

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	TAN	CH. BEARING
1	231°10'7"	35.74	35.41	24.89	28.63	291°57'40"
2	32°55'12"	379.30	232.09	239.48	120.00	291°57'40"
3	21°10'46"	583.41	16.13	16.13	8.07	291°57'40"
4	32°37'11"	102.67	209.21	207.03	103.31	291°57'40"
5	19°41'58"	102.67	180.31	173.89	27.37	291°57'40"
6	32°37'11"	102.67	194.43	182.76	33.51	291°57'40"
7	19°41'58"	102.67	171.34	164.89	35.89	291°57'40"
8	32°37'11"	102.67	207.04	197.43	44.13	291°57'40"
9	19°41'58"	102.67	161.24	153.00	62.03	291°57'40"
10	32°37'11"	102.67	227.10	218.50	122.63	291°57'40"
11	19°41'58"	102.67	189.74	188.66	35.52	291°57'40"
12	32°37'11"	102.67	161.24	159.73	62.03	291°57'40"
13	19°41'58"	102.67	153.01	149.91	14.91	291°57'40"
14	32°37'11"	102.67	207.04	205.62	181.63	291°57'40"
15	19°41'58"	102.67	171.34	166.66	64.16	291°57'40"
16	32°37'11"	102.67	227.10	225.58	131.10	291°57'40"
17	19°41'58"	102.67	189.74	188.66	35.52	291°57'40"
18	32°37'11"	102.67	161.24	159.73	62.03	291°57'40"
19	19°41'58"	102.67	153.01	149.91	14.91	291°57'40"
20	32°37'11"	102.67	207.04	205.62	181.63	291°57'40"
21	19°41'58"	102.67	171.34	166.66	64.16	291°57'40"
22	32°37'11"	102.67	227.10	225.58	131.10	291°57'40"
23	19°41'58"	102.67	189.74	188.66	35.52	291°57'40"
24	32°37'11"	102.67	161.24	159.73	62.03	291°57'40"
25	19°41'58"	102.67	153.01	149.91	14.91	291°57'40"
26	32°37'11"	102.67	207.04	205.62	181.63	291°57'40"
27	19°41'58"	102.67	171.34	166.66	64.16	291°57'40"
28	32°37'11"	102.67	227.10	225.58	131.10	291°57'40"
29	19°41'58"	102.67	189.74	188.66	35.52	291°57'40"
30	32°37'11"	102.67	161.24	159.73	62.03	291°57'40"
31	19°41'58"	102.67	153.01	149.91	14.91	291°57'40"
32	32°37'11"	102.67	207.04	205.62	181.63	291°57'40"
33	19°41'58"	102.67	171.34	166.66	64.16	291°57'40"
34	32°37'11"	102.67	227.10	225.58	131.10	291°57'40"
35	19°41'58"	102.67	189.74	188.66	35.52	291°57'40"
36	32°37'11"	102.67	161.24	159.73	62.03	291°57'40"
37	19°41'58"	102.67	153.01	149.91	14.91	291°57'40"
38	32°37'11"	102.67	207.04	205.62	181.63	291°57'40"
39	19°41'58"	102.67	171.34	166.66	64.16	291°57'40"
40	32°37'11"	102.67	227.10	225.58	131.10	291°57'40"
41	19°41'58"	102.67	189.74	188.66	35.52	291°57'40"
42	32°37'11"	102.67	161.24	159.73	62.03	291°57'40"
43	19°41'58"	102.67	153.01	149.91	14.91	291°57'40"
44	32°37'11"	102.67	207.04	205.62	181.63	291°57'40"
45	19°41'58"	102.67	171.34	166.66	64.16	291°57'40"
46	32°37'11"	102.67	227.10	225.58	131.10	291°57'40"
47	19°41'58"	102.67	189.74	188.66	35.52	291°57'40"
48	32°37'11"	102.67	161.24	159.73	62.03	291°57'40"
49	19°41'58"	102.67	153.01	149.91	14.91	291°57'40"
50	32°37'11"	102.67	207.04	205.62	181.63	291°57'40"
51	19°41'58"	102.67	171.34	166.66	64.16	291°57'40"
52	32°37'11"	102.67	227.10	225.58	131.10	291°57'40"
53	19°41'58"	102.67	189.74	188.66	35.52	291°57'40"
54	32°37'11"	102.67	161.24	159.73	62.03	291°57'40"
55	19°41'58"	102.67	153.01	149.91	14.91	291°57'40"
56	32°37'11"	102.67	207.04	205.62	181.63	291°57'40"
57	19°41'58"	102.67	171.34	166.66	64.16	291°57'40"
58	32°37'11"	102.67	227.10	225.58	131.10	291°57'40"
59	19°41'58"	102.67	189.74	188.66	35.52	291°57'40"
60	32°37'11"	102.67	161.24	159.73	62.03	291°57'40"
61	19°41'58"	102.67	153.01	149.91	14.91	291°57'40"
62	32°37'11"	102.67	207.04	205.62	181.63	291°57'40"
63	19°41'58"	102.67	171.34	166.66	64.16	291°57'40"
64	32°37'11"	102.67	227.10	225.58	131.10	291°57'40"
65	19°41'58"	102.67	189.74	188.66	35.52	291°57'40"
66	32°37'11"	102.67	161.24	159.73	62.03	291°57'40"
67	19°41'58"	102.67	153.01	149.91	14.91	291°57'40"
68	32°37'11"	102.67	207.04	205.62	181.63	291°57'40"
69	19°41'58"	102.67	171.34	166.66	64.16	291°57'40"
70	32°37'11"	102.67	227.10	225.58	131.10	291°57'40"
71	19°41'58"	102.67	189.74	188.66	35.52	291°57'40"
72	32°37'11"	102.67	161.24	159.73	62.03	291°57'40"
73	19°41'58"	102.67	153.01	149.91	14.91	291°57'40"
74	32°37'11"	102.67	207.04	205.62	181.63	291°57'40"
75	19°41'58"	102.67	171.34	166.66	64.16	291°57'40"

JAMES GODDE SURVEY NO. 30

WINDRIDGE SECTION 2A  
BK. 82 PG. 376-377

WINDRIDGE SECTION ONE  
BK. 80 PG. 228-229

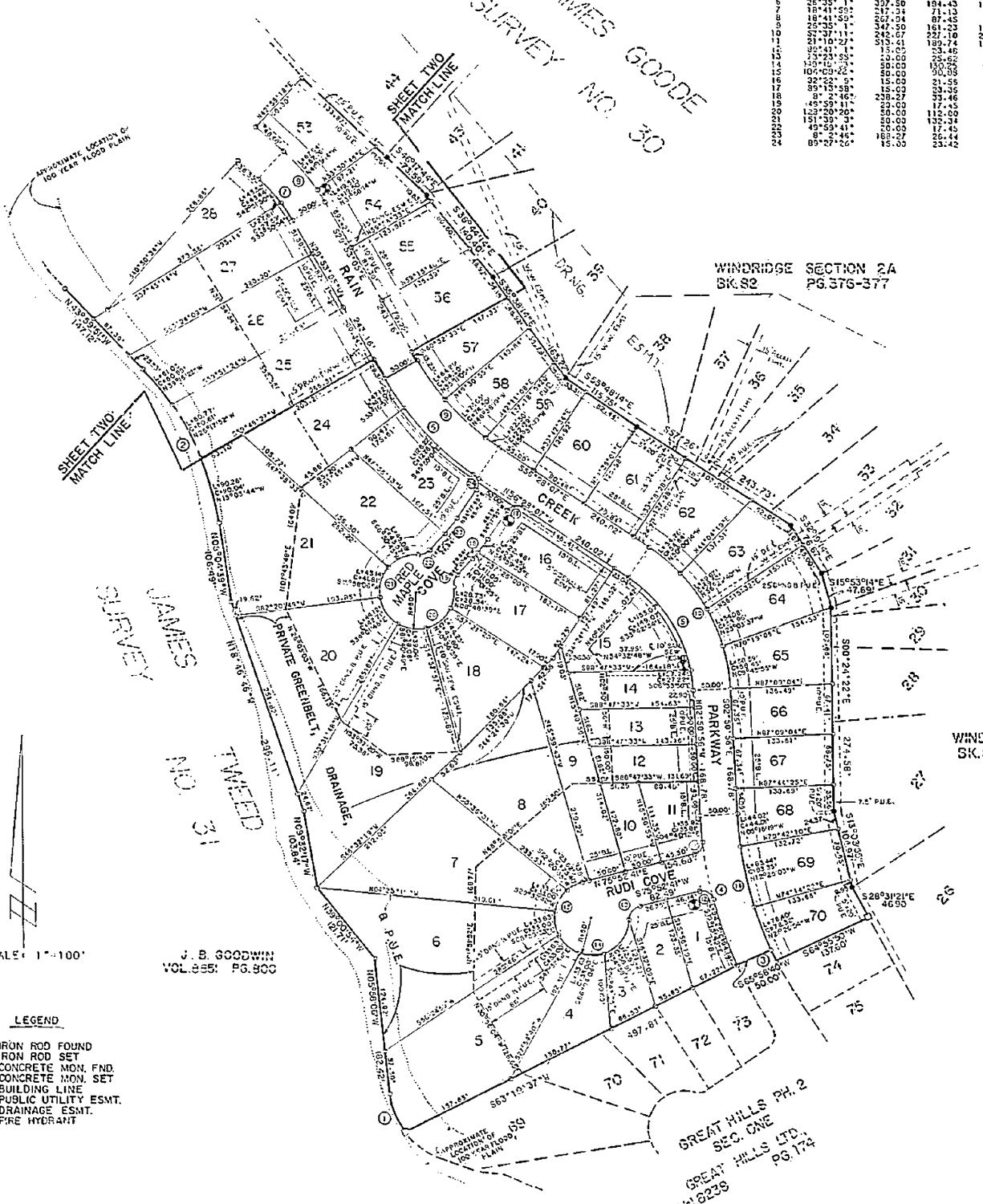
GREAT HILLS PH. 2  
SEC. ONE  
GREAT HILLS LTD.  
Vol. 6223 PG. 174

J. B. GODDWIN  
VOL. 855 PG. 900

SCALE: 1"=100'

LEGEND

- IRON ROD FOUND
- IRON ROD SET
- CONCRETE MON. FND.
- CONCRETE MON. SET
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY ESMT.
- D.E. DRAINAGE ESMT.
- ⊕ FIRE HYDRANT



ESPEY, HUSTON & ASSOCIATES, INC.  
Engineering & Environmental Consultants

916 CAPITAL OF TEXAS HWY. SOUTH (512) 327-6840  
P.O. BOX 519 AUSTIN, TEXAS 78767

GREAT HILLS  
PHASE II, SECTION TWO

C8-81-22.01.2 P/F(C84)

Vol. 85 Page 187B  
PLAT RECORD, TARRANT COUNTY, TEXAS  
85 15118

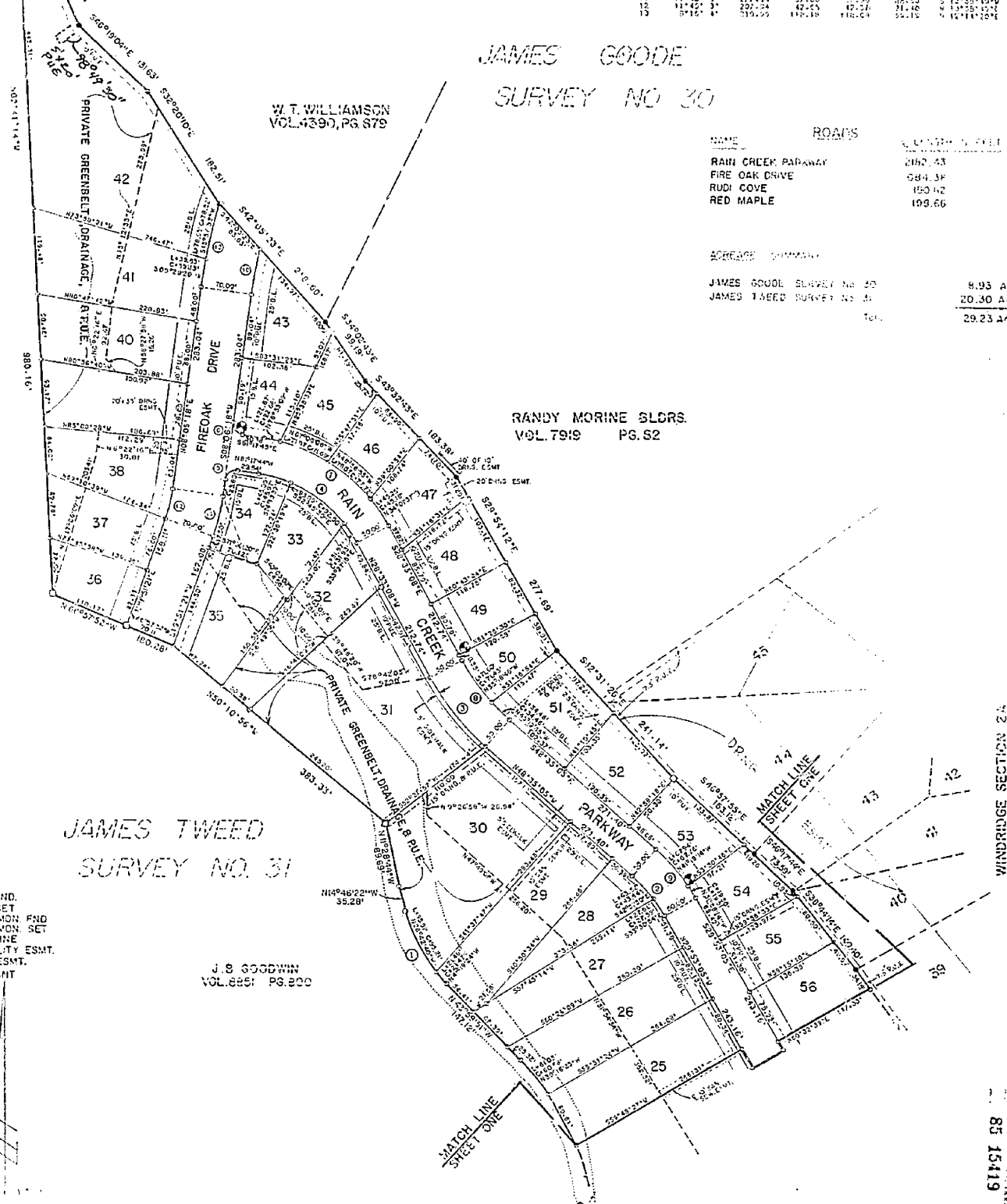
CHUCK	CLONE DATA	WADSW	WADSW	CLONE	CLONE	CLONE
1	25°10'27"	239.14	112.25	116.42	24.24	112.25
2	16°11'52"	217.24	71.13	76.61	24.24	112.25
3	20°15'57"	352.35	123.56	122.93	24.24	112.25
4	35°41'17"	136.75	171.34	183.24	24.24	112.25
5	20°30'55"	15.05	23.72	24.24	24.24	112.25
6	19°21'31"	15.05	22.41	21.70	24.24	112.25
7	37°01'37"	237.22	217.71	216.25	24.24	112.25
8	20°11'52"	352.35	123.56	122.93	24.24	112.25
9	19°21'31"	15.05	23.72	24.24	24.24	112.25
10	16°11'52"	217.24	71.13	76.61	24.24	112.25
11	4°59'11"	749.23	24.24	24.24	24.24	112.25
12	11°42'31"	227.24	27.05	27.05	24.24	112.25
13	8°16'01"	319.25	112.25	112.25	24.24	112.25

JAMES GOODE  
SURVEY NO 30

NAME	ROADS	LENGTH IN FEET
RAIN CREEK PARKWAY		2162.43
FIRE OAK DRIVE		684.38
RUDI COVE		150.12
RED MAPLE		109.66

ACREAGE SUMMARY

JAMES GOODE SURVEY NO 30	9.93 AC.
JAMES TABORS SURVEY NO 31	20.30 AC.
TOT.	29.23 AC.



JAMES TWEED  
SURVEY NO. 31

J.S. GOODWIN  
VOL. 8851, PG. 200

WINDRIDGE SECTION 24  
BIC. R2 PG. 573-317

Vol. 85 Page 188A  
85 15419

**ESPEY, HUSTON & ASSOCIATES, INC.**  
*Engineering & Environmental Consultants*  
916 CAPITAL OF TEXAS HWY. SOUTH (512) 327-6840  
P.O. BOX 519 AUSTIN, TEXAS 78767

GREAT HILLS  
PHASE II, SECTION TWO  
C8-81-22.01.2 PIF(BW)  
SHEET 2 OF 3  
PI AT NO 2106

STATE OF TEXAS :  
COUNTY OF TRAVIS : KNOWN ALL MEN BY THESE PRESENTS

THAT, GREAT HILLS LIMITED, INC., A TEXAS LIMITED PARTNERSHIP ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME OFFICE IN AUSTIN, TRAVIS COUNTY, TEXAS, ACTING THROUGH ITS GENERAL PARTNER, JOHN S. LLOYD, BEING THE OWNERS OF A 29.23 ACRE TRACT OF LAND SITUATED IN THE JOHN GOODE SURVEY NO 30 AND JAMES TWEED SURVEY NO 31, TRAVIS COUNTY, TEXAS, THE SAID 29.23 ACRE TRACT OF LAND BEING A PORTION OF A 956.78 ACRE TRACT OF LAND CONVEYED TO THE SAID GREAT HILLS LIMITED, INC., AND RECORDED IN VOLUME 8238, PAGE 174 OF THE TRAVIS COUNTY DEED RECORDS DO HEREBY SUBDIVIDE THE SAID 29.23 ACRE TRACT OF LAND TO BE KNOWN AS "GREAT HILLS PHASE II, SECTION TWO" AND DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS AS SHOWN HEREON IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT FOR THE PURPOSE EXPRESSED, SUBJECT TO ANY RESTRICTIONS AND/OR EASEMENTS HERETOFORE GRANTED.

WITNESS MY HAND, THIS 18 DAY OF SEPT, 1984, A.D.

*John S. Lloyd*  
GREAT HILLS LIMITED, INC.  
JOHN S. LLOYD, GENERAL PARTNER  
1301 CAPITAL OF TEXAS HIGHWAY, SOUTH  
SUITE 8320  
BARNES, CONNALLY BUILDING  
AUSTIN, TEXAS 78746

THE STATE OF TEXAS :  
COUNTY OF TRAVIS :

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED JOHN S. LLOYD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY HERETHIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 18 DAY OF SEP, 1984, A.D.

*Tawana Timberlake*  
TAWANA TIMBERLAKE  
NOTARY PUBLIC IN AND FOR TRAVIS  
COUNTY, TEXAS  
COMMISSION  
EXPIRES:  
12-15-84

THE STATE OF TEXAS :  
COUNTY OF TRAVIS :

I, R. DAVID STRUTTON, A REGISTERED PUBLIC SURVEYOR, AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF CHAPTER 13-3 OF THE AUSTIN CITY CODE, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

CERTIFIED TO THIS 23rd DAY OF January, 1985, A.D.

*R. David Strutton*  
R. DAVID STRUTTON  
REGISTERED PROFESSIONAL SURVEYOR  
NO. 4312, STATE OF TEXAS



Sidewalk Note:

Sidewalks shall be constructed along both sides of Fireoak Drive; the South side of Rain Creek Parkway and Rudi Cove and the East side of Red Maple Cove.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER AND WASTEWATER SYSTEM OR AN INDIVIDUAL WASTEWATER DISPOSAL SYSTEM WHICH HAS BEEN APPROVED BY THE AUSTIN-TRAVIS COUNTY HEALTH DEPARTMENT.

FLOODPLAIN NOTE:

THE 100-YEAR FLOOD PLAIN WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN (REFERENCE FEMA # 481026 01958 DATED APRIL 1, 1982).

*Richard J. Wheeler*  
RICHARD J. WHEELER, JR.  
REGISTERED PROFESSIONAL ENGINEER  
NO. 45033, STATE OF TEXAS

Notes:

- 1. All streets, drainage, sidewalks, water and wastewater lines are required to be constructed and installed to City of Austin standards.
- 2. No fill on any lot shall exceed a maximum of four feet of depth except in designated spoils disposal sites. Except for structural excavation, no cut on any lot shall be greater than four feet.
- 3. All building foundations on slopes of fifteen percent and over and on fill placed upon slopes fifteen percent and over must utilize design and construction practices certified by a Registered Professional Engineer qualified to practice in this field.
- 4. Every lot shall be reasonable accessible by a vehicle from the roadway to the probable building site. For a minimum travel distance of twenty-five (25) feet from the roadway edge, the driveway grade may exceed fourteen (14) percent only with the specific approval of surface and geometric design proposals by the Director of the engineering department or his designee.
- 5. Restrictive covenants pertaining to this subdivision are recorded in Volume 288 page 8 of the Travis County Deed Records.

APPROVED FOR ACCEPTANCE

MAY 28, 1985  
DATE

*James B. Duncan*  
JAMES B. DUNCAN, DIRECTOR  
OFFICE OF LAND DEVELOPMENT SERVICES LUCAS KIRCH

ACCEPTED AND AUTHORIZED FOR RECORD BY PLANNING COMMISSION, CITY OF AUSTIN, TEXAS, THIS THE 28 DAY OF MAY, 1985, A.D.  
*Joseph Powell*  
SECRETARY JULIA M. POWELL, CHAIRMAN ISRAEL QUINTANILLA

FILED FOR RECORD AT 11:30 O'CLOCK A.M. THIS THE 5th DAY OF August, 1985, A.D.

*K. Terrell*  
DEPUTY K. TERRELL  
*Doris Shropshire*  
DORIS SHROPSHIRE, CLERK, COUNTY COURT  
TRAVIS COUNTY, TEXAS

THE STATE OF TEXAS :  
COUNTY OF TRAVIS :

I, DORIS SHROPSHIRE, COUNTY CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 23 DAY OF January, 1985, 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 HAS BEEN FULLY ENTERED IN THE MINUTES OF SAID COURT IN BOOK PAGE 470

*Doris Shropshire*  
DORIS SHROPSHIRE, COUNTY CLERK  
COUNTY COURT, TRAVIS COUNTY, TEXAS  
BY: *E. Wall*  
G. WALL  
DEPUTY

STATE OF TEXAS :  
COUNTY OF TRAVIS :

I, DORIS SHROPSHIRE, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 5th DAY OF August, 1985, A.D. AT 11:30 O'CLOCK A.M., AND FULLY RECORDED BY THE CLERK OF SAID COUNTY COURT ON THE 5th DAY OF August, 1985, A.D. IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT BOOK 85 PAGES 1875 TO 1884 INCLUSIVE.

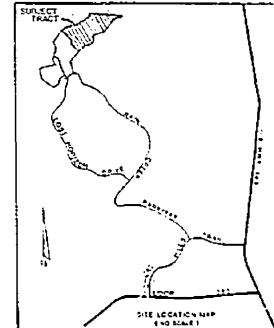
WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, THE DATE LAST WRITTEN ABOVE.

*K. Terrell*  
DEPUTY K. TERRELL  
*Doris Shropshire*  
DORIS SHROPSHIRE, CLERK, COUNTY COURT,  
TRAVIS COUNTY, TEXAS.

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF TRAVIS 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 OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS OR OTHER THOROUGHFARES OR IN CONNECTION THEREWITH SHALL BE 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, AND SAID COURT 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 ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS OF THE ROADS OR STREETS IN THIS SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET MARKING SIGNS, AS THIS IS CONSIDERED TO BE PART OF THE DEVELOPERS CONSTRUCTION, BUT THAT ERECTING SIGNS FOR TRAFFIC CONTROL, SUCH AS FOR SPEED LIMITS AND "STOP" AND "YIELD" SIGNS, SHALL REMAIN THE RESPONSIBILITY OF THE COUNTY.

Notes: (Cont'd)

- 6. Cut and fill shall be contained within street right-of-way except at approved spoils disposal sites.
- 7. By agreement with the City of Austin this plan must comply with the version of the Lake Austin Watershed Ordinance in effect when the preliminary plan for Great Hills, Phase B was approved on April 14, 1981 (i.e. 800103-P). This agreement in no way voids the planning Commission approval of the remainder of the preliminary plan of Great Hills, Phase B.



Vol. 85 Page 188  
PLAT RECORD, TRAVIS COUNTY, TEXAS  
85 15420



ESPEY, HUSTON & ASSOCIATES, INC.

Engineering & Environmental Consultants

916 CAPITAL OF TEXAS HWY. SOUTH (512) 327-6840  
P.O. BOX 519 AUSTIN, TEXAS 78767

GREAT HILLS

PHASE II, SECTION TWO

CB-81-22.01.2#(84)

SHEET 3 OF 3  
PLAT NO 2106