



PLATS
5 PGS

200500225

PLAT DOCUMENT # _____

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: SHELDON 230 SECTION 1 PHASE 1

OWNERS NAME: KB HOME LOAN STAR LP

RESUBDIVISION? YES NO

ADDITIONAL RESTRICTIONS / COMMENTS:

N/A

RETURN:

WATERSHED DEVELOPMENT
505 BARTON SPRINGS RD 4TH FL
AUSTIN TX 78704

PLAT FILE STAMP

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2005 Sep 22 10:36 AM 200500225

BENAVIDESV \$146.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS



5830 WEST HIGHWAY 290
RICHLEIGH, TX 75081
TEL: 281-442-0276
FAX: 281-442-0276
WWW.SAM-INC.COM

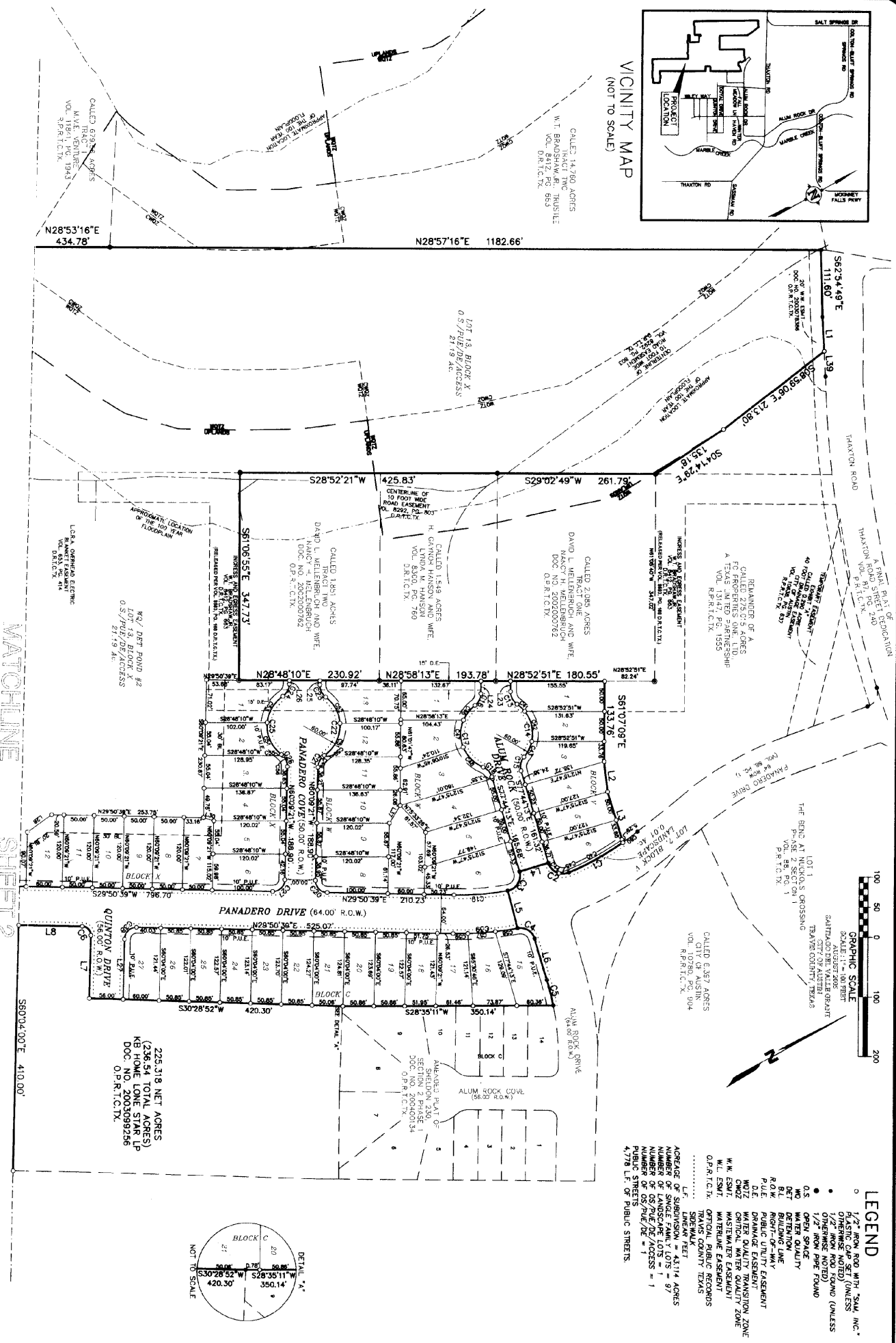
OWNERS: KB HOME LONE STAR LP
SURVEYOR: SURVEYING AND MAPPING INC.
ENGINEER: LONGANO & CLARKE, INC.

SHELDON 230,
SECTION 1, PHASE 1

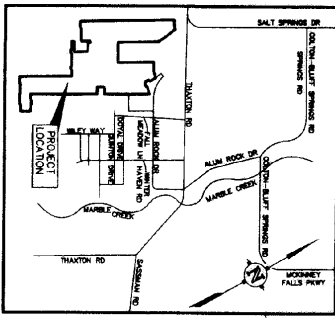
Longano & Clarke, Inc.
Consulting Engineers

PROJECT: SHELDON 230
DATE: 09/22/05
SCALE: AS SHOWN
TITLE: SHELDON 230, SECTION 1, PHASE 1
DATE: 09/22/05
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]
DATE: 09/22/05
PROJECT NO. 08-03-0025.01.A.S.H
SHEET 1 OF 5

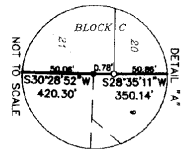
SUBMITTAL DATE: MAY 23, 2005
CASE NO. 08-03-0025.01.A.S.H



VICINITY MAP
(NOT TO SCALE)



- LEGEND**
- 1/2" IRON ROD WITH "SAM, INC." PLASTIC CAP SET (UNLESS OTHERWISE NOTED)
 - 1/2" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
 - O.S. OPEN SPACE
 - M.E. METER ENCLOSURE
 - B.L. BUILDING LINE
 - R.O.W. RIGHT-OF-WAY
 - P.U.E. PUBLIC UTILITY EASEMENT
 - W.O.Z. WATER QUALITY RESTRICTION ZONE
 - C.W.Z. CRITICAL WATER QUALITY ZONE
 - M.W.E. WASTEWATER EASEMENT
 - M.E. MATERIAL EASEMENT
 - O.P.R.T.C.T.X. OFFICIAL PUBLIC RECORDS
 - W.K.E.S.U.T. WATER QUALITY RESTRICTION ZONE
 - W.K.E.S.U.T. WASTEWATER EASEMENT
 - W.K.E.S.U.T. MATERIAL EASEMENT
 - O.P.R.T.C.T.X. OFFICIAL PUBLIC RECORDS
 - S.O.E.M.A.K. SIDEWALK
 - L.F. LINEAR FEET
 - A.B.E.A.R. AREA OF SURVEY = 43114 ACRES
 - N.L.S. NUMBER OF LANDSCAPE LOTS = 157
 - N.O.P.E./A.C.C.E.S.S. NUMBER OF OPEN PAVED/ACCESS = 1
 - P.L. PAVED LENGTH OF PUBLIC STREETS = 4778 L.F.



200500225



GRAPHIC SCALE
SCALE: 1" = 100 FEET
CALDWELL COUNTY, TEXAS
PLANNING DEPARTMENT

LEGEND

- 1/2" IRON ROD WITH 3/4" I.D. CAP (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- OS OPEN SPACE
- WQ WATER QUALITY
- DET DETENTION
- BL BUILDING LINE
- BLM BOUNDARY LINE
- PU PUBLIC UTILITY
- DE DRAINAGE EASEMENT
- WOZ WATER QUALITY TRANSITION ZONE
- WQZ WATER QUALITY TRANSITION ZONE
- W.E. SWM WATER QUALITY TRANSITION ZONE
- OP.R.I.C.T.X. OFFICIAL PUBLIC RECORDS
- IRAWAS COUNTY TEXAS
- SIDEWALK
- APPROXIMATE LOCATION OF THE 100 YEAR FLOODPLAIN

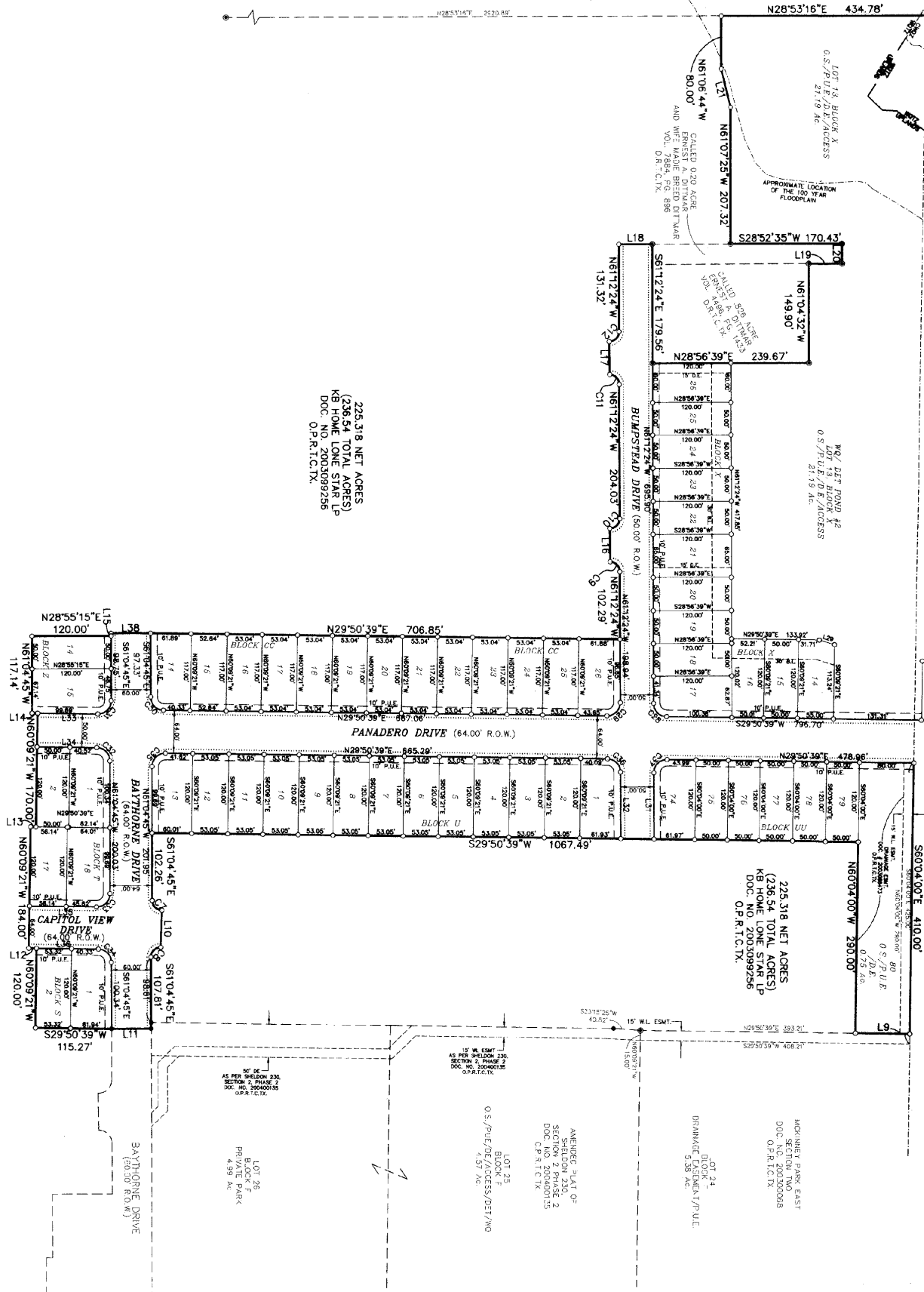
CAD FILE: 639.56.ADRS
TRAC: II
W.Y.: 1/1/2004
VOL: 81941.CTX
8/19/11.CTX

OWNERS: KB HOME LONE STAR LP
SURVEYOR: SURVEYING AND MAPPING INC.
ENGINEER: LONGARGO & CLARKE, INC.



5500 WEST HIGHWAY 290
SULPHUR SPRING, TEXAS 77375
PHONE: (281) 588-0400
FAX: (281) 588-0400
EMAIL: SAM@SAMMAPPING.COM

SHELDON 230,
SECTION 1, PHASE 1



225.318 NET ACRES
(236.54 TOTAL ACRES)
KB HOME LONE STAR LP
DOC. NO. 2005099256
O.P.R.I.C.T.X.

225.318 NET ACRES
(236.54 TOTAL ACRES)
KB HOME LONE STAR LP
DOC. NO. 2005099256
O.P.R.I.C.T.X.

SUBMITTAL DATE: MAY 23, 2005
CASE NO. C8-03-0025.011A SH

G Longo & Clarke, Inc.
Consulting Engineers
11111 Highway 40, Suite 200, Houston, Texas 77057
Tel: (281) 416-1111 Fax: (281) 416-1111

PROJECT: SHELDON 230	SHEET
DATE: 05/15/05	2
DATE: 05/15/05	OF
DATE: 05/15/05	5

LOT 24
DRAINAGE EASEMENT
5.38 AC.

LOT 25
DRAINAGE EASEMENT
4.57 AC.

ANNEXED PLAT OF
SHELDON 230,
SECTION 2, PHASE 2
DOC. NO. 2005099256
O.P.R.I.C.T.X.

LOT 26
BLOCK F
PRIVATE PARK
4.99 AC.

34XTHORNE DRIVE
(50.00' R.O.W.)

115.27'

107.81'

102.28'

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200500225

OWNERS : RB HOME LOAN STAR LP
 ENGINEER : LONGARGO & CLARKE, INC.



FROM: JAMES WENDELL, 800
 PUBLISHING &
 MARKETING, INC.
 1101 W. 19th Street, Suite 100
 Fort Worth, TX 76102
 TEL: 817-339-2222
 FAX: 817-339-2223
 E-MAIL: JAMES@SAM-ONLINE.COM

LINE	BEARING	LENGTH
L1	S64°29'26"E	57.52'
L2	S67°53'31"E	50.96'
L3	S77°44'13"E	88.17'
L4	S72°15'47"W	50.00'
L5	S76°17'29"E	64.22'
L6	S77°44'13"E	71.87'
L7	N67°04'00"W	105.13'
L8	S29°50'39"W	104.98'
L9	S29°50'39"W	80.00'
L10	S59°31'39"E	56.00'
L11	S28°55'15"W	60.00'
L12	S29°50'39"W	11.78'
L13	N29°50'39"E	8.01'
L14	S29°50'39"W	8.62'
L15	N61°04'45"W	3.98'
L16	N61°50'13"W	50.02'
L17	N61°50'13"W	50.02'
L18	N28°52'35"E	50.00'
L19	N28°42'33"E	50.43'
L20	N61°13'39"W	29.80'
L21	N75°15'25"W	58.77'
L22	N61°01'47"W	17.30'
L23	N61°01'47"W	20.65'
L24	N60°09'21"W	6.91'
L25	N60°09'21"W	6.00'
L26	S60°04'00"E	100.81'
L27	S07°22'15"E	48.49'
L28	S07°22'15"E	24.25'
L29	N46°01'41"E	17.56'
L30	N46°18'08"E	99.65'
L31	N61°12'24"W	100.38'
L32	N61°12'24"W	100.38'
L33	N29°50'39"E	91.07'
L34	N29°50'39"E	90.52'
L35	N29°50'39"E	101.76'
L36	N29°50'39"E	105.43'
L37	S30°40'48"E	34.57'
L38	N28°35'15"E	60.00'
L39	S64°29'26"E	42.59'

LINE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	127°28'19"	468.00'	101.87'	S00°27'13"E	101.67'
C2	96°28'50"	25.00'	42.10'	S54°01'22"W	37.30'
C3	96°28'50"	26.00'	42.10'	S29°29'48"E	37.30'
C4	84°07'35"	23.00'	36.71'	N60°17'00"E	33.50'
C5	05°23'58"	468.00'	44.10'	S75°02'14"E	44.09'
C6	90°05'21"	15.00'	23.59'	S74°53'20"W	21.23'
C7	89°04'35"	15.00'	23.32'	N74°22'57"E	21.04'
C8	90°55'25"	15.00'	23.80'	S15°37'03"E	21.38'
C9	88°56'57"	15.00'	23.29'	S74°19'08"W	21.02'
C10	91°03'03"	15.00'	23.84'	N15°40'52"W	21.41'
C11	88°56'57"	15.00'	23.29'	S74°19'08"W	21.02'
C12	91°03'03"	15.00'	23.84'	N15°40'52"W	21.41'
C13	95°36'27"	60.00'	100.12'	S88°58'23"E	23.43'
C14	95°36'27"	60.00'	100.12'	N88°06'45"W	88.90'
C15	56°25'41"	25.00'	24.62'	S48°31'22"E	23.64'
C16	52°00'06"	23.00'	22.69'	N58°01'44"W	21.92'
C17	120°08'15"	60.00'	125.61'	S69°05'48"E	103.99'
C18	51°25'43"	28.00'	22.44'	S76°32'56"W	21.69'
C19	110°01'27"	468.00'	89.88'	N24°20'34"E	88.74'
C20	90°00'00"	20.00'	31.42'	N45°50'39"E	28.28'
C21	53°58'05"	25.00'	23.55'	S33°10'18"E	22.69'
C22	107°56'10"	60.00'	113.03'	N60°09'21"W	97.04'
C23	53°58'05"	25.00'	23.55'	S87°08'23"E	22.69'
C24	53°58'05"	25.00'	23.55'	N33°10'18"W	97.04'
C25	107°56'10"	60.00'	113.03'	S60°09'21"E	97.04'
C26	53°58'05"	25.00'	23.55'	N67°08'23"W	22.69'
C27	90°00'00"	20.00'	31.42'	N15°09'21"W	28.28'
C28	88°56'57"	20.00'	31.05'	S74°19'08"E	28.02'
C29	91°03'03"	20.00'	31.78'	N15°40'52"W	28.54'
C30	89°04'35"	20.00'	31.09'	N74°22'57"E	28.06'
C31	90°55'25"	20.00'	31.74'	N15°37'03"W	28.51'
C32	89°04'35"	20.00'	31.09'	S74°22'57"W	28.06'
C33	90°55'25"	20.00'	31.74'	N15°37'03"W	28.51'
C34	89°04'35"	20.00'	31.09'	S74°22'57"W	28.06'
C35	90°55'25"	20.00'	31.74'	S15°37'03"E	28.51'
C36	88°56'57"	20.00'	31.05'	S74°19'08"W	28.02'
C37	91°03'03"	20.00'	31.78'	S15°40'52"E	28.54'
C38	89°04'35"	20.00'	31.38'	S15°08'40"E	28.26'
C39	11°37'19"	532.00'	107.91'	N24°02'00"E	107.73'
C40	14°34'57"	463.00'	117.84'	S00°23'21"W	117.52'
C41	16°56'50"	60.00'	53.14'	S71°33'26"W	51.42'
C42	50°44'27"	60.00'	53.14'	N74°35'55"W	51.42'
C43	27°55'10"	60.00'	29.24'	N35°16'06"W	28.95'
C44	58°39'05"	25.00'	25.59'	N72°56'15"E	24.49'
C45	37°49'45"	25.00'	16.57'	N24°41'50"E	16.21'
C46	29°50'24"	60.00'	31.25'	S23°58'52"E	30.90'
C47	44°02'35"	60.00'	46.13'	S69°35'32"E	45.00'
C48	46°14'56"	60.00'	48.43'	N73°57'32"E	47.13'
C49	45°21'25"	25.00'	19.79'	S37°28'38"E	19.28'
C50	08°36'41"	28.00'	3.76'	S10°29'36"E	3.75'
C51	59°06'35"	60.00'	61.93'	N35°45'33"W	59.22'
C52	48°47'38"	60.00'	51.10'	N89°43'38"W	49.57'
C53	50°05'14"	60.00'	52.45'	S31°13'53"E	50.80'
C54	57°50'56"	60.00'	60.58'	S65°11'58"E	58.04'
C55	07°05'34"	25.00'	3.09'	S69°25'21"W	3.09'
C56	46°52'32"	25.00'	20.45'	N63°35'36"W	19.99'
C57	04°59'37"	532.00'	46.37'	N24°48'17"E	46.35'
C58	04°05'08"	532.00'	37.94'	N20°15'54"E	37.93'
C59	02°32'34"	532.00'	23.61'	N28°34'22"E	23.61'
C60	03°41'11"	468.00'	30.11'	N08°31'58"W	30.11'

CURVE TABLE

SHELDON 230,
SECTION 1, PHASE 1

Longargo & Clarke, Inc.
 Consulting Engineers
 110 Capital of Texas Blvd., Suite 1100
 Fort Worth, Texas 76102
 Tel: 817-339-2222 Fax: 817-339-2223

SUBMITTAL DATE: MAY 23, 2005
 CASE NO. C8-03-0025.01.1A.SH

PROJECT	SHELDON 230
JOB NUMBER	2005-03
DATE	APRIL 20, 2005
SUBMITTAL	NO. 03
DATE	APRIL 20, 2005
TECHNICAL	NO. 03-03-001.006
DATE	APRIL 20, 2005
DESIGNED	BY
CHECKED	BY
APPROVED	BY
DATE	

