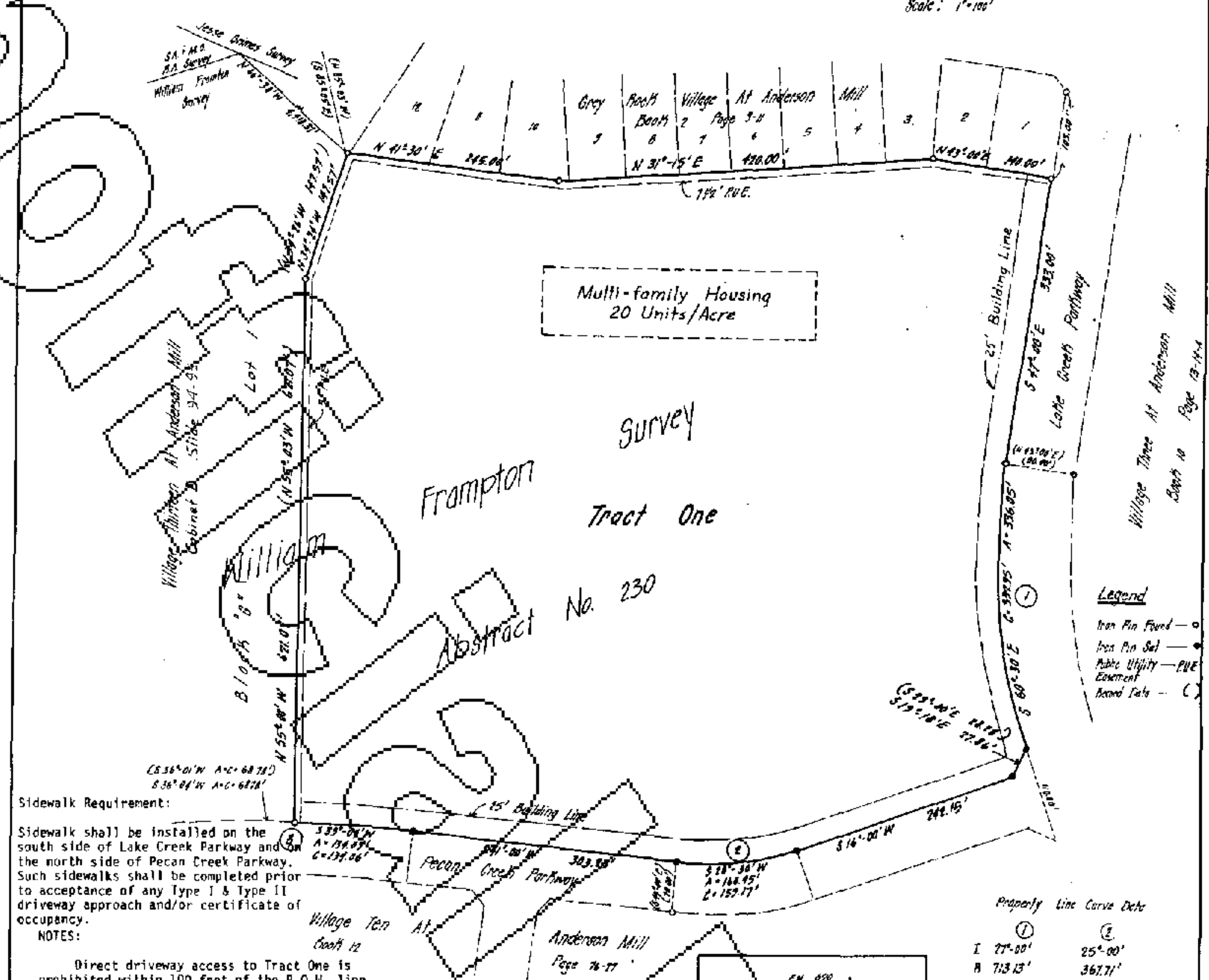


VILLAGE ELEVEN

AT ANDERSON MILL
JUNE 1978

Scale: 1"=100'

COPY



Sidewalk Requirement:
Sidewalk shall be installed on the south side of Lake Creek Parkway and the north side of Pecan Creek Parkway. Such sidewalks shall be completed prior to acceptance of any Type I & Type II driveway approach and/or certificate of occupancy.

NOTES:
Direct driveway access to Tract One is prohibited within 100 feet of the R.O.W. line junctures at the intersection of Pecan Creek Parkway and Lake Creek Parkway.

NO DWELLING IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED WATER AND WASTEWATER COLLECTION SYSTEM.

THE P.U.E. DESIGNATED HEREON ARE FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND LOCAL LOT AND BLOCK PURPOSES. WITHIN THESE EASEMENTS NO EXCAVATION, FILL, STRUCTURES, PLANTING, OR OTHER MATERIAL SHALL BE PLACED, OR PERMITTED TO REMAIN, WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES, OR WHICH CHANGE THE DIRECTION, OR RETARD THE FLOW OF DRAINAGE WITHIN THESE EASEMENTS. THE EASEMENT AREA OF EACH LOT, AND THE DRAINAGEWAYS WITHIN, SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER.

THE ENGINEERS OF HALE & ASSOCIATES, INC. HAVE DETERMINED THAT THIS SUBDIVISION WILL NOT BE AFFECTED BY THE 100 YEAR FLOOD PLAIN.

BOUNDARY DESCRIPTION OF VILLAGE ELEVEN AT ANDERSON MILL

DESCRIPTION OF 14.22 ACRES OF LAND, MORE OR LESS, OUT OF THE WILLIAM FRAMPTON SURVEY, ABSTRACT NO. 230, IN WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at an iron pin found for the most westerly corner of the tract herein being described, said iron pin being in the East line of Grey Rock Village at Anderson Mill Subdivision, and from said iron pin, the Northwest corner of the above mentioned William Frampton Survey, bears N66° 38' W, a distance of 4418.37 feet;

THENCE, along the Northwesterly line of the tract herein being described, as follows:

- 1) N41° 30' E, a distance of 245.00 feet to an iron pin;
- 2) N31° 15' E, a distance of 420.00 feet to an iron pin;
- 3) N43° 00' E, a distance of 140.00 feet to an iron pin, said iron pin being in the south Right-of-Way line of Lake Creek Parkway, an 80.00 foot street, said iron pin also being the northeast corner of the above mentioned Grey Rock Village at Anderson Mill Subdivision;

THENCE, with the Southerly right-of-way line of Lake Creek Parkway, as follows:

- 1) S47° 00' E, a distance of 333.00 feet to an iron pin;
- 2) 336.05 feet along the arc of a curve to the left said curve having a radius of 713.13 feet, and a chord which bears S60° 30' E, a distance of 332.95 feet to an iron pin;
- 3) S19° 18' E, a distance of 27.85 feet to an iron pin, said iron pin being in the proposed west right-of-way of Mill Creek Parkway, a proposed 70.00 foot street;

THENCE, with the Westerly right-of-way line of the above mentioned Pecan Creek Parkway, follows:

- 1) S16° 00' W, a distance of 242.15 feet to an iron pin,
- 2) 160.45 feet along the arc of the curve to the right, said curve having a radius of 367.71 feet, and a chord which bears S28° 30' W, a distance of 159.17 feet to an iron pin,
- 3) S41° 00' W, a distance of 303.23 feet to

an iron pin,

- 4) 134.09 feet along the arc of a curve left, said curve having a radius of 1938.12 feet, and a chord which bears S39° 04' W, a distance of 134.06 feet to an iron pin at the most southerly corner of the tract herein being described,

THENCE, with the southerly line of the tract herein being described as follows:

- 1) N55° 00' W, a distance of 624.07 feet to an iron pin,
- 2) N34° 24' W, a distance of 147.57 feet to the Point of Beginning, containing 14.22 acres of land, more or less.

Property Line Curve Data

Curve	I	R	T	C	A
1	27° 00'	25° 00'	713.13'	367.71'	171.81'
2	19° 18'	27.85'	332.95'	159.17'	336.05'
3	6° 00'	1938.12'	101.51'	202.87'	202.76'

DRAINAGE NOTE:
PRIOR TO ANY DEVELOPMENT ON TRACT ONE, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN ENGINEERING DEPARTMENT FOR APPROVAL.
RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY USE OF PONDING OR OTHER APPROVED METHODS.

The United States Post Office in the City of Austin, Texas, hereby approves the streets shown on this subdivision plat.

Ralph Bornerham
Ralph Bornerham
Isaac Lopez
Isaac Lopez

HALE AND ASSOCIATES, INC.
ENGINEERS PLANNERS
AUSTIN, TEXAS

FILED FOR RECORD
JUL 14 1978
DICK CERVENKA
3595

Plot Cabinet N Slide 128

COPY

UNRECORDED

VILLAGE ELEVEN

STATE OF TEXAS
COUNTY OF WILLIAMSON | KNOW ALL MEN BY THESE PRESENTS: AT ANDERSON MILL
JUNE, 1978

That the Anderson Mill Joint Venture, a joint venture comprised of National Housing Industries, Inc., a corporation organized and existing under the laws of the State of Delaware and having its home office in Phoenix, Arizona; Lumbermen's Investment Corporation, a corporation organized and existing under the laws of the State of Texas and having its home office in Austin, Texas; and Southern Union Realty Company, a corporation organized and existing under the laws of the State of Delaware and having its home office in Dallas, Texas, acting herein by and through their attorneys in fact, Wayne McDonald; owner of that certain 578.82 acre tract of land out of the William Fraxton Survey, Abstract 220, in Williamson County, Texas, as conveyed to it by Deed of Record in Volume 529 at Page 672 of the Williamson County Deed Records, do hereby subdivide 47.22 acres of said tract in accordance with the attached plat, said subdivision to be known as Village Eleven at Anderson Mill and do hereby dedicate to the public the streets and easements shown hereon, subject to any easements or restrictions heretofore granted.

Witness our hands this 20th day of August A.D. 1976.

Wayne McDonald
Attorney in Fact
Wayne McDonald

STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared Wayne McDonald, attorney in fact for Anderson Mill Joint Venture, known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacities therein stated.

Given under my hand and seal of office this the 20th day of August A.D. 1976.



Kay H. Griffin
Notary Public in and for Travis County, Texas
Kay H. Griffin

Approved for Acceptance: By *Richard R. Little*
Richard R. Little
Director of Planning

Date: JUNE 27, 1978

Accepted and Authorized for Record By: The Planning Commission of Austin, Travis County, Texas, this the 27th day of JUNE A.D., 1978

Miguel A. Guerrero
Chairman
MIGUEL A. GUERRERO

Mary E. Schenkler
Secretary
MARY E. SCHENKLER

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 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 drainpipes have been installed, on written permission from the County Commissioners Court assumes full responsibility for maintenance of said streets, roads and drainage facilities.

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 Village Eleven at Anderson Mill have been duly presented to the Commissioners Court of Williamson County, Texas, and said court only 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.

DATED: July 24, 1978

C. L. Chance
C. L. Chance, County Judge
Williamson County, Texas

STATE OF TEXAS
COUNTY OF TRAVIS

I, JERRY BROOKS HALE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 21-27 OF THE AUSTIN CITY CODE; IS TRUE AND CORRECT; AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Jerry Brooks Hale
Jerry Brooks Hale

TEXAS REGISTRATION NO. 33928

This subdivision has been approved by the Williamson County Health Officer for one lot, which will be served by an independent wastewater treatment facility.

BY: *Edward J. Gaida*
Edward J. Gaida

DATE: Aug 20, 1976

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, Dick Cervenka, County Clerk in and for said County, do hereby certify that this plat, together with its certificate of authentication was filed for record in my office on this the 27th day of July A.D., 1978, at 10:15 a.m. in the Plat Records of said County in Cabinet 20 at Slide 7284 129 Recorded this the 27th day of July A.D. 1978 at 3:00 p.m.

Witness my hand and seal of the County Court of said County, at office in Georgetown, Texas, the date last above written.

BY: *Gertrude Bohac*
Gertrude Bohac

Deputy DICK CERVENKA, CLERK, COUNTY COURT, WILLIAMSON COUNTY, TEXAS

prepared by
HALE AND ASSOCIATES, INC.
ENGINEERS PLANNERS
AUSTIN, TEXAS

Plot Cabinet B Slide 129

UNRECORDED