

**ORDINANCE NO. 06-10-10-B**

**AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 10.00 ACRE TRACT OF LAND FROM AGRICULTURAL USE TO SINGLE-FAMILY ATTACHED RESIDENTIAL DISTRICT IN THE VILLAGE OF BEE CAVE, TEXAS, MAKING PROVISION FOR COMPLIANCE WITH THE VILLAGE'S ZONING ORDINANCE AND AUTHORIZING THE VILLAGE ADMINISTRATOR TO ESTABLISH THE ZONING ON THE OFFICIAL ZONING MAP OF THE VILLAGE; PROVIDING AN EFFECTIVE DATE**

WHEREAS, the land described in Exhibit "A" attached hereto (the "Property") has recently been annexed in the Village of Bee Cave; and

WHEREAS, property annexed into the Village is automatically zoned "Agriculture" until a specific zoning request is made; and

WHEREAS, the notice as required by the Village's Zoning Ordinance has been published in the official newspaper and given to adjacent property owners; and

WHEREAS, public hearings have been held by both the Planning and Zoning Commission and the Board of Aldermen as required by law; and

WHEREAS, there has not been any protest made against the proposed change of Zoning Classification; and

WHEREAS, Sec. 14.146 of the Village Zoning Ordinance provides that the purpose of Single-Family Attached Residential zoning is to promote stable, quality, attached-occupancy residential development on individual lots, or by condominium units.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE VILLAGE OF BEE CAVE, TEXAS:

Section 1. Zoning Classification. The Property is hereby declared to be zoned Single-Family Attached Residential District.

Section 2. Uses. The permitted uses shall be those allowed in a Single-Family Attached Residential District as set out in Section 14.146 of the Zoning Ordinance of the Village of Bee Cave.

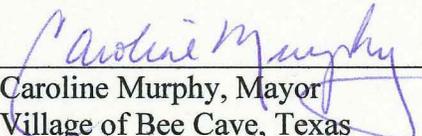
Section 3. That the granting of this Single-Family Attached Residential zoning is subject to all applicable development regulations contained in the Code of Ordinances of the Village of Bee Cave, including, without limitations, the Zoning Ordinance and Subdivision Ordinance.

Section 4. The Village Administrator is hereby authorized and directed to note the zoning change on the official Zoning Map of the Village of Bee Cave, Texas.

Section 5. Severability. Should any sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance be adjusted or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Ordinance in whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance or Map as a whole.

Section 6. That this Ordinance shall take effect immediately from and after its passage as provided by governing law.

PASSED AND APPROVED this 10<sup>th</sup> day of October, 2006.

  
\_\_\_\_\_  
Caroline Murphy, Mayor  
Village of Bee Cave, Texas

ATTEST:

  
\_\_\_\_\_  
Sherry Mashburn, City Secretary  
Village of Bee Cave, Texas

(SEAL)

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Patty L. Akers, Village Attorney  
Village of Bee Cave, Texas



## Land Surveyors, Inc.

8333 Cross Park Drive  
 Austin, Texas 78754  
 Office: 512.374.9722  
 Fax: 512.873.9743

### METES AND BOUNDS DESCRIPTION

BEING 10.00 ACRES OF LAND, SURVEYED BY BASELINE LAND SURVEYORS, INC., OUT OF THE J. BECK SURVEY NO. 91 IN TRAVIS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CONVEYED AS TWO TRACTS TO JOHN F. SPILLMAN SR. BY PARTITION DEED OF RECORD IN DOCUMENT NO. 2001126099 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 10.00 ACRE TRACT FURTHER AMENDED BY SPECIAL WARRANTY EXCHANGE DEED OF RECORD IN DOCUMENT NO. 2001159716 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rebar found for the northeast corner of said 10.00 acre tract, the southeast corner of Lot 10, Block B, Spillman Ranch, Phase One, Section One, a subdivision of record in Document No. 200200274 of the Official Public Records of Travis County, Texas, and being in the west line of the remainder of a 234.807 acre tract of land conveyed to Spillman Investment Group, LTD. by deed of record in Document No. 2001016512 of the Official Public Records of Travis County, Texas, from which a 1/2" iron rebar found for the northeast corner of said Lot 10, Block B, Spillman Ranch, Phase One, Section One, the northwest corner of said remainder of a 234.807 acre tract, and being in the south right-of-way line of Falcon Head Boulevard (100' R.O.W.) as dedicated by said Spillman Ranch, Phase One, Section One, bears North 42°48'04" West a distance of 29.98 feet (record - North 42°41'49" West a distance of 30.03 feet);

THENCE South 42°41'35" East (record - South 42°41'49" East), along the east line of the 10.00 acre tract and the west line of the remainder of a 234.807 acre tract, a distance of 640.27 feet (record - 640.31 feet) to a 1/2" iron rebar found for the southeast corner of the 10.00 acre tract, the southwest corner of the remainder of a 234.807 acre tract, and being in the north line of a remainder of a 36.171 acre tract of land conveyed to Kenneth C. Margolis, Trustee by deed of record in Volume 8370, Page 729 of the Deed Records of Travis County, Texas;

THENCE South 63°12'31" West (record - South 63°12'31" West), along the south line of the 10.00 acre tract and the north line of said remainder of a 36.171 acre tract, a distance of 886.76 feet (record - 886.72 feet) to a 1/2" iron rebar found for the southwest corner of the 10.00 acre tract and the southeast corner of Lot 9, Block B, Spillman Ranch, Phase One, Section One;

THENCE along the west line of the 10.00 acre tract and the east line of Block B, Spillman Ranch, Phase One, Section One the following three (3) courses:

1. North 20°32'32" West a distance of 235.13 feet (record - North 20°40'49" West a distance of 235.01 feet) to a 1/2" iron rebar found for an angle point in the east line of Lot 6, Block B, Spillman Ranch, Phase One, Section One;
2. North 40°25'34" West a distance of 163.51 feet (record - North 40°13'59" West a distance of 163.54 feet) to a cotton spindle found for an angle point in the east line of Lot 3, Block B, Spillman Ranch, Phase One, Section One;

**Exhibit "A"**

3. North  $27^{\circ}54'39''$  West a distance of 103.44 feet (record - North  $27^{\circ}54'52''$  West a distance of 103.44 feet) to a 1/2" iron rebar set with plastic cap which reads "BASELINE INC" for the northwest corner of the 10.00 acre tract, the southwest corner of Lot 1, Block B, Spillman Ranch, Phase One, Section One, and being in the east line of Lot 2, Block B, Spillman Ranch, Phase One, Section One, from which a 1/2" iron rebar found for the northwest corner of said Lot 1, Block B, Spillman Ranch, Phase One, Section One, the northeast corner of said Lot 2, Block B, Spillman Ranch, Phase One, Section One, and being in the south right-of-way line of said Falcon Head Boulevard, bears North  $27^{\circ}54'39''$  West a distance of 27.94 feet (record - North  $27^{\circ}54'52''$  West a distance of 28.00 feet);

THENCE along the north line of the 10.00 acre tract and the south and east lines of Lot 1, Block B, Spillman Ranch, Phase One, Section One the following two (2) courses:

1. Along a non-tangential curve to the left having a radius of 2370.00 feet (record - 2370.00 feet), a delta angle of  $10^{\circ}32'56''$  (record -  $10^{\circ}33'06''$ ), and arc length of 436.34 feet (record - 436.46 feet), and a chord which bears North  $57^{\circ}29'43''$  East a distance of 435.73 feet (record - North  $57^{\circ}30'39''$  East a distance of 435.85 feet) to a 1/2" iron rebar set with plastic cap which reads "BASELINE INC" for the southeast corner of Lot 1, Block B, Spillman Ranch, Phase One, Section One;
2. North  $36^{\circ}37'47''$  West a distance of 30.08 feet (record - North  $37^{\circ}02'23''$  West a distance of 30.00 feet) to a 1/2" iron rebar found for the northeast corner of Lot 1, Block B, Spillman Ranch, Phase One, Section One and being in the south right-of-way line of Falcon Head Boulevard;

THENCE along the north line of the 10.00 acre tract and the south right-of-way line of Falcon Head Boulevard, along a non-tangential curve to the left having a radius of 2340.00 feet (record - 2340.00 feet), a delta angle of  $01^{\circ}28'18''$  (record -  $01^{\circ}28'11''$ ), and arc length of 60.11 feet (record - 60.02 feet), and a chord which bears North  $51^{\circ}30'36''$  East a distance of 60.11 feet (record - North  $51^{\circ}29'27''$  East a distance of 60.02 feet) to a 1/2" iron rebar found for the northwest corner of Lot 10, Block B, Spillman Ranch, Phase One, Section One;

THENCE along the north line of the 10.00 acre tract and the west and south lines of Lot 10, Block B, Spillman Ranch, Phase One, Section One the following two (2) courses:

1. South  $36^{\circ}37'47''$  East a distance of 30.08 feet (record - South  $37^{\circ}02'23''$  East a distance of 30.02 feet) to a 1/2" iron rebar found for the southwest corner of Lot 10, Block B, Spillman Ranch, Phase One, Section One;
2. Along a non-tangential curve to the left having a radius of 2370.00 feet (record - 2370.00 feet), a delta angle of  $05^{\circ}51'57''$  (record -  $05^{\circ}51'50''$ ), and arc length of 242.63 feet (record - 242.56 feet), and a chord which bears North  $47^{\circ}52'17''$  East a distance of 242.53 feet (record - North  $47^{\circ}51'07''$  East a distance of 242.45 feet) to the POINT OF BEGINNING.

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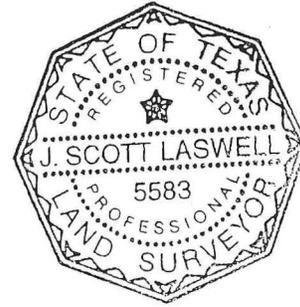
This parcel contains 10.00 acres of land, more or less, out of the J. Beck Survey No. 91 in Travis County, Texas.

Description prepared from an on-the-ground survey made during January 2006.

Bearing Basis: The south line of the 10.00 acre tract of land conveyed to John F. Spillman, Sr. as two tract by deed of record in Document No. 2001126099 of the Official Public Records of Travis County, Texas, and being: South 63°12'31" West.

*J. Scott Laswell 2/7/09*

J. Scott Laswell                      Date  
Registered Professional Land Surveyor  
State of Texas No. 5583



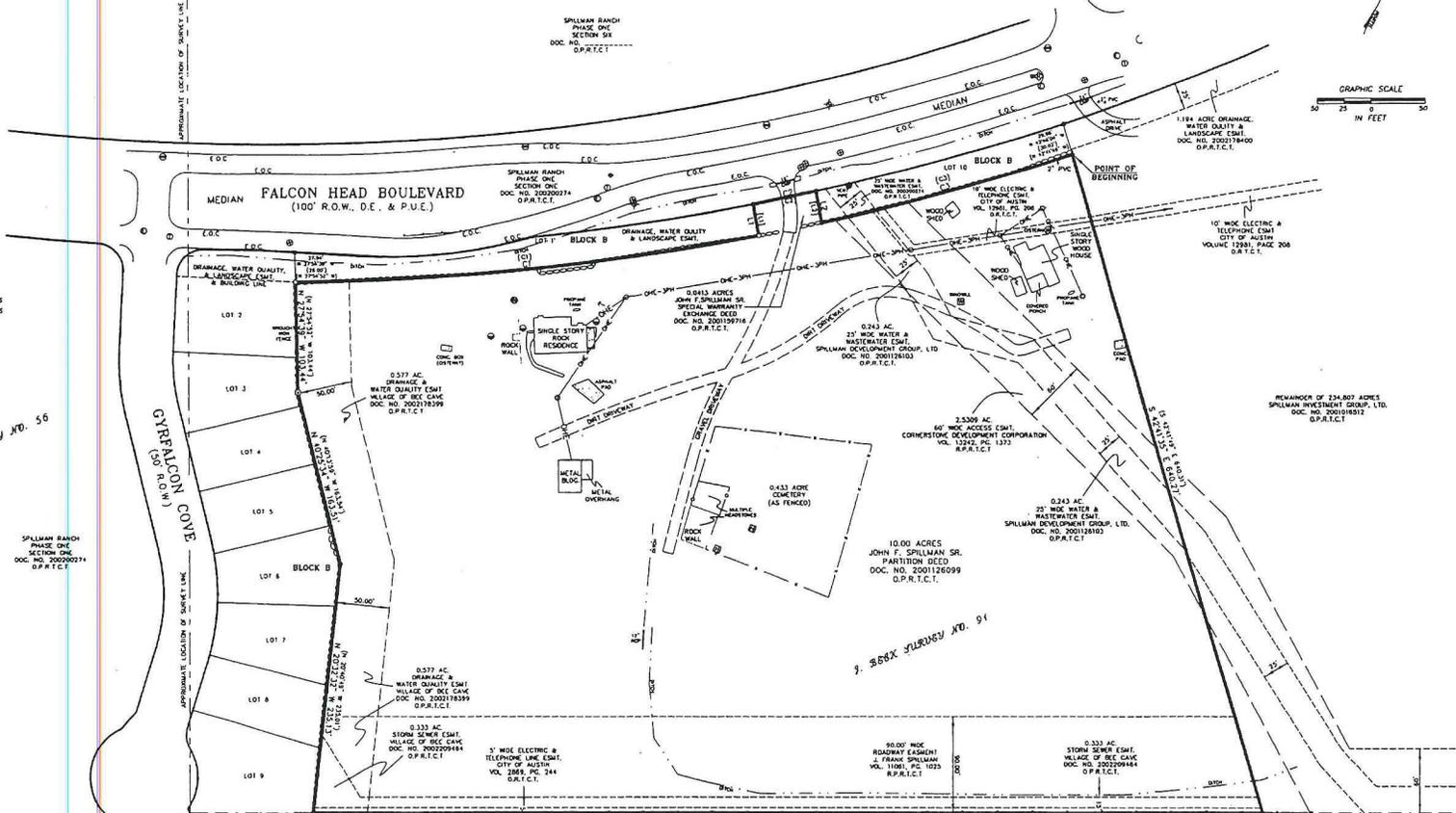
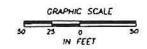
File:\Baseline\Projects\Spillman Ranch\Documents\F\_Notes\10.00 Ac.doc  
Drawing:\Baseline\Projects\Spillman Ranch\DWG\Title Survey.dwg

**LEGEND**

- ⊙ 1/2" IRON PEGS FOUND
- ⊙ COTTON SWAGLE FOUND
- ⊙ 1/2" IRON PEGS SET WITH PLASTIC CAP
- WHICH HEADS "BASELINE INC"
- ⊙ WASTE WATER MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ WATER MANHOLE
- ⊙ CISTERN
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ WATER WELL
- ⊙ WATER FAUCET
- ⊙ ROADWAY SIGN
- ⊙ STORM SEWER AREA MALET
- ⊙ WINDMILL
- ⊙ HEADSTONE
- CHERRY BLOSSOM WALL
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- DRAINAGE
- E.O.C. EDGE OF CONCRETE CURB
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R.C.A. REINFORCED CONCRETE PIPE
- C.M.P. CORRUGATED METAL PIPE
- R.G.R. RIGHT OF WAY
- RECORDS MAPS PER DOC. NO. 2001120999
- (1) RECORDS MAPS PER DOC. NO. 2001120974
- D.P.R.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS



**BASELINE LAND SURVEYORS, INC.**  
 PROFESSIONAL LAND SURVEYING SERVICES  
 8333 CROSS PARK DRIVE  
 AUSTIN, TEXAS 78754  
 TEL: 512.774.9124 FAX: 512.873.9743  
 scott@baseline@austin.tx.us



**GENERAL NOTES:**

THIS SURVEY REFLECTS EASEMENTS AND MATTERS OF RECORD SHOWN IN DOCUMENTS FOR TITLE OF THE TRACT-BEING-SURVEYED. THE SURVEY IS CONDUCTED FOR THE PURPOSE OF THIS SURVEY.

WHO TRACTS IS SUBJECT TO THE FOLLOWING TRACTS AS COMMENTED IN SCHEDULE B OF THE REFERENCED TITLE COMMITMENT:

- 10. A) CONTRACTED CONDITIONS AND RESTRICTIONS OF RECORDS IN DOC. NO. 2001120999 & DOC. NO. 2001120974, BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. [SHOW HEREON.]
- 10. B) 10' WIDE ELECTRIC AND TELEPHONE EASEMENT CONVEYED TO THE CITY OF AUSTIN BY DEED OF RECORD NO. VOL. 2084, PG. 244 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. [SHOW HEREON.]
- 10. C) 10' WIDE ELECTRIC AND TELEPHONE EASEMENT CONVEYED TO THE CITY OF AUSTIN BY DEED OF RECORD NO. VOL. 1298, PG. 246 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. [SHOW HEREON.]
- 10. D) 10' WIDE ROADWAY EASEMENT CONVEYED TO J. FRANK SPILLMAN SR BY DEED OF RECORD NO. VOL. 1049, PG. 1025 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. [SHOW HEREON.]
- 10. E) 60' WIDE ACCESS EASEMENT CONVEYED TO COMMERSTONE DEVELOPMENT CORPORATION BY DEED OF RECORD NO. VOL. 1224, PG. 1372 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. [SHOW HEREON.]
- 10. F) 25' WIDE WATER & WASTEWATER EASEMENT CONVEYED TO THE CITY OF AUSTIN BY DEED OF RECORD NO. VOL. 2084, PG. 244 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. [SHOW HEREON.]
- 10. G) 25' WIDE WATER & WASTEWATER EASEMENT CONVEYED TO THE CITY OF AUSTIN BY DEED OF RECORD NO. VOL. 1298, PG. 246 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. [SHOW HEREON.]
- 10. H) 25' WIDE WATER & WASTEWATER EASEMENT CONVEYED TO THE CITY OF AUSTIN BY DEED OF RECORD NO. VOL. 2084, PG. 244 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. [SHOW HEREON.]
- 10. I) 25' WIDE WATER & WASTEWATER EASEMENT CONVEYED TO THE CITY OF AUSTIN BY DEED OF RECORD NO. VOL. 1298, PG. 246 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. [SHOW HEREON.]
- 10. J) 25' WIDE WATER & WASTEWATER EASEMENT CONVEYED TO THE CITY OF AUSTIN BY DEED OF RECORD NO. VOL. 2084, PG. 244 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. [SHOW HEREON.]
- 10. K) 25' WIDE WATER & WASTEWATER EASEMENT CONVEYED TO THE CITY OF AUSTIN BY DEED OF RECORD NO. VOL. 1298, PG. 246 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. [SHOW HEREON.]
- 10. L) 25' WIDE WATER & WASTEWATER EASEMENT CONVEYED TO THE CITY OF AUSTIN BY DEED OF RECORD NO. VOL. 2084, PG. 244 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. [SHOW HEREON.]
- 10. M) 25' WIDE WATER & WASTEWATER EASEMENT CONVEYED TO THE CITY OF AUSTIN BY DEED OF RECORD NO. VOL. 1298, PG. 246 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. [SHOW HEREON.]
- 10. N) 25' WIDE WATER & WASTEWATER EASEMENT CONVEYED TO THE CITY OF AUSTIN BY DEED OF RECORD NO. VOL. 2084, PG. 244 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. [SHOW HEREON.]
- 10. O) 25' WIDE WATER & WASTEWATER EASEMENT CONVEYED TO THE CITY OF AUSTIN BY DEED OF RECORD NO. VOL. 1298, PG. 246 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. [SHOW HEREON.]
- 10. P) 25' WIDE WATER & WASTEWATER EASEMENT CONVEYED TO THE CITY OF AUSTIN BY DEED OF RECORD NO. VOL. 2084, PG. 244 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. [SHOW HEREON.]
- 10. Q) 25' WIDE WATER & WASTEWATER EASEMENT CONVEYED TO THE CITY OF AUSTIN BY DEED OF RECORD NO. VOL. 1298, PG. 246 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. [SHOW HEREON.]
- 10. R) 25' WIDE WATER & WASTEWATER EASEMENT CONVEYED TO THE CITY OF AUSTIN BY DEED OF RECORD NO. VOL. 2084, PG. 244 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. [SHOW HEREON.]
- 10. S) 25' WIDE WATER & WASTEWATER EASEMENT CONVEYED TO THE CITY OF AUSTIN BY DEED OF RECORD NO. VOL. 1298, PG. 246 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. [SHOW HEREON.]
- 10. T) 25' WIDE WATER & WASTEWATER EASEMENT CONVEYED TO THE CITY OF AUSTIN BY DEED OF RECORD NO. VOL. 2084, PG. 244 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. [SHOW HEREON.]
- 10. U) 25' WIDE WATER & WASTEWATER EASEMENT CONVEYED TO THE CITY OF AUSTIN BY DEED OF RECORD NO. VOL. 1298, PG. 246 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. [SHOW HEREON.]
- 10. V) 25' WIDE WATER & WASTEWATER EASEMENT CONVEYED TO THE CITY OF AUSTIN BY DEED OF RECORD NO. VOL. 2084, PG. 244 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. [SHOW HEREON.]
- 10. W) 25' WIDE WATER & WASTEWATER EASEMENT CONVEYED TO THE CITY OF AUSTIN BY DEED OF RECORD NO. VOL. 1298, PG. 246 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. [SHOW HEREON.]
- 10. X) 25' WIDE WATER & WASTEWATER EASEMENT CONVEYED TO THE CITY OF AUSTIN BY DEED OF RECORD NO. VOL. 2084, PG. 244 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. [SHOW HEREON.]
- 10. Y) 25' WIDE WATER & WASTEWATER EASEMENT CONVEYED TO THE CITY OF AUSTIN BY DEED OF RECORD NO. VOL. 1298, PG. 246 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. [SHOW HEREON.]
- 10. Z) 25' WIDE WATER & WASTEWATER EASEMENT CONVEYED TO THE CITY OF AUSTIN BY DEED OF RECORD NO. VOL. 2084, PG. 244 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. [SHOW HEREON.]

**LINE TABLE**

LINE	BEARING	LENGTH
(1)	S 63°12'31" W	686.76'
(2)	S 63°12'31" W	686.72'
(3)	S 63°12'31" W	686.67'

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
(1)	2370.00	436.34	103.256°	S 57°28'43.2" E	435.73
(2)	2370.00	436.46	103.260°	S 57°28'42.7" E	435.85
(3)	2370.00	436.51	103.261°	S 57°28'42.6" E	435.87
(4)	2370.00	436.55	103.261°	S 57°28'42.6" E	435.87
(5)	2370.00	436.53	103.261°	S 57°28'42.6" E	435.87
(6)	2370.00	436.56	103.260°	S 57°28'42.7" E	435.85

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION SURVEY AND WAS MADE ON THE GROUND ON THE PROPERTY SHOWN HEREON DURING JANUARY 2008 UNDER MY DIRECTION AND SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND THAT THERE ARE NO APPARENT OVERLAPPING IMPROVEMENTS, DISCREPANCIES, DEED LINE CONFLICTS, MOBILE UTILITY LINES, SHORT LINES OR AREAS OR ROADS IN PLACE EXCEPTED FROM HEREON, AND THAT THE PROPERTY HAS ACCESS TO A DEDICATED RIGHT-OF-WAY OF ACCESS EASEMENT AS SHOWN HEREON.

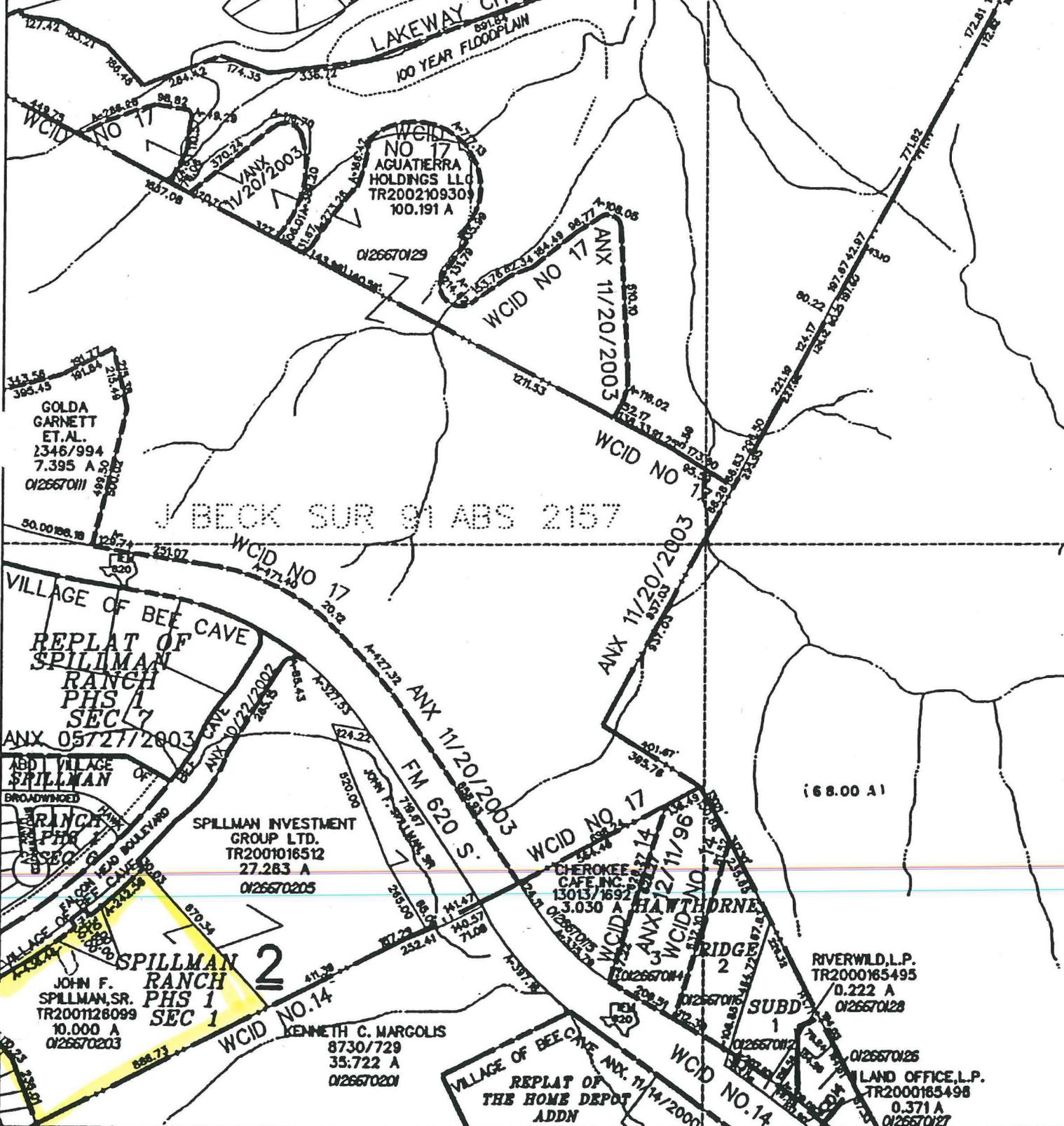
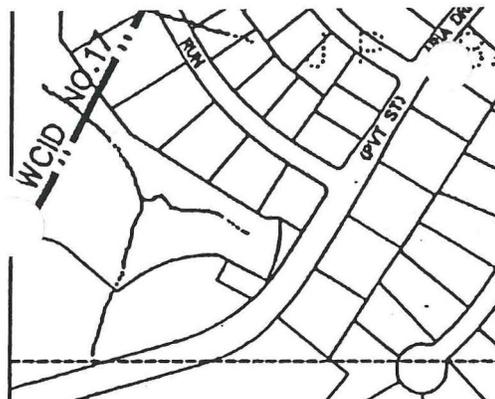
J. SCOTT LASSALL DATE: 02/07/08  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF TEXAS NO. 5583

**LAND TITLE SURVEY OF 10.00 ACRES OF LAND OUT OF THE J. BECK SURVEY NO. 91 IN TRAVIS COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND COVETED TO JOHN F. SPILLMAN SR BY DEED OF RECORD NO. VOL. 1049, PG. 1025 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 10.00 ACRE TRACT FURTHER AMENDED BY TRAVIS COUNTY, TEXAS, SAID 10.00 ACRE TRACT IN DOCUMENT NO. 2001159710 SPECIAL WARRANTY EXCHANGE DEED OF RECORD IN DOCUMENT NO. 2001159710 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.**

File: S:\Projects\Spillman Ranch\Drawings\Title Survey.dwg  
 Job No.:  
 Date: 02/07/08  
 Scale (Horiz.): 1"=100'  
 Scale (Vert.):  
 Drawn By: JSL  
 Checked By: RLW  
 Revision 1:  
 Revision 2:  
 Revision 3:  
 Revision 4:

CITY OF LAKEWAY  
TR2002017744  
100.632 A  
0126670130

LAKEWAY CITY LIMITS  
100 YEAR FLOODPLAIN



GOLDA GARNETT ET.AL.  
2346/994  
7.395 A  
0126670111

WCID NO 17  
AGUATIERRA HOLDINGS LLC  
TR2002109309  
100.191 A  
0126670129

VILLAGE OF BEE CAVE  
REPLAT OF  
SPILLMAN RANCH  
PHS 1  
SEC 7  
ANX 057277/2003

ABD VILLAGE SPILLMAN  
RANCH  
PHS 1  
SEC 1

SPILLMAN INVESTMENT GROUP LTD.  
TR2001016512  
27.283 A  
0126670205

JOHN F. SPILLMAN, SR.  
PHS 1  
TR200128099  
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0126670203

WCID NO. 14  
KENNETH C. MARGOLIS  
8730/729  
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0126670201

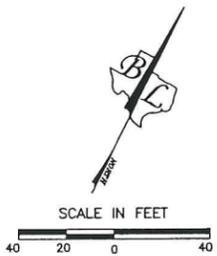
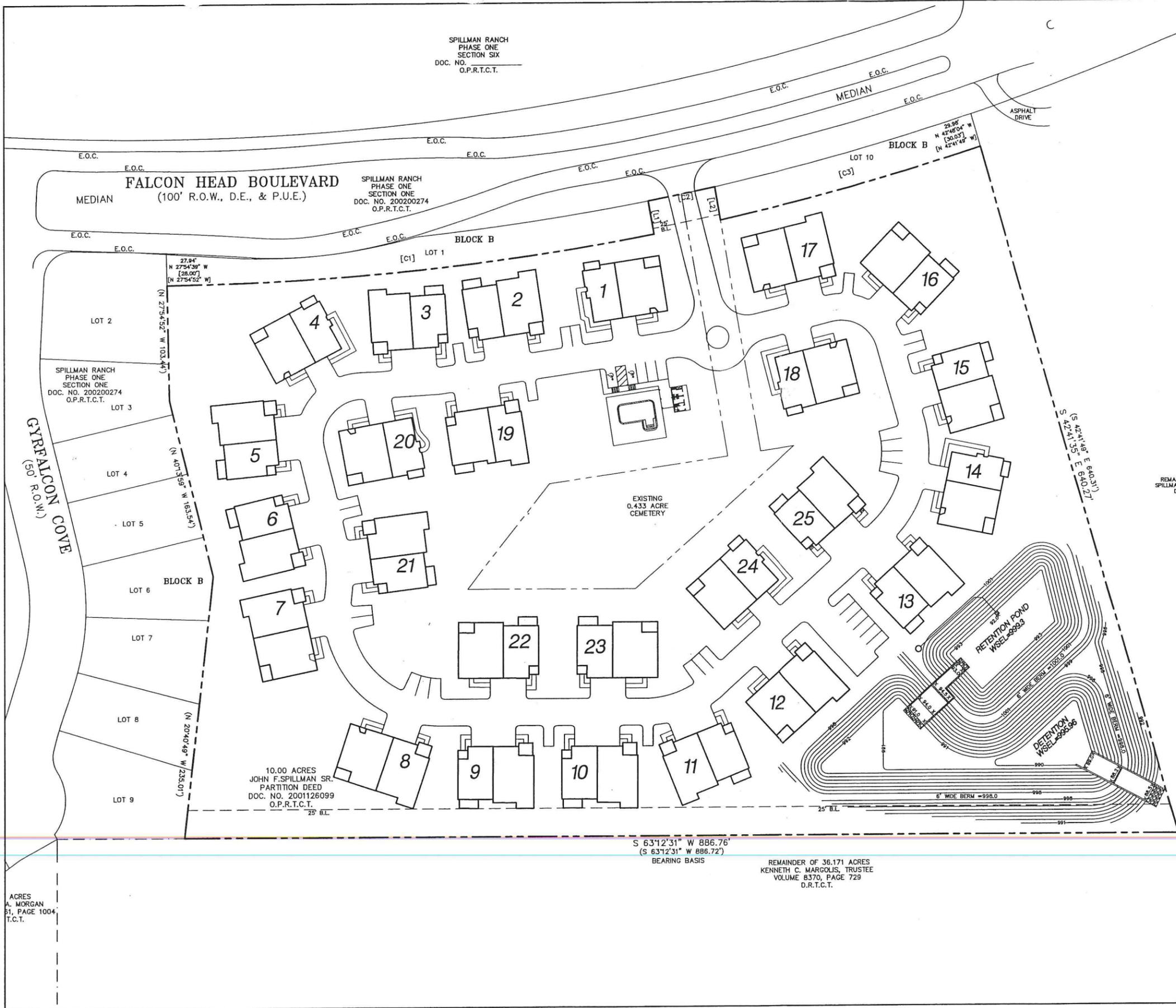
VILLAGE OF BEE CAVE  
REPLAT OF THE HOME DEPOT  
ADDN  
ANX 11/14/2000

WCID NO 17  
CHEROKEE CAFE INC.  
13013/1692  
3.030 A  
0126670114

WCID NO 17  
HAWTHORNE  
BRIDGE  
ANX 12/11/96  
WCID NO 17  
SUBD 2

RIVERWILD, L.P.  
TR2000185495  
0.222 A  
0126670128

LAND OFFICE, L.P.  
TR2000185498  
0.371 A  
0126670127



LINE	BEARING	LENGTH
L1	N36°37'47"W	30.08'
[L1]	N37°02'23"W	30.00'
L2	S36°37'47"E	30.08'
[L2]	S37°02'23"E	30.02'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	2370.00	436.34	10°32'56"	N57°29'43"E	435.73
[C1]	2370.00	436.46	10°33'06"	N57°30'39"E	435.85
C2	2340.00	60.11	1°28'18"	N51°30'36"E	60.11
[C2]	2340.00	60.02	1°28'11"	N51°29'27"E	60.02
C3	2370.00	242.63	5°51'57"	N47°52'17"E	242.53
[C3]	2370.00	242.56	5°51'50"	N47°51'07"E	242.45

CAUTION!  
 CONTRACTOR SHALL LOCATE ALL UTILITIES BOTH HORIZONTAL AND VERTICALLY PRIOR TO ANY SITE WORK BEING DONE. THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGE TO ANY UTILITY, OR ANY CONFLICTS THAT MAY ARISE.

HANRAHAN • PRITCHARD ENGINEERING, INC.  
**HPE**  
 CONSULTING ENGINEERS  
 8333 Cross Park Drive  
 AUSTIN, TEXAS 78754  
 OFFICE: 512.459.4734 FAX: 512.459.4752  
 info@hpe-eng.com

THE VILLAS OF BEE CAVE  
 14501 FALCON HEAD BOULEVARD  
 THE VILLAGE OF BEE CAVE  
 SITE PLAN SHEET

The seal appearing on this document was authorized by Stephen Ray Jamison on 20



File: Projects/	Snapshot: SITE PLAN	Scale (Hor):	Scale (Vert):	Checked By:	Drawn By: SB
Job No. 079-04	Date: 8/31/06	Revision 1	Revision 2	Revision 3	Revision 4:



# Villas of Bee Cave 10.00 Acres

Falconhead Boulevard

Gyrifalcon Cove



0 40' 80'

SEP 2006

STANDARD PACIFIC

Prepared by: [unreadable]