PLATS 200600133
4 PGS

PLAT DOCUMENT # _____

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: RIVER DANCE PHASE 3

OWNERS NAME: JAMES D PLASEK

RESUBDIVISION? YES ☐ NO ☒

ADDITIONAL RESTRICTIONS / COMMENTS:

2006086420
2006086421

RETURN:

CITY OF AUSTIN
CESAR
974-3404

PLAT FILE STAMP

FILED AND RECORDED

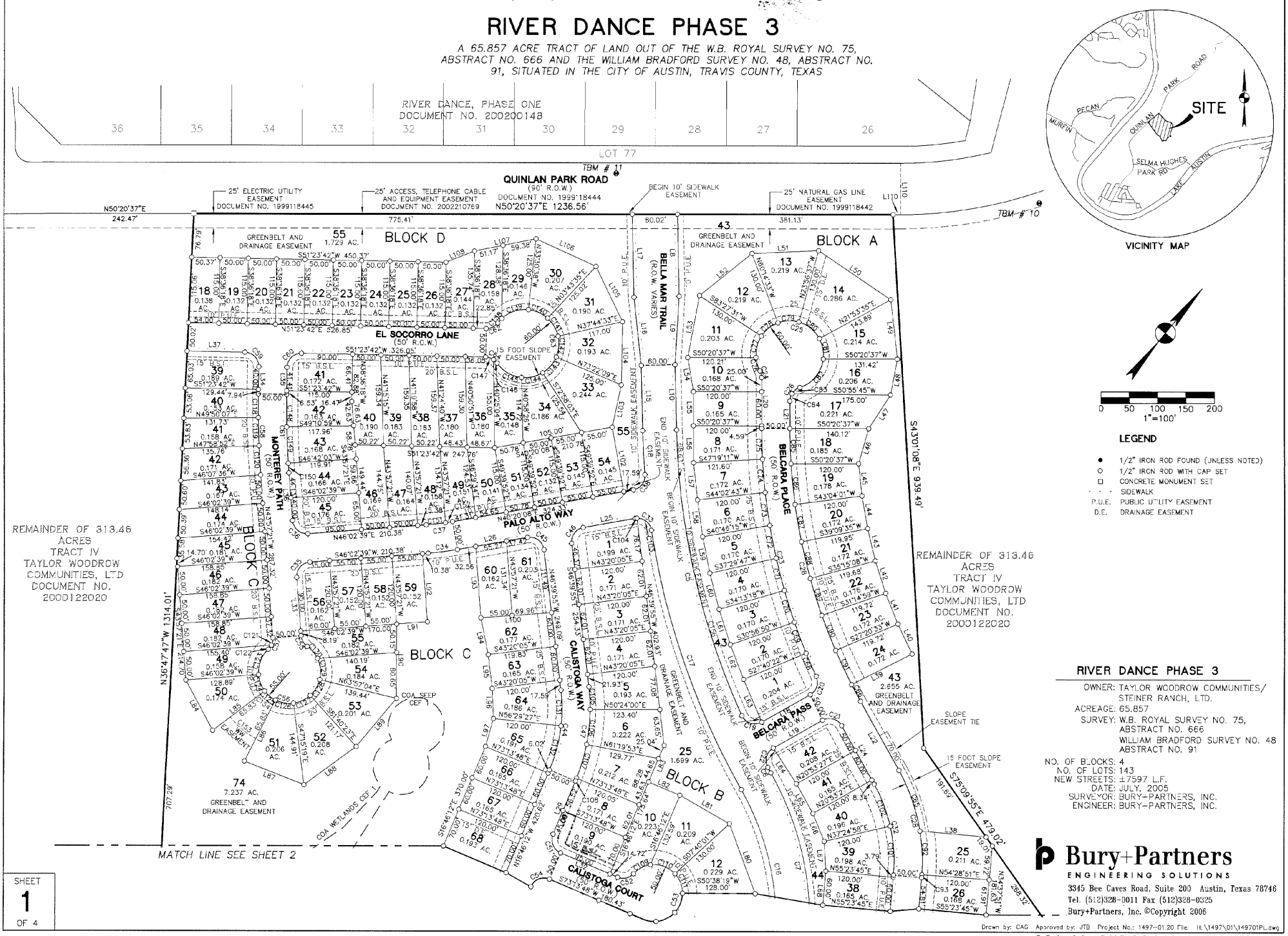
OFFICIAL PUBLIC RECORDS

2006 May 10 11:16 AM 200600133
RANEYJ $119.00
DANA DEBEAUVOIR COUNTY CLERK
TRAVIS COUNTY TEXAS

5·10·00 @ 119.00 200000133

RIVER DANCE PHASE 3

A 65.857 ACRE TRACT OF LAND OUT OF THE W.B. ROYAL SURVEY NO. 75, ABSTRACT NO. 666 AND THE WILLIAM BRADFORD SURVEY NO. 48, ABSTRACT NO. 91, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



VICINITY MAP

0 50 100 150 200
1"=100'

LEGEND

- ● 1/2" IRON ROD FOUND (UNLESS NOTED)
- ○ 1/2" IRON ROD WITH CAP SET
- □ CONCRETE MONUMENT SET
- SIDEWALK
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT

RIVER DANCE PHASE 3

OWNER: TAYLOR WOODROW COMMUNITIES/ STEINER RANCH, LTD.
ACREAGE: 65.857
SURVEY: W.B. ROYAL SURVEY NO. 75, ABSTRACT NO. 666
WILLIAM BRADFORD SURVEY NO. 48 ABSTRACT NO. 91
NO. OF BLOCKS: 4
NO. OF LOTS: 143
NEW STREETS: ±7597 L.F.
DATE: JULY, 2005
SURVEYOR: BURY-PARTNERS, INC.
ENGINEER: BURY-PARTNERS, INC.

Bury+Partners
ENGINEERING SOLUTIONS
3345 Bee Caves Road, Suite 200 Austin, Texas 78746
Tel. (512)328-0011 Fax (512)328-0325

Bury+Partners, Inc. ©Copyright 2006

Drawn by: CAG Approved by: JTB Project No.: 1497-01.20 File: I:\1497\01\149701PL.dwg

SHEET 1 OF 4

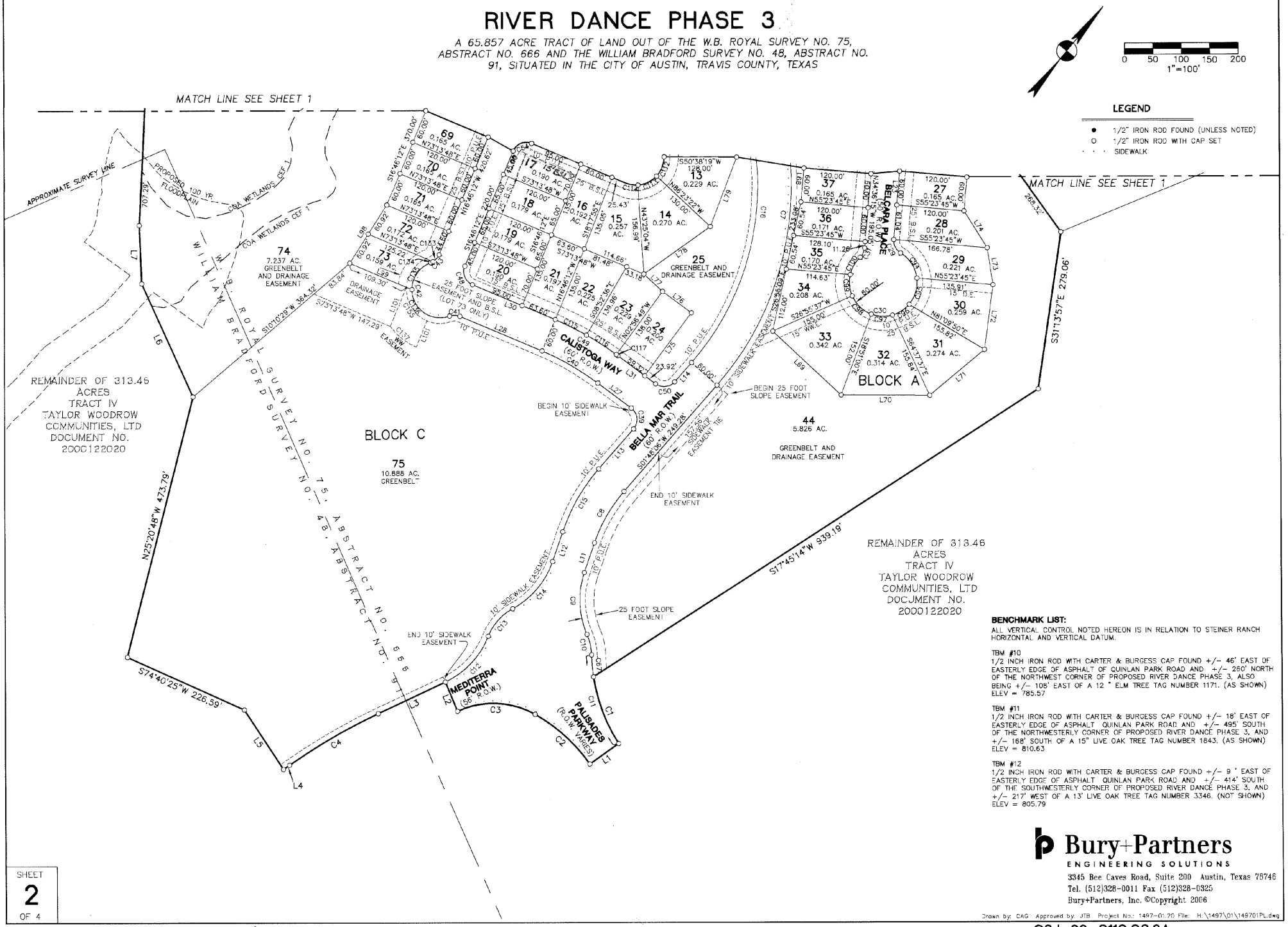
C8J-99-0110.03.2A

PHOTOGRAPHIC MYLAR

200400133

RIVER DANCE PHASE 3

A 65.857 ACRE TRACT OF LAND OUT OF THE W.B. ROYAL SURVEY NO. 75, ABSTRACT NO. 666 AND THE WILLIAM BRADFORD SURVEY NO. 48, ABSTRACT NO. 91, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



LEGEND

- ● 1/2" IRON ROD FOUND (UNLESS NOTED)
- O 1/2" IRON ROD WITH CAP SET
- · · · SIDEWALK

BENCHMARK LIST:

ALL VERTICAL CONTROL NOTED HEREON IS IN RELATION TO STEINER RANCH HORIZONTAL AND VERTICAL DATUM.

TBM #10
1/2 INCH IRON ROD WITH CARTER & BURGESS CAP FOUND +/- 46' EAST OF EASTERLY EDGE OF ASPHALT OF QUINLAN PARK ROAD AND +/- 260' NORTH OF THE NORTHWEST CORNER OF PROPOSED RIVER DANCE PHASE 3, ALSO BEING +/- 108' EAST OF A 12 " ELM TREE TAG NUMBER 1171. (AS SHOWN)
ELEV = 785.57

TBM #11
1/2 INCH IRON ROD WITH CARTER & BURGESS CAP FOUND +/- 18' EAST OF EASTERLY EDGE OF ASPHALT QUINLAN PARK ROAD AND +/- 495' SOUTH OF THE NORTHWESTERLY CORNER OF PROPOSED RIVER DANCE PHASE 3, AND +/- 168' SOUTH OF A 15" LIVE OAK TREE TAG NUMBER 1843. (AS SHOWN)
ELEV = 810.63

TBM #12
1/2 INCH IRON ROD WITH CARTER & BURGESS CAP FOUND +/- 9 ' EAST OF EASTERLY EDGE OF ASPHALT QUINLAN PARK ROAD AND +/- 414' SOUTH OF THE SOUTHWESTERLY CORNER OF PROPOSED RIVER DANCE PHASE 3, AND +/- 217' WEST OF A 13' LIVE OAK TREE TAG NUMBER 3346. (NOT SHOWN)
ELEV = 805.79

Bury+Partners
ENGINEERING SOLUTIONS
3345 Bee Caves Road, Suite 200 Austin, Texas 78746
Tel. (512)328-0011 Fax (512)328-0325

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Drawn by: CAG Approved by: JTB Project No.: 1497-01.20 File: H:\1497\01\149701PL.dwg

SHEET 2 OF 4

PHOTOGRAPHIC MYLAR

C8J-99-0110.03.2A

200600133

RIVER DANCE PHASE 3

A 65.857 ACRE TRACT OF LAND OUT OF THE W.B. ROYAL SURVEY NO. 75, ABSTRACT NO. 666 AND THE WILLIAM BRADFORD SURVEY NO. 48, ABSTRACT NO. 91, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

CURVE TABLE

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	24°14'05"	300.00	126.89	125.95	S60°18'34"E
C2	25°16'19"	300.00	132.32	131.25	N87°28'21"W
C3	54°26'11"	150.00	142.51	137.21	S52°40'24"W
C4	1°09'36"	1028.00	182.29	182.05	S20°22'30"W
C5	23°24'58"	1270.00	519.04	515.43	S52°36'50"E
C6	00°29'56"	1270.00	11.06	11.06	S69°10'45"E
C7	71°13'49"	530.00	658.90	617.28	S33°48'48"E
C8	22°21'31"	270.00	105.36	104.70	S09°22'40"E
C9	42°43'07"	150.00	111.84	109.26	S41°54'59"E
C10	22°30'40"	95.00	37.33	37.09	S52°01'12"E
C11	31°39'45"	300.00	165.75	163.68	S56°35'45"E
C12	43°24'13"	150.00	113.63	110.93	N03°45'12"E
C13	40°06'37"	95.00	66.5'	65.16	N02°06'23"E
C14	42°43'07"	150.00	111.84	109.26	N00°48'08"E
C15	22°21'31"	330.00	128.75	127.96	N09°22'40"W
C16	71°13'49"	470.00	584.30	547.40	N33°48'48"W
C17	20°56'35"	1330.00	486.15	483.45	N58°57'25"W
C18	03°20'36"	1330.00	77.61	77.60	N42°34'39"W
C19	94°47'14"	25.00	41.36	36.80	N68°17'04"E
C20	85°41'30"	25.00	37.39	34.00	N21°57'18"W
C21	90°00'00"	25.00	39.27	35.36	S65°53'27"W
C22	89°49'14"	25.00	39.19	35.30	S24°01'10"E
C23	25°08'39"	1025.00	449.82	446.22	N52°13'43"W
C24	28°04'20"	25.00	12.25	12.13	N53°41'34"W
C25	280°58'04"	60.00	294.23	76.36	N72°45'18"E
C26	72°53'43"	25.00	31.81	29.70	S03°12'31"E
C27	29°27'10"	975.00	501.20	495.70	S54°22'58"E
C28	34°30'17"	325.00	195.72	192.78	S51°51'24"E
C29	64°04'12"	25.00	27.96	26.52	S66°38'22"E
C30	286°24'25"	60.00	299.92	71.88	S44°31'45"W
C31	42°20'12"	25.00	18.47	18.06	N13°26'09"W
C32	34°30'17"	275.00	165.61	163.12	N51°51'24"W
C33	91°10'44"	25.00	39.78	35.72	S85°55'30"W
C34	05°42'32"	525.00	52.31	52.29	S43°11'24"W
C35	90°00'00"	25.00	39.27	35.36	S01°02'39"W
C36	90°00'00"	25.00	39.27	35.36	S88°57'21"E
C37	05°42'32"	475.00	47.33	47.31	N43°11'23"E
C38	84°35'05"	25.00	36.91	33.65	NC1°57'25"W
C39	94°44'55"	25.00	41.34	36.79	N45°34'22"W
C40	13°49'23"	475.00	114.60	114.32	S80°08'29"W
C41	42°50'00"	25.00	18.69	18.26	S51°48'47"W
C42	181°01'25"	50.00	157.97	100.00	N59°05'31"W
C43	48°11'23"	25.00	21.03	20.41	N07°19'29"E
C44	29°53'42"	275.00	143.49	141.86	N31°43'04"W
C45	92°59'58"	25.00	40.58	36.27	S86°50'07"W
C46	87°00'02"	25.00	37.96	34.42	S03°09'53"E
C47	29°53'42"	325.00	169.57	167.66	S31°43'04"E
C48	90°00'00"	25.00	39.27	35.36	S61°46'12"E
C49	13°49'23"	535.00	129.07	128.75	N80°08'29"E
C50	85°15'05"	25.00	37.20	33.86	N44°25'38"E
C51	90°00'00"	25.00	39.27	35.36	S61°46'12"E
C52	70°31'44"	25.00	30.77	28.87	N37°57'56"E
C53	250°31'44"	50.00	218.63	81.65	S52°02'04"E
C54	90°00'00"	25.00	39.27	35.36	S28°13'48"W
C55	51°19'04"	25.00	22.39	21.65	S69°36'53"E
C56	282°38'08"	55.00	271.31	68.75	S46°02'39"W
C57	51°19'04"	25.00	22.39	21.65	N18°17'48"W
C58	05°21'03"	1525.00	142.42	142.37	N41°16'49"W
C59	90°00'00"	25.00	39.27	35.36	N83°36'18"W
C60	90°00'00"	25.00	39.27	35.36	S06°23'42"W
C61	05°21'03"	1475.00	137.75	137.70	S41°16'49"E
C62	53°58'05"	25.00	23.55	22.69	N24°24'40"E
C63	287°56'10"	60.00	301.53	70.59	S38°36'18"E
C64	53°58'05"	25.00	23.55	22.69	S78°22'45"W
C65	20°01'30"	325.00	113.59	113.01	N59°05'48"W
C66	01°57'24"	975.05	33.30	33.30	N68°07'51"W
C67	07°25'39"	300.00	38.89	38.86	N44°28'42"W
C68	02°28'24"	1025.00	44.25	44.25	S63°33'50"E
C69	03°16'28"	1025.00	58.58	58.57	S60°41'24"E
C70	03°16'28"	1025.00	58.58	58.57	S57°24'56"E
C71	03°16'28"	1025.00	58.58	58.57	S54°08'28"E
C72	03°16'28"	1025.00	58.58	58.57	S50°51'59"E
C73	03°16'28"	1025.00	58.58	58.57	S47°35'31"E
C74	03°16'28"	1025.00	58.58	58.57	S44°19'03"E
C75	03°01'26"	1025.00	54.10	54.09	S41°10'06"E
C76	23°17'32"	60.00	24.39	24.22	S56°04'58"E
C77	37°53'43"	60.00	39.68	38.96	S25°29'20"E
C78	36°17'56"	60.00	38.01	37.38	S11°36'29"W

CURVE TABLE

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C79	36°17'56"	60.00	38.01	37.38	S47°54'25"W
C80	45°50'12"	60.00	48.00	46.73	S88°58'29"W
C81	35°29'00"	60.00	37.16	36.57	N50°21'55"W
C82	65°5'.46"	60.00	68.87	65.24	N00°18'27"E
C83	41°50'47"	25.00	18.26	17.86	N12°18'57"E
C84	31°02'56"	25.00	13.55	13.38	N24°07'55"W
C85	03°37'46"	975.00	61.76	61.75	N41°28'16"W
C86	04°14'06"	975.00	72.06	72.05	N45°24'12"W
C87	03°54'26"	975.05	66.49	66.48	N49°28'28"W
C88	03°54'26"	975.00	66.49	66.48	N53°22'54"W
C89	04°00'09"	975.00	68.11	68.10	N57°20'12"W
C90	03°54'26"	975.00	66.49	66.48	N61°17'30"W
C91	03°54'26"	975.00	66.49	66.48	N65°11'56"W
C92	13°33'53"	325.00	76.94	76.76	N42°18'06"W
C93	00°54'54"	325.00	5.19	5.19	N35°03'42"W
C94	52°03'46"	60.00	54.52	52.66	N72°38'35"W
C95	47°22'00"	60.00	49.60	48.20	N22°55'42"W
C96	34°12'43"	60.02	35.84	35.31	N17°51'40"E
C97	36°10'58"	60.00	37.89	37.26	N53°03'31"E
C98	45°46'37"	60.00	47.94	46.67	S85°57'41"E
C99	36°36'54"	60.00	38.34	37.69	S44°45'56"E
C100	34°11'26"	60.00	35.80	35.28	S09°2'.46"E
C101	17°58'47"	275.00	86.30	85.94	S43°35'39"E
C102	16°31'30"	275.00	79.31	79.04	S60°50'48"E
C103	83°43'17"	25.00	36.53	33.37	N89°39'14"E
C104	07°27'28"	25.00	3.25	3.25	N44°03'52"E
C105	07°03'54"	325.00	40.06	40.05	N43°07'57"W
C106	10°55'53"	325.00	62.01	61.91	N34°08'04"W
C107	10°55'53"	325.00	62.01	61.91	N23°12'10"W
C108	00°58'01"	325.00	5.48	5.48	N17°15'13"W
C109	39°57'27"	50.00	34.87	34.17	S22°40'47"W
C110	55°00'30"	50.00	48.00	46.18	S70°09'46"W
C111	42°58'19"	50.00	37.50	36.63	N60°50'50"W
C112	42°58'19"	50.00	37.50	36.63	N17°52'32"W
C113	42°58'19"	50.00	37.50	36.63	N25°05'47"E
C114	26°38'51"	50.00	23.25	23.05	N59°54'22"E
C115	06°40'57"	535.00	62.40	62.36	S76°34'16"W
C116	06°44'49"	535.00	63.00	62.96	S83°17'09"W
C117	00°23'37"	535.00	3.68	3.68	S86°51'22"W
C118	01°33'35"	1525.00	41.51	41.51	S39°23'05"E
C119	01°51'16"	1525.00	49.35	49.35	S41°05'30"E
C120	01°56'12"	1525.00	51.55	51.55	S42°59'14"E
C121	30°28'35"	25.00	13.30	13.14	S28°43'03"E
C122	20°50'29"	25.00	9.09	9.04	S03°03'31"E
C123	51°33'26"	54.97	49.45	47.81	S18°24'59"E
C124	32°38'42"	55.00	31.34	30.91	S60°31'03"E
C125	26°02'22"	55.00	25.00	24.78	S89°51'35"E
C126	34°22'33"	55.00	33.00	32.51	N59°55'57"E
C127	34°25'04"	55.00	33.04	32.54	N25°32'09"E
C128	34°22'34"	55.00	33.00	32.51	N08°51'40"W
C129	39°56'47"	55.00	38.35	37.57	N46°01'20"W
C130	29°16'42"	55.00	28.11	27.80	N80°38'04"W
C131	13°09'22"	275.00	63.14	63.01	S40°05'14"E
C132	16°44'20"	275.00	80.34	80.06	S25°08'23"E
C133	38°01'21"	25.00	16.59	16.29	S02°14'28"W
C134	10°10'02"	25.00	4.44	4.43	S26°20'09"W
C135	71°08'28"	50.00	62.08	58.17	S04°09'04"E
C136	109°52'55"	50.00	95.89	81.86	N85°20'15"E
C137	31°03'16"	110.00	59.62	58.89	N88°45'25"E
C138	10°05'02"	60.00	10.56	10.55	S02°28'08"W
C139	48°58'42"	60.00	51.29	49.74	S32°00'01"W
C140	35°37'36"	60.00	37.31	36.71	S74°18'10"W
C141	35°37'36"	60.00	37.31	36.71	N70°04'14"W
C142	35°37'36"	60.00	37.31	36.71	N34°26'39"W
C143	35°37'36"	60.00	37.31	36.71	N01°10'57"E
C144	36°58'26"	60.00	38.72	38.05	N37°28'56"E
C145	49°23'36"	60.00	51.72	50.14	N80°39'59"E
C146	20°02'31"	25.00	8.74	8.70	S84°39'28"E
C147	33°55'34"	25.00	14.80	14.59	N68°21'29"E
C148	02°12'43"	1475.00	56.95	56.94	N39°42'39"W
C149	02°28'56"	1475.00	63.90	63.90	N42°03'29"W
C150	02°22'13"	1475.00	61.02	61.01	N44°29'04"W
C151	04°10'48"	475.00	34.65	34.65	S43°57'15"W
C152	01°31'44"	475.00	12.67	12.67	S41°06'00"W
C153	26°02'22"	130.83	59.46	58.95	S89°51'35"E
C154	26°02'22"	65.00	29.54	29.29	N89°51'35"W
C155	71°02'13"	60.00	74.39	69.72	S71°15'06"E
C156	20°19'10"	1270.00	450.39	448.04	S54°09'44"E

LINE TABLE

No.	Bearing	Distance
L1	S15°09'48"W	62.83'
L2	N62°09'45"W	56.05'
L3	S25°27'18"W	132.01'
L4	S15°17'42"W	13.07'
L5	N72°53'56"W	125.85'
L6	N63°54'34"W	218.86'
L7	N41°56'49"W	102.75'
L8	S40°54'21"E	144.13'
L9	S36°08'32"E	120.42'
L10	S40°54'21"E	114.64'
L11	S20°33'25"E	55.52'
L12	N20°33'25"W	55.52'
L13	N01°48'06"E	93.85'
L14	N01°48'06"E	45.05'
L15	N40°54'21"W	114.64'
L16	N45°40'10"W	120.42'
L17	N40°54'21"W	145.87'
L18	N20°53'27"E	98.65'
L19	S20°53'27"W	100.02'
L20	N39°39'23"W	89.59'
L21	S39°39'23"E	48.35'
L22	S69°06'33"E	139.46'
L23	S34°36'15"E	175.85'
L24	N69°06'33"W	118.34'
L25	S40°20'08"W	93.18'
L26	S40°20'08"W	125.25'
L27	S87°03'11"W	74.10'
L28	S73°13'48"W	157.61'
L29	S16°46'12"E	101.52'
L30	N73°13'48"E	158.60'
L31	N87°03'11"E	83.24'
L32	N73°13'48"E	109.72'
L33	S43°57'21"E	103.19'
L34	N36°36'18"W	47.94'
L35	S36°36'18"E	47.94'
L36	S43°57'21"E	84.13'
L37	S51°23'42"W	102.39'
L38	S55°23'45"W	117.88'
L39	N23°26'07"E	119.78'
L40	N65°16'51"W	58.31'
L41	N61°22'29"W	58.31'
L42	N57°27'46"W	59.74'
L43	N53°11'54"W	58.31'
L44	N49°33'25"W	58.30'
L45	N45°54'43"W	56.83'
L46	N23°15'28"W	54.34'
L47	N06°46'03"W	70.81'
L48	N28°29'29"W	54.00'
L49	N46°02'38"W	105.13'
L50	S84°12'20"W	153.92'
L51	S47°54'25"W	118.37'
L52	S1°36'29"W	118.37'
L53	S28°48'09"E	110.75'
L54	S49°07'07"E	50.83'
L55	S39°39'23"E	50.00'
L56	S39°39'23"E	65.08'

LINE TABLE

No.	Bearing	Distance
L57	S45°42'49"E	65.49'
L58	S47°35'31"E	65.43'
L59	S50°51'59"E	65.43'
L60	S54°08'28"E	65.43'
L61	S57°24'56"E	65.43'
L62	S60°41'24"E	65.43'
L63	S63°00'21"E	81.80'
L64	S72°56'23"E	75.17'
L65	S69°06'33"E	60.00'
L66	S62°08'48"E	52.82'
L67	S42°56'38"E	52.19'
L68	S34°36'15"E	120.00'
L69	S86°54'54"E	166.10'
L70	N50°41'25"E	157.01'
L71	N10°55'53"E	126.61'
L72	N31°57'04"W	115.38'
L73	N48°21'26"W	65.85'
L74	N72°04'09"W	76.90'
L75	N02°56'49"W	137.99'
L76	S87°03'11"W	63.00'
L77	N86°36'40"W	45.34'
L78	N15°03'02"E	143.95'
L79	N18°41'19"W	131.14'
L80	N60°02'03"W	131.14'
L81	S79°56'39"W	100.58'
L82	S73°13'48"W	60.00'
L83	N16°46'12"W	69.69'
L84	S68°00'31"E	100.83'
L85	N13°09'36"E	115.00'
L86	S12°52'46"E	120.41'
L87	N71°50'55"E	113.35'
L88	N14°01'08"E	113.55'
L89	N00°11'29"E	110.90'
L90	N39°34'48"W	130.80'
L91	N46°02'39"E	55.00'
L92	N43°57'21"W	120.00'
L93	S43°57'21"E	125.84'
L94	S50°59'55"E	66.10'
L95	S46°29'56"E	60.00'
L96	S42°15'55"E	53.03'
L97	S24°09'25"E	51.09'
L98	S06°49'28"E	121.84'
L99	N73°13'48"E	120.00'
L100	S46°02'39"W	124.96'
L101	N16°46'12"W	50.00'
L102	N49°39'52"W	115.00'
L103	N27°32'15"W	75.93'
L104	S38°22'42"E	111.00'
L105	N65°27'37"W	107.74'
L106	S74°50'48"W	116.53'
L107	S39°06'15"W	110.55'
L108	S28°52'15"W	54.13'
L109	N73°13'48"E	120.00'
L110	N50°21'05"E	12.89'
L111	N39°32'48"W	90.04'
L112	S16°46'12"E	74.74'

STREET INFORMATION

STREET	R.O.W. WIDTH	LINEAR FOOTAGE
BELLA MAR TRAIL	VARIES	2236 L.F.
BELCARA PASS	50 FEET	204 L.F.
BELCARA PLACE	50 FEET	1254 L.F.
EL SOCORRO LANE	50 FEET	596 L.F.
MONTEREY PATH	50 FEET	588 L.F.
PALO ALTO WAY	50 FEET	686 L.F.
CALISTOGA WAY	VARIES	1399 L.F.
CALISTOGA COURT	50 FEET	255 L.F.
MEDITERRA POINT	56 FEET	170 L.F.
PALISADES PARKWAY	VARIES	209 L.F.
TOTAL LINEAR FOOTAGE		7597 L.F.

Bury+Partners
ENGINEERING SOLUTIONS
3345 Bee Caves Road, Suite 200 Austin, Texas 78746
Tel. (512)328-0011 Fax (512)328-0325

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SHEET 3 OF 4

200600133

RIVER DANCE PHASE 3

A 65.857 ACRE TRACT OF LAND OUT OF THE W.B. ROYAL SURVEY NO. 75, ABSTRACT NO. 666 AND THE WILLIAM BRADFORD SURVEY NO. 48, ABSTRACT NO. 91, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

STATE OF TEXAS)(

KNOW ALL MEN BY THESE PRESENTS)(

COUNTY OF TRAVIS)(

THAT TAYLOR WOODROW COMMUNITIES/STEINER RANCH, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH TWC/STEINER RANCH, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, ACTING BY AND THROUGH JAMES D. PLASEK, ITS VICE PRESIDENT OWNER OF THAT CERTAIN 313.46 ACRE TRACT OF LAND OUT OF THE W.B. ROYAL SURVEY NO. 75, ABSTRACT NO. 666, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS CONVEYED TO TAYLOR WOODROW COMMUNITIES/STEINER RANCH, LTD. AS TRACT IV BY DEED OF RECORD IN DOCUMENT NO. 2000122020 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 65.857 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS "RIVER DANCE PHASE 3", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS HEREON, SUBJECT TO ANY EASEMENTS PREVIOUSLY GRANTED BUT NOT RELEASED , PURSUANT TO CHAPTER 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE AND TITLE 25 OF THE AUSTIN CITY CODE.

BY: TAYLOR WOODROW COMMUNITIES/STEINER RANCH, LTD., A TEXAS LIMITED PARTNERSHIP
BY: TWC/STEINER RANCH, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: _____ 3/3/06

JAMES D. PLASEK, VICE PRESIDENT — DATE
TWC/STEINER RANCH, L.L.C.
3405 GRIMES RANCH ROAD
AUSTIN, TX 78732

STATE OF TEXAS)(

COUNTY OF TRAVIS)(

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 3rd DAY OF March, 2006, BY JAMES D. PLASEK, VICE PRESIDENT KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES THERIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 3rd DAY OF March, 2006 A.D.

_____ 10.3.09

NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS.

POLLY J. HAGERTY — Commission Expires — MY COMMISSION EXPIRES October 3, 2009

FLOOD PLAIN NOTE:

THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0290E, TRAVIS COUNTY, TEXAS, DATED JUNE 16, 1993, COMMUNITY #481026.

ENGINEER'S CERTIFICATION:

I, ANDREW S. HOLLON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

_____ 3/3/06

ANDREW S. HOLLON
TEXAS REGISTRATION NO. 88521
BURY & PARTNERS, INC.
3345 BEE CAVES ROAD, SUITE 200
AUSTIN, TEXAS 78746

STATE OF TEXAS — ANDREW S. HOLLON — 88521 — LICENSED PROFESSIONAL ENGINEER

SURVEYOR'S CERTIFICATION:

I, JOHN T. BILNOSKI, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 25 OF THE AUSTIN CODE OF 1999, AS AMENDED, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.

_____ 3/3/06

JOHN T. BILNOSKI, R.P.L.S. — DATE
TEXAS REGISTRATION NO. 4998
BURY & PARTNERS, INC.
3345 BEE CAVES ROAD, SUITE 200
AUSTIN, TEXAS 78746

STATE OF TEXAS — JOHN T. BILNOSKI — 4998 — REGISTERED PROFESSIONAL LAND SURVEYOR

SHEET 4 OF 4

GENERAL NOTES:

1. NO BUILDING, FENCES, LANDSCAPING OR OTHER SUCH STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY CITY OF AUSTIN/TRAVIS COUNTY.

2. PROPERTY OWNER OR ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

3. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.

4. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH A SPECIFIC APPROVAL OF THE SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.

5. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE LAND DEVELOPMENT CODE SECTION 25-8-181, AND THE ENVIRONMENTAL CRITERIA MANUAL.

6. ALL BUILDING FOUNDATIONS ON SLOPES OF 15% AND OVER AND ON FILL PLACED ON SUCH SLOPES SHALL UTILIZE DESIGN AND CONSTRUCTION PRACTICES CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER QUALIFIED TO PRACTICE IN THIS FIELD.

7. ALL STREETS SHALL BE CONSTRUCTED ACCORDING TO THE CITY OF AUSTIN ALTERNATE GEOMETRIC STANDARDS.

8. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 17 WATER AND WASTEWATER SYSTEMS.

9. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF TRAVIS COUNTY AND THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

10. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH WCID NO. 17 PLANS AND SPECIFICATIONS.

11. TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO ANY SITE DEVELOPMENT.

12. SIDEWALKS SHALL BE BUILT TO CITY OF AUSTIN STANDARDS AND ARE REQUIRED ALONG THE FOLLOWING STREETS:

BELLA MAR TRAIL – ALTERNATING WEST AND EAST SIDES
BELCARA PASS – BOTH SIDES
BELCARA PLACE – WEST SIDE
EL SOCORRO LANE – SOUTH SIDE
MONTEREY PATH – EAST SIDE
PALO ALTO WAY – SOUTH SIDE
CALISTOGA WAY – WEST AND SOUTH SIDE
CALISTOGA COURT – NORTH SIDE
MEDITERRA POINT – EAST AND WEST SIDE
PALISADES PARKWAY – SOUTH SIDE

THESE SIDEWALKS SHALL BE PLACED PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

13. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED SEPTEMBER 7, 2006. THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL IMPROVEMENTS NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE SUBDIVISION CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. 2006180705 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

14. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 25% OF NET SITE AREA PURSUANT TO ORDINANCE NO. 011025-49.

15. MAINTENANCE OF WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE CITY OF AUSTIN STANDARDS.

16. THIS SUBDIVISION IS LOCATED WITHIN THE LAKE AUSTIN WATERSHED WHICH IS CLASSIFIED AS A WATER SUPPLY RURAL WATERSHED AND SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AS AMENDED BY ORDINANCE NO. 011025-49.

17. GREENBELT RESTRICTIONS:
THE FOLLOWING LOTS ARE RESERVED AS GREENBELT AND/OR DRAINAGE EASEMENTS, TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR SUCCESSOR IN TITLE:
BLOCK A: LOT 43, LOT 44
BLOCK B: LOT 25
BLOCK C: LOT 74, LOT 75
BLOCK D: LOT 55
THESE LOTS ARE RESTRICTED AGAINST RESIDENTIAL DEVELOPMENT; ARE LIMITED TO A TOTAL OF 1.60 ACRES OF IMPERVIOUS COVER FOR UTILITIES, ACCESS DRIVES, MAIL BOX ENCLOSURES, PARK AMENITIES AND RECREATIONAL USES WITHIN THE GREENBELT LOTS AS PER SECTION III OF THE STEINER RANCH AGREEMENT/CONSERVATION EASEMENT; AND ARE RESTRICTED AGAINST CONSTRUCTION ON SLOPES IN ACCORDANCE WITH SECTIONS 25-8-301 AND 25-8-302 OF THE LAND DEVELOPMENT CODE. A RESTRICTIVE COVENANT HAS BEEN RECORDED IN DOCUMENT NO. 2006180705 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

GENERAL NOTES:

18. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50 FEET TO THE EDGE OF RIGHT-OF-WAY OF AN INTERSECTING LOCAL OR COLLECTOR STREET.

19. 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 CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

20. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES FOR THIS SITE. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

21. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION, AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN (10) FEET OF THE CENTER LINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

22. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.

23. THIS SUBDIVISION IS SUBJECT TO ORDINANCE NO. 011025-49, WHICH CONTAINS: (I) THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF AUSTIN AND STEINER RANCH PARTIES AS RECORDED IN DOCUMENT NO. 2001180705 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND (II) THAT CERTAIN CONSERVATION EASEMENT TO RESTRICT IMPERVIOUS COVER RECORDED IN DOCUMENT NO. 2001180704 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

24. THIS SUBDIVISION IS A PORTION OF THE TAYLOR WOODROW PARCEL AS DEPICTED IN EXHIBIT "A" PER THE CONSERVATION EASEMENT TO RESTRICT IMPERVIOUS COVER RECORDED IN DOCUMENT NO. 2001180704 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

25. 15' DRAINAGE EASEMENTS SHALL BE FOR ENCLOSED CONDUITS ONLY.

26. PER SECTION III AND EXHIBIT C OF THE STEINER RANCH AGREEMENT/CONSERVATION EASEMENT TO RESTRICT IMPERVIOUS COVER, 16.13 ACRES OF IMPERVIOUS COVER HAS BEEN ALLOCATED TO THIS SUBDIVISION.

27. PER SECTION IV OF THE STEINER RANCH AGREEMENT/CONSERVATION EASEMENT TO RESTRICT IMPERVIOUS COVER, 140 SEWER GENERATING UNITS AND 138 SINGLE FAMILY RESIDENTIAL UNITS, 0 MULTI-FAMILY RESIDENTIAL UNITS, 0 GROSS SQUARE FEET OF OFFICE SPACE AND 0 GROSS SQUARE FEET OF OTHER USES HAS BEEN ALLOCATED TO THIS SUBDIVISION.

28. ALL CEF'S SHALL HAVE A MINIMUM 50 FOOT SETBACK WHERE A NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT POSSIBLE; CONSTRUCTION IS PROHIBITED AND WASTEWATER IRRIGATION AND DISPOSAL IS PROHIBITED.

29. PER THE STEINER RANCH DEVELOPMENT AGREEMENT, SECTION VIII B-3(I), AN ADMINISTRATIVE VARIANCE HAS BEEN GRANTED FOR CUT/FILL OF 8 FEET OR LESS.

30. PER THE STEINER RANCH DEVELOPMENT AGREEMENT, SECTION VII B-3(II), AN ADMINISTRATIVE VARIANCE HAS BEEN GRANTED FOR THE CONSTRUCTION OF DRIVEWAYS, BUILDINGS, AND RESIDENCES ON SLOPES UP TO 35%.

31. THE FOLLOWING LOTS CONTAIN SLOPES GREATER THAN 15%:
BLOCK A: LOTS 26, 27, 28, 29, 32, 44
BLOCK C: LOTS 45, 46, 47, 48, 49, 50, 53, 54, 59, 62, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74
BLOCK D LOTS 18, 19, 20, 21
CONSTRUCTION ACTIVITY ON THESE LOTS SHALL COMPLY WITH CITY OF AUSTIN LAND DEVELOPMENT CODE SECTIONS 25-8-301, 25-8-302, AND 25-8-303 EXCEPT WHERE MODIFIED BY ORDINANCE 011025-49.

32. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF PEAK FLOWS FOR THE DEVELOPMENT SHALL BE LIMITED BY DETENTION TO THE PRE-DEVELOPMENT PEAK FLOW RATES EXCEPT IN AREAS WHERE WAIVERS FROM DETENTION ARE APPROVED.

33. DEVELOPMENT OF LOT 75, BLOCK C REQUIRES APPROVAL OF A SITE-SPECIFIC SITE DEVELOPMENT PERMIT.

34. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.

35. WITHIN DESIGNATED SLOPE EASEMENTS, NO EXCAVATION MAY BE PERFORMED UNLESS APPROVED BY TRAVIS COUNTY TRANSPORTATION & NATURAL RESOURCES.

RIVER DANCE PHASE 3 RESIDENTIAL LOT IMPERVIOUS COVER
PER EXHIBIT "C" OF DOCUMENT NO. 2001180704

LOT (ACRES)	IC(FT²) ALLOCATED	NUMBER OF LOTS	TOTAL IC(ACRES)
0.000 – 0.132	2,000	9	0.413
0.132 – 0.230	2,500	121	6.944
0.230 – 0.287	3,000	8	0.413
0.287 – 0.344	3,500	2	0.161
0.344 – 0.499	4,250	0	0.000
0.499 – 1.000	5,000	0	0.000
1.0 – 3.0	7,000	0	0.000
3.0 AND UP	10,000	0	0.000
		138	7.931

COMMISSIONERS' COURT RESOLUTION

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROAD, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNERS OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNERS MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNERS OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

CITY CERTIFICATIONS:

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE 2 MILE ETJ OF THE CITY OF AUSTIN AND IS ACCEPTED FOR RECORD BY THE DIRECTOR OF THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

THIS THE 7th DAY OF March, 2006, A.D.

JOE PANTALION, R.E., DIRECTOR
WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN ON THE 7th DAY OF March, 2006, A.D.

BETTY BAKER — CHAIRPERSON
CLARKE HAMMOND — SECRETARY

STATE OF TEXAS)(

COUNTY OF TRAVIS)(

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 28th DAY OF March, 2006 A.D., THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT, IN BOOK ____, PAGES ____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY, THE 16th DAY OF May, 2006, A.D.

DANA DEBEAUVOIR, CLERK OF COURT
TRAVIS COUNTY, TEXAS

BY: Gillian Porter — DEPUTY — G. Porter

STATE OF TEXAS)(

COUNTY OF TRAVIS)(

I, DANA DEBEAUVOIR, 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 10th DAY OF May, 2006, A.D. AT 11:11 O'CLOCK A M., AND DULY RECORDED ON THE 10th DAY OF May, 2006, A.D. AT 11:11 O'CLOCK A M., PLAT RECORDS OF TRAVIS COUNTY, TEXAS, OF SAID COUNTY AND STATE IN DOCUMENT NO. 200600133 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 10th DAY OF May, 2006, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: _____ DEPUTY

TOTAL ACRES
65.857
TOTAL NUMBER OF LOTS
144

Bury+Partners
ENGINEERING SOLUTIONS
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