



Travis County Commissioners Court Agenda Request

Meeting Date: October ~~23~~¹⁶, 2012

Prepared By: Sarah Sumner **Phone #:** 854-7687

Division Director/Manager: Anna Bowlin, Division Director, Development Services

Department Head: Steven M. Manilla, P.E., County Executive-TNR

Sponsoring Court Member: Commissioner Huber, Precinct Three

AGENDA LANGUAGE: Consider and take appropriate action on a plat for recording: Spanish Oaks Section Three C Amended Plat Of Lot 35 Block A (Amended Plat - one lot - 0.789 acres - Spanish Oaks Club Boulevard - City of Bee Cave ETJ) in Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

The sole purpose of this amended plat is the correction of lot lines for Lot 35 Block A of the Spanish Oaks Three C Final Plat. Water and wastewater will be provided by LCRA. No fiscal or parkland is required.

STAFF RECOMMENDATIONS:

As this amended plat application meets all Travis County requirements and has been administratively approved by the City of Bee Cave, TNR staff recommends the approval of the Amended Plat.

ISSUES AND OPPORTUNITIES:

None.

FISCAL IMPACT AND SOURCE OF FUNDING:

None.

ATTACHMENTS/EXHIBITS:

Location map, Proposed Final Plat, Precinct map

REQUIRED AUTHORIZATIONS:

| | | | |
|------------------|-------------------|-----|----------|
| Cynthia McDonald | Financial Manager | TNR | 854-4239 |
| Steve Manilla | County Executive | TNR | 854-9429 |
| Anna Bowlin | Director | TNR | 854-7561 |
| | | | |
| | | | |

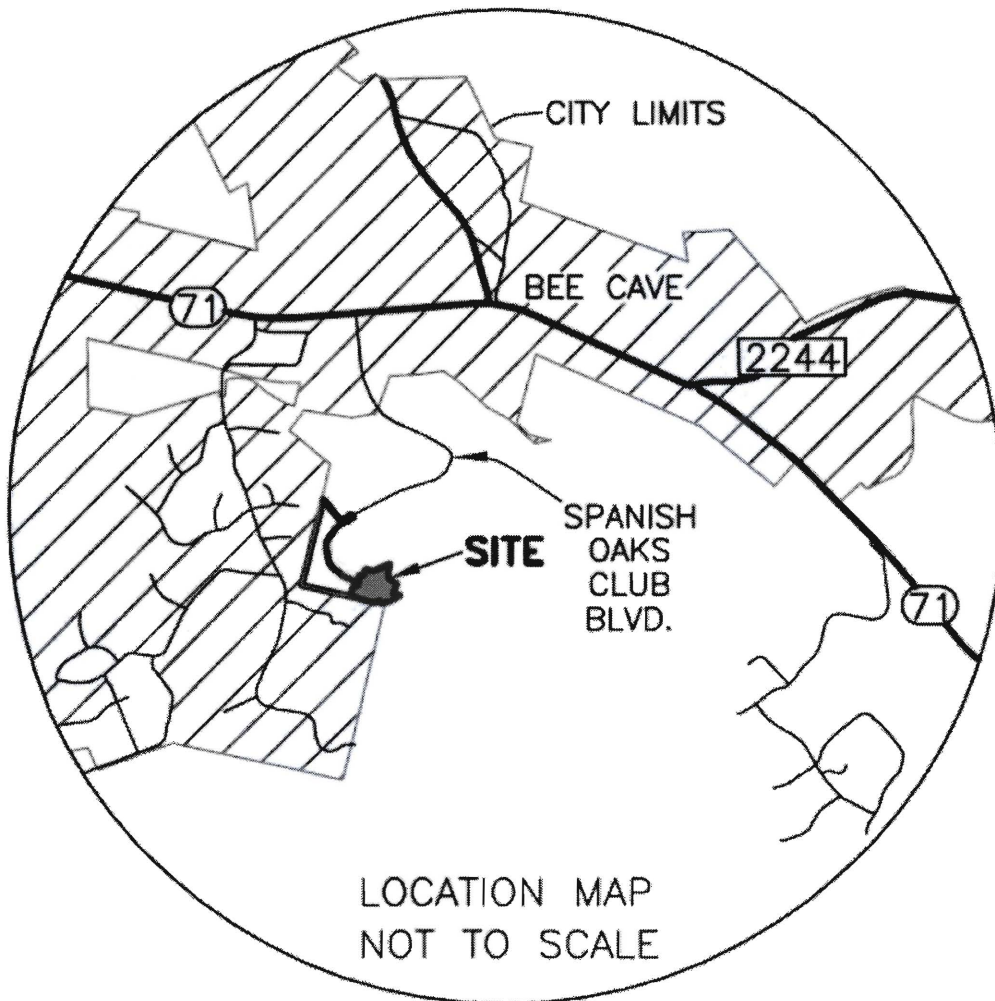
CC:

| | | | |
|--------------|---------|-----|----------|
| Sarah Sumner | Planner | TNR | 854-7687 |
| | | | |
| | | | |
| | | | |

SM:AB:ss

1101 - Development Services - Spanish Oaks Section 3C Amended Plat Of Lot 35 Block A

Spanish Oaks Section Three C Amended Plat of Lot 35 Block A Location Map



"ALL PRIVATE STREETS SHOWN HEREON LITTLE BLUE STEM COVE, SPANISH OAKS CLUB BLVD. AND ANY SECURITY GATES OR DEVICES CONTROLLING ACCESS TO SUCH STREETS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION."

WITNESS THE HAND OF DANIEL B. PORTER, THIS THE ____ DAY OF _____, 2012, A.D.

SYNCHRO REALTY, L.L.C. (A TEXAS LIMITED LIABILITY COMPANY)

BY: DANIEL B. PORTER, MANAGER AUTHORIZED SIGNATORY 13443 HIGHWAY 71 WEST BEE CAVE, TEXAS 78738

STATE OF TEXAS) COUNTY OF TRAVIS)

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DANIEL B. PORTER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2012, A.D.

NOTARY PUBLIC FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATION

I, DARRELL D. WHITE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF THE CITY OF BEE CAVE, TEXAS SUBDIVISION ORDINANCE, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

DARRELL D. WHITE, DATE REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4816

CITY ADMINISTRATOR'S CERTIFICATION

I, FRANK SALVATO, CITY ADMINISTRATOR FOR THE CITY OF BEE CAVE, HEREBY CERTIFY THAT THIS AMENDED PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF BEE CAVE AND IS HEREBY AUTHORIZED AND APPROVED BY THE CITY OF BEE CAVE FOR RECORDING IN THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

APPROVED AND AUTHORIZED FOR RECORD BY THE CITY OF BEE CAVE ON THIS ____ DAY OF _____ 2012.

FRANK SALVATO, CITY ADMINISTRATOR ATTEST: CITY SECRETARY

THIS SUBDIVISION PLAT IS LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF BEE CAVE, TRAVIS COUNTY, TEXAS ON THIS THE ____ DAY OF _____, 2012.

FRANK SALVATO, CITY ADMINISTRATOR ATTEST: CITY SECRETARY

FLOODPLAIN CERTIFICATION

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0-41SH, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

ROGER DURDEN ASSOCIATE VICE PRESIDENT LICENSED PROFESSIONAL ENGINEER NO. 76590

PLAT NOTE:

- 1. THE SOLE PURPOSE OF THIS AMENDED PLAT IS THE CORRECTION OF LOT 35, BLOCK A OF THE SPANISH OAKS IIIIC FINAL PLAT, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200600270 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (THE "PRIOR PLAT"), INTO LOT 35A, BLOCK A, AS SHOWN HEREON. EXCEPT FOR THE CORRECTION OF SAID LOT 35, BLOCK A, OF THE PRIOR PLAT, AS EXPRESSLY SHOWN HEREON, THE EASEMENTS CREATED BY THE PRIOR PLAT THAT ENCOMPASS LOT 35, BLOCK A, AND THE OTHER PROVISIONS OF THE PRIOR PLAT THAT ENCUMBER, BENEFIT OR OTHERWISE AFFECT LOT 35, BLOCK A, REMAIN IN FULL FORCE AND EFFECT. THIS AMENDED PLAT IS CONTROLLING OVER THE PRIOR PLAT WITHOUT VACATION OF THE PRIOR PLAT, BUT IT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS APPLICABLE TO LOT 35, BLOCK A, AND CREATED IN THE PRIOR PLAT.

COMMISSIONERS' COURT RESOLUTION

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN 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 THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREETS AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF IMPROVEMENTS. THE OWNER(S)' OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPERS' CONSTRUCTION.

THE STATE OF TEXAS) COUNTY OF TRAVIS)

I, DANA DEBEALVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT ON THE ____ DAY OF _____, 20____, A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE ____ DAY OF _____, 20____, A.D.

DANA DEBEALVOIR, COUNTY CLERK, TRAVIS COUNTY TEXAS TRAVIS COUNTY, TEXAS

DEPUTY

THE STATE OF TEXAS) COUNTY OF TRAVIS)

I, DANA DEBEALVOIR, 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 _____, 20____, A.D. AT ____ O'CLOCK ____ M., AND DULY RECORDED ON THE ____ DAY OF _____, 20____, A.D. AT ____ O'CLOCK ____ M., IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ____ DAY OF _____, 20____, A.D.

DANA DEBEALVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

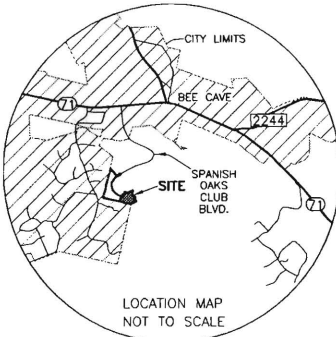
DEPUTY

AMENDED PLAT SPANISH OAKS SECTION IIIIC LOT 35

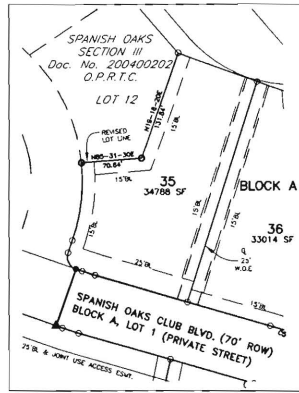
0.798 ACRE TRACT OF LAND OUT OF THE FREDRICH C. PECHT SURVEY, NUMBER 68, ABSTRACT NO. 635 TRAVIS COUNTY, TEXAS, AND BEING OUT OF SPANISH OAKS SECTION IIIIC, AS RECORDED UNDER DOCUMENT NO. 200600270, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS



AECOM TECHNICAL SERVICES, INC. 400 WEST 15TH STREET, SUITE 500 AUSTIN, TEXAS 78701 WWW.AECOM.COM TBPE REG. NO. F-3580



SPANISH OAKS CLUB BLVD. AND LITTLE BLUE STEM COVE ARE PRIVATE STREETS, ELECTRIC, ACCESS, DRAINAGE, WATER, WASTEWATER AND WATER QUALITY EASEMENTS.



PREVIOUS LOT LAYOUT
1"=100'

| LINE TABLE | | |
|------------|----------|---------------|
| LINE NOTE | DISTANCE | BEARING |
| L1 | 15.18 | N19° 19' 06"E |
| L2 | 7.82 | N70° 40' 55"W |
| L3 | 47.28 | S70° 00' 30"E |

| CURVE TABLE | | | | | |
|-------------|------------|--------|-------------|---------------|----------------|
| CURVE NOTE | ARC LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD DISTANCE |
| C1 | 15.77 | 265.00 | 3° 24' 33" | N72° 23' 11"W | 15.77 |
| C2 | 23.56 | 15.00 | 89° 58' 58" | N2° 40' 05"W | 21.21 |
| C3 | 87.29 | 210.00 | 23° 48' 54" | N7° 24' 36"E | 86.64 |

METES AND BOUNDS DESCRIPTION
0.7981 ACRES
FREDRICH G. PECHT SURVEY NO. 88
ABSTRACT NO. 835
TRAVIS COUNTY, TEXAS

BEING A 0.7981 ACRES (34,766 SQUARE FEET) TRACT OF LAND SITUATED IN THE FREDRICH G. PECHT SURVEY NO. 88, ABSTRACT NO. 835, TRAVIS COUNTY, TEXAS AND BEING OUT OF SPANISH OAKS INC. ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER DOCUMENT NO. 200600270, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.). SAID 0.7981 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BEING REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD 27 DATUM.

BEGINNING AT A 1/2-INCH IRON ROD FOUND WITH CAP STAMPED "CBO-5780", MARKING THE NORTHEAST CORNER OF SPANISH OAKS CLUB BLVD (70' ROW) IN SPANISH OAKS SECTION III-B, AS RECORDED IN DOCUMENT NUMBER 200600270 OF THE TRAVIS COUNTY MAP RECORDS (T.C.M.R.) AND ALSO BEING THE SOUTHEASTERN CORNER OF SPANISH OAKS SECTION III, AS RECORDED IN DOCUMENT NUMBER 200400202 OF THE TRAVIS COUNTY MAP RECORDS (T.C.M.R.);

THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET; A DELTA ANGLE OF 89° 58' 58", AND WHOSE LONG CHORD BEARS NORTH 2° 40' 05" WEST A DISTANCE OF 21.21 FEET, TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP;

THENCE NORTH 19° 19' 06" EAST, A DISTANCE OF 15.18 FEET, TO A 1/2-INCH IRON ROD FOUND WITH CAP STAMPED "SURVCON";

THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 210.00 FEET; A DELTA ANGLE OF 23° 48' 54", AND WHOSE LONG CHORD BEARS NORTH 07° 24' 36" EAST A DISTANCE OF 86.66 FEET, TO A FOUND COTTON SPINDLE;

THENCE NORTH 85° 30' 07" EAST, A DISTANCE OF 68.58 FEET, TO A FOUND COTTON SPINDLE;

THENCE NORTH 19° 15' 05" EAST, A DISTANCE OF 136.67 FEET, TO A 1/2-INCH IRON ROD FOUND WITH CAP STAMPED "CAPITOL";

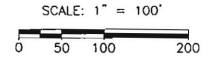
THENCE SOUTH 70° 00' 30" EAST, A DISTANCE OF 98.95 FEET, TO A 1/2-INCH IRON ROD FOUND WITH CAP STAMPED "SURVCON";

THENCE SOUTH 17° 37' 10" WEST, A DISTANCE OF 271.08 FEET, TO A 1/2-INCH IRON ROD FOUND WITH CAP STAMPED "CBO-5780";

THENCE NORTH 74° 05' 28" WEST, A DISTANCE OF 113.47 FEET, TO A 1/2-INCH IRON ROD FOUND WITH CAP STAMPED "CBO-5780";

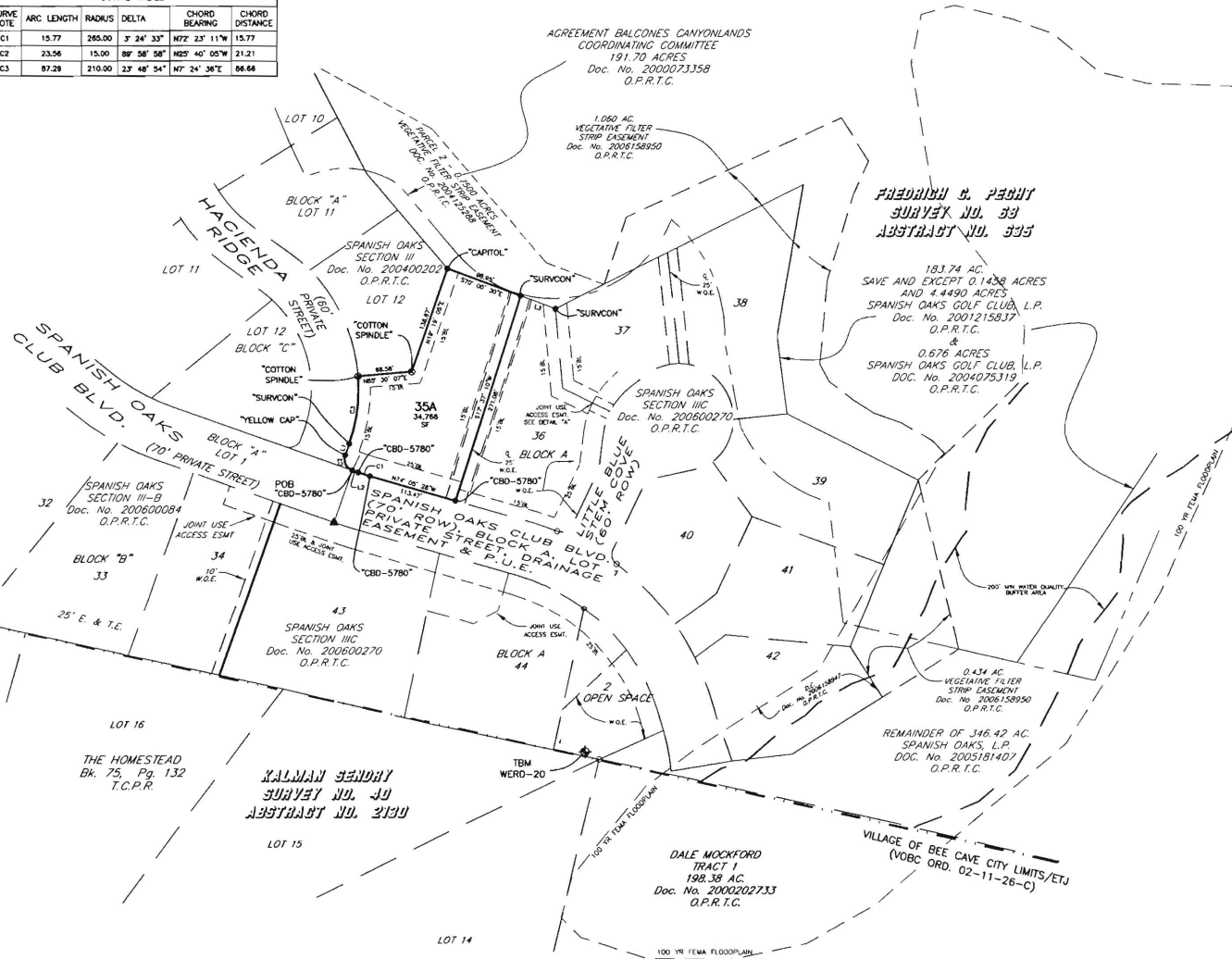
THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 265.00 FEET; A DELTA ANGLE OF 03° 24' 33", AND WHOSE LONG CHORD BEARS NORTH 72° 23' 11" WEST A DISTANCE OF 15.77 FEET, TO A 1/2-INCH IRON ROD FOUND WITH CAP STAMPED "CBO-5780";

THENCE NORTH 70° 40' 55" W, A DISTANCE OF 7.82 FEET TO THE POINT OF BEGINNING, CONTAINING A COMPUTED AREA OF 0.7981 ACRES (34,766 SQUARE FEET) OF LAND.



LEGEND

- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- T.C.D.R. TRAVIS COUNTY DEED RECORD
- T.C.P.R. TRAVIS COUNTY PLAT RECORD
- TBM 4 TEMPORARY BENCHMARK
- 1/2" IRON ROD FOUND WITH PLASTIC CAP (SEE LOT 35A VIEW FOR MARKING ON PLAT)
- ⊗ COTTON SPINDLE FOUND
- DE DRAINAGE EASEMENT
- BL BUILDING SETBACK LINE
- W.W.E WASTEWATER EASEMENT
- W.Q.E WATER QUALITY EASEMENT



AGREEMENT BALCONES CANYONLANDS COORDINATING COMMITTEE
191.70 ACRES
Doc. No. 2000073358
O.P.R.T.C.

FREDRICH G. PECHT SURVEY NO. 88
ABSTRACT NO. 835

183.74 AC AND EXCEPT 0.1438 ACRES AND 4.4480 ACRES SPANISH OAKS GOLF CLUB, L.P.
Doc. No. 2001215837
O.P.R.T.C.
&
0.676 ACRES SPANISH OAKS GOLF CLUB, L.P.
Doc. No. 2004075319
O.P.R.T.C.

REMAINDER OF 346.42 AC SPANISH OAKS, L.P.
Doc. No. 2005181407
O.P.R.T.C.

KALMAN BERRY SURVEY NO. 30
ABSTRACT NO. 2130

DALE MOCKFORD TRACT 1
198.38 AC
Doc. No. 2000202733
O.P.R.T.C.

NOTE:
ALL COORDINATES SHOWN HEREON ARE GRID, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83+HARN. ALL DISTANCES SHOWN ARE SURFACE COMBINED SCALE FACTOR = 1.00008

| TBM LIST | |
|---|--|
| TBM WERD-8 COTTON GIN SPINDLE IN 6" LIVE OAK, APPROX. 130 FEET NORTHEAST OF THE CENTERLINE INTERSECTION OF SPANISH OAKS CLUB BLVD. AND PECAN COVE. ELEV: 997.62 REF: FB 1534/48 | |
| TBM WERD-20 COTTON GIN SPINDLE IN POWER POLE, APPROX. 140 FEET WEST OF THE SOUTHWEST CORNER OF SPANISH OAKS SECTION III-B. ELEV: 923.54 REF: FB 1565/6 | |
| TBM C-1 COTTON GIN SPINDLE IN 10" LIVE OAK, APPROX. 40 FEET SOUTHWEST OF THE SOUTH CORNER OF LOT 29, BLOCK "A" OF SPANISH OAKS, SECTION "A". ELEV: 996.21 REF: FB 1537/35 | |

AECOM
AECOM TECHNICAL SERVICES, INC.
400 WEST 15TH STREET, SUITE 500
AUSTIN, TEXAS 78701
WWW.AECOM.COM
TBPE REG. NO. F-3580

DRAWING: L:\4517-SPO\0000328\CADD\Plat3\amended\amended-SPO-SEC-III-C.dwg PLOTTED: Oct 04, 2012 - 3:26pm

GENERAL NOTES:

1. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARDS OF CONSTRUCTION OF STREETS AND DRAINAGE IN SUBDIVISIONS" CONTAINED IN MINUTE ORDER 8596, TRAVIS COUNTY COMMISSIONERS COURT, TRAVIS COUNTY, TEXAS.
2. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS.
3. DEVELOPMENT OF THE PROPERTY SHALL NOT BE STARTED UNTIL A NON-POINT SOURCE POLLUTION CONTROL PLAN (ORDINANCE No. 90.1) HAS BEEN APPROVED BY THE VILLAGE OF BEE CAVE.
4. ALL PROPERTY AND LOTS ON THIS PLAT HAVE ACCESS TO AND FROM A DEDICATED THOROUGHFARE.
5. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
6. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE VILLAGE OF BEE CAVE.
7. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM THE LOWER COLORADO RIVER AUTHORITY WATER AND WASTEWATER SYSTEM.
8. 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 CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
9. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED. IN ADDITION TO THOSE INDICATED, EXCLUSIVELY FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND FACILITIES 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 CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
10. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION, IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
11. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER. CONTACT DAVID SLOAN, MANAGER OF DESIGN ENGINEERING AT 505-7115 FOR QUESTIONS REGARDING REQUIRED CLEARANCES.
12. THIS PROPERTY IS SUBJECT TO COVENANTS AND RESTRICTIONS AS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS IN DOCUMENT No. 2006154121.
13. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE LOWER COLORADO RIVER AUTHORITY.
14. ELECTRIC SERVICE WILL BE PROVIDED BY AUSTIN ENERGY.
15. NO CONVEYANCE OR SALE OF ANY PORTION OR LOT OF THIS PROPERTY MAY OCCUR UNTIL AFTER THE FINAL PLAT IS APPROVED BY THE GOVERNING BODY OF THE VILLAGE OF BEE CAVE AND AFTER THE FINAL PLAT IS RECORDED WITH THE CLERK OF TRAVIS COUNTY.
16. ALL PROPERTY HEREIN IS SUBJECT TO THE VILLAGE OF BEE CAVE NON-POINT SOURCE 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, THEN AN AMENDED NON-POINT SOURCE POLLUTION CONTROL PERMIT SHALL BE REQUIRED. THIS PROPERTY IS SUBJECT TO THE NON-POINT SOURCE MAINTENANCE PLAN AS APPROVED BY THE VILLAGE OF BEE CAVE.
17. THIS PROPERTY IS LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE VILLAGE OF BEE CAVE, TRAVIS COUNTY, TEXAS.
18. PROPERTY OWNERS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
19. ALL PRIVATE STREETS SHOWN HEREON, SPANISH OAKS CLUB BLVD. AND LITTLE BLUESTEM COVE AND ANY SECURITY GATES OR DEVICES CONTROLLING ACCESS TO SUCH STREETS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION IN ACCORDANCE WITH DOCUMENT No. 2006154121 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
20. IN APPROVING THIS PLAT, THE VILLAGE OF BEE CAVE AND THE COMMISSIONERS COURT OF TRAVIS COUNTY TEXAS, ASSUMES NO OBLIGATIONS TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC OR PRIVATE THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH, THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC OR PRIVATE THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED 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 VILLAGE OF BEE CAVE, TEXAS.

NOTES CONTINUED:

21. THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS TO TRAVIS COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE ANY FISCAL SECURITY POSTED BY THE OWNER(S) OF THE SUBDIVISION TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE STREET AND DRAINAGE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNER(S) AND THEIR SUCCESSORS AND ASSIGNS UNTIL PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.
22. THE APPROVAL OF THIS PLAT BY THE VILLAGE OF BEE CAVE AND THE COMMISSIONERS COURT OF TRAVIS COUNTY TEXAS, FOR FILING DOES NOT OBLIGATE THE VILLAGE TO INSTALL OR ERECT STREET SIGNS, TRAFFIC CONTROL DEVICES, WHICH IS CONSIDERED TO BE PART OF THE OWNER(S)' DEVELOPMENT OF THE SUBDIVISION.
23. THE VILLAGE OF BEE CAVE'S APPROVAL OF THIS FINAL PLAT SHALL NOT, IN AND OF ITSELF, CONSTITUTE OR IMPLY ACCEPTANCE BY THE VILLAGE OF ANY PUBLIC IMPROVEMENT, PUBLIC AREA, EASEMENT, OR PARK SHOWN ON THIS PLAT.
24. THE VILLAGE OF BEE CAVE ASSUMES NO OBLIGATIONS TO PROVIDE CERTAIN VILLAGE SERVICES FOR THIS PRIVATE STREET SUBDIVISION, INCLUDING, BUT NOT LIMITED TO, ROUTINE LAW ENFORCEMENT PATROLS, ENFORCEMENT OF TRAFFIC AND PARKING REGULATIONS, PREPARATION OF ACCIDENT REPORTS, AND ROADWAY MAINTENANCE.
25. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THAT CERTAIN DEVELOPMENT AGREEMENT EXECUTED BETWEEN THE VILLAGE OF BEE CAVE AND CCNG DEVELOPMENT COMPANY, L.P., ON APRIL 26, 1999.
27. ALL LANDSCAPE IMPROVEMENTS, COMMON TO THIS SUBDIVISION, SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS.
28. THE MINIMUM ELEVATION FOR THE TOP OF SLAB OR LOWEST FLOOR ELEVATION OF ANY STRUCTURE CONSTRUCTED ON ANY LOT OF THIS PLAT SHALL BE AT LEAST ONE FOOT (1') ABOVE THE 100-YEAR FLOODPLAIN, OR IN ACCORDANCE WITH THE FLOODPLAIN MAPPING IN THE FLOOD HAZARD AREA MAP No. 48453C0335E FOR TRAVIS COUNTY AND INCORPORATED AREAS, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
29. SPECIAL NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF VILLAGE OF BEE CAVE ORDINANCES AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
30. IF THE CONSTRUCTION OF THIS SUBDIVISION'S IMPROVEMENTS RESULTS IN A MODIFICATION TO THE 100-YEAR FLOODPLAIN, NO SITE DEVELOPMENT PERMITS AND NO BUILDING PERMITS FOR THE CONSTRUCTION OF ANY IMPROVEMENTS ON ANY LOTS IN THIS SUBDIVISION BY ANY PURCHASER OF THE LOTS WILL BE GRANTED BY THE VILLAGE OF BEE CAVE UNTIL THE FIELD CHANGES CONTEMPLATED IN THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION CONDITIONAL LETTER OF MAP REVISION ARE CONSTRUCTED AND APPROVED.
31. DEAD-END SPANISH OAKS CLUB BLVD. WILL BE EXTENDED IN THE FUTURE, IN APPROXIMATELY 18 MONTHS.
32. THE WATER SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO SUPPLY THE FIRE FLOWS AS REQUIRED BY ORDINANCE 200-1, 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 & SUBDIVISION IMPROVEMENTS AND SITE DEVELOPMENT ON ALL LOTS, EXCEPTING SINGLE FAMILY.
33. VEHICULAR ACCESS TO LOTS 43 AND 44, BLOCK "A" ALONG WITH LOTS 41 AND 42, BLOCK "A" IS RESTRICTED TO A JOINT USE ACCESS EASEMENT. SAID ACCESS EASEMENTS SHALL BE MAINTAINED IN ACCORDANCE WITH DOCUMENT No. 2006158945 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
34. A 10' DRAINAGE, WATER AND WASTEWATER EASEMENT IS HEREBY GRANTED ADJACENT TO ALL PRIVATE STREETS.
35. A 25' EXCLUSIVE ELECTRIC AND TELECOMMUNICATIONS EASEMENT IS HEREBY DEDICATED TO THE CITY OF AUSTIN ON LOTS 43 AND 44, BLOCK "A". SPANISH OAKS, SECTION IIC. FENCING AND LANDSCAPING, OR ANY ACTIVITY THAT WOULD CHANGE THE GRADING AND ELEVATION ARE NOT PERMITTED WITHIN THE 25' EXCLUSIVE ELECTRIC AND TELECOMMUNICATION EASEMENT. NO STRUCTURE MAY BE PLACED IN THE EASEMENT THAT WOULD PREVENT OR IMPAIR VEHICULAR AND PEDESTRIAN ACCESS.
36. THE WATER QUALITY EASEMENT SHOWN IN THIS PLAT IS FOR THE PROTECTION OF THE ENVIRONMENT BY IMPROVING THE QUALITY OF STORMWATER RUNOFF FROM DEVELOPED LANDS. THE NATIVE LAND OR MANAGEMENT PRACTICES WITHIN THE WATER QUALITY EASEMENTS ARE TO HELP MAINTAIN CLEAN WATER IN CREEKS, RIVERS AND LAKES. NO STRUCTURE OR IMPROVEMENTS, OTHER THAN NATIVE PLANT ENHANCEMENT OR WATER QUALITY CONTROL IMPROVEMENTS IN ACCORDANCE WITH THE NON-POINT SOURCE POLLUTION CONTROL MAINTENANCE PLAN FOR THIS SUBDIVISION, OR MAINTENANCE TO THE AREA IN ACCORDANCE WITH NON-POINT SOURCE POLLUTION CONTROL PERMIT FOR THIS SUBDIVISION, MAY BE PLACED OR PERFORMED WITHIN THE WATER QUALITY EASEMENT WITHOUT PRIOR AUTHORIZATION AND APPROVAL IN WRITING FROM THE VILLAGE OF BEE CAVE. THE WATER QUALITY EASEMENT SHALL BE MAINTAINED BY EACH LOT OWNER IN ACCORDANCE WITH THE MAINTENANCE PLAN OF THE NON-POINT SOURCE POLLUTION CONTROL PERMIT FOR THIS SUBDIVISION. THE WATER QUALITY EASEMENT MAY NOT BE AMENDED OR ALTERED EXCEPT BY EXPRESS WRITTEN AGREEMENT OF THE VILLAGE.

| | | |
|------------|-----------------------------------|-----------|
| BLOCK "A" | 1 SINGLE FAMILY LOT | 0.798 AC. |
| TOTAL LOTS | 1 - TOTAL ACREAGE OF AMENDED PLAT | 0.798 AC. |



AECOM TECHNICAL SERVICES, INC.
 400 WEST 15TH STREET, SUITE 500
 AUSTIN, TEXAS 78701
 WWW.AECOM.COM
 TBPE REG. NO. F-3580

Spanish Oaks Section Three C Amended Plat of Lot 35 Block A Precinct Map

Travis County Texas Commissioners Court
Precincts



-  County Commissioner Precinct One
Commissioner Ron Davis
-  County Commissioner Precinct Two
Commissioner Sarah Eckhardt
-  County Commissioner Precinct Three
Commissioner Karen Huber
-  County Commissioner Precinct Four
Commissioner Margaret Gómez

Report a problem



Site

