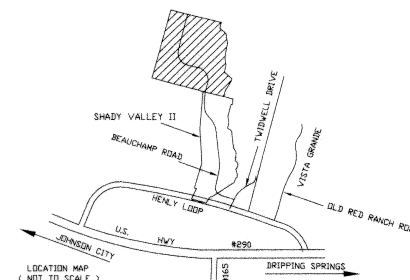


SHADY VALLEY III

THIS SUBDIVISION CONTAINS 30 LOTS CONSISTING OF 53.39 ACRES,
8 LOTS IN EXCESS OF 2 ACRES BUT LESS THAN 5 ACRES AND
22 LOTS IN EXCESS OF 1/2 ACRES BUT LESS THAN 2 ACRES.
THE AVERAGE LOT SIZE IN THIS SUBDIVISION IS 1.78 ACRES.

ROADS WITHIN THIS SUBDIVISION WILL BE PUBLICLY MAINTAINED LOCAL STREETS.
THE ELECTRIC UTILITY FOR THIS SUBDIVISION IS PEDERNALES ELECTRIC COOPERATIVE INC.
THE TELEPHONE UTILITY FOR THIS SUBDIVISION IS VERIZON.
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 51.
LATITUDE 30°12'25" LONGITUDE 98°13'23" ELEVATION 1282.10



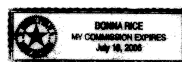
STATE OF TEXAS)
COUNTY OF HAYS) KNOW ALL MEN BY THESE PRESENTS:

THAT VALLEY VERDE THREE Ltd, A TEXAS LIMITED PARTNERSHIP, 12020 HWY. 290 W. AUSTIN, TEXAS, 78737, OWNER OF 57.75 ACRES
OF LAND, RECORDED IN VOLUME 159, PAGE 216, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, AND AS SHOWN HEREIN BEING OUT OF THE
CHARLES BENNER SURVEY, IN HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID LAND TO BE KNOWN AS SHADY VALLEY III, IN ACCORDANCE
WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS AND/OR RESTRICTIONS HEREOF GRANTED AND DO HEREBY DEDICATE
TO THE OWNERS OF THE PROPERTY SHOWN HEREON, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

ROBERT E. PEERMAN, EXECUTIVE OFFICER, PHONE(512) 288-4040

BEFORE ME, THE UNDERSIGNED AUTHORITY, THIS DAY PERSONALLY APPEARED, BEN B. TIVIDWELL, 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 2ND DAY OF FEBRUARY, 2004.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.



Donna Rice, MY COMMISSION EXPIRES: JULY 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
IT'S CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 10th DAY OF FEBRUARY, A.D. 2004.

AT 1:40 O'CLOCK P.M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN BOOK 11, PAGE 272-273.

WITNESS MY HAND AND SEAL OF OFFICE THIS 10th DAY OF FEBRUARY, A.D. 2004.

LEE CARLISLE
COUNTY CLERK
HAYS COUNTY, TEXAS

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.

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

2-3-04
DATE

WHILE THE 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, IMPLIED OR OTHERWISE- THAT SUBDIVISIONS MEET THE WATER NEEDS OF THOSE PURCHASING LOTS WITHIN THE SUBDIVISION.

IN APPROVING THIS PLAT BY THE COMMISSIONER'S 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 DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY
THE COMMISSIONER'S COURT OF HAYS COUNTY, TEXAS, SAID COURT 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, LEE CARLISLE, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 2nd DAY OF FEBRUARY, A.D. 2004,
THE 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 _____ PAGE _____.

WITNESS MY HAND AND SEAL OF OFFICE THIS 2nd DAY OF FEBRUARY, A.D. 2004.

JIM PEPPER
COUNTY JUDGE
HAYS COUNTY, TEXAS



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. Pound 2/3/04
DALE A. POUND, P.E. NO.61578 DATE
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) NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARD'S AQUIFER RECHARGE OR CONTRIBUTING ZONES.
- 2) NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF ANY MUNICIPALITY'S CORPORATE CITY LIMITS,
OR EXTRATERRITORIAL JURISDICTION.
- 3) THIS SUBDIVISION LIES WITHIN THE JOHNSON 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 #48209C0050 E,
EFFECTIVE DATE: FEBRUARY 18, 1998

STATE OF TEXAS)
COUNTY OF HAYS)

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND THAT
THE MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND SAID PLAT COMPLIES WITH REQUIREMENTS OF HAYS COUNTY, SUBDIVISION SPECIFICATIONS.

L.G. Friar 2/2/04
L.G. FRIAR
TEXAS REG. PROFESSIONAL LAND SURVEYOR NO. 1505
FOR A.P.D.B. SURVEY GROUP
101 BARTON VALLEY CIRCLE, DRIPPING SPRINGS, TEXAS. 78620
PHONE (512) 858-7567



SHADY VALLEY III

CURVE TABLE

CURVE TABLE					
	RADIUS	LENGTH	TANGENT CHORD	BEARING	CHORD
C22	270.00	54.82	N7°29'15"	N05°28'02"V	54.73
C23	330.00	67.80	S33°42'36"	N05°48'06"V	67.70
C24	270.00	57.81	N23°02'36"	N05°48'06"V	57.70
C25	330.00	57.81	N07°16'35"V	N07°16'35"V	57.70
C26	330.00	146.68	71.43	S01°11'29"V	146.62
C27	270.00	32.02	220.76	S51°11'29"V	31.98
C28	330.00	116.36	58.79	N4°25'43"V	115.76
C29	25.00	35.38	21.38	N18°59'11"V	35.30
C30	330.00	64.80	32.51	S13°55'55"V	64.70
C31	270.00	53.02	26.50	N15°55'55"V	52.93
C32	25.00	75.88	36.61	N06°40'14"V	75.76
C33	330.00	75.88	19.91	S18°25'31"V	75.76
C34	270.00	30.23	151.3	S87°50'14"V	30.22
C35	330.00	95.64	48.16	S1°54'35"V	95.51
C37	330.00	95.32	47.99	S60°19'56"V	94.99
C38	330.00	95.35	19.70	S1°46'48"V	95.62
C39	330.00	94.33	48.00	S2°13'35"V	94.00
C40	330.00	94.42	47.54	N0°43'12"V	94.10
C41	270.00	376.56	222.94	N62°28'41"V	376.55
C42	1030.00	48.15	24.06	S03°52'41"V	48.15
C43	970.00	61.85	30.56	S12°12'12"V	61.83
C44	970.00	77.08	48.95	N06°57'29"V	77.06
C45	25.00	38.82	24.55	N4°37'42"V	38.74
C46	25.00	38.82	18.47	S55°16'42"V	35.61
C47	25.00	31.81	18.47	N5°15'26"V	31.74
C48	60.00	72.46	41.39	N55°14'18"V	70.02
C49	60.00	74.85	43.18	N53°56'37"V	73.62
C50	60.00	117.52	89.33	N1°36'30"V	117.06
C51	25.00	21.68	11.58	N4°32'00"V	21.66
C52	60.00	37.29	19.52	N62°31'00"V	37.28
C53	60.00	38.26	19.52	S12°12'12"V	38.25
C54	60.00	38.26	19.52	S12°12'12"V	38.25
C55	60.00	106.60	72.98	S12°33'18"V	106.50
C56	25.00	21.68	11.58	S05°18'42"V	21.61



1"=200'

SILVERADO ESTATES PHASE ONE (PREPARED)
HENLY INTERNATIONAL, LLC
VOLUME 198, PAGES 279
DRH:CLX

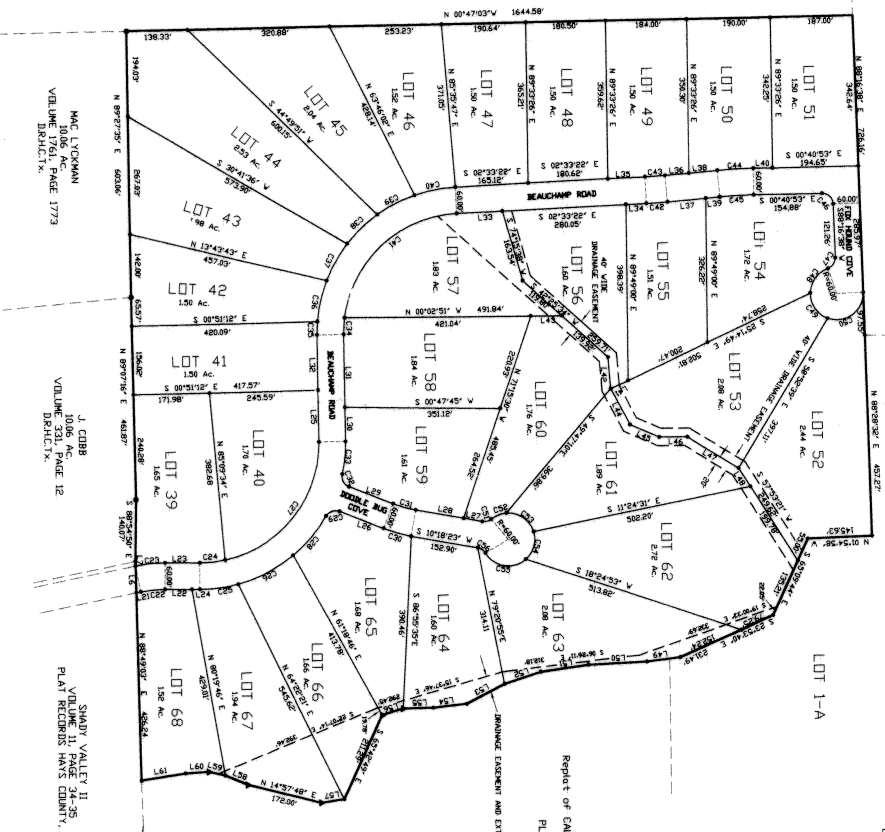
LINE TABLE

LINE	BEARING	DISTANCE
L21	S11°17'00"E	10.69
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	S89°32'18"W	106.71
L27	S89°32'18"W	109.87
L28	S89°32'18"W	106.71
L29	S89°32'18"W	166.11
L30	S89°32'18"W	123.84
L31	S89°32'18"W	103.56
L32	S89°32'18"W	84.17
L33	S05°14'05"E	54.82
L34	S05°14'05"E	87.63
L35	S05°14'05"E	64.78
L36	S05°14'05"E	31.97
L37	S05°14'05"E	43.69
L38	S05°14'05"E	43.69
L39	S05°14'05"E	70.80
L40	S05°14'05"E	71.72
L41	S05°14'05"E	64.08
L42	S05°14'05"E	138.61
L43	S05°14'05"E	49.84
L44	S05°14'05"E	76.37
L45	S05°14'05"E	109.59
L46	S05°14'05"E	86.28
L47	S05°14'05"E	96.27
L48	S05°14'05"E	76.31
L49	S05°14'05"E	67.87
L50	S05°14'05"E	51.00
L51	S05°14'05"E	37.61
L52	S05°14'05"E	53.30
L53	S05°14'05"E	100.85
L54	S05°14'05"E	60.94
L55	S05°14'05"E	101.16

LEGEND

- STEEL PIN FOUND
- STEEL PIN SET
- A=609 NAIL IN TREE

WASTIC CREEK 87
VIEW RECORDS BEAVER COUNTY, TX
PLAT RECORDS BEAVER COUNTY, TX



Replot of CALE & FIELD lots 12A3 into lots 1-A&2-A
VOLUME 9, PAGES 254-255
PLAT RECORDS BEAVER COUNTY, TX

MAC LUCKMAN
VOLUME 1761, PAGE 1773
DRH:CLX

J. COBB
1006 AC.
VOLUME 331, PAGE 12
DRH:CLX

SHADY VALLEY II
VOLUME 11, PAGE 34-35
PLAT RECORDS BEAVER COUNTY, TX

LOT 2-A