

SHADY VALLEY III

CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C22	270.00	54.82	27.51	N05°28'02"W	54.73
C23	330.00	67.00	33.62	N05°28'02"W	66.89
C24	270.00	57.81	29.02	N05°47'06"W	57.70
C25	330.00	97.84	44.18	S07°16'35"W	97.58
C26	330.00	140.68	71.43	S27°06'52"W	139.62
C27	270.00	370.12	220.76	S51°11'25"E	341.82
C28	330.00	116.36	58.79	N49°25'43"W	115.76
C29	250.00	35.38	21.38	N08°59'11"W	32.50
C30	330.00	64.80	32.51	S15°55'55"W	64.70
C31	270.00	53.02	26.60	N19°55'55"E	52.93
C32	250.00	35.38	21.38	N60°06'04"E	32.50
C33	330.00	75.49	37.91	S83°54'31"E	75.33
C34	270.00	37.99	19.03	S86°25'51"E	37.96
C35	330.00	90.23	45.13	S87°50'14"E	90.22
C36	330.00	95.64	48.16	S76°54'35"E	95.31
C37	330.00	95.32	47.99	S60°19'56"E	94.99
C38	330.00	95.35	47.99	S43°46'48"E	95.02
C39	330.00	95.33	48.00	S27°13'35"E	95.00
C40	330.00	94.42	47.54	N10°45'12"W	94.10
C41	270.00	376.26	225.94	N42°28'41"W	346.55
C42	1030.00	48.15	24.00	S03°53'43"E	48.15
C43	970.00	45.35	22.68	N03°53'43"W	45.35
C44	1030.00	81.85	40.95	N02°57'29"W	81.83
C45	970.00	77.08	38.56	N02°57'29"W	77.06
C46	250.00	38.82	24.35	N43°47'52"E	25.84
C47	250.00	31.81	18.47	S55°16'31"E	29.71
C48	600.00	72.46	41.39	N53°23'36"W	68.14
C49	600.00	74.85	43.18	N56°14'18"E	70.09
C50	600.00	117.52	89.33	N35°36'37"W	99.62
C51	250.00	21.68	11.58	N14°32'00"E	21.00
C52	600.00	37.29	19.27	N21°14'10"W	36.62
C53	600.00	80.98	47.99	N34°53'28"E	74.96
C54	600.00	68.69	38.66	S 73°39'18"E	65.00
C55	600.00	105.60	72.58	S09°33'51"W	92.49
C56	250.00	21.68	11.58	N35°00'47"E	21.01

LINE	BEARING	DISTANCE
L21	S11°17'00"E	10.49
L22	S00°20'57"W	61.22
L23	S00°20'57"W	79.02
L24	S00°20'57"W	17.80
L25	S89°32'18"W	118.62
L26	S21°33'26"W	106.71
L27	S10°18'23"W	43.03
L28	S10°18'23"W	109.87
L29	S21°33'26"W	106.71
L30	S89°32'18"W	78.36
L31	S89°32'18"W	166.11
L32	S89°32'18"W	125.84
L33	S02°33'22"E	103.56
L34	S02°33'22"E	46.29
L35	S02°33'22"E	84.17
L36	S05°14'05"E	54.82
L37	S05°14'05"E	87.63
L38	S05°14'05"E	64.78
L39	S05°14'05"E	31.97
L40	S00°40'53"E	43.69
L41	S25°14'42"E	43.68
L42	S85°35'39"W	72.08
L43	S00°02'51"E	70.80
L44	S62°36'34"W	93.10
L45	S23°34'58"W	71.72
L46	S09°01'04"E	64.08
L47	S32°00'56"W	136.61
L48	S57°52'21"W	49.84
L49	N07°07'05"W	76.37
L50	N02°49'49"W	132.26
L51	N07°38'33"W	109.59
L52	N18°01'14"W	86.28
L53	N27°02'56"W	26.27
L54	N00°21'15"W	76.31
L55	N01°22'03"W	67.87
L56	N16°58'02"W	50.10
L57	N06°23'11"W	51.98
L58	S20°35'15"W	55.25
L59	S17°09'48"W	37.61
L60	S03°09'55"E	53.30
L61	S09°09'40"E	100.85
L6	N89°49'03"E	60.94
L7	N88°49'03"E	10.16

1"=200'

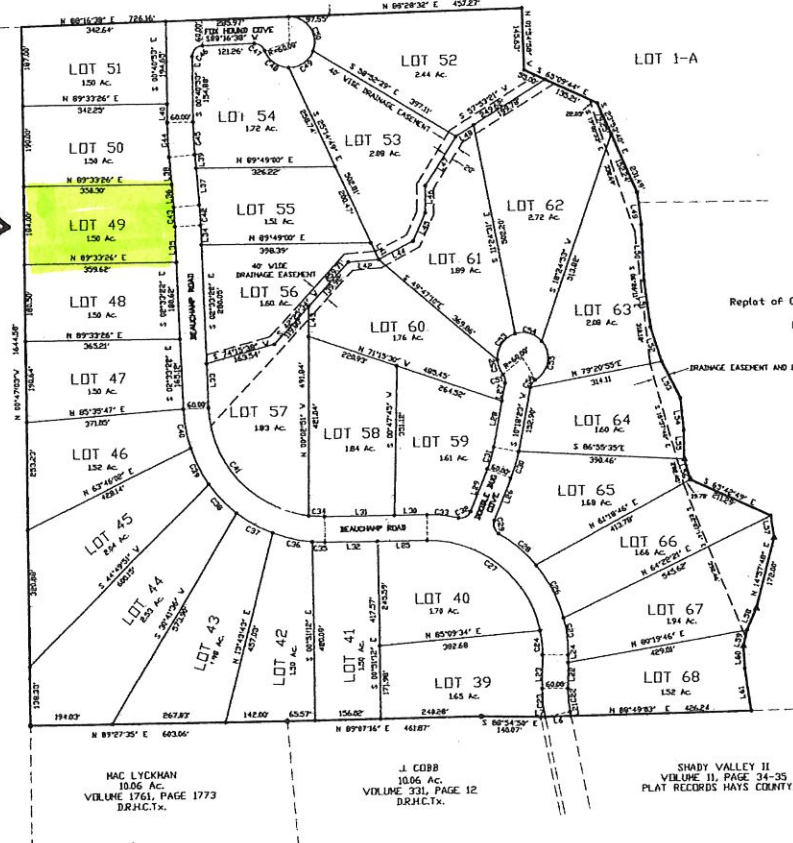
SILVERADO ESTATES, PHASE ONE (PROPOSED)
HEALY INTERNATIONAL, LLC
VOLUME 198, PAGES 279
DR.HC.TX.

LEGEND

- =STEEL PIN FOUND
- =STEEL PIN SET
- △=60# NAIL IN TREE

Lot →

MYSTIC CREEK
VOLUME 4, PAGES 87
PLAT RECORDS, BLAND COUNTY, TX.



SHADY VALLEY III
VOLUME II, PAGE 34-35
PLAT RECORDS HAYS COUNTY, TX.

Vol. 11 Pg. 272

SHADY VALLEY III

THIS SUBDIVISION CONTAINS 30 LOTS CONSISTING OF 22.99 ACRES, 24 LOTS IN TRACTS OF 4 ACRES EACH, AND 6 LOTS IN TRACTS OF 1/2 ACRES EACH. THE AVERAGE LOT SIZE IN THIS SUBDIVISION IS 1.79 ACRES.

ROADS WITHIN THIS SUBDIVISION WILL BE PUBLICLY MAINTAINED LOCAL STREETS. THE ELEVATION OF THE SUBDIVISION IS PRESUMED TO BE 5775 FEET. THE TELEPHONE UTILITY FOR THIS SUBDIVISION IS PRESUMED TO BE 5775 FEET. LOTS SHALL BE SERVED BY INDIVIDUAL ON-SITE WELLS OR RAIN RECLAMATION SYSTEMS. LOTS SHALL BE SERVED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES.

PROJECT BENCHMARK IS A STEEL PIN SET FOR THE NORTHEAST CORNER OF LOT 31. LONGITUDE 98°13'29" ELEVATION 1882.10. LATITUDE 30°12'25"

STATE OF TEXAS)
COUNTY OF HAYS) KNOW ALL MEN BY THESE PRESENTS:

THAT VALLEY THREE L.L.P., A TEXAS LIMITED PARTNERSHIP, 1808 HWY. 290, E. AUSTIN, TEXAS, 78737, OWNER OF 5775 ACRES OF LAND IN HAYS COUNTY, TEXAS, HAS CAUSED ME, CHARLES BENNER, SURVEYOR, IN HAYS COUNTY, TEXAS, TO MAKE A SURVEY OF SAID LAND AND TO BE KNOWN AS SHADY VALLEY III, A SUBDIVISION OF SAID LAND, SUBJECT TO ANY AND ALL EASEMENTS AND/OR RESTRICTIONS HEREIN GRANTED AND IN HERETO DEDICATE TO THE PUBLIC THE STREETS AND EASEMENTS SHOWN HEREON.

ROBERT C. PEERMAN, EXECUTIVE OFFICER, PHONE-0302 288-4040, BEFORE ME, THE UNDERSIGNED AUTHORITY, THIS DAY PERSONALLY APPEARED, BEN B. TIVDELL, KNOWN 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 PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY OF February, 2004.



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

My Commission Expires: June 19, 2006

STATE OF TEXAS)
COUNTY OF HAYS) KNOW ALL MEN BY THESE PRESENTS:

I, LEE CARLISLE, COUNTY CLERK OF HAYS 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 16th DAY OF February, 2004.

AT WITTE BEFORE ME, IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN BOOK 11, PAGE 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

WITNESS MY HAND AND SEAL OF OFFICE, THIS 16th DAY OF February, 2004.



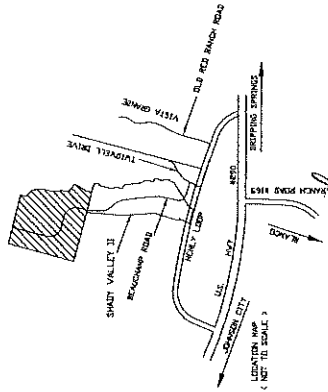
NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY ENVIRONMENTAL HEALTH DEPARTMENT. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

DUE TO PRELIMINARY WATER QUALITY REPORTS BEING IN EXCESS OF EPA LIMITS FOR SULFATE AND TOTAL DISSOLVED SOLIDS, AN ALTERNATIVE TREATMENT OF WELL WATER MAY BE ADVISABLE TO MEET BASIC WATER QUALITY.

ALLEN G. VALNER, DIRECTOR
HAYS COUNTY ENVIRONMENTAL HEALTH
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

2-3-04
DATE

WATER & WATER AVAILABILITY RULES ARE INTENDED TO PRESERVE AND PROTECT THE WATER RESOURCES OF HAYS COUNTY. THE COMMISSIONERS COURT OF HAYS COUNTY DOES NOT MAKE ANY WARRANTY, EXPRESS OR OTHERWISE, THAT SUBDIVISIONS MEET THE WATER NEEDS OF THOSE PURCHASING LOTS WITHIN THE SUBDIVISION. IN ORDER FOR A SUBDIVISION TO BE APPROVED FOR RECORD, THE SUBDIVISION MUST BE DESIGNED TO MEET THE WATER NEEDS OF ALL LOTS WITHIN THE SUBDIVISION. AND OTHER PUBLIC THOROUGHFARES, EASEMENTS, AND PROVISIONS ON THIS PLAT, AND THE BUILDING OF ALL STREETS, ROADS, OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES, OR IN CONNECTION THEREWITH, SHALL BE THE RESPONSIBILITY OF THE SUBDIVISION. THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, AND COURT ASSURES NO OBLIGATION TO CONSTRUCT OR MAINTAIN ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.



I, LEE CARLISLE, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 16th DAY OF February, A.D. 2004, COMMISSIONER'S COURT OF HAYS COUNTY, TEXAS, PASSED AND ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND SAID ORDER HAS BEEN DULY ENTERED IN THE MINUTES OF THE SAID COURT IN BOOK 11, PAGE 272.

ATTEST: MY HAND AND SEAL OF OFFICE, THIS 16th DAY OF February, A.D. 2004.

LEE CARLISLE
COUNTY CLERK
HAYS COUNTY, TEXAS

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON.



DALE A. POLUNICH, P.E. 16161578 DATE 2/3/04
8400 PERSIMMON GROVE, AUSTIN, TEXAS, 78737

EASEMENT NOTES:
1) A 10' WIDE STRIP ADJACENT TO ALL SIDE LOT LINES AND A 20' STRIP ADJACENT TO ALL STREETS IS RESERVED AS PUBLIC UTILITY EASEMENT.

SURVEYOR'S NOTES:
1) THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONE.

2) NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF ANY MUNICIPALITY'S CORPORATE CITY LIMITS, OR EXTRAJURISDICTIONAL JURISDICTION.

3) THIS SUBDIVISION LIES WITHIN THE JORDON CITY SCHOOL DISTRICT.

4) A PORTION OF THIS SUBDIVISION LIES WITHIN ZONE 'A' OF THE 100 YEAR FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR HAYS COUNTY, TEXAS, MAP 14805SC0001 E, EFFECTIVE DATED FEBRUARY 18, 1998.



LEE G. VALNER, P.E. 16161578 DATE 2/3/04
8400 PERSIMMON GROVE, AUSTIN, TEXAS, 78737