



## Operating Permit for Aggregated Withdrawal of Groundwater in Southwestern Travis County Groundwater Conservation District

**Permit No.** OP-LT-JPD-240320

**Permittee/ Well Owner:** JPD Backyard Finance, LLC  
c/o Kyle McDaniel

**Permittee Mailing Address:** 1401 Lavaca Street, PMB 10869  
Austin, Texas 78701

**Permit Type:** Operating Permit for Two New Non-Exempt Aggregate Wells

**Number of Wells:** 02

**Well Identifications:** State Well Report Tracking No. 631516 (“Well No. 1”)  
State Well Report Tracking No. 631514 (“Well No. 2”)

**Well Descriptions:** Well No. 1, to be equipped with a 10-horsepower pump, and an estimated maximum rate of withdrawal of up to 32 gallons per minute. Well No. 2, to be equipped with a 10-horsepower pump, and an estimated maximum rate of withdrawal of 39 gallons per minute.

**Well Location(s):** Well No. 1 (Latitude 30.311472, Longitude -97.95356) and Well No. 2 (Latitude 30.312153, Longitude -97.952981) are located in Travis County at 13801 Bee Cave Parkway, Austin, TX 78738.

**Permit Term:** The Permit Term is one year, beginning on the date of issuance listed below, and ending on June 17, 2025, and is renewable under District Rule 3.4(D)(3).

**Well Property Location and Place of Use:** The wells are located on a 35.139-acre tract of land in Travis County at 13801 Bee Cave Parkway, Austin, TX 78738, being all of Lots 1 and 2, Block A of the Planet Earth Music Subdivision, as recorded in Document No. 201000097 of the Official Public Records of Travis County, Texas, and as shown and described by the plat map attached as Exhibit “A” (“Well Property”). The Place of Use is the Well Property.

**Authorized Uses:** Landscape irrigation, subject to the Standard and Special Permit Conditions incorporated in this Permit, the District’s Rules, and Chapter 36 of the Texas Water Code.

**No Export Authorization:** Groundwater produced under this Operating Permit must be used within the Place of Use and may not be exported outside the District's jurisdictional boundaries.

**Authorized Production Amount:**

The Permittee is authorized to withdraw an aggregated amount of groundwater from the Lower Trinity Aquifer not to exceed 1,142,452 gallons (3.506 acre-feet) per annum from Well No. 1 and Well No. 2, and place it to beneficial use for the purpose stated in this Permit, subject to restrictions on withdrawals set forth in this Permit and the District Rules, which may be amended from time to time in the future. The Permittee's authorized groundwater withdrawal is limited to only the amount of water which is required without being wasteful during the term of the Permit, but not to exceed the Authorized Production Amount in place at the time.

**Fees**

**Production Fee:**

- a) Permittee must pay a quarterly production fee based on the actual amount of groundwater withdrawn at the rate of \$0.20 per thousand gallons of water reported as actually withdrawn from the well in accordance with District Rule 3.4(D)(7) and the District's Fee Schedule.
- b) The aforementioned production fee rate is subject to future changes in accordance with the District Rules.

**Export Fee:**

Not Applicable

**Service Connection Fees:**

Not Applicable

**Standard Permit Conditions**

**Meter Requirements:**

- a) Prior to producing any groundwater, each well must be equipped with a water meter, purchased, installed, and maintained at the Permittee's expense.
- b) The Permittee must register the meters with the District, and the meters must be approved by the District in accordance with District Rule 3.4(D)(6). The registration must identify the manufacturer and model of the meters, and the serial number of the particular meter installed at each well.
- c) The Permittee must provide the District with a time-stamped photograph of the face plate of each meter showing its identification number and current reading.
- d) Each meter must be a mechanically driven, digital, totalizing water meter and functioning at all times. The digital totalizer must not be resettable by the Permittee and must be capable of a maximum reading greater than the maximum expected pumpage and rate during the expected lifetime of the meter.
- e) Battery operated registers must have a minimum five-year life expectancy and must be permanently hermetically sealed. Battery operated registers must visibly display the expiration date of the battery.
- f) All meters must meet the requirements for registration accuracy set forth in the American Water Works Association standards for cold-water meters.

- g) Meters may be inspected for proper installation and operation, and they may be read by District personnel at any time between regular use reporting, subject to property access conditions set forth in District Rule 4.5.

**Reporting Requirements:**

- a) Permittee shall report monthly meter readings from each meter indicating actual groundwater use on forms provided by the District. Meter readings must be read within five (5) days of the end of each reporting month and submitted to the District no later than ten (10) days after the end of the reporting month.
- b) False reporting or logging of meter readings, intentionally tampering with or disabling a meter, or similar actions to avoid accurate reporting of groundwater use and pumpage constitute a violation of the District Rule 3.4(D)(6) and this Permit, and will result in such penalties as the Board may assess, in accordance in Chapter 36 of the Texas Water Code and District Rule 7.4, as may be amended from time to time.
- c) The District may charge late fees for meter readings that are not timely provided by the Permittee in accordance with the District's Fee Schedule, in addition to or in lieu of assessing enforcement penalties for violating permit conditions.

**Drought Management:**

By accepting this Permit, the Permittee acknowledges and agrees that the Permittee will comply with the District's Drought Management Rules and the Permittee's adopted User Drought Contingency Plan in accordance with District Rule 5.2, including restrictions applicable to surface impoundments, including ponds, lakes, tanks, or reservoirs.

**Well Construction Standards:**

By accepting this Permit, the Permittee acknowledges and agrees that the Permittee will comply with District Well Construction Standards. Prior to producing any groundwater under this Permit, Permittee must sufficiently demonstrate to the District that the proposed or existing well construction, construction materials, and construction methods will prevent (1) the commingling of waters and water constituents from distinct subsurface water formations, including where such formations contain substantively different chemical quality, and (2) the infiltration of surface contaminants to the aquifer(s) via the well(s) in accordance with District Rule 4.3. Such commingling or infiltration is a violation of this Permit and the District's Rules. Permittee shall be responsible for redressing such commingling and/or infiltration to the District's satisfaction.

**Periodic Permit Review:**

This Permit is subject to periodic review and enforcement by the General Manager or the General Manager's designees to assess and record each well's use, pumpage volume, and compliance for use in future permit renewal assessments and enforcement in accordance with District Rule 3.6(A).

**Enforcement and Involuntary Amendment or Revocation:**

This Permit is subject to all enforcement remedies available to the District under the laws of the State of Texas and the District Rules, including involuntary amendment or revocation for violation of District Rules, this Permit, Chapter 36 of the Texas Water Code, the District's Enabling Legislation, waste of groundwater, falsifying records or reports, or other actions the Board determines to be detrimental to the groundwater resources in the District.

**Change of Well Ownership:**

Any change of ownership in the wells must be reported by the new owner by submitting the appropriate form to the General Manager within 90 days following the change of ownership in accordance with District rules 3.2(C)(1) and 3.6(C).

**Change of Well Condition, Operation, or Status:**

No person may change the type of use of a registered well; alter the size of a registered well, the well pump, or its production amount or capacity, including the elevation of the pump within the borehole; or plug a registered well without prior District authorization. Any such changes require the Permittee/Well Owner to submit the appropriate form to the District, which shall be processed in accordance District rules 3.2(C) and 3.6(D).

**Notification Required Prior Pump Installation:**

Permittee or Permittee's pump installer must notify the District either verbally or in writing no less than 24 hours before a pump is installed in the well in accordance with District Rule 4.1(A)(2).

**Well Inspections:**

- a) District employees, Board members, District consultants, or other District agents may access the Well and Well Property to conduct random or periodic inspections of wells for any District purpose, including enforcement, in accordance with Texas Water Code § 36.123, Texas Spec. Dist. Code § 8871.105, and District Rule 4.5.
- b) Permittee or Permittee's pump-installer shall equip the Well with an inspection port, inspection tube, or some other means that will allow free and clear vertical access to the water table for the purposes of measuring water levels or disinfecting the Well in accordance with District Rule 4.3(C).
- c) Permittee shall provide access to District personnel and their designees to collect groundwater data on a monthly basis, or upon request of the District's General Manager.

**Laws, Policies, and Rules in Effect:**

This Permit is issued contingent on Permittee's continued compliance with any future changes to the laws of the State of Texas, the District's Drought Curtailments and Contingency Plans, Groundwater Management Plan, and other applicable District Rules. The Permittee shall comply with all such laws, policies, and rules now in effect, and as may be amended from time to time in the future.

**Avoidance of Waste:**

By accepting this Permit, the Permittee acknowledges and agrees that the Permittee, and any successor(s) in interest, must avoid waste and achieve water conservation and shall comply with all the terms and conditions embodied in the Permit, and District Rules, District orders, and approved Management Plan, as may be amended from time to time, and to the continuing right of the District to manage the groundwater within the District.

**Sealing, Capping, and Plugging Requirements:**

By accepting this Permit, the Permittee acknowledges and agrees that the District may require the sealing, capping, or plugging of the Well for the reasons provided by District Rule 4.4.

**Special Permit Conditions**

**Drought Management:**

District Rule 5.2(C) restricts storage of groundwater in ponds and other surface impoundments under certain Drought Stages. To determine compliance with applicable District drought restrictions, the Permittee shall install a meter and report monthly the total volume of water diverted from any detention pond or surface impoundment into which groundwater pumped from Well No. 1 and Well No. 2 is stored. Monthly reporting under this section is required during the full term of this Permit, irrespective of whether the Board has established a Drought Stage restricting the production of groundwater stored in ponds or other surface impoundments. Permittee shall not exceed the storage and/or production limits contemplated by District Rule 5.2. Permittee’s compliance with this special permit condition will be determined by the District’s General Manager by calculating the total groundwater stored in the surface impoundment (“Total Stored Groundwater”). The Total Stored Groundwater is the total amount of groundwater produced from Well No. 1 and Well No. 2, less the total amount of groundwater diverted for irrigation during the term of this Permit.

**Well Construction:**

Prior to producing water from Well No. 1 under this Permit, Permittee must demonstrate to the District that well construction materials and methods used in Well No. 1 prevent commingling of formation waters of substantively different chemical quality, and that Well No. 1 is grouted or otherwise isolated to a depth that will prevent flow of groundwater from overlying aquifers into underlying aquifers, and that Well No. 1 meets all other applicable District Well Construction Standards in accordance with District Rule 4.3.

This Permit is hereby issued this the 18th day of June, 2024, by the order of the Southwestern Travis County Groundwater Conservation District Board of Directors, and agreed to by the Permittee, who hereby binds himself to the duties outlined hereabove. This Permit is only effective upon proper execution by the District’s Board President and the Permittee, as indicated below.

Executed and Agreed,

Richard A Scadden,  
Richard Scadden, Board President  
Southwestern Travis County Groundwater Conservation District

ATTEST:

Tim Van Ackeren  
Tim Van Ackeren (Jul 10, 2024 12:25 CDT),  
Tim Van Ackeren, Secretary  
Southwestern Travis County Groundwater Conservation District

PERMITTEE:  
DocuSigned by:

Paul McNaughton  
97385AD78D24473...,  
on, Manager  
JPD Backyard Finance, LLC

**Exhibit "A"**  
**Well Property Location and Place of Use**

# THE BACKYARD SUBDIVISION

FINAL PLAT OF THE BACKYARD SUBDIVISION, BEING A REPLAT OF THE PLANET EARTH MUSIC SUBDIVISION AS RECORDED IN DOCUMENT NO. 201000097 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

A. STRAHLE  
SURVEY NO. 594,  
ABSTRACT NO. 760

LOT 1A, BLOCK \*B\*  
RESUBDIVISION OF LOT 1, BLOCK B  
OF THE REPLAT OF THE HOME  
DEPOT ADDITION  
DOCUMENT NO. 201400203

ZONING: PD-C  
ORDINANCE 08-15

I. & G.N. R.R. CO.  
SURVEY NO. 56,  
ABSTRACT NO. 2108

LOT 1, BLOCK \*A\*  
HCI SUBDIVISION  
DOC. NO. 201300022

ZONING: PD-R  
ORDINANCE 19-400

### LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD WITH "STANTEC" CAP SET
- <sub>CAP</sub> 1/2" IRON ROD WITH CAP (AS NOTED) FOUND

9.351 ACRES  
SKAGGS FAMILY  
PARTNERSHIP LP  
DOC. NO. 2013019590

ZONING: RETAIL

### PHASING SUMMARY:

PHASE 1 - SUBDIVISION INFRASTRUCTURE (PUBLIC STREETS AND PRIVATE DRIVES), PONDS, BEE CAVE PARKWAY MEDIAN IMPROVEMENTS, OLD BACKYARD EASEMENT AND HILLTOP GARDEN

PHASE 2 - EVENT VENUE, THE GLENN, PARKING GARAGE P1, PARKING GARAGE P2, CENTRAL PARK ENHANCED LANDSCAPING, CENTRAL PARK CONNECTION TO PROPERTY

PHASE 3 - ALL REMAINING BUILDINGS

SHEET

1

OF 2

19.178 ACRES  
KENT SPORTS HOLDINGS, L.P.  
DOCUMENT NO. 2014103484

ZONING: COMMERCIAL

LOT 1B

APPROXIMATE SURVEY LINE

75' LANDSCAPE BUFFER

EASTERLY LINE OF 75'  
LANDSCAPE BUFFER  
WESTERLY LINE OF 75'  
ENHANCED LANDSCAPE BUFFER

BEE CAVE PARKWAY  
(150' R.O.W.)

75' ENHANCED  
LANDSCAPE BUFFER

15' ELECTRIC  
EASEMENT

WATER QUALITY EASEMENT  
DOC. NO.

32' PUBLIC  
UTILITY EASEMENT  
3.5' FROM PROPERTY

3.809 ACRES  
HEREBY DEDICATION  
FOR RIGHT-OF-WAY

15' PUBLIC UTILITY  
EASEMENT & SIDEWALK  
EASEMENT

REMAINDER OF  
WATER EASEMENT  
DOC. NO. 2012154502

PEDESTRIAN  
ACCESS EASEMENT  
DOC. NO.

WATER QUALITY EASEMENT  
DOC. NO.

PEDESTRIAN ACCESS EASEMENT  
DOC. NO.  
(SHADED AREA)

50' PUBLIC  
UTILITY EASEMENT  
DOC. NO.

15' PUBLIC  
UTILITY  
EASEMENT &  
SIDEWALK  
EASEMENT

PUBLIC UTILITY EASEMENT  
DOC. NO.

LOT 1  
11.330 ACRES  
(493,523 SQ. FT.)

BLOCK \*A\*

0.153 ACRE  
SIGHT LINE  
EASEMENT  
(SHADED AREA)

15' PUBLIC  
UTILITY  
EASEMENT &  
SIDEWALK  
EASEMENT

15' PUBLIC  
UTILITY  
EASEMENT &  
SIDEWALK  
EASEMENT

WILLIE WAY  
(97' R.O.W.)  
BLOCK LENGTH = 1214'

LOT 2  
14.292 ACRES  
(622,572 SQ. FT.)

BLOCK \*C\*

7.5' PUBLIC UTILITY  
EASEMENT & SIDEWALK  
EASEMENT

26' PUBLIC ACCESS EASEMENT  
DOC. NO.  
(SHADED AREA)

JOHN HOBSON  
SURVEY NO. 327,  
ABSTRACT NO. 387

### OWNER:

JPD BACKYARD FINANCE, LLC  
13200 BEE CAVE PARKWAY  
AUSTIN, TEXAS 78736

TOTAL LOTS: 4 LOTS

SCALE: 1"=100'

AREA: 35.139 ACRES

PREPARED DATE: AUGUST 8, 2022

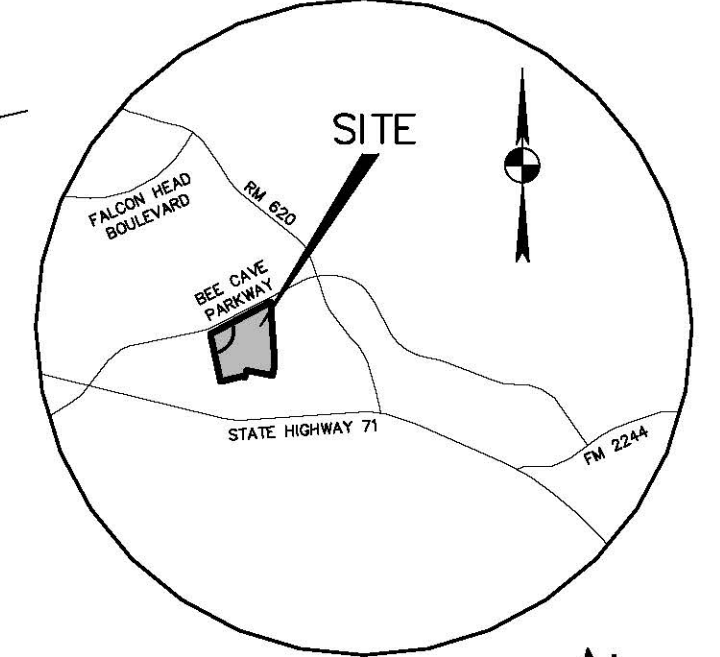
### SURVEYS:

I & FN R.R. CO.

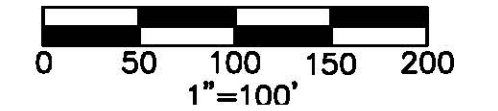
SURVEY # 56, ABSTRACT # 2108

AND JOHN HOBSON

SURVEY # 327, ABSTRACT # 387



VICINITY MAP  
N.T.S.



50.0 ACRES  
VILLAGE OF BEE CAVE  
DOC. NO. 2005236017

ZONING: PUBLIC

### BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

### CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	55.07'	1030.00'	3°03'48"	S19°13'08"W	55.06'
C2	690.90'	676.50'	58°30'55"	N01°21'23"E	661.26'
C3	287.89'	1048.50'	15°43'54"	N22°44'54"E	286.98'
C4	222.92'	500.00'	25°32'42"	S89°43'32"W	221.08'
C5	105.79'	500.00'	12°07'23"	S70°53'30"W	105.60'
C6	289.27'	440.00'	37°40'05"	S83°39'51"W	284.09'
C7	300.85'	951.50'	18°06'58"	S21°33'22"W	299.60'
C8	789.96'	773.50'	58°30'55"	S01°21'23"W	756.08'
C9	184.49'	233.00'	45°22'02"	N25°45'12"E	179.71'
C10	298.48'	944.00'	18°06'58"	S21°33'22"W	297.24'
C11	498.91'	781.00'	36°36'05"	S12°18'49"W	490.47'
C12	301.83'	788.50'	21°55'57"	S16°56'06"E	299.99'
C13	31.75'	676.50'	2°41'20"	N29°16'11"E	31.75'
C14	40.98'	676.50'	3°28'15"	N06°00'53"W	40.98'
C15	33.44'	676.50'	2°49'56"	N26°29'06"W	33.44'

THE BACKYARD SUBDIVISION  
FINAL PLAT OF THE BACKYARD SUBDIVISION,  
BEING A REPLAT OF THE PLANET EARTH MUSIC  
SUBDIVISION AS RECORDED IN DOCUMENT NO.  
201000097 OF THE OFFICIAL PUBLIC RECORDS OF  
TRAVIS COUNTY, TEXAS

PREPARED BY:



# Stantec

1905 Aldrich Street, Suite 300  
Austin, Texas 78723

Tel. (512) 328-0011 Fax (512) 328-0325  
TBPELS # F-6324 & # 10194230

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STATE OF TEXAS §  
 § KNOW ALL MEN BY THESE PRESENTS  
 COUNTY OF TRAVIS §

THAT JPD BACKYARD FINANCE, LLC., A DELAWARE LIMITED LIABILITY COMPANY ACTING HEREIN BY AND THROUGH KYLE McDANIEL, MANAGER, OWNER OF THAT CERTAIN 35.139 ACRE TRACT OF LAND SITUATED IN THE CITY OF BEE CAVE, TRAVIS COUNTY, TEXAS, BEING ALL OF LOTS 1 AND 2, BLOCK "A" PLANET EARTH MUSIC, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201000097 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOTS 1 AND 2 CONVEYED TO JPD BACKYARD FINANCE, LLC BY DEED OF RECORD IN DOCUMENT NO. 2018174111 OF SAID OFFICIAL PUBLIC RECORDS, DO HEREBY DEDICATE ALL OF SAID TRACT SHOWN HEREOF TO BE KNOWN AS

"THE BACKYARD SUBDIVISION",

WITNESS MY HAND, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 KYLE McDANIEL, MANAGER  
 JPD BACKYARD FINANCE, LLC  
 13200 BEE CAVE PARKWAY  
 AUSTIN, TEXAS 78736

STATE OF TEXAS §  
 § KNOW ALL MEN BY THESE PRESENTS  
 COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KYLE McDANIEL, MANAGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED ON BEHALF OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE COUNTY OF TRAVIS, TEXAS.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_  
 IN AND FOR THE STATE OF TEXAS.

**FLOOD PLAIN NOTE:**

NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOODPLAIN OR FLOOD PRONE AREA OR A FLOOD WAY OF ANY BODY OF WATER PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY RATE MAP, COMMUNITY F.I.R.M. MAP PREPARED FOR TRAVIS COUNTY, DATED JANUARY 22, 2020, AS SHOWN ON COMMUNITY PANEL NO. 48453C0405J AND PANEL NO. 48453C0415J.

STATE OF TEXAS §  
 § KNOW ALL MEN BY THESE PRESENTS  
 COUNTY OF TRAVIS §

THAT I, LANCE R. ORITI, A LICENSED PROFESSIONAL ENGINEER, LINCENSED IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT AND THAT IT MEETS THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF BEE CAVE, TEXAS.

\_\_\_\_\_  
 LANCE R. ORITI, P.E. DATE \_\_\_\_\_  
 TEXAS REGISTRATION NO. 96173  
 KIMLEY-HORN TBPELS #928  
 5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100  
 AUSTIN, TEXAS 78735

STATE OF TEXAS §  
 § KNOW ALL MEN BY THESE PRESENTS  
 COUNTY OF TRAVIS §

THAT I, AUSTIN B. BURKLUND, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE LAND SHOWN HEREON AND THAT THE SURVEY MONUMENTS SHOWN HEREON WERE SET UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BEE CAVE, TEXAS.

\_\_\_\_\_  
 AUSTIN B. BURKLUND, R.P.L.S. DATE \_\_\_\_\_  
 TEXAS REGISTRATION NO. 6879  
 STANTEC CONSULTING SERVICES, INC.  
 1905 ALDRICH STREET, SUITE 300  
 AUSTIN, TEXAS 78723

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S11°54'54"W	152.56'
L2	S12°18'13"W	101.12'
L3	S20°45'02"W	96.00'
L4	N69°14'58"W	60.00'
L5	S62°10'25"W	110.04'
L6	N54°37'59"W	33.35'
L7	N27°54'04"W	56.18'
L8	N50°15'36"E	17.23'
L9	S77°30'07"E	28.00'

LINE TABLE		
NO.	BEARING	DISTANCE
L10	N77°30'07"W	27.42'
L11	N22°53'17"W	17.66'
L12	S27°54'04"E	85.98'
L13	N13°02'49"W	123.82'
L14	S12°29'53"W	239.11'
L15	N77°30'07"W	7.50'
L16	N85°57'16"E	7.50'
L17	S27°54'04"E	85.98'

SHEET  
**2**  
 OF 2

# THE BACKYARD SUBDIVISION

FINAL PLAT OF THE BACKYARD SUBDIVISION, BEING A REPLAT OF THE PLANET EARTH MUSIC SUBDIVISION AS RECORDED IN DOCUMENT NO. 201000097 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

**GENERAL NOTES:**

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS OF BEE CAVE AND IS SUBJECT TO APPLICABLE CITY OF BEE CAVE ORDINANCES.
- THIS PLAT REPLACES THE PLANET EARTH MUSIC FINAL PLAT EVIDENCED IN DOC. NO. 201000097, O.P.R.T.C. ALL NOTES, LOTS AND EASEMENTS CREATED WITH THE PREVIOUS PLAT SHALL BE VACATED WITH THE RECORDED OF THIS PLAT.
- THIS SUBDIVISION IS LOCATED WITHIN THE LITTLE BARTON CREEK WATERSHED.
- THIS SUBDIVISION IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- ELECTRIC SERVICE WILL BE PROVIDED BY AUSTIN ENERGY, THIS SUBDIVISION IS ENCUMBERED BY A BLANKET ELECTRIC DISTRIBUTION UTILITY EASEMENT TO AUSTIN ENERGY RECORDED AS DOC. NO. 2022077250 O.P.R.T.C.T.
- 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 THE LAND DEVELOPMENT CODE AND THE CITY OF BEE CAVE OAK WILT REGULATIONS.
- THE OWNERS OF THIS SUBDIVISION SHALL PROVIDE AUSTIN ENERGY WITH AN EASEMENT AND/OR ACCESS REQUIRED IN ADDITION TO THOSE INDICATED, EXCLUSIVELY FOR THE INSTALLMENT AND ONGOING MAINTENANCE OF FACILITIES FOR IMPROVEMENTS TO THIS SUBDIVISION AND FOR NO OTHER PURPOSE. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRICAL SERVICE TO THE BUILDINGS AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE LAND DEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- THE OWNER OF THE PROPERTY OR HIS/HER ASSIGNS IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A) REGULATIONS, AUSTIN ENERGY RULES AND REGULATIONS AND STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICES UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- THIS SUBDIVISION RECEIVES POTABLE WATER AND WASTEWATER SERVICE FROM THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY (WTCPUA).
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED PUBLIC WATER AND WASTEWATER SYSTEM.
- ALL PUBLIC RIGHT OF WAY AND PUBLIC UTILITY EASEMENTS (P.U.E.S) MAY BE USED BY TEXAS GAS SERVICE OR ITS ASSIGNS FOR THE PROVISION OF NATURAL GAS SERVICE.
- THE WATER SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO SUPPLY THE FIRE FLOWS AS REQUIRED BY ORDINANCE 2010-1 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 OF THE SUBDIVISION IMPROVEMENTS AND SITE DEVELOPMENT OF ALL LOTS, EXCEPT SINGLE FAMILY.
- IN APPROVING THIS PLAT, THE CITY OF BEE CAVE, TEXAS ASSUMES NO OBLIGATION TO BUILD STREETS OR ROADS SHOWN ON THIS PLAT OR BUILD ANY BRIDGES, CULVERTS OR DRAINAGE STRUCTURES IN CONNECTION THEREWITH, OR PROVIDE ANY TRAFFIC CONTROL DEVICES OR SIGNS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS OR ROADS SHOWN ON THIS PLAT, AND ALL BRIDGES, CULVERTS, DRAINAGE STRUCTURES CONSTRUCTED OR IN PLACE IN SUCH STREETS OR ROADS 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 CITY OF BEE CAVE, TEXAS.
- THE PROPERTY HAS ACCESS TO AND FROM A DEDICATED PUBLIC ROADWAY.
- DRAINAGE AND WATER QUALITY EASEMENTS ARE FOR THE PROTECTION OF THE ENVIRONMENT BY IMPROVING THE QUALITY OF STORM WATER RUNOFF FROM DEVELOPED LANDS. THE NATIVE LAND OR MANAGEMENT PRACTICES WITHIN THESE EASEMENTS ARE TO HELP MAINTAIN CLEAN WATER IN CREEKS, RIVERS, AND LAKES. NO STRUCTURE OR IMPROVEMENTS, OTHER THAN NATIVE PLANT ENHANCEMENTS, OR WATER QUALITY CONTROL IMPROVEMENTS IN ACCORDANCE WITH THE NON-POINT SOURCE POLLUTION CONTROL PERMIT FOR THE SUBDIVISION, OR MAINTENANCE TO THE AREAS IN ACCORDANCE WITH THE NON-POINT SOURCE POLLUTION CONTROL PERMIT FOR THE SUBDIVISION MAY BE PLACED OR PERFORMED WITH IN THESE EASEMENTS WITHOUT PRIOR AUTHORIZATION AND APPROVAL IN WRITING FROM THE CITY OF BEE CAVE. THESE EASEMENTS SHALL BE MAINTAINED BY THE OWNER OR ITS APPROVED ASSIGNS IN ACCORDANCE WITH THE MAINTENANCE PLAN OF THE NON-POINT SOURCE POLLUTION CONTROL PERMIT APPLICABLE TO THE LOT. THESE EASEMENTS MAY NOT BE AMENDED OR ALTERED EXCEPT BY EXPRESS WRITTEN AGREEMENT OF THE CITY.
- PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS/STORM SEWER EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF BEE CAVE FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
- DEVELOPMENT OF THIS PROPERTY SHALL NOT COMMENCE UNTIL A NON-POINT SOURCE POLLUTION CONTROL PERMIT AS REQUIRED BY THE CITY OF BEE CAVE, TEXAS HAS BEEN ISSUED BY THE CITY OF BEE CAVE, TEXAS.
- ALL PROPERTY HEREIN IS SUBJECT TO THE CITY OF BEE CAVE NON-POINT SOURCE POLLUTION 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 PERMIT, THEN AN AMENDED NON-SOURCE POLLUTION CONTROL PERMIT SHALL BE REQUIRED.
- THE DETENTION AND WATER QUALITY FACILITIES LOCATED IN LOTS 1-4 SHALL BE MAINTAINED IN ACCORDANCE WITH THE DECLARATION OF RESTRICTIONS AND EASEMENTS RECORDED IN DOC. NO. \_\_\_\_\_ O.P.R.T.C.T.
- SELLING A PORTION OF THIS LAND BY METES AND BOUNDS IS A VIOLATION OF THE CITY OF BEE CAVE ORDINANCES AND STATE LAW, AND IS SUBJECT TO FINES AND THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- NO CONVEYANCE OR SALES OF ANY PORTION OR LOT OF THIS PROPERTY MAY OCCUR UNTIL AFTER THE FINAL PLAT IS RECORDED WITH THE CLERK OF TRAVIS COUNTY, TEXAS.
- THIS SUBDIVISION IS SUBJECT TO THE DECLARATIONS OF THE COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN DOC. NO. \_\_\_\_\_ O.P.R.T.C.T. COMMON AREAS WITHIN THE SUBDIVISION SHALL BE DEFINED ON THE RECORDED COVENANTS, CONDITIONS AND RESTRICTIONS.
- ALL LANDSCAPE IMPROVEMENTS COMMON TO THE SUBDIVISION WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OR ITS ASSIGNS.
- AN INTEGRATED PEST MANAGEMENT PLAN SHALL BE PROVIDED AT THE SUBDIVISION CONSTRUCTION PLAN STAGE TO THE CITY OF BEE CAVE.
- THIS SUBDIVISION IS ZONED PLANNED DEVELOPMENT OFFICE DISTRICT, AS ESTABLISHED AND MODIFIED BY CITY ORDINANCE 428.
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF BEE CAVE SIGN ORDINANCE.
- THE APPROVAL BY THE CITY COUNCIL OF THIS PLAT SHALL NOT, IN AND OF ITSELF, BE DEEMED TO CONSTITUTE OR IMPLY THE ACCEPTANCE BY THE CITY OF ANY STREET, PUBLIC AREA, EASEMENT OR PARK SHOWN ON THE PLAT.
- THE ALLOWABLE IMPERVIOUS COVER FOR THE SUBDIVISION MUST BE ALLOCATED AMONG THE LOTS BY SEPARATE INSTRUMENT AT FINAL PLAT AS RECORDED IN DOCUMENT NO. \_\_\_\_\_ O.P.R.T.C.T. THE ALLOCATION MAY BE AMENDED BY A RECORDED INSTRUMENT SIGNED BY ALL LOT OWNERS. THE IMPERVIOUS COVER SHALL COMPLY WITH THE WATER QUALITY PLAN APPROVED FOR THIS SUBDIVISION AND MAY ONLY BE ALTERED WITH APPROVAL FROM THE CITY OF BEE CAVE AND THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
- BUILDING, PARKING AND LANDSCAPE SETBACKS FOR THIS SUBDIVISION ARE ESTABLISHED IN CITY ORDINANCE NO. 428.
- PUBLIC UTILITY AND SIDEWALK EASEMENTS MAY CONTAIN RETAINING WALLS AND OTHER STRUCTURES THAT ARE ALLOWED TO ENCROACH THE BUILDING SETBACK PER CITY ORDINANCE NO. 428.
- ALL RETAINING WALLS SHALL BE MAINTAINED BY THE OWNER OF THE PROPERTY ON WHICH THE WALL IS LOCATED.
- PHASING SHALL BE ESTABLISHED BY CITY ORDINANCE 428. SEE PHASE SUMMARY ON SHEET 1.
- ALL PROPERTY HEREIN IS SUBJECT TO THE CITY OF BEE CAVE NON-POINT SOURCE POLLUTION 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 PERMIT, THEN AN AMENDED NON-SOURCE POLLUTION CONTROL PERMIT SHALL BE REQUIRED.
- WATER SATISFACTORY FOR HUMAN CONSUMPTION SHALL BE AVAILABLE TO EACH LOT IN THE PROPOSED SUBDIVISION FROM A SOURCE ON THE LAND, A COMMUNITY SOURCE, OR A PUBLIC UTILITY SOURCE, IN ADEQUATE AND SUFFICIENT SUPPLY FOR THE INTENDED USES ON EACH LOT WITHIN THE SUBDIVISION.

- NO LOTS IN THIS SUBDIVISION CONTAIN USFWS STREAM BUFFERS AND/OR SENSITIVE FEATURE BUFFER ZONES.
- THE PUBLIC ACCESS EASEMENT ALONG THE SOUTHERN PROPERTY LINE FROM WILLIE WAY TO THE EASTERN PROPERTY LINE DOES NOT COMPLY WITH CITY OF BEE CAVE PUBLIC STREET STANDARDS. IF THE CITY DESIRES THE EASEMENT TO BE DEDICATED AS A PUBLIC STREET, ALL IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO PAVEMENT WIDENING, SIDEWALK CONSTRUCTION, STREET TREE PLANTING AND UTILITY INSTALLATION SHALL BE INSTALLED AT THE CITY'S EXPENSE. ANY SUCH IMPROVEMENTS REQUIRING MODIFICATIONS TO FACILITIES CONSTRUCTED IN THIS SUBDIVISION MUST BE APPROVED BY THE LOT OWNERS. IF APPROVED, THE CITY WILL BE RESPONSIBLE FOR THE REDESIGN OR RECONSTRUCTION OF THE MODIFICATIONS. POTENTIAL MODIFICATIONS INCLUDE, BUT ARE NOT LIMITED TO DETENTION POND RETAINING WALLS AND OUTFALL STRUCTURE, PRIVATE WASTEWATER LIFT STATION, GROUND WATER WELL, STORM SEWER IMPROVEMENTS, ELECTRIC FACILITIES, SIGNAGE, RAILINGS AND LANDSCAPING. CONVERTING THE PUBLIC ACCESS EASEMENT TO A PUBLIC STREET RESULTS IN NON-COMFORMANCE TO STANDARD PUBLIC STREET DESIGN CRITERIA, INCLUDING STREET WIDTH, SIDEWALK LOCATIONS, STREET TREE LOCATIONS, FIRE HYDRANT LOCATIONS, STREET PROFILE GRADIENTS, PUBLIC UTILITY EASEMENT LOCATIONS AND SETBACK REQUIREMENTS. ANY IMPERVIOUS COVER THAT IS PART OF A PRIVATE DRIVE WITHIN THE PUBLIC ACCESS EASEMENT THAT CONVERTS TO PUBLIC RIGHT OF WAY, SHALL BE SUBTRACTED FROM THE PROVIDED IMPERVIOUS COVER TOTAL FOR THE PROJECT. IN ADDITION, IF THE CONVERSION OF THE PUBLIC ACCESS EASEMENT TO A PUBLIC STREET RESULTS IN AN INCREASE IN IMPERVIOUS COVER, THE CITY WILL BE RESPONSIBLE FOR WATER QUALITY TREATMENT AND STORM WATER DETENTION, INCLUDING TCEQ PERMITTING, IF THE ON-SITE PONDS DO NOT HAVE SUFFICIENT CAPACITY TO DETAIN OR TREAT THE STORMWATER RUNOFF FROM THE INCREASED IMPERVIOUS COVER.
- STORMWATER DRAINAGE DISCHARGE FROM WATER QUALITY POND AT THE SOUTHEAST AND NORTHEAST CORNERS OF THE PROPERTY SHALL BE ACROSS THE CITY OF BEE CAVE PROPERTY THROUGH THE DRAINAGE EASEMENT RECORDED UNDER DOC. NO. 2022078107 OF THE O.P.R.T.C.T. THE CITY SHALL HAVE THE RIGHT TO RELOCATE THIS DRAINAGE EASEMENT ON CITY PROPERTY AT ITS OWN EXPENSE.
- DRAINAGE EASEMENTS SHALL BE PROVIDED ON LOTS 2 AND 3 FOR THE BENEFIT OF LOTS 1 AND 4 RECORDED UNDER DOC. NO. \_\_\_\_\_.
- ANY EASEMENT REQUIRED BY THE CITY OF BEE CAVE OR OTHER AGENCY NOT DEDICATED BY THIS PLAT SHALL BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO ACCEPTANCE OF IMPROVEMENTS AND ISSUANCE OF CERTIFICATES OF OCCUPANCY.

**CITY CERTIFICATIONS**

THIS SUBDIVISION PLAT IS 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.

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_ CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_  
 ATTEST:

APPROVED BY: CITY COUNCIL, CITY OF BEE CAVE, TEXAS.

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_ CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_  
 ATTEST:

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

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_ CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_  
 ATTEST:

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 AM HEREBY AUTHORIZED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF BEE CAVE FOR RECORDING IN THE PLAT RECORDS

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_ CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_  
 ATTEST:

STATE OF TEXAS §  
 COUNTY OF TRAVIS §

I, REBECCA GUERRERO, 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 \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AT \_\_\_\_ O'CLOCK \_\_.M., AND DULY RECORDED ON  
 THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AT \_\_\_\_ O'CLOCK \_\_.M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY

AND STATE IN DOCUMENT NO. \_\_\_\_\_

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

REBECCA GUERRERO, COUNTY CLERK TRAVIS COUNTY, TEXAS

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

**THE BACKYARD SUBDIVISION**  
 FINAL PLAT OF THE BACKYARD SUBDIVISION,  
 BEING A REPLAT OF THE PLANET EARTH MUSIC  
 SUBDIVISION AS RECORDED IN DOCUMENT NO.  
 201000097 OF THE OFFICIAL PUBLIC RECORDS OF  
 TRAVIS COUNTY, TEXAS



PREPARED BY:

**Stantec**

1905 Aldrich Street, Suite 300  
 Austin, Texas 78723

Tel. (512) 328-0011 Fax (512) 328-0325  
 TBPELS # F-6324 & # 10194230  
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**SURVEYS:**

I & FN R.R. CO.  
 SURVEY #. 56, ABSTRACT # 2108  
 AND JOHN HOBSON  
 SURVEY # 327, ABSTRACT # 387

**OWNER:**

JPD BACKYARD FINANCE, LLC  
 13200 BEE CAVE PARKWAY  
 AUSTIN, TEXAS 78736

TOTAL LOTS: 4 LOTS

SCALE: 1"=100'

AREA: 35.139 ACRES

PREPARED DATE: AUGUST 8, 2022













# SWTCGCD-Permit-OP-LT-JPD-240320 V1

Final Audit Report

2024-07-10

Created:	2024-06-25
By:	Lane Cockrell (GeneralManager@swtcgcd.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAr47yUjLRgZR3HBLz1YanVytObGN7heTj

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