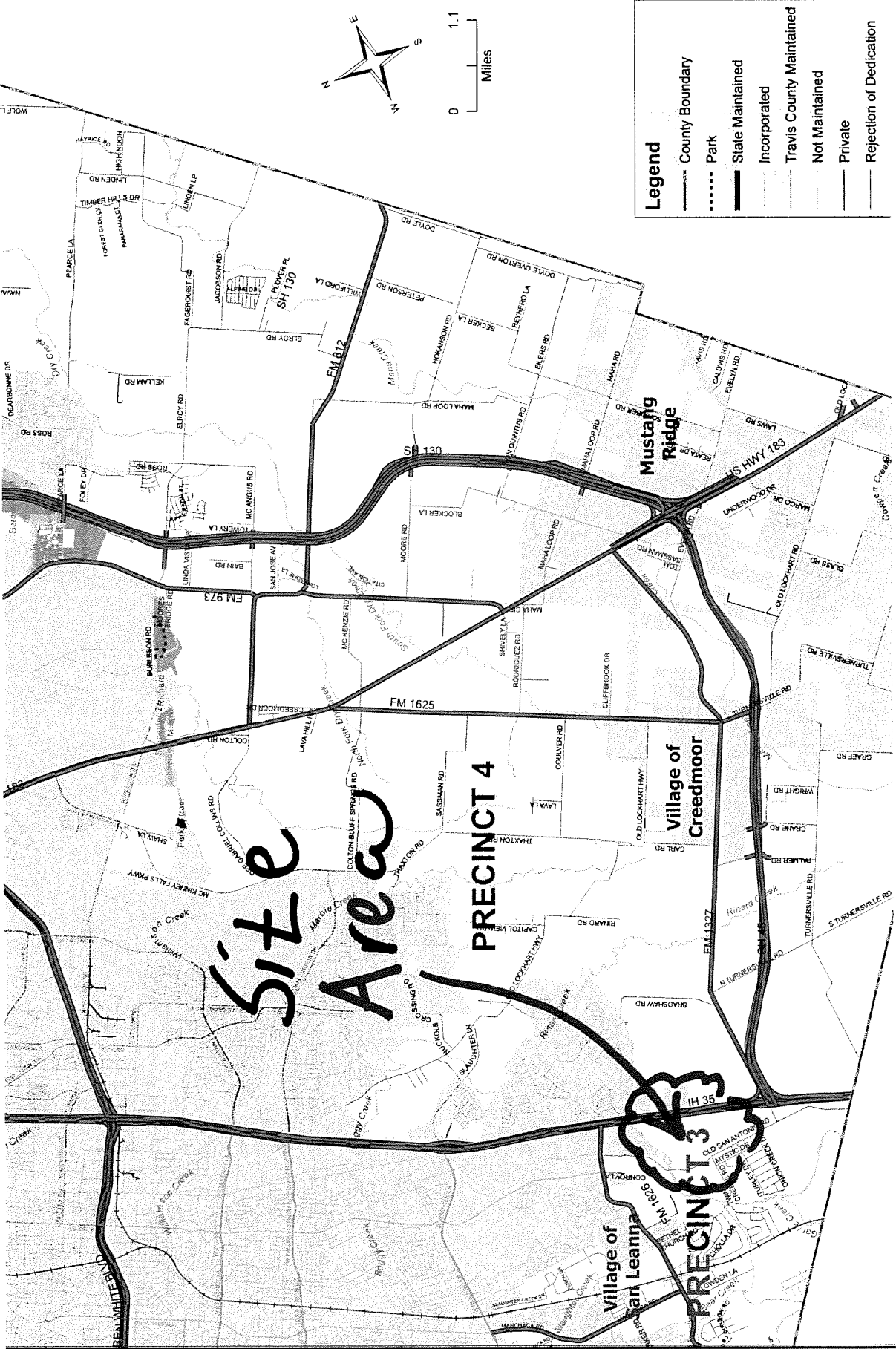
Estancia Hill Country Phase 1 Location Map



VICINITY MAP
N.T.S.

Site Area





Site Area

PRECINCT 4

PRECINCT 3

Village of San Leanna

Village of Creedmoor

Mustang Ridge

Legend

- County Boundary
- Park
- State Maintained
- Incorporated
- Travis County Maintained
- Not Maintained
- Private
- Rejection of Dedication

