

STATE OF TEXAS)
COUNTY OF TRAVIS)
KNOW ALL MEN BY THESE PRESENTS:

WITNESS THE HAND, THIS THE _____ DAY OF _____, 2016, A.D.

STATE OF TEXAS)(
COUNTY OF TRAVIS)(

GIVEN UNDER MY NAME AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT OR STAMP NAME HERE

MY COMMISSION EXPIRES

THIS FINAL PLAT IS APPROVED BY THE CITY OF BEE CAVE FOR FILING AT THE OFFICE OF THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS.

APPROVED BY: PLANNING AND ZONING COMMISSION CITY OF BEE CAVE, TEXAS.

CHAIRPERSON _____ DATE _____

ATTEST: _____

CITY SECRETARY _____ DATE _____

APPROVED BY: CITY COUNCIL CITY OF BEE CAVE, TEXAS.

MAYOR _____ DATE _____

ATTEST: _____

CITY SECRETARY DATE

THIS PROPERTY IS LOCATED IN THE CORPORATE LIMITS OF THE CITY OF BEE CAVE, TRAVIS COUNTY, TEXAS.

MAYOR _____ DATE _____

CITY SECRETARY _____ DATE _____

I, THE UNDERSIGNED, MAYOR OF THE CITY OF BEE CAVE, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY, AND AM HEREBY AUTHORIZED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF BEE CAVE FOR RECORDING IN THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

MAYOR _____ DATE _____

ATTEST:

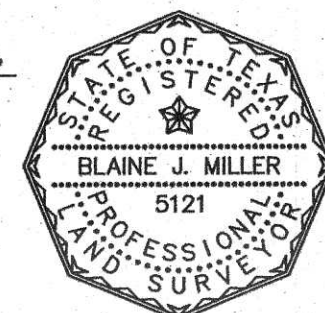
CITY SECRETARY DATE

STATE OF TEXAS)
COUNTY OF TRAVIS)
KNOW ALL MEN BY THESE PRESENTS

THAT I, BLAINE J. MILLER, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE LAND SHOWN HEREON AND THAT THE SURVEY MONUMENTS SHOWN HEREON WERE SET UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BEE CAVE, TEXAS.

Blaine J. Miller
BLAINE J. MILLER
REGISTERED PROFESSIONAL SURVEYOR NO. 5121
STATE OF TEXAS
FIRM REGISTRATION NO. 101267-0
925 CAPITAL OF TEXAS HIGHWAY SOUTH
BUILDING B, SUITE 115
AUSTIN, TEXAS 78746

08/18/2016
DATE



STATE OF TEXAS)
COUNTY OF TRAVIS)
KNOW ALL MEN BY THESE PRESENTS

I, THE UNDERSIGNED, TRICIA S. TICHENOR-ALTAMIRANO, P.E. A REGISTERED PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT AND IT MEETS THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF BEE CAVE, TEXAS.

TRICIA S. TICHENOR-ALTAMIRANO, P.E.
TRICIA ALTAMIRANO CONSULTING ENGINEER INC.
1101 SOUTH CAPITAL OF TEXAS HIGHWAY
BUILDING D, SUITE 210
AUSTIN, TEXAS 78746

8/26/16
DATE



NO PORTION OF THE SUBJECT PROPERTY LIES IS WITHIN A FLOODPLAIN OR FLOOD PRONE AREA OR A FLOOD WAY OF ANY BODY OF WATER PER THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP, COMMUNITY F.I.R.M. MAP PREPARED FOR TRAVIS COUNTY, TEXAS, DATED EFFECTIVE SEPTEMBER 26, 2008, AS SHOWN ON COMMUNITY PANEL No. #48453C0405H.

TRICIA S. TICHENOR-ALTAMIRANO
TRICIA ALTAMIRANO CONSULTING ENGINEER INC.
1101 SOUTH CAPITAL OF TEXAS HIGHWAY
BUILDING D, SUITE 210
AUSTIN, TEXAS 78746

8/26/14
DATE



STATE OF TEXAS))
COUNTY OF TRAVIS))
KNOW ALL MEN BY THESE PRESENTS


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 _____, 2016, AT ____ O'CLOCK ____M., AND DULY RECORDED ON THE ____ DAY OF _____, 2016, A.D. AT ____ O'CLOCK ____M., IN OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT No. _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS ____ DAY OF _____
2016, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

SPILLMAN RANCH, PHASE ONE,
SECTION TEN, FINAL PLAT

		CAPITAL SURVEYING AND CONSTRUCTION INCORPORATED	
		FIRM REGISTRATION No. 101287-0	
925 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4006			
DRAWN BY: WAL		SCALE: 1" = 100'	
JOB NO.: 15515.10		DATE: AUGUST 17, 2016	
DRAWING NO.: 15515P3		CRD #: 15515	
		SHEET NO.: 1 OF 4	

SUBMITTED DATE: AUGUST 7, 2015

SPILLMAN RANCH, PHASE ONE, SECTION TEN, FINAL PLAT

SCALE: 1" = 100'

LEGEND

O.P.R.T.C.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
P.U.E.	PUBLIC UTILITY EASEMENT (SEE GENERAL NOTE 12)
R.O.W.	RIGHT OF WAY
W.Q.E.	WATER QUALITY EASEMENT
W.W.E.	WASTEWATER EASEMENT
B.L.	BUILDING SETBACK LINE
B.E.	BUFFER EASEMENT
D.E.	DRAINAGE EASEMENT
L.E.	LANDSCAPE EASEMENT
P.E.	PEDESTRIAN EASEMENT
S.L.E.	SIGHT LINE EASEMENT
()	RECORD INFORMATION
○	1/2" IRON ROD SET WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
⊗	1/2" IRON ROD FOUND WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
▲	CALCULATED POINT
...	SIDEWALK

BENCHMARKS:

TBM SP-3
COTTON GIN SPINDLE SET IN 15" SPANISH OAK
APPROXIMATELY 190' NORTHWEST OF THE MOST
NORTH CORNER OF LOT 4, BLOCK "A"
ELEVATION = 1107.11'

TBM SP-21
COTTON GIN SPINDLE SET IN 12" SPANISH OAK
APPROXIMATELY 25' SOUTHEAST OF THE NORTHEAST
CORNER OF LOT 27, BLOCK "C"
ELEVATION = 1112.83'

CSCI

CAPITAL
SURVEYING
COMPANY
INCORPORATED

925 Capital of Texas Highway South
Building 8, Suite 115
Austin, Texas 78746
(512) 327-4006

FIRM REGISTRATION
No. 101267-D

DRAWN BY:	WAL	SCALE:	1" = 100'	F.B.
JOB NO.:	15515.10	DATE:	AUGUST 17, 2016	SHEET NO.:
DRAWING NO.:	15515P3	CRD #:	15515	2 OF 4

NOTE:
ALL OF LOTS 1 THROUGH 4, BLOCK D WILL BE PRIVATE
STREETS, DRAINAGE AND PUBLIC UTILITY EASEMENTS.

SUBMITTED DATE: AUGUST 7, 2015

REMAINDER OF 464.976 AC.
HENRY J. SPILLMAN, JR.
GOLDA LYNN GARNETT
JOHN FRANKLIN SPILLMAN
EXECUTOR'S DISTRIBUTION DEED
Doc. No. 2001016510
O.P.R.T.C.

PORTION OF 200.171 ACRE
LEASE TRACT
PARCEL "B" / 53.877 AC.
RESTATED AND AMENDED
LEASE AGREEMENT
Doc. No. 2001019576
O.P.R.T.C.
TREATED EFFLUENT
DISPOSAL EASEMENT
PARCEL "B" / 53.877 AC.
Doc. No. 2001019575
O.P.R.T.C.

BEN WRIGHTMAN
SURVEY SURVEY
NO. 55
ABST. NO. 2137

I. & G. N. R.R. CO.
SURVEY NO. 56,
ABST. NO. 2109

REMAINDER OF 464.976 AC.
HENRY J. SPILLMAN, JR.
GOLDA LYNN GARNETT
JOHN FRANKLIN SPILLMAN
EXECUTOR'S DISTRIBUTION DEED
Doc. No. 2001016510
O.P.R.T.C.

PORTION OF 200.171 ACRE
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TREATED EFFLUENT
DISPOSAL EASEMENT
PARCEL "B" / 53.877 AC.
Doc. No. 2001019575
O.P.R.T.C.

SPILLMAN RANCH
PHASE ONE,
SECTION TWO
Doc. No. 200200281
O.P.R.T.C.

LOT 1
BLOCK "A"
SPILLMAN RANCH
PHASE ONE,
SECTION EIGHT
Doc. No. 200300048
O.P.R.T.C.

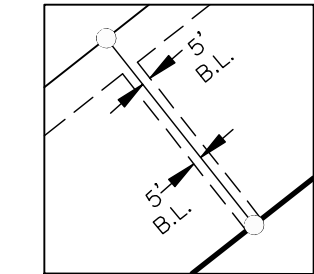
SPILLMAN RANCH
PHASE ONE,
SECTION NINE
Doc. No. 201100101
O.P.R.T.C.

0.819 AC. 25' WIDE
DRAINAGE, WATER
QUALITY, SIDEWALK
AND LANDSCAPE
EASEMENT
Doc. No. 2002179495
O.P.R.T.C.

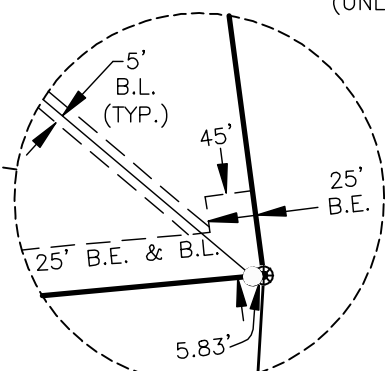
REMAINDER OF 464.976 AC.
HENRY J. SPILLMAN, JR.
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EXECUTOR'S DISTRIBUTION DEED
Doc. No. 2001016510
O.P.R.T.C.

PORTION OF 200.171 ACRE
LEASE TRACT
PARCEL "B" / 53.877 AC.
RESTATED AND AMENDED
LEASE AGREEMENT
Doc. No. 2001019576
O.P.R.T.C.
TREATED EFFLUENT
DISPOSAL EASEMENT
PARCEL "B" / 53.877 AC.
Doc. No. 2001019575
O.P.R.T.C.

REMAINDER OF 464.976 AC.
HENRY J. SPILLMAN, JR.
GOLDA LYNN GARNETT
JOHN FRANKLIN SPILLMAN
EXECUTOR'S DISTRIBUTION DEED
Doc. No. 2001016510
O.P.R.T.C.



TYPICAL SIDE
BUILDING LINES
(UNLESS OTHERWISE NOTED)



SPILLMAN RANCH,
PHASE ONE, SECTION TEN,
FINAL PLAT

GENERAL NOTES:

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS OF BEE CAVE, TEXAS AND IS SUBJECT TO APPLICABLE CITY OF BEE CAVE ORDINANCES.
2. THIS SUBDIVISION IS LOCATED WITHIN THE LITTLE BARTON CREEK WATERSHED.
3. THIS SUBDIVISION IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
4. ELECTRIC SERVICE WILL BE PROVIDED BY AUSTIN ENERGY.
5. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF BEE CAVE CODE AND THE CITY OF BEE CAVE OAK WILT REGULATIONS.
6. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE AUSTIN ENERGY WITH AN EASEMENT AND/OR ACCESS REQUIRED IN ADDITION TO THOSE INDICATED, EXCLUSIVELY FOR THE INSTALLMENT AND ONGOING MAINTENANCE OF FACILITIES FOR IMPROVEMENTS TO THIS SUBDIVISION AND FOR NO OTHER PURPOSE. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF BEE CAVE CODE.
7. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TEMPORARY EROSION CONTROL, RE-VEGETATION AND TREE PROTECTION. AUSTIN ENERGY WORK ON THE PROPERTY SHALL BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROPERTY.
8. THE OWNER OF THE PROPERTY OR HIS/HER ASSIGNS IS RESPONSIBLE FOR MAINTAINING CLEARANCE REQUIRED BY NATIONAL ELECTRIC SAFETY CODE, THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A.) REGULATIONS, AUSTIN ENERGY RULES AND REGULATIONS AND STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICES UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
9. THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY WILL PROVIDE WATER AND WASTEWATER SERVICES. WATER AND WASTEWATER WILL BE PROVIDED IN ACCORDANCE WITH A SERVICE AGREEMENT TO BE EXECUTED BY THE WTC PUA AND EACH LOT OWNER(S).
10. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED PUBLIC WATER AND WASTEWATER SYSTEM.
11. A TEN FOOT (10') WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED FOR PUBLIC UTILITIES USE, ALONG ALL LOT LINES THAT FRONT ON THOSE STREETS BEING DEDICATED BY THIS PLAT (SAINT ANDREWS DRIVE, ELLIE CLAIRE BEND, JORDAN SPIETH DRIVE AND BENANDREW LOOP). IN ADDITION, ALL STREETS ARE DEDICATED AS P.U.E.'S.
12. THE WATER SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO SUPPLY THE FIRE FLOWS AS REQUIRED BY ORDINANCE 2010-1, ENACTED BY TRAVIS COUNTY EMERGENCY SERVICES DISTRICT No. 6. PLANS SHALL BE REVIEWED AND APPROVED BY TRAVIS COUNTY EMERGENCY SERVICES DISTRICT No. 6 FOR CONSTRUCTION OF THE SUBDIVISION IMPROVEMENTS AND SITE DEVELOPMENT OF ALL LOTS, EXCEPTING SINGLE FAMILY.
13. IN APPROVING THIS PLAT, THE CITY OF BEE CAVE, TEXAS ASSUMES NO OBLIGATION TO BUILD STREETS OR ROADS SHOWN ON THIS PLAT OR BUILD ANY BRIDGES, CULVERTS OR DRAINAGE STRUCTURES IN CONNECTION THEREWITH, OR PROVIDE ANY TRAFFIC CONTROL DEVICES OR SIGNS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS OR ROADS SHOWN ON THIS PLAT, AND ALL BRIDGES, CULVERTS, DRAINAGE STRUCTURES CONSTRUCTED OR IN PLACE IN SUCH STREETS OR ROADS 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 THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY OF BEE CAVE, TEXAS.
14. THE PROPERTY HAS ACCESS TO AND FROM A DEDICATED PUBLIC ROADWAY.
15. DRAINAGE AND WATER QUALITY EASEMENTS ARE FOR THE PROTECTION OF THE ENVIRONMENT BY IMPROVING THE QUALITY OF STORM WATER RUNOFF FROM DEVELOPED LANDS. THE NATIVE LAND OR MANAGEMENT PRACTICES WITHIN THESE EASEMENTS ARE TO HELP MAINTAIN CLEAN WATER IN CREEKS, RIVERS AND LAKES. THESE EASEMENTS SHALL BE MAINTAINED BY THE OWNER OR ITS APPROVED ASSIGNS IN ACCORDANCE WITH THE MAINTENANCE PLAN OF THE NON-POINT SOURCE POLLUTION CONTROL PERMIT APPLICABLE TO THE LOT. THESE EASEMENTS MAY NOT BE AMENDED OR ALTERED EXCEPT BY EXPRESS WRITTEN AGREEMENT OF THE CITY.
16. PROPERTY OWNERS AND HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO WATER QUALITY, DRAINAGE EASEMENTS/STORM SEWER EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF BEE CAVE FOR INSPECTION FOR MAINTENANCE OF SAID EASEMENTS.
17. DEVELOPMENT OF THIS PROPERTY SHALL NOT COMMENCE UNTIL A NON-POINT SOURCE POLLUTION CONTROL PERMIT, AS REQUIRED BY THE CITY OF BEE CAVE, TEXAS, HAS BEEN ISSUED BY THE CITY OF BEE CAVE, TEXAS.
18. ALL PROPERTY HEREIN IS SUBJECT TO THE CITY OF BEE CAVE NON-POINT SOURCE POLLUTION CONTROL PERMIT FOR THIS SUBDIVISION. SHOULD THE USE OF THIS PROPERTY CHANGE, ALTER OR AMEND THE USE AS PERMITTED IN THE NON-POINT SOURCE POLLUTION CONTROL PERMIT, THEN AN AMENDED NON-POINT SOURCE POLLUTION CONTROL PERMIT SHALL BE REQUIRED.
19. THE WATER QUALITY FACILITIES LOCATED IN LOTS 6, 13, 28, BLOCK C AND FALCONHEAD GOLF COURSE SHALL BE MAINTAINED IN ACCORDANCE WITH THE DECLARATION OF RESTRICTIONS AND EASEMENTS RECORDED IN DOC. NO. _____, AND DOC. NO. 2004038180 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
20. SELLING A PORTION OF THIS LAND BY METES AND BOUNDS IS A VIOLATION OF CITY OF BEE CAVE ORDINANCES AND STATE LAW, AND IS SUBJECT TO FINES AND THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
21. NO CONVEYANCE OR SALES OF ANY PORTION OR LOT OF THIS PROPERTY MAY OCCUR UNTIL AFTER THE FINAL PLAT IS RECORDED WITH THE CLERK OF TRAVIS COUNTY, TEXAS.
22. THIS SUBDIVISION IS SUBJECT TO THE DECLARATIONS OF THE COVENANTS,CONDITIONS AND RESTRICTIONS AS RECORDED IN DOCUMENT No. 2002014283, AS SUBSEQUENTLY AMENDED, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
23. ALL LANDSCAPE IMPROVEMENTS COMMON TO THE SUBDIVISION WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OR ITS ASSIGNS, INCLUDING WALL IN BLOCK B.

GENERAL NOTES CONTINUED:

24. AN INTEGRATED PEST MANAGEMENT PLAN SHALL BE PROVIDED AT THE SITE AND NPS PLAN STATE TO THE CITY OF BEE CAVE.
25. THIS SUBDIVISION IS ZONED _____, AS ESTABLISHED AND MODIFIED BY CITY ORDINANCE #_____.
26. THIS SUBDIVISION IS SUBJECT TO THE SPILLMAN DEVELOPMENT GROUP, LTD., IT’S SUCCESSORS AND ASSIGNEES DEVELOPMENT AGREEMENT, APPROVED BY THE CITY OF BEE CAVE CITY COUNCIL ON AUGUST 22, 2000. THE FINAL PLAT WAS INITIALLY FILED WITH THE CITY OF BEE CAVE ON AUGUST 7, 2015 PRIOR TO THE EXPIRATION OF THE DEVELOPMENT AGREEMENT; THEREFORE, THE TERMS AND CONDITIONS OF THE DEVELOPMENT AGREEMENT APPLY.
27. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF BEE CAVE SIGN ORDINANCE.
28. DRIVEWAY ACCESS FOR LOT 1, BLOCK A, AND LOT 1, BLOCK C, IS PROHIBITED ONTO SAINT ANDREWS DRIVE.
29. DRIVEWAY ACCESS FOR LOTS 1-4, BLOCK A, AND LOTS 1-6, BLOCK C, IS PROHIBITED ONTO FALCONHEAD BOULEVARD.
30. DRIVEWAY ACCESS FOR LOTS 6-13, BLOCK C, IS PROHIBITED ONTO SPILLMAN RANCH LOOP.
31. DRIVEWAY ACCESS FOR LOTS 1-8, BLOCK B, IS PROHIBITED ONTO ELLIE CLAIRE BEND.
32. BUILDING SETBACK LINE ALONG THE INTERIOR SIDE LOT LINES ARE FIVE FEET UNLESS OTHERWISE NOTED. BUILDING SETBACK LINES ALONG THE EXTERIOR SIDE LOT LINES ARE FIFTEEN FEET UNLESS OTHERWISE NOTED. BUILDING SETBACK LINES ALONG FRONT LOT LINES ARE TWENTY FIVE FEET UNLESS OTHERWISE NOTED.
33. EACH LOT SHALL RECEIVE AND CONVEY DRAINAGE FROM OUTSIDE THE LOT BOUNDARY. NO IMPROVEMENT SHALL RESTRICT OR IMPAIR THE FLOW OF WATER. DRAINAGE FROM EACH LOT SHALL BE DIRECTED TO AN ADJACENT STREET RIGHT OF WAY OR WITHIN FIVE FEET OF THE LOT LINE. FENCES SHALL BE CONSTRUCTED TO ALLOW DRAINAGE FLOW AND BE APPROVED IN WRITING FROM THE HOA. THE SIDE YARD SWALE BETWEEN TWO ADJACENT HOUSES MAY BE USED JOINTLY BY THE ADJOINING LOTS TO MEET THE REQUIREMENT FOR CONVEYING THE DRAINAGE PROVIDED THAT NEITHER LOT ADVERSELY AFFECTS THE IMPROVEMENTS ON THE OTHER. DRAINAGE EASEMENTS MAY NOT BE RELOCATED WITHOUT THE EXPRESS APPROVAL OF THE CITY OF BEE CAVE. THE HOA SHALL HAVE THE AUTHORITY AND RESPONSIBILITY TO ENFORCE THE DRAINAGE EASEMENTS AND REMOVE, AS NECESSARY, ANY IMPROVEMENTS, LANDSCAPING, OR CHANGES IN GRADE WHICH IMPEDE THE FLOW OF WATER THROUGH THE DRAINAGE EASEMENTS OR LOTS AT THE EXPENSE OF THE OWNER. IN THE EVENT LITIGATION IS NECESSARY, THE LOSING PARTY SHALL BE RESPONSIBLE FOR ALL ATTORNEY’S FEES AND COST TO THE COURT. THE HOA SHALL PROVIDE A SEPARATE NOTICE OF THIS PROVISION TO EACH PURCHASER OF A HOME OR LOT. THE CITY OF BEE CAVE SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR ANY CLAIMS RESULTING FROM A MODIFICATION OF ANY DRAINAGE PATTERNS BY THE INITIAL DEVELOPER OR FUTURE LOT OWNERS.
34. INDIVIDUAL LOT GRADING PLANS SHALL BE SUBMITTED TO THE CITY OF BEE CAVE BY THE PARTY APPLYING FOR A BUILDING PERMIT. THESE PLANS SHALL BE REVIEWED FOR CONFORMANCE WITH THIS REQUIREMENT. ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 12” ABOVE FINISHED GRADE AND NO CERTIFICATION OF ACCEPTANCE WILL BE ISSUED BY THE CITY OF BEE CAVE UNTIL THIS REQUIREMENT IS MET BY THE PARTY OWNING THE LOT.
35. LOTS 6, 13 & 28, BLOCK C, ARE DESIGNATED AS WATER QUALITY AND DRAINAGE LOTS.
36. THIS PROPERTY IS SUBJECT TO COVENANTS AND RESTRICTIONS AS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, RECORDED IN DOCUMENT No. _____. ALL PRIVATE STREETS SHOWN HEREON WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION. ALL LANDSCAPE IMPROVEMENTS, COMMON TO THE SUBDIVISION, WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS.
37. THE BUFFER EASEMENT AREAS DEPICTED ON LOT 14, BLOCK C AND A PORTION OF LOT 15, BLOCK C SHALL BE PRESERVED IN ITS EXISTING NATURAL CONDITION, EXCEPT FOR CONSTRUCTION AND MAINTENANCE OF SIDE YARD METAL FENCES EXTENDING TO REAR PROPERTY LINE; NO VEGETATION OF ANY SIZE MAY BE REMOVED, UNLESS GRANTED PERMISSION BY THE CITY OF BEE CAVE IN CASES WHERE A THREAT TO PUBLIC HEALTH, SAFETY OR WELFARE IS DETERMINED TO EXIST.

SUBMITTED DATE: AUGUST 7, 2015

CSCI			CAPITAL SURVEYING COMPANY INCORPORATED
925 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4006			FIRM REGISTRATION No. 101267-O
DRAWN BY:	WAL	SCALE: 1" = 100'	F.B.
JOB NO.:	15515.10	DATE: AUGUST 17, 2016	SHEET NO.: 3 OF 4
DRAWING NO.:	15515P3	CRD #:	

SPILLMAN RANCH,
PHASE ONE, SECTION TEN,
FINAL PLAT

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CH. BEARING
C1	90°00'04"	25.00'	39.27'	35.36'	S01°01'10"W
C2	08°42'24"	330.00'	50.15'	50.10'	S08°11'00"W
C3	54°41'57"	225.00'	214.80'	206.74'	S71°19'41"W
C4	83°14'54"	15.00'	21.79'	19.93'	S02°21'15"W
C5	83°14'59"	65.00'	94.44'	86.35'	N02°21'18"E
C6	54°41'57"	275.00'	262.54'	252.68'	N71°19'41"E
C7	38°09'52"	330.00'	219.81'	215.77'	N08°32'44"E
C8					
C9					
C10					
C11	88°28'21"	15.00'	23.16'	20.93'	S54°26'29"W
C12	41°27'24"	225.00'	162.80'	159.27'	S30°56'00"W
C13	79°57'41"	15.00'	20.93'	19.28'	S11°40'52"W
C14	7°37'37"	590.00'	78.54'	78.48'	N32°06'47"W
C15	92°24'42"	15.00'	24.19'	21.65'	S82°07'57"E
C16	40°41'33"	175.00'	124.29'	121.69'	N31°18'56"E
C17	92°17'30"	15.00'	24.16'	21.63'	N35°10'36"W
C18	24°24'42"	590.00'	251.38'	249.48'	S27°03'51"E
C19	52°01'13"	15.00'	13.62'	13.16'	S40°52'06"E
C20	284°02'25"	50.00'	247.87'	61.54'	S75°08'30"W
C21	52°01'12"	15.00'	13.62'	13.16'	N11°09'06"E
C22	24°24'42"	540.00'	230.08'	228.34'	N27°03'51"W
C23	90°00'00"	15.00'	23.56'	21.21'	N01°01'18"W
C24	89°59'56"	15.00'	23.56'	21.21'	S88°58'44"W
C25	90°00'04"	15.00'	23.56'	21.21'	S01°01'16"E
C26	90°00'00"	15.00'	23.56'	21.21'	N88°58'42"E
C27	5°16'17"	275.00'	25.30'	25.29'	S46°36'50"W
C28	11°32'10"	275.00'	55.37'	55.28'	S55°01'04"W
C29	11°28'29"	275.00'	55.07'	54.98'	S66°31'23"W
C30	11°11'46"	275.00'	53.74'	53.65'	S77°51'30"W
C31	11°30'09"	275.00'	55.21'	55.12'	S89°12'28"W
C32	3°43'07"	275.00'	17.85'	17.84'	N83°10'54"W

C34	3°20'36"	590.00'	34.43'	34.42'	N37°35'54"W
C35	9°33'30"	225.00'	37.54'	37.49'	N48°45'27"E
C36	16°53'07"	225.00'	66.31'	66.07'	N61°58'46"E
C37	1°51'54"	175.00'	5.70'	5.70'	S50°43'45"W
C38	28°15'20"	225.00'	110.96'	109.84'	N84°32'59"E
C39	38°49'39"	175.00'	118.59'	116.34'	S30°22'59"W
C40	28°08'36"	15.00'	7.37'	7.29'	S58°02'59"W
C41	23°52'36"	15.00'	6.25'	6.21'	S84°03'38"W
C42	34°37'20"	65.00'	39.28'	38.68'	S26°40'08"W
C43	20°34'26"	65.00'	23.34'	23.22'	S00°55'45"E
C44	28°03'13"	65.00'	31.83'	31.51'	S25°14'35"E
C45	4°40'39"	470.00'	38.37'	38.36'	N43°40'52"W
C46	5°57'05"	540.00'	56.09'	56.06'	S36°17'40"E
C47	7°15'21"	470.00'	59.52'	59.48'	N37°42'52"W
C48	7°53'37"	540.00'	74.40'	74.34'	S29°22'19"E
C49	7°08'25"	470.00'	58.57'	58.53'	N30°30'59"W
C50	7°52'02"	540.00'	74.15'	74.09'	S21°29'29"E
C51	7°10'04"	470.00'	58.80'	58.76'	N23°21'45"W
C52	2°41'58"	540.00'	25.44'	25.44'	S16°12'29"E
C53	7°10'04"	470.00'	58.80'	58.76'	N16°11'40"W
C54	63°54'00"	50.00'	55.76'	52.92'	S05°12'42"W
C55	8°59'32"	470.00'	73.76'	73.69'	N08°06'52"W
C56	42°26'54"	50.00'	37.04'	36.20'	S47°57'45"E
C57	7°12'08"	470.00'	59.08'	59.04'	N00°01'03"W
C58	59°27'24"	50.00'	51.89'	49.59'	N81°05'06"E
C59	67°02'35"	50.00'	58.51'	55.23'	N17°50'06"E
C60	51°11'31"	50.00'	44.67'	43.20'	N41°16'57"W
C61	3°09'14"	590.00'	32.48'	32.47'	N16°26'07"W
C62	5°32'18"	590.00'	57.03'	57.01'	N20°46'53"W
C63	4°44'57"	590.00'	48.90'	48.89'	N25°55'31"W
C64	6°36'48"	225.00'	25.97'	25.96'	N48°21'19"E
C65	13°39'24"	225.00'	53.63'	53.50'	N38°13'13"E
C66	21°11'13"	225.00'	83.20'	82.73'	N20°47'55"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	S50°43'48"W	50.00'
L2	S39°16'12"E	39.86'
L3	N39°16'12"W	39.86'
L4	N46°01'18"W	89.99'
L5	S46°01'18"E	89.99'
L6	S39°16'12"E	18.63'
L7	S39°16'12"E	9.32'
L8	S42°36'28"W	24.15'
L9	S58°36'29"E	37.42'
L10	N79°28'00"E	20.22'
L11	N04°23'09"W	25.10'
L12	N38°20'18"W	28.26'
L13	S14°51'30"E	55.43'
L14	N14°51'30"W	55.43'
L15	S14°51'30"E	48.45'
L16	S14°51'30"E	6.98'
L17	N14°51'30"W	19.96'
L18	N14°51'30"W	35.47'
L19	N81°19'21"W	118.64'
L20	N79°27'44"E	138.44'
L21		
L22	S81°19'21"E	126.63'
L23	N81°19'21"W	9.84'
L24	S81°19'21"E	11.54'
L25		
L26	N80°38'32"W	35.76'
L27	S78°47'02"W	31.53'
(L28)	(S46°00'59"E)	(33.00')
(L29)	(S43°59'01"W)	(16.00')
(L30)	(N46°00'59"W)	(33.00')

Block A — 9 Lots		
Lot No.	Acres	
1	0.1908	
2	0.1937	
3	0.2352	
4	0.3412	
5	0.2503	
6	0.1859	
7	0.1826	
8	0.1915	
9	0.2114	
TOTAL	1.9826	

Block B — 8 Lots		
Lot No.	Acres	
1	0.1843	
2	0.1819	
3	0.1959	
4	0.2028	
5	0.2159	
6	0.2100	
7	0.2235	
8	0.2437	
TOTAL	1.6580	

Block C — 28 Lots		
Lot No.	Acres	
1	0.1768	
2	0.1653	
3	0.1653	
4	0.1653	
5	0.2000	
6*	0.3791	
7	0.2094	
8	0.1767	
9	0.1871	
10	0.1847	
11	0.1813	
12	0.1932	
13*	0.3525	
14	0.3844	
15	0.3539	
16	0.2154	
17	0.2593	
18	0.2422	
19	0.2674	
20	0.2010	
21	0.2010	
22	0.2010	
23	0.2010	
24	0.2012	
25	0.1950	
26	0.2170	
27	0.2862	
28*	0.1416	
TOTAL	6.3042	

* DENOTES WATER QUALITY FACILITIES

Block D Private Street, Drainage and Public Utility Easement		
	Linear Ft.	Acres
LOT 1— ELLIE CLAIRE BEND	890	1.0202
LOT 2 — BENANDREW LOOP	470	0.5703
LOT 3 — JORDAN SPIETH DRIVE	640	0.7166
LOT 4 — SAINT ANDREWS DRIVE	150	0.1422
Total Private Street	2,150	2.4493

BLOCK "A"	9 Single Family Residential Lots	1.9826 Ac.
BLOCK "B"	8 Single Family Residential Lots	1.6580 Ac.
BLOCK "C"	25 Single Family Residential Lots	5.4310 Ac.
	3 Water Quality Facilities — Lots 6, 13 and 28	0.8732 Ac.
Total Lots	45	9.9448 Ac.
Total Private Street		2.4493 Ac.
Total Acreage of Subdivision		12.3941 Ac.

