



TRV
4 PGS

201400227

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: BELLA COLINAS SECTIONS 7,8 & 9

OWNERS NAME: MERITAGE HOMES OF TEXAS, LLC

RESUBDIVISION? YES NO

ADDITIONAL RESTRICTIONS / COMMENTS:

CERTIFICATE 2014151867
NOTICE2014151868

RETURN:

CITY OF BEE CAVE
KAYLYNN HOLLOWAY

PLAT FILE STAMP

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Oct 08, 2014 04:37 PM

201400227

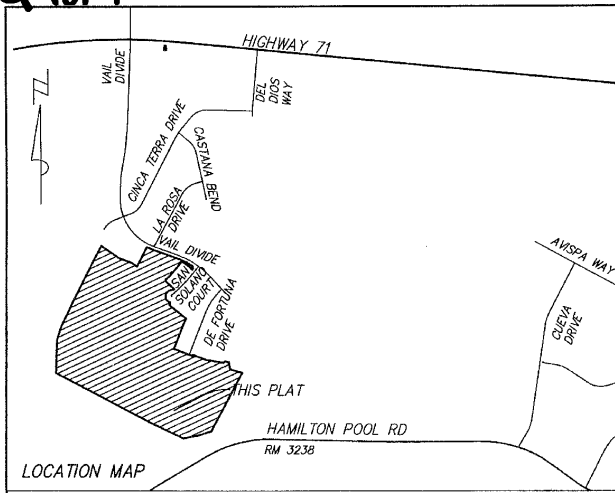
RODRIGUEZA: \$129.00

Dana DeBeauvoir, County Clerk
Travis County TEXAS

8/29/00

10.8.14

201400227



PLAT OF
BELLA COLINAS SECTIONS 7, 8 & 9
 TRAVIS COUNTY, TEXAS

**TRAVIS COUNTY
 CONSUMER PROTECTION NOTICE FOR HOME
 BUYERS**

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

SEPT. 5, 2013 SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
 1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
 (512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
 1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
 (512) 836-4793 FAX: (512) 836-4817

PLAT OF BELLA COLINAS SECTIONS 7, 8 & 9 TRAVIS COUNTY, TEXAS

COMMISSIONERS COURT

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...

THE OWNER 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...

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS...

THE STATE OF TEXAS COUNTY OF TRAVIS

DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 26th DAY OF August, 2014...

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY, THE 26th DAY OF August, 2014 A. D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND ITS CERTIFICATE OF AUTHENTICATION...

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND ITS CERTIFICATE OF AUTHENTICATION...

FLOODPLAIN CERTIFICATION THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON...



ANDREW A. CHAMIS REGISTERED PROFESSIONAL ENGINEER No. 102889 CIVIL ENGINEERING AND SURVEYING 102801 1212 EAST BRAMER LANE AUSTIN, TEXAS 78753

SURVEYORS CERTIFICATION I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT...



John K. Weigand Reg. No. 5741 REGISTERED PROFESSIONAL LAND SURVEYOR No. 5741 STATE OF TEXAS KENNETH WEIGAND & ASSOCIATES, INC. 1212 EAST BRAMER LANE AUSTIN, TEXAS 78753

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 THE PLANNING AND ZONING COMMISSION, CITY OF BEE CAVE, TEXAS. [Signature]

APPROVED BY: GOVERNING BODY CITY OF BEE CAVE Mayor, City of Bee Cave DATE 9-15-14

ATTEST: [Signature] SECRETARY DATE 9-15-14

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 9-15-14

ATTEST: [Signature] CITY SECRETARY DATE 9-15-14

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

[Signature] Mayor, City of Bee Cave DATE 9-15-14

ATTEST: [Signature] CITY SECRETARY DATE 9-15-14

STATE OF TEXAS COUNTY OF TRAVIS KNOW ALL MEN BY THESE PRESENTS THAT MERITAGE HOMES OF TEXAS, LLC, ACTING BY AND THROUGH MATTHEW SCHWENKER...

DO HEREBY SUBDIVIDE 38.915 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT AND CHAPTERS 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE TO BE KNOWN AS "BELLA COLINAS SECTIONS 7, 8 & 9" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON...

IN WITNESS WHEREOF, MERITAGE HOMES OF TEXAS, LLC HAS CAUSED THESE PRESENTS TO BE EXECUTED AND SIGNED BY THEIR VICE PRESIDENT OF LAND DEVELOPMENT THIS THE 11th DAY OF SEPTEMBER, 2014

BY: MERITAGE HOMES OF TEXAS [Signature]

MATTHEW SCHWENKER VICE PRESIDENT OF LAND DEVELOPMENT 2820 BUSINESS PARK DRIVE, SUITE 250 AUSTIN, TEXAS 78758

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED MATTHEW SCHWENKER, VICE PRESIDENT OF LAND DEVELOPMENT, WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING INSTRUMENT OF WRITING AND ACKNOWLEDGED TO ME THAT HE EXPRESSED HIS INTENT FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY FREELY SET FORTH BY HIMSELF BY HIS HAND AND SEAL OF OFFICE THIS THE 11th DAY OF SEPT, 2014

[Signature] NOTARY PUBLIC FOR THE STATE OF TEXAS



A PARCEL OF LAND IN TRAVIS COUNTY, TEXAS, BEING A PART OF THE J. REYNOLDS SURVEY NO. 44, AND BEING A PART OF THAT 117.35 ACRE TRACT OF LAND CONVEYED TO MERITAGE HOMES OF TEXAS, LLC BY DEED RECORDED IN DOCUMENT NO. 2011172383 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 1/2" iron rod set at the Southwest Corner of Lot 19, Block H, Bella Colinas Section 1, according to the plat thereof, recorded in Document No. 201300150 of the Official Public Records of Travis County, Texas;

THENCE along the South Line of said Lot 19 and continuing along the Southeastern Line of said plot of Bella Colinas Section 1 the following 24 courses:

- 1. S.55°42'49"E, a distance of 200.17 feet to a 1/2" iron rod set;
2. S.69°41'14"E, a distance of 128.88 feet to a 1/2" iron rod set;
3. S.55°42'49"E, a distance of 61.28 feet to a 1/2" iron rod set;
4. South on a non-tangent curve to the left, a distance of 117.35 feet to a 1/2" iron rod set at a point on a non-tangent curve to the left;
5. Southeastern along the arc of said curve, a distance of 59.18 feet, said curve having a radius of 500.00 feet, a central angle of 06°46'54", and a chord bearing S.09°13'55"E, 37.47 feet to a 1/2" iron rod set;
6. S.70°37'06"E, a distance of 220.81 feet to a 1/2" iron rod set;
7. South on a non-tangent curve to the right, a distance of 117.35 feet to a 1/2" iron rod set at a point of curvature of a curve to the right to a 1/2" iron rod set;
8. Southeastern along the arc of said curve to the left, a distance of 125.94 feet, said curve having a radius of 500.00 feet, a central angle of 12°59'41", and a chord bearing S.09°13'55"E, 37.47 feet to a 1/2" iron rod set;
9. N.50°41'25"W, a distance of 97.00 feet to a 1/2" iron rod set;
10. N.61°46'10"W, a distance of 26.02 feet to a 1/2" iron rod set;
11. S.32°18'50"W, a distance of 75.00 feet to a 1/2" iron rod set;
12. S.47°01'18"W, a distance of 69.91 feet to a 1/2" iron rod set;
13. S.12°01'48"E, a distance of 17.90 feet to a 1/2" iron rod set;
14. S.12°01'48"E, a distance of 17.90 feet to a 1/2" iron rod set;
15. S.47°01'18"W, a distance of 105.00 feet to a 1/2" iron rod set at a point on a non-tangent curve to the right;
16. Westerly along the arc of said curve, a distance of 19.68 feet, said curve having a radius of 25.00 feet, a central angle of 45°05'57", and a chord bearing S.70°24'37"W, 19.17 feet, to a 1/2" iron rod set at a point of release curvature of a curve to the left;
17. South on a non-tangent curve to the left, a distance of 176.87 feet, said curve having a radius of 60.00 feet, a central angle of 167°56'40", and a chord bearing S.08°59'15"W, 119.34 feet to a 1/2" iron rod set;
18. S.15°00'56"W, a distance of 25.00 feet to a 1/2" iron rod set;
19. S.50°41'25"E, a distance of 193.56 feet to a 1/2" iron rod set;
20. S.28°28'05"W, a distance of 300.72 feet to a 1/2" iron rod set;
21. S.66°37'55"E, a distance of 117.46 feet to a 1/2" iron rod set;
22. S.66°37'55"E, a distance of 65.00 feet to a 1/2" iron rod set;
23. N.17°39'14"E, a distance of 11.85 feet to a 1/2" iron rod set;
24. S.66°37'55"E, a distance of 128.25 feet to a 1/2" iron rod set at the Southeast Corner of Lot 14, Block F;

THENCE across the said 117.35-Acre Tract the following five courses:

- 1. S.81°16'43"E, a distance of 169.23 feet to a 1/2" iron rod set;
2. N.46°48'06"E, a distance of 21.08 feet to a 1/2" iron rod set;
3. South on a non-tangent curve to the left, a distance of 34.64 feet, said curve having a radius of 60.00 feet;
4. S.09°23'20"E, a distance of 62.61 feet to a 1/2" iron rod set;
5. S.74°29'02"E, a distance of 120.00 feet to a 1/2" iron rod set in the East Line of the said 117.35 Acre Tract and the West Line of that 75.89 Acre Tract of land conveyed to Dudley Grumbles by deed recorded in Volume 2138, Page 102 of the Deed Records of Travis County, Texas;

THENCE S.28°21'04"W, along said East Line a distance of 610.69 feet to a 1/2" iron rod set.

THENCE across the said 117.35- Acre Tract the following ten courses:

- 1. S.71°44'33"W, a distance of 134.00 feet to a 1/2" iron rod set;
2. S.33°33'33"W, a distance of 134.23 feet to a 1/2" iron rod set;
3. S.64°56'16"E, a distance of 386.25 feet to a 1/2" iron rod set;
4. N.62°48'55"W, a distance of 386.25 feet to a 1/2" iron rod set;
5. N.62°41'03"W, a distance of 642.56 feet to a 1/2" iron rod set;
6. N.07°19'47"E, a distance of 307.35 feet to a 1/2" iron rod set;
7. N.18°51'36"E, a distance of 132.95 feet to a 1/2" iron rod set;
8. N.25°36'46"E, a distance of 287.94 feet to a 1/2" iron rod set;
9. N.26°43'33"E, a distance of 340.73 feet to a 1/2" iron rod set;
10. N.27°01'E, a distance of 203.84 feet to the said point of Beginning.

Containing 38.915 acres, more or less.

SEPT. 5, 2013 RANDALL JONES & ASSOCIATES ENGINEERING, INC. 1212 E. BRAMER LANE, AUSTIN, TEXAS 78753 (512) 836-4703 FAX: (512) 836-4817 F-0784

RJ SURVEYING & ASSOCIATES, INC. 1212 E. BRAMER LANE, AUSTIN, TEXAS 78753 (512) 836-4703 FAX: (512) 836-4817