



Travis County Commissioners Court Agenda Request

Meeting Date: May 27, 2014

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

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

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 Precinct Three:

A) Vistancia, Section One;

B) Vistancia, Section Two;

C) Vistancia, Section Three; and

C) Approve a proposed License Agreement with the Vistancia Owners Association, Inc. for private improvements within the public right-of-way (ROW).

BACKGROUND/SUMMARY OF REQUEST:

Vistancia, Section One was recorded on September 12, 2013 at Document #201300188. Vistancia, Section Two was recorded on September 12, 2013 at Document #201300189. Vistancia, Section Three was recorded on September 12, 2013 at Document #201300190. These subdivisions have 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 any) within these subdivisions 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.

Vistancia, Section One is accessed from Hamilton Pool Road, a street maintained by The State of Texas. Vistancia, Section Two is accessed from Section One, which is being accepted as Part A of this agenda item. Vistancia, Section Three is accessed from Section Two, which is being accepted as Part B of this agenda item. This action will add an overall total of 0.90 miles to the Travis County road system.

The applicant also requests to enter into a License Agreement. The agreement will cover improvements along the ROW of Cirrius Drive within Vistancia, Section One.

The covered improvements do not reduce sight distance conditions or place unacceptable hazards in the clear recovery zone.

STAFF RECOMMENDATIONS:

TNR staff recommends approval of the proposed motions.

ISSUES AND OPPORTUNITIES:

The proposed License Agreement, "...the ASSOCIATION agrees to and shall indemnify, defend and hold harmless the COUNTY and its officers, agents and employees against all claims, suits, demands, judgments, expenses, including attorney's fees, or other liability for personal injury, death, or damage to any person or property, which arises from or is in any manner connected to or caused in whole or in part by the ASSOCIATION's construction, maintenance or use of the Licensed Property." The Vistancia Owners Association, Inc. (the "ASSOCIATION") has provided insurance that adds Travis County as an additional insured for the improvements as described in the attached agreement. The improvement will maintain the 7' clear zone in order to adequately address the safety of the traveling public. The proposed License Agreement utilizes the standard form.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A.

ATTACHMENTS/EXHIBITS:

- TNR Approval Letter
- List of Streets
- Requirements for Approval
- License Agreement
- 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	(512) 854-7561

CC:

Johnny Anglin	Inspector	Development Services	(512) 854-3314
Stacey Scheffel	Permit Program Manager	TNR Permits	(512) 854-7565
Donna Williams-Jones	Sr. Financial Analyst	TNR Financial	(512) 854-7677

		Services	

SM:AB:ps

1101 - Development Services Long Range Planning - Vistancia Section One, Section Two, and Section Three

TRANSPORTATION AND NATURAL RESOURCES

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



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: April 16, 2014

DEVELOPER/OWNER:

SA Springs, LP
8655 S. Priest Dr.
Tempe, AZ 85284

ENGINEER:

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

SUBJECT: Vistancia, Section One

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 5/7/14
TNR Assistant Public Works Director – Road and Bridge Division – Don W. Ward, P.E.

Paul Scoggins 5/7/14
TNR Engineering Specialist – Paul Scoggins

Johnny Anglin 4-17-14
TNR Inspector – Johnny Anglin

1102 fiscal file
1105 Subdivision File

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Tempe, AZ 85284

ENGINEER:

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

SUBJECT: Vistancia, 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.

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TNR Assistant Public Works Director – Road and Bridge Division – Don W. Ward, P.E.

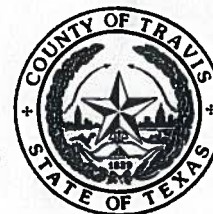
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8655 S. Priest Dr.
Tempe, AZ 85284

ENGINEER:

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

SUBJECT: Vistancia, Section Three

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.

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ACCEPTANCE OF DEDICATION OF STREETS AND DRAINAGE



SUBDIVISION
Mapsco No. 577H&M

Vistancia, Section One
Vistancia, Section Two
Vistancia, Section Three

Pct.# 3
Atlas No. H-03

SECTION ONE - RECORDED AT DOCUMENT #201300188 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY - 9/12/2013
 SECTION TWO - RECORDED AT DOCUMENT #201300189 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY - 9/12/2013
 SECTION THREE - RECORDED AT DOCUMENT #201300190 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY - 9/12/2013

THESE SUBDIVISIONS CONTAIN 7 STREET AS LISTED BELOW:

#	STREET NAME	FROM - TO	L.F. MILES			TYPE OF	WIDTH OF	CURB &
			ROW	PVMNT	PVMNT	GUTTER		
Section One								
1	Cirrus Drive	Hamilton Pool Rd to intersection with Stratus Drive	1018	0.19	60	HMAC	24' EOP	NO
2	Stratus Drive	Cirrus Drive southeasterly to easterly corner of Lot 12, Blk B	1162	0.22	60	HMAC	24' EOP	NO
3	Windecker Cove	Stratus Drive northeasterly to cul-de-sac	228	0.04	60	HMAC	24' EOP	NO
Section Two								
4	Stratus Drive	Easterly corner of Lot 12 southeasterly to SW corner of Lot 9, Blk D	863	0.16	60	HMAC	24' EOP	NO
5	Stratus Cove	Stratus Drive easterly to cul-de-sac	430	0.08	60	HMAC	24' EOP	NO
Section Three								
6	Stratus Drive	NW corner of Lot 10, Blk D south to south corner of Lot 22, Blk B	866	0.16	60	HMAC	24' EOP	NO
7	Avion Drive	Stratus Drive east to northeast corner of Lot 16, Blk E	209	0.04	60	HMAC	24' EOP	NO
Total Footage/Mileage			4776	0.90				

THE TOTAL NUMBER OF LOTS IN THIS SUBDIVISION - 24, 20, & 8 respectively

N/A ADDITIONAL LOTS SOLD FOR DEVELOPMENT

CONSTRUCTION OF STREET AND DRAINAGE FACILITIES EXCEEDS MINIMUM COUNTY STANDARD FOR STREETS NUMBERED 1-7

IT IS RECOMMENDED THAT MAINTENANCE OF STREETS NUMBERED 1-7 TOTALING THE TRAVIS COUNTY COMMISSIONERS COURT IN PRECINCT THREE.

0.90 MILES BE ACCEPTED BY

 DATE

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

Donald W. Ward 5/2/14

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

 DATE APPROVED BY COMMISSIONERS COURT

TRANSPORTATION AND NATURAL RESOURCES

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700 Lavaca Street
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Phone: (512) 854-93

§ EXHIBIT 82.401 (c)(3) & 82.604 (c)

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

- 2/12/14 1. Professional Engineer's certification of quantities of work completed (**Engineer's Concurrence Letter**). § 82.401(c)(1)(A) § 82.604(c)(2)
- N/A 2. Construction Summary Report, if in COA ETJ, **signed** by COA inspector. §82.604(c)(1)
- Rcv'd 3. Contractor's (signed) invoice or receipt of payment for work completed. §82.401(a)(1)(B)
- Rcv'd 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)
- N/A 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)
- N/A 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)
- 4/17/14 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.**
- N/A 9. Approval of other agencies and/or cities, **if in their ETJ**; Municipal or other Utility Districts.
- 5/5/14 10. **If applicable**, a License Agreement (**If there are private improvements in Public ROW.**)

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

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LICENSE AGREEMENT

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This Agreement is made and entered into by and between Travis County, Texas, (the "COUNTY") and the Vistancia Owners Association, Inc. (the "ASSOCIATION"), hereinafter collectively referred to as the "Parties", for the purposes and consideration described herein.

WITNESSETH:

WHEREAS, the COUNTY has accepted the dedication of the roads in Vistancia Section One, a subdivision located in Travis County, being more particularly described in that certain plat recorded at Doc#201300188, of the Official Public Records of Travis County, Texas (the "Subdivision"); and

WHEREAS, the ASSOCIATION plans to install, pay expenses, and maintain certain landscaping and improvements in portions of the right-of-way of Vistancia Drive in the Subdivision; and

WHEREAS, the landscaping and improvements include, but are not limited to, an irrigation system, lighting, trees and shrubs (the "Improvements") within portions of the right-of-way of the Subdivision roads, which are not intended or used for vehicular traffic; and

WHEREAS, the area of the right-of-way within which the Improvements are to be installed and/or maintained (the "Licensed Property") is described in the Exhibit "A", which is attached hereto and incorporated herein for all purposes;

NOW, THEREFORE, the COUNTY and the ASSOCIATION agree as follows:

I. Grant

Subject to the conditions in this Agreement and to the extent of the right, title and interest of the COUNTY in and to the Licensed Property and without any express or implied warranties, the COUNTY grants to the ASSOCIATION permission to use the Licensed Property to construct, maintain and repair the Improvements existing in the Licensed Property as of the date of this Agreement.

II. Consideration

The COUNTY and the ASSOCIATION each acknowledge the receipt and sufficiency of good and valuable consideration for the execution of this Agreement, including but not limited to the following:

- 1. The beautification to be afforded to the community by the Improvements; and

2. The agreement by the ASSOCIATION to provide the below-specified insurance and indemnification in favor of the COUNTY.

III. County's Rights to Licensed Property

A. This Agreement is expressly subject and subordinate to the present and future right of the COUNTY, its successors, assigns, lessees, grantees, and licensees, to construct, install, establish, maintain, use, operate, and renew any public utility facilities, franchised public facilities, roadways or streets on, beneath or above the surface of the Licensed Property. The COUNTY shall take reasonable measures to prevent damage to any Improvements on the Licensed Property, however, any damage to or destruction of the ASSOCIATION's property by the COUNTY in the exercise of the above-described rights shall be at no charge, cost, claim or liability to the COUNTY, its agents, contractors, officers or employees. Nothing in this Agreement shall be construed to limit in any way the power of the COUNTY to widen, alter or improve the Licensed Property pursuant to official action by the governing body of the COUNTY or its successors; provided, however, that the COUNTY shall provide the ASSOCIATION with at least thirty (30) days prior written notice of any such contemplated action.

B. NOTWITHSTANDING ANY PROVISIONS IN THIS AGREEMENT TO THE CONTRARY, THE COUNTY RETAINS THE RIGHT TO ENTER UPON THE LICENSED PROPERTY, AT ANY TIME AND WITHOUT NOTICE, ASSUMING NO OBLIGATION TO THE ASSOCIATION, TO REMOVE ANY OF THE IMPROVEMENTS OR ALTERATIONS THEREOF, WHENEVER SUCH REMOVAL IS DEEMED NECESSARY FOR: (A) EXERCISING THE COUNTY'S RIGHTS OR DUTIES WITH RESPECT TO THE LICENSED PROPERTY; (B) PROTECTING PERSONS OR PROPERTY; OR (C) THE PUBLIC HEALTH OR SAFETY WITH RESPECT TO THE LICENSED PROPERTY.

IV. Insurance

A. The ASSOCIATION shall, at its sole expense, provide extended public liability insurance coverage, written by a company acceptable to the County, licensed to do business in Texas, in the amounts of FIVE HUNDRED THOUSAND DOLLARS (\$500,000.00) per occurrence and ONE MILLION DOLLARS (\$1,000,000.00) in the aggregate for property damage and personal injury and death, which coverage may be provided in the form of a rider and/or endorsement to a previously existing insurance policy. Such insurance coverage shall specifically name the COUNTY OF TRAVIS as co-insured or as an additional insured. This insurance coverage shall cover all perils arising out or connected in any way to the activities of the ASSOCIATION, its officers, employees, agents or contractors, relative to this Agreement. The ASSOCIATION shall be responsible for any deductibles stated in the policy. A true copy of each instrument affecting such additional coverage shall be delivered to the COUNTY'S County Executive of Transportation & Natural Resources Department within twenty-one (21) days of the effective date of this Agreement.

B. The ASSOCIATION shall not cause any insurance to be canceled nor permit any insurance to lapse. All insurance certificates shall include a clause to the effect that the policy shall not be canceled, reduced, restricted or otherwise limited until thirty (30) days after the COUNTY has received written notice as evidenced by a return receipt of registered or certified mail.

V. Indemnification

To the extent permitted by Texas law, the ASSOCIATION agrees to and shall indemnify, defend and hold harmless the COUNTY and its officers, agents and employees against all claims, suits, demands, judgments, expenses, including attorney's fees, or other liability for personal injury, death, or damage to any person or property, which arises from or is in any manner connected to or caused in whole or in part by the ASSOCIATION's construction, maintenance or use of the Licensed Property. This indemnification provision, however, shall not apply to any claims, suits, damages, costs, losses or expenses (i) for which the COUNTY shall have been compensated by insurance provided under Paragraph IV, above, or (ii) arising solely from the negligent or willful acts of the COUNTY, provided that for the purposes of the foregoing, the COUNTY'S act of entering into this Agreement shall not be deemed to be a "negligent or willful act".

VI. Conditions

A. Compliance with Regulations. The ASSOCIATION agrees that all construction, maintenance and repair permitted by this Agreement shall be done in compliance with all applicable City, County, State and/or Federal policies, traffic, building, health and safety ordinances, laws and regulations.

B. ASSOCIATION's Responsibilities. The ASSOCIATION will be responsible for any damage to or relocation of existing facilities required by the construction of the improvements. Further, the ASSOCIATION shall reimburse the COUNTY for all reasonable costs incurred by the COUNTY in replacing or repairing any property of the COUNTY or of others which was damaged or destroyed as a result of activities under this Agreement by or on behalf of the ASSOCIATION.

C. Maintenance. The ASSOCIATION shall maintain the Licensed Property by keeping the area free of debris and litter. The removal of dead, or dying, plants shall also be handled by the ASSOCIATION at its expense.

D. Removal or Modification. The ASSOCIATION agrees that removal or modification of any improvements now existing or to be later replaced shall be at the ASSOCIATION's sole discretion, except where otherwise provided by this Agreement. This Agreement, until its expiration or revocation, shall run as a covenant on the land on the above-described real property, and the terms and conditions of this Agreement shall be binding on any successors and assigns in interest to the ASSOCIATION or the COUNTY. A written memorandum of this agreement shall be filed in the Official Public Records of Travis County, Texas.

E. Security Deposit. The ASSOCIATION shall provide the COUNTY with cash in a cashier's check in the amount of FIVE THOUSAND SEVEN HUNDRED NINETY EIGHT AND 40/100 DOLLARS (\$ 5,798.40). Cash provided to the COUNTY will be deposited with the County Treasurer and interest, on the amount, will be paid to the ASSOCIATION, on an annual basis upon the receipt by the Treasurer of a letter requesting such interest. The only condition to a draft on the cash security shall be a letter from the Travis County Judge indicating that the ASSOCIATION has not fulfilled its obligations under this Agreement and that the COUNTY has incurred or will incur expenses with regard to the Improvements located on, upon or in the Licensed Property.

F. Default. In the event that the ASSOCIATION fails to maintain the Licensed Property, then the COUNTY shall give the ASSOCIATION written notice thereof by registered or certified mail, return receipt requested, to the addresses set forth below. The ASSOCIATION shall have thirty (30) days from the date of receipt of such notice to take action to remedy the failure complained of and, if the ASSOCIATION does not satisfactorily remedy the same within the thirty (30) day period, the COUNTY may, at the COUNTY'S option, perform the work or contract for the completion of the work. In addition, the ASSOCIATION agrees to pay, within thirty (30) days of written demand by the COUNTY, all reasonable costs and expenses incurred by the COUNTY in completing the work.

VII. Commencement; Termination by Abandonment

This Agreement shall begin on the date of full execution and continue thereafter for so long as the Licensed Property shall be used for the purposes set forth herein, unless terminated under other provisions of this Agreement. If the ASSOCIATION abandons the use of all or any part of the Licensed Property for such purposes set forth in this Agreement, then this Agreement, as to such portion or portions abandoned, shall expire and terminate following thirty (30) days written notice by the COUNTY to the ASSOCIATION, if such abandonment has not been remedied by the ASSOCIATION within such period. The COUNTY shall thereafter have the same title to the Licensed Property so abandoned as though this Agreement had never been made and shall have the right to enter on the Licensed Property and terminate the rights of the ASSOCIATION, its successors and assigns hereunder. All installations of the ASSOCIATION not removed shall be deemed property of the COUNTY as of the time abandoned.

VIII. Termination

A. Termination by the ASSOCIATION. The ASSOCIATION may terminate this Agreement by delivering written notice of termination to the COUNTY not later than thirty (30) days before the effective date of termination. If the ASSOCIATION so terminates, then it may remove installations, that it made, from the Licensed Property, within the thirty (30) day notice period. Any installations not removed within said period are agreed to be the property of the COUNTY.

B. Termination by County. The COUNTY may revoke this Agreement at any time, if such revocation is reasonably required by the public interest, after providing at least thirty (30) days prior written notice to the ASSOCIATION. Subject to prior written

notification to the ASSOCIATION or its successors in interest, this Agreement is revocable by the COUNTY if:

1. The Improvements, or a portion of them, interfere with the COUNTY'S use of the Licensed Property;
2. Use of the Licensed Property becomes necessary for a public purpose;
3. The Improvements, or a portion of them, constitute a danger to the public, which the COUNTY deems not to be remediable by alteration or maintenance of such Improvements;
4. Despite thirty (30) days written notice to the ASSOCIATION, maintenance or alteration necessary to alleviate a danger to the public has not been made; or
5. The ASSOCIATION fails to comply with the terms and conditions of this Agreement, including, but not limited to, the insurance requirements specified herein.

If the ASSOCIATION abandons or fails to maintain the Licensed Property, and the COUNTY receives no substantive response within thirty (30) days following written notification to the ASSOCIATION, then this Agreement shall terminate and the COUNTY may remove and/or replace all Improvements or a portion thereof and collect from ASSOCIATION the COUNTY'S actual expenses incurred in connection therewith.

IX. Eminent Domain

If eminent domain is exerted on the Licensed Property by paramount authority, then the COUNTY will, to the extent permitted by law, cooperate with the ASSOCIATION to effect the relocation of the ASSOCIATION's affected installations at the ASSOCIATION's sole expense. The ASSOCIATION shall be entitled to retain all monies paid by the condemning authority for its installations taken, if any.

X. Interpretation

In the event of any dispute over its meaning or application, this Agreement shall be interpreted fairly and reasonably and neither more strongly for or against either party.

XI. Application of Law

This Agreement shall be governed by the laws of the State of Texas. If the final judgment of a court of competent jurisdiction invalidates any part of this Agreement, then the remaining parts shall be enforced, to the extent possible, consistent with the intent of the Parties as evidenced by this Agreement.

XII. Venue

TO THE EXTENT ALLOWED BY TEXAS LAW, IT IS AGREED THAT VENUE FOR ALL LAWSUITS CONCERNING THIS AGREEMENT WILL BE IN TRAVIS COUNTY, TEXAS. THIS AGREEMENT CONCERNS REAL PROPERTY LOCATED IN TRAVIS COUNTY, TEXAS, AND IS WHOLLY PERFORMABLE IN TRAVIS COUNTY.

XIII. Covenant Running with Land

This License Agreement and all of the covenants herein shall run with the land; therefore, the conditions set forth herein shall inure to and bind each party's successors and assigns.

XIV. Assignment

The ASSOCIATION shall not assign, sublet or transfer its interest in this Agreement without the written consent of the COUNTY. If such consent is granted, it shall then be the duty of the ASSOCIATION, its successors and assigns, to give prompt written notice to the COUNTY of any assignment or transfer of any of the ASSOCIATION's rights in this Agreement, giving name, date, address and contact person.

XV. Notice

Any notice and/or statement, required or permitted hereunder, shall be deemed to be given and delivered by depositing same in the United States mail, certified with return receipt requested, postage prepaid, addressed to the appropriate party at the following addresses or at such other addresses specified by written notice delivered in accordance herewith:

ASSOCIATION:

Vistancia Owners Association, Inc.
4201 W. Parmer Ln, Bldg A-150
Austin, Texas 78727
512-610-7000
phone

COUNTY:

Honorable Samuel T. Biscoe (or successor)
Travis County Judge
P.O. Box 1748
Austin, Texas 78767

COPY TO:

Steven M. Manilla, P.E., County Executive (or successor)
Travis County Transportation and Natural Resources Department
P.O. Box 1748
Austin, Texas 78767

COPY TO:

Honorable David A. Escamilla (or successor)
Travis County Attorney
P.O. Box 1748
Austin, Texas 78767
Attn: File No. 83.____

XVI. Annexation by the City

A. If the total area within the Licensed Property is annexed for full purposes by the City of Austin or other incorporated municipality (the "CITY"), then all references in this Agreement to "the COUNTY" shall be construed to mean "the CITY"; all references to "the County Executive of the COUNTY Transportation and Natural Resources Department" shall be construed to mean "the Director of the CITY Department of Public Works & Transportation"; all references to "the Commissioners Court" shall be construed to mean "the CITY Council". Any other references to COUNTY employees shall be construed to mean the analogous CITY employee or officer.

EXECUTED AS OF THE DATES SET FORTH BELOW:

TRAVIS COUNTY, TEXAS

By: _____
Samuel T. Biscoe, County Judge

Date: _____

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the ___ day of _____, 2013, by Samuel T. Biscoe, County Judge of Travis County, Texas, a duly organized County and political subdivision of the State of Texas, on behalf of said County.

Notary Public in and for the State of Texas

Printed/Typed Name

My commission expires

TERMS AND CONDITIONS ACCEPTED, this the 2 day of MAY, ²⁰¹⁴~~2013~~.

THE ASSOCIATION:

Vistancia Owners Association, Inc.

By: 
signature

Name: Keith Pearson
printed name

Title: HOA President
Authorized Representative

ACKNOWLEDGEMENT

THE STATE OF TEXAS

§

COUNTY OF TRAVIS

§

§

This instrument was acknowledged before me on this the 2 day of May, 2014, by Keith Pearson as HOA President of the Vistancia Owners Association, Inc., a Texas corporation, on behalf of said corporation.



Terry Cole

Notary Public in and for the State of Texas

Terry Cole

Printed/Typed Name

05/19/2015

My commission expires

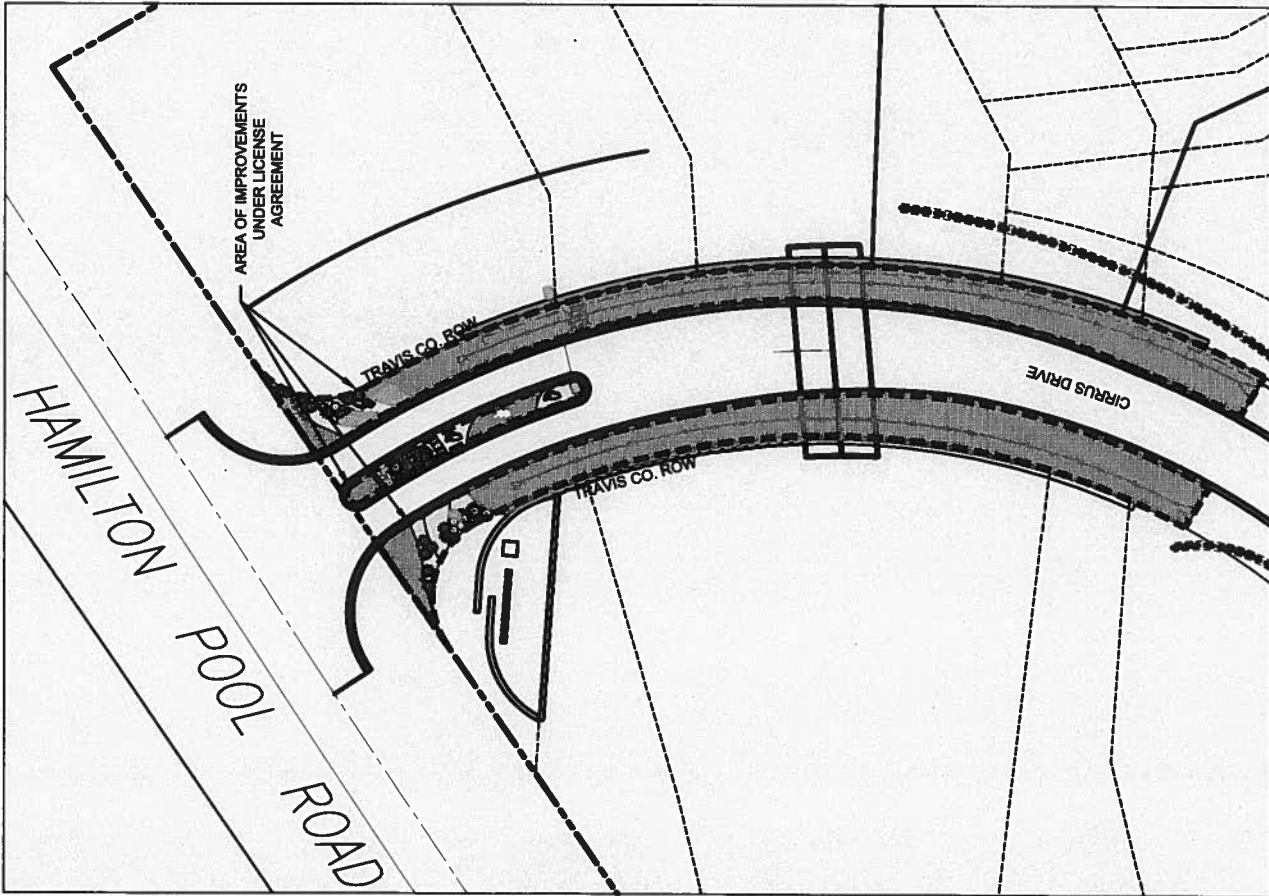
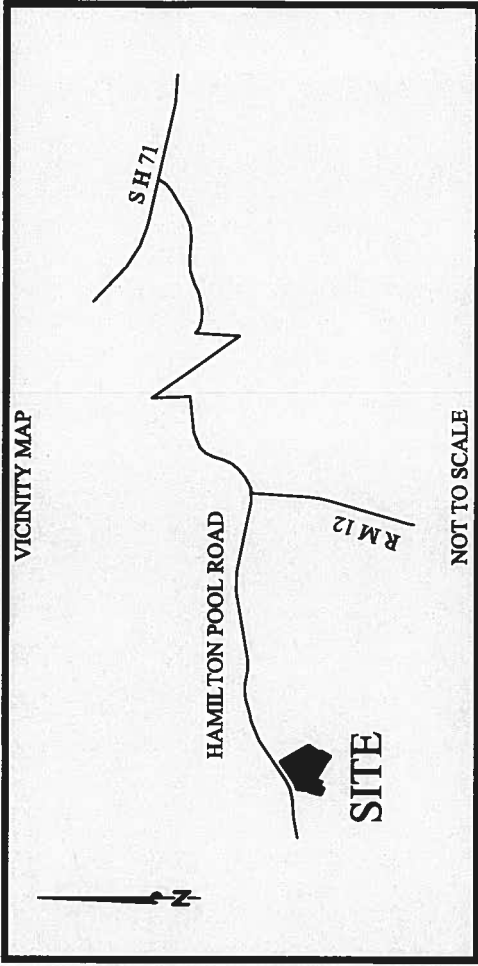
ADDRESS OF ASSOCIATION:

Vistancia Owners Association, Inc
4201W Parmer Lane
Bldg A, Suite 150
Austin, Texas 78727
512-610-7000
phone

ASSOCIATION'S MANAGEMENT CO.

Real Manage
10000 Pecan Park Blvd, Suite 100
Austin, TX 78750
Attn: Jodie Walker
512-219-1927
phone

VISTANCIA SECTION ONE



MAINTENANCE AGREEMENT LANDSCAPE AREA
TOTAL AREA: 9,664 SF

REPLACEMENT WITH HYDRO SEED: 9,664 SF @ \$0.15/SF
REPLACEMENT IRRIGATION: 9,664 SF @ \$0.45 /SF

ESTIMATED TOTAL COST OF REPLACEMENT:
TURF - HYDRO SEED: \$1449.60
IRRIGATION: \$4348.80
TOTAL: \$5798.40



Scale: NTS
 Date: April 25, 2014

MAINTENANCE AGREEMENT - LOCATION EXHIBIT
18027 HAMILTON POOL ROAD (FM 3238)

VISTANCIA
 TRAVIS COUNTY, TX 78738

SEC Planning, LLC

Land Planning + Landscape Architecture + Community Branding

AUSTIN, TEXAS
 www.secplanning.com

SEC Planning, LLC is a member of the American Society of Landscape Architects. All map data is for informational purposes only and does not constitute a contract. All map data is subject to change without notice. Plans are not to be used for construction without the approval of the relevant regulatory agency. Plans are subject to change.



TRV

201300188

4 PGS

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: VISTANCIA SECTION ONE

OWNERS NAME: S.A. SPRINGS, L.P.

RESUBDIVISION? YES NO

ADDITIONAL RESTRICTIONS / COMMENTS:

DOC# 2013169790--TAX CERTIFICATE

RETURN:

TRAVIS COUNTY, TNR
SARAH SUMNER
PICK-UP

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Sep 12, 2013 01:34 PM

201300188

MITCHELLM: \$129.00

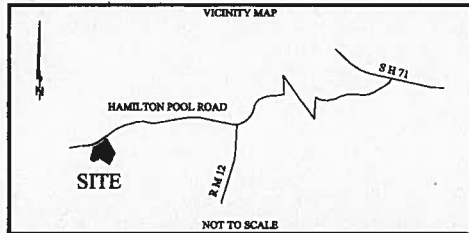
Dana DeBeauvoir, County Clerk
Travis County TEXAS

\$129.00

09-12-2013

201300188

VISTANCLA 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.

201300188

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 201219483 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.

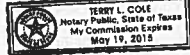
WITNESS MY HAND THIS 20 DAY OF NOVEMBER, 2012, A.D.

BY: *[Signature]*
JOHN CORK, PRESIDENT, SA SPRINGS, L.P.
8655 SOUTH FIRST DRIVE
THE WOODLANDS, TEXAS 75724

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.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 05/10 2015, A.D.



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

OWNERS IN THE SUBDIVISION ARE SUBJECT TO THE HOME OWNERS AGREEMENT IN DOCUMENT NUMBER 201219445 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;
 - WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED;
 - RESIDENTIAL YARDS AND HIKING TRAILS MAY BE LOCATED WITHIN THE BUFFER IF AT LEAST 50 FEET FROM THE EASEMENT.
- THE WATERWAY BUFFER ZONE EASEMENT MUST REMAIN UNDEVELOPED EXCEPT FOR:
 - FENCES WHICH DO NOT OBSTRUCT FLOOD FLOWS
 - PARCELS OF 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 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.
- 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.

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, 2004.

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 HEE 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 27 DAY OF August, 2012, 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 29 DAY OF August, 2012, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY *[Signature]*
Robert Rorick



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 12 DAY OF September 2013, A.D., AT 1:34 O'CLOCK P.M., DULY RECORDED ON THE 12 DAY OF September, 2013, A.D., AT 1:40 O'CLOCK P.M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 201300188 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 12 DAY OF September, 2013, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS
[Signature]
DEPUTY
M. MITCHELL



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.

11/14/12
DATE



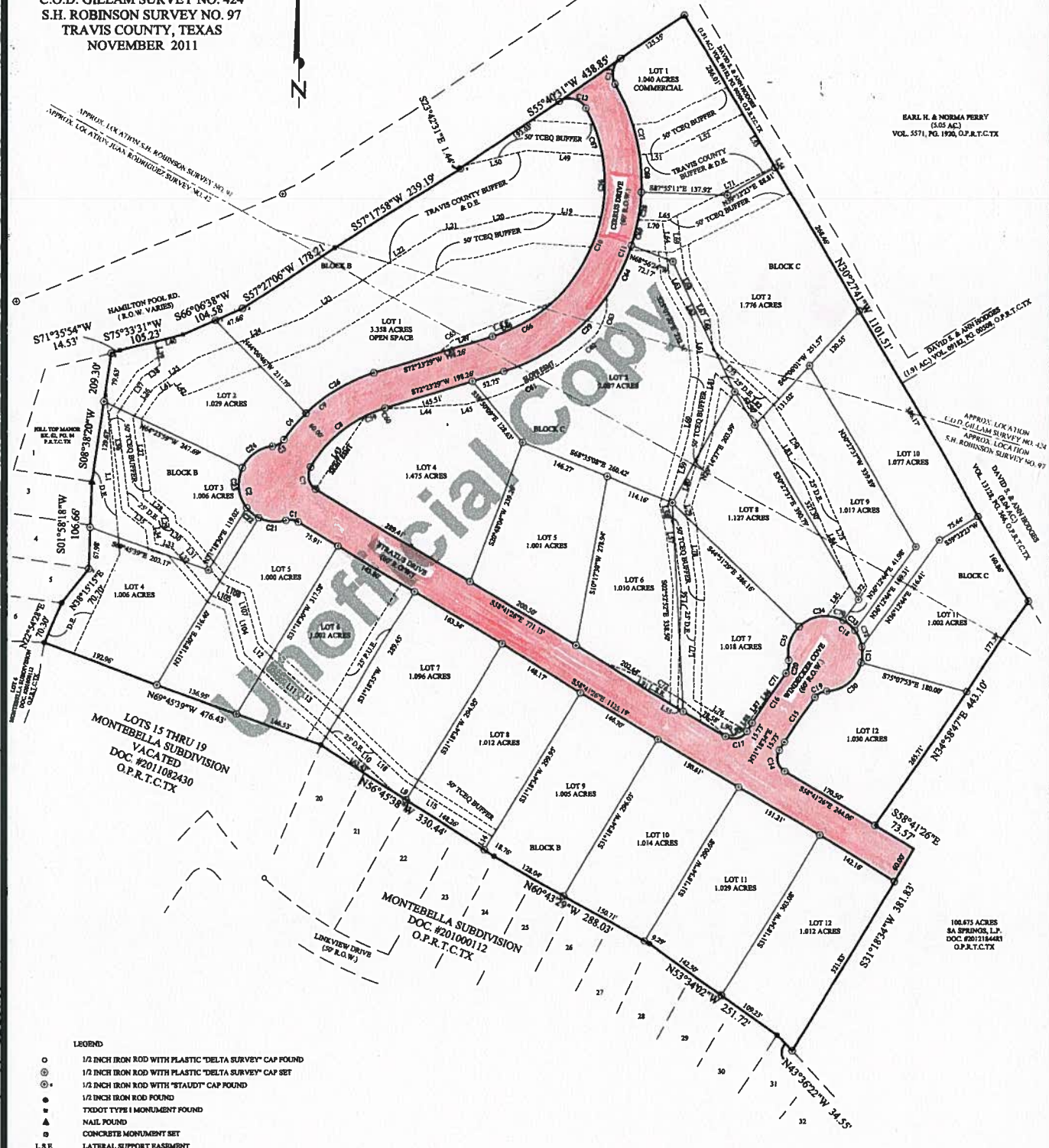
[Signature]
JOHN E BRAUTIGAM
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6067 STATE OF TEXAS
DELTA SURVEY GROUP, INC.
8213 BRODIE LANE, STE 102
AUSTIN, TEXAS 78745

201300188



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



BARL H. & NORMA PERRY
0.05 AC
VOL. 5571, PG. 1920, O.P.R.T.C.T.X

APPROX. LOCATION
C.O.D. GILLAM SURVEY NO. 424
APPROX. LOCATION
S.H. ROBINSON SURVEY NO. 97

DAVID & ANNE BRIDGES
VOL. 1114, PG. 104, O.P.R.T.C.T.X

106.675 ACRES
SA SPRINGS, L.P.
DOC. #2012184481
O.P.R.T.C.T.X

LOTS 15 THRU 19
MONTEBELLA SUBDIVISION
VACATED
DOC. #2011082430
O.P.R.T.C.T.X

MONTEBELLA SUBDIVISION
DOC. #201000112
O.P.R.T.C.T.X

- 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 "STANDARD" CAP FOUND
 - 1/2 INCH IRON ROD FOUND
 - TYPED TYPE I MONUMENT FOUND
 - ▲ NAIL FOUND
 - ⊞ CONCRETE MONUMENT SET
 - 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

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



TRV

201300189

5 PGS

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: VISTANCIA SECTION TWO

OWNERS NAME: S.A. SPRINGS, L.P.

RESUBDIVISION? YES NO

ADDITIONAL RESTRICTIONS / COMMENTS:

DOC# 2013169791--TAX CERTIFICATE

DOC# 2013169792--JOINT ACCESS DRIVE AGREEMENT AND DEVELOPMENT
AREA DESIGNATION

RETURN:

TRAVIS COUNTY, TNR
SARAH SUMNER
PICK-UP

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Sep 12, 2013 01:34 PM

201300189

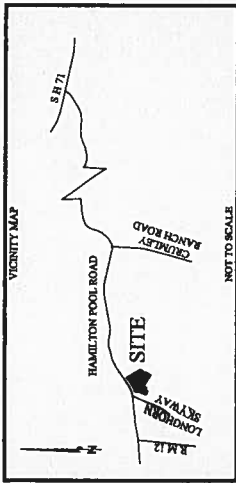
MITCHELLM: \$156.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS

VISTANCIA SECTION TWO

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.

VISTANCIA SECTION TWO

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

SHEET
1
OF
5

201300189

08-12-2013

#156.00

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS THAT SA STRINGS, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN AND THROUGH JOHN COAK, PRESIDENT; OWNER OF 22.812 ACRES OF LAND LOCATED IN THE JUAN RODRIGUEZ SURVEY NUMBER 42, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 100.673 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 2012184483 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THE UNDERSIGNED OWNER DOES HEREBY SUBDIVIDE SAID 22.812 ACRES PURSUANT TO CHAPTER 205, SUBCHAPTER 205.001, ACTS, STATUTES AND CODES, AN ACT OF THE 76TH LEGISLATIVE SESSION, 2015 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.

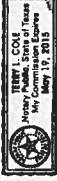
WITNESS MY HAND THIS 20 DAY OF November 2015 A.D.

BY: [Signature]
JOHN COAK, PRESIDENT, STRINGS, L.P.
8635 RIVERBROOK DR
THE WOODLANDS 75784

11/20/12
DATE

STATE OF TEXAS
COUNTY OF TRAVIS

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 FRASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 05/17 2015 A.D.

NO PORTION OF THIS TRACT LIES WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. MAP #48350958, 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 FRASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



DAVID T. SMITH, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 67845
DAVID T. SMITH, P.E.
1300 BEE CAVE PARKWAY
BEE CAVE, TEXAS 78738

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

I, JOHN E BRAUTGAM, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND DO HEREBY CERTIFY THAT THIS PLAT IS CORRECT AND WAS DERIVED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.



JOHN E BRAUTGAM
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 18873 STATE OF TEXAS
DELTA SURVEY GROUP, INC.
8213 BROOKHURST AVE, STE 102
AUSTIN, TEXAS 78745

11/14/12
DATE

Delta Survey Group Inc.
8213 Brocade Lane, Ste. 102, Austin, TX, 78745
office: (512) 282-5200 fax (512) 282-5130

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, HOADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH, THE BUILDING OF ALL STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES, SHOWN ON THIS PLAT AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNERS (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 OWNERS (S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE CONSTRUCTED OR PLACED ON THE SUBDIVISION TO COUNTY STANDARDS AND TO THE FISCAL SECURITY OF THE COUNTY. THE OWNERS (S) SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THEIR ACCESSORIES 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 CONSTRUCT OR MAINTAIN SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE PART OF THE DEVELOPERS CONSTRUCTION.

THIS SUBDIVISION IS SUBJECT TO THE COVENANTS AND RESTRICTIONS RECORDED IN DOCUMENT NO. 2013101443, OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

OWNERS OF LOTS 1, 2, 3, 4, 5 AND 6 IN THIS SUBDIVISION ARE SUBJECT TO A FRONT ACCESS DRIVE AGREEMENT RECORDED IN DOCUMENT NO. 2013101443, OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

VISTANCIA SECTION 7 AND SECTION 3 MUST BE PLATTED CONCURRENTLY WITH APPROVABLE CONSTRUCTION PLANS AND FISCAL POSTING AND RECORDED TOGETHER BECAUSE OF THE NEED FOR A SECONDARY ACCESS.

PARKLAND FEEES FOR 20 LOTS HAVE BEEN SATISFIED WITH THIS PLAT.

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOUR, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING THAT ON THE 20 DAY OF November 2015 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 29th DAY OF August, 2015 A.D.

DANA DEBEAUVOUR, COUNTY CLERK
TRAVIS COUNTY, TEXAS



[Signature]
Deputy Clerk

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOUR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING ORDER ON THE 20 DAY OF November 2015 A.D. AT 11:34 O'CLOCK P.M. DULY RECORDED ON THE 20 DAY OF November 2015 A.D. AT 1:00 O'CLOCK P.M. OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 2013101443, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 12 DAY OF September, 2015 A.D.

DANA DEBEAUVOUR, COUNTY CLERK
TRAVIS COUNTY, TEXAS



[Signature]
Deputy

VISTANCIA SECTION TWO

201300189

TRAVIS COUNTY WATER QUALITY NOTES, COUNTY CODE CHAPTER 82

- NO CUT OR FILL ON ANY LOT MAY EXCEED 8 FEET, EXCLUDING DRIVEWAYS. [§2.299(1)]
- BUFFER ZONE EASEMENTS FOR ENVIRONMENTALLY VALUABLE FEATURES [§2.296(C)], INCLUDING BLUES CANYON BARRAGES, MUST BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS. 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.
- THE WATERWAY BUFFER ZONE EASEMENT MUST REMAIN UNDEVELOPED EXCEPT FOR:
 - PARK OR SIMILAR OPEN SPACE USE, LIMITED TO HIKING, JOGGING, OR WALKING TRAILS AND OUTDOOR FACILITIES, AND EXCLUDING STABLES AND CORNALS FOR ANIMALS, IS PERMITTED ONLY IF THE BUFFER IS AT LEAST 10 FEET FROM THE WATERWAY.
 - 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 82.307 AND OTHER PROVISIONS OF THIS CHAPTER ARE MET.
- CONSTRUCTION ACTIVITIES ON INDIVIDUAL LOTS ARE REQUIRED TO INCLUDE TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT EROSION AND TO MAINTAIN SOIL QUALITY. LOT CONSTRUCTION ACTIVITIES DISTURBING ONE ACRE OR GREATER, OR LESS THAN ONE 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 REMAINING STORM WATER QUALITY CONTROL MEASURES REQUIRED BY THE TRAVIS COUNTY CODE, THE TRAVIS COUNTY ENVIRONMENTAL QUALITY (TEQ) ORDINANCES, CONTRIBUTING ZONE PROGRAM (CZP) AND CHAPTER 212, 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 MAINTAINING SUCH MEASURES UNTIL THE MAINTENANCE OBLIGATION IS EITHER ASSIGNED OR WRITTEN BY THE LANDOWNER TO ANOTHER ENTITY, OR ASSIGNED OR WRITTEN BY THE COUNTY TO ANOTHER ENTITY ASSOCIATED WITH A DEDICATED, OR A MUNICIPALITY, OR OWNERSHIP OF THE PROPERTY 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.

TCBQ BUFFER NOTE

AREA WITHIN DESIGNATED TCBQ BUFFERS IS PROHIBITED FROM (1) USE FOR WASTEWATER IRRIGATION OR SEPTIC EFFLUENT DISPOSAL, (2) CONSTRUCTION OF BUILDINGS OF ANY TYPE, (3) PARKING LOTS, (4) GOLF COURSES, (5) REMOVAL OF VEGETATION (CEDAR AND MESQUITE CLEARING IS ALLOWED) UNLESS REPLACED WITH NATIVE VEGETATION AND GRASSES. THESE AREAS MAY BE CROSSED BY UTILITIES AND A SINGLE DRIVEWAY IF REQUIRED TO ACCESS A SIGNIFICANT PORTION OF THE SITE, AND USED FOR NATIVE GRASS LAWNS AND FENCES.

LAND USE SCHEDULE

USE	AREA (SF)	AREA (AC)	# OF LOTS
RESIDENTIAL LOTS	911,057	20,915	20
TOTAL	993,690	22,812	20

STREET NAME	STREET WIDTH	STREET LENGTH
STRATUS DRIVE	24'	863 L.F.
STRATUS COVE	24'	430 L.F.
TOTAL:	129' L.F.	

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 LOT IS IN TRAVIS COUNTY AND NO CITY'S ETC.

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 OS&F.

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

TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM FLAT 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 ROTABLE 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 265 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.

STACEY SCHEFFEL
ON-SITE WASTEWATER PROGRAM
TRAVIS COUNTY - TEX
8/11/15
DATE

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 SEPTIC RELATED FACILITIES.

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

THESE RESTRICTIONS APPLY TO:

BLOCK C - LOTS 3 THRU 7
DRIVEWAY ACCESS TO THE FOLLOWING LOTS IS LIMITED TO THE STREETS LISTED IN THE TABLE BELOW:

BLOCK C, LOT 17 - STRATUS COVE.

BLOCK D, LOT 9 - STRATUS COVE.

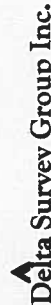
WITHIN A SIGHT DISTANCE EASEMENT ANY OBSTRUCTION OF SIGHT DISTANCE BY VEGETATION, FENCING, BARRIERS, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A SAFETY HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF COMMISSIONERS' COURT AT OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN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

DRAINAGE AND LATERAL SUPPORT EASEMENTS TO THE LIMITS SHOWN ON THIS PLAN ARE HEREBY DEDICATED TO THE PUBLIC FOR THE CONSTRUCTION, MAINTENANCE, AND THE RIGHT TO PLACE BARTHER FILL FOR DRAINAGE AND LATERAL SUPPORT FOR PUBLIC ROADWAYS ON THIS PLAN. 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. 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.

VISTANCIA

SECTION TWO

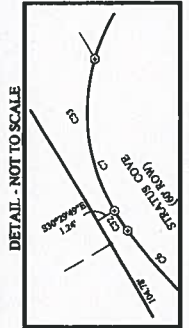
SHEET
3
OF
5



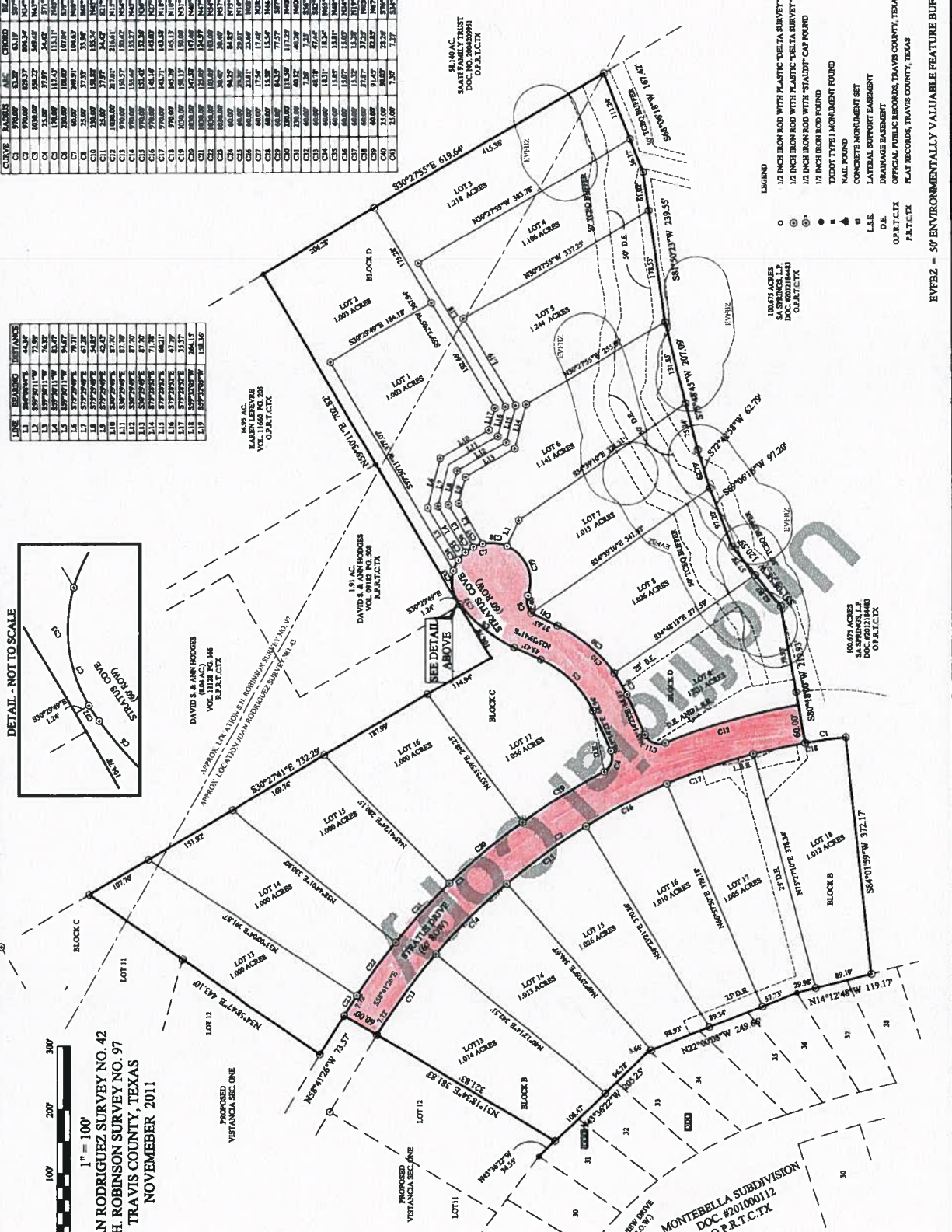
8213 Brodie Lane, Ste. 102, Austin, TX, 78745
office: (512) 282-5200 fax: (512) 282-5230

CURVE	BACKSIS	ARC	CHORD	BEARING	DELTA
C1	34.00	63.39	63.39	S71°30'00"W	108.00
C2	100.00	50.00	50.00	S45°00'00"W	90.00
C3	100.00	50.00	50.00	S45°00'00"W	90.00
C4	25.00	31.83	31.83	S71°30'00"W	54.00
C5	178.00	112.42	112.42	S71°30'00"W	207.00
C6	200.00	125.60	125.60	S71°30'00"W	230.40
C7	25.00	31.83	31.83	S71°30'00"W	54.00
C8	25.00	31.83	31.83	S71°30'00"W	54.00
C9	25.00	31.83	31.83	S71°30'00"W	54.00
C10	25.00	31.83	31.83	S71°30'00"W	54.00
C11	25.00	31.83	31.83	S71°30'00"W	54.00
C12	25.00	31.83	31.83	S71°30'00"W	54.00
C13	25.00	31.83	31.83	S71°30'00"W	54.00
C14	25.00	31.83	31.83	S71°30'00"W	54.00
C15	25.00	31.83	31.83	S71°30'00"W	54.00
C16	25.00	31.83	31.83	S71°30'00"W	54.00
C17	25.00	31.83	31.83	S71°30'00"W	54.00
C18	25.00	31.83	31.83	S71°30'00"W	54.00
C19	25.00	31.83	31.83	S71°30'00"W	54.00
C20	25.00	31.83	31.83	S71°30'00"W	54.00
C21	25.00	31.83	31.83	S71°30'00"W	54.00
C22	25.00	31.83	31.83	S71°30'00"W	54.00
C23	25.00	31.83	31.83	S71°30'00"W	54.00
C24	25.00	31.83	31.83	S71°30'00"W	54.00
C25	25.00	31.83	31.83	S71°30'00"W	54.00
C26	25.00	31.83	31.83	S71°30'00"W	54.00
C27	25.00	31.83	31.83	S71°30'00"W	54.00
C28	25.00	31.83	31.83	S71°30'00"W	54.00
C29	25.00	31.83	31.83	S71°30'00"W	54.00
C30	25.00	31.83	31.83	S71°30'00"W	54.00
C31	25.00	31.83	31.83	S71°30'00"W	54.00
C32	25.00	31.83	31.83	S71°30'00"W	54.00
C33	25.00	31.83	31.83	S71°30'00"W	54.00
C34	25.00	31.83	31.83	S71°30'00"W	54.00
C35	25.00	31.83	31.83	S71°30'00"W	54.00
C36	25.00	31.83	31.83	S71°30'00"W	54.00
C37	25.00	31.83	31.83	S71°30'00"W	54.00
C38	25.00	31.83	31.83	S71°30'00"W	54.00
C39	25.00	31.83	31.83	S71°30'00"W	54.00
C40	25.00	31.83	31.83	S71°30'00"W	54.00

LINE	BEARING	DISTANCE
L1	S89°28'11"W	73.57
L2	S89°28'11"W	73.57
L3	S89°28'11"W	73.57
L4	S89°28'11"W	73.57
L5	S89°28'11"W	73.57
L6	S89°28'11"W	73.57
L7	S89°28'11"W	73.57
L8	S89°28'11"W	73.57
L9	S89°28'11"W	73.57
L10	S89°28'11"W	73.57
L11	S89°28'11"W	73.57
L12	S89°28'11"W	73.57
L13	S89°28'11"W	73.57
L14	S89°28'11"W	73.57
L15	S89°28'11"W	73.57
L16	S89°28'11"W	73.57
L17	S89°28'11"W	73.57
L18	S89°28'11"W	73.57
L19	S89°28'11"W	73.57
L20	S89°28'11"W	73.57



1" = 100'
 JUAN RODRIGUEZ SURVEY NO. 42
 S.H. ROBINSON SURVEY NO. 97
 TRAVIS COUNTY, TEXAS
 NOVEMBER 2011



- LEGEND
- 10 INCH IRON ROD WITH PLASTIC DELTA SURVEY - CAP FOUND
 - ⊙ 10 INCH IRON ROD WITH PLASTIC DELTA SURVEY - CAP SET
 - ⊙ 10 INCH IRON ROD WITH 'STALDIT' CAP FOUND
 - ⊙ 10 INCH IRON ROD FOUND
 - TYPED TYPE MONUMENT FOUND
 - NAIL FOUND
 - CONCRETE MONUMENT SET
 - LATERAL SUPPORT EMBARKMENT
 - DRAINAGE EMBARKMENT
 - D.E. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
 - O.P.R.T.C.TX OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
 - P.A.T.C.TX ENVY2 - 50' ENVIRONMENTALLY VALUABLE FEATURE BUFFER ZONE

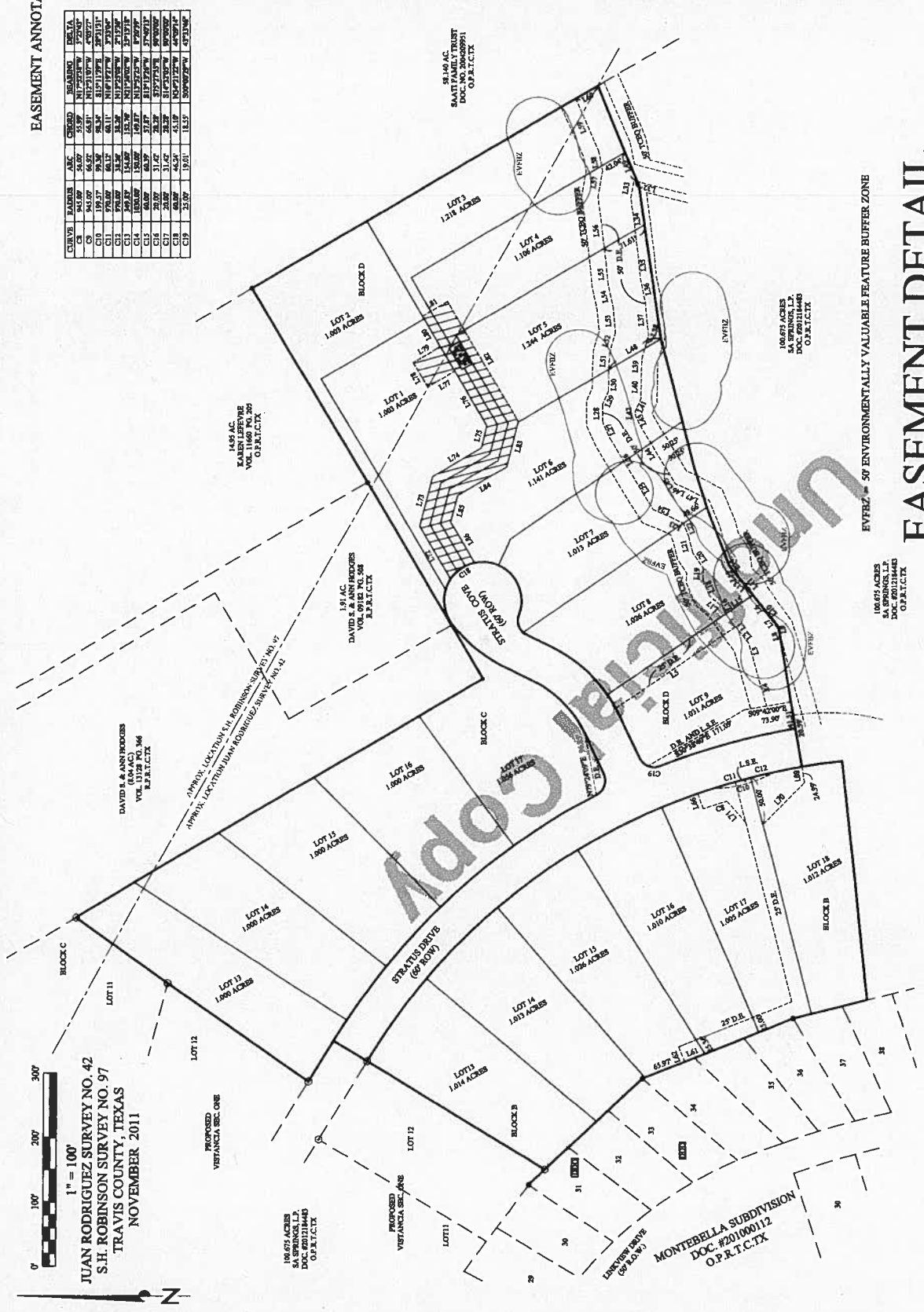
VISTANCIA SECTION TWO

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

201300189

EASEMENT ANNOTATION

Table with columns: CURVE, RADIUS, ARC, CHORD, BEARING, DELTA, LINE BEARING, DISTANCE. It lists 32 curves (C1 to C32) with their respective geometric data.



Scale bar showing 0, 100', 200', 300'.

1" = 100'
JUAN RODRIGUEZ SURVEY NO. 42
S.H. ROBINSON SURVEY NO. 97
TRAVIS COUNTY, TEXAS
NOVEMBER 2011

PROPOSED VISTANCA SEC. ONE

PROPOSED VISTANCA SEC. ONE

MONTABELLA SUBDIVISION
DOC #201006112
O.P.R.T.C.TX

EASEMENT - 50' ENVIRONMENTALLY VALUABLE FEATURE BUFFER ZONE

EASEMENT DETAIL

10.05 ACRES
SA SPRINGS, L.P.
DOC #20121445
O.P.R.T.C.TX

10.05 ACRES
DOC #20121445
O.P.R.T.C.TX

38.40 AC.
SCOTT FAMILY TRUST
DOC #20070001
O.P.R.T.C.TX

14.5 AC.
KAREN IFFERRE
VOL. 8213 P. 346
O.P.R.T.C.TX

DAVID & ANN ROCKS
VOL. 8213 P. 346
O.P.R.T.C.TX

1.91 AC.
DAVID'S WOODS
VOL. 8213 P. 348
O.P.R.T.C.TX

APPROX. LOCATIONS OF THE ROBINSON SURVEY, TRAVIS COUNTY, TEXAS.
APPROP. LOCATION OF JUAN RODRIGUEZ SURVEY, TRAVIS COUNTY, TEXAS.

VISTANCA SECTION TWO

201300189



TRV 201300190
4 PGS

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: VISTANCIA SECTION THREE

OWNERS NAME: S.A. SPRINGS, L.P.

RESUBDIVISION? YES NO

ADDITIONAL RESTRICTIONS / COMMENTS:

DOC# 2013169793--TAX CERTIFICATE

RETURN:

TRAVIS COUNTY, TNR
SARAH SUMNER
PICK-UP

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Sep 12, 2013 01:34 PM 201300190

MITCHELLM: \$129.00

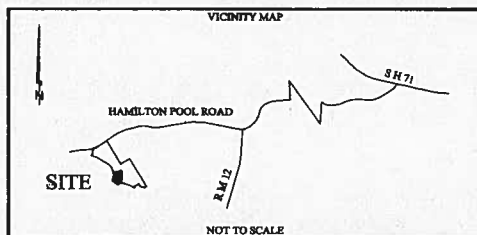
Dana DeBeauvoir, County Clerk
Travis County TEXAS

#129.00

09-12-2013

201300190

VISTANCLA SECTION THREE



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.

201300190

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 9.965 ACRES OF LAND LOCATED IN THE JUAN RODRIGUEZ SURVEY NUMBER 42, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 100.673 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 2012184483 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THE UNDERSIGNED OWNER DOES HEREBY SUBDIVIDE SAID 9.965 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 HERON, AND DO HEREBY DEDICATE TO THE PUBLIC, THE STREETS, AND EASEMENTS HERON, SUBJECT TO ANY EASEMENTS AND OR RESTRICTIONS GRANTED AND NOT RELEASED.

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

BY: [Signature]
JOHN CORK, PRESIDENT, SA SPRINGS, L.P.
8655 SOUTH PINE DRIVE
TEMPE, ARIZONA 85284

11/20/12
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 ERCT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE PART OF THE DEVELOPER'S CONSTRUCTION.

OWNERS IN THE SUBDIVISION ARE BOUND TO THE HOME OWNERS AGREEMENT IN DOCUMENT NUMBER 2013101449 OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

THIS SUBDIVISION IS SUBJECT TO THE COVENANTS AND RESTRICTIONS RECORDED IN DOCUMENT NO. 2013101449 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

VISTANCIA SECTION 2 AND SECTION 3 MUST BE PLATTED CONCURRENTLY WITH APPROVABLE CONSTRUCTION PLANS AND FISCAL POSTING AND RECORDED TOGETHER BECAUSE OF THE NEED FOR A SECONDARY ACCESS.

PARKLAND FEES FOR 8 LOTS HAVE BEEN SATISFIED WITH THIS PLAT.

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.

[Signature]
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 4845300395H, 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. 67545
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 17 DAY OF August, 2012 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 29th DAY OF August, 2012 A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

[Signature]
DEPUTY
[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.

11/16/12
DATE
[Signature]
JOHN E BRAUTIGAM
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 5057 STATE OF TEXAS
DELTA SURVEY GROUP, INC.
8213 BRODIE LANE, STE 102
AUSTIN, TEXAS 78745



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 12 DAY OF September, 2012 A.D. AT 1:34 O'CLOCK P.M. DULY RECORDED ON THE 12 DAY OF September, 2012 A.D. AT 1:34 O'CLOCK P.M. OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 201300190 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 12th DAY OF September, 2012 A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

[Signature]
DEPUTY
[Signature]



201300190

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 UTILITIES IS RETAINED ALONG THE SIDES AND REAR OF ALL LOTS SHOWN HEREBON.

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

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.

for Stacey Schepfel
ON-SITE WASTEWATER PROGRAM
TRAVIS COUNTY - TNR

8/1/13
DATE

TRAVIS COUNTY WATER QUALITY NOTES, COUNTY CODE CHAPTER 82

- NO CUT OR FILL ON ANY LOT MAY EXCEED 6 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.
 - 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.
- 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.

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.

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

LOT 10 BLOCK D	AVION DRIVE
LOT 16 BLOCK E	AVION DRIVE

WITHIN A SIGHT DISTANCE EASEMENT ANY OBSTRUCTION OF SIGHT DISTANCE BY VEGETATION, FENCING, EARTHWORK, 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.

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

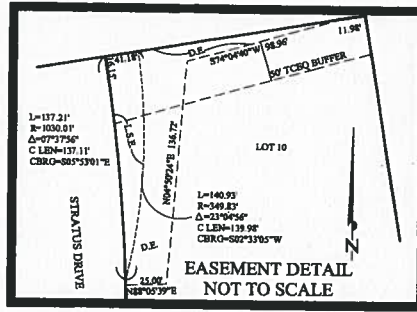
USE	AREA (SF)	AREA (AC)	# OF LOTS
RESIDENTIAL LOTS	371,349	8.525	8
ROW	62,726	1.440	
TOTAL	434,075	9.965	8

STREET NAME	STREET WIDTH	STREET LENGTH
AVION DRIVE	24'	209 L.F.
STRATUS DRIVE	24'	866 L.F.
TOTAL:		1075 L.F.

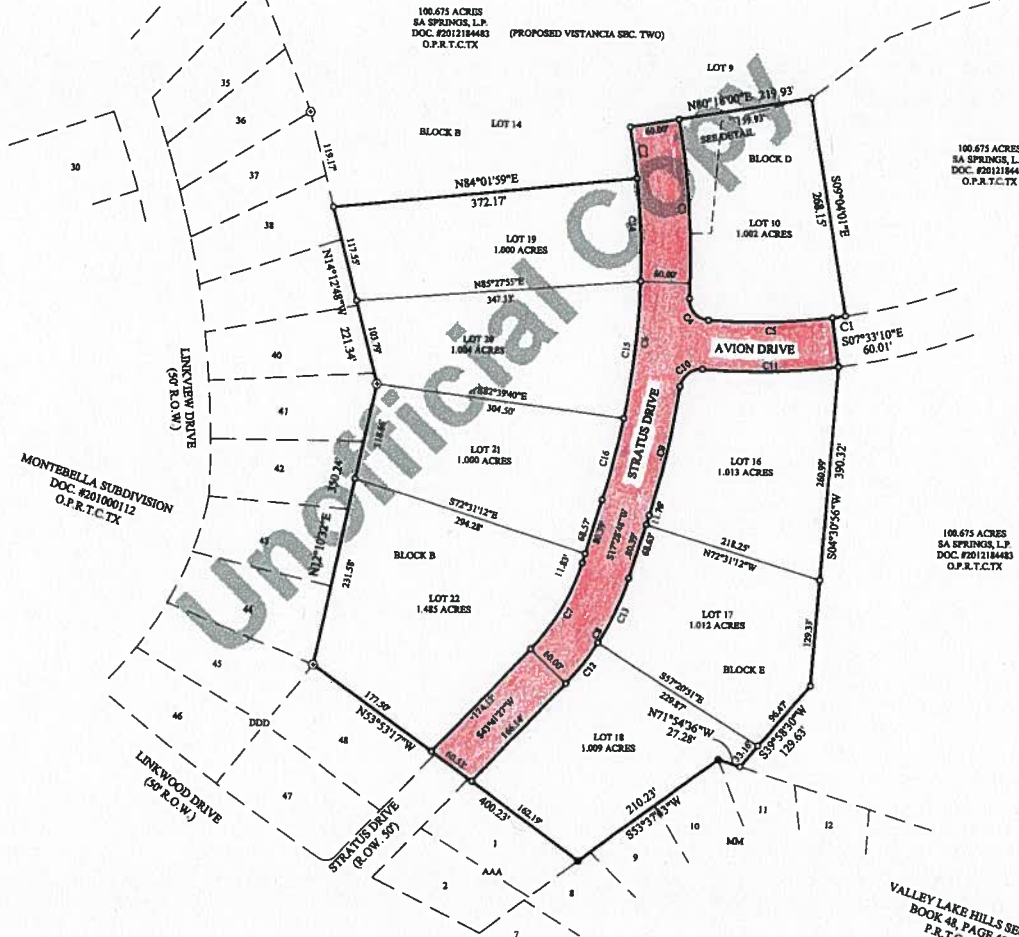
201300190



1" = 100'
 JUAN RODRIGUEZ SURVEY NO. 42
 TRAVIS COUNTY, TEXAS
 AUGUST 2012



CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	720.00	15.61	15.61	S81°49'34"W	1°14'33"
C2	978.00	63.29	63.19	N07°09'04"E	3°42'59"
C3	1806.00	219.21	218.79	S00°36'11"E	12°11'28"
C4	33.80	38.57	34.87	S41°38'43"E	8°18'43"
C5	720.00	147.88	147.82	N88°19'23"E	11°46'05"
C6	978.00	396.99	394.21	N02°42'20"E	23°38'38"
C7	270.00	123.52	122.44	E03°57'00"W	20°12'29"
C8	330.00	150.80	149.65	E30°57'00"W	20°12'29"
C9	1030.00	161.99	161.82	N12°58'39"E	9°06'40"
C10	33.00	37.69	34.87	S11°23'00"W	8°35'50"
C11	780.00	163.50	163.27	N88°27'00"E	11°58'29"
C12	330.00	63.58	63.48	N08°18'17"E	11°02'28"
C13	330.00	87.58	87.13	N25°02'58"E	15°18'19"
C14	978.00	125.36	125.27	N02°19'31"W	7°26'17"
C15	978.00	168.23	168.02	N00°34'23"E	9°56'14"
C16	978.00	103.40	103.35	N14°24'43"E	6°06'27"



Unofficial Copy

- LEGEND**
- 1/2 INCH IRON ROD WITH PLASTIC "DELTA SURVEY" CAP SET
 - ⊙ 1/2 INCH IRON ROD WITH CAP FOUND
 - 1/2 INCH IRON ROD FOUND
 - CONCRETE MONUMENT SET
 - L.S.E. LATERAL SUPPORT EASEMENT
 - D.B. DRAINAGE BASEMENT
 - 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

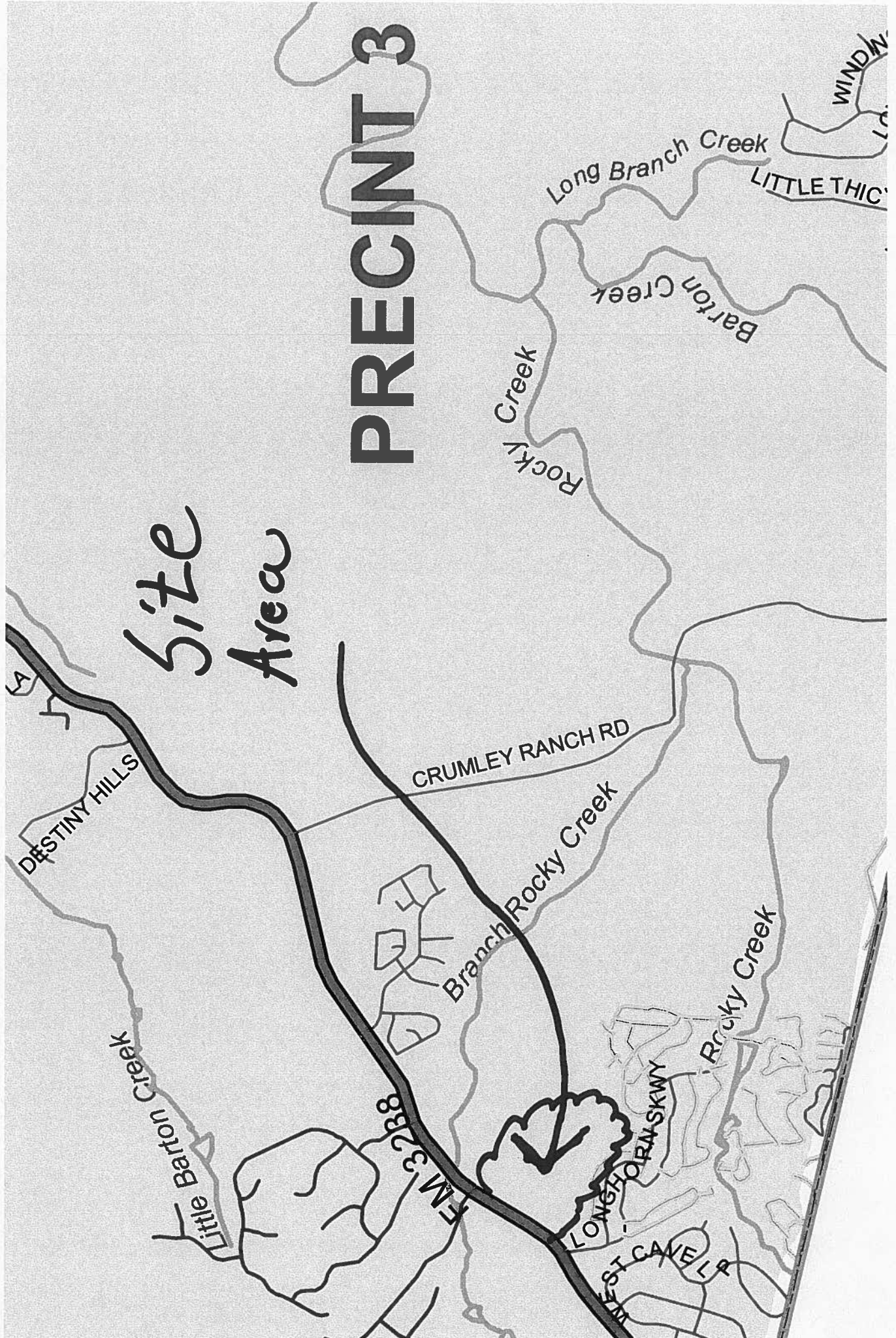
Delta Survey Group Inc.
 8213 Brodie Lane Ste. 102 Austin, TX. 78745
 office: (512) 282-5200 fax: (512) 282-5230

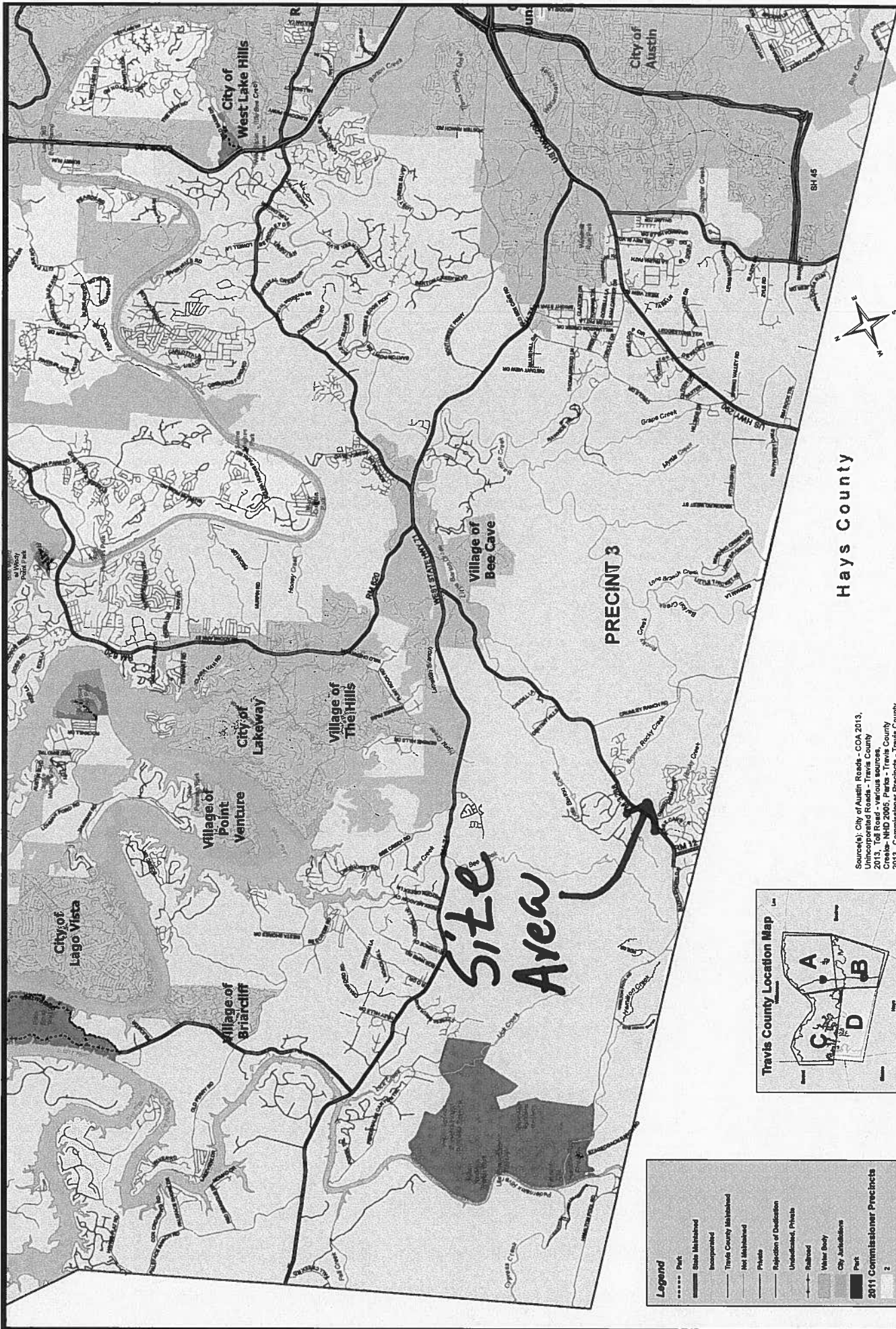
VISTANCIA SECTION THREE

SHEET
4
OF
4

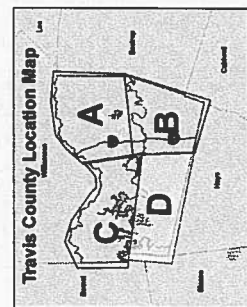
PRECINCT 3

Site Area





Source(s): City of Austin Roads - COA 2013.
 Incorporated Roads - Travis County
 2013.
 City of Lakeway
 Create-NHD 2005. Parks - Travis County
 2013. Commissioner Precincts - Travis County
 Voter Registrar 2011.



Legend

- Part
- State Maintained
- Incorporated
- Travis County Maintained
- Not Maintained
- Private
- Rejection of Dedication
- Unimproved, Private
- Railroad
- Water Body
- City Jurisdiction

2011 Commissioner Precincts

- 2
- 3

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



Travis County Roadways, Map D

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