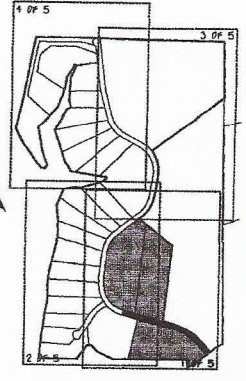


# LOOKOUT RIDGE SECTION ONE

SCALE: 1" = 100'



SEE SHEET 3 OF 5 FOR SITE LOCATION MAP

LAND USE SUMMARY		
USE	LOTS	ACRES
SF	26	128.892
PRIVATE ROW	2	7.830
BLUE COVE RD ADD'L PUBLIC ROW	-	0.105
<b>TOTAL</b>	<b>28</b>	<b>136.827</b>

PRIVATE STREET TABLE		
NAME	ROW	LENGTH
LOOKOUT RIDGE DRIVE	60'	4,990 LF
LOOKOUT RIDGE COVE	60'	545 LF

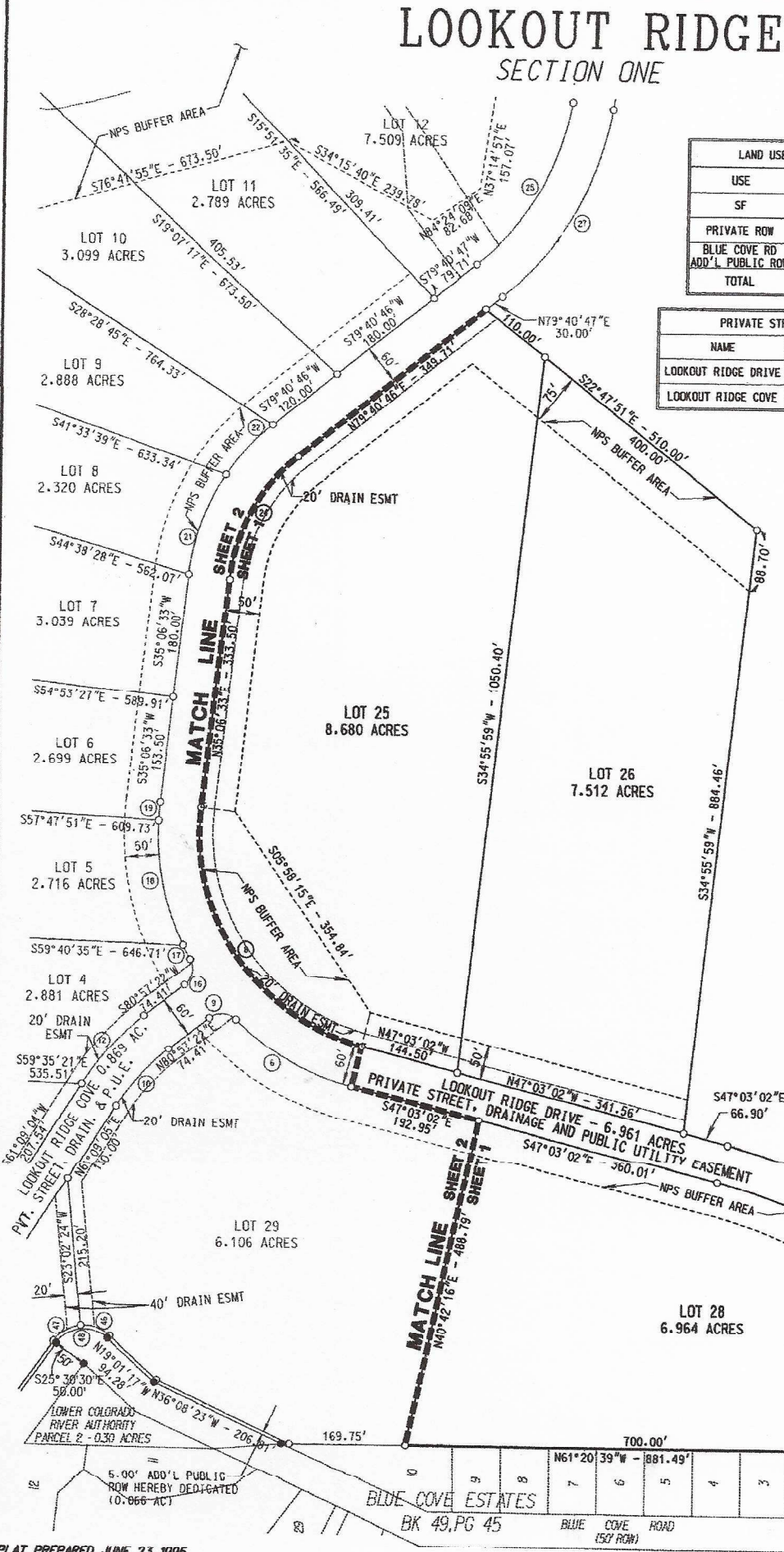
REMAINING PORTION OF  
LOOKOUT PARTNERS, L.P. TRACT  
VOL 12316, PG 1762  
42.870 ACRES

### CURVE DATA

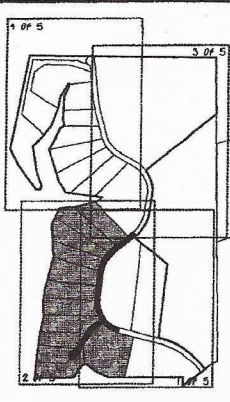
- ① LOT 28  
I= 90°00'00"  
R= 15.00'  
A= 23.55'  
T= 15.00'  
C= 21.21'  
CB= 538°50'25"W
- ② LOT 25  
I= 29°35'25"  
R= 380.00'  
A= 195.25'  
T= 100.31'  
C= 194.00'  
CB= 532°15'20"E
- ③ LOT 28  
I= 90°00'00"  
R= 15.00'  
A= 23.55'  
T= 15.00'  
C= 21.21'  
CB= 538°50'25"W
- ④ LOT 25  
I= 82°09'35"  
R= 380.00'  
A= 195.25'  
T= 100.31'  
C= 194.00'  
CB= 532°15'20"E
- ⑤ LOT 28  
I= 38°53'21"  
R= 885.00'  
A= 380.35'  
T= 301.86'  
C= 569.27'  
CB= 527°36'19"E
- ⑥ LOT 29  
I= 81°35'06"  
R= 380.00'  
A= 195.25'  
T= 100.31'  
C= 194.00'  
CB= 532°15'20"E
- ⑦ LOT 29  
I= 19°48'09"  
R= 380.00'  
A= 195.25'  
T= 100.31'  
C= 194.00'  
CB= 532°15'20"E
- ⑧ LOT 4  
I= 19°48'09"  
R= 380.00'  
A= 195.25'  
T= 100.31'  
C= 194.00'  
CB= 532°15'20"E
- ⑨ LOT 4  
I= 81°35'06"  
R= 380.00'  
A= 195.25'  
T= 100.31'  
C= 194.00'  
CB= 532°15'20"E
- ⑩ LOT 5  
I= 28°09'16"  
R= 380.00'  
A= 185.73'  
T= 95.25'  
C= 184.85'  
CB= 511°03'12"E
- ⑪ LOT 6  
I= 3°59'54"  
R= 380.00'  
A= 25.52'  
T= 13.25'  
C= 26.51'  
CB= 533°06'36"W
- ⑫ LOT 9  
I= 21°07'32"  
R= 380.00'  
A= 156.23'  
T= 75.61'  
C= 154.78'  
CB= 547°03'19"W
- ⑬ LOT 9  
I= 17°26'41"  
R= 380.00'  
A= 100.48'  
T= 50.63'  
C= 100.09'  
CB= 510°51'26"W
- ⑭ LOT 25  
I= 44°34'14"  
R= 270.00'  
A= 210.03'  
T= 110.63'  
C= 184.85'  
CB= 517°02'01"W
- ⑮ LOT 8  
I= 41°39'43"  
R= 380.00'  
A= 275.31'  
T= 144.58'  
C= 270.27'  
CB= 558°50'55"W
- ⑯ LOT 8  
I= 41°39'43"  
R= 380.00'  
A= 275.31'  
T= 144.58'  
C= 270.27'  
CB= 558°50'55"W
- ⑰ LOT 9  
I= 16°49'48"  
R= 380.00'  
A= 111.62'  
T= 56.21'  
C= 111.22'  
CB= 529°02'44"E
- ⑱ LOT 25  
I= 44°34'14"  
R= 270.00'  
A= 210.03'  
T= 110.63'  
C= 184.85'  
CB= 517°02'01"W
- ⑳ LOT 25  
I= 44°34'14"  
R= 270.00'  
A= 210.03'  
T= 110.63'  
C= 184.85'  
CB= 517°02'01"W
- ㉑ LOT 25  
I= 44°34'14"  
R= 270.00'  
A= 210.03'  
T= 110.63'  
C= 184.85'  
CB= 517°02'01"W
- ㉒ LOT 25  
I= 44°34'14"  
R= 270.00'  
A= 210.03'  
T= 110.63'  
C= 184.85'  
CB= 517°02'01"W
- ㉓ LOT 25  
I= 44°34'14"  
R= 270.00'  
A= 210.03'  
T= 110.63'  
C= 184.85'  
CB= 517°02'01"W
- ㉔ LOT 25  
I= 44°34'14"  
R= 270.00'  
A= 210.03'  
T= 110.63'  
C= 184.85'  
CB= 517°02'01"W
- ㉕ LOT 25  
I= 44°34'14"  
R= 270.00'  
A= 210.03'  
T= 110.63'  
C= 184.85'  
CB= 517°02'01"W
- ㉖ LOT 25  
I= 44°34'14"  
R= 270.00'  
A= 210.03'  
T= 110.63'  
C= 184.85'  
CB= 517°02'01"W
- ㉗ LOT 25  
I= 44°34'14"  
R= 270.00'  
A= 210.03'  
T= 110.63'  
C= 184.85'  
CB= 517°02'01"W
- ㉘ LOT 25  
I= 44°34'14"  
R= 270.00'  
A= 210.03'  
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CB= 517°02'01"W
- ㉙ LOT 25  
I= 44°34'14"  
R= 270.00'  
A= 210.03'  
T= 110.63'  
C= 184.85'  
CB= 517°02'01"W
- ㉚ LOT 25  
I= 44°34'14"  
R= 270.00'  
A= 210.03'  
T= 110.63'  
C= 184.85'  
CB= 517°02'01"W
- ㉛ LOT 25  
I= 44°34'14"  
R= 270.00'  
A= 210.03'  
T= 110.63'  
C= 184.85'  
CB= 517°02'01"W
- ㉜ LOT 25  
I= 44°34'14"  
R= 270.00'  
A= 210.03'  
T= 110.63'  
C= 184.85'  
CB= 517°02'01"W
- ㉝ LOT 25  
I= 44°34'14"  
R= 270.00'  
A= 210.03'  
T= 110.63'  
C= 184.85'  
CB= 517°02'01"W
- ㉞ LOT 25  
I= 44°34'14"  
R= 270.00'  
A= 210.03'  
T= 110.63'  
C= 184.85'  
CB= 517°02'01"W
- ㉟ LOT 25  
I= 44°34'14"  
R= 270.00'  
A= 210.03'  
T= 110.63'  
C= 184.85'  
CB= 517°02'01"W
- ㊱ LOT 25  
I= 44°34'14"  
R= 270.00'  
A= 210.03'  
T= 110.63'  
C= 184.85'  
CB= 517°02'01"W
- ㊲ LOT 25  
I= 44°34'14"  
R= 270.00'  
A= 210.03'  
T= 110.63'  
C= 184.85'  
CB= 517°02'01"W
- ㊳ LOT 25  
I= 44°34'14"  
R= 270.00'  
A= 210.03'  
T= 110.63'  
C= 184.85'  
CB= 517°02'01"W
- ㊴ LOT 25  
I= 44°34'14"  
R= 270.00'  
A= 210.03'  
T= 110.63'  
C= 184.85'  
CB= 517°02'01"W
- ㊵ LOT 25  
I= 44°34'14"  
R= 270.00'  
A= 210.03'  
T= 110.63'  
C= 184.85'  
CB= 517°02'01"W
- ㊶ LOT 25  
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T= 110.63'  
C= 184.85'  
CB= 517°02'01"W
- ㊷ LOT 25  
I= 44°34'14"  
R= 270.00'  
A= 210.03'  
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C= 184.85'  
CB= 517°02'01"W
- ㊸ LOT 25  
I= 44°34'14"  
R= 270.00'  
A= 210.03'  
T= 110.63'  
C= 184.85'  
CB= 517°02'01"W
- ㊹ LOT 25  
I= 44°34'14"  
R= 270.00'  
A= 210.03'  
T= 110.63'  
C= 184.85'  
CB= 517°02'01"W
- ㊺ LOT 25  
I= 44°34'14"  
R= 270.00'  
A= 210.03'  
T= 110.63'  
C= 184.85'  
CB= 517°02'01"W

### LEGEND

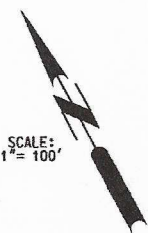
- IRON ROD FOUND
- IRON ROD SET
- CONCRETE MONUMENT WITH LCRA DISK FOUND
- CONCRETE MONUMENT FOUND
- NPS NON-POINT SOURCE POLLUTION CONTROL BUFFER AREA



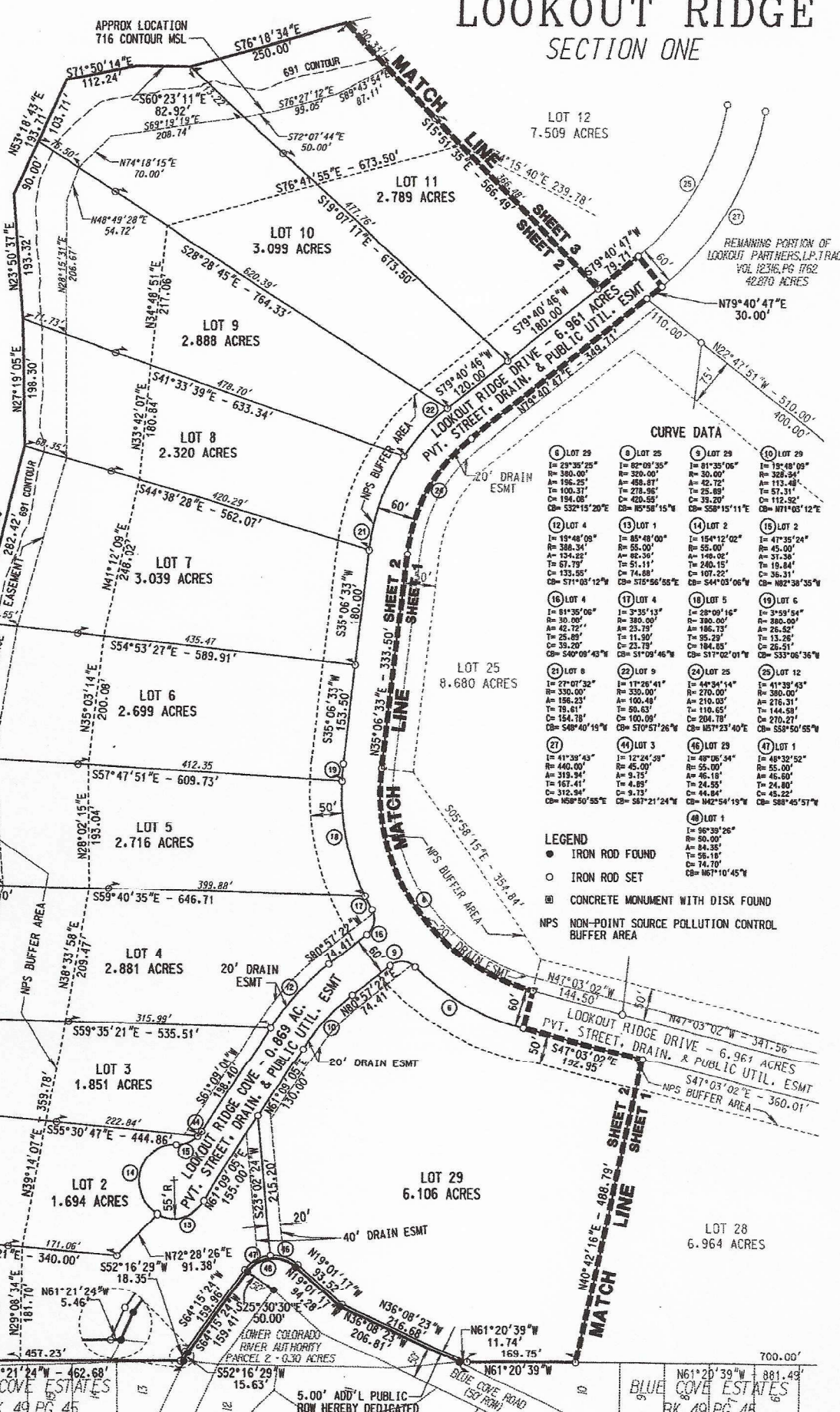
# LOOKOUT RIDGE SECTION ONE



SEE SHEET 3 OF 5 FOR SITE LOCATION MAP



LAKE TRAVIS



**CURVE DATA**

① LOT 29 I= 23°35'25" R= 300.00' A= 156.25' T= 100.31' C= 194.08' CB= 532°15'20"	② LOT 25 I= 82°03'55" R= 320.00' A= 458.87' T= 278.96' C= 470.55' CB= 105°58'15"	③ LOT 29 I= 81°03'06" R= 300.00' A= 42.72' T= 25.85' C= 112.52' CB= 558°51'11"	④ LOT 29 I= 15°48'09" R= 55.00' A= 148.28' T= 51.11' C= 174.88' CB= 578°56'55"	⑤ LOT 29 I= 15°48'09" R= 55.00' A= 148.28' T= 51.11' C= 174.88' CB= 578°56'55"	⑥ LOT 29 I= 15°48'09" R= 55.00' A= 148.28' T= 51.11' C= 174.88' CB= 578°56'55"	⑦ LOT 29 I= 15°48'09" R= 55.00' A= 148.28' T= 51.11' C= 174.88' CB= 578°56'55"	⑧ LOT 29 I= 15°48'09" R= 55.00' A= 148.28' T= 51.11' C= 174.88' CB= 578°56'55"	⑨ LOT 29 I= 15°48'09" R= 55.00' A= 148.28' T= 51.11' C= 174.88' CB= 578°56'55"	⑩ LOT 29 I= 15°48'09" R= 55.00' A= 148.28' T= 51.11' C= 174.88' CB= 578°56'55"	⑪ LOT 29 I= 15°48'09" R= 55.00' A= 148.28' T= 51.11' C= 174.88' CB= 578°56'55"	⑫ LOT 29 I= 15°48'09" R= 55.00' A= 148.28' T= 51.11' C= 174.88' CB= 578°56'55"	⑬ LOT 29 I= 15°48'09" R= 55.00' A= 148.28' T= 51.11' C= 174.88' CB= 578°56'55"	⑭ LOT 29 I= 15°48'09" R= 55.00' A= 148.28' T= 51.11' C= 174.88' CB= 578°56'55"	⑮ LOT 29 I= 15°48'09" R= 55.00' A= 148.28' T= 51.11' C= 174.88' CB= 578°56'55"	⑯ LOT 29 I= 15°48'09" R= 55.00' A= 148.28' T= 51.11' C= 174.88' CB= 578°56'55"	⑰ LOT 29 I= 15°48'09" R= 55.00' A= 148.28' T= 51.11' C= 174.88' CB= 578°56'55"	⑱ LOT 29 I= 15°48'09" R= 55.00' A= 148.28' T= 51.11' C= 174.88' CB= 578°56'55"	⑲ LOT 29 I= 15°48'09" R= 55.00' A= 148.28' T= 51.11' C= 174.88' CB= 578°56'55"	⑳ LOT 29 I= 15°48'09" R= 55.00' A= 148.28' T= 51.11' C= 174.88' CB= 578°56'55"	㉑ LOT 29 I= 15°48'09" R= 55.00' A= 148.28' T= 51.11' C= 174.88' CB= 578°56'55"	㉒ LOT 29 I= 15°48'09" R= 55.00' A= 148.28' T= 51.11' C= 174.88' CB= 578°56'55"	㉓ LOT 29 I= 15°48'09" R= 55.00' A= 148.28' T= 51.11' C= 174.88' CB= 578°56'55"	㉔ LOT 29 I= 15°48'09" R= 55.00' A= 148.28' T= 51.11' C= 174.88' CB= 578°56'55"	㉕ LOT 29 I= 15°48'09" R= 55.00' A= 148.28' T= 51.11' C= 174.88' CB= 578°56'55"	㉖ LOT 29 I= 15°48'09" R= 55.00' A= 148.28' T= 51.11' C= 174.88' CB= 578°56'55"	㉗ LOT 29 I= 15°48'09" R= 55.00' A= 148.28' T= 51.11' C= 174.88' CB= 578°56'55"	㉘ LOT 29 I= 15°48'09" R= 55.00' A= 148.28' T= 51.11' C= 174.88' CB= 578°56'55"	㉙ LOT 29 I= 15°48'09" R= 55.00' A= 148.28' T= 51.11' C= 174.88' CB= 578°56'55"	㉚ LOT 29 I= 15°48'09" R= 55.00' A= 148.28' T= 51.11' C= 174.88' CB= 578°56'55"	㉛ LOT 29 I= 15°48'09" R= 55.00' A= 148.28' T= 51.11' C= 174.88' CB= 578°56'55"	㉜ LOT 29 I= 15°48'09" R= 55.00' A= 148.28' T= 51.11' C= 174.88' CB= 578°56'55"	㉝ LOT 29 I= 15°48'09" R= 55.00' A= 148.28' T= 51.11' C= 174.88' CB= 578°56'55"	㉞ LOT 29 I= 15°48'09" R= 55.00' A= 148.28' T= 51.11' C= 174.88' CB= 578°56'55"	㉟ LOT 29 I= 15°48'09" R= 55.00' A= 148.28' T= 51.11' C= 174.88' CB= 578°56'55"
--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

**LEGEND**

- IRON ROD FOUND
- IRON ROD SET
- ⊗ CONCRETE MONUMENT WITH DISK FOUND
- NPS NON-POINT SOURCE POLLUTION CONTROL BUFFER AREA

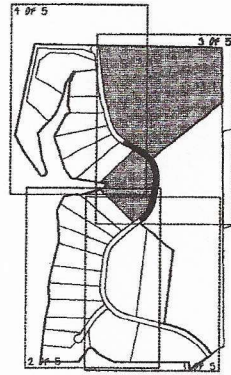
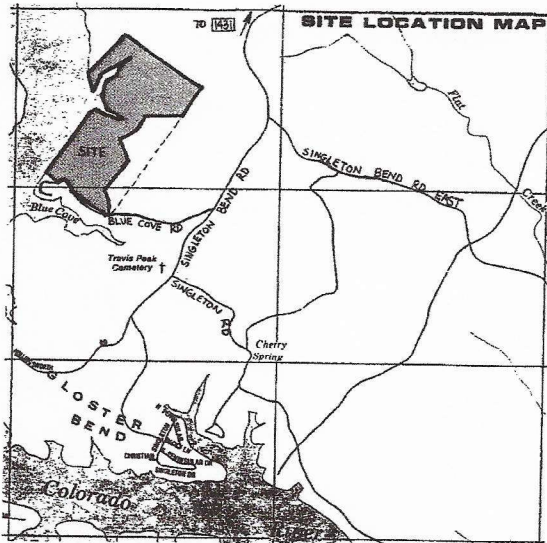
MINNIE JANE CROW  
192.7 ACRES  
VOL 2649, PG 348

# LOOKOUT RIDGE SECTION ONE

560°25'44"E - 2235.06'

1468.44'

50.00'

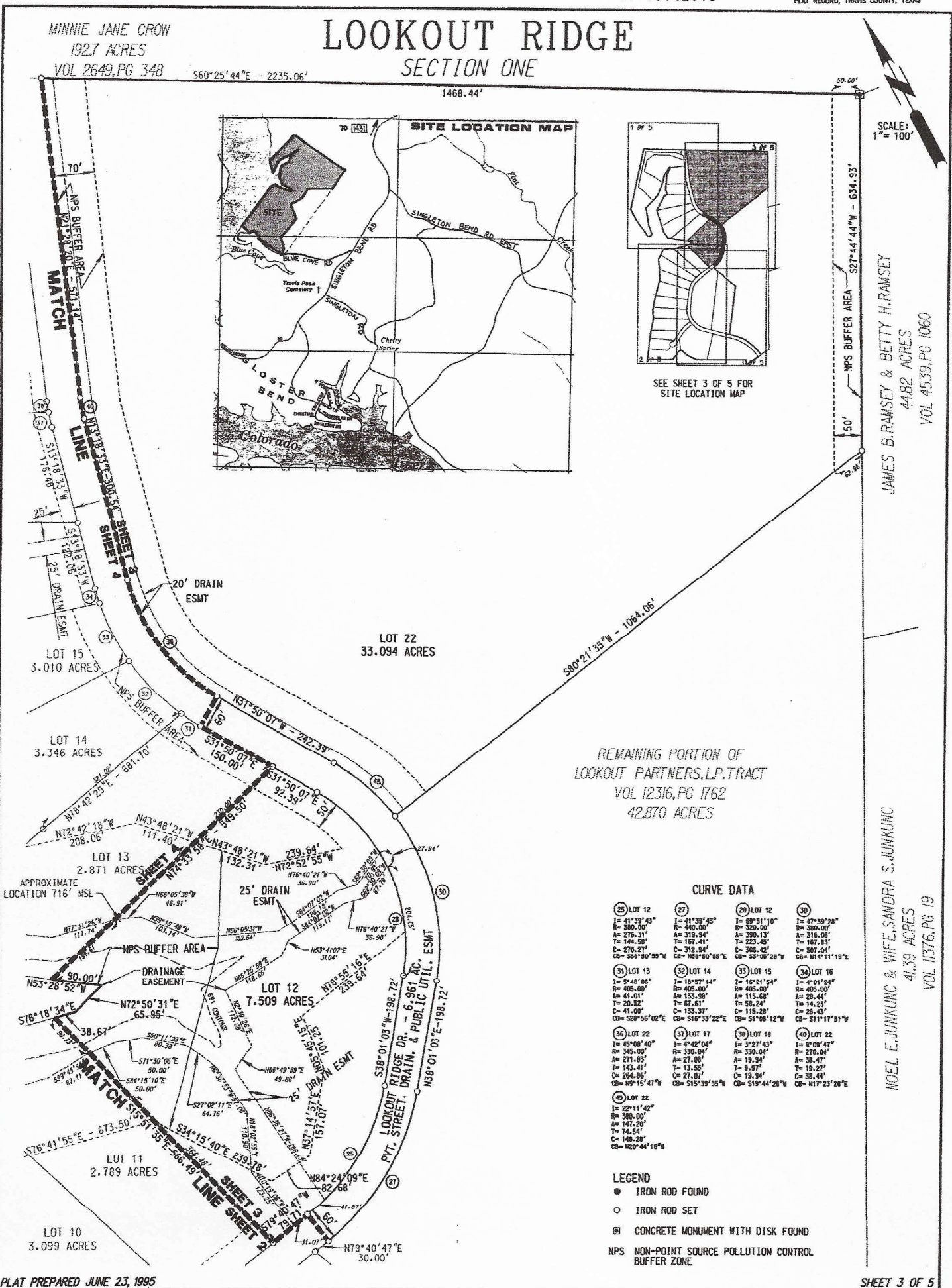


SEE SHEET 3 OF 5 FOR  
SITE LOCATION MAP

SCALE:  
1" = 100'

JAMES B. RAMSEY & BETTY H. RAMSEY  
44.82 ACRES  
VOL 4539, PG 1060

NOEL E. JUNKUNC & WIFE, SANDRA S. JUNKUNC  
41.39 ACRES  
VOL 1576, PG 19



REMAINING PORTION OF  
LOOKOUT PARTNERS, L.P. TRACT  
VOL 12316, PG 1762  
42.870 ACRES

### CURVE DATA

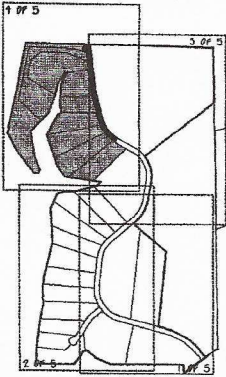
<p>25 LOT 12 I= 41°39'43" R= 380.00' A= 276.31' T= 144.58' C= 270.21' CB= 308°50'55"W</p>	<p>27 I= 41°29'45" R= 440.00' A= 319.94' T= 161.41' C= 319.94' CB= 168°50'55"E</p>	<p>28 LOT 12 I= 89°51'10" R= 320.00' A= 390.13' T= 223.45' C= 366.42' CB= 53°05'28"W</p>	<p>30 I= 47°38'28" R= 380.00' A= 316.08' T= 167.63' C= 307.04' CB= 114°11'19"E</p>
<p>31 LOT 13 I= 5°48'06" R= 405.00' A= 41.01' T= 20.33' C= 41.00' CB= 528°56'02"E</p>	<p>32 LOT 14 I= 18°27'14" R= 405.00' A= 133.38' T= 67.61' C= 133.37' CB= 516°33'22"E</p>	<p>33 LOT 15 I= 10°51'54" R= 405.00' A= 115.88' T= 58.24' C= 115.28' CB= 51°06'12"W</p>	<p>34 LOT 16 I= 4°01'54" R= 405.00' A= 28.44' T= 14.22' C= 28.43' CB= 511°17'51"W</p>
<p>35 LOT 22 I= 49°08'40" R= 345.00' A= 271.85' T= 145.41' C= 284.86' CB= 109°15'47"W</p>	<p>37 LOT 17 I= 4°42'04" R= 330.04' A= 27.08' T= 13.55' C= 27.07' CB= 515°39'35"W</p>	<p>38 LOT 18 I= 3°27'43" R= 330.04' A= 19.94' T= 9.97' C= 19.94' CB= 519°44'28"W</p>	<p>40 LOT 22 I= 8°08'47" R= 270.04' A= 38.47' T= 19.23' C= 38.44' CB= 117°23'26"E</p>
<p>42 LOT 22 I= 22°11'42" R= 380.00' A= 147.20' T= 74.54' C= 146.28' CB= 120°44'16"W</p>			

- LEGEND**
- IRON ROD FOUND
  - IRON ROD SET
  - ⊠ CONCRETE MONUMENT WITH DISK FOUND
  - NPS NON-POINT SOURCE POLLUTION CONTROL BUFFER ZONE

# LOOKOUT RIDGE SECTION ONE

SCALE:  
1" = 100'

MINNIE JANE CROW  
192.7 ACRES  
VOL 2649, PG 348



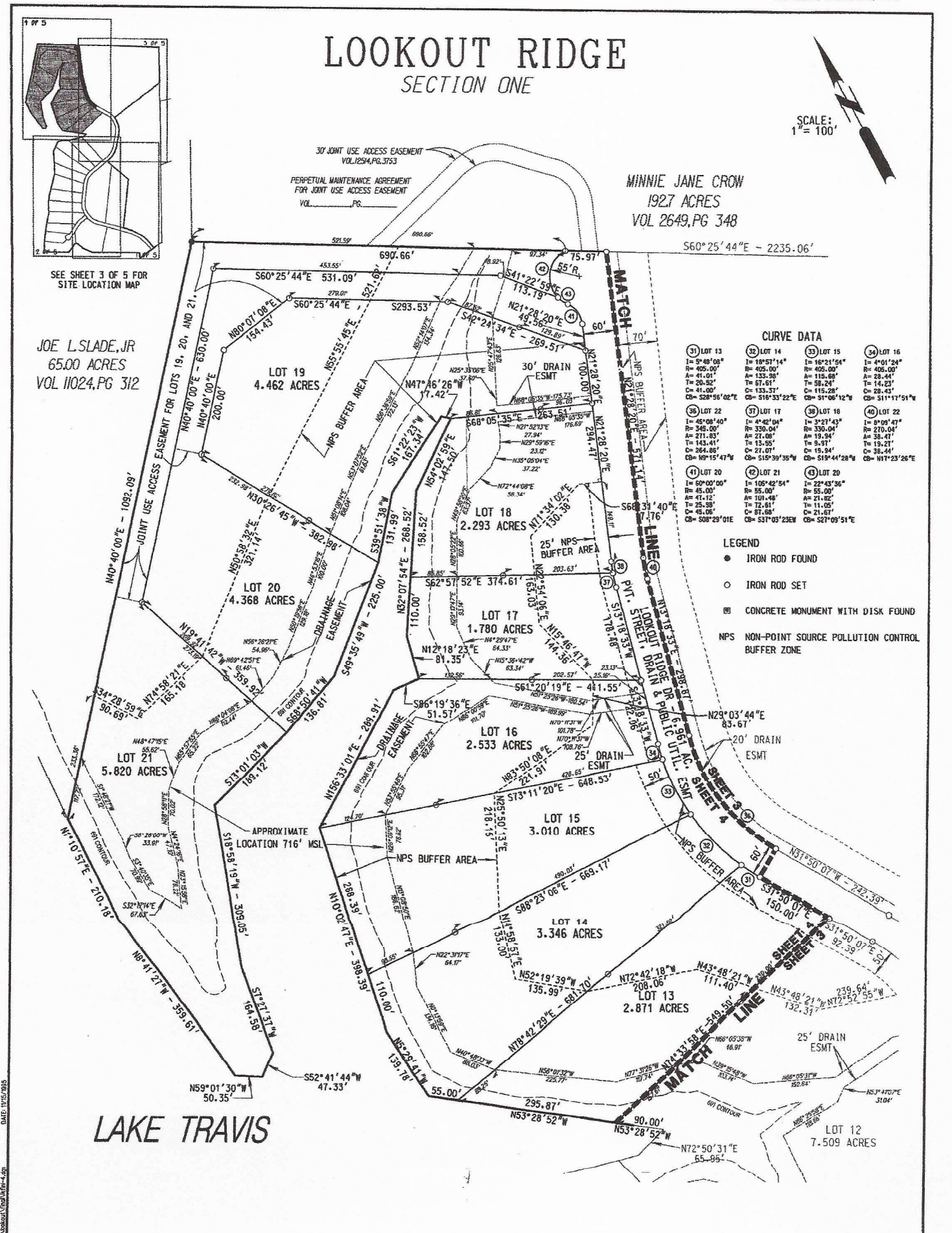
SEE SHEET 3 OF 5 FOR  
SITE LOCATION MAP

JOE L SLADE, JR  
65.00 ACRES  
VOL 11024, PG 312

**CURVE DATA**

(31) LOT 13 I = 5°48'08" R = 405.00' A = 41.01' T = 20.32' C = 41.00' CB = 52°56'02"E	(32) LOT 14 I = 18°57'14" R = 405.00' A = 133.38' T = 57.61' C = 133.37' CB = 51°33'22"E	(33) LOT 15 I = 18°21'54" R = 405.00' A = 115.89' T = 58.24' C = 115.28' CB = 51°06'12"W	(34) LOT 16 I = 4°01'24" R = 405.00' A = 28.44' T = 14.23' C = 28.43' CB = 51°11'51"E
(35) LOT 22 I = 45°08'40" R = 348.00' A = 21.83' T = 143.41' C = 264.88' CB = 18°15'47"W	(37) LOT 17 I = 4°42'04" R = 330.04' A = 27.08' T = 13.05' C = 27.07' CB = 51°59'35"W	(38) LOT 18 I = 3°27'43" R = 270.04' A = 19.94' T = 9.97' C = 19.94' CB = 51°44'28"W	(40) LOT 22 I = 8°09'47" R = 270.04' A = 38.47' T = 19.27' C = 38.44' CB = 51°17'26"E
(41) LOT 20 I = 60°00'00" R = 45.00' A = 41.12' T = 25.88' C = 45.00' CB = 50°29'01"E	(42) LOT 21 I = 105°42'54" R = 55.00' A = 101.48' T = 72.61' C = 21.67' CB = 53°03'23"E	(43) LOT 20 I = 22°43'36" R = 55.00' A = 21.82' T = 11.05' C = 21.67' CB = 52°09'51"E	

- LEGEND**
- IRON ROD FOUND
  - IRON ROD SET
  - CONCRETE MONUMENT WITH DISK FOUND
  - NPS NON-POINT SOURCE POLLUTION CONTROL BUFFER ZONE



## LAKE TRAVIS

# LOOKOUT RIDGE SECTION ONE

LOWER COLORADO RIVER AUTHORITY NOTES

- NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES SHALL BE ALLOWED IN THE DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY/LCRA.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER ON HIS/HER ASSIIONS.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS DEDICATED HEREON AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY OR LCRA FOR INSPECTION AND MAINTENANCE.
- TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- ACCESS EASEMENTS SHOWN HEREON ARE INTENDED FOR JOINT USE PRIVATE DRIVEWAY ACCESS.
- STREETS IN THE SUBDIVISION WILL BE CONSTRUCTED USING TRAVIS COUNTY SUBURBAN SUBDIVISION STANDARDS: 2" PAYMENT IN A 60' R.C.M., 1" NON CURB AND GUTTER, AND WITH 2'-4" SHOULDERS.
- DEVELOPMENT IS HEREBY RESTRICTED TO USE OTHER THAN RESIDENTIAL.
- ALL FINISH FLOOR ELEVATIONS IN THIS SUBDIVISION SHALL BE 1.0' MINIMUM ABOVE THE 100-YEAR FREQUENCY FLOOD LEVEL. THE FOLLOWING MINIMUM FINISHED FLOOR ELEVATIONS ARE HEREBY SET FOR THE AFFECTED LOTS:  
 LOT 1 THROUGH LOT 21, BLOCK A, FF ELEV. 717
- ACCESS TO LOTS 19, 20, AND 21 IS RESTRICTED TO THE 30' JOINT USE DRIVEWAY AS SHOWN ON THIS PLAN AND RECORDS. LOT 22H, PG. 3753 OF THE TRAVIS COUNTY DEED RECORDS. THE DEVELOPER SHALL PROVIDE EASEMENTS IN FAVOR OF THE THREE LOT OWNERS ALONG THE ROUTE OF THE DRAINAGE DRIVEWAY WHICH HE WILL CAUSE TO BE RECORDED IN THE DEED RECORDS OF TRAVIS COUNTY. THE DEVELOPER SHALL CONSTRUCT AN ALL-WEATHER DRIVEWAY IN THE EASEMENT DESCRIBED ABOVE, PROVIDING A CULVERT AT THE CROSSING OF INT. WATERCOURSE WHICH WILL PASS A 25-YEAR FLOOD AND OVER WHICH A 100-YEAR FLOOD WILL FLOW NO DEEPER THAN ONE FOOT.

OWNER:  
 LOOKOUT PARTNERS, L. P.  
 C/O BILL HINKLEY  
 2370 RITZ BLVD., #200  
 HOUSTON, TX 77005  
 PHONE: (713) 520-1515  
 FAX: (713) 520-1509

MISC. FILM CODE  
 0009542875

DATE: 9/25/95  
 SIGNATURE: [Signature]  
 TITLE: ENGINEER

DATE: 10/12/95  
 SIGNATURE: [Signature]  
 TITLE: LOWER COLORADO RIVER AUTHORITY

STATE OF TEXAS : KNOW ALL MEN BY THESE PRESENTS  
 COUNTY OF TRAVIS :  
 THAT LOOKOUT PARTNERS, L.P., ACTING HEREIN BY AND THROUGH WILLIAM R. HINKLEY, OWNER OF 180.0 ACRES OF LAND OUT OF AND SURVEY NO. 204 GORHAM SURVEY 4, BMS. 311, THE T. L. TUMBY ABSTRACT 986 SITUATED IN TRAVIS COUNTY, TEXAS, AND SURVEY NO. 6, VOL. 12316, PAGE 1762 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 135.827 ACRES IN ACCORDANCE WITH THE PLAN SHOWN HEREON, TO BE KNOWN AS "LOOKOUT RIDGE", AND DO HEREBY DEDICATE TO THE PUBLIC ALL EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED. FURTHER THAT THE RESPONSIBILITY OF LOOKOUT RIDGE DRIVE AND LOOKOUT RIDGE COVE, AS SHOWN ON THIS PLAN, SHALL BE THE RESPONSIBILITY OF THE ASSOCIATION OF LOOKOUT RIDGE DRIVE, TRAVIS COUNTY DEED RECORDS, AND AN EXPRESS EASEMENT IS HEREBY GRANTED ACROSS SAID PRIVATE STREETS AND ANY COMMON AREAS FOR THE USE OF THE SURFACE FOR ALL GOVERNMENTAL FUNCTIONS, VEHICULAR AND NON-VEHICULAR, INCLUDING FIRE AND POLICE PROTECTION, SOLID AND OTHER WASTE MATERIAL PICK UP AND ANY OTHER PURPOSE ANY GOVERNMENTAL AUTHORITY DEEMS NECESSARY, AND WE DO FURTHER AGREE THAT ALL GOVERNMENTAL ENTITIES, THEIR AGENTS OR EMPLOYEES, SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGE OCCURRING TO THE SURFACE OF SAID PRIVATE STREET AND ANY COMMON AREA AS A RESULT OF GOVERNMENTAL VEHICLES TRAVELING OVER SAME.

WITNESS MY HAND THIS 25th DAY OF September, 1995 A.D.

WILLIAM R. HINKLEY  
 WILLIAM R. HINKLEY  
 2370 RITZ BLVD., #200  
 HOUSTON, TEXAS 77005  
 PHONE: (713) 520-1515  
 FAX: (713) 520-1509

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 25th DAY OF September, 1995 BY BILL HINKLEY, PROBATIONER.

NOTARY PUBLIC  
 SIGNATURE: [Signature]  
 PRINT NAME: [Name]

DATE: 9-25-95  
 SIGNATURE: [Signature]  
 TITLE: URBAN DESIGN GROUP

DATE: 9-25-95  
 SIGNATURE: [Signature]  
 TITLE: URBAN DESIGN GROUP

DATE: 9-25-95  
 SIGNATURE: [Signature]  
 TITLE: URBAN DESIGN GROUP

DATE: 9-25-95  
 SIGNATURE: [Signature]  
 TITLE: URBAN DESIGN GROUP

DATE: 9-25-95  
 SIGNATURE: [Signature]  
 TITLE: URBAN DESIGN GROUP

BENCHMARKS:  
 1. 3/4" IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE 160 ACRES ALSO BEING THE NORTHEAST CORNER OF LOT 1 OF BLUE COVE ESTATE. (ELEV. 756.12)  
 2. 60# NAIL WITH UDS WASHER IN GROUND LOCATED FROM AN IRON ROD SET AT THE SOUTHEAST END OF CURVE ON STREET OF LOT 5, THEN BEARING N81°50'25"E FOR 113', S85°18'19"E FOR 56', N47°44'44"E FOR 92', AND N62°15'16"W FOR 9'. (ELEV. 758.04)

THIS SUBDIVISION IS NOT WITHIN THE ETJ OF THE CITY OF AUSTIN.  
 REVIEWED BY:  
 SIGNATURE: [Signature]  
 DATE: 9/29/95  
 TITLE: CITY OF AUSTIN, DEPARTMENT OF PLANNING

IN APPROVING THIS PLAN BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS OR CULVERTS IN SUCH AREAS OR ANY BRIDGES OR CULVERTS NECESSARY TO BE PLACED ON SUCH AREAS ARE THE RESPONSIBILITY OF THE DEVELOPER. THE TRACT OF LAND COVERED BY THIS PLAN AND IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS DESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, AND SAID COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS OR OTHER PUBLIC THROUGHFARES OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

THE ACCEPTANCE FOR MAINTAINING BY TRAVIS COUNTY, TEXAS, OF THE ROADS OR STREETS IN REAL ESTATE JURISDICTION DOES NOT OBLIGATE THE PARTY TO INSTALL STREET MARKING SIGNS AS A PORTION OF THE TRAFFIC CONTROL SUCH AS FOR SPEED LIMITS AND STOP AND YIELD SIGNS SHALL REMAIN THE RESPONSIBILITY OF THE COUNTY.

STATE OF TEXAS:  
 COUNTY OF TRAVIS:  
 I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT  
 ON THE 28th DAY OF November, 1995, A.D., THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAN AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.  
 IN BOOK PL-1, PAGE(S) 82.  
 WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, THE 30th DAY OF November, 1995, A.D.

DANA DEBEAUVOIR, COUNTY CLERK  
 TRAVIS COUNTY, TEXAS  
 SIGNATURE: [Signature]  
 DEPUTY

STATE OF TEXAS:  
 COUNTY OF TRAVIS:  
 I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON  
 THE 6th DAY OF December, 1995, A.D. AT 4:00 O'CLOCK P.M., AND DULY RECORDED ON THE 6th DAY OF December, 1995, A.D. AT 4:00 O'CLOCK P.M., PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT BOOK 96, PAGE(S) 37-41. WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 6th DAY OF December, 1995, A.D.

DANA DEBEAUVOIR, COUNTY CLERK  
 TRAVIS COUNTY, TEXAS  
 SIGNATURE: [Signature]  
 DEPUTY

STATE OF TEXAS:  
 COUNTY OF TRAVIS:  
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DANA DEBEAUVOIR, COUNTY CLERK  
 TRAVIS COUNTY, TEXAS  
 SIGNATURE: [Signature]  
 DEPUTY

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 COUNTY OF TRAVIS:  
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DANA DEBEAUVOIR, COUNTY CLERK  
 TRAVIS COUNTY, TEXAS  
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 DEPUTY

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 COUNTY OF TRAVIS:  
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DANA DEBEAUVOIR, COUNTY CLERK  
 TRAVIS COUNTY, TEXAS  
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 COUNTY OF TRAVIS:  
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DANA DEBEAUVOIR, COUNTY CLERK  
 TRAVIS COUNTY, TEXAS  
 SIGNATURE: [Signature]  
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 COUNTY OF TRAVIS:  
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DANA DEBEAUVOIR, COUNTY CLERK  
 TRAVIS COUNTY, TEXAS  
 SIGNATURE: [Signature]  
 DEPUTY