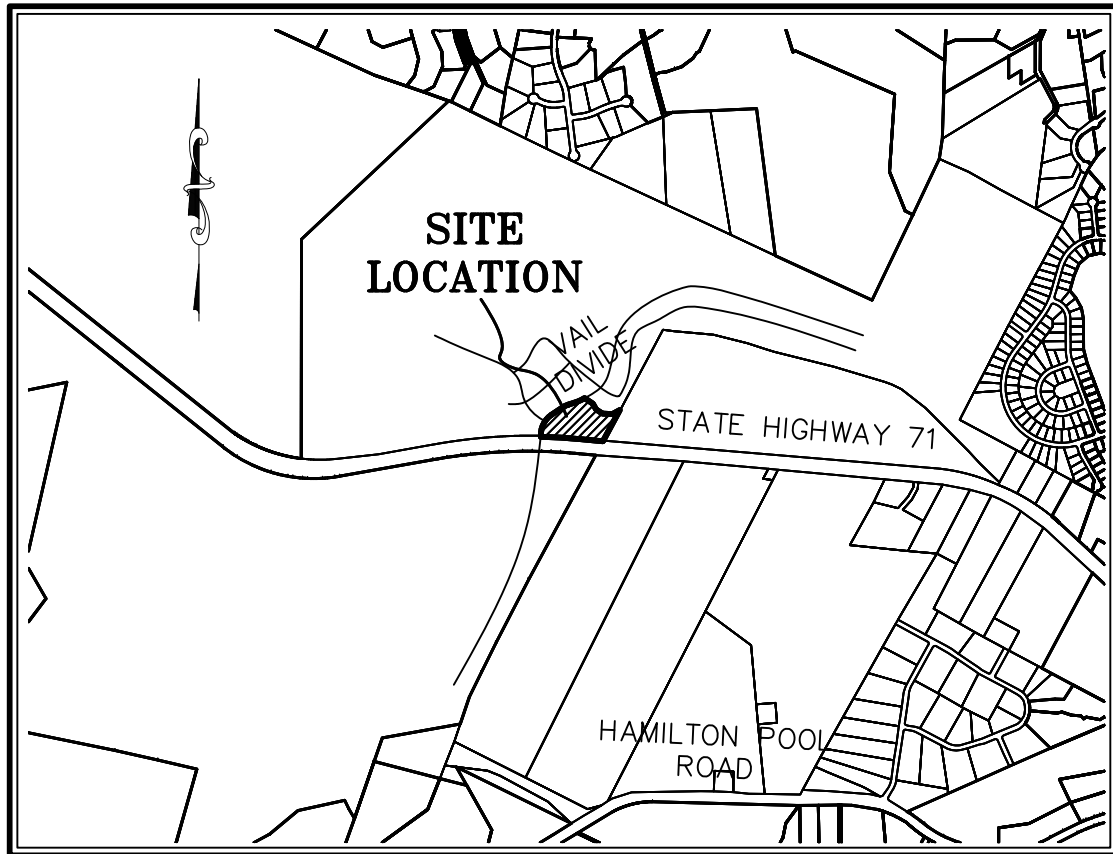


VICINITY MAP

SCALE: 1" = 2000'



LINE TABLE		
NO.	BEARING	DISTANCE
L1	N04°59'58"E	44.08'
L2	S56°25'58"E	104.32'
L3	S29°06'20"E	67.65'
L4	S56°26'22"E	79.99'
L5	S87°14'43"E	102.92'
L6	N61°55'15"E	87.42'
L7	S63°22'27"E	100.51'
L8	S00°23'51"E	26.85'
L9	S40°42'47"E	28.57'
L10	S84°35'46"E	184.67'
L11	N05°24'14"E	27.88'
L12	N05°24'15"E	36.00'
L13	N77°29'26"W	28.32'
L14	N44°43'16"W	34.48'
L15	N59°38'32"E	15.49'
L16	N32°53'08"W	58.50'
L17	N59°00'52"E	49.91'
L18	N19°25'44"W	118.20'
L19	S84°51'30"E	134.00'
L20	N05°24'14"E	53.39'
L21	N32°21'01"E	111.58'
L22	N20°51'14"W	212.27'

ZONING:

ALL IS PD-MU UNLESS NOTED OTHERWISE

SURVEY CONTROL:

TEXAS COORDINATE SYSTEM 1983

(CENTRAL ZONE-4203)

NAD 83, (CORS) U.S. SURVEY FEET

GEOID MODEL G03U03

COMBINED SCALE FACTOR 0.999952060313

PROJECT CONTROL POINTS WERE ESTABLISHED USING THE WESTERN

DATA SYSTEM COOP NETWORK.

VERTICAL DATUM:

THE VERTICAL DATUM FOR DOUCET AND ASSOC. CONTROL POINT #1

WAS ESTABLISHED USING WESTERN DATA SYSTEM COOP NETWORK.

NAVD88 VERTICAL DATUM.

FLOODPLAIN NOTE:

THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS DETERMINED

TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, AS SHOWN ON F.I.R.M.

PANEL NO.484530 0405H, TRAVIS COUNTY, TEXAS DATED

SEPTEMBER 26, 2008.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY

AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING

OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE

LIABILITY ON THE PART OF THE SURVEYOR.

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	223.69'	250.00'	51°16'00"	N30°36'26"E	216.31'
C2	66.35'	250.00'	15°12'25"	N63°51'44"E	66.16'
C3	82.40'	350.00'	13°29'20"	N64°41'34"E	82.21'
C4	419.51'	5789.58'	04°09'06"	N86°39'09"W	419.42'
C5	133.13'	250.00'	30°30'42"	N20°13'46"E	131.56'
C6	90.56'	250.00'	20°45'18"	N45°51'46"E	90.07'

REPLAT OF LOT 1, BLOCK A OF FALCONHEAD WEST, PHASE
1, SECTION 2 & PHASE 2 FINAL PLAT

NOTES:

1. ORDINANCE 99-10-12A SECTION 4(C) STANDARDS ARE APPLICABLE TO THIS PLAT AND WILL APPLY AT SITE PLAN.

2. THIS SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS OF BEE CAVE CITY LIMITS AND IS SUBJECT TO APPLICABLE CITY OF BEE CAVE ORDINANCES.

3. THIS SUBDIVISION IS PARTIALLY LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE (2.771 ACRES ON).

4. THE ELECTRIC PROVIDER WILL BE AUSTIN ENERGY.

5. WATER AND WASTEWATER WILL BE PROVIDED BY WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY (WTC PUA) WATER CONTROL IMPROVEMENT DISTRICT (WDIC 17)

6. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY. WATER AND WASTEWATER WILL BE PROVIDED IN ACCORDANCE WITH A SERVICE AGREEMENT TO BE

EXECUTED B THE WTC PUA AND EACH LOT OWNER(S) PRIOR TO THE PROVISION OF WATER AND WASTEWATER SERVICES, EACH LOT OWNER(S) SHALL DEDICATE WATER LOCATION ACCEPTABLE TO EACH LOT OWNER(S).

7. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED PUBLIC WATER AND WASTEWATER SYSTEM.

8. A FIFTEEN FOOT (15') WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS DEDICATED FOR USE FOR PUBLIC UTILITIES ADJACENT TO ALL STREET SIDE PROPERTY LINES OF ALL LOTS SHOWN ON THIS PLAT. IN ADDITION, ALL

STREETS ARE P.U.E.S. ALL SUCH P.U.E.S MAY BE USED BY _____ GAS COMPANY _____ OR ITS ASSIGNS FOR THE PROVISION OF NATURAL GAS SERVICE OR A COMMUNITY WIDE PROPANE PROVIDER WHO HAS ENTERED

INTO A CONTRACT WITH _____ FOR THE PROVISION OF SUCH PROPANE GAS.

9. 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 BY APPROVED BY TRAVIS COUNTY EMERGENCY SERVICES DISTRICT NO. 6 FOR CONSTRUCTION OF THE SUBDIVISION IMPROVEMENTS AND SITE DEVELOPMENT OF ALL LOTS, EXCEPT SINGLE FAMILY.

10. THIS SUBDIVISION IS SUBJECT TO THE DECLARATIONS OF THE COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN DOC. NO. _____ OF THE O.P.R.T.C.T.

11. ALL LANDSCAPE IMPROVEMENTS COMMON TO THE SUBDIVISION WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OR ITS ASSIGNS.

12. AN INTEGRATED PEST MANAGEMENT PLAN SHALL BE PROVIDED AT THE SITE AND NPS PLAN STATE TO THE CITY OF BEE CAVE.

13. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF BEE CAVE SIGN ORDINANCE.

14. CONSTRUCTION ON THE LOTS WITHIN THIS SUBDIVISION WILL BE PHASED, AS THE LOTS ARE SOLD AND INDIVIDUAL SITE PLANS ARE DEVELOPED. THE DETENTION AND WATER QUALITY PONDS SHALL BE BUILT WITH THE

FIRST PHASE OF CONSTRUCTION. ALL SHARED INFRASTRUCTURE WILL BE CONSTRUCTED IN THE FIRST PHASE OF CONSTRUCTION ALONG WITH THE DETENTION AND WATER QUALITY PONDS.

15. JOINT ACCESS, UTILITIES, PARKING AND MAINTENANCE AGREEMENTS ARE OUTLINED IN THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR VAIL DIVIDE ARE RECORDED IN DOCUMENT NO

_____, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

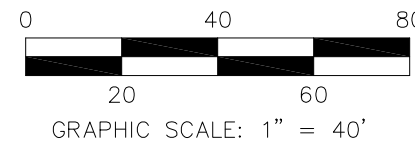
16. THE CITY PRESERVES THE RIGHT TO ACCESS AND INSPECT THE DETENTION AND WATER QUALITY FACILITIES.

17. REQUIRED PARKING WILL BE DETERMINED AT SITE PLAN AND WITH EACH CERTIFICATE OF OCCUPANCY APPLICATION.

18. BUILDING FOOTPRINTS SHOWN ARE FOR REPRESENTATIVE PURPOSES ONLY, AND SHOULD IN NO WAY BE CONSTRUED TO BE FINAL IN SHAPE, SIZE, OR FORM.

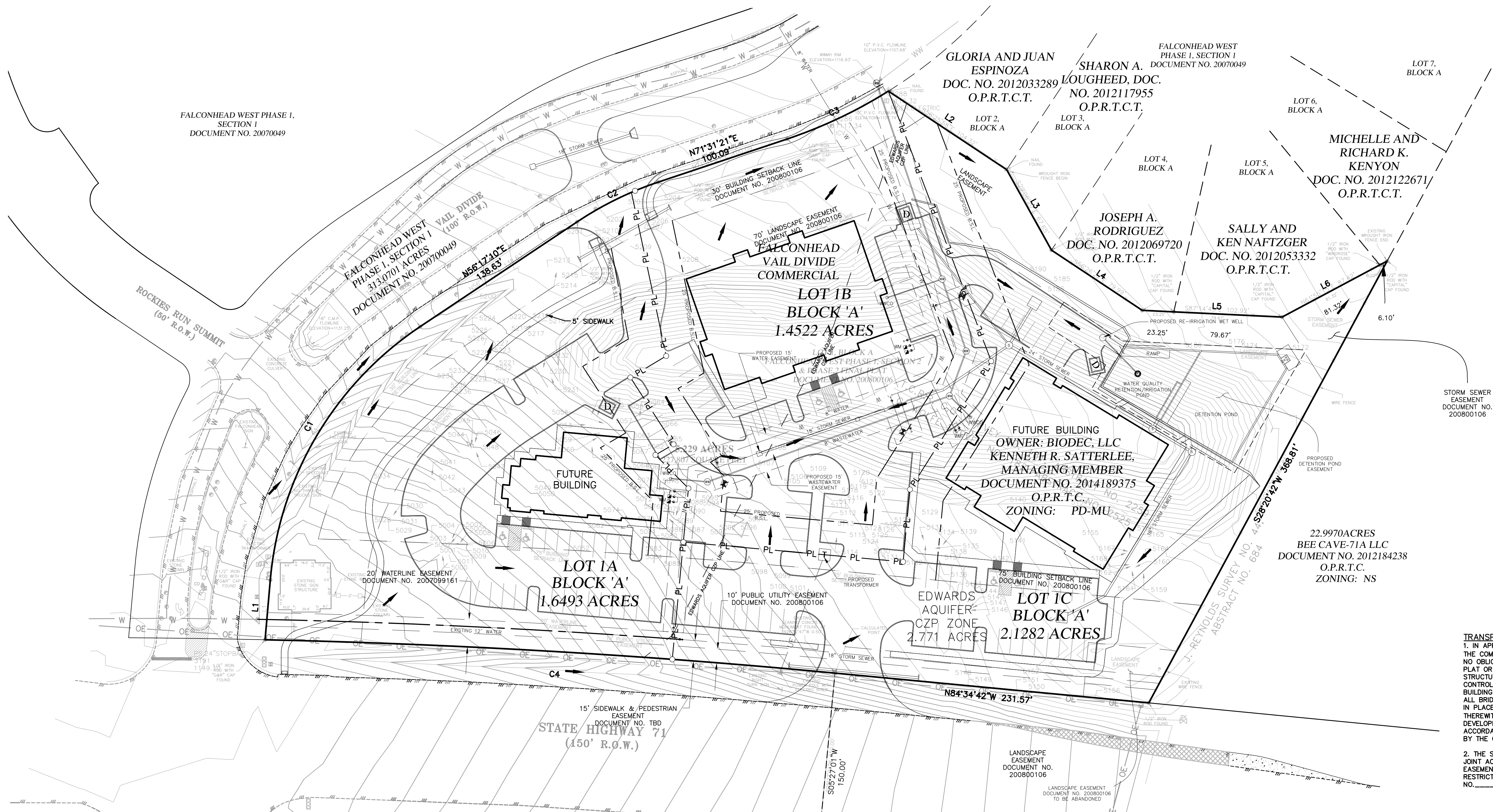
19. THIS SUBDIVISION IS ZONED PD-MU, AS ESTABLISHED AND MODIFIED BY CITY ORDINANCE 06-11-28-B AND IN ACCORDANCE WITH THIS PLAT.

20. A FIFTEEN FOOT (15') WIDE SIDEWALK & PEDESTRIAN EASEMENT ADJACENT TO STATE HIGHWAY 71 FOR LOTS 1A AND 1C IS PROVIDED AS SHOWN, RECORDED IN DOCUMENT NO. _____



LEGEND

—	PROPERTY LINE
---	PROPOSED PROPERTY LINES
---	PROPOSED BUILDING SETBACK
---	PROPOSED EASEMENTS
---	EXISTING EASEMENTS/SETBACK
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊙	1" IRON PIPE FOUND (UNLESS NOTED)
⊕	BENCHMARK SET
---	EDGE OF ASPHALT
♿	HANDICAP PARKING
⊠	TRAFFIC SIGNAL BOX
⊠	WATER METER
⊕	WATER VALVE
⊕	FIRE HYDRANT
⊕	STORM SEWER MANHOLE
⊕	WASTEWATER MANHOLE
⊕	SIGN (AS NOTED)
⊕	POWER POLE
⊕	DOWN GUY
⊕	CONTROL POINT
—G—	GAS LINE
—FOC—	FIBER OPTIC CABLE
—T—	UNDERGROUND TELEPHONE
—E—	UNDERGROUND ELECTRIC
—OE—	OVERHEAD ELECTRIC
—WW—	WASTEWATER LINE
—W—	WATER LINE
—SS—	STORM SEWER LINE
—UE—	UNDERGROUND ELECTRIC
→	EXISTING FLOW ARROW



Drawing: P:\193-002\dwg\working_drawing\submitted_files\193-002 PRELIMINARY PLAT.dwg
User: VIRUPLAN0
Last Modified: Dec. 10, 15 - 15:48
Plot Date/Time: Dec. 11, 15 - 13:46:13

REPLAT OF LOT 1, BLOCK A OF FALCONHEAD WEST, PHASE
1, SECTION 2 & PHASE 2 FINAL PLAT

METES AND BOUNDS DESCRIPTION:

MEETS AND BOUNDS DESCRIPTION OF 5.229 ACRES OF LAND, BEING ALL OF LOT 1, BLOCK A, FALCONHEAD WEST, PHASE 1, SECTION 2 & PHASE 2, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 200800106, OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS, HAVING BEEN CONVEYED TO BIDECE, LLC IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2014188375 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "G&R", FOUND AT THE WEST CORNER OF SAID LOT 1, AT THE NORTHEAST INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 71 (150' R.O.W.) WITH THE EAST RIGHT-OF-WAY LINE OF VAIL DIVIDE (100' R.O.W.), FOR THE WEST CORNER OF THIS TRACT AND POINT OF BEGINNING;

THENCE WITH THE NORTHWEST LINE OF SAID LOT 1 AND THE SOUTH EAST RIGHT-OF-WAY LINE OF SAID VAIL DIVIDE, THE FOLLOWING SIX (6) COURSES:

- 1) N04°59'58"E, A DISTANCE OF 44.08 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "G&R" FOUND FOR A POINT OF CURVATURE,
- 2) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 250 FEET, A LENGTH OF 223.69 FEET, A DELTA ANGLE OF 51°16'00", AND A CHORD WHICH BEARS N30°36'26"E, A DISTANCE OF 216.31 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "G&R" FOUND,
- 3) N56°17'10"E, A DISTANCE OF 138.63 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "CAPITAL" FOUND FOR A POINT OF CURVATURE,
- 4) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 250 FEET, A LENGTH OF 66.35 FEET, A DELTA ANGLE OF 15°12'25", AND A CHORD WHICH BEARS N83°51'44"E, A DISTANCE OF 66.16 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "G&R" FOUND,
- 5) N71°31'21"E, A DISTANCE OF 100.09 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "G&R" FOUND FOR A POINT OF CURVATURE,
- 6) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 350 FEET, A LENGTH OF 82.40 FEET, A DELTA ANGLE OF 13°29'20", AND A CHORD WHICH BEARS N64°41'34"E, A DISTANCE OF 82.21 FEET, TO A NAIL FOUND AT THE WEST CORNER OF LOT 2, BLOCK A, OF SAID FALCONHEAD WEST, PHASE 1, SECTION 2 & PHASE 2, FOR THE NORTH CORNER OF THIS TRACT,

THENCE DEPARTING THE EAST RIGHT OF WAY LINE OF SAID VAIL DIVIDE, WITH THE NORTH LINE OF SAID LOT 1 AND THE SOUTH LINE OF LOTS 2, 3, 4, 5, AND 6, OF BLOCK A, THE FOLLOWING FIVE (5) COURSES:

- 1) S56°25'58"E, A DISTANCE OF 104.32 FEET TO A NAIL FOUND AT THE COMMON CORNER OF SAID LOTS 2 AND 3,
- 2) S29°08'20"E, A DISTANCE OF 67.65 FEET TO A NAIL FOUND AT THE COMMON CORNER OF SAID LOTS 3 AND 4,
- 3) S56°28'22"E, A DISTANCE OF 79.99 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "CAPITAL" FOUND AT AN ANGLE POINT IN THE SOUTH LINE OF SAID LOT 4,
- 4) S87°14'43"E, AT A DISTANCE OF 23.25 PASS A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "CAPITAL" FOUND AT THE COMMON CORNER OF SAID LOTS 4 AND 5, CONTINUING IN ALL A DISTANCE OF 102.92 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "CAPITAL" FOUND AT AN ANGLE POINT IN THE SOUTH LINE OF SAID LOT 5,
- 5) N61°55'15"E, AT A DISTANCE OF 81.32 PASS A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "WINDROSE" FOUND AT THE COMMON CORNER OF SAID LOTS 5 AND 6, CONTINUING IN ALL A DISTANCE OF 87.42 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "CAPITAL" FOUND IN THE WEST LINE OF A CALLED 22.9970-ACRE TRACT OF LAND CONVEYED TO BEE CAVE-71A, LLC, IN DOCUMENT NO. 2012184238 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS TRACT,

THENCE S28°20'42"W, A DISTANCE OF 368.81 FEET WITH THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID 22.9970-ACRE TRACT, TO A 1/2-INCH IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 71, FOR THE SOUTHEAST CORNER OF THIS TRACT,

THENCE WITH THE SOUTH LINE OF SAID LOT 1 AND THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 71, THE FOLLOWING TWO (2) COURSES:

- 1) N84°34'42"W, A DISTANCE OF 231.57 FEET TO A CALCULATED POINT FROM WHICH A LEANING TxDOT CONCRETE MONUMENT FOUND BEARS N26°52'47"W, A DISTANCE OF 0.50 FEET, FOR A POINT OF CURVATURE,
- 2) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 5789.58 FEET, A LENGTH OF 419.51 FEET, A DELTA ANGLE OF 04°09'06", AND A CHORD WHICH BEARS N86°39'09"W, A DISTANCE OF 419.42 FEET, TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 5.229 ACRES (227,806 SQUARE FEET), MORE OR LESS.

BEARING BASIS TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.

BENCHMARKS:

CP#1: 1" IRON ROD SET WITH ALUMINUM "DOUCET AND ASSOCIATES" CAP, SET 18.49' NORTH OF NORTH EDGE OF RIBBON CURB ON NORTHBOUND LANES OF VAIL DIVIDE, AND 15.33' NORTHEAST OF DOUBLE IRRIGATION CONTROL VALVE.
N: 10087665.49'
E: 3034808.348'
ELEVATION: 1125.17'

CP#2: 60D NAIL SET ON SOUTHEAST SIDE OF SOUTHEAST EDGE OF PAVEMENT OF NORTHBOUND LANES OF VAIL DIVIDE; 4.38' SOUTHEAST OF SOUTHEAST EDGE OF RIBBON CURB, AND 8.58' SOUTHEAST OF WASTEWATER MANHOLE IN THE CENTER OF NORTHBOUND LANES OF VAIL DIVIDE.
N: 10087701.75'
E: 3035012.59'
ELEVATION: 1117.05'

CP#9: 60D NAIL SET ON SOUTHEAST SIDE OF SOUTHEAST EDGE OF PAVEMENT OF NORTHBOUND LANES OF VAIL DIVIDE; 11.91' SOUTHEAST OF SOUTHEAST EDGE OF RIBBON CURB, AND 16.17' SOUTHWEST OF WATER VALVE JUST OFF THE SOUTHEAST EDGE OF RIBBON CURB OF NORTH BOUND LANES OF VAIL DIVIDE.
N: 10087540.79'
E: 3034691.92'
ELEVATION: 1129.65'

UTILITY NOTES:

1. ELECTRIC SERVICE WILL BE PROVIDED BY AUSTIN ENERGY. THIS SUBDIVISION IS ENCUMBERED BY A BLANKET ELECTRIC DISTRIBUTION UTILITY EASEMENT TO AUSTIN ENERGY RECORDED AS DOC. NO. _____, O.P.R.T.C.T.

2. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVER 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 LAND DEVELOPMENT CODE AND THE CITY OF BEE CAVER OAK WILT REGULATIONS.

3. THE OWNERS OF THE 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 ELECTRICAL SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE LAND DEVELOPMENT CODE.

4. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE 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.

5. THE OWNER OF THE PROPERTY OR HIS/HER ASSIGNS IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE 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 BY THE OWNER.

6. 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. NO STRUCTURE OR IMPROVEMENTS, OTHER THAN NATIVE PLANT ENHANCEMENTS, OR WATER QUALITY CONTROL IMPROVEMENTS IN ACCORDANCE WITH THE NON-POINT SOURCE POLLUTION CONTROL PERMIT FOR THE SUBDIVISION, OR MAINTENANCE TO THE AREAS IN ACCORDANCE WITH THE NON-POINT SOURCE POLLUTION CONTROL PERMIT FOR THE SUBDIVISION MAY BE PLACES OR PERFORMED WITH IN THESE EASEMENTS WITHOUT PRIOR AUTHORIZATION AND APPROVAL IN WRITING FROM THE CITY OF BEE CAVE. THESE EASEMENTS SHALL BE 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.

7. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASMENTS/STORM SEWER EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY AND THE CITY OF BEE CAVE FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.

8. DEVELOPMENT OF THE PROPERTY SHALL NOT COMMENCE UNTIL A NON-POINT SOURCE POLLUTION CONTROL PERMIT FOR THIS SUBDIVISION. SHOULD THE USE OF THE PROPERTY CHANGE, ALTER, R AMEND THE USE AS PERMITTED IN THE NON-POINT SOURCE POLLUTION CONTROL PERMIT, THEN AN AMENDED NON-SOURCE POLLUTION CONTROL PERMIT SHALL BE REQUIRED.

9. THE DETENTION AND WATER QUALITY FACILITIES LOCATED IN LOT 1C BLOCK "A" SHALL BE MAINTAINED IN ACCORDANCE WITH THE DECLARATION OF RESTRICTIONS AND EASEMENTS RECORDED IN DOC. NO. _____ OF THE O.P.R.T.C.T.

10. SELLING A PORTION OF THIS LAND BY METES AND BOUNDS IS A VIOLATION OF HE CITY OF BEE CAVE ORDINANCES AND STATE LAW, AND IS SUBJECT TO FINES AND THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

11. NO CONVEYANCE OR SALES OF ANY PORTION OR LOT OF THE PROPERTY MAY OCCUR UNTIL AFTER THE FINAL PLAT IS RECORDED WITH THE CLERK OR TRAVIS COUNTY, TEXAS.

CITY CERTIFICATIONS:

THIS 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 CITY LIMITS OF THE CITY OF BEE CAVE, TRAVIS COUNTY, TEXAS.

MAYOR _____ DATE _____
ATTEST:

CITY SECRETARY _____ DATE _____

I, THE UNDERSIGNED MAYOR OF THE CITY OF BEE CAVE, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE 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 THE RECORDING IN THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

MAYOR _____ DATE _____
ATTEST:

CITY SECRETARY _____ DATE _____

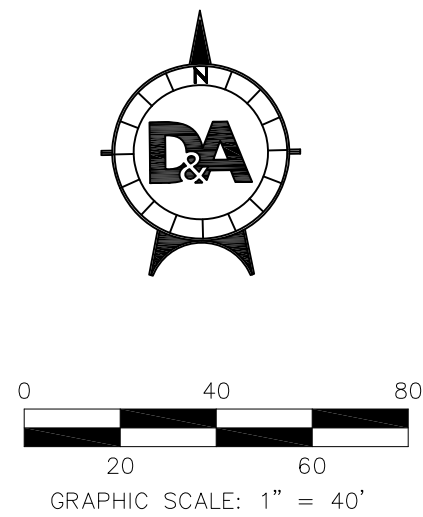
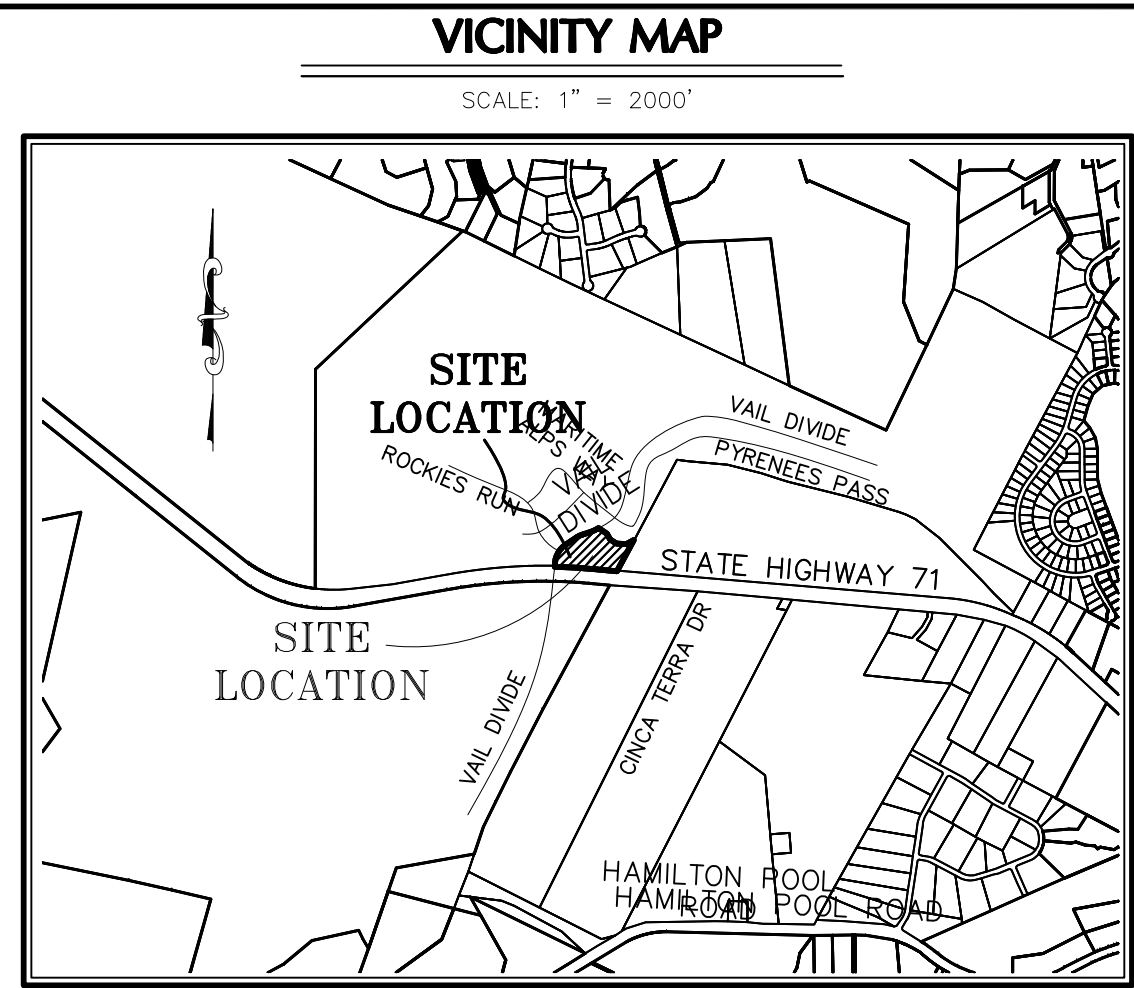
D&A DOUCET & ASSOCIATES
Civil Engineering - Planning - Surveying/Mapping
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetandassociates.com
Firm Registration Number: 3937

PRELIMINARY PLAT

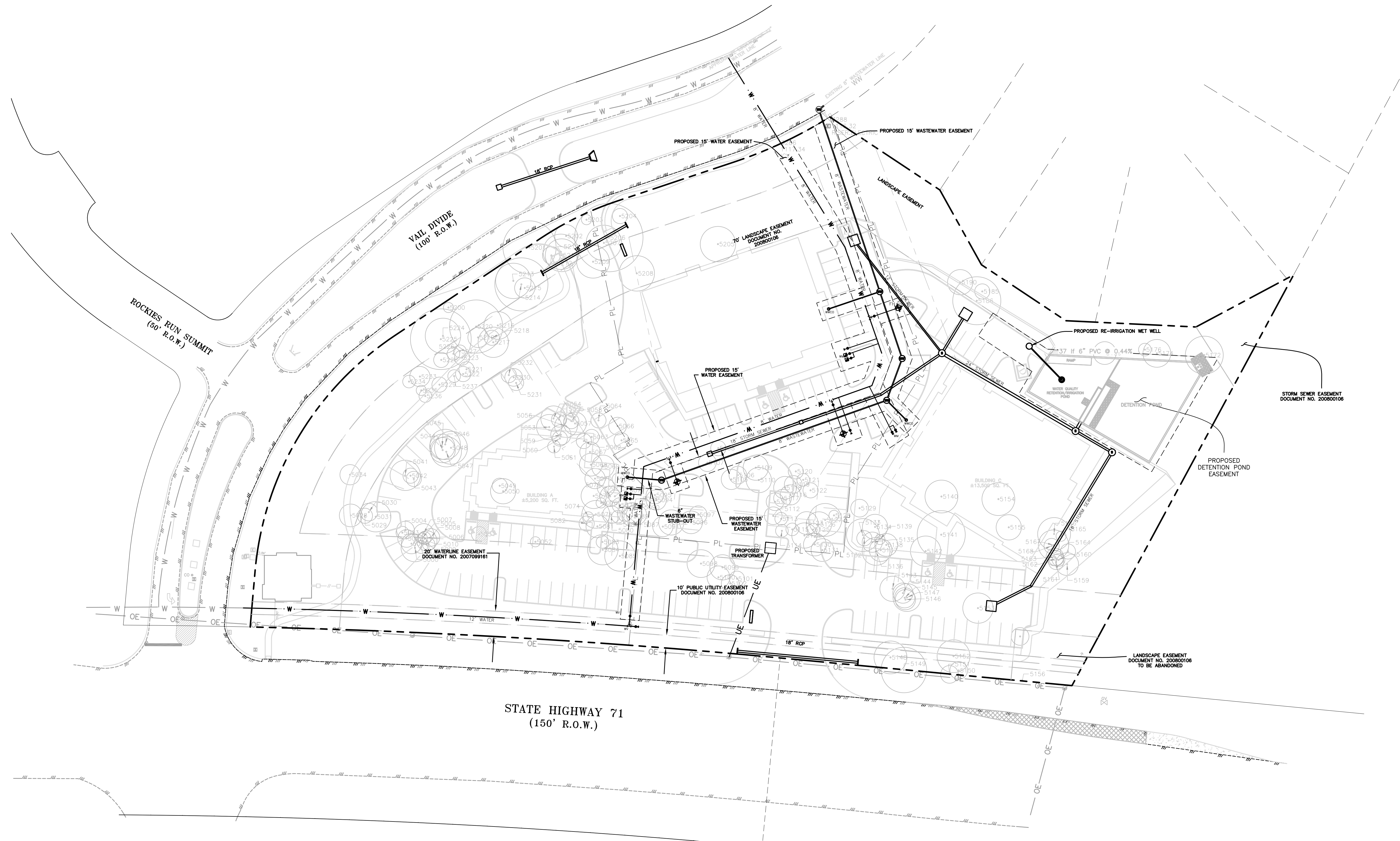
FALCON HEAD VAIL DIVIDE
COMMERCIAL
BEE CAVE, TEXAS

THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF VITO TRUPIANO, P.E., TBPE#119592, ON 12-11-2015, FOR THE PURPOSES OF REVIEW AND ARE NOT TO BE USED FOR CONSTRUCTION PRIOR TO APPROVAL BY THE CITY OF BEE CAVE.

Designed: TB
Drawn: EH
Reviewed: TB
Date: 12-11-2015
SHEET
2
OF 2
Project No:
1193-002



LEGEND	
— PL —	PROPERTY LINE
---	PROPOSED PROPERTY LINES
---	PROPOSED BUILDING SETBACK
---	PROPOSED EASEMENTS
---	EXISTING EASEMENTS/SETBACK
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊙	1" IRON PIPE FOUND (UNLESS NOTED)
⊕	BENCHMARK SET
---	EDGE OF ASPHALT
♿	HANDICAP PARKING
⊠	TRAFFIC SIGNAL BOX
⊠	WATER METER
⊕	WATER VALVE
⊕	FIRE HYDRANT
⊕	STORM SEWER MANHOLE
⊕	WASTEWATER MANHOLE
⊕	SIGN (AS NOTED)
⊕	POWER POLE
⊕	DOWN GUY
⊕	CONTROL POINT
— G —	GAS LINE
— FOC —	FIBER OPTIC CABLE
— T —	UNDERGROUND TELEPHONE
— E —	UNDERGROUND ELECTRIC
— OE —	OVERHEAD ELECTRIC
— WW —	WASTEWATER LINE
— W —	WATER LINE
— SS —	STORM SEWER LINE
— UE —	UNDERGROUND ELECTRIC



UTILITY EXHIBIT

FALCONHEAD AT VAIL DIVIDE
BEE CAVE, TEXAS

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Designed: VT
Drawn: EH,DM
Reviewed: VT
Date: 12-10-2015

SHEET
1
OF 1

Project No:
1193-002

DA DOUCET & ASSOCIATES
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