PLAT 2004032064
4 PGS

PLAT MAP RECORDING SHEET

DEDICATOR: Pebble Creek Joint Venture, by The Developers of Avery Ranch, Ltd., by RWR Development Company by Robert D. Wunsch, President

SUBDIVISION NAME: **AVERY BROOKSIDE, PHASE TWO**

PLAT RECORDED IN: Cabinet Y, Slides 313, 314, 315 and 316

PROPERTY IS DESCRIBED AS: 37.847 acres John H. Dillard Survey, Abstract No. 179

HAND TO: City of Austin (David Wahlgren 974-6455)

INSTRUMENT DATE: April 20, 2004

FILE DATE: April 27, 2004

FOR LEGIBLE COPY OF PLAT, PLEASE SEE ORIGINAL

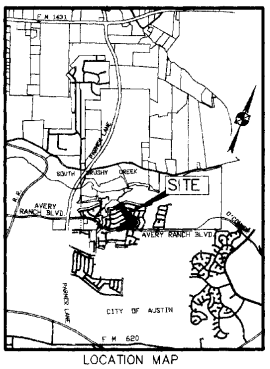
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2004032064
Nancy E. Rister
04/27/2004 11:50 AM
CARRILLO $211.00
NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

PHOTOGRAPHIC MYLAR

FINAL SUBDIVISION PLAT OF
AVERY BROOKSIDE, PHASE TWO

SUBDIVISION OF 31.847 ACRES OUT OF THE
JOHN H. DILLARD SURVEY, ABSTRACT NO. 179
SITUATED IN WILLIAMSON COUNTY, TEXAS

Ratification 12/02/04
Bank One wishes to ratify and acknowledge its acceptance of the Plat.



LOCATION MAP
(N.T.S.)

0 50 100 150 200
1"=100'

LEGEND

- ● 1/2" IRON ROD FOUND
- ○ 1/2" IRON ROD SET W/ PLASTIC SURVEYOR'S CAP
- ⊙ 1/2" IRON ROD W/CAP FOUND
- ▲ 60D NAIL FOUND
- ⊗ COTTON SPINDLE SET
- ■ HWY MONUMENT FOUND
- ✕ MAG NAIL SET

(UNLESS OTHERWISE NOTED)

P.O.B.	POINT OF BEGINNING
W.C.O.R.	WILLIAMSON COUNTY OFFICIAL RECORDS
W.C.P.R.	WILLIAMSON COUNTY PLAT RECORDS
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING SETBACK LINE
W.W.	WASTE WATER
(XXX)	RECORD INFORMATION CAB. "V", SLDS. 93-96
<XXX>	RECORD INFORMATION CAB. "V", SLDS. 97-101
. . . .	SIDEWALK LOCATION

THE GOLF CLUB AT AVERY RANCH
CABINET "U" SLIDE 332
DOC. NO. 2001048280
W.C.O.R.

LOT 1
BLOCK "B"

CEF LOT

AVERY RANCH NORTH P.U.D. SECTION ONE CAB. "V", SLDS. 93-96

AVERY BROOKSIDE PHASE ONE

ROY BUTLER DR.
ECHO HILLS DR.
BRODICK DRIVE
PRESTANCIA DRIVE
LOXLEY LANE
BANDON DRIVE

BLOCK 'G'
BLOCK 'F'
BLOCK 'E'
BLOCK 'D'
BLOCK 'C'
BLOCK 'M'
BLOCK 'L'

P.O.B. TRACT ONE

SUBDIVISION LOT SUMMARY

SINGLE FAMILY LOTS	=	149
TOTAL LOTS =		149
TOTAL ACREAGE =		31.847 AC.

Revision Date:
Revision Date: 12/10/03
Revision Date: 09/30/02

CSA COOK-STEINMAN & ASSOCIATES, INC.
Consulting Engineers and Land Planning
Austin, Texas Tel 512-454-8777 Fax 512-454-2999

INTERSTATE SURVEYING, INC.
Professional Surveying & Mapping Services
15740 No. Hwy. 183 Building L-4 Austin, Texas 78750
(512) 219-5955 FAX 219-5966

Scale: 1"=100' Date: 08/01/02
Disk: PZ@3\21327 Book: #220, #224
Drawn by: BJM
File: 21327PL4R.DWG
Approved by: BJM
Project No.: 213-27.52

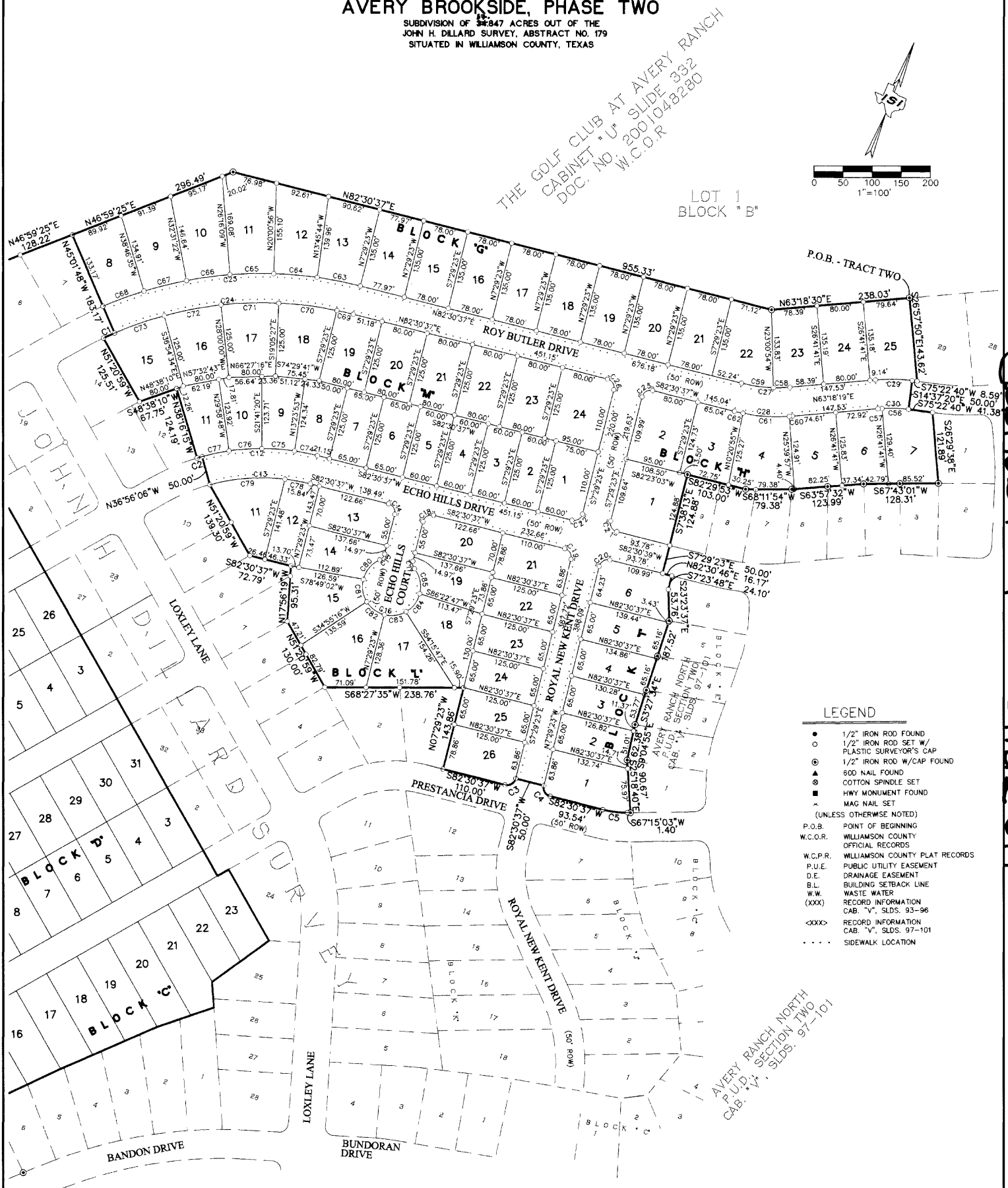
SHEET 1 4

Cabinet Y Slide 313 Doc.#20040320064

PHOTOGRAPHIC MYLAR

FINAL SUBDIVISION PLAT OF
AVERY BROOKSIDE, PHASE TWO

SUBDIVISION OF 34.847 ACRES OUT OF THE
JOHN H. DILLARD SURVEY, ABSTRACT NO. 179
SITUATED IN WILLIAMSON COUNTY, TEXAS



LEGEND

●	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET W/ PLASTIC SURVEYOR'S CAP
⊙	1/2" IRON ROD W/CAP FOUND
▲	60D NAIL FOUND
⊗	COTTON SPINDLE SET
■	HWY MONUMENT FOUND
×	MAG NAIL SET

(UNLESS OTHERWISE NOTED)

P.O.B.	POINT OF BEGINNING
W.C.O.R.	WILLIAMSON COUNTY OFFICIAL RECORDS
W.C.P.R.	WILLIAMSON COUNTY PLAT RECORDS
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING SETBACK LINE
W.W.	WASTE WATER
(XXX)	RECORD INFORMATION CAB. "V", SLDS. 93-96
<XXX>	RECORD INFORMATION CAB. "V", SLDS. 97-101
. . . .	SIDEWALK LOCATION

Cabinet Y Slide 314

THE BEARINGS FOR THE SURVEY SHOWN HEREON ARE BASED ON GPS OBSERVATIONS PROVIDED BY THE WILLIAMSON COUNTY BRUSHY CREEK WASTEWATER IMPROVEMENT PROJECT; NAD-83, TEXAS COORDINATE SYSTEM; GPS STATION 1011 HELD AS GRID/SURFACE, TIED TO GPS STATION 2033 & 1324.

Revision Date: 12/10/03
Revision Date: 10/29/02
Revision Date: 09/30/02

CSA COOK-SEINMAN & ASSOCIATES, INC.
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13740 No. Hwy. 183 Building L-4 Austin, Texas 78750
(512) 219-5955 FAX 219-5966

Scale: 1"=100'	Date: 08/01/02
Disk: PZ#3\21327	Book: #220, #224
Drawn by: BJM	
File: 21327PLSR2.DWG	
Approved by: BJM	
Project No.: 213-27.52	

SHEET 2 4

FINAL SUBDIVISION PLAT OF
AVERY BROOKSIDE, PHASE TWO

SUBDIVISION OF 34.847 ACRES OUT OF THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179 SITUATED IN WILLIAMSON COUNTY, TEXAS

CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	01°52'18"	20.91'	640.00'	S44°02'19"W	20.91'
C2	01°20'08"	9.09'	390.00'	S52°23'49"W	9.09'
C3	90°00'00"	23.56'	15.00'	N37°30'37"E	21.21'
C4	90°00'00"	23.56'	15.00'	S52°29'23"E	21.21'
C5	15°15'34"	46.61'	175.00'	N74°52'50"E	46.47'
C6	35°07'00"	137.90'	225.00'	N56°12'31"E	135.76'
C7	35°07'00"	168.55'	275.00'	N56°12'31"E	165.92'
C8	29°28'31"	141.47'	275.00'	N53°23'17"E	139.92'
C9	29°28'31"	167.19'	325.00'	N53°23'17"E	165.36'
C10	36°02'08"	342.77'	545.00'	N56°40'05"E	337.15'
C11	36°02'08"	374.22'	595.00'	N56°40'05"E	368.08'
C12	30°46'52"	209.52'	390.00'	S67°07'11"W	207.01'
C13	29°26'43"	174.73'	340.00'	S67°47'15"W	172.82'
C14	89°59'59"	23.56'	15.00'	N52°29'23"W	21.21'
C15	52°01'12"	13.62'	15.00'	N18°31'14"E	13.16'
C16	284°02'24"	247.87'	50.00'	N82°30'37"E	61.54'
C17	52°01'12"	13.62'	15.00'	S33°29'59"E	13.16'
C18	90°00'00"	23.56'	15.00'	S37°30'37"W	21.21'
C19	89°59'59"	23.56'	15.00'	N52°29'23"W	21.21'
C20	90°00'01"	23.56'	15.00'	S37°30'38"W	21.21'
C21	89°59'58"	23.56'	15.00'	S52°29'22"E	21.21'
C22	90°00'00"	23.56'	15.00'	N37°30'37"E	21.21'
C23	37°32'24"	452.09'	690.00'	S63°44'25"W	444.05'
C24	39°24'42"	440.23'	640.00'	S62°48'16"W	431.61'
C25	89°59'59"	23.56'	15.00'	S37°30'37"W	21.21'
C26	90°00'00"	23.56'	15.00'	N52°29'23"W	21.21'
C27	19°12'18"	83.80'	250.00'	N72°54'28"E	83.41'
C28	19°12'18"	100.56'	300.00'	N72°54'28"E	100.09'
C29	12°04'22"	63.21'	300.00'	S69°20'30"W	63.10'
C30	12°04'22"	52.68'	250.00'	S69°20'30"W	52.58'
C31	6°13'48"	24.47'	225.00'	N41°45'55"E	24.45'
C32	24°20'23"	95.58'	225.00'	N57°03'02"E	94.87'
C33	4°32'48"	17.86'	225.00'	N71°29'38"E	17.85'
C34	3°09'48"	15.18'	275.00'	N40°13'55"E	15.18'
C35	12°30'57"	60.07'	275.00'	N48°04'18"E	59.95'
C36	12°31'32"	60.12'	275.00'	N60°35'33"E	60.00'
C37	6°54'41"	33.17'	275.00'	N70°18'41"E	33.15'
C38	16°19'45"	78.37'	275.00'	N46°48'54"E	78.11'
C39	13°08'46"	63.10'	275.00'	N61°33'09"E	62.96'
C40	1°54'16"	10.80'	325.00'	N39°36'09"E	10.80'
C41	11°00'53"	62.48'	325.00'	N46°03'44"E	62.38'
C42	10°35'33"	60.09'	325.00'	N56°51'57"E	60.00'
C43	5°57'47"	33.83'	325.00'	N65°08'38"E	33.81'
C44	4°32'47"	43.25'	545.00'	N40°55'25"E	43.23'
C45	8°11'31"	77.92'	545.00'	N47°17'34"E	77.86'
C46	8°11'31"	77.92'	545.00'	N55°29'06"E	77.86'
C47	8°11'31"	77.92'	545.00'	N63°40'37"E	77.86'
C48	6°54'46"	65.76'	545.00'	N71°13'46"E	65.72'
C49	1°04'45"	11.21'	595.00'	N39°11'24"E	11.21'
C50	6°38'43"	69.01'	595.00'	N43°03'08"E	68.97'
C51	6°39'16"	69.11'	595.00'	N49°42'08"E	69.07'
C52	5°46'48"	60.02'	595.00'	N55°55'10"E	60.00'
C53	5°46'48"	60.02'	595.00'	N61°41'59"E	60.00'
C54	5°46'48"	60.02'	595.00'	N67°28'48"E	60.00'
C55	4°18'57"	44.82'	595.00'	N72°31'41"E	44.81'
C56	10°27'18"	45.62'	250.00'	S70°09'21"W	45.56'
C57	1°37'22"	7.08'	250.00'	S64°07'00"W	7.08'
C58	6°34'02"	28.66'	250.00'	N66°35'20"E	28.64'
C59	12°38'15"	55.14'	250.00'	N76°11'29"E	55.03'
C60	1°01'43"	5.39'	300.00'	N63°49'11"E	5.39'
C61	15°19'02"	80.20'	300.00'	N71°59'34"E	79.96'
C62	2°51'32"	14.97'	300.00'	N81°04'51"E	14.97'
C63	6°16'02"	75.48'	690.00'	S79°22'36"W	75.44'
C64	6°15'13"	75.31'	690.00'	S73°06'58"W	75.27'
C65	6°15'13"	75.31'	690.00'	S66°51'45"W	75.28'
C66	6°15'13"	75.31'	690.00'	S60°36'32"W	75.28'
C67	6°15'13"	75.31'	690.00'	S54°21'18"W	75.28'
C68	6°15'13"	75.31'	690.00'	S48°06'04"W	75.28'
C69	2°34'42"	28.80'	640.00'	S81°13'16"W	28.80'
C70	9°01'02"	100.72'	640.00'	S75°25'24"W	100.62'
C71	8°54'34"	99.52'	640.00'	S66°27'35"W	99.42'
C72	8°54'34"	99.52'	640.00'	S57°33'01"W	99.42'
C73	8°07'15"	90.71'	640.00'	S49°02'06"W	90.64'
C74	5°54'30"	40.22'	390.00'	S79°33'22"W	40.20'
C75	8°17'27"	56.44'	390.00'	S72°27'23"W	56.39'
C76	8°17'27"	56.44'	390.00'	S64°09'56"W	56.39'
C77	6°57'18"	47.34'	390.00'	S56°32'33"W	47.31'
C78	6°30'20"	44.28'	390.00'	S78°46'43"W	44.26'
C79	19°08'06"	130.25'	390.00'	S64°03'21"W	129.64'
C80	52°01'12"	45.40'	50.00'	S18°31'13"W	43.85'
C81	45°45'31"	39.93'	50.00'	S30°22'08"E	38.88'
C82	44°14'28"	38.61'	50.00'	S75°22'08"E	37.66'
C83	44°09'46"	38.54'	50.00'	N60°25'44"E	37.59'
C84	45°47'38"	39.96'	50.00'	N15°27'01"E	38.91'
C85	52°03'47"	45.43'	50.00'	N33°28'42"W	43.89'

DESCRIPTION – TRACT ONE
OF A 18.429 ACRE TRACT OR PARCEL OF LAND OUT OF AND PART OF THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179, SITUATED IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THE EASTERLY REMAINDER PORTION OF THAT 1304.520 ACRE TRACT IDENTIFIED AS PARCEL ONE, TRACT I, CONVEYED TO PEBBLE CREEK JOINT VENTURE BY DEED RECORDED AS DOCUMENT NO. 9843836, AND DOCUMENT NO. 9844081, OF RECORD IN THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2" iron rod found for the north corner of Lot 12, Block "B", Avery Ranch North, P.U.D., Section One, recorded in Cabinet V, Slides 93-96, of the Plat Records of Williamson County, Texas;

THENCE, along the north line of Block "B", of said Avery Ranch North, the following four (4) courses and distances:

1) S46°57'49"W, a distance of 299.11 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

2) S52°01'51"W, a distance of 106.68 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

3) S62°27'53"W, a distance of 118.35 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof; and

4) S71°44'55"W, a distance of 82.09 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for the southwest corner hereof;

THENCE, along a east line of said Avery Ranch North, the following ten (10) courses and distances:

1) N03°29'09"W, a distance of 158.14 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

2) N17°02'45"W, a distance of 50.02 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

3) N17°02'45"W, a distance of 124.99 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

4) N23°39'52"W, a distance of 134.50 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

5) N21°45'09"W, a distance of 50.00 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

6) N21°49'24"W, a distance of 125.61 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

7) S69°45'00"W, a distance of 37.56 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

8) N25°54'34"W, a distance of 128.63 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

9) N21°26'18"W, a distance of 50.21 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof; and

10) N16°18'03"W, a distance of 130.64 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for the northwest corner hereof;

THENCE, along the south line of Block "C" of said Avery Ranch North, the following three (3) courses and distances:

1) N63°46'58"E, a distance of 42.81 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

2) N53°39'54"E, a distance of 114.67 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof; and

3) N40°05'40"E, a distance of 114.22 feet to a 1/2" iron rod found with a plastic surveyor's cap (Delta) for an angle point hereof;

THENCE, through said 1304.520 acre tract the following ten (10) courses and distances:

1) N38°52'03"E, a distance of 79.57 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

2) N38°39'01"E, a distance of 275.25 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

3) S51°20'59"W, a distance of 775.04 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

4) N38°39'01"E, a distance of 22.10 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

5) S51°20'59"E, a distance of 140.02 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

6) S32°20'22"W, a distance of 120.73 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

7) S25°47'17"E, a distance of 44.10 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

8) S49°36'04"W, a distance of 135.27 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

9) S43°40'12"W, a distance of 211.67 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof; and

10) S43°21'58"W, a distance of 69.81 feet to the POINT OF BEGINNING, containing 18.429 acres of land area more or less, within these metes and bounds.

DESCRIPTION – TRACT TWO
OF A 19.4183 ACRE TRACT OR PARCEL OF LAND OUT OF AND PART OF THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179, SITUATED IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THE EASTERLY REMAINDER PORTION OF THAT 1304.520 ACRE TRACT IDENTIFIED AS PARCEL ONE, TRACT I, CONVEYED TO PEBBLE CREEK JOINT VENTURE BY DEED RECORDED AS DOCUMENT NO. 9843836, AND DOCUMENT NO. 9844081, OF RECORD IN THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2" iron rod found for the northwest corner of Lot 29, Block "A", Avery Ranch North, P.U.D., Section Two, recorded in Cabinet V, Slides 99-101, of the Plat Records of Williamson County, Texas, also in the common line of Lot 1, Block "B", The Golf Club at Avery Ranch, recorded in Cabinet U, Slides 332, of the Plat records of Williamson County, Texas, for the northeast corner hereof;

THENCE, along a west line of said Avery Ranch North, the following five (5) courses and distances:

1) S26°57'50"E, a distance of 143.62 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

2) S75°22'40"W, a distance of 8.59 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

3) S14°37'20"E, a distance of 50.00 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof; and

4) N75°22'40"E, a distance of 41.38 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof; and

5) S26°29'38"E, a distance of 121.89 feet to a 1/2" iron rod set with plastic surveyor's cap (Delta) found for the southwest corner of Lot 1, Block "F", of said Avery Ranch North and an angle point hereof;

THENCE, along the north line of Block "F", of said Avery Ranch North, the following four (4) courses and distances:

1) S67°43'01"W, a distance of 128.31 feet to a 1/2" iron rod with a plastic sureyor's cap (Delta) found for the northwest corner of Lot 4, Block "F", of said Avery Ranch North and an angle point hereof;

2) S63°57'32"W, a distance of 123.99 feet (Delta) found for the northwest corner of Lot 6, Block "F", of said Avery Ranch North and an angle point hereof;

3) S68°11'54"W, a distance of 79.38 feet (Delta) found for an angle point in the north line of Lot 8, Block "F", of said Avery Ranch North and an angle point hereof; and

4) S82°29'53"W, a distance of 103.00 feet (Delta) found for the northwest corner of Lot 9, Block "F", of said Avery Ranch North and an angle point hereof;

THENCE, along a west line of said Avery Ranch North, the following eight (8) courses and distances:

1) S07°38'13"E, a distance of 124.88 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

2) S07°29'23"E, a distance of 50.00 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

3) N82°30'46"E, a distance of 16.17 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

4) S07°23'48"E, a distance of 24.10 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

5) S23°23'37"E, a distance of 53.76 feet to a 1/2" iron rod set with plastic surveyor's cap (Delta) for the northwest corner of Lot 5 Block "E", of said Avery Ranch North and an angle point hereof;

6) S03°27'34"E, a distance of 187.52 feet to a 1/2" iron rod set with plastic surveyor's cap (Delta) for the northwest corner of Lot 2 Block "E", of said Avery Ranch North and an angle point hereof;

7) S09°04'55"E, a distance of 62.38 feet to a 1/2" iron rod set with plastic surveyor's cap ((Delta) for the northwest corner of Lot 1 Block "E", of said Avery Ranch North and an angle point hereof; and

8) S25°18'40"E, a distance of 90.67 feet to a 1/2" iron rod set with plastic surveyor's cap ((Delta) for the southwest corner of Lot 1 Block "E", of said Avery Ranch North and an angle point hereof;

THENCE, through said 1304.520 acre tract, the following twenty (20) courses and distances:

1) S67°15'03"W, a distance of 1.40 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for the point of curvature hereof;

2) along a curve to the right, having a radius of 175.00 feet, a delta angle of 15°15'34", a chord distance of 46.47 feet (chord bears S74°52'50"W), an arc distance of 46.61 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for the point of tangency hereof;

3) S82°30'37"W, a distance of 93.54 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for the point of curvature hereof;

4) along a curve to the right, having a radius of 15.00 feet, a delta angle of 90°00'00", a chord distance of 21.21 feet (chord bears S52°29'23"W), an arc distance of 23.56 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

5) S82°30'37"W, a distance of 50.00 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

6) along a curve to the right, having a radius of 15.00 feet, a delta angel of 90°00'00", a chord distance of 21.21 feet (chord bears S37°30'37"W), an arc distance of 23.56 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for a point of tangency hereof;

7) S82°30'37"W, a distance of 110.00 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

8) N07°29'23"E, a distance of 143.86 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

9) S68°27'35"W, a distance of 238.76 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

10) N51°20'59"W, a distance of 130.00 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

11) N17°56'19"W, a distance of 95.31 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

12) S82°30'37"W, a distance of 72.79 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

13) N51°20'59"W, a distance of 139.30 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

14) N36°56'06"W, a distance of 50.00 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

15) along a curve to the left, having a radius of 390.00 feet, a delta angle of 01°20'08", a chord distance of 9.09 feet (chord bears S52°23'49"W), an arc distance of 9.09 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

16) N38°16'15"W, a distance of 124.19 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

17) S48°38'10"W, a distance of 67.75 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

18) N51°20'59"W, a distance of 125.51 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

19) along a curve to the right, having a radius of 640.00 feet, a delta angle of 01°52'18", a chord distance of 20.91 feet (chord bears N44°02'19"E), an arc distance of 20.91 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof; and

20) N45°01'48"E, a distance of 183.17 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for a point on the common line of said Lot 1, Block "B" and the northwest corner hereof;

THENCE, along the common line of said Lot 1, Block "B", the following three (3) courses and distances:

1) N46°59'25"E, a distance of 296.49 feet to a 1/2" iron rod found with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

2) N82°30'37"E, a distance of 955.33 feet to a 1/2" iron rod found with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof; and

3) N63°18'30"E, a distance of 238.03 feet to the POINT OF BEGINNING, containing 19.418 acres of land area, more or less, within these metes and bounds.

Revision Date: 12/10/03
Revision Date: 10/29/02
Revision Date: 09/30/02

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Approved by: BJM	
Project No.: 213-27.52	

SHEET 3 4

Cabinet Y Slide 315

PHOTOGRAPHIC MYLAR

FINAL SUBDIVISION PLAT OF
AVERY BROOKSIDE, PHASE TWO

SUBDIVISION OF 37.847 ACRES OUT OF THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179 SITUATED IN WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS)(
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON)(

THAT PEBBLE CREEK JOINT VENTURE, A TEXAS JOINT VENTURE, ACTING HEREIN BY AND THROUGH ITS AGENT THE DEVELOPERS OF AVERY RANCH, LTD., A TEXAS LIMITED PARTNERSHIP ACTING BY AND THROUGH ITS GENERAL PARTNER RWR DEVELOPMENT COMPANY, L.L.C., ACTING BY AND THROUGH ITS PRESIDENT, ROBERT D. WUNSCH, OWNER OF A 37.847 ~~34.847~~ ACRE PORTION OF THE EASTERLY REMAINDER OF A 1304.520 ACRE TRACT OR PARCEL OF LAND OUT OF AND PART OF THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179, SITUATED IN WILLIAMSON COUNTY, TEXAS; THE SAID 1304.520 ACRES HAVING BEEN CONVEYED TO SAID PEBBLE CREEK JOINT VENTURE BY DEED RECORDED AS DOCUMENT NO. 9843836 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE THE SAID 34.847 ACRES IN ACCORDANCE WITH THE ATTACHED PLAT TO BE HEREAFTER KNOWN AS "AVERY BROOKSIDE, PHASE TWO", AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY RESTRICTIONS OR EASEMENTS HERETOFORE GRANTED BUT NOT RELEASED, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, AS AMENDED, AND CHAPTER 13 OF THE AUSTIN CITY CODE, AS AMENDED.

THERE ARE NO LIEN HOLDERS FOR THIS TRACT. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

WITNESS MY HAND THIS THE 10 DAY OF December, 2003 A.D.

DEVELOPERS OF AVERY RANCH, LTD.
(A Texas Limited Partnership)

BY: RWR DEVELOPMENT COMPANY, L.L.C.
(A Texas Limited Liability Company)
its General Partner

BY: Robert D. Wunsch
ROBERT D. WUNSCH
6836 AUSTIN CENTER BLVD., SUITE 100
AUSTIN, TX 78731

STATE OF TEXAS *
COUNTY OF TRAVIS *

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT D. WUNSCH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 10 DAY OF December, 2003 A.D.

NOTARY PUBLIC, T. Canchola
PRINT NAME: T. Canchola
MY COMMISSION EXPIRES: 11-6-07

T. CANCHOLA
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES:
NOVEMBER 6, 2007

I, BLAINE J. MILLER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 13 OF THE AUSTIN CITY CODE OF 1981, AS AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

BLAINE J. MILLER, R.P.L.S.
TEXAS REGISTRATION NO. 5121
INTERSTATE SURVEYING, INC.
13740 N. HWY 183, BUILDING L-4
AUSTIN, TEXAS 78750

STATE OF TEXAS
BLAINE JUSTIN MILLER
5121
REGISTERED
PUBLIC SURVEYOR

~~THE UNDERSIGNED, THE COUNTY JUDGE OF THE COUNTY OF WILLIAMSON, THE STATE OF TEXAS, HEREBY VERIFIES THAT THE COUNTY OF WILLIAMSON HAS WAIVED REVIEW AND APPROVAL OF THIS PLAT AND THAT, WITH THE APPROVAL OF THE CITY OF AUSTIN AS SHOWN HEREON, THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, IS HEREBY AUTHORIZED TO ACCEPT THIS PLAT FOR REGISTRATION AND RECORDATION IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.~~

~~JOHN DOERFLER, COUNTY JUDGE DATE~~
~~WILLIAMSON COUNTY, TEXAS~~

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN ON THE 20th DAY OF January, 2004 A.D.

BETTY BAKER, CHAIRPERSON
CITY OF AUSTIN ZONING & PLATTING COMMISSION

CLARKE HAMMOND, SECRETARY

THIS SUBDIVISION IS LOCATED WITHIN THE LIMITED PURPOSE ANNEXATION AREA OF THE CITY OF AUSTIN ON THIS THE 23rd DAY OF February, 2004 A.D.
APPROVED FOR ACCEPTANCE, THIS THE 23rd DAY OF February, 2004 A.D.

JOE PANTALION, ACTING DIRECTOR
WATERSHED PROTECTION & DEVELOPMENT REVIEW DEPT.
FOR THE CITY OF AUSTIN

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, NANCY RISTER, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTIFICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 27 DAY OF April 2004 A.D., AT 9:47 O'CLOCK A M., AND DULY RECORDED ON THE 27 DAY OF April, 2004 A.D., AT 11:50 O'CLOCK A M., IN THE PLAT RECORDS OF SAID COUNTY, IN CABINET Y, AT SLIDE(S) 313, 314, 315 + 316

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST WRITTEN ABOVE.

NANCY RISTER, CLERK, COUNTY CLERK, WILLIAMSON COUNTY, TEXAS.

BY: Lillie Hargrett DEPUTY

DOCUMENT NO. 2004032014

I, JAMES M. COOK, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTION OF TITLE 13 OF THE CITY OF AUSTIN CODE OF 1981, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

FLOODPLAIN NOTE:

THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP PANEL NUMBER 48491C0325-C, EFFECTIVE DATE SEPTEMBER 27, 1991 FOR WILLIAMSON COUNTY, TEXAS, AND INCORPORATED AREAS.

JAMES M. COOK, P.E.
TEXAS REGISTRATION NO. 58640
COOK-STEINMAN & ASSOCIATES, INC.
3018 NORTH LAMAR BLVD., SUITE 200
AUSTIN, TEXAS 78705

STATE OF TEXAS
JAMES M. COOK
58640
LICENSED
PROFESSIONAL ENGINEER

GENERAL NOTES

1. THIS SUBDIVISION SHALL BE DEVELOPED AND MAINTAINED IN ACCORDANCE WITH PUD ORDINANCE NO. 000413-48 OR AS AMENDED, EXCEPT AS OTHERWISE SPECIFICALLY PROVIDED BY THIS ORDINANCE. ALL OTHER APPLICABLE RULES, REGULATIONS AND ORDINANCES OF THE CITY OF AUSTIN IN EFFECT ON JULY 22,1999 SHALL APPLY TO THE AVERY RANCH PUD.
2. EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION IN THE SUBDIVISION, INCLUDING DETACHED SINGLE FAMILY, PURSUANT TO CITY OF AUSTIN LAND DEVELOPMENT CODE SECTION 25-8-181, AND SECTION 1.4.0 OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.
3. NO OBJECTS INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS SPECIFICALLY APPROVED BY THE CITY OF AUSTIN AND WILLIAMSON COUNTY.
4. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
5. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
6. ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
7. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUME RESPONSIBILITY FOR CONSTRUCTION PLANS OR SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODE LIMITATIONS OF ARTICLE II.
8. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARDS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF AUSTIN WATER AND WASTEWATER DEPARTMENT FOR REVIEW.
9. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
10. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS.
11. PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG ALL STREETS WITHIN THIS SUBDIVISION. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
12. THE MAINTENANCE OF THE WATER QUALITY CONTROLS SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN LDC CHAPTER 25-8, AND OTHER REGULATIONS OF THE CITY OF AUSTIN.
13. WATERSHED STATUS: THIS SUBDIVISION IS LOCATED IN THE BRUSHY CREEK WATERSHED, WHICH IS CLASSIFIED AS SUBURBAN AND SHALL BE DEVELOPED, CONSTRUCTED, AND MAINTAINED IN ACCORDANCE WITH THE L.D.C. AS AMENDED BY P.U.D. ORDINANCE 000413-48.
14. THIS PROJECT LIES WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. NO CONSTRUCTION SHALL COMMENCE UNTIL THE T.N.R.C.C. HAS APPROVED, IN WRITING, THE WATER POLLUTION ABATEMENT PLAN AND SEWAGE COLLECTION SYSTEM.
15. PRIOR TO CONSTRUCTION ON LOTS WITHIN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHOD.
16. A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY GRANTED ALONG THE STREET FRONTAGE OF ALL LOTS WITHIN THIS SUBDIVISION.
17. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF AUSTIN.
18. FISCAL SECURITY MAY BE REQUIRED IN ACCORDANCE WITH SECTION 25-1-112 OF THE AUSTIN CITY CODE OF 1981 FOR THE FOLLOWING IMPROVEMENTS:
    A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION FOR THE FOLLOWING STREETS: FISCAL SURETY IS NOT REQUIRED FOR STREETS NOT LISTED IN THIS SUBDIVISION.
19. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENTS IN THIS SUBDIVISION WITH IMPERVIOUS COVER IN EXCESS OF TWENTY PERCENT OF THE NET SITE AREA OF THIS PLAT, PURSUANT TO SECTION 25-8-211 OF THE CITY OF AUSTINLAND DEVELOPMENT CODE.
20. ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED TO CITY OF AUSTIN URBAN STREET STANDARDS. ALL STREETS WILL BE CONSTRUCTED WITH CURB AND GUTTER.
21. FOR RESTRICTIONS APPLICABLE TO THIS SUBDIVISION, SEE INSTRUMENT RECORDED AS DOCUMENT NO. 199960792 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.

GENERAL NOTES CONTINUED:

22. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF THE REQUIRED SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED 2/1/04 THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL IMPROVEMENTS NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT.

    FOR THE SUBDIVISION IMPROVEMENTS AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED AS DOCUMENT NO. 2004032005 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.

23. IMPERVIOUS COVER FOR RESIDENTIAL LOTS SHALL BE LIMITED TO THE FOLLOWING AMOUNTS:

    TYPE A = 80'x135'x55% = 5940 SQ. FT. (MAX. PER LOT)
    BLOCK G (LOTS 8–25)

    TYPE B = 80'x125'x55% = 5500 SQ. FT. (MAX. PER LOT)
    BLOCK M (LOTS 15–24), BLOCK H (LOTS 2–7)

    TYPE C = 60'x125'x55% = 4125 SQ. FT. (MAX. PER LOT)
    BLOCK F (LOTS 3–13), BLOCK D (LOTS 3–31), BLOCK M (LOTS 1–11), BLOCK I (LOTS 1–8)
    BLOCK E (LOTS 3–26), BLOCK L (LOTS 7–23), BLOCK H (LOT 1), BLOCK L (LOTS 11–26)

24. 77 CLASS I REPLACEMENT TREES ARE TO BE PLANTED (IN AGGREGATE). THE REPLACEMENT TREES ARE TO BE CHOSEN FROM CEDAR ELM, RED OAK, BURR OAK, YAUPON TREE OR RED BUD (MEXICAN OR TEXAS VARIETY). 75% OF THE REPLACEMENT TREES MUST BE SHADE TREES AND 25% MAY BE ORNAMENTAL TREES. THESE TREES ARE TO BE PLANTED IN ADDITION TO TREE REPLACEMENTS REQUIRED BY THE AVERY RANCH P.U.D.

    BLOCK "C"
    LOT 7 – 1 BURR OAK, 1 CHINQUAPIN OAK
    LOT 8 – 1 CEDAR ELM, 1 TEXAS REDBUD
    LOT 9 – 1 RED OAK, 1 TREE YAUPON
    LOT 10 – 2 LIVE OAK

    BLOCK "D"
    LOT 15 – 1 CEDAR ELM
    LOT 16 – 1 LIVE OAK
    LOT 18 – 1 BURR OAK, 1 CHINQUAPIN OAK
    LOT 20 – 1 RED OAK, 1 TREE YAUPON
    LOT 21 – 1 CHINQUAPIN OAK, 1 TREE YAUPON
    LOT 22 – 1 CEDAR ELM, 1 BURR OAK
    LOT 24 – 1 RED OAK, 1 TREE YAUPON
    LOT 26 – 1 BURR OAK, 1 TREE YAUPON
    LOT 27 – 1 LIVE OAK
    LOT 28 – 1 CEDAR ELM, 1 TREE YAUPON
    LOT 29 – 1 CHIQUAPIN OAK, 1 TREE YAUPON

    BLOCK "E"
    LOT 7 – 1 RED OAK, 1 TEXAS REDBUD
    LOT 11 – 1 CHINQUAPIN OAK, 1 TREE YAUPON
    LOT 15 – 1 LIVE OAK
    LOT 20 – 1 CEDAR ELM, 1 BURR OAK
    LOT 22 – 1 LIVE OAK
    LOT 24 – 1 LIVE OAK

    BLOCK "F"
    LOT 4 –1 CHINQUAPIN OAK, 1 CEDAR ELM
    LOT 11 – 1 RED OAK, 1 BURR OAK

    BLOCK "G"
    LOT 8 – 1 CHINQUAPIN OAK, 1 TREE YAUPON
    LOT 9 – 1 BURR OAK, 1 CHINQUAPIN OAK
    LOT 10 – 1 LIVE OAK
    LOT 13 – 1 CHINQUAPIN OAK, 1 TEXAS REDBUD
    LOT 14 – 1 CHINQUAPIN OAK, 1 RED OAK
    LOT 15 – 1 CHINQUAPIN OAK, 1 TREE YAUPON
    LOT 17 – 1 BURR OAK, 1 TREE YAUPON
    LOT 19 – 1 CHINQUAPIN OAK, 1 TREE YAUPON
    LOT 20 – 2 CEDAR ELM

    BLOCK "H"
    LOT 1 –1 BURR OAK, 1 CHINQUAPIN OAK
    LOT 3 – 1 LIVE OAK
    LOT 6 – 1 CEDAR ELM, 1 TEXAS REDBUD

    BLOCK "L"
    LOT 12 – 1 CHINQUAPIN OAK, 1 TREE YAUPON
    LOT 15 – 1 CEDAR ELM, 1 BURR OAK

    BLOCK "M"
    LOT 1 – 1 CEDAR ELM, 1 BURR OAK
    LOT 4 – 1 RED OAK, 1 TEXAS REDBUD
    LOT 11 – 1 BURR OAK, 1 TREE YAUPON
    LOT 12 – 1 LIVE OAK
    LOT 15 – 1 BURR OAK, 1 CHINQUAPIN OAK
    LOT 19 – 1 CEDAR ELM, 1 RED OAK

25. THREE PROTECTION FENCING IS REQUIRED 20 FEET FROM THE REAR PROPERTY LINE INTO THE LOT UNTIL THE HOME IS COMPLETED. THE REFERENCED TREE PROTECTION FENCING IS REQUIRED TO BE INSTALLED PRIOR TO INITIATING CONSTRUCTION OF THE ROADS.

Revision Date: 12/10/03
Revision Date: 10/29/02
Revision Date: 09/30/02

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SHEET 4 4

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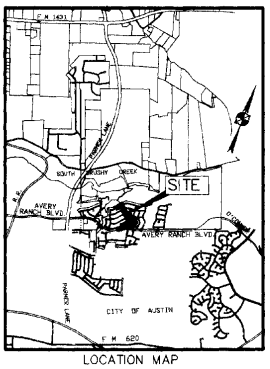
Cabinet Y Slide 313

PHOTOGRAPHIC MYLAR

FINAL SUBDIVISION PLAT OF
AVERY BROOKSIDE, PHASE TWO

SUBDIVISION OF 31.847 ACRES OUT OF THE
JOHN H. DILLARD SURVEY, ABSTRACT NO. 179
SITUATED IN WILLIAMSON COUNTY, TEXAS

Ratification 12/02/04
Bank One wishes to ratify and acknowledge its acceptance of the Plat.



LOCATION MAP
(N.T.S.)

0 50 100 150 200
1"=100'

LEGEND

- ● 1/2" IRON ROD FOUND
- ○ 1/2" IRON ROD SET W/ PLASTIC SURVEYOR'S CAP
- ⊙ 1/2" IRON ROD W/CAP FOUND
- ▲ 60D NAIL FOUND
- ⊗ COTTON SPINDLE SET
- ■ HWY MONUMENT FOUND
- ✕ MAG NAIL SET

(UNLESS OTHERWISE NOTED)

P.O.B.	POINT OF BEGINNING
W.C.O.R.	WILLIAMSON COUNTY OFFICIAL RECORDS
W.C.P.R.	WILLIAMSON COUNTY PLAT RECORDS
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING SETBACK LINE
W.W.	WASTE WATER
(XXX)	RECORD INFORMATION CAB. "V", SLDS. 93-96
<XXX>	RECORD INFORMATION CAB. "V", SLDS. 97-101
. . . .	SIDEWALK LOCATION

THE GOLF CLUB AT AVERY RANCH
CABINET "U" SLIDE 332
DOC. NO. 2001048280
W.C.O.R.

LOT 1
BLOCK "B"

CEF LOT

AVERY RANCH NORTH P.U.D. SECTION ONE CAB. "V", SLDS. 93-96

AVERY BROOKSIDE PHASE ONE

ROY BUTLER DR.
ECHO HILLS DR.
BRODICK DRIVE
PRESTANCIA DRIVE
LOXLEY LANE
BANDON DRIVE

BLOCK 'G'
BLOCK 'F'
BLOCK 'E'
BLOCK 'D'
BLOCK 'C'
BLOCK 'M'
BLOCK 'L'

P.O.B. TRACT ONE

SUBDIVISION LOT SUMMARY

SINGLE FAMILY LOTS	=	149
TOTAL LOTS =		149
TOTAL ACREAGE =		31.847 AC.

Revision Date:
Revision Date: 12/10/03
Revision Date: 09/30/02

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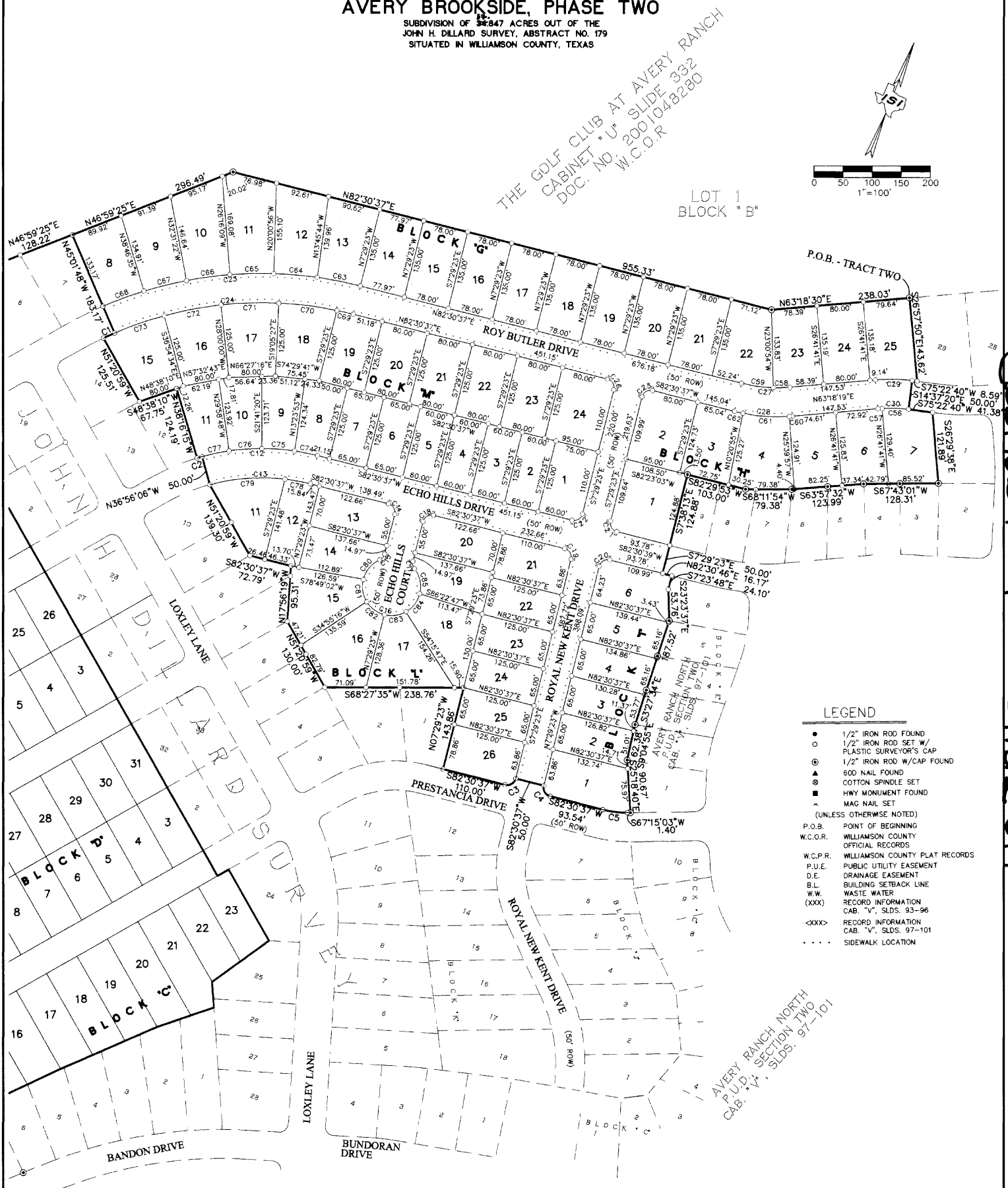
SHEET 1 4

Cabinet Y Slide 313 Doc.#20040320064

PHOTOGRAPHIC MYLAR

FINAL SUBDIVISION PLAT OF
AVERY BROOKSIDE, PHASE TWO

SUBDIVISION OF 34.847 ACRES OUT OF THE
JOHN H. DILLARD SURVEY, ABSTRACT NO. 179
SITUATED IN WILLIAMSON COUNTY, TEXAS



LEGEND

●	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET W/ PLASTIC SURVEYOR'S CAP
⊙	1/2" IRON ROD W/CAP FOUND
▲	60D NAIL FOUND
⊗	COTTON SPINDLE SET
■	HWY MONUMENT FOUND
×	MAG NAIL SET

(UNLESS OTHERWISE NOTED)

P.O.B.	POINT OF BEGINNING
W.C.O.R.	WILLIAMSON COUNTY OFFICIAL RECORDS
W.C.P.R.	WILLIAMSON COUNTY PLAT RECORDS
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING SETBACK LINE
W.W.	WASTE WATER
(XXX)	RECORD INFORMATION CAB. "V", SLDS. 93-96
<XXX>	RECORD INFORMATION CAB. "V", SLDS. 97-101
. . . .	SIDEWALK LOCATION

Cabinet Y Slide 314

THE BEARINGS FOR THE SURVEY SHOWN HEREON ARE BASED ON GPS OBSERVATIONS PROVIDED BY THE WILLIAMSON COUNTY BRUSHY CREEK WASTEWATER IMPROVEMENT PROJECT; NAD-83, TEXAS COORDINATE SYSTEM; GPS STATION 1011 HELD AS GRID/SURFACE, TIED TO GPS STATION 2033 & 1324.

Revision Date: 12/10/03
Revision Date: 10/29/02
Revision Date: 09/30/02

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Consulting Engineers and Land Planning
Austin, Texas Tel 512-454-8777 Fax 512-454-2999

INTERSTATE SURVEYING, INC.
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Scale: 1"=100'	Date: 08/01/02
Disk: PZ#3\21327	Book: #220, #224
Drawn by: BJM	
File: 21327PLSR2.DWG	
Approved by: BJM	
Project No.: 213-27.52	

SHEET 2 4

FINAL SUBDIVISION PLAT OF
AVERY BROOKSIDE, PHASE TWO

SUBDIVISION OF 34.847 ACRES OUT OF THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179 SITUATED IN WILLIAMSON COUNTY, TEXAS

CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	01°52'18"	20.91'	640.00'	S44°02'19"W	20.91'
C2	01°20'08"	9.09'	390.00'	S52°23'49"W	9.09'
C3	90°00'00"	23.56'	15.00'	N37°30'37"E	21.21'
C4	90°00'00"	23.56'	15.00'	S52°29'23"E	21.21'
C5	15°15'34"	46.61'	175.00'	N74°52'50"E	46.47'
C6	35°07'00"	137.90'	225.00'	N56°12'31"E	135.76'
C7	35°07'00"	168.55'	275.00'	N56°12'31"E	165.92'
C8	29°28'31"	141.47'	275.00'	N53°23'17"E	139.92'
C9	29°28'31"	167.19'	325.00'	N53°23'17"E	165.36'
C10	36°02'08"	342.77'	545.00'	N56°40'05"E	337.15'
C11	36°02'08"	374.22'	595.00'	N56°40'05"E	368.08'
C12	30°46'52"	209.52'	390.00'	S67°07'11"W	207.01'
C13	29°26'43"	174.73'	340.00'	S67°47'15"W	172.82'
C14	89°59'59"	23.56'	15.00'	N52°29'23"W	21.21'
C15	52°01'12"	13.62'	15.00'	N18°31'14"E	13.16'
C16	284°02'24"	247.87'	50.00'	N82°30'37"E	61.54'
C17	52°01'12"	13.62'	15.00'	S33°29'59"E	13.16'
C18	90°00'00"	23.56'	15.00'	S37°30'37"W	21.21'
C19	89°59'59"	23.56'	15.00'	N52°29'23"W	21.21'
C20	90°00'01"	23.56'	15.00'	S37°30'38"W	21.21'
C21	89°59'58"	23.56'	15.00'	S52°29'22"E	21.21'
C22	90°00'00"	23.56'	15.00'	N37°30'37"E	21.21'
C23	37°32'24"	452.09'	690.00'	S63°44'25"W	444.05'
C24	39°24'42"	440.23'	640.00'	S62°48'16"W	431.61'
C25	89°59'59"	23.56'	15.00'	S37°30'37"W	21.21'
C26	90°00'00"	23.56'	15.00'	N52°29'23"W	21.21'
C27	19°12'18"	83.80'	250.00'	N72°54'28"E	83.41'
C28	19°12'18"	100.56'	300.00'	N72°54'28"E	100.09'
C29	12°04'22"	63.21'	300.00'	S69°20'30"W	63.10'
C30	12°04'22"	52.68'	250.00'	S69°20'30"W	52.58'
C31	6°13'48"	24.47'	225.00'	N41°45'55"E	24.45'
C32	24°20'23"	95.58'	225.00'	N57°03'02"E	94.87'
C33	4°32'48"	17.86'	225.00'	N71°29'38"E	17.85'
C34	3°09'48"	15.18'	275.00'	N40°13'55"E	15.18'
C35	12°30'57"	60.07'	275.00'	N48°04'18"E	59.95'
C36	12°31'32"	60.12'	275.00'	N60°35'33"E	60.00'
C37	6°54'41"	33.17'	275.00'	N70°18'41"E	33.15'
C38	16°19'45"	78.37'	275.00'	N46°48'54"E	78.11'
C39	13°08'46"	63.10'	275.00'	N61°33'09"E	62.96'
C40	1°54'16"	10.80'	325.00'	N39°36'09"E	10.80'
C41	11°00'53"	62.48'	325.00'	N46°03'44"E	62.38'
C42	10°35'33"	60.09'	325.00'	N56°51'57"E	60.00'
C43	5°57'47"	33.83'	325.00'	N65°08'38"E	33.81'
C44	4°32'47"	43.25'	545.00'	N40°55'25"E	43.23'
C45	8°11'31"	77.92'	545.00'	N47°17'34"E	77.86'
C46	8°11'31"	77.92'	545.00'	N55°29'06"E	77.86'
C47	8°11'31"	77.92'	545.00'	N63°40'37"E	77.86'
C48	6°54'46"	65.76'	545.00'	N71°13'46"E	65.72'
C49	1°04'45"	11.21'	595.00'	N39°11'24"E	11.21'
C50	6°38'43"	69.01'	595.00'	N43°03'08"E	68.97'
C51	6°39'16"	69.11'	595.00'	N49°42'08"E	69.07'
C52	5°46'48"	60.02'	595.00'	N55°55'10"E	60.00'
C53	5°46'48"	60.02'	595.00'	N61°41'59"E	60.00'
C54	5°46'48"	60.02'	595.00'	N67°28'48"E	60.00'
C55	4°18'57"	44.82'	595.00'	N72°31'41"E	44.81'
C56	10°27'18"	45.62'	250.00'	S70°09'21"W	45.56'
C57	1°37'22"	7.08'	250.00'	S64°07'00"W	7.08'
C58	6°34'02"	28.66'	250.00'	N66°35'20"E	28.64'
C59	12°38'15"	55.14'	250.00'	N76°11'29"E	55.03'
C60	1°01'43"	5.39'	300.00'	N63°49'11"E	5.39'
C61	15°19'02"	80.20'	300.00'	N71°59'34"E	79.96'
C62	2°51'32"	14.97'	300.00'	N81°04'51"E	14.97'
C63	6°16'02"	75.48'	690.00'	S79°22'36"W	75.44'
C64	6°15'13"	75.31'	690.00'	S73°06'58"W	75.27'
C65	6°15'13"	75.31'	690.00'	S66°51'45"W	75.28'
C66	6°15'13"	75.31'	690.00'	S60°36'32"W	75.28'
C67	6°15'13"	75.31'	690.00'	S54°21'18"W	75.28'
C68	6°15'13"	75.31'	690.00'	S48°06'04"W	75.28'
C69	2°34'42"	28.80'	640.00'	S81°13'16"W	28.80'
C70	9°01'02"	100.72'	640.00'	S75°25'24"W	100.62'
C71	8°54'34"	99.52'	640.00'	S66°27'35"W	99.42'
C72	8°54'34"	99.52'	640.00'	S57°33'01"W	99.42'
C73	8°07'15"	90.71'	640.00'	S49°02'06"W	90.64'
C74	5°54'30"	40.22'	390.00'	S79°33'22"W	40.20'
C75	8°17'27"	56.44'	390.00'	S72°27'23"W	56.39'
C76	8°17'27"	56.44'	390.00'	S64°09'56"W	56.39'
C77	6°57'18"	47.34'	390.00'	S56°32'33"W	47.31'
C78	6°30'20"	44.28'	390.00'	S78°46'43"W	44.26'
C79	19°08'06"	130.25'	390.00'	S64°03'21"W	129.64'
C80	52°01'12"	45.40'	50.00'	S18°31'13"W	43.85'
C81	45°45'31"	39.93'	50.00'	S30°22'08"E	38.88'
C82	44°14'28"	38.61'	50.00'	S75°22'08"E	37.66'
C83	44°09'46"	38.54'	50.00'	N60°25'44"E	37.59'
C84	45°47'38"	39.96'	50.00'	N15°27'01"E	38.91'
C85	52°03'47"	45.43'	50.00'	N33°28'42"W	43.89'

DESCRIPTION – TRACT ONE
OF A 18.429 ACRE TRACT OR PARCEL OF LAND OUT OF AND PART OF THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179, SITUATED IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THE EASTERLY REMAINDER PORTION OF THAT 1304.520 ACRE TRACT IDENTIFIED AS PARCEL ONE, TRACT I, CONVEYED TO PEBBLE CREEK JOINT VENTURE BY DEED RECORDED AS DOCUMENT NO. 9843836, AND DOCUMENT NO. 9844081, OF RECORD IN THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2" iron rod found for the north corner of Lot 12, Block "B", Avery Ranch North, P.U.D., Section One, recorded in Cabinet V, Slides 93-96, of the Plat Records of Williamson County, Texas;

THENCE, along the north line of Block "B", of said Avery Ranch North, the following four (4) courses and distances:

1) S46°57'49"W, a distance of 299.11 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

2) S52°01'51"W, a distance of 106.68 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

3) S62°27'53"W, a distance of 118.35 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof; and

4) S71°44'55"W, a distance of 82.09 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for the southwest corner hereof;

THENCE, along a east line of said Avery Ranch North, the following ten (10) courses and distances:

1) N03°29'09"W, a distance of 158.14 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

2) N17°02'45"W, a distance of 50.02 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

3) N17°02'45"W, a distance of 124.99 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

4) N23°39'52"W, a distance of 134.50 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

5) N21°45'09"W, a distance of 50.00 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

6) N21°49'24"W, a distance of 125.61 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

7) S69°45'00"W, a distance of 37.56 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

8) N25°54'34"W, a distance of 128.63 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

9) N21°26'18"W, a distance of 50.21 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof; and

10) N16°18'03"W, a distance of 130.64 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for the northwest corner hereof;

THENCE, along the south line of Block "C" of said Avery Ranch North, the following three (3) courses and distances:

1) N63°46'58"E, a distance of 42.81 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

2) N53°39'54"E, a distance of 114.67 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof; and

3) N40°05'40"E, a distance of 114.22 feet to a 1/2" iron rod found with a plastic surveyor's cap (Delta) for an angle point hereof;

THENCE, through said 1304.520 acre tract the following ten (10) courses and distances:

1) N38°52'03"E, a distance of 79.57 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

2) N38°39'01"E, a distance of 275.25 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

3) S51°20'59"W, a distance of 775.04 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

4) N38°39'01"E, a distance of 22.10 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

5) S51°20'59"E, a distance of 140.02 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

6) S32°20'22"W, a distance of 120.73 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

7) S25°47'17"E, a distance of 44.10 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

8) S49°36'04"W, a distance of 135.27 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

9) S43°40'12"W, a distance of 211.67 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof; and

10) S43°21'58"W, a distance of 69.81 feet to the POINT OF BEGINNING, containing 18.429 acres of land area more or less, within these metes and bounds.

DESCRIPTION – TRACT TWO
OF A 19.4183 ACRE TRACT OR PARCEL OF LAND OUT OF AND PART OF THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179, SITUATED IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THE EASTERLY REMAINDER PORTION OF THAT 1304.520 ACRE TRACT IDENTIFIED AS PARCEL ONE, TRACT I, CONVEYED TO PEBBLE CREEK JOINT VENTURE BY DEED RECORDED AS DOCUMENT NO. 9843836, AND DOCUMENT NO. 9844081, OF RECORD IN THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2" iron rod found for the northwest corner of Lot 29, Block "A", Avery Ranch North, P.U.D., Section Two, recorded in Cabinet V, Slides 99-101, of the Plat Records of Williamson County, Texas, also in the common line of Lot 1, Block "B", The Golf Club at Avery Ranch, recorded in Cabinet U, Slides 332, of the Plat records of Williamson County, Texas, for the northeast corner hereof;

THENCE, along a west line of said Avery Ranch North, the following five (5) courses and distances:

1) S26°57'50"E, a distance of 143.62 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

2) S75°22'40"W, a distance of 8.59 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

3) S14°37'20"E, a distance of 50.00 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof; and

4) N75°22'40"E, a distance of 41.38 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof; and

5) S26°29'38"E, a distance of 121.89 feet to a 1/2" iron rod set with plastic surveyor's cap (Delta) found for the southwest corner of Lot 1, Block "F", of said Avery Ranch North and an angle point hereof;

THENCE, along the north line of Block "F", of said Avery Ranch North, the following four (4) courses and distances:

1) S67°43'01"W, a distance of 128.31 feet to a 1/2" iron rod with a plastic sureyor's cap (Delta) found for the northwest corner of Lot 4, Block "F", of said Avery Ranch North and an angle point hereof;

2) S63°57'32"W, a distance of 123.99 feet (Delta) found for the northwest corner of Lot 6, Block "F", of said Avery Ranch North and an angle point hereof;

3) S68°11'54"W, a distance of 79.38 feet (Delta) found for an angle point in the north line of Lot 8, Block "F", of said Avery Ranch North and an angle point hereof; and

4) S82°29'53"W, a distance of 103.00 feet (Delta) found for the northwest corner of Lot 9, Block "F", of said Avery Ranch North and an angle point hereof;

THENCE, along a west line of said Avery Ranch North, the following eight (8) courses and distances:

1) S07°38'13"E, a distance of 124.88 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

2) S07°29'23"E, a distance of 50.00 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

3) N82°30'46"E, a distance of 16.17 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

4) S07°23'48"E, a distance of 24.10 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

5) S23°23'37"E, a distance of 53.76 feet to a 1/2" iron rod set with plastic surveyor's cap (Delta) for the northwest corner of Lot 5 Block "E", of said Avery Ranch North and an angle point hereof;

6) S03°27'34"E, a distance of 187.52 feet to a 1/2" iron rod set with plastic surveyor's cap (Delta) for the northwest corner of Lot 2 Block "E", of said Avery Ranch North and an angle point hereof;

7) S09°04'55"E, a distance of 62.38 feet to a 1/2" iron rod set with plastic surveyor's cap ((Delta) for the northwest corner of Lot 1 Block "E", of said Avery Ranch North and an angle point hereof; and

8) S25°18'40"E, a distance of 90.67 feet to a 1/2" iron rod set with plastic surveyor's cap ((Delta) for the southwest corner of Lot 1 Block "E", of said Avery Ranch North and an angle point hereof;

THENCE, through said 1304.520 acre tract, the following twenty (20) courses and distances:

1) S67°15'03"W, a distance of 1.40 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for the point of curvature hereof;

2) along a curve to the right, having a radius of 175.00 feet, a delta angle of 15°15'34", a chord distance of 46.47 feet (chord bears S74°52'50"W), an arc distance of 46.61 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for the point of tangency hereof;

3) S82°30'37"W, a distance of 93.54 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for the point of curvature hereof;

4) along a curve to the right, having a radius of 15.00 feet, a delta angle of 90°00'00", a chord distance of 21.21 feet (chord bears S52°29'23"W), an arc distance of 23.56 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

5) S82°30'37"W, a distance of 50.00 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

6) along a curve to the right, having a radius of 15.00 feet, a delta angel of 90°00'00", a chord distance of 21.21 feet (chord bears S37°30'37"W), an arc distance of 23.56 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for a point of tangency hereof;

7) S82°30'37"W, a distance of 110.00 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

8) N07°29'23"E, a distance of 143.86 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

9) S68°27'35"W, a distance of 238.76 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

10) N51°20'59"W, a distance of 130.00 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

11) N17°56'19"W, a distance of 95.31 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

12) S82°30'37"W, a distance of 72.79 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

13) N51°20'59"W, a distance of 139.30 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

14) N36°56'06"W, a distance of 50.00 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

15) along a curve to the left, having a radius of 390.00 feet, a delta angle of 01°20'08", a chord distance of 9.09 feet (chord bears S52°23'49"W), an arc distance of 9.09 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

16) N38°16'15"W, a distance of 124.19 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

17) S48°38'10"W, a distance of 67.75 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

18) N51°20'59"W, a distance of 125.51 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

19) along a curve to the right, having a radius of 640.00 feet, a delta angle of 01°52'18", a chord distance of 20.91 feet (chord bears N44°02'19"E), an arc distance of 20.91 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof; and

20) N45°01'48"E, a distance of 183.17 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for a point on the common line of said Lot 1, Block "B" and the northwest corner hereof;

THENCE, along the common line of said Lot 1, Block "B", the following three (3) courses and distances:

1) N46°59'25"E, a distance of 296.49 feet to a 1/2" iron rod found with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

2) N82°30'37"E, a distance of 955.33 feet to a 1/2" iron rod found with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof; and

3) N63°18'30"E, a distance of 238.03 feet to the POINT OF BEGINNING, containing 19.418 acres of land area, more or less, within these metes and bounds.

Revision Date: 12/10/03
Revision Date: 10/29/02
Revision Date: 09/30/02

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Scale: 1"=100'	Date: 08/01/02
Disk: PJ&S\21327	Book: #220, #224
Drawn by: BJM	
File: 21327PL6R2.DWG	
Approved by: BJM	
Project No.: 213-27.52	

SHEET 3 4

Cabinet Y Slide 315

PHOTOGRAPHIC MYLAR

FINAL SUBDIVISION PLAT OF
AVERY BROOKSIDE, PHASE TWO

SUBDIVISION OF 37.847 ACRES OUT OF THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179 SITUATED IN WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS)(
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON)(

THAT PEBBLE CREEK JOINT VENTURE, A TEXAS JOINT VENTURE, ACTING HEREIN BY AND THROUGH ITS AGENT THE DEVELOPERS OF AVERY RANCH, LTD., A TEXAS LIMITED PARTNERSHIP ACTING BY AND THROUGH ITS GENERAL PARTNER RWR DEVELOPMENT COMPANY, L.L.C., ACTING BY AND THROUGH ITS PRESIDENT, ROBERT D. WUNSCH, OWNER OF A 37.847 ~~34.847~~ ACRE PORTION OF THE EASTERLY REMAINDER OF A 1304.520 ACRE TRACT OR PARCEL OF LAND OUT OF AND PART OF THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179, SITUATED IN WILLIAMSON COUNTY, TEXAS; THE SAID 1304.520 ACRES HAVING BEEN CONVEYED TO SAID PEBBLE CREEK JOINT VENTURE BY DEED RECORDED AS DOCUMENT NO. 9843836 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE THE SAID 34.847 ACRES IN ACCORDANCE WITH THE ATTACHED PLAT TO BE HEREAFTER KNOWN AS "AVERY BROOKSIDE, PHASE TWO", AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY RESTRICTIONS OR EASEMENTS HERETOFORE GRANTED BUT NOT RELEASED, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, AS AMENDED, AND CHAPTER 13 OF THE AUSTIN CITY CODE, AS AMENDED.

THERE ARE NO LIEN HOLDERS FOR THIS TRACT. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

WITNESS MY HAND THIS THE 10 DAY OF December, 2003 A.D.

DEVELOPERS OF AVERY RANCH, LTD.
(A Texas Limited Partnership)

BY: RWR DEVELOPMENT COMPANY, L.L.C.
(A Texas Limited Liability Company)
its General Partner

BY: Robert D. Wunsch
ROBERT D. WUNSCH
6836 AUSTIN CENTER BLVD., SUITE 100
AUSTIN, TX 78731

STATE OF TEXAS *
COUNTY OF TRAVIS *

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT D. WUNSCH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 10 DAY OF December, 2003 A.D.

NOTARY PUBLIC, T. Canchola
PRINT NAME: T. Canchola
MY COMMISSION EXPIRES: 11-6-07

T. CANCHOLA
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES:
NOVEMBER 6, 2007

I, BLAINE J. MILLER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 13 OF THE AUSTIN CITY CODE OF 1981, AS AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

BLAINE J. MILLER, R.P.L.S.
TEXAS REGISTRATION NO. 5121
INTERSTATE SURVEYING, INC.
13740 N. HWY 183, BUILDING L-4
AUSTIN, TEXAS 78750

STATE OF TEXAS
BLAINE JUSTIN MILLER
5121
REGISTERED
PUBLIC SURVEYOR

~~THE UNDERSIGNED, THE COUNTY JUDGE OF THE COUNTY OF WILLIAMSON, THE STATE OF TEXAS, HEREBY VERIFIES THAT THE COUNTY OF WILLIAMSON HAS WAIVED REVIEW AND APPROVAL OF THIS PLAT AND THAT, WITH THE APPROVAL OF THE CITY OF AUSTIN AS SHOWN HEREON, THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, IS HEREBY AUTHORIZED TO ACCEPT THIS PLAT FOR REGISTRATION AND RECORDATION IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.~~

~~JOHN DOERFLER, COUNTY JUDGE DATE~~
~~WILLIAMSON COUNTY, TEXAS~~

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN ON THE 20th DAY OF January, 2004 A.D.

BETTY BAKER, CHAIRPERSON
CITY OF AUSTIN ZONING & PLATTING COMMISSION

CLARKE HAMMOND, SECRETARY

THIS SUBDIVISION IS LOCATED WITHIN THE LIMITED PURPOSE ANNEXATION AREA OF THE CITY OF AUSTIN ON THIS THE 23rd DAY OF February, 2004 A.D.
APPROVED FOR ACCEPTANCE, THIS THE 23rd DAY OF February, 2004 A.D.

JOE PANTALION, ACTING DIRECTOR
WATERSHED PROTECTION & DEVELOPMENT REVIEW DEPT.
FOR THE CITY OF AUSTIN

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, NANCY RISTER, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTIFICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 27 DAY OF April 2004 A.D., AT 9:47 O'CLOCK A M., AND DULY RECORDED ON THE 27 DAY OF April, 2004 A.D., AT 11:50 O'CLOCK A M., IN THE PLAT RECORDS OF SAID COUNTY, IN CABINET Y, AT SLIDE(S) 313, 314, 315 + 316

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST WRITTEN ABOVE.

NANCY RISTER, CLERK, COUNTY CLERK, WILLIAMSON COUNTY, TEXAS.

BY: Lillie Hargrett DEPUTY

DOCUMENT NO. 2004032014

I, JAMES M. COOK, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTION OF TITLE 13 OF THE CITY OF AUSTIN CODE OF 1981, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

FLOODPLAIN NOTE:

THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP PANEL NUMBER 48491C0325-C, EFFECTIVE DATE SEPTEMBER 27, 1991 FOR WILLIAMSON COUNTY, TEXAS, AND INCORPORATED AREAS.

JAMES M. COOK, P.E.
TEXAS REGISTRATION NO. 58640
COOK-STEINMAN & ASSOCIATES, INC.
3018 NORTH LAMAR BLVD., SUITE 200
AUSTIN, TEXAS 78705

STATE OF TEXAS
JAMES M. COOK
58640
LICENSED
PROFESSIONAL ENGINEER

GENERAL NOTES

1. THIS SUBDIVISION SHALL BE DEVELOPED AND MAINTAINED IN ACCORDANCE WITH PUD ORDINANCE NO. 000413-48 OR AS AMENDED, EXCEPT AS OTHERWISE SPECIFICALLY PROVIDED BY THIS ORDINANCE. ALL OTHER APPLICABLE RULES, REGULATIONS AND ORDINANCES OF THE CITY OF AUSTIN IN EFFECT ON JULY 22,1999 SHALL APPLY TO THE AVERY RANCH PUD.
2. EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION IN THE SUBDIVISION, INCLUDING DETACHED SINGLE FAMILY, PURSUANT TO CITY OF AUSTIN LAND DEVELOPMENT CODE SECTION 25-8-181, AND SECTION 1.4.0 OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.
3. NO OBJECTS INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS SPECIFICALLY APPROVED BY THE CITY OF AUSTIN AND WILLIAMSON COUNTY.
4. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
5. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
6. ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
7. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUME RESPONSIBILITY FOR CONSTRUCTION PLANS OR SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODE LIMITATIONS OF ARTICLE II.
8. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARDS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF AUSTIN WATER AND WASTEWATER DEPARTMENT FOR REVIEW.
9. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
10. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS.
11. PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG ALL STREETS WITHIN THIS SUBDIVISION. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
12. THE MAINTENANCE OF THE WATER QUALITY CONTROLS SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN LDC CHAPTER 25-8, AND OTHER REGULATIONS OF THE CITY OF AUSTIN.
13. WATERSHED STATUS: THIS SUBDIVISION IS LOCATED IN THE BRUSHY CREEK WATERSHED, WHICH IS CLASSIFIED AS SUBURBAN AND SHALL BE DEVELOPED, CONSTRUCTED, AND MAINTAINED IN ACCORDANCE WITH THE L.D.C. AS AMENDED BY P.U.D. ORDINANCE 000413-48.
14. THIS PROJECT LIES WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. NO CONSTRUCTION SHALL COMMENCE UNTIL THE T.N.R.C.C. HAS APPROVED, IN WRITING, THE WATER POLLUTION ABATEMENT PLAN AND SEWAGE COLLECTION SYSTEM.
15. PRIOR TO CONSTRUCTION ON LOTS WITHIN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHOD.
16. A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY GRANTED ALONG THE STREET FRONTAGE OF ALL LOTS WITHIN THIS SUBDIVISION.
17. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF AUSTIN.
18. FISCAL SECURITY MAY BE REQUIRED IN ACCORDANCE WITH SECTION 25-1-112 OF THE AUSTIN CITY CODE OF 1981 FOR THE FOLLOWING IMPROVEMENTS:
    A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION FOR THE FOLLOWING STREETS: FISCAL SURETY IS NOT REQUIRED FOR STREETS NOT LISTED IN THIS SUBDIVISION.
19. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENTS IN THIS SUBDIVISION WITH IMPERVIOUS COVER IN EXCESS OF TWENTY PERCENT OF THE NET SITE AREA OF THIS PLAT, PURSUANT TO SECTION 25-8-211 OF THE CITY OF AUSTINLAND DEVELOPMENT CODE.
20. ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED TO CITY OF AUSTIN URBAN STREET STANDARDS. ALL STREETS WILL BE CONSTRUCTED WITH CURB AND GUTTER.
21. FOR RESTRICTIONS APPLICABLE TO THIS SUBDIVISION, SEE INSTRUMENT RECORDED AS DOCUMENT NO. 199960792 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.

GENERAL NOTES CONTINUED:

22. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF THE REQUIRED SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED 2/1/04 THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL IMPROVEMENTS NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT.

    FOR THE SUBDIVISION IMPROVEMENTS AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED AS DOCUMENT NO. 2004032005 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.

23. IMPERVIOUS COVER FOR RESIDENTIAL LOTS SHALL BE LIMITED TO THE FOLLOWING AMOUNTS:

    TYPE A = 80'x135'x55% = 5940 SQ. FT. (MAX. PER LOT)
    BLOCK G (LOTS 8–25)

    TYPE B = 80'x125'x55% = 5500 SQ. FT. (MAX. PER LOT)
    BLOCK M (LOTS 15–24), BLOCK H (LOTS 2–7)

    TYPE C = 60'x125'x55% = 4125 SQ. FT. (MAX. PER LOT)
    BLOCK F (LOTS 3–13), BLOCK D (LOTS 3–31), BLOCK M (LOTS 1–11), BLOCK I (LOTS 1–8)
    BLOCK E (LOTS 3–26), BLOCK L (LOTS 7–23), BLOCK H (LOT 1), BLOCK L (LOTS 11–26)

24. 77 CLASS I REPLACEMENT TREES ARE TO BE PLANTED (IN AGGREGATE). THE REPLACEMENT TREES ARE TO BE CHOSEN FROM CEDAR ELM, RED OAK, BURR OAK, YAUPON TREE OR RED BUD (MEXICAN OR TEXAS VARIETY). 75% OF THE REPLACEMENT TREES MUST BE SHADE TREES AND 25% MAY BE ORNAMENTAL TREES. THESE TREES ARE TO BE PLANTED IN ADDITION TO TREE REPLACEMENTS REQUIRED BY THE AVERY RANCH P.U.D.

    BLOCK "C"
    LOT 7 – 1 BURR OAK, 1 CHINQUAPIN OAK
    LOT 8 – 1 CEDAR ELM, 1 TEXAS REDBUD
    LOT 9 – 1 RED OAK, 1 TREE YAUPON
    LOT 10 – 2 LIVE OAK

    BLOCK "D"
    LOT 15 – 1 CEDAR ELM
    LOT 16 – 1 LIVE OAK
    LOT 18 – 1 BURR OAK, 1 CHINQUAPIN OAK
    LOT 20 – 1 RED OAK, 1 TREE YAUPON
    LOT 21 – 1 CHINQUAPIN OAK, 1 TREE YAUPON
    LOT 22 – 1 CEDAR ELM, 1 BURR OAK
    LOT 24 – 1 RED OAK, 1 TREE YAUPON
    LOT 26 – 1 BURR OAK, 1 TREE YAUPON
    LOT 27 – 1 LIVE OAK
    LOT 28 – 1 CEDAR ELM, 1 TREE YAUPON
    LOT 29 – 1 CHIQUAPIN OAK, 1 TREE YAUPON

    BLOCK "E"
    LOT 7 – 1 RED OAK, 1 TEXAS REDBUD
    LOT 11 – 1 CHINQUAPIN OAK, 1 TREE YAUPON
    LOT 15 – 1 LIVE OAK
    LOT 20 – 1 CEDAR ELM, 1 BURR OAK
    LOT 22 – 1 LIVE OAK
    LOT 24 – 1 LIVE OAK

    BLOCK "F"
    LOT 4 –1 CHINQUAPIN OAK, 1 CEDAR ELM
    LOT 11 – 1 RED OAK, 1 BURR OAK

    BLOCK "G"
    LOT 8 – 1 CHINQUAPIN OAK, 1 TREE YAUPON
    LOT 9 – 1 BURR OAK, 1 CHINQUAPIN OAK
    LOT 10 – 1 LIVE OAK
    LOT 13 – 1 CHINQUAPIN OAK, 1 TEXAS REDBUD
    LOT 14 – 1 CHINQUAPIN OAK, 1 RED OAK
    LOT 15 – 1 CHINQUAPIN OAK, 1 TREE YAUPON
    LOT 17 – 1 BURR OAK, 1 TREE YAUPON
    LOT 19 – 1 CHINQUAPIN OAK, 1 TREE YAUPON
    LOT 20 – 2 CEDAR ELM

    BLOCK "H"
    LOT 1 –1 BURR OAK, 1 CHINQUAPIN OAK
    LOT 3 – 1 LIVE OAK
    LOT 6 – 1 CEDAR ELM, 1 TEXAS REDBUD

    BLOCK "L"
    LOT 12 – 1 CHINQUAPIN OAK, 1 TREE YAUPON
    LOT 15 – 1 CEDAR ELM, 1 BURR OAK

    BLOCK "M"
    LOT 1 – 1 CEDAR ELM, 1 BURR OAK
    LOT 4 – 1 RED OAK, 1 TEXAS REDBUD
    LOT 11 – 1 BURR OAK, 1 TREE YAUPON
    LOT 12 – 1 LIVE OAK
    LOT 15 – 1 BURR OAK, 1 CHINQUAPIN OAK
    LOT 19 – 1 CEDAR ELM, 1 RED OAK

25. THREE PROTECTION FENCING IS REQUIRED 20 FEET FROM THE REAR PROPERTY LINE INTO THE LOT UNTIL THE HOME IS COMPLETED. THE REFERENCED TREE PROTECTION FENCING IS REQUIRED TO BE INSTALLED PRIOR TO INITIATING CONSTRUCTION OF THE ROADS.

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