



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-2 subdivision in Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

This subdivision was recorded on January 17, 2012 at Document #201200008. 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 \$13,090.00 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 Service 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-2



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-2

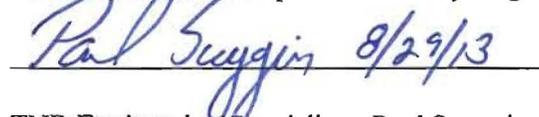
Effective this date, the drainage construction within this project appear to be in conformance with the permitted construction documents. All performance period maintenance punch list items have been completed and/or corrected. Fiscal held by Travis County will be released, unless otherwise noted.

OTHER REMARKS:

See attached "Requirements for Approval of Construction" - Received

BY:  8-28-13

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 G2 **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 201200008
4 PGS

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: SWEETWATER SECTION ONE VILLAGE G-2

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

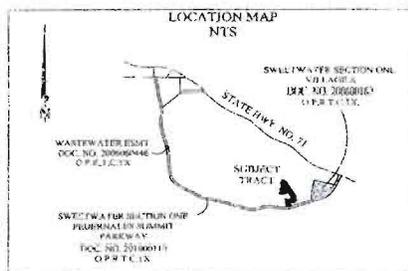
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Jan 17, 2012 11:15 AM 201200008

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 1379.351 ACRES (REMAINING) OF LAND LOCATED IN THE W. A. BARLOW SURVEY NO. 86, IN TRAVIS COUNTY, TEXAS, DESCRIBED BY DEED OF RECORD IN INSTRUMENT NO. 201106787 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL PRIVATE STREETS SHOWN HEREON (SPAN, FACTS BEND, KIOWA DRAW COVK, JAPAN APACHE COVE AND TONKAWA DRIVE ROAD) 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 19.236 ACRES OF LAND OUT OF 1379.351 ACRES TRACT PURSUANT TO CHAPTER 253 OF THE LOCAL GOVERNMENT CODE OF TEXAS, IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS SWEETWATER SECTION ONE, VILLAGE G-2 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 PROVIDED BY JURISDICTION AND PUBLIC SERVICES AGENCIES, THE USE OF ALL THE PRIVATE STREETS AND OTHER EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, THE MAINTENANCE AND PAYMENT OF REAL PROPERTY TAXES ON SUCH PRIVATE STREETS ARE THE RESPONSIBILITY OF THE OWNERS OF THE SUBDIVISION OR ANY CITY CONSTITUTED HOMEOWNERS ASSOCIATION UNDER ANY INSTRUMENT OF RECORD AT THE TIME OF THE SUBDIVISION AND PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AN EXPRESS EASEMENT IS HEREBY GRANTED ACROSS SAID PRIVATE STREETS AND ANY COMMON AREAS FOR THE USE OF THE SURFACE FOR ALL GOVERNMENTAL PURPOSES, INCLUDING BUT NOT LIMITED TO, INCLUDING FIRE AND POLICE PROTECTION, SOLID AND LIQUID WASTE MATERIAL, AND ANY OTHER PURPOSE ANY GOVERNMENTAL AUTHORITY DEEM NECESSARY, AND OWNER FURTHER AGREES THAT ALL GOVERNMENTAL EMPLOYEES, 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 AREA AS A RESULT OF SUCH USE BY GOVERNMENTAL VEHICLES.

THIS SUBDIVISION IS NOT LOCATED IN THE CITY OF AUSTIN'S JURISDICTION.
[Signature]
DIRECTOR, CITY OF AUSTIN WATERSHED
PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT

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 RELEASE 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 FOR MAINTENANCE 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.

WITNESS MY HAND THIS 15 DAY OF DECEMBER, 2011, AT 11:15 A.M.

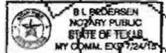
BY: *[Signature]*
MICHAEL L. RAFFERTY, AUTHORIZED SIGNATORY
WS-COS DEVELOPMENT, L.L.C.
52 MASON ST.
GREENWICH, CT 06830

12/15/2011
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 SIGNED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN HIS CAPACITY THEREIN STATED.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES July 24 2015 A.D.



STATE OF TEXAS
COUNTY OF TRAVIS:

I, DANA DEBRAVOIR, 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, THE 15 DAY OF DECEMBER, 2011, A.D.

DANA DEBRAVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

[Signature]
DEPUTY



NO PORTION OF THIS SUBDIVISION LIES WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. MAP 4810760985H DATED SEPTEMBER 26, 2008.

STATE OF TEXAS
COUNTY OF TRAVIS:

I, DANA DEBRAVOIR, 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 OFFICE 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 11:15 O'CLOCK A.M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 201106787 OF THE 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 DEBRAVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

I, RICHARD J. WHEELER, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE 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.

[Signature]
RICHARD J. WHEELER, JR., P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 45033
MALCOLM 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 E. DRAITZGAM, 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 AS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

12/15/11
DATE



[Signature]
JOHN E. DRAITZGAM
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 9057 STATE OF TEXAS
DELTA SURVEY GROUP, INC.
8213 BRODIE LANE, STE. 102
AUSTIN, TEXAS 78745

NOTES

1. OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF TRAVIS COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
2. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADERS MAY EXCEED 14% ONLY WITH THE SPECIFIC WRITTEN APPROVAL OF THE SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE TRAVIS COUNTY TRANSPORTATION AND NATURAL RESOURCES.
3. WASTEWATER SYSTEMS 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 TCQJ FOR REVIEW.
4. NO PORTION OF THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
5. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS DEFINED BY F.F.M.A. MAP 481026045H DATED SEPTEMBER 27, 2004.
6. THIS SUBDIVISION IS SUBJECT TO A PHASING AGREEMENT RECORDED AS DOCUMENT NO. 2006100748, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
7. MUNICIPAL JURISDICTION OVER THIS PHASING AGREEMENT BOUNDARIES FAIL OUTSIDE C.O.A. ETJ, BEE CAVE ETJ, LAKEWAY ETJ, AND WILL BE REGULATED BY TRAVIS COUNTY MUNICIPAL JURISDICTION NONE.
8. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT NO. 2006076072, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
9. DRIVEWAYS SHALL NOT BE CONSTRUCTED CLOSER THAN 50 FEET OR 60% OF THE LOT'S FRONTAGE TO THE EDGE OF PAVEMENT OF AN INTERSECTING LOCAL OR COLLECTOR STREET.
10. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
11. WATER SERVICE AND WASTEWATER SERVICE WILL BE PROVIDED BY THE LAZY NINE MUNICIPAL UTILITY DISTRICT 18.
12. DRAINAGE EASEMENTS GREATER THAN 15 FEET WIDE CAN BE NEEDED FOR OPEN CHANNEL OR ENCLOSED CONDUIT SYSTEMS. DRAINAGE EASEMENTS 15 FEET WIDE ARE FOR ENCLOSED CONDUIT DRAINAGE SYSTEMS ONLY.
13. THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE LAZY NINE MUNICIPAL DISTRICT 18. WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY THE DISTRICT IN ACCORDANCE WITH ITS RATE ORDER, AS AMENDED. ALL CONSTRUCTION PLANS FOR WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS MUST BE PRESENTED TO THE DISTRICT AND APPROVED BY THE DISTRICT'S ENGINEER, PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE DISTRICT MAY INSPECT ALL WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS.
14. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES SHALL BE ALLOWED IN DRAINAGE EASEMENTS AND WATER QUALITY EASEMENTS EXCEPT AS APPROVED BY LCRA AND TRAVIS COUNTY.
15. NO LOT SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED PUBLIC SEWER SYSTEM.
16. NO LOT SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY FOR THIS PROPOSED DEVELOPMENT.
17. LOT 6 BLOCK A WILL BE OWNED AND MAINTAINED BY THE LAZY NINE MUD 18 OR ITS ASSIGNS.
18. ALL PRIVATE STREET RIGHTS OF WAY ARE ALSO DRAINAGE EASEMENTS, WATER AND WASTEWATER EASEMENTS, AND GAS EASEMENTS AS PROVIDED BY LAZY NINE MUNICIPAL UTILITY DISTRICT 18.
19. MAINTENANCE OF PRIVATE STREETS AND GATH STRUCTURES SHALL BE THE RESPONSIBILITY OF THE SUBDIVISION HOMEOWNERS ASSOCIATION.
20. ALL WATER QUALITY AND DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE LAZY NINE MUNICIPAL UTILITY DISTRICT 18.
21. 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.
22. ALL NON RESIDENTIAL LOTS NOT ASSIGNED TO LAZY NINE MUD 18 TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION OR ITS ASSIGNS.

SWEETWATER DEVELOPMENT PLAN NOTES:

1. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE EVIDENCE THAT THE FINAL PLAT AND CONSTRUCTION PLANS FOR STREET AND DRAINAGE INFRASTRUCTURE IMPROVEMENTS ASSOCIATED WITH THE SUBDIVISION HAVE BEEN SUBMITTED TO THE U.S. ARMY CORPS OF ENGINEERS FOR REVIEW AND ISSUANCE OF PERTINENT AND APPROPRIATE PERMITS, IF ANY ARE REQUIRED, PRIOR TO TRAVIS COUNTY APPROVAL OF THE FINAL PLAT(S) FOR THIS SUBDIVISION.
2. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE EVIDENCE THAT THE FINAL PLAT AND CONSTRUCTION PLANS FOR STREET AND DRAINAGE INFRASTRUCTURE IMPROVEMENTS ASSOCIATED WITH THE SUBDIVISION HAVE BEEN SUBMITTED TO THE LOWER COLORADO RIVER AUTHORITY WATER RESOURCES PROTECTION DIVISION FOR REVIEW AND CONSIDERATION OF A NON-POINT SOURCE POLLUTION CONTROL PERMIT PRIOR TO TRAVIS COUNTY APPROVAL OF THE FINAL PLAT(S) FOR THIS SUBDIVISION.
3. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE EVIDENCE THAT THE FINAL PLAT AND CONSTRUCTION PLANS FOR STREET AND DRAINAGE INFRASTRUCTURE IMPROVEMENTS ASSOCIATED WITH THE SUBDIVISION AND THE PROPOSED INTERSECTION WITH SH 71 WEST HAVE BEEN SUBMITTED TO THE TEXAS DEPARTMENT OF TRANSPORTATION AUSTIN DISTRICT, TOGETHER WITH APPROPRIATELY COMPLETED APPLICATIONS FOR DRIVEWAY PERMITS IN TxDOT ROW. IN ADDITION, PERTINENT AND APPROPRIATE ROW RESERVATION AREAS, IF SUCH RESERVATIONS MAY BE DETERMINED TO BE REQUIRED VIA MUTUAL CONSIDERATION AND CONSENT BETWEEN THE OWNER/DEVELOPER AND TxDOT TO ACCOMMODATE FUTURE EXPANSIONS OF SH 71 WEST ARE INCLUDED FOR CONSIDERATION FOR THE FINAL PLAT(S) OF THIS SUBDIVISION PRIOR TO TRAVIS COUNTY APPROVAL OF THE FINAL PLAT(S) FOR THIS SUBDIVISION.
4. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE EVIDENCE THAT THE FINAL PLAT AND CONSTRUCTION PLANS FOR WATER, WASTEWATER AND STORMWATER 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.

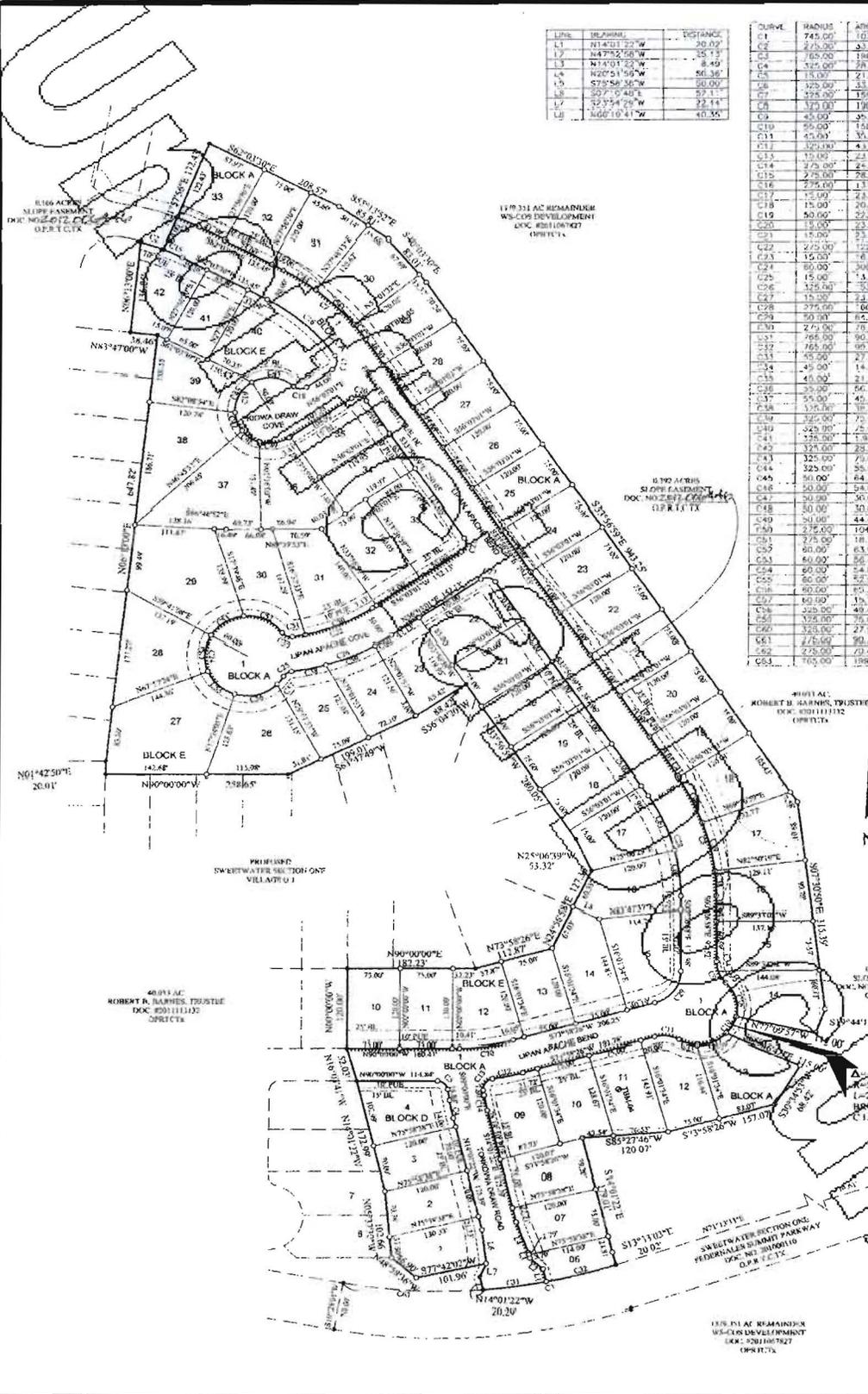
BENCHMARK LIST

- TBM-04: COTTON SPINDLE SET IN 12" LIVE OAK TRUNK #1616
ELEV: 935.12'
- TBM-05: COTTON SPINDLE SET IN 6" LIVE OAK TRUNK #1396
ELEV: 906.95'

STREET NAME	STREET WIDTH	DESIGN SPEED	DESIGN TYPE	CLASSIFICATION	STREET OWNERSHIP	STREET LENGTH
KIOWA DRAW CV	28'	25 MPH	C&G	LOCAL	PRIVATE	172 L.F.
LIPAN APACHE BEND	28'	25 MPH	C&G	LOCAL	PRIVATE	1952 L.F.
LIPAN APACHE COVE	28'	25 MPH	C&G	LOCAL	PRIVATE	394 L.F.
TOKSAWA DRAW ROAD	28'	25 MPH	C&G	LOCAL	PRIVATE	384 L.F.
TOTAL:						2902 L.F.

LINE	BEARING	DISTANCE
L1	N14°41'20"W	30.00'
L2	N47°52'58"W	25.13'
L3	N14°01'20"W	8.49'
L4	N20°15'18"W	60.38'
L5	S70°58'38"W	50.00'
L6	S07°54'40"E	52.11'
L7	S73°54'29"W	22.12'
L8	S60°10'41"W	40.35'

CURVE	RADIUS	ARC	CHORD	BEARING	BLK. #
C1	745.00'	163.03'	102.24'	S59°41'48"W	33
C2	275.00'	33.98'	33.97'	S71°13'18"W	33
C3	165.00'	180.42'	180.36'	S70°21'34"W	33
C4	325.00'	28.43'	28.46'	N11°50'41"W	33
C5	135.00'	21.73'	19.49'	N77°49'22"W	33
C6	325.00'	33.98'	33.98'	S69°01'47"E	33
C7	195.00'	188.44'	187.85'	S48°00'33"E	33
C8	325.00'	180.03'	181.33'	S17°11'58"E	33
C9	45.00'	36.79'	34.86'	S9°51'00"E	33
C10	25.00'	138.34'	138.45'	S38°45'44"W	33
C11	45.00'	36.79'	34.86'	N63°14'22"W	33
C12	325.00'	43.68'	43.64'	S77°49'22"W	33
C13	135.00'	22.74'	21.24'	S55°23'00"W	33
C14	275.00'	25.13'	24.10'	S1°50'41"E	33
C15	275.00'	28.68'	28.67'	S69°02'47"E	33
C16	275.00'	131.25'	130.01'	S48°23'00"E	33
C17	15.00'	21.73'	21.35'	S10°40'00"E	33
C18	15.00'	20.07'	18.61'	S69°37'18"W	33
C19	50.00'	223.58'	38.45'	S04°22'44"W	33
C20	15.00'	23.56'	21.21'	S11°03'01"W	33
C21	15.00'	23.56'	21.21'	S11°03'01"W	33
C22	275.00'	127.80'	121.88'	S55°51'11"W	33
C23	165.00'	16.99'	15.81'	S66°32'53"W	33
C24	60.00'	300.17'	64.27'	S23°27'15"E	33
C25	15.00'	13.80'	13.40'	N65°32'14"E	33
C26	325.00'	33.98'	33.98'	S69°37'18"W	33
C27	15.00'	22.50'	21.21'	S75°56'50"E	33
C28	375.00'	180.79'	184.27'	S11°30'00"E	33
C29	50.00'	65.90'	60.48'	S36°43'44"W	33
C30	275.00'	76.92'	76.87'	S81°59'13"W	33
C31	285.00'	90.53'	90.52'	S85°06'05"E	33
C32	285.00'	98.97'	78.85'	S47°28'04"W	33
C33	45.00'	27.01'	26.74'	S74°31'23"E	33
C34	45.00'	14.61'	14.80'	S08°47'12"E	33
C35	45.00'	21.12'	20.92'	S31°34'27"E	33
C36	35.00'	66.30'	64.05'	S55°51'11"W	33
C37	55.00'	45.57'	44.28'	S69°40'11"E	33
C38	135.00'	38.07'	38.05'	N63°48'19"W	33
C39	325.00'	71.00'	71.00'	S11°03'01"W	33
C40	45.00'	25.00'	24.83'	S69°37'18"W	33
C41	135.00'	1.80'	1.80'	N37°46'40"W	33
C42	325.00'	25.50'	26.49'	N46°27'44"W	33
C43	325.00'	78.00'	74.85'	S11°30'00"E	33
C44	325.00'	50.94'	55.87'	S67°01'59"W	33
C45	50.00'	64.35'	60.00'	N84°09'45"W	33
C46	50.00'	54.92'	51.97'	S27°41'09"W	33
C47	325.00'	30.00'	29.84'	S11°03'01"E	33
C48	50.00'	30.00'	29.64'	S84°18'51"E	33
C49	50.00'	44.85'	43.36'	N87°44'33"E	33
C50	275.00'	194.18'	163.96'	S66°24'10"W	33
C51	275.00'	18.72'	18.72'	S35°42'00"E	33
C52	60.00'	63.97'	60.83'	N65°17'18"W	33
C53	60.00'	50.40'	54.35'	S07°14'40"W	33
C54	60.00'	54.83'	57.84'	S01°08'08"W	33
C55	60.00'	54.84'	51.25'	S47°15'15"E	33
C56	60.00'	60.31'	62.13'	S76°12'59"E	33
C57	60.00'	15.73'	15.68'	S31°51'16"E	33
C58	325.00'	28.68'	28.68'	S47°44'12"E	33
C59	325.00'	28.68'	28.68'	N67°38'24"E	33
C60	325.00'	27.90'	27.89'	S66°32'54"E	33
C61	275.00'	90.33'	89.37'	N74°37'24"E	33
C62	275.00'	29.27'	29.27'	S87°47'21"W	33
C63	765.00'	198.63'	198.30'	S47°01'12"E	33



W. A. BARLOW SURVEY NO. 86
TRAVIS COUNTY, TEXAS
NOVEMBER 2011



GRAPHIC SCALE
1" = 100'

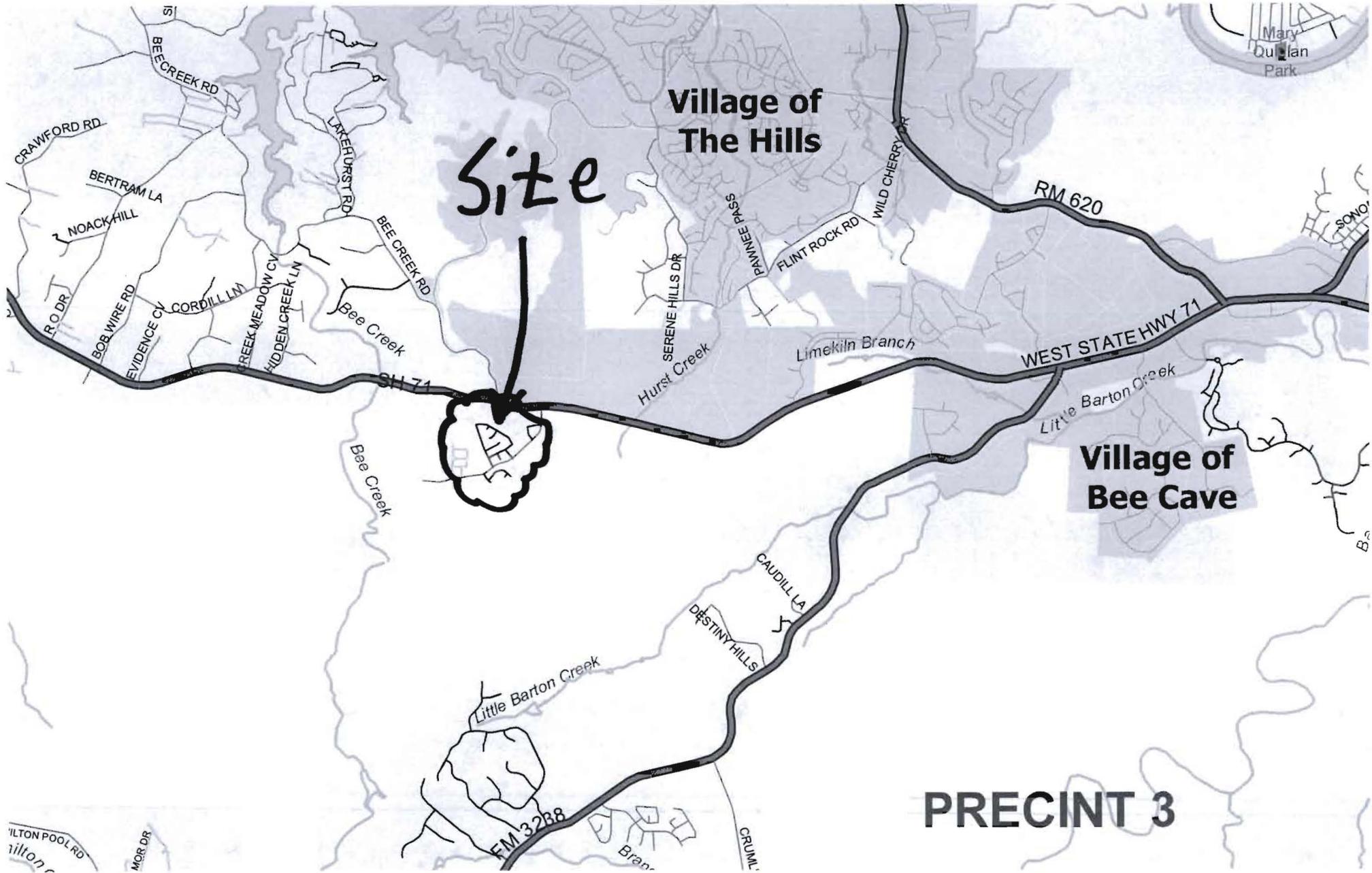
- LEGEND**
- 1/4" IRON ROD WITH "DELTA SURVEY" CAP FOUND
 - 1/4" IRON ROD WITH "DELTA" CAP SET
 - CONCRETE MONUMENT SET
 - SURVEY LINE
 - PUBLIC UTILITY EASEMENT
 - RIGHT OF WAY
 - OPEN EXISTING
 - OPEN EXISTING FEDERAL ROADWAY
 - OPEN EXISTING WATER QUALITY TRIPASSWAY
 - OPEN EXISTING FENCE, SIGNAGE AND LANDSCAPE
 - UNLAWFUL ENCROACHMENT

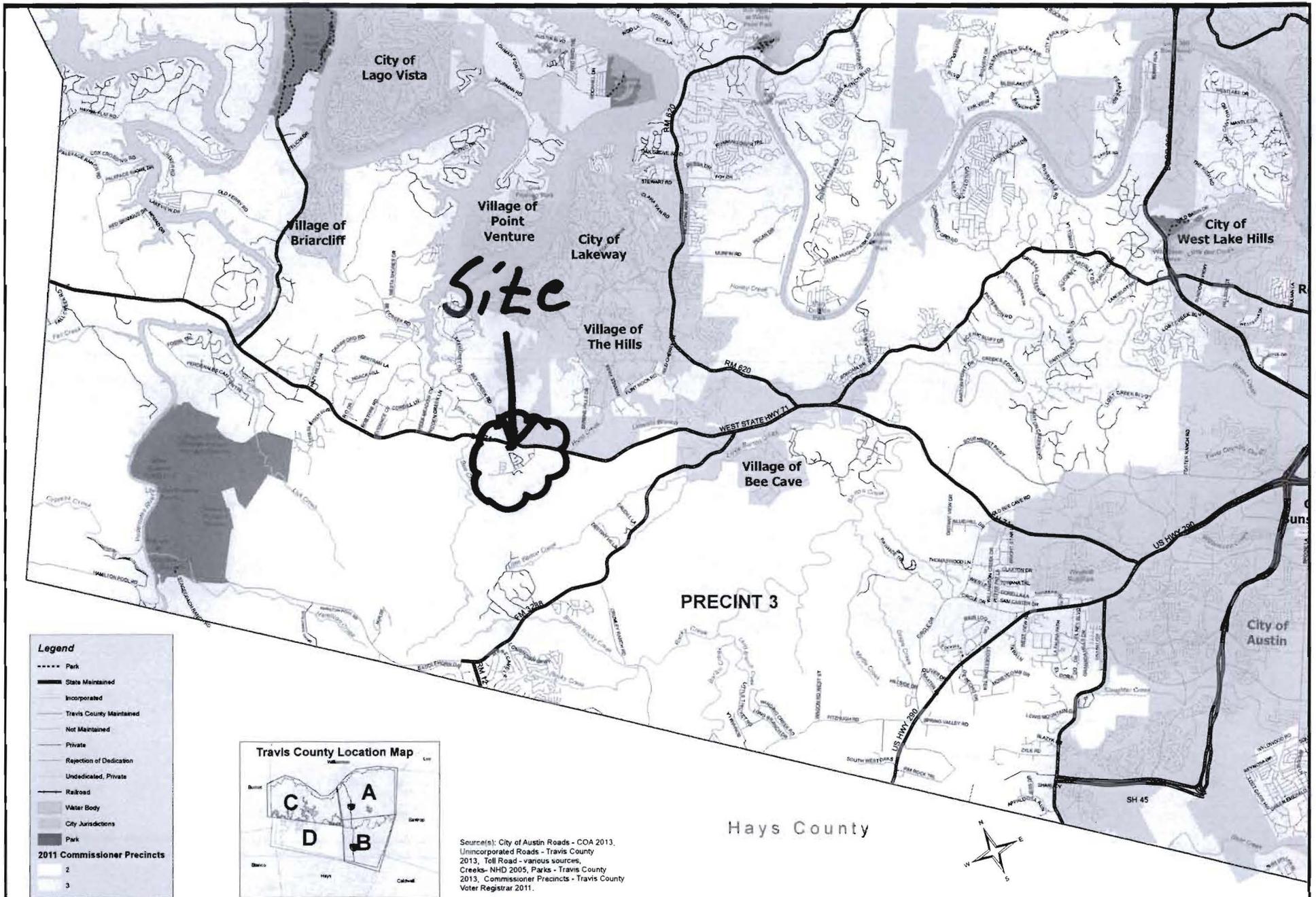
LAND USE TABLE
COMMON AREA,
FENCE, SIGNAGE,
& LANDSCAPE LOTS
SP LOTS
BLOCKS
TOTAL ACREAGE
19.25 AC.

SHEET
4
OF

Delta Survey Group Inc.
8213 Brodie Lane Ste. 102 Austin, TX. 78745
offices (512) 282-5200 fax: (512) 282-5430

**SWEETWATER SECTION ONE
VILLAGE G-2**



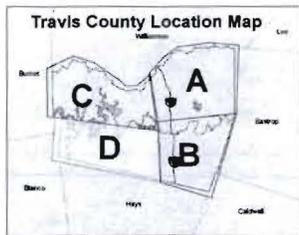


Legend

- Park
- ==== State Maintained
- ==== Incorporated
- ==== Travis County Maintained
- Not Maintained
- Private
- Rejection of Dedication
- Undedicated, Private
- Railroad
- Water Body
- City Jurisdictions
- 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.

Hays County



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