

MAY 28 1971

By *[Signature]*

FIELD NOTES FOR 58.81 ACRES OF LAND OUT OF THE WILLIAM FRAMPTON SURVEY, ABSTRACT 230, IN WILLIAMSON COUNTY, TEXAS, AND A PART OF AS VILLAGE ONE AT ANDERSON MILL, AND BEING ADJACENT TO ANDERSON MILL THAT CERTAIN 578.82 ACRE TRACT OF LAND RECORDED IN VOLUME 579 AT JOINT VENTURE BY DEED OF RECORD AS RECORDED RECORDS. SAID 58.81 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a concrete monument set for the northwest corner of the northeast corner of the William Frampton Survey, Abstract 230, bears S 89° 20' W, a distance of 6399.7 feet;

THENCE along the north line of this tract and the north right-of-way line of proposed Lake Creek Parkway, the following eighteen courses:

- (1) N 82° 00' E, a distance of 100.13 feet to an iron pin set;
- (2) 23.56 feet along the arc of a curve to the left, said curve having a radius of 15.00 feet and a chord which bears N 37° 00' E, a distance of 21.14 feet to an iron pin set;
- (3) N 37° 00' E, a distance of 50.00 feet to an iron pin set;
- (4) 23.56 feet along the arc of a curve to the left, said curve having a radius of 15.00 feet and a chord which bears N 82° 00' E, a distance of 21.21 feet to an iron pin set;
- (5) N 82° 00' E, a distance of 235.00 feet to an iron pin set;
- (6) 217.72 feet along the arc of a curve to the left, said curve having a radius of 479.78 feet and a chord which bears N 69° 00' E, a distance of 215.85 feet to an iron pin set;
- (7) N 69° 00' E, a distance of 117.80 feet to an iron pin set;
- (8) 125.45 feet along the arc of a curve to the left, said curve having a radius of 378.30 feet and a chord which bears N 46° 30' E, a distance of 126.00 feet to an iron pin set;
- (9) N 46° 30' E, a distance of 126.00 feet to the right, said curve having a radius of 940.10 feet and a chord which bears N 47° 00' E, a distance of 146.44 feet to an iron pin set;
- (10) N 47° 00' E, a distance of 180.00 feet to the left, said curve having a radius of 998.54 feet and a chord which bears N 41° 30' E, a distance of 191.41 feet to an iron pin set;
- (11) N 36° 00' E, a distance of 196.00 feet to the right, said curve having a radius of 439.54 feet and a chord which bears N 63° 01' E, a distance of 358.99 feet to an iron pin set;
- (12) N 89° 02' E, a distance of 328.10 feet to an iron pin set;
- (13) 128.05 feet along the arc of a curve to the left, said curve having a radius of 463.39 feet and a chord which bears N 89° 07' E, a distance of 127.65 feet to an iron pin set;
- (14) N 89° 12' E, a distance of 250.39 feet to an iron pin set;
- (15) 23.66 feet along the arc of a curve to the left, said curve having a radius of 15.00 feet and a chord which bears N 27° 01' E, a distance of 21.28 feet to an iron pin set for the northeast corner of this tract, said iron pin also

Convent C. 10-11-42

Field Notes for 58.81 Acres
Page 2 of 2

being in the west right-of-way line of U.S. Highway 183, and from which iron pin a concrete right-of-way marker found at U.S. 183 Highway Station 150+00 bears N 18° 11' W a distance of 812.02 feet;

THENCE S 16° 11' E, a distance of 110.00 feet to an iron pin set in the west right-of-way line of U.S. Highway 183, from which iron pin the northeast corner of the William Frampton tract, as recorded in Volume 509 Page 576 of the Williamson County Deed Records, bears S 18° 11' W, a distance of 189.71 feet;

THENCE along the south right-of-way line of proposed Lake Creek Parkway, the following fifteen courses:

- (1) 23.46 feet along the arc of a curve to the left, said curve having a radius of 15.00 feet and a chord which bears S 72° 12' W, a distance of 251.13 feet to an iron pin set;
- (2) S 72° 12' W, a distance of 251.13 feet to an iron pin set;
- (3) 150.16 feet along the arc of a curve to the right, said curve having a radius of 543.39 feet and a chord which bears N 80° 07' W, a distance of 182.66 feet to an iron pin set;
- (4) S 80° 07' W, a distance of 182.66 feet to an iron pin set;
- (5) 128.05 feet along the arc of a curve to the left, said curve having a radius of 359.54 feet and a chord which bears S 62° 01' W, a distance of 315.41 feet to an iron pin set;
- (6) S 62° 01' W, a distance of 315.41 feet to an iron pin set;
- (7) 22.95 feet along the arc of a curve to the left, said curve having a radius of 15.00 feet and a chord which bears S 79° 50' E, a distance of 20.77 feet to an iron pin set;
- (8) S 79° 50' E, a distance of 20.77 feet to an iron pin set;
- (9) 22.95 feet along the arc of a curve to the left, said curve having a radius of 60.00 feet and a chord which bears S 84° 32' W, a distance of 20.77 feet to an iron pin set;
- (10) S 84° 32' W, a distance of 20.77 feet to an iron pin set;
- (11) 118.27 feet along the arc of a curve to the right, said curve having a radius of 118.22 feet to an iron pin set;
- (12) S 47° 00' W, a distance of 180.00 feet to an iron pin set;
- (13) 132.66 feet along the arc of a curve to the right, said curve having a radius of 760.10 feet and a chord which bears S 42° 00' W, a distance of 132.49 feet to an iron pin set;
- (14) S 37° 00' W, a distance of 180.00 feet to an iron pin set;
- (15) 151.88 feet along the arc of a curve to the right, said curve having a radius of 458.30 feet and a chord which bears S 46° 30' W, a distance of 151.28 feet to an iron pin set;
- (16) S 56° 00' W, a distance of 50.00 feet to an iron pin set;

THENCE along the east line of this tract, S 34° 00' E, a distance of 130.00 feet to an iron pin set in the west line of the Wupperman Estate Tract, Ernest Wupperman Trust, as recorded in Volume 549, Pages 435-435 of the Williamson County Deed Records;

Field Notes for 58.81 Acres
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THENCE continuing along the east line of this tract and the west line of the Wupperman Estate Tract, the following two courses:

- (1) S 7° 52' E, a distance of 970.91 feet to an iron pin found;
- (2) S 22° 12' E, a distance of 192.75 feet to an iron pin found;

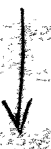
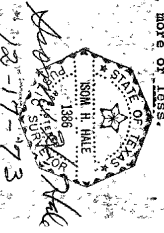
THENCE continuing along the east line of this tract, S 16° 57' E, a distance of 833.00 feet to a concrete monument set for the most southerly southeast corner of the tract herein being described, said concrete monument also being the northeast corner of that tract conveyed to Provident Development Co., Inc. as recorded in Volume 568 at Page 364 of the Williamson County Deed Records, and said concrete monument also being in the west line of Hidden Meadow, a subdivision as recorded in Book 8 at Pages 27-28 of the Plat Records of Williamson County, Texas;

THENCE along the south line of this tract and the north line of the Provident Development Co., Inc. tract, the following three courses:

- (1) S 58° 30' W, a distance of 280.00 feet to an iron pin set;
- (2) S 66° 00' W, a distance of 480.00 feet to an iron pin set;
- (3) S 66° 09' W, a distance of 817.00 feet to a concrete monument set for the southwest corner of this tract, said concrete monument also being in the west right-of-way line of proposed Millwright Parkway;

THENCE along the west line of this tract, the following ten courses:

- (1) 421.63 feet along the arc of a curve to the right, said curve having a radius of 1322.00 feet and a chord which bears N 89° 05' W, a distance of 104.90 feet to an iron pin set;
- (2) N 89° 05' W, a distance of 104.90 feet to an iron pin set;
- (3) 137.85 feet along the arc of a curve to the left, said curve having a radius of 723.49 feet and a chord which bears N 130° 32' W, a distance of 137.64 feet to an iron pin set;
- (4) N 130° 32' W, a distance of 221.36 feet to a concrete monument set;
- (5) N 75° 00' E, a distance of 445.00 feet to an iron pin set;
- (6) N 57° 40' E, a distance of 221.96 feet to an iron pin set;
- (7) N 11° 00' W, a distance of 555.00 feet to an iron pin set;
- (8) N 89° 21' W, a distance of 120.62 feet to an iron pin set;
- (9) N 89° 00' W, a distance of 504.00 feet to an iron pin set;
- (10) N 48° 31' W, a distance of 504.15 feet to an iron pin set, BEGINNING, containing 58.81 acres of land, more or less.



MAY 23 1974

DICK OSERVENKA
Surveyor
Kurtz & Kuhn

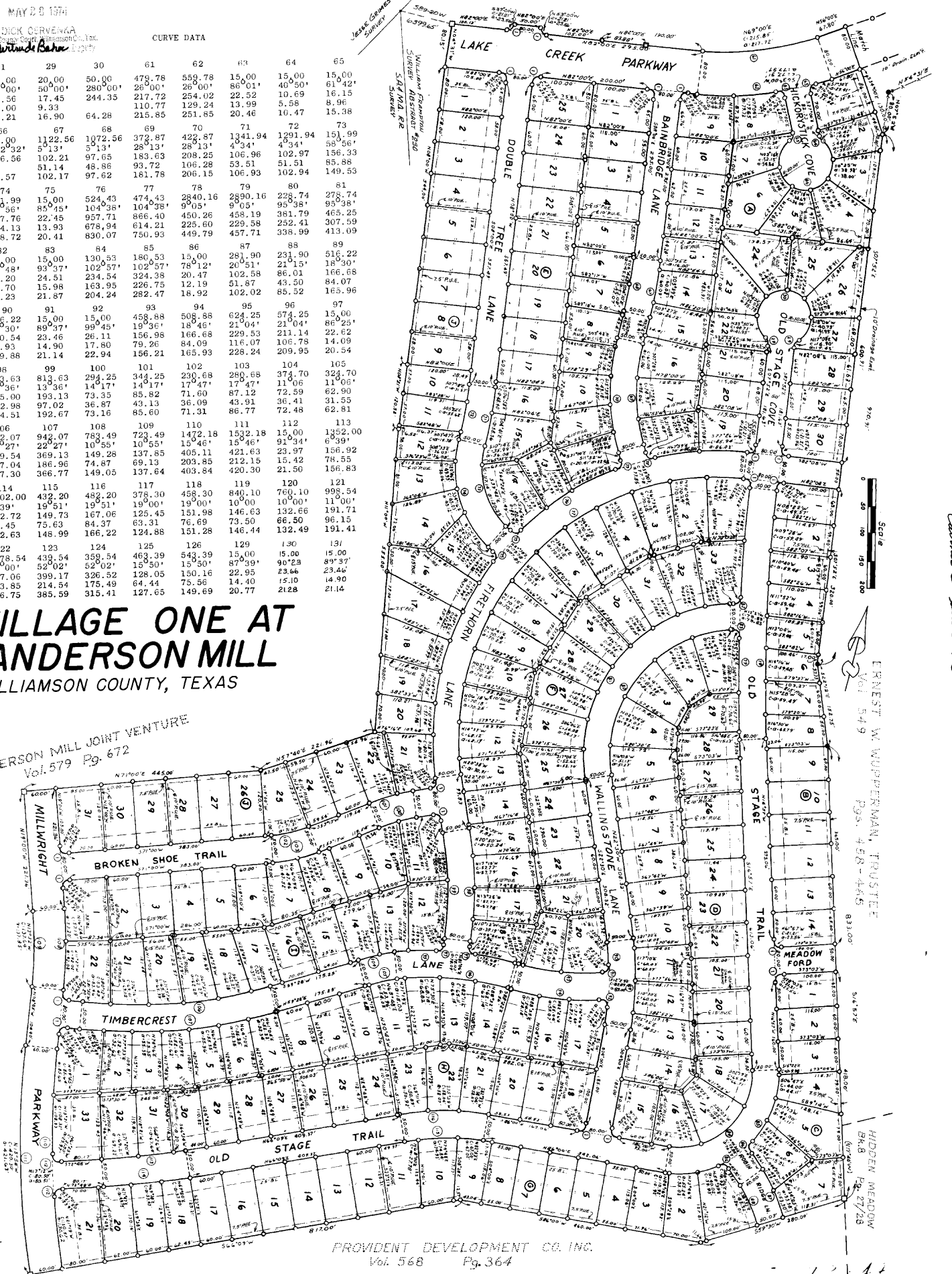
CURVE DATA

	1	29	30	61	62	63	64	65
R	15.00	20.00	50.00	479.78	559.78	15.00	15.00	15.00
I	90°00'	50°00'	280°00'	26°00'	26°00'	86°01'	40°50'	61°42'
A	23.56	17.45	244.35	217.72	254.02	22.52	10.69	16.15
T	15.00	9.33		110.77	129.24	13.99	5.58	8.96
C	21.21	16.90	64.28	215.85	251.85	20.46	10.47	15.38
	66	67	68	69	70	71	72	73
R	50.00	1122.56	1072.56	372.87	422.87	1341.94	1291.94	151.99
I	282°32'	5°13'	5°13'	28°13'	28°13'	4°34'	4°34'	58°56'
A	246.56	102.21	97.65	183.63	208.25	106.96	102.97	156.33
T		51.14	48.86	93.72	106.28	53.51	51.51	85.88
C	62.57	102.17	97.62	181.78	206.15	106.93	102.94	149.53
	74	75	76	77	78	79	80	81
R	203.99	15.00	52.43	474.43	2840.16	2890.16	228.74	278.74
I	58°36'	85°45'	104°38'	104°38'	9°05'	9°05'	95°38'	95°38'
A	207.76	22.45	957.71	866.40	450.26	458.19	381.79	465.25
T	114.13	13.93	678.94	614.21	225.60	229.58	252.41	307.59
C	198.72	20.41	830.07	750.93	449.79	457.71	338.99	413.09
	82	83	84	85	86	87	88	89
R	15.00	15.00	130.53	180.53	15.00	281.90	231.90	516.22
I	84°48'	93°37'	102°57'	102°57'	78°12'	20°51'	21°15'	18°30'
A	22.20	24.51	234.54	324.38	20.47	102.58	86.01	166.68
T	13.70	15.98	163.95	226.75	12.19	51.87	45.50	84.07
C	20.23	21.87	204.24	282.47	18.92	102.02	85.52	165.96
	90	91	92	93	94	95	96	97
R	466.22	15.00	15.00	458.88	508.88	624.25	574.25	15.00
I	18°30'	89°37'	99°45'	18°36'	18°46'	21°04'	21°04'	86°25'
A	150.54	23.46	26.11	156.98	166.68	229.53	211.14	22.62
T	73.93	14.90	17.80	79.26	84.09	116.07	106.78	14.09
C	149.88	21.14	22.94	156.21	165.93	228.24	209.95	20.54
	98	99	100	101	102	103	104	105
R	863.63	813.63	294.25	344.25	230.68	280.68	374.70	324.70
I	13°36'	13°36'	14°17'	14°17'	17°47'	17°47'	11°06'	11°06'
A	205.00	193.13	73.35	85.82	71.60	87.12	72.59	62.90
T	102.98	97.02	36.87	43.13	36.09	43.91	36.41	31.55
C	204.51	192.67	73.16	85.60	71.31	86.77	72.48	62.81
	106	107	108	109	110	111	112	113
R	892.07	942.07	783.49	723.49	1472.18	1522.18	15.00	1352.00
I	22°27'	22°27'	10°55'	10°55'	15°46'	15°46'	91°34'	6°39'
A	349.54	369.13	140.28	137.85	405.11	421.63	23.97	156.92
T	177.04	186.96	74.87	69.13	203.85	212.15	15.42	78.55
C	347.30	366.77	149.05	137.64	403.84	420.30	21.50	156.83
	114	115	116	117	118	119	120	121
R	1402.00	432.20	482.20	378.30	458.30	840.10	760.10	998.54
I	6°39'	16°51'	19°51'	19°00'	19°00'	10°00'	10°00'	11°00'
A	162.72	149.73	167.06	125.45	151.98	146.63	132.66	191.71
T	81.45	75.63	84.37	63.31	76.69	73.50	66.50	96.15
C	162.63	148.99	166.22	124.88	151.28	146.44	132.49	191.41
	122	123	124	125	126	127	128	129
R	1078.54	439.54	358.54	463.39	543.39	15.00	15.00	15.00
I	11°00'	52°02'	52°02'	15°50'	15°50'	87°39'	96°29'	89°37'
A	207.06	399.17	326.52	128.05	150.16	22.95	23.44	23.44
T	103.85	214.54	175.49	64.44	75.56	14.40	15.10	14.90
C	206.75	385.59	315.41	127.65	149.69	20.77	21.28	21.14

VILLAGE ONE AT ANDERSON MILL

WILLIAMSON COUNTY, TEXAS

ANDERSON MILL JOINT VENTURE
Vol. 579 Pg. 672



PROVIDENT DEVELOPMENT CO. INC.
Vol. 568 Pg. 364

Admit C. Mark 43

ERNEST W. WUPPERMAN, TRUSTEE
Vol. 549 Pg. 48-445

HIDDEN MEADOW
B.R.8 Pg. 27/28

KNOW ALL MEN BY THESE PRESENTS:

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, acting herein by and through its Regional Manager, Robert E. Clark; 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, acting herein by and through its President, Wayne McDonald; 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 its Vice-President, Paul D. Constantine; owner of that certain 578.82 acre tract of land out of the William Frampton Survey, Abstract 230, in Williamson County, Texas as conveyed to it by Deed of Record in Volume 579 at Page 672 of the Williamson County Deed Records, does hereby subdivide 58.81 acres of said tract in accordance with the attached plat, said subdivision to be known as VILLAGE ONE AT ANDERSON MILL, and does hereby dedicate to the public the use of the streets and easements shown hereon.

Witness our hands this the 22ND day of JANUARY A.D. 1974

Robert E. Clark
Robert E. Clark, Regional Manager
National Housing Industries, Inc.

Paul D. Constantine
Paul D. Constantine, Vice-President
Southern Union Realty Company

Wayne McDonald
Wayne McDonald, President
Lumbermen's Investment Corporation

Before me, the undersigned authority, on this day personally appeared Wayne McDonald, President of Lumbermen's Investment Corporation and Robert E. Clark, Regional Manager of National Housing Industries, Inc., known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they 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 22ND day of JANUARY A.D. 1974

(Seal)

Ann C. Paize
Notary Public in/for Travis County, Texas

Before me, the undersigned authority, on this day personally appeared Paul D. Constantine, Vice-President of Southern Union Realty Company, 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 and in the capacity therein stated.

Given under my hand and seal of office this the 22ND day of JANUARY A.D. 1974

(Seal)

Ann C. Paize
Notary Public in/for Travis County, Texas

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

Date MAY 7, 1974

Accepted and Authorized for Record By: The Planning Commission of Austin, Travis County, Texas, this the 7 day of MAY A.D. 1974.

Richard R. Lillie
Chairman

Jean Allen Mather
Secretary

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, I UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS OR OTHER PUBLIC THROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS OR OTHER PUBLIC THROUGHFARES 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 THROUGHFARES SHOWN ON THIS PLAT, OR OF RESTRICTING ANY OF THE BRIDGES OR CULVERTS IN CONNECTION THEREWITH. IT IS FURTHER UNDERSTOOD THAT UPON COMPLETION OF THE ADDRESSING OBLIGATIONS OF THE DEVELOPER AND 80% OCCUPANCY OF THE LOTS ALONG THE ROADWAYS AND STREETS IN THE SUBDIVISION HAS BEEN ACHIEVED, AND ALL DRAINAGE FACILITIES 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.

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 SURVEYORS CERTIFICATE APPEARING HEREON, THAT VILLAGE ONE AT ANDERSON MILL, HAVING 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: MAY 28, 1974

C.L. Chance
C.L. CHANCE, COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

This is to certify that Austin City Code Chapter 23.27 of 1954 has been complied with and to certify that this plat is true and correct and was prepared from a survey of the property made on the ground under my supervision.

Joseph G. Hale
12-17-73
Registered Professional Engineer # 10608

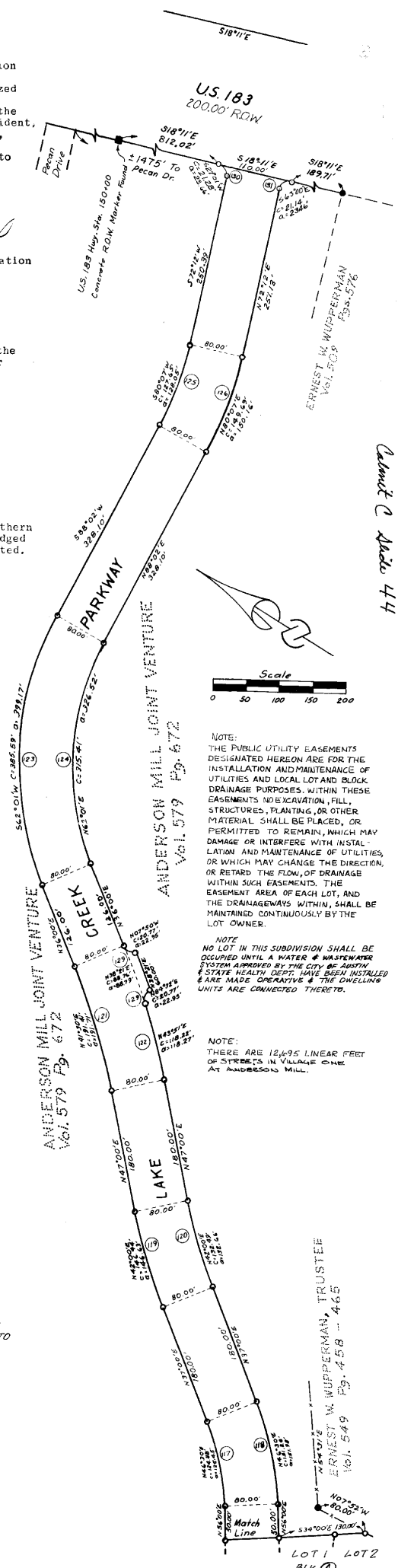
THIS SUBDIVISION HAS BEEN APPROVED BY THE WILLIAMSON COUNTY HEALTH OFFICER FOR 245 LOTS, WHICH WILL BE SERVED BY AN INDEPENDENT WASTE WATER TREATMENT FACILITY.

By: *Edward J. Smith* DATE 2-14-74

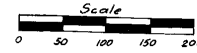
Prepared By
HALE AND ASSOCIATES, INC.
ENGINEERS PLANNERS
AUSTIN TEXAS

Sept. 1973

I, Dick Cervenka, County Clerk in and for said County, DO HEREBY CERTIFY THAT THIS PLAT, TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THIS THE 28TH DAY OF MAY A.D. 1974 AT 1:45 P.M. IN THE PLAT RECORDS OF SAID COUNTY IN BOOK 9 AT PAGE 30-1149. RECORDED THIS THE 28TH DAY OF MAY A.D. 1974 AT 4:00 P.M. WITH MY HAND AND SEAL OF THE COUNTY CLERK OF SAID COUNTY, AT OFFICE IN GEORGETOWN TEXAS, THE DATE LAST ABOVE WRITTEN.
By: *Quintus B. Schaefer* DEPUTY
DICK CERVENKA, CLERK, COUNTY COURT, WILLIAMSON COUNTY, TEXAS



Admitted 2 April 74



NOTE: THE PUBLIC UTILITY EASEMENTS DESIGNATED HEREON ARE FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND LOCAL LOT AND BLOCK DRAINAGE 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 INSTALLATION AND MAINTENANCE OF UTILITIES, OR WHICH MAY CHANGE THE DIRECTION, OR RETARD THE FLOW OF DRAINAGE WITHIN SUCH EASEMENTS. THE EASEMENT AREA OF EACH LOT, AND THE DRAINAGEWAYS WITHIN, SHALL BE MAINTAINED CONTINUOUSLY BY THE LOT OWNER.

NOTE: NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL A WATER & WASTEWATER SYSTEM APPROVED BY THE CITY OF AUSTIN & STATE HEALTH DEPT. HAVE BEEN INSTALLED & ARE MADE OPERATIVE & THE DWELLING UNITS ARE CONNECTED THERETO.

SIDEWALKS REQUIRED ON THE EAST SIDE OF MILL WRIGHT PARKWAY AND THE SOUTH SIDE OF LAKE CREEK PARKWAY TO THE EASTERN BOUNDARY LINE, BY CITY OF AUSTIN; AND ON BOTH SIDES OF ALL OTHER STREETS, BY OWNER.

- LEGEND
- - Iron Pin Set
 - - Iron Pin Found
 - P.U.E. - Public Utility Easement
 - - Concrete Monument Found
 - - Concrete Monument Set

ERNEST W. WUPPERMAN, TRUSTEE
Vol. 549 Pg. 458 - 465

LOT 1 LOT 2
BLE (A)