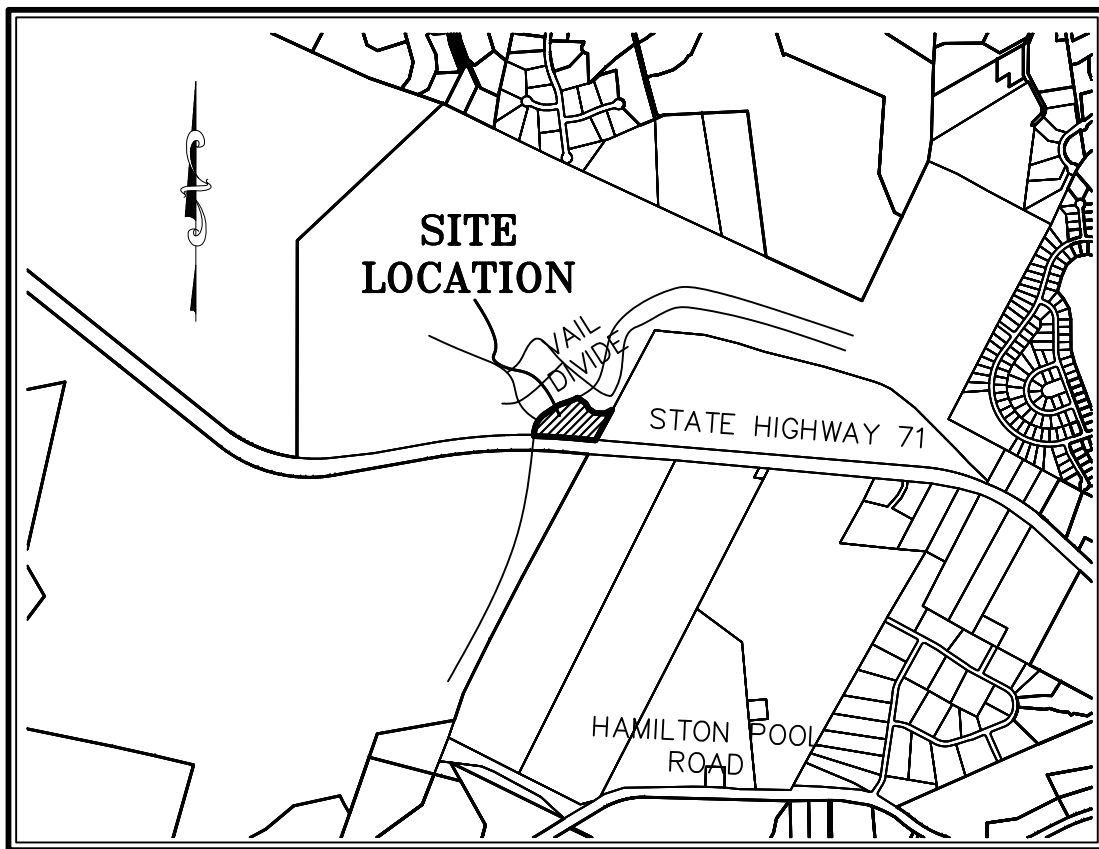


VICINITY MAP

SCALE: 1" = 2000'



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

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. NAVD83 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.48453C 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.

NOTES:

- ORDINANCE 99-10-12A SECTION 4(C) STANDARDS ARE APPLICABLE TO THIS PLAT AND WILL APPLY AT SITE PLAN.
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS OF BEE CAVE CITY LIMITS AND IS SUBJECT TO APPLICABLE CITY OF BEE CAVE ORDINANCES.
- THIS SUBDIVISION IS PARTIALLY LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE (2.771 ACRES ON).
- THE ELECTRIC PROVIDER WILL BE AUSTIN ENERGY.
- WATER AND WASTEWATER WILL BE PROVIDED BY WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY (WTC PUA) WATER CONTROL IMPROVEMENT DISTRICT (WDIC 17)
- 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 BY 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).
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED PUBLIC WATER AND WASTEWATER SYSTEM.
- 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.
- 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.
- 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.
- ALL LANDSCAPE IMPROVEMENTS COMMON TO THE SUBDIVISION WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OR ITS ASSIGNS.
- AN INTEGRATED PEST MANAGEMENT PLAN SHALL BE PROVIDED AT THE SITE AND NPS PLAN STATE TO THE CITY OF BEE CAVE.
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF BEE CAVE SIGN ORDINANCE.
- 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 ALONG WITH THE DETENTION AND WATER QUALITY PONDS.
- 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.
- THE CITY PRESERVES THE RIGHT TO ACCESS AND INSPECT THE DETENTION AND WATER QUALITY FACILITIES.
- REQUIRED PARKING WILL BE DETERMINED AT SITE PLAN AND WITH EACH CERTIFICATE OF OCCUPANCY APPLICATION.
- BUILDINGS, PROPOSED USES AND ANY OTHER IMPROVEMENTS DEPICTED ON THIS PLAT ARE NOT APPROVED IN CONJUNCTION WITH THIS PLAT AND ARE SHOWN FOR REPRESENTATIVE PURPOSES ONLY. THE LOCATION, ORIENTATION, NUMBER AND SIZE OF BUILDINGS ASSOCIATED WITH FUTURE DEVELOPMENT OF THE LOTS AND THE LOCATION OR TYPE OF ANY ASSOCIATED IMPROVEMENTS REQUIRE APPROVAL BY THE CITY OF BEE CAVE IN CONJUNCTION WITH ONE OR MORE FUTURE SITE PLAN APPLICATIONS.
- THIS SUBDIVISION IS ZONED PD-MU, AS ESTABLISHED AND MODIFIED BY CITY ORDINANCE 06-11-28-B AND IN ACCORDANCE WITH THIS PLAT.
- 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. _____

0 20 40 80
GRAPHIC SCALE: 1" = 40'

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
- GAS LINE
- FIBER OPTIC CABLE
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- WASTEWATER LINE
- WATER LINE
- STORM SEWER LINE
- UNDERGROUND ELECTRIC
- EXISTING FLOW ARROW

FALCONHEAD WEST PHASE 1,
SECTION 1
DOCUMENT NO. 20070049

FALCONHEAD WEST
PHASE 1, SECTION 1
313,070 ACRES
DOCUMENT NO. 20070049

GLORIA AND JUAN
ESPINOZA
DOC. NO. 2012033289
O.P.R.T.C.T.

SHARON A.
LOUGHEED, DOC.
NO. 2012117955
O.P.R.T.C.T.

FALCONHEAD WEST
PHASE 1, SECTION 1
DOCUMENT NO. 20070049

MICHELLE AND
RICHARD K.
KENYON
DOC. NO. 2012122671
O.P.R.T.C.T.

JOSEPH A.
RODRIGUEZ
DOC. NO. 2012069720
O.P.R.T.C.T.

SALLY AND
KEN NAFTZGER
DOC. NO. 2012053332
O.P.R.T.C.T.

LOT 1B
BLOCK 'A'
1.4522 ACRES

FUTURE BUILDING
OWNER: BIODEC, LLC
KENNETH R. SATTERLEE,
MANAGING MEMBER
DOCUMENT NO. 2014189375
O.P.R.T.C.
ZONING: PD-MU

LOT 1A
BLOCK 'A'
1.7630 ACRES

LOT 1C
BLOCK 'A'
2.0145 ACRES

22.9970 ACRES
BEE CAVE-71A LLC
DOCUMENT NO. 2012184238
O.P.R.T.C.
ZONING: NS

TRANSPORTATION NOTES:

1. IN APPROVING THIS PLAT, THE CITY OF BEE CAVE, TEXAS AND THE COMMISSIONER'S COURT OF TRAVIS COUNTY, 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.

2. THE SUBDIVISION HAS DIRECT ACCESS TO VAIL DIVIDE BY A JOINT ACCESS EASEMENT. MAINTENANCE OF JOINT ACCESS EASEMENT SHALL BE IN ACCORDANCE WITH THE DECLARATION OF RESTRICTIONS AND EASEMENTS, RECORDED IN DOC. NO. _____ OF THE O.P.R.T.C.T.

DOUCET & ASSOCIATES
Civil Engineering - Planning - Surveying/Mapping
7401 B. Highway 71 W. Suite 160
Austin, Texas 78735 Phone: (512)-583-2400
www.doucetandassociates.com
Firm Registration Number: 3737

PRELIMINARY PLAT

FALCONHEAD AT VAIL DIVIDE
BEE CAVE, TEXAS

THESE PLANS ARE RELEASED
UNDER THE AUTHORITY OF
VITO TRUPIANO, P.E.,
TBPE#119992, ON 01-07-2016,
FOR THE PURPOSES OF
REVIEW AND ARE NOT TO BE
USED FOR CONSTRUCTION
PRIOR TO APPROVAL BY
THE CITY OF BEE CAVE.

Designed: VT
Drawn: E.H.D.M.
Reviewed: VT
Date: 01-07-2016

SHEET

1

OF 2

Project No:
1193-002

Drawing: P:\1193-002\dwg\working_drawing\submitted_files\1193-002 PRELIMINARY PLAT.dwg
User: GP@RSONS
Last Modified: Jan. 07, 16 - 11:41
Plot Date/Time: Jan. 07, 16 - 11:42:23

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 BIDDEC, 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:

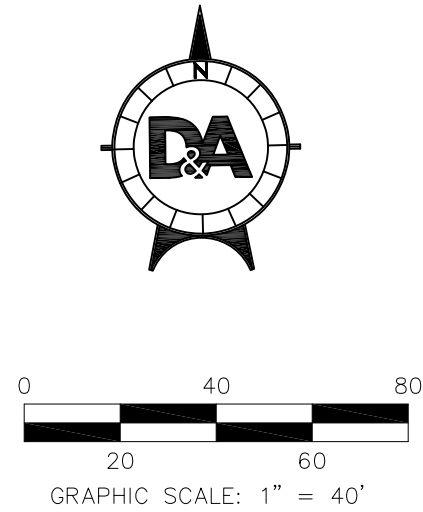
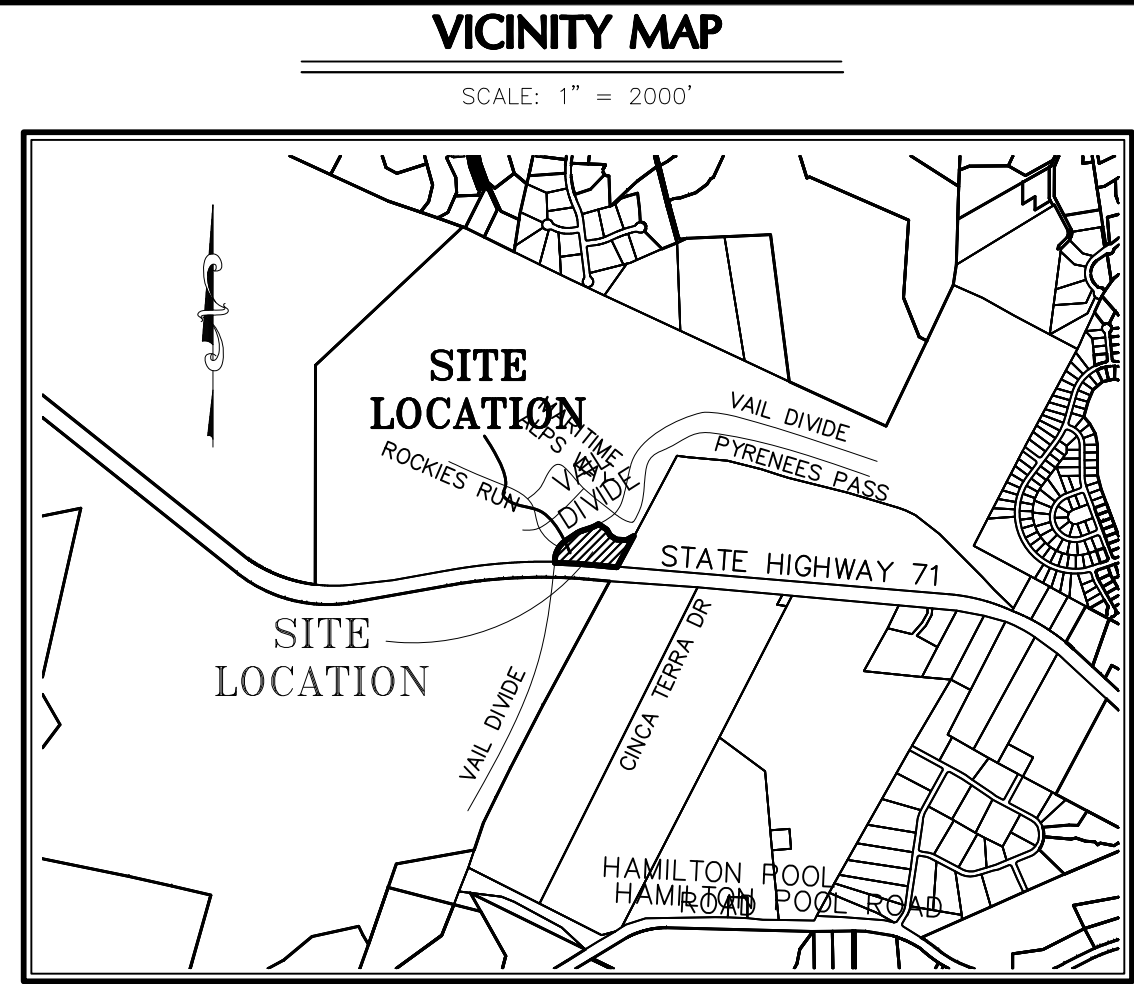
CITY SECRETARY _____ DATE _____

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.

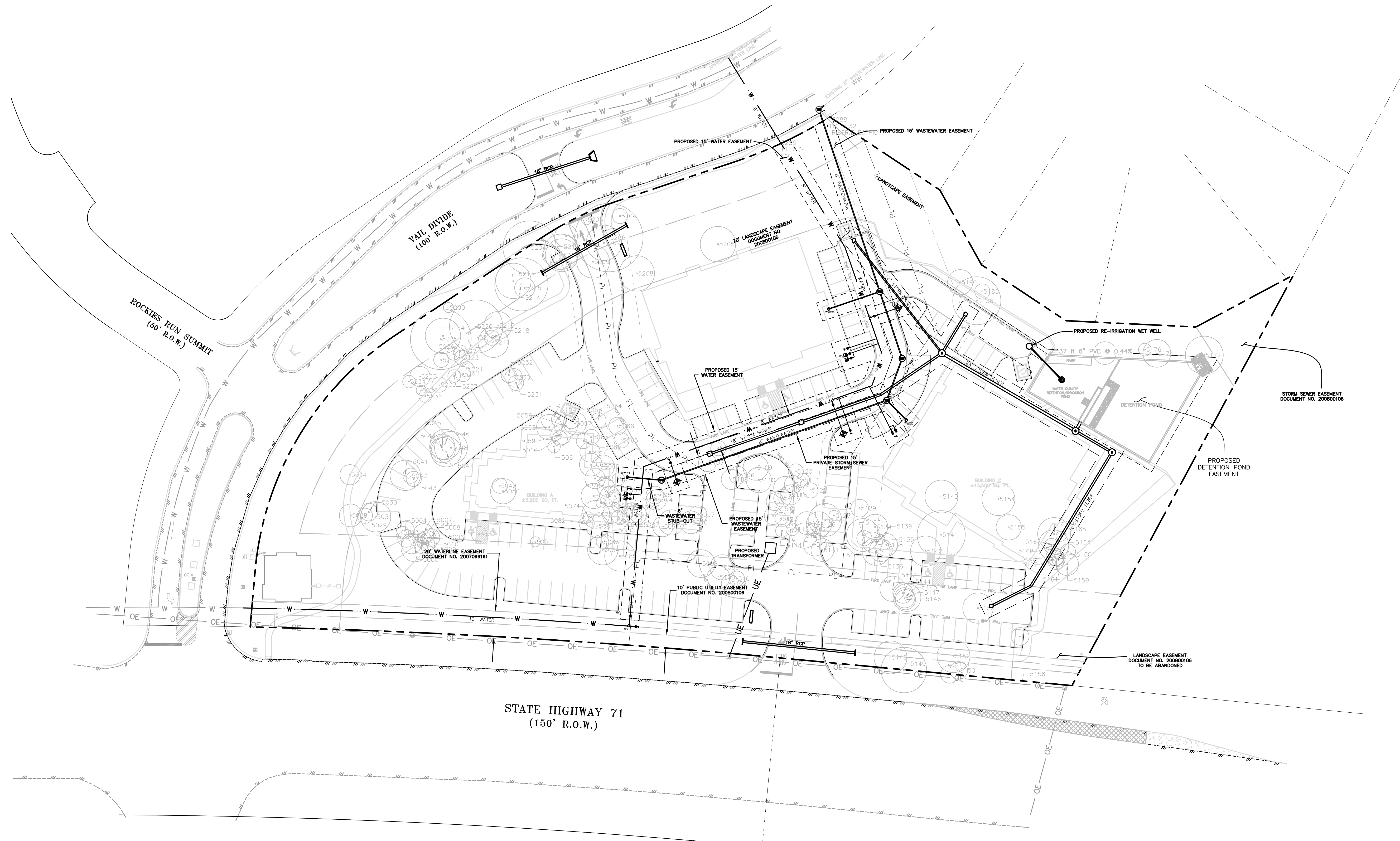
MAYOR _____ DATE _____
ATTEST:

CITY SECRETARY _____ DATE _____

THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF VITO TRUPIANO, P.E., TBPE#119592, ON 01-07-2016, FOR THE PURPOSES OF REVIEW AND ARE NOT TO BE USED FOR CONSTRUCTION PRIOR TO APPROVAL BY THE CITY OF BEE CAVE.



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



THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF VITO TRUPIANO, P.E., TBPE#119592, ON 01-07-2016, FOR THE PURPOSES OF REVIEW AND ARE NOT TO BE USED FOR CONSTRUCTION PRIOR TO APPROVAL BY THE CITY OF BEE CAVE.

Designed: VT
Drawn: EH,DM
Reviewed: VT
Date: 01-07-2016

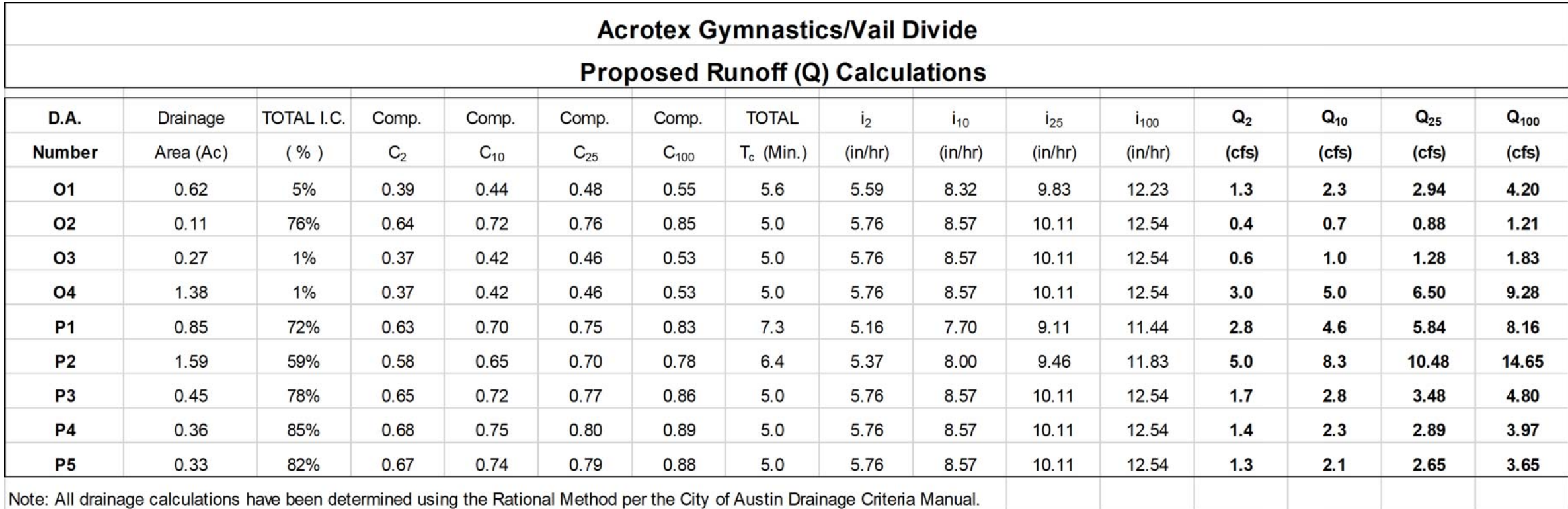
SHEET

1

OF 1

Project No:
1193-002

Acrotex Gymnastics/Vail Divide														
Proposed "Tc" Value Calculations														
		Sheet Flow				Shallow Flow				Channel Flow				Total
Drainage Area	Area (Ac.)	Length	Slope	n	Tt	Length	Slope	n	Tt	Length	V	Slope	Tt	Tc
		ft	ft/ft		min	ft	ft/ft		min	ft	ft/s	ft/ft	min	min
O1	0.62 Ac.	66	0.038	0.13	4.68 min	0	0.030	0.05	0.00	334	6.00	0.063	0.93	5.6 min
O2	0.11 Ac.	100	0.060	0.015	0.97 min	3	0.060	0.025	0.01	0	6.00	0.020	0.00	5.0 min
O3	0.27 Ac.	0	0.030	0.13	0.00 min	0	0.030	0.025	0.00	405	6.00	0.044	1.13	5.0 min
O4	1.38 Ac.	0	0.030	0.13	0.00 min	407	0.026	0.025	1.05	132	6.00	0.027	0.37	5.0 min
P1	0.85 Ac.	100	0.043	0.13	6.20 min	27	0.043	0.05	0.11	353	6.00	0.044	0.98	7.3 min
P2	1.59 Ac.	75	0.040	0.13	5.07 min	0	0.030	0.025	0.00	490	6.00	0.035	1.36	6.4 min
P3	0.45 Ac.	0	0.030	0.13	0.00 min	0	0.030	0.025	0.00	97	6.00	0.007	0.27	5.0 min
P4	0.36 Ac.	0	0.030	0.13	0.00 min	0	0.030	0.025	0.00	144	6.00	0.016	0.40	5.0 min
P5	0.33 Ac.	0	0.030	0.13	0.00 min	0	0.030	0.025	0.00	69	6.00	0.016	0.19	5.0 min



Note: All drainage calculations have been determined using the Rational Method per the City of Austin Drainage Criteria Manual.



Designed:	VT
Drawn:	EH,DM
Reviewed:	VT
Date:	01-07-2016

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OF 1

Project No:
1193-002