

FILED FOR RECORD

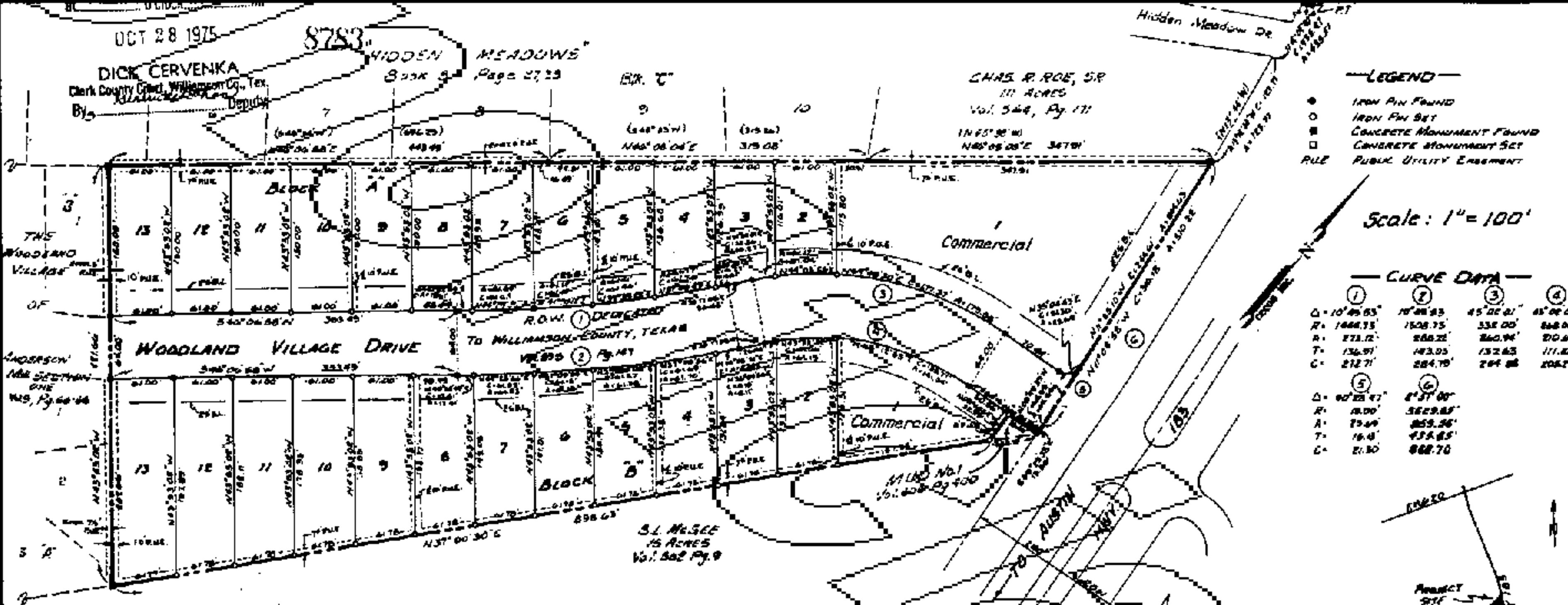
OCT 28 1975

8783

DICK CERVENKA
Clerk County Court, Williamson County, Tex.
By [Signature]
Deputy

HIDDEN MEADOWS
BOOK 9, Page 27, 28

CHAS. R. ROE, SR.
111 ACRES
Vol. 544, Pg. 171



- NOTES:
1. Sidewalk required on North side of Woodland Vill. Dr.
 2. Subdivision required to be connected to M.U.D. water and wastewater systems, served by City of Austin Water and Wastewater facilities.
 3. Occupancy of any and all lots prohibited until connection is made to water and wastewater systems.
 4. All lots shown hereon are residential and are restricted to single family housing except where indicated as commercial.
 5. Water to this subdivision will be delivered by the City of Austin, Texas from their municipal supply under the terms of a contract concerning the sale and delivery of water approved by the City Council of the City of Austin by Resolution adopted October 11, 1973.
All requirements of any public approving body or agency concerning the water and wastewater systems are the responsibility of the developer of this subdivision.
 6. This subdivision contains 983 linear feet of improved streets.
 7. Private driveway access from U.S. Highway 183 shall be restricted.

FIELD NOTES of a 7.986 acre tract of land out of the William Frampton Survey, Abstract No. 230, in Williamson County, Texas, and being all that certain 8.00 acre tract of land conveyed in a deed by Provident Development Company to Otis W. Callis and Jack V. Nunley, which deed being of record in Volume 568, Page 367, Deed Records of Williamson County, Texas, save and except of all that certain tract of land conveyed in a deed by Otis W. Callis and Jack V. Nunley to Williamson County Municipal Utility District No. 1 (M.U.D. No. 1), which deed being of record in Volume 606, Page 400, Deed Records of Williamson County, Texas, said 7.986 acre tract herein described includes that certain 64.00 foot wide roadway dedicated in a deed by Otis W. Callis and Jack V. Nunley to Williamson County, Texas, which deed being of record in Volume 595, Page 147, Deed Records of said county. Said 7.986 acres being more particularly described as follows:

BEGINNING at a steel pin found at the west right-of-way line of U.S. Hwy. 183. Said point of beginning being also the southeast corner of the aforementioned 8.00 acre tract, being also the most easterly corner of the said M.U.D. No. 1 tract of land, and being the northeast corner of a 15 acre tract of land conveyed to B. L. McGee in Volume 502, Page 9 of the Williamson County Deed Records, said point of beginning bears approximately S 18° E, 4900 feet, more or less, from the recorded northeast corner of said William Frampton Survey.

THENCE S 80° 19' 06" W a distance of 35.00 feet along the south R.O.W. of the said 64.00 foot wide roadway, same being the north line of the aforementioned M.U.D. No. 1 tract of land, to a steel pin set for the northwest corner of the M.U.D. No. 1 tract;

THENCE S 09° 40' 54" E a distance of 32.99 feet along the west line of the M.U.D. No. 1 tract to a steel pin set in the south line of the said 8.00 acre tract, same being the north line of the aforementioned B. L. McGee tract;

THENCE S 37° 00' 30" W a distance of 898.63 feet along the south line of the 8.00 acre tract, same being the north line of the aforementioned 15.0 acre tract to a concrete monument found at the most easterly southeast corner of "The Woodland Village of Anderson Mill Sec. One" a subdivision of record in Book 9, Page 66, Deed Records of Williamson County, same also being the southwest corner hereof;

THENCE N 43° 53' 02" W a distance of 421.66 feet to a concrete monument found at the most easterly northeast corner of the said "The Woodland Village of Anderson Mill Sec. One", the northeast corner hereof;

THENCE with the north line of the aforementioned 8.00 acre tract, same being the south line of "Hidden Meadows" a subdivision of record in Book 8, Page 27, Deed Records of Williamson County, Texas, along the following two (2) calls:

- (1) N 46° 06' 58" E a distance of 443.49 feet to a steel pin found;
- (2) N 46° 08' 08" E a distance of 319.08 feet to a steel pin found at the southwest corner of that certain 1.11 acre tract of land conveyed in a deed to Charles R. Roe, Sr., which deed being of record in Volume 564, Page 171, Deed Records of Williamson County, Texas;

THENCE continuing with the open line of the 8.00 acre tract, same being the south line of the said 1.11-acre tract N 46° 05' 05" E a distance of 347.91 feet to a steel pin found in the west right-of-way line of U.S. Highway 183 for the southeast corner of the said 1.11-acre tract, same being the northeast corner of the said 8.00 acre tract, the northeast corner hereof.

THENCE with and along the west right-of-way line of U.S. Highway 183 and the east line of the said 8.00 acre tract the following two (2) calls:

- (1) a distance of 310.27 feet along the arc of a curve to the right whose radius = 5629.65 feet, central angle = 03° 00' 26" and whose long chord bears S 11° 04' 58" E a distance of 390.18 feet to a point of tangency;
- (2) S 09° 29' 38" E a distance of 13.55 feet to the POINT OF BEGINNING and containing 7.986 acres of land.

I, Kenneth Strang, a Registered Professional Engineer do hereby certify that the foregoing description and plat shown hereon accurately represents the results of an on the ground survey made under my supervision and direction on the 20th day of August, A.D. 1975.

I also certify that the Austin City Code Chapter 23.27 of 1954 has been complied with.

In approving this plat by the Commissioners Court of Williamson County, Texas it is understood that the building of all streets, roads or other public thoroughfares and any bridges or culverts necessary to be constructed or placed in such streets, roads, or other public thoroughfares as shown on this plat, or in connection therewith, shall be the responsibility of the owners of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the Commissioners Court of Williamson County, Texas, and said Commissioners Court assumes no obligation to build or maintain any of the streets, roads, or other public thoroughfares shown on this plat or of constructing any of the bridges or culverts in connection therewith. It is further understood that upon completion of the aforesaid obligations of the developer and 80% occupancy of the lots along the roadways and streets in the subdivision has been achieved, and all driveway drain pipes have been installed, on written permission from the County Commissioner, the Commissioners Court assumes full responsibility for maintenance of said streets, roads and drainage facilities.

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

I, C. L. Chance, County Judge of Williamson County, Texas, do hereby certify that this map or plat, with field notes attached hereon, and the surveyor's certificate appearing hereon, that "THE WOODS OF ANDERSON MILL", having been duly presented to the Commissioners Court of Williamson County, Texas, and by said court duly considered, were on this day approved, and said plat is authorized to be registered and recorded in the proper records of the County Clerk of Williamson County, Texas.

[Signature]
C. L. Chance, County Judge
Williamson County, Texas

Dated: Oct. 28, 1975

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

I, Dick Cervenka, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication, was filed for record in my office on the 28th day of October, A.D. 1975, at 11:30 o'clock A.M., and duly recorded this the 28th day of October, A.D. 1975 at 3:00

o'clock PM, in the Plat Records of said County, in Vol. 10 PP 35.

WITNESS MY HAND and seal of the County Court of said County, at office in Georgetown, Texas, the date last above written.

[Signature]
DICK CERVENKA, CLERK,
County Court, Williamson County, Texas
By [Signature]
Deputy

THE STATE OF TEXAS |
COUNTY OF WILLIAMSON |

KNOW ALL MEN BY THESE PRESENTS:

That we, Otis W. Callis and Jack V. Nunley, being the owners of 7.986 acres of land out of the William Frampton Survey, Abstract 230, situated in Williamson County, Texas, said 7.986 acres being part of that certain tract of land conveyed in a deed from PROVIDENT DEVELOPMENT COMPANY, a Texas corporation, to Otis W. Callis and Jack V. Nunley, as recorded in Volume 568, Page 367, Williamson County Deed Records, and we do hereby subdivide said 7.986 acres in accordance with the attached and foregoing plat and do hereby adopt this plat as a subdivision to be known as "THE WOODS OF ANDERSON MILL", and do hereby dedicate to the public all streets and easements as shown hereon.

WITNESS our hand this 16th day of OCTOBER A.D., 1975.

[Signature] Otis W. Callis
[Signature] Jack V. Nunley

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared OTIS W. CALLIS and JACK V. NUNLEY, known to me to be the persons whose names are subscribed to the foregoing instrument of writing, and acknowledge to me that they executed the same for purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, at AUSTIN, TEX, this 16th day of OCTOBER, A.D. 1975.

[Signature]
NOTARY PUBLIC IN AND FOR
TRAVIS COUNTY, TEXAS

APPROVED FOR ACCEPTANCE:
[Signature]
RICHARD LILLIE, DIRECTOR OF PLANNING
DATE 10-21-75

ACCEPTED AND AUTHORIZED FOR RECORD by the Planning Commission of the City of Austin, Texas this the 21st day of OCTOBER, A.D. 1975.

[Signature] Chairman
[Signature] Secretary

C-133

CECON INC.
engineers & planners
AUSTIN, TEXAS

[Signature]
Registered Professional Engineer