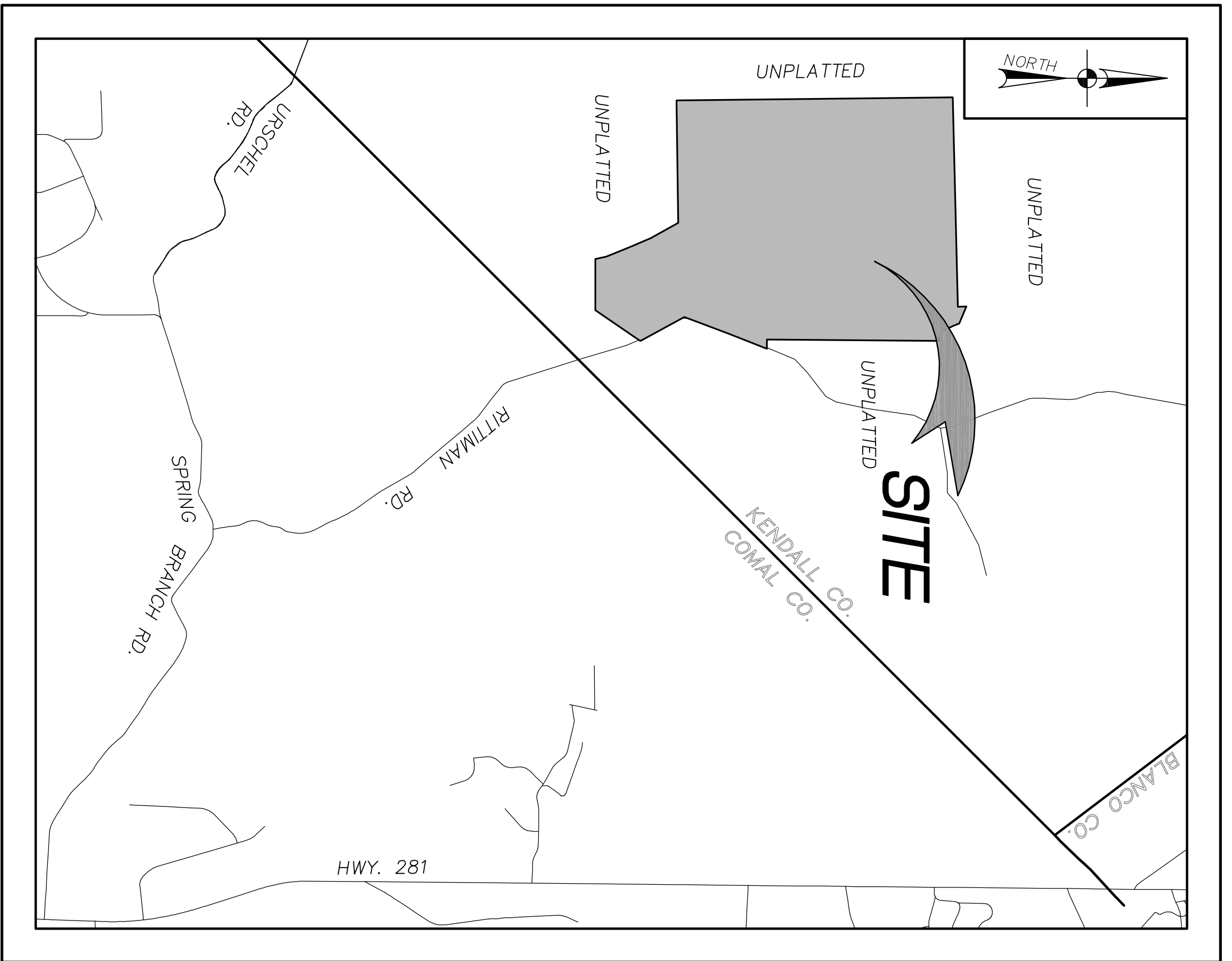


OWNER/DEVELOPER:
 BARRY SANDITEN, MGR.
 RITTMAN ROAD DEVELOPMENT
 CORP.
 PHONE: 512-327-6793
 FAX: 512-327-6793
 500 N. CAPITAL OF TEXAS HWY.
 AUSTIN, TX 78746

LOCATION MAP

SCALE: 1"=2,000'



PRELIMINARY PLAT OF TWIN CREEKS AT SPRING BRANCH, UNIT -1

BEING 267.4 ACRES OF LAND PARTIALLY OUT OF A 493.3 ACRE TRACT OF LAND COMPRISED OF A PORTION OF A 421.8 ACRE TRACT AND A 50.22 ACRE TRACT, BOTH RECORDED IN VOLUME 81, PAGE 278, AND A 8.77 ACRE TRACT RECORDED IN VOLUME 134, PAGE 939, ALL OF THE DEED RECORDS OF KENDALL COUNTY, TEXAS, AND ALL OUT OF THE ANDREW CRIER SURVEY NO. 11, ABSTRACT NO. 98, THE WILLIAM G. STRAWN SURVEY NO. 25, ABSTRACT NO. 444, AND THE WILLIAM G. HOWARD SURVEY NO. 166, ABSTRACT NO. 257, KENDALL COUNTY, TEXAS, AND PARTIALLY OUT OF A 152.88 ACRE TRACT OF LAND COMPRISED OF A PORTION OF A 421.8 ACRE TRACT RECORDED IN VOLUME 81, PAGE 278 OF THE DEED RECORDS OF KENDALL COUNTY, TEXAS, AND A 130.1 ACRE TRACT AND A 31.55 ACRE TRACT BOTH RECORDED IN BOLUME 568, ANDREW CRIER SURVEY NO. 11, ABSTRACT NO. 98, AND THE WILLIAM G. HOWARD SURVEY NO. 166, ABSTRACT NO. 257, KENDALL COUNTY, TEXAS.

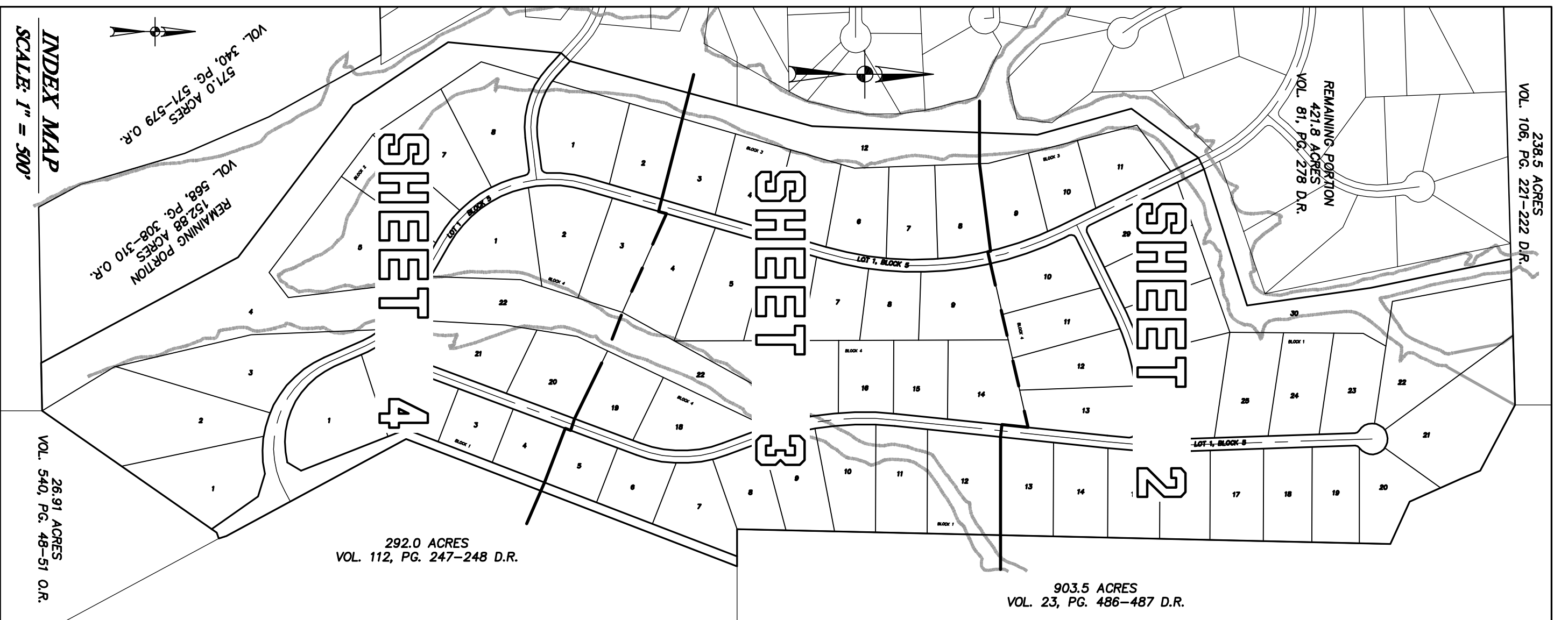
68 RESIDENTIAL LOTS
 12,297 L.F. OF RIGHT-OF-WAY

- GENERAL NOTES:**
1. ALL RESIDENTIAL LOTS (R/L) AND 45' DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, AND WATER ESSENTIALS THE MAINTENANCE OF WHICH SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION OR THEIR SUCCESSORS.
 2. LOT 1, BLOCK 2 IS DESIGNATED PRIVATE STREETS AND SHALL ALSO BE A DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, AND WATER ESSENTIALS THE MAINTENANCE OF WHICH SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION OR THEIR SUCCESSORS.
 3. ALL UTILITIES AND/OR RESPONSE OF THE CITY OF HELOTES AND BEAR COUNTY PUBLIC WORKS DEPARTMENT APPROVE AT ANY TIME WITHOUT DELAYS AND THE CITY OF HELOTES MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.
 4. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS, GREEN SPACE, OR GREENWAYS SHALL BE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, AND/OR WATER ESSENTIALS. SUCH AREAS SHALL BE DESIGNATED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH ESSENTIALS AND PRIVATE STREETS.
 5. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT WOULD OBSTRUCT OR BE PLACED WITHIN THE RIGHT-OF-WAY OF ANY PRIVATE STREET OR GREENWAY SHALL BE PERMITTED. THE CITY OF HELOTES AND BEAR COUNTY PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED IN WRITING OF ANY SUCH OBSTRUCTIONS AND SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS THE CITY OF HELOTES AND BEAR COUNTY PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER ADJACENT PROPERTY TO REMOVE ANY SUCH OBSTRUCTIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE ESSENTIALS AND TO MAKE ANY IMPROVEMENTS OR IMPROVEMENTS WITHIN SAID DRAINAGE ESSENTIALS.
 6. CONTIGUOUS SHOWN ON MAP ARE FOR GRAPHERS USE ONLY. OTHER DIMENSIONS AND CONTRIBUTE PAYMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
 7. INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING AND OF EACH LOT.
 8. NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE VARIABLE WIDTH DRAINAGE ESSENTIALS/TWO FEET FLOOD PLAIN.
 9. THE WATER SUPPLY WILL BE PROVIDED BY C.L.K.S.C. OR CANYON LAKE WATER SERVICE COMPANY.
 10. SEWAGE DISPOSAL SHALL BE PROVIDED WITH INDIVIDUAL ON SITE SEWAGE DISPOSAL FACILITIES (O.S.S.F.)

- LEGEND:**
- B.S.L. = BUILDING SETBACK LINE
 - F.I.R. = FOUND 1/2" IRON ROD
 - D.A.P. = DEED AND P.L. RECORDS
 - L.T. = LOT
 - N.R. = NON-RESIDENTIAL LOT
 - O.P.R. = OFF PUBLIC RECORDS
 - O.R. = OFF RECORDS OF TEXAS
 - K.C. = KENDALL COUNTY, TEXAS
 - N.C.B. = NEW CITY BLOCK
 - N.C. = NEW CITY
 - F.F.M. = FLOOD FLOOD PLAIN AS PER FEMA MAP #4864702259
 - F.F. = FLOOD PLAIN CALCULATED

LINE	LENGTH	BEARING
L1	60.00'	S42°09'41"W
L2	60.00'	S63°51'21"W
L3	38.82'	S72°44'43"E
L4	86.20'	S47°50'19"E
L10	79.10'	S47°13'37"E
L12	15.08'	S50°52'47"W
L13	77.17'	S30°27'41"W
L14	114.30'	S73°26'40"E
L15	86.20'	S47°50'19"E
L16	24.02'	S66°08'39"E
L18	29.10'	S07°13'37"E
L19	15.08'	S50°52'47"W

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C10	316.70'	370.00'	168.78'	49°02'31"	307.12'	S72°01'34"E
C11	37.17'	25.00'	22.98'	65°11'00"	33.84'	N40°31'40"E
C12	200.10'	630.00'	100.90'	18°11'52"	198.26'	S07°02'08"W
C13	1198.49'	1570.00'	607.04'	42°16'42"	1132.39'	N05°00'18"W
C14	59.27'	25.00'	26.00'	90°00'00"	55.36'	S71°08'39"E
C15	39.74'	25.00'	25.47'	91°04'12"	35.88'	N41°41'31"W
C16	59.74'	25.00'	25.47'	89°27'18"	35.88'	S87°29'33"E
C17	184.09'	2297.00'	32.07'	3°33'05"	184.06'	N00°04'22"W
C18	24.71'	25.00'	13.47'	56°37'59"	23.72'	N30°09'54"W
C19	383.88'	75.00'	49.39'	29°31'58"	82.50'	S88°09'08"W
C20	24.71'	25.00'	13.47'	56°37'59"	23.72'	S26°28'05"W
C21	410.70'	3030.00'	205.67'	7°45'58"	410.39'	N02°02'05"E
C22	675.03'	1470.00'	343.58'	26°18'38"	669.17'	S07°14'16"E
C23	448.05'	630.00'	234.54'	40°50'21"	438.60'	N00°01'36"E
C24	228.40'	35.00'	15.95'	2°23'15"	228.25'	S53°29'04"E
C25	63.13'	430.00'	31.62'	8°24'44"	63.08'	N27°58'16"W
C26	561.87'	400.00'	338.52'	80°28'54"	516.80'	S44°00'21"E
C27	684.65'	500.00'	408.19'	78°27'18"	632.44'	S62°59'33"E
C28	235.38'	370.00'	121.83'	36°27'03"	231.44'	N41°59'26"W
C29	533.48'	630.00'	283.92'	48°31'07"	517.69'	S35°57'24"E
C30	37.17'	25.00'	22.98'	65°11'00"	33.84'	N44°17'20"W
C32	368.06'	430.00'	198.15'	45°21'31"	358.92'	S72°21'34"E
C34	129.87'	18.00'	6.8414'	18°20'39"	128.99'	S22°02'22"E
C35	39.27'	25.00'	25.00'	90°00'00"	35.86'	S88°51'21"W
C36	489.56'	970.00'	250.11'	28°55'02"	484.38'	S78°18'52"W
C37	39.74'	25.00'	25.47'	91°04'12"	35.88'	N41°41'31"W
C38	107.54'	2970.00'	53.78'	2°04'29"	107.54'	N04°52'49"E
C39	702.58'	1530.00'	357.60'	26°18'38"	698.43'	S07°14'16"E
C40	406.28'	570.00'	212.20'	40°50'21"	397.74'	N00°01'36"E
C41	198.53'	370.00'	100.64'	30°28'01"	194.23'	N35°29'47"E
C42	36.24'	25.00'	22.14'	83°03'28"	33.15'	S87°25'30"E
C43	106.22'	450.00'	53.58'	14°09'10"	105.95'	N53°08'22"W



TWIN CREEKS AT SPRING BRANCH, UNIT-1