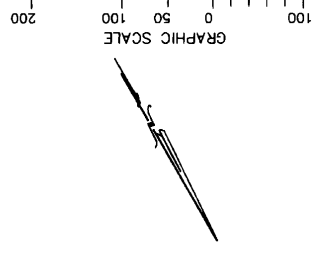
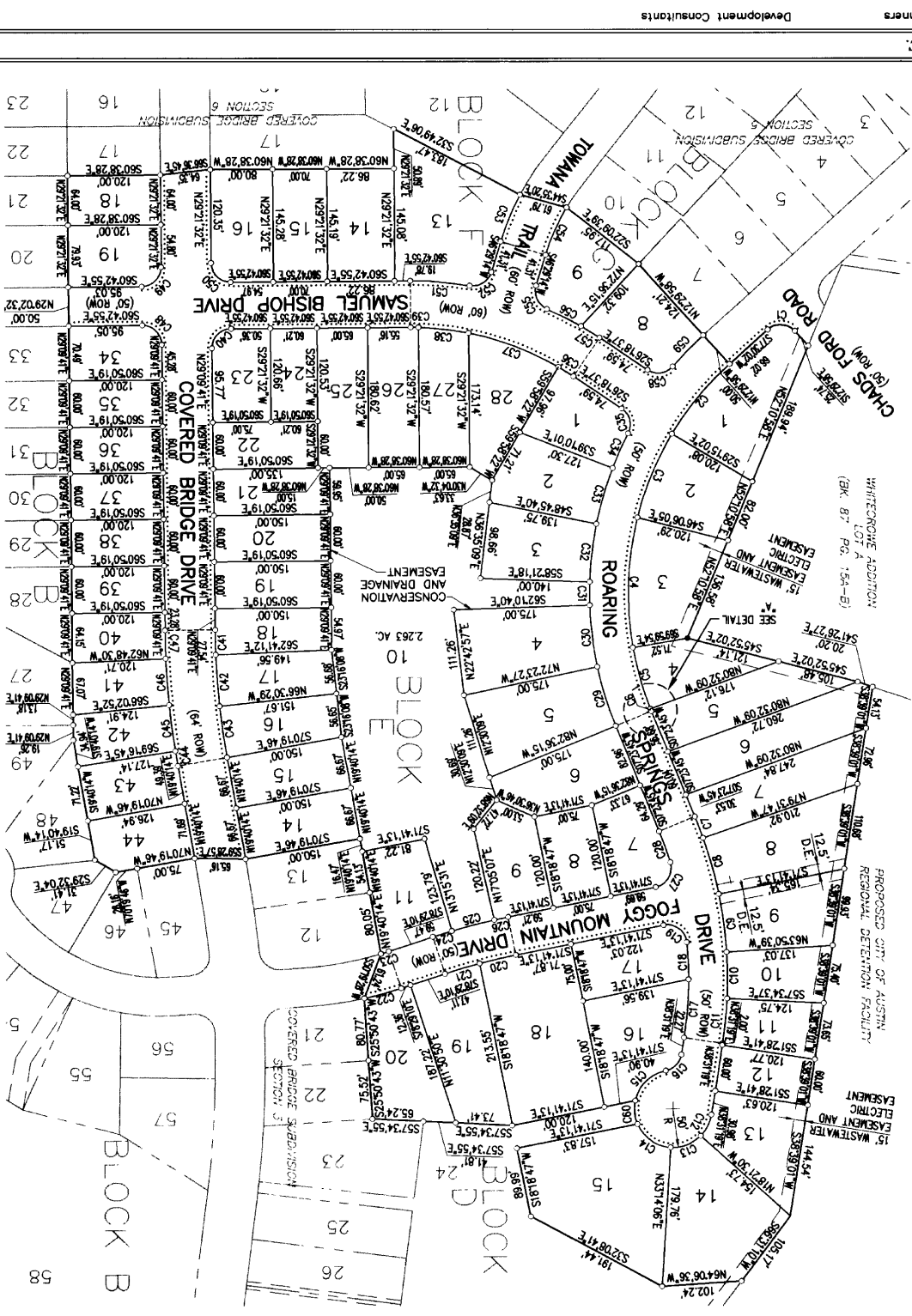
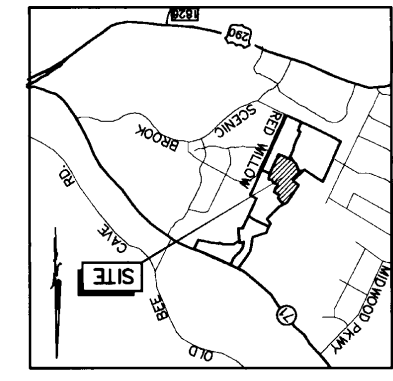
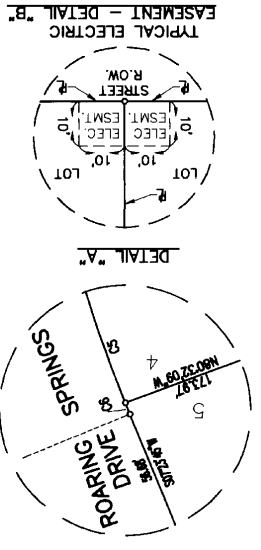


COVERED BRIDGE SUBDIVISION, SECTION 4



- LEGEND
- D.E. DRAINAGE EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - IRON ROD SET
 - IRON ROD FOUND



CHORD	DISTANCE	DELTA	ARC LENGTH	RADIUS
C1	57.29	36.2	90.00	39.27
C2	116.50	72.4	180.00	78.54
C3	175.75	108.6	270.00	117.81
C4	235.00	144.8	360.00	157.08
C5	294.25	181.0	450.00	196.35
C6	353.50	217.2	540.00	235.62
C7	412.75	253.4	630.00	274.89
C8	472.00	289.6	720.00	314.16
C9	531.25	325.8	810.00	353.43
C10	590.50	362.0	900.00	392.70
C11	649.75	398.2	990.00	431.97
C12	709.00	434.4	1080.00	471.24
C13	768.25	470.6	1170.00	510.51
C14	827.50	506.8	1260.00	549.78
C15	886.75	543.0	1350.00	589.05
C16	946.00	579.2	1440.00	628.32
C17	1005.25	615.4	1530.00	667.59
C18	1064.50	651.6	1620.00	706.86
C19	1123.75	687.8	1710.00	746.13
C20	1183.00	724.0	1800.00	785.40
C21	1242.25	760.2	1890.00	824.67
C22	1301.50	796.4	1980.00	863.94
C23	1360.75	832.6	2070.00	903.21
C24	1420.00	868.8	2160.00	942.48
C25	1479.25	905.0	2250.00	981.75
C26	1538.50	941.2	2340.00	1021.02
C27	1597.75	977.4	2430.00	1060.29
C28	1657.00	1013.6	2520.00	1099.56
C29	1716.25	1049.8	2610.00	1138.83
C30	1775.50	1086.0	2700.00	1178.10
C31	1834.75	1122.2	2790.00	1217.37
C32	1894.00	1158.4	2880.00	1256.64
C33	1953.25	1194.6	2970.00	1295.91
C34	2012.50	1230.8	3060.00	1335.18
C35	2071.75	1267.0	3150.00	1374.45
C36	2131.00	1303.2	3240.00	1413.72
C37	2190.25	1339.4	3330.00	1452.99
C38	2249.50	1375.6	3420.00	1492.26
C39	2308.75	1411.8	3510.00	1531.53
C40	2368.00	1448.0	3600.00	1570.80
C41	2427.25	1484.2	3690.00	1610.07
C42	2486.50	1520.4	3780.00	1649.34
C43	2545.75	1556.6	3870.00	1688.61
C44	2605.00	1592.8	3960.00	1727.88
C45	2664.25	1629.0	4050.00	1767.15
C46	2723.50	1665.2	4140.00	1806.42
C47	2782.75	1701.4	4230.00	1845.69
C48	2842.00	1737.6	4320.00	1884.96
C49	2901.25	1773.8	4410.00	1924.23
C50	2960.50	1810.0	4500.00	1963.50
C51	3019.75	1846.2	4590.00	2002.77
C52	3079.00	1882.4	4680.00	2042.04
C53	3138.25	1918.6	4770.00	2081.31
C54	3197.50	1954.8	4860.00	2120.58
C55	3256.75	1991.0	4950.00	2159.85
C56	3316.00	2027.2	5040.00	2199.12
C57	3375.25	2063.4	5130.00	2238.39
C58	3434.50	2099.6	5220.00	2277.66
C59	3493.75	2135.8	5310.00	2316.93
C60	3553.00	2172.0	5400.00	2356.20

COVERED BRIDGE SUBDIVISION, SECTION 4

KNOW ALL MEN BY THESE PRESENTS, THAT WILLIAM D. SCHULTZ, BEING THE OWNER OF 162.14 ACRES OF LAND OUT OF THE C.A. BOTTOM SURVEY NO. 640, THE SAMUEL BISHOP SURVEY NO. 100, THE MCCLURE SURVEY NO. 94 AND THE A. BOWELS SURVEY NO. 63 IN TRAVIS COUNTY, TEXAS, CONVEYED BY WARRANTY DEED VOLUME 11997, PAGE 775, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 23,992 ACRES OF LAND TO BE KNOWN AS COVERED BRIDGE SUBDIVISION, SECTION 4 IN ACCORDANCE WITH THE ATTACHED PLAT FOR THE PURPOSE EXPRESSED SUBJECT TO ANY RESTRICTIONS AND/OR EASEMENTS HERETOFORE GRANTED AND NOT RELEASED AND DOES HEREBY DEDICATE STREETS AND EASEMENTS TO THE PUBLIC.

WITNESS MY HAND THIS 28th DAY OF July, 1998, A.D.

WILLIAM D. SCHULTZ
119 SAILFISH
AUSTIN, TEXAS 78734

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 WILLIAM D. SCHULTZ KNOWN BY 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 HEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE THIS 28th DAY OF July, A.D. 1998.

Camela R. Nicely
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS
MY COMMISSION EXPIRES 2-17-99



SURVEYOR'S CERTIFICATION:

I, PAUL J. FLUGEL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO CERTIFY THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 13 OF THE AUSTIN CODE OF 1981, IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND:

Paul J. Flugel
PAUL J. FLUGEL, P.E., S. NO. 5096
LANDMARK SURVEYING, INC.
1301 S. CAP. OF TX. HWY., STE A-231
AUSTIN, TEXAS 78746

DATE 7/28/98



ENGINEER'S CERTIFICATION:

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I PARTICIPATED IN THE PREPARATION OF THE PLAN SUBMITTED HEREWITH, AND THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF, AND THAT TO THE BEST OF MY KNOWLEDGE SAID PLAT COMPLIES WITH TITLE 13 OF THE AUSTIN CITY CODE OF 1981, AS AMENDED, AND ALL OTHER APPLICABLE CODES AND ORDINANCES.

THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN ACCORDING TO DATA FROM THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL #8453C03006 DATED JUNE 6, 1993 FOR CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

WITNESS MY HAND THIS 28th DAY OF July, A.D., 1998.

Carl P. Conley
CARL P. CONLEY, P.E. NO. 42880
1301 SOUTH CAPITAL OF TEXAS HIGHWAY, SUITE A-230
AUSTIN, TEXAS 78746



APPROVED FOR ACCEPTANCE:

Alice Glasco
ALICE GLASCO, DIRECTOR
DEVELOPMENT REVIEW AND INSPECTION DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN ON THE 28th DAY OF July, A.D. 1998.

Betty Baker Ray S. Vrudenka
CHAIRPERSON BETTY BAKER SECRETARY RAY VRUDENKA

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 28th DAY OF July, 1998, A.D. AT 11:00 O'CLOCK A.M. AND DULY RECORDED ON THE 28th DAY OF July, 1998, A.D. AT 11:00 O'CLOCK A.M. PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT BOOK 102 PAGE(S) 13-19

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 28th DAY OF July, 1998, A.D.,

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

Y GUERRA

DEPUTY
FILED FOR RECORD AT 11:00 O'CLOCK A.M. THIS 28th DAY OF July, 1998, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY
NOTES: Y. GUERRA

1. WATER SERVICE WILL BE OBTAINED FROM CITY OF AUSTIN.
2. WASTEWATER SERVICE WILL BE OBTAINED FROM THE CITY OF AUSTIN.
3. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN AND STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF AUSTIN WATER AND WASTEWATER DEPARTMENT, FOR REVIEW. INSTALLATION SHALL BE INSPECTED BY THE CITY OF AUSTIN.
4. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE AND ELECTRIC EASEMENTS, AS MAY BE NECESSARY, AT POINTS WHERE EASEMENTS CROSS THEIR PROPERTY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
5. ALL BUILDING FOUNDATIONS ON SLOPES OF 15 PERCENT AND OVER AND ON FILL PLACED UPON SUCH SLOPES SHALL UTILIZE DESIGN AND CONSTRUCTION PRACTICES CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER QUALIFIED TO PRACTICE IN THIS FIELD AND SUCH DESIGNS SHALL BE PLACED ON FILE WITH THE CITY OF AUSTIN.

6. EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON ALL LOTS IN THIS SUBDIVISION, INCLUDING DETACHED SINGLE FAMILY AND DUPLEX CONSTRUCTION, IN ACCORDANCE WITH THE CITY OF AUSTIN EROSION AND SEDIMENTATION CONTROL MANUAL (CITY OF AUSTIN LAND DEVELOPMENT CODE SECTION 13-7-14 1997 ED.)
 7. 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 THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT REVISION OR REPLACING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
 8. WATERSHED STATUS -- THIS PROJECT IS LOCATED IN THE WILLIAMSON CREEK WATERSHED, IS CLASSIFIED AS RURAL WATER SUPPLY. THE PROJECT IS LOCATED IN THE BARTON SPRINGS ZONE.
 9. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS AS APPLICABLE.
 10. PERMITS REQUIRED PRIOR TO CONSTRUCTION INCLUDE A CITY OF AUSTIN BUILDING PERMIT.
 11. CUT AND FILL IN THIS SUBDIVISION IS RESTRICTED PURSUANT TO LDC 13-7-16 (1996 ED.)
 12. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE THE CITY OF AUSTIN ELECTRIC UTILITY DEPARTMENT WITH ANY EASEMENT AND/OR ACCESS REQUIRED TO INSTALL AND MAINTAIN OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES ALONG THE PERIMETER OF THIS SUBDIVISION OR WITHIN THIS SUBDIVISION IF REQUIRED TO SERVICE A LOT WITHIN THIS SUBDIVISION. THESE EASEMENTS AND/OR ACCESS WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 13-7, ARTICLE II OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE (1996 ED.)
 13. ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE GENERAL DEVELOPMENT PERMIT BY THE OWNER OF THE SUBDIVISION.
 14. THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 13-7, ARTICLE II OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE (1996 ED.)
 15. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THIS ELECTRIC UTILITY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
 16. 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 11/19/97, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES TO BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT.
- FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN VOLUME 13257, PAGE 2079 IN THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
17. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
 18. BENCHMARK:
 - #1. SQUARE FIELD CUT IN CENTER OF CONCRETE HEADWALL ABOVE THE OUTFALL OF 24" RCP ON SOUTH SIDE OF HIGHWAY 71 WEST AND ALSO 1275' WEST OF SILVER MINE DRIVE 913.15' (FB3895-PG.56).
 - #2. 1004 NAIL FOUND IN NORTH SIDE OF POWER POLE ALONG THE SOUTH R.O.W. LINE OF U.S. 71 WEST +- 760' WEST OF SILVER MINE DRIVE. 896.83' (FB3895-PG.56).
 19. NO BUILDING, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY (LDC 13-6-2).
 20. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HED TO THE AMOUNT ESTABLISHED BY THE REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN, EXCEPT THAT RUN-OFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM SHALL BE DETAILED BY THE USE OF ONSITE PONDING OR OTHER APPROVED METHODS.
 21. THE SUBDIVISION WILL BE DEVELOPED, CONSTRUCTED, AND MAINTAINED IN ACCORDANCE WITH LAND DEVELOPMENT CODE CHAPTER 13-2 AND LAND DEVELOPMENT CODE CHAPTER 13-7 AS AMENDED.
 22. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS.
 23. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT:

1. FOGGY MOUNTAIN DRIVE	4. ROARING SPRINGS DRIVE
2. SAMUEL BISHOP DRIVE	5. TOWANA TRAIL
3. COVERED BRIDGE DRIVE	6. CHAD'S FORD ROAD

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.
 24. THIS DEVELOPMENT IS SUBJECT TO THE CITY OF AUSTIN REGULATIONS IN EFFECT AS OF JUNE 27, 1978 AND THE RESTRICTIVE COVENANT FILLED IN VOLUME 10028, PAGE 0356, TRAVIS COUNTY DEED RECORDS, PURSUANT TO ZONING CASE NO. C14-85-288-45; AS PER CITY OF AUSTIN PRE-APPLICATION 5.B. 1704 DETERMINATION DATED MAY 15, 1992 (FILE SB97-074).
 25. NO STRUCTURAL CUT AND FILL SHALL BE ALLOWED ON BUILDING SITES OVER 25% SLOPE.
 26. CONSTRUCTION ON LOTS ON SLOPES OVER 15% SLOPE IS LIMITED BY RESTRICTIVE COVENANT AND ZONING CASE C14-85-288 AND ARE SUBJECT TO IMPERVIOUS COVER LIMITATIONS INCLUDED IN THESE AGREEMENTS.
 27. PORTIONS OF THIS PROJECT ARE SUBJECT TO CERTAIN REQUIREMENTS OF THE WILLIAMSON CREEK ORDINANCE #010218-W AND ORDINANCE #010319-M IN ACCORDANCE WITH ZONING CASE # C14-85-288.
 28. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
 29. ALL STREETS SHALL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS.
 30. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN/TRAVIS COUNTY.
 31. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
 32. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
 33. ANY FENCES CONSTRUCTED ABUTTING A DRAINAGE EASEMENT SHALL INCLUDE A 3 FOOT (MINIMUM) WIDE ACCESS GATE ON EACH PROPERTY AS DETERMINED NECESSARY BY THE CITY OF AUSTIN.
 34. ELECTRIC EASEMENTS PER DETAIL "B" ARE HEREBY DEDICATED WITH EACH LOT IN THIS SUBDIVISION.
 35. DEVELOPMENT ON THOSE PORTIONS OF THE FOLLOWING LOTS DESIGNATED AS SF6 IN THE RESTRICTIVE COVENANT IN VOLUME 10028, PAGE 356 AND AS SHOWN ON THE APPROVED PRELIMINARY PLAN (C8-78-084.010) SHALL BE LIMITED TO SLOPES 15 PERCENT OR LESS AS SHOWN ON THE APPROVED PRELIMINARY PLAN, OR AS DETERMINED BY A DETAILED TOPOGRAPHIC SURVEY.

BLOCK	LOTS
D	11-20
F	4-11, 14-20
	13, 14



CONLEY ENGINEERING INC.

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