



Travis County Commissioners Court Agenda Request

Meeting Date: August 27, 2013

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

Division Director/Manager: Anna Bowlin, Division Director of 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 request to use an alternative fiscal agreement for Sweetwater Ranch Section One, Village One – 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 and Long Range Planning 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 Travis County using as cash using a letter of credit in the amount of \$258,545.73.

Access to publicly maintained road

Sweetwater Section One, Village One takes access from Pedernales Summit Parkway, a street accepted and maintained by Travis County.

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 #12-1816. The estimated cost of the improvements is \$1,564,108.86. 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:

N/A

ATTACHMENTS/EXHIBITS:

Alternative Fiscal Acknowledgment
Exhibit "A" – Description
Extension of Sixty-Day Period
Proposed Plat
Maps

REQUIRED AUTHORIZATIONS:

Cynthia McDonald	Financial Manager	TNR	854-4239
Steve Manilla	County Executive	TNR	854-9429
Anna Bowlin	Division Director of Development Services and Long Range Planning	TNR	512-854-7561

CC:

Stacey Scheffel	Program Manager	TNR - Permits	512-854-7565

SM:AB:ps

1101 - Development Services Long Range Planning - Sweetwater Section Two, Village F3

Executed this 18 day of September, 2012

OWNER: WS-COS Development, LLC

Address: 5348 Pedernales Summit Parkway

By: [Signature]

Austin, TX 78738

Name: J. Robert Long

Phone: 512-264-1715

Title: Authorized Signatory
Authorized Representative

Fax: 512-899-0655

TRAVIS COUNTY, TEXAS:

By: _____

County Judge

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

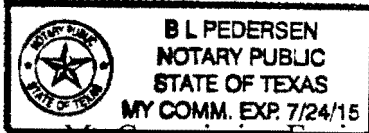
This instrument was acknowledged before me on the 18 day of September 2012 by J. Robert Long in the capacity stated herein.

[Signature]

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

Printed or typed name of notary

My commission expires: _____

SAMPLE EXHIBIT "A" OR FIELD NOTES

EXHIBIT "A"

See attached legal description.

Alternative Fiscal

DESCRIPTION OF A 32.162 ACRE TRACT PREPARED BY DELTA SURVEY GROUP INC., IN SEPTEMBER 2012, AND LOCATED IN THE SAM WILDY SURVEY NUMBER 527 AND THE C. J. STROTHER SURVEY NUMBER 606, BOTH IN TRAVIS COUNTY, TEXAS AND BEING A REMAINDER PORTION OF A 1379.351 ACRE TRACT CONVEYED TO WS-COS DEVELOPMENT, LLC. AS DESCRIBED IN DOCUMENT NUMBER 2011067827, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS SAID 32.162 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the north right of way (ROW) of Pedernales Summit Parkway (70' ROW), same being a south line of said 1397.586 acre tract, for the **POINT OF BEGINNING**, and from which a 1/2 inch iron rod with "Delta Survey" cap set for the current northwest terminus of the north ROW line of Pedernales Summit Parkway bears N60°02'19"W a distance of 1.00 feet;

THENCE leaving said ROW line and crossing said 1379.351 acre tract the following fifty four (54) courses and distances:

1. N29°57'41"E, a distance of 20.00 feet to a calculated point,
2. N64°57'41"E, a distance of 21.60 feet to a calculated point,
3. N36°29'12"E, a distance of 64.22 feet to a calculated point,
4. N26°10'09"E, a distance of 31.23 feet to a calculated point,
5. With the arc of a curve to the left a distance of 23.56 feet, through a central angle of 90°00'00", having a radius of 15.00 feet, and whose chord bears N18°49'51"W, a distance of 21.21 feet to a calculated point;
6. N26°10'09"E, a distance of 50.00 feet to a calculated point,
7. With a curve to the left a distance of 23.56 feet, through a central angle of 90°00'00", having a radius of 15.00 feet, and whose chord bears N71°10'09"E. a distance of 21.21 feet to a calculated point;
8. N26°10'09"E, a distance of 120.21 feet to a calculated point,
9. N63°49'51"W, a distance of 203.91 feet to a calculated point,
10. N56°05'30"W, a distance of 172.67 feet to a calculated point,
11. N26°10'09"E, a distance of 128.74 feet to a calculated point,
12. S81°13'24"E, a distance of 79.93 feet to a calculated point,
13. With a curve to the right a distance of 18.17 feet, through a central angle of 17°20'53", having a radius of 60.00 feet, and whose chord bears N22°09'53"E, a distance of 18.10 feet to a calculated point;
14. N52°52'51"W, a distance of 83.56 feet to a calculated point,
15. N20°53'58"E, a distance of 133.17 feet to a calculated point,
16. N17°47'28"E, a distance of 145.00 feet to a calculated point,
17. S86°20'55"E, a distance of 81.21 feet to a calculated point,
18. With a curve to the right a distance of 25.35 feet, through a central angle of 24°12'13", having a radius of 60.00 feet, and whose chord bears N10°04'29"E, a distance of 25.16 feet to a calculated point;

19. N54°37'46"W, a distance of 79.06 feet to a calculated point,
20. N17°47'28"E, a distance of 115.00 feet to a calculated point,
21. N69°55'05"E, a distance of 70.61 feet to a calculated point,
22. S68°06'56"E, a distance of 316.33 feet to a calculated point,
23. With a curve to the right a distance of 46.38 feet, through a central angle of 2°35'33", having a radius of 1025.00 feet, and whose chord bears N21°55'43"E, a distance of 46.38 feet to a calculated point;
24. S66°46'30"E, a distance of 50.00 feet to a calculated point,
25. With a curve to the left a distance of 25.29 feet, through a central angle of 96°35'33", having a radius of 15.00 feet, and whose chord bears S25°04'17"E, a distance of 22.40 feet to a calculated point;
26. S16°37'57"W, a distance of 50.00 feet to a calculated point,
27. N73°22'03"W, a distance of 5.87 feet to a calculated point,
28. With the arc of a curve to the left a distance of 23.09 feet, through a central angle of 88°11'47", having a radius of 15.00 feet, and whose chord bears S62°32'03"W, a distance of 20.88 feet to a calculated point;
29. With a compound curve to the left a distance of 10.97 feet, through a central angle of 0°38'42", having a radius of 975.00 feet, and whose chord bears S18°06'49"W, a distance of 10.97 feet to a calculated point;
30. S17°47'28"W, a distance of 104.45 feet to a calculated point,
31. S72°12'32"E, a distance of 81.60 feet to a calculated point,
32. S80°07'56"E, a distance of 363.32 feet to a calculated point,
33. N09°52'04"E, a distance of 119.28 feet to a calculated point,
34. With a curve to the right a distance of 95.21 feet, through a central angle of 24°14'42", having a radius of 225.00 feet, and whose chord bears S59°53'26"E, a distance of 94.50 feet to a calculated point;
35. S47°46'05"E, a distance of 241.37 feet to a calculated point,
36. With the arc of a curve to the left a distance of 7.38 feet, through a central angle of 0°53'26", having a radius of 475.00 feet, and whose chord bears S48°12'48"E, a distance of 7.38 feet to a calculated point;
37. N41°11'00"E, a distance of 50.00 feet to a calculated point,
38. N41°21'35"E, a distance of 120.70 feet to a calculated point,
39. S57°08'04"E, a distance of 97.74 feet to a calculated point,
40. S63°37'52"E, a distance of 161.02 feet to a calculated point,
41. S24°25'33"W, a distance of 1.70 feet to a calculated point,
42. S24°25'33"W, a distance of 102.86 feet to a calculated point,
43. With the arc of a curve to the right a distance of 24.07 feet, through a central angle of 91°56'35", having a radius of 15.00 feet, and whose chord bears S70°23'51"W, a distance of 21.57 feet to a calculated point;
44. S14°02'10"E, a distance of 0.00 feet to a calculated point,
45. S23°15'43"W, a distance of 50.07 feet to a calculated point,
46. With a curve to the right a distance of 23.05 feet, through a central angle of 88°03'25", having a radius of 15.00 feet, and whose chord bears S19°36'09"E, a distance of 20.85 feet to a calculated point;

47. S24°25'33"W, a distance of 279.65 feet to a calculated point,
48. With the arc of a curve to the right a distance of 40.77 feet, through a central angle of 8°29'40", having a radius of 275.00 feet, and whose chord bears S28°40'23"W, a distance of 40.73 feet to a calculated point;
49. S32°55'13"W, a distance of 274.78 feet to a calculated point,
50. With the arc of a curve to the left a distance of 260.13 feet, through a central angle of 14°32'26", having a radius of 1025.00 feet, and whose chord bears S25°39'00"W, a distance of 259.43 feet to a calculated point;
51. S22°48'07"W, a distance of 61.71 feet to a calculated point,
52. S16°54'23"W, a distance of 6.39 feet to a calculated point,
53. S51°53'54"W, a distance of 24.41 feet to a calculated point, and
54. S16°54'23"W, a distance of 20.00 feet to a calculated point in the north ROW line of said Pedernales Summit Parkway, same being a south line of said 1379.351 acre remainder tract;

THENCE with the said common line the following five (5) courses and distances:

1. N73°05'37"W, a distance of 7.25 feet to a 1/2 inch iron rod with "Delta Survey" cap found,
2. With the arc of a curve to the left a distance of 149.16 feet, through a central angle of 8°48'38", having a radius of 970.00 feet, and whose chord bears N77°29'56"W, a distance of 149.01 feet to a 1/2 inch iron rod with "Delta Survey" cap found;
3. N81°54'15"W, a distance of 116.17 feet to a 1/2 inch iron rod with "Delta Survey" cap found,
4. With the arc of a curve to the right a distance of 343.47 feet, through a central angle of 21°51'57", having a radius of 900.00 feet, and whose chord bears N70°58'17"W, a distance of 341.39 feet to a 1/2 inch iron rod with "Delta Survey" cap found;
5. N60°02'19"W, a distance of 430.78 feet to the **POINT OF BEGINNING** and containing 32.162 acres of land more or less.

BEARING BASIS: Texas State Plane Coordinate System, Central Zone, NAD83/HARN

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

Date: 9/14/2012

Owner's Name and Address: WS-COS Development, LLC
5348 Pedernales Summit Parkway
Austin, TX 78738

Proposed Subdivision Name and Legal Description (the "Property"):
Sweetwater Section One Village I

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.

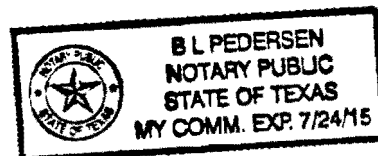
Owner: WS-COS Development, LLC
By: *J. Robert Long*
Name: J. Robert Long
Title: Authorized Signatory
Authorized Representative

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF TRAVIS

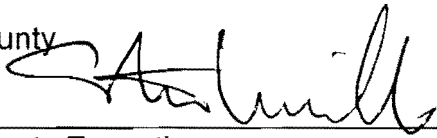
This instrument was acknowledged before me on the 18 day of September, 2012 by J. Robert Long of Travis County, Texas known to me personally or on the basis of an approved form of identification, in the capacity stated.

Notary Public, State of Texas
B L Pedersen



Travis County

By:

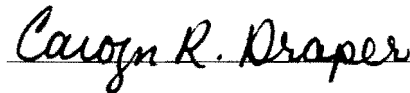

County Executive
Travis County Transportation and Natural Resources Department

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF TRAVIS

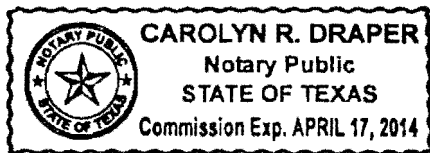
This instrument was acknowledged before me on the 15th day of August,
2013 by Steven M Manilla, P.E., County Executive of Travis County, Texas known to me
personally or on the basis of an approved form of identification, in the capacity stated.

Notary Public, State of Texas



Carolyn R. Draper
(Printed Name of Notary)

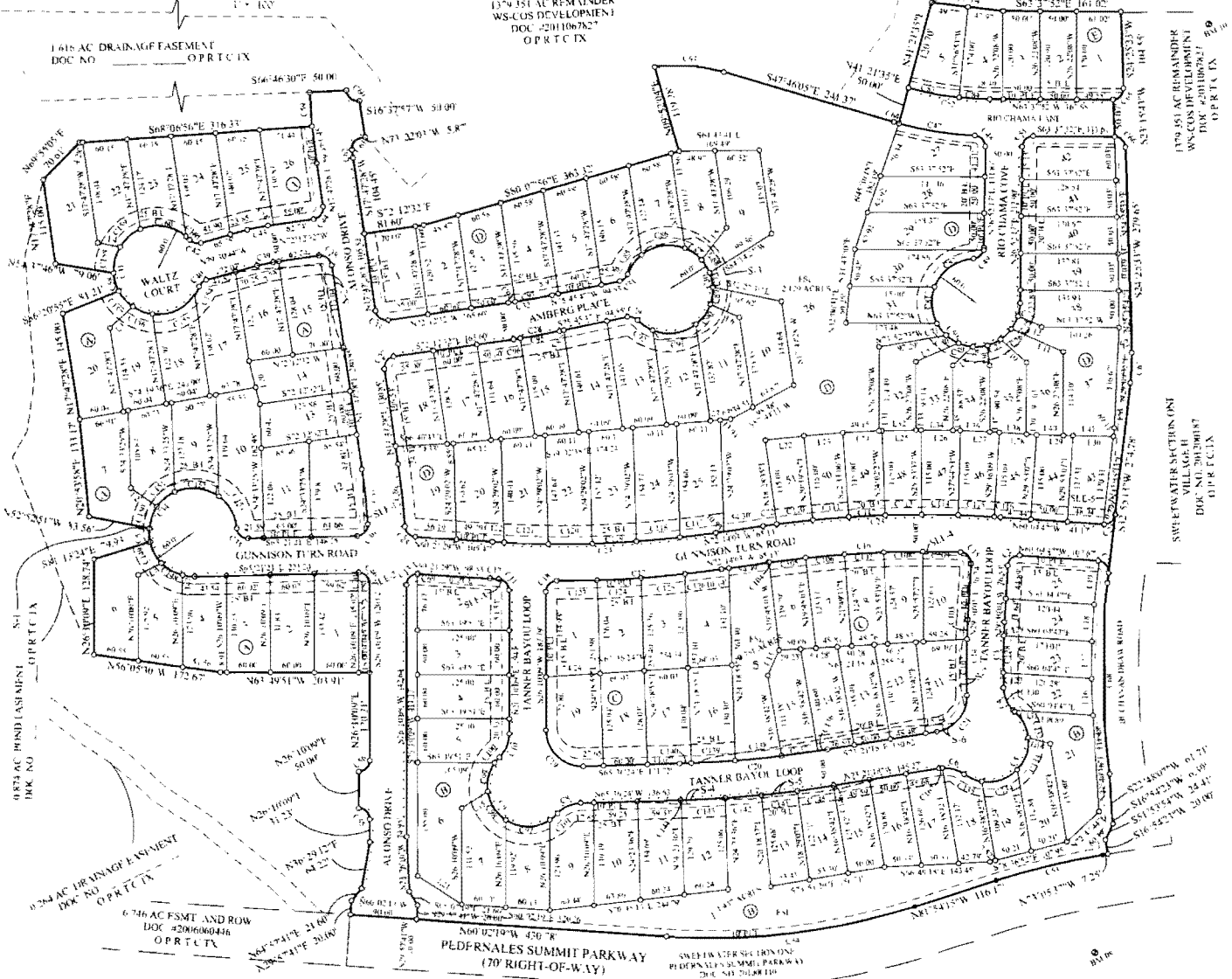
My Commission Expires:



SAM WILDY SURVEY NO. 527
 C.J. STROTHER SURVEY NO. 606
 TRAVIS COUNTY, TEXAS
 SEPTEMBER 2012



GRAPHIC SCALE
 1" = 100'



1.579 351 AC REMAINDER
 WS-COS DEVELOPMENT
 DOC #2011067827
 O.P.R.T.C.T.X.

1.579 351 AC REMAINDER
 WS-COS DEVELOPMENT
 DOC #2011067827
 O.P.R.T.C.T.X.

LEGEND

- 1/8" CHIRON ROD WITH DELTA SURVEY CAP (10.0)
- 3/8" CHIRON ROD WITH DELTA SURVEY CAP (3.0)
- CONCRETE MONUMENT (5.0)
- SHOWN AS
- ADJUDICATED
- PUBLIC UTILITY EASEMENT
- RIGHT-OF-WAY
- O.P.R.T.C.T.X. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- D/ DRAINAGE EASEMENT
- W/ WATER OF ADJ. PROP. EASEMENT
- F/ FENCE STORAGE AND LANDSCAPE LOG
- B/ GRAVIGATION SIGN MARK

- S-1 148 SQUARE FEET SLOPE EASEMENT
 DOC NO _____ O.P.R.T.C.T.X.
- S-2 209⁷ SQUARE FEET SLOPE EASEMENT
 DOC NO _____ O.P.R.T.C.T.X.
- S-3 859 SQUARE FEET SLOPE EASEMENT
 DOC NO _____ O.P.R.T.C.T.X.
- S-4 284 SQUARE FEET SLOPE EASEMENT
 DOC NO _____ O.P.R.T.C.T.X.
- S-5 874 SQUARE FEET SLOPE EASEMENT
 DOC NO _____ O.P.R.T.C.T.X.
- S-6 4202 SQUARE FEET SLOPE EASEMENT
 DOC NO _____ O.P.R.T.C.T.X.
- S-7 1077 SQUARE FEET SLOPE EASEMENT
 DOC NO _____ O.P.R.T.C.T.X.

SEE SHEET NO. 4 FOR SURVEY LINE LAYOUT DETAILS
 SEE SHEET NO. 4 FOR CURVE TABLE
 BEARING BASE: TEXAS STATE PLANE COORDINATE SYSTEM
 CENTRAL ZONE NAD83 HARN

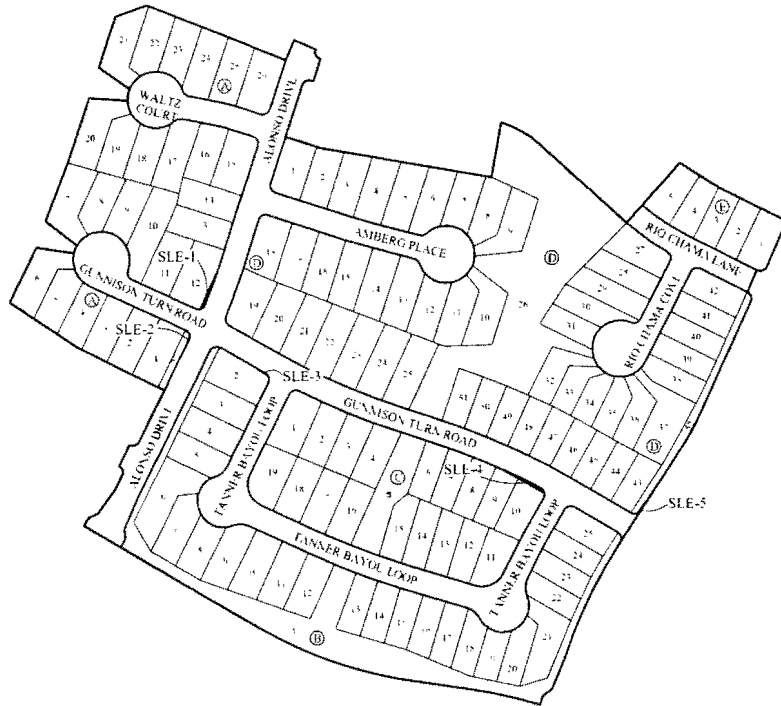
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S49°09'13"E	35.98	L12	S70°53'47"W	53.07
L2	S28°46'23"E	44.13	L13	N68°44'17"W	43.07
L3	S75°48'18"E	42.40	L14	N86°53'07"W	43.07
L4	S52°24'38"E	39.41	L15	N65°02'00"W	53.07
L5	S64°38'26"W	44.66	L16	N63°04'48"W	53.07
L6	N59°32'28"W	43.42	L17	N61°04'30"W	53.07
L7	S47°38'57"W	63.48	L18	N61°04'30"W	53.07
L8	S72°30'07"E	17.27	L19	N60°06'30"W	38.47
L9	S16°06'21"W	27.44	L20	S62°33'28"E	46.00
L10	S21°43'59"W	47.16	L21	S62°33'29"E	65.50
L11	N10°11'04"W	78.08	L22	S66°53'14"E	13.42
L12	S40°11'04"E	37.31	L23	S65°02'00"E	40.10
L13	S60°46'09"W	37.41	L24	S74°07'00"E	6.98
L14	N20°38'28"W	30.45	L25	S63°03'28"E	43.07
L15	S45°22'37"W	42.22	L26	S63°04'48"E	33.00
L16	S24°18'41"E	46.24	L27	S61°02'00"E	28.98
L17	S25°04'15"E	46.06	L28	S61°02'00"E	13.09
L18	N24°40'21"E	46.10	L29	S60°06'30"E	38.87
L19	S22°52'01"E	46.01	L30	S60°06'30"E	13.48
L20	S11°57'06"W	46.71	L31	S23°30'00"E	38.88
L21	S38°46'56"E	71.48	L32	S62°46'54"E	48.85

Delta Survey Group Inc.
 8213 Brodie Lane Ste. 102 Austin, TX, 78745
 office: (512) 282-5200 fax: (512) 282-5230

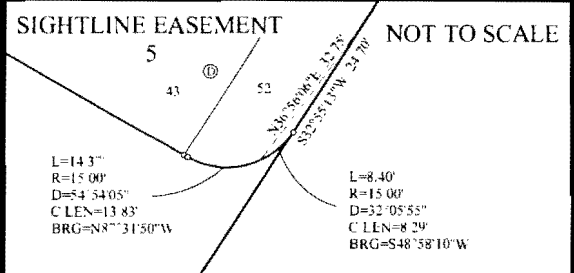
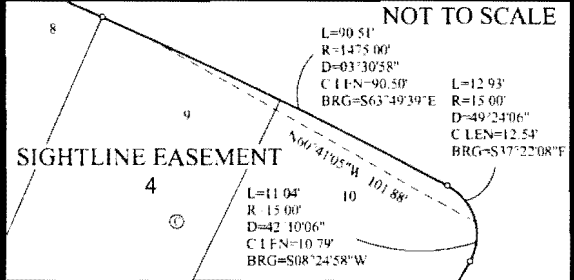
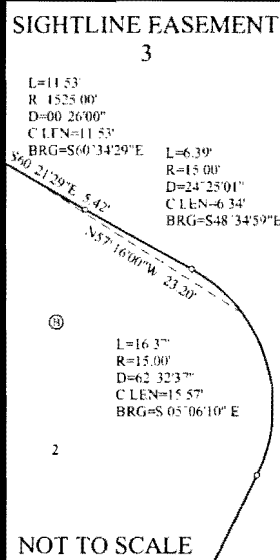
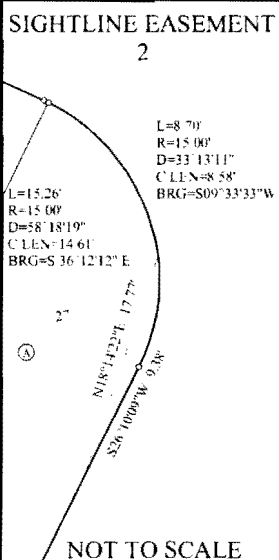
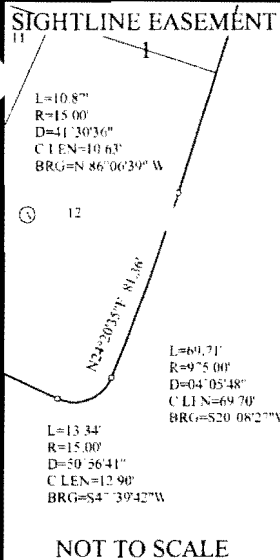
**SWEETWATER RANCH
 SECTION ONE
 VILLAGE I**

SHEET
 4
 OF
 5

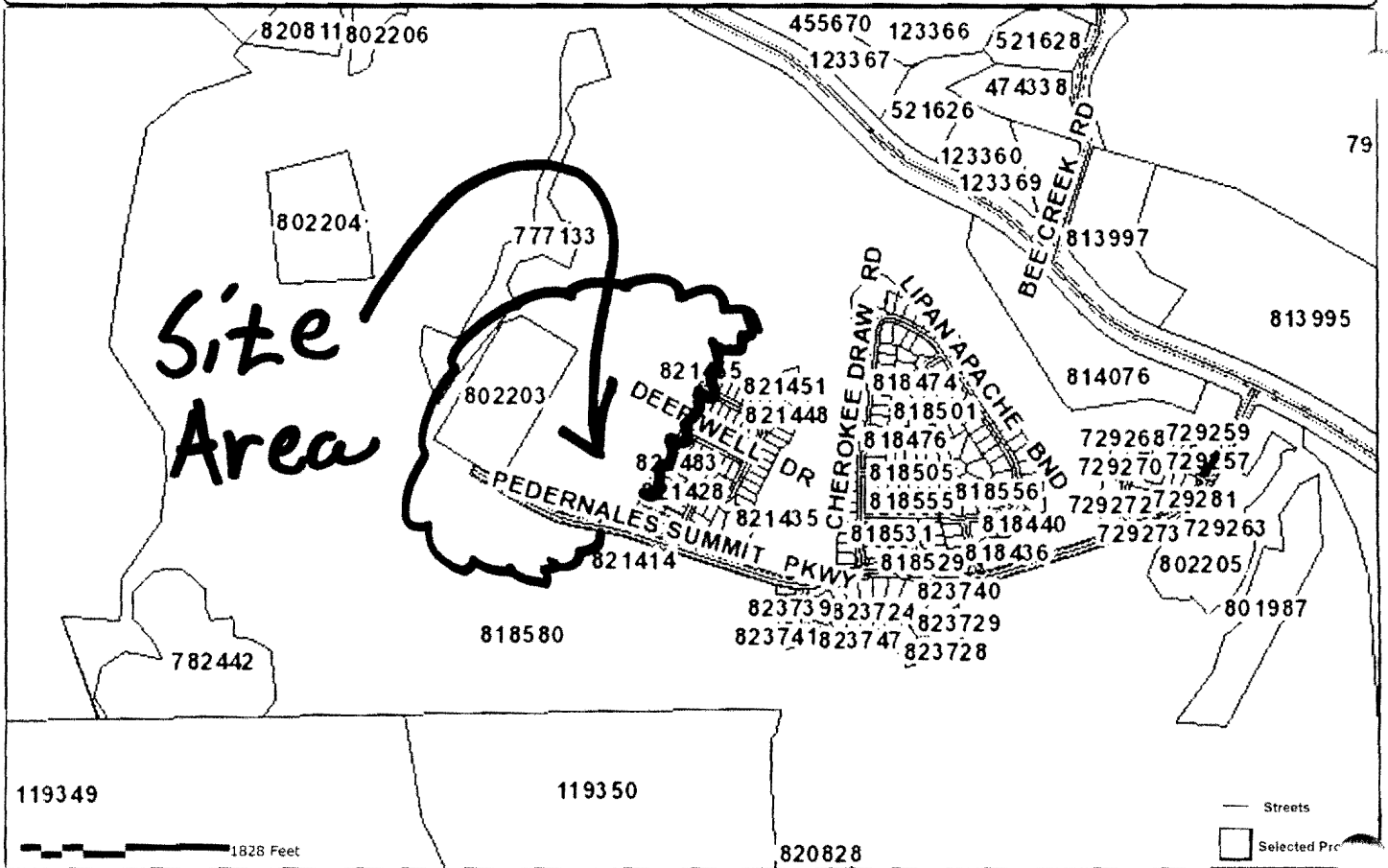
SIGHTLINE EASEMENT LOCATIONS AND DETAILS



NOT TO SCALE



Travis CAD - Map of Property ID 729256 for Year 2013



Property Details

Account

Property ID: 729256
Geo ID: 0127880101
Type: Real

Legal Description: LOT 15 BLK B SWEETWATER SEC 1 VILLAGE A (LANDSCAPE)

Location

Situs Address: 5348 PEDERNALES SUMMIT PKWY TX 78738
Neighborhood: P5111
Mapsc0: 548B
Jurisdictions: 0A, 03, 07, 1G, 2J, 52, 5M

Owner

Owner Name: WS-COS DEVELOPMENT LLC
Mailing Address: %WHEELLOCK STREET ACQUISITIONS LLC, 52 MASON ST, , GREENWICH, CT 06830-5431

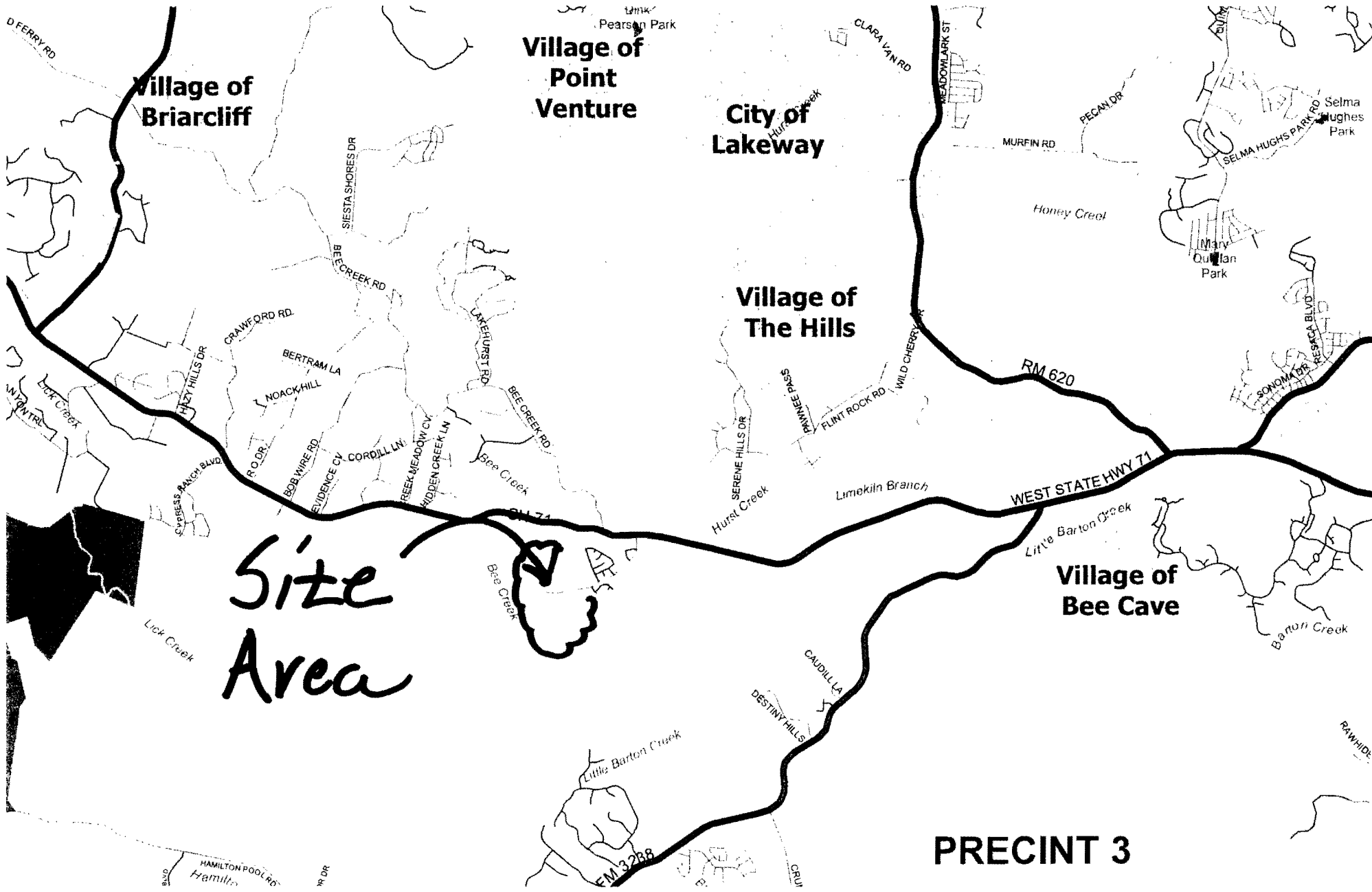
Property

Appraised Value: \$500.00

<http://propaccess.traviscad.org/Map/View/Map/1/729256/2013>

powered by
PropertyACCESS
AN ALTIMETRA COMPANY

Map Disclaimer: This tax map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, promises or guarantees about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions. The mapped data does not constitute a legal document.



**Village of
Briarcliff**

**Village of
Point
Venture**

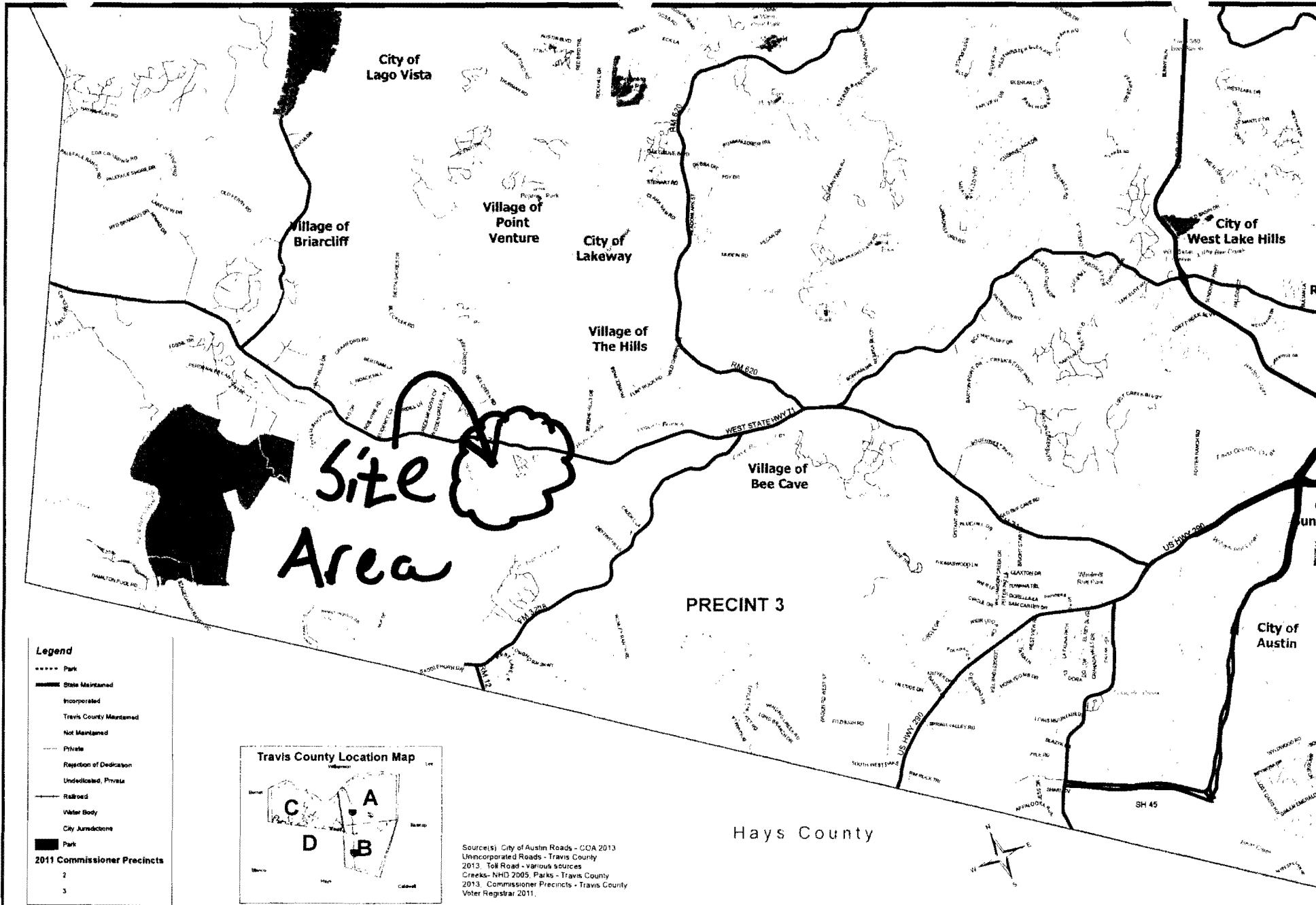
**City of
Lakeway**

**Village of
The Hills**

**Village of
Bee Cave**

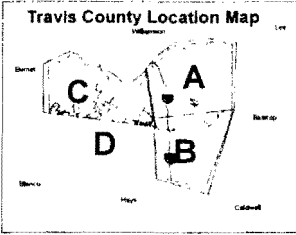
*Site
Area*

PRECINT 3



Legend

- Park
- ==== State Maintained
- Incorporated
- Travis County Maintained
- Not Maintained
- Private
- Rejection of Dedication
- Undedicated, Private
- Railroad
- Water Body
- City Jurisdiction
- █ Park
- 2011 Commissioner Precincts**
- 2
- 3



Sources: City of Austin Roads - COA 2013
 Unincorporated Roads - Travis County
 2013, Toll Road - various sources
 Creeks - NHD 2005, Parks - Travis County
 2013, Commissioner Precincts - Travis County
 Voter Registrar 2011.

This product is for informational purposes and may not have been prepared for or be suitable for legal engineering or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Travis County has produced this product for reference purposes only and offers no warranties for the product's accuracy or completeness.

Travis County Roadways, Map D



Map Prepared by Travis County
 Dept. of Transportation & Natural
 Resources. Date 5/21/2013