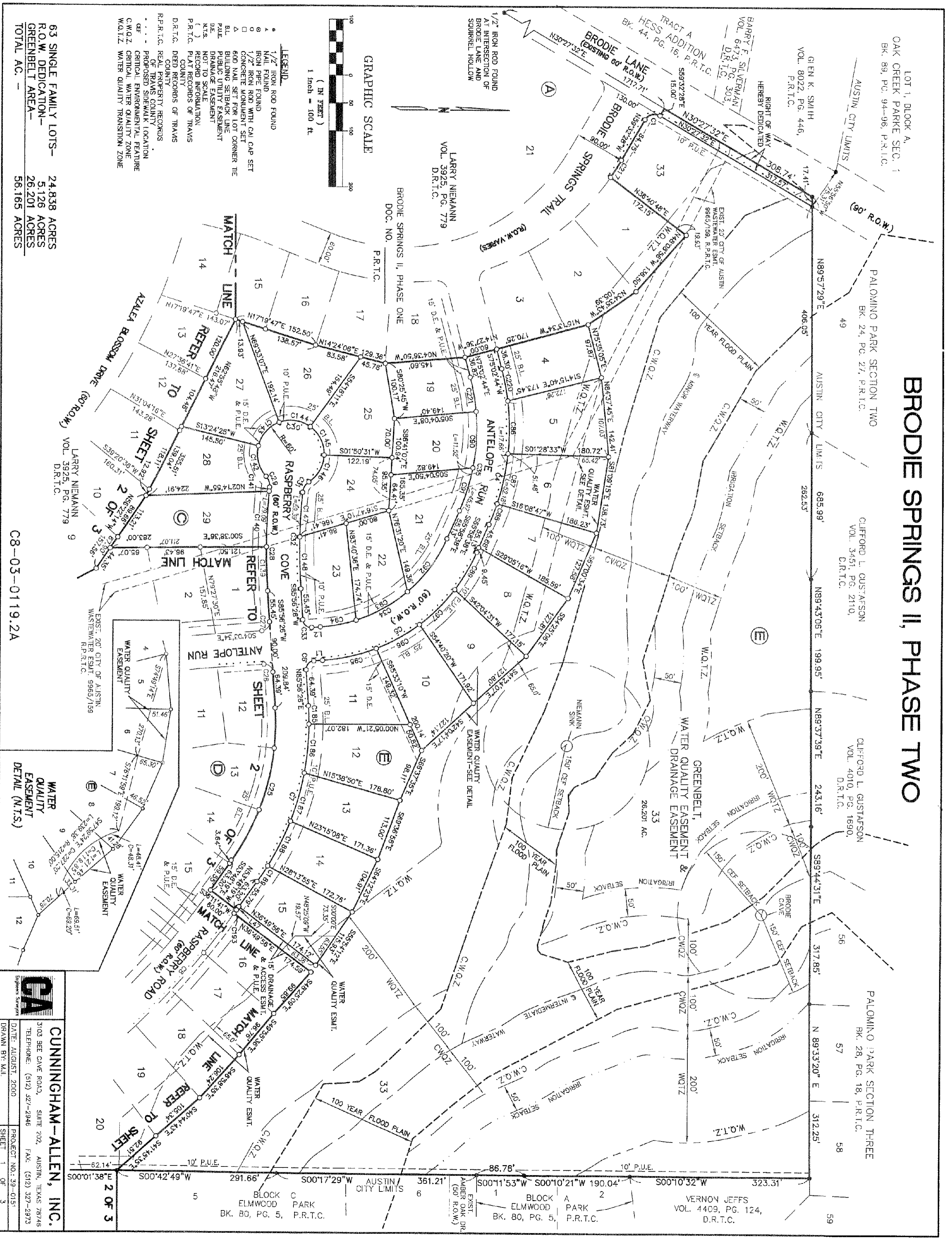


6-15-04 #8600

200400182

PHOTOGRAPHIC MYLAR

BRODIE SPRINGS II, PHASE TWO



GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

LEGEND

- 1/2" IRON ROD FOUND
- IRON PIPE FOUND
- CONCRETE MONUMENT SET
- △ 600' NAIL SET FOR LOT CORNER
- BL. BUILDING SETBACK LINE
- PUE. PUBLIC UTILITY EASEMENT
- DE. DRAINAGE EASEMENT
- N.T.S. NOT TO SCALE
- () RECORD INFORMATION
- () COUNTY DEED RECORDS OF TRAVAS
- () COUNTY DEED RECORDS OF TRAVAS
- () REAL PROPERTY RECORDS OF TRAVAS COUNTY
- () PROPOSED SIDEWALK LOCATION
- () CRITICAL ENVIRONMENTAL FEATURE
- () C.W.Q.Z. CRITICAL WATER QUALITY ZONE
- () W.O.T.Z. WATER QUALITY TRANSITION ZONE

63 SINGLE FAMILY LOTS—
R.O.W. DEDICATION—
GREENBELT AREA—
TOTAL AC. —

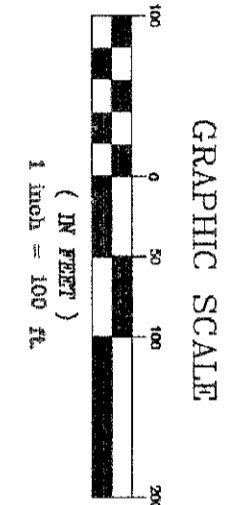
24.838 ACRES
5.126 ACRES
26.201 ACRES
56.165 ACRES

C8-03-0119.2A

CUNNINGHAM-ALLEN, INC.
3103 BEE CAVE ROAD, SUITE 202, AUSTIN, TEXAS 78746
TELEPHONE: (512) 327-2946 FAX: (512) 327-2973
DATE: AUGUST, 2000 PROJECT NO.: 35-015-S
DRAWN BY: M.J. SHEET 1 OF 3

BRODIE SPRINGS II, PHASE TWO

NOTES:
 BENCHMARK: 7x7 FOUND ON TOP OF CURB AT PT. OF THE EAST SIDE OF BRODIE LANE AND THE SOUTH SIDE OF SQUIRREL HOLLOW. ELEVATION= 754.13



SCALE 1" = 100'

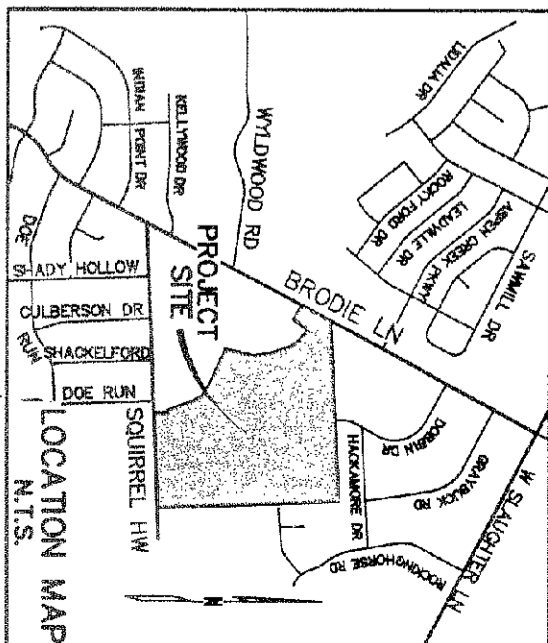
NOVEMBER 2001

BEARING REFERENCE:
 ALL BEARINGS ARE REFERENCED TO THE NORTH RIGHT OF WAY LINE OF SQUIRREL HOLLOW, AS IT APPEARS ON "BRODIE SPRINGS SECTION ONE", BK. 95, P.G. 36-38, P.R.T.C., "BRODIE SPRINGS SECTION TWO", BK. 95, P.G. 33-35, P.R.T.C. AND "BRODIE SPRING 3" SECTION THREE", BK. 95, P.G. 39-41, P.R.T.C. (NB894030'W)

STREET TABLE: LINEAL FEET

ANTELOPE RUN	1412'
RASPBERRY COVE	1836'
RASPBERRY ROAD	345'

- LEGEND:**
- 1/2" IRON ROD FOUND
 - NAIL FOUND
 - IRON PIPE FOUND
 - 1/2" IRON ROD WITH CAL CAP SET
 - CONCRETE MONUMENT SET
 - 600 NAIL SET FOR LOT CORNER THE BUILDING SETBACK LINE
 - PUBLIC UTILITY EASEMENT
 - DE. (NOT TO SCALE)
 - () RECORD INFORMATION
 - P.R.T.C. PLAT RECORDS OF TRAMS COUNTY
 - D.R.T.C. DEED RECORDS OF TRAMS COUNTY
 - R.P.R.T.C. REAL PROPERTY RECORDS OF TRAMS COUNTY
 - PROPOSED SIDEWALK LOCATION
 - CRITICAL ENVIRONMENTAL FEATURE
 - C.W.Q.Z. CRITICAL WATER QUALITY ZONE
 - W.A.T.Z. WATER QUALITY TRANSITION ZONE



LINE TABLE

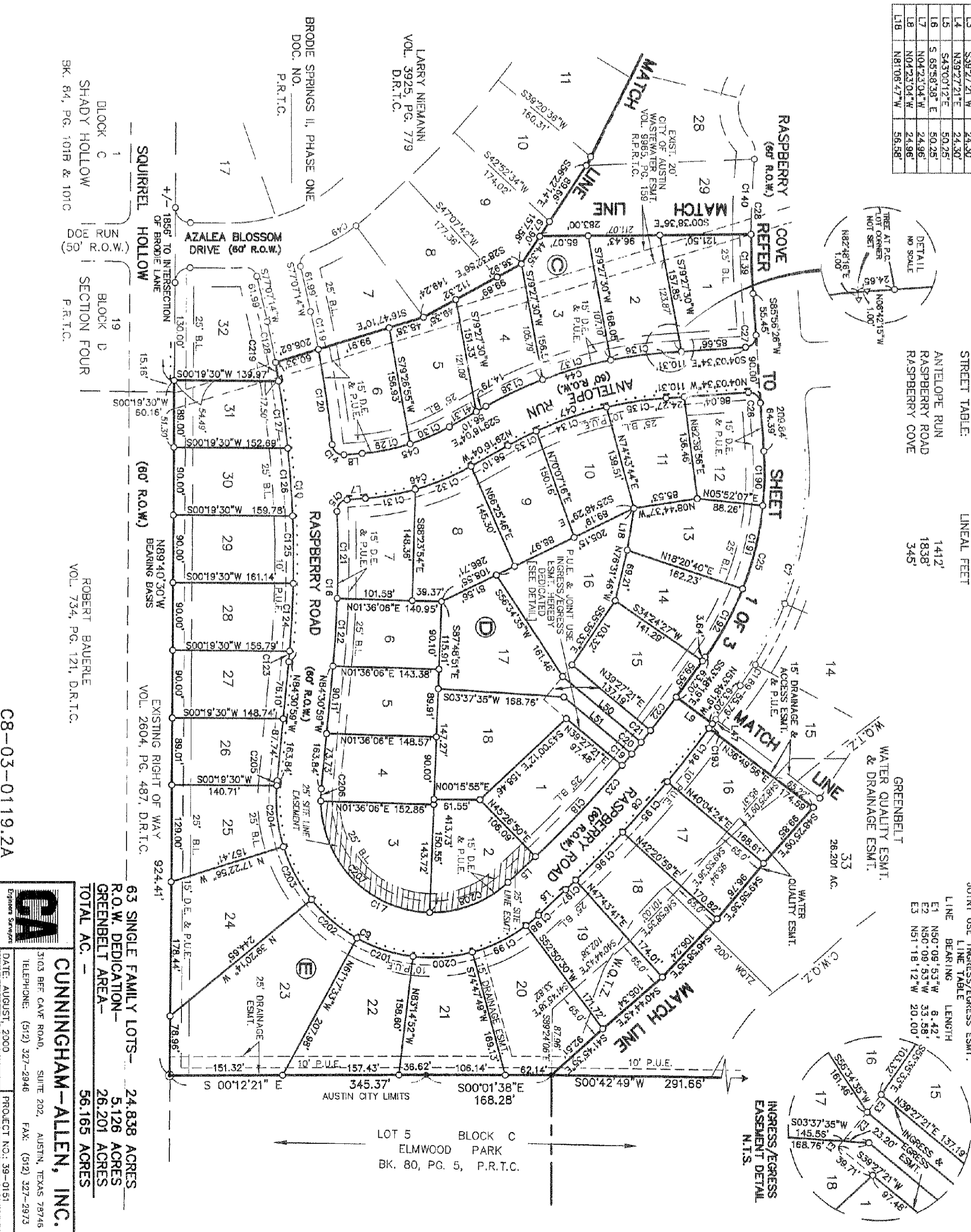
LINE	BEARING	DISTANCE
L1	S04°03'34"E	15.51'
L2	S04°03'34"E	15.51'
L3	S38°27'21"E	24.30'
L4	N39°27'21"E	24.30'
L5	S43°00'12"E	50.25'
L6	S 65°58'38"E	50.25'
L7	N04°23'04"W	24.96'
L8	N81°06'47"W	56.58'

LINEAL FEET

ANTELOPE RUN	1412'
RASPBERRY COVE	1836'
RASPBERRY ROAD	345'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	CHORD BEG.	DELTA
C1	200.00'	31.42'	28.28'	S143°22'28"E	90.000000°
C4	420.00'	285.72'	280.24'	N85°27'57"W	38.58337°
C5	330.00'	356.62'	339.52'	N55°01'06"W	61.9505°
C6	150.00'	23.56'	21.21'	S49°03'34"E	90.00000°
C7	477.98'	335.81'	328.95'	N73°55'36"W	40.1515°
C8	1570.00'	295.99'	295.55'	N48°24'15"W	10.4807°
C9	210.00'	507.98'	392.74'	N28°14'24"E	138.2913°
C10	1420.61'	399.93'	398.61'	S87°25'07"W	16.0748°
C14	13.00'	23.03'	20.92'	N39°50'12"E	88.2632°
C15	15.00'	23.07'	20.86'	S48°26'21"E	88.0634°
C16	1480.61'	206.15'	205.98'	N88°30'19"W	0.758839°
C17	150.00'	362.56'	280.53'	N28°14'24"E	1.982913°
C18	1810.00'	168.73'	168.64'	N46°12'16"W	0.62409°
C19	1510.00'	20.00'	20.00'	N49°47'07"W	0.04532°
C20	1510.00'	20.00'	20.00'	N50°32'59"W	0.04532°
C21	1510.00'	20.00'	20.00'	N51°18'11"W	0.04532°
C22	1510.00'	55.94'	55.94'	N52°44'38"W	0.20722°
C23	1510.00'	284.68'	284.26'	N48°24'15"W	10.4807°
C26	15.00'	23.56'	21.21'	S49°03'34"E	40.1515°
C27	15.00'	23.56'	21.21'	S49°03'34"E	40.1515°
C28	1119.90'	186.77'	186.55'	S89°16'54"E	0.93319°
C29	25.00'	20.98'	20.36'	S71°28'37"W	48.0017°
C30	80.00'	292.50'	277.88'	S07°06'58"W	2.781859°
C31	28.00'	22.48'	21.70'	S08°57'04"E	51.2703°
C32	1059.90'	173.57'	173.38'	S88°22'04"E	0.92259°
C33	15.00'	23.56'	21.21'	N40°56'26"E	90.00000°
C34	270.00'	291.78'	277.79'	N35°01'06"W	61.5505°
C35	360.00'	249.97'	240.21'	N85°27'57"W	38.9837°
C44	568.05'	249.95'	247.91'	S16°38'49"E	2.57230°
C45	285.00'	123.77'	122.80'	N16°48'34"W	24.93300°
C46	345.00'	149.63'	148.66'	N16°48'34"W	24.93300°
C47	508.05'	223.53'	221.73'	S16°38'49"E	2.57230°
C48	420.00'	94.61'	94.41'	S89°31'37"W	12.54322°
C67	420.00'	94.23'	94.04'	N77°43'45"W	12.3453°
C68	420.00'	40.03'	40.02'	N88°42'28"W	0.52124°
C89	330.00'	101.18'	100.85'	N59°12'27"W	3.3723°
C90	360.00'	80.98'	80.81'	N27°25'13"W	1.60613°
C92	270.00'	120.10'	119.11'	N53°14'03"W	23.2812°
C93	270.00'	106.27'	105.99'	N28°17'54"W	2.23305°
C94	270.00'	65.41'	65.25'	N10°58'58"W	1.35248°
C95	330.00'	99.45'	99.07'	N12°41'34"W	1.7810°
C96	330.00'	88.28'	88.01'	N29°04'36"W	15.3003°
C97	330.00'	89.91'	89.63'	N44°37'57"W	15.9638°
C120	1490.81'	128.01'	127.98'	S81°34'51"W	0.42918°
C121	1490.81'	115.98'	115.95'	S89°45'01"W	0.42918°
C122	1490.81'	90.17'	90.16'	N86°14'04"W	0.03322°
C123	1420.81'	14.25'	14.25'	N84°46'14"W	0.03322°
C124	1420.81'	90.12'	90.11'	N86°54'31"W	0.33805°
C125	1420.81'	90.03'	90.01'	S89°27'31"W	0.33805°
C126	1420.81'	90.03'	90.28'	S85°48'20"W	0.33805°
C127	1420.81'	88.82'	88.81'	N11°03'17"W	0.33736°
C129	285.00'	66.34'	66.34'	N11°03'17"W	1.32011°
C130	285.00'	57.44'	57.44'	N2°32'29"W	11.32348°
C131	345.00'	68.64'	68.53'	N10°09'03"W	11.23298°
C132	345.00'	81.19'	81.00'	N22°31'33"W	13.2902°
C133	508.05'	100.10'	99.94'	S18°47'35"E	11.17119°
C134	508.05'	100.10'	99.94'	S18°47'35"E	11.17119°
C135	508.05'	80.60'	80.51'	S08°36'15"E	0.90822°
C136	568.05'	70.65'	70.60'	S07°37'02"E	0.70733°
C137	568.05'	95.55'	95.43'	S18°00'13"E	0.93814°
C138	568.05'	83.73'	83.66'	S28°02'42"E	0.92844°
C139	1119.90'	79.22'	79.21'	N87°58'02"E	0.403311°
C140	1119.90'	100.04'	100.01'	S87°26'49"E	0.50706°
C141	1119.90'	7.50'	7.50'	S84°41'46"E	0.023201°
C142	80.00'	58.98'	58.29'	N72°25'27"E	55.96527°
C143	80.00'	58.79'	58.47'	S46°31'44"E	58.0842°
C144	80.00'	58.79'	58.47'	S07°37'28"W	56.0842°
C145	80.00'	58.79'	58.47'	S63°46'10"W	56.0842°
C146	80.00'	57.53'	55.35'	N80°41'31"W	54.58527°
C147	1059.90'	80.46'	80.44'	S86°51'04"E	0.420257°
C148	1059.90'	93.12'	93.08'	N88°27'27"E	0.50201°
C185	477.98'	33.12'	33.11'	S87°55'33"W	0.35813°
C186	477.98'	88.30'	88.17'	N84°47'49"W	10.35034°
C187	477.98'	90.07'	89.93'	N74°06'24"W	10.4746°
C188	477.98'	90.10'	89.97'	N63°18'30"W	10.49808°
C189	477.98'	34.23'	34.22'	N85°51'24"W	0.49608°
C180	417.98'	72.43'	72.34'	N89°05'43"W	0.05641°
C191	417.98'	114.36'	114.20'	N76°16'47"W	18.43212°
C192	417.98'	106.67'	106.39'	N53°40'00"W	0.01838°
C193	1570.00'	90.01'	90.00'	N61°53'08"W	0.317106°
C194	1570.00'	90.01'	90.00'	N48°36'03"W	0.317106°
C195	1570.00'	90.01'	90.00'	N45°18'57"W	0.317106°
C196	1570.00'	90.01'	90.00'	N45°18'57"W	0.317106°
C197	1570.00'	18.35'	18.35'	N45°20'18"W	0.004012°
C198	210.00'	21.42'	21.41'	N40°04'51"W	0.555042°
C199	210.00'	80.47'	79.98'	N26°10'50"W	21.57119°
C200	210.00'	80.47'	79.98'	N04°13'32"W	21.57119°
C201	210.00'	80.47'	79.98'	N17°43'47"E	21.57119°
C202	210.00'	80.47'	79.98'	N39°41'06"E	21.57119°
C203	210.00'	82.17'	79.98'	N63°48'40"E	22.2511°
C204	210.00'	82.17'	81.65'	N63°48'40"E	22.2511°
C205	210.00'	16.45'	16.44'	S84°44'22"E	0.027848°
C206	150.00'	16.45'	16.44'	S87°39'28"E	0.061658°
C207	150.00'	230.96'	208.74'	N49°08'35"E	88.1085°
C208	150.00'	112.44'	112.44'	N20°58'32"W	44.0120°
C217	445.45'	36.40'	36.39'	N57°12'00"W	0.44056°
C219	420.00'	25.32'	25.32'	N79°51'51"E	0.10116°
C220	420.00'	58.85'	58.80'	S78°03'35"W	0.80142°
C221	360.00'	62.74'	62.66'	S80°02'17"W	0.95907°



C8-03-0119.2A

63 SINGLE FAMILY LOTS - 24.838 ACRES
 R.O.W. DEDICATION - 5.126 ACRES
 GREENBELT AREA - 26.201 ACRES
 TOTAL AC. - 56.165 ACRES

CUNNINGHAM-ALLEN, INC.
 3103 BEE CAVE ROAD, SUITE 202, AUSTIN, TEXAS 78746
 TELEPHONE: (512) 327-2848 FAX: (512) 327-2973
 DATE: AUGUST, 2000 PROJECT NO.: 39-0151
 DRAWN BY: W.L. SHEET 2 OF 3

200400182

BRODIE SPRINGS II, PHASE TWO

STATE OF TEXAS: COUNTY OF TRAVIS: KNOW ALL MEN BY THESE PRESENTS: THAT LARRY NIEMANN, INDIVIDUAL OWNER OF 91.552 ACRES OF LAND OUT OF THE THEODORE BISSSEL SURVEY NO. 18 IN TRAVIS COUNTY, TEXAS, AS CONVEYED TO HIM BY DEED RECORDED IN VOLUME 3925, PAGE 779, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF SAID PROPERTY HAVING BEEN PREVIOUSLY SUBDIVIDED AS "BRODIE SPRINGS SECTION ONE" A SUBDIVISION OF RECORD IN BOOK 95, PAGES 33-35, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND VACATED BY INSTRUMENT OF RECORD IN DOCUMENT NO. 2004-00182, AND VACATED BY INSTRUMENT OF RECORD IN DOCUMENT NO. 2004-00182, A PORTION OF SAID PROPERTY HAVING BEEN PREVIOUSLY SUBDIVIDED AS "BRODIE SPRINGS SECTION TWO" A SUBDIVISION OF RECORD IN BOOK 95, PAGES 36-38, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND VACATED BY INSTRUMENT OF RECORD IN DOCUMENT NO. 2004-00182, AND VACATED BY INSTRUMENT OF RECORD IN DOCUMENT NO. 2004-00182, A PORTION OF SAID PROPERTY HAVING BEEN PREVIOUSLY SUBDIVIDED AS "BRODIE SPRINGS SECTION THREE" A SUBDIVISION OF RECORD IN BOOK 95, PAGES 39-41, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND VACATED BY INSTRUMENT OF RECORD IN DOCUMENT NO. 2004-00182, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 56.165 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS:

"BRODIE SPRINGS II, PHASE TWO"

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS AS SHOWN THEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED

WITNESS MY HAND, ON THE DATE WRITTEN HEREON BELOW

LARRY NIEMANN STREET, SUITE 313 DATE 1122 COLORADO STREET, SUITE 313 AUSTIN TEXAS 78701

STATE OF TEXAS: COUNTY OF TRAVIS:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS DAY PERSONALLY APPEARED LARRY NIEMANN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND, THIS 21 DAY OF January, 2004 A.D.

My Commission Expires December 9, 2005

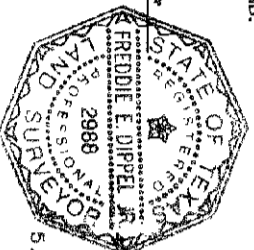
PRINT NAME: Margaret Ann Young 12-6-2005 MY COMMISSION EXPIRES



SURVEYORS CERTIFICATION:

I, FREDIE E. DUREL, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLES WITH TITLE 13 OF THE AUSTIN CITY CODE, OF 1998, IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

FREDIE E. DUREL, JR., R.L.S. NO. 2888 1-14-04 DATE CUNNINGHAM-ALLEN, INC. 3103 BEE CAVE ROAD, SUITE 202 AUSTIN, TEXAS 78746



FLOOD PLAIN NOTE: THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP NO. 494530260 F, TRAVIS COUNTY, TEXAS, DATED JANUARY 19, 2000.

ENGINEERS CERTIFICATION:

I HEREBY CERTIFY THAT THE INFORMATION AND CALCULATIONS SUBMITTED ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND ARE IN COMPLIANCE WITH THE TERMS AND REQUIREMENTS OF TITLE 13 OF THE AUSTIN CITY CODE, EXCEPT WHERE VARIANCES ARE APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN. LAND IN THIS SUBDIVISION IS RESTRICTED TO THE IMPERVIOUS COVER LIMITATIONS OF DIVISION 5.

FREDIE E. DUREL, JR. 1-14-04 DATE CUNNINGHAM-ALLEN, INC. 3103 BEE CAVE ROAD, SUITE 202 AUSTIN, TEXAS 78746



STATE OF TEXAS: COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 15 DAY OF January, 2004 A.D., AT 2:10 O'CLOCK P.M. AND DULY RECORDED ON AT 2:10 O'CLOCK P.M. IN DOCUMENT NO. 2004-00182. AT THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE DAY OF January, 2004 A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY: J. Walker

FILED FOR RECORD AT 2:10 O'CLOCK P.M. THIS THE 15 DAY OF January, 2004 A.D.

DEPUTY: J. Walker

THIS SUBDIVISION IS LOCATED IN THE LOCAL JURISDICTION OF THE CITY OF AUSTIN, THIS THE 21 DAY OF January, 2004 A.D.

JOSEPH G. PANTELON, JR., ACTING DIRECTOR WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT CITY OF AUSTIN, TEXAS

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION CITY OF AUSTIN, THIS THE 21 DAY OF January, 2004 A.D.

SECRETARY: J. Walker

NOTE: 1. ALL WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD SPECIFICATIONS.

2. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS AND PURSUANT TO THE TERMS OF THE SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN DATED 12-6-2005.

3. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE RAINFALL RUNOFF SHALL BE HELD TO THE CITY OF AUSTIN FOR REVIEW. THE REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN, EXCEPT THAT RUNOFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM SHALL BE DETERMINED BY THE USE OF ON-SITE PONDING OR OTHER APPROVED METHOD.

5. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS. AREAS OWNED BY THE HOMEOWNERS ASSOCIATION WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

6. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR CONSTRUCTION PLANS OF SUBDIVISION AND REPAIRS WITHIN THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLACING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE. IT PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

7. WATERSHED STATUS: THIS SUBDIVISION IS LOCATED IN THE SLAUGHTER CREEK WATERSHED. IS CLASSIFIED AS WATER SUPPLY SUBURBAN, AND SHALL BE DEVELOPED. CONSTRUCTION OF CHAPTER 13-2, ARTICLE V AND CHAPTER 13-7, ARTICLE 1 OF THE CITY LAND DEVELOPMENT CODE AND CITY OF AUSTIN ORDINANCE 911017B, LAND IN THIS SUBDIVISION IS RESTRICTED TO THE IMPERVIOUS COVER LIMITS OF SECTION 13-2-544. LANDS DEVELOPMENT COVER THIS SUBDIVISION SHALL BE DEVELOPED AND CONSTRUCTION AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE RESTRICTIVE COVENANT AS RECORDED IN DOC. NO. 2004-00182 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

8. RESIDENTIAL DEVELOPMENT IS PROHIBITED ON LOT 33, BLOCK E.

9. THIS SUBDIVISION IS CLASSIFIED AS URBAN AND ALL STREETS, SIDEWALKS, DRAINAGE, AND UTILITY IMPROVEMENTS WILL BE BUILT TO CITY OF AUSTIN ALTERNATE URBAN STANDARDS.

10. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.

11. NO DEVELOPMENT WILL BE PERMITTED WITHIN THE CONSERVATION, DRAINAGE, AND PUBLIC UTILITY EASEMENTS, EXCEPT FOR DRAINAGE FACILITIES, AND UTILITIES, PROVIDED THAT EVEN THESE CANNOT BE CONSTRUCTED WITHIN CEF SETBACKS.

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

13. DRIVEWAY ACCESS IS PROHIBITED FROM: LOT 33, BLOCK E TO BRODIE LANE AND AMBER DRIVE; LOT 1 AND 23, BLOCK E, TO SQUIRREL HOLLOW RUN AND LOT 6, BLOCK C TO RASPBERRY ROAD.

14. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: THE SUBDIVISION SIDE OF SQUIRREL HOLLOW, THE NORTH SIDE OF RASPBERRY COVE, AND NORTH, EAST AND SOUTH SIDES OF RASPBERRY ROAD, AND THE EAST SIDE ANTELOPE RUN. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWAL OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

15. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY RESIDENTIAL ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN [SECTION 13-1-600]

16. NO CUT OR FILL ON ANY LOT SHALL EXCEED A MAXIMUM OF FOUR FEET OF DEPTH EXCEPT FOR STRUCTURAL EXCAVATION UNLESS A VARIANCE IS APPROVED, PURSUANT TO SECTION 13-7-16, LAND DEVELOPMENT CODE.

17. EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, IN ACCORDANCE WITH THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.

18. RESTRICTIONS: WITHIN A SIGHT DISTANCE EASEMENT ANY EARTHWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY THE HOMEOWNERS ASSOCIATION AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES. SIGHT DISTANCE EASEMENT SHALL BE PARKED CARS OR OTHER WELLS, VEGETATION, MAIL BOXES, FENCES, PARKED CARS OR OTHER OBSTRUCTION IN EXCESS OF 3.5 FEET IN HEIGHT.

19. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS

20. LOT 33, BLOCK E, WILL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS. NO RESIDENTIAL DEVELOPMENT SHALL BE ALLOWED ON THIS LOT, IF CONVEYED TO A PUBLIC ENTITY OR NEIGHBORHOOD ORGANIZATION. RECREATION FACILITIES AND REST AREAS MAY BE CONSTRUCTED.

21. THE CRITICAL WATER QUALITY ZONES AND WATER QUALITY TRANSLATION ZONES SHOWN HEREON ARE RESTRICTED TO DEVELOPMENT AS OUTLINED IN SECTION 13-7-23, 13-2-542, AND 13-2-543 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE

22. DEVELOPMENT WITHIN THE CEF SETBACK IS LIMITED TO THE USES ALLOWED BY SECTION 13-2-21 (g)(2)(g), (b) AND (g) OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE CURRENTLY LISTED IN SECTION 25-8-281 (c)(2) (a), (b) AND (c) OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

23. 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 WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B, OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

24. 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. 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.

25. THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THATS WITHIN THE SETBACKS OF THE CENTRALLINE OF THE OVERHEAD AND UNDERGROUND FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THIS AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

26. COMMON AREAS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, INCLUDING THE STORM WATER AND WATER QUALITY SYSTEMS. REFER TO RESTRICTIVE COVENANT FILED IN DOCUMENT NO. 2004-00182 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

27. THE FOLLOWING MINIMUM FINISHED FLOOR SLAB ELEVATIONS SHOWN ARE REQUIRED FOR DRAINAGE PURPOSES. IN ALL CASES, THE FINISHED FLOOR SLAB ELEVATIONS MUST BE A MINIMUM OF ONE FOOT ABOVE FINISHED GROUND ELEVATION AT THE HIGHEST POINT OF THE LOT AND SLAB INTERFACE.

Table with columns: LOT, BLOCK, FFE, LOT, BLOCK, FFE. Rows 1-31.

C8-03-0119.2A

63 SINGLE FAMILY LOTS-- 24,838 ACRES R.O.W. DEDICATION-- 5,126 ACRES GREENBELT AREA-- 26,201 ACRES TOTAL AC. -- 56,165 ACRES CUNNINGHAM-ALLEN, INC. 3103 BEE CAVE ROAD, SUITE 202, AUSTIN, TEXAS 78746

200400182

BRODIE SPRINGS II, PHASE TWO

STATE OF TEXAS
 COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS, THAT LARRY NIEBMAN, INDIVIDUAL OWNER OF 91.562 ACRES OF LAND OUT OF THE TRAVIS COUNTY SURVEY NO. 18 IN TRAVIS COUNTY, TEXAS, AS CONVEYED TO HIM BY DEED RECORDED IN VOLUME 3925, PAGE 779, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF SAID PROPERTY HAVING BEEN PREVIOUSLY SUBDIVIDED AS BRODIE SPRINGS SECTION ONE OF TRAVIS COUNTY, TEXAS, AND VACATED BY INSTRUMENT OF CONVEYANCE NO. 22,141, AN OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF SAID PROPERTY HAVING PREVIOUSLY BEEN SUBDIVIDED AS BRODIE SPRINGS SECTION TWO OF TRAVIS COUNTY, TEXAS, AND VACATED BY INSTRUMENT OF CONVEYANCE NO. 22,142, AN OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF SAID PROPERTY HAVING PREVIOUSLY BEEN SUBDIVIDED AS BRODIE SPRINGS SECTION THREE OF TRAVIS COUNTY, TEXAS, AND VACATED BY INSTRUMENT OF CONVEYANCE NO. 22,143, AN OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 56.165 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS:

"BRODIE SPRINGS II, PHASE TWO"

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, ON THE DATE WRITTEN HEREON BELOW

LARRY NIEBMAN
 1122 CEDARWOOD STREET, SUITE 313
 AUSTIN, TEXAS 78701

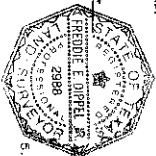
DATE

STATE OF TEXAS:
 COUNTY OF TRAVIS:

THIS INSTRUMENT WAS FORWARDED BEFORE ME ON THIS DAY PERSONALLY APPEARED LARRY NIEBMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND, THIS 21 DAY OF January, 2004 A.D.

Theresa L. Williams
 Theresa L. Williams
 Notary Public in and for the State of Texas
 My Commission Expires 12-6-2006



SURVEYOR'S CERTIFICATION:

I, FREDDIE E. DIPPEL, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PREPARE THE PROVISION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLES WITH TITLE 13 OF THE AUSTIN CITY CODE OF 1990, IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

1-14-04
 DATE

FLOOD PLAIN NOTE:
 THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN INSURANCEABLE FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP NO. 49-05030201, TRAVIS COUNTY, TEXAS, DATED JANUARY 19, 2000.

ENGINEERS CERTIFICATION:
 I HEREBY CERTIFY THAT THE INFORMATION AND CALCULATIONS SUBMITTED ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND ARE IN COMPLIANCE WITH THE TERMS AND REQUIREMENTS OF TITLE 13 OF THE AUSTIN CITY CODE, EXCEPT WHERE VARIANCES ARE APPLICABLE. THE JUSTICE OF THE PEACE, COUNTY CLERK, AND COUNTY ENGINEER HAVE REVIEWED AND APPROVED THE INFORMATION AND CALCULATIONS COVERED BY THIS INSTRUMENT.

1-14-04
 DATE

FREDDIE E. DIPPEL, JR.
 3103 BEE CAVE ROAD, SUITE 202
 AUSTIN, TEXAS 78746



STATE OF TEXAS
 COUNTY OF TRAVIS:

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOLLOWING INSTRUMENT FOR RECORDING WITH ITS CERTIFICATE OF AUTHENTICATION IS CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND WAS RECORDED ON THE DAY OF 21 JANUARY, 2004, AT 10:18 A.M. IN DOCUMENT NO. 2004-0119-2A, AN OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE DAY OF 21 JANUARY, 2004, AT 10:18 A.M.

DANA DEBEAUVOR, COUNTY CLERK,
 TRAVIS COUNTY, TEXAS

FILED FOR RECORD AT 10:18 A.M. THIS THE 21 DAY OF JANUARY, 2004.

DEPUTY

THIS SUBDIVISION IS LOCATED IN THE PLANNED-PRESENT JURISDICTION OF THE CITY OF AUSTIN, THIS THE 21 DAY OF JANUARY, 2004, A.D.

APPROVED AND AUTHORIZED FOR RECORD IN THE PLANNING COMMISSION CITY OF AUSTIN, THIS THE 21 DAY OF JANUARY, 2004, A.D.

Robert L. Harrison
 Robert L. Harrison
 Secretary

APPROVED AND AUTHORIZED FOR RECORD IN THE PLANNING COMMISSION CITY OF AUSTIN, THIS THE 21 DAY OF JANUARY, 2004, A.D.

1. ALL WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND SET IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD SPECIFICATIONS.

2. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE LANDOWNERS PURSUANT TO THE CITY OF AUSTIN SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN DATED 12-15-2003.

3. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. ALL DRAINAGE PLANS SHALL BE DESIGNED AND SET IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD SPECIFICATIONS AND THE CITY OF AUSTIN DRAINAGE PLANS MANUAL. THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND EASEMENTS SHOWN HEREON. THE SUBDIVIDER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND EASEMENTS SHOWN HEREON. THE SUBDIVIDER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND EASEMENTS SHOWN HEREON. THE SUBDIVIDER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND EASEMENTS SHOWN HEREON.

- RESIDENTIAL DEVELOPMENT IS PROHIBITED ON LOT 33, BLOCK E.
- THIS SUBDIVISION IS CLASSIFIED AS URBAN AND ALL STREETS, SIDEWALKS, DRIVEWAYS, AND UTILITY IMPROVEMENTS WILL BE BUILT TO CITY OF AUSTIN URBAN URBAN STANDARDS.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
- NO DEVELOPMENT WILL BE PERMITTED WITHIN THE DRAINAGE EASEMENT, AND PUBLIC UTILITY EASEMENTS, EXCEPT FOR DRAINAGE FACILITIES AND UTILITIES, PROVIDED THAT EVEN THESE CANNOT BE CONSTRUCTED WITHIN THE SETBACKS.
- FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADIENTS MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE MATERIALS AND GEOMETRIC DESIGN APPROVED BY THE CITY OF AUSTIN.
- DRIVEWAY ACCESS IS REQUIRED FROM: LOT 33, BLOCK E TO BRODIE LAKE AND ABBEY OAK DRIVE, LOTS 22-31, BLOCK E TO SQUIRE HOLLOW, LOTS 1 AND 23, BLOCK C AND LOT 11, BLOCK E TO ANTELOPE RUN AND LOT 6, BLOCK C TO RASPBERRY ROAD.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE ENTIRE LENGTH OF THE PLAT. SIDEWALKS ARE REQUIRED ALONG THE FACE OF THE PLAT. SIDEWALKS SHALL BE 4 FEET WIDE. THE NORTH SIDE OF RASPBERRY ROAD, AND THE EAST SIDE ANTELOPE RUN, THESE SIDEWALKS SHALL BE INSTALLED PRIOR TO THE LOT BEING OCCUPIED. SIDEWALKS SHALL BE INSTALLED PRIOR TO THE LOT BEING OCCUPIED. SIDEWALKS SHALL BE INSTALLED PRIOR TO THE LOT BEING OCCUPIED.
- PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY RESIDENTIAL ON A LOT, ALL UTILITIES SHALL BE INSTALLED AND SHALL BE OBTAINED FROM THE CITY OF AUSTIN [SECTION 15-7-10(6)].
- NO CUT OR FILL ON ANY LOT SHALL EXCEED A MAXIMUM OF FOUR FEET OF DEPTH EXCEPT FOR STRUCTURAL EXCAVATION UNLESS A VARIANCE IS APPROVED, PURSUANT TO SECTION 15-7-16, LAND DEVELOPMENT CODE.
- EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION, ON INDIVIDUAL LOTS, IN ACCORDANCE WITH THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.
- RESTRICTIONS: WITHIN A SIGHT DISTANCE EASEMENT ANY OBSTRUCTION OF SIGHT DISTANCE BY VEGETATION, FENCING, BARRIERS, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS BEING MAINTAINED OR CONSTRUCTED SHALL BE PROHIBITED AND SHALL BE REMOVED BY THE PROPERTY OWNER TO MAINTAIN AN UNRESTRICTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES. SIGHT DISTANCE EASEMENT SHALL BE FREE FROM ANY OBSTRUCTION IN EXCESS OF 3.5 FEET IN HEIGHT.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS.
- LOT 33, BLOCK E, WILL BE MAINTAINED BY THE OWNER OR HIS/HER LOT OWNER WITHIN THE DRAINAGE EASEMENT AS SHOWN ON THE PLAT. THE CITY OF AUSTIN SHALL BE ALLOWED TO CONDUCT INSPECTIONS AND REPAIRS AS NECESSARY TO MAINTAIN THE DRAINAGE EASEMENT AND REST AREAS MAY BE CONSTRUCTED.
- THE CRITICAL WATER QUALITY ZONES AND WATER QUALITY TRANSITION ZONES SHOWN HEREON ARE RESTRICTED TO DEVELOPMENT AS OUTLINED IN SECTION 15-7-23, 15-2-542, AND 15-2-543 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- DEVELOPMENT WITHIN THE DEF SETBACK IS LIMITED TO THE USES ALLOWED BY SECTION 15-7-21 (C)(2)(a)(b) AND (C) OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE CURRENTLY LISTED IN SECTION 25-4-281 (C)(2), (C)(3), (C)(4), (C)(5) AND (C) OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTERIOR NECESSARY TO MAINTAIN THE UTILITY CLEARANCE AND/OR ACCESS REQUIRED FOR THE MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. 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 25-6 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION, IN ADDITION THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING OF THE RESERVATION ELECTIONS WITHIN THE DEF SETBACKS. THE EROSION CONTROL SERVICE TO THIS PROJECT THIS AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- COMMON AREAS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, INCLUDING THE STORM WATER AND WATER QUALITY SYSTEMS, REFER TO RESIDENTIAL DEVELOPMENT FILED IN DOCUMENT NO. 2004-0119-2A, AN OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
- THE FOLLOWING MINIMUM FINISHED FLOOR SLAB ELEVATIONS SHOWN ARE REQUIRED FOR DRAINAGE PURPOSES. IN ALL CASES, THE FINISHED FLOOR SLAB ELEVATIONS MUST BE A MINIMUM OF ONE FOOT ABOVE THE FINISHED GROUND ELEVATION AT THE HIGHEST POINT OF THE LOT AND SLAB THICKNESS.

LOT	BLOCK	FEET	LOT	BLOCK	FEET
1	C	754.0	16	D	750.6
2	C	754.5	17	D	751.0
3	C	755.0	18	D	749.0
4	C	755.5	19	D	751.0
5	C	755.8	20	D	751.0
6	C	755.8	21	D	751.0
7	C	755.8	22	D	751.0
8	C	755.8	23	D	751.0
9	C	755.8	24	D	751.0
10	C	755.8	25	D	751.0
11	C	755.8	26	D	751.0
12	C	755.8	27	D	751.0
13	C	755.8	28	D	751.0
14	C	755.8	29	D	751.0
15	C	755.8	30	D	751.0
16	C	755.8	31	D	751.0
17	C	755.8			
18	C	755.8			
19	C	755.8			
20	C	755.8			
21	C	755.8			
22	C	755.8			
23	C	755.8			
24	C	755.8			
25	C	755.8			
26	C	755.8			
27	C	755.8			
28	C	755.8			
29	C	755.8			
30	C	755.8			
31	C	755.8			

CG-03-0119.2A

63 SINGLE FAMILY LOTS--
 R.O.W. DEDICATION--
 GREENBELT AREA--
 TOTAL AC. - 56.165 ACRES

24,838 ACRES
 5,126 ACRES
 26,201 ACRES
 56.165 ACRES

CUNNINGHAM-ALLEN, INC.
 3103 BEE CAVE ROAD, SUITE 202, AUSTIN, TEXAS 78746
 TELEPHONE: (512) 327-2946 FAX: (512) 327-2973
 DATE: AUGUST, 2000 PROJECT NO.: 39-0151
 DRAWN BY: RL SHEET 3 OF 3