

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

THAT AUSTIN FALCONHEAD, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH LAURA GUNIA, GENERAL MANAGER OF G-PRO PARTNERS, LLC, AS MANAGER OF AUSTIN FALCON GP, L.L.C., AS GENERAL PARTNER OF AUSTIN FALCONHEAD, L.P., OWNER OF SPILLMAN RANCH, PHASE ONE, SECTION EIGHT, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN DOCUMENT No. 200300048, THAT 0.4529 ACRE TRACT, RECORDED IN DOCUMENT No. 2016172727, AND THAT 0.4760 ACRE TRACT, RECORDED IN DOCUMENT No. 2016172058, ALL OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING OUT OF THE I.&G.N. R.R. CO. SURVEY No. 56, ABSTRACT No. 2109 AND THE BEN WIGHTMAN SURVEY No. 55, ABSTRACT 2137, TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 5.3446 ACRES OF LAND IN ACCORDANCE WITH THE MAP OR PLAT AS SHOWN HEREON TO BE KNOWN AS "FINAL PLAT OF SPILLMAN RANCH, PHASE 1, SECTION 8, LOT 1A, BLOCK A, BEING A REPLAT OF SPILLMAN RANCH, PHASE 1, SECTION 8, LOT 1, BLOCK A, AN ADDITION TO THE CITY OF BEE CAVE, TEXAS, AS RECORDED IN DOCUMENT No. 200300048 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS," AND HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL EASEMENTS AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS THE HAND, THIS THE 1 DAY OF November, 2017, A.D.

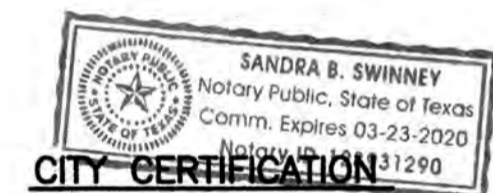
LAURA GUNIA
GENERAL MANAGER OF G-PRO PARTNERS, LLC, AS MANAGER OF AUSTIN FALCON GP, L.L.C., AS GENERAL PARTNER OF AUSTIN FALCONHEAD, L.P.
15201 FALCONHEAD BLVD.
AUSTIN, TEXAS 78738

STATE OF TEXAS)(
COUNTY OF TRAVIS)(

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LAURA GUNIA, GENERAL MANAGER OF G-PRO PARTNERS, LLC, AS MANAGER OF AUSTIN FALCON GP, L.L.C., AS GENERAL PARTNER OF AUSTIN FALCONHEAD, L.P., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED ON BEHALF OF SAID LIMITED PARTNERSHIP.

GIVEN UNDER MY NAME AND SEAL OF OFFICE, THIS THE 1 DAY OF November 2017.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Sandra B. Swinney
PRINT OR STAMP NAME HERE
MY COMMISSION EXPIRES 3-23-2020



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

FINAL PLAT OF
SPILLMAN RANCH,
PHASE 1, SECTION 8,
LOT 1A, BLOCK A,
BEING A REPLAT OF SPILLMAN
RANCH, PHASE 1, SECTION 8,
LOT 1, BLOCK A, AN ADDITION
TO THE CITY OF BEE CAVE,
TEXAS, AS RECORDED IN
DOCUMENT No. 200300048 OF
THE PLAT RECORDS OF TRAVIS
COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION

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

07/12/2017
DATE



ENGINEER'S CERTIFICATION

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

10/27/17
DATE



FLOODPLAIN CERTIFICATION

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

10/27/17
DATE



COUNTY CLERK CERTIFICATION

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 ____, 2017, AT ____ O'CLOCK ____M., AND DULY RECORDED ON THE ____ DAY OF ____, 2017, 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 ____, 2017, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY:
DEPUTY

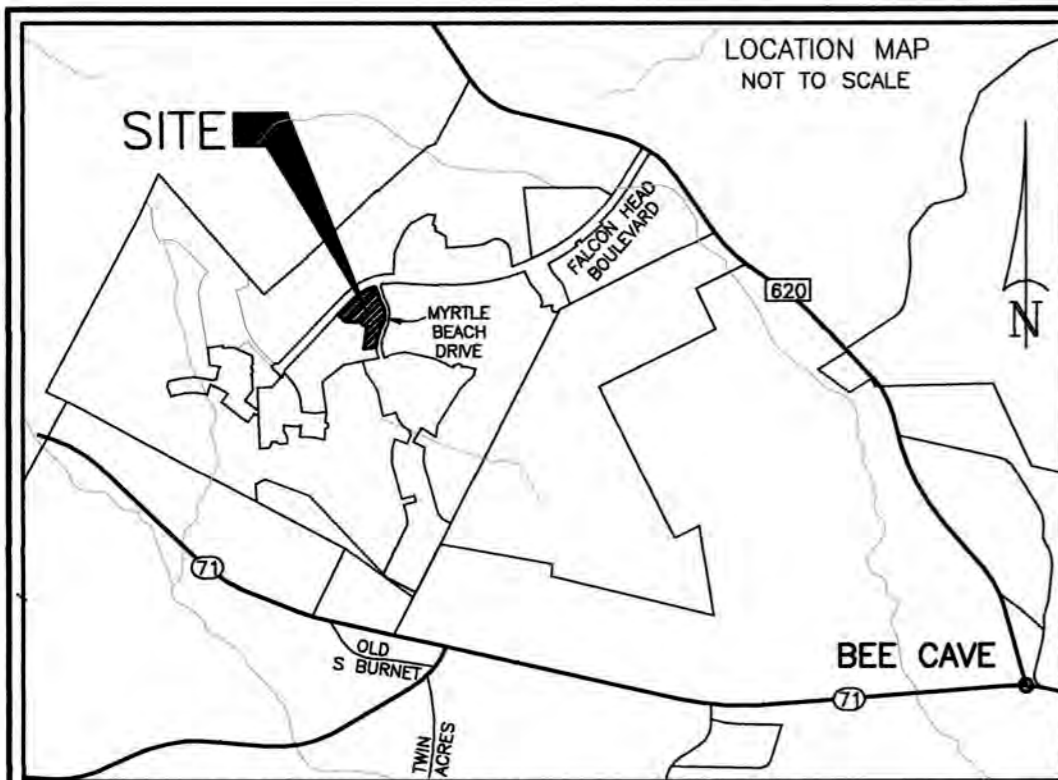
I, THE UNDERSIGNED, MAYOR OF THE CITY OF BEE CAVE, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY, AND AM HEREBY AUTHORIZED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF BEE CAVE FOR RECORDING IN THE PLAT RECORDS OF TRAVIS COUNTY,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

MAYOR DATE

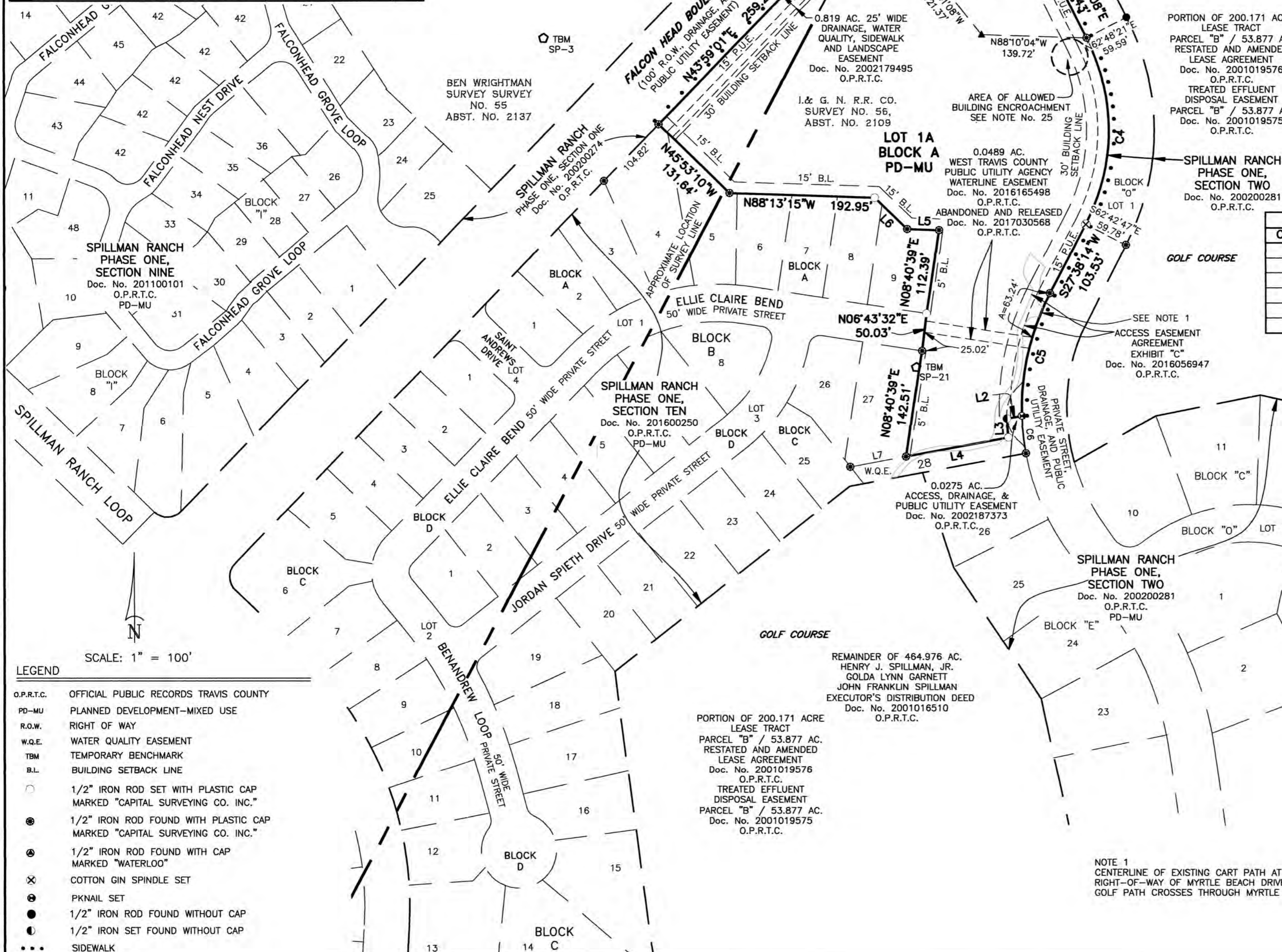
ATTEST:

CITY SECRETARY DATE

CSCI CAPITAL SURVEYING COMPANY INCORPORATED
925 Capital of Texas Highway South
Building B, Suite 115
Austin, Texas 78746
(512) 327-4006
FIRM REGISTRATION No. 101267-0
DRAWN BY: WAL SCALE: 1" = 100' F.B.
JOB NO.: 17515.10 DATE: MAY 26, 2017 SHEET NO.: 1 OF 3
DRAWING NO.: 17515P1 CRD #: 15515



**FINAL PLAT OF
SPILLMAN RANCH,
PHASE 1, SECTION 8,
LOT 1A, BLOCK A,
BEING A REPLAT OF SPILLMAN
RANCH, PHASE 1, SECTION 8,
LOT 1, BLOCK A, AN ADDITION
TO THE CITY OF BEE CAVE,
TEXAS, AS RECORDED IN
DOCUMENT No. 200300048 OF
THE PLAT RECORDS OF TRAVIS
COUNTY, TEXAS.**



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CH. BEARING
C1	30°14'44"	610.00'	322.01'	318.28'	N59°06'23"E
C2	95°23'31"	25.00'	41.62'	36.98'	S58°04'29"E
C3	16°44'34"	330.00'	96.43'	96.09'	S18°44'51"E
C4	54°46'39"	270.00'	258.13'	248.41'	S00°17'04"W
C5	29°27'28"	330.00'	169.66'	167.80'	S12°53'56"W
C6	08°42'24"	330.00'	50.15'	50.10'	S06°11'00"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	S10°22'34"E	29.91'
L2	S79°28'00"W	20.22'
L3	S04°23'09"E	25.10'
L4	S79°27'44"W	138.44'
L5	N88°09'18"W	42.28'
L6	N45°59'07"W	60.16'
L7	S79°27'44"W	75.52'
L8	N56°45'05"W	57.19'
L9	N32°56'41"W	34.55'

BENCHMARKS:

TBM SP-3
COTTON GIN SPINDLE SET IN 15" SPANISH OAK APPROXIMATELY 190' NORTHWEST OF THE NORTHWEST CORNER OF THIS PLAT. 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", SPILLMAN RANCH, PHASE ONE, SECTION TEN. ELEVATION = 1112.83'

CSCI CAPITAL SURVEYING COMPANY INCORPORATED

525 Capital of Texas Highway South
Building B, Suite 115
Austin, Texas 78748
(512) 327-4008

FIRM REGISTRATION No. 101267-0

DRAWN BY: WAL	SCALE: 1" = 100'	F.B.
JOB NO.: 17515.10	DATE: MAY 26, 2017	SHEET NO.: 2 OF 3
DRAWING NO.: 17515P1	CRD #: 15515	


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. WATER AND WASTEWATER WILL BE PROVIDED BY THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY.
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 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.
12. 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.
13. THE PROPERTY HAS ACCESS TO AND FROM A DEDICATED PUBLIC ROADWAY.
14. 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.
15. 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.
16. ANY NEW 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. ALL LANDSCAPE IMPROVEMENTS COMMON TO THE SUBDIVISION WILL BE MAINTAINED BY THE PROPERTY OWNER OR ITS ASSIGNS.
22. AN INTEGRATED PEST MANAGEMENT PLAN SHALL BE PROVIDED AT THE SITE AND NPS PLAN STATE TO THE CITY OF BEE CAVE.
23. THIS SUBDIVISION IS ZONED PDD-MU, AS ESTABLISHED AND MODIFIED BY CITY ORDINANCE No. 03-05-13 AND 304.
24. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF BEE CAVE SIGN ORDINANCE.

FINAL PLAT OF
SPILLMAN RANCH,
PHASE 1, SECTION 8,
LOT 1A, BLOCK A,
BEING A REPLAT OF SPILLMAN
RANCH, PHASE 1, SECTION 8,
LOT 1, BLOCK A, AN ADDITION
TO THE CITY OF BEE CAVE,
TEXAS, AS RECORDED IN
DOCUMENT No. 200300048 OF
THE PLAT RECORDS OF TRAVIS
COUNTY, TEXAS.

GENERAL NOTES CONTINUED:

25. THE CITY OF BEE CAVE HAS APPROVED THE ENCROACHMENT OF FIVE- FEET, OF THE NORTHEAST BUILDING CORNER OF THE PROSHOP/CART BARN, INTO THE 30-FOOT BUILDING SETBACK LOCATED ALONG MYRTLE BEACH DRIVE.
26. THE APPROVAL BY THE CITY COUNCIL OF THIS PLAT SHALL NOT, IN AND OF ITSELF, BE DEEMED TO CONSTITUTE OR IMPLY THE ACCEPTANCE, BY THE CITY, OF ANY STREET, PUBLIC AREA, EASEMENT, OR PARK SHOWN ON THIS PLAT.
27. 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.

		CAPITAL	
		SURVEYING	
		COMPANY	
		INCORPORATED	
925 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4006		FIRM REGISTRATION No. 101267-0	
DRAWN BY:	WAL	SCALE:	1" = 100'
JOB NO.:	17515.10	DATE:	MAY 26, 2017
DRAWING NO.:	17515P1	CRD #:	15515
			F.B.
			SHEET NO.:
			3 OF 3