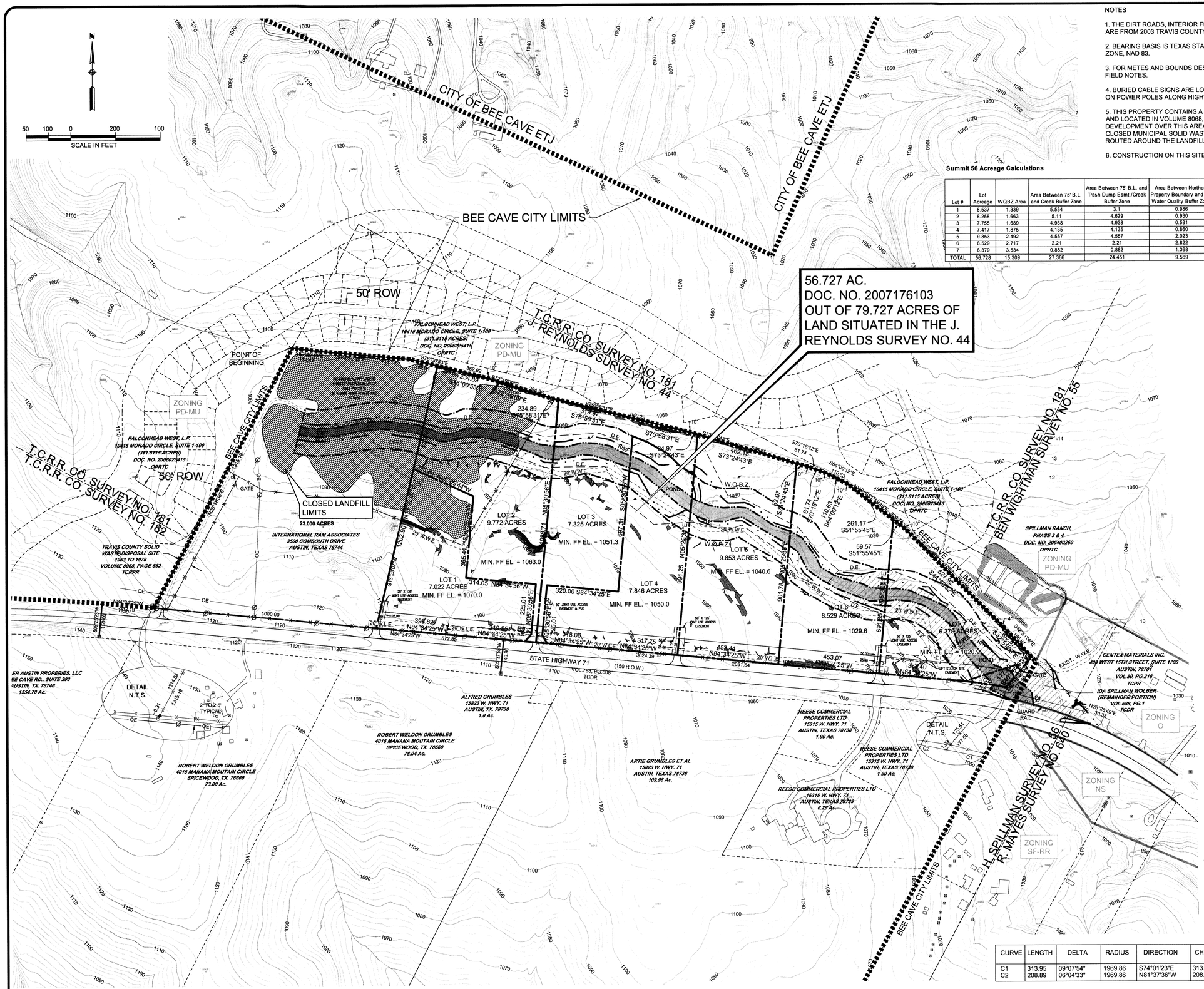

NOTES

1. THE DIRT ROADS, INTERIOR FENCES, STRUCTURES AND PONDS SHOWN HEREON ARE FROM 2003 TRAVIS COUNTY, TEXAS AERIAL PHOTOGRAPHY.

2. BEARING BASIS IS TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD 83.

3. FOR METES AND BOUNDS DESCRIPTION SEE RAMSEY LAND SURVEYING, L.L.C.'S FIELD NOTES.

4. BURIED CABLE SIGNS ARE LOCATED 2 TO 3 FEET SOUTH OF THE FENCE AND ON POWER POLES ALONG HIGHWAY 71.

5. THIS PROPERTY CONTAINS A CLOSED LANDFILL SITUATED ON LOTS 1 AND 2, SHOWN ON THE PLAT AND LOCATED IN VOLUME 8068, PAGE 852 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. ANY DEVELOPMENT OVER THIS AREA MUST COMPLY WITH 30 TAC 330, SUBCHAPTER T: USE OF LAND OVER CLOSED MUNICIPAL SOLID WASTE LANDFILLS. DRAINAGE FROM PROPOSED DEVELOPMENT MUST BE ROUTED AROUND THE LANDFILL.

6. CONSTRUCTION ON THIS SITE WILL REQUIRE COMPLIANCE WITH CITY OF BEE CAVE NPS ORDINANCE.

Summit 56 Acreage Calculations

Lot #	Lot Acreage	WQBZ Area	Area Between 75' B.L. and Creek Buffer Zone	Area Between 75' B.L. and Trash Dump Esmt./Creek Buffer Zone	Area Between Northern Property Boundary and the Water Quality Buffer Zone	25% Slope Area	Net Site Area	Allowable Impervious Cover W/O Capturing Roofs (40%)	Allowable Impervious Cover W/ Capturing Roofs (45%)	Buildable Area per 30.03.003(c)
1	8.537	1.339	5.534	3.1	0.986	0.059	7.139	2.856	3.213	6.432
2	8.258	1.663	5.11	4.629	0.930	0.149	6.446	2.578	2.901	5.866
3	7.755	1.689	4.938	4.938	0.581	0.019	6.047	2.419	2.721	5.470
4	7.417	1.875	4.135	4.135	0.860	0.032	5.510	2.204	2.480	4.934
5	9.853	2.492	4.557	4.557	2.023	0.029	7.332	2.933	3.300	6.522
6	8.529	2.717	2.21	2.21	2.822	0.011	5.801	2.320	2.610	4.993
7	6.379	3.534	0.882	0.882	1.368	0.017	2.828	1.131	1.273	1.772
TOTAL	56.728	15.309	27.366	24.451	9.569	0.315	41.104	16.441	18.497	35.990

LEGEND

- 0 - 15% = 40.18 Ac.
- 15 - 25% = 0.97 Ac.
- 25 - 35% = 0.23 Ac.
- 35% - UP = 0.09 Ac.

TOTAL UPLANDS = 41.47 Ac.

LEGEND

- = CALCULATED 2-YEAR FLOODPLAIN
- = CALCULATED 100-YEAR FLOODPLAIN
- = FEMA FLOODPLAIN (ZONE A)
- = WATER QUALITY BUFFER ZONE
- ● = 1/2" IRON ROD FOUND
- ▲ = 6" CEDAR FENCE POST FOUND UNLESS OTHERWISE NOTED
- ▣ = CONCRETE HIGHWAY MONUMENT FOUND
- ◎ = 5/8" IRON ROD WITH PLASTIC CAP MARKED "RPLS 4532" SET
- △ = CALCULATED POINT
- Ø = POWER POLE
- TCDR = TRAVIS COUNTY DEED RECORDS
- TCPR = TRAVIS COUNTY PLAT RECORDS
- OPRTC = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
- OE = OVERHEAD ELECTRIC
- [ ] = RECORD INFORMATION VOL.1972, PG.484
- ( ) = RECORD INFORMATION ADJOINER
- —X—X— = WIRE FENCE

CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	313.95	09°07'54"	1969.86	S74°01'23"E	313.62
C2	208.89	06°04'33"	1969.86	N81°37'36"W	208.79

SUMMIT 56

PRELIMINARY PLAT

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE:	3/24/10	
DESIGNED BY:	JAC	
DRAWN BY:	JMC	
CHECKED BY:	JAC	
DRAWING NAME:	GRUM-PREL	

STATE OF TEXAS — DANIEL R. RAMSEY — 89458 — LICENSED PROFESSIONAL ENGINEER — 3/24/10

LJA Engineering & Surveying, Inc.
5316 Highway 290 West
Suite 150
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716

JOB NUMBER: A159

SHEET NO. 2 OF 2 SHEETS