



Item 9

Travis County Commissioners Court Agenda Request

Meeting Date: June 4, 2013

Prepared By: Michael Hettenhausen **Phone #:** 854-7563

Division Director/Manager: Anna Bowlin, Division Director Development Services and Long Range Planning

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

Sponsoring Court Member: Commissioner Daugherty, Precinct Three

AGENDA LANGUAGE: Consider and take appropriate action on the Spanish Oaks Section XI Preliminary Plan (Preliminary Plan – 32 total lots: 29 single family lots, 1 private street, drainage, and public utility easement lot, 1 open space and drainage lot, and 1 open space lot – 51.75 acres – Spanish Oaks Club Boulevard – City of Bee Cave ETJ) in Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

This preliminary plan consists of 32 total lots (29 single family lots, 1 private street, drainage, and public utility easement lot, 1 open space and drainage lot, and 1 open space lot) on 51.75 acres, platted from Spanish Oaks Club Boulevard. There are 3,065 linear feet of private streets proposed with this preliminary plan. Water and wastewater service will be provided by the West Travis County Public Utility Agency. Parkland dedication or fees in lieu of dedication will be paid with the final plat.

STAFF RECOMMENDATIONS:

As this preliminary plan application meets all Travis County standards and was approved by the City of Bee Cave on May 14, 2013, TNR staff recommends approval of the preliminary plan.

ISSUES AND OPPORTUNITIES:

Staff has not received any inquiries or registered any interested parties for this application.

FISCAL IMPACT AND SOURCE OF FUNDING:

None

ATTACHMENTS/EXHIBITS:

Precinct Map

Location Map

Proposed Preliminary Plan

REQUIRED AUTHORIZATIONS:

Cynthia McDonald	Financial Manager	TNR	854-4239
Steve Manilla	County Executive	TNR	854-9429

CC:

SM:AB:mh

1101 - Development Services Long Range Planning - Spanish Oaks Section XI Preliminary Plan



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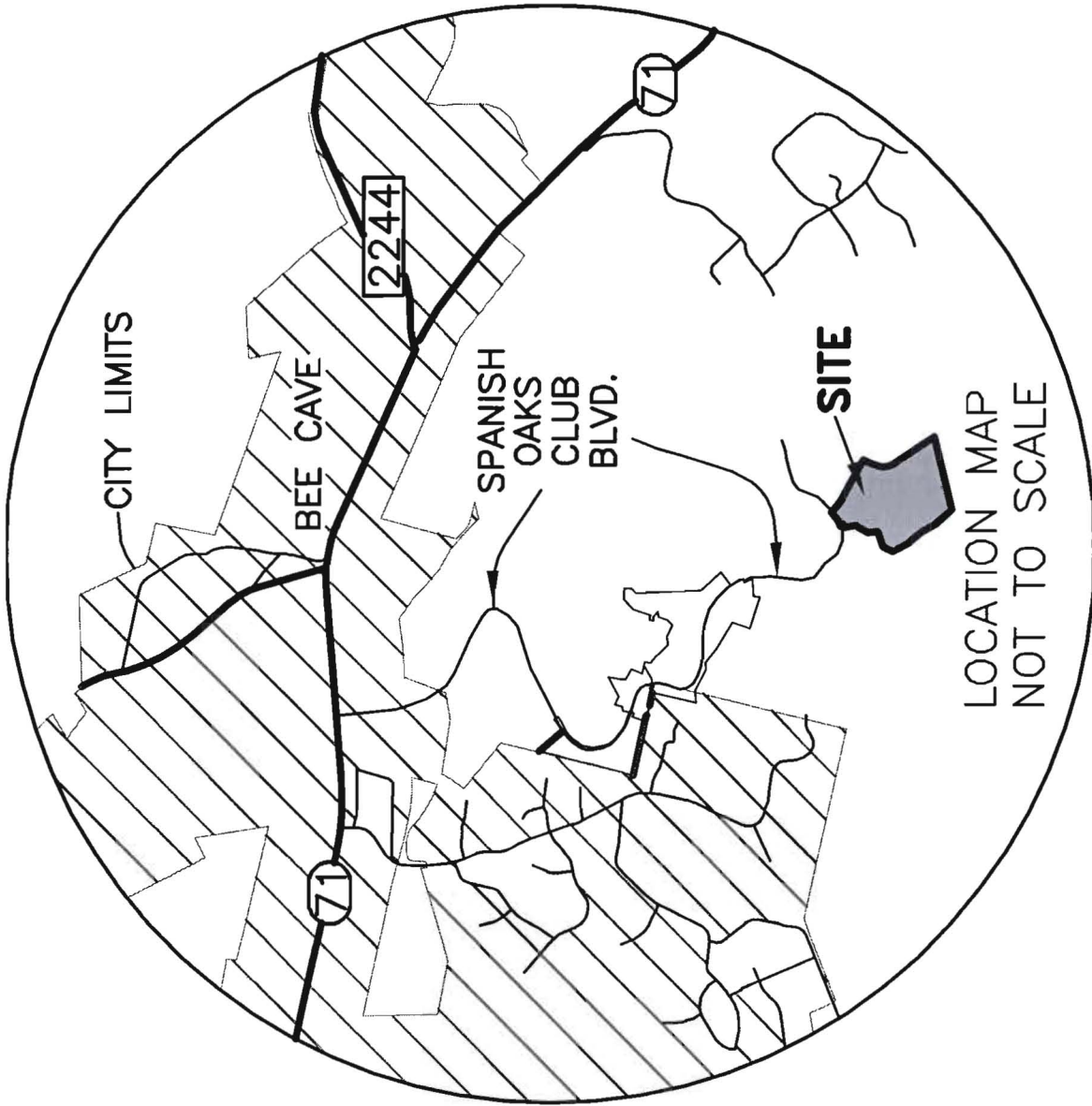
Select Basemap

Precinct Map



**Spanish Oaks Section XI
Preliminary Plan,
Precinct Three**





LOCATION MAP
NOT TO SCALE

STATE OF TEXAS
COUNTY OF TRAVIS

BEING A 91.767 ACRES (2,264,348 SQUARE FEET) TRACT OF LAND SITUATED IN THE TOWER TOP R.R. CO., SURVEY NUMBER 1468, CONTRACT NUMBER 1774, TRAVIS COUNTY, TEXAS AND BEING OUT OF A CALLED SPANISH OAKS TRACT CONVEYED TO SPANISH OAKS, L.P. RECORDED IN DOCUMENT NUMBER 2000181407 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.C.T.). SAID 91.767 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS WITH BEARING BEINGS ON TEXAS STATE PLANE COORDINATES AND SPANISH OAKS SECTION 9, AS RECORDED IN DOCUMENT NUMBER 200700146 O.P.R.C.T.).

BEING A 1/2-1/4 ACRES (1/2-1/4 ACRES) WITH CAP STAMPED "R & L SURVEYING #4337" FOR THE WESTERLY CORNER OF LOT 188, BLOCK A OF SPANISH OAKS SECTION 9, AS RECORDED IN DOCUMENT NUMBER 200700146 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.C.T.). SAID 1/2-1/4 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS WITH BEARING BEINGS ON TEXAS STATE PLANE COORDINATES AND SPANISH OAKS SECTION 9, AS RECORDED IN DOCUMENT NUMBER 200700146 O.P.R.C.T.).

THENCE SOUTH 87°42'18" WEST, 258.81 FEET TO A FOUND 1/2-INCH WITH CAP STAMPED "R & L SURVEYING #4337" FOR THE COMMON SOUTHWEST CORNER OF LOT 188 AND LOT 141, BLOCK A OF SAID SPANISH OAKS SECTION 9;

THENCE SOUTH 87°42'18" WEST, 258.81 FEET TO A FOUND 1/2-INCH WITH CAP STAMPED "R & L SURVEYING #4337" FOR THE COMMON SOUTHWEST CORNER OF LOT 183 AND LOT 184, BLOCK A OF SAID SPANISH OAKS SECTION 9;

THENCE SOUTH 87°42'18" WEST, 136.73 FEET TO A FOUND 1/2-INCH WITH CAP STAMPED "R & L SURVEYING #4337" FOR THE WEST SOUTHWEST CORNER OF LOT 184, BLOCK A OF SAID SPANISH OAKS SECTION 9; BEING ON THE NORTHWESTERLY LINE OF A 0.848 ACRES ACCESS EASEMENT RECORDED IN VOLUME 12016, PAGE 0008 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.C.T.) BEING ON THE AND OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE SOUTH 27°42'30" WEST, 119.80 FEET ALONG THE WESTERLY LINE OF SAID 0.848 ACRES ACCESS EASEMENT TO A FOUND 1/2-INCH IRON ROD FOR THE BEGINNING OF A CURVE TO THE LEFT AND BEING ON THE WESTERLY LINE OF SHAW LANE, A PRIVATE STREET, EASEMENT AND PUBLIC ROAD PART OF SWARTH CREEK PRESERVE PHASE 111 AS RECORDED IN BOOK 62, PAGES 14-89 OF THE TRAVIS COUNTY PLAT RECORDS (I.C.P.R.);

THENCE SOUTH 27°42'30" WEST, 119.80 FEET ALONG THE WESTERLY LINE OF SAID 0.848 ACRES ACCESS EASEMENT TO A FOUND 1/2-INCH IRON ROD FOR THE BEGINNING OF A CURVE TO THE LEFT AND BEING ON THE WESTERLY LINE OF SHAW LANE, A PRIVATE STREET, EASEMENT AND PUBLIC ROAD PART OF SWARTH CREEK PRESERVE PHASE 111 AS RECORDED IN BOOK 62, PAGES 14-89 OF THE TRAVIS COUNTY PLAT RECORDS (I.C.P.R.);

THENCE SOUTH 33°18'20" EAST, CONTINUING ALONG THE WESTERLY LINE OF SAID SHAW LANE, 688.14 FEET TO A FOUND 1/2-INCH IRON ROD IN CONCRETE BEING ON THE NORTHWESTERLY LINE BEING OF RECORDS OF THE UNIVERSITY OF TEXAS 253.84 ACRES TRACT RECORDED IN VOLUME 3177, PAGE 1868 OF THE TRAVIS COUNTY DEED RECORDS (I.C.P.R.);

THENCE SOUTH 71°07'30" WEST, CONTINUING ALONG THE NORTH LINE OF SAID THE UNIVERSITY OF TEXAS TRACT, 126.86 FEET TO A FOUND 1/2-INCH WITH CAP STAMPED "R & L SURVEYING #4337" AT THE SOUTHWEST CORNER OF LOT 8, 3.819 ACRES OPEN SPACE, OR WATER QUALITY EASEMENT, AS SHOWN ON SPANISH OAKS SECTION 9 AS RECORDED IN DOCUMENT NUMBER 200700146 OF THE O.P.R.C.T.);

THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 8, 3.189 ACRES THE FOLLOWING FOUR (4) COURSES:
NORTH 42°34'18" WEST, 384.30 FEET TO A FOUND COTTON PICKER SPINKLE;
NORTH 30°19'30" WEST, 378.04 FEET TO A FOUND 1/2-INCH WITH CAP STAMPED "STEARNS #4690";
NORTH 30°42'18" WEST, 313.08 FEET TO A FOUND 1/2-INCH WITH CAP STAMPED "R & L SURVEYING #4337";

NORTH 28°15'42" WEST, 258.19 FEET TO A FOUND 1/2-INCH WITH CAP STAMPED "R & L SURVEYING #4337" AT THE COMMON CORNER OF SAID LOT 2, 1.0026, 5.136 ACRES AS SHOWN ON SAID SPANISH OAKS SECTION 9;

THENCE NORTHWESTERLY ALONG THE EASTERN LINE OF SAID LOT 2, 1.0026, 5.136 ACRES THE FOLLOWING THREE (3) COURSES:
NORTH 27°58'30" EAST, 188.04 FEET TO A FOUND 1/2-INCH WITH CAP STAMPED "R & L SURVEYING #4337";
NORTH 87°24'07" EAST, 276.49 FEET TO A FOUND 1/2-INCH WITH CAP STAMPED "R & L SURVEYING #4337";
NORTH 87°42'18" WEST, 276.49 FEET TO A FOUND 1/2-INCH WITH CAP STAMPED "R & L SURVEYING #4337";

THENCE NORTH 87°42'18" WEST, 183.70 FEET TO A FOUND 1/2-INCH WITH CAP STAMPED "R & L SURVEYING #4337" AT THE COMMON CORNER OF SAID LOT 2, 1.0026, 5.136 ACRES, LOT 144 AND LOT 145, BLOCK A OF SAID SPANISH OAKS SECTION 9;

THENCE NORTH 28°44'23" EAST, 248.45 FEET TO A FOUND 1/2-INCH WITH CAP STAMPED "STEARNS #4690" AT THE COMMON CORNER OF SAID LOT 143 AND LOT 150, BLOCK A OF SAID SPANISH OAKS SECTION 9;

THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 150, BLOCK A OF SAID SPANISH OAKS SECTION 9 THE FOLLOWING FOUR (4) COURSES:
NORTH 07°08'36" WEST, 175.05 FEET TO A FOUND 1/2-INCH IRON ROD IN CONCRETE;
NORTH 80°14'41" EAST, 54.27 FEET TO A FOUND 1/2-INCH IRON ROD IN CONCRETE;
NORTH 27°32'07" WEST, 26.14 FEET TO A FOUND COTTON PICKER SPINKLE AT THE BEGINNING OF A CURVE TO THE LEFT;

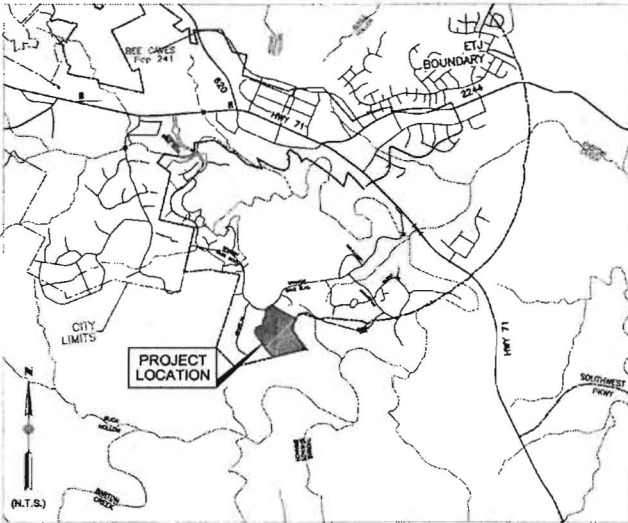
21.30 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 81° 22' 45", AND WHOSE LONG CHORD BEARS NORTH 87°17'30" WEST, 12.36 FEET TO A FOUND 1/2-INCH WITH CAP STAMPED "STEARNS #4690" AT THE SOUTHWEST CORNER OF SAID SPANISH OAKS BULKHEAD AND BEING ON THE AND OF A NON-TANGENT CURVE TO THE LEFT;

THENCE SOUTH 87°42'18" WEST, 258.81 FEET TO A FOUND 1/2-INCH WITH CAP STAMPED "R & L SURVEYING #4337" AT THE COMMON CORNER OF SAID SPANISH OAKS BULKHEAD, HAVING A RADIUS OF 338.00 FEET, A DELTA ANGLE OF 18° 30' 01", AND WHOSE LONG CHORD BEARS NORTH 82°42'54" EAST, 95.18 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED "CARTER SURVEYING CO. INC.";

THENCE NORTH 54°22'12" EAST, CONTINUING ALONG THE SOUTHWEST LINE OF SAID SPANISH OAKS BULKHEAD, 151.67 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED "OPTICAL SURVEYING CO. INC." AND BEING AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE NORTH 54°22'12" EAST, CONTINUING ALONG THE SOUTHWEST LINE OF SAID SPANISH OAKS BULKHEAD, HAVING A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 92° 30' 30", AND WHOSE LONG CHORD BEARS NORTH 57°56'07" EAST, 96.28 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 31.757 ACRES (2,264,348 SQUARE FEET) OF LAND.

SPANISH OAKS SECTION XI PRELIMINARY PLAT



LOCATION MAP
(N.T.S.)

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DARRELL D. WHITE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BEE CAVE.

Darrell D. White
DATE: 5/12/08
DARRELL D. WHITE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4818



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) #48453C0415H FOR TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2006. THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON.

Roger Durden
DATE: 5/12/08
ROGER DURDEN, P.E.
ASSOCIATE VICE PRESIDENT
LICENSED PROFESSIONAL ENGINEER NO. 78590



AECOM

AECOM TECHNICAL SERVICES
400 WEST 13th STREET, SUITE 300
AUSTIN, TEXAS 78701
WWW.TCEAECOM.COM
(512) - 472-6519
FAX (512) - 472-7519
JOB NO. 60004081
AUGUST 2012

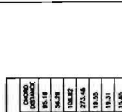
OWNER:	BEACON REALTY, L.L.C. 13403 HWY 71 WEST BEE CAVE, TEXAS 78738 CONTACT PERSON: JACK CROVELING PHONE: (512) 533-3339 FAX: (512) 431-8325
ENGINEER:	AECOM TECHNICAL SERVICES 400 WEST 13th STREET, SUITE 300 AUSTIN, TEXAS 78701 WWW.TCEAECOM.COM (512) - 472-6519 (512) - 472-7519
SURVEYOR:	DURDEN, INC. 1000 METERS BLDG/BLVD, SUITE 200 AUSTIN, TEXAS 78708 PHONE: (512) 900-8790

OFFICIAL SUBMISSION DATE: _____

PRELIMINARY PLAT
APPROVED FOR PREPARATION OF FINAL PLAT FOLLOWING CONSTRUCTION OF ALL PUBLIC IMPROVEMENTS (OR APPROPRIATE SURETIES THEREOF) NECESSARY FOR THE SUBDIVISION SHOWN ON THIS PLAT.
APPROVED BY: PLANNING AND ZONING COMMISSION
CITY OF BEE CAVE, TEXAS

SIGNATURE OF CHAIRPERSON	DATE
APPROVED BY: CITY COUNCIL CITY OF BEE CAVE, TEXAS	
SIGNATURE OF MAYOR	DATE
ATTEST:	
CITY SECRETARY	DATE
TRAVIS COUNTY	DATE
AUSTIN ENERGY	DATE
WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY	DATE
TRAVIS COUNTY EMERGENCY SERVICES DISTRICT NO. 6	DATE
WEST TRAVIS COUNTY M.U.D. NO. 6	DATE

NO.	DATE	REVISION	BY	CHKD
1				



PLANNING DEPARTMENT

PLANNING COMMISSION

APPROVED

DATE

BY

PLANNING COMMISSION

PLANNING DEPARTMENT

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APPROVED

DATE

BY

LINE NUMBER	LINE VALUE	LINE VALUE	LINE VALUE
1	100.00	100.00	100.00
2	200.00	200.00	200.00
3	300.00	300.00	300.00
4	400.00	400.00	400.00
5	500.00	500.00	500.00
6	600.00	600.00	600.00
7	700.00	700.00	700.00
8	800.00	800.00	800.00
9	900.00	900.00	900.00
10	1000.00	1000.00	1000.00

LINE NUMBER	LINE VALUE	LINE VALUE	LINE VALUE
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12	1200.00	1200.00	1200.00
13	1300.00	1300.00	1300.00
14	1400.00	1400.00	1400.00
15	1500.00	1500.00	1500.00
16	1600.00	1600.00	1600.00
17	1700.00	1700.00	1700.00
18	1800.00	1800.00	1800.00
19	1900.00	1900.00	1900.00
20	2000.00	2000.00	2000.00

LINE NUMBER	LINE VALUE	LINE VALUE	LINE VALUE
21	2100.00	2100.00	2100.00
22	2200.00	2200.00	2200.00
23	2300.00	2300.00	2300.00
24	2400.00	2400.00	2400.00
25	2500.00	2500.00	2500.00
26	2600.00	2600.00	2600.00
27	2700.00	2700.00	2700.00
28	2800.00	2800.00	2800.00
29	2900.00	2900.00	2900.00
30	3000.00	3000.00	3000.00

LINE NUMBER	LINE VALUE	LINE VALUE	LINE VALUE
31	3100.00	3100.00	3100.00
32	3200.00	3200.00	3200.00
33	3300.00	3300.00	3300.00
34	3400.00	3400.00	3400.00
35	3500.00	3500.00	3500.00
36	3600.00	3600.00	3600.00
37	3700.00	3700.00	3700.00
38	3800.00	3800.00	3800.00
39	3900.00	3900.00	3900.00
40	4000.00	4000.00	4000.00

LINE NUMBER	LINE VALUE	LINE VALUE	LINE VALUE
41	4100.00	4100.00	4100.00
42	4200.00	4200.00	4200.00
43	4300.00	4300.00	4300.00
44	4400.00	4400.00	4400.00
45	4500.00	4500.00	4500.00
46	4600.00	4600.00	4600.00
47	4700.00	4700.00	4700.00
48	4800.00	4800.00	4800.00
49	4900.00	4900.00	4900.00
50	5000.00	5000.00	5000.00

LINE NUMBER	LINE VALUE	LINE VALUE	LINE VALUE
51	5100.00	5100.00	5100.00
52	5200.00	5200.00	5200.00
53	5300.00	5300.00	5300.00
54	5400.00	5400.00	5400.00
55	5500.00	5500.00	5500.00
56	5600.00	5600.00	5600.00
57	5700.00	5700.00	5700.00
58	5800.00	5800.00	5800.00
59	5900.00	5900.00	5900.00
60	6000.00	6000.00	6000.00

LINE NUMBER	LINE VALUE	LINE VALUE	LINE VALUE
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62	6200.00	6200.00	6200.00
63	6300.00	6300.00	6300.00
64	6400.00	6400.00	6400.00
65	6500.00	6500.00	6500.00
66	6600.00	6600.00	6600.00
67	6700.00	6700.00	6700.00
68	6800.00	6800.00	6800.00
69	6900.00	6900.00	6900.00
70	7000.00	7000.00	7000.00

LINE NUMBER	LINE VALUE	LINE VALUE	LINE VALUE
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72	7200.00	7200.00	7200.00
73	7300.00	7300.00	7300.00
74	7400.00	7400.00	7400.00
75	7500.00	7500.00	7500.00
76	7600.00	7600.00	7600.00
77	7700.00	7700.00	7700.00
78	7800.00	7800.00	7800.00
79	7900.00	7900.00	7900.00
80	8000.00	8000.00	8000.00

LINE NUMBER	LINE VALUE	LINE VALUE	LINE VALUE
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82	8200.00	8200.00	8200.00
83	8300.00	8300.00	8300.00
84	8400.00	8400.00	8400.00
85	8500.00	8500.00	8500.00
86	8600.00	8600.00	8600.00
87	8700.00	8700.00	8700.00
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89	8900.00	8900.00	8900.00
90	9000.00	9000.00	9000.00

LINE NUMBER	LINE VALUE	LINE VALUE	LINE VALUE
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92	9200.00	9200.00	9200.00
93	9300.00	9300.00	9300.00
94	9400.00	9400.00	9400.00
95	9500.00	9500.00	9500.00
96	9600.00	9600.00	9600.00
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99	9900.00	9900.00	9900.00
100	10000.00	10000.00	10000.00

LINE NUMBER	LINE VALUE	LINE VALUE	LINE VALUE
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102	10200.00	10200.00	10200.00
103	10300.00	10300.00	10300.00
104	10400.00	10400.00	10400.00
105	10500.00	10500.00	10500.00
106	10600.00	10600.00	10600.00
107	10700.00	10700.00	10700.00
108	10800.00	10800.00	10800.00
109	10900.00	10900.00	10900.00
110	11000.00	11000.00	11000.00

LINE NUMBER	LINE VALUE	LINE VALUE	LINE VALUE
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112	11200.00	11200.00	11200.00
113	11300.00	11300.00	11300.00
114	11400.00	11400.00	11400.00
115	11500.00	11500.00	11500.00
116	11600.00	11600.00	11600.00
117	11700.00	11700.00	11700.00
118	11800.00	11800.00	11800.00
119	11900.00	11900.00	11900.00
120	12000.00	12000.00	12000.00

LINE NUMBER	LINE VALUE	LINE VALUE	LINE VALUE
121	12100.00	12100.00	12100.00
122	12200.00	12200.00	12200.00
123	12300.00	12300.00	12300.00
124	12400.00	12400.00	12400.00
125	12500.00	12500.00	12500.00
126	12600.00	12600.00	12600.00
127	12700.00	12700.00	12700.00
128	12800.00	12800.00	12800.00
129	12900.00	12900.00	12900.00
130	13000.00	13000.00	13000.00

LINE NUMBER	LINE VALUE	LINE VALUE	LINE VALUE
131	13100.00	13100.00	13100.00
132	13200.00	13200.00	13200.00
133	13300.00	13300.00	13300.00
134	13400.00	13400.00	13400.00
135	13500.00	13500.00	13500.00
136	13600.00	13600.00	13600.00
137	13700.00	13700.00	13700.00
138	13800.00	13800.00	13800.00
139	13900.00	13900.00	13900.00
140	14000.00	14000.00	14000.00

LINE NUMBER	LINE VALUE	LINE VALUE	LINE VALUE
141	14100.00	14100.00	14100.00
142	14200.00	14200.00	14200.00
143	14300.00	14300.00	14300.00
144	14400.00	14400.00	14400.00
145	14500.00	14500.00	14500.00
146	14600.00	14600.00	14600.00
147	14700.00	14700.00	14700.00
148	14800.00	14800.00	14800.00
149	14900.00	14900.00	14900.00
150	15000.00	15000.00	15000.00

LINE NUMBER	LINE VALUE	LINE VALUE	LINE VALUE
151	15100.00	15100.00	15100.00
152	15200.00	15200.00	15200.00
153	15300.00	15300.00	15300.00
154	15400.00	15400.00	15400.00
155	15500.00	15500.00	15500.00
156	15600.00	15600.00	15600.00
157	15700.00	15700.00	15700.00
158	15800.00	15800.00	15800.00
159	15900.00	15900.00	15900.00
160	16000.00	16000.00	16000.00

LINE NUMBER	LINE VALUE	LINE VALUE	LINE VALUE
161	16100.00	16100.00	16100.00
162	16200.00	16200.00	16200.00
163	16300.00	16300.00	16300.00
164	16400.00	16400.00	16400.00
165	16500.00	16500.00	16500.00
166	16600.00	16600.00	16600.00
167	16700.00	16700.00	16700.00
168	16800.00	16800.00	16800.00
169	16900.00	16900.00	16900.00
170	17000.00	17000.00	17000.00

LINE NUMBER	LINE VALUE	LINE VALUE	LINE VALUE
171	17100.00	17100.00	17100.00
172	17200.00	17200.00	17200.00
173	17300.00	17300.00	17300.00
174	17400.00	17400.00	17400.00
175	17500.00	17500.00	17500.00
176	17600.00	17600.00	17600.00
177	1770		