



Travis County Commissioners Court Agenda Request

Meeting Date: February 18, 2014

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

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

Department Head: Steven M. Manilla, P.E., County Executive-TNR

Sponsoring Court Member: Commissioner Daugherty, Precinct Three

AGENDA LANGUAGE: Consider and take appropriate action on a request to use an Alternative Fiscal Agreement for Sweetwater Ranch Section One, Village J – 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 and staff finds the use of the subject agreement meets all Travis County standards. As such, TNR 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 the 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 \$163,014.41.

Access to Publicly Maintained Road:

Sweetwater Section One, Village J takes access from Village H and Village I. Both are considered under construction and not yet accepted for maintenance by Travis County.

Wastewater Service:

Wastewater service for this subdivision will be provided by the Lazy Nine Municipal Utility District 1B.

Construction Plans and Engineer’s Estimate of Construction Cost Approved:

All comments by Travis County have been addressed and the reviewer is prepared to sign the cover sheets of the plans and issue permit #13-1337. The estimated cost of the improvements is \$427,567.47. 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 nor 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	(512) 854-4239
Steve Manilla	County Executive	TNR	(512) 854-9429
Anna Bowlin	Division Director of Development Services and Long Range Planning	TNR	(512) 854-7561

CC:

Stacey Scheffel	Program Manager	TNR	(512) 854-7565

SM:AB:ps

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

Executed this _____ day of _____, 20__.

OWNER: WS-COS Development, LLC

Address: 5348 Pedernales Summit Parkway

By: *J. Robert Long*

Austin, TX 78738

Name: J. Robert Long

Phone: 512-264-1715

Title: Authorized Signatory
Authorized Representative

Fax: 512-899-0655

TRAVIS COUNTY, TEXAS:

By: _____
County Judge

ACKNOWLEDGEMENT

STATE OF TEXAS §

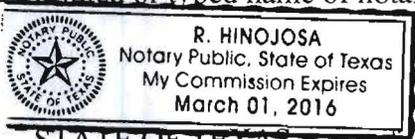
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 14 day of June, 2013, by J. Robert Long in the capacity stated herein.

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

My Commission Expires: 3/1/14

R. Hinojosa
Printed or typed name of notary



ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me by County Judge Samuel T. Biscoe, on the _____ day of _____, 20, in the capacity stated herein.

Notary Public in and for the State of Texas

My commission expires: _____

Printed or typed name of notary

SAMPLE EXHIBIT "A" OR FIELD NOTES

EXHIBIT "A"

See attached legal description.

DESCRIPTION OF A 11.099 ACRE TRACT PREPARED BY DELTA SURVEY GROUP INC., IN SEPTEMBER 2013, AND LOCATED IN THE W. A. BARLOW SURVEY NUMBER 86 IN TRAVIS COUNTY, TEXAS AND BEING A REMAINDER PORTION OF A 1379.351 ACRE TRACT CONVEYED TO WS-COS DEVELOPMENT, LLC. AS DESCRIBED IN DOCUMENT NUMBER 2011067827, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS SAID 11.099 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with "Delta Survey" cap found for the northwest corner of Sweetwater Section One, Village H, a subdivision of record in Document Number 201200187, Official Public Records, Travis County, Texas, same being a south line of the said 1379.351 acre remainder tract, and also being the northwest terminus of Buchanan Draw Road and the **POINT OF BEGINNING**;

THENCE leaving said common line and crossing said 1379.351 acre tract the following forty three (43) courses and distances:

1. N24°25'33"E, a distance of 1.70 feet to a calculated point,
2. N63°37'52"W, a distance of 161.02 feet to a calculated point,
3. N57°08'04"W, a distance of 97.74 feet to a calculated point,
4. S41°21'35"W, a distance of 120.70 feet to a calculated point,
5. S41°21'35"W, a distance of 50.00 feet to a calculated point,
6. with a curve to the right a distance of 7.23 feet, through a central angle of 0°52'19", having a radius of 475.00 feet, and whose chord bears N48°12'15"W, a distance of 7.23 feet to a calculated point;
7. N47°46'05"W, a distance of 241.37 feet to a calculated point,
8. With the arc of a curve to the left a distance of 95.21 feet, through a central angle of 24°14'42", having a radius of 225.00 feet, and whose chord bears N59°53'26"W, a distance of 94.50 feet to a calculated point;
9. S09°52'04"W, a distance of 119.28 feet to a calculated point,
10. N80°07'56"W, a distance of 363.32 feet to a calculated point,
11. N72°12'32"W, a distance of 81.60 feet to a calculated point,
12. N17°49'19"E, a distance of 115.42 feet to a calculated point,
13. with a curve to the right a distance of 23.09 feet, through a central angle of 88°11'47", having a radius of 15.00 feet, and whose chord bears N62°32'03"E, a distance of 20.88 feet to a calculated point;
14. S73°22'03"E, a distance of 5.87 feet to a calculated point,
15. N16°37'57"E, a distance of 50.00 feet to a calculated point,
16. with a curve to the right a distance of 25.29 feet, through a central angle of 96°35'33", having a radius of 15.00 feet, and whose chord bears N25°04'17"W, a distance of 22.40 feet to a calculated point;
17. with a compound curve to the right a distance of 55.25 feet, through a central angle of 3°14'48", having a radius of 975.00 feet, and whose chord bears N24°50'54"E, a distance of 55.24 feet to a calculated point;

18. N26°28'18"E, a distance of 66.22 feet to a calculated point,
19. S73°32'17"E, a distance of 266.66 feet to a calculated point,
20. S78°48'43"E, a distance of 120.95 feet to a calculated point,
21. S24°55'17"W, a distance of 121.67 feet to a calculated point,
22. with a curve to the right a distance of 58.70 feet, through a central angle of 12°13'48", having a radius of 275.00 feet, and whose chord bears S72°39'31"E, a distance of 58.59 feet to a calculated point;
23. N32°16'15"E, a distance of 167.41 feet to a calculated point,
24. N04°37'33"E, a distance of 76.98 feet to a calculated point,
25. N36°15'34"E, a distance of 184.45 feet to a calculated point,
26. S53°44'26"E, a distance of 129.96 feet to a calculated point,
27. S14°00'15"W, a distance of 84.54 feet to a calculated point,
28. with a curve to the right a distance of 20.74 feet, through a central angle of 19°48'28", having a radius of 60.00 feet, and whose chord bears S59°39'19"E, a distance of 20.64 feet to a calculated point;
29. N40°34'28"E, a distance of 112.63 feet to a calculated point,
30. S45°14'42"E, a distance of 6.82 feet to a calculated point,
31. S61°56'31"E, a distance of 139.99 feet to a calculated point,
32. S58°54'30"E, a distance of 83.01 feet to a calculated point,
33. S62°23'51"E, a distance of 160.25 feet to a calculated point;
34. S65°34'27"E, a distance of 50.00 feet to a calculated point,
35. S24°25'33"W, a distance of 30.91 feet to a calculated point,
36. S65°34'27"E, a distance of 210.00 feet to a calculated point,
37. S13°17'39"W, a distance of 154.43 feet to a calculated point,
38. S23°16'07"W, a distance of 60.29 feet to a calculated point,
39. S40°38'55"W, a distance of 37.36 feet to a calculated point,
40. N38°54'54"W, a distance of 112.61 feet to a calculated point,
41. with a curve to the right a distance of 15.20 feet, through a central angle of 17°24'49", having a radius of 50.00 feet, and whose chord bears S63°36'05"W, a distance of 15.14 feet to a calculated point;
42. S26°42'50"E, a distance of 50.86 feet to a calculated point, and
43. S09°51'05"W, a distance of 118.78 feet to a calculated point in the north line of the said Sweetwater Section One, Village H, same being a south line of the said 1379.351 acre remainder tract;

THENCE with the said common line the following two (2) courses and distances:

1. N63°37'52"W, a distance of 190.00 feet to a calculated point, and

Sweetwater
Village J
11.099 Ac.

Page 3 of 3

2. N65°34'27"W, a distance of 50.00 feet to the **POINT OF BEGINNING** and containing 11.099 acres of land more or less.

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

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

Date: 6/14/2013

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

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

Sweetwater Section One Village J

The undersigned Owner and the Executive Manager of Travis County Transportation and Natural Resources Department hereby agree that the sixty (60) day period for final action to be taken on a Completed Plat Application for the Property is hereby extended by mutual agreement and without compulsion until the date that all subdivision requirements have been met to Travis County standards to the satisfaction of the Executive Manager of TNR.

Executed and affective as of the date set forth below.

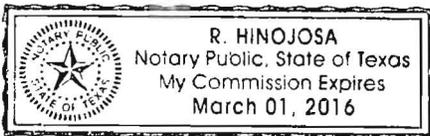
Owner: WS-COS Development, LLC
By: [Signature]
Name: J. Robert Long
Title: Authorized Signatory
Authorized Representative

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF TRAVIS

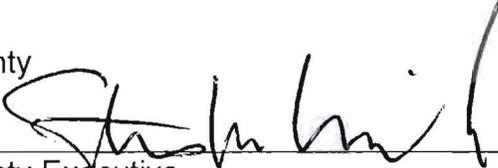
This instrument was acknowledged before me on the 14 day of June, 2013, by J. Robert Long of Travis County, Texas known to me personally or on the basis of an approved form of identification, in the capacity stated.

Notary Public, State of Texas
[Signature]



Travis County

By:


County Executive

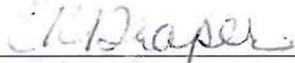
Travis County Transportation and Natural Resources Department

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 10th day of February, 2014 by Steven M Manilla, P.E., County Executive of Travis County, Texas known to me personally or on the basis of an approved form of identification, in the capacity stated.

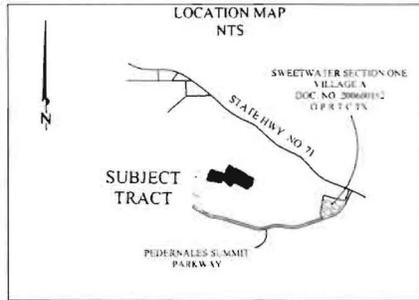
Notary Public, State of Texas



Carolyn R. Draper
(Printed Name of Notary)



My Commission Expires:



**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, LLC, ACTING HEREIN AND THROUGH MICHAEL L. RAFFERTY, AUTHORIZED SIGNATORY, OWNER OF 1379.351 ACRES (REMAINDER) OF LAND, IN TRAVIS COUNTY, TEXAS, DESCRIBED BY DEED OF RECORD IN DOCUMENT NO. 2011067827 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THE UNDERSIGNED OWNER DOES HEREBY SUBDIVIDE 11.099 ACRES OF LAND LOCATED IN THE W. A. BARLOW SURVEY NO. 86, OUT OF SAID 1379.351 ACRES TRACT PURSUANT TO CHAPTER 232 OF THE LOCAL GOVERNMENT CODE OF TEXAS, IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS "SWEETWATER RANCH SECTION ONE, VILLAGE J" SUBDIVISION, SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND HEREBY DEDICATES TO THE PUBLIC THE USE OF ALL THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS _____ DAY OF _____, 201__ A.D.

BY
MICHAEL L. RAFFERTY, AUTHORIZED SIGNATORY
WS-COS DEVELOPMENT, LLC
52 MASON ST
GREENWICH, CT 06830

STATE OF TEXAS
COUNTY OF _____
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.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____, 201__ A.D.

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. MAP 48451C0185H DATED SEPTEMBER 26, 2008.

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.

RICHARD J. WHEELER, JR., P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 45033
MALONE WHEELER, INC.
7500 RIAL TO BLVD, BLDG 1, SUITE 240
AUSTIN, TEXAS 78735

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.

PRELIMINARY - NOT FOR RECORDATION

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

STREET NAME	STREET WIDTH	TYPE	CLASSIFICATION	STREET OWNERSHIP	STREET LENGTH
RIO CHAMIA LANE	28'	C&G	LOCAL	PUBLIC	761 L.F.
BRADY BAYOU COVE	28'	C&G	LOCAL	PUBLIC	308 L.F.
BUCHANAN DRAW ROAD	28'	C&G	LOCAL	PUBLIC	380 L.F.
DELEON BAYOU LANE	38'	C&G	LOCAL	PUBLIC	240 L.F.
TOTAL					1689 L.F.

THIS SUBDIVISION IS NOT LOCATED IN THE CITY OF AUSTIN'S JURISDICTION

DIRECTOR, CITY OF AUSTIN
PLANNING 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 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 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.

SWEETWATER DEVELOPMENT PLAT 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 DEEMED 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 (TECQ) 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.

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 201__ A.D., THE COMMISSIONER'S 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 _____ DAY OF _____, 201__ A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY _____

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 OFFICE ON THE _____ DAY OF _____, 201__ A.D. AT _____ O'CLOCK _____ M. PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 201__ A.D.

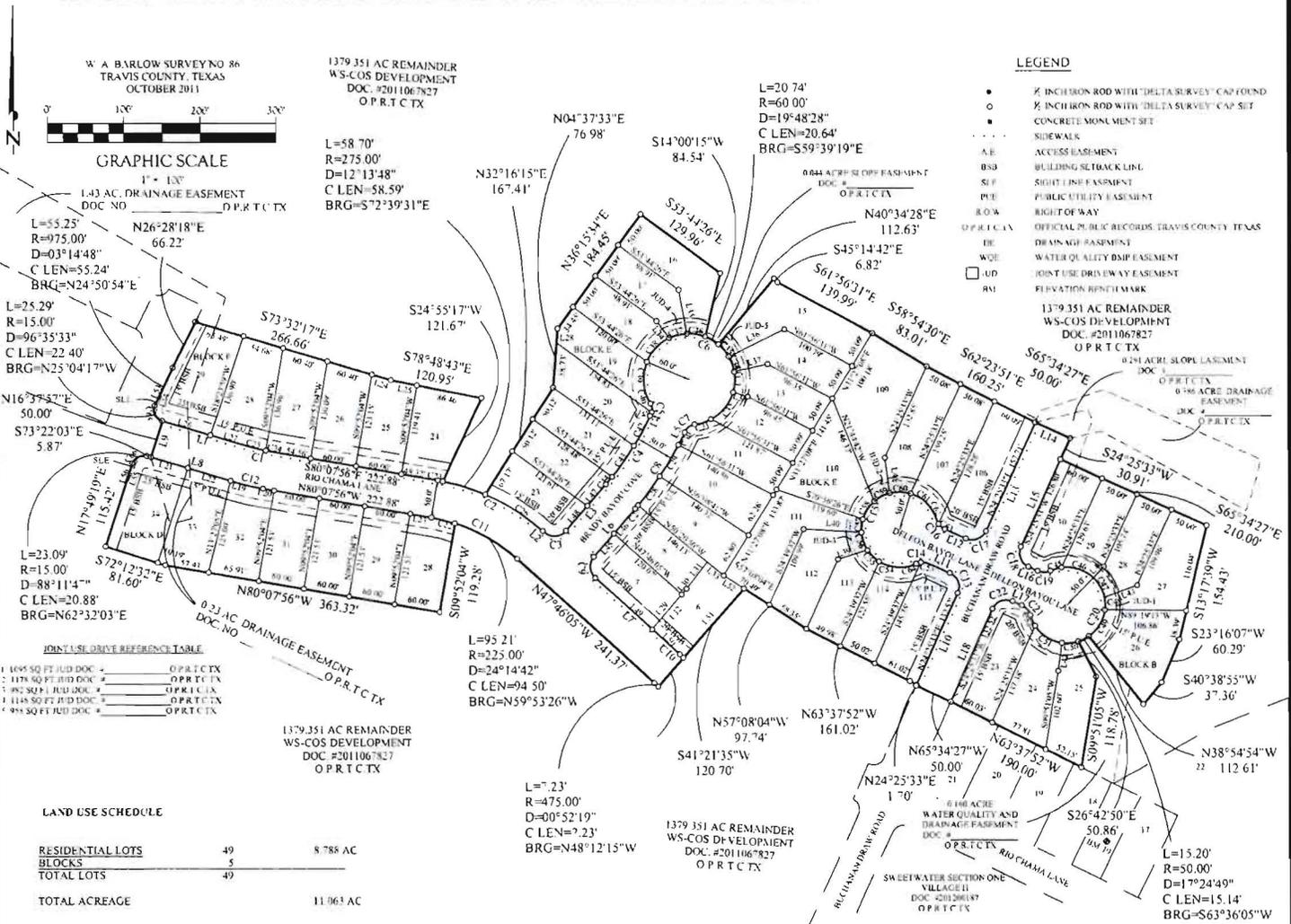
DANA DEBEAUVOIR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

DEPUTY _____

- BENCHMARK LIST**
- TBM-11: COTTON SPINDLE SET IN LIVE OAK TAG No. 891
ELEV: 936.02'
 - TBM-10: COTTON SPINDLE SET IN LIVE OAK TAG No. 8188
ELEV: 899.97'

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 AT 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 GRADES MAY EXCEED 1% 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 TCEQ 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.E.M.A. MAP 4845C03851 DATED SEPTEMBER 26, 2008.
- 6 THIS SUBDIVISION IS SUBJECT TO A PLASING AGREEMENT RECORDED AS DOCUMENT NO. 2006100748, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- 7 MUNICIPAL JURISDICTION: THIS PRELIMINARY PLAN BOUNDARIES FALL OUTSIDE CO. A ETJ, BEE CAVE ETJ, LAKEWAY ETJ, AND WILL BE REGULATED BY TRAVIS COUNTY MUNICIPAL JURISDICTION - NON
- 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 LOTS 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 10
- 12 DRAINAGE EASEMENTS GREATER THAN 25 FEET WIDE CAN BE USED 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 10. 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 ALL WATER QUALITY AND DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE LAZY NINE MUNICIPAL UTILITY DISTRICT 10
- 18 ALL PROPERTY OF THE HEREIN-DESCRIBED SUBDIVISION IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S NONPOINT-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
- 19 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 FILLS 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 EASEMENT DEDICATED HEREIN. PROPERTY OWNERS MAY DO NOTHING THAT WOULD IMPAIR, DAMAGE OR DESTROY THE DRAINAGE AND LATERAL SUPPORT EASEMENTS. TRAVIS COUNTY AND ITS SUCCESSOR 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



LINE AND CURVE TABLES

LINE	BEARING	DISTANCE
L1	S71°22'03"E	119.52
L2	S47°46'05"E	2.26
L3	N40°20'45"E	81.19
L4	N25°49'23"E	2.42
L5	S25°49'23"W	2.42
L6	S40°20'45"W	81.00
L7	S47°46'05"W	140.00
L8	S71°22'03"W	119.52
L9	N14°17'57"E	50.00
L10	N24°25'33"E	132.52
L11	N65°34'27"W	29.86
L12	S65°34'27"E	29.86
L13	N24°25'33"E	132.52
L14	S65°34'27"E	50.00
L15	S24°25'33"W	157.71
L16	S65°34'27"E	13.24
L17	S65°34'27"W	13.24
L18	S24°25'33"W	132.52
L19	S71°22'03"E	11.17
L20	S80°07'56"E	14.63
L21	S71°22'03"E	50.07
L22	S71°22'03"E	58.33
L23	S80°07'56"E	28.22
L24	S71°22'03"E	25.66
L25	S78°48'43"E	34.49
L26	S71°22'03"E	65.58
L27	S71°22'03"E	53.42
L28	S64°17'33"E	18.25
L29	N40°20'45"E	60.03
L30	N40°20'45"E	10.03
L31	N38°19'34"E	44.84
L32	N40°20'45"E	70.04
L33	S50°20'50"E	27.67
L34	S37°22'41"E	27.70
L35	S10°29'48"E	57.52
L36	S64°12'30"E	81.44
L37	S77°12'21"W	45.10
L38	S73°56'36"W	20.00
L39	S2°19'51"E	40.70
L40	S86°32'25"E	78.14
L41	S07°40'00"E	47.11
L42	N07°15'13"E	36.60
L43	N09°40'38"E	46.06
L44	S43°17'41"W	20.00
L45	N40°20'45"E	40.60
L46	N40°20'45"E	43.33
L47	N40°20'45"E	37.55
L48	N40°20'45"E	43.34
L49	S47°46'05"E	100.71
L50	S47°46'05"E	48.37
L51	N41°21'37"E	120.50
L52	S57°08'04"E	31.10
L53	N24°17'58"E	34.30
L54	S17°22'55"W	45.90
L55	N23°14'39"E	54.99
L56	S17°52'21"W	43.33

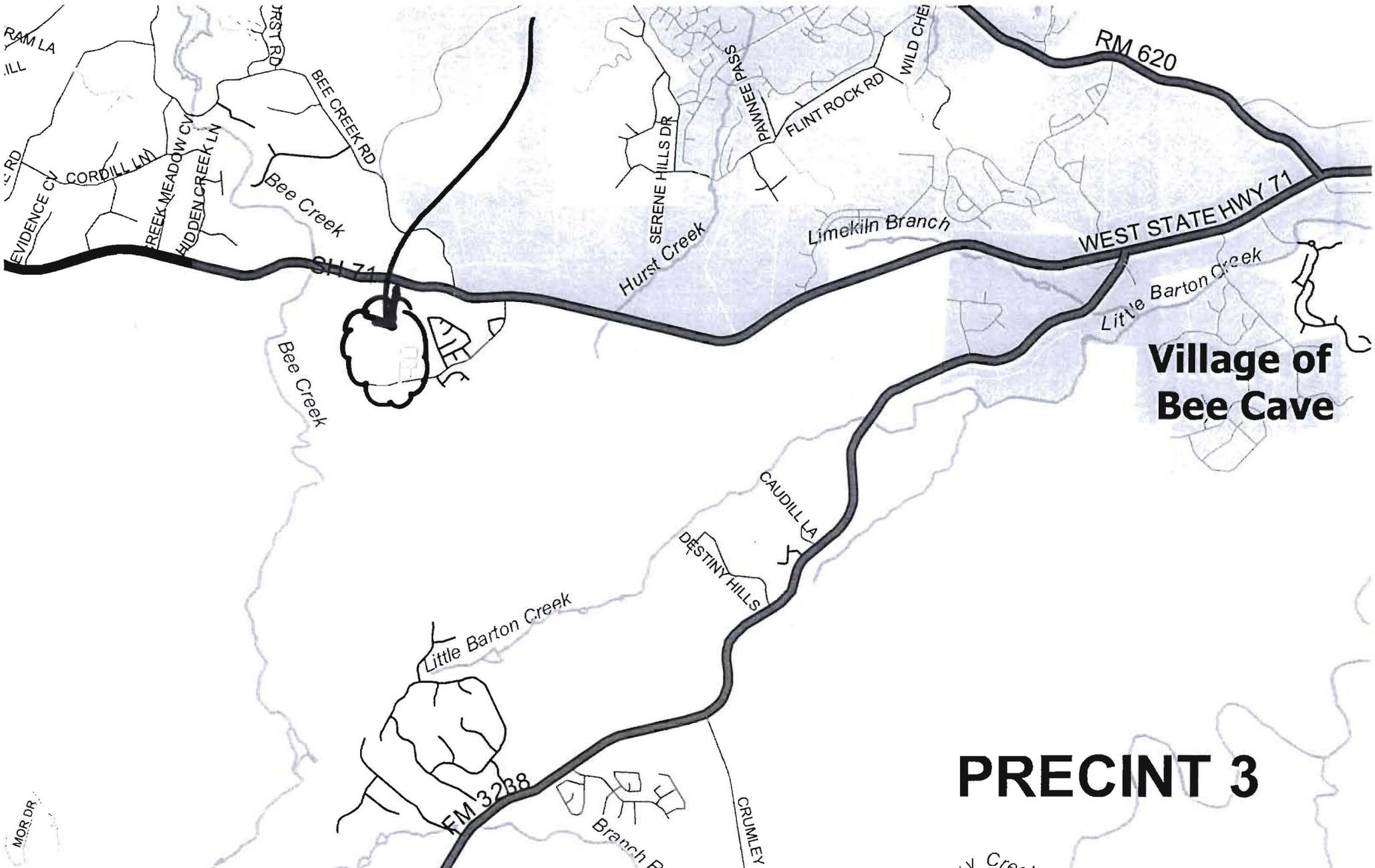
CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	225.00	26.56	26.55	S76°44'59"E	6°14'52"
C2	275.00	193.34	193.29	S43°57'09"E	32°13'30"
C3	20.00	32.07	28.77	N65°17'20"E	9°13'07"
C4	425.00	107.72	107.44	N33°05'04"E	14°31'21"
C5	15.00	15.12	14.47	N03°03'41"W	S7°46'09"
C6	60.00	409.49	64.00	S64°10'37"E	295°12'17"
C7	15.00	15.12	14.47	S44°42'24"W	S7°46'09"
C8	475.00	120.40	120.07	S33°05'04"W	14°31'21"
C9	20.00	30.76	27.81	S03°42'40"E	88°06'50"
C10	425.00	6.47	6.47	S48°12'19"E	0°32'19"
C11	225.00	127.00	124.41	N63°45'00"E	32°11'50"
C12	275.00	32.49	32.45	N70°44'59"W	6°14'52"
C13	20.00	31.42	28.28	N20°14'27"W	90°00'00"
C14	20.00	17.45	16.90	S07°58'42"W	49°59'41"
C15	40.00	244.34	64.29	N24°28'33"E	270°49'23"
C16	20.00	17.45	16.90	S40°14'56"E	49°59'41"
C17	20.00	31.42	28.28	N60°25'31"E	90°00'00"
C18	20.00	31.42	28.28	S20°14'27"E	90°00'00"
C19	20.00	17.45	16.90	N39°28'42"E	49°59'41"
C20	40.00	244.34	64.29	S24°28'33"E	270°49'23"
C21	20.00	17.45	16.90	N40°14'56"W	49°59'41"
C22	20.00	31.42	28.28	S69°25'31"E	90°00'00"
C23	225.00	31.89	31.90	S70°42'21"E	60°17'09"
C24	275.00	6.52	6.52	S70°17'01"E	0°12'13"
C25	225.00	5.44	5.44	N70°10'22"W	0°12'13"
C26	225.00	21.12	21.12	N76°03'26"W	05°22'46"
C27	275.00	90.12	89.71	S57°08'21"E	18°46'31"
C28	475.00	5.75	5.75	S39°08'53"W	00°41'33"
C29	475.00	48.00	48.94	S16°41'44"W	69°17'40"
C30	475.00	48.00	48.04	S30°57'24"W	05°47'50"
C31	475.00	18.81	18.83	S25°46'26"W	02°14'05"
C32	40.00	22.78	22.54	S72°42'54"W	21°45'16"
C33	60.00	47.49	46.56	S38°46'43"W	45°47'05"
C34	60.00	27.42	27.19	S62°47'07"W	20°11'20"
C35	60.00	20.74	20.64	S20°46'23"E	19°02'20"
C36	60.00	20.74	20.64	S39°56'51"E	19°46'20"
C37	60.00	24.16	24.00	S81°05'46"E	23°04'26"
C38	60.00	24.16	24.00	N75°49'48"E	23°04'26"
C39	60.00	44.52	44.57	N41°30'13"E	41°33'27"
C40	60.00	57.26	55.11	N04°46'37"W	54°06'50"
C41	15.00	12.11	11.78	S08°40'18"E	46°14'55"
C42	15.00	3.02	3.01	S20°03'48"W	11°51'14"
C43	425.00	45.14	45.10	S28°31'54"W	06°05'07"
C44	425.00	50.04	50.01	S15°16'46"W	06°44'44"
C45	425.00	12.50	12.50	S19°29'56"W	00°41'37"
C46	50.00	15.27	15.22	N73°10'51"E	17°29'50"
C47	50.00	15.20	15.04	S72°10'14"E	51°47'50"
C48	50.00	30.25	29.79	S29°46'26"E	34°39'45"
C49	50.00	16.31	16.24	S02°19'57"E	18°41'14"
C50	50.00	41.75	40.57	S10°59'11"W	47°49'01"
C51	50.00	22.96	23.06	S49°48'51"W	23°14'27"
C52	50.00	43.05	41.77	N57°14'46"W	49°20'02"
C53	50.00	15.27	15.21	N24°19'45"W	17°29'50"
C54	50.00	11.09	10.99	S81°27'47"E	11°40'40"
C55	50.00	50.65	48.52	N66°32'48"W	58°02'41"
C56	50.00	21.30	21.20	N45°17'01"W	24°28'46"
C57	50.00	24.96	24.70	N17°44'47"W	28°35'47"
C58	50.00	17.77	17.58	N05°44'00"E	20°21'46"
C59	50.00	28.48	28.10	N32°14'06"E	32°18'27"
C60	50.00	21.41	21.20	N51°58'09"E	26°49'39"
C61	50.00	27.33	27.17	S00°40'40"E	31°12'42"
C62	50.00	50.17	48.09	S44°19'21"E	57°59'44"
C63	20.00	8.81	8.78	N15°20'20"W	19°11'00"
C64	20.00	10.64	10.53	N50°20'10"W	50°28'33"
C65	20.00	6.36	6.33	N73°32'23"E	18°13'02"
C66	15.00	12.99	12.89	N61°15'05"W	49°37'17"
C67	15.00	12.74	12.57	S42°47'24"W	48°42'27"

BENCHMARK LIST

TBM-08 COTTON SPINDLE SET IN 9" LIVE OAK TAG NO 7542
ELEV 979.63'

TBM-10 COTTON SPINDLE SET IN LIVE OAK TAG NO 8188
ELEV 899.97'

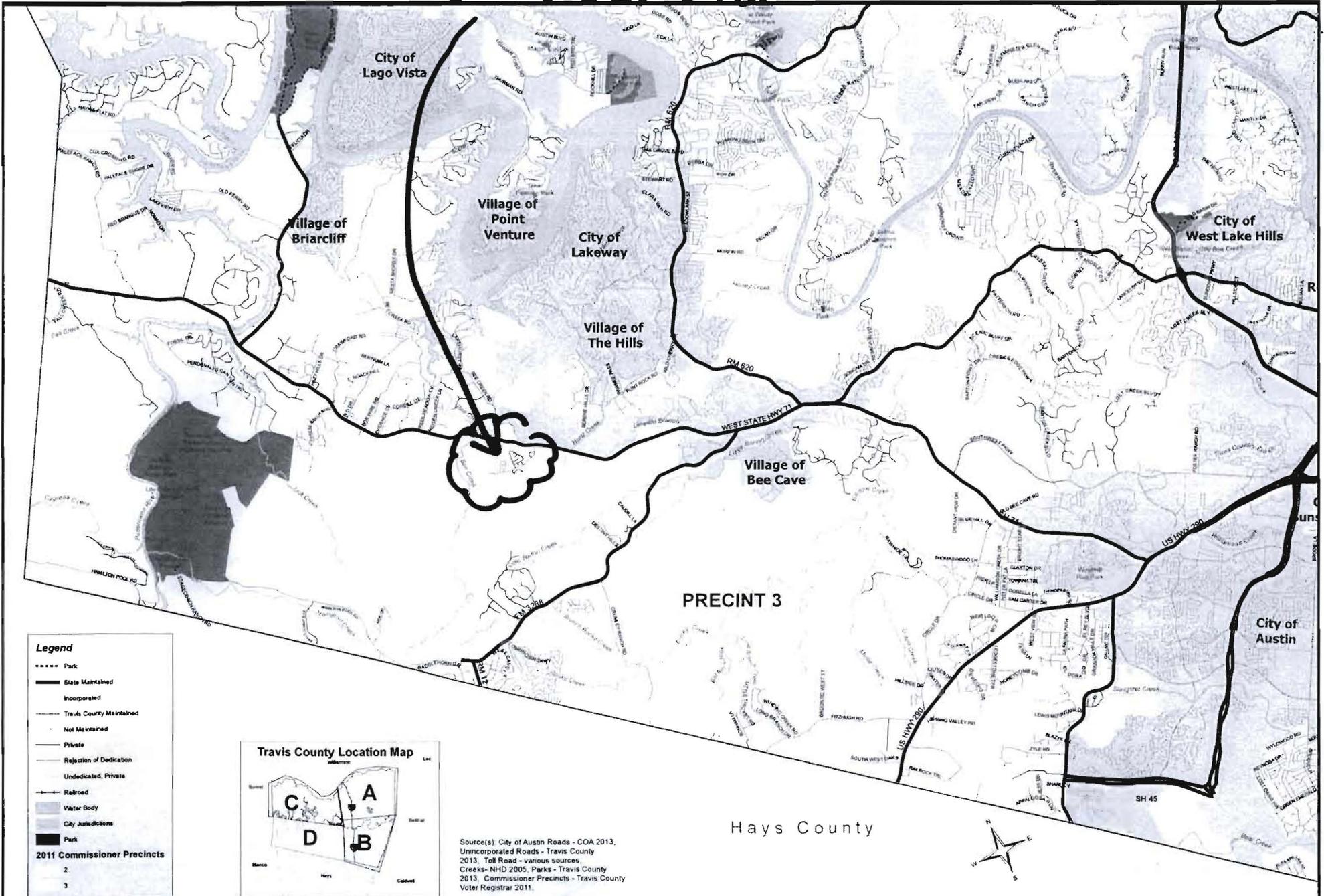
Site Location



Village of Bee Cave

PRECINCT 3

Site Location



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

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

Travis County Roadways, Map D

0 0.9
 Miles



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