



6 pgs

202200225

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: SPICEWOOD POINT

OWNERS NAME: FOURSTAR (USA) REAL ESTATE GROUP INC.

ADDITIONAL RESTRICTIONS / COMMENTS:

Certificate # 2022145883

RETURN:

Inner Office:
Gabby Roman Ramirez 512-854-7588
gabrielaromanramirez@traviscounty.org



**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Rebecca Guerrero, County Clerk
Travis County, Texas

202200225

Aug 30, 2022 11:46 AM

Fee: \$183.00

GALVANJ

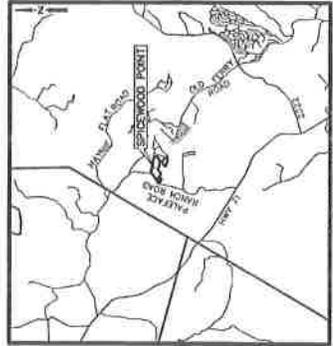
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183.02

202200225

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.



FINAL FLAT
SPICEWOOD POINT
A SUBDIVISION OF 66.544 ACRES OF LAND
LOCATED IN THE RR GERMANY SURVEY NUMBER 302, THE
ANDREW SPREACHER SURVEY NUMBER 751, THE BENNETT BUTLER
SURVEY NUMBER 306, TRAVIS COUNTY, TEXAS

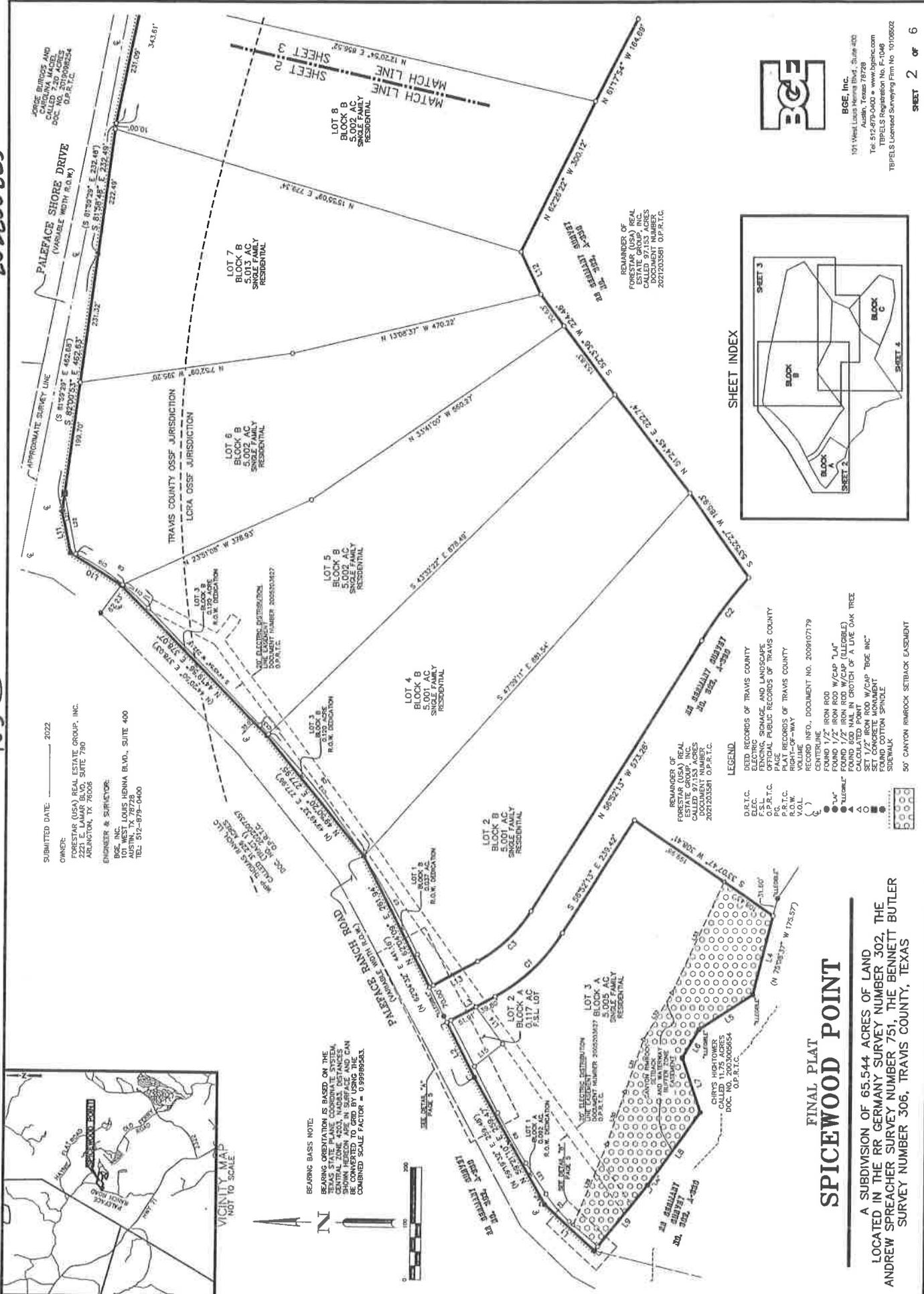


BGE, Inc.
101 West Louis Herma Blvd, Suite 400
Austin, Texas 78728
Tel. 512-679-0400 • www.bgeinc.com
TBPELS Registration No. F-1048
TBPELS Licensed Surveying Firm No. 10108522

202200225

183.00

8.30.22



SUBMITTED DATE: _____ 2022

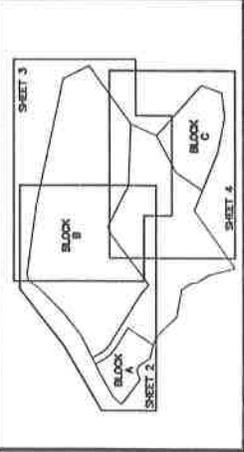
OWNER:
FORESTAR (USA) REAL ESTATE GROUP, INC.
2221 E. LAMAR BLVD., SUITE 700
ARLINGTON, TX 76008

ENGINEER & SURVEYOR:
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TX 78728
TEL 512-979-0400

BEARING BASIS NOTE
BEARING ORIENTATION IS BASED ON THE
NATIONAL TRIPLET SYSTEM
CENTRAL TIME ZONE COORDINATE SYSTEM
SHOWN HEREIN ARE IN SURFACE AND CAN
BE REFERRED TO GRID BY USING THE
CORRECTION SCALE FACTOR = 0.99999843



SHEET INDEX



- LEGEND
- D.P.T.C. REMAINDER OF FORESTAR (USA) REAL ESTATE GROUP, INC. CALLED 97.153 ACRES DOCUMENT NUMBER 20220022581 O.P.R.T.C.
 - ELECTRIC
 - F.S.L. FENCING, SHORAGE, AND LANDSCAPE
 - O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
 - P.R.T.C. PLAT RECORDS OF TRAVIS COUNTY
 - R.O.W. RIGHT-OF-WAY
 - U.O.L. UTILITY LINE
 - CENTERLINE
 - FOUND 1/2" IRON ROD
 - FOUND 1/2" IRON ROD W/CAP "LAI"
 - FOUND 1/2" IRON ROD W/CAP (LEGIBLE)
 - FOUND 1/2" IRON ROD W/CAP (ILLEGIBLE)
 - CALCULATED POINT
 - SET 1/2" IRON ROD W/CAP "BSE INC"
 - FOUND COTTON SPINDLE
 - SIDEWALK
 - 50' CANYON RIMROCK SETBACK EASEMENT



BGE, Inc.
191 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Tel 512-478-0400
www.bge.com
TBPELS Registration No. E-1048
TBPELS Licensed Surveying Firm No. 10106602

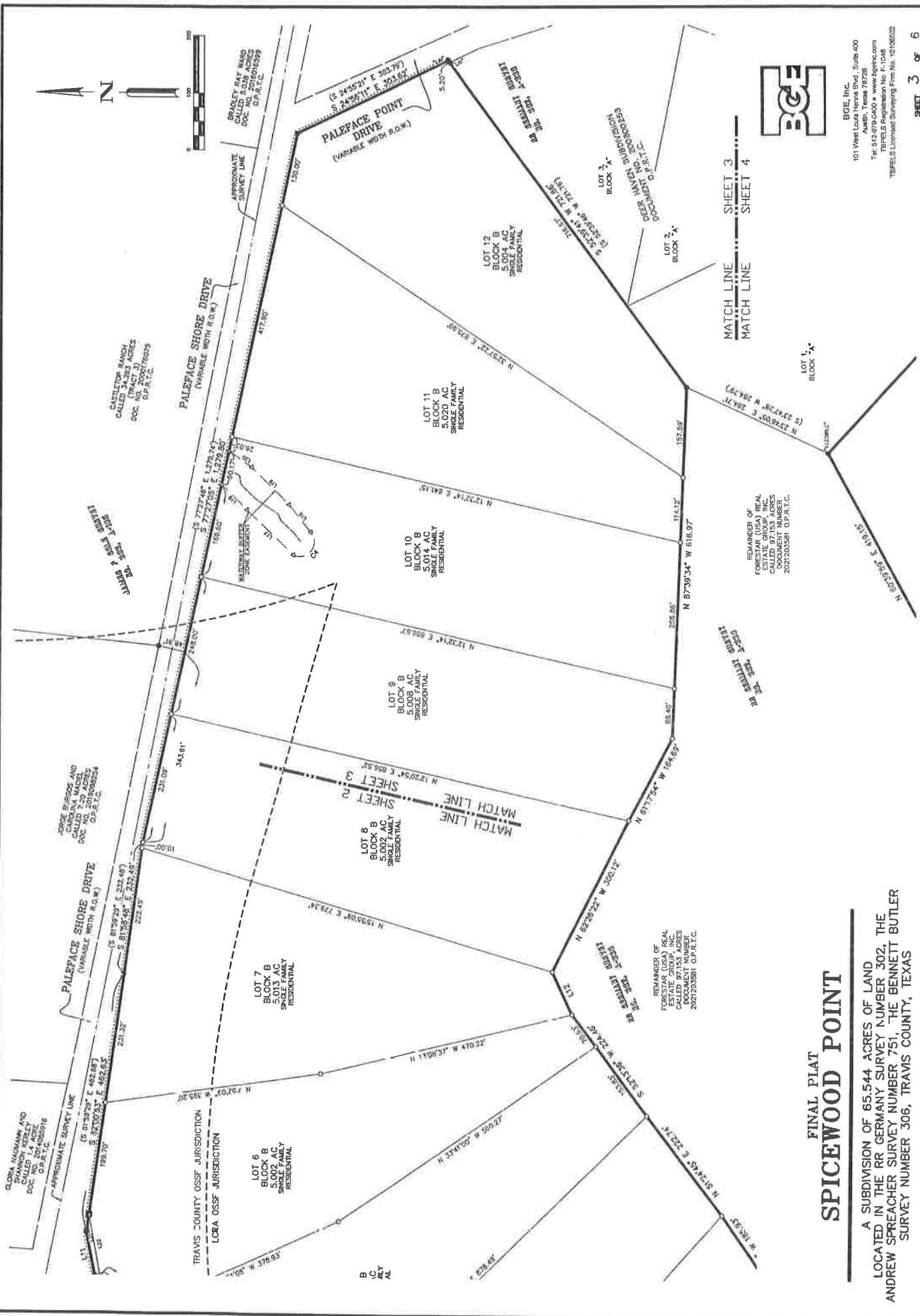
FINAL PLAT SPICEWOOD POINT

A SUBDIVISION OF 65.544 ACRES OF LAND
LOCATED IN THE RR GERMANY SURVEY NUMBER 302,
ANDREW SPEACHER SURVEY NUMBER 751, THE BENNETT BUTLER
SURVEY NUMBER 306, TRAVIS COUNTY, TEXAS

202200226

183.00

6.30.22



BGE, Inc.
 101 West Loop West Blvd., Suite 400
 Houston, Texas 77028
 Tel: 832.996.0000
 TSPS Registration No. E-1046
 TSPS License Number: 101066022

LOT 1, BLOCK 'A'

REMAINDER OF
 FORESTATE GROUP, INC.
 CALLED 97.153 ACRES
 202100581 O.P.R.T.C.

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 FORESTATE GROUP, INC.
 CALLED 97.153 ACRES
 202100581 O.P.R.T.C.

FINAL PLAT SPICEWOOD POINT

A SUBDIVISION OF 65.544 ACRES OF LAND
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 SURVEY NUMBER 306, TRAVIS COUNTY, TEXAS

202200225

83.99

8.30.22



BGE, Inc.
101 West Loop West, Suite 400
Austin, Texas 78728
Tel: 512-879-5000 • www.bgeinc.com
TBPELS Registration No. F-1048
TBPELS Licensed Surveying Firm No. 10108502

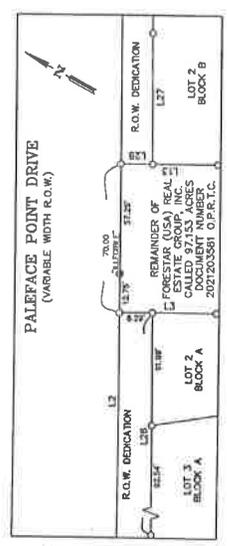
SHEET 5 OF 6

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	169.20'	335.00'	285°52'22"	S 42°24'02" E	167.91'
C2	141.48'	835.59'	9°42'01"	N 52°01'01" W	141.30'
C3	133.85'	265.00'	285°52'22"	S 42°24'02" E	132.43'
C4	71.00'	25.93'	156°53'00"	N 51°16'19" W	50.81'
C5	64.75'	245.80'	15°06'40"	S 48°02'53" W	64.57'
C6	102.75'	1,047.59'	5°37'11"	S 89°49'00" W	102.71'
C7	200.33'	1,675.95'	8°50'58"	N 59°59'15" E	200.21'
C8	164.95'	507.36'	16°37'41"	N 35°27'04" E	164.23'
C9	300.85'	1,589.76'	10°50'08"	N 50°17'39" E	300.20'
C10	102.17'	507.36'	11°32'15"	N 31°54'21" E	101.99'
C11	62.79'	507.36'	7°05'25"	N 41°13'12" E	62.75'
C12	278.59'	1,589.76'	10°02'25"	N 50°41'31" E	278.33'
C13	22.08'	1,589.76'	0°47'43"	N 45°18'27" E	22.06'

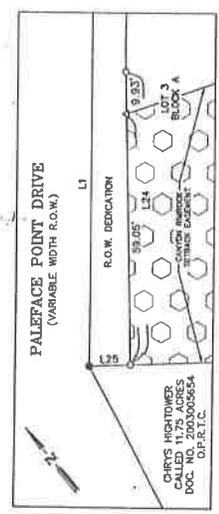
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	13	65.152 AC.
FENCING, SIGNAGE, AND LANDSCAPE	1	0.117 AC.
ROW DEDICATION	4	0.275 AC.
TOTAL LOTS	18	65.544 AC.
TOTAL BLOCKS	3	---

NUMBER	BEARING	DISTANCE
L1	N 41°38'46" E	123.18'
L2	N 62°04'09" E	109.14'
L3	S 27°45'51" E	100.00'
L4	N 75°59'39" W	144.00'
L5	N 32°59'13" W	117.23'
L6	N 59°24'04" W	58.59'
L7	S 70°21'24" W	101.59'
L8	N 53°07'54" W	160.70'
L9	N 50°37'07" W	152.10'
L10	N 31°33'44" E	109.30'
L11	N 78°03'52" E	75.55'
L12	S 63°46'09" W	83.18'
L13	N 27°55'51" W	100.00'
L14	N 52°37'22" E	82.34'
L15	N 37°22'38" W	65.60'
L16	N 43°22'32" E	84.42'
L17	N 42°39'04" E	115.74'
L18	S 50°17'12" W	83.08'
L19	S 43°53'03" W	84.20'
L20	S 33°17'58" W	50.84'
L21	S 82°00'53" E	31.62'
L22	S 78°53'06" W	109.13'
L23	S 55°35'43" W	86.65'
L24	S 40°09'43" W	68.98'
L25	N 50°37'07" W	9.92'
L26	S 61°37'36" W	184.52'
L27	S 61°37'36" W	61.88'
L28	N 27°55'51" W	7.75'
L29	N 67°17'09" W	155.56'
L30	N 70°55'05" W	97.59'
L31	N 69°58'42" W	98.18'
L32	N 57°38'48" W	97.84'
L33	N 63°59'05" W	217.80'

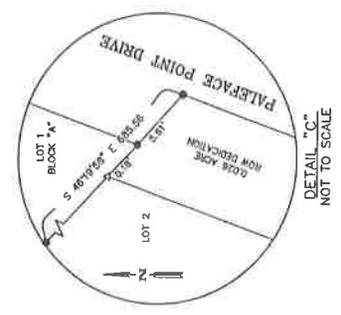
NUMBER	BEARING	DISTANCE
(L1)	(N 41°38'43" E)	(123.07')
(L2)	(N 62°04'09" E)	(109.14')
(L4)	(N 75°59'39" W)	(144.00')
(L5)	(N 32°59'11" W)	(117.28')
(L6)	(N 59°20'11" W)	(58.91')
(L7)	(S 70°16'52" W)	(101.72')
(L8)	(N 53°06'06" W)	(160.76')
(L9)	(N 50°35'48" W)	(152.00')
(L10)	(N 31°25'50" E)	(109.38')
(L11)	(N 78°10'41" E)	(75.67')



DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE



DETAIL "C"
NOT TO SCALE

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