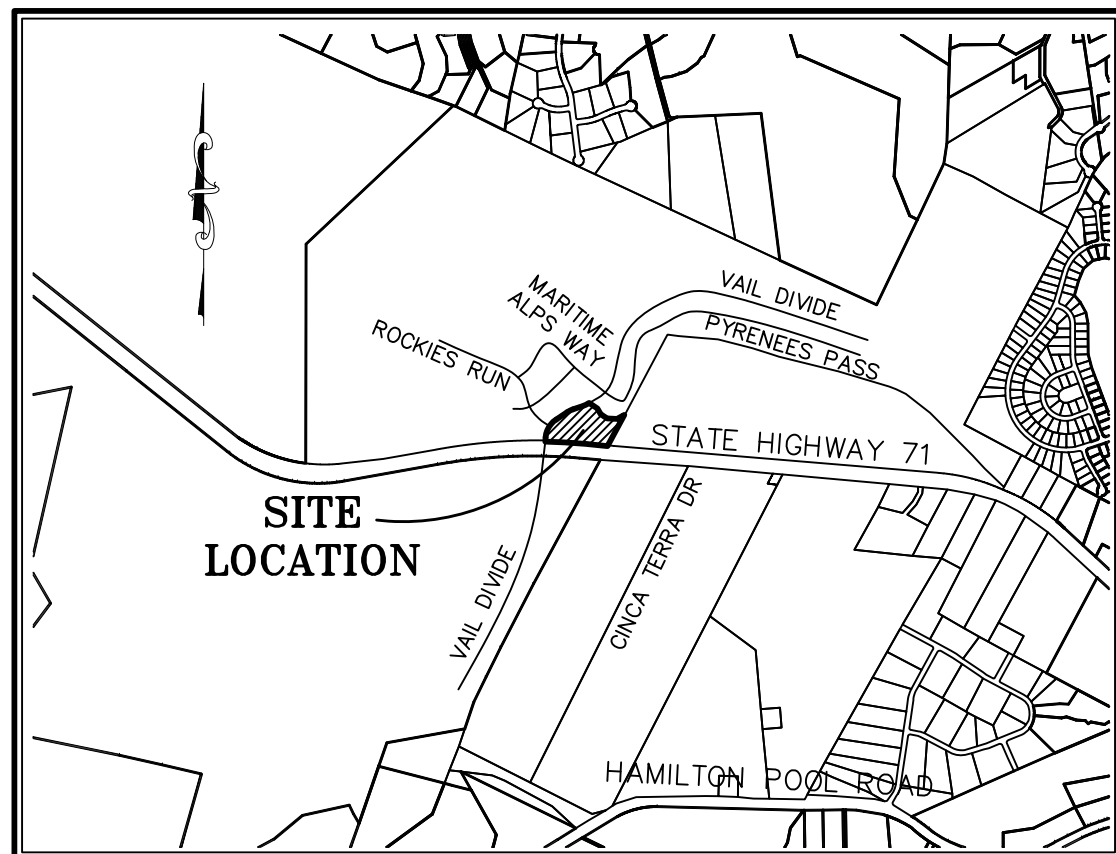


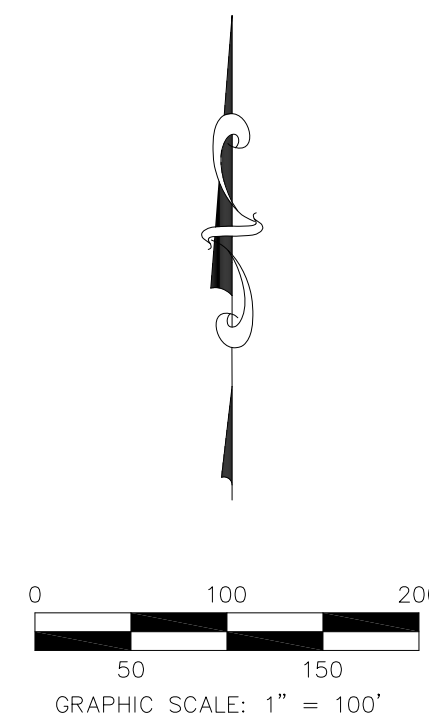
VICINITY MAP

SCALE: 1" = 2000'

FINAL PLAT OF LOT 1A, 1B, AND 1C, BLOCK A OF
FALCONHEAD WEST, PHASE 1, SECTION 2 & PHASE 2

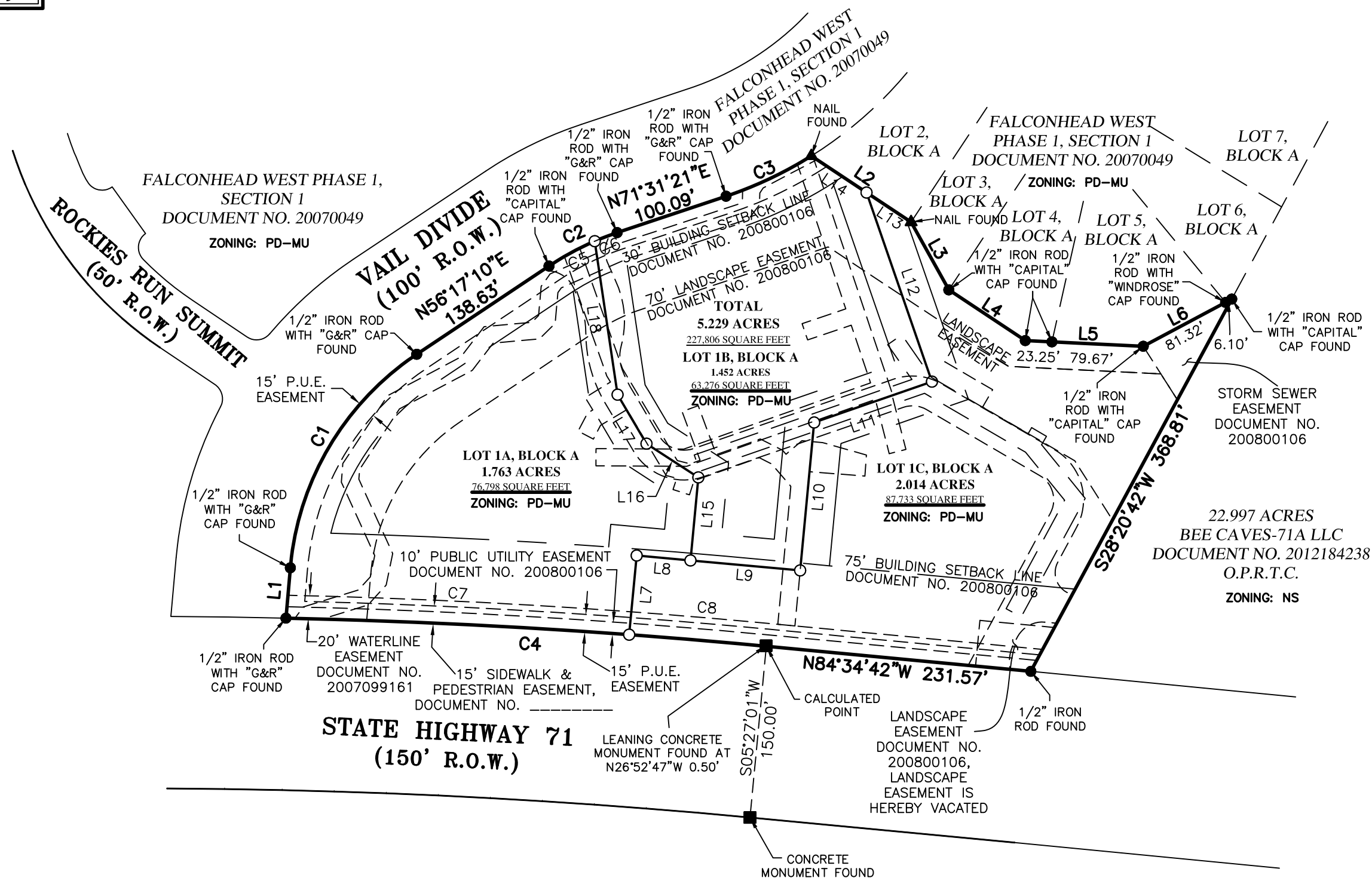
LEGEND

—	PROPERTY LINE
- - -	EXISTING PROPERTY LINES
- - -	EXISTING EASEMENTS
- - -	EXISTING R.O.W. LINES
○	1/2" IRON ROD WITH "DOUCET" CAP SET
●	1/2" IRON ROD WITH CAP FOUND (UNLESS NOTED)
NO.	NUMBER
DOC. #	DOCUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS



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	N05°24'14"E	69.30'
L8	S84°47'00"E	47.10'
L9	S84°48'11"E	96.00'
L10	N05°24'14"E	129.56'
L11	N70°51'27"E	108.67'
L12	N19°04'22"W	174.42'
L13	S56°25'58"E	46.55'
L14	S56°25'58"E	57.76'
L15	N05°24'14"W	72.73'
L16	N56°55'59"W	53.93'
L17	N30°32'19"W	49.60'
L18	N08°27'11"W	135.29'

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	45.44'	250.00'	10°24'49"	N61°27'56"E	45.38'
C6	20.92'	250.00'	04°47'36"	N69°04'09"E	20.91'
C7	299.53'	5789.58'	02°57'51"	N87°14'46"W	299.50'
C8	119.98'	5119.44'	01°20'34"	N85°10'13"W	119.98'
C9	14.14'	350.00'	02°18'54"	N59°06'22"E	14.14'
C10	15.18'	250.00'	03°28'47"	N61°37'19"E	15.18'
C11	14.45'	250.00'	03°18'38"	N65°01'01"E	14.44'
C12	23.90'	5789.58'	00°14'12"	N88°31'59"W	23.90'
C13	7.79'	5789.58'	00°04'37"	N88°41'23"W	7.79'
C14	67.02'	350.00'	10°58'18"	N63°26'04"E	66.92'



SURVEY CONTROL:
TEXAS COORDINATE SYSTEM 1983
(CENTRAL ZONE-4203)
NAD 83, (CORS) U.S. SURVEY FEET
GEOID MODEL 603U03
COMBINED SCALE FACTOR 0.999952060313
PROJECT CONTROL POINTS WERE ESTABLISHED USING THE LEICA SYSTEM COOP NETWORK.

VERTICAL DATUM:
THE VERTICAL DATUM FOR DOUCET AND ASSOC. CONTROL POINT #1 WAS ESTABLISHED USING LEICA DATA SYSTEM COOP NETWORK. NAVD'88 VERTICAL DATUM.

DA DOUCET & ASSOCIATES

Civil Engineering - Planning - Surveying/Mapping
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetandassociates.com
Survey Firm Registration Number: 10105800

P:\1193-002\survey\DA_drawings\1193-002 FINAL PLAT.dwg

Date: 12/09/2016

Scale: 1"=100'

Drawn by: DRK/ESH

Reviewer: SSX

Project: 1193-002

Sheet: 1 of 3

Field Book: 420

Party Chief: MORA

Survey Date: 05/20/2014

OWNER'S ACKNOWLEDGMENT:

STATE OF TEXAS }
COUNTY OF TRAVIS }

WHEREAS, BIODC LLC, A TEXAS LIMITED LIABILITY COMPANY, IS THE OWNER OF A TRACT OF LAND SITUATED IN THE C. WOLF SURVEY NO. 182, ABSTRACT NO. 2525 AND THE T.C.R.R. CO. SURVEY NO. 181, ABSTRACT 2259, TRAVIS COUNTY, TEXAS AND BEING THAT TRACT CONVEYED TO IT BY DEED RECORDED IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

NOW, THEREFORE, KNOWN ALL PERSONS BY THESE PRESENTS: BLUE OHIO VENTURES LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH HIS(ITS) DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS FINAL PLAT OF LOT 1A, 1B, AND 1C, BLOCK A OF FALCONHEAD WEST, PHASE 1, SECTION 2 & PHASE 2, AN ADDITION TO THE CITY OF BEE CAVE, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON. THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY OF BEE CAVE. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF BEE CAVE'S USE THEREOF. THE CITY OF BEE CAVE AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF BEE CAVE AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF BEE CAVE, TEXAS.

WITNESS MY HAND THIS THE _____ DAY OF _____, 2016.

BIODEC LLC, A LIMITED LIABILITY COMPANY

BY: THE KELLY GROUP, INC., A CALIFORNIA CORPORATION MANAGER

BY: _____
KENNETH R. SATTERLEE
MANAGING MEMBER

STATE OF TEXAS }
COUNTY OF TRAVIS }

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY REPUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED KENNETH R. SATTERLEE, KNOWN TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2016

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

CITY OF BEE CAVE APPROVAL:

FINAL PLAT
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.

SIGNATURE OF CHAIRPERSON DATE

ATTEST:

CITY SECRETARY DATE

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

MAYOR, CITY OF BEE CAVE DATE

ATTEST:

CITY SECRETARY DATE

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

MAYOR, CITY OF BEE CAVE DATE

ATTEST:

CITY SECRETARY DATE

I, UNDERSIGNED, MAYOR OF THE CITY OF BEE CAVE, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE CITY, IN EFFECT AS OF AUGUST, 2000, AND IS HEREBY AUTHORIZED AND APPROVED BY THE CITY OF BEE CAVE FOR RECORDING IN THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

MAYOR CITY OF BEE CAVE DATE

ATTEST:

CITY SECRETARY DATE

FINAL PLAT OF LOT 1A, 1B, AND 1C, BLOCK A OF
FALCONHEAD WEST, PHASE 1, SECTION 2 & PHASE 2

GENERAL NOTES:

1. IN ADDITION TO THE PLAT NOTES PROVIDED BELOW, THIS SUBDIVISION IS SUBJECT TO ALL PREVIOUS PLAT NOTES, WHICH ARE RELEVANT, PER THE PRECEDING FINAL PLAT RECORDED IN DOCUMENT NO. 200800106, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

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

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

4. TOPOGRAPHY SOURCE: ON THE GROUND SURVEY

5. PORTIONS OF THE SUBDIVISION ARE SITUATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

6. PORTIONS OF THIS SUBDIVISION ARE LOCATED IN THE LITTLE BARTON CREEK WATERSHED.

7. ELECTRIC SERVICE WILL BE PROVIDED BY AUSTIN ENERGY.

8. WATER AND WASTEWATER WILL BE PROVIDED BY W.C.I.D. NO. 17.

9. 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).

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

11. 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.

12. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0405H EFFECTIVE DATE SEPTEMBER 26, 2008, NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN.

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

14. ALL PROPERTY AND LOTS ON THIS PLAT HAVE ACCESS TO AND FROM A DEDICATED PUBLIC THOROUGHFARE.

15. 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 WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

16. IN APPROVING THIS PLAT, THE CITY OF BEE CAVE, TEXAS ASSUMES NO OBLIGATION TO BUILD STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES 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, ROADS OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES, CULVERTS, DRAINAGE STRUCTURES, CONSTRUCTED OR IN PLACE 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 CITY OF BEE CAVE, TEXAS.

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

18. 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 LAND DEVELOPMENT CODE AND THE CITY OF BEE CAVE OAK WILT REGULATIONS.

19. 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.

20. 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.

21. WATER QUALITY AND DETENTION 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 PLACED OR PERFORMED WITH IN THESE EASEMENTS WITHOUT PRIOR AUTHORIZATION AND APPROVAL IN WRITING FROM THE CITY OF BEE CAVE. 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.

22. 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.

23. THIS SUBDIVISION IS SUBJECT TO THE DECLARATIONS OF EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS, WHICH INCLUDE PROVISIONS FOR SHARED INFRASTRUCTURE, AS RECORDED IN DOCUMENT NO. _____, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

24. THE SUBDIVISION HAS ACCESS TO VAIL DIVIDE BY A JOINT ACCESS EASEMENT. MAINTENANCE OF JOINT ACCESS EASEMENT SHALL BE IN ACCORDANCE WITH THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS AS RECORDED IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

25. THE DETENTION AND WATER QUALITY FACILITIES LOCATED IN LOT 1C BLOCK "A" SHALL BE MAINTAINED IN ACCORDANCE WITH THE APPLICABLE DECLARATION OF RESTRICTIONS AND EASEMENTS.

26. ISSUANCE OF ANY FUTURE SITE PLAN APPROVALS WILL BE CONDITIONED ON CITY APPROVAL OF RESTRICTIVE COVENANTS THAT MEET ORDINANCE 06-11-28-B.

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

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

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

30. 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.

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

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

33. 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.

34. 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. _____

GENERAL NOTES (CONTINUED):

35. 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.

36. DEVELOPMENT OF THE 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. .

37. ALL PROPERTY HEREIN IS SUBJECT TO THE CITY OF BEE CAVE NON-POINT SOURCE POLLUTION CONTROL FOR THIS SUBDIVISION. SHOULD THE USE OF THE PROPERTY CHANGE, ALTER, OR AMEND THE USE AS PERMITTED IN THE NON-POINT SOURCE POLLUTION CONTROL PERMIT, THEN AN AMENDED NON-SOURCE POLLUTION CONTROL PERMIT SHALL BE REQUIRED.

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

39. 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.

40. A DEDICATED PUBLIC EASEMENT AND SHARED DRIVEWAY IS RECORDED IN DOCUMENT NO. _____, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. ALL PAVING IMPROVEMENTS WITHIN THIS EASEMENT AREA, INCLUDING THOSE ADJOINING THE PROPERTY TO THE EAST, MUST BE CONSTRUCTED AS PART OF PHASE 1 OF THE SITE/NPS PROCESS.

41. THE SIDEWALK AND PEDESTRIAN EASEMENT ADJACENT TO VAIL DIVIDE IS NOT DEDICATED TO THE CITY BUT AUTHORIZES PUBLIC ACCESS TO THE SIDEWALK. CONSTRUCTION AND MAINTENANCE OF THE SIDEWALK IS THE RESPONSIBILITY OF THE PROPERTY OWNER'S ASSOCIATION OF THE SUBDIVISION.

ENGINEER'S CERTIFICATION:

STATE OF TEXAS }
COUNTY OF TRAVIS }

I, THE UNDERSIGNED, 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.

02/24/2017

VITO TRUPIANO, P.E. DATE
REGISTERED PROFESSIONAL ENGINEER, NO. 119592
DOUCET & ASSOCIATES, INC.
7401 B HIGHWAY 71 WEST
SUITE 160
AUSTIN, TX 78735
512.583.2600

FLOODPLAIN CERTIFICATION:

STATE OF TEXAS }
COUNTY OF TRAVIS }

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP #48453C 0405H FOR TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

02/24/2017

VITO TRUPIANO, P.E. DATE
REGISTERED PROFESSIONAL ENGINEER, NO. 119592
DOUCET & ASSOCIATES, INC.
7401 B HIGHWAY 71 WEST
SUITE 160
AUSTIN, TX 78735
512.583.2600

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS }
COUNTY OF TRAVIS }

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND, UNDER MY SUPERVISION, AND FURTHER CERTIFY THAT IT COMPLIES WITH THE CITY OF BEE CAVE CODE ORDINANCES.

02/24/2017

SYDNEY SMITH KINOS, R.P.L.S. DATE
TEXAS REGISTRATION NO. 5361
DOUCET & ASSOCIATES, INC.
7401 B HIGHWAY 71 WEST
SUITE 160
AUSTIN, TX 78735
512.583.2600

STATE OF TEXAS
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND IT'S CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2016 AT _____ O'CLOCK _____ M., DULY RECORDED ON THE _____ DAY OF _____, 2016 AT _____ O'CLOCK _____ M. IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____, OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

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

DA DOUCET
& ASSOCIATES

Civil Engineering - Planning - Surveying/Mapping
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetandassociates.com
Survey Firm Registration Number: 10105800

P:\1193-002\survey\DA_drawings\1193-002 FINAL PLAT.dwg

Date:	12/09/2016
Scale:	--
Drawn by:	DRK/ESH
Reviewer:	SSX
Project:	1193-002
Sheet:	2 of 3
Field Book:	420
Party Chief:	MORA
Survey Date:	05/20/2014

EASEMENT LINE TABLE		
NO.	BEARING	DISTANCE
T1	N00°19'12"E	15.00'
T2	S89°40'48"E	76.45'
T3	N70°28'15"E	172.75'
T4	N18°29'16"W	53.04'
T5	S71°19'57"W	40.13'
T6	N18°40'03"W	15.00'
T7	N71°19'57"E	40.18'
T8	N18°29'16"W	133.10'
T9	S56°25'58"E	1.93'
T10	S18°29'16"E	217.23'
T11	S70°28'15"W	0.52'
T12	S14°18'29"E	50.20'
T13	S75°41'31"W	15.00'
T14	N14°18'29"W	48.83'
T15	S70°28'15"W	174.53'
T16	N89°40'48"W	79.08'
T17	S19°31'45"E	111.40'
T18	S30°46'45"E	93.39'
T19	S75°46'45"E	11.56'
T20	S75°41'31"E	9.20'
T21	N20°16'28"W	45.29'
T22	N69°43'32"E	15.00'
T23	S20°16'28"E	45.49'
T24	N70°28'15"E	40.72'
T25	N49°24'14"E	18.21'
T26	S84°44'39"E	18.18'
T27	S74°08'41"E	39.66'
T28	S04°01'09"W	18.42'
T29	N85°27'11"W	48.45'
T30	S05°24'14"W	135.07'
T31	N84°34'42"W	15.00'
T32	N05°24'14"E	156.99'
T33	S70°28'15"W	60.25'
T34	S17°54'52"W	12.89'
T35	N72°05'08"W	15.00'
T36	N17°54'52"E	10.38'
T37	N75°46'45"W	9.50'
T38	N30°46'45"W	66.86'
T39	S59°13'15"W	26.74'
T40	S27°30'06"W	13.50'
T41	N62°29'54"W	15.00'
T42	N27°30'06"E	17.76'
T43	N59°13'15"E	5.35'
T44	S84°34'42"E	72.94'
T45	N84°34'42"E	67.35'
T46	N31°37'12"W	12.64'

EASEMENT LINE TABLE		
NO.	BEARING	DISTANCE
T47	N58°22'48"E	25.84'
T48	N30°46'45"W	6.21'
T49	N19°31'45"W	110.54'
T50	N19°06'45"W	15.00'
T51	N70°51'30"E	200.78'
T52	N34°50'13"W	36.94'
T53	N55°09'47"E	15.00'
T54	S34°50'13"E	45.18'
T55	S59°44'47"E	97.52'
T56	N30°15'13"E	6.14'
T57	S59°44'47"E	15.00'
T58	S30°15'13"W	8.45'
T59	S39°08'13"E	60.25'
T60	S28°20'27"W	117.49'
T61	N61°39'33"W	15.00'
T62	N28°20'27"E	107.47'
T63	N39°08'13"W	54.06'
T64	N59°44'47"W	101.87'
T65	S70°51'30"W	207.23'
T66	N30°15'13"E	24.54'
T67	S59°44'47"E	50.00'
T68	S87°10'47"E	132.89'
T69	S32°30'29"E	26.80'
T70	S28°20'42"W	119.05'
T71	N32°30'29"W	61.16'
T72	N59°44'47"W	93.07'
T73	N30°15'13"E	17.50'
T74	N59°44'47"W	48.29'
T75	S63°05'46"E	21.71'
T76	S40°35'46"E	4.63'
T77	N40°35'46"W	25.62'
T78	N63°05'46"W	12.29'

EASEMENT LINE TABLE		
NO.	BEARING	DISTANCE
T79	S56°25'58"E	5.82'
T80	S62°09'44"W	52.91'
T81	S33°52'37"W	5.34'
T82	S01°38'01"W	10.20'
T83	S36°41'02"W	15.22'
T84	S71°44'03"W	113.29'
T85	S66°10'39"W	61.24'
T86	S35°40'58"W	5.07'
T87	S05°11'16"W	26.89'
T88	S44°58'35"W	19.23'
T89	S84°45'54"W	40.58'
T90	S37°27'41"W	29.90'
T91	S62°05'07"W	71.83'
T92	S33°24'21"W	63.12'
T93	S04°28'28"W	8.57'
T94	S24°27'25"E	71.29'
T95	S11°45'11"W	28.01'
T96	S42°19'27"W	23.60'
T97	S72°53'43"W	41.63'
T98	N36°26'51"E	12.44'
T99	N72°53'43"E	50.19'
T100	N42°19'27"E	15.40'

EASEMENT LINE TABLE		
NO.	BEARING	DISTANCE
T101	N11°45'11"E	19.01'
T102	N24°27'25"W	70.25'
T103	N04°28'28"E	16.31'
T104	N33°24'21"E	70.82'
T105	N62°05'07"E	72.40'
T106	N37°27'41"E	33.19'
T107	N84°45'54"E	41.72'
T108	N44°58'35"E	8.37'
T109	N05°11'16"E	25.56'
T110	N35°40'58"E	13.25'
T111	N66°10'39"E	66.06'
T112	N71°44'03"E	109.28'
T113	N36°41'02"E	5.74'
T114	N01°38'01"E	7.47'

FINAL PLAT OF LOT 1A, 1B, AND 1C, BLOCK A OF FALCONHEAD WEST, PHASE 1, SECTION 2 & PHASE 2

VAIL DIVIDE
(100' R.O.W.)

FALCONHEAD WEST
PHASE 1, SECTION 1
DOCUMENT NO. 20070049

LOT 6,
BLOCK A

ZONING: PD-MU

LOT 3,
BLOCK A

ZONING: PD-MU

LOT 4,
BLOCK A

ZONING: PD-MU

LOT 5,
BLOCK A

ZONING: PD-MU

LOT 2,
BLOCK A

ZONING: PD-MU

TOTAL
5.229 ACRES
227,806 SQUARE FEET

LOT 1B, BLOCK A
1.452 ACRES
63,276 SQUARE FEET
ZONING: PD-MU

LOT 1A, BLOCK A
1.763 ACRES
76,798 SQUARE FEET
ZONING: PD-MU

LOT 1C, BLOCK A
2.014 ACRES
87,733 SQUARE FEET
ZONING: PD-MU

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



STATE HIGHWAY 71
(150' R.O.W.)

PLAT EASEMENT DETAIL SHEET

DA DOUCET & ASSOCIATES
Civil Engineering - Planning - Surveying/Mapping
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetandassociates.com
Survey Firm Registration Number: 10105800

Date:	12/09/2016
Scale:	1"=40'
Drawn by:	DRK/ESH
Reviewer:	SSX
Project:	1193-002
Sheet:	3 of 3
Field Book:	420
Party Chief:	MORA
Survey Date:	05/20/2014

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