

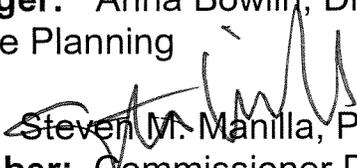


## Travis County Commissioners Court Agenda Request

**Meeting Date:** December 9, 2014

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

**Division Director/Manager:** Anna Bowlin, Division Director of Development Services and 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) the use of an Alternative Fiscal Agreement for Vistancia, Section Four; and
- B) the use of a Cash Security Agreement for the fiscal posting for Vistancia, Section Four.

### **BACKGROUND/SUMMARY OF REQUEST:**

The developer/owner of the subject subdivision requests to enter into an Alternative Fiscal Agreements with Travis County. Under this agreement the plat will be held in abeyance while the street and drainage facilities are constructed.

The developer also requests to post cash for the fiscal posting. To post cash the developer must enter into a Cash Security Agreement with Travis County.

### **STAFF RECOMMENDATIONS:**

The request has been reviewed by TNR staff and staff finds the use of the subject agreements meets all Travis County standards. As such, TNR staff recommends the approval of the proposed motions.

### **ISSUES AND OPPORTUNITIES:**

Under the Alternative Fiscal Policy the County Executive of TNR holds the plat in abeyance and, upon completion of the items listed below, the Division Director of Development Services authorizes the issuance of a Basic Development Permit for construction of the street and drainage facilities.

#### Plat Status

Staff has reviewed the plat and all comments have been addressed. The plat meets current standards and has everything in place such that it could be recommended for approval and recordation at this time.

#### Restoration/Erosion Control Fiscal

The fiscal for the subdivision's restoration and improvements has been posted with Travis County using a Cash Security Agreement in the amount of \$76,630.00.

#### Access to Publicly Maintained Road

Vistancia, Section Four takes access from Vistancia, Section Three, a subdivision accepted by Travis County.

#### Waste Water Service

Wastewater service for this subdivision will be OSSF.

#### Construction Plans and Engineer's Estimate of Construction Cost Approved

All comments by Travis County staff have been addressed and the reviewer is prepared to sign the cover sheet of the plans and issue Development Permit #14-4950. The estimated costs of the improvements are \$857,677.00. This amount includes all costs related to the construction of all streets and drainage facilities (including temporary erosion controls and all structures contributing to the total detention).

The developer has signed the attached statement acknowledging that this action does not imply or guarantee plat approval by the Commissioners Court and that he/she understands the constraints related to the use of alternate fiscal. Three Extension of Sixty-Day Period for Completed Plat Application Final Action agreements are also included.

#### **FISCAL IMPACT AND SOURCE OF FUNDING:**

N/A.

#### **EXHIBITS/ATTACHMENTS:**

Alternative Fiscal Acknowledgement

Exhibit "A"

Cash Security Agreement

Extension of Sixty-Day Period

Proposed Plat

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 & Long Range Planning	TNR	(512) 854-7561

**CC:**

Stacey Scheffel	Permit Program Manager	TNR	(512) 854-7565
Donna Williams-Jones	Sr. Financial Analyst	TNR	(512) 854-7677

**SM:AB:ps**

**1101 - Development Services Long Range Planning- Vistancia, Section Four**

§ EXHIBIT 82.401 (D)

(d) Alternative Fiscal Policy Request and Acknowledgement

STATE OF TEXAS §

COUNTY OF TRAVIS §

TO THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS:

The undersigned Owner proposes to subdivide that certain tract of land more particularly described in Exhibit "A", which is attached hereto and made a part hereof. The owner requests that the Travis County's Transportation and Natural Resources Department ("TNR") hold the proposed plat of the land in abeyance until all of the proposed subdivision Improvements have been constructed to Travis County Standards for the Construction of Streets and Drainage in Subdivision (the "Standards") to the satisfaction of the Executive Manager of TNR. In order to qualify for this Alternative Fiscal Policy, the proposed subdivision must meet the access criteria set forth in the Standards.

Under this Policy, the Owner is not required to post fiscal Security to secure the construction of the Improvements, but is required to obtain a Travis County Development Permit. The owner will be required to post fiscal for boundary street improvements if they are not to be completed during the construction of the Improvements. Additionally, the Owner shall file Security with the submitted Final Plat to secure restoration of disturbed areas should construction not be completed.

Upon satisfactory completion of the Improvements, the submitted plat shall be forwarded by TNR to the Commissioners Court for approval and recording.

If the Owner elects to proceed under this option, the Owner acknowledges and agrees that, until the plat is filed the Owner may not use the proposed subdivision's description in a contract to convey real property, unless the conveyance is expressly contingent on the recording and approval of the final plat and the purchaser is not given the use or the occupancy of the real property before the recording of the final plat, under penalty of prosecution under Section 12.002 of the Texas Property Code. In addition, the approval of Alternative Fiscal in no way constitutes approval of the proposed plat.

If the plat is to be approved and filed, the Owner must post Security in the amount of 10% of the cost of the Improvements to secure the performance of the construction of the Improvements for one year from the date of the approval of the plat and the acceptance of the construction by the County.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

OWNER: S.A. Springs, LP

By: \_\_\_\_\_

Name: John Cork

Title: President  
Authorized Representative

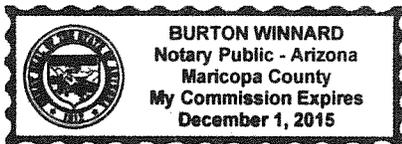
TRAVIS COUNTY, TEXAS By: \_\_\_\_\_  
County Judge

ACKNOWLEDGEMENT

STATE OF TEXAS Arizona §

COUNTY OF TRAVIS Maricopa §

This instrument was acknowledged before me by John Cork on the 17 day of November, 2014, in the capacity stated herein.



\_\_\_\_\_  
*Burton Winnard*

Notary Public in and for  
the State of Texas Arizona

\_\_\_\_\_  
*Burton Winnard*

Printed or typed name of notary

My commission  
expires: 12-1-15

ACKNOWLEDGEMENT

STATE OF TEXAS       §

COUNTY OF TRAVIS    §

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

\_\_\_\_\_  
Notary Public in and for the State of Texas

\_\_\_\_\_  
Printed or typed name of notary

My Commission Expires: \_\_\_\_\_

**DESCRIPTION OF A 35.13 ACRE TRACT, PREPARED BY DELTA SURVEY GROUP, INC IN OCTOBER 2014, LOCATED IN THE JUAN RODRIGUEZ SURVEY NO. 42, TRAVIS COUNTY, TEXAS, AND BEING THE REMAINDER PORTION OF A CALLED 100.675 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 2012184483 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 35.13 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a ½ inch iron rod with “Delta Survey” cap found in the west line of a called 58.14 acre tract described in Document Number 2004209951, Official Public Records, Travis County, Texas, same being the southeast corner of Lot 3, Block D, Vistancia Section Two a subdivision of record in Document Number 201300190, Official Public Records, Travis County, Texas, and also being a northeast corner of said remainder portion of 100.675 acres tract for the **POINT OF BEGINNING**;

**THENCE** with the west line of said 58.14 acre tract and a called 20.00 acre tract described in Document Number 200500365, Official Public Records, Travis County, Texas, same being the east line of said remainder portion of 100.675 acres tract, S30°27'55"E a distance of 1599.35 feet to a 1/12 inch iron rod with “Delta Survey” cap found in the west line of said 20.00 acre tract, same being the northeast corner of a remainder of 100.90 acres as described in Document Number 2007175689, Official Public Records, Travis County, Texas, same being the southeast corner of said remainder portion of 100.675 acres tract;

**THENCE** with the south line of said remainder portion of 100.675 acres tract, same being the north line of said remainder of 100.90 acres tract and north lines of Valley Lake Hills Section One a subdivision of record in Book 48, Page 45, Plat Records, Travis County, Texas the following seven (7) courses and distances:

1. S61°05'16"W a distance of 203.67 feet to a ½ inch iron rod with “Delta Survey” cap found,
2. N03°31'27"W a distance of 20.81 feet to a ½ inch iron rod found,
3. N30°49'31"W a distance of 74.36 feet to a ½ inch iron rod found,
4. N87°16'50"W a distance of 406.96 feet to a ½ inch iron rod found,
5. S71°41'57"W a distance of 246.54 feet to a ½ inch iron rod found,
6. N54°41'48"W a distance of 241.64 feet to a ½ inch iron rod found, and
7. N71°54'36"W a distance of 707.66 feet to a ½ inch iron rod with “Delta Survey” cap found in the north line of Valley Lake Hills, same being an east line of Vistancia Section Three a subdivision of record in Document Number 201300189, Official Public Records, Travis County, Texas;

**THENCE** with the west line of said remainder portion of 100.675 acres tract, same being east lines of said Vistancia Section Three the following five (5) courses and distances:

1. N39°58'30"E a distance of 129.63 feet to a ½ inch iron rod with "Delta Survey" cap found,
2. N04°30'56"E a distance of 390.32 feet to a ½ inch iron rod with "Delta Survey" cap found,
3. N07°33'10"W a distance of 60.01 feet to a ½ inch iron rod with "Delta Survey" cap found,
4. with a curve to the left a distance of 15.61 feet, through a central angle of 01°14'33", having a radius of 720.00 feet, and whose chord bears N81°49'34"E, a distance of 15.61 feet to a ½ inch iron rod with "Delta Survey" cap found, and
5. N09°04'01"W a distance of 268.15 feet to a ½ inch iron rod with "Delta Survey" cap found in the south line of said Vistancia Section Two, same being the northeast corner of said Vistancia Section Three, and also being the northwest corner of said remainder portion of 100.675 acres tract;

**THENCE** with the north line of said remainder portion of 100.675 acres tract, same being the south line of said Vistancia Section Two the following six (6) courses and distances:

1. N51°08'58"E a distance of 120.59 feet to a ½ inch iron rod with "Delta Survey" cap found,
2. N69°06'16"E a distance of 97.20 feet to a ½ inch iron rod with "Delta Survey" cap found,
3. N72°42'58"E a distance of 62.79 feet to a ½ inch iron rod with "Delta Survey" cap found,
4. N75°48'45"E a distance of 207.09 feet to a ½ inch iron rod with "Delta Survey" cap found,
5. N81°50'23"E a distance of 239.55 feet to a ½ inch iron rod with "Delta Survey" cap found, and

35.13 Acres  
Vistancia Sec. 4

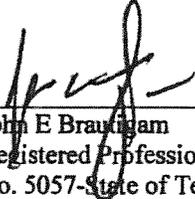
3 of 3

6. N68°06'18"E a distance of 167.42 feet to a ½ inch iron rod with "Delta Survey" cap found for the **POINT OF BEGINNING** and containing 35.13 acres of land, more or less.

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

I, John E. Brautigam hereby certify that the foregoing description represents an on-the-ground survey performed under my direction and supervision during June 2014 and is true and correct to the best of my knowledge and belief.

Date: 11-28-14

  
\_\_\_\_\_  
John E Brautigam  
Registered Professional Land Surveyor  
No. 5057-State of Texas



Delta Survey Group, Inc.  
8213 Brodie Lane, Suite 102  
Austin, Texas 78745  
TBPLS Firm No. 10004700

§ EXHIBIT 82.401 (C)

(c) CASH SECURITY AGREEMENT

TO: Travis County, Texas

DEVELOPER: SA Springs, LP

ESCROW AGENT: Travis County Treasurer

AMOUNT OF SECURITY: \$ 76,630.<sup>00</sup>

SUBDIVISION: Vistancia Section Four

DATE OF POSTING:

EXPIRATION DATE: Three Years from Date of Posting

The ESCROW AGENT shall duly honor all drafts drawn and presented in accordance with this Agreement. Travis County may draw on the account of the DEVELOPER up to the aggregate AMOUNT OF SECURITY upon presentation of a draft signed by the County Judge that the following condition exists:

The County considers such a drawing on this Security necessary to complete all or part of the SUBDIVISION Improvements to current Travis County Standards for the Construction of Roads and Drainage in Subdivision (the "Standards"). No further substantiation of the necessity of the draw is required by this Agreement.

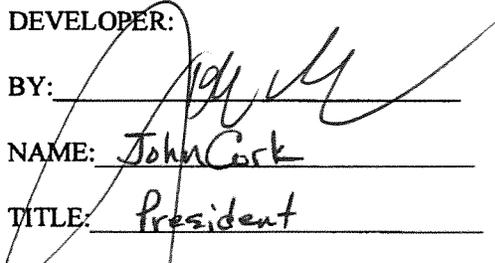
This Agreement is conditioned on the performance of the duties of the DEVELOPER prior to the Expiration Date to provide for the construction and completion of the street and drainage Improvements in the SUBDIVISION to current Travis County Standards for the Construction of Roads and Drainage in Subdivision (the "Standards"), so that the Improvements are performing to the Standards upon the approval of the construction of the Improvements and the acceptance of the public Improvements by the Commissioners Court and at the end of the one-year public Improvement construction performance period, which commences upon the acceptance.

Partial drafts and reductions in the amount of Security are permitted. Upon the acceptance of the Improvements, the Security will be reduced to ten percent of the cost of the public Improvements which include common area sidewalks. Drafts will be honored within five calendar days of presentment. In lieu of drawing on the Security, the County, in its discretion, may accept a substitute Security in the then current amount of the estimated cost of constructing the Improvements. This Agreement may be revoked only by the written consent of the DEVELOPER and the County.

The Developer must indicate by signing the appropriate line, below, whether or not he wishes the escrowed funds to be invested with interest paid at the rate Travis County receives for its 90-day accounts and be charged a \$25.00 investment fee every 90 days. The minimum of amount of cash security that will be considered for investment is Two Thousand Dollars (\$2,000).

DEVELOPER:

ADDRESS OF DEVELOPER

BY: 

SA Springs, LP

NAME: John Cork

8655 S. Priest Dr.

TITLE: President

Tempe, Az. 85284

Authorized Representative

DATE: \_\_\_\_\_

PHONE: (480) 820-0977

\_\_\_\_\_ Invest funds with interest paid at the rate Travis County receives for its 90-day accounts and be charged a \$25.00 investment fee every 90 days.

APPROVED BY THE TRAVIS COUNTY COMMISSIONERS' COURT: \_\_\_\_\_  
Date

\_\_\_\_\_  
COUNTY JUDGE, TRAVIS COUNTY, TEXAS

\_\_\_\_\_  
Date

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

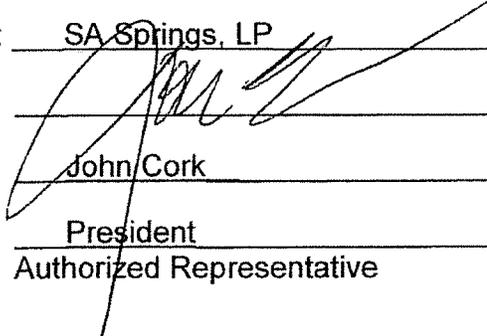
Date: November 21, 2014

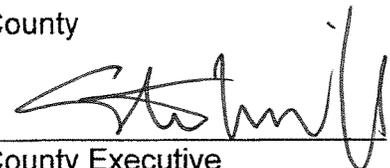
Owner's Name and Address: SA Springs, LP  
8655 South Priest Drive  
Tempe, Arizona 85284  
\_\_\_\_\_  
\_\_\_\_\_

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

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

Executed and effective as of the date set forth below.

Owner: SA Springs, LP  
By:   
Name: John Cork  
Title: President  
Authorized Representative

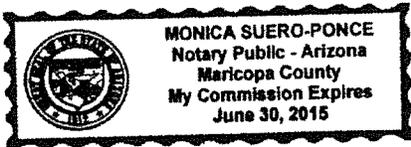
Travis County  
By:   
County Executive  
Travis County Transportation and Natural Resources Department

ACKNOWLEDGEMENT

STATE OF ARIZONA

COUNTY OF MARICOPA

This instrument was acknowledged before me on the 20 day of November, 2014, by John Cor K of Maricopa County, Arizona known to me personally or on the basis of an approved form of identification, in the capacity stated.



Monica Suero Ponce

Notary Public, State of Arizona

My Commission Expires: June 30, 2015

Monica Suero Ponce

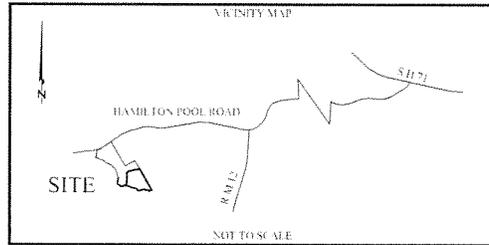
(Printed Name of Notary)

After Completing Return To:

Travis County, Texas  
Transportation and Natural Resources Department  
P.O. Box 1748  
Austin, Texas 78767-1748

Attention: Sarah Sumner

# VISTANCIA SECTION FOUR



## CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

**IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS. THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. 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. THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.**

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS THAT SA SPRINGS I P, A TEXAS LIMITED PARTNERSHIP, BY CW-LT MANAGEMENT A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN AND THROUGH JOHN CORK, PRESIDENT, OWNER OF 35.13 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 2012184483 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THE UNDERSIGNED OWNER DOES HEREBY SUBDIVIDE SAID 35.13 ACRES PURSUANT TO CHAPTER 232 OF THE LOCAL GOVERNMENT CODE OF TEXAS, IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS VISTANCIA SECTION FOUR, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_ A.D.

BY \_\_\_\_\_ DATE \_\_\_\_\_  
JOHN CORK  
PRESIDENT  
CW - LT MANAGEMENT, L.L.C.  
8655 SOUTH PRIEST DRIVE  
TEMPE, ARIZONA 85284

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
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.

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_ 201\_\_\_\_ 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 LIGHT 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 \_\_\_\_\_ OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

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

NO PORTION OF THIS TRACT LIES WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. MAP 48453C 0395H, DATED SEPTEMBER 26, 2008.

I, FRED C. LOCKWOOD, 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.

FRED C. LOCKWOOD, P.E.  
REGISTERED PROFESSIONAL ENGINEER NO. 50141  
LOCKWOOD ENGINEERS, INC.  
413 S WEST DR  
LEANDER, TX 78641  
TBPLS REGISTERED FIRM NO. F-2613

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

I, JOHN E BRACHTGAM, 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. BRACHTGAM  
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 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 DILIGENTLY 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., OFFICIAL PUBLIC 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

**GENERAL NOTES**

1. NO OBJECT, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY.
2. 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.
3. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND OR HIS/HER ASSIGNS.
4. A TRAVIS COUNTY SITE DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
5. THIS PLAT IS IN TRAVIS COUNTY AND NOT IN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY.
6. WATER SERVICE WILL BE SUPPLIED BY THE DEER CREEK WATER COMPANY.
7. WASTEWATER SERVICE WILL BE SUPPLIED BY PRIVATE INDIVIDUAL ON-SITE SEWAGE FACILITIES.
8. PROPERTY OWNERS OWN THEIR RESPECTIVE PORTIONS OF JOINT USE ACCESS EASEMENTS AND ARE REQUIRED TO MAINTAIN THE EASEMENTS AND ANY COMMON DRIVEWAYS.
9. THE FOLLOWING USES ARE PROHIBITED WITHIN ANY OF THE BOUNDARIES OF TRAVIS COUNTY BUFFER ZONES: POOL S, HOUSEPADS, DETACHED GARAGES, CARPORTS, PLAYS CAPES, POOL HOUSES AND ANY SEPTIC RELATED FACILITIES.
10. WITHIN A SIGHT DISTANCE EASEMENT ANY OBSTRUCTION OF SIGHT DISTANCE BY VEGETATION, FENCING, LANTHORNWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF COMMISSIONER'S COURT AT OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
11. 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 FORTHEN 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.
12. DRIVEWAY ACCESS TO THE FOLLOWING LOTS IS LIMITED TO THE STREETS LISTED IN THE TABLE BELOW:  
 BLOCK D, LOT 25 - HILLTOP DRIVE  
 BLOCK E, LOT 3 - AVION DRIVE  
 BLOCK E, LOT 14 - AVION DRIVE

**RESIDENT NOTE:**

1. A TEN (10) FOOT WIDE EASEMENT FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING PUBLIC UTILITIES IS RETAINED ALONG THE REAR OF ALL LOTS SHOWN HEREON.
2. A SEVEN AND ONE-HALF (7.5) FOOT WIDE EASEMENT FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING PUBLIC UTILITIES IS RETAINED ALONG THE SIDES OF ALL LOTS SHOWN HEREON.
3. 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 PLAT NOTES:**

1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE WASTE WATER (SEPTIC) SYSTEM THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
2. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED PUBLIC WATER SYSTEM.
3. 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.
4. 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.
5. 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.
6. RESIDENTIAL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO ONE SINGLE FAMILY DWELLING AND APPURTINANT STRUCTURES PER LOT.
7. THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

STACEY S. HOFFER \_\_\_\_\_ DATE \_\_\_\_\_  
 ON-SITE WASTEWATER PROGRAM  
 TRAVIS COUNTY - TNR

**TRAVIS COUNTY WATER QUALITY NOTIS, COUNTY CODE CHAPTER 82**

1. NO CUT OR FILL ON ANY LOT MAY EXCEED 8 FEET, EXCLUDING DRIVEWAYS. (82.209(D))
2. BUFFER ZONE EASEMENTS FOR ENVIRONMENTALLY VALUABLE FEATURES (82.209(C)), INCLUDING BLUFFS, CANYON RIMROCKS, POINT RECHARGE FEATURES, WETLANDS, SPRINGS, AND INCLUDING ALL DRAINAGE EASEMENTS DESIGNATED AS WATER QUALITY BUFFERS, HAVE THE FOLLOWING RESTRICTIONS:
  - NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE.
  - CONSTRUCTION IS PROHIBITED.
  - WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
  - RESIDENTIAL YARDS AND HIKING TRAILS MAY BE LOCATED WITHIN THE BUFFER IF AT LEAST 50 FEET FROM THE FEATURE.
3. THE WATERWAY BUFFER ZONE EASEMENT MUST REMAIN UNDEVELOPED EXCEPT FOR:
  - FENCES WHICH DO NOT OBSTRUCT FLOOD FLOWS.
  - PARK OR SIMILAR OPEN SPACE USE, LIMITED TO HIKING, JOGGING, OR WALKING TRAILS AND OUTDOOR FACILITIES, AND EXCLUDING STABLES AND CORRALS FOR ANIMALS, IS PERMITTED ONLY IF A PROGRAM OF FERTILIZER, PESTICIDE, OR HERBICIDE USE IS APPROVED.
  - UTILITY LINE CROSSINGS, IF DESIGNED AND CONSTRUCTED TO MINIMIZE SITE DISTURBANCE AND WATERWAY POLLUTION TO THE GREATEST EXTENT PRACTICABLE.
  - DETENTION BASINS AND FLOODPLAIN ALTERATIONS ARE PERMITTED IF THE REQUIREMENTS OF CODE SECTION 82.207 AND OTHER PROVISIONS OF THIS CHAPTER ARE MET.
4. CONSTRUCTION ACTIVITIES ON INDIVIDUAL LOTS ARE REQUIRED TO IMPLEMENT TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROLS (ECS) FOR PROTECTION OF STORM WATER RUNOFF QUALITY. LOT CONSTRUCTION ACTIVITIES DISTURBING ONE ACRE AND 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 ECS.
5. THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ANY AND ALL PERMANENT STORM WATER QUALITY CONTROLS REQUIRED BY THE TRAVIS COUNTY CODE OR THE TEXAS COMMISSION FOR ENVIRONMENTAL QUALITY (TCEQ) EDWARDS AQUIFER CONTRIBUTING ZONE PROGRAM 39 FAC 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 DEMAND 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.

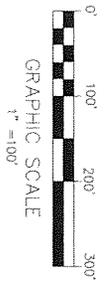
**LAND USE SCHEDULE**

USE	AREA (SF)	AREA (AC)	# OF LOTS
RESIDENTIAL LOTS	1,358,889	31.20	29
ROW	171,199	3.93	
TOTAL	1,530,088	35.13	29
TOTAL OVERALL	1,530,088	35.13	29

STREET NAME	STREET WIDTH	STREET LENGTH
AVION DRIVE	24'	1552 L.F.
AVION COVE	24'	518 L.F.
HILLTOP DRIVE	24'	530 L.F.
TOTAL:		2600 L.F.



JUAN RODRIGUEZ SURVEY NO. 42  
 TRAVIS COUNTY, TEXAS  
 JUNE 2014

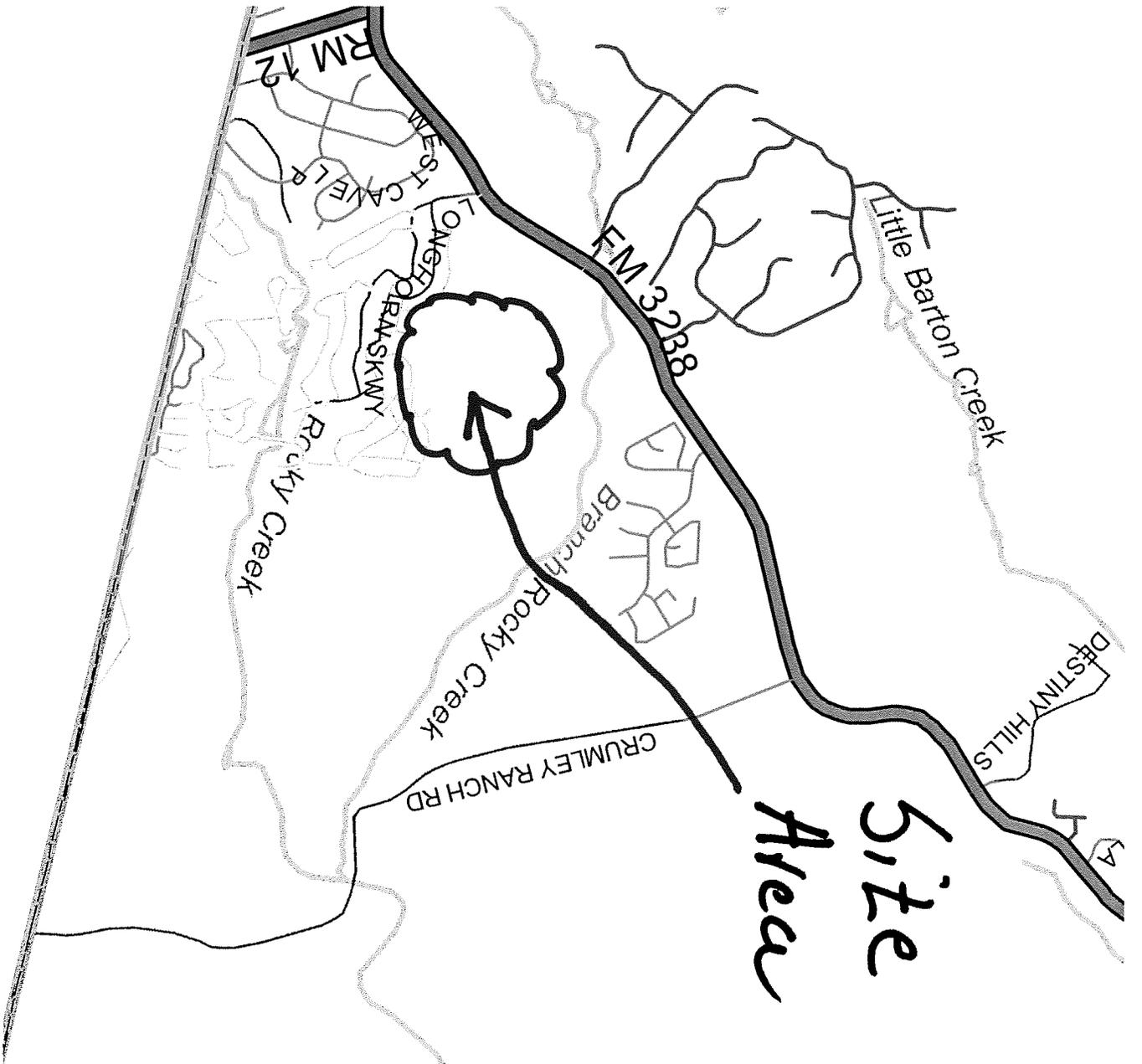


TRAIL	BEARING	ACRES	CHORD	BEARING	DATA
1	S 25.00° E	99.72	13.58	N 11.75° E	500.0000
2	S 75.00° E	100.00	13.58	N 11.75° E	500.0000
3	S 25.00° E	99.72	13.58	N 11.75° E	500.0000
4	S 75.00° E	100.00	13.58	N 11.75° E	500.0000
5	S 25.00° E	99.72	13.58	N 11.75° E	500.0000
6	S 75.00° E	100.00	13.58	N 11.75° E	500.0000
7	S 25.00° E	99.72	13.58	N 11.75° E	500.0000
8	S 75.00° E	100.00	13.58	N 11.75° E	500.0000
9	S 25.00° E	99.72	13.58	N 11.75° E	500.0000
10	S 75.00° E	100.00	13.58	N 11.75° E	500.0000
11	S 25.00° E	99.72	13.58	N 11.75° E	500.0000
12	S 75.00° E	100.00	13.58	N 11.75° E	500.0000
13	S 25.00° E	99.72	13.58	N 11.75° E	500.0000
14	S 75.00° E	100.00	13.58	N 11.75° E	500.0000
15	S 25.00° E	99.72	13.58	N 11.75° E	500.0000
16	S 75.00° E	100.00	13.58	N 11.75° E	500.0000
17	S 25.00° E	99.72	13.58	N 11.75° E	500.0000
18	S 75.00° E	100.00	13.58	N 11.75° E	500.0000
19	S 25.00° E	99.72	13.58	N 11.75° E	500.0000
20	S 75.00° E	100.00	13.58	N 11.75° E	500.0000
21	S 25.00° E	99.72	13.58	N 11.75° E	500.0000
22	S 75.00° E	100.00	13.58	N 11.75° E	500.0000

LINE	BEARING	DISTANCE
1	S 25.00° E	99.72
2	S 75.00° E	100.00
3	S 25.00° E	99.72
4	S 75.00° E	100.00
5	S 25.00° E	99.72
6	S 75.00° E	100.00
7	S 25.00° E	99.72
8	S 75.00° E	100.00
9	S 25.00° E	99.72
10	S 75.00° E	100.00
11	S 25.00° E	99.72
12	S 75.00° E	100.00
13	S 25.00° E	99.72
14	S 75.00° E	100.00
15	S 25.00° E	99.72
16	S 75.00° E	100.00
17	S 25.00° E	99.72
18	S 75.00° E	100.00
19	S 25.00° E	99.72
20	S 75.00° E	100.00
21	S 25.00° E	99.72
22	S 75.00° E	100.00

Delta Survey Group Inc.  
 8213 Brodie Lane Ste. 102 Austin, TX 78745  
 office: (512) 282-5300 fax: (512) 282-5230  
 TRPLS.PIRX.NO.10004700

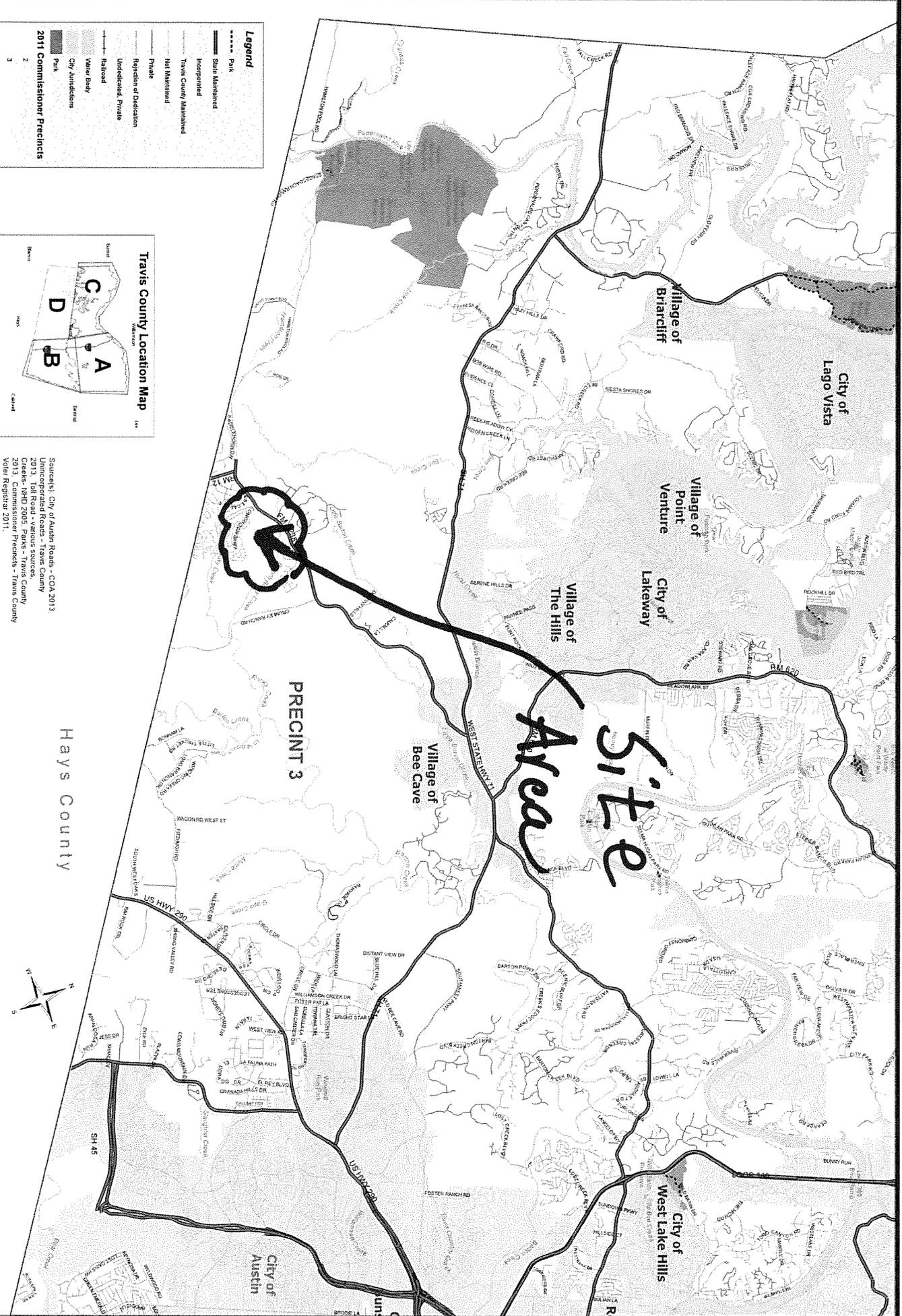
VISTANCIA  
 SECTION FOUR



*Site Area*

# PRECINCT 3



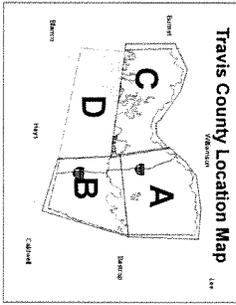


**Legend**

- Park
- State Maintained
- Incorporated
- Travis County Maintained
- Not Maintained
- Private
- Repetition of Dedication
- Undeclared, Private
- Railroad
- Water Body
- City Jurisdictions

**2011 Commissioner Precincts**

- 1
- 2
- 3



Sources: City of Austin Reats - COA 2013  
 Unincorporated Roads - Travis County  
 2013 - 16th Road - Various sources  
 2013 - 18th Road - Various sources  
 2013 - Commissioner Precincts - Travis County  
 Voter Registrar 2011.



# Travis County Roadways, Map D

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

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