

PHOTOGRAPHIC MYLAR

\$256⁰⁰ 4-7-00

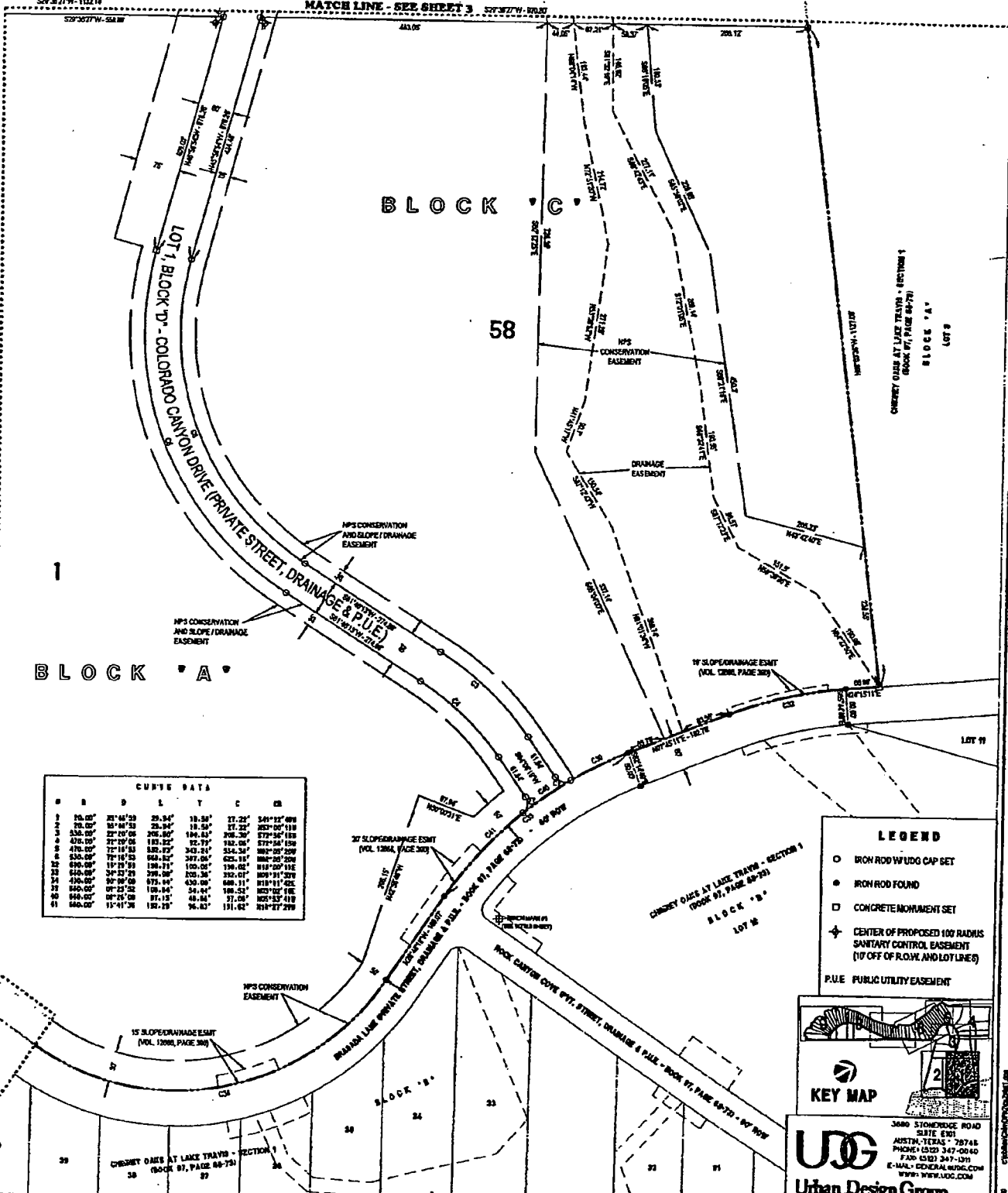
FINAL PLAT OF CHIMNEY OAKS AT LAKE TRAVIS SECTION 2

2000000 99



LOU JENNA 11/2/07

MATCH LINE - SEE SHEET 3



BLOCK 'A'

BLOCK 'C'

58

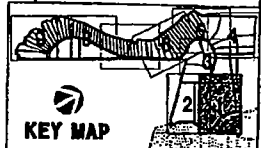
CHIMNEY OAKS AT LAKE TRAVIS - SECTION 1
(BOOK 97, PAGE 88-79)
BLOCK 'A'

CURVE DATA

#	B	D	L	T	C	CR
1	76.00°	30°40'20"	25.34'	18.33'	27.22'	540°12'49"
2	78.00°	30°40'20"	25.34'	18.33'	27.22'	537°00'11"
3	53.00°	27°10'00"	205.80'	104.63'	208.30'	572°36'18"
4	476.00°	27°10'00"	410.22'	22.77'	162.00'	572°36'18"
5	476.00°	27°10'00"	410.22'	22.77'	162.00'	572°36'18"
6	53.00°	27°10'00"	205.80'	104.63'	208.30'	572°36'18"
7	610.00°	15°25'00"	198.71'	100.00'	136.02'	518°20'11"
8	610.00°	15°25'00"	198.71'	100.00'	136.02'	518°20'11"
9	430.00°	30°30'00"	675.00'	430.00'	688.11'	518°11'52"
10	560.00°	00°25'00"	109.84'	54.94'	108.52'	502°10'16"
11	560.00°	00°25'00"	109.84'	54.94'	108.52'	502°10'16"
12	560.00°	15°41'30"	182.19'	96.82'	131.02'	518°27'29"

LEGEND

- IRON ROD W/ UDG CAP SET
- IRON ROD FOUND
- CONCRETE MONUMENT SET
- ✱ CENTER OF PROPOSED 100' RADIUS SANITARY CONTROL EASEMENT (10' OFF OF ROW AND LOT LINES)
- P.U.E. PUBLIC UTILITY EASEMENT



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PHOTOGRAPHIC MYLAR

FINAL PLAT OF CHIMNEY OAKS AT LAKE TRAVIS SECTION 2

20000099



SCALE:
1"=100'

U00 J08 J02 11-031007

3

MATCH LINE - SEE SHEET 3

NPS CONSERVATION
EASEMENT

NPS CONSERVATION
EASEMENT

DAVID L. ORFFIN, TRUSTEE
388.25 ACRES
VOL. 12828, PG. 7998

2

BLOCK "A"

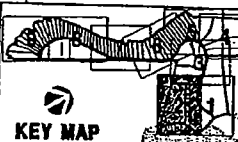
CURVE DATA

P	R	B	L	T	C	CS
35	440.00'	39°13'27"	413.44'	219.73'	406.71'	80°14'28"E
36	530.00'	34°38'55"	329.82'	183.20'	315.88'	80°17'44"E
37	20.00'	87°54'57"	34.89'	18.29'	27.77'	33°40'44"W
38	20.00'	90°05'00"	31.42'	20.00'	24.31'	33°21'44"E
40	180.00'	1°18'46"	187.78'	74.29'	187.46'	82°46'48"E
42	340.00'	22°55'41"	283.65'	134.85'	273.86'	83°58'04"E
44	530.00'	32°33'34"	301.24'	134.91'	277.29'	81°00'12"E

MATCH LINE - SEE SHEET 1

LEGEND

- IRON ROD W/ UDG CAP SET
- IRON ROD FOUND
- CONCRETE MONUMENT SET
- ✦ CENTER OF PROPOSED 100' RADIAL
SANITARY CONTROL EASEMENT
(10' OFF OF R.O.V.L. AND LOT LINES)
- P.U.E. PUBLIC UTILITY EASEMENT



KEY MAP

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ALBERT 9 JAN 01

LEGEND

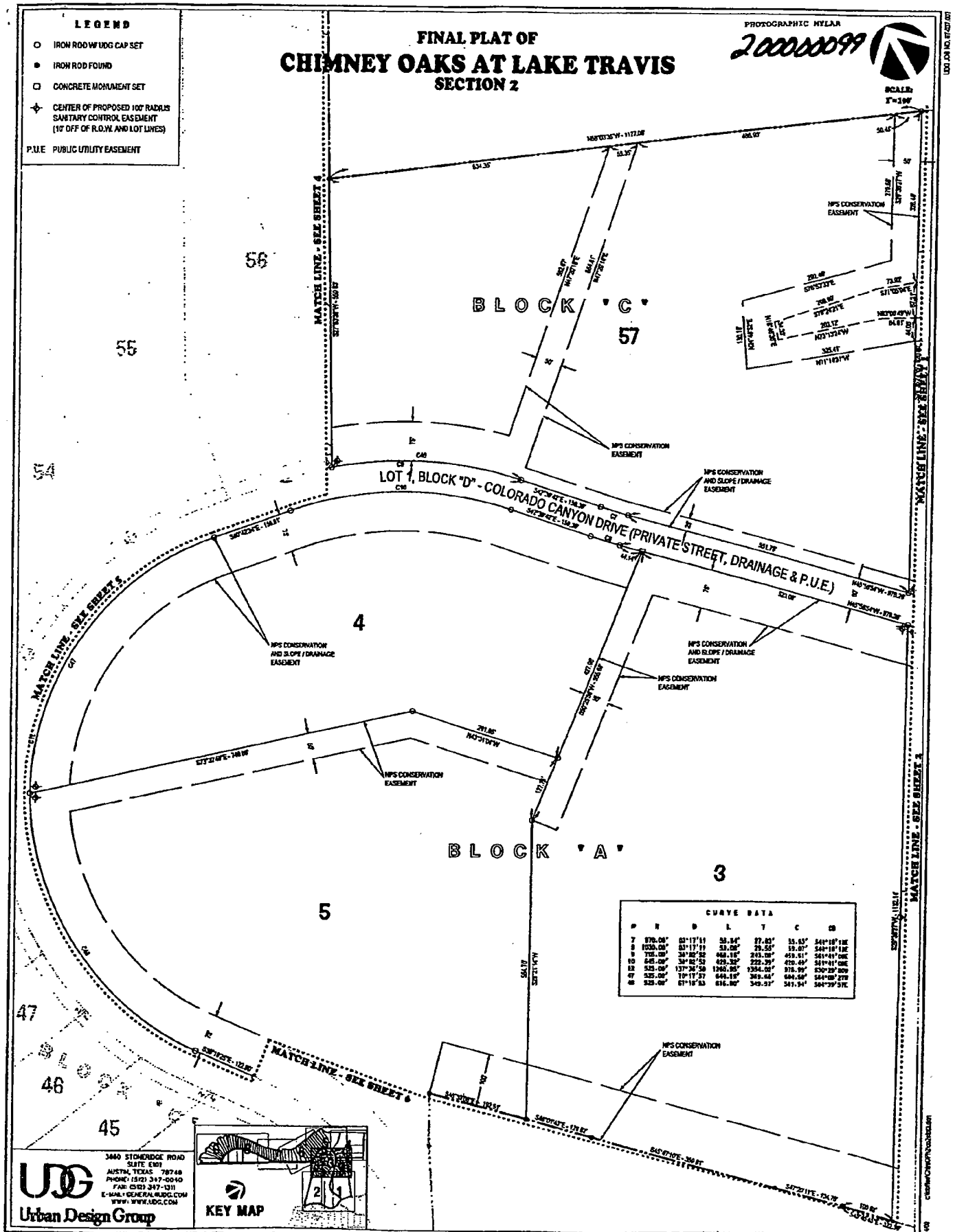
- IRON ROD W/ UDG CAP SET
- IRON ROD FOUND
- CONCRETE MONUMENT SET
- ⊕ CENTER OF PROPOSED 100' RADIUS SANITARY CONTROL EASEMENT (10' OFF OF R.O.W. AND LOT LINES)
- P.U.E. PUBLIC UTILITY EASEMENT

FINAL PLAT OF CHIMNEY OAKS AT LAKE TRAVIS SECTION 2

PHOTOGRAPHIC MEASUREMENT

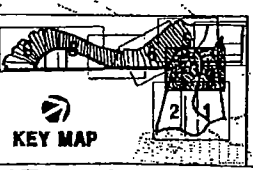
20000099

SCALE:
1"=300'



CURVE DATA									
P	R	B	L	T	C	D			
7	875.00'	63°17'11"	35.54'	77.83'	55.53'	541°18'18"E			
8	1035.00'	63°17'11"	53.08'	75.50'	59.07'	541°18'18"E			
9	1705.00'	34°02'52"	865.18'	213.10'	459.51'	541°01'01"E			
10	645.00'	34°02'52"	425.32'	225.39'	420.49'	541°01'01"E			
11	545.00'	137°34'58"	1365.85'	1354.01'	978.99'	850°20'00"N			
12	525.00'	137°17'57"	645.18'	365.44'	604.50'	541°00'00"E			
13	525.00'	61°18'53"	616.80'	349.33'	541.54'	541°29'57"E			


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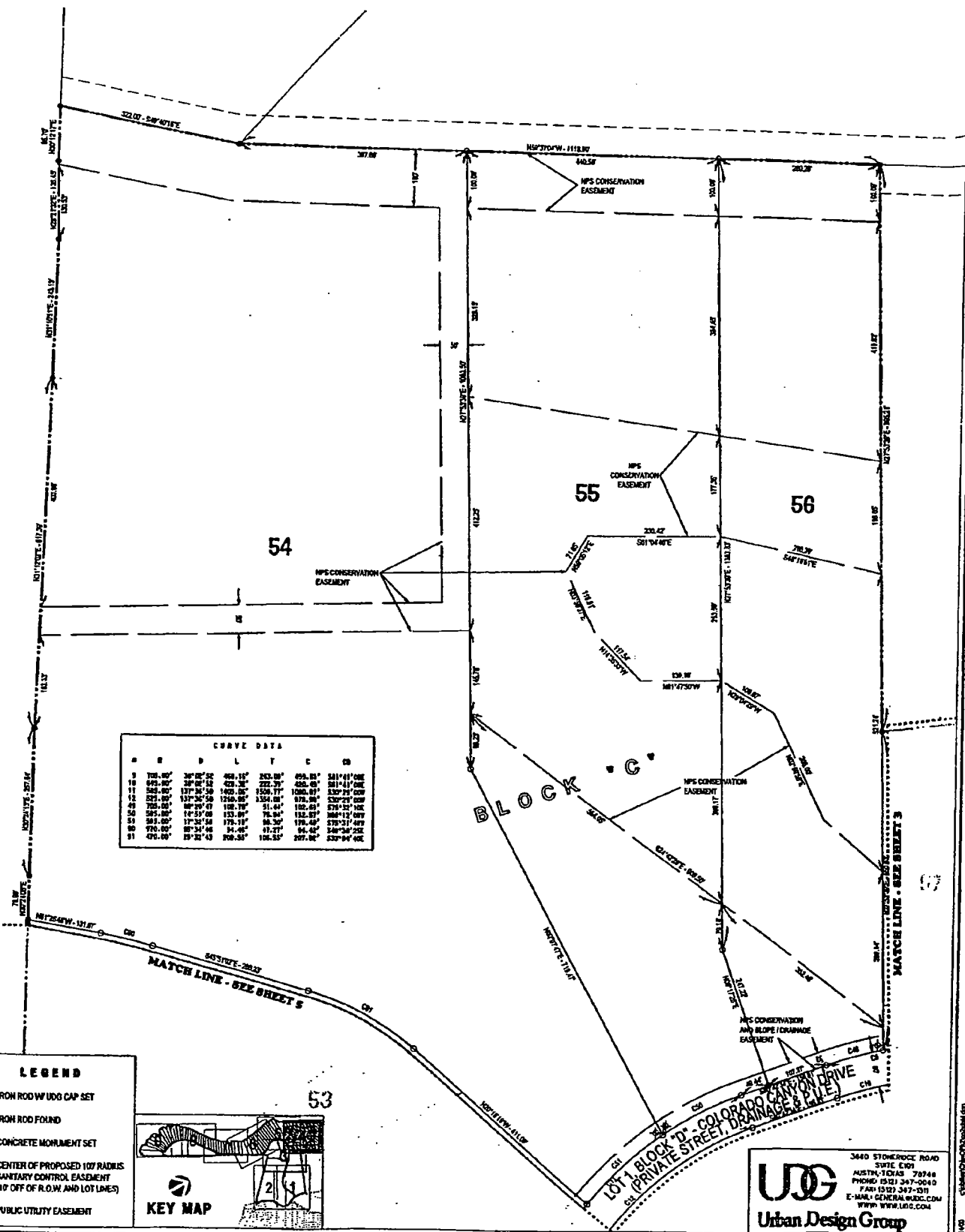


KEY MAP

PHOTOGRAPHIC MYLAR

FINAL PLAT OF CHIMNEY OAKS AT LAKE TRAVIS SECTION 2

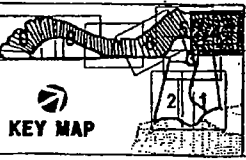
200000099



CURVE DATA									
#	BEARING	CHORD	DELTA	LC	PT	LC	PT	LC	PT
1	718.00'	30°00'00\"	429.12'	252.00'	429.12'	252.00'	429.12'	252.00'	429.12'
10	675.00'	30°00'00\"	429.12'	252.00'	429.12'	252.00'	429.12'	252.00'	429.12'
11	585.00'	137°30'00\"	1400.00'	1500.00'	1500.00'	1500.00'	1500.00'	1500.00'	1500.00'
12	575.00'	137°30'00\"	1400.00'	1500.00'	1500.00'	1500.00'	1500.00'	1500.00'	1500.00'
49	785.00'	80°00'00\"	1100.00'	51.41'	102.43'	51.41'	102.43'	51.41'	102.43'
50	585.00'	17°30'00\"	133.00'	76.54'	132.07'	76.54'	132.07'	76.54'	132.07'
51	585.00'	17°30'00\"	133.00'	76.54'	132.07'	76.54'	132.07'	76.54'	132.07'
52	585.00'	17°30'00\"	133.00'	76.54'	132.07'	76.54'	132.07'	76.54'	132.07'
53	585.00'	17°30'00\"	133.00'	76.54'	132.07'	76.54'	132.07'	76.54'	132.07'
54	585.00'	17°30'00\"	133.00'	76.54'	132.07'	76.54'	132.07'	76.54'	132.07'
55	585.00'	17°30'00\"	133.00'	76.54'	132.07'	76.54'	132.07'	76.54'	132.07'
56	585.00'	17°30'00\"	133.00'	76.54'	132.07'	76.54'	132.07'	76.54'	132.07'
57	585.00'	17°30'00\"	133.00'	76.54'	132.07'	76.54'	132.07'	76.54'	132.07'

LEGEND

- IRON ROD W/ UDG CAP SET
- IRON ROD FOUND
- CONCRETE MONUMENT SET
- ✦ CENTER OF PROPOSED 100' RADIUS SANITARY CONTROL EASEMENT (10' OFF OF R.O.W. AND LOT LINES)
- P.U.E. PUBLIC UTILITY EASEMENT



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Urban Design Group

PHOTOGRAPHIC MYLAR

FINAL PLAT OF CHIMNEY OAKS AT LAKE TRAVIS SECTION 2

200000099



SCALE:
1"=100'

56

55

54

53

52

51

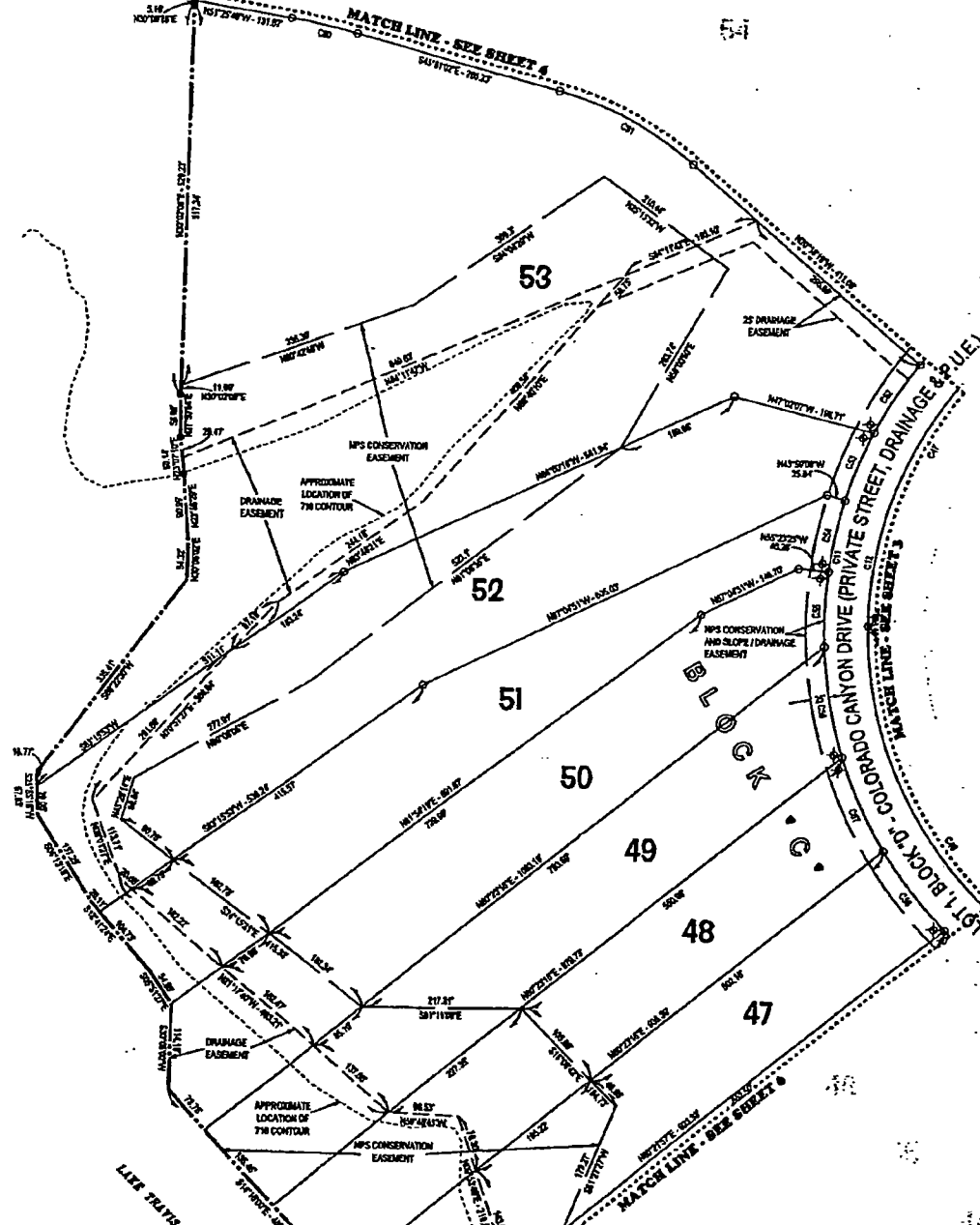
50

49

48

47

5



CURVE DATA

P	B	D	L	T	C	Q
11	585.00'	137°34'59"	1400.00'	1500.77'	1090.47'	520°23'100"
12	525.00'	127°38'56"	1200.00'	1301.05'	978.09'	520°23'100"
13	525.00'	70°11'57"	844.15'	365.62'	508.60'	547°00'07"
14	525.00'	67°18'23"	618.30'	349.51'	500.94'	504°30'17"
15	545.00'	19°34'08"	711.22'	85.43'	111.13'	501°10'179"
16	545.00'	09°58'17"	108.25'	58.34'	100.33'	500°16'100"
17	545.00'	09°47'29"	108.00'	58.10'	99.34'	541°27'219"
18	545.00'	10°04'50"	108.25'	58.40'	100.30'	531°10'401"
19	545.00'	15°00'30"	153.64'	72.34'	113.22'	511°16'078"
20	545.00'	17°29'08"	129.31'	70.05'	129.00'	500°18'402"
21	545.00'	17°10'07"	125.31'	67.60'	120.00'	500°16'100"
22	575.00'	00°34'44"	209.55'	106.55'	207.62'	544°58'252"
23	475.00'	25°32'43"	209.55'	106.55'	207.62'	533°04'402"

LEGEND

- IRON ROD W/ UDG CAP SET
- IRON ROD FOUND
- CONCRETE MONUMENT SET
- ✦ CENTER OF PROPOSED 100' RADIUS SANITARY CONTROL EASEMENT (10' OFF OF P.O.V. AND LOT LINES)
- P.U.E. PUBLIC UTILITY EASEMENT



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20000099



B L O C K ' A '

5

LOOK

LEGEND

- IRON ROD W/ UDG CAP SET
- IRON ROD FOUND
- CONCRETE MONUMENT SET
- ✦ CENTER OF PROPOSED 100' RADIUS
SANITARY CONTROL EASEMENT
(10' OFF OF R.O.W. AND LOT LINES)
- P.U.E. PUBLIC UTILITY EASEMENT



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Urban Design Group

CURVE DATA					
N	D	L	T	C	CS
11	580.00'	00°10'20"	1465.00'	1080.17'	230°27'23"
12	525.00'	00°10'20"	1350.00'	1000.00'	230°27'23"
13	525.00'	00°10'20"	1000.00'	910.84'	230°27'23"
14	540.00'	00°10'20"	750.00'	800.00'	230°27'23"
15	16.00'	00°10'20"	12.00'	200.00'	230°27'23"
16	540.00'	00°10'20"	15.31'	1.00'	230°27'23"
17	775.00'	00°10'20"	0.00'	0.00'	230°27'23"
18	1830.00'	00°10'20"	32.31'	31.17'	230°27'23"
19	1830.00'	00°10'20"	61.80'	60.65'	230°27'23"
20	540.00'	00°10'20"	340.27'	340.27'	230°27'23"
21	540.00'	00°10'20"	340.27'	340.27'	230°27'23"
22	505.00'	00°10'20"	0.00'	43.50'	230°27'23"
23	505.00'	00°10'20"	86.94'	86.94'	230°27'23"
24	505.00'	00°10'20"	151.29'	151.29'	230°27'23"
25	505.00'	00°10'20"	210.42'	210.42'	230°27'23"
26	505.00'	00°10'20"	270.57'	270.57'	230°27'23"
27	505.00'	00°10'20"	330.72'	330.72'	230°27'23"
28	505.00'	00°10'20"	390.87'	390.87'	230°27'23"
29	505.00'	00°10'20"	451.02'	451.02'	230°27'23"
30	505.00'	00°10'20"	511.17'	511.17'	230°27'23"
31	505.00'	00°10'20"	571.32'	571.32'	230°27'23"
32	505.00'	00°10'20"	631.47'	631.47'	230°27'23"
33	505.00'	00°10'20"	691.62'	691.62'	230°27'23"
34	505.00'	00°10'20"	751.77'	751.77'	230°27'23"
35	505.00'	00°10'20"	811.92'	811.92'	230°27'23"
36	505.00'	00°10'20"	872.07'	872.07'	230°27'23"
37	505.00'	00°10'20"	932.22'	932.22'	230°27'23"
38	505.00'	00°10'20"	992.37'	992.37'	230°27'23"
39	505.00'	00°10'20"	1052.52'	1052.52'	230°27'23"
40	505.00'	00°10'20"	1112.67'	1112.67'	230°27'23"
41	505.00'	00°10'20"	1172.82'	1172.82'	230°27'23"
42	505.00'	00°10'20"	1232.97'	1232.97'	230°27'23"
43	505.00'	00°10'20"	1293.12'	1293.12'	230°27'23"
44	505.00'	00°10'20"	1353.27'	1353.27'	230°27'23"
45	505.00'	00°10'20"	1413.42'	1413.42'	230°27'23"
46	505.00'	00°10'20"	1473.57'	1473.57'	230°27'23"
47	505.00'	00°10'20"	1533.72'	1533.72'	230°27'23"
48	505.00'	00°10'20"	1593.87'	1593.87'	230°27'23"
49	505.00'	00°10'20"	1654.02'	1654.02'	230°27'23"
50	505.00'	00°10'20"	1714.17'	1714.17'	230°27'23"
51	505.00'	00°10'20"	1774.32'	1774.32'	230°27'23"
52	505.00'	00°10'20"	1834.47'	1834.47'	230°27'23"
53	505.00'	00°10'20"	1894.62'	1894.62'	230°27'23"
54	505.00'	00°10'20"	1954.77'	1954.77'	230°27'23"
55	505.00'	00°10'20"	2014.92'	2014.92'	230°27'23"
56	505.00'	00°10'20"	2075.07'	2075.07'	230°27'23"
57	505.00'	00°10'20"	2135.22'	2135.22'	230°27'23"
58	505.00'	00°10'20"	2195.37'	2195.37'	230°27'23"
59	505.00'	00°10'20"	2255.52'	2255.52'	230°27'23"
60	505.00'	00°10'20"	2315.67'	2315.67'	230°27'23"

PHOTOGRAPHIC MYLAR

FINAL PLAT OF CHIMNEY OAKS AT LAKE TRAVIS SECTION 2

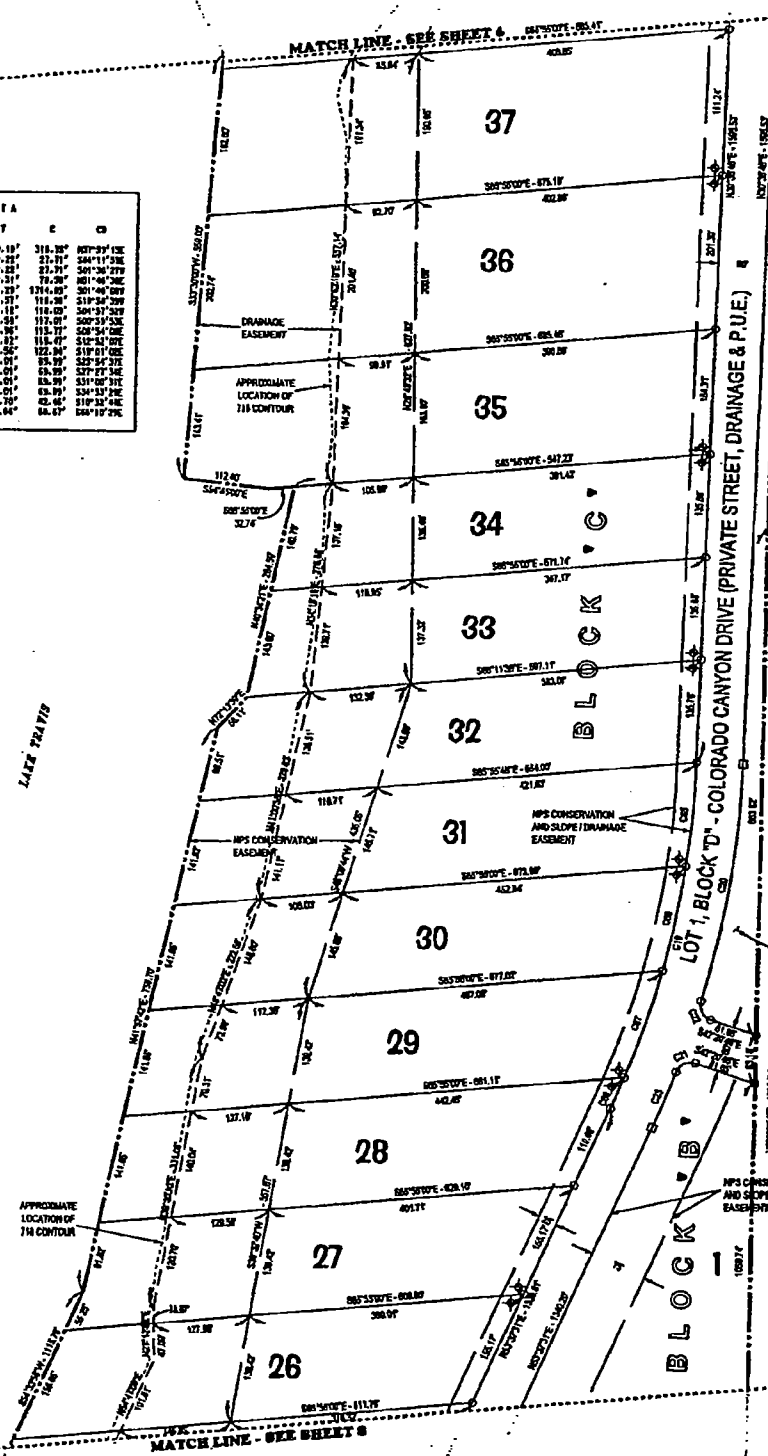
38

20000099



SCALE:
1"=100'

P	A	B	C	D	E	F	G
20	1234.00'	141'41"55	318.83'	179.19'	318.38'	837'39"13K	
21	25.00'	87'42"27	36.82'	19.25'	27.31'	344'11"30K	
22	78.00'	87'42"27	36.82'	19.25'	27.31'	344'11"30K	
23	1234.00'	87'42"27	36.82'	19.25'	27.31'	344'11"30K	
24	1234.00'	87'42"27	36.82'	19.25'	27.31'	344'11"30K	
25	1234.00'	87'42"27	36.82'	19.25'	27.31'	344'11"30K	
26	1234.00'	87'42"27	36.82'	19.25'	27.31'	344'11"30K	
27	1234.00'	87'42"27	36.82'	19.25'	27.31'	344'11"30K	
28	1234.00'	87'42"27	36.82'	19.25'	27.31'	344'11"30K	
29	1234.00'	87'42"27	36.82'	19.25'	27.31'	344'11"30K	
30	1234.00'	87'42"27	36.82'	19.25'	27.31'	344'11"30K	
31	1234.00'	87'42"27	36.82'	19.25'	27.31'	344'11"30K	
32	1234.00'	87'42"27	36.82'	19.25'	27.31'	344'11"30K	
33	1234.00'	87'42"27	36.82'	19.25'	27.31'	344'11"30K	
34	1234.00'	87'42"27	36.82'	19.25'	27.31'	344'11"30K	
35	1234.00'	87'42"27	36.82'	19.25'	27.31'	344'11"30K	
36	1234.00'	87'42"27	36.82'	19.25'	27.31'	344'11"30K	
37	1234.00'	87'42"27	36.82'	19.25'	27.31'	344'11"30K	
38	1234.00'	87'42"27	36.82'	19.25'	27.31'	344'11"30K	



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LEGEND

- IRON ROD W/ UDG CAP SET
- IRON ROD FOUND
- CONCRETE MONUMENT SET
- ✦ CENTER OF PROPOSED 100' RADIUS SANITARY CONTROL EASEMENT (NOT OFF OF FLOW AND LOT LINES)
- P.U.E. PUBLIC UTILITY EASEMENT



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PHOTOGRAPHIC MYLAR

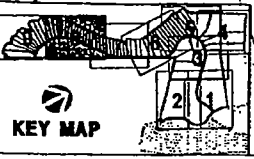
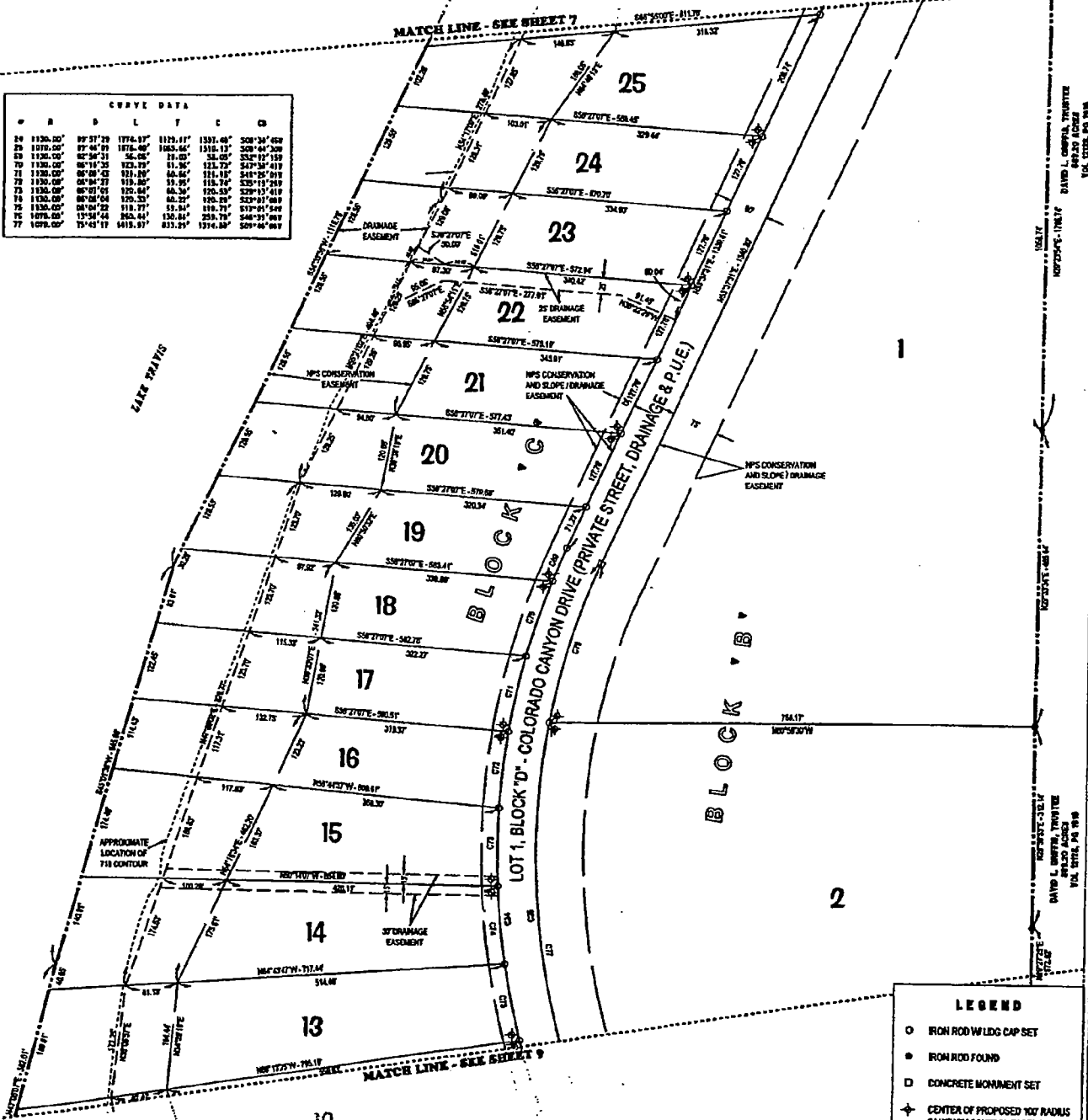
FINAL PLAT OF CHIMNEY OAKS AT LAKE TRAVIS SECTION 2

20000099



SCALE:
1"=100'

CURVE DATA						
#	A	B	L	T	C	Q
24	1130.30"	89°57'39"	1776.97'	1129.11'	1301.46'	329°34'45"
25	1070.00"	77°46'31"	1876.40'	1065.66'	1316.13'	329°44'30"
26	1130.00"	82°36'31"	36.05'	19.03'	54.05'	329°12'15"
27	1130.00"	86°11'35"	123.89'	51.96'	123.72'	347°34'41"
28	1130.00"	86°28'42"	123.89'	66.64'	121.10'	341°25'01"
29	1130.00"	86°36'37"	118.80'	55.95'	115.74'	329°15'29"
30	1130.00"	86°37'01"	125.64'	66.56'	120.33'	329°15'41"
31	1130.00"	86°38'04"	125.32'	62.27'	119.29'	329°15'48"
32	1130.00"	86°40'42"	118.77'	55.34'	116.77'	329°15'54"
33	1070.00"	75°45'11"	1419.97'	833.21'	1374.30'	329°46'00"



- LEGEND**
- IRON ROD W/LOG CAP SET
 - IRON ROD FOUND
 - CONCRETE MONUMENT SET
 - ✦ CENTER OF PROPOSED 100' RADIUS SANITARY CONTROL EASEMENT (10' OFF OF R.O.W. AND LOT LINES)
 - P.U.E. PUBLIC UTILITY EASEMENT

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02/10

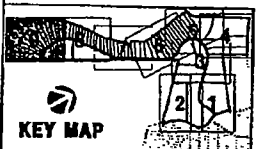
20000099

SCALE:
 $\Gamma = 10^\circ$

DAVID L. GORTIS, THURSDAY
MAY 20 1968
VOL 134, P 8 7010

CURVE DATA						
	Y	L	T	C		
24	97.98	87.97	87.97	1125.17	5371.46	509.54/459
25	1070.26	97.98	87.97	1125.17	1110.15	509.54/459
26	36.96	97.98	36.96	71.97	237.06	509.54/459
27	36.96	97.98	36.96	11.97	13.97	509.54/459
28	36.96	97.98	36.96	1.97	3.97	509.54/459
29	66.97	117.97	117.97	1125.17	25.26	509.54/459
30	66.97	117.97	117.97	1125.17	25.26	509.54/459
31	66.97	117.97	117.97	1125.17	25.26	509.54/459
32	66.97	117.97	117.97	1125.17	25.26	509.54/459
33	66.97	117.97	117.97	1125.17	25.26	509.54/459
34	66.97	117.97	117.97	1125.17	25.26	509.54/459
35	66.97	117.97	117.97	1125.17	25.26	509.54/459
36	66.97	117.97	117.97	1125.17	25.26	509.54/459
37	66.97	117.97	117.97	1125.17	25.26	509.54/459
38	66.97	117.97	117.97	1125.17	25.26	509.54/459
39	66.97	117.97	117.97	1125.17	25.26	509.54/459
40	66.97	117.97	117.97	1125.17	25.26	509.54/459
41	66.97	117.97	117.97	1125.17	25.26	509.54/459
42	66.97	117.97	117.97	1125.17	25.26	509.54/459
43	66.97	117.97	117.97	1125.17	25.26	509.54/459
44	66.97	117.97	117.97	1125.17	25.26	509.54/459
45	66.97	117.97	117.97	1125.17	25.26	509.54/459
46	66.97	117.97	117.97	1125.17	25.26	509.54/459
47	66.97	117.97	117.97	1125.17	25.26	509.54/459
48	66.97	117.97	117.97	1125.17	25.26	509.54/459
49	66.97	117.97	117.97	1125.17	25.26	509.54/459
50	66.97	117.97	117.97	1125.17	25.26	509.54/459
51	66.97	117.97	117.97	1125.17	25.26	509.54/459
52	66.97	117.97	117.97	1125.17	25.26	509.54/459
53	66.97	117.97	117.97	1125.17	25.26	509.54/459
54	66.97	117.97	117.97	1125.17	25.26	509.54/459
55	66.97	117.97	117.97	1125.17	25.26	509.54/459
56	66.97	117.97	117.97	1125.17	25.26	509.54/459
57	66.97	117.97	117.97	1125.17	25.26	509.54/459
58	66.97	117.97	117.97	1125.17	25.26	509.54/459
59	66.97	117.97	117.97	1125.17	25.26	509.54/459
60	66.97	117.97	117.97	1125.17	25.26	509.54/459
61	66.97	117.97	117.97	1125.17	25.26	509.54/459
62	66.97	117.97	117.97	1125.17	25.26	509.54/459
63	66.97	117.97	117.97	1125.17	25.26	509.54/459
64	66.97	117.97	117.97	1125.17	25.26	509.54/459
65	66.97	117.97	117.97	1125.17	25.26	509.54/459
66	66.97	117.97	117.97	1125.17	25.26	509.54/459
67	66.97	117.97	117.97	1125.17	25.26	509.54/459
68	66.97	117.97	117.97	1125.17	25.26	509.54/459
69	66.97	117.97	117.97	1125.17	25.26	509.54/459
70	66.97	117.97	117.97	1125.17	25.26	509.54/459
71	66.97	117.97	117.97	1125.17	25.26	509.54/459
72	66.97	117.97	117.97	1125.17	25.26	509.54/459
73	66.97	117.97	117.97	1125.17	25.26	509.54/459
74	66.97	117.97	117.97	1125.17	25.26	509.54/459
75	66.97	117.97	117.97	1125.17	25.26	509.54/459
76	66.97	117.97	117.97	1125.17	25.26	509.54/459
77	66.97	117.97	117.97	1125.17	25.26	509.54/459
78	66.97	117.97	117.97	1125.17	25.26	509.54/459
79	66.97	117.97	117.97	1125.17	25.26	509.54/459
80	66.97	117.97	117.97	1125.17	25.26	509.54/459
81	66.97	117.97	117.97	1125.17	25.26	509.54/459
82	66.97	117.97	117.97	1125.17	25.26	509.54/459
83	66.97	117.97	117.97	1125.17	25.26	509.54/459
84	66.97	117.97	117.97	1125.17	25.26	509.54/459
85	66.97	117.97	117.97	1125.17	25.26	509.54/459
86	66.97	117.97	117.97	1125.17	25.26	509.54/459
87	66.97	117.97	117.97	1125.17	25.26	509.54/459
88	66.97	117.97	117.97	1125.17	25.26	509.54/459
89	66.97	117.97	117.97	1125.17	25.26	509.54/459
90	66.97	117.97	117.97	1125.17	25.26	509.54/459
91	66.97	117.97	117.97	1125.17	25.26	509.54/459
92	66.97	117.97	117.97	1125.17	25.26	509.54/459
93	66.97	117.97	117.97	1125.17	25.26	509.54/459
94	66.97	117.97	117.97	1125.17	25.26	509.54/459
95	66.97	117.97	117.97	1125.17	25.26	509.54/459
96	66.97	117.97	117.97	1125.17	25.26	509.54/459
97	66.97	117.97	117.97	1125.17	25.26	509.54/459
98	66.97	117.97	117.97	1125.17	25.26	509.54/459
99	66.97	117.97	117.97	1125.17	25.26	509.54/459
100	66.97	117.97	117.97	1125.17	25.26	509.54/459

- ☐ IRON ROD W/ UDG CAP SET
- ☒ IRON ROD FOUND
- ☐ CONCRETE MONUMENT SET
- ☒ CENTER OF PROPOSED 10' RADIUS
SANITARY CONTROL EASEMENT
(10' OFF OF R.O.W. AND LOT LINES)
- P.U.E PUBLIC UTILITY EASEMENT



KEY MAP

UDG
3680 STONEIDGE ROAD
SUITE E101
AUSTIN, TEXAS 78748
PHONE: (512) 347-0040
FAX: (512) 347-1371
E-MAIL: GENERAL@UDG.COM
WWW: WWW.UDG.COM

Urban Design Group

FINAL PLAT OF CHIMNEY OAKS AT LAKE TRAVIS SECTION 2

NOTES:

1. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY TRAVIS COUNTY AND L.C.R.A.
2. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
3. PROPERTY OWNER OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS OR WATER QUALITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF AUSTIN AND TRAVIS COUNTY FOR INSPECTION AND MAINTENANCE OF SAID EASEMENT.
4. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
5. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50 FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTING LOCAL OR COLLECTOR STREET.
6. ALL STREETS, WASTEWATER AND DRAINAGE FACILITIES WILL BE CONSTRUCTED TO TRAVIS COUNTY STANDARDS.
7. THE MINIMUM FINISHED FLOOR ELEVATION FOR ALL LOTS IN THIS SUBDIVISION SHALL BE ELEVATION 777.
8. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY PRIVATE WELLS AND SEPTIC SYSTEMS FOR EACH LOT.
9. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A MUNICIPAL WATER DISTRIBUTION SYSTEM OR AN APPROVED ON-SITE WATER WELL.

LOWER COLORADO RIVER AUTHORITY NOTES:

1. ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S LAKE TRAVIS NON-POINT SOURCE POLLUTION CONTROL ORDINANCE.

2. NPS CONSERVATION EASEMENT - THE EASEMENT IS FOR THE PROTECTION OF THE ENVIRONMENT BY IMPROVING THE QUALITY OF STORMWATER RUNOFF FROM DEVELOPED LANDS. NO STRUCTURES, OTHER IMPROVEMENTS, OR DEVELOPMENT ACTIVITY OF ANY KIND, OTHER THAN NATIVE PLANT ENHANCEMENT, MAY BE PLACED, CREATED, OR IMPLEMENTED WITHIN THE EASEMENT UNLESS SPECIFICALLY AUTHORIZED AND APPROVED IN WRITING IN ADVANCE BY THE LOWER COLORADO RIVER AUTHORITY (LCRA). ITS SUCCESSORS AND ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH AUTHORITY TO PERMIT SUCH IMPROVEMENTS FOR THE PROTECTION OF THE ENVIRONMENT, THE DEDICATED CONSERVATION EASEMENTS MEET THE PERFORMANCE STANDARDS OF THE NPS ORDINANCE FOR SINGLE FAMILY DEVELOPMENT. SHOULD ANY OTHER LAND USE BE PROPOSED ON ANY LOT HEREIN, A NPS CONSTRUCTION PERMIT FROM LCRA IS REQUIRED.

3. EACH AND EVERY ON-SITE SEWERAGE 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 IN EFFECT AT THE TIME SUCH APPLICATIONS FOR PERMITS AND LICENSES ARE MADE. DUE TO SHALLOW ROCK FORMATIONS, EACH ON-SITE WASTEWATER DISPOSAL SYSTEM WITHIN THIS SUBDIVISION MUST BE DESIGNED BY EITHER A PROFESSIONAL ENGINEER OR PROFESSIONAL SANITARIAN.

4. AND SEPTIC DRAINFIELDS SHALL BE ALLOWED WITHIN THE SANITARY CONTROL EASEMENTS SHOWN ON THIS FINAL PLAT.

B. R. Crutcher 3/23/00
LOWER COLORADO RIVER AUTHORITY DATE

STATE OF TEXAS
COUNTY OF TRAVIS • KNOW ALL MEN BY THESE PRESENTS

THAT M.L. DEVELOPMENT CORPORATION, OWNER OF 399.868 ACRES OF LAND OUT OF TWO TRACTS OF LAND DESCRIBED AS 377.991 ACRES OF LAND IN DOCUMENT #200001015 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND 21.150 ACRES OF LAND IN DOCUMENT #200003046 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 399.868 ACRES IN ACCORDANCE WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS "CHIMNEY OAKS AT LAKE TRAVIS, SECTION 2", 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 FOR MAINTENANCE AND TAXATION OF PRIVATE STREETS, SHALL BE VESTED IN THE HOMEOWNERS ASSOCIATION OF CHIMNEY OAKS AT LAKE TRAVIS, SECTION 2 AS RECORDED IN BOOK 11244 PAGE 2270 OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, 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 THE SAID PRIVATE STREET AND ANY COMMON AREA AS A RESULT OF GOVERNMENTAL VEHICLES TRAVELING OVER SAME. 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 24th DAY OF March, 2000 A.D.

John Scott President
JOHN SCOTT, PRESIDENT
MCDORMAN - TEXAS
3300 EAST 1ST AVE., #510
DENVER, COLORADO 80206
PHONE: (303) 399-6177
FAX: (303) 399-3929

STATE OF COLORADO
COUNTY OF DENVER

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 24th DAY OF March, 2000 BY JOHN SCOTT, VICE PRESIDENT.

Karen G. Bonner
NOTARY PUBLIC

Karen G. Bonner MY COMMISSION EXPIRES:
PRINT NAME June 25, 2002

SURVEYOR'S CERTIFICATE

I, JOHN NOELL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND.

SURVEYED BY: URBAN DESIGN GROUP

John Noell 3/21/00
JOHN NOELL, P.E., NO. 2433
URBAN DESIGN GROUP
3650 STONERIDGE ROAD, SUITE E101
AUSTIN, TEXAS 78746

**FLOOD PLAN NOTE:**

THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. A PORTION OF THE TRACT IS WITHIN THE BOUNDARIES OF THE FEDERAL FLOODPLAIN INSURANCE ADMINISTRATION FROM PANEL NO. 4845300355E OLME TRAVIS.

ENGINEERING BY: URBAN DESIGN GROUP

John Noell 3/21/00
JOHN NOELL, P.E., NO. 42637
3650 STONERIDGE ROAD, SUITE E101
AUSTIN, TX 78746

BENCHMARKS:

- 1) 1288 NAL. SET IN A 10" CEDAR IN LOT 12, BLOCK B, CHIMNEY OAKS AT LAKE TRAVIS SECTION 1 AT THE INTERSECTION OF BRASADA LAKE AND ROCK CANYON COVE. ELEV = 734.261 (SHOWN ON SHEET 1)
- 2) 204 NAL. SET IN A CEDAR FENCE POST AT THE NORTHWEST CORNER OF LOT 57, BLOCK B, CHIMNEY OAKS AT LAKE TRAVIS SECTION 1 (ELEV = 729.86) (SHOWN ON SHEET 2)

THIS SUBDIVISION IS NOT WITHIN THE EXTRATERRITORIAL JURISDICTION (E.T.A.) OF THE CITY OF AUSTIN.

Gregory Guensey 3/23/00
CITY OF AUSTIN DATE
GREGORY GUENSEY

LAND USE SUMMARY

USE	LOTS	ACRES
SP	65	383.639
OPEN	2	1.010
PRIVATE STREET	2	15.151
TOTAL	69	399.868

NAME	ROW	LENGTH	PAVEMENT WIDTH
COLORADO CANYON DRIVE	60'	10.660 LF	24' PAVED W/ 4' SHOULDERS

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES 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 IS 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 COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNERS OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE IMPROVEMENTS) TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNERS MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNERS OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION ENDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR PLAT OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE PART OF THE DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 24th DAY OF March, 2000, A.D., THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT, IN BOOK 11244 PAGES 2270.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE 24th DAY OF March, 2000, A.D.

DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: D. Debeauvoir
DEPUTY
M. VERNON



STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, 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 24th DAY OF March, 2000, A.D., AND DULY RECORDED ON THE 24th DAY OF March, 2000, A.D. AT 11:00 O'CLOCK A.M. RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 11244 OFFICIAL RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY, THE 24th DAY OF March, 2000, A.D.

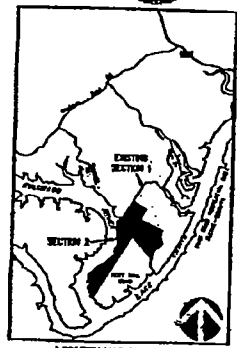
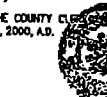
DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: D. Debeauvoir
DEPUTY
Y. GUERRA

FILED FOR RECORD ON 3-22-00 O'CLOCK A.M. THIS THE 24th DAY OF March, 2000, A.D.

DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: D. Debeauvoir
DEPUTY
Y. GUERRA



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