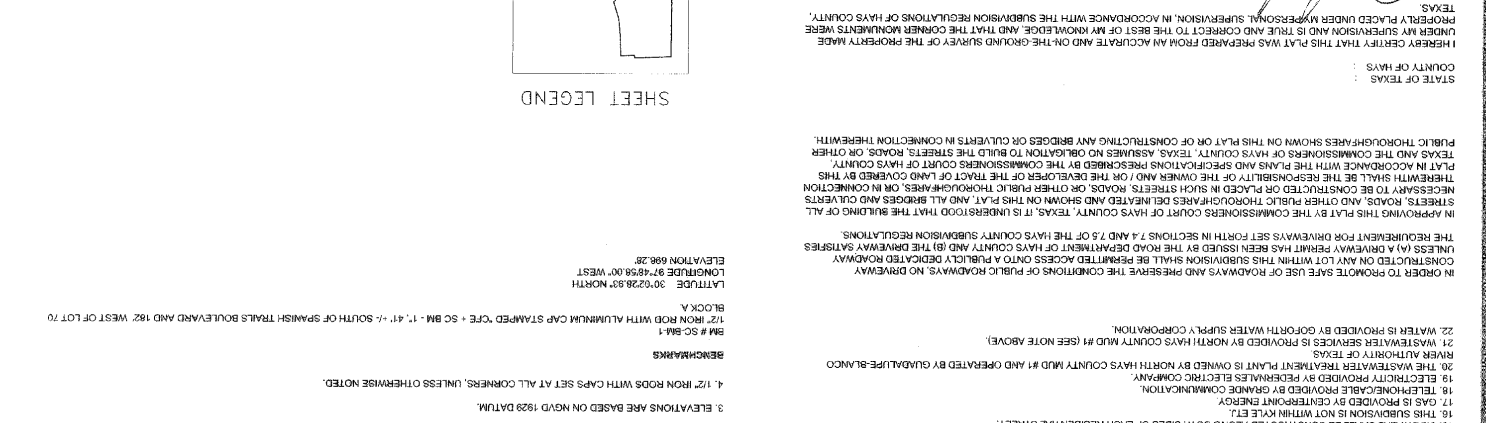
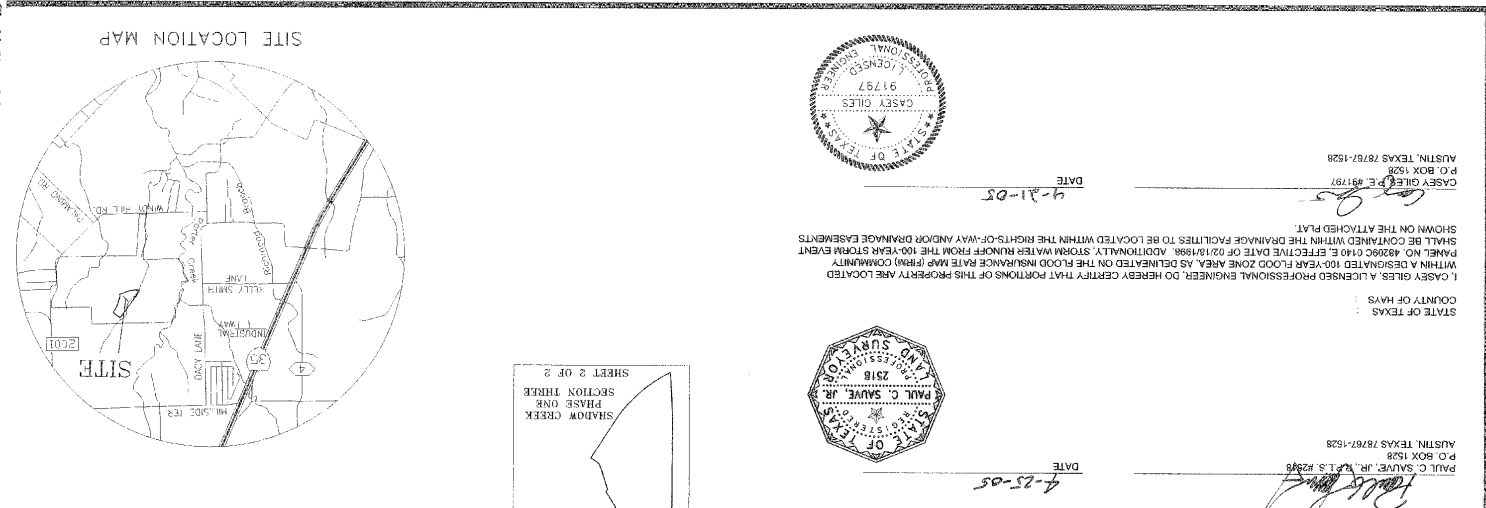


PROJECT:	SHADOW CREEK PHASE ONE SECTION THREE FINAL
JOB NUMBER:	20200205
DATE:	MARCH, 2005
SCALE:	1" = 100'
SURVEOR:	PAUL C. SAUVE, JR., R.P.S. No. 2318
TECHNICIAN:	P. RIM
DRAWING:	U:\MDS\ShadowCreek\Survey\Acad\Final\pl
DESCRIPTION:	N/A
PARTITION:	Adams/Gord
FIELD BOOKS:	Shadow Creek

C FALLKNER ENGINEERING
 400 Bowie Street, Suite 250
 Austin, Texas 78703
 P: 512.495.9470
 F: 512.495.9473
 www.calknengineering.com
 P.O. Box 1528
 Austin, Texas 78767-1528

SHADOW CREEK PHASE ONE SECTION THREE

SC PHISEC3.DWG
 CPE PLAT NO.
 OF 2
 SHEET 1



STATE OF TEXAS
 COUNTY OF HAYS
 I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACQUATE AND ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THE CORNER MONUMENTS PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF HAYS COUNTY, TEXAS.

PAUL C. SAUVE, JR., R.P.S. #2318
 DATE: 4-25-05

STATE OF TEXAS
 COUNTY OF HAYS
 I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACQUATE AND ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THE CORNER MONUMENTS PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF HAYS COUNTY, TEXAS.

PAUL C. SAUVE, JR., R.P.S. #2318
 DATE: 4-21-05

FINAL PLAT NOTES:

1. THIS FINAL PLAT IS LOCATED ENTIRELY WITHIN HAYS COUNTY, TEXAS, AND IS ENTIRELY WITHIN THE BOUNDARY OF THE NORTH HAYS COUNTY M.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 EDWARDS AQUIFER RECHARGE ZONE.
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 DESIGNATED ON THE FLOOD INSURANCE RATE MAP NO. 48090C-01-E, EFFECTIVE DATE OF FEBRUARY 18, 1988, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
6. ALL LOTS DESIGNATED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY REQUIREMENTS AND APPROVED BY THE HAYS COUNTY ROAD DEPARTMENT WILL BE CONSTRUCTED WITH CURBS AND GUTTERS.
7. ALL STREETS TO BE CONSTRUCTED WITHIN THIS PLAT SHALL BE MAINTAINED BY THE PROPERTY OWNER.
8. ALL STREETS TO BE PAVED, PUBLIC AND MAINTAINED BY THE COUNTY.
9. ALL STREETS TO BE CONSTRUCTED WITHIN DRAINAGE EASEMENTS.
10. AREA WITHIN NEW ROAD RIGHT-OF-WAY = 2.60 ACRES.
11. LOT 50, BLOCK U SHALL BE DESIGNATED AS OPEN SPACE, GREENBELT, DRAINAGE AND IRRIGATION EASEMENTS.
12. ALL STREETS TO BE PAVED, PUBLIC AND MAINTAINED BY THE COUNTY.
13. NO OBJECT INCLUDING FENCING OR LAMPPOSTS OR OTHER PUBLIC THOROUGHFARES SHALL BE PLACED ON OR INTERFERE WITH CONVEYANCE OF STORM WATER SHALL BE PLACED OR RECTED WITHIN DRAINAGE EASEMENTS.
14. DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNER.
15. SIGNAGES SHALL BE CONSTRUCTED ALONG BOTH SIDES OF EACH RESIDENTIAL STREET.
16. THIS SUBDIVISION IS NOT WITHIN KYLE ELEC. TERRITORY.
17. GAS IS PROVIDED BY CENTROPOINT ENERGY.
18. TELEPHONE/CABLE PROVIDED BY GRAND COMMUNICATIONS.
19. ELECTRICITY PROVIDED BY PERMIAN ELECTRIC COMPANY.
20. THE WASTEWATER TREATMENT PLANT IS OWNED BY NORTH HAYS COUNTY MUD #1 AND OPERATED BY GUADALUPE-BLANCO RIVER AUTHORITY OF TEXAS.
21. WASTEWATER SERVICES IS PROVIDED BY NORTH HAYS COUNTY MUD #1 (SEE NOTE ABOVE).
22. WATER IS PROVIDED BY GORFORTH WATER SUPPLY CORPORATION.

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) DRIVEWAY PERMIT HAS BEEN ISSUED BY THE ROAD DEPARTMENT OF HAYS COUNTY AND (B) THE DRIVEWAY SATISFIES THE REQUIREMENTS FOR DRIVEWAYS SET FORTH IN SECTIONS 7.A AND 7.B 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 SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR THE DEVELOPER OF THE TRACT OF LAND AND 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.

STATE OF TEXAS
 COUNTY OF HAYS
 I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACQUATE AND ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THE CORNER MONUMENTS PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF HAYS COUNTY, TEXAS.

PAUL C. SAUVE, JR., R.P.S. #2318
 DATE: 4-25-05

STATE OF TEXAS
 COUNTY OF HAYS
 I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACQUATE AND ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THE CORNER MONUMENTS PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF HAYS COUNTY, TEXAS.

PAUL C. SAUVE, JR., R.P.S. #2318
 DATE: 4-21-05

BENCHMARKS:

1. THIS TRACT LIES WITHIN ZONE 'A'. AS DETERMINED BY FEMA MAP PANEL NO. 48209C0140E, DATED 02/19/1998.
2. BEARINGS ARE REFERENCED TO TEXAS STATE PLUMB COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
3. ELEVATIONS ARE BASED ON NGVD 1929 DATUM.
4. 1/2" IRON RODS WITH CAPS SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.
5. BM SC 94-1
6. BM SC 94-1
7. 1/2" IRON ROD WITH ALUMINUM CAP STAMPED 'CFE + SC BM - 11 - 41' - SOUTH OF SPANISH TRAILS BOULEVARD AND 182' WEST OF LOT 70 BLOCK A
8. ELEVATION 666.28'
9. LATITUDE 30°28'30" NORTH
10. LONGITUDE 97°48'58" WEST

SHEET LEGEND

SHADOW CREEK PHASE ONE SECTION THREE SHEET 2 OF 2

Clerk's Note: 2d setback on Lot 7 Block Q
 Approved by Commissioners' Court on 8/9/05
 Resolution #22788 (See Vol. 275 Pg. 708, CRR)

SHADOW CREEK PHASE ONE SECTION THREE IS LOCATED ENTIRELY WITHIN THE BOUNDARIES AND SERVICE AREA OF GORFORTH WATER SUPPLY CORPORATION AND THE NORTH HAYS COUNTY M.D. NO. 1. WATER AND WASTEWATER SERVICE, AS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, WILL BE PROVIDED TO ALL LOTS REQUIRING SERVICE THROUGH THE DISTRICTS PUBLIC WATER AND WASTEWATER SYSTEM.

GORFORTH WATER SUPPLY CORPORATION
 MARIO TOBIAS, GENERAL MANAGER
 DATE: 4-25-05

NORTH HAYS COUNTY M.D. NO. 1
 MICHAEL CHASE, PRESIDENT
 DATE: 4-25-05

WITNESSES MY HAND AND SEAL OF OFFICE, THIS THE 25th DAY OF April, 2005 A.D.

I, LEONARDE, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE DAY OF 4-25-05, 2005 A.D. ORDER HAS BEEN ENTERED IN THE MINUTES OF SAID COURT IN BACK PAGE 182 OF THIS PLAT AND SAID PLAT IS FILED FOR RECORD IN THE CLERK'S OFFICE OF HAYS COUNTY, TEXAS, IN BOOK 48209C0140E, PROJECT NUMBER 11 AND HAND AND SEAL OF OFFICE, THIS THE 25th DAY OF April, 2005 A.D.

LEONARDE
 COUNTY CLERK
 HAYS COUNTY, TEXAS

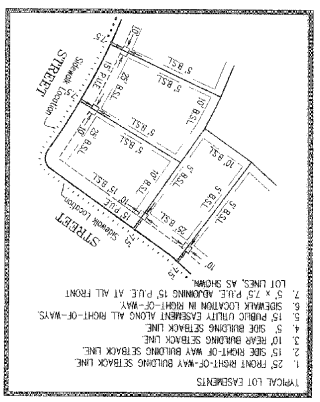
LEONARDE
 COUNTY JUDGE
 HAYS COUNTY, TEXAS

LEONARDE
 COUNTY CLERK
 HAYS COUNTY, TEXAS

SHADOW CREEK PHASE ONE SECTION THREE

STREET NAME	ROW WIDTH	LENGTH	TYPE
SHADOW CREEK BLVD.	60'	1205'	LOCAL
BRANDONS WAY	50'	198'	LOCAL
JACK RABBIT LANE	50'	198'	LOCAL
TOTAL AREA	863.555		
2.68 AC.			
179 AC.			
770.773			
113.882			

HAYS COUNTY, TEXAS
 MARCH, 2005
 SCALE: 1" = 100'
 GRAPHIC SCALE

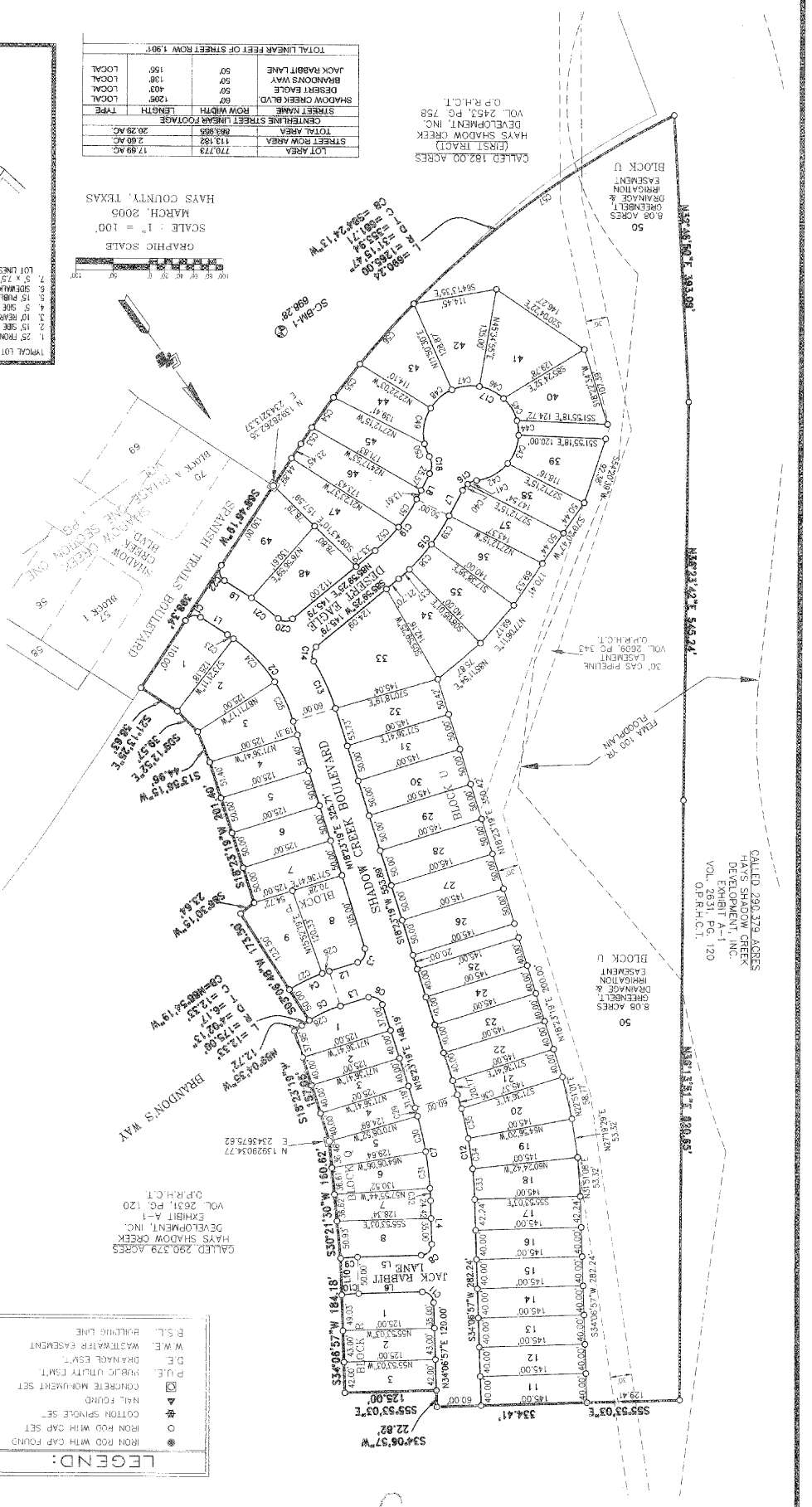


LINE	BEARING	DISTANCE
L1	N21°13'41"W	43.63'
L2	S71°36'41"E	40.12'
L3	N71°36'41"W	40.12'
L4	N34°06'37"E	59.42'
L5	S55°33'03"E	88.92'
L6	S82°42'56"W	28.18'
L7	N65°23'03"E	88.92'
L8	N67°17'45"E	39.18'
L9	S21°13'41"E	43.63'
L10	S34°06'37"W	50.15'

LINE	BEARING	DISTANCE
C1	90°00'00"	15.00'
C2	30°37'00"	220.00'
C3	90°00'00"	15.00'
C4	23.56'	566.13'±1E
C5	90°00'00"	15.00'
C6	90°00'00"	15.00'
C7	154°38'28"	470.00'
C8	90°00'00"	15.00'
C9	4°44'17"	325.00'
C10	4°48'46"	275.00'
C11	90°00'00"	15.00'
C12	154°38'28"	470.00'
C13	14°26'30"	125.00'
C14	82°12'26"	15.00'
C15	142°26'30"	125.00'
C16	90°00'00"	15.00'
C17	292°30'00"	65.00'
C18	96°18'04"	29.00'
C19	231°11'40"	225.00'
C20	82°27'25"	15.00'
C21	231°11'40"	225.00'
C22	96°18'04"	29.00'
C23	292°30'00"	65.00'
C24	216°20'37"	220.00'
C25	216°20'37"	220.00'
C26	231°00'00"	225.00'
C27	191°18'44"	175.00'
C28	191°18'44"	175.00'
C29	82°46'46"	175.00'
C30	82°46'46"	175.00'
C31	61°02'22"	470.00'
C32	202°41'17"	470.00'
C33	4°31'39"	41.88'
C34	4°31'39"	41.88'
C35	4°31'39"	41.88'
C36	2°08'41"	530.00'
C37	2°08'41"	530.00'
C38	2°08'41"	530.00'
C39	4°31'39"	41.88'
C40	4°31'39"	41.88'
C41	30°36'58"	25.00'
C42	30°36'58"	25.00'
C43	37°10'16"	65.00'
C44	37°10'16"	65.00'
C45	17°55'37"	20.33'
C46	17°55'37"	20.33'
C47	37°10'16"	65.00'
C48	37°10'16"	65.00'
C49	44°44'00"	65.00'
C50	44°44'00"	65.00'
C51	11°35'50"	225.00'
C52	11°35'50"	225.00'
C53	11°35'50"	225.00'
C54	27°22'08"	166.00'
C55	27°22'08"	166.00'
C56	17°27'50"	166.00'
C57	17°27'50"	166.00'
C58	5°00'40"	1265.00'
C59	5°00'40"	1265.00'
C60	5°00'40"	1265.00'

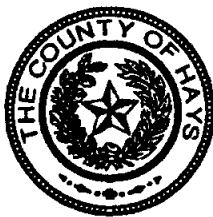
LEGEND:

- B.S.L. BUILDING LINE
- W.E. WATERWAY EASEMENT
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- C.M.S. CONCRETE MOUND SET
- N.F.S. NATURAL SPUR SET
- C.F.S. COTTON SPUR SET
- R.H.S. IRON ROD WITH CAP SET
- R.H.S. IRON ROD WITH CAP FOUND



SECTION 3	AREA (AC.)
LOT 1	6.14
LOT 2	9.00
LOT 3	5.19
LOT 4	6.67
LOT 5	6.67
LOT 6	6.67
LOT 7	6.25
LOT 8	6.25
LOT 9	7.89
LOT 10	6.14
LOT 11	6.14
LOT 12	6.14
LOT 13	6.14
LOT 14	6.14
LOT 15	6.14
LOT 16	6.14
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LOT 44	6.14
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LOT 46	6.14
LOT 47	6.14
LOT 48	6.14
LOT 49	6.14
LOT 50	6.14

SECTION 3	AREA (AC.)
LOT 1	6.14
LOT 2	9.00
LOT 3	5.19
LOT 4	6.67
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LOT 42	6.14
LOT 43	6.14
LOT 44	6.14
LOT 45	6.14
LOT 46	6.14
LOT 47	6.14
LOT 48	6.14
LOT 49	6.14
LOT 50	6.14



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: Phase sec. 3

OWNER(S): Hays Shadow Creek Development

PLAT VOLUME 12 PAGE(S) 246-247

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]

TAX CERTIFICATE

Issue Date 5/9/2005

Hays County Tax Office
 102 N LBJ Dr
 San Marcos, TX 78666
 Ph 512-393-5545 Fax 512-393-5517

Bk Vb1 Pg
 05012772 DPR 2682 808

This certificate includes tax years up to 2004

Entities to which this certificate applies

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

Property Information

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

Value Information

DACY LN	Land HS	\$0 00
	Land NHS	\$0 00
	Imp HS	\$0 00
A0166 JESSE B EAVES SURVEY, ACRES 227 573	Imp NHS	\$20,000 00
	Ag Mkt	\$492,010 00
	Ag Use	\$27,650 00
	HS Cap Adj	\$0 00
	Assessed	\$47,650 00

Owner Information

Owner ID O9160461

CASTLETOP CAPITAL HAYS LP
 5000 PLAZA ON THE LAKE STE 700
 AUSTIN, TX 78746
 Hays County

Ownership 100%

On: May 09, 2005 at 02:36P
 Document Number: 05012772
 Amount: 106.00
 Receipt Number - 124269
 By:
 Terry Kleen, Deputy
 Lee Carlisle, County Clerk
 Hays County


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	2004	7 86	0 00	0 00	0 00	0 00
SHA	2004	855 08	0 00	0 00	0 00	0 00
RSP	2004	33 83	0 00	0 00	0 00	0 00
WPC	2004	9 01	0 00	0 00	0 00	0 00
GHA	2004	186 79	0 00	0 00	0 00	0 00
FNE	2004	28 69	0 00	0 00	0 00	0 00
ENE	2004	14 30	0 00	0 00	0 00	0 00

Total for current bills if paid by 5/31/2005 : \$0.00
Total due on all bills 5/31/2005 : \$0.00
 2004 taxes paid for entity PCC \$7 86
 2004 taxes paid for entity SHA \$855 08
 2004 taxes paid for entity RSP \$33 83
 2004 taxes paid for entity WPC \$9 01
 2004 taxes paid for entity GHA \$186 79
 2004 taxes paid for entity FNE \$28 69
 2004 taxes paid for entity ENE \$14 30

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


 Signature of Authorized Officer of the Tax Office

Date of Issue : 05/09/2005
 Requestor : CASTLETOP CAPITAL HAYS LP,
 Ref. Number : SM-2005-064964
 Fee Paid : \$10 00
 Payer : DELGADO, STEPHEN

10112 49-240

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS:

THAT, HAYS SHADOW CREEK DEVELOPMENT, INC., A TEXAS CORPORATION, OWNER OF 182.00 ACRES AND 290.375 ACRES OF LAND, BOTH OUT OF THE JESSE B. EAVES SURVEY NO. 5, ABSTRACT NO. 186 IN HAYS COUNTY, TEXAS, AS CONVEYED BY WARRANTY DEEDS RECORDED IN VOLUME 2453, PAGE 754, AND VOLUME 2831, PAGE 120 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 20.29 ACRES OF SAID TRACTS OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS

"SHADOW CREEK PHASE ONE SECTION THREE"

SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC USE OF THE STREETS AND EASEMENTS HEREON

WITNESS MY HAND THIS THE 22nd DAY OF April, 2005 A.D.

HAYS SHADOW CREEK DEVELOPMENT, INC.
5000 PLAZA ON THE LAKE, SUITE 170
AUSTIN, TEXAS 78748

BY: *Richard H. Topfer*
RICHARD H. TOPFER, PRESIDENT
AKW

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED RICHARD H. TOPFER TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND THIS THE 22nd DAY OF April, 2005 A.D.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS



FINAL PLAT NOTES:

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. 48209C0140 E, EFFECTIVE DATE OF FEBRUARY 18, 1996, 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 CURBS AND GUTTER.
8. LINEAR FOOTAGE OF STREET IMPROVEMENTS: 1,901 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 = 2.90 ACRES.
11. LOT 50, BLOCK 11 SHALL BE DESIGNATED AS OPEN SPACE, GREENBELT, DRAINAGE AND IRRIGATION EASEMENTS.
12. ALL STREETS TO BE PAVED, PUBLIC AND MAINTAINED BY THE COUNTY.
13. NO OBJECT INCLUDING FENCING OR LANDSCAPING WHICH WOULD INTERFERE WITH CONVEYANCE OF STORM WATER SHALL BE PLACED OR ERRECTED WITHIN DRAINAGE EASEMENTS.
14. DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNER.
15. SIDEWALKS SHALL BE CONSTRUCTED ALONG BOTH SIDES OF EACH RESIDENTIAL STREET.
16. THIS SUBDIVISION IS NOT WITHIN KYLE ETL.
17. GAS IS PROVIDED BY CENTERPOINT ENERGY.
18. TELEPHONE/CABLE PROVIDED BY GRANDE COMMUNICATION.
19. ELECTRICITY PROVIDED BY PEDERNALES ELECTRIC COMPANY.
20. THE WASTEWATER TREATMENT PLANT IS OWNED BY NORTH HAYS COUNTY MUD #1 AND OPERATED BY GUADALUPE-BLANCO RIVER AUTHORITY OF TEXAS.
21. WASTEWATER SERVICES IS PROVIDED BY NORTH HAYS COUNTY MUD #1 (SEE NOTE ABOVE).
22. WATER IS PROVIDED BY GOFORTH WATER SUPPLY CORPORATION.

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 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 PREPARED 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.

STATE OF TEXAS
COUNTY OF HAYS

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACCURATE AND ON-THE-GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF HAYS COUNTY, TEXAS.

PAUL C. SAUVE, JR., P.L.S. #2249
P.O. BOX 1528
AUSTIN, TEXAS 78767-1528

4-25-05
DATE



STATE OF TEXAS
COUNTY OF HAYS

I, CASEY GILES, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN A DESIGNATED 100-YEAR FLOOD ZONE AREA, AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48209C 0140 E, EFFECTIVE DATE OF 02/18/1996. ADDITIONALLY, STORM WATER RUNOFF FROM THE 100-YEAR STORM EVENT SHALL BE CONTAINED WITHIN THE DRAINAGE FACILITIES TO BE LOCATED WITHIN THE RIGHTS-OF-WAY AND/OR DRAINAGE EASEMENTS SHOWN ON THE ATTACHED PLAT.

CASEY GILES, P.E. #91797
P.O. BOX 1528
AUSTIN, TEXAS 78767-1528

4-21-05
DATE



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

GOFORTH WATER SUPPLY CORPORATION

Mario Tobias
MARIO TOBIAS, GENERAL MANAGER

4-23-05
DATE

NORTH HAYS COUNTY M.U.D. NO. 1

Michael Chase
MICHAEL CHASE, PRESIDENT

4-23-05
DATE

SEWAGE DISPOSAL / INDIVIDUAL WATER SUPPLY CERTIFICATION, 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 SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY ENVIRONMENTAL HEALTH.

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

Allen G. Walther
ALLEN G. WALTHER, DIRECTOR
HAYS COUNTY ENVIRONMENTAL HEALTH
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

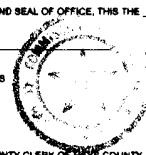
5-5-05
DATE

STATE OF TEXAS
COUNTY OF HAYS

I, LEE CARLISLE, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 15th DAY OF June, 2004, THE COMMISSIONERS 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 75, PAGE 100.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 15th DAY OF June, 2004 A.D.

Jim Perkins
JIM PERKINS
COUNTY JUDGE
HAYS COUNTY, TEXAS



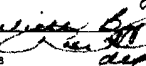
Lee Carlsle
LEE CARLISLE
COUNTY CLERK
HAYS COUNTY, TEXAS

Lee Carlsle
LEE CARLISLE
COUNTY CLERK
HAYS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HAYS

I, LEE CARLISLE, COUNTY CLERK OF HAYS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 22nd DAY OF April, 2005 A.D. AT 2:46 O'CLOCK P.M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN BOOK 75, PAGE 100. WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 22nd DAY OF April, 2005 A.D.

Lee Carlsle
LEE CARLISLE
COUNTY CLERK
HAYS COUNTY, TEXAS



Lee Carlsle
LEE CARLISLE
COUNTY CLERK
HAYS COUNTY, TEXAS

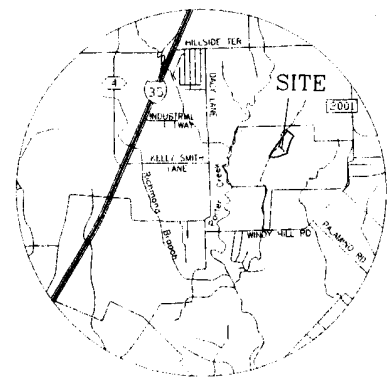
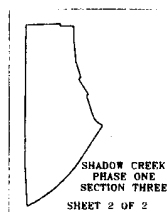
1. THIS TRACT LIES WITHIN ZONE 'A', AS DETERMINED BY FEMA MAP PANEL NO. 48209C0140E, DATED 02/18/1996.
2. BEARINGS ARE REFERENCED TO TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
3. ELEVATIONS ARE BASED ON NGVD 1929 DATUM.
4. 1/2" IRON RODS WITH CAPS SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.

MONUMENTS

BM # 8C-BM-1
1/2" IRON ROD WITH ALUMINUM CAP STAMPED 'CFE + SC BM - 1', 41' +/- SOUTH OF SPANISH TRAILS BOULEVARD AND 182' WEST OF LOT 7 BLOCK A.


LATITUDE 30°02'28.93" NORTH
LONGITUDE 97°48'58.00" WEST
ELEVATION 698.26'

SHEET LEGEND

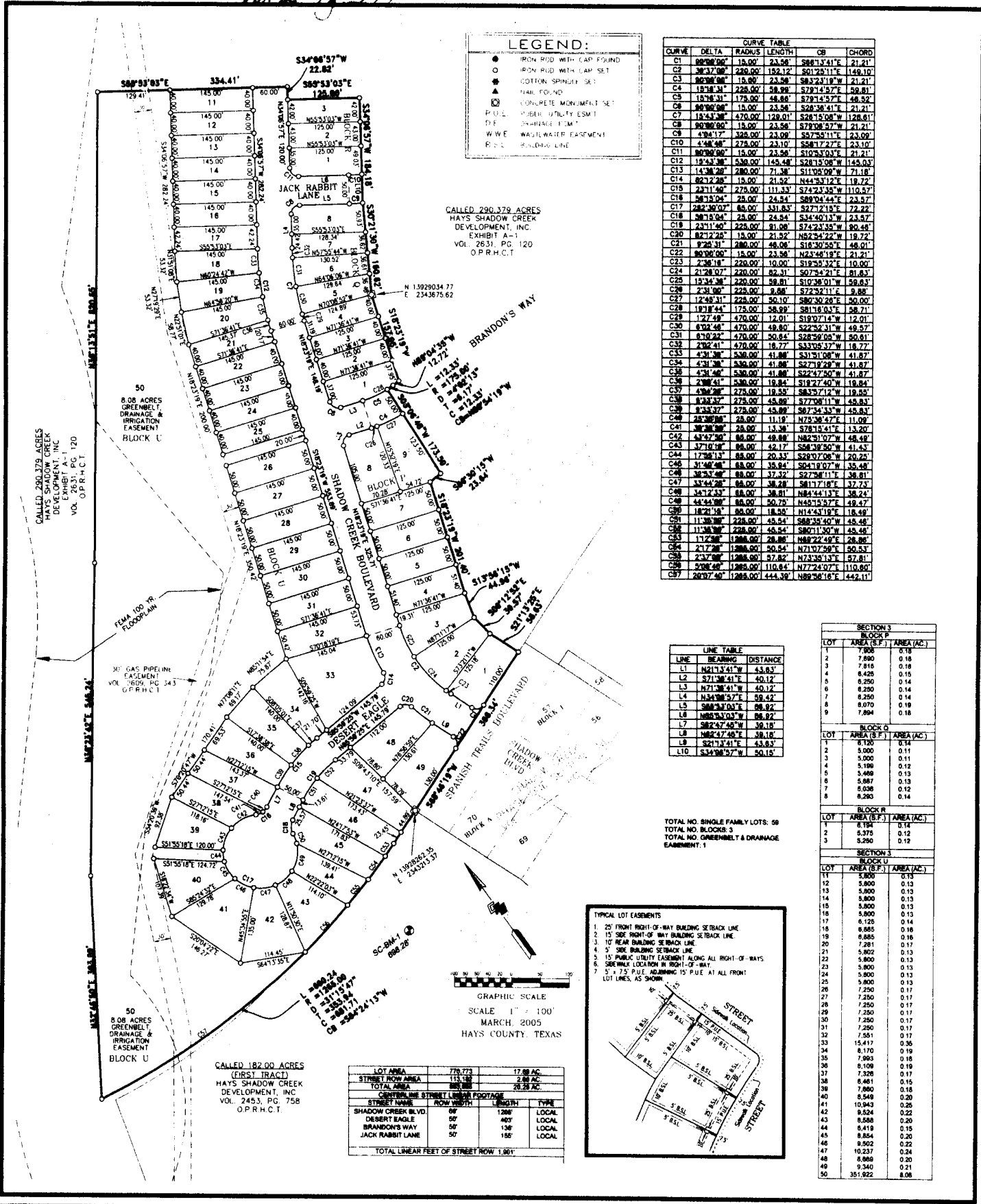


SITE LOCATION MAP

Clerk's Note: 2 ft. setback on Lot 7 Block Q
Approved by Commissioners' Court on 8/9/05
Resolution #22788 (See Vol. 2785 Pg. 706 OFR)

PROJECT: SHADOW CREEK PHASE ONE SECTION THREE FINAL JOB NUMBER: 2020.002.05 DATE: MARCH, 2005 SCALE: 1" = 100' SURVEYOR: PAUL C. SAUVE, JR., RPLS No 2518 TECHNICIAN: PC, RLM DRAWING: J.RMD ShadowCreek Survey Acad Final Plat DESCRIPTION: N/A PARTYCHIEF: Adams/Craig FIELDWORK: Shadow Creek		 400 Bowle Street, Suite 250 Austin, Texas 78703 P: 512.495.9470 F: 512.495.9473 P.O. Box 1528 Austin, Texas 78767-1528 www.cfaulkenrengineering.com	SHADOW CREEK PHASE ONE SECTION THREE	SHEET 1 OF 2 CFE PLAT NO. SC_PHY18C3.DWG
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Vol. 62 Pg. 247



LEGEND:

- IRON ROD WITH CAP FOUND
- IRON ROD WITH CAP SET
- BOTTOM SPRING SET
- NAIL FOUND
- CONCRETE MONUMENT SET
- PUBLIC UTILITY ESMIT
- SQUARE FOOT
- W & E WALK/WHEEL FARMMENT
- BUILDING LINE

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CB	CHORD
C1	90°00'00"	15.00'	23.56'	S88°15'41"E	21.21'
C2	90°00'00"	15.00'	18.12'	S01°25'11"E	14.910'
C3	90°00'00"	15.00'	23.56'	S88°15'41"E	21.21'
C4	187°34'31"	228.00'	58.80'	S72°15'35"E	28.81'
C5	187°34'31"	175.00'	48.60'	S72°15'35"E	23.52'
C6	90°00'00"	15.00'	23.56'	S28°30'41"E	21.21'
C7	184°54'38"	470.00'	128.01'	S28°15'08"W	128.61'
C8	90°00'00"	15.00'	23.56'	S77°08'57"W	21.02'
C9	47°48'48"	278.00'	23.10'	S72°15'35"E	23.69'
C10	90°00'00"	15.00'	23.56'	S10°53'03"E	21.21'
C11	184°54'38"	538.00'	145.48'	S28°15'08"W	145.03'
C12	143°38'28"	280.00'	71.38'	S11°02'00"W	71.18'
C13	82°12'28"	15.00'	21.52'	N44°31'12"E	19.72'
C14	221°12'02"	278.00'	111.33'	S72°15'35"E	110.57'
C15	58°15'04"	28.00'	28.51'	S89°04'41"E	23.77'
C16	282°30'07"	85.00'	331.83'	S27°21'15"E	72.22'
C17	58°15'04"	25.00'	24.54'	S34°40'13"W	23.57'
C18	231°14'00"	225.00'	91.00'	S74°23'35"E	80.48'
C19	82°12'28"	15.00'	21.52'	N62°54'22"E	19.72'
C20	222°31'	280.00'	48.00'	S18°30'38"E	48.01'
C21	90°00'00"	15.00'	23.56'	N24°45'19"E	21.21'
C22	238°18'	228.00'	10.00'	S19°53'32"E	10.00'
C23	212°07'07"	240.00'	62.31'	S07°34'21"E	61.63'
C24	123°34'38"	220.00'	59.81'	S10°38'01"W	59.83'
C25	239°00'	225.00'	9.86'	S72°52'11"E	9.86'
C26	224°31'	228.00'	36.10'	S80°20'28"E	36.00'
C27	187°34'31"	175.00'	38.80'	S72°15'35"E	38.71'
C28	127°49'	470.00'	12.01'	S19°07'14"W	12.01'
C29	82°12'28"	470.00'	49.80'	S22°54'31"W	49.57'
C30	87°02'32"	470.00'	50.64'	S28°58'08"W	50.81'
C31	239°41'	470.00'	16.77'	S33°02'37"W	16.77'
C32	43°36'	530.00'	43.88'	S31°51'08"W	41.87'
C33	43°36'	530.00'	43.88'	S72°19'28"W	41.87'
C34	43°36'	530.00'	41.88'	S22°47'50"W	41.87'
C35	239°41'	530.00'	19.84'	S18°27'40"W	19.84'
C36	43°36'	275.00'	19.55'	S83°57'12"W	19.55'
C37	87°02'32"	275.00'	45.80'	S77°08'11"W	45.83'
C38	43°36'	278.00'	45.89'	S87°34'33"W	45.83'
C39	282°30'07"	28.00'	11.19'	S72°15'35"E	11.09'
C40	58°15'04"	28.00'	13.38'	S78°15'41"E	13.20'
C41	43°36'	86.00'	49.88'	N82°51'07"W	48.49'
C42	43°36'	86.00'	49.88'	N82°51'07"W	48.49'
C43	37°10'18"	86.00'	42.17'	S68°38'50"W	41.43'
C44	179°26'13"	86.00'	20.33'	S29°07'08"W	20.25'
C45	31°48'58"	86.00'	35.84'	S04°17'07"W	35.48'
C46	282°30'07"	28.00'	11.19'	S72°15'35"E	11.09'
C47	58°15'04"	28.00'	13.38'	S78°15'41"E	13.21'
C48	347°15'31"	86.00'	38.81'	N84°41'13"E	38.24'
C49	43°36'	86.00'	50.75'	N45°15'37"E	49.47'
C50	182°11'18"	86.00'	18.30'	N14°45'19"E	18.49'
C51	113°36'37"	228.00'	45.54'	S88°35'40"W	45.48'
C52	113°36'37"	228.00'	45.54'	S80°11'50"W	45.48'
C53	113°36'37"	198.00'	28.88'	N88°27'18"E	28.88'
C54	217°28'	198.00'	50.54'	N71°07'58"E	50.53'
C55	237°28'	198.00'	57.82'	N73°35'13"E	57.81'
C56	238°48'	198.00'	110.64'	N72°40'07"E	110.80'
C57	207°07'40"	198.00'	44.43'	N89°58'16"E	44.21'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N211°54'11"W	43.83'
L2	S71°38'41"E	40.12'
L3	N71°38'41"W	40.12'
L4	N34°38'57"E	59.42'
L5	S88°32'04"E	38.82'
L6	N88°15'07"W	38.18'
L7	S88°27'48"W	38.18'
L8	N88°27'48"E	38.18'
L9	S211°54'11"E	43.83'
L10	S34°38'57"W	50.15'

SECTION 3 BLOCK P

LOT	AREA (S.F.)	AREA (AC.)
1	7,890	0.18
2	7,816	0.18
3	8,426	0.19
4	8,250	0.19
5	8,250	0.19
6	8,250	0.19
7	8,250	0.19
8	8,070	0.18
9	7,894	0.18

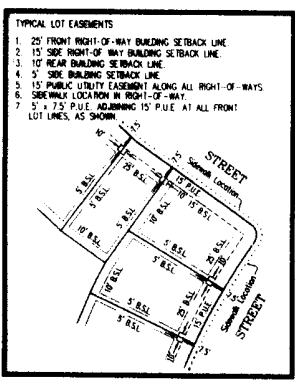
SECTION 3 BLOCK Q

LOT	AREA (S.F.)	AREA (AC.)
1	8,120	0.18
2	5,000	0.11
3	5,000	0.11
4	5,198	0.12
5	5,488	0.13
6	5,887	0.14
7	6,038	0.14
8	8,280	0.19

TOTAL NO. SINGLE FAMILY LOTS: 59
TOTAL NO. BLOCKS: 3
TOTAL NO. GREENBELT & DRAINAGE EASEMENT: 1

SECTION 3 BLOCK U

LOT	AREA (S.F.)	AREA (AC.)
11	5,800	0.13
12	5,800	0.13
13	5,800	0.13
14	5,800	0.13
15	5,800	0.13
16	5,800	0.13
17	6,125	0.14
18	6,885	0.16
19	6,885	0.16
20	7,250	0.17
21	5,802	0.13
22	5,800	0.13
23	5,800	0.13
24	5,800	0.13
25	5,800	0.13
26	7,250	0.17
27	7,250	0.17
28	7,250	0.17
29	7,250	0.17
30	7,250	0.17
31	7,250	0.17
32	7,581	0.17
33	15,417	0.35
34	8,170	0.19
35	7,993	0.18
36	6,106	0.14
37	7,328	0.17
38	8,461	0.19
39	7,880	0.18
40	6,549	0.15
41	10,943	0.25
42	9,824	0.22
43	8,588	0.19
44	6,419	0.15
45	8,854	0.20
46	8,922	0.20
47	10,237	0.24
48	8,868	0.20
49	340	0.01
50	351,922	8.08



LOT AREA	779,773	17.88 AC.
STREET ROW AREA	113,116	2.59 AC.
TOTAL AREA	892,889	20.47 AC.

CONTRIBUTOR STREET LINEAR FOOTAGE

STREET NAME	ROW WIDTH	LENGTH	TYPE
SHADOW CREEK BLVD	50'	1288'	LOCAL
DESERT EAGLE	50'	407'	LOCAL
BRANDON'S WAY	50'	138'	LOCAL
JACK RABBIT LANE	50'	185'	LOCAL

TOTAL LINEAR FEET OF STREET ROW: 1,961'

GRAPHIC SCALE
 SCALE 1" = 100'
 MARCH, 2005
 HAYS COUNTY, TEXAS

PROJECT: SHADOW CREEK PHASE ONE SECTION THREE FINAL
JOB NUMBER: 2020.002.05
DATE: MARCH, 2005
SCALE: 1" = 100'
SURVEYOR: PAUL C. SAUVE, JR., RPLS No. 2518
TECHNICIAN: P.C. RLM
DRAWING: J. RMD ShadowCreek Survey Acad Final Plat
DESCRIPTION: N/A
PARTY CHIEF: Adams/Girard
PREPARED BY: Shadow Creek

400 Bowie Street, Suite 250
 Austin, Texas 78703
 P: 512.485.9470
 F: 512.485.9473
 P.O. Box 1528
 Austin, Texas 78767-1528
 www.cfaultnerengineering.com

SHADOW CREEK PHASE ONE SECTION THREE

SHEET 2 OF 2

CFE PLAT NO. SC_PH1SEC3.DWG