



Travis County Commissioners Court Agenda Request

Meeting Date: October 15, 2013

Prepared By: Sarah Sumner, Planner **Phone #:** (512) 854-7687

Division Director/Manager: Anna Bowlin, Division Director of Development Services and Long Range Planning

Carol B. [Signature]
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 final plat for recording Vistancia Section 1 (Final plat: 22 residential lots, 1 commercial lot, 1 open space lot and 2,408 linear feet of public streets on 32.772 acres on Hamilton Pool Road) in Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

Vistancia Section 1 was approved on August 27, 2013 and discovered to have a scrivener's error in one of the street names. The plat consists of 22 residential lots, 1 commercial lot, 1 open space lot and 2,408 linear feet of public streets on 32.772 acres on Hamilton Pool Road. Parkland fees of \$2,865 have been paid and fiscal of \$49,021 has been posted. Water is provided by the Deer Creek Water Company and waste water service will be provided by on-site septic systems permitted by Travis County. This property is in Travis County and in no city's ETJ. This corrected plat replaces the previously approved plat with the street name Vistancia Drive being the only change.

STAFF RECOMMENDATIONS:

As this final plat meets all Travis County standards, TNR staff recommends approval of the plat.

ISSUES AND OPPORTUNITIES:

Staff has not received any inquiries at this time.

FISCAL IMPACT AND SOURCE OF FUNDING:

NA

ATTACHMENTS/EXHIBITS:

Location Map
Proposed Plat
Affidavit
Precinct Map

REQUIRED AUTHORIZATIONS:

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

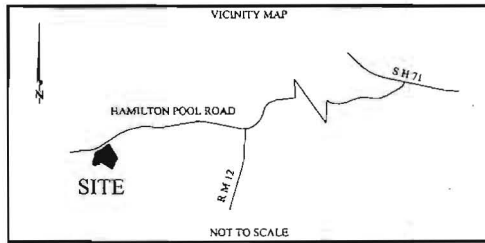
CC:

Sarah Sumner	Planner	TNR	(512) 854-7687

CD:AB:ss

1101 - Development Services Long Range Planning - Vistancia Section 1

VISTANCIA SECTION ONE



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

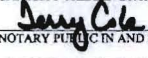
KNOW ALL MEN BY THESE PRESENTS THAT SA SPRINGS, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN AND THROUGH JOHN CORK, PRESIDENT, OWNER OF 32.772 ACRES OF LAND LOCATED IN THE JUAN RODRIGUEZ SURVEY NUMBER 42, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 100.675 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 2012184483 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THE UNDERSIGNED OWNER DOES HEREBY SUBDIVIDE SAID 32.772 ACRES PURSUANT TO CHAPTER 232 OF THE LOCAL GOVERNMENT CODE OF TEXAS, IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS VISTANCIA SECTION ONE, SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC, THE STREETS, AND EASEMENTS HEREON, SUBJECT TO ANY EASEMENTS AND OR RESTRICTIONS GRANTED AND NOT RELEASED.

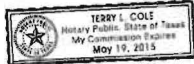
WITNESS MY HAND THIS 20 DAY OF NOVEMBER 2012 A.D.

BY: 
JOHN CORK, PRESIDENT, SA SPRINGS, L.P.
8655 SOUTH PRIEST DRIVE
TEMPLE, ARIZONA 85284

11/20/12
DATE


STATE OF TEXAS
COUNTY OF TRAVIS
BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED JOHN CORK, 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.


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 05/19 2015 A.D.



NO PORTION OF THIS TRACT LIES WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. MAP 48453C0395H, DATED SEPTEMBER 26, 2008.

I, DAVID T. SMITH, 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.


DAVID T. SMITH, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 67565
DAVID T. SMITH, P.E.
13200 BRE CAVE PARKWAY
BEE CAVE, TEXAS 78738



STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

I, JOHN E BRAUTIGAM, 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.

11/16/12
DATE




JOHN E BRAUTIGAM
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5057 STATE OF TEXAS
DELTA SURVEY GROUP, INC
8213 BRODIE LANE, STE 102
AUSTIN, TEXAS 78745

IN APPROVING THIS PLAT, 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 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 COMMISSIONER'S 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 AMOUNT OF THE ESTIMATED COST OF THE 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 ON 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 ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS, OR ERRECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE PART OF THE DEVELOPERS CONSTRUCTION.

OWNERS IN THE SUBDIVISION ARE SUBJECT TO THE HOME OWNERS AGREEMENT IN DOCUMENT NUMBER 2013161449 OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

TRAVIS COUNTY WATER QUALITY NOTES, COUNTY CODE CHAPTER 82

- NO CUT OR FILL ON ANY LOT MAY EXCEED 8 FEET, EXCLUDING DRIVEWAYS. [82.209(D)]
- BUFFER ZONE EASEMENTS FOR ENVIRONMENTALLY VALUABLE FEATURES [82.209(C)], INCLUDING BLUFFS, CANYON RIMROCKS, POINT RECHARGE FEATURES, WETLANDS, SPRINGS, AND INCLUDING ALL DRAINAGE EASEMENTS DESIGNATED AS WATER QUALITY BUFFERS, HAVE THE FOLLOWING RESTRICTIONS:
 - NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE;
 - CONSTRUCTION IS PROHIBITED.
 - WASTE WATER DISPOSAL OR IRRIGATION IS PROHIBITED
 - RESIDENTIAL YARDS AND HIKING TRAILS MAY BE LOCATED WITHIN THE BUFFER IF AT LEAST 50 FEET FROM THE FEATURE.
- THE WATERWAY BUFFER ZONE EASEMENT MUST REMAIN UNDEVELOPED EXCEPT FOR:
 - FENCES WHICH DO NOT OBSTRUCT FLOOD FLOWS
 - PARK OR SIMILAR OPEN SPACE USE, LIMITED TO HIKING, JOGGING, OR WALKING TRAILS AND OUTDOOR FACILITIES, AND EXCLUDING STABLES AND CORRALS FOR ANIMALS, IS PERMITTED ONLY IF A PROGRAM OF FERTILIZER, PESTICIDE OR HERBICIDE USE IS APPROVED.
 - UTILITY LINE CROSSINGS, IF DESIGNED AND CONSTRUCTED TO MINIMIZE SITE DISTURBANCE AND WATERWAY POLLUTION TO THE GREATEST EXTENT PRACTICABLE
 - DETENTION BASINS AND FLOODPLAIN ALTERATIONS ARE PERMITTED IF THE REQUIREMENTS OF CODE SECTION 82.207 AND OTHER PROVISIONS OF THIS CHAPTER ARE MET.
- CONSTRUCTION ACTIVITIES ON INDIVIDUAL LOTS ARE REQUIRED TO IMPLEMENT TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROLS (ESCS) FOR PROTECTION OF STORM WATER RUNOFF QUALITY. LOT CONSTRUCTION ACTIVITIES DISTURBING ONE ACRE AND GREATER, OR LESS THAN ONCE ACRE AND PART OF A LARGER COMMON PLAN OF DEVELOPMENT, ARE ALSO REQUIRED TO IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN WITH BEST MANAGEMENT PRACTICES (BMPs) INCLUDING ESCS.
- THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ANY AND ALL PERMANENT STORM WATER QUALITY CONTROLS (REQUIRED) BY THE TRAVIS COUNTY CODE OR THE TEXAS COMMISSION FOR ENVIRONMENTAL QUALITY (TCEQ) EDWARDS AQUIFER CONTRIBUTING ZONE PROGRAM, 30 TAC, CHAPTER 213, IN A PROPER MANNER CONSISTENT WITH COUNTY AND STATE STANDARDS. THESE RESPONSIBILITIES SHALL BE DESCRIBED IN A WRITTEN AGREEMENT SIGNED BY THE LANDOWNER AND PROVIDED TO THE COUNTY, IF DEEMED NECESSARY BY THE COUNTY PRIOR TO FINAL COMPLETION AND ACCEPTANCE OF ANY APPLICABLE IMPROVEMENTS. THE OWNER SHALL REMAIN RESPONSIBLE FOR MAINTENANCE UNTIL THE MAINTENANCE OBLIGATION IS EITHER ASSUMED IN WRITING BY ANOTHER ENTITY HAVING OWNERSHIP OR CONTROL OF THE PROPERTY, INCLUDING AN OWNERS' ASSOCIATION, A DISTRICT, OR A MUNICIPALITY, OR OWNERSHIP OF THE PROPERTY IS TRANSFERRED TO ANOTHER ENTITY. A COPY OF THE ASSUMPTION OR TRANSFER OF RESPONSIBILITY SHALL BE FILED WITH THE COUNTY WITHIN 30 DAYS OF THE TRANSFER.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 20 DAY OF NOVEMBER, 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 20 DAY OF NOVEMBER, 2013 A.D.

DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOR, 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 20 DAY OF NOVEMBER, 2013 A.D., AT 11:00 O'CLOCK A.M., DULY RECORDED ON THE 20 DAY OF NOVEMBER, 2013 A.D., AT 11:00 O'CLOCK A.M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 2013161449 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 20 DAY OF NOVEMBER, 2013 A.D.

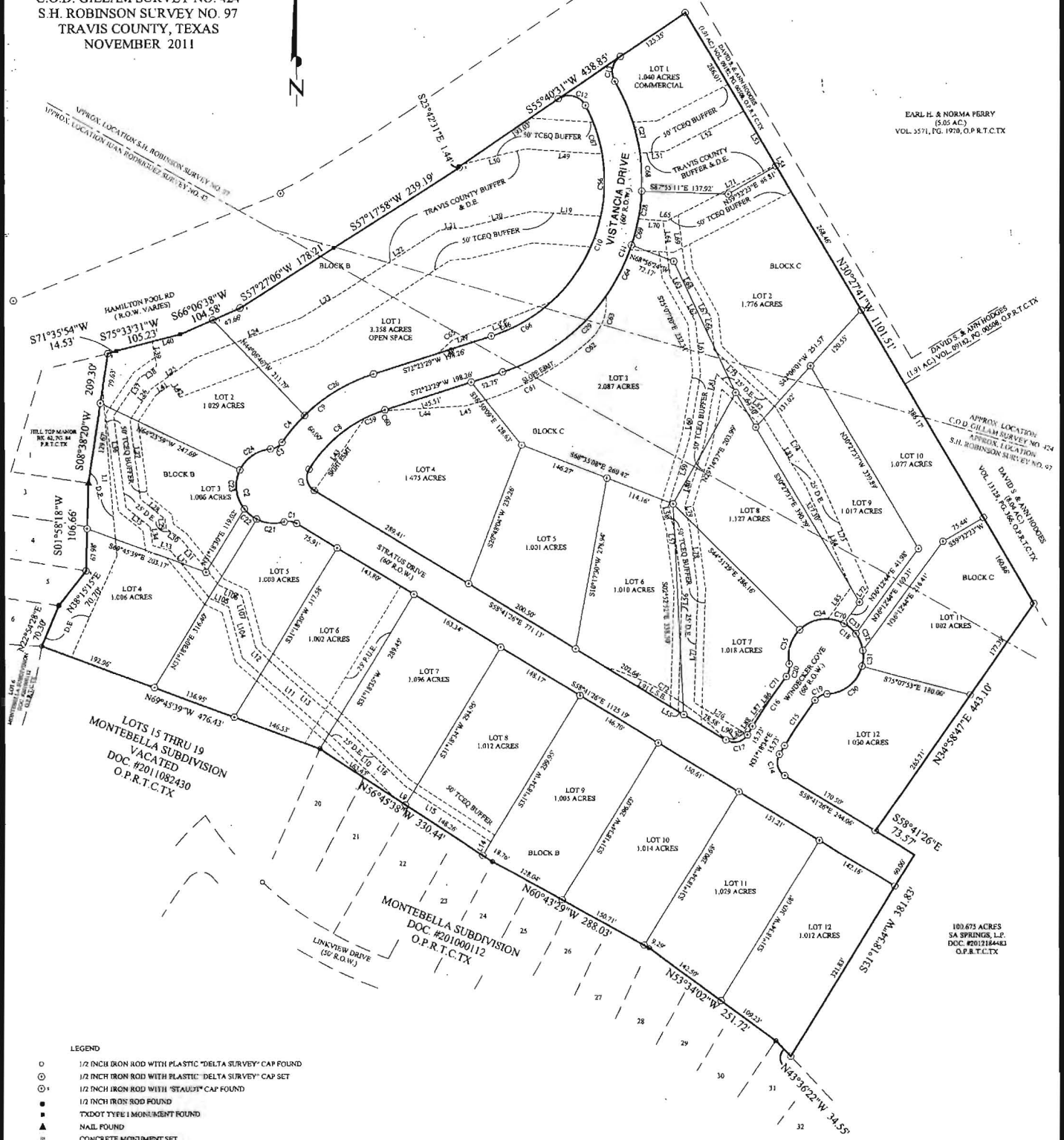
DANA DEBEAUVOR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

DEPUTY



1" = 100'

JUAN RODRIGUEZ SURVEY NO. 42
 C.O.D. GILLAM SURVEY NO. 424
 S.H. ROBINSON SURVEY NO. 97
 TRAVIS COUNTY, TEXAS
 NOVEMBER 2011



EARL H. & NORMA PERRY
 (5.85 AC)
 VOL. 3571, PG. 1970, O.P.R.T.C.TX

APPROX LOCATION
 C.O.D. GILLAM SURVEY NO. 424
 APPROX LOCATION
 S.H. ROBINSON SURVEY NO. 97
 VOL. 1124, PG. 160, O.P.R.T.C.TX

DAVID S. & ANN HODGES
 VOL. 1124, PG. 160, O.P.R.T.C.TX

100.675 ACRES
 SA SPRINGS, L.P.
 DOC. #201214443
 O.P.R.T.C.TX

- LEGEND
- 1/2 INCH IRON ROD WITH PLASTIC "DELTA SURVEY" CAP FOUND
 - ⊙ 1/2 INCH IRON ROD WITH PLASTIC "DELTA SURVEY" CAP SET
 - ⊙ 1/2 INCH IRON ROD WITH "STAUB" CAP FOUND
 - 1/2 INCH IRON ROD FOUND
 - TXDOT TYPE I MONUMENT FOUND
 - ▲ NAIL FOUND
 - CONCRETE MONUMENT SET
 - L.S.E. LATERAL SUPPORT EASEMENT
 - D.E. DRAINAGE EASEMENT
 - O.P.R.T.C.TX OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
 - P.R.T.C.TX PLAT RECORDS, TRAVIS COUNTY, TEXAS

SEE SHEET 3 FOR LINE AND CURVE TABLES

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

VISTANCIA SECTION ONE

SHEET
 4
 OF
 4

NO OBJECT, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY.

PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.

ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.

A TRAVIS COUNTY SITE DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.

THIS PLAT IS IN TRAVIS COUNTY AND NO CITY'S ETI.

OCCUPANCY OF ANY LOT IS PROHIBITED UNTIL CONNECTION IS MADE TO AN APPROVED PUBLIC SEWER SYSTEM OR APPROVED PRIVATE INDIVIDUAL SEWAGE DISPOSAL SYSTEM.

OCCUPANCY OF ANY LOT IS PROHIBITED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY FOR THE PROPOSED DEVELOPMENT.

THE WATER SHALL BE SUPPLIED BY THE DEER CREEK WATER COMPANY.

THE WASTEWATER SERVICE SHALL BE SUPPLIED BY OSSF.

RESIDENT NOTE:

A TEN (10) FOOT WIDE EASEMENT FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING PUBLIC UTILITY LINES IS RETAINED ALONG THE SIDES AND REAR OF ALL LOTS SHOWN HEREOIN.

A TWENTYFIVE (25) FOOT WIDE EASEMENT FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING PUBLIC UTILITY LINES IS RETAINED ALONG THE FRONTS OF ALL LOTS SHOWN HEREOIN.

TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM PLAT NOTES.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE WASTEWATER (SEPTIC) SYSTEM THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED PUBLIC WATER SYSTEM.

NO ON-SITE WASTEWATER SYSTEM MAY BE INSTALLED WITHIN 100 FEET OF PRIVATE WATER WELL NOR MAY AN ON-SITE WASTEWATER DISPOSAL SYSTEM BE INSTALLED WITHIN 150 FEET OF A PUBLIC WELL.

NO CONSTRUCTION MAY BEGIN ON ANY LOT IN THIS SUBDIVISION UNTIL PLANS FOR THE PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM ARE APPROVED BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

DEVELOPMENT ON EACH LOT IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF THE TEXAS ADMINISTRATIVE CODE CHAPTER 285 AND CHAPTER 48 OF THE TRAVIS COUNTY CODE THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION.

RESIDENTIAL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO ONE SINGLE FAMILY DWELLING AND APPURTENANT STRUCTURES PER LOT.

THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

A. Rodney Swearingen
Stacey Schiefel
 ON-SITE WASTEWATER PROGRAM
 TRAVIS COUNTY - TNR
 DATE

LOT 1, BLOCK C MAY BE USED AS A COMMERCIAL LOT.

LOTS 1 AND 2, BLOCK B, AND LOT 1, BLOCK C, ARE PROHIBITED FROM DIRECT DRIVEWAY ACCESS TO HAMILTON POOL ROAD (RM 3238).

PROPERTY OWNERS OWN THEIR RESPECTIVE PORTIONS OF JOINT USE ACCESS EASEMENTS AND ARE REQUIRED TO MAINTAIN THE EASEMENTS AND ANY COMMON DRIVEWAYS.

THE FOLLOWING USES ARE PROHIBITED WITHIN ANY OF THE BOUNDARIES OF TRAVIS COUNTY BUFFER ZONES: POOLS, HOUSEPADS, DETACHED GARAGES, CARPORTS, PLAYSCAPES, POOL HOUSES AND ANY SEPTIC RELATED FACILITIES.

ALLOWED USES ARE: FENCES, UTILITY LINES, HIKING, JOGGING AND WALKING TRAILS.

THESE RESTRICTIONS APPLY TO:

BLOCK B - LOTS 1 THRU 8.

BLOCK C - LOTS 1, 2, 3, 6, 7, 8, & 9.

DRIVEWAY ACCESS TO THE FOLLOWING LOTS IS LIMITED TO THE STREETS LISTED IN THE TABLE BELOW:

BLOCK C, LOT 7 - WINDECKER COVE

BLOCK C, LOT 12 - WINDECKER COVE

WITHIN A SIGHT DISTANCE EASEMENT ANY OBSTRUCTION OF SIGHT DISTANCE BY VEGETATION, FENCING, BATHWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF COMMISSIONERS' COURT AT OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.

DRAINAGE AND LATERAL SUPPORT EASEMENTS TO THE LIMITS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOR THE CONSTRUCTION, MAINTENANCE, AND THE RIGHT TO PLACE EARTHEN FILL FOR DRAINAGE AND LATERAL SUPPORT FOR PUBLIC ROADWAYS ON THIS PLAT. PROPERTY OWNERS MAY USE THEIR PROPERTY WITHIN THESE EASEMENTS ONLY IN THOSE WAYS THAT ARE CONSISTENT WITH THE CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF THE DRAINAGE AND LATERAL SUPPORT EASEMENTS DEDICATED HEREIN. PROPERTY OWNERS MAY DO NOTHING THAT WOULD IMPAIR, DAMAGE, OR DESTROY THE DRAINAGE AND LATERAL SUPPORT EASEMENTS. TRAVIS COUNTY AND ITS SUCCESSORS AND ASSIGNS HAVE THE RIGHT TO USE SO MUCH OF THE SURFACE OF THE PROPERTY WITHIN THE EASEMENTS AS MAY BE REASONABLY NECESSARY TO CONSTRUCT, INSTALL, AND MAINTAIN DRAINAGE AND LATERAL SUPPORT FACILITIES WITHIN THE EASEMENTS.

PARKLAND FEES FOR 22 LOTS HAVE BEEN SATISFIED WITH THIS PLAT.

ESMT. LINE AND CURVE TABLES

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C50	21.00'	12.56'	12.56'	N14°33'17"E	34°13'31"
C51	330.00'	38.92'	28.91'	N28°47'37"E	5°01'15"
C52	869.99'	113.05'	112.88'	N13°14'09"E	7°26'46"
C53	630.00'	43.45'	43.37'	N17°08'38"E	5°45'55"
C54	270.00'	62.57'	63.83'	N09°55'14"E	13°21'56"
C55	270.00'	36.94'	36.90'	N07°09'46"E	7°50'16"
C56	260.00'	164.74'	163.00'	N00°58'32"W	36°18'13"
C57	330.00'	33.12'	33.11'	S09°35'51"W	3°45'04"
C58	220.00'	23.60'	23.63'	S28°42'37"W	2°21'31"
C60	220.00'	3.75'	3.75'	S71°54'18"W	0°58'17"
C61	456.75'	192.60'	191.23'	N63°18'33"E	24°10'01"
C63	346.75'	36.18'	36.16'	N48°14'12"E	5°58'39"
C63	81.42'	67.67'	65.70'	N16°09'03"E	47°35'50"
C64	330.00'	91.18'	90.88'	N26°44'34"E	16°14'56"
C65	21.00'	7.56'	7.54'	N58°26'13"E	20°49'52"
C66	260.00'	112.40'	111.37'	S60°02'44"W	24°40'10"
C67	260.00'	40.57'	40.13'	N23°35'51"W	08°56'26"
C68	320.00'	61.22'	61.12'	N02°48'17"W	10°37'60"
C69	320.00'	42.40'	42.44'	N14°41'34"E	7°47'05"
C70	80.00'	39.31'	26.69'	N74°10'13"W	24°42'50"
C71	1030.00'	19.74'	39.74'	S35°53'33"W	2°12'36"
C72	427.48'	221.24'	218.88'	N59°12'13"W	70°18'59"
C73	636.00'	67.22'	67.19'	N09°17'44"E	6°04'49"

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C59	21.00'	12.56'	12.56'	N14°33'17"E	34°13'31"
C60	220.00'	3.75'	3.75'	S71°54'18"W	0°58'17"
C61	456.75'	192.60'	191.23'	N63°18'33"E	24°10'01"
C62	346.75'	36.18'	36.16'	N48°14'12"E	5°58'39"
C63	81.42'	67.67'	65.70'	N16°09'03"E	47°35'50"
C64	330.00'	91.18'	90.88'	N26°44'34"E	16°14'56"
C65	21.00'	7.56'	7.54'	N58°26'13"E	20°49'52"
C66	260.00'	112.40'	111.37'	S60°02'44"W	24°40'10"
C67	260.00'	40.57'	40.13'	N23°35'51"W	08°56'26"
C68	320.00'	61.22'	61.12'	N02°48'17"W	10°37'60"
C69	320.00'	42.40'	42.44'	N14°41'34"E	7°47'05"
C70	80.00'	39.31'	26.69'	N74°10'13"W	24°42'50"
C71	1030.00'	19.74'	39.74'	S35°53'33"W	2°12'36"
C72	427.48'	221.24'	218.88'	N59°12'13"W	70°18'59"
C73	636.00'	67.22'	67.19'	N09°17'44"E	6°04'49"

ROW & LOTS CURVE TABLE

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	25.00'	20.75'	20.16'	N82°27'49"W	4°32'47"
C2	59.99'	200.39'	119.39'	S10°32'38"E	191°23'08"
C3	25.00'	22.15'	21.44'	S59°45'42"E	50°48'28"
C4	280.00'	36.24'	36.15'	S49°04'31"W	11°49'31"
C5	370.00'	132.28'	130.50'	S17°02'38"E	28°04'13"
C6	25.00'	10.57'	10.30'	S76°18'34"W	39°00'00"
C7	25.00'	10.31'	10.38'	S13°38'37"E	90°05'58"
C8	220.00'	157.38'	154.05'	S13°53'30"E	49°59'17"
C9	280.00'	185.79'	182.49'	S55°22'58"W	34°01'01"
C10	200.00'	455.27'	399.68'	N22°09'43"E	100°27'32"
C11	320.00'	373.68'	499.51'	N21°08'13"E	102°36'52"
C12	30.00'	10.40'	10.48'	N76°11'46"W	96°15'21"
C13	20.00'	44.97'	40.38'	S13°45'49"W	85°53'34"
C14	25.00'	39.27'	35.36'	S13°41'26"E	90°05'00"
C15	670.00'	87.76'	87.73'	S33°54'55"W	31°10'11"
C16	1930.00'	96.87'	95.83'	S34°02'13"W	3°52'18"
C17	25.00'	19.27'	19.36'	N76°18'34"E	90°05'00"
C18	280.00'	302.49'	277.69'	N51°32'39"W	279°18'30"
C19	25.00'	22.22'	21.77'	S67°18'05"W	11°37'01"
C20	25.00'	20.89'	20.89'	N12°44'59"E	4°35'46"
C21	60.00'	45.57'	44.48'	S84°28'49"E	43°30'47"
C22	60.00'	25.44'	25.25'	S50°43'13"E	24°17'45"
C23	59.29'	67.04'	63.60'	S09°24'38"E	64°01'25"
C24	59.99'	62.26'	59.59'	S55°22'26"W	59°33'12"
C25	280.00'	112.27'	71.93'	S39°54'37"W	14°42'53"
C26	280.00'	129.54'	128.39'	S39°08'14"W	26°10'00"
C27	320.00'	183.71'	181.20'	N19°36'15"W	32°33'36"
C28	320.00'	88.85'	88.57'	N10°37'50"E	15°54'33"
C29	320.00'	303.51'	259.59'	S45°29'18"E	55°48'23"
C30	60.00'	76.79'	71.48'	N51°29'22"E	39°48'29"
C31	60.00'	15.18'	25.00'	N02°50'38"E	24°02'58"
C32	60.00'	29.34'	29.04'	N23°11'16"W	28°00'20"
C33	60.00'	25.26'	25.88'	N49°19'27"W	34°07'33"
C34	60.00'	77.81'	71.83'	S81°54'09"W	73°21'15"
C35	60.00'	59.80'	56.85'	S16°53'19"W	36°02'25"

LAND USE SCHEDULE
 USE AREA (SF) AREA (AC) # OF LOTS

RESIDENTIAL LOTS	1,081,551	24.829	22
COMMERCIAL LOT	45,302	1.040	1
OPEN SPACE LOT	146,274	3.358	1
ROW	154,377	3.544	
TOTAL	1,561,250	32.772	24

STREET NAME	STREET WIDTH	STREET LENGTH
VISTANCIA DRIVE	24'	1018 L.F.
STRATUS DRIVE	24'	1162 L.F.
WINDECKER COVE	24'	228 L.F.

TOTAL: 2408 L.F.



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

VISTANCIA SECTION ONE

SHEET 3 OF 4

Scriveners Error Affidavit

State of Texas }

Know All men These Presents

County of Travis }

Whereas the final plat of the Subdivision titled Vistancia Section was prepared by Delta Surey Group, Inc. and processed for approval by me and subsequently filed for record in Document Number 201300188, Official Public Records of Travis County, Texas and

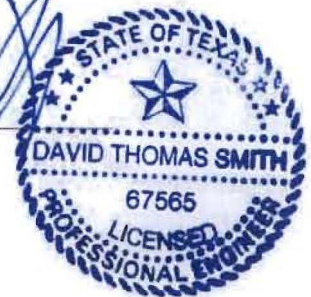
Whereas a certain scriveners error has been discovered in the name of a street,

And whereas the undersigned now desires to correct the said platting error and correct the name of the street mistakenly identified as Cirrus Drive to the correct name of Vistancia Drive

Now therefore the undersigned by the submission and recording of this document does hereby correct the above described street name change.

Executed this 26th day of September, 2013 AD

David T. Smith, P.E



State of Texas }

County of Travis }

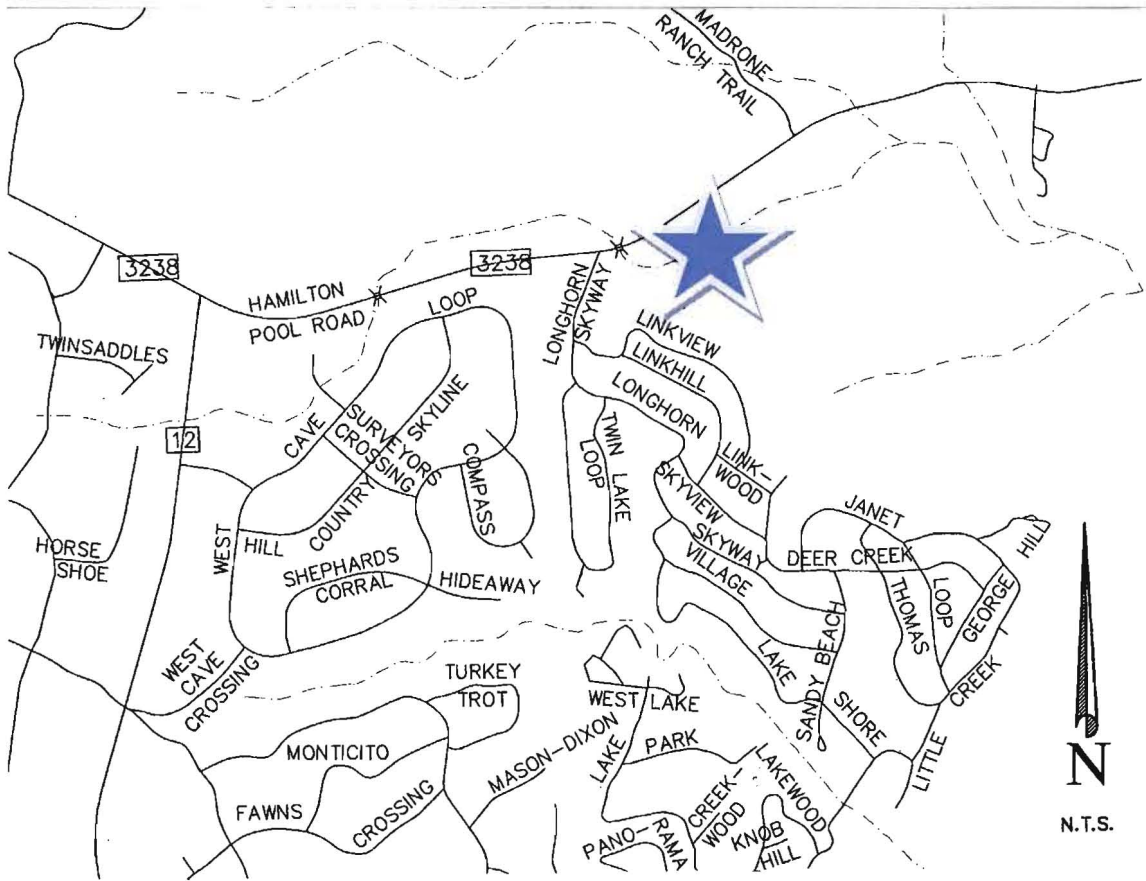
Before me the undersigned authority on this day personally appeared David T. Smith known to me to be the person whose name is subscribed for the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity herein stated.

Given under my hand and Seal of Office this 26th day of September, 2013 AD

Notary public in and for the State of Texas



Vistancia Section One Location Map

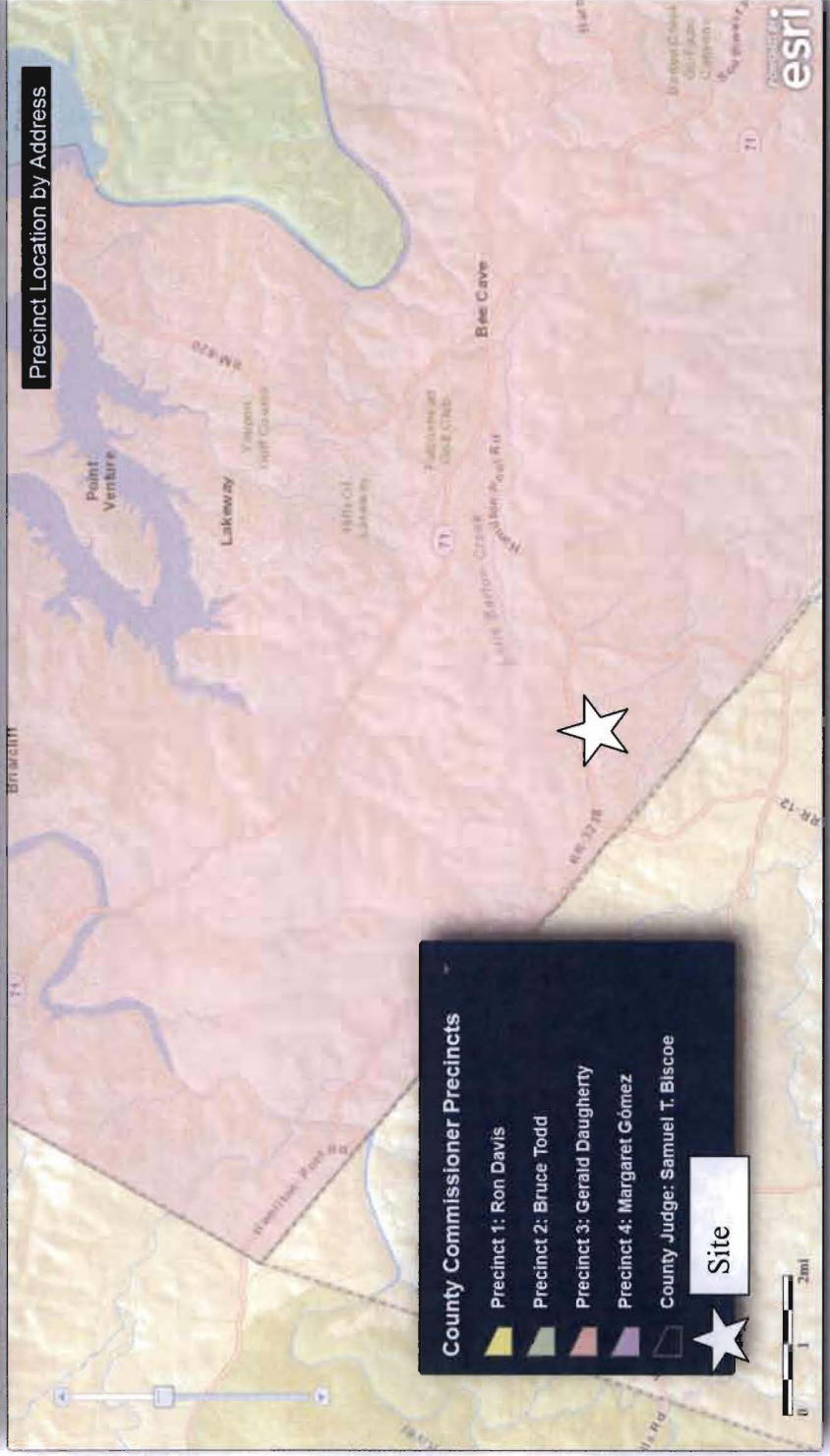


Vistancia Precinct Map

TRAVIS COUNTY
TX ★ GOV

Travis County Commissioner Precincts

Precinct Location by Address



County Commissioner Precincts

- Precinct 1: Ron Davis
- Precinct 2: Bruce Todd
- Precinct 3: Gerald Daugherty
- Precinct 4: Margaret Gómez
- County Judge: Samuel T. Biscoe

Site

