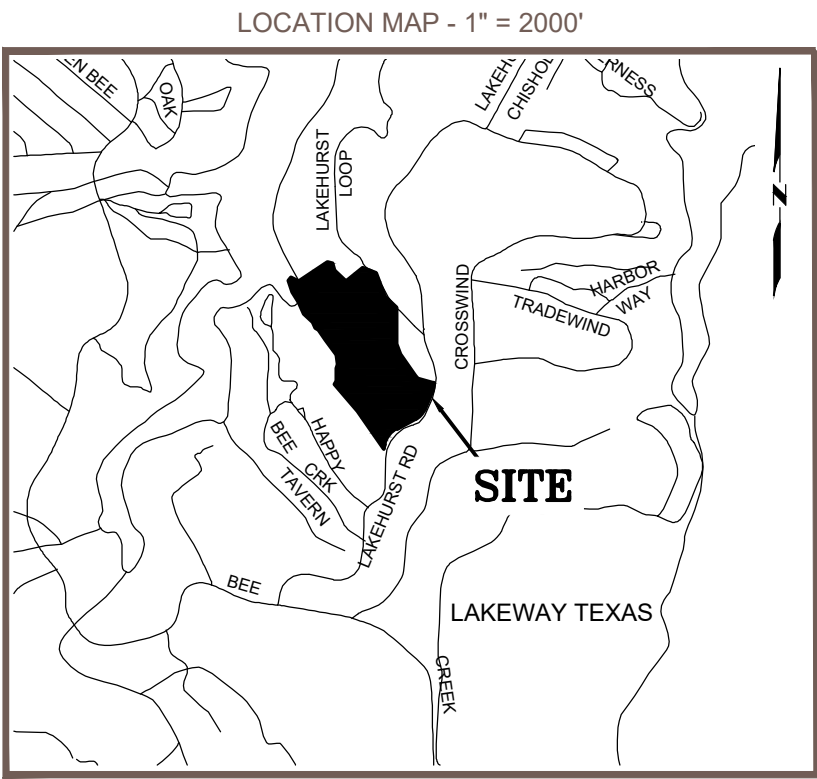


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CONSUMER PROTECTION NOTICE FOR HOMEBUYERS



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.

BEE CREEK HILLSIDE

FOR REVIEW.

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ADDRESS	1978 S. AUSTIN AVENUE	GEORGETOWN, TX 78626
METRO	512.930.9412	TEXAS REGISTERED ENGINEERING FIRM F-181 TBPELS FIRM No.10003700
SERVICES	>>ENGINEERS >>PLANNERS >>SURVEYORS	
DRAWN BY:	TYLER. E	REVIEWED BY: PRB
APPROVED BY:		

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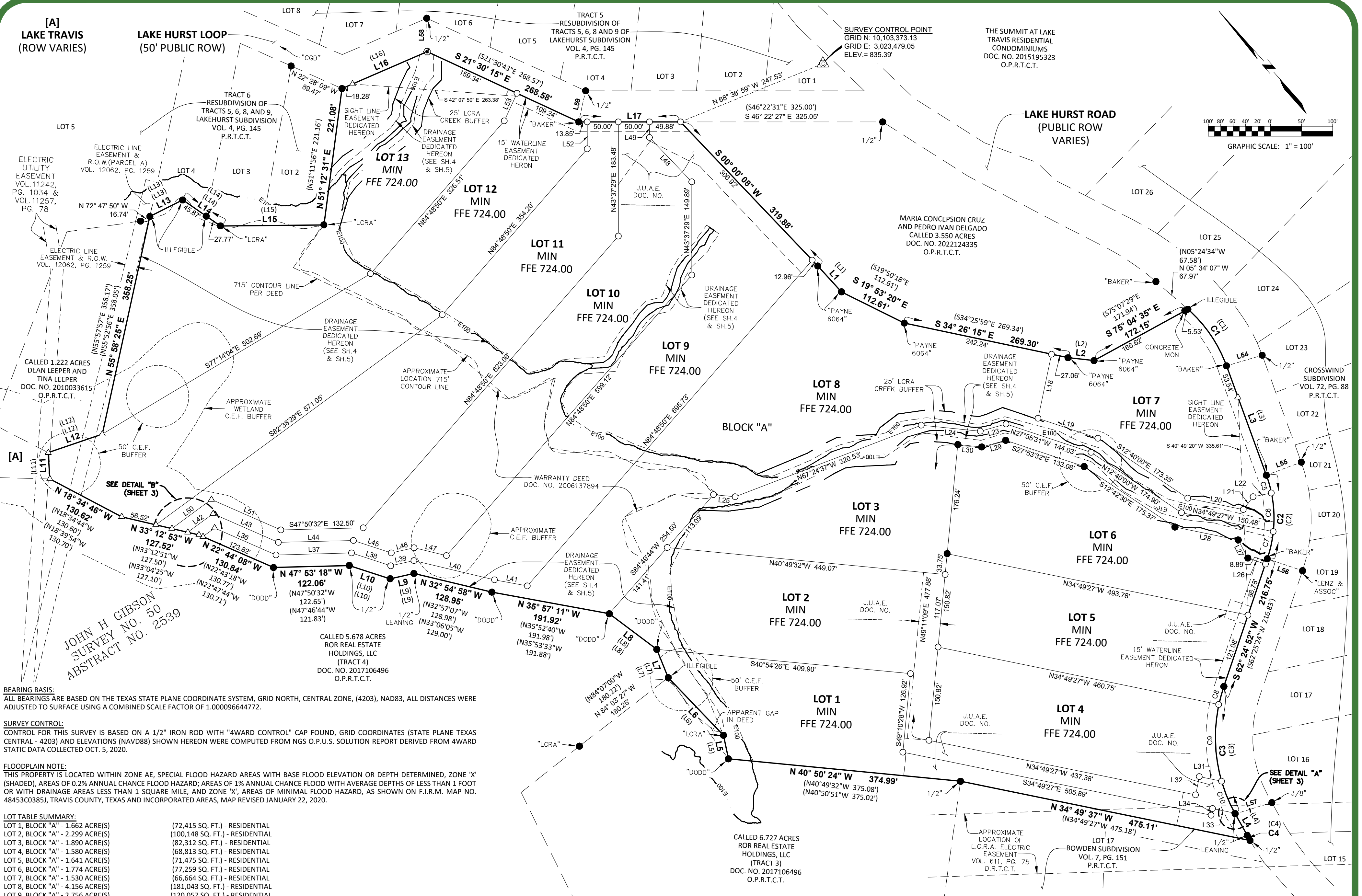
[A]
LAKE TRAVIS
(ROW VARIES)

LAKE HURST LOOP
(50' PUBLIC ROW)

SURVEY CONTROL POINT
GRID N: 10,103,373.13
GRID E: 3,023,479.05
ELEV. = 835.39'

THE SUMMIT AT LAKE
TRAVIS RESIDENTIAL
CONDOMINIUMS
DOC. NO. 2015195323
O.P.R.T.C.T.

GRAPHIC SCALE: 1" = 100'



BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000096644772.

SURVEY CONTROL:
CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP FOUND, GRID COORDINATES (STATE PLANE TEXAS CENTRAL - 4203) AND ELEVATIONS (NAVD88) SHOWN HEREON WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4WARD STATIC DATA COLLECTED OCT. 5, 2020.

FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE AE, SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATION OR DEPTH DETERMINED, ZONE 'X' (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND ZONE 'X', AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON F.I.R.M. MAP NO. 48453C0385J, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED JANUARY 22, 2020.

LOT TABLE SUMMARY:	
LOT 1, BLOCK "A" - 1.662 ACRE(S)	(72,415 SQ. FT.) - RESIDENTIAL
LOT 2, BLOCK "A" - 2.299 ACRE(S)	(100,148 SQ. FT.) - RESIDENTIAL
LOT 3, BLOCK "A" - 1.890 ACRE(S)	(82,312 SQ. FT.) - RESIDENTIAL
LOT 4, BLOCK "A" - 1.580 ACRE(S)	(68,813 SQ. FT.) - RESIDENTIAL
LOT 5, BLOCK "A" - 1.641 ACRE(S)	(71,475 SQ. FT.) - RESIDENTIAL
LOT 6, BLOCK "A" - 1.774 ACRE(S)	(77,259 SQ. FT.) - RESIDENTIAL
LOT 7, BLOCK "A" - 1.530 ACRE(S)	(66,664 SQ. FT.) - RESIDENTIAL
LOT 8, BLOCK "A" - 4.156 ACRE(S)	(181,043 SQ. FT.) - RESIDENTIAL
LOT 9, BLOCK "A" - 2.756 ACRE(S)	(120,057 SQ. FT.) - RESIDENTIAL
LOT 10, BLOCK "A" - 2.500 ACRE(S)	(108,884 SQ. FT.) - RESIDENTIAL
LOT 11, BLOCK "A" - 2.842 ACRE(S)	(123,818 SQ. FT.) - RESIDENTIAL
LOT 12, BLOCK "A" - 3.191 ACRE(S)	(138,983 SQ. FT.) - RESIDENTIAL
LOT 13, BLOCK "A" - 3.189 ACRE(S)	(138,895 SQ. FT.) - RESIDENTIAL

TOTAL = 31.010 ACRES (1,350,766 SQ. FT.)

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BEE CREEK HILLSIDE PLAT

A 31.010 Acre Subdivision situated in the
John H Gibson Survey No. 50, Abstract No. 2539
Travis County, Texas

JOB No. 23063 DATE: 23-Jul-25 SHEET 2 of 6



ADDRESS	1978 S. AUSTIN AVENUE	GEORGETOWN, TX 78626
METRO	512.930.9412	TEXAS REGISTERED ENGINEERING FIRM F-181 TBPELS FIRM No. 10003700
SERVICES	>>ENGINEERS >>PLANNERS >>SURVEYORS	
DRAWN BY:	TYLER. E	REVIEWED BY: PRB
APPROVED BY:		

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Line Table		
Line #	Direction	Length
L1	N 01°04'28" E	56.38'
L2	S 40°00'26" E	41.98'
L3	S 23°36'30" W	187.08'
L4	S 14°19'39" W	39.51'
L5	N 31°52'32" E	38.58'
L6	N 00°11'00" W	128.43'
L7	N 21°34'44" E	49.01'
L8	N 09°30'47" W	95.45'
L9	N 58°55'20" W	39.16'
L10	N 28°21'22" W	68.95'
L11	N 40°04'02" E	42.30'
L12	S 65°13'46" E	91.80'
L13	S 73°03'08" E	59.11'
L14	S 11°50'55" E	73.64'
L15	S 46°57'30" E	166.29'
L16	S 69°46'33" E	149.22'
L17	S 46°22'10" E	163.73'
L18	S 55°34'01" W	105.24'
L19	S 27°55'31" E	101.57'
L20	S 34°49'27" E	91.38'
L21	N 81°06'41" E	25.95'
L22	S 57°59'46" E	29.90'
L23	N 61°53'38" W	43.04'
L24	N 40°32'24" W	95.45'
L25	N 40°45'53" W	35.00'
L26	S 27°34'51" E	29.92'
L27	S 15°38'42" W	32.90'
L28	S 34°48'17" E	103.96'
L29	S 61°54'45" E	40.00'
L30	S 40°35'16" E	38.53'
L31	N 34°49'27" W	36.63'
L32	S 55°10'33" W	30.00'
L33	S 34°49'27" E	36.50'
L34	N 55°10'33" E	11.00'
L35	S 82°38'29" E	23.32'
L36	S 22°43'18" E	107.72'
L37	S 47°50'32" E	121.65'
L38	S 28°13'10" E	66.26'
L39	S 59°05'02" E	38.27'
L40	S 32°57'07" E	133.11'
L41	S 35°52'40" E	53.63'
L42	S 82°38'29" E	50.29'
L43	S 22°43'18" E	114.79'
L44	S 47°50'32" E	120.66'

Line Table		
Line #	Direction	Length
L45	S 28°13'10" E	64.20'
L46	S 59°05'02" E	37.39'
L47	S 32°57'07" E	53.48'
L48	N 00°00'02" E	98.48'
L49	N 43°37'29" E	24.93'
L50	S 82°38'29" E	78.95'
L51	S 22°43'18" E	121.86'
L52	N 43°37'29" E	43.22'
L53	N 68°29'17" E	48.83'
L54	S 62°53'38" E	59.82'
L55	S 66°49'09" E	59.91'
L56	S 27°52'06" E	59.90'
L57	S 63°28'47" E	61.66'
L58	N 42°48'41" E	53.63'
L59	N 56°06'17" E	51.31'

Line #	Direction	Length
(L1)	N 01°03'10" E	56.25'
(L2)	S 40°05'29" E	41.85'
(L3)	S 23°36'12" W	187.06'
(L4)	S 14°19'30" W	39.45'
(L5)	N 31°58'48" E	38.39'
(L6)	N 00°11'00" W	128.43'
(L7)	N 21°56'41" E	48.89'
(L7)	N 22°08'26" E	49.28'
(L8)	N 09°54'34" W	95.42'
(L8)	N 09°30'36" W	95.80'
(L9)	N 58°57'30" W	39.07'
(L9)	N 59°05'02" W	39.15'
(L10)	N 28°13'10" W	68.32'
(L10)	N 28°24'07" W	68.98'
(L11)	N 40°04'04" E	42.29'
(L12)	S 65°15'10" E	91.73'
(L12)	S 65°13'44" E	91.78'
(L13)	S 73°07'37" E	59.06'
(L13)	S 73°06'15" E	59.13'
(L14)	S 11°49'17" E	73.62'
(L14)	S 11°45'27" E	73.71'
(L15)	S 46°56'57" E	166.34'
(L16)	S 69°44'28" E	149.19'

Line Table		
Line #	Direction	Length
L109	S 80°12'11" W	24.77'
L110	S 88°17'29" W	20.02'
L111	N 85°11'00" W	66.27'
L112	N 84°18'35" W	23.07'
L113	S 80°52'48" W	11.49'
L114	S 82°05'29" W	10.59'
L115	S 51°08'39" W	19.44'
L116	S 64°59'05" W	30.05'
L117	S 69°21'38" W	28.54'
L118	S 58°48'27" W	27.94'
L119	S 43°30'02" W	35.26'
L120	S 87°52'47" W	16.48'
L121	S 69°21'38" W	17.70'
L122	S 64°59'05" W	26.06'
L123	S 51°08'39" W	23.33'
L124	S 82°05'29" W	17.25'
L125	S 80°52'48" W	14.47'
L126	N 84°18'35" W	26.12'
L127	N 85°11'00" W	64.65'
L128	S 88°17'29" W	18.41'
L129	S 54°49'18" W	78.36'
L130	S 17°28'43" W	53.19'
L131	S 16°52'24" E	116.92'
L132	S 13°54'30" E	109.69'
L133	S 09°56'46" E	108.52'
L134	S 59°55'29" E	30.89'
L135	S 79°13'32" E	22.75'
L136	S 53°18'17" E	24.09'
L137	S 48°07'33" E	26.44'
L138	S 51°33'28" E	21.80'
L139	N 69°13'06" E	15.53'
L140	N 76°09'17" E	26.51'
L141	N 80°40'58" E	46.30'
L142	N 89°00'54" E	23.16'
L143	S 59°40'05" E	23.96'
L144	N 80°56'05" E	7.07'
L145	N 62°14'30" E	39.79'
L146	N 75°08'59" E	24.17'
L147	S 89°55'20" E	35.74'
L148	N 71°49'24" E	11.04'
L149	N 80°58'18" E	22.31'
L150	S 11°38'23" E	25.03'
L151	S 80°58'18" W	21.45'
L152	S 71°49'24" W	13.06'

Line Table		
Line #	Direction	Length
L153	N 89°55'20" W	36.49'
L154	S 75°08'59" W	18.07'
L155	S 62°14'30" W	41.08'
L156	S 80°56'05" W	20.14'
L157	N 59°40'05" W	25.91'
L158	S 89°00'54" W	14.33'
L159	S 80°40'58" W	43.49'
L160	S 76°09'17" W	24.00'
L161	S 69°13'06" W	28.23'
L162	N 51°33'28" W	36.76'
L163	N 48°07'33" W	21.24'
L164	S 87°13'54" W	28.63'
L165	S 64°48'06" W	25.77'
L166	S 17°01'38" W	26.31'
L167	S 12°12'27" E	48.84'
L168	S 51°59'28" E	22.96'
L169	S 21°29'25" E	48.83'
L170	S 27°15'46" E	45.23'
L171	S 47°03'48" E	17.32'
L172	S 34°07'30" E	51.72'
L173	S 47°47'36" E	14.67'
L174	S 38°54'44" E	32.47'
L175	S 31°01'25" E	20.07'
L176	S 15°09'36" E	26.73'
L177	S 41°29'43" E	21.13'
L178	S 68°58'56" E	65.68'
L179	S 76°39'35" E	26.53'
L180	S 72°18'35" E	25.25'
L181	S 61°15'15" E	78.44'
L182	S 83°25'07" E	30.14'
L183	S 54°23'13" E	41.68'
L184	S 38°57'31" E	85.55'
L185	S 63°43'38" E	42.38'
L186	S 31°16'30" E	91.58'
L187	S 19°09'32" E	35.78'
L188	S 29°20'39" E	31.95'
L189	S 07°04'06" E	27.91'
L190	S 00°25'17" E	31.20'
L191	S 06°24'21" E	17.20'
L192	S 16°32'39" E	62.65'
L193	S 31°05'32" E	33.91'
L194	S 39°41'34" E	48.81'
L195	S 32°09'13" E	92.85'
L196	N 39°41'34" W	49.05'

Line Table		
Line #	Direction	Length
L197	N 31°05'32" W	38.98'
L198	N 16°32'39" W	68.06'
L199	N 06°24'21" W	20.73'
L200	N 00°25'17" W	31.06'
L201	N 07°04'06" W	21.53'
L202	N 29°20'39" W	29.26'
L203	N 19°09'32" W	35.35'
L204	N 63°43'38" W	40.59'
L205	N 54°23'13" W	13.66'
L206	N 72°18'35" W	23.24'
L207	N 76°39'35" W	32.46'

Curve Table					
Curve #	Length	Radius	Delta	Bearing	Chord
C1	111.33'	221.25'	028°49'52"	S 09°20'38" W	110.16'
C2	137.08'	202.37'	038°48'36"	S 42°59'31" W	134.47'
C3	211.69'	253.41'	047°51'44"	S 38°31'48" W	205.59'
C4	9.40'	508.65'	001°03'32"	S 14°58'14" W	9.40'
C5	29.77'	202.37'	008°25'38"	S 27°48'02" W	29.74'
C6	62.28'	202.37'	017°37'56"	S 40°49'49" W	62.03'
C7	45.03'	202.37'	012°45'01"	S 56°01'18" W	44.94'
C8	29.97'	253.41'	006°46'35"	S 59°04'23" W	29.95'
C9	124.71'	253.41'	028°11'49"	S 41°35'11" W	123.46'
C10	55.58'	253.41'	012°33'59"	S 21°12'17" W	55.47'
C11	1.43'	253.41'	000°19'21"	S 14°45'37" W	1.43'

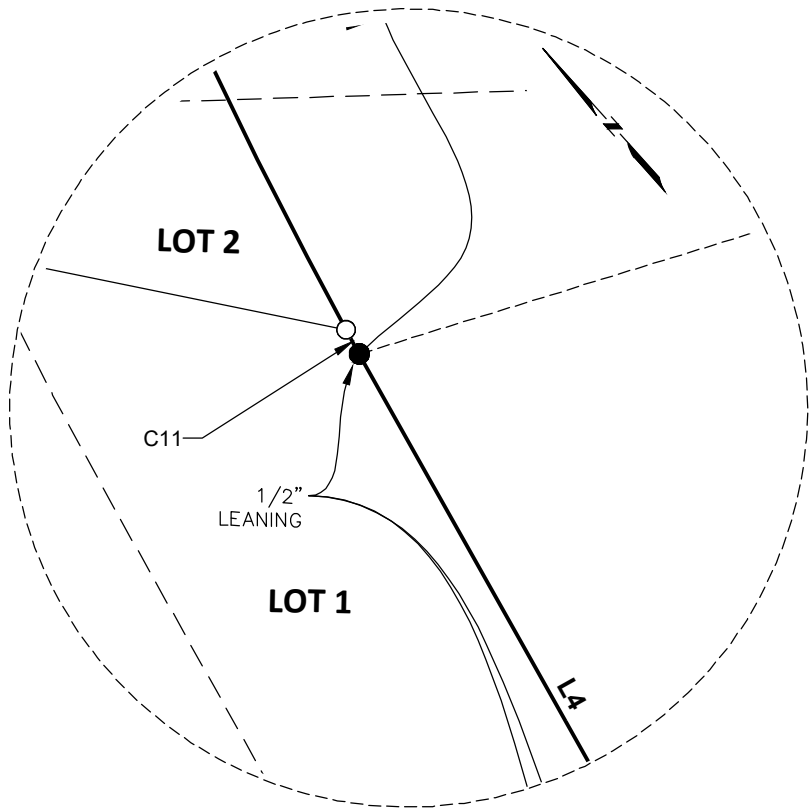
Record Curve Table					
Curve #	Length	Radius	Delta	Bearing	Chord
(C1)	111.70'	221.25'	28°55'37"	S 09°13'01" W	110.52'
(C2)	137.04'	202.37'	38°48'01"	S 42°58'17" W	134.44'
(C3)	211.64'	253.41'	47°51'04"	S 38°32'32" W	205.54'
(C4)	9.45'	508.65'	01°03'52"	S 14°04'49" W	9.45'

LEGEND

	PROP BOUNDARY LINE
	PROP ADJONER LINE
	PROP EASEMENT LINE
	100 YEAR FLOODLINE
	IRON ROD WITH "4WARD" CAP FOUND (UNLESS NOTED)
	IRON ROD WITH CAP STAMPED "STEGER BIZZELL" SET
	CALCULATED POINT
	COTTON SPINDLE FOUND IN ASPHALTS
R.O.W.	RIGHT-OF-WAY
O.P.R.T.C.T	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS

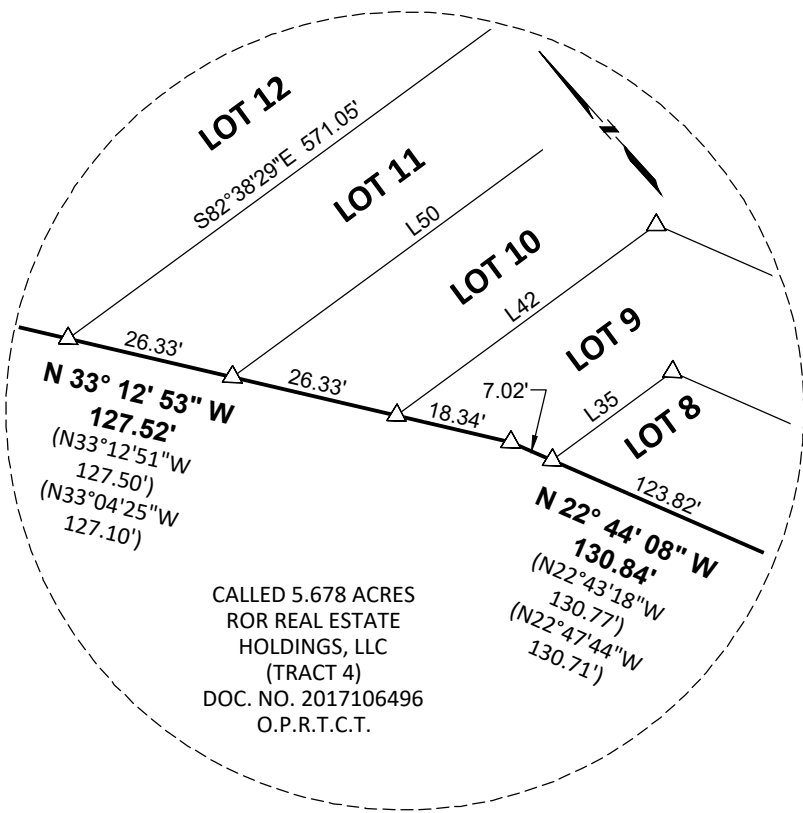
DETAIL "A"

SCALE: 1" = 10'



DETAIL "B"

SCALE: 1" = 30'



BEE CREEK HILLSIDE

PLAT

A 31.010 Acre Subdivision situated in the
John H Gibson Survey No. 50, Abstract No. 2539
Travis County, Texas



ADDRESS		1978 S. AUSTIN AVENUE		GEORGETOWN, TX 78626	
METRO	512.930.9412	TEXAS REGISTERED ENGINEERING FIRM F-181 TBPELS FIRM No. 10003700		WEB	STEGERBIZZELL.COM
SERVICES		>>ENGINEERS	>>PLANNERS	>>SURVEYORS	

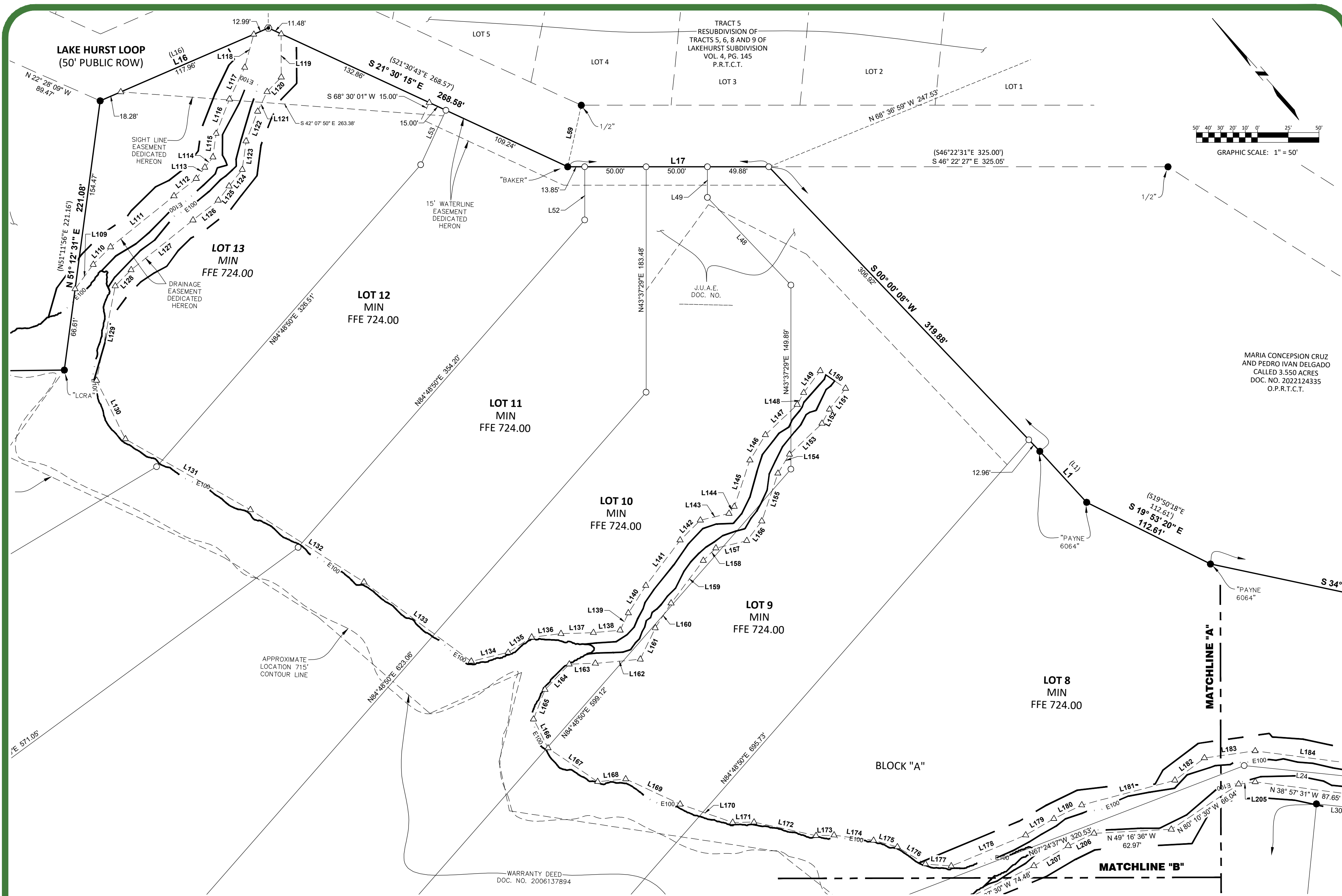
DRAWN BY: TYLER. E	REVIEWED BY: PRB	APPROVED BY:
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BEE CREEK HILLSIDE PLAT

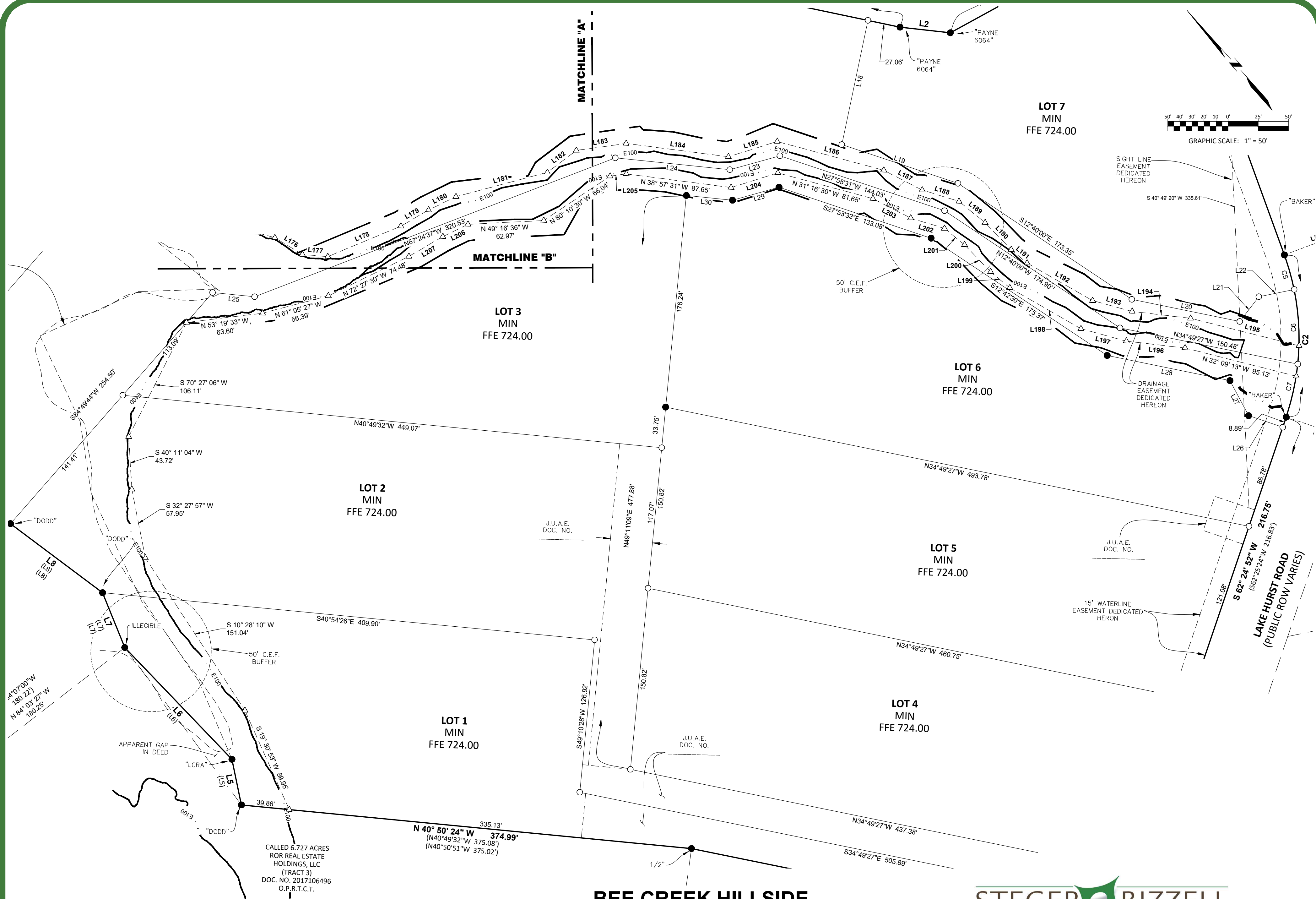
A 31.010 Acre Subdivision situated in the
John H Gibson Survey No. 50, Abstract No. 2539
Travis County, Texas



JOB No. 23063 DATE: 23-Jul-25 SHEET 4 of 6

ADDRESS	1978 S. AUSTIN AVENUE	GEORGETOWN, TX 78626
METRO	512.930.9412	TEXAS REGISTERED ENGINEERING FIRM F-181 TBPELS FIRM No.10003700
SERVICES	>>ENGINEERS	>>PLANNERS
		>>SURVEYORS
DRAWN BY: TYLER. E	REVIEWED BY: PRB	APPROVED BY:

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PLAT

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JOB No. 23063 DATE: 23-Jul-25 SHEET 5 of 6



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SERVICES	>>ENGINEERS		>>PLANNERS	>>SURVEYORS

DRAWN BY: TYLER. E	REVIEWED BY: PRB	APPROVED BY:
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STATE OF TEXAS §
COUNTY OF TRAVIS §
KNOW ALL MEN BY THESE PRESENTS: THAT MC BEE CREEK III, LLC, IRMA SUAREZ, RAFAELA MOLINA AND MARIA CONCEPSION CRUZ OWNER OF 31.010 ACRES OUT OF THE JOHN H. GIBSON SURVEY NO. 50, ABSTRACT NO. 2539 BEING A PORTION OF LOT 1, BLOCK 6, OF THE RESUBDIVISION OF TRACTS 5, 6, 8, AND 9, LAKEHURST SUBDIVISION, A SUBDIVISION RECORDED IN VOL. 4, PG. 145 OF THE PLAT RECORDS OF TRAVIS COUNTY TEXAS AND BEING A PORTION OF TRACT 4 LAKEHURST SUBDIVISION, A SUBDIVISION RECORDED IN VOL. 4, PG. 144 OF THE PLAT RECORDS OF TRAVIS COUNTY TEXAS, BEING THE REMAINDER OF A CALLED 23.125 ACRES AS CONVEYED BY DEED RECORDED IN DOCUMENT NO. 2021059808 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS, AND A REMAINDER OF A CALLED 11.430 ACRES AS CONVEYED BY DEED RECORDED IN DOCUMENT NO. 2022132149 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS, SAVE AND EXCEPT THAT 3.550 ACRE TRACT CONVEYED IN DOCUMENT NO. 2022124335 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS, AND BEING ALL OF A CALLED 1.7742 ACRE TRACT CONVEYED TO IRMA SUAREZ IN DOCUMENT NO. 2024098112 OF THE OFFICIAL PUBLICRECORDS OF TRAVIS COUNTY, TEXAS AND BEINGT ALL OF A CALLED 1.6411 ACRE TRACT CONVEYED TO RAFAELA MOLINA AND MARIA CONCEPSION CRUZ IN DOCUMENT NO. 2025016167 OF THE OFFICIAL PUBLIC RECORD OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 31.0094 ACRES, PURSUANT TO CHAPTER 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.015, OF THE TEXAS LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, SAID RESUBDIVISION TO BE KNOWN AS:

"BEE CREEK HILLSIDE"

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS HEREON, SUBJECT TO ANY EASEMENT PREVIOUSLY GRANTED BUT NOT RELEASED.

WITNESS MY HAND, THIS THE ____ DAY OF ____, 20__ A.D.

DATE
BY: MC BEE CREEK III, LLC
NAME: CONNALLY MCKAY
TITLE: MANAGER
ADDRESS: 501 CARGILL DRIVE
SPICEWOOD, TX 78669

WITNESS MY HAND, THIS THE ____ DAY OF ____, 20__ A.D.

DATE
WITNESS MY HAND, THIS THE ____ DAY OF ____, 20__ A.D.

BY: IRMA SUAREZ
NAME: IRMA SUAREZ
TITLE: _____
ADDRESS: _____

WITNESS MY HAND, THIS THE ____ DAY OF ____, 20__ A.D.

DATE
BY: RAFAELA MOLINA
NAME: RAFAELA MOLINA
TITLE: _____
ADDRESS: _____

WITNESS MY HAND, THIS THE ____ DAY OF ____, 20__ A.D.

DATE
BY: MARIA CONCEPSION CRUZ
NAME: MARIA CONCEPSION CRUZ
TITLE: _____
ADDRESS: _____

STATE OF TEXAS §
COUNTY OF TRAVIS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____,

20__,
BY _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN MY HAND AND SEAL OF OFFICE, THIS
THE ____ DAY OF ____, 20__ A.D.

FOR REVIEW.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF PERRY C. STEGER, P.E. REG. #65772 ON 7/23/25. IT IS NOT TO BE USED FOR BIDDING, PERMIT OR CONSTRUCTION.

THIS DRAWING IS THE PROPERTY OF STEGER & BIZZELL ENGINEERING, INC. ANY UNAUTHORIZED USE, REPRODUCTION, ALTERATION OR DISTRIBUTION OF THIS ELECTRONIC FILE, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED. THE ORIGINAL SIGNED AND SEALED DOCUMENT IS RETAINED ON THE PREMISES OF STEGER & BIZZELL ENGINEERING, INC.

NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

ENGINEER'S CERTIFICATION:
I, ROBERT C. THOMPSON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE APPLICABLE ENGINEERING RELATED PORTIONS OF CHAPTER 482 OF TRAVIS COUNTY SUBDIVISION REGULATIONS. THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

ROBERT C. THOMPSON, PE DATE
TEXAS REGISTRATION NO. 69524
904 N. CUERNAVACA
AUSTIN, TEXAS 78733

CERTIFICATION BY SWWC UTILITIES, INC

THE TRACT OF LAND DESCRIBED ON THIS PLAT IS WITHIN THE SEVICE AREA OF SWWC UTILITIES, INC AND HAS WATER SERVICE AVAILABLE SUBJECT TO THE RULES, REGULATIONS, AND REQUIREMENTS OF THE SWWC UTILITIES, INC AS THEY MAY BE AMENDED FROM TIME TO TIME.

DATED: _____

PRESIDENT
SWWC UTILITIES, INC

PLAT NOTES:

- 1) PRIOR TO ANY DEVELOPMENT, A PERMIT IS REQUIRED BY TRAVIS COUNTY
- 2) PRIOR TO CONSTRUCTION OF SUBDIVISION IMPROVEMENTS (PUBLIC PAVING AND DRAINAGE), PLANS, DETAILS, AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF LAKEWAY AND TRAVIS COUNTY FOR REVIEW AND APPROVAL.
- 3) THE OWNER OF ANY LOT RECEIVING CONCENTRATED DRAINAGE FROM AN ADJACENT PROPERTY SHALL INSTALL THE IMPROVEMENTS NECESSARY TO CONVEY THE 100-YEAR STORM THROUGH THE SUBJECT LOT
- 4) THE PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT WHERE IT CROSSED THE PROPERTY LINE AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY FOR INSPECTION FOR MAINTENANCE OF SAID EASEMENT.
- 5) THIS SUBDIVISION IS LOCATED IN THE LAKE TRAVIS WATERSHED. EVERY LOT IN THIS SUBDIVISION IS SUBJECT TO THE CITY OF LAKEWAY'S DEVELOPMENT ORDINANCE.
- 6) CONSTRUCTION ON SLOPES, CUT, FILL, AND IMPERVIOUS COVER ARE LIMITED BY THE PROVISION OF THE CITY LAKEWAY'S DEVELOPMENT ORDINANCE.
- 7) NO FILL SHALL BE PLACED ON ANY LOT PRIOR TO ISSUANCE OF A SITE DEVELOPMENT PERMIT.
- 8) EROSION CONTROLS ARE REQUIRED FOR ALL SITE CONSTRUCTION IN ACCORDANCE WITH THE CITY OF LAKEWAY'S DEVELOPMENT ORDINANCE.
- 9) PARKLAND FEES FOR 13 SINGLE FAMILY UNITS HAVE BEEN PAID TO TRAVIS COUNTY. IF MORE THAN ONE UNIT IS PROPOSED ON A LOT AT A LATER DATE, ADDITIONAL PARKLAND FEES WILL BE REQUIRED.
- 10) BEFORE BEGINNING CONSTRUCTION ACTIVITIES ON A SUBDIVISION LOT, THE OWNER MUST OBTAIN A TRAVIS COUNTY DEVELOPMENT PERMIT AND, WHEN APPLICABLE, OBTAIN AND IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWP3). THE SWP3 REQUIRES IMPLEMENTATION OF TEMPORARY AND PERMITTING AND BEST MANAGEMENT PRACTICES INCLUDING EROSION AND SEDIMENTATION CONTROLS FOR PROTECTION OF STORM WATER RUN-OFF QUALITY IN ACCORDANCE WITH TRAVIS COUNTY CODE.
- 11) ALL ACTIVITY THAT MAY ADVERSELY AFFECT A TREE IN A RIGHT-OF-WAY ACCEPTED FOR MAINTENANCE BY TRAVIS COUNTY THAT IS 8 INCHES OR MORE IN TRUNK DIAMETER (MEASURED AT 4 FEET HEIGHT ABOVE THE GROUND) MUST COMPLY WITH ALL STANDARDS AND REQUIREMENTS IN THE TRAVIS COUNTY CODE.
- 12) ALL LOTS IN THIS SUBDIVISION WERE REVIEWED FOR SEPTIC SUITABILITY ONLY FOR ONE SINGLE FAMILY RESIDENCE OR DUPLEX PER LOT (DUPLEX FOR LOTS 2 ACRES AND LARGER IN GROSS SITE AREA). IF ADDITIONAL UNITS OR OTHER DEVELOPMENT IS PROPOSED, THE SUITABILITY FOR SEPTIC WILL HAVE TO FIRST BE APPROVED BY TRAVIS COUNTY.
- 13) NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY
- 14) ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
- 15) OCCUPANCY OF ANY LOT IS PROHIBITED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY FOR THE PROPOSED DEVELOPMENT.
- 16) THE UTILITIES PROVIDERS FOR THIS SUBDIVISION ARE: SOUTHWEST WATER COMPANY (TWW) FOR WATER, PEDERNALAS ELECTRIC COOPERATIVE (PEC) FOR ELECTRICITY, AND AT&T FOR TELECOM.

LOWER COLORADO RIVER AUTHORITY:

EACH AND EVERY ON-SITE SEWAGE FACILITY INSTALLED WITHIN THIS SUBDIVISION MUST BE PERMITTED, INSPECTED AND APPROVED FOR OPERATION UNDER THOSE TERMS, STANDARDS AND REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND LOWER COLORADO RIVER AUTHORITY AS ARE IN EFFECT AT THE TIME SUCH APPLICATIONS FOR PERMITS ARE MADE. THESE LOTS MAY REQUIRE PROFESSIONALLY DESIGNED WASTEWATER DISPOSAL SYSTEMS DUE TO TOPOGRAPHICAL, GEOLOGICAL AND WATER WELL CONSIDERATIONS.

LCRA OSSF REPRESENTATIVE 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 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 COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET 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 THE 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 DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS §
COUNTY OF TRAVIS §
I, DYANA LIMON-MERCADO, 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.

DYANA LIMON-MERCADO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

SURVEYOR'S CERTIFICATION:
I, PATRICK J. STEVENS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 482 OF TRAVIS COUNTY SUBDIVISION REGULATIONS. THIS PLAT WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION. INTERIOR LOT CORNERS SHALL BE SET AFTER FINAL GRADING IS COMPLETE.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. FOR REVIEW PURPOSES ONLY.

PATRICK J. STEVENS, R.P.L.S. DATE
TEXAS REG. NO. 5784
1978 S. AUSTIN AVE
GEORGETOWN, TEXAS
PHONE 512.930.9412
TBPLS FIRM REG. # 10003700



ADDRESS	1978 S. AUSTIN AVENUE	GEORGETOWN, TX 78626
METRO	512.930.9412	TEXAS REGISTERED ENGINEERING FIRM F-181 TBPELS FIRM No.10003700
SERVICES	>>ENGINEERS	>>PLANNERS
		>>SURVEYORS

DRAWN BY: TYLER. E REVIEWED BY: PRB APPROVED BY:

JOB No. 23063 DATE: 23-Jul-25 SHEET 6 of 6