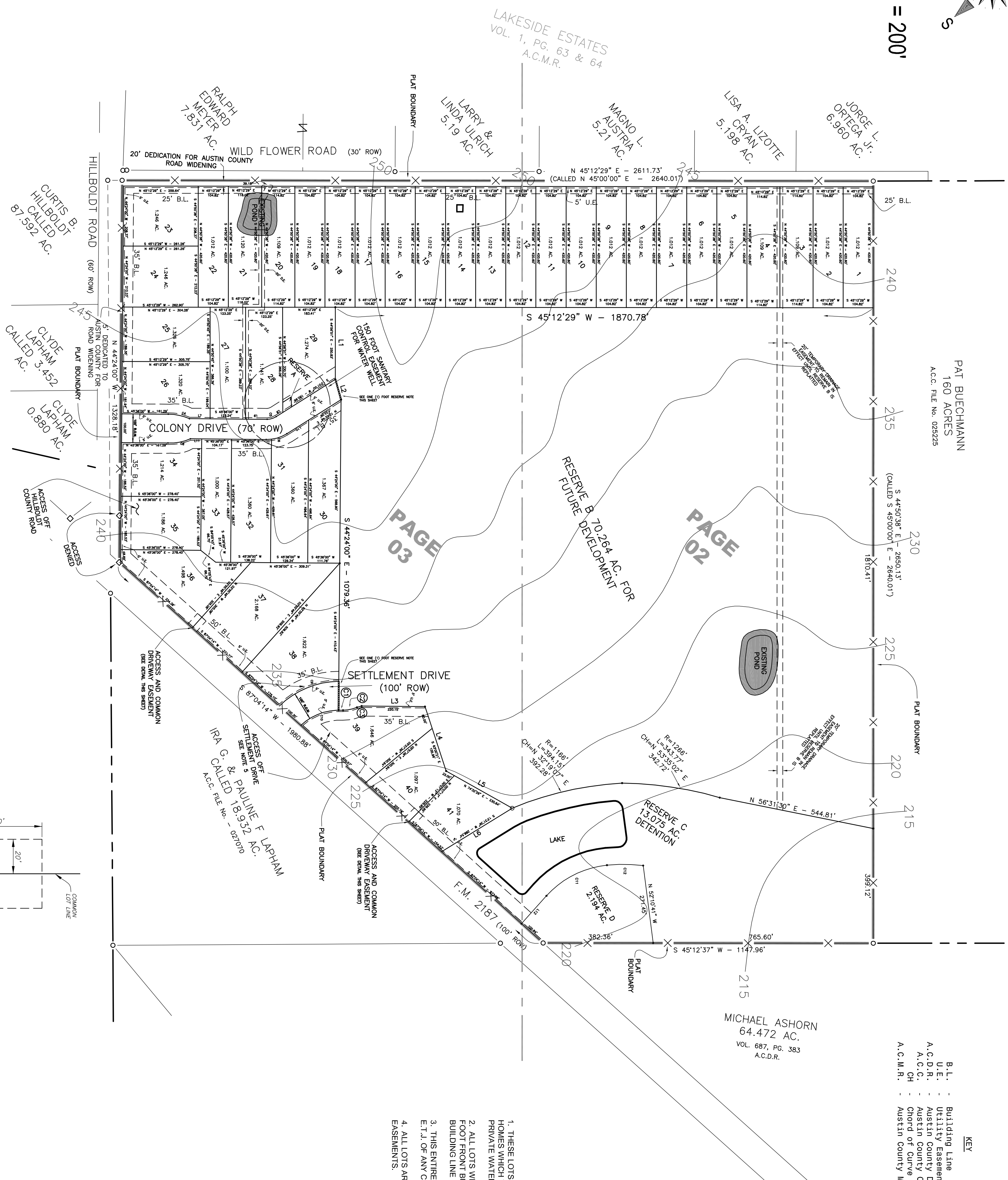


Scale: 1" = 200'

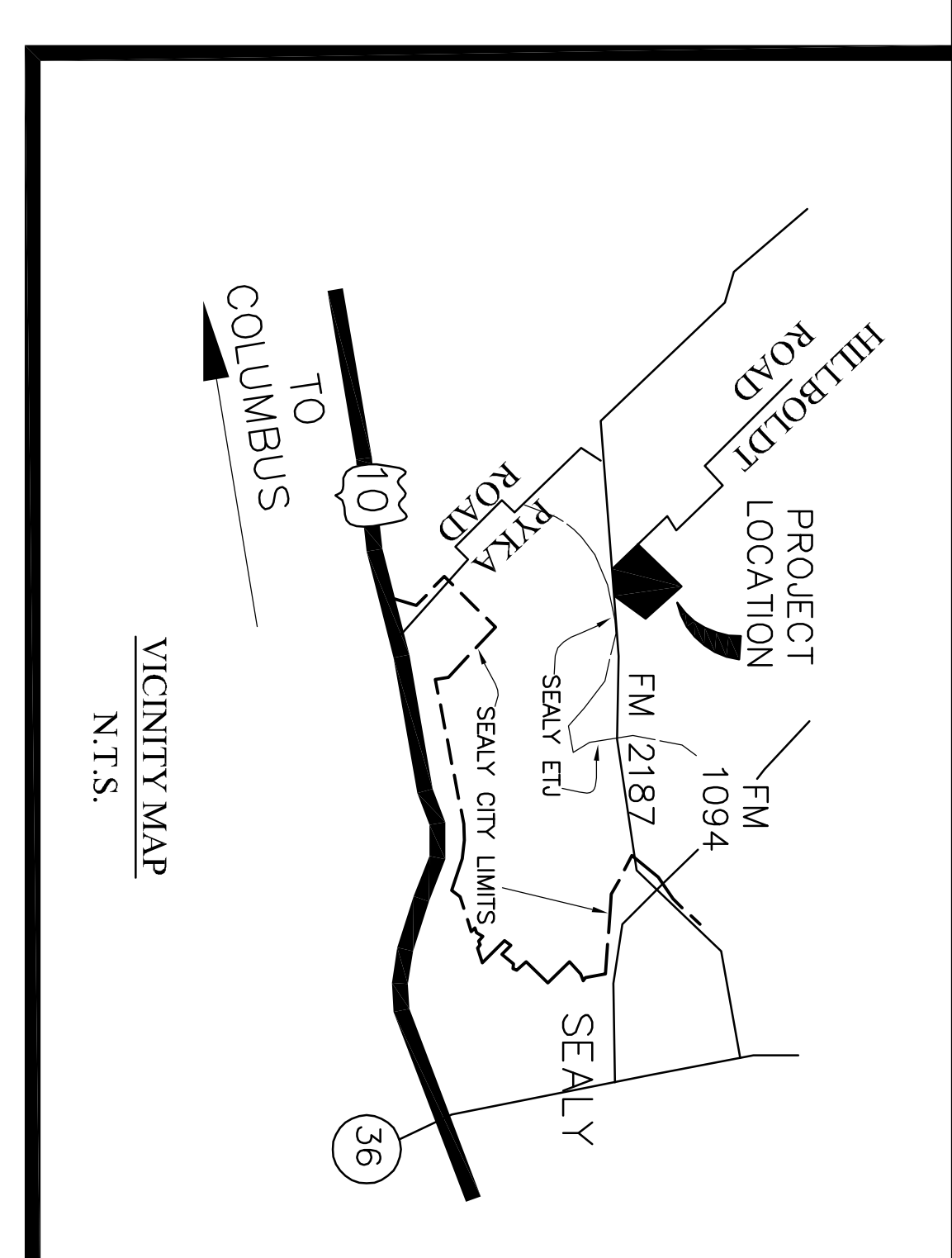


PAT BUECHMANN
160 ACRES
A.C.C. FILE NO. 025225

KEY
B.L. - Building Line
U.E. - Utility Easement
A.C.D.R. - Austin County Dead Records
A.C.C. - Austin County Clerk's File
GH - Grand of Curve
A.C.M.H. - Austin County Map Records

MICHAEL ASHORN
64.472 AC.
VOL. 687, PG. 383
A.C.D.R.

KEY
B.L. - Building Line
U.E. - Utility Easement
A.C.D.R. - Austin County Dead Records
A.C.C. - Austin County Clerk's File
GH - Grand of Curve
A.C.M.H. - Austin County Map Records



LINE TABLE

L1	S 44°56'51" E	293.83
L2	S 60°24'02" E	230.83
L3	S 45°03'38" E	2690.13'
L4	S 63°00'21" E	255.582
L5	N 74°32'59" E	288.564
L6	N 13°31'59" E	288.564
L7	S 45°36'00" W	74.70'
L8	S 13°07'00" W	27.10'
L9	S 45°36'00" W	74.70'
L10	N 13°28'03" E	89.54'
L11	N 45°36'00" E	383.32'
L12	N 02°53'48" W	129.718

CURVE TABLE

RADIUS	LENGTH	CHORD BEARING	DISTANCE	
C1	200'	N 46°19'19" E	15.43'	
C2	120'	49.55'	N 33°28'13" E	49.59'
C3	55.0'	17.13'	N 29°57'12" E	17.00'
C4	175'	43.02'	S 7°41'25" W	43.02'
C5	130'	57.39'	N 25°38'55" E	56.93'
C6	130'	57.39'	N 25°38'55" E	56.93'
C7	130'	14.52'	N 41°30'41" E	14.51'
C8	175'	79.82'	N 34°40'58" E	79.22'
C9	300'	229.89'	S 22°56'34" W	224.30'
C10	200'	160.59'	N 25°27'59" E	156.31'
C11	325'	241.19'	N 18°19'49" E	235.69'
C12	581'	728.00'	N 45°48'09" E	725.75'

NOTES:
1. THESE LOTS ARE BEING DEVELOPED FOR SINGLE USE FAMILY HOMES WHICH ARE BEING DEVELOPED FOR WASTE WATER SYSTEM. PRIVATE WATER WELLS ARE PROHIBITED.
2. ALL LOTS WILL HAVE A 10 FOOT SIDE BUILDING LINE (B.L.), A 25 FOOT FRONT BUILDING LINE AND A 15 FOOT SIDE STREET BUILDING LINE UNLESS SHOWN OTHERWISE.
3. THIS ENTIRE TRACT IS IN AUSTIN COUNTY AND OUTSIDE THE E.T.I. OF ANY CITY.
4. ALL LOTS ARE A MINIMUM OF 1.0 ACRE NET OF ALL EASEMENTS.

DRIVEWAY ACCESS RESTRICTIONS:
1. LOT 23 TO BE RESTRICTED TO ACCESS FROM WILDFLOWER ROAD.
2. LOTS 28 AND 34 TO BE RESTRICTED TO AND PLACED NORTH-EAST OF THE PLANNED LANDSCAPING AREA IN COLONY DRIVE.
3. LOT 35 TO BE RESTRICTED TO ACCESS FROM HILBOLDT ROAD NORTH-EAST OF 1300'S ACCESS DENIED LIMIT.
4. LOTS 38 AND 39 TO BE RESTRICTED TO AND PLACED NORTH-EAST OF THE PLANNED LANDSCAPING AREA IN SETTLEMENT DRIVE.

ONE (1) FOOT RESERVE NOTE:
ONE (1) FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE AND END OF STREETS WHERE SUCH STREETS ARE ADJACENT PROPERTY. THE CONDITION OF SUCH RESERVE BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED SOME NEIGHBOR IN THE PUBLIC RECORD BEING RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

BUILDING SLAB ELEVATIONS TABLE

LOT NO.	ELEV	LOT NO.	ELEV	LOT NO.	ELEV	LOT NO.	ELEV
1	244.0	8	246.6	15	253.2	22	247.5
2	243.0	9	248.5	16	253.2	23	248.6
3	241.0	10	248.2	17	251.3	24	247.9
4	241.0	11	250.0	18	249.6	25	246.5
5	242.5	12	252.0	19	248.4	26	244.6
6	243.0	13	253.0	20	247.9	27	245.4
7	244.6	14	253.4	21	247.3	28	246.9
						29	241.8

DRIVEWAY CULVERT DIAMETER TABLE

LOT NO.	SIZE	LOT NO.	SIZE	LOT NO.	SIZE	LOT NO.	SIZE
1	18"	8	18"	15	18"	22	24"
2	18"	9	18"	16	18"	23	30"
3	18"	10	18"	17	18"	24	30"
4	18"	11	18"	18	18"	25	2-30"
5	18"	12	18"	19	18"	26	30"
6	18"	13	18"	20	18"	27	24"
7	18"	14	18"	21	24"	28	35"

* See Driveway Access Restrictions above.
** Driveway and Culvert Size and Location Dictated by TxDOT Permit.

ENGINEER & SURVEYORS
CLAY & LEYENDECKER, INC.
1350 AVENUE D
KATY, TEXAS 77489
(281) 391-0173
FAX: (281) 391-1554

41 LOTS, NO BLOCKS, 4 RESERVES

REVISED: 7-20-08

Scale: 1" = 200'

Clay & Leyendecker, Inc.
Consulting Engineers & Surveyors

Katy, Texas

BEING A 136.997 ACRE TRACT OF LAND OUT OF AN ORIGINAL 160 ACRE TRACT (VOLUME 276, PAGE 144 IN DEED RECORDS) AND BEING SITUATED IN THE H. & T.C.R. COMPANY SURVEY, SECTION 164, AND BEING PART OF THE M.M. KENNEDY SURVEY, ABSTRACT 370, AUSTIN COUNTY, TEXAS.

SETTLER'S CROSSING
SECTION 1 - 136.997 ACRES
Job No.: SETTLER'S CROSSING SEC. 1
Dwn. By: BR Date: 10-30-07
Sheet Number 01 of 04

This property is not in the 100 Year Flood Plain, according to the Austin County, Texas Flood Plain Map Community Panel Nos. 48015C0200 C dated January 17, 1990, and 48015C0250 D dated June 16, 1996.

Branch Mark: "X" call in South corner Northeast corner F.M. 2187 at Hillboldt Road. Elevation 237.48