



Travis County Commissioners Court Agenda Request

Meeting Date: September 10, 2013

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

Division Director/Manager: Stacey Scheffel, Permit Program Manager

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 satisfactory completion of construction of the private streets within the Sweetwater Section One, Village G-1 subdivision in Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

This subdivision was recorded on January 17, 2012 at Document #201200007. All items required for approval of construction have been received, including the documents showing that this subdivision is added to the Declaration of Covenants, Conditions, and Restrictions (DCCRs), as recorded at Document 2012012939 in the Official Public Records of Travis County, Texas. These DCCRs show that there is a body in place to take over maintenance of the private streets.

STAFF RECOMMENDATIONS:

According to Standards for Construction of Streets and Drainage in Subdivisions [§82.401(c)(2)] adopted by Travis County Commissioners Court August 28, 1997, the Executive Manager will notify the Commissioners Court of the satisfactory construction of private improvements. Upon approval of the private improvements, the Executive Manager will release the security for the private improvements. TNR recommends approval of this item.

ISSUES AND OPPORTUNITIES:

After this is approved, the developer can request the release of the balance of the fiscal which they posted. LCRA is requiring that \$15,895.00 of the posted fiscal remain.

FISCAL IMPACT AND SOURCE OF FUNDING:

None.

ATTACHMENTS/EXHIBITS:

Construction Acceptance Letter
Requirements List
Maps

REQUIRED AUTHORIZATIONS:

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

CC:

Johnny Anglin	Inspector	TNR	(512) 854-9114

SM:SS:ps

1101 - Development Services Long Range Planning - Sweetwater Section One, Village G-1



TRANSPORTATION AND NATURAL RESOURCES

STEVEN M. MANILLA, P.E., COUNTY EXECUTIVE

700 Lavaca Street
Travis County Administration Building
P.O. Box 1748
Austin, Texas 78767
tel 512-854-9383
fax 512-854-4649

CONSTRUCTION ACCEPTANCE AND RECOMMENDATION FOR FISCAL RELEASE
- PRIVATE STREET SUBDIVISION

DATE: August, 28, 2013

TO:	<u>Developer</u>	<u>Engineer</u>
	WS-COS Development, LLC	Malone/Wheeler Inc.
	c/o Wheelock Street Capitol	7500 Riato Blvd.
	52 Mason St.	Bldg. 1, Suite 240
	Greenwich, CT 06830	Austin, TX 78735

SUBJECT: Sweetwater Section One, Village G-1

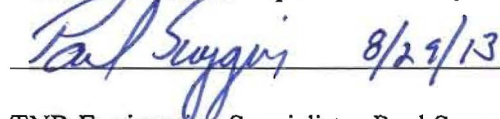
Effective this date, the drainage construction within this project appear to be in conformance with the permitted construction documents. All performance period maintenance punch list items have been completed and/or corrected. Fiscal held by Travis County will be released, unless otherwise noted.

OTHER REMARKS:

See attached "Requirements for Approval of Construction" - Received

BY:  8-29-13

TNR Construction Inspector – Johnny Anglin

 8/29/13

TNR Engineering Specialist – Paul Scoggins

1102 Fiscal File
1105 Subdivision File

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§ EXHIBIT 82.401 (c)(3) & 82.604 (c)

SWEETWATER SECTION ONE, VILLAGE G1 **REQUIREMENTS FOR APPROVAL OF CONSTRUCTION** **PRIVATE STREET SUBDIVISIONS PER STANDARDS FOR CONSTRUCTION OF** **STREETS AND DRAINAGE IN SUBDIVISIONS - AUGUST 28, 1997**

10/29/12 1. Professional Engineer's certification of quantities of work completed (**Engineer's Concurrence Letter**) § 82.401(c)(1)(A) § 82.604(c)(2)

N/A 2. Construction Summary Report § 82.604(c)(1)

10/29/12 3. Contractor's invoice or receipt of payment for work completed §82.401(c)(1)(B)

10/29/12 4. Reproducible Plans, certified as "**Record Drawings**", by the Owner's Consulting Engineer § 82.604(c)(3)

N/A 5. **If applicable**, a copy of the Conditional Letter of Map Amendment or Revision from FEMA and the completed application for a Letter of Map Amendment or Revision § 82.604(c)(5)

8/28/13 6. A TNR inspection report, indicating the completion of that portion of the work represented by the reduction of fiscal (streets and drainage, including detention ponds and sidewalks). § 82.401(c)(1)(C)

8/8/13 7. Approval of other agencies and/or cities, **if in their ETJ**; Municipal or other Utility Districts. ***LCRA requires fiscal to remain***

8/16/13 *8. The Certificate of Incorporation of the Homeowners Association filed with the Texas Secretary of State

8/16/13 *9. A recorded copy of the Declaration of Covenants, Conditions, and Restrictions, showing the responsibility of the homeowners association to maintain the streets and drainage, recorded in the Official Public Records of Travis County

* These two items are in lieu of warranty bond , sidewalk fiscal posting and ADA statement



TRV 201200007
4 PGS

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: SWEETWATER SECTION ONE VILLAGE G-1

OWNERS NAME: WS-COS DEVELOPMENT LLC

RESUBDIVISION? YES NO

ADDITIONAL RESTRICTIONS / COMMENTS:

CERTIFICATE -- 2012006445

RETURN:

J ARRIAGA, TNR
411 W 13TH ST
AUSTIN TX 78701

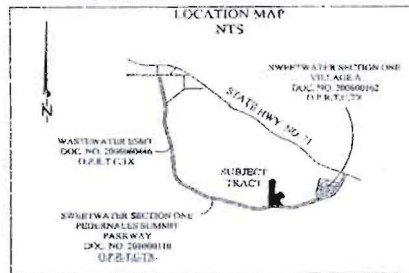
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Jan 17, 2012 11:15 AM 201200007

VANHOOSERJ: \$119.00

Dana DeBeauvoir, County Clerk
Travis County TEXAS



**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.

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS THAT WS-COS DEVELOPMENT, L.L.C., ACTING HEREIN AND THROUGH MICHAEL L. RAFFERTY, AUTHORIZED SIGNATORY, OWNER OF 139.351 ACRES (REMAINDER) OF LAND LOCATED IN THE W.A. BARLOW SURVEY NO. 86, IN TRAVIS COUNTY, TEXAS, DESCRIBED BY DEED OF RECORD IN DOCUMENT NO. 201067827 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL PRIVATE STREETS SHOWN HEREON, CHEROKEE DRAW ROAD, PAINTED HORSE COVE, HIPAN APACHE BEND AND COMBINE DRIVE COVE, AND ANY SECURITY GATES OR DEVICES CONTROLLING ACCESS TO SUCH STREETS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION. THE UNDERSIGNED OWNER DOES HEREBY SUBDIVIDE 20.897 ACRES OF LAND OUT OF SAID 139.351 ACRES TRACT, UNDER THE CAPTION OF THE LOCAL GOVERNMENT CODE OF TEXAS, IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS SWEETWATER SECTION ONE, VILLAGE G-1 SUBDIVISION, SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND HEREBY DEDICATES TO THE OWNERS OF THE LOTS IN THE SUBDIVISION, PUBLIC UTILITIES SERVING THE SUBDIVISION, EMERGENCY SERVICES PROVIDERS WITH JURISDICTION, AND PUBLIC SERVICE AGENCIES, THE USE OF ALL THE PRIVATE STREET AND OTHER EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELINQUISHING THE RESPONSIBILITY OF THE OWNERS OF THE SUBDIVISION OR ANY DULY CONSTITUTED HOMEOWNERS ASSOCIATION UNDER CERTAIN INSTRUMENTS OF RECORD AT DOCUMENT NUMBER 200607602, OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AN EXPRESS EASEMENT IS HEREBY GRANTED TO CROSS SAID PRIVATE STREETS AND ANY COMMON AREAS FOR THE USE OF THE SURVACH FOR ALL GOVERNMENTAL FUNCTIONS, PARTICULAR AND NON-VEHICULAR, INCLUDING FIRE AND POLICE PROTECTION, SOLID AND WASTE MATERIAL PICKUP, AND ANY OTHER PURPOSE ANY GOVERNMENTAL AUTHORITY DEEMS NECESSARY; AND OWNER FURTHER AGREES THAT ALL GOVERNMENTAL ENTITIES, THEIR AGENTS OR EMPLOYEES, SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGE OCCURRING TO THE SURFACE OF THE SAID PRIVATE STREET AND ANY COMMON AREAS AS A RESULT OF ANY SUCH USE BY GOVERNMENTAL VEHICLES.

WITNESS MY HAND THIS 15 DAY of December, 2011

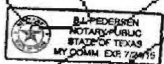
BY *Michael L. Rafferty*
MICHAEL L. RAFFERTY, AUTHORIZED SIGNATORY
WS-COS DEVELOPMENT, L.L.C.
51 MASON ST.
GREENWICH, CT 06830

DATE:

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED MICHAEL L. RAFFERTY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

D. Pedersen
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 7/24, 2015 A.D.



NO PORTION OF THIS SUBDIVISION LIES WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS DEFINED BY F-5 M.A. MAP 48102603831 DATED SEPTEMBER 26, 2006.

I, RICHARD J. WHEELER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, IN CONNECTION WITH THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Richard J. Wheeler
RICHARD J. WHEELER, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 45033
MALONE/WHEELER, INC.
7500 RIALTO BLVD, BLDG 1, SUITE 240
AUSTIN, TEXAS 78735



STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

I, JOHN C. NIELSEN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

12-09-11
DATE
John C. Nielsen
JOHN C. NIELSEN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5541 STATE OF TEXAS
DELTA SURVEY GROUP, INC.
8213 BRODIE LANE, STE. 102
AUSTIN, TEXAS 78745



THIS SUBDIVISION IS NOT LOCATED IN THE CITY OF AUSTIN'S JURISDICTION
Dana DeBeauvoir
DIRECTOR, CITY OF AUSTIN WATERSHED Planning & Development Services Dept.

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES, SHOWN ON THIS PLAT AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELIEVE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO THE COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS, OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE PART OF THE DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 15 DAY OF December, 2011, A.D., THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THIS 15 DAY OF December, 2011, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

Dana DeBeauvoir
DEPUTY
M. Bryant



STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY DEPARTMENT ON THE 15 DAY OF December, 2011, A.D., AT 11:15 O'CLOCK A.M., DULY RECORDED ON THE 15 DAY OF December, 2011, A.D., AT 10:00 O'CLOCK A.M. PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 201200007 OF OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 15 DAY OF December, 2011, A.D.

DANA DEBEAUVOIR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

Dana DeBeauvoir
DEPUTY

SWEETWATER SECTION ONE VILLAGE G-1

Delta Survey Group Inc.

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

SHEET
2
OF
4

NOTES

- 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 REQUIREMENTS OF 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 REQUIREMENTS.
- 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.
- WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH TRAVIS COUNTY PLANS AND SPECIFICATIONS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO LCRA AND TDDQ FOR REVIEW.
- NO PORTION OF THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS SUBDIVISION IS SUBJECT TO A PHASING AGREEMENT RECORDED AS DOCUMENT NO. 2006100748.
- MUNICIPAL JURISDICTION: THIS PRELIMINARY PLAN BOUNDARIES FALL OUTSIDE C.O.A. ETI, BEE CAVE ETI, LAKEWAY ETI AND WILL BE REGULATED BY TRAVIS COUNTY. MUNICIPAL JURISDICTION - NONE.
- THIS SUBDIVISION IS SUBJECT TO THE COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT NO. 2006076072 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
- DRIVEWAYS SHALL NOT BE CONSTRUCTED CLOSER THAN 50 FEET OR 40% OF THE LOTS FRONTAGE TO THE EDGE OF PAVEMENT OF AN INTERSECTION LOCAL OR COLLECTOR STREET.
- A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- WATER SERVICE AND WASTEWATER SERVICE SHALL AS PROVIDED BY THE LAZY NINE MUNICIPAL UTILITY DISTRICT B.
- DRAINAGE EASEMENTS GREATER THAN 25 FEET WIDE CAN BE USED FOR OPEN CHANNEL OR ENCLOSED CONDUIT SYSTEMS. DRAINAGE EASEMENTS 25 FEET WIDE ARE FOR ENCLOSED CONDUIT DRAINAGE SYSTEMS ONLY.
- THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE LAZY NINE MUNICIPAL DISTRICT B. 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.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES SHALL BE ALLOWED IN DRAINAGE EASEMENTS AND WATER QUALITY EASEMENTS UNLESS AS APPROVED BY LCRA AND TRAVIS COUNTY.
- NO LOT SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED PUBLIC SEWER SYSTEM.
- 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.
- LOT 13, BLOCK C, LOT 10, BLOCK B AND LOT 9 (BLOCK D ARE HEREBY DEDICATED AS FURNISHING, MAINTAINING & LANDSCAPE LOTS. THESE LOTS SHALL BE OWNED AND MAINTAINED BY LAZY NINE AND TH.
- LOT 16 BLOCK A WILL BE OWNED AND MAINTAINED BY THE LAZY NINE MUNICIPAL DISTRICT B.
- 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 PERTINENT AND APPROPRIATE PERMITS, IF ANY ARE REQUIRED, PRIOR TO TRAVIS COUNTY APPROVAL OF THE FINAL PLAT(S) FOR THIS SUBDIVISION.
- 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.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE EVIDENCE THAT THE FINAL PLAT AND CONSTRUCTION PLANS FOR THE WATER, WASTEWATER, AND STORM WATER MANAGEMENT INFRASTRUCTURE IMPROVEMENTS ASSOCIATED WITH THE SUBDIVISION HAVE BEEN SUBMITTED TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND/OR LOWER COLORADO RIVER AUTHORITY (LCRA), AS APPROPRIATE, AND THE LAZY NINE MUNICIPAL UTILITY DISTRICT FOR REVIEW AND CONSIDERATION PRIOR TO TRAVIS COUNTY APPROVAL OF THE FINAL PLAT(S) FOR THIS SUBDIVISION.
- 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 B.
- MAINTENANCE OF PRIVATE STREETS AND GATE STRUCTURES SHALL BE THE RESPONSIBILITY OF THE SUBDIVISION HOMEOWNERS ASSOCIATION.
- ALL WATER QUALITY AND DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE LAZY NINE MUNICIPAL UTILITY DISTRICT B.
- ALL PROPERTY OF THE HEREIN DESCRIBED SUBDIVISION IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S NON-POINT-SOURCE (NPS) POLLUTION CONTROL ORDINANCE. ANY DEVELOPMENT OTHER THAN CONSTRUCTION OF A SINGLE-FAMILY HOME OR ASSOCIATED STRUCTURE MAY REQUIRE AN NPS DEVELOPMENT PERMIT FROM THE LOWER COLORADO RIVER AUTHORITY.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. MAP 481026035H DATED SEPTEMBER 26, 2004.
- ALL NON RESIDENTIAL LOTS NOT ASSIGNED TO LAZY NINE MUNICIPAL UTILITY DISTRICT B TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION OR ITS ASSIGNS.

BOUNDARY LIST:

- TRM-03: COTTON SPINDLE SET IN 21" LIVE OAK TAG NO. 6308 ELEV. 918.46'
- TRM-06: COTTON SPINDLE SET IN 7" LIVE OAK TAG NO. 6810 ELEV. 894.95'

STREET NAME	STREET WIDTH	DESIGN SPEED	TYPE	CLASSIFICATION	STREET OWNERSHIP	STREET LENGTH
CHEROKEE DRAW RD	36'	35 MPH	C&G	LOCAL	PRIVATE	1620 L.F.
PAINTED HORSE CV	36'	25 MPH	C&G	LOCAL	PRIVATE	619 L.F.
COMANCHE DIVIDE CV	36'	25 MPH	C&G	LOCAL	PRIVATE	357 L.F.
LIPAN APACHE BEND	36'	35 MPH	C&G	LOCAL	PRIVATE	634 L.F.
					TOTAL:	3150 L.F.

SWEETWATER DEVELOPMENT PLAT NOTES:

- 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 PERTINENT AND APPROPRIATE PERMITS, IF ANY ARE REQUIRED, PRIOR TO TRAVIS COUNTY APPROVAL OF THE FINAL PLAT(S) FOR THIS SUBDIVISION.
- 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.
- 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 AND THE PROPOSED INTERSECTION WITH SH 71 WEST HAVE BEEN SUBMITTED TO THE TEXAS DEPARTMENT OF TRANSPORTATION ADMIN DISTRICT, TOGETHER WITH APPROPRIATELY COMPLETED APPLICATIONS FOR DRIVEWAY PERMITS IN TxDOT ROW. IN ADDITION, PERTINENT AND APPROPRIATE ROW RESERVATION AREAS, IF SUCH RESERVATIONS MAY BE DEEMED TO BE REQUIRED VIA MUTUAL CONSIDERATION AND CONSULT 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.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE EVIDENCE THAT THE FINAL PLAT AND CONSTRUCTION PLANS FOR WATER, WASTEWATER AND STORM WATER MANAGEMENT INFRASTRUCTURE IMPROVEMENTS ASSOCIATED WITH THE SUBDIVISION HAVE BEEN SUBMITTED TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND/OR 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.

PERMANENT WATER QUALITY BMP EASEMENT PLAT NOTE:

THE PERMANENT WATER QUALITY BEST MANAGEMENT PRACTICE (BMP) EASEMENT IS FOR THE PURPOSE OF PROTECTING THE ENVIRONMENT BY IMPROVING THE QUALITY OF STORMWATER RUNOFF FROM DEVELOPED LANDS. NO STRUCTURE OR OTHER IMPROVEMENT MAY BE CONSTRUCTED OR MAINTAINED WITHIN A WATER QUALITY BMP EASEMENT AREA UNLESS SPECIFICALLY AUTHORIZED AND APPROVED IN WRITING IN ADVANCE BY THE LOWER COLORADO RIVER AUTHORITY (LCRA). FENCING WILL BE ALLOWED PROVIDED THAT IT DOES NOT INTERFERE WITH BMP FUNCTION AND THAT ACCESS FOR MAINTENANCE AND INSPECTION IS PROVIDED. THE WATER QUALITY EASEMENT MAY BE ENFORCED BY THE LOWER COLORADO RIVER AUTHORITY OR ANY OTHER GOVERNMENTAL ENTITY WITH THE AUTHORITY TO PROTECT THE ENVIRONMENT FOR THE BENEFIT OF THE PUBLIC, BY INJUNCTION OR OTHER ACTION IN A COURT OF APPROPRIATE JURISDICTION.

THE PERMANENT WATER QUALITY BEST MANAGEMENT PRACTICE (BMP) EASEMENT IS FOR THE PURPOSE OF PROTECTING THE ENVIRONMENT BY IMPROVING THE QUALITY OF STORMWATER RUNOFF FROM DEVELOPED LANDS. NO STRUCTURE OR OTHER IMPROVEMENT MAY BE CONSTRUCTED OR MAINTAINED WITHIN A WATER QUALITY BMP EASEMENT AREA UNLESS SPECIFICALLY AUTHORIZED AND APPROVED IN WRITING IN ADVANCE BY THE LOWER COLORADO RIVER AUTHORITY (LCRA). FENCING WILL BE ALLOWED PROVIDED THAT IT DOES NOT INTERFERE WITH BMP FUNCTION AND THAT ACCESS FOR MAINTENANCE AND INSPECTION IS PROVIDED. THE WATER QUALITY EASEMENT MAY BE ENFORCED BY THE LOWER COLORADO RIVER AUTHORITY OR ANY OTHER GOVERNMENTAL ENTITY WITH THE AUTHORITY TO PROTECT THE ENVIRONMENT FOR THE BENEFIT OF THE PUBLIC, BY INJUNCTION OR OTHER ACTION IN A COURT OF APPROPRIATE JURISDICTION.

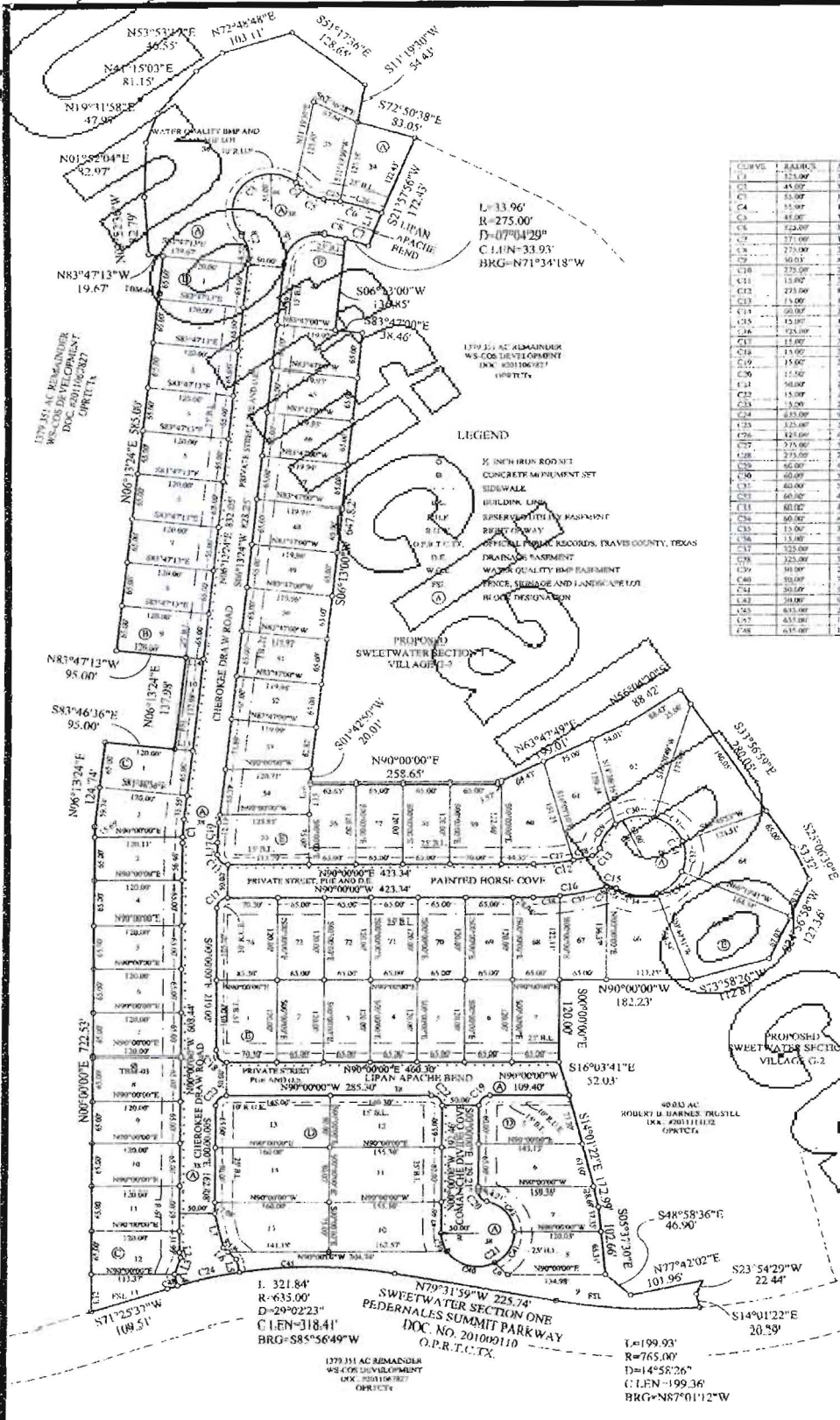
East J. H. ...
 LOWER COLORADO RIVER AUTHORITY
 12-9-2011
 DATE

20200007

PHOTOGRAPHIC AYLAR



TRAVIS COUNTY, TEXAS
NOVEMBER 2011



L=33.96'
R=275.00'
D=07°04'29\"/>

L=199.93'
R=765.00'
D=14°58'26\"/>

L=321.84'
R=635.00'
D=29°02'23\"/>

L=199.93'
R=765.00'
D=14°58'26\"/>

CURVE	RADIUS	ARC LENG	INT TO ANGLE	PERMITS BEARING	CHORD LEN
C1	125.00	33.30	45°15'12"	S85°00'00"W	33.28
C2	45.00	33.79	42°14'21"	N15°15'00"E	34.86
C3	53.00	102.59	109°22'45"	N45°00'24"E	109.53
C4	55.00	11.33	11°48'11"	S44°00'00"E	11.31
C5	45.00	33.68	42°18'00"	S80°00'00"E	34.86
C6	52.00	33.02	14°44'38"	S71°14'18"E	33.39
C7	37.00	33.86	70°42'37"	N01°10'18"W	33.85
C8	275.00	29.17	6°07'17"	N88°10'00"W	29.16
C9	60.00	60.19	92°28'35"	S22°00'00"E	72.27
C10	375.00	25.56	6°17'24"	S81°00'00"E	25.60
C11	15.00	23.56	30°00'00"	S45°00'00"E	21.31
C12	293.00	42.85	17°13'00"	N81°12'24"E	42.39
C13	15.00	15.09	61°22'33"	N41°00'00"W	15.11
C14	60.00	108.36	360°00'00"	S21°00'00"E	108.11
C15	15.00	14.94	14°46'50"	S09°43'10"W	14.88
C16	225.00	102.90	18°06'44"	S09°46'30"E	102.31
C17	15.00	15.06	90°00'00"	S00°00'00"W	15.12
C18	15.00	23.56	90°00'00"	S45°00'00"E	21.31
C19	15.00	23.56	90°00'00"	S45°00'00"E	21.31
C20	15.00	23.56	90°00'00"	S45°00'00"E	21.31
C21	15.00	23.56	90°00'00"	S45°00'00"E	21.31
C22	15.00	23.56	90°00'00"	S45°00'00"E	21.31
C23	15.00	23.56	90°00'00"	S45°00'00"E	21.31
C24	15.00	23.56	90°00'00"	S45°00'00"E	21.31
C25	15.00	23.56	90°00'00"	S45°00'00"E	21.31
C26	15.00	23.56	90°00'00"	S45°00'00"E	21.31
C27	15.00	23.56	90°00'00"	S45°00'00"E	21.31
C28	15.00	23.56	90°00'00"	S45°00'00"E	21.31
C29	15.00	23.56	90°00'00"	S45°00'00"E	21.31
C30	15.00	23.56	90°00'00"	S45°00'00"E	21.31
C31	15.00	23.56	90°00'00"	S45°00'00"E	21.31
C32	15.00	23.56	90°00'00"	S45°00'00"E	21.31
C33	15.00	23.56	90°00'00"	S45°00'00"E	21.31
C34	15.00	23.56	90°00'00"	S45°00'00"E	21.31
C35	15.00	23.56	90°00'00"	S45°00'00"E	21.31
C36	15.00	23.56	90°00'00"	S45°00'00"E	21.31
C37	15.00	23.56	90°00'00"	S45°00'00"E	21.31
C38	15.00	23.56	90°00'00"	S45°00'00"E	21.31
C39	15.00	23.56	90°00'00"	S45°00'00"E	21.31
C40	15.00	23.56	90°00'00"	S45°00'00"E	21.31
C41	15.00	23.56	90°00'00"	S45°00'00"E	21.31
C42	15.00	23.56	90°00'00"	S45°00'00"E	21.31
C43	15.00	23.56	90°00'00"	S45°00'00"E	21.31
C44	15.00	23.56	90°00'00"	S45°00'00"E	21.31
C45	15.00	23.56	90°00'00"	S45°00'00"E	21.31
C46	15.00	23.56	90°00'00"	S45°00'00"E	21.31
C47	15.00	23.56	90°00'00"	S45°00'00"E	21.31
C48	15.00	23.56	90°00'00"	S45°00'00"E	21.31

LEGEND

- 3/4" INCH IRON ROD SET
- CONCRETE MOUNTAIN SET
- SIDEWALK
- BUILDING LINE
- REPERATED UTILITY BASHMENT
- REPER FLOWAY
- OFFICE TEX
- D.E
- WATER
- DRAINAGE PASHMENT
- WATER QUALITY BMP FASHMENT
- FENCE, SIGNAGE AND LANDSCAPE LOT
- BLOCK DESIGNATION

LINE	BEARING	DISTANCE
1	S31°57'56"W	20.89
2	S13°19'01"W	7.79
3	S18°11'12"E	26.38
4	N17°24'14"E	18.02
5	S17°01'41"E	23.07
6	S47°00'00"E	23.19
7	S12°00'00"E	63.12
8	S44°22'37"E	31.72
9	S71°37'00"E	71.84
10	S20°00'00"E	33.37
11	S20°00'00"E	33.09
12	S81°47'13"E	21.69
13	N01°10'18"W	12.64
14	S00°00'00"E	15.36
15	S00°00'00"E	19.97

SWEETWATER SECTION ONE
VILLAGE G-1

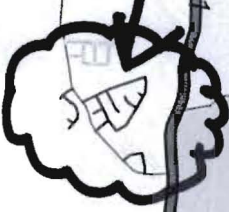
Delta Survey Group Inc.
8213 Brodie Lane Ste. 102 Austin, TX. 78745
office (512) 282-5200 fax (512) 282-5230

LAND AND WATER TABLE
WATER QUALITY AND
DRAINAGE LOT
COMMON AREA,
FENCE, SIGNAGE
& LANDSCAPE LOTS:
SF LOTS:
BLOCKS
TOTAL ACRIAGE: 20.87 AC.

SHEET
4
OF
4

WILTON POOL RD
MOR DR

Site



Little Barton Creek
FM 3288
CRUMML

PRECINCT 3

Village of Bee Cave

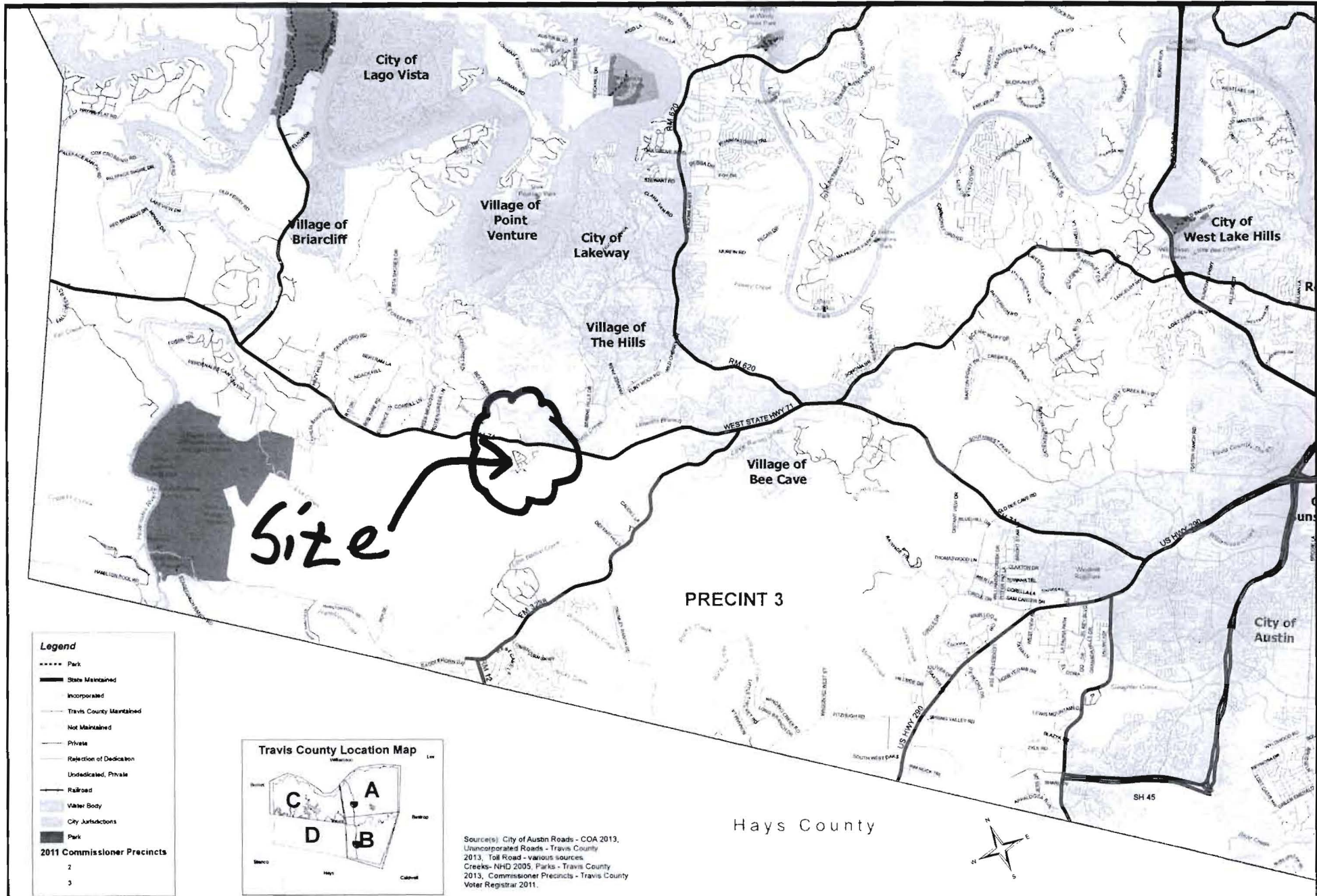
Village of The Hills

RO DR
BOB WIRE RD
EVIDENCE CV
CORDILL LN
REEK MEADOW CV
HIDDEN CREEK LN
NACK HILL
BERTRAM LA
CRAWFORD RD
BEE CREEK RD
LAKEHURST RD

Hurst Creek
SERENE HILLS DR
PAWNEE PASS
FLINT ROCK RD
WILD CHERRY DR
Lincolin Branch

WEST STATE HWY 71
RM 620





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

0 0.9
Miles



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