



Travis County Commissioners Court Agenda Request

Meeting Date: May 6, 2014

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

Division Director/Manager: Donald W. Ward, P.E., Assistant Public Works
Director - Road and Bridge Division

Carol B. Jorgensen
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 the acceptance of the dedication of the public street and drainage facilities within Sola Vista, Section Two - a subdivision in Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

Sola Vista, Section Two's subdivision plat was recorded on February 26, 2013 at Document #201300037. This subdivision has been inspected for conformance with approved plans and specifications as listed. It will be accepted under the regulations of the Standards for Construction of Streets and Drainage in Subdivisions approved by Commissioners Court August 28, 1997, in which the subdivision is accepted before the one-year performance period has ended.

The completed sidewalks (if applicable) within this subdivision have been inspected by a Registered Accessibility Specialist. The stop signs, if any, are in the process of being approved under Chapter 251 of the Texas Transportation Code.

Sola Vista, Section Two is accessed from Cypress Ranch Boulevard, a street maintained by Travis County. This action will add an overall total of 0.51 miles to the Travis County road system.

STAFF RECOMMENDATIONS:

TNR staff recommends approval of the proposed motion.

ISSUES AND OPPORTUNITIES:

N/A.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A.

ATTACHMENTS/EXHIBITS:

- TNR Approval Letter
- List of Streets
- Requirements for Approval
- Location Maps

REQUIRED AUTHORIZATIONS:

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

CC:

Johnny Anglin	Inspector	TNR	(512) 854-3314
Stacey Scheffel	Permits Program Manager	TNR	(512) 854-7565

SM:AB:ps

1101 - Development Services Long Range Planning - Sola Vista, Section Two

TRANSPORTATION AND NATURAL RESOURCES

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



2014 MAR 24 PM 1:04
TRAVIS COUNTY
AUDITORS OFFICE

700 Lavaca Street-5th Floor
Travis County Administration Building
PO Box 1748
Austin, Texas 78767
Phone: (512) 854-9383
Fax: (512) 854-4697

APPROVAL OF CONSTRUCTION

DATE: March 20, 2014

DEVELOPER/OWNER:

Continental Homes of Texas, L.P.
dba D.R. Horton
10700 Pecan Park Blvd., 4th Floor
Austin, TX 78750

ENGINEER:

David Smith, P. E.
13200 Bee Cave Parkway
Bee Cave, TX 78738

SUBJECT: Sola Vista, Section Two

Effective this date, street and drainage construction within this project appears to be in conformance with the approved construction documents. This construction will enter into a one (1) year performance period, which will start at the time of approval by Travis County's Commissioners Court. Prior to the end of this period, Travis County will re-inspect the streets and/or drainage construction to determine if the subdivision appears to be in a condition substantially equal to that at the beginning of the performance period. If not, the developer/owner shall take corrective actions, actions which are acceptable to the County.

The developer/owner is required to maintain performance period fiscal of 10% of the actual street and drainage cost until the end of the performance period. If applicable, 100% of sidewalk fiscal will also need to remain for the un-constructed residential sidewalks until all of the sidewalks are constructed to Travis County Standards.

OTHER REMARKS:

BY: Don W. Ward 4/24/14
TNR Assistant Public Works Director – Road and Bridge Division – Don W. Ward, P.E.

Paul Scoggins 4/24/14
TNR Engineering Specialist – Paul Scoggins

Johnny Anglin
TNR Inspector – Johnny Anglin

1102 fiscal file
1105 Subdivision File

ACCEPTANCE OF DEDICATION OF STREETS AND DRAINAGE



SUBDIVISION
Mapsco No. 517E

Sola Vista, Section Two

Pct.# 3
Atlas No. L-03

RECORDED AT DOCUMENT #201300037 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY - 2/26/2013

THIS SUBDIVISION CONTAINS 2 STREET AS LISTED BELOW:

#	STREET NAME	FROM - TO	L.F.	MILES	ROW	TYPE OF PVMNT	WIDTH OF PVMNT	CURB & GUTTER
1	Diamante Drive	Cypress Ranch Blvd south ~2293 LF to a cul-de-sac w/r=60'	2293	0.43	60	HMAC	24'	NO
2	Diamante Cove	Diamante Drive north ~391 LF to a cul-de-sac w/r=60'	391	0.07	60	HMAC	24'	NO
Total Footage/Mileage			2684	0.51				

THE TOTAL NUMBER OF LOTS IN THIS SUBDIVISION - 29

N/A ADDITIONAL LOTS SOLD FOR DEVELOPMENT

CONSTRUCTION OF STREET AND DRAINAGE FACILITIES EXCEEDS MINIMUM COUNTY STANDARD FOR STREETS NUMBERED 1-2

IT IS RECOMMENDED THAT MAINTENANCE OF STREETS NUMBERED 1-2 TOTALING THE TRAVIS COUNTY COMMISSIONERS COURT IN PRECINCT THREE.

0.51 MILES BE ACCEPTED BY

DATE

Donald W. Ward 4/24/14

Donald W. Ward, PE
Assistant Public Works Director -
Road and Bridge Division

- DP = DOUBLE PENETRATION
- HMAC = HOT MIX ASPHALT
- C = CONCRETE
- UPP = UNPAVED, PIT RUN
- UPS = UNPAVED, SELECT

DATE APPROVED BY COMMISSIONERS COURT

TRANSPORTATION AND NATURAL RESOURCES

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



700 Lavaca Street
Travis County Administration Building
PO Box 1748
Austin, Texas 78767
Phone: (512) 854-93

§ EXHIBIT 82.401 (c)(3) & 82.604 (c)

SOLA VISTA, SECTION TWO
REQUIREMENTS FOR APPROVAL OF CONSTRUCTION
PUBLIC STREET SUBDIVISIONS PER STANDARDS FOR CONSTRUCTION OF STREETS
AND DRAINAGE IN SUBDIVISIONS - AUGUST 28, 1997

- 10/16/13 1. Professional Engineer's certification of quantities of work completed (**Engineer's Concurrence Letter**). § 82.401(c)(1)(A) § 82.604(c)(2)

- NA 2. Construction Summary Report, if in COA ETJ, **signed** by COA inspector. §82.604(c)(1)

- 10/31/13 3. Contractor's (signed) invoice or receipt of payment for work completed. §82.401(a)(1)(B)

- 10/22/13 4. Reproducible Plans, certified as "**Record Drawings**" or "**As Built**", by the Owner's Consulting Engineer [§ 82.604(c)(3)] including a Signage and Striping Plan [§82.303] and accompanying Stop Sign Warrants sheets for each sign.

- TC will reduce 5. Performance Period Fiscal for 10% of the actual construction cost of street and drainage construction plus fiscal for residential sidewalks, if applicable. If bond, it must be in a form acceptable to Travis County and dated near the time of the TNR inspection report. And must be posted by owner/developer. § 82.604(c)(4)

- NA 6. **If applicable**, a copy of the Conditional Letter of Map Amendment or Revision from FEMA to begin Performance Period and the completed Letter of Map Revision (LOMR) to accept streets for maintenance. § 82.604(c)(5)

- NA 7. A detailed letter from a **Registered Accessibility Specialist** approving sidewalk construction within the subdivision. Plan approval required at time of issuance of Basic Development Permit. Substantial compliance (inspection) required before any reduction of sidewalk fiscal. § 82.202 (q), § 82.301 (ix)(G)(13), § 82.401 (5)

- 3/24/14 8. 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, common area sidewalks, and traffic control devices shown on the approved traffic control plan). § 82.401(c)(2)(C) **Road Maintenance will have to approve const. before recommending acceptance to Commissioners Court.**

- 10/31/13 9. Approval of other agencies and/or cities, **if in their ETJ**; Municipal or other Utility Districts.

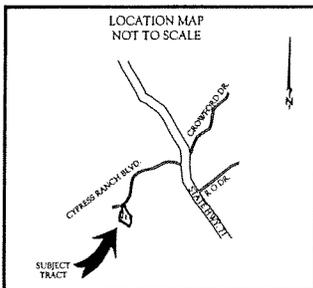
- NA 10. **If applicable**, a License Agreement (**If there are private improvements in Public ROW.**)

173.00

02/26/2013

201300037

SOLA VISTA SECTION 2



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.

SOLA VISTA SECTION 2

SHEET
1
OF
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201300037

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS THAT CONTINENTAL HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN AND THROUGH RICHARD N. MAIER, VICE PRESIDENT, OWNER OF 37.043 ACRES OF LAND LOCATED IN THE A. B. & M. SURVEY NUMBER 37, IN TRAVIS COUNTY, TEXAS, DESCRIBED IN DOCUMENT NUMBER 2012207091 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THE UNDERSIGNED OWNER DOES HEREBY SUBDIVIDE SAID 37.043 ACRES PURSUANT TO CHAPTER 232 OF THE LOCAL GOVERNMENT CODE OF TEXAS, IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS SOLA VISTA SECTION 2, 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 8TH DAY OF JANUARY 2013 A.D.

CONTINENTAL HOMES OF TEXAS, L.P.,
A TEXAS LIMITED PARTNERSHIP

BY: CHTEX OF TEXAS, INC.,
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER

BY: [Signature]
RICHARD N. MAIER, VICE PRESIDENT
10700 PEANUT PARK BLVD.
SUITE 400
AUSTIN, TEXAS 78750

01/08/13
DATE

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 ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE PART OF THE DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED RICHARD N. MAIER, 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.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES May 9, 2016 A.D.

THIS SUBDIVISION IS NOT LOCATED IN THE CITY OF AUSTIN'S EXTRA-TERRITORIAL JURISDICTION ON THIS THE 30 DAY OF NOV 2012

[Signature]
GREG GUERNSEY, A.I.C.P., DIRECTOR
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

NO PORTION OF THIS TRACT LIES WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. MAP 48453C0380H, 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.

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



STATE OF TEXAS
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 20th DAY OF February, 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 22nd DAY OF February, 2013 A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

[Signature]
DEPUTY
Robert Rieunick



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 26th DAY OF February, 2013, A.D., AT 9:04 O'CLOCK A.M., DULY RECORDED ON THE 26th DAY OF February, 2013, A.D., AT 10:04 O'CLOCK A.M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 201300037, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 26th DAY OF February, 2013, A.D.

DANA DEBEAUVOIR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

[Signature]
DEPUTY
M. B. [Signature]



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.

11/28/12
DATE



[Signature]
JOHN E BRAUTIGAM
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 6087 STATE OF TEXAS
DELTA SURVEY GROUP, INC.
82 N. BRODIE LANE, STE 102
AUSTIN, TEXAS 78745

SOLA VISTA SECTION 2

SHEET
2
OF
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201300037

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 ETJ.

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 CYPRESS RANCH WCID #1.

THE WASTEWATER SERVICE SHALL BE SUPPLIED BY OSSF.

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 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.

THE SIZE OF THE HOME PLACED ON LOTS 4, 5, 12, 13, 17, 28 OR 29, BLOCK D MAY BE VERY LIMITED DUE TO THE AMOUNT OF AREA AVAILABLE FOR AN ON-SITE SEWAGE FACILITY.

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

For R. Rowan Surrall DATE 1/31/13
STACEY SCHEFFEL
ON-SITE WASTEWATER PROGRAM
TRAVIS COUNTY - TNR

RESIDENT NOTE:

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

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

DRIVEWAY NOTE:

LOT 9, BLOCK D AND LOT 15, BLOCK D ARE LIMITED TO ONE DRIVEWAY EACH ON DIAMANTE COVE.

TRAVIS COUNTY WATER QUALITY NOTES, COUNTY CODE CHAPTER 82

1. NO CUT OR FILL ON ANY LOT MAY EXCEED 8 FEET, EXCLUDING DRIVEWAYS. [82.209(D)]

2. 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
- WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED
- RESIDENTIAL YARDS AND HIKING TRAILS MAY BE LOCATED WITHIN THE BUFFER IF AT LEAST 50 FEET FROM THE FEATURE.

3. 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.

4. 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 OR 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.

5. 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 OWNER'S 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.

TOTAL IMPERVIOUS COVER FOR SOLA VISTA SECTION TWO IS LIMITED TO 17% AS CALCULATED UNDER THE LCRA HLWO

PER THE CONDITIONS LISTED UNDER SECTION 82.941 (J) (1), A SINGLE DRIVEWAY CROSSING THE BUFFER ZONE FOR ACCESS TO LOT 4, BLOCK D IS PERMITTED

PERMIT PLAT NOTE:

ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE. WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT LCRA WATERSHED MANAGEMENT AT 1-800-776-5272, EXTENSION 2324 FOR MORE INFORMATION.

WATERWAY BUFFER ZONE PLAT NOTE:

THE WATERWAY BUFFER ZONE EASEMENT IS FOR THE PROTECTION OF THE ENVIRONMENT BY IMPROVING THE QUALITY OF STORMWATER RUNOFF FROM DEVELOPED LANDS. THE NATIVE LAND OR MANAGEMENT PRACTICES WITHIN THE EASEMENT ARE TO HELP MAINTAIN CLEAN WATER IN CREEKS, RIVERS AND LAKES. NO STRUCTURES OR IMPROVEMENTS, OTHER THAN NATIVE PLANT ENHANCEMENT OR MAINTENANCE OF THE AREA IN ACCORDANCE WITH LCRA RULES, MAY BE PLACED OR PERFORMED WITHIN THE EASEMENT WITHOUT SPECIFIC PRIOR AUTHORIZATION AND APPROVAL IN WRITING FROM THE LCRA, ITS SUCCESSORS, ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH AUTHORITY TO PERMIT SUCH IMPROVEMENT FOR PROTECTION OF THE ENVIRONMENT. THE EASEMENT SHALL BE MAINTAINED BY EACH LOT OWNER BY PRESERVING AND RESTORING NATIVE VEGETATION. THE EASEMENT MAY NOT BE AMENDED EXCEPT BY EXPRESS WRITTEN AGREEMENT OF THE LCRA, ITS SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH PROPER AUTHORITY.

Sean Thomas
LOWER COLORADO RIVER AUTHORITY

12-06-2012
DATE

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

RESIDENTIAL LOTS	1,440,878	33.078	29
ROW	172,715	3.965	
TOTAL	1,613,593	37.043	29
TOTAL OVERALL	1,613,593	37.043	29

STREET NAME	STREET WIDTH	STREET LENGTH
DIAMANTE DRIVE	24'	2293 L.F.
DIAMANTE COVE	24'	391 L.F.

TOTAL: 2684 L.F.



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

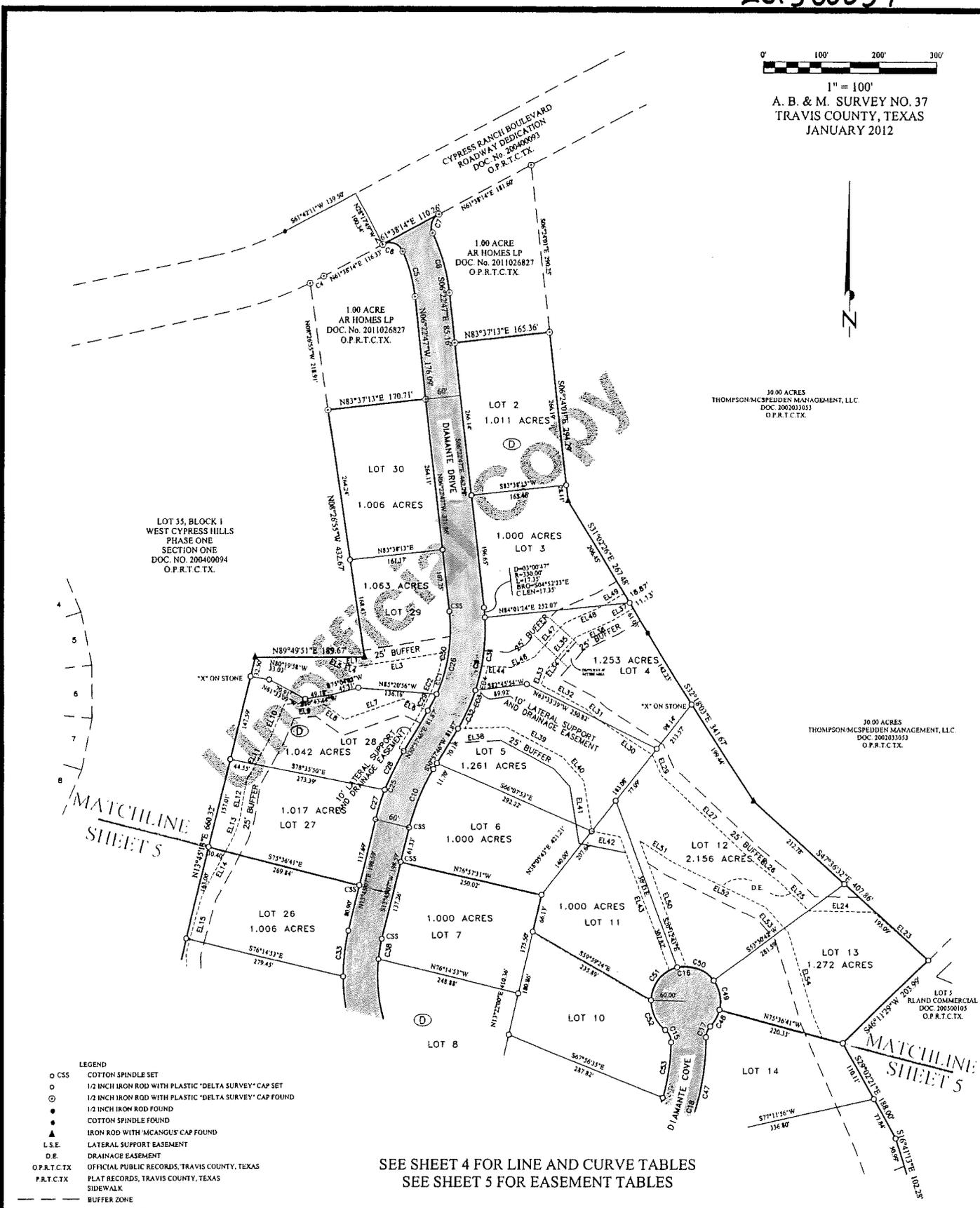
SOLA VISTA SECTION 2

SHEET
3
OF
6

2013 00037



1" = 100'
A. B. & M. SURVEY NO. 37
TRAVIS COUNTY, TEXAS
JANUARY 2012



LOT 35, BLOCK 1
WEST CYPRESS HILLS
PHASE ONE
SECTION ONE
DOC. NO. 200400994
O.P.R.T.C.TX.

1.00 ACRE
AR HOMES LP
DOC. No. 2011026827
O.P.R.T.C.TX.

1.00 ACRE
AR HOMES LP
DOC. No. 2011026827
O.P.R.T.C.TX.

30.00 ACRES
THOMPSON/MCSPEIDEN MANAGEMENT, LLC
DOC. 2002031033
O.P.R.T.C.TX.

30.00 ACRES
THOMPSON/MCSPEIDEN MANAGEMENT, LLC
DOC. 2002031033
O.P.R.T.C.TX.

LOT 5
RLAND COMMERCIAL
DOC. 2005061005
O.P.R.T.C.TX.

- LEGEND
- CSS COTTON SPINDLE SET
 - 1/2 INCH IRON ROD WITH PLASTIC "DELTA SURVEY" CAP SET
 - 1/2 INCH IRON ROD WITH PLASTIC "DELTA SURVEY" CAP FOUND
 - 1/2 INCH IRON ROD FOUND
 - COTTON SPINDLE FOUND
 - ▲ IRON ROD WITH 'MCANGUS' CAP FOUND
 - 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
 - SIDEWALK
 - - - - - BUFFER ZONE
 - - - - - DRAINAGE ESMT.

SEE SHEET 4 FOR LINE AND CURVE TABLES
SEE SHEET 5 FOR EASEMENT TABLES

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83/HARN

201300037



1" = 100'
A. B. & M. SURVEY NO. 37
TRAVIS COUNTY, TEXAS
JANUARY 2012

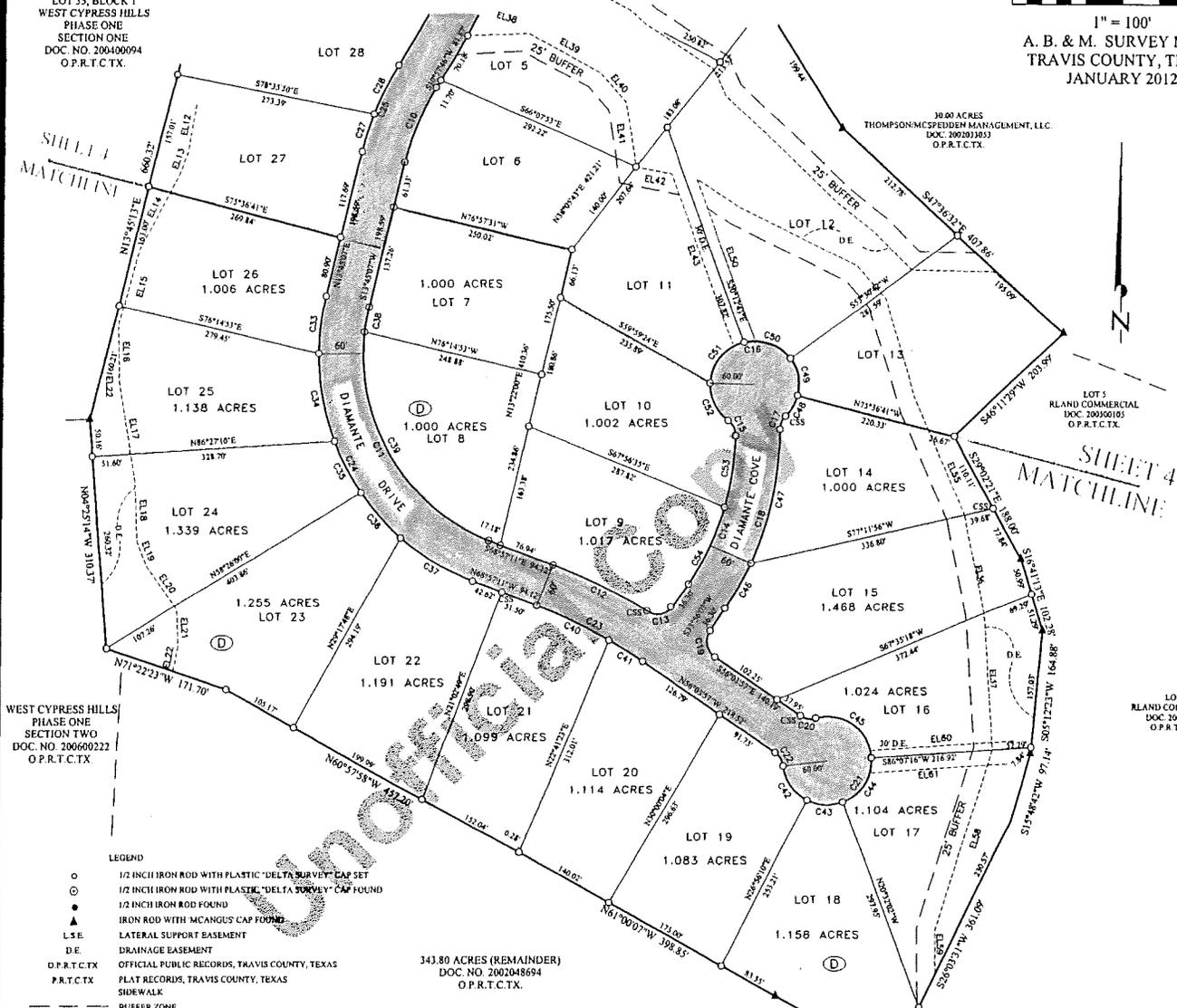
LOT 35, BLOCK 1
WEST CYPRESS HILLS
PHASE ONE
SECTION ONE
DOC. NO. 200400094
O.P.R.T.C.T.X.

30.00 ACRES
THOMPSON MCDERMID MANAGEMENT, LLC
DOC. 200203103
O.P.R.T.C.T.X.

LOT 5
RLAND COMMERCIAL
DOC. 20050105
O.P.R.T.C.T.X.

LOT 3
RLAND COMMERCIAL
DOC. 20050105
O.P.R.T.C.T.X.

LOT 3
RLAND COMMERCIAL
DOC. 20050105
O.P.R.T.C.T.X.



WEST CYPRESS HILLS
PHASE ONE
SECTION TWO
DOC. NO. 200600222
O.P.R.T.C.T.X.

LEGEND

- 1/2 INCH IRON ROD WITH PLASTIC "DELTA SURVEY" CAP SET
- ⊙ 1/2 INCH IRON ROD WITH PLASTIC "DELTA SURVEY" CAP FOUND
- 1/2 INCH IRON ROD FOUND
- ▲ IRON ROD WITH MCANGUS CAP FOUND
- L.S.E. LATERAL SUPPORT EASEMENT
- D.E. DRAINAGE EASEMENT
- O.P.R.T.C.T.X. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- P.R.T.C.T.X. PLAT RECORDS, TRAVIS COUNTY, TEXAS
- SIDEWALK
- BUFFER ZONE
- DRAINAGE ESMT

341.80 ACRES (REMAINDER)
DOC. NO. 2002048694
O.P.R.T.C.T.X.

C4	645.39'	27.12'	27.12'	S62°51'31"W	02°24'29"
C5	270.00'	81.30'	80.99'	N15°00'20"W	17°15'07"
C6	25.00'	41.33'	36.78'	N70°59'50"W	94°43'52"
C7	25.00'	37.85'	34.33'	S18°16'08"W	86°44'12"
C8	330.00'	107.82'	107.34'	S15°44'22"E	18°43'11"
C9	330.00'	215.08'	211.29'	S12°17'56"W	37°20'33"
C10	370.00'	111.14'	110.73'	S22°21'26"W	17°12'39"
C11	270.00'	389.74'	356.77'	S27°36'02"E	82°42'17"
C12	780.00'	144.74'	144.54'	N63°38'12"W	10°37'56"
C13	25.00'	38.29'	34.65'	N77°48'24"E	87°44'43"
C14	370.00'	212.92'	209.99'	N17°25'55"E	32°58'17"
C15	25.00'	23.94'	23.04'	N26°28'18"W	54°52'08"
C16	60.00'	292.21'	179.90'	N85°36'45"E	279°02'13"
C17	25.00'	19.84'	19.32'	S22°23'56"W	45°27'50"
C18	430.00'	257.17'	253.36'	S16°48'02"W	34°18'02"
C19	25.00'	39.27'	35.36'	S11°03'57"E	90°00'00"
C20	25.00'	21.68'	21.00'	S80°54'21"E	49°40'47"
C21	60.00'	292.54'	177.65'	S33°56'03"W	279°21'34"
C22	25.00'	21.68'	21.00'	N31°13'34"W	49°40'47"
C23	720.00'	161.94'	161.60'	N62°30'34"W	12°53'13"
C24	330.00'	476.35'	436.05'	N27°36'02"W	82°42'17"
C25	430.00'	129.17'	128.68'	N22°21'26"E	17°12'39"
C26	270.00'	175.97'	172.87'	N12°17'30"E	37°20'33"
C27	430.00'	53.67'	53.63'	S17°19'38"W	7°09'02"
C28	430.00'	75.50'	75.40'	S25°55'58"W	10°03'37"
C29	270.00'	32.31'	32.29'	N27°32'06"E	6°51'19"
C30	270.00'	143.67'	141.98'	N08°51'50"E	30°29'14"
C31	330.00'	124.95'	124.21'	N07°28'50"E	21°41'40"
C32	330.00'	72.77'	72.63'	N24°38'43"E	12°38'06"

C33	330.00'	79.88'	79.68'	S06°49'04"W	13°52'07"
C34	330.00'	121.65'	120.96'	S10°40'38"E	21°07'16"
C35	330.00'	77.68'	77.50'	S27°58'53"E	13°29'15"
C36	330.00'	81.56'	81.36'	S41°48'21"E	14°09'41"
C37	330.00'	115.57'	114.98'	S58°55'11"E	20°03'59"
C38	270.00'	35.24'	35.22'	S10°00'45"W	7°28'44"
C39	270.00'	354.49'	329.58'	S31°20'24"E	75°13'34"
C40	720.00'	108.70'	108.60'	N64°37'40"W	8°39'00"
C41	720.00'	53.24'	53.23'	N58°11'04"W	4°14'13"
C42	60.00'	55.35'	56.96'	S34°43'30"E	56°40'40"
C43	60.00'	49.71'	48.30'	S86°47'56"E	47°28'12"
C44	60.00'	76.81'	71.67'	N32°47'37"E	73°20'43"
C45	60.00'	106.67'	93.17'	N54°48'44"W	101°52'00"
C46	430.00'	71.52'	71.44'	N29°10'09"E	9°31'48"
C47	430.00'	185.65'	184.21'	N12°02'08"E	24°44'14"
C48	60.00'	32.19'	31.81'	N29°45'35"E	30°44'32"
C49	60.00'	53.28'	51.55'	N11°03'00"W	50°52'37"
C50	60.00'	70.69'	66.67'	N70°14'26"W	67°30'16"
C51	60.00'	78.24'	72.82'	S38°38'55"W	74°43'02"
C52	60.00'	57.80'	55.59'	S26°18'29"E	55°11'46"
C53	370.00'	95.93'	96.66'	N08°28'05"E	15°00'37"
C54	370.00'	115.99'	115.51'	N24°57'14"E	17°57'40"

SEE SHEET 5 FOR EASEMENT TABLES
BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83/HARN

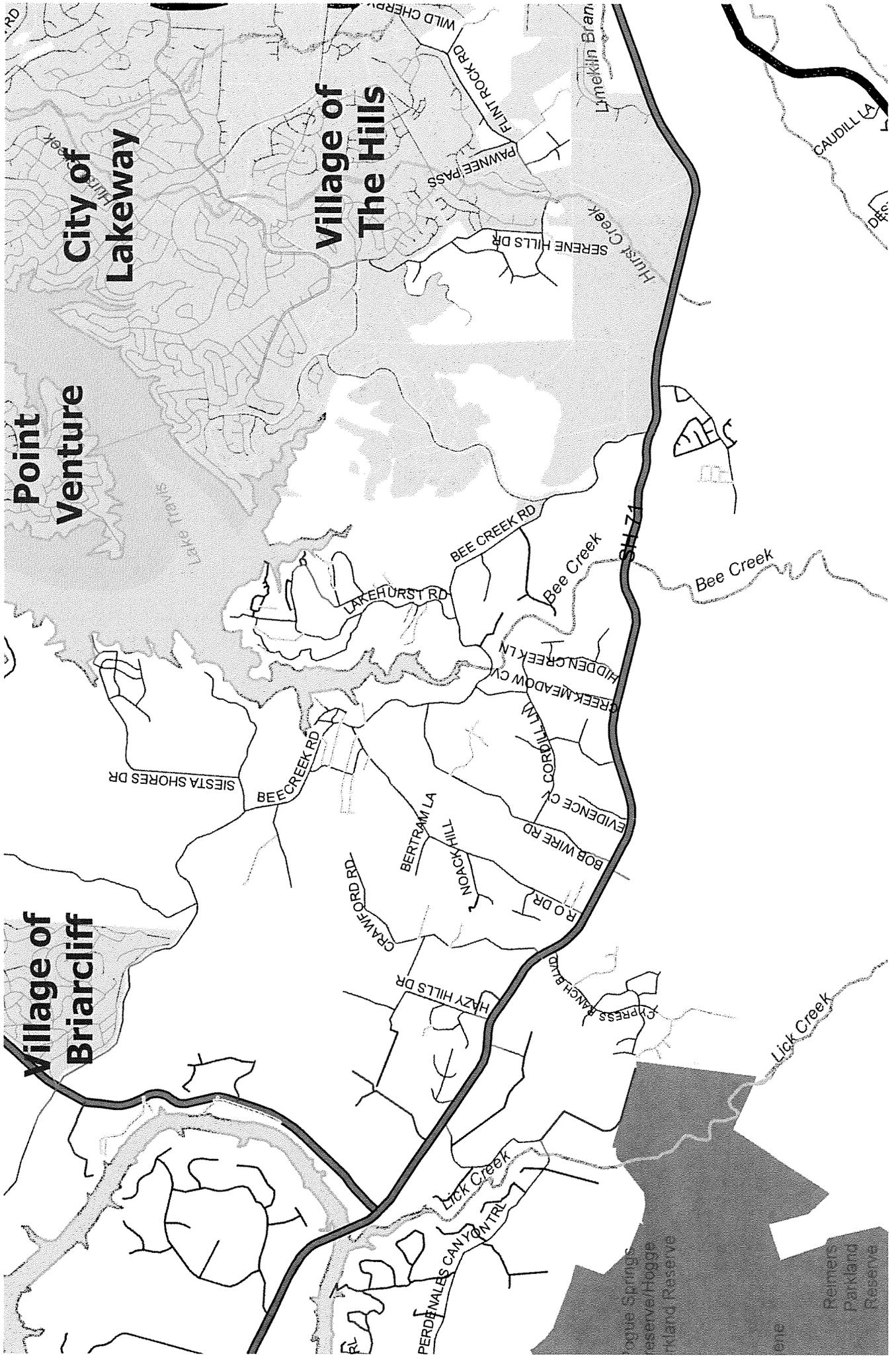
EASEMENT LINE AND CURVE TABLES

LINE	BEARING	DISTANCE
EL1	N89°49'51"E	54.71'

EL3	S81°12'14"W	115.32'
EL4	N73°15'51"W	22.73'
EL5	N62°45'48"W	20.94'
EL6	S89°14'54"W	54.06'
EL7	S70°49'41"W	108.10'
EL8	N53°34'58"W	52.37'
EL9	S85°03'01"W	62.98'
EL10	S22°53'56"W	60.83'
EL11	S28°55'16"W	86.83'
EL12	S09°44'09"W	67.85'
EL13	S18°26'26"W	29.05'
EL14	S28°07'46"W	117.76'
EL15	S15°29'57"W	104.67'
EL16	S00°52'57"E	76.93'
EL17	S09°21'03"E	136.82'
EL18	S02°26'06"E	80.73'
EL19	S19°48'36"E	37.07'
EL20	S34°37'08"E	73.25'
EL21	S01°54'46"E	48.65'
EL22	S10°44'24"W	33.78'
EL23	N48°39'39"W	126.32'
EL24	N89°04'46"W	111.12'
EL25	N45°25'22"W	71.24'
EL26	N52°03'23"W	63.42'
EL27	N46°30'12"W	211.19'

EL29	N24°08'43"W	40.31'
EL30	N57°10'11"W	110.92'
EL31	N48°50'20"W	28.88'
EL32	N61°39'26"W	87.42'
EL33	N21°10'16"E	27.03'
EL34	N37°37'38"E	2.46'
EL35	N42°29'03"E	70.67'
EL36	N85°48'20"E	69.46'
EL37	N58°52'36"E	42.43'
EL38	S88°01'33"E	84.03'
EL39	S61°48'53"E	110.69'
EL40	S41°09'59"E	54.19'
EL41	S08°57'20"E	89.32'
EL42	S78°54'01"E	49.81'
EL43	S20°12'43"E	246.40'
EL44	S87°26'07"E	52.13'
EL45	N61°22'24"E	22.84'
EL46	N66°31'22"E	42.81'
EL47	N42°29'03"E	78.12'
EL48	N65°46'20"E	73.83'
EL49	N58°52'36"E	40.67'
EL50	N20°12'43"W	228.15'
EL51	S57°10'12"E	69.45'
EL52	S64°05'03"E	177.83'
EL53	S41°16'05"E	58.87'
EL54	S16°10'56"E	142.04'
EL55	S23°46'55"E	225.78'
EL56	S11°22'22"E	137.22'
EL57	S03°52'20"W	183.05'
EL58	S17°19'56"W	259.44'
EL59	S00°59'49"E	57.22'
EL60	S86°07'16"W	194.63'
EL61	S86°07'16"W	187.11'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
EC1	270.00'	74.65'	74.41'	N16°11'14"E	15°50'26"
EC2	270.00'	32.31'	32.29'	N27°32'06"E	6°51'19"
EC3	330.00'	45.69'	45.65'	N22°17'39"E	7°55'57"
EC4	330.00'	33.33'	33.32'	N15°26'02"E	5°47'15"



City of Lakeway

Point Venture

Village of The Hills

Village of Briarcliff

CAUDILLA LA

Bee Creek

Lick Creek

SH 174

Rogue Springs Reserve/Hogge Island Reserve

Reimers Parkland Reserve

Hill Creek

Lake Tavis

Hurst Creek

Bee Creek

PAWNEE PASS

SERENE HILLS DR

BEE CREEK RD

LAKEHURST RD

SIESTA SHORES DR

BEE CREEK RD

HIDDEN CREEK LN

CREEK MEADOW CV

EVIDENCE CV

BOB WIRE RD

R.O. DR

GRAVIER RD

BERTRAM LA

NACK HILL

HAZY HILLS DR

CHERRY ANCH BLVD

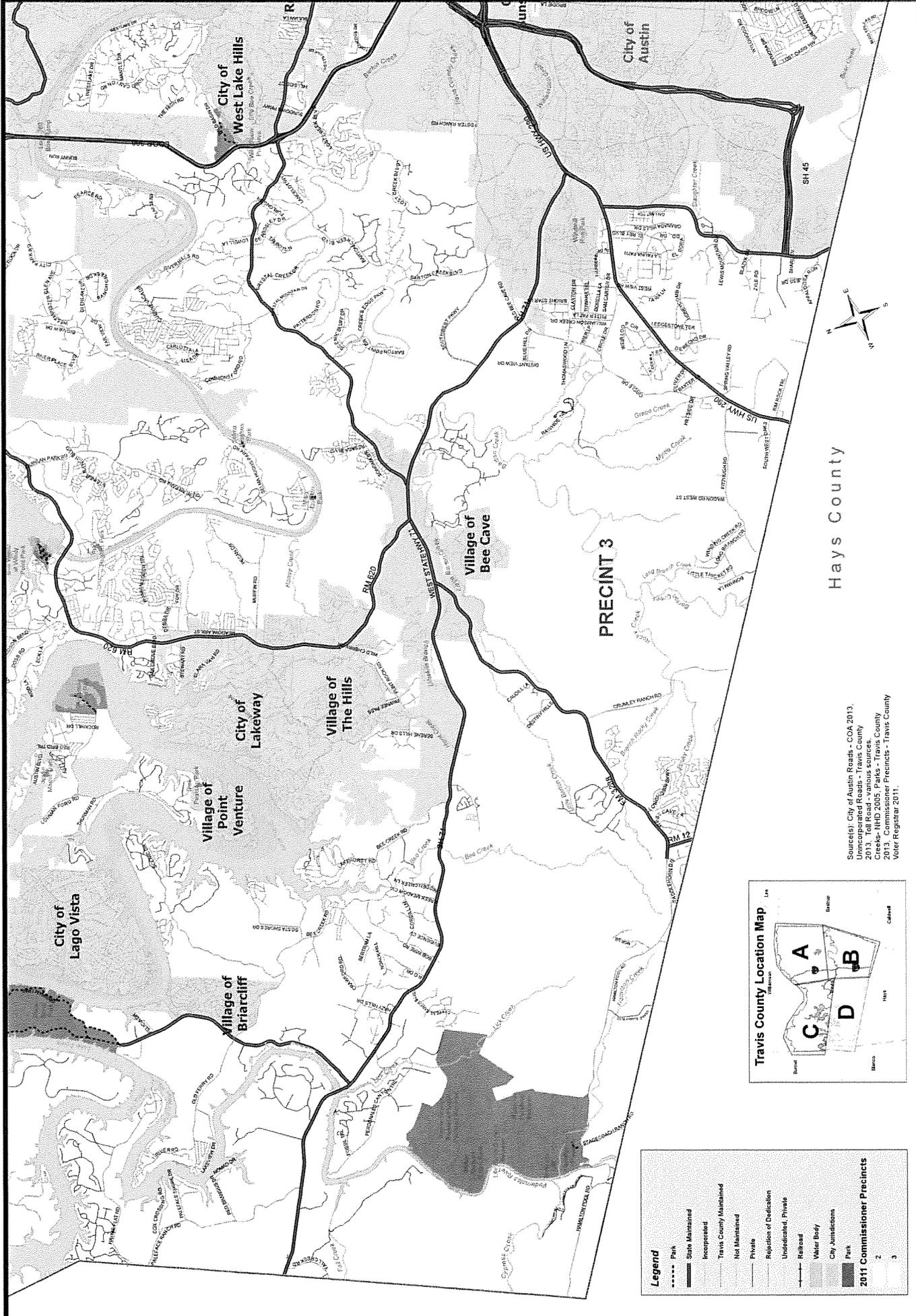
PERDANALES CANYON TR

Lick Creek

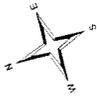
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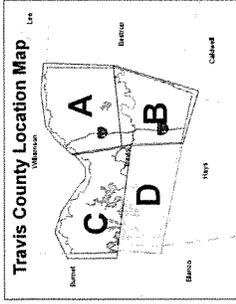


Map Prepared by: Travis County
 Dept. of Transportation & Natural
 Resources. Date: 5/21/2013



Hays County

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



Legend

- Park
- State Maintained
- Incorporated
- Travis County Maintained
- Not Maintained
- Private
- Religion of Dedication
- Undeveloped, Private
- Railroad
- Water Body
- City Jurisdiction
- Park

2011 Commissioner Precincts

- 2
- 3

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