



## Travis County Commissioners Court Agenda Request

**Meeting Date:** October 21, 2014

**Prepared By:** Paul Scoggins, Engineering Specialist **Phone #:** (512) 854-7619

**Division Director/Manager:** Stacey Scheffel, Permits Program Manager

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

**Sponsoring Court Member:** Commissioner Daugherty, Precinct Three

**AGENDA LANGUAGE:** Notify the Court on the satisfactory completion of construction of the private streets within Spanish Oaks, Section XI - a subdivision in Precinct Three.

### **BACKGROUND/SUMMARY OF REQUEST:**

Spanish Oaks, Section XI was recorded on July 3, 2013 at Document #201300132. All items required for Approval of Construction have been received, including the documents showing that this subdivision was added to the Declaration of Covenants, Conditions, and Restrictions (DCCRs) as recorded at Document #2013125700 in the Official Public Records of Travis County, Texas. These DCCRs show that there is a body in place to take over maintenance of the private streets.

### **STAFF RECOMMENDATIONS:**

According to Standards for Construction of Streets and Drainage in Subdivisions [§82.401(c)(3)] adopted by Travis County Commissioners Court August 28, 1997, the County Executive will notify the Commissioners Court of the satisfactory construction of private improvements. Upon approval of the private improvements, the County Executive will release the security for the private improvements. TNR recommends approval of this item.

### **ISSUES AND OPPORTUNITIES:**

Fiscal will be reduced to \$68,947.75 at the request of the Travis County Environmental Department until the proper amount of permanent vegetation has been established.

### **FISCAL IMPACT AND SOURCE OF FUNDING:**

None.

### **ATTACHMENTS/EXHIBITS:**

Construction Acceptance Letter  
Requirements List  
Maps

**REQUIRED AUTHORIZATIONS:**

Cynthia McDonald	Financial Manager	TNR	(512) 854-4239
Steven M. Manilla	County Executive	TNR	(512) 854-9429
Anna Bowlin	Division Director Development Services Long Range Planning	TNR	(512) 854-7561

**CC:**

Johnny Anglin	Inspector	TNR	(512) 854-9114
David Kemp	Inspector	TNR	(512) 854-9383

**SM:SS:ps**

**1101 - Development Services Long Range Planning - Spanish Oaks, Section XI**



**TRANSPORTATION AND NATURAL RESOURCES**

**STEVEN M. MANILLA, P.E., COUNTY EXECUTIVE**

700 Lavaca Street  
Travis County Administration Building  
P.O. Box 1748  
Austin, Texas 78767  
tel 512-854-9383  
fax 512-854-4649

**CONSTRUCTION ACCEPTANCE AND RECOMMENDATION FOR FISCAL RELEASE**  
**-PRIVATE STREET SUBDIVISION**

**DATE:** July 31, 2014

**TO:** **Developer**  
SYNCHRO REALTY, L.L.C.  
13453 Highway 71 West  
Bee Cave, TX 78738

**Engineer**  
AECOM Technical Services, Inc.  
400 West 15<sup>th</sup> St, Suite 500  
Austin, TX 78701

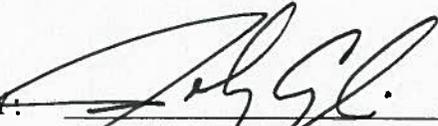
**SUBJECT:** Spanish Oaks, Section XI

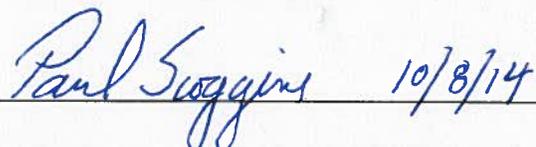
Effective this date, streets and/or drainage construction within this subdivision, appear to be in conformance with the Permitted Construction Documents. The streets of this subdivision will not be accepted for maintenance by Travis County but will be released to the Homeowners Association for maintenance.

When the Developer has furnished to Travis County all of the documents in the "Requirements for Approval of Construction – Private Street Subdivisions" (attached), the Executive Manager of Transportation and Natural Resources Department will notify the Commissioners Court of the satisfactory completion of the private streets. Upon approval of the private improvements, the Executive Manager will fully release the Security for the private improvements.

**OTHER REMARKS:**

See attached "Requirements for Approval of Construction"

BY:   
\_\_\_\_\_  
TNR Construction Inspector – Johnny Anglin

 10/8/14  
\_\_\_\_\_  
Engineering Specialist – Paul Scoggins

**TRANSPORTATION AND NATURAL RESOURCES**

STEVEN M. MANILLA, P.E., COUNTY EXECUTIVE



411 West 13th Street  
Executive Office Building  
PO Box 1748  
Austin, Texas 78767  
Phone: (512) 854-9383  
Fax: (512) 854-4697

**CONDITIONAL CONSTRUCTION APPROVAL**

SITE PLAN PERMIT # 07-2444

DATE: 07/09/2014

TO:  
SYNCHRO REALTY, L.L.C.  
13453 Hwy 71 W.  
Bee Cave, TX. 78738  
(512) 533-2326

SUBJECT: Spanish Oaks Section XI

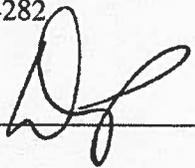
Effective this date, construction within this project, as defined by Permit # 07-2444, appears to be in conformance with the approved Construction Documents except as noted within "Other Remarks" below.

**OTHER REMARKS:**

The required permanent re-vegetation/stabilization has not been achieved at this time. Full Acceptance/Approval can only be granted after all required permanent stabilization is achieved.

CONTRACTOR:  
C.C. Carlton  
6207 Bee Cave Rd.  
Austin, TX 78746  
(512) 476-4282

BY: \_\_\_\_\_

  
Travis County SWMP Inspector



## TRANSPORTATION AND NATURAL RESOURCES

STEVEN M. MANILLA, P.E., COUNTY EXECUTIVE

700 Lavaca Street  
Travis County Administration Building  
PO Box 1748  
Austin, Texas 78767  
(512) 854-9383  
FAX (512) 854-4649

### SPANISH OAKS, SECTION XI REQUIREMENTS FOR APPROVAL OF CONSTRUCTION PRIVATE STREET SUBDIVISIONS PER STANDARDS FOR CONSTRUCTION OF STREETS AND DRAINAGE IN SUBDIVISIONS - AUGUST 28, 1997

- 9/17/14 1. Professional Engineer's certification of quantities of work completed  
(**Engineer's Concurrence Letter**) § 82.401(c)(1)(A) § 82.604(c)(2)
- NA 2. Construction Summary Report § 82.604(c)(1)
- 9/17/14 3. Contractor's invoice or receipt of payment for work completed §  
82.401(c)(1)(B)
- 9/17/14 4. Reproducible Plans, certified as "**Record Drawings**", by the Owner's  
Consulting Engineer § 82.604(c)(3)
- NA 5. **If applicable**, a copy of the Conditional Letter of Map Amendment or  
Revision from FEMA and the completed application for a Letter of Map  
Amendment or Revision § 82.604(c)(5)
- NEED 6. A TNR inspection report, indicating the completion of that portion of the work  
represented by the reduction of fiscal (streets and drainage, including detention  
ponds and common area sidewalks and traffic control devices shown on the  
approved traffic control plan) § 82.401(c)(1)(C)
- NA 7. Approval of other agencies - cities, if in their ETJ; Municipal or other Utility  
Districts
- 9/17/14 \*8. The Certificate of Incorporation of the Homeowners Association filed with  
the Texas Secretary of State.
- 10/2/14 \*9. The Declaration of Covenants, Conditions, and Restrictions, showing the  
**Amendment** responsibility of the homeowners association to maintain the streets and drainage,  
**ONLY** recorded in the Real Property Records of Travis County.

\* These two items are in lieu of warranty bond, sidewalk fiscal posting and ADA statement.



TRV

201300132

7 PGS

# PLAT

## PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: SPANISH OAKS SECTION XI FINAL PLAT

OWNERS NAME: SYNCHRO REALTY, LLC

RESUBDIVISION? YES  NO

## ADDITIONAL RESTRICTIONS / COMMENTS:

DOC # 2013123249--TAX CERTIFICATE

## RETURN:

MICHAEL HETTENHAUSEN  
TRAVIS CO, TNR  
512-854-7563  
PICK-UP

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

Jul 03, 2013 09:59 AM

201300132

MITCHELLM: \$200.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS

\$ 200.00

07/03/2013

201300132

TRAVIS COUNTY  
CONSUMER PROTECTION NOTICE  
FOR HOMEBUYERS

IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

THIS CAN AFFECT THE VALUE OF YOUR PROPERTY.  
TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS.  
IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES.

SPANISH OAKS  
SECTION XI  
FINAL PLAT

51.757 ACRE TRACT OF LAND SITUATED IN THE THE FREDERICH G. PECHT SURVEY NO. 68, ABSTRACT NO. 635, THE KALMAN SENIOR SURVEY NO. 40, ABSTRACT NO. 2130, TRAVIS COUNTY, TEXAS AND BEING OUT OF AND PORTIONS OF A CALLED 348.42 ACRE TRACT CONNECTED TO SPANISH REALTY, L.P., AS RECORDED UNDER INSTRUMENT NO. 2010-001107 OF THE PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (04-P.R.1107)

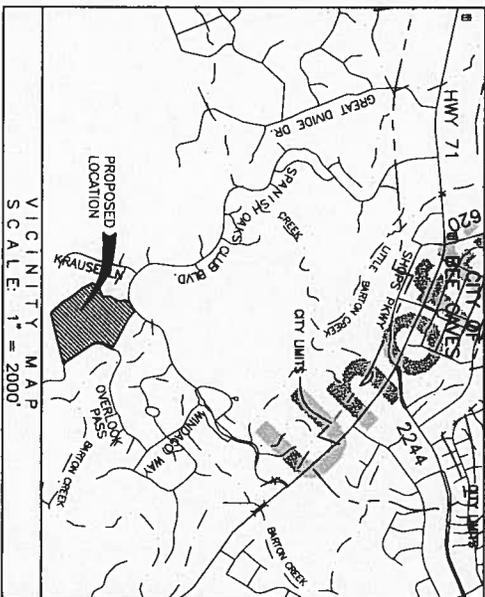
LOTS 32 BLOCK 1

OWNER:  
SPANISH REALTY, L.L.C.  
13443 HWY. 71 WEST  
BEE CREEK, TEXAS 78726  
PHONE (512) 533-2208  
FAX (512) 421-8825

SPANISH OAKS  
SECTION XI  
FINAL PLAT  
SHEET 1 OF 7



AECOM TECHNICAL SERVICES, INC.  
400 WEST 15TH STREET, SUITE 500  
AUSTIN, TEXAS 78701  
WWW.AECOM.COM  
TBP# REG. NO. F-3580  
JOB NO. 00270979  
JANUARY 2013



VICINITY MAP  
SCALE: 1" = 2000'

SHEET 0111

201300132

THE UNDERSIGNED OWNER DOES HEREBY SUBDIVIDE 51.757 ACRES OF LAND OUT OF THE FREDRICH G. PECHT SURVEY NO. 68, ABSTRACT NO. 635, THE KALMAN SENDRY SURVEY NO. 40, ABSTRACT NO. 2130, TRAVIS COUNTY, TEXAS AND BEING OUT OF AND PORTIONS OF A CALLED 348.42 ACRE TRACT CONVEYED TO SYNCHRO REALTY, L.L.C. AS RECORDED UNDER DOCUMENT NO. 2011036476 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, IN ACCORDANCE WITH THIS PLAT AND CHAPTERS 212 AND 232 OF THE LOCAL GOVERNMENT CODE, TO BE KNOWN AS "SPANISH OAKS, SECTION XI" SUBDIVISION, SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND HEREBY DEDICATES TO THE OWNERS OF THE LOTS IN THE SUBDIVISION, PUBLIC UTILITIES SERVICES, THE SUBDIVISION, EMERGENCY SERVICES PROVIDERS WITH JURISDICTION, AND PUBLIC SERVICE AGENCIES, THE USE OF ALL THE PRIVATE STREET AND OTHER EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED. THE MAINTENANCE AND PAYMENT OF REAL PROPERTY TAXES ON SUCH PRIVATE STREETS ARE THE RESPONSIBILITY OF THE OWNER(S) OF THE SUBDIVISION OR ANY DULY CONSTITUTED HOMEOWNERS ASSOCIATION UNDER THAT CERTAIN INSTRUMENT OF RECORD AT DOCUMENT NUMBER 2008154121, OF THE TRAVIS COUNTY DEED OF RECORDS. AN EXPRESS EASEMENT IS HEREBY GRANTED ACROSS SAID PRIVATE STREETS AND ANY COMMON AREAS FOR THE USE OF THE SURFACE FOR ALL GOVERNMENTAL FUNCTIONS, VEHICULAR AND NONVEHICULAR, INCLUDING FIRE AND POLICE PROTECTION, SOLID AND OTHER WASTE MATERIAL PICKUP, AND ANY OTHER PURPOSE ANY GOVERNMENTAL AUTHORITY DEEMS NECESSARY; AND OWNER FURTHER AGREES THAT ALL GOVERNMENTAL ENTITIES, THEIR AGENTS OR EMPLOYEES, SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGE OCCURRING TO THE SURFACE OF THE SAID PRIVATE STREET AND ANY COMMON AREA AS A RESULT OF ANY SUCH USE BY GOVERNMENTAL VEHICLES.

ALL PRIVATE STREETS SHOWN HEREON YAUPON HOLLY LANE, LACEBACK TERRACE 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 17<sup>th</sup> DAY OF May, 2013, A.D.

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

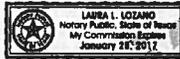
BY: [Signature]  
DANIEL B. PORTER  
MANAGER  
AUTHORIZED SIGNATORY  
13443 HWY. 71 WEST  
BEE CAVE, TEXAS 78738

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 17<sup>th</sup> DAY OF May, 2013, A.D.

[Signature]  
NOTARY PUBLIC FOR THE STATE OF TEXAS



**ENGINEER'S CERTIFICATION**

I, THE UNDERSIGNED, A 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.

[Signature]  
ROGER DURDEN  
ASSOCIATE VICE PRESIDENT  
LICENSED PROFESSIONAL ENGINEER NO. 76590  
AECOM  
400 WEST 15th STREET  
SUITE 500  
AUSTIN, TEXAS 78701



**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) #48453C0-415H E FOR TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 28, 2008.

[Signature]  
ROGER DURDEN  
ASSOCIATE VICE PRESIDENT  
LICENSED PROFESSIONAL ENGINEER NO. 76590



**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]  
SIGNATURE OF CHAIRPERSON  
DATE

APPROVED BY: GOVERNING BODY  
CITY OF BEE CAVE, TEXAS.

[Signature]  
MAYOR  
CITY OF BEE CAVE  
DATE

ATTEST:  
[Signature]  
CITY SECRETARY  
DATE

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 IS HEREBY AUTHORIZED AND APPROVED BY THE GOVERNING BODY OF THE CITY OF BEE CAVE FOR RECORDING IN THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

[Signature]  
MAYOR  
CITY OF BEE CAVE  
DATE

ATTEST:  
[Signature]  
CITY SECRETARY  
DATE

THIS SUBDIVISION IS LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF BEE CAVE, TRAVIS COUNTY, TEXAS.

[Signature]  
MAYOR  
CITY OF BEE CAVE  
DATE

ATTEST:  
[Signature]  
CITY SECRETARY  
DATE

**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 ENDING 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 ARE CONSIDERED TO BE A PART OF THE DEVELOPERS' CONSTRUCTION.

THE STATE OF TEXAS )  
COUNTY OF TRAVIS )

I, DANA DEBEAUVOR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT ON THE 4<sup>th</sup> DAY OF June, 2013, 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 3<sup>rd</sup> DAY OF July, 2013, A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY TEXAS

[Signature]  
DEPUTY  
Robert Reardon

THE STATE OF TEXAS )  
COUNTY OF TRAVIS )

I, DANA DEBEAUVOR, 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 3<sup>rd</sup> DAY OF July, 2013, A.D. AT 9:59 O'CLOCK A.M., DULY RECORDED ON THE 3<sup>rd</sup> DAY OF July, 2013, A.D. AT 9:59 O'CLOCK A.M. OF SAID COUNTY AND STATE IN DOCUMENT NO. 201300132. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 3<sup>rd</sup> DAY OF July, 2013, A.D.

DANA DEBEAUVOR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

[Signature]  
DEPUTY  
M. MITCHELL

**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.

[Signature] 5-1-2013  
DARRELL D. WHITE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4816



**SPANISH OAKS SECTION XI FINAL PLAT**

51.757 ACRE TRACT OF LAND SITUATED IN THE THE FREDRICH G. PECHT SURVEY NO. 68, ABSTRACT NO. 635, THE KALMAN SENDRY SURVEY NO. 40, ABSTRACT NO. 2130, TRAVIS COUNTY, TEXAS AND BEING OUT OF AND PORTIONS OF A CALLED 348.42 ACRE TRACT CONVEYED TO SYNCHRO REALTY, L.L.C. AS RECORDED UNDER DOCUMENT NO. 2011036476 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.A.T.C.T.)

LOTS 32 BLOCK 1

OWNER:  
SYNCHRO REALTY, L.L.C.  
13443 HWY. 71 WEST  
BEE CAVE, TEXAS 78738  
PHONE (512) 533-8288  
FAX (512) 421-8888

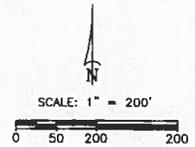


AECOM TECHNICAL SERVICES, INC.  
400 WEST 15TH STREET, SUITE 500  
AUSTIN, TEXAS 78701  
WWW.AECOM.COM  
TBPE REG. NO. F-3580



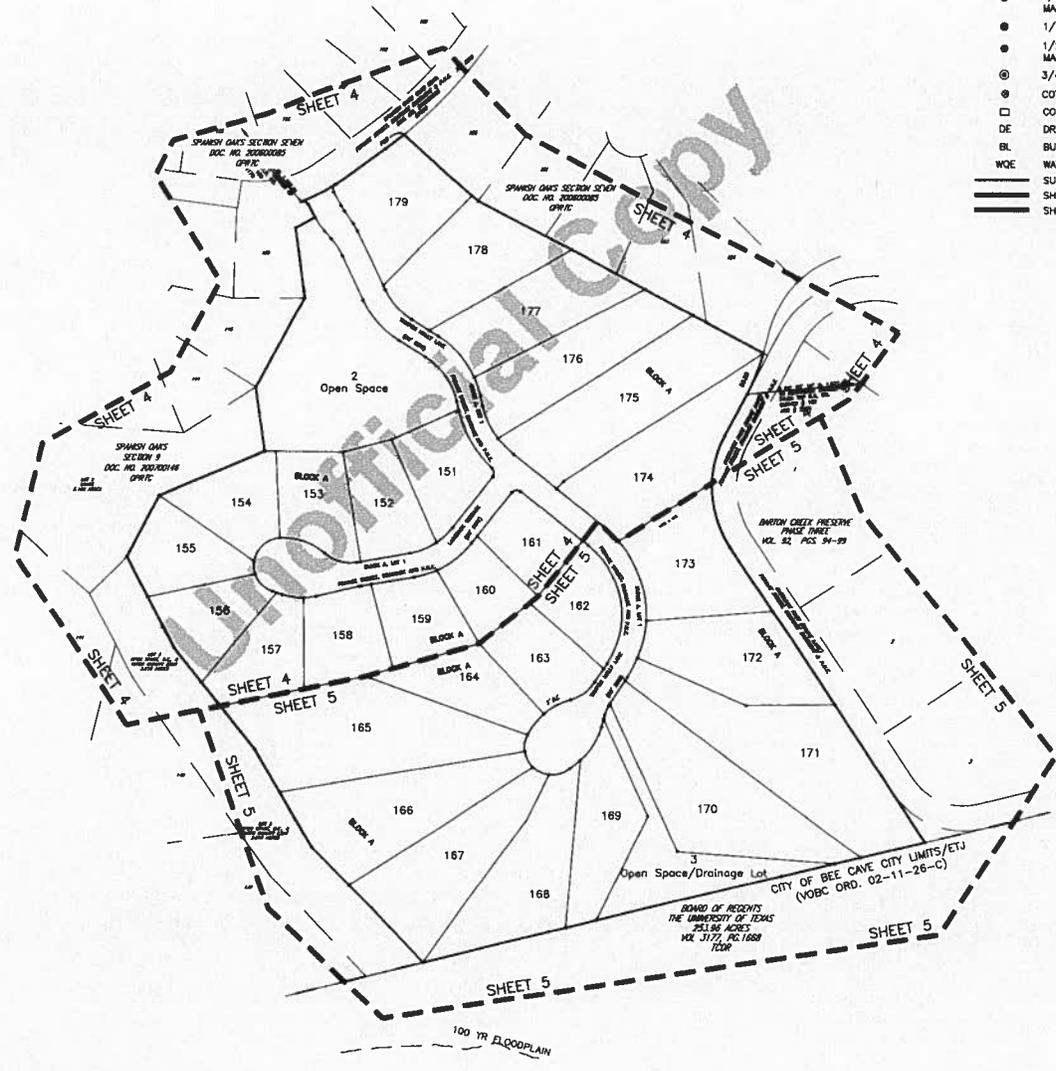
201300132

# SPANISH OAKS, SECTION XI FINAL PLAT



**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	TEMPORARY BENCHMARK
○	1/2" IRON ROD SET WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
●	1/2" IRON ROD FOUND WITH PLASTIC CAP MARKED "M & S No. 1838"
●	1/2" IRON ROD FOUND
●	1/2" IRON ROD FOUND WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
⊙	3/4" IRON PIPE FOUND
⊙	COTTON GIN SPINDLE FOUND
□	CONCRETE MONUMENT SET
DE	DRAINAGE EASEMENT
BL	BUILDING SETBACK LINE
WQE	WATER QUALITY EASEMENT
---	SURVEY BOUNDARY LINE
---	SHEET 4 VIEW BOUNDARY
---	SHEET 5 VIEW BOUNDARY



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**

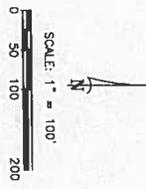
TBM WERD-8	COTTON SPINDLE IN 8" LIVE OAK, APPROX. 130 FEET NORTHEAST OF THE CENTERLINE INTERSECTION OF SPANISH OAKS CLUB BLVD. AND PECAN COVE. ELEV: 997.82 REF: FB 1534/48
TBM WERD-20	COTTON SPINDLE IN POWER POLE, APPROX. 140 FEET WEST OF THE SOUTHEAST CORNER OF SPANISH OAKS SECTION 9B. ELEV: 923.54 REF: FB 1505/6
TBM C-1	COTTON SPINDLE IN 10" LIVE OAK, APPROX. 40 FEET SOUTHWEST OF THE SOUTH CORNER OF LOT 29, BLOCK "A" OF SPANISH OAKS, SECTION "A". ELEV: 998.21 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

OWNER:  
SYNCHRO REALTY, L.L.C.  
13443 HWY. 71 WEST  
BEE CAVE, TEXAS 78738  
PHONE (512) 533-2328  
FAX (512) 421-8525

SPANISH OAKS  
SECTION XI  
FINAL PLAT  
SHEET 3 OF 7



**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
T.B.M.	TEMPORARY BENCHMARK
○	1/2" IRON ROD SET WITH PLASTIC CAP
○	MARKEED "CAPITAL SURVEYING CO. INC."
○	MARKEED "A & S No. 1035"
○	1/2" IRON ROD FOUND
○	1/2" IRON ROD FOUND WITH PLASTIC CAP
○	MARKEED "CAPITAL SURVEYING CO. INC."
○	3/4" IRON PIPE FOUND
○	COTTON OIL SPRINKLE FOUND
□	CONCRETE MONUMENT SET
DC	DRAINAGE EASEMENT
BL	BUILDING SETBACK LINE
WQE	WATER QUALITY EASEMENT
---	SHRINE BOUNDARY LINE

ACCESS EASEMENT  
 VOL. 12016, PG. 80,  
 O.P.R.T.C.

BARTRUM DEED RESERVE  
 PLAT 22, P. 55 A-59  
 VOL. 82, PG. 107

ALL LOTS TO BE FENCED TO  
 TIER 19, 188  
 SURV. & 2170



**AECOM**  
 AECOM TECHNICAL SERVICES, INC.  
 400 WEST 15TH STREET, SUITE 500  
 AUSTIN, TEXAS 78701  
 WWW.AECOM.COM  
 TBP# REC. NO. F-3580

**OWNER:**  
 SPANISH REALTY, L.L.C.  
 13443 HWY. 71 WEST  
 BEE CREEK, TEXAS 78738  
 PHONE (512) 333-2328  
 FAX (512) 421-6525

SPANISH OAKS  
 SECTION XI  
 FINAL PLAT  
 SHEET 4 OF 7



201300132

# SPANISH OAKS, SECTION XI FINAL PLAT

STATE OF TEXAS X  
COUNTY OF TRAVIS X

BEING A 51,757 ACRE (2,254,536 SQUARE FEET) TRACT OF LAND SITUATED IN THE TYLER TWP. R.R. CO., SURVEY NUMBER 188, ABSTRACT NUMBER 2179, TRAVIS COUNTY, TEXAS AND BEING OUT OF A CALLED 346.42 ACRE TRACT CONVEYED TO SPANISH OAKS, L.P., RECORDED IN DOCUMENT NUMBER 2011036476 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.), SAID 51,757 ACRE TRACT BEING MORE PARTICULAR DESCRIBED BY METES AND BOUNDS WITH BEGINNINGS BASED ON TEXAS STATE PLANE COORDINATES AND SPANISH OAKS SECTION 9, AS RECORDED IN DOCUMENT NUMBER 200700146 O.P.R.T.C.:

BEGINNING AT A FOUND 1/2-INCH WITH CAP STAMPED "R & L SURVEYING #4532" FOR THE WESTERLY CORNER OF LOT 180, BLOCK A OF SPANISH OAKS SECTION 7 AS RECORDED IN DOCUMENT NUMBER 20080008 OF THE O.P.R.T.C., BEING ON THE EASTERLY LINE OF SPANISH OAKS CLUB BOULEVARD, BEING BLOCK B, LOT 1, PRIVATE STREET, ELECTRIC, ACCESS, DRAINAGE, WATER AND WASTEWATER EASEMENT AS RECORDED IN SAID SPANISH OAKS SECTION 7;

THENCE SOUTH 48°11'36" EAST, 245.91 FEET TO A FOUND 1/2-INCH WITH CAP STAMPED "R & L SURVEYING #4532" FOR THE COMMON SOUTHWESTERLY CORNER OF LOT 180 AND LOT 181, BLOCK A OF SAID SPANISH OAKS SECTION 7;

THENCE SOUTH 61°55'17" EAST, 656.30 FEET TO A FOUND 1/2-INCH WITH CAP STAMPED "R & L SURVEYING #4532" FOR THE COMMON SOUTHERLY CORNER OF LOT 183 AND LOT 184, BLOCK A OF SAID SPANISH OAKS SECTION 7;

THENCE SOUTH 61°56'04" EAST, 158.73 FEET TO A FOUND 1/2-INCH WITH CAP STAMPED "R & L SURVEYING #4532" FOR THE MOST SOUTHERLY CORNER OF LOT 184, BLOCK A OF SAID SPANISH OAKS SECTION 7, BEING ON THE NORTHWESTERLY LINE OF A 0.688 ACRE ACCESS EASEMENT RECORDED IN VOLUME 12016, PAGE 0066 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.) BEING ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE 109.01 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, AND WESTERLY LINE OF SAID 0.688 ACRE ACCESS EASEMENT, HAVING A RADIUS OF 827.71 FEET, A DELTA ANGLE OF 111°30'10", AND WHOSE LONG CHORD BEARS SOUTH 21°28'22" WEST, 108.82 FEET TO A FOUND 1/2-INCH IRON ROD;

THENCE SOUTH 27°43'38" WEST, 119.80 FEET ALONG THE WESTERLY LINE OF SAID 0.688 ACRE 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 SHAME LANE A PRIVATE STREET, DRAINAGE AND P.U.E. BEING PART OF BURTON CREEK PRESERVE PHASE 111 AS RECORDED IN BOOK 92, PAGES 94-99 OF THE TRAVIS COUNTY PLAT RECORDS (T.C.P.R.);

THENCE 288.74 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, AND THE WESTERLY LINE OF SAID SHAME LANE, HAVING A RADIUS OF 270.00 FEET, A DELTA ANGLE OF 80°50'50", AND WHOSE LONG CHORD BEARS SOUTH 02°47'14" EAST, 273.45 FEET TO A FOUND 1/2-INCH IRON ROD;

THENCE SOUTH 33°18'30" EAST, CONTINUING ALONG THE WESTERLY LINE OF SAID SHAME LANE, 868.14 FEET TO A FOUND 1/2-INCH IRON ROD IN CONCRETE BEING ON THE NORTHERLY LINE BOARD OF RECORDS OF THE UNIVERSITY OF TEXAS 253.98 ACRE TRACT RECORDED IN VOLUME 3177, PAGE 1688 OF THE TRAVIS COUNTY DEED RECORDS (T.C.D.R.);

THENCE SOUTH 78°18'50" WEST, CONTINUING ALONG THE NORTH LINE OF SAID THE UNIVERSITY OF TEXAS TRACT, 1268.88 FEET TO A FOUND 1/2-INCH WITH CAP STAMPED "R & L SURVEYING #4532" AT THE SOUTHEAST CORNER OF LOT 5, 3.819 ACRES, ORION SPINCE DE WATER QUALITY EASEMENT, AS SHOWN ON SPANISH OAKS SECTION 9 AS RECORDED IN DOCUMENT NUMBER 200700146 OF THE O.P.R.T.C.;

THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT 5, 3.189 ACRES THE FOLLOWING FOUR (4) COURSES:

NORTH 43°34'18" WEST, 384.30 FEET TO A FOUND COTTON PICKER SPINDLE;

NORTH 30°15'28" WEST, 279.04 FEET TO A FOUND 1/2-INCH WITH CAP STAMPED "STEARNS #4990";

NORTH 38°42'18" WEST, 315.08 FEET TO A FOUND 1/2-INCH WITH CAP STAMPED "R & L SURVEYING #4532";

NORTH 28°53'43" WEST, 258.19 FEET TO A FOUND 1/2-INCH WITH CAP STAMPED "R & L SURVEYING #4532" AT THE COMMON CORNER OF SAID LOT 5, 3.189 ACRES AND LOT 2, LODGE, 5.188 ACRES AS SHOWN ON SAID SPANISH OAKS SECTION 9;

THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 2, LODGE, 5.188 ACRES THE FOLLOWING THREE (3) COURSES:

NORTH 27°59'53" EAST, 189.04 FEET TO A FOUND 1/2-INCH WITH CAP STAMPED "R & L SURVEYING #4532";

NORTH 67°24'07" EAST, 278.49 FEET TO A FOUND 1/2-INCH WITH CAP STAMPED "R & L SURVEYING #4532";

NORTH 07°48'24" WEST, 163.70 FEET TO A FOUND 1/2-INCH WITH CAP STAMPED "R & L SURVEYING #4532" AT THE COMMON CORNER OF SAID LOT 2, LODGE, 5.188 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 #4990" AT THE COMMON CORNER OF SAID LOT 145 AND LOT 150, BLOCK A OF SAID SPANISH OAKS SECTION 9 THE FOLLOWING FOUR (4) COURSES:

NORTH 07°08'38" WEST, 175.05 FEET TO A FOUND 1/2-INCH IRON ROD IN CONCRETE;

NORTH 80°41'48" EAST, 54.27 FEET TO A FOUND 1/2-INCH IRON ROD IN CONCRETE;

NORTH 27°37'08" WEST, 36.14 FEET TO A FOUND COTTON PICKER SPINDLE 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°22'48", AND WHOSE LONG CHORD BEARS NORTH 68°18'18" WEST, 19.56 FEET TO A FOUND 1/2-INCH IRON ROD STAMPED "STEARNS #4990" ON THE SOUTHERLY LINE OF SAID SPANISH OAKS CLUB BOULEVARD AND BEING OF THE ARC OF A NON-TANGENT CURVE TO THE LEFT;

THENCE 95.50 ALONG THE ARC OF SAID CURVE TO THE LEFT, CONTINUING ALONG THE SOUTHERLY LINE OF SAID SPANISH OAKS BOULEVARD, HAVING A RADIUS OF 335.00 FEET, A DELTA ANGLE OF 1°18'20"1", AND WHOSE LONG CHORD BEARS NORTH 62°42'56" EAST, 95.18 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED "CAPITAL SURVEYING CO. INC.";

THENCE NORTH 54°25'12" EAST, CONTINUING ALONG THE SOUTHERLY LINE OF SAID SPANISH OAKS BOULEVARD, 151.67 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED "CAPITAL SURVEYING CO. INC." AND BEING AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE 58.28 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, CONTINUING ALONG THE SOUTHERLY LINE OF SAID SPANISH OAKS BOULEVARD, HAVING A RADIUS OF 1085.00 FEET, A DELTA ANGLE OF 02°58'20", AND WHOSE LONG CHORD BEARS NORTH 52°58'02" EAST, 58.28 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 51,757 ACRES (2,254,536 SQUARE FEET) OF LAND;

LINE TABLE		
LINE NOTE	DISTANCE	BEARING
L1	119.80	S27° 43' 38"W
L2	94.27	N00° 41' 48"E
L3	36.14	N27° 37' 08"W
L4	39.05	S27° 37' 08"E
L5	36.43	S34° 08' 37"E
L6	77.82	S58° 25' 28"E
L7	25.00	S11° 55' 50"E
L8	84.00	S33° 43' 58"W
L9	30.87	S14° 47' 58"W
L10	34.31	S50° 45' 32"W
L11	53.84	N33° 43' 56"E
L12	24.86	N70° 58' 45"W
L13	25.00	N11° 55' 50"W
L14	77.82	N58° 25' 28"W
L15	118.18	S27° 07' 02"E
L16	25.00	S30° 23' 12"E
L17	10.60	N25° 07' 02"W
L18	228.97	N58° 25' 28"W
L19	10.93	N33° 43' 56"E
L20	10.93	N14° 47' 58"E
L21	18.72	N14° 47' 58"E
L22	515.39	S33° 43' 58"W
L23	18.62	S51° 34' 27"E
L24	22.09	N38° 25' 33"E
L25	22.82	N80° 23' 27"E
L26	13.85	S70° 58' 45"E
L27	11.01	S70° 58' 45"E
L28	10.34	S80° 23' 27"W
L29	3.47	S11° 55' 50"E
L30	21.53	S11° 55' 50"E

CURVE TABLE					
CURVE NOTE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	95.50	335.00	1° 18' 20" 01"	S82° 42' 54" W	95.18
C2	58.29	1085.00	2° 58' 20"	N52° 58' 02" E	58.28
C3	109.01	527.71	11° 30' 10"	N21° 28' 03" E	108.82
C4	288.74	270.00	80° 50' 50"	S2° 47' 14" E	273.45
C5	21.30	15.00	81° 22' 48"	N68° 18' 34" W	19.55
C6	20.98	15.00	80° 07' 50"	S12° 24' 46" W	19.31
C7	15.06	140.00	8° 28' 28"	S30° 51' 53" E	15.83
C8	21.87	140.00	8° 59' 35"	S29° 38' 48" E	21.85
C9	98.82	170.00	33° 18' 24"	S41° 48' 14" E	97.44
C10	186.84	230.00	46° 29' 35"	S30° 10' 38" E	181.56
C11	143.30	210.00	39° 38' 37"	S31° 45' 09" E	142.42
C12	416.89	280.00	85° 18' 24"	S8° 55' 15" E	379.43
C13	23.13	170.00	18° 58' 01"	S24° 15' 56" W	23.03
C14	97.81	158.00	35° 57' 37"	S32° 48' 44" W	98.31
C15	188.93	88.00	15° 30' 22"	N50° 29' 18" W	133.39
C16	138.56	170.00	46° 42' 02"	N51° 38' 54" E	134.78
C17	73.58	105.00	41° 14' 00"	N64° 20' 57" E	73.94
C18	327.55	220.00	85° 18' 24"	N8° 55' 15" W	288.13
C19	23.56	15.00	80° 00' 00"	S83° 25' 33" W	21.21
C20	168.48	230.00	41° 57' 54"	S59° 24' 30" W	164.72
C21	6.08	90.00	3° 32' 12"	S78° 27' 21" W	6.08
C22	188.93	88.00	15° 31' 24"	N7° 46' 57" E	133.39
C23	119.83	155.00	44° 17' 47"	S71° 18' 27" E	116.87
C24	82.77	94.00	50° 27' 00"	S74° 23' 04" E	80.12
C25	124.51	170.00	41° 57' 54"	N59° 24' 30" E	121.75
C26	22.50	15.00	85° 08' 53"	N4° 32' 24" W	20.48
C27	167.84	270.00	39° 34' 31"	N29° 43' 05" W	164.96
C28	137.85	170.00	46° 29' 35"	N30° 10' 38" W	134.19
C29	133.70	230.00	33° 18' 24"	N41° 48' 14" W	131.83
C30	51.56	200.00	14° 48' 10"	S32° 30' 07" E	51.41
C31	42.82	200.00	12° 18' 03"	S33° 45' 11" E	42.74
C32	85.08	150.00	32° 30' 00"	N87° 13' 45" W	83.85
C33	135.58	230.00	33° 48' 28"	N41° 32' 12" W	133.62
C34	51.08	230.00	12° 43' 08"	N18° 17' 25" W	50.85
C35	90.92	210.00	24° 48' 23"	N24° 20' 02" W	90.21
C36	54.38	210.00	14° 50' 14"	N44° 09' 20" W	54.23
C37	52.42	280.00	10° 43' 38"	N48° 12' 38" W	52.34
C38	214.88	280.00	43° 58' 14"	N18° 51' 49" W	209.85
C39	95.81	280.00	19° 33' 50"	N12° 54' 17" E	95.14
C40	53.98	280.00	11° 02' 48"	N28° 12' 34" E	53.90
C41	54.12	68.00	48° 38' 03"	S73° 33' 34" W	52.70
C42	44.72	68.00	37° 40' 37"	N64° 48' 08" W	43.81
C43	44.24	68.00	37° 18' 35"	N27° 19' 30" W	43.48
C44	41.86	68.00	35° 17' 28"	N8° 57' 31" E	41.22
C45	1.97	68.00	1° 39' 41"	N27° 28' 04" E	1.97
C46	63.03	170.00	21° 14' 39"	S38° 53' 13" W	62.87
C47	75.53	170.00	25° 27' 22"	S82° 14' 16" W	74.91
C48	108.78	230.00	27° 05' 36"	N51° 58' 21" E	107.78
C49	59.70	230.00	14° 52' 18"	N72° 57' 18" E	59.53
C50	30.74	150.00	11° 44' 31"	N82° 23' 30" E	30.69
C51	54.34	150.00	20° 48' 29"	S81° 21' 30" E	54.05
C52	83.28	68.00	53° 18' 07"	S44° 18' 42" E	81.00
C53	31.88	68.00	28° 50' 44"	S4° 12' 46" E	31.87
C54	91.73	68.00	77° 17' 33"	S47° 53' 53" W	84.83
C55	70.53	170.00	23° 48' 18"	S68° 30' 18" W	70.03
C56	53.98	170.00	18° 11' 38"	S47° 31' 22" W	53.78
C57	120.84	270.00	25° 36' 37"	S14° 48' 32" W	119.84
C58	165.89	270.00	35° 12' 13"	S15° 38' 33" E	163.30



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

OWNER:  
SYNCHRO REALTY, L.L.C.  
13443 HWY. 71 WEST  
BEE CAVE, TEXAS 78738  
PHONE: (512) 533-2326  
FAX: (512) 421-8525

SPANISH OAKS  
SECTION XI  
FINAL PLAT  
SHEET 6 OF 7

201300132

# SPANISH OAKS, SECTION XI FINAL PLAT

**GENERAL NOTES:**

1. 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
2. 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.
3. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS.
4. 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 CITY OF BEE CAVE.
5. ALL PROPERTY AND LOTS ON THIS PLAT HAVE ACCESS TO AND FROM A DEDICATED THOROUGHFARE.
6. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
7. 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 CITY OF BEE CAVE.
8. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY (WTC-PUA).
9. 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.
10. 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.
11. 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.
12. 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 ELECTRICAL ENGINEERING AT 505-7115 FOR QUESTIONS REGARDING REQUIRED CLEARANCES.
13. THIS PROPERTY IS SUBJECT TO COVENANTS AND RESTRICTIONS AS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS IN DOCUMENT NO. 2006154121.
14. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY (WTC-PUA)
15. ELECTRIC SERVICE WILL BE PROVIDED BY AUSTIN ENERGY. TELEPHONE SERVICE WILL BE PROVIDED BY TIME WARNER. PROPANE SERVICE WILL BE PROVIDED BY SHARP/PROPANE.
16. 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 CITY OF BEE CAVE AND AFTER THE FINAL PLAT IS RECORDED WITH THE CLERK OF TRAVIS COUNTY.
17. ALL PROPERTY HEREIN IS SUBJECT TO THE CITY 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 CITY OF BEE CAVE.
18. THIS PROPERTY IS LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF BEE CAVE, TRAVIS COUNTY, TEXAS.
19. PROPERTY OWNERS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
20. ALL PRIVATE STREETS SHOWN HEREON, YAUFON HOLLY LANE, AND LACEBACK TERRACE 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. ALL STREETS SHOWN ARE PRIVATE. PRIVATE STREETS, UTILITY EASEMENTS AND DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE APPROPRIATE PRIVATE ENTITY. (E.G. HOMEOWNER'S ASSOCIATION OR WEST TRAVIS COUNTY MUD NO. 6).
21. IN APPROVING THIS PLAT, THE CITY 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 CITY OF BEE CAVE, TEXAS.
22. THE CITY OF BEE CAVE'S APPROVAL OF THIS FINAL PLAT SHALL NOT, IN AND OF ITSELF, CONSTITUTE OR IMPLY ACCEPTANCE BY THE CITY OF ANY PUBLIC IMPROVEMENT, PUBLIC AREA, EASEMENT, OR PARK SHOWN ON THIS PLAT.
23. 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.
24. THE APPROVAL OF THIS PLAT BY THE CITY OF BEE CAVE, AND THE COMMISSIONERS COURT OF TRAVIS COUNTY TEXAS, FOR FILING DOES NOT OBLIGATE THE CITY TO INSTALL OR ERECT STREET SIGNS, TRAFFIC CONTROL DEVICES, WHICH ARE CONSIDERED TO BE PART OF THE OWNER(S)' DEVELOPMENT OF THE SUBDIVISION.

**NOTES CONTINUED:**

25. THE APPROVAL OF THIS PLAT BY THE CITY OF BEE CAVE FOR FILING DOES NOT OBLIGATE THE CITY TO INSTALL OR ERECT STREET SIGNS, TRAFFIC CONTROL DEVICES, WHICH ARE CONSIDERED TO BE PART OF THE OWNER(S)' DEVELOPMENT OF THE SUBDIVISION.
26. THE CITY OF BEE CAVE ASSUMES NO OBLIGATIONS TO PROVIDE CERTAIN CITY 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.
27. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THAT CERTAIN DEVELOPMENT AGREEMENT EXECUTED BETWEEN THE CITY OF BEE CAVE AND CONG DEVELOPMENT COMPANY, L.P., ON APRIL 26, 1999.
28. ALL LANDSCAPE IMPROVEMENTS, OPEN SPACES, AND WATER QUALITY EASEMENTS COMMON TO THIS SUBDIVISION SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS.
29. SPECIAL NOTICE: SELLING A PORTION OF THIS ADDITION 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.
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 CITY OF BEE CAVE UNTIL THE FIELD CHANGES CONTAINED IN THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION CONDITIONAL LETTER OF MAP REVISION ARE CONSTRUCTED AND APPROVED.
31. 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.
32. A 10' DRAINAGE WATER AND WASTEWATER EASEMENT IS HEREBY GRANTED ADJACENT TO ALL PRIVATE STREETS.
33. 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 COMPLIANCE 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 CITY 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 CITY, WEST TRAVIS COUNTY MUD NO. 6 IS DESIGNATED AS THE PERMIT HOLDER FOR ALL WATER QUALITY EASEMENTS AND IS RESPONSIBLE FOR ENFORCEMENT OF SAID EASEMENT AND WILL BE GRANTED ACCESS TO ALL WATER QUALITY EASEMENTS.
34. ACCESS TO OVERLOOK PASS (SHANE LANE) BY LOTS 171-174 IS PROHIBITED.
35. ACCESS TO SPANISH OAKS CLUB BOULEVARD BY LOT 179 IS PROHIBITED.
36. ALL LOTS WITHIN THIS SUBDIVISION MUST UTILIZE A GRINDER PUMP SYSTEM TO SECURE DOMESTIC WASTEWATER SERVICE FROM THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY (WTCPUA). SERVICE IS SUBJECT TO A SERVICE AGREEMENT WITH THE WTCPUA INCLUDING A SUPPLEMENTARY GRINDER PUMP SERVICE AGREEMENT. NO WASTEWATER SERVICE WILL BE SUPPLIED TO ANY CUSTOMER UNTIL THE REQUIRED GRINDER PUMP SYSTEM HAS BEEN INSTALLED AND THE AGREEMENT EXECUTED BY THE CUSTOMER.
37. ALL LOTS ARE RESTRICTED TO SINGLE-FAMILY RESIDENTIAL CONSTRUCTION
38. THIS SUBDIVISION IS LOCATED IN THE BARTON CREEK WATERSHED.
39. THIS SUBDIVISION IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE. IT IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
40. SPANISH OAKS SECTION XI IS LOCATED WITHIN A CONSERVATION EASEMENT. ALL DEVELOPMENT WITHIN SECTION XI SHALL COMPLY WITH IMPERVIOUS COVER LIMITS IDENTIFIED IN THE CONSERVATION EASEMENT AS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS IN DOCUMENT NO. 2001073262.

**RESTRICTIONS AND PROHIBITED USES:** THE FOLLOWING ACTIVITIES AND USES ARE EXPRESSLY LIMITED AND ANY ACTIVITIES OR USES BEYOND SUCH LIMITATIONS ARE AGREED TO BE IN CONFLICT WITH THE RESTRICTIONS IN THIS CONSERVATION EASEMENT.

- A. **CONSTRUCTION/IMPERVIOUS COVER:** THE AMOUNT OF IMPERVIOUS COVER PLACED OR CONSTRUCTED ON THE OVERALL 186 ACRES WITHIN THE PROPERTY SHALL BE LIMITED TO NO MORE THAN TEN PERCENT (10%) OF THE GROSS AREA OF THE PROPERTY (THE "IMPERVIOUS COVER LIMITATION"). FOR PURPOSES OF THIS CONSERVATION EASEMENT TEN PERCENT OF THE GROSS AREA IS CALCULATED TO BE 18.6 ACRES, MORE OR LESS. IF THE PROPERTY IS SUBDIVIDED INTO TWO OR MORE INDIVIDUAL LOTS PURSUANT TO A RECORDED PLAT (THE "SUBDIVISION PLAT"), THE IMPERVIOUS COVER LIMITATION SHALL BE DEEMED TO BE SATISFIED IF THE ASSUMED IMPERVIOUS COVER AMOUNT CALCULATED PURSUANT TO PARAGRAPH 2C IS NO MORE THAN TEN PERCENT (10%) OF THE GROSS AREA OF THE PROPERTY CALCULATED IN ACCORDANCE WITH PARAGRAPH 2C BELOW.
- B. **PROHIBITED USES:** DEVELOPMENT IN THE PROPERTY SHALL BE LIMITED TO SINGLE-FAMILY RESIDENTIAL USE, PROVIDED, HOWEVER, DEVELOPMENT WITHIN SUCH AREA MAY ALSO INCLUDE STREETS, UTILITIES, WATER QUALITY FACILITIES, AND RECREATIONAL AMENITIES, INCLUDING GOLF COURSE USES INVOLVING SPRAY IRRIGATION IN CONNECTION WITH SUCH SINGLE-FAMILY RESIDENTIAL USE, AND IMPROVEMENTS AND FACILITIES RELATED TO SINGLE-FAMILY RESIDENTIAL USE. DEVELOPMENT SHALL NOT INCLUDE A SWIMMING POOL FOR THE GOLF COURSE CLUB, TENNIS COURTS OR A CLUBHOUSE HOWEVER, GOLF COURSE USES SHALL NOT BE ALLOWED TO EXTEND INTO THE AREA BEYOND THE AREA IDENTIFIED IN EXHIBIT "C". NO BILLBOARDS WILL BE ALLOWED IN THE AREA.
- C. **CALCULATION/ALLOCATION OF IMPERVIOUS COVER:** FOR PURPOSES OF THIS CONSERVATION EASEMENT, AN ASSUMED AMOUNT OF IMPERVIOUS COVER (THE "ASSUMED IMPERVIOUS COVER AMOUNT") SHALL BE DETERMINED WHEN THE PROPERTY IS SUBDIVIDED INTO ONE OR MORE LOTS BY CALCULATING THE ACTUAL AMOUNT OF IMPERVIOUS COVER SHOWN ON THE SUBDIVISION PLAT FOR ROADS WITHIN THE PROPERTY WHICH PROVIDE ACCESS TO SUCH LOTS AND ADDING TO SUCH AMOUNT AN ASSUMED AMOUNT OF IMPERVIOUS COVER FOR EACH LOT, DEPENDING UPON LOT SIZE, IN ACCORDANCE WITH THE CHART ATTACHED AS EXHIBIT B. IN NO EVENT SHALL THE NUMBER OF SUBDIVIDED LOTS WITHIN THE PROPERTY EXCEED ONE HUNDRED (100).

**EXHIBIT B**  
CITY OF AUSTIN SMART GROWTH PER LOT IMPERVIOUS COVER ASSUMPTIONS

LOT SIZE	LOT IMPERVIOUS COVER
< 10,000 SQ FT	2,500 SQ FT
10,001 SQ FT TO 15,000 SQ FT	3,500 SQ FT
15,001 SQ FT TO 1 ACRE	5,000 SQ FT
ACRE TO 3 ACRES	7,000 SQ FT
> 3 ACRES	10,000 SQ FT



**OWNER:**  
SYNCHRO REALTY, L.L.C.  
13443 HWY. 71 WEST  
BEE CAVE, TEXAS 78738  
PHONE (512) 533-2326  
FAX (512) 421-8525

SPANISH OAKS  
SECTION XI  
FINAL PLAT  
SHEET 7 OF 7



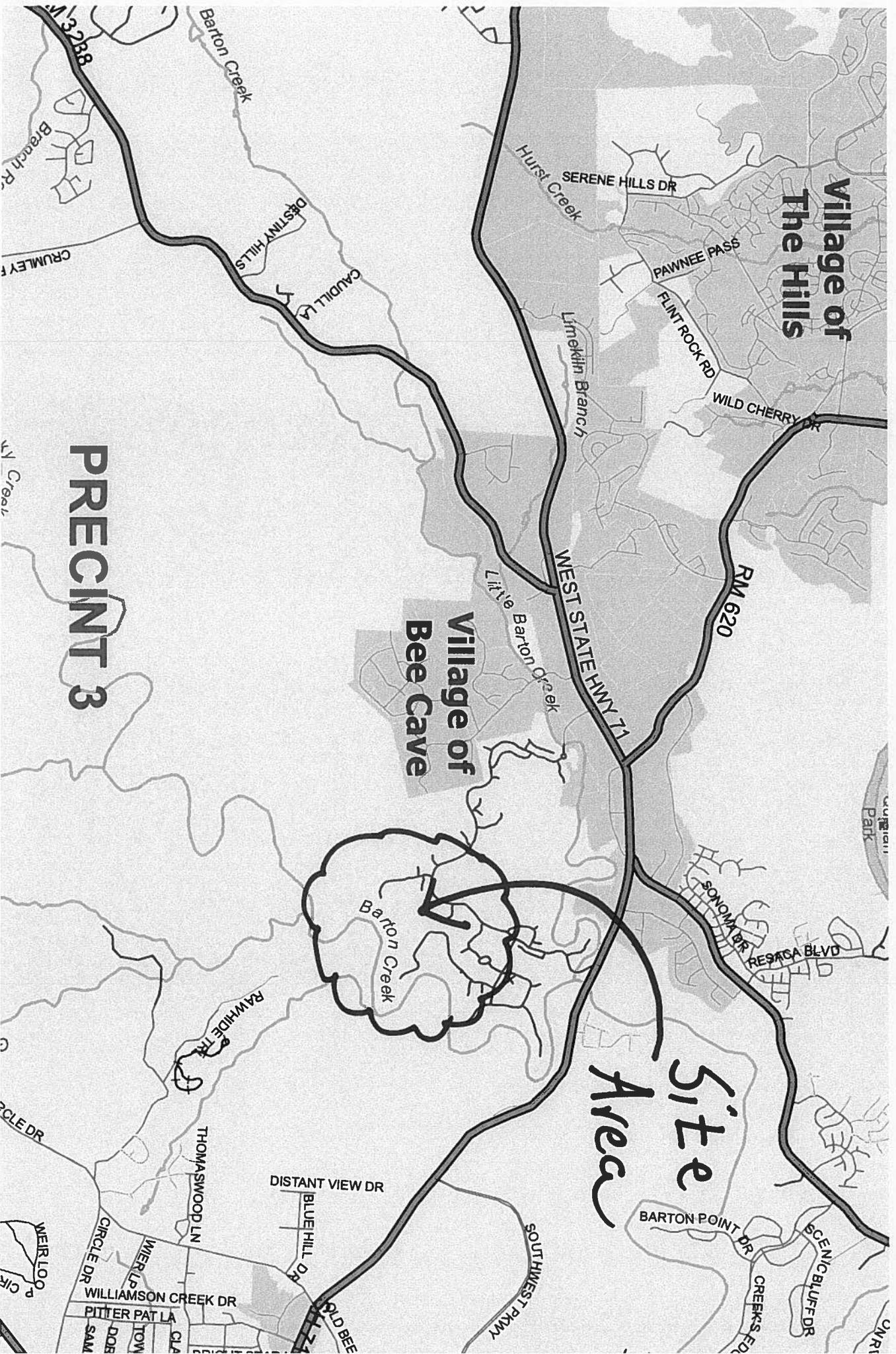
AECOM TECHNICAL SERVICES, INC.  
400 WEST 15TH STREET, SUITE 500  
AUSTIN, TEXAS 78701  
WWW.AECOM.COM  
TBPE REG. NO. F-3580

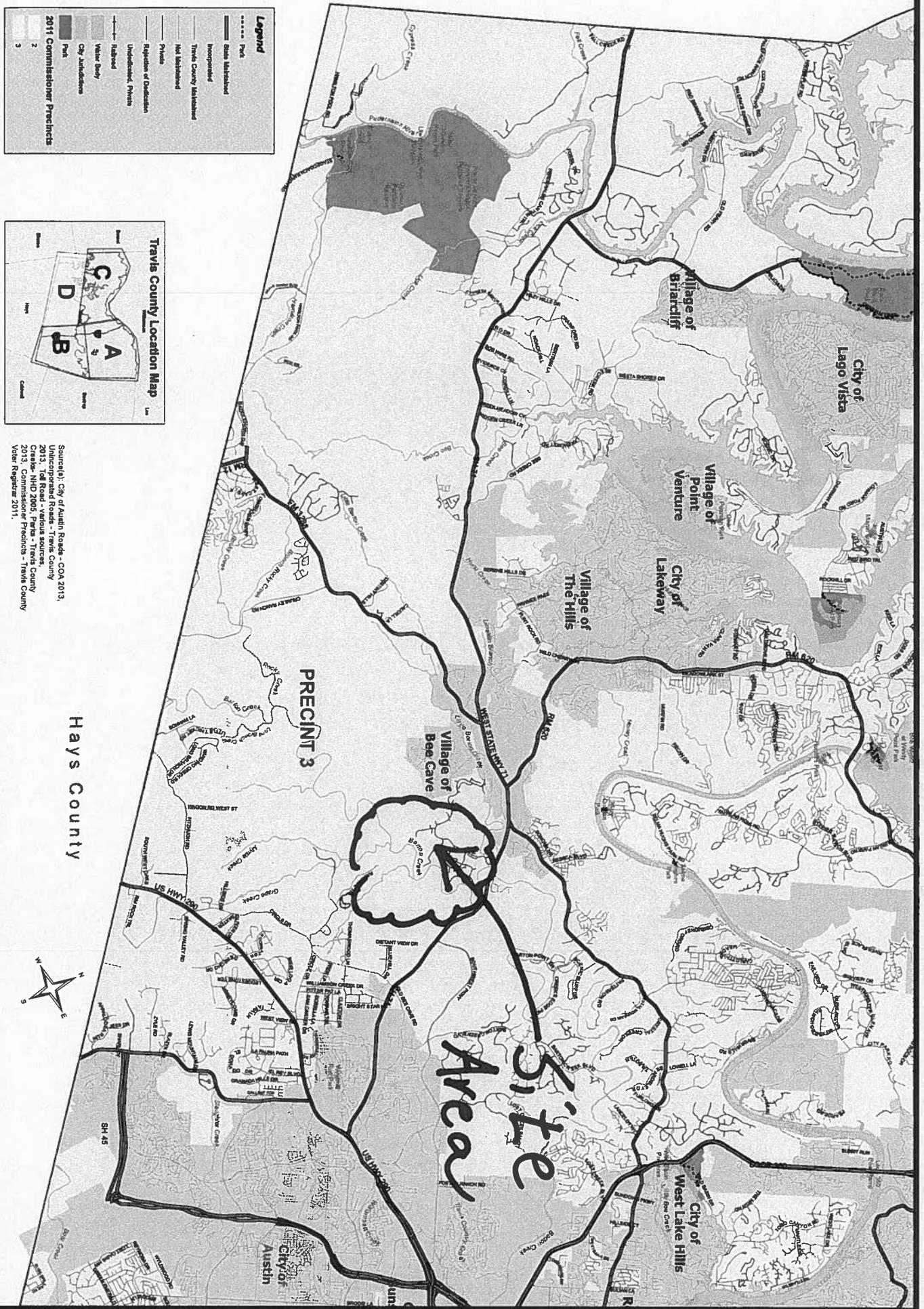
**Village of  
The Hills**

**Village of  
Bee Cave**

*Site  
Area*

**PRECINCT 3**



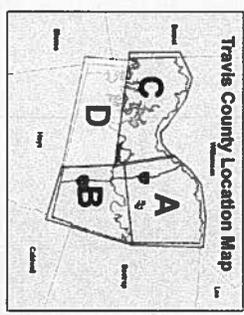


**Legend**

- State Maintained
- Incorporated
- Travis County Maintained
- Not Labeled
- Private
- Regulation of Education
- Underused Private
- Water Body
- City Jurisdiction
- Park

**2011 Commissioner Precincts**

- 1
- 2
- 3



Sources: City of Austin Roads - COA 2013,  
 Unincorporated Roads - Travis County  
 2013, Toll Road - various sources,  
 Creeks - NHD 2005; Parks - Travis County  
 2013, Commissioner Precincts - Travis County  
 Voter Registrar 2011.

Hays County

Site Area

# Travis County Roadways, Map D

Map Prepared by: Travis County,  
 Dept. of Transportation & Natural  
 Resources,  
 Date: 5/21/2013

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