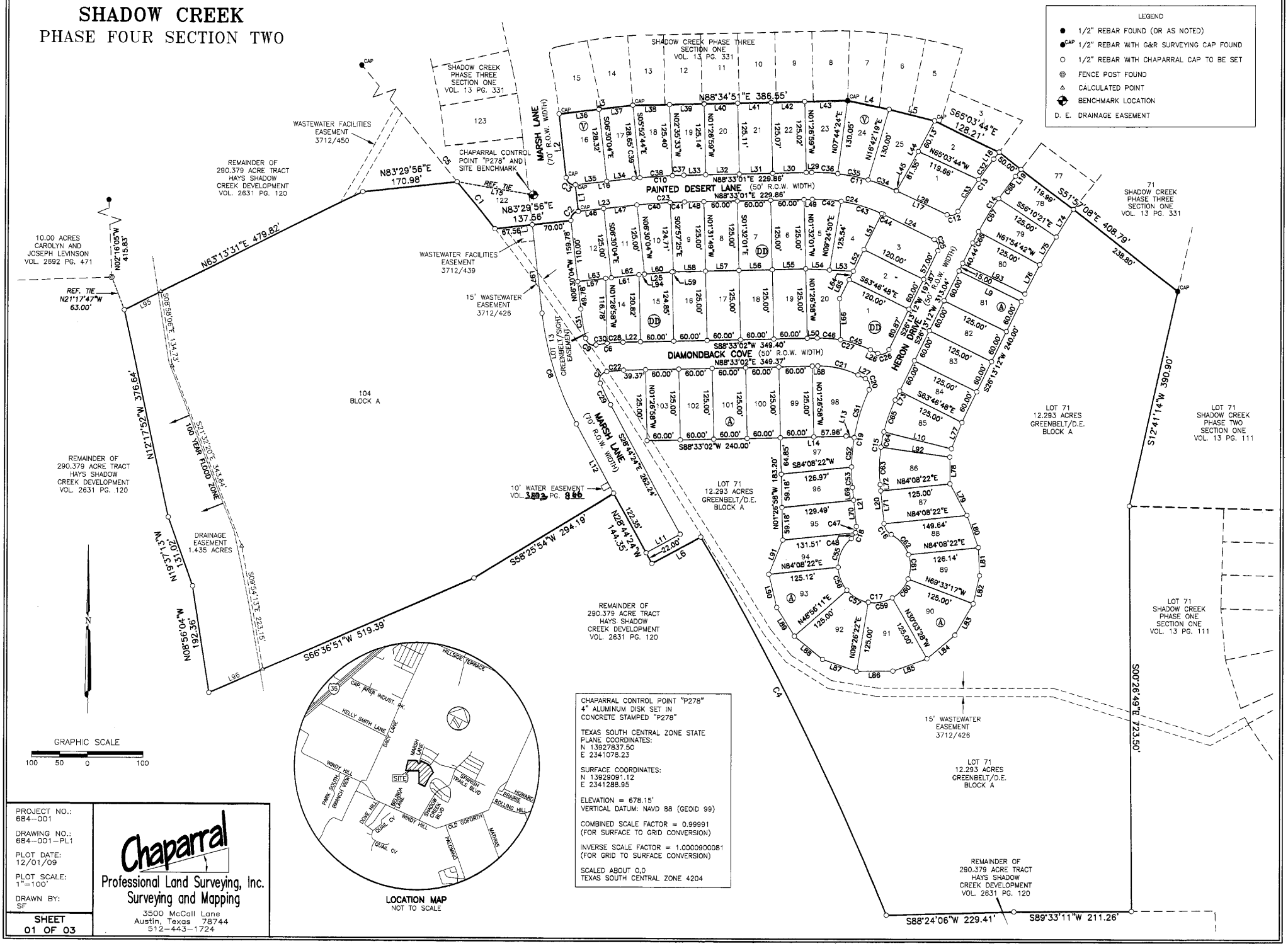
VOL. 15 PG. 286

SHADOW CREEK
PHASE FOUR SECTION TWO



PROJECT NO.: 684-001	Chaparral Professional Land Surveying, Inc. Surveying and Mapping
DRAWING NO.: 684-001-PL1	3500 McCall Lane Austin, Texas 78744 512-443-1724
PLOT DATE: 12/01/09	
PLOT SCALE: 1"=100'	
DRAWN BY: SF	
SHEET 01 OF 03	

PHOTOGRAPHIC MYLAR

Vol. 15 Pg. 287

SHADOW CREEK
PHASE FOUR SECTION TWO

CURVE TABLE							
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING	BEARING
C1	1°11'36"	5285.00'	55.03'	110.06'	110.06'	S38°19'55"E	(S40°10'35"E)
C2	89°59'29"	15.00'	15.00'	23.56'	21.21'	N38°29'40"E	(N38°29'56"E 21.21')
C3	90°00'31"	15.00'	15.00'	23.56'	21.21'	N51°29'48"W	(N51°30'04"W 21.21')
C4	8°10'00"	5285.00'	377.29'	753.31'	752.67'	N26°27'30"W	
C5	3°41'20"	5285.00'	170.19'	340.25'	340.20'	N40°46'23"W	(S40°10'35"E)
C6	8°34'03"	327.74'	24.55'	49.01'	48.96'	S84°13'46"W	
C7	105°46'26"	15.00'	19.82'	27.69'	23.92'	S29°22'49"W	
C8	22°14'20"	535.00'	105.15'	207.66'	206.36'	S17°37'14"E	
C9	92°40'35"	15.00'	15.72'	24.26'	21.70'	S57°42'13"E	

CURVE TABLE						
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C10	5°03'06"	1025.00'	45.21'	90.37'	90.34'	S86°01'29"W
C11	27°40'11"	325.00'	80.04'	156.95'	155.43'	N77°36'53"W
C12	87°00'10"	15.00'	14.24'	22.78'	20.65'	N72°43'07"E
C13	8°49'50"	750.00'	57.91'	115.59'	115.48'	S33°37'57"W
C14	11°49'40"	700.00'	72.51'	144.50'	144.25'	S32°08'02"W
C15	32°04'50"	275.00'	79.06'	153.98'	151.97'	S10°10'47"W
C16	56°15'04"	25.00'	13.36'	24.54'	23.57'	S33°59'10"E
C17	292°30'07"	65.00'	43.43'	331.83'	72.22'	N84°08'22"E
C18	56°15'05"	25.00'	13.36'	24.54'	23.57'	N22°15'53"E
C19	31°15'57"	325.00'	90.94'	177.35'	175.16'	S09°46'21"W
C20	89°11'07"	15.00'	14.79'	23.35'	21.06'	N19°11'11"W
C21	27°40'11"	155.00'	38.17'	74.85'	74.13'	N77°36'53"W
C22	6°14'46"	277.74'	15.15'	30.28'	30.26'	S85°23'25"W
C23	5°03'06"	975.00'	43.01'	85.96'	85.93'	S86°01'29"W
C24	27°40'11"	275.00'	67.72'	132.80'	131.52'	N77°36'53"W
C25	90°00'00"	15.00'	15.00'	23.56'	21.21'	N18°46'48"W
C26	90°00'00"	15.00'	15.00'	23.56'	21.21'	N71°13'12"E
C27	27°40'11"	205.00'	50.49'	99.00'	98.04'	N77°36'53"W
C28	5°00'26"	327.74'	14.33'	28.64'	28.63'	S86°00'34"W
C29	5°14'01"	465.00'	21.25'	42.47'	42.46'	S26°07'24"E
C30	3°33'37"	327.74'	10.19'	20.36'	20.36'	S81°43'33"W
C31	6°36'59"	465.00'	26.88'	53.70'	53.67'	S09°48'34"E
C32	3°28'30"	750.00'	22.75'	45.49'	45.48'	S36°18'37"W
C33	5°21'19"	750.00'	35.08'	70.10'	70.08'	S31°53'42"W
C34	9°30'57"	325.00'	27.05'	53.98'	53.91'	N68°32'16"W
C35	9°52'37"	325.00'	28.08'	56.03'	55.96'	N78°14'03"W
C36	8°16'37"	325.00'	23.52'	46.95'	46.91'	N87°18'40"W
C37	1°08'34"	1025.00'	10.22'	20.45'	20.45'	S87°58'44"W
C38	3°17'19"	1025.00'	29.42'	58.83'	58.83'	S85°45'47"W
C39	0°37'12"	1025.00'	5.55'	11.09'	11.09'	S83°48'32"W
C40	3°32'39"	975.00'	30.16'	60.31'	60.30'	S85°16'15"W
C41	1°30'27"	975.00'	12.83'	25.65'	25.65'	S87°47'48"W
C42	10°51'50"	275.00'	26.15'	52.14'	52.06'	N86°01'04"W
C43	16°01'17"	275.00'	38.70'	76.90'	76.65'	N72°34'30"W
C44	0°47'04"	275.00'	1.88'	3.76'	3.76'	N64°10'19"W
C45	15°50'56"	205.00'	28.54'	56.71'	56.53'	N71°42'16"W
C46	11°49'15"	205.00'	21.22'	42.29'	42.22'	N85°32'21"W
C47	26°01'06"	25.00'	5.78'	11.35'	11.26'	N07°08'54"E
C48	30°13'58"	25.00'	6.75'	13.19'	13.04'	N35°16'27"E
C49	2°57'05"	275.00'	7.08'	14.17'	14.16'	S85°32'41"W
C50	1°31'48"	275.00'	3.67'	7.34'	7.34'	S87°47'08"W
C51	15°35'07"	325.00'	44.48'	88.40'	88.13'	S17°36'46"W
C52	9°15'57"	325.00'	26.34'	52.56'	52.50'	S05°11'14"W
C53	6°24'54"	325.00'	18.21'	36.39'	36.37'	S02°39'11"E
C54	7°55'47"	25.00'	1.73'	3.46'	3.46'	N46°25'32"E
C55	51°57'25"	65.00'	31.67'	58.94'	56.94'	S24°24'43"W
C56	39°29'49"	65.00'	23.34'	44.81'	43.93'	S21°18'54"E
C57	39°29'49"	65.00'	23.34'	44.81'	43.93'	S60°48'44"E
C58	12°45'07"	65.00'	7.26'	14.47'	14.44'	N88°51'03"E
C59	39°29'49"	65.00'	23.34'	44.81'	43.93'	N79°41'27"E
C60	39°29'49"	65.00'	23.34'	44.81'	43.93'	N40°11'38"E
C61	39°29'49"	65.00'	23.34'	44.81'	43.93'	N00°41'49"E
C62	43°03'35"	65.00'	25.64'	48.85'	47.71'	N40°34'54"W
C63	13°55'21"	275.00'	33.58'	66.82'	66.66'	S01°06'03"W
C64	5°43'55"	275.00'	13.77'	27.51'	27.50'	S10°55'41"W
C65	2°25'34"	275.00'	29.94'	59.64'	59.52'	S20°00'25"W
C66	1°52'06"	700.00'	11.41'	22.83'	22.82'	S27°09'15"W
C67	5°44'21"	700.00'	35.09'	70.12'	70.09'	S30°57'29"W
C68	4°13'13"	700.00'	25.79'	51.56'	51.55'	S35°56'16"W

LINE TABLE			
No.	BEARING	LENGTH	RECORD
L1	N06°29'55"W	50.00'	(N06°30'04"W 50.00')
L2	N06°30'04"W	113.01'	(N06°30'04"W 113.01')
L3	N83°15'02"E	133.39'	(N83°15'02"E 133.39')
L4	S78°04'21"E	76.28'	(N78°04'21"W 76.28')
L5	S75°50'03"E	84.31'	(N75°50'03"W 84.31')

LINE TABLE		
No.	BEARING	LENGTH
L6	S61°15'36"W	100.12'
L7	S83°51'04"W	0.18'
L8	N79°53'44"E	0.30'
L9	S63°46'48"E	125.00'
L10	N76°12'22"W	125.00'
L11	S61°15'36"W	70.00'
L12	N28°44'24"W	139.89'
L13	S80°10'48"E	15.00'
L14	N88°33'02"E	117.96'
L15	S80°09'10"E	139.47'
L16	N83°29'51"E	105.90'
L17	S63°46'48"E	102.28'
L18	N38°04'46"E	15.83'
L19	S38°04'46"W	15.83'
L20	S05°51'38"E	70.72'
L21	N05°51'38"W	70.72'
L22	S88°33'02"W	31.39'
L23	N83°29'56"E	105.90'
L24	S63°46'48"E	101.24'
L25	N84°57'02"E	50.12'
L26	N63°46'48"W	14.71'
L27	N63°46'48"W	14.74'
L28	N63°46'48"W	101.34'
L29	S88°33'01"W	9.76'
L30	S88°33'01"W	60.26'
L31	S88°33'01"W	60.26'
L32	S88°33'01"W	60.26'
L33	S88°33'01"W	39.32'
L34	S83°29'56"W	48.90'
L35	S83°29'47"W	57.00'
L36	N83°15'02"E	72.00'
L37	N83°15'02"E	61.39'
L38	N88°35'01"E	66.19'
L39	N88°34'51"E	62.26'
L40	N88°34'51"E	60.26'
L41	N88°34'51"E	60.26'
L42	N88°34'51"E	60.26'
L43	N88°34'51"E	77.32'
L44	S28°46'01"W	141.49'
L45	S63°46'48"E	0.94'
L46	N83°29'56"E	45.88'
L47	N83°29'56"E	60.02'
L48	N88°33'01"E	35.00'
L49	N88°33'01"E	14.87'
L50	S88°33'02"W	18.01'
L51	S26°13'12"W	71.97'
L52	S26°13'12"W	42.87'
L53	N87°09'17"W	42.97'
L54	N87°09'17"W	42.98'
L55	S88°33'01"W	60.00'
L56	S88°33'01"W	60.00'
L57	S88°33'01"W	60.00'
L58	S88°33'01"W	57.54'
L59	S84°57'02"W	2.46'
L60	S84°57'02"W	52.58'
L61	N83°29'56"E	60.23'
L62	S83°29'56"W	60.02'
L63	S83°29'56"W	60.87'
L64	N26°13'12"E	17.13'
L65	N26°13'12"E	38.24'
L66	N01°26'57"W	73.88'
L67	N83°29'56"E	50.65'
L68	N88°33'02"E	10.00'

LINE TABLE		
No.	BEARING	LENGTH
L69	S05°51'38"E	22.69'
L70	S05°51'38"E	48.03'
L71	N05°51'38"W	59.52'
L72	N05°51'38"W	11.20'
L73	N26°13'12"E	17.60'
L74	S31°36'39"W	58.51'
L75	S30°57'29"W	57.57'
L76	S26°30'58"W	59.19'
L77	S22°11'25"W	50.00'
L78	S00°32'15"E	47.50'
L79	S28°21'07"E	64.42'
L80	S19°41'49"E	61.79'
L81	S02°38'31"E	50.89'
L82	S12°44'58"W	50.89'
L83	S30°19'10"W	65.16'
L84	S50°04'05"W	65.16'
L85	S69°49'00"W	65.16'
L86	S89°33'54"W	65.16'
L87	N70°41'11"W	65.16'
L88	N50°56'16"W	65.16'
L89	N31°53'45"W	60.54'
L90	N13°33'38"W	60.54'
L91	N21°46'43"E	66.60'
L92	S81°56'17"E	125.00'
L93	N63°46'48"W	125.00'
L94	N83°29'56"E	10.02'
L95	N63°13'31"E	73.41'
L96	S66°36'51"W	105.67'
L97	N06°30'04"W	159.78'

TOTAL NO. SINGLE FAMILY LOTS		57
TOTAL NO. GREENBELT, & DRAINAGE LOTS		2
TOTAL NO. SCHOOL LOT		1
TOTAL NO. BLOCKS		3

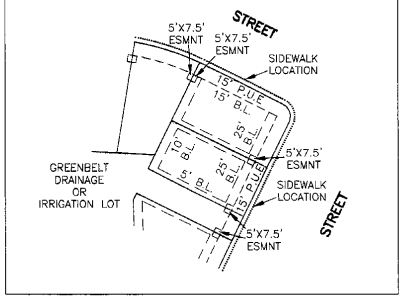
LOT AREA:	15,24,338 SQ. FT.	34.994 ACRES
STREET ROW AREA:	153,638 SQ. FT.	3.527 ACRES
TOTAL AREA:	1,677,976 SQ. FT.	38.521 ACRES

CENTERLINE STREET FOOTAGE			
STREET NAME	ROW WIDTH	LENGTH	TYPE
PAINTED DESERT LANE	50'	710'	LOCAL
HERON DRIVE	50'	792'	LOCAL
DIAMONDBACK COVE	50'	583'	LOCAL
MARSH LANE	70'	616'	COLLECTOR
TOTAL LINEAR FEET OF STREET ROW		2,701'	

SHADOW CREEK, PHASE FOUR SECTION TWO					
BLOCK A			BLOCK V		
LOT	AREA (SQ. FT.)	AREA (AC.)	LOT	AREA (SQ. FT.)	AREA (AC.)
71	535,475	12.293	1	9,603	0.220
78	7,726	0.177	2	7,415	0.170
79	8,010	0.184	16	9,179	0.211
80	7,661	0.176	17	7,796	0.179
81	7,500	0.172	18	7,915	0.182
82	7,500	0.172	19	7,7638	0.175
83	7,500	0.172	20	7,540	0.173
84	7,500	0.172	21	7,538	0.173
85	8,011	0.184	22	7,535	0.173
86	7,906	0.181	23	8,455	0.194
87	8,173	0.188	24	8,526	0.196
88	8,239	0.189	25	9,282	0.213
89	9,061	0.208	BLOCK DD		
90	10,741	0.247	LOT	AREA (SQ. FT.)	AREA (AC.)
91	10,741	0.247	1	10,746	0.247
92	10,741	0.247	2	7,200	0.165
93	10,204	0.234	3	8,591	0.197
94	7,256	0.167	4	7,166	0.165
95	7,765	0.178	5	6,928	0.159
96	7,531	0.173	6	7,500	0.172
97	7,709	0.177	7	7,500	0.172
98	10,561	0.242	8	7,500	0.172
99	7,500	0.172	9	7,384	0.170
100	7,500	0.172	10	7,062	0.162
101	7,500	0.172	11	7,503	0.172
102	7,500	0.172	12	7,561	0.174
103	7,500	0.172	13	5,168	0.119
104	511,078	11.733	14	7,101	0.163
			15	7,377	0.169
			16	7,500	0.172
			17	7,500	0.172
			18	7,500	0.172
			19	7,500	0.172
			20	8,081	0.186

TYPICAL LOT EASEMENTS

1. 25' FRONT RIGHT-OF-WAY BUILDING SETBACK LINE.
2. 15' SIDE RIGHT-OF-WAY BUILDING SETBACK LINE.
3. 10' REAR BUILDING SETBACK LINE.
4. 5' SIDE BUILDING SETBACK LINE.
5. 15' PUBLIC UTILITY EASEMENT ALONG ALL RIGHT-OF-WAYS.
6. SIDEWALK LOCATION IN RIGHT-OF-WAY.
7. 5'X7.5' P.U.E. ADJOINING 15' P.U.E. AT ALL FRONT LOT LINES, INCLUDING GREENBELT, DRAINAGE AND IRRIGATION LOTS, AS SHOWN.



Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724

PROJECT NO.: 684-001
DRAWING NO.: 684-001-PL1
PLOT DATE: 12/01/09
PLOT SCALE: 1"=100'
DRAWN BY: SF

SHEET 02 OF 03

PHOTOGRAPHIC MYLAR

SHADOW CREEK
PHASE FOUR SECTION TWO

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS:

THAT HAYS SHADOW CREEK DEVELOPMENT INC., A TEXAS CORPORATION, BEING OWNER OF 290.379 ACRES OUT OF THE JESSE B. EAVES SURVEY NO. 5, ABSTRACT NO. 166 IN HAYS COUNTY, TEXAS, AS CONVEYED BY DEED OF RECORD IN VOLUME 2631, PAGE 120 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND THAT HAYS CONSOLIDATED I.S.D., BEING OWNER OF 11.733 ACRES OUT OF THE JESSE B. EAVES SURVEY NO. 5, ABSTRACT NO. 166 IN HAYS COUNTY, TEXAS, AS CONVEYED BY DEED OF RECORD IN VOLUME 3712, PAGE 462 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY,

DO HEREBY SUBDIVIDE 38.521 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

"SHADOW CREEK PHASE FOUR SECTION TWO"

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE 4 DAY OF January, 2010 A.D.

BY: ~~RICHARD A. TOPPER, PRESIDENT~~ Lisa Stephens, Vice President
HAYS SHADOW CREEK DEVELOPMENT, INC.
3600 N. CAPITAL OF TEXAS, BLDG B, SUITE 320
AUSTIN, TEXAS 78746

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ~~RICHARD A. TOPPER~~ Lisa Stephens VKE PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE 4 DAY OF JANUARY, 2010, AD.

NOTARY PUBLIC, STATE OF TEXAS

KATHRYN J WILCOX
PRINTED NAME

JUNE 19, 2013
MY COMMISSION EXPIRES

KATHRYN J. WILCOX
Notary Public, State of Texas
My Commission Expires
June 19, 2013

WITNESS MY HAND THIS THE 5 DAY OF January, 2010 A.D.

BY:
JEREMY LYON
SUPERINTENDENT
HAYS CONSOLIDATED I.S.D.
21003 INTERSTATE 35
KYLE, TX 78640

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEREMY LYON SUPERINTENDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE 5 DAY OF January, 2010 AD.

NOTARY PUBLIC, STATE OF TEXAS

Charlene DeViney
PRINTED NAME

1-29-2011
MY COMMISSION EXPIRES

CHARLENE DEVINEY
Notary Public
State of Texas
Comm. Exp. 01-29-2011

SURVEYOR'S CERTIFICATION

I, JAMES REDMON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF CHAPTER 25 OF THE AUSTIN CITY CODE OF 1988 AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND MAY 30, 2009.

12-1-09
JAMES REDMON, R.P.L.S. 5848

STATE OF TEXAS
JAMES REDMON
5848
REGISTERED
PROFESSIONAL
LAND SURVEYOR

SURVEYING BY:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
(512) 443-1724

ENGINEER'S CERTIFICATION:

I, HANK B. SMITH, A LICENSED PROFESSIOANL ENGINEER, DO HEREBY CERTIFY THAT THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. A PORTION OF THIS TRACT LIES WITHIN ZONE "A" (NO BASE FLOOD ELEVATIONS DETERMINED), FLOOD INSURANCE ADMINISTRATION FIRM PANEL 48209C0290F, DATED SEPTEMBER 2, 2005 FOR HAYS COUNTY, TEXAS AND INCORPORATED AREAS.

12-4-09
HANK B. SMITH, P.E.

HANK B. SMITH
103677
LICENSED
PROFESSIONAL
ENGINEER

ENGINEERING BY:
TEXAS ENGINEERING SOLUTIONS, LLC
5000 BEE CAVES RD, STE 206
AUSTIN, TX 78746
O: 512 904-0505
F: 512 904-0509

SHADOW CREEK PHASE FOUR SECTION TWO IS LOCATED ENTIRELY WITHIN THE BOUNDARIES AND SERVICE AREA OF GOFORTH SPECIAL UTILITY DISTRICT AND THE NORTH HAYS COUNTY M.U.D. NO. 1 WATER AND WASTEWATER SERVICE, AS REGULATED BY THE TEXAS COMMISSION ON THE ENVIRONMENTAL QUALITY, WILL BE PROVIDED TO ALL LOTS REQUIRING SERVICE THROUGH THE DISTRICTS PUBLIC WATER AND WASTEWATER SYSTEM.

GOFORTH SPECIAL UTILITY DISTRICT
MARIO TOBIAS, GENERAL MANAGER — 1-7-10 DATE

NORTH HAYS COUNTY M.U.D. NO. 1
MICHAEL CHASE, PRESIDENT — 1/4/2010 DATE

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATE, TO-WIT:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE - APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY ENVIRONMENTAL HEATH.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

JERRY BORCHERDING, DIRECTOR
HAYS COUNTY ENVIRONMENTAL HEATH/ — 12/15/09 DATE

TOM POPE
HAYS COUNTY FLOODPLAIN ADMINISTRATOR — 12-16-09 DATE

THE STATE OF TEXAS
COUNTY OF HAYS

I, LINDA FRITSCHE, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE

ON THE 12 DAY OF January A.D. 2010 AT 10:38 O'CLOCK A M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN BOOK 15, PAGE(S) 286-288 WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 12 DAY OF January, 2010 AD.

BY Linda Fritsche by: alisha Deputy
LINDA FRITSCHE
COUNTY CLERK
HAYS COUNTY, TEXAS

1. THIS FINAL PLAT IS LOCATED ENTIRELY WITHIN HAYS COUNTY, ENTIRELY WITHIN THE BOUNDARY OF THE NORTH HAYS COUNTY M.U.D. NO.1.

2. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.

3. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE BARTON SPRINGS SEGMENT OF THE EDWARDS AQUIFER.

4. THIS PLAT IS LOCATED WITHIN THE BOUNDARY OF THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.

5. A PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100-YEAR FLOOD PLAIN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP NO. 48209C0290F, EFFECTIVE DATE OF SEPTEMBER 2, 2005. AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

6. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY REQUIREMENTS AND APPROVED BY THE HAYS COUNTY ROAD DEPARTMENT AND UPON ACCEPTANCE SHALL BE DEDICATED TO THE COUNTY FOR MAINTENANCE.

7. STREETS TO BE ACCESSED WILL BE CONSTRUCTED WITH CURB AND GUTTER.

8. LINEAR FOOTAGE OF STREET IMPROVEMENTS: 2,701 LF.

9. THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE HAYS COUNTY REQUIREMENTS AS APPLICABLE TO THIS DEVELOPMENT.

10. AREA WITHIN NEW ROAD RIGHT-OF-WAY = 3.527 ACRES.

11. ALL STREETS TO BE PAVED, PUBLIC AND MAINTAINED BY THE COUNTY.

12. NO OBJECT INCLUDING FENCING OR LANDSCAPING WHICH WOULD INTERFERE WITH CONVEYANCE OF STORM WATER SHALL BE PLACED OR ERECTED WITHIN DRAINAGE EASEMENTS.

13. GREENBELT/DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

14. SIDEWALKS SHALL BE CONSTRUCTED ALONG BOTH SIDES OF EACH RESIDENTIAL STREET.

15. THIS SUBDIVISION IS WITHIN THE ETJ OF CITY OF KYLE.

16. GAS IS PROVIDED BY CENTERPOINT ENERGY.

17. TELEPHONE/CABLE PROVIDED BY GRANDE COMMUNICATION.

18. ELECTRICITY PROVIDED BY PEDERNALES ELECTRIC COMPANY.

19. THE WASTEWATER TREATMENT PLANT IS OWNED BY NORTH HAYS COUNTY MUD #1 AND OPERATED BY GUADALUPE-BLANCO RIVER AUTHORITY OF TEXAS.

20. WASTEWATER SERVICES IS PROVIDED BY NORTH HAYS COUNTY MUD #1 (SEE NOTE ABOVE).

21. WATER IS PROVIDED BY GOFORTH SPECIAL UTILITY DISTRICT.

22. THE REQUIREMENT CONCERNING CONSTRUCTION STANDARDS FOR MAILBOXES INSTALLED WITHIN THE RIGHT-OF-WAY OF STREETS AND HIGHWAYS AND REQUIRING ALL SUCH MAILBOXES TO BE MADE OF COLLAPSIBLE MATERIALS, AS DEFINED IN THE ORDINANCE.

IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS (A) A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE ROAD DEPARTMENT OF HAYS COUNTY AND (B) THE DRIVEWAY SATISFIES THE REQUIREMENT FOR DRIVEWAYS SET FORTH IN SECTIONS 7.4 AND 7.5 OF THE HAYS COUNTY SUBDIVISION REGULATIONS.

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF HAYS COUNTY TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES DELINEATED AND 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 SHALL BE THE RESPONSIBILITY OF THE OWNER AND OR THE DEVELOPER OF THE TRACT OF, LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS AND THE COMMISSIONERS OF HAYS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

THE STATE OF TEXAS
COUNTY OF HAYS

I, LINDA FRITSCHE, CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON 15 DAY OF December, 2009 A.D., THE COMMISSIONERS COURT QOURT OF HAYS COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND SAID ORDER HAS BEEN ENTERED IN THE MINUTES OF SAID COURT IN BOOK 11, PAGE 588.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE 15 DAY OF December, 2009 A.D.

BY
LIZ SUMTER
COUNTY JUDGE
HAYS COUNTY, TEXAS

BY Linda Fritsche by: alisha Deputy
LINDA FRITSCHE
COUNTY CLERK
HAYS COUNTY, TEXAS

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724

PROJECT NO.: 684-001
DRAWING NO.: 684-001-PL1
PLOT DATE: 12/01/09
PLOT SCALE: 1"=100'
DRAWN BY: SF
SHEET 03 OF 03

PHOTOGRAPHIC MYLAR

Hays County
Linda C. Fritsche
County Clerk
San Marcos, Texas 78666

Instrument Number: 2010-10000752

As

Recorded On: January 12, 2010 **PLAT FILING**

Parties: SHADOW CREEK PH 4 SEC 2 **Billable Pages: 3**

To **Number of Pages: 5**

Comment:

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

PLAT FILING	156.00
Total Recording:	**156.00**

********** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT **********

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2010-10000752
Receipt Number: 236802
Recorded Date/Time: January 12, 2010 10:38:12A
Book-Vol/Pg: BK-OPR VL-3806 PG-243
User / Station: A Herzog - Cashiering #4

Record and Return To:

COUNTY COURT OF HAYS COUNTY, TEXAS

State of Texas |
County of Hays

I hereby certify that this instrument was filed for record in my office on the date and time stamped hereon and was recorded on the volume and page of the named records of Hays County, Texas

Linda C. Fritsche

Linda C. Fritsche, County Clerk

10000752 Bk OPR Vol 3806 Pg 244

PLAT RECORDING INFORMATION

The following plat has been filed for record and appears in the Volume and Page(s) indicated below in the Plat Records of Hays County, Texas.

SUBDIVISION NAME: Shadow Creek

PROPERTY DESCRIPTION: Shawdow Creek Ph. 4 Sec 2

OWNER(S): Hays Shadow Creek Development Inc.

PLAT VOLUME 15 **PAGE(S)** 282 - 288

THE FOLLOWING PAGES CONTAIN THE ORIGINAL TAX CERTIFICATES FROM EACH TAXING UNIT WITH JURISDICTION OF THE REAL PROPERTY INDICATING THAT NO DELINQUENT AD VALOREM TAXES ARE OWED ON THE REAL PROPERTY

[Pursuant to Section 12.002 of the Texas Property Code]

Iss. Date : 1/6/2010

TAX CERTIFICATE

Luanne Caraway Tax Assessor-Collector, Hays County

102 N. LBJ Dr.
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5517

Bk	Vol	Pg
10000752 OPR	3806	245

This certificate includes tax years up to 2009

Entities to which this certificate applies:

SHA - Hays Consolidated ISD
WPC - Plum Creek Groundwater District
FNE - Hays Co ESD #8
PCC - Plum Creek Conservation District
RSP - Special Road Dist
GHA - Hays County
ENE - Northeast Hays Co. ESD #2

Property Information

Property ID : 10-0166-0137-00000-2
Quick-Ref ID : R13995

DACY LN KYLE TX 78640

A0166 JESSE B EAVES SURVEY, ACRES 50.123

Value Information

Land HS	:	$0.00
Land NHS	:	$0.00
Imp HS	:	$0.00
Imp NHS	:	$15,000.00
Ag Mkt	:	$148,350.00
Ag Use	:	$4,910.00
Tim Mkt	:	$0.00
Tim Use	:	$0.00
HS Cap Adj	:	$0.00
Assessed	:	$19,910.00

Owner Information

Owner ID : O0091078

HAYS SHADOW CREEK DEVELOPMENT
3600 N CAPITAL OF TEXAS HWY STE B-
AUSTIN, TX 78746

Ownership: 100.00%

Suit Information: 00-0447

This Document is to certify that after a careful check of the Tax Records of this Office, the following Current or Delinquent Taxes, Penalties, and Interest are due on the Property for the Taxing Entities described above:

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
PCC	2009	3.68	0.00	0.00	0.00	0.00
SHA	2009	290.94	0.00	0.00	0.00	0.00
RSP	2009	10.17	0.00	0.00	0.00	0.00
WPC	2009	3.68	0.00	0.00	0.00	0.00
GHA	2009	83.25	0.00	0.00	0.00	0.00
FNE	2009	19.91	0.00	0.00	0.00	0.00
ENE	2009	5.97	0.00	0.00	0.00	0.00

Total for current bills if paid by 1/31/2010 : $0.00
Total due on all bills 1/31/2010 : $0.00
2009 taxes paid for entity PCC $3.68
2009 taxes paid for entity SHA $290.94
2009 taxes paid for entity RSP $10.17
2009 taxes paid for entity WPC $3.68
2009 taxes paid for entity GHA $83.25
2009 taxes paid for entity FNE $19.91
2009 taxes paid for entity ENE $5.97
2009 Total Taxes Paid : $417.60
Date of Last Payment : 01/06/10

If applicable, the above-described property is receiving special valuation based on its use. Additional rollback taxes that may become due based on the provisions of the special valuation are not indicated in this document.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43, Paragraph (i) of the Texas Property Tax Code.

© 2003 Tyler Technologies, Inc.

Valerie Dickson, Deputy Signature of Authorized Officer of the Tax Office	Date of Issue : 01/06/2010 Requestor : HAYS SHADOW CREEK DEVELOPMENT Receipt : SM-2010-419770 Fee Paid : $10.00 Payer : TEXAS ENGINEERING SOLUTIONS INC

	Bk	Vol	Pg
10000752	OPR	3806	246

© 2003 Tyler Technologies, Inc.

TAX RECEIPT

Luanne Caraway Tax Assessor-Collector, Hays County
102 N. LBJ Dr.
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5517

Receipt Number: **SM-2010-419762**

10000752 OPR Bk Vol 3806 Pg 247

Payor:	HAYS SHADOW CREEK DEVELOPMENT (O0091078) 3600 N CAPITAL OF TEXAS HWY STE B- AUSTIN, TX 78746	Owner:	HAYS SHADOW CREEK DEVELOPMENT (O0091078) 3600 N CAPITAL OF TEXAS HWY STE B- AUSTIN, TX 78746

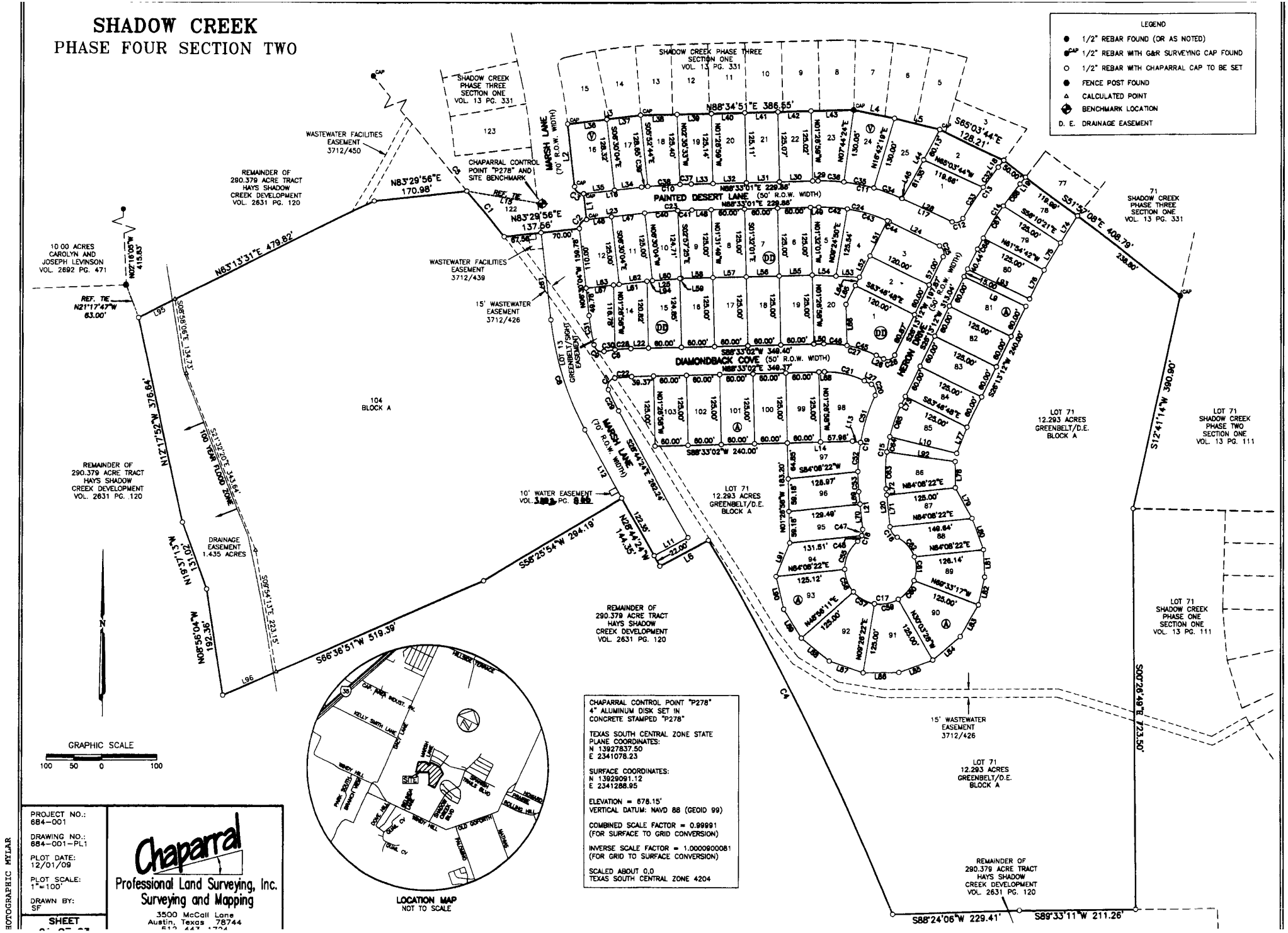
Quick Ref ID:	R13995	Property:	10-0166-0137-00000-2
Owner:	HAYS SHADOW CREEK DEVELOPMENT (O0091078) - 100%	Legal Description:	A0166 JESSE B EAVES SURVEY, ACRES 50.123
Owner Address:	3600 N CAPITAL OF TEXAS HWY STE B- AUSTIN, TX 78746	Situs Address:	DACY LN KYLE TX 78640

Tax Year/Taxing Unit	Taxable Value	Tax Rate	Levy	Tax Paid	Amount Paid
2009					
Plum Creek	19,910	0.018500	3.68	3.68	3.68
Hays Consolidated	19,910	1.461300	290.94	290.94	290.94
Special Road Dist	19,910	0.051100	10.17	10.17	10.17
Plum Creek	19,910	0.018500	3.68	3.68	3.68
Hays County	19,910	0.418100	83.25	83.25	83.25
Hays Co ESD #8	19,910	0.100000	19.91	19.91	19.91
Northeast Hays Co.	19,910	0.030000	5.97	5.97	5.97

Total Payment Amount	**417.60**
Check Payment (Ref # 2432) Tendered	417.60
Total Tendered	**417.60**

Date Paid: 01/06/2010
Effective Date: 01/06/2010
Station: valerie
Cashier: ValerieD

SHADOW CREEK
PHASE FOUR SECTION TWO



SHADOW CREEK
PHASE FOUR SECTION TWO

CURVE TABLE							
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING	BEARING
C1	1°11'36"	5285.00'	55.03'	110.06'	110.06'	S38°19'55"E	(S40°10'35"E)
C2	89°59'29"	15.00'	15.00'	23.56'	21.21'	N38°29'40"E	(N38°29'58"E 21.21')
C3	90°00'31"	15.00'	15.00'	23.56'	21.21'	N51°29'48"W	(N51°30'04"W 21.21')
C4	8°10'00"	5285.00'	377.29'	753.31'	752.67'	N26°27'30"W	
C5	3°41'20"	5285.00'	170.19'	340.25'	340.20'	N40°46'23"W	(S40°10'35"E)
C6	8°34'03"	327.74'	24.55'	49.01'	48.96'	S84°13'46"W	
C7	105°46'26"	15.00'	19.82'	27.69'	23.92'	S29°22'49"W	
C8	22°14'20"	535.00'	105.15'	207.66'	206.36'	S17°37'14"E	
C9	92°40'35"	15.00'	15.72'	24.26'	21.70'	S57°42'13"E	

CURVE TABLE						
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C10	5°03'06"	1025.00'	45.21'	90.37'	90.34'	S86°01'29"W
C11	27°40'11"	325.00'	80.04'	156.95'	155.43'	N77°36'53"W
C12	87°00'10"	15.00'	14.24'	22.78'	20.65'	N72°43'07"E
C13	8°49'50"	750.00'	57.91'	115.59'	115.48'	S33°37'57"W
C14	11°49'40"	700.00'	72.51'	144.50'	144.25'	S32°08'02"W
C15	32°04'50"	275.00'	79.06'	153.98'	151.97'	S10°10'47"W
C16	56°15'04"	25.00'	13.36'	24.54'	23.57'	S33°59'10"E
C17	292°30'07"	65.00'	43.43'	331.83'	72.22'	N84°08'22"E
C18	56°15'05"	25.00'	13.36'	24.54'	23.57'	N22°15'53"E
C19	31°15'57"	325.00'	90.94'	177.35'	175.16'	S09°46'21"W
C20	89°11'07"	15.00'	14.79'	23.35'	21.06'	N19°11'11"W
C21	27°40'11"	155.00'	38.17'	74.85'	74.13'	N77°36'53"W
C22	6°14'46"	277.74'	15.15'	30.28'	30.26'	S85°23'25"W
C23	5°03'06"	975.00'	43.01'	85.96'	85.93'	S86°01'29"W
C24	27°40'11"	275.00'	67.72'	132.80'	131.52'	N77°36'53"W
C25	90°00'00"	15.00'	15.00'	23.56'	21.21'	N18°46'48"W
C26	90°00'00"	15.00'	15.00'	23.56'	21.21'	N71°13'12"E
C27	27°40'11"	205.00'	50.49'	99.00'	98.04'	N77°36'53"W
C28	5°00'26"	327.74'	14.33'	28.64'	28.63'	S86°00'34"W
C29	5°14'01"	465.00'	21.25'	42.47'	42.46'	S26°07'24"E
C30	3°33'37"	327.74'	10.19'	20.36'	20.36'	S81°43'33"W
C31	6°36'59"	465.00'	26.88'	53.70'	53.67'	S09°48'34"E
C32	3°28'30"	750.00'	22.75'	45.49'	45.48'	S36°18'37"W
C33	5°21'19"	750.00'	35.08'	70.10'	70.08'	S31°53'42"W
C34	9°30'57"	325.00'	27.05'	53.98'	53.91'	N68°32'16"W
C35	9°52'37"	325.00'	28.08'	56.03'	55.96'	N78°14'03"W
C36	8°16'37"	325.00'	23.52'	46.95'	46.91'	N87°18'40"W
C37	1°08'34"	1025.00'	10.22'	20.45'	20.45'	S87°58'44"W
C38	3°17'19"	1025.00'	29.42'	58.83'	58.83'	S85°45'47"W
C39	0°37'12"	1025.00'	5.55'	11.09'	11.09'	S83°48'32"W
C40	3°32'39"	975.00'	30.16'	60.31'	60.30'	S85°16'15"W
C41	1°30'27"	975.00'	12.83'	25.65'	25.65'	S87°47'48"W
C42	10°51'50"	275.00'	26.15'	52.14'	52.06'	N86°01'04"W
C43	16°01'17"	275.00'	38.70'	76.90'	76.65'	N72°34'30"W
C44	0°47'04"	275.00'	1.88'	3.76'	3.76'	N64°10'19"W
C45	15°50'56"	205.00'	28.54'	56.71'	56.53'	N71°42'16"W
C46	11°49'15"	205.00'	21.22'	42.29'	42.22'	N85°32'21"W
C47	26°01'06"	25.00'	5.78'	11.35'	11.26'	N07°08'54"E
C48	30°13'58"	25.00'	6.75'	13.19'	13.04'	N35°16'27"E
C49	2°57'05"	275.00'	7.08'	14.17'	14.16'	S85°32'41"W
C50	1°31'48"	275.00'	3.67'	7.34'	7.34'	S87°47'08"W
C51	15°35'07"	325.00'	44.48'	88.40'	88.13'	S17°36'46"W
C52	9°15'57"	325.00'	26.34'	52.56'	52.50'	S05°11'14"W
C53	6°24'54"	325.00'	18.21'	36.39'	36.37'	S02°39'11"E
C54	7°55'47"	25.00'	1.73'	3.46'	3.46'	N46°25'32"E
C55	51°57'25"	65.00'	31.67'	58.94'	56.94'	S24°24'43"W
C56	39°29'49"	65.00'	23.34'	44.81'	43.93'	S21°18'54"E
C57	39°29'49"	65.00'	23.34'	44.81'	43.93'	S60°48'44"E
C58	12°45'07"	65.00'	7.26'	14.47'	14.44'	N88°51'03"E
C59	39°29'49"	65.00'	23.34'	44.81'	43.93'	N79°41'27"E
C60	39°29'49"	65.00'	23.34'	44.81'	43.93'	N40°11'38"E
C61	39°29'49"	65.00'	23.34'	44.81'	43.93'	N00°41'49"E
C62	43°03'35"	65.00'	25.64'	48.85'	47.71'	N40°34'54"W
C63	13°55'21"	275.00'	33.58'	66.82'	66.66'	S01°06'03"W
C64	5°43'55"	275.00'	13.77'	27.51'	27.50'	S10°55'41"W
C65	2°25'34"	275.00'	29.94'	59.64'	59.52'	S20°00'25"W
C66	1°52'06"	700.00'	11.41'	22.83'	22.82'	S27°09'15"W
C67	5°44'21"	700.00'	35.09'	70.12'	70.09'	S30°57'29"W
C68	4°13'13"	700.00'	25.79'	51.56'	51.55'	S35°56'16"W

LINE TABLE			
No.	BEARING	LENGTH	RECORD
L1	N06°29'55"W	50.00'	(N06°30'04"W 50.00')
L2	N06°30'04"W	113.01'	(N06°30'04"W 113.01')
L3	N83°15'02"E	133.39'	(N83°15'02"E 133.39')
L4	S78°04'21"E	76.28'	(N78°04'21"W 76.28')
L5	S75°50'03"E	84.31'	(N75°50'03"W 84.31')

LINE TABLE		
No.	BEARING	LENGTH
L6	S61°15'36"W	100.12'
L7	S83°51'04"W	0.18'
L8	N79°53'44"E	0.30'
L9	S63°46'48"E	125.00'
L10	N76°12'22"W	125.00'
L11	S61°15'36"W	70.00'
L12	N28°44'24"W	139.89'
L13	S80°10'48"E	15.00'
L14	N88°33'02"E	117.96'
L15	S80°09'10"E	139.47'
L16	N83°29'51"E	105.90'
L17	S63°46'48"E	102.28'
L18	N38°04'46"E	15.83'
L19	S38°04'46"W	15.83'
L20	S05°51'38"E	70.72'
L21	N05°51'38"W	70.72'
L22	S88°33'02"W	31.39'
L23	N83°29'56"E	105.90'
L24	S63°46'48"E	101.24'
L25	N84°57'02"E	50.12'
L26	N63°46'48"W	14.71'
L27	N63°46'48"W	14.74'
L28	N63°46'48"W	101.34'
L29	S88°33'01"W	9.76'
L30	S88°33'01"W	60.26'
L31	S88°33'01"W	60.26'
L32	S88°33'01"W	60.26'
L33	S88°33'01"W	39.32'
L34	S83°29'56"W	48.90'
L35	S83°29'47"W	57.00'
L36	N83°15'02"E	72.00'
L37	N83°15'02"E	61.39'
L38	N88°35'01"E	66.19'
L39	N88°34'51"E	62.26'
L40	N88°34'51"E	60.26'
L41	N88°34'51"E	60.26'
L42	N88°34'51"E	60.26'
L43	N88°34'51"E	77.32'
L44	S28°46'01"W	141.49'
L45	S63°46'48"E	0.94'
L46	N83°29'56"E	45.88'
L47	N83°29'56"E	60.02'
L48	N88°33'01"E	35.00'
L49	N88°33'01"E	14.87'
L50	S88°33'02"W	18.01'
L51	S26°13'12"W	71.97'
L52	S26°13'12"W	42.87'
L53	N87°09'17"W	42.97'
L54	N87°09'17"W	42.98'
L55	S88°33'01"W	60.00'
L56	S88°33'01"W	60.00'
L57	S88°33'01"W	60.00'
L58	S88°33'01"W	57.54'
L59	S84°57'02"W	2.46'
L60	S84°57'02"W	52.58'
L61	N83°29'56"E	60.23'
L62	S83°29'56"W	60.02'
L63	S83°29'56"W	60.87'
L64	N26°13'12"E	17.13'
L65	N26°13'12"E	38.24'
L66	N01°26'57"W	73.88'
L67	N83°29'56"E	50.65'
L68	N88°33'02"E	10.00'

LINE TABLE		
No.	BEARING	LENGTH
L69	S05°51'38"E	22.69'
L70	S05°51'38"E	48.03'
L71	N05°51'38"W	59.52'
L72	N05°51'38"W	11.20'
L73	N26°13'12"E	17.60'
L74	S31°36'39"W	58.51'
L75	S30°57'29"W	57.57'
L76	S26°30'58"W	59.19'
L77	S22°11'25"W	50.00'
L78	S00°32'15"E	47.50'
L79	S28°21'07"E	64.42'
L80	S19°41'49"E	61.79'
L81	S02°38'31"E	50.89'
L82	S12°44'58"W	50.89'
L83	S30°19'10"W	65.16'
L84	S50°04'05"W	65.16'
L85	S69°49'00"W	65.16'
L86	S89°33'54"W	65.16'
L87	N70°41'11"W	65.16'
L88	N50°56'16"W	65.16'
L89	N31°53'45"W	60.54'
L90	N13°33'38"W	60.54'
L91	N21°46'43"E	66.60'
L92	S81°56'17"E	125.00'
L93	N63°46'48"W	125.00'
L94	N83°29'56"E	10.02'
L95	N63°13'31"E	73.41'
L96	S66°36'51"W	105.67'
L97	N06°30'04"W	159.78'

TOTAL NO. SINGLE FAMILY LOTS	57
TOTAL NO. GREENBELT, & DRAINAGE LOTS	2
TOTAL NO. SCHOOL LOT	1
TOTAL NO. BLOCKS	3

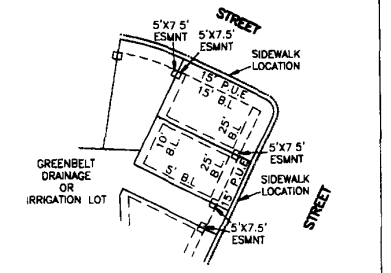
LOT AREA:	15,24,338 SQ. FT	34.994 ACRES
STREET ROW AREA:	153,638 SQ. FT.	3.527 ACRES
TOTAL AREA:	1,677,976 SQ. FT.	38.521 ACRES

CENTERLINE STREET FOOTAGE			
STREET NAME	ROW WIDTH	LENGTH	TYPE
PAINTED DESERT LANE	50'	710'	LOCAL
HERON DRIVE	50'	792'	LOCAL
DIAMONDBACK COVE	50'	583'	LOCAL
MARSH LANE	70'	616'	COLLECTOR
TOTAL LINEAR FEET OF STREET ROW		2,701'	

SHADOW CREEK, PHASE FOUR SECTION TWO					
BLOCK A			BLOCK V		
LOT	AREA (SQ. FT.)	AREA (AC.)	LOT	AREA (SQ. FT.)	AREA (AC.)
71	535,475	12.293	1	9,603	0.220
78	7,726	0.177	2	7,415	0.170
79	8,010	0.184	16	9,179	0.211
80	7,661	0.176	17	7,796	0.179
81	7,500	0.172	18	7,915	0 182
82	7,500	0 172	19	7,7638	0.175
83	7,500	0.172	20	7,540	0.173
84	7,500	0 172	21	7,538	0 173
85	8,011	0.184	22	7,535	0 173
86	7,906	0.181	23	8,455	0.194
87	8,173	0 188	24	8,526	0 196
88	8,239	0.189	25	9,282	0.213
89	9,061	0.208	BLOCK DD		
90	10,741	0.247	LOT	AREA (SQ. FT.)	AREA (AC.)
91	10,741	0.247	1	10,746	0.247
92	10,741	0.247	2	7,200	0.165
93	10,204	0.234	3	8,591	0.197
94	7,256	0.167	4	7,166	0.165
95	7,765	0.178	5	6,928	0.159
96	7,531	0.173	6	7,500	0.172
97	7,709	0.177	7	7,500	0 172
98	10,561	0.242	8	7,500	0.172
99	7,500	0.172	9	7,384	0.170
100	7,500	0.172	10	7,062	0.162
101	7,500	0.172	11	7,503	0.172
102	7,500	0.172	12	7,561	0.174
103	7,500	0.172	13	5,168	0.119
104	511,078	11.733	14	7,101	0.163
			15	7,377	0.169
			16	7,500	0.172
			17	7,500	0.172
			18	7,500	0.172
			19	7,500	0.172
			20	8,081	0.186

TYPICAL LOT EASEMENTS

1. 25' FRONT RIGHT-OF-WAY BUILDING SETBACK LINE.
2. 15' SIDE RIGHT-OF-WAY BUILDING SETBACK LINE.
3. 10' REAR BUILDING SETBACK LINE.
4. 5' SIDE BUILDING SETBACK LINE.
5. 15' PUBLIC UTILITY EASEMENT ALONG ALL RIGHT-OF-WAYS
6. SIDEWALK LOCATION IN RIGHT-OF-WAY.
7. 5'X7.5' P.U.E. ADJOINING 15' P.U.E. AT ALL FRONT LOT LINES, INCLUDING GREENBELT, DRAINAGE AND IRRIGATION LOTS, AS SHOWN.



Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724

PROJECT NO.: 684-001
DRAWING NO.: 684-001-PL1
PLOT DATE: 12/01/09
PLOT SCALE: 1"=100'
DRAWN BY: SF
SHEET 02 OF 03

DOGRAPHIC MYLAR

SHADOW CREEK
PHASE FOUR SECTION TWO

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS:

THAT HAYS SHADOW CREEK DEVELOPMENT INC., A TEXAS CORPORATION, BEING OWNER OF 290.379 ACRES OUT OF THE JESSE B. EAVES SURVEY NO. 5, ABSTRACT NO. 166 IN HAYS COUNTY, TEXAS, AS CONVEYED BY DEED OF RECORD IN VOLUME 2631, PAGE 120 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND THAT HAYS CONSOLIDATED I.S.D., BEING OWNER OF 11.733 ACRES OUT OF THE JESSE B. EAVES SURVEY NO. 5, ABSTRACT NO. 166 IN HAYS COUNTY, TEXAS, AS CONVEYED BY DEED OF RECORD IN VOLUME 3712, PAGE 462 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY,

DO HEREBY SUBDIVIDE 38.521 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

"SHADOW CREEK PHASE FOUR SECTION TWO"

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE 4 DAY OF January, 2010 A.D.

BY: Liz Sumter
~~RICHARD A. TOPPER, PRESIDENT~~ Liz Sumter, Vice President
HAYS SHADOW CREEK DEVELOPMENT, INC
3600 N. CAPITAL OF TEXAS, BLDG B, SUITE 320
AUSTIN, TEXAS 78746

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Liz Sumter ~~RICHARD A. TOPPER~~ VICE PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE 4 DAY OF JANUARY, 2010 AD.

NOTARY PUBLIC, STATE OF TEXAS
Kathryn J. Wilcox
PRINTED NAME
JUNE 19, 2013
MY COMMISSION EXPIRES

KATHRYN J. WILCOX
Notary Public, State of Texas
My Commission Expires
June 19, 2013

WITNESS MY HAND THIS THE 5 DAY OF January, 2010 A.D.

BY: Jeremy Lyon
JEREMY LYON
SUPERINTENDENT
HAYS CONSOLIDATED I.S.D
21003 INTERSTATE 35
KYLE, TX 78640

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEREMY LYON SUPERINTENDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE 5 DAY OF January, 2010 AD.

NOTARY PUBLIC, STATE OF TEXAS
Charlene DeViney
PRINTED NAME
1-29-2011
MY COMMISSION EXPIRES

CHARLENE DEVINEY
Notary Public
State of Texas
Comm Exp. 01-29-2011

SURVEYOR'S CERTIFICATION

I, JAMES REDMON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF CHAPTER 25 OF THE AUSTIN CITY CODE OF 1988 AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND MAY 30, 2009.

12-1-09
JAMES REDMON, R.P.L.S. 5848

STATE OF TEXAS
REGISTERED
JAMES REDMON
5848
PROFESSIONAL
LAND SURVEYOR

SURVEYING BY:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
(512) 443-1724

ENGINEER'S CERTIFICATION:

I, HANK B. SMITH, A LICENSED PROFESSIOANL ENGINEER, DO HEREBY CERTIFY THAT THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. A PORTION OF THIS TRACT LIES WITHIN ZONE "A" (NO BASE FLOOD ELEVATIONS DETERMINED), FLOOD INSURANCE ADMINISTRATION FIRM PANEL 48209C0290F, DATED SEPTEMBER 2, 2005 FOR HAYS COUNTY, TEXAS AND INCORPORATED AREAS

12-4-09
HANK B. SMITH, P.E.

STATE OF TEXAS
HANK B. SMITH
86661
LICENSED
PROFESSIONAL
ENGINEER

ENGINEERING BY:
TEXAS ENGINEERING SOLUTIONS, LLC
5000 BEE CAVES RD, STE 206
AUSTIN, TX 78746
O: 512 904-0505
F: 512 904-0509

SHADOW CREEK PHASE FOUR SECTION TWO IS LOCATED ENTIRELY WITHIN THE BOUNDARIES AND SERVICE AREA OF GOFORTH SPECIAL UTILITY DISTRICT AND THE NORTH HAYS COUNTY M.U.D. NO. 1 WATER AND WASTEWATER SERVICE, AS REGULATED BY THE TEXAS COMMISSION ON THE ENVIRONMENTAL QUALITY, WILL BE PROVIDED TO ALL LOTS REQUIRING SERVICE THROUGH THE DISTRICTS PUBLIC WATER AND WASTEWATER SYSTEM.

GOFORTH SPECIAL UTILITY DISTRICT
MARIO TOBIAS, GENERAL MANAGER — DATE 1-7-10

NORTH HAYS COUNTY M.U.D. NO. 1
MICHAEL CHASE, PRESIDENT — DATE 1/4/2010

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATE, TO-WIT:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE - APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY, RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY ENVIRONMENTAL HEATH.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

JERRY BORCHERDING, DIRECTOR
HAYS COUNTY ENVIRONMENTAL HEATH — DATE 12/15/09

TOM POPE
HAYS COUNTY FLOODPLAIN ADMINISTRATOR — DATE 12-16-09

THE STATE OF TEXAS
COUNTY OF HAYS

I, LINDA FRITSCHE, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE

ON THE 12 DAY OF January A.D. 2010 AT 10:38 O'CLOCK A M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN BOOK 15 PAGE(S) 84-87 WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 12 DAY OF January, 2010 AD.

BY Linda Fritsche by: alisha Hyer Deputy
LINDA FRITSCHE
COUNTY CLERK
HAYS COUNTY, TEXAS

1. THIS FINAL PLAT IS LOCATED ENTIRELY WITHIN HAYS COUNTY, ENTIRELY WITHIN THE BOUNDARY OF THE NORTH HAYS COUNTY M.U.D. NO.1.

2 NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE

3. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE BARTON SPRINGS SEGMENT OF THE EDWARDS AQUIFER.

4. THIS PLAT IS LOCATED WITHIN THE BOUNDARY OF THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.

5. A PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100-YEAR FLOOD PLAIN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP NO. 48209C0290F, EFFECTIVE DATE OF SEPTEMBER 2, 2005. AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

6. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY REQUIREMENTS AND APPROVED BY THE HAYS COUNTY ROAD DEPARTMENT AND UPON ACCEPTANCE SHALL BE DEDICATED TO THE COUNTY FOR MAINTENANCE.

7. STREETS TO BE ACCESSED WILL BE CONSTRUCTED WITH CURB AND GUTTER.

8. LINEAR FOOTAGE OF STREET IMPROVEMENTS: 2,701 LF.

9 THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE HAYS COUNTY REQUIREMENTS AS APPLICABLE TO THIS DEVELOPMENT.

10 AREA WITHIN NEW ROAD RIGHT-OF-WAY = 3.527 ACRES.

11 ALL STREETS TO BE PAVED, PUBLIC AND MAINTAINED BY THE COUNTY.

12. NO OBJECT INCLUDING FENCING OR LANDSCAPING WHICH WOULD INTERFERE WITH CONVEYANCE OF STORM WATER SHALL BE PLACED OR ERECTED WITHIN DRAINAGE EASEMENTS.

13. GREENBELT/DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

14. SIDEWALKS SHALL BE CONSTRUCTED ALONG BOTH SIDES OF EACH RESIDENTIAL STREET.

15. THIS SUBDIVISION IS WITHIN THE ETJ OF CITY OF KYLE.

16. GAS IS PROVIDED BY CENTERPOINT ENERGY.

17. TELEPHONE/CABLE PROVIDED BY GRANDE COMMUNICATION.

18. ELECTRICITY PROVIDED BY PEDERNALES ELECTRIC COMPANY.

19. THE WASTEWATER TREATMENT PLANT IS OWNED BY NORTH HAYS COUNTY MUD #1 AND OPERATED BY GUADALUPE-BLANCO RIVER AUTHORITY OF TEXAS.

20. WASTEWATER SERVICES IS PROVIDED BY NORTH HAYS COUNTY MUD #1 (SEE NOTE ABOVE).

21. WATER IS PROVIDED BY GOFORTH SPECIAL UTILITY DISTRICT.

22. THE REQUIREMENT CONCERNING CONSTRUCTION STANDARDS FOR MAILBOXES INSTALLED WITHIN THE RIGHT-OF-WAY OF STREETS AND HIGHWAYS AND REQUIRING ALL SUCH MAILBOXES TO BE MADE OF COLLAPSIBLE MATERIALS, AS DEFINED IN THE ORDINANCE.

IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS (A) A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE ROAD DEPARTMENT OF HAYS COUNTY AND (B) THE DRIVEWAY SATISFIES THE REQUIREMENT FOR DRIVEWAYS SET FORTH IN SECTIONS 7.4 AND 7.5 OF THE HAYS COUNTY SUBDIVISION REGULATIONS.

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF HAYS COUNTY TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES DELINEATED AND 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 SHALL BE THE RESPONSIBILITY OF THE OWNER AND OR THE DEVELOPER OF THE TRACT OF, LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS AND THE COMMISSIONERS OF HAYS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

THE STATE OF TEXAS
COUNTY OF HAYS

I, LINDA FRITSCHE, CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON 15 DAY OF December, 2009 A.D., THE COMMISSIONERS COURT COURT OF HAYS COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND SAID ORDER HAS BEEN ENTERED IN THE MINUTES OF SAID COURT IN BOOK 14, PAGE 408

WITNESS MY HAND AND SEAL OF OFFICE THIS THE 15 DAY OF December, 2009 A.D

BY
LIZ SUMTER
COUNTY JUDGE
HAYS COUNTY, TEXAS

BY Linda Fritsche by: alisha Hyer Deputy
LINDA FRITSCHE
COUNTY CLERK
HAYS COUNTY, TEXAS

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744

PROJECT NO: 684-001
DRAWING NO.: 684-001-PL1
PLOT DATE: 12/01/09
PLOT SCALE: 1"=100'
DRAWN BY: SF
SHEET

PHOTOGRAPHIC MYLAR