



Travis County Commissioners Court Agenda Request

Meeting Date: September 10, 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 2, Village Z, Phase 1 in 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 \$192,660.00.

Access to Publicly Maintained Road

Sweetwater Section 2, Village Z, Phase 1 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 #12-2264. The estimated cost of the improvements is \$1,836,544.23. 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	

CC:

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

SM:AB:ps

**1101 - Development Services Long Range Planning - Sweetwater Section Two, Village Z,
Phase 1**

§ EXHIBIT 82.401 (D)

ALTERNATIVE FISCAL POLICY REQUEST AND ACKNOWLEDGEMENT

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 _____ day of _____, 20__.

TRAVIS COUNTY, TEXAS:

SUBDIVIDER:
WS-COS DEVELOPMENT, LLC,
a Delaware limited liability company
By: WSI(II)-COS, LLC, a Delaware
limited liability company, Its Managing
Member

County Judge
Date: _____

By: *J. Robert Long*
J. Robert Long, Authorized Signatory
Date: 8/27/13

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF TRAVIS §

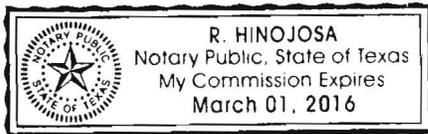
This instrument was acknowledged before me on the _____ day of _____,
20____, by _____, in the capacity stated herein.

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared J. Robert Long, Authorized Signatory of WSI(II)-COS, LLC, a Delaware limited liability company, the Managing Member of WS-COS DEVELOPMENT, LLC, a Delaware limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same on behalf of said limited liability company for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 27 day of
August, 2013.



R. Hinojosa
Notary Public in and for the State of Texas

EXHIBIT “A”

That certain tract of land described as Sweetwater Ranch Section Two, Village Z, Phase 1 subdivision is 21.93 acres, more particularly described on the attached field note description, being a portion of that same tract of land described in Doc# 2011102858 of the Official Public Records, Travis County, Texas, as delineated on plat under the same name which will be held in abeyance until approval is granted by the Travis County Commissioners' Court.

21.93 Acres

A PARCEL OF LAND IN TRAVIS COUNTY, TEXAS, BEING A PART OF THE C. J. STROTHER SURVEY No. 606 AND THE SAM WILDY SURVEY No. 527 AND BEING A PART OF THAT 975.83 ACRE TRACT OF LAND CONVEYED TO WS-COS INVESTMENTS, LTD., BY DEED RECORDED IN DOCUMENT No. 2011102858 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commence at a 1/2" iron rod found at Texas State Plane Central Zone NAD 83 coordinates X=3021595.81 feet and Y=10090227.69 feet in the South Line of Pedernales Summit Parkway, (a right of way 70 feet wide at this point) as shown on the plat of Sweetwater Section One, according to the plat thereof recorded in Document No. 201000110 of the Official Public Records of Travis County, Texas, at the beginning of a curve to the left having a radius of 970.00 feet, a central angle of 12°20'36", a chord bearing S.66°11'59"E., 208.56 feet;

THENCE southeasterly, along the arc of said curve and along the South Line of Pedernales Summit Parkway, a distance of 208.97 feet to the Point of Beginning and to a point of compound curvature of a curve to the left;

THENCE continue along the South Line of Pedernales Summit Parkway the following four courses:

1. Easterly, along the arc of a curve to the left, a distance of 161.30 feet, said curve having a radius of 970.00 feet, a central angle of 09°31'40", and a chord bearing S.77°08'07"E., 161.12 feet to a 1/2" iron rod found;
2. S.81°55'57"E. a distance of 116.29 feet to a point on a non-tangent curve to the right;
3. Easterly along the arc of said curve, a distance of 138.29 feet, said curve having a radius of 900.00 feet, a central angle of 08°48'13" and a chord bearing S.77°33'05"E., 138.15 feet;
4. S.73°05'20"E. a distance of 493.96 feet;

THENCE departing the South Line of Pedernales Summit Parkway and across the said 975.83 Acre Tract the following 25 courses:

1. S.16°54'23"W. a distance of 19.83 feet;
2. S.24°19'50"E. a distance of 98.41 feet;
3. S.08°04'12"W. a distance of 84.78 feet;
4. S.38°08'40"W. a distance of 74.94 feet;
5. N.67°35'18"W. a distance of 174.29 feet;
6. N.73°05'37"W. a distance of 50.00 feet;
7. N.16°54'23"E. a distance of 10.90 feet to a point of curvature of a curve to the left;
8. Northwesterly, along the arc of said curve to the left a distance of 31.42 feet, said curve having a radius of 20.00 feet, a central angle of 90°00'00", and a chord bearing N.28°05'37"W., 28.28 feet;

21.93 Acres

9. N.73°05'37"W. a distance of 102.83 feet;
10. S.21°49'06"W. a distance of 103.53 feet;
11. S.38°30'14"W. a distance of 121.85 feet;
12. S.64°12'19"E. a distance of 147.10 feet to a point on a non-tangent curve to the left;
13. Southerly along the arc of said curve, a distance of 97.14 feet, said curve having a radius of 525.00 feet, a central angle of 10°36'03" and a chord bearing S.20°29'40"W., 97.00 feet;
14. N.79°35'24"W. a distance of 131.83 feet;
15. S.10°24'36"W. a distance of 140.00 feet;
16. S.24°37'33"W. a distance of 72.21 feet;
17. S.10°24'36"W. a distance of 65.00 feet;
18. S.65°06'45"E. a distance of 108.87 feet to a point on a non-tangent curve to the right;
19. Westerly along the arc of said curve, a distance of 118.79 feet, said curve having a radius of 175.00 feet, a central angle of 38°53'31" and a chord bearing S.70°33'14"W., 116.52 feet;
20. N.90°00'00"W. a distance of 60.43 feet to a point of curvature of a curve to the right;
21. Westerly, along the arc of said curve to the right a distance of 62.81 feet, said curve having a radius of 175.00 feet, a central angle of 20°33'49", and a chord bearing N.79°43'06"W., 62.47 feet;
22. S.20°33'49"W. a distance of 50.00 feet to a point on a non-tangent curve to the right;
23. Westerly along the arc of said curve, a distance of 11.29 feet, said curve having a radius of 225.00 feet, a central angle of 02°52'31" and a chord bearing N.67°59'56"W., 11.29 feet;
24. S.43°07'51"W. a distance of 233.20 feet to the South Line of the said 975.83 Acre Tract;
25. THENCE S.88°11'07"W., along said South Line, a distance of 488.34 feet (from which point an iron pipe found bears S.88°11'07"W., 480.20 feet);

THENCE across the said 975.83 Acre Tract the following 28 courses:

1. N.01°48'18"W. a distance of 129.46 feet;
2. S.88°11'41"W. a distance of 6.46 feet;
3. N.01°48'19"W. a distance of 177.00 feet;
4. N.88°11'41"E. a distance of 26.61 feet;
5. N.01°48'19"W. a distance of 80.00 feet;
6. S.88°11'41"W. a distance of 103.26 feet;
7. N.04°24'36"E. a distance of 224.33 feet;
8. S.87°37'48"E. a distance of 120.26 feet;
9. S.28°05'43"E. a distance of 77.41 feet to a point on a non-tangent curve to the right;
10. Northeasterly along the arc of said curve, a distance of 20.09 feet, said curve having a radius of 60.00 feet, a central angle of 19°11'17" and a chord bearing N.61°54'17"E., 20.00 feet;

21.93 Acres

11. N.28°05'43"W. a distance of 77.36 feet;
12. N.05°31'11"E. a distance of 91.65 feet;
13. S.84°28'49"E. a distance of 195.29 feet;
14. N.27°53'11"E. a distance of 61.46 feet;
15. S.54°20'32"E. a distance of 125.60 feet to a point on a non-tangent curve to the right;
16. Northeasterly along the arc of said curve, a distance of 20.29 feet, said curve having a radius of 50.00 feet, a central angle of 23°15'06" and a chord bearing N.41°01'39"E., 20.15 feet;
17. N.40°59'55"W. a distance of 145.03 feet;
18. N.44°02'02"E. a distance of 79.80 feet;
19. N.27°22'44"W. a distance of 110.71 feet;
20. N.00°00'00"W. a distance of 32.35 feet;
21. N.84°37'13"E. a distance of 131.52 feet to a point on a non-tangent curve to the right;
22. Northerly along the arc of said curve, a distance of 24.20 feet, said curve having a radius of 60.00 feet, a central angle of 23°06'44" and a chord bearing N.00°50'16"W., 24.04 feet;
23. N.84°08'07"W. a distance of 131.28 feet;
24. N.00°00'00"W. a distance of 38.60 feet;
25. N.29°55'12"E. a distance of 94.15 feet;
26. N.63°46'58"E. a distance of 125.98 feet;
27. N.17°36'48"E. a distance of 19.70 feet to the said Point of Beginning.

Containing 21.93 acres, more or less, as shown on the plat attached.


J. Kenneth Weigand
Registered Professional Land Surveyor No. 5741
State of Texas



RJ Surveying & Associates, Inc.
1212 East Braker Lane
Austin, Texas 78753

Bearings are Texas State Plane Central Zone, NAD 83

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

Date: August 12, 2013

Owner's Name and Address: WC-COS Development, LLC
52 Mason Street
Greenwich, CT 06830

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

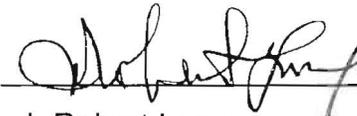
Sweetwater Section TWO Village Z Phase 1, a proposed subdivision in Travis County, Texas as more particularly described in the field notes attached to Exhibit A

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, a Delaware limited liability company

BY: WSI (II)-COS, LLC, a Delaware limited liability company, its Managing Member

By: 
Name: J. Robert Long
Title: Authorized Signatory

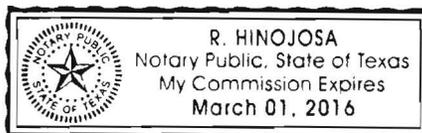
ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 12 day of August, 2013, 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 herein.

Notary Public, State of Texas



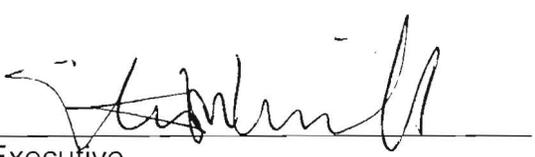


Travis County

By: _____

County Executive

Travis County Transportation and Natural Resources Department



ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF TRAVIS

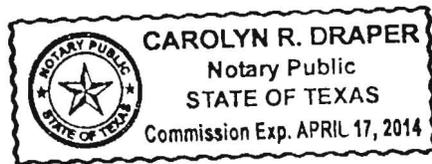
This instrument was acknowledged before me on the 3rd day of September, 2013
by Steven M. Manilla, P.E., County Executive of Travis County, Texas known to me
personally or on the basis of an approved form of identification, in the capacity stated.

Notary Public, State of Texas

Carolyn R. Draper

Carolyn R. Draper
(Printed Name of Notary)

My Commission Expires:



21.93 Acres

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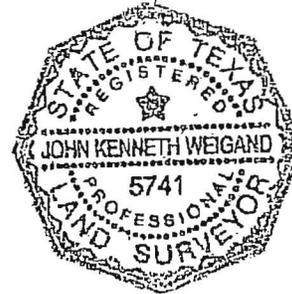
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Containing 21.93 acres, more or less, as shown on the plat attached.

J. Kenneth Weigand June 10, 2013

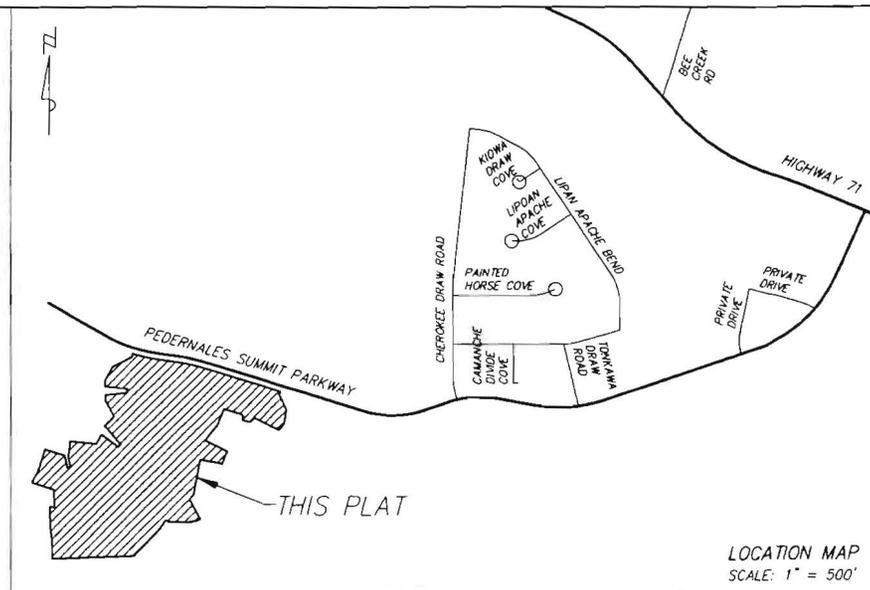
J. Kenneth Weigand
Registered Professional Land Surveyor No. 5741
State of Texas



RJ Surveying & Associates, Inc.
1212 East Braker Lane
Austin, Texas 78753

Bearings are Texas State Plane Central Zone, NAD 83

PLAT OF
SWEETWATER RANCH SECTION TWO, VILLAGE Z, PHASE 1
TRAVIS COUNTY, TEXAS



TRAVIS COUNTY CONSUMER PROTECTION
NOTICE FOR HOME BUYERS

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

DATE: JUNE 26, 2013

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
1212 E BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
1212 E BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4793 FAX: (512) 836-4817

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	208.97	970.00	122°03'36"	N66°11'59"W	208.96
C2	161.30	970.00	93°14'07"	N72°08'02"W	161.12
C3	138.29	900.00	84°48'13"	N72°33'05"W	138.15
C4	31.42	20.00	90°00'00"	N28°06'37"W	28.28
C5	97.14	525.00	102°36'03"	N20°29'40"E	97.00
C6	118.79	175.00	38°33'31"	N70°31'47"E	116.52
C7	62.81	175.00	20°33'49"	N78°43'06"W	62.47
C8	11.29	225.00	25°23'31"	N67°59'56"W	11.29
C9	20.09	60.00	19°11'17"	N61°54'17"E	20.00
C10	20.29	50.00	23°15'06"	N41°01'39"E	20.15
C11	24.20	60.00	23°06'44"	N00°50'16"E	24.04
C12	31.42	20.00	90°00'18"	N61°54'17"E	28.29
C13	8.11	900.00	0°30'58"	S71°24'28"E	8.11
C14	176.96	225.00	45°03'49"	N65°39'46"E	172.44
C15	46.50	225.00	11°50'29"	N82°16'26"E	46.42
C16	130.46	225.00	33°13'20"	N59°44'31"E	128.64
C17	216.29	275.00	45°03'49"	N65°39'46"E	210.76
C18	52.07	275.00	10°50'52"	N82°46'15"E	51.99
C19	59.53	275.00	12°24'10"	N71°08'44"E	59.41
C20	56.73	275.00	11°49'08"	N59°02'04"E	56.63
C21	47.97	275.00	9°59'39"	N48°02'41"E	47.91
C22	31.42	20.00	90°00'00"	N43°11'41"E	28.28
C23	5.82	225.00	1°28'53"	N42°36'55"W	5.82
C24	71.51	225.00	18°12'38"	N57°22'21"W	71.21
C25	63.21	175.00	20°41'41"	N12°09'10"W	62.87
C26	83.07	225.00	21°09'13"	N12°22'56"W	82.60
C27	36.97	175.00	12°06'16"	N07°51'28"W	36.90
C28	26.24	175.00	8°35'24"	N18°12'18"W	26.21
C29	60.42	225.00	15°23'09"	N09°29'54"W	60.24
C30	22.65	225.00	5°46'03"	N20°04'30"W	22.64
C31	19.90	20.00	5°00'51"	N51°00'26"W	19.09
C32	19.19	20.00	54°38'31"	N04°31'43"E	18.46
C33	305.29	60.00	29°13'50"	N66°15'04"E	67.51
C34	50.04	60.00	47°46'55"	N55°37'24"W	48.60
C35	57.67	60.00	55°04'01"	N04°11'55"W	55.47
C36	30.34	60.00	28°58'34"	S37°49'22"W	30.02
C37	31.38	60.00	29°58'09"	S86°29'00"W	31.03
C38	32.00	60.00	30°33'33"	N63°15'09"W	31.62
C39	49.57	60.00	47°19'54"	N24°18'25"W	48.17
C40	34.20	60.00	32°39'27"	N15°41'15"E	33.74
C41	31.42	20.00	90°00'00"	N01°52'09"W	28.28
C42	31.42	20.00	90°00'00"	N88°07'31"E	28.28
C43	68.93	175.00	22°34'03"	N58°09'10"W	68.48
C44	114.67	225.00	29°11'59"	N28°31'52"E	113.43
C45	140.15	275.00	29°11'59"	N28°31'52"E	138.64
C46	56.69	225.00	14°26'10"	N35°54'42"E	56.54
C47	57.98	225.00	14°45'49"	N21°18'47"E	57.82
C48	53.13	275.00	11°04'07"	N37°35'48"E	53.04
C49	52.93	275.00	11°01'43"	N26°32'53"E	52.85
C50	34.09	275.00	7°06'09"	N17°28'57"E	34.07
C51	93.35	225.00	23°46'14"	N25°49'00"E	92.68
C52	31.42	20.00	90°00'00"	N31°04'07"W	28.28
C53	29.06	20.00	83°14'33"	N62°18'37"E	26.57
C54	17.45	20.00	49°39'41"	N78°36'02"E	16.90
C55	7.30	20.00	20°54'44"	N86°31'29"W	7.26
C56	10.15	20.00	29°04'57"	N68°28'40"E	10.04
C57	244.34	50.00	27°59'23"	N13°55'53"E	64.29
C58	60.57	50.00	69°24'35"	N88°38'29"E	56.93
C59	37.66	50.00	43°09'05"	N35°04'41"W	36.77
C60	37.44	50.00	42°54'15"	N07°56'59"E	36.57
C61	34.16	50.00	39°08'46"	N72°31'36"E	33.50
C62	54.22	50.00	62°07'35"	N52°08'14"W	51.60
C63	17.45	20.00	49°59'41"	N51°04'16"W	16.90
C64	81.66	275.00	17°00'46"	N29°11'43"E	81.36
C65	55.66	225.00	14°10'23"	N30°36'53"E	55.52
C66	29.10	20.00	83°22'43"	N65°13'01"E	26.60
C67	140.90	557.14	14°29'26"	N30°27'28"E	140.53
C68	33.98	20.00	97°21'21"	N25°27'58"W	30.04
C69	98.19	725.00	74°51'27"	N78°01'27"W	98.12
C70	86.29	725.00	6°48'09"	N73°11'11"W	86.24
C71	11.91	225.00	0°56'27"	N81°26'02"W	11.91
C72	26.53	20.00	75°59'55"	N60°15'47"E	24.63
C73	297.39	60.00	28°35'08"	N15°54'36"W	73.89
C74	9.27	20.00	27°59'13"	N67°54'39"W	9.67
C75	56.68	60.00	54°07'25"	N49°09'32"E	54.59
C76	51.37	60.00	49°03'34"	N78°14'58"W	49.82
C77	44.32	60.00	42°19'32"	N33°13'25"W	43.32
C78	36.05	60.00	34°25'17"	N27°55'44"E	35.51
C79	42.50	60.00	40°35'09"	N65°25'27"E	41.62
C80	42.26	60.00	40°21'26"	N74°05'45"W	41.39
C81	109.74	775.00	8°36'48"	N72°50'51"W	109.65
C82	31.17	20.00	89°18'10"	N61°13'22"E	28.11
C83	42.44	775.00	3°08'16"	N80°20'07"W	42.44
C84	67.30	775.00	4°58'31"	N78°16'43"W	67.28
C85	4.81	20.00	13°46'49"	N80°40'52"W	4.80

FINAL PLAT OF
SWEETWATER RANCH SECTION TWO, VILLAGE Z, PHASE 1
 TRAVIS COUNTY, TEXAS

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C86	26.36	20.00	75°31'21"	N54°40'03"E	24.49
C87	31.42	20.00	90°00'00"	N28°05'37"W	28.28
C88	26.36	20.00	75°31'21"	N20°51'18"W	24.49
C89	5.05	20.00	14°28'39"	N65°51'18"W	5.04
C90	21.03	25.00	48°11'23"	N82°48'41"E	20.41
C91	162.65	50.00	186°22'46"	N28°05'37"W	99.85
C92	4.49	50.00	52°31'31"	N61°17'15"E	4.49
C93	63.30	50.00	72°32'18"	N79°52'20"W	59.16
C94	47.27	50.00	54°09'48"	N16°31'17"W	45.53
C95	47.59	50.00	54°32'09"	N37°49'41"E	45.82
C96	31.42	20.00	90°00'00"	N46°48'19"W	28.28
C97	88.62	225.00	22°34'03"	N58°09'10"W	88.05
C98	31.62	20.00	90°34'20"	N28°22'47"W	28.43
C99	130.18	900.00	87°17'14"	S77°48'34"E	130.06
C100	55.46	225.00	14°07'22"	N69°17'30"E	55.32
C101	21.03	25.00	48°11'23"	N41°00'04"E	20.41

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 THIS 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 THIS SUBDIVISION HAVE BEEN SUBMITTED TO THE LOWER COLORADO RIVER AUTHORITY (LCRA) 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 THIS SUBDIVISION AND THE PROPOSED INTERSECTION WITH SH 71 WEST HAVE BEEN SUBMITTED TO THE TEXAS DEPARTMENT OF TRANSPORTATION AUSTIN DISTRICT (TxDOT), TOGETHER WITH APPROPRIATELY COMPLETED APPLICATIONS FOR DRIVEWAY PERMITS IN TxDOT RIGHT OF WAY (ROW) IN ADDITION, PERTINENT AND APPROPRIATE ROW RESERVATION AREAS, IF SUCH RESERVATIONS MAY BE DEEMED TO BE REQUIRED VIA MUTUAL CONSIDERATION AND CONSENT BETWEEN THE OWNER/DEVELOPER AND TxDOT TO ACCOMMODATE FUTURE EXPANSION 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 STORMWATER MANAGEMENT INFRASTRUCTURE IMPROVEMENTS ASSOCIATED WITH THE SUBDIVISION HAVE BEEN SUBMITTED TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND/OR THE 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.

LOWER COLORADO RIVER AUTHORITY _____ DATE _____

STATE OF TEXAS
 COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS THAT WS-COS DEVELOPMENT, LLC, ACTING BY AND THROUGH J. ROBERT LONG, AUTHORIZED SIGNATORY, BEING THE OWNER OF THAT (975.83) ACRES TRACT OF LAND IN THE C.J. STROTHER SURVEY NO. 806, AND THE SAID WILDY SURVEY NO. 527 IN TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 21.93 ACRES OUT OF SAID TRACT IN ACCORDANCE WITH CHAPTER 232 OF THE TEXAS LOCAL GOVERNMENT CODE AS SHOWN ON THE ATTACHED PLAT, TO BE KNOWN AS "SWEETWATER RANCH SECTION TWO, VILLAGE Z, PHASE 1" AND DOES HEREBY DEDICATE TO THE PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND / OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS _____ DAY OF _____, 2013.

BY: MICHAEL L. RAFFERTY _____ DATE _____
 WS-COS DEVELOPMENT, LLC
 52 MASON STREET
 GREENWICH, CT 06830

STATE OF TEXAS
 COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED OFFICIAL, ON THIS DAY 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2013.

NOTARY PUBLIC SIGNATURE _____

NOTARY PUBLIC PRINTED NAME _____

SEAL

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
 COUNTY OF TRAVIS

I, J. KENNETH WEGAND, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND.

J. Kenneth Wegand
 J. KENNETH WEGAND
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5741



RJ SURVEYING, INC.
 1212 EAST BRAKER LANE
 AUSTIN, TEXAS 78753

THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 48453C0385H, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008. NO RESIDENTIAL LOT IS WITHIN THE 100 YEAR FLOOD PLAIN.

Keith Collins
 KEITH COLLINS, P. E.
 PROFESSIONAL ENGINEER NO. 80579



RANDALL JONES ENGINEERING, INC.
 1212 EAST BRAKER LANE
 AUSTIN, TEXAS 78753

COMMISSIONERS' COURT RESOLUTION

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDINGS OF ALL STREETS, ROADS AND 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 THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER 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 MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF IMPROVEMENTS. THE OWNER'S OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE 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 THE 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 A PART OF THE DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS
 COUNTY OF TRAVIS:

I, DANA DEBEAUVOUR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 2013, 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 _____ DAY OF _____, 2013, A. D.

DANA DEBEAUVOUR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

STATE OF TEXAS
 COUNTY OF TRAVIS

I, DANA DEBEAUVOUR, 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 _____ DAY OF _____, 2013, A. D. AT _____ O'CLOCK _____ M., AND DULY RECORDED ON THE _____ DAY OF _____, 2013, A. D. AT _____ O'CLOCK _____ M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 2013, A. D.

DANA DEBEAUVOUR, COUNTY CLERK
 TRAVIS COUNTY, TEXAS

DATE: JUNE 26, 2013 SCALE: 1" = 100'

RANDALL JONES ENGINEERING, INC.

1212 E. BRAKER LANE, AUSTIN, TEXAS 78753 (512) 836-4793

RJ SURVEYING, INC.

1212 E. BRAKER LANE AUSTIN, TEXAS 78753 (512) 836-4793

N POOL RD
MOR DR

RO DR
BOB WIRE RD
EVIDENCE CV
CORDILL LN
WACK HILL
BERTRAM LA
AWFORD RD
BEE CREEK RD
SIEST

BREEK MEADOW CV
HIDDEN CREEK LN
BEE CREEK
LAKENORST RD
BEE CREEK RD

Site

Little Barton Creek
FM 3288
Branch Rd
CRUMLEY F

DESTINY HILLS
CAUDILL LA

HURST CREEK
SERENE HILLS DR

Village of
The Hills

PAWNEE PASS
FLINT ROCK RD
WILD CHERRY

PRECINCT 3

AY CREAL

Village of
Bee Cave

WEST STATE HWY 71
LITTLE BARTON CREEK

RM 620

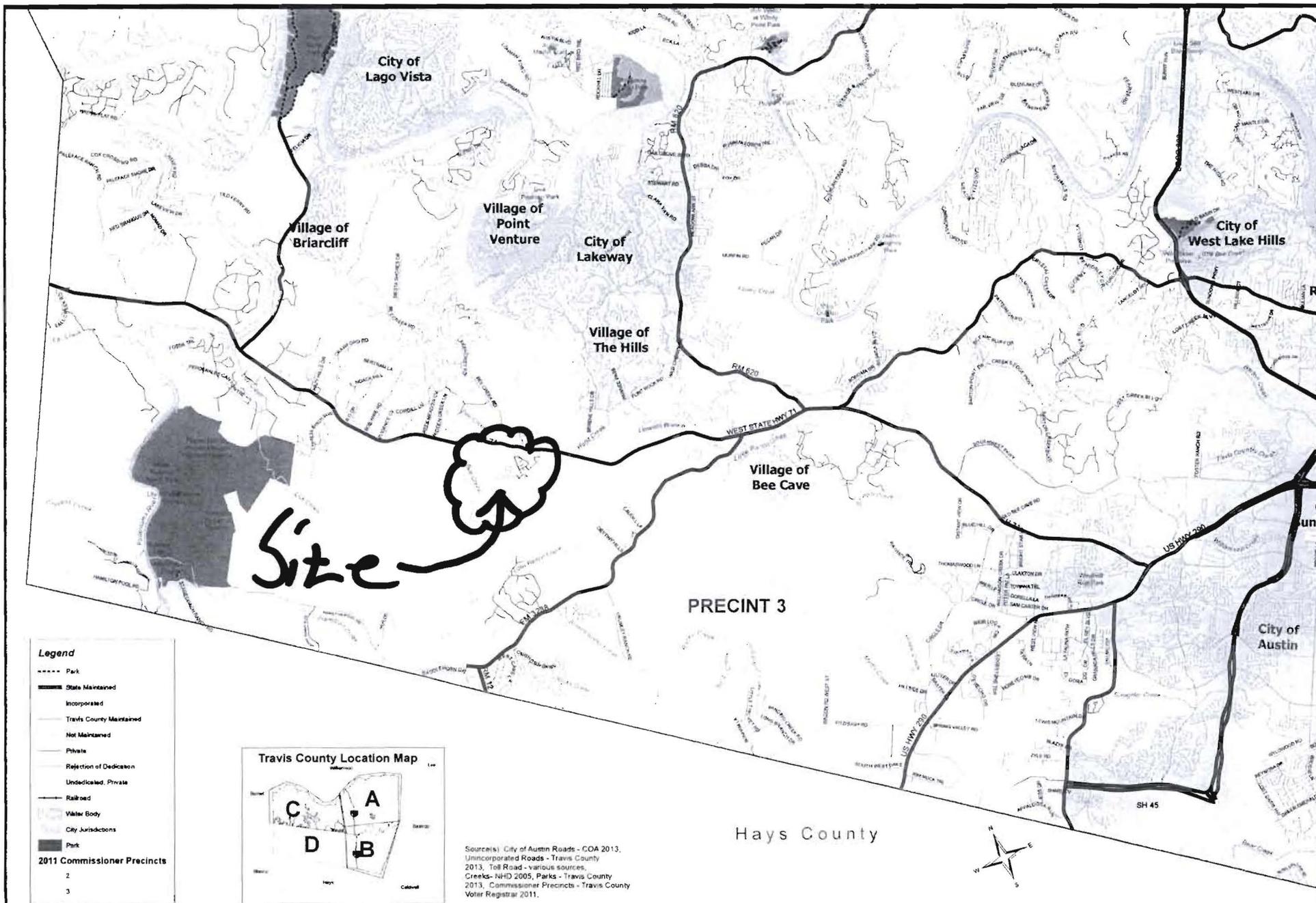
Honey Creek

Mary
Dulan
Park

RESAGA BLVD
SONOMA BR

Barton Creek

RAW



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