



Travis County Commissioners Court Agenda Request

Meeting Date: August 5, 2014

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

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

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

Sponsoring Court Member: Commissioner Daugherty, Precinct Three

AGENDA LANGUAGE:

Consider and take appropriate action on the following requests:

- A) A partial plat cancellation of Sweetwater Ranch Section One Village I Final Plat; and
- B) A plat for recording: Sweetwater Ranch Section One Village I Replat of Lot 27 (Short Form Final Plat - One Lot - 0.185 acre - Rio Chama Lane) in Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

A) 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 15 foot building line setback along Rio Chama Lane and the 20 foot building setback line along Rio Chama Cove. Approval of the partial plat cancellation will return Lot 27 back to raw land. The applicant has submitted a replat of Lot 27 without the building line shown on the plat (Item B).

B) The property owner wishes to replat the 0.185 acre tract into one single-family residential lot platted from Rio Chama Lane. Fiscal is not required for this short form plat, and parkland dedication or fees in lieu of dedication were satisfied with the original platting of Village I.

STAFF RECOMMENDATIONS:

Travis County staff has reviewed the applications, cleared all comments, and recommends the partial plat cancellation and the replat.

ISSUES AND OPPORTUNITIES:

As part of the requirements for a plat cancellation, a notice of public hearing sign was placed on the subject property on July 9, 2014 to announce the date, time, and location of the public hearing. Staff has not received any inquiries about the proposed plat cancellation or replat.

FISCAL IMPACT AND SOURCE OF FUNDING:

None

EXHIBITS/ATTACHMENTS:

- Precinct map
- Location map
- Existing Plat
- Proposed plat
- Copy of vacation order
- Copy of proposed replat

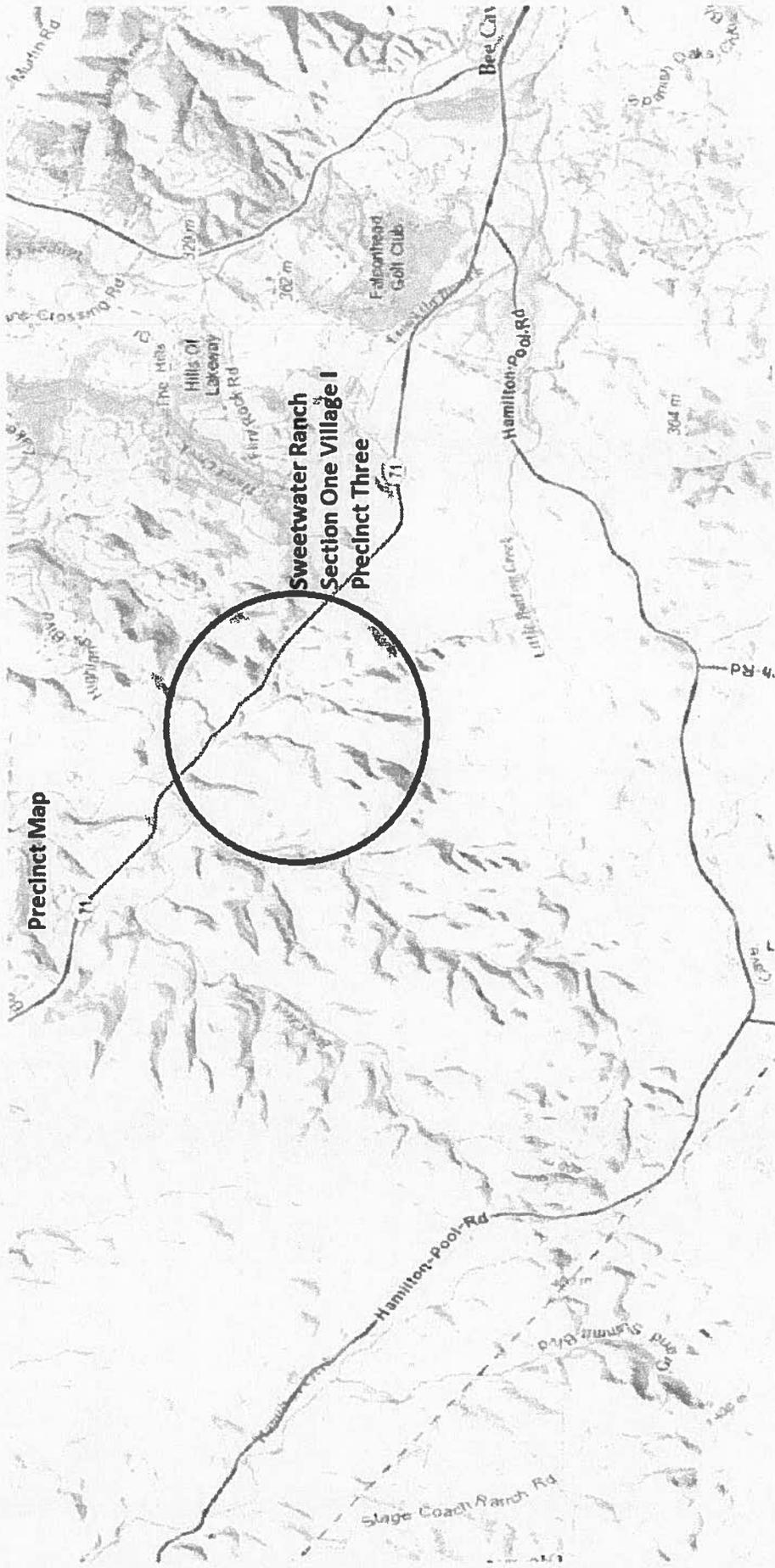
REQUIRED AUTHORIZATIONS:

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

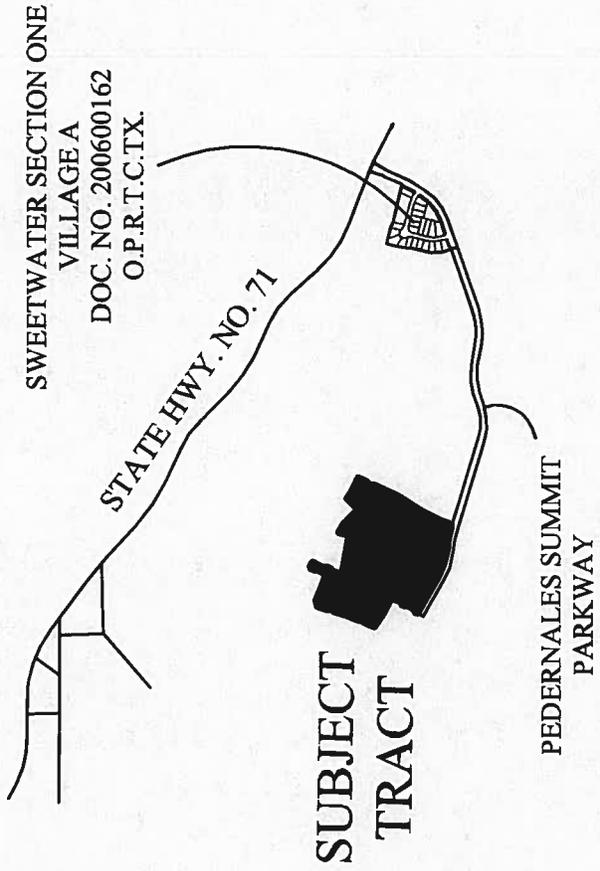
CC:

SM:AB:mh

1101 - Development Services Long Range Planning- Partial plat cancellation of the Sweetwater Ranch Section One Village I Final Plat and Replat of Lot 27



LOCATION MAP
NTS





NOTICE OF PUBLIC HEARING

AUGUST 5, 2014 AT 9:00 AM

PARTIAL PLAT CANCELLATION OF
SWEETWATER RANCH SEC 1
VILLAGE I FINAL PLAT

PRECINCT THREE

AT THE TRAVIS COUNTY
COMMISSIONERS COURTROOM
700 LAVACA STREET
(FIRST FLOOR), AUSTIN

FOR MORE INFORMATION CALL 512-854-7563



TRANSPORTATION AND NATURAL RESOURCES

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

700 Lavaca Street

P.O. Box 1748

Austin, Texas 78767

tel 512-854-9383

fax 512-854-4649

AFFIDAVIT OF POSTING

**TO: County Judge
County Commissioners
Travis County, Texas**

A Public Notice of a partial plat cancellation sign was posted on July 9, 2014, at a point as near as practical to the area being cancelled, and was also posted at the Travis County Courthouse.

CERTIFIED THIS THE 9 DAY OF July, 2014.

SIGNATURE: Jaime Garcia

NAME (PRINT): Jaime Garcia

TITLE: TNR/R&B Supervisor

cc: Garcia (sign shop)

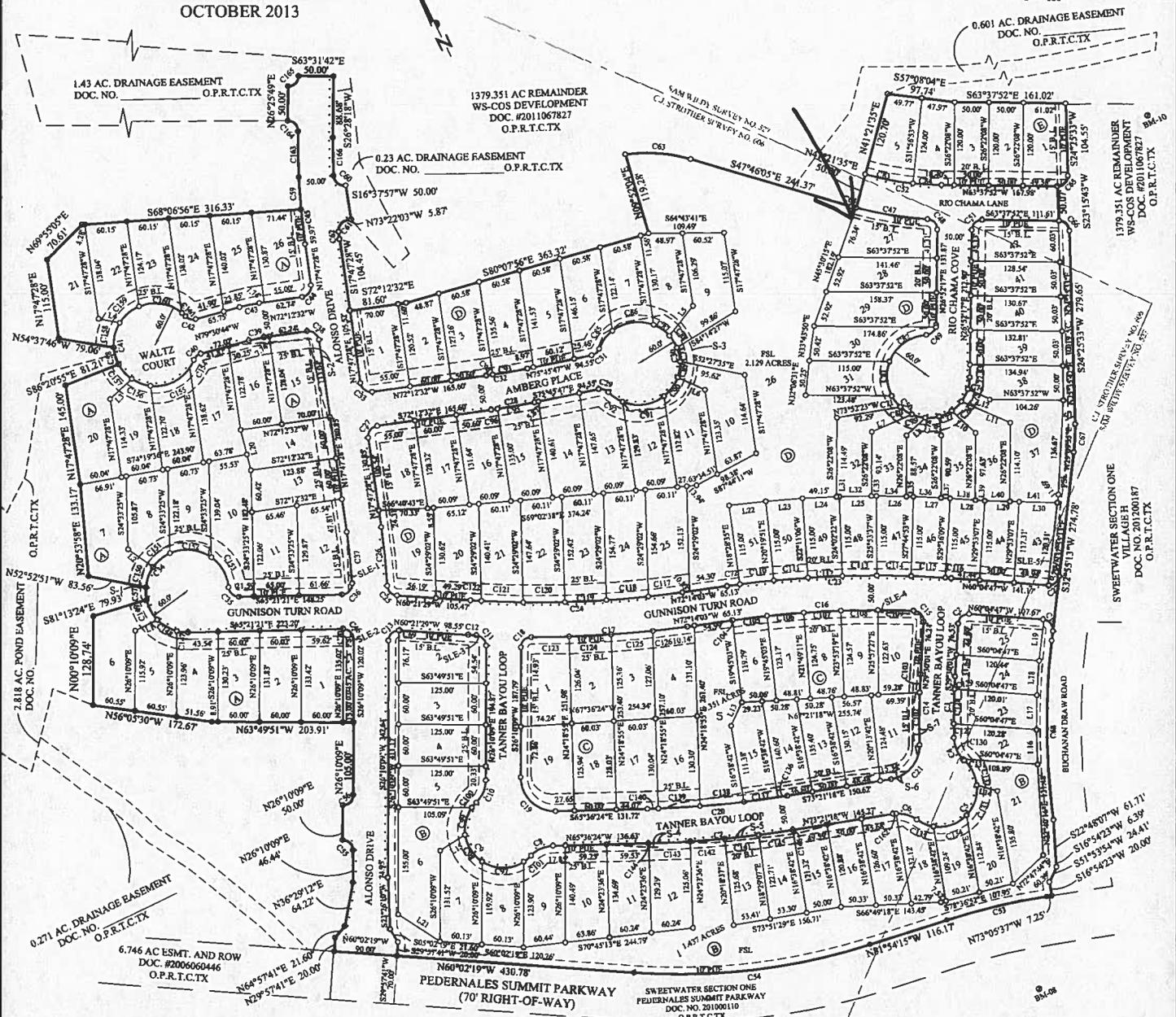
M:\PERMITS\SUBDIVN\Subdivision Review\Sweetwater Ranch Sec 1 Village I (2012)\Cancellation of Lot 27 Blk D\Wori

PLAT FOR PARTIAL CANCELLATION

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



GRAPHIC SCALE
1" = 100'



1.43 AC. DRAINAGE EASEMENT
DOC. NO. O.P.R.T.C.T.X

0.23 AC. DRAINAGE EASEMENT
DOC. NO. O.P.R.T.C.T.X

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

0.601 AC. DRAINAGE EASEMENT
DOC. NO. O.P.R.T.C.T.X

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

2.818 AC. POND EASEMENT
DOC. NO. O.P.R.T.C.T.X

0.271 AC. DRAINAGE EASEMENT
DOC. NO. O.P.R.T.C.T.X

6.746 AC. ESMT. AND ROW
DOC. #2006060446
O.P.R.T.C.T.X

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

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

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

SEE SHEET 5 OF 5 FOR SIGHT LINE EASEMENT DETAILS

SEE SHEET 3 OF 4 FOR CURVE TABLES

BEARING BASE: TEXAS STATE PLANE COORDINATE SYSTEM,
CENTRAL ZONE, NAD 83 HARN

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N89°23'37"E	35.80	L22	N70°32'47"W	53.87
L2	S28°46'21"E	44.13	L23	N68°44'31"W	53.07
L3	N72°45'15"E	42.40	L24	N66°37'16"W	53.07
L4	S53°14'38"E	30.81	L25	N65°00'00"W	53.07
L5	S64°17'28"W	54.80	L26	N63°16'45"W	53.07
L6	N39°42'29"W	43.22	L27	N61°12'29"W	53.07
L7	N87°39'21"W	63.05	L28	N60°06'30"W	50.47
L8	N72°39'07"E	37.27	L29	S63°43'29"E	50.05
L9	S19°36'12"W	27.56	L30	S62°43'29"E	53.39
L10	N21°49'37"W	47.18	L31	S66°37'16"E	3.97
L11	N40°11'04"W	76.90	L32	S64°12'29"W	36.99
L12	S40°11'04"W	37.21	L33	S63°16'45"E	46.10
L13	S50°40'09"W	37.41	L34	S63°16'45"E	33.02
L14	N48°38'45"W	30.85	L35	S63°16'45"E	10.05
L15	S83°17'43"W	42.29	L36	S61°17'29"E	39.98
L16	N24°16'41"E	50.23	L37	S61°17'29"E	13.89
L17	N27°03'13"E	50.80	L38	S60°06'30"E	36.99
L18	N29°09'21"E	50.09	L39	S60°06'30"E	13.48
L19	N32°52'03"E	60.03	L40	S62°37'03"E	36.99
L20	S11°57'46"W	60.31	L41	S62°46'21"E	68.81
L21	S30°56'36"E	71.49			

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

ACKNOWLEDGMENT (FOR EACH OWNER)

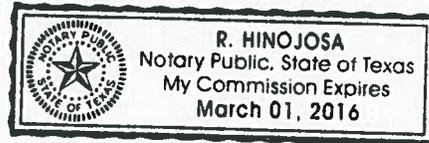
THE STATE OF TEXAS §

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 _____.

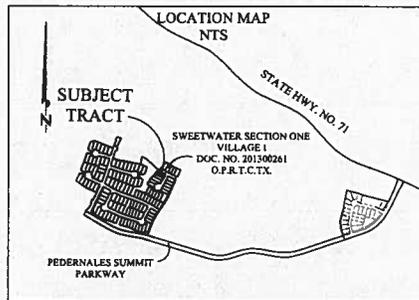
Dana Debeauvoir, County Clerk
Travis County, Texas

By: _____
Deputy

Return to:

Michael Hettenhausen, TNR

Via interoffice mail



**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, L.L.C. ACTING HEREIN AND THROUGH MICHAEL L. RAFFERTY, AUTHORIZED SIGNATORY; OWNER OF LOT 27, BLOCK D, SWEETWATER RANCH, SECTION ONE, VILLAGE I OF RECORD IN DOCUMENT NO. 201300261 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THE UNDERSIGNED OWNER DOES HEREBY RE-PLAT SAID LOT 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, REPLAT OF LOT 27, BLOCK D," SUBDIVISION, SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON.

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

DIRECTOR, CITY OF AUSTIN
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

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

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

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

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.

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.

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

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

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.

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:

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.

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

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

I, JOHN C. NIELSEN, 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.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

DATE _____
JOHN C. NIELSEN
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 5541 STATE OF TEXAS
DELTA SURVEY GROUP, INC.
8213 BRODIE LANE, STE 102
AUSTIN, TEXAS 78745
TBPLS FIRM NO. 10004700

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 DOCUMENT NO. _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

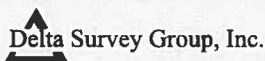
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 201__ A.D.

DANA DEBEAUVOIR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS.

DEPUTY

BENCHMARK LIST:

- TBM-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
TBLS Firm No. 10004700

**SWEETWATER RANCH
SECTION ONE
VILLAGE I
REPLAT OF LOT 27, BLOCK D**

**SHEET
2
OF
4**

NOTES:

1. OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF TRAVIS COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
2. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH THE SPECIFIC WRITTEN APPROVAL OF THE SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE TRAVIS COUNTY TRANSPORTATION AND NATURAL RESOURCES.
3. WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH TRAVIS COUNTY PLANS AND SPECIFICATIONS. PLANS AND SPECIFICATION SHALL BE SUBMITTED TO TCEQ FOR REVIEW.
4. NO PORTION OF THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
5. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. MAP 48453C0385H DATED SEPTEMBER 26, 2008.
6. THIS SUBDIVISION IS SUBJECT TO A PHASING AGREEMENT RECORDED AS DOCUMENT NO. 2006100748, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
7. 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.
8. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT NO.2006076072. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
9. DRIVEWAYS SHALL NOT BE CONSTRUCTED CLOSER THAN 50 FEET OR 60% OF THE LOT'S FRONTAGE TO THE EDGE OF PAVEMENT OF AN INTERSECTING LOCAL OR COLLECTOR STREET.
10. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
11. WATER SERVICE AND WASTEWATER SERVICE WILL BE PROVIDED BY THE LAZY NINE MUNICIPAL UTILITY DISTRICT 1B.
12. DRAINAGE EASEMENTS GREATER THAN 25 FEET WIDE CAN BE USED FOR OPEN CHANNEL OR ENCLOSED CONDUIT SYSTEMS. DRAINAGE EASEMENTS 15 FEET WIDE ARE FOR ENCLOSED CONDUIT DRAINAGE SYSTEMS ONLY.
13. THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE LAZY NINE MUNICIPAL DISTRICT 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.
14. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES SHALL BE ALLOWED IN DRAINAGE EASEMENTS AND WATER QUALITY EASEMENTS EXCEPT AS APPROVED BY LCRA AND TRAVIS COUNTY.
15. NO LOT SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED PUBLIC SEWER SYSTEM.
16. NO LOT SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY FOR THIS PROPOSED DEVELOPMENT.
17. ALL STREET RIGHT-OF-WAY ARE ALSO DRAINAGE EASEMENTS, WATER AND WASTEWATER EASEMENTS, AND GAS EASEMENTS AS PROVIDED BY LAZY NINE MUNICIPAL UTILITY DISTRICT 1B.
18. ALL WATER QUALITY AND DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE LAZY NINE MUNICIPAL UTILITY DISTRICT 1B.
19. 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.
20. 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.
21. 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.
22. 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

LAND USE SCHEDULE

RESIDENTIAL LOTS	1	0.185 ACRES
BLOCKS	1	
TOTAL LOTS	1	
TOTAL ACREAGE		0.185 ACRES



Delta Survey Group, Inc.

8213 Brodie Lane Ste. 102 Austin, Tx. 78745
 office: (512) 282-5200 fax: (512) 282-5230
 TBLS Firm No. 10004700

SWEETWATER RANCH
 SECTION ONE
 VILLAGE I
 REPLAT OF LOT 27, BLOCK D

SHEET
 3
 OF
 4

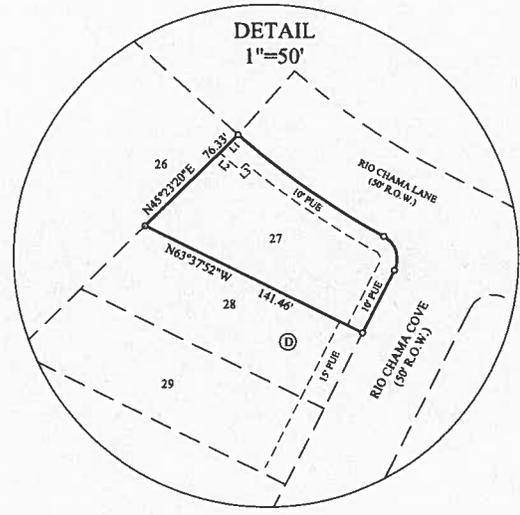
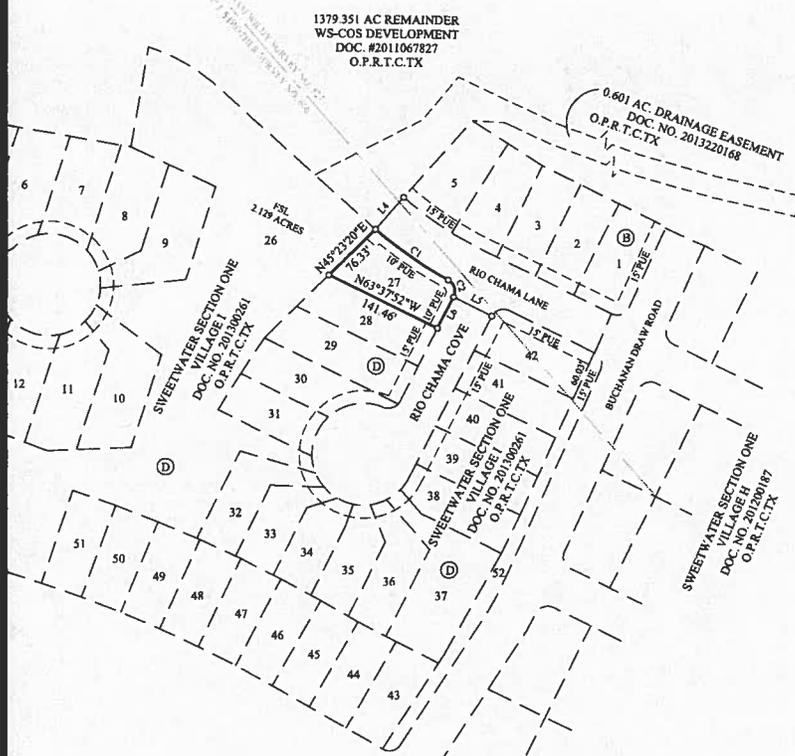


GRAPHIC SCALE
 1" = 400'



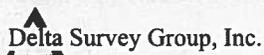
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	475.00'	103.99'	103.79'	S54°54'44"E	12°33'39"
C2	15.00'	23.05'	20.85'	S17°09'23"E	88°03'21"

LINE	BEARING	DISTANCE
L1	S45°23'20"W	15.04'
L2	S49°24'41"E	15.18'
L3	S43°20'19"W	5.03'
L4	N41°21'35"E	50.00'
L5	S63°25'14"E	50.00'
L6	S26°52'17"W	41.31'



LEGEND

- 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP FOUND
- 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP SET
- CONCRETE MONUMENT SET
- B.L. BUILDING LINE
- PUE PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT OF WAY
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- DE DRAINAGE EASEMENT
- WQE WATER QUALITY BMP EASEMENT
- FSL FENCE, SIGNAGE AND LANDSCAPE LOT
- BM ELEVATION BENCH MARK



8213 Brodie Lane Ste. 102 Austin, Tx. 78745
 office: (512) 282-5200 fax: (512) 282-5230
 TBLS Firm No. 10004700

**SWEETWATER RANCH
 SECTION ONE
 VILLAGE I
 REPLAT OF LOT 27, BLOCK D**

**SHEET
 4
 OF
 4**