



Travis County Commissioners Court Agenda Request

Meeting Date: July 1, 2014

Prepared By: Michael Hettenhausen, planner **Phone #:** (512) 854-7563

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

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

Sponsoring Court Member: Commissioner Daugherty, Precinct Three

AGENDA LANGUAGE: Approve setting a public hearing on Tuesday, August 5, 2014 to receive comments regarding a request for a partial plat cancellation of Sweetwater Ranch Section One Village I Final Plat in Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

In 2013, the owners of 32.35 acres of property located on Pedernales Summit Parkway applied through Travis County to final plat the property to create the Sweetwater Ranch Section One Village I Final Plat. This request was approved by Commissioners Court on December 10, 2013, and the final plat was recorded with the County Clerk under document number 201300261, which created 123 residential lots.

The current owners of lots within the Sweetwater Ranch Section One Village I Final Plat, WS-COS Development LLC, have applied through Travis County for a partial plat cancellation of Lot 27 Block D to remove the building line shown on the plat. Approval of the partial plat cancellation will return Lot 27 back to raw land. The applicant plans to submit a replat of Lot 27 without the building line shown on the plat. This replat will be scheduled for Court approval simultaneously with the approval of the partial plat cancellation.

STAFF RECOMMENDATIONS:

Travis County staff has reviewed the application, cleared all comments, and recommends the motion.

ISSUES AND OPPORTUNITIES:

As part of the requirements for a plat cancellation, a notice of public hearing sign will be placed on the subject property to announce the date, time, and location of the public hearing.

FISCAL IMPACT AND SOURCE OF FUNDING:

None.

ATTACHMENTS/EXHIBITS:

- Precinct map
- Location map
- Existing final plat
- Copy of cancellation document

REQUIRED AUTHORIZATIONS:

Cynthia McDonald	Financial Manager	TNR	(512) 854-4239
Steven M. Manilla	County Executive	TNR	(512) 854-9429

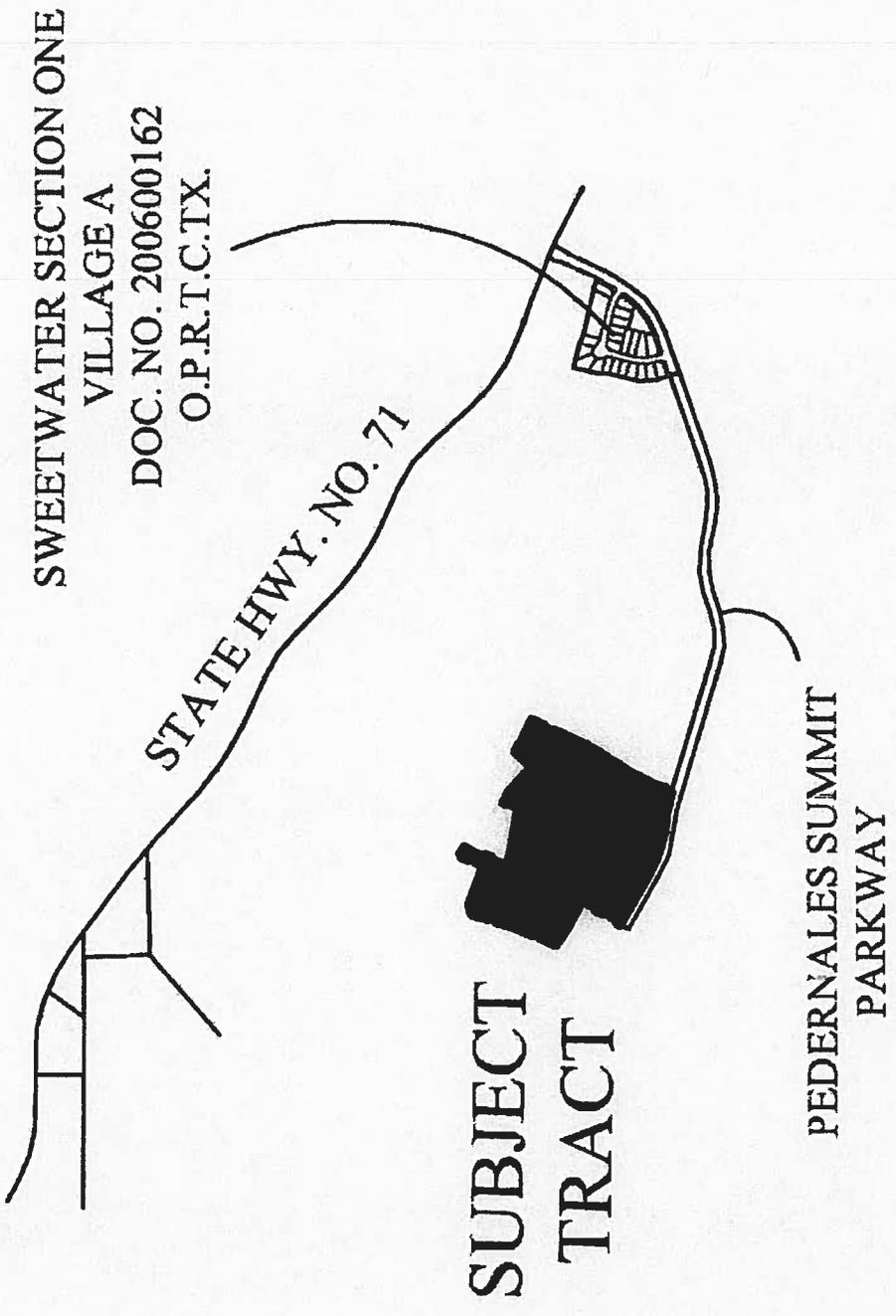
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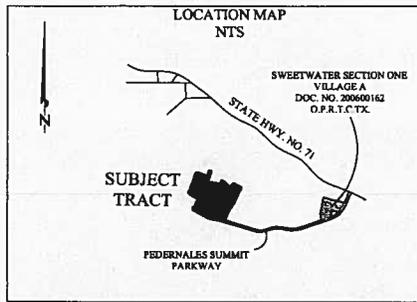
1101 - Development Services Long Range Planning - Partial plat cancellation of the Sweetwater Ranch Section One Village I Final Plat

LOCATION MAP

NTS



EXISTING PLAT



**TRAVIS COUNTY
CONSUMER PROTECTION NOTICE
FOR HOMEBUYERS**

IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

THIS CAN AFFECT THE VALUE OF YOUR PROPERTY. TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES.

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS THAT WS-COS DEVELOPMENT, LLC, ACTING HEREIN AND THROUGH MICHAEL L. RAFFERTY, AUTHORIZED SIGNATORY; OWNER OF 1379.351 ACRES (REMAINDER) OF LAND LOCATED IN THE W. A. BARLOW SURVEY NO. 86, IN TRAVIS COUNTY, TEXAS, DESCRIBED BY DEED OF RECORD IN DOCUMENT NO. 2011067827 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THE UNDERSIGNED OWNER DOES HEREBY SUBDIVIDE 32.348 ACRES OF LAND OUT OF SAID 1379.351 ACRES TRACT PURSUANT TO CHAPTER 232 OF THE LOCAL GOVERNMENT CODE OF TEXAS, IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS "SWEETWATER RANCH SECTION ONE, VILLAGE I" SUBDIVISION, SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND HEREBY DEDICATES TO THE PUBLIC, THE USE OF ALL THE STREETS AND EASEMENTS SHOWN HEREON.

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

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

STATE OF TEXAS
COUNTY OF _____
BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED MICHAEL L. RAFFERTY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____, 201__ A.D.

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. MAP 48453C0385H DATED SEPTEMBER 26, 2008.

I, RICHARD J. WHEELER, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

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

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

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

DATE _____ JOHN E BRAUTIGAM
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 5057 STATE OF TEXAS
DELTA SURVEY GROUP, INC.
8213 BRODIE LANE, STE 102
AUSTIN, TEXAS 78745
TBPLS FIRM NO. 10004700

STREET NAME	STREET WIDTH	TYPE	CLASSIFICATION	STREET OWNERSHIP	STREET LENGTH
RIO CHAMA LANE	28'	C&G	LOCAL	PUBLIC	286 L.F.
RIO CHAMA COVE	28'	C&G	LOCAL	PUBLIC	295 L.F.
AMBERG PLACE	28'	C&G	LOCAL	PUBLIC	425 L.F.
WALTZ COURT	28'	C&G	LOCAL	PUBLIC	261 L.F.
ALONSO DRIVE	28'	C&G	LOCAL	PUBLIC	1310 L.F.
GUNNISON TURN ROAD	28'	C&G	LOCAL	PUBLIC	1314 L.F.
TANNER BAYOU LOOP	28'	C&G	LOCAL	PUBLIC	1217 L.F.

TOTAL: 5108 L.F.

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

DIRECTOR, CITY OF AUSTIN
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

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

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO THE COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS, OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE PART OF THE DEVELOPERS CONSTRUCTION

SWEETWATER DEVELOPMENT PLAT NOTES:

1. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE EVIDENCE THAT THE FINAL PLAT AND CONSTRUCTION PLANS FOR STREET AND DRAINAGE INFRASTRUCTURE IMPROVEMENTS ASSOCIATED WITH THE SUBDIVISION HAVE BEEN SUBMITTED TO THE U.S. ARMY CORPS OF ENGINEERS FOR REVIEW AND ISSUANCE OF PERTINENT AND APPROPRIATE PERMITS, IF ANY ARE REQUIRED, PRIOR TO TRAVIS COUNTY APPROVAL OF THE FINAL PLAT(S) FOR THIS SUBDIVISION.
2. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE EVIDENCE THAT THE FINAL PLAT AND CONSTRUCTION PLANS FOR STREET AND DRAINAGE INFRASTRUCTURE IMPROVEMENTS ASSOCIATED WITH THE SUBDIVISION HAVE BEEN SUBMITTED TO THE LOWER COLORADO RIVER AUTHORITY WATER RESOURCES PROTECTION DIVISION FOR REVIEW AND CONSIDERATION OF A NON-POINT SOURCE POLLUTION CONTROL PERMIT PRIOR TO TRAVIS COUNTY APPROVAL OF THE FINAL PLAT(S) FOR THIS SUBDIVISION.
3. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE EVIDENCE THAT THE FINAL PLAT AND CONSTRUCTION PLANS FOR STREET AND DRAINAGE INFRASTRUCTURE IMPROVEMENTS ASSOCIATED WITH THE SUBDIVISION AND THE PROPOSED INTERSECTION WITH SH 71 WEST HAVE BEEN SUBMITTED TO THE TEXAS DEPARTMENT OF TRANSPORTATION AUSTIN DISTRICT, TOGETHER WITH APPROPRIATELY COMPLETED APPLICATIONS FOR DRIVEWAY PERMITS IN TXDOT ROW. IN ADDITION, PERTINENT AND APPROPRIATE ROW RESERVATION AREAS, IF SUCH RESERVATIONS MAY BE DEEMED TO BE REQUIRED VIA MUTUAL CONSIDERATION AND CONSENT BETWEEN THE OWNER/DEVELOPER AND TXDOT TO ACCOMMODATE FUTURE EXPANSIONS OF SH 71 WEST ARE INCLUDED FOR CONSIDERATION FOR THE FINAL PLAT(S) OF THIS SUBDIVISION PRIOR TO TRAVIS COUNTY APPROVAL OF THE FINAL PLAT(S) FOR THIS SUBDIVISION.
4. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE EVIDENCE THAT THE FINAL PLAT AND CONSTRUCTION PLANS FOR WATER, WASTEWATER AND STORMWATER MANAGEMENT INFRASTRUCTURE IMPROVEMENTS ASSOCIATED WITH THE SUBDIVISION HAVE BEEN SUBMITTED TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TECQ) AND/OR LOWER COLORADO RIVER AUTHORITY (LCRA), AND THE LAZY NINE MUNICIPAL UTILITY DISTRICT FOR REVIEW AND CONSIDERATION PRIOR TO TRAVIS COUNTY APPROVAL OF THE FINAL PLAT(S) FOR THIS SUBDIVISION.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE ____ DAY OF _____, 201__ A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE ____ DAY OF _____, 201__ A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 201__ A.D., AT ____ O'CLOCK ____ M., DULY RECORDED ON THE ____ DAY OF _____, 201__ A.D., AT ____ O'CLOCK ____ M., PLAT RECORDS OF SAID COUNTY AND STATE IN _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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

DANA DEBEAUVOIR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS.

DEPUTY

BENCHMARK LIST:

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

TBM-10: COTTON SPINDLE SET IN LIVE OAK TAG No. 8188
ELEV: 899.97'



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

SWEETWATER RANCH SECTION ONE VILLAGE I

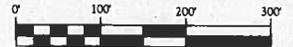
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OF
5

NOTES:

- OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF TRAVIS COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH THE SPECIFIC WRITTEN APPROVAL OF THE SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE TRAVIS COUNTY TRANSPORTATION AND NATURAL RESOURCES.
- WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH TRAVIS COUNTY PLANS AND SPECIFICATIONS. PLANS AND SPECIFICATION SHALL BE SUBMITTED TO TCBO FOR REVIEW.
- NO PORTION OF THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. MAP 48453C0385H DATED SEPTEMBER 26, 2008.
- THIS SUBDIVISION IS SUBJECT TO A PHASING AGREEMENT RECORDED AS DOCUMENT NO. 2006100748, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- MUNICIPAL JURISDICTION: THIS PRELIMINARY PLAN BOUNDARIES FALL OUTSIDE C.O.A. ETJ, BEE CAVE ETJ, LAKEWAY ETJ, AND WILL BE REGULATED BY TRAVIS COUNTY. MUNICIPAL JURISDICTION - NONE.
- THIS SUBDIVISION IS SUBJECT TO THE COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT NO.2006076072. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- DRIVEWAYS SHALL NOT BE CONSTRUCTED CLOSER THAN 50 FEET OR 60% OF THE LOT'S FRONTAGE TO THE EDGE OF PAVEMENT OF AN INTERSECTING LOCAL OR COLLECTOR STREET.
- A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- WATER SERVICE AND WASTEWATER SERVICE WILL BE PROVIDED BY THE LAZY NINE MUNICIPAL UTILITY DISTRICT 1B.
- DRAINAGE EASEMENTS GREATER THAN 25 FEET WIDE CAN BE USED FOR OPEN CHANNEL OR ENCLOSED CONDUIT SYSTEMS. DRAINAGE EASEMENTS 15 FEET WIDE ARE FOR ENCLOSED CONDUIT DRAINAGE SYSTEMS ONLY.
- THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE LAZY NINE MUNICIPAL DISTRICT 1B. WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY THE DISTRICT IN ACCORDANCE WITH ITS RATE ORDER, AS AMENDED. ALL CONSTRUCTION PLANS FOR WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS MUST BE PRESENTED TO THE DISTRICT AND APPROVED BY THE DISTRICT'S ENGINEER, PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE DISTRICT MAY INSPECT ALL WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES SHALL BE ALLOWED IN DRAINAGE EASEMENTS AND WATER QUALITY EASEMENTS EXCEPT AS APPROVED BY LCRA AND TRAVIS COUNTY.
- NO LOT SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED PUBLIC SEWER SYSTEM.
- NO LOT SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY FOR THIS PROPOSED DEVELOPMENT.
- ALL STREET RIGHT-OF-WAY ARE ALSO DRAINAGE EASEMENTS, WATER AND WASTEWATER EASEMENTS, AND GAS EASEMENTS AS PROVIDED BY LAZY NINE MUNICIPAL UTILITY DISTRICT 1B.
- ALL WATER QUALITY AND DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE LAZY NINE MUNICIPAL UTILITY DISTRICT 1B.
- ALL PROPERTY OF THE HEREIN-DESCRIBED SUBDIVISION IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S NONPOINT-SOURCE (NPS) POLLUTION CONTROL ORDINANCE. ANY DEVELOPMENT OTHER THAN CONSTRUCTION OF A SINGLE-FAMILY HOME OR ASSOCIATED STRUCTURE MAY REQUIRE AN NPS DEVELOPMENT PERMIT FROM THE LOWER COLORADO RIVER AUTHORITY.
- ALL NON RESIDENTIAL LOTS NOT ASSIGNED TO LAZY NINE MUD 1B TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION OR ITS ASSIGNS. LOT 26, BLOCK D IS ALSO A DRAINAGE EASEMENT AND RECREATIONAL LOT.
- WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECT WITH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AT THE 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 EASEMENT DEDICATED HEREIN. PROPERTY OWNERS MAY DO NOTHING THAT WOULD IMPAIR, DAMAGE OR DESTROY THE DRAINAGE AND LATERAL SUPPORT EASEMENTS. TRAVIS COUNTY AND ITS SUCCESSOR AND ASSIGNS HAVE THE RIGHT TO USE SO MUCH OF THE SURFACE OF THE PROPERTY WITHIN THE EASEMENTS AS MAY BE REASONABLY NECESSARY TO CONSTRUCT, INSTALL AND MAINTAIN DRAINAGE AND LATERAL SUPPORT FACILITIES WITHIN THE EASEMENTS

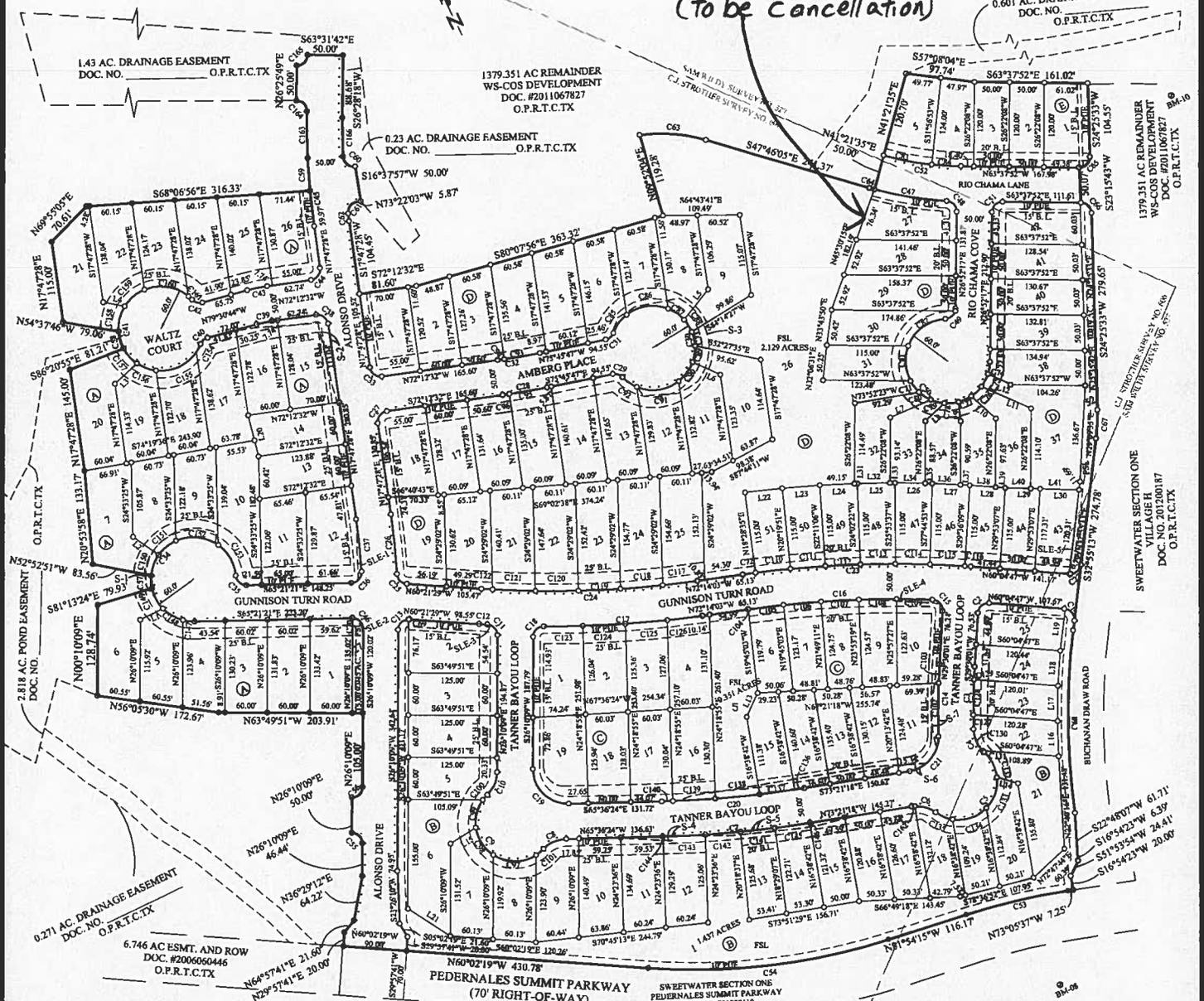
CURVE	RADIUS	ARC	CHORD	BEARING	DELTA	CURVE	RADIUS	ARC	CHORD	BEARING	DELTA	CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	15.00	24.35	21.76	N134°47'W	93°00"00"	C54	900.00	343.47	341.39	N70°25'17"W	21°51'57"	C111	1525.00	49.35	49.35	N66°34'31"W	1°31'16"
C2	15.00	24.87	21.29	S74°42'37"W	90°25'12"	C55	15.00	23.56	21.21	N11°49'51"W	90°00'00"	C112	1525.00	49.36	49.35	N66°31'16"W	1°31'16"
C3	1480.00	83.73	83.71	S71°12'33"W	47°25'56"	C56	15.00	23.56	21.21	N71°10'09"W	90°00'00"	C113	1525.00	49.36	49.35	N66°30'00"W	1°31'16"
C4	45.00	37.21	36.16	S91°25'39"W	47°25'49"	C57	60.00	18.17	18.10	N21°40'53"E	17°20'51"	C114	1525.00	49.36	49.35	N63°16'45"W	1°31'16"
C5	55.00	167.49	169.87	S64°38'40"W	174°28'30"	C58	60.00	23.55	23.16	N10°04'29"E	24°12'13"	C115	1525.00	49.36	49.35	N61°19'29"W	1°31'16"
C6	45.00	35.79	34.86	N59°34'06"W	45°34'31"	C59	1025.00	46.38	46.38	N11°52'43"E	2°39'13"	C116	1525.00	49.36	49.35	N60°14'19"W	1°31'16"
C7	1550.00	209.11	209.11	N60°25'51"W	74°45'13"	C60	15.00	23.56	22.40	S23°44'17"E	96°33'33"	C117	1475.00	49.49	49.49	S71°18'22"E	1°39'11"
C8	45.00	35.79	34.86	N59°34'06"W	45°34'31"	C61	15.00	23.56	20.85	S63°23'30"W	69°11'47"	C118	1475.00	60.12	60.12	S69°08'38"E	2°30'08"
C9	55.00	175.50	180.96	N19°43'08"W	183°55'19"	C62	975.00	16.97	16.97	S18°04'49"W	0°38'42"	C119	1475.00	60.02	60.02	S64°48'31"E	2°19'53"
C10	45.00	35.79	34.86	N48°37'20"E	45°34'31"	C63	225.00	91.21	94.50	S59°33'26"E	24°14'42"	C120	1475.00	60.01	60.01	S64°28'45"E	2°19'53"
C11	15.00	22.77	20.64	N17°18'40"W	86°57'28"	C64	475.00	7.25	7.25	S48°11'21"E	0°52'19"	C121	1475.00	60.11	60.10	S63°08'46"E	2°20'08"
C12	1525.00	11.52	11.52	N69°24'22"W	0°30'00"	C65	15.00	23.87	21.57	S70°25'21"W	1°54'55"	C122	1475.00	15.97	15.97	S69°40'08"E	0°37'17"
C13	15.00	24.47	21.85	S72°54'20"W	93°28'22"	C66	15.00	23.05	20.83	S19°16'08"E	88°07'22"	C123	1525.00	49.37	49.37	S64°42'00"E	2°33'59"
C14	1210.00	102.26	102.26	N23°04'43"E	4°39'37"	C67	275.00	46.77	46.75	S28°40'13"W	8°29'40"	C124	1525.00	60.02	60.01	S64°37'47"E	2°19'18"
C15	15.00	23.97	21.50	N16°17'05"W	11°34'12"	C68	1025.00	260.13	259.83	S23°39'00"W	1°43'26"	C125	1525.00	60.12	60.11	S63°13'12"E	2°19'18"
C16	1475.00	241.67	241.33	N49°00'07"W	10°09'52"	C69	15.00	0.91	0.91	N62°50'40"W	3°20'22"	C126	1525.00	50.17	50.17	S71°17'30"E	1°33'08"
C17	1525.00	221.30	221.10	N66°00'00"W	8°27'54"	C70	15.00	0.40	0.40	N45°35'34"W	1°13'59"	C127	1160.00	20.32	20.32	S33°33'09"W	1°00'12"
C18	15.00	21.58	21.22	S71°11'59"W	90°03'42"	C71	60.00	20.32	20.22	S01°00'31"E	19°25'03"	C128	1160.00	20.32	20.32	S72°11'20"W	2°28'28"
C19	49.00	78.49	78.34	N19°46'13"E	91°46'13"	C72	1525.00	18.91	18.91	N71°53'44"W	0°43'38"	C129	1160.00	18.36	18.36	S74°02'49"W	0°44'31"
C20	3000.00	202.89	202.69	S69°28'31"E	74°45'37"	C73	60.00	20.81	20.51	N11°25'27"E	19°40'49"	C130	45.00	34.83	33.22	S03°27'14"W	43°17'38"
C21	49.00	78.12	78.07	N65°22'03"E	81°29'18"	C74	60.00	18.19	18.12	N31°11'21"E	17°22'19"	C131	45.00	34.86	33.18	S29°14'10"E	49°01'19"
C22	15.00	22.78	20.64	S76°25'13"W	87°00'00"	C75	60.00	20.78	20.67	N51°47'45"E	19°50'28"	C132	55.00	48.96	48.02	N62°55'12"W	2°24'02"
C23	1525.00	322.50	322.90	N46°09'25"W	12°00'15"	C76	60.00	20.78	20.67	N71°18'13"E	19°50'28"	C133	55.00	47.51	46.04	N45°09'19"E	49°29'17"
C24	1475.00	305.73	305.18	N66°17'46"W	11°32'33"	C77	60.00	20.78	20.67	S88°31'19"E	19°50'28"	C134	55.00	52.46	50.67	S82°40'24"E	54°31'17"
C25	15.00	21.51	19.86	N11°53'20"W	42°55'03"	C78	60.00	21.56	21.47	S67°28'28"E	22°31'11"	C135	55.00	26.36	26.11	S41°30'30"E	27°27'00"
C26	1025.00	85.20	85.20	N29°10'21"E	4°28'00"	C79	60.00	21.52	21.14	S45°50'28"E	29°12'24"	C136	1500.00	11.30	11.30	S73°28'10"E	0°40'17"
C27	15.00	21.56	21.21	N45°47'28"E	90°00'00"	C80	60.00	21.20	21.97	S34°44'07"E	23°02'07"	C137	1500.00	50.02	50.02	S71°33'41"E	1°54'48"
C28	1025.00	63.59	63.57	S73°39'09"E	3°31'15"	C81	60.00	21.71	20.12	S39°22'14"E	49°22'24"	C138	1500.00	63.67	63.66	S69°43'27"E	2°23'25"
C29	15.00	19.12	14.49	S46°32'42"E	57°46'09"	C82	60.00	60.70	58.15	S84°01'24"W	57°38'01"	C139	1500.00	60.02	60.02	S67°14'41"E	2°17'35"
C30	60.00	309.40	60.00	N14°11'37"E	29°37'11"	C83	425.00	40.81	40.73	S33°54'48"E	0°42'22"	C140	1500.00	15.93	15.93	S43°34'40"E	0°36'00"
C31	15.00	19.12	14.49	S75°11'00"W	57°46'09"	C84	425.00	41.18	41.37	S66°59'20"E	57°38'01"	C141	1550.00	49.37	49.37	S70°24'00"E	1°49'29"
C32	975.00	60.48	60.47	N73°39'09"W	3°31'15"	C85	60.00	31.48	33.08	S61°28'29"W	31°00'48"	C142	1550.00	49.97	49.96	S68°45'09"E	1°50'49"
C33	15.00	23.56	21.21	N27°12'33"E	90°00'00"	C86	60.00	60.83	60.00	N73°11'00"W	60°00'00"	C143	1550.00	60.02	60.01	S64°44'01"E	3°13'06"
C34	60.00	278.81	60.00	N45°11'59"E	246°14'28"	C87	60.00	27.72	27.48	S67°28'28"E	26°29'40"	C144	1550.00	0.47	0.47	S65°36'36"E	0°01'33"
C35	15.00	22.56	20.60	N27°12'33"E	85°17'00"	C88	60.00	20.61	20.11	N00°11'52"W	19°42'49"	C145	1550.00	29.27	29.26	S72°25'28"E	1°40'22"
C36	15.00	24.20	21.87	N68°24'00"E	92°27'17"	C89	60.00	23.27	23.22	N34°28'40"E	22°18'53"	C146	1550.00	0.41	0.41	S71°20'20"E	0°00'17"
C37	975.00	74.84	74.83	N19°39'25"E	4°22'33"	C90	60.00	33.90	33.54	N41°53'08"E	31°27'46"	C147	60.00	16.63	16.58	S57°28'35"E	15°23'11"
C38	15.00	23.56	21.21	N17°12'33"E	90°00'00"	C91	60.00	60.83	60.00	N71°53'28"E	60°00'00"	C148	60.00	33.00	32.59	S33°47'01"E	31°30'58"
C39	15.00	22.51	22.29	N73°11'28"W	71°81'27"	C92	60.00	60.81	60.73	S23°54'18"E	23°54'18"	C149	60.00	33.00	32.99	S02°16'01"E	31°30'58"
C40	15.00	19.91	13.42	S75°55'11"W	57°00'11"	C93	975.00	51.00	51.00	S74°11'24"E	3°00'07"	C150	60.00	31.71	31.72	S43°58'50"W	0°29'12"
C41	60.00	309.25	60.00	N15°00'28"E	295°18'45"	C94	975.00	9.40	9.40	S73°29'06"E	31°35'17"	C151	60.00	31.71	31.71	S76°17'52"W	30°17'02"
C42	15.00	16.28	15.49	N48°25'27"E	62°10'24"	C95	1025.00	54.18	54.18	S74°14'55"E	3°01'44"	C152	60.00	63.27	60.46	N18°25'15"W	60°30'48"
C43	225.00	28.48	28.46	S75°51'38"E	71°01'17"	C96	1025.00	9.40	9.40	S73°28'17"E	0°11'32"	C153	60.00	31.21	29.87	N63°37'47"E	48°54'09"
C44	15.00	22.56	21.21	N63°47'28"E	90°00'00"	C97	55.00	61.26	60.00	S61°49'51"E	64°00'01"	C154	60.00	12.79	12.67	N52°24'32"E	1°20'33"
C45	1025.00	50.83	50.82	N19°12'42"E	2°20'28"	C98	55.00	47.08	45.65	S00°15'14"E	49°02'34"	C155	60.00	65.90	63.68	S72°25'28"E	32°29'54"
C46	15.00	23.06	21.49	R19°35'38"E	11°31'30"	C99	55.00	41.43	40.46	S39°58'30"E	43°09'33"	C156	60.00	29.87	28.78	S43°39'47"E	27°45'27"
C47	475.00	103.99	103.79	S54°34'44"E	12°32'29"	C100	55.00	9.00	9.00	S66°33'04"W	10°18'53"	C157	60.00	29.87	28.78	S15°34'21"E	27°45'27"
C48	15.00	22.60	20.85	N17°08'21"W	82°03'11"	C101	55.00	13.72	13.48	N71°00'00"E	14°12'53"	C158	60.00	31.15	30.56	S39°34'49"W	33°28'28"
C49	15.00	22.56	20.49	N46°07'36"E													

SAM WILDY SURVEY NO. 527
C.J. STROTHER SURVEY NO. 606
TRAVIS COUNTY, TEXAS
OCTOBER 2013



GRAPHIC SCALE
1" = 100'

Lot 27 Block D
(to be cancellation)



1379.351 AC REMAINDER
WS-COS DEVELOPMENT
DOC. #2011067827
O.P.R.T.C.TX

1379.351 AC REMAINDER
WS-COS DEVELOPMENT
DOC. #2011067827
O.P.R.T.C.TX

LEGEND

- X INCH IRON ROD WITH "DELTA SURVEY" CAP FOUND
- X INCH IRON ROD WITH "DELTA SURVEY" CAP SET
- CONCRETE MONUMENT SET
- SIDEWALK
- B.L. BUILDING LINE
- PUB. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT OF WAY
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- DE DRAINAGE EASEMENT
- WQB WATER QUALITY BMP EASEMENT
- FSL FENCE, SIGNAGE AND LANDSCAPE LOT
- BM ELEVATION BENCH MARK

- S-1: 349 SQUARE FEET SLOPE EASEMENT
DOC. NO. _____ O.P.R.T.C.TX
- S-2: 2097 SQUARE FEET SLOPE EASEMENT
DOC. NO. _____ O.P.R.T.C.TX
- S-3: 3859 SQUARE FEET SLOPE EASEMENT
DOC. NO. _____ O.P.R.T.C.TX
- S-4: 284 SQUARE FEET SLOPE EASEMENT
DOC. NO. _____ O.P.R.T.C.TX
- S-5: 874 SQUARE FEET SLOPE EASEMENT
DOC. NO. _____ O.P.R.T.C.TX
- S-6: 4202 SQUARE FEET SLOPE EASEMENT
DOC. NO. _____ O.P.R.T.C.TX
- S-7: 1077 SQUARE FEET SLOPE EASEMENT
DOC. NO. _____ O.P.R.T.C.TX

SEE SHEET 5 OF 5 FOR SIGHT LINE EASEMENT DETAILS
SEE SHEET 3 OF 4 FOR CURVE TABLE
BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM,
CENTRAL ZONE, NAD 83/HARN

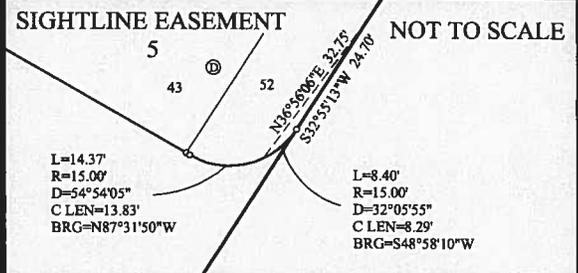
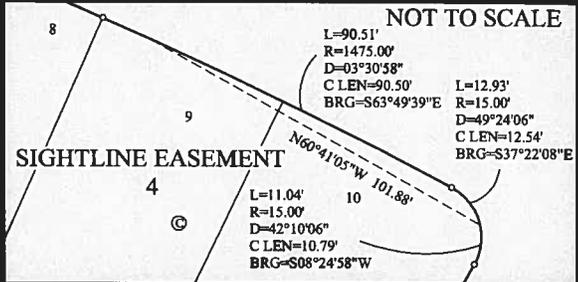
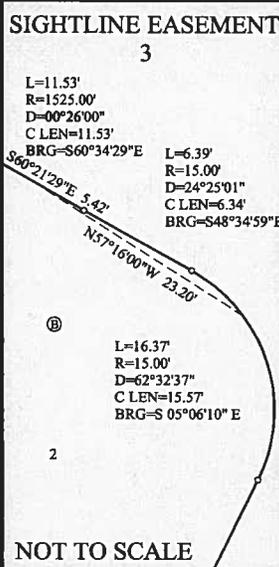
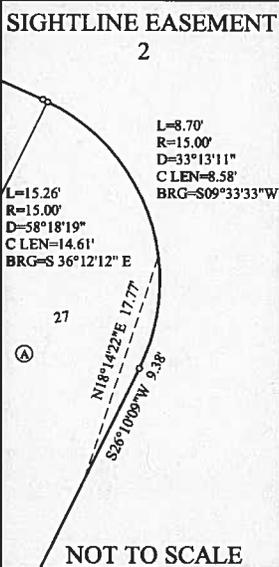
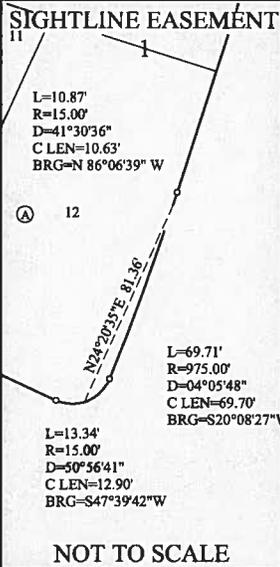
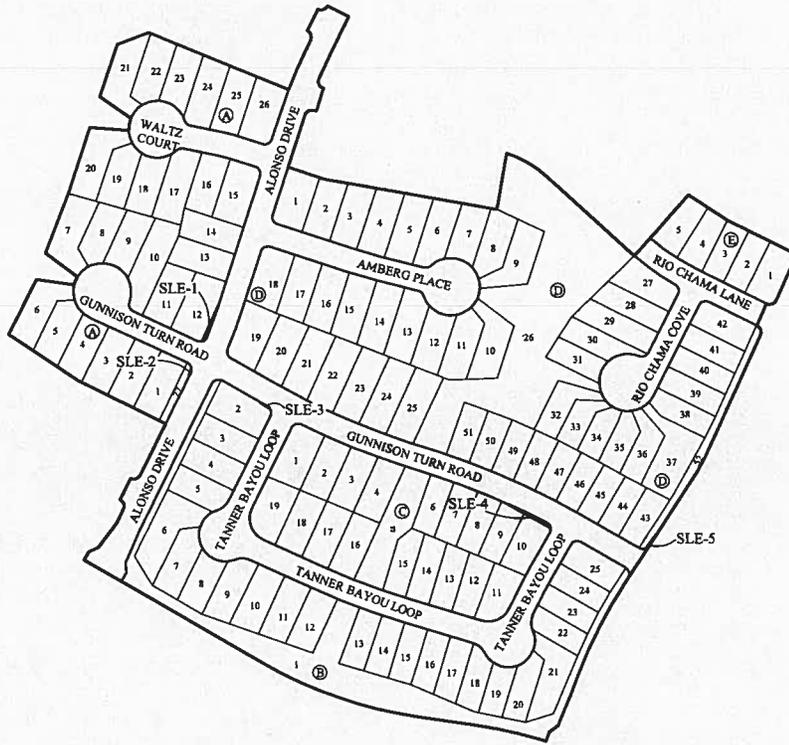
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N89°29'31"E	51.68	L22	N70°35'47"W	53.87
L2	S28°46'23"E	44.17	L23	N68°43'31"W	53.87
L3	N72°45'15"E	42.40	L24	N66°33'16"W	53.87
L4	S53°16'28"E	30.81	L25	N65°02'00"W	53.87
L5	S64°18'28"W	54.96	L26	N63°16'45"W	53.87
L6	N39°48'28"W	43.42	L27	N61°19'29"W	53.87
L7	N87°39'51"W	63.85	L28	N60°06'30"W	50.47
L8	N72°39'07"E	37.27	L29	S62°43'20"E	50.05
L9	S19°36'12"W	27.55	L30	S62°43'20"E	55.35
L10	N21°49'37"W	47.16	L31	S66°33'16"E	33.92
L11	N40°11'13"W	78.90	L32	S65°32'03"E	46.10
L12	S40°31'04"E	37.31	L33	S65°02'00"E	6.98
L13	S50°48'09"W	37.41	L34	S63°16'45"E	43.02
L14	N48°38'45"W	36.87	L35	S63°16'45"E	10.05
L15	S83°17'43"W	42.29	L36	S61°19'29"E	39.98
L16	N24°18'21"E	58.24	L37	S61°19'29"E	13.09
L17	N27°03'11"E	58.05	L38	S60°06'30"W	36.99
L18	N29°49'21"E	50.00	L39	S60°06'30"W	36.55
L19	N32°52'03"E	60.03	L40	S62°37'03"E	36.55
L20	S11°57'46"W	66.31	L41	S62°46'54"E	68.85
L21	S30°56'56"E	71.45			

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

**SWEETWATER RANCH
SECTION ONE
VILLAGE I**

SHEET
4
OF
5

SIGHTLINE EASEMENT LOCATIONS AND DETAILS
NOT TO SCALE



SWEETWATER RANCH
SECTION ONE
VILLAGE I

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

SHEET
5
OF
5

ACKNOWLEDGMENT (FOR EACH OWNER)

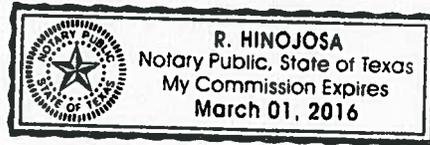
THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 28 of May, 2014, by J. Robert Long, in the capacity stated herein.

R. Hinojosa

Signature of Notary



STATE OF TEXAS

COUNTY OF TRAVIS

On _____, 20____, the Travis County Commissioners Court approved the partial plat cancellation of the subdivision known as Sweetwater Ranch Section One Village I, Lot 27, Block D, as described above.

EXECUTED, this _____ day of _____, 20_____.

Dana Debeauvoir, County Clerk

Travis County, Texas

By: _____

Deputy

Return to:

Michael Hettenhausen, TNR

Via interoffice mail