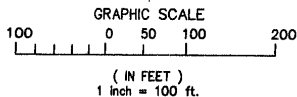


\$81.00 July 22, 1998 A5791

THURMAN BEND ESTATES, SECTION II

MISC. FILM CODE
00009825000

LEGEND

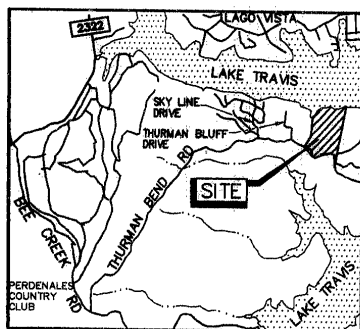
- D.E. DRAINAGE EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
• IRON ROD FOUND/SET
▲ 60d NL FND IN POST OR PK NL FND
✱ SPINDLE FOUND
△ CALCULATED POINT

LINE DATA

LINE	BEARING	DISTANCE
L1	S82°28'24"W	55.61'
L2	S78°15'22"W	56.93'
L3	N76°03'26"W	43.99'
L7	S88°19'33"E	38.68'
L8	S83°32'22"E	50.74'
L9	S48°18'06"E	36.89'
L10	N88°05'29"E	78.53'
L11	N87°08'57"E	40.09'
L12	S68°01'11"W	60.03'
L13	S67°59'39"W	60.00'
L14	S18°08'06"E	60.00'
L17	S86°48'50"E	88.77'
L18	N01°13'52"W	43.23'
L19	N01°13'52"W	53.18'
L20	N01°13'52"W	63.13'
L21	N01°13'52"W	73.07'
L22	S18°08'38"E	60.00'
L23	S00°38'56"W	60.01'
L24	S00°38'53"W	60.04'
L25	S27°38'45"E	60.03'
L26	S27°38'45"E	60.01'
L30	N79°38'07"E	40.33'

CURVE DATA

CURVE	BEARING	DISTANCE	DELTA	ARC LENGTH	RADIUS
C1	N30°18'02"W	20.79'	16°37'07"	20.86'	71.91'
C2	S70°20'41"W	74.37'	15°48'58"	74.60'	270.27'



MATCH LINE - SEE SHEET 2 OF 3 FOR LOTS 5-8

LOT 4
11.04 AC.
MIN. FF=717.0

LOT 3
11.10 AC.
MIN. FF=717.0

LOT 2
10.98 AC.
MIN. FF=717.0

LOT 1
11.85 AC.
MIN. FF=717.0

J. A. COLLIER
SUR. 608

NOTE: L.R.C.A. 20 FT. EASEMENT
ABUTTING HIGH WATER LINE
FOR "PASSAGE AND USE BY
THE PUBLIC FOR PUBLIC SPORTS
AND AMUSEMENT" PER
VOL. 12153, PAGE 1962.

Vol. 101 Page 260

PLAT 101-101 TRAVIS COUNTY TEXAS

AMERICAN NATIONAL BANK
OF AUSTIN, TRUSTEE
VOL. 8462, PG. 1184
FEB. 1979
(UNDIVIDED 1/2 INTEREST)
150 ACRES
(FIRST TRACT)

TRUMAN N. MORRIS and wife
VOL. 2370, PG. 536
SEPT. 20, 1961
(UNDIVIDED 1/2 INTEREST)
150 ACRES
(FIRST TRACT)

TRUMAN N. MORRIS and wife
VOL. 2370, PG. 536
SEPT. 20, 1961
80 ACRES, S&E 43.62 AC.
(SECOND TRACT)

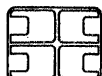
LOWER COLORADO
RIVER AUTHORITY
30' ACCESS ESMT.
VOL. 12104,
PG. 2148

R = 280.06'
A = 421.00'
Δ = 86°07'46"
C = 382.46'
CB = N65°04'14"W

R = 270.04'
A = 88.45'
Δ = 18°48'02"
C = 88.06'
CB = S81°14'23"W

DONNA-LEE TROTTER
& DAVID GRIMES, TRUSTEES
VOL. 12153, PG. 1962
REMAINDER OF 7.2 ACRES (TRACT 2)

JOHN P. & ANN
HEMMER
12695/2476
1.50 ac



CONLEY ENGINEERING INC.
Civil Engineers Land Planners Development Consultants
1301 South Capital of Texas Highway, Bldg. A, Suite 230
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Landmark
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1301 S. CAPITAL OF TEXAS HWY.
BUILDING A, SUITE 231
AUSTIN, TEXAS 78746
PH: (512)328-7411 FAX: (512)328-7413

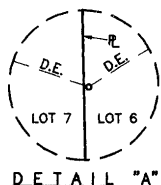
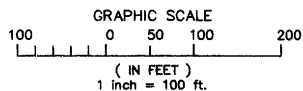
SHEET 1 OF 3

CASE NO. CEI No. 276-01-01
DATE: 18 JUN 98 CADD: 27601P01.dwg

THURMAN BEND ESTATES, SECTION II

MISC FILM CODE
00009825099 Lake Travis

LEGEND
(SEE SHEET 1 OF 3)



APPROXIMATE LAKE
TRAVIS SHORE LINE, EL 681
(PER USGS 7.5' QUAD).

NOTE: L.R.C.A. 20 FT. EASEMENT
ABUTTING HIGH WATER LINE
FOR "PASSAGE AND USE BY
THE PUBLIC FOR PUBLIC SPORTS
AND AMUSEMENT" PER
VOL. 12153, PAGE 1952.

LINE DATA

LINE	BEARING	DISTANCE
L4	N27°10'27"W	96.87'
L5	N06°46'30"E	89.14'
L6	N61°48'18"E	54.13'
L15	N88°46'08"E	232.73'
L16	S64°35'15"E	41.70'
L21	N01°13'52"W	73.07'
L27	S00°55'55"W	61.15'
L28	S16°53'44"E	63.91'
L29	S25°26'19"E	59.99'

LOT 8
12.46 AC.
MIN. FF=717.0

LOT 7
11.39 AC.
MIN. FF=717.0

LOT 6
11.52 AC.
MIN. FF=717.0

LOT 5
11.45 AC.
MIN. FF=717.0

MATCH LINE - SEE SHEET 1 OF 3 FOR LOTS 1-4

S01°13'52"E 1644.18'

S01°13'52"E 1699.95'

S01°13'52"E 1506.74'

S01°13'52"E 1423.22'

THURMAN BEND ESTATES
BOOK 95, PG. 234
LOT 26

U. A. COLLIER
AB 183

BEATY SEALE &
FORWOOD SURVEY
NO 41

APPROXIMATE PATENT
SURVEY LINE

BEATY SEALE &
FORWOOD SURVEY
NO 42, AB 2431

PEDERNALES ELEC. COOP.
20' ELECTRIC
EASEMENT
VOL. 11242 PG. 1022
VOL. 11257 PG. 62

R = 470.00'
A = 278.04'
Δ = 33°53'41"
C = 274.00'
CB = N80°37'45"W

R = 222.84'
A = 341.07'
Δ = 87°41'37"
C = 308.74'
CB = N71°08'32"W

TRAVIS COVE
JOINT
VENTURE

ADDITIONAL R.O.W.
TERREPS DEDICATED
(0.01 AC.)
THURMAN BEND RD
VOL. 12236, PG. 1529

Thurman Bend Road
(AKA CAT HOLLOW ROAD)

TRAVIS COVE JOINT VENTURE
VOL. 12236, PG. 1483
648.658 ACRES

JOINT USE ACCESS
EASEMENT, P.U.E., & D.E.

N79°34'48"W 64.20'

S82°25'25"W 208.39'

S82°25'25"W 271.67'

S82°25'25"W 208.39'

S82°25'25"W 271.67'

S82°25'25"W 208.39'

S82°25'25"W 271.67'

S82°25'25"W 208.39'

S82°25'25"W 271.67'

S82°25'25"W 208.39'

S82°25'25"W 271.67'

S82°25'25"W 208.39'

S82°25'25"W 271.67'



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AUSTIN, TEXAS 78746
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SHEET 2 OF 3

CASE NO. CEI No. 276-01-01
DATE: 9 JUL 98 CADD: 27601P02.dwg

THURMAN BEND ESTATES, SECTION II

MISC FILM CODE

00009225100

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS: THAT DONA-LEE TROTTER AND DAVID GRIMES, TRUSTEES OF THE ROBERT TROTTER GIFT TRUST FOR THOMAS U/A/D 5-3-81, ACTING HEREIN AND THROUGH THOMAS TROTTER, AUTHORIZED DELEGATE, BEING OWNERS OF 190.77 ACRES OF LAND OUT OF THE J.W. BROWN SURVEY NO. 464, THE JAMES COLLIER SURVEY NO. 608, THE G.H. COX 240 ACRES, A-2431 OUT OF THE BEATY, SEALE & FORMWOOD SURVEY NO. 42 AND THE G.H. COX 180 ACRES, A-2419 OUT OF THE BEATY, SEALE & FORMWOOD SURVEY NO. 42, ALL IN TRAVIS COUNTY, TEXAS AS CONVEYED TO THEM BY DEED RECORDED IN VOLUME 12104, PAGE 2148 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS DO HEREBY SUBDIVIDE .003 ACRES OUT OF THE G.G. COX 240 ACRES, AND 92.582 ACRES OUT OF THE JAMES COLLIER SURVEY, TOTALING 92.585 ACRES, IN ACCORDANCE WITH THE MAP OR PLAT SHOWN HEREON, TO BE KNOWN AS:

THURMAN BEND ESTATES, SECTION II

SUBJECT TO THE EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, AND DO HEREBY DEDICATE THE ADDITIONAL R.O.W. SHOWN FOR THURMAN BEND ROAD TO THE PUBLIC AND PRIVATE ACCESS EASEMENT SHOWN ON SAID PLAT TO THE USE OF THE LOT OWNERS OF "THURMAN BEND ESTATES, SECTION II" AND DO HEREBY GRANT AN EXPRESSED EASEMENT ACROSS ALL PRIVATE ACCESS EASEMENTS FOR PUBLIC USE OF THE SURFACE FOR ALL GOVERNMENTAL FUNCTIONS, VEHICULAR AND/OR NONWASTE MATERIAL PICK-UP, AND ANY OTHER PURPOSES ANY GOVERNMENTAL AUTHORITY DEEMS NECESSARY, AND DOES FURTHER AGREE THAT ALL GOVERNMENTAL ENTITIES, THEIR AGENTS OR EMPLOYEES, SHALL NOT BE LIABLE FOR ANY DAMAGE OCCURRING TO THE SURFACE OF ANY SAID PRIVATE ACCESS EASEMENTS AS A RESULT OF GOVERNMENTAL VEHICLES TRAVERSING OVER SAME. FURTHER, THAT THE RESPONSIBILITY FOR MAINTENANCE OF THE PRIVATE ACCESS EASEMENTS, SHALL BE VESTED IN THE HOMEOWNERS' ASSOCIATION OF "THURMAN BEND ESTATES, SECTION II", RECORDED BY SEPARATE INSTRUMENT IN VOLUME _____ PAGE _____ OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND THIS 10th DAY OF July, A.D. 1998.

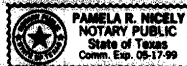
Thomas Trotter
THOMAS TROTTER
5214 BUCKMAN MOUNTAIN RD.
AUSTIN, TEXAS 78746
(512) 374-4500

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THOMAS TROTTER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 10th DAY OF July, A.D. 1998

Pamela R. Nicely
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 5-17-99



SURVEYOR CERTIFICATION

I, PAUL J. FLUGEL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS PLAT COMPLETES 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:

AS SURVEYED BY
LANDMARK SURVEYING, INC.
1301 S. CAPITAL OF TEXAS HWY., STE. A-231
AUSTIN, TEXAS 78746
(512) 328-7411

Paul J. Flugel
PAUL J. FLUGEL, P.L.S., 5096

6/16/98
DATE



ENGINEER 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 COMPLETES 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 AS SHOWN HEREON. PORTIONS OF THIS TRACT LIE WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP #48453C0360E, DATED JUNE 16, 1993.

WITNESS MY HAND THIS 16th DAY OF June, A.D., 1998.

Robert C. Thompson
ROBERT C. THOMPSON, P.E., NO. 69524
1301 S. CAP. OF TEX. HWY., STE. A-230
AUSTIN, TEXAS 78746
(512) 328-3506



COMMISSIONERS COURT

IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR ANY BRIDGES OR CULVERTS NECESSARY TO BE PLACED IN SUCH ROADS, STREETS OR OTHER PUBLIC THOROUGHFARES SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT PRESCRIBED BY THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS, AND SAID COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

THE ACCEPTANCE FOR MAINTAINING BY TRAVIS COUNTY, TEXAS, OF THE ROADS OR STREETS IN REAL ESTATE SUBDIVISIONS DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET MARKING SIGNS, AS THIS IS CONSIDERED TO BE PART OF THE DEVELOPER'S CONSTRUCTION; BUT THAT ERECTING SIGNS FOR TRAFFIC CONTROL, SUCH AS FOR SPEED LIMITS AND STOP AND YIELD SIGNS, SHALL REMAIN THE RESPONSIBILITY OF THE COUNTY.

THE STATE OF TEXAS, COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY COURT, FOR TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 22 DAY OF July, 1998, A.D. THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT, IN BOOK 101, PAGE(S) 262

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY THE 20th DAY OF July, 1998, A.D.,

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

THE 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 22 DAY OF July, 1998, A.D. AT 2:00 O'CLOCK P.M., AND DULY RECORDED ON THE 22 DAY OF July, 1998, A.D. AT 2:00 O'CLOCK P.M. PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT BOOK 101, PAGE(S) 260-262

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK,

THE 22 DAY OF July, 1998, A.D.,

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

Michael P. Gonzales Michael P. Gonzales
DEPUTY

FILED FOR RECORD AT 2:00 O'CLOCK P.M., THIS THE 22 DAY OF July, 1998, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

Michael P. Gonzales Michael P. Gonzales
DEPUTY

THIS SUBDIVISION DOES NOT LIE WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF AUSTIN

for Charles Randolph
ALICE GLASCO, DIRECTOR
DEVELOPMENT REVIEW AND INSPECTION DEPARTMENT

6-22-98
DATE

LOWER COLORADO RIVER AUTHORITY

EACH AND EVERY ON-SITE SEWAGE FACILITY INSTALLED WITHIN THIS SUBDIVISION MUST BE PERMITTED, INSPECTED AND LICENSED FOR OPERATION UNDER THOSE TERMS, STANDARDS AND REQUIREMENTS OF THE TEXAS NATURAL RESOURCE CONSERVATION COMMISSION AND LOWER COLORADO RIVER AUTHORITY AS ARE IN EFFECT AT THE TIME SUCH APPLICATIONS FOR PERMITS AND LICENSES ARE MADE. CERTAIN SINGLE FAMILY SUBSIDENTIAL LOTS MAY REQUIRE PROFESSIONALLY DESIGNED WASTEWATER DISPOSAL SYSTEMS, DUE TO TOPOGRAPHICAL, GEOLOGICAL AND WELL WATER CONSIDERATIONS.

B.R. Cristadoro 6/22/98
LOWER COLORADO RIVER AUTHORITY

ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S NONPOINT-SOURCE POLLUTION (NPS) CONTROL ORDINANCE. SHOULD ANY LOT BE PROPOSED FOR A USE OTHER THAN A SINGLE FAMILY HOME, A NONPOINT-SOURCE CONSTRUCTION PERMIT FROM THE LCRA, ITS ASSIGNS AND SUCCESSORS MAY BE REQUIRED.

B.R. Cristadoro 6/22/98
LOWER COLORADO RIVER AUTHORITY

NOTES:

1. TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
2. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY.
3. ALL PUBLIC DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS.
4. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO PUBLIC DRAINAGE EASEMENTS AS MAY BE NECESSARY AT POINTS WHERE THE EASEMENT CROSSES THE PROPERTY LINE AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY.
5. DEVELOPMENT WHICH EXCEEDS 20 PERCENT IMPERIOUS COVER WHEN CALCULATED AGAINST THE TOTAL PROPERTY, SHALL CONTROL THE INCREASED STORM WATER DISCHARGE UNLESS GRANTED A WAIVER BY THE REGULATING AUTHORITY.
6. THIS ENTIRE SUBDIVISION IS ENCOMPASSED TOTALLY WITHIN THE LCRA 2000' WATER QUALITY ZONE.
7. NO ON-SITE SEPTIC FIELD (OSSF) SHALL BE WITHIN 100 FEET OF PRIVATE WATER WELL NOR WITHIN 150 FEET OF PUBLIC WATER WELL.
8. BENCHMARKS:
TBM - COTTON SPINDLE SET IN 24" LIVE OAK TREE, 5'± NORTHEAST OF P.T. OF LOT 24, 11'± NORTHEAST FROM CENTERLINE OF OLD GATE ENTRANCE, 25' FROM EDGE OF ASPHALT PAVEMENT-THURMAN BEND ROAD. ELEVATION 804.05'
TBM - COTTON SPINDLE SET IN 18" CEDAR TREE, 185'± SOUTHWEST OF OLD GATE ENTRANCE ON SOUTH SIDE OF THURMAN BEND ROAD, 16'± FROM EDGE OF ASPHALT PAVEMENT-THURMAN BEND ROAD. ELEVATION 801.76'
9. CURRENT PROVIDER OF ELECTRIC SERVICE FOR THESE LOTS IS PERDENELES ELECTRIC COOP.
10. VEHICULAR ACCESS TO THURMAN BEND ROAD FROM ALL LOTS IN THIS SUBDIVISION IS PROHIBITED EXCEPT FOR THE JOINT USE DRIVEWAY LOCATED IN THE JOINT USE ACCESS EASEMENT AS SHOWN IN ATTACHMENT "A" TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS SUBDIVISION RECORDED IN VOLUME 13230, PAGE 1726.



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SHEET 3 OF 3

CASE NO.	CEI No. 276-01-01
DATE: 18 JUN 98	CADD: 27601P03.dwg