

THE STATE OF TEXAS
 COUNTY OF WILLIAMSON

KNOWN ALL MEN BY THESE PRESENTS:

1021

THAT THE ANDERSON MILL JOINT VENTURE, a joint venture of National Housing Industries, Inc., a Delaware Corporation, Lumbermen's Investment Corporation, a Texas Corporation and Southern Union Realty Company, a Delaware Corporation is the sole owner of Village One, at Anderson Mill, a subdivision comprising 58.81 acres of land out of the William Frampton Survey, Abstract 230, conveyed to the Anderson Mill Joint Venture by deed recorded in Volume 579, Page 672, of the Deed Records of Williamson County, Texas, as shown by maps or plat of said Village One at Anderson Mill, recorded in Book 9, Pages 30, 31 and 32, Plat Records of Williamson County, Texas, and as owners thereof, the Anderson Mill Joint Venture desires to adopt a plan for the development of Village One at Anderson Mill, which shall be binding on the Anderson Mill Joint Venture and upon its successors in title to the land in said Village One at Anderson Mill.

NOW THEREFORE, the Anderson Mill Joint Venture, joined herein by REPUBLIC NATIONAL BANK, a National banking corporation, having its principal office in Dallas, Dallas County, Texas, acting by and through their duly authorized officers, do hereby make the said Village One at Anderson Mill, subject to the following restrictive covenants; and Republic National Bank by joining in the execution of these restrictive covenants does hereby subordinate the deed of trust lien which it now holds on the above described property; which lien is more fully described in the Deed of Trust recorded in Volume 159, Page 672, Deed of Trust Records of Williamson County, Texas, to said restrictive covenants set out herein, to wit:

A

A-1 LAND USE AND BUILDING TYPES. No lots shall be used except for residential purposes. No building shall be erected, altered, placed or permitted on any lot other than a detached, single-family dwelling not to exceed two stories in height, and with an attached private garage or carport for not more than three cars.

A-2 ARCHITECTURAL CONTROL. No building shall be erected, placed or altered on any lot until a copy of the construction plans and specifications and a plan showing the location of the structure have been delivered to the

Architectural Control Committee and approved as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finished grade elevation. A copy of the construction plans and specifications and a plan showing the location of the structure, if approved, shall remain in the possession of said committee until this subdivision has been built in its entirety. The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

A-3 DWELLING COST, QUALITY, AND SIZE. No dwelling, exclusive of open porches, garages, carports and patios, shall be permitted on any lot at a cost of less than \$12,000.00, based on cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of this covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 1,000 square feet for a one-story or split-level dwelling, not less than 900 square feet for a dwelling of more than one-story and not less than 1,400 square feet for the combined area of the first and second floors.

A-4 SET BACK REQUIREMENTS. With the exception of the following specific lots: 1,8 & 9 Block "A"; 1 and 25 Block "E"; lot 31, Block "G"; 1 and 33, Block "H" 1 and 22, Block "I"; and 1 and 33 of Block "J" no building shall be located on any lot nearer to the front lot line than 25 feet, nor further than 40 feet back, nor nearer than 15 feet to the side line if said side line is a street. No building shall be located on any lot nearer than 5 feet to the interior lot line. No building shall be located nearer than 15 feet to the rear lot line. For the purposes of these covenants, eaves, steps, and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

Buildings on lots - 1, 8 & 9; Block "A"; 1 and 25, Block "E"; 31, Block "G"; 1 and 33, Block "H"; 1 and 22, Block "I"; and 1 and 33, Block "J" shall not be constructed nearer than 35 feet to the lot line which is common to the right-of-way line of Lake Creek Parkway or Millwright Drive, whichever the case may be, unless approved by the Architectural Control Committee. The Architectural Control Committee may approve a building location nearer than 35 feet, but not nearer than 25 feet, because of existing trees, topographical conditions, or minor projections of the proposed building. No driveway approaches shall be permitted along the right-of-way of Lake Creek or Millwright Parkways, whichever the case may be. As to these specific lots, no building may be located nearer than 5 feet to the interior lot lines nor 25 feet from the lot line common to the right-of-ways of the streets intersecting Lake Creek or Millwright Parkways. For the purposes of these covenants, eaves, steps, and open porches shall not be considered as part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

A-5 FENCES, WALL, HEDGES. No exterior fences, walls and hedges may be erected, placed, or altered on any lot until plans and specifications showing the construction and location of such walls, fences or hedges are submitted to the Architectural Control Committee and approved as to design, materials, and height. No hedge, fence, or wall may be erected, placed, or altered on any lot nearer to any street than the building set back line on that lot, unless approved by the Architectural Control Committee.

A-6 LOT AREA AND WIDTH. No dwelling shall be erected or placed on any lot having a width of less than 50 feet at the minimum front building set back line nor shall any dwelling be erected or placed on any lot having an area of less than 6,000 square feet. No resubdivision shall be permitted that would increase the total number of lots within Village One at Anderson Mill.

A-7 EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear seven and one-half feet of each lot. Within these easements, no structure, 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 may change the direction of the flow of drainage

channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

A-8 NUISANCES. No noxious or offensive activities shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

A-9 TEMPORARY STRUCTURES OR EMPLACEMENTS. No structure or placement of a temporary character, mobile home, trailer, derelict, junk or racing vehicle, or any vehicle without a current license plate, or tent, shack, barn or other outbuildings that are larger than 8 feet by 10 feet in width and length and 8 feet high shall be erected, placed, driven, altered or permitted to remain on any lot at any time, either temporary or permanent without the prior written consent of the Architectural Control Committee. No residential building or mobile home may be moved upon any lot in this addition and be used as a residence.

A-10 SIGNS AND SALES PROGRAM. No signs of any kind shall be displayed for public view on any lot except one professional sign of not more than one square foot, one sign of not more than 5 square feet advertising the property for sale or rent, or signs used by builder to advertise the property during the construction and sale period. All merchandising, advertising, and sales programming in Village One at Anderson Mill, shall be subject to approval by the developer and shall be in conformity with the general marketing plan for Village One at Anderson Mill.

A-11 OIL AND MINING OPERATIONS. No oil drilling, oil development operations, oil refining, quarrying or mining operations at any time shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in drilling for oil or natural gas shall be erected, maintained, or permitted upon any lot.

A-12 LIVESTOCK AND POULTRY. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purposes.

A-13 GARBAGE AND REFUSE DISPOSAL. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste and the same

shall not be kept, except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

A-14 WATER SUPPLY. No individual water supply system shall be permitted on any lot.

A-15 SEWAGE DISPOSAL. No individual sewage disposal system shall be permitted on any lot.

A-16 SIGHT DISTANCE AT INTERSECTION. No fence, wall, hedge, or shrub planting which obstruct sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property line and a line connecting them at points 25 feet from intersection of the property lines, or in the case of a rounded property corner, from the intersection of the street property lines extended. The same sight line limitation shall apply on any lot within 10 feet from an intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersection unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

A-17 MASONRY REQUIREMENTS. Residences located on interior lots shall have a minimum of 25% of their exterior walls of the first floor of stone or masonry construction. Residences located on corner lots shall have a minimum of 60% of their exterior walls facing streets of stone or masonry construction. In computing this percentage (1) all gables shall be included in the total area of the exterior walls; (2) all windows and door openings shall be included in the total area of the exterior walls, and (3) stone or masonry used on one wall of an attached garage may be included in the computation as stone or masonry used.

A-18 SIDEWALK REQUIREMENTS. All lots within Village One at Anderson Mill shall have a concrete sidewalk, installed at such time as a residence is constructed thereon, along the street right-of-way between the lot line and curb line or within such sidewalk easements as may be provided on the lot, whichever the case may be, and construction shall be in accordance with the specifications of the City of Austin.

B

B-1 ARCHITECTURAL CONTROL COMMITTEE MEMBERSHIP. The Architectural Control Committee is composed of the following:

Robert E. Clark
Wayne McDonald
Paul Constantine
William Gunn

The majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have the full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of the majority of the lots in Village One at Anderson Mill shall have the power, through a duly recorded written instrument to change the membership of the committee or to restore to it any of its powers or duties as they may pertain to Village One at Anderson Mill.

B-2 PROCEDURES. The committee's approval or disapproval as required in these covenants shall be in writing and must be filed of record in the Deed Records of Williamson County, Texas.

C

C-1 TERM. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 40 years from the date these covenants are recorded, after which time such covenants shall be automatically extended for successive periods of 10 years, unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change such covenants in whole or in part.

C-2 ENFORCEMENTS. Enforcement shall be by proceeding in law or in equity, against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages.

C-3 SEVERABILITY. Invalidation of any one of these covenants by judgement or Court Order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

WITNESS its hand at Austin, Texas, this 18th day of April, 1974.

THE ANDERSON MILL JOINT VENTURE

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

by: Wayne McDonald
Wayne McDonald, President
Lumbermen's Investment Corp.

by: Paul D. Constantine
Paul D. Constantine, Vice President
Southern Union Realty Company

REPUBLIC NATIONAL BANK

by: J. A. Edwards
Vice President

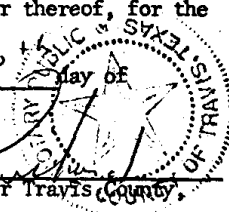
THE STATE OF TEXAS
COUNTY OF TRAVIS

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BEFORE ME, the undersigned authority, on this day personally appeared ROBERT E. CLARK, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said NATIONAL HOUSING INDUSTRIES, a Delaware corporation, and that he executed the same as the act and deed of such corporation, as the Regional Manager thereof, for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND and seal of office this 18 day of APRIL, 1974.

Linda Richards
Notary Public in and for Travis County, Texas



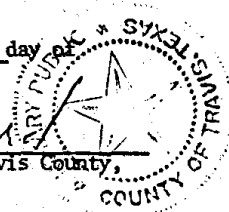
THE STATE OF TEXAS
COUNTY OF TRAVIS

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BEFORE ME, the undersigned authority, on this day personally appeared WAYNE McDONALD, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was to the act of the said LUMBERMEN'S INVESTMENT CORPORATION, a Texas Corporation, and that he executed the same as the act and deed of such corporation, as the President thereof, for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND and seal of office this 7th day of MAY, 1974.

Linda Richards
Notary Public in and for Travis County, Texas



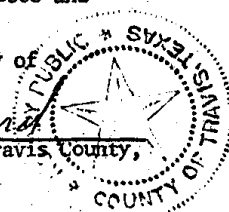
THE STATE OF TEXAS
COUNTY OF TRAVIS

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I

BEFORE ME, the undersigned authority, on this day personally appeared PAUL D. CONSTANTINE, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was to the act of the said SOUTHERN UNION REALTY, a Delaware corporation, and that he executed the same as the act and deed of such corporation, as the vice President thereof, for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND and seal of office this 7th day of May, 1974.

Linda Richards
Notary Public in and for Travis County, Texas

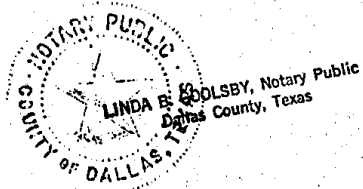


1031

THE STATE OF TEXAS X
COUNTY OF DALLAS X

BEFORE ME, the undersigned authority, on this day personally appeared John Hamstra, Vice President of Republic National Bank, 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 consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of May, 1974.



Linda B. Goolsby
Notary Public in and for
Dallas County, Texas

-8-

THE STATE OF TEXAS
County of Williamson } Dick Cervenka, Clerk of the County Court of said County, do hereby certify
that the foregoing instrument in writing, with its certificate of authentication, was filed for record in my office
on the 29 day of May A. D. 1974, at 3:30 o'clock P.M., and duly recorded this
the 30 day of MAY A. D. 1974, at 9:00 o'clock A.M., in the
Dead Records of said County, in Vol. 589 pp 65
WITNESS MY HAND and seal of the County Court of said County, at office in Georgetown, Texas,
the date last above written.

By Kathy Davis Deputy

DICK CERVENKA, CLERK,
County Court, Williamson County, Texas.

THE STATE OF TEXAS }
COUNTY OF WILLIAMSON }

KNOW ALL MEN BY THESE PRESENTS:

4544

THAT, ANDERSON MILL JOINT VENTURE, acting herein by and through its duly authorized Attorney in Fact, does hereby appoint the following as all the members of the Architectural Control Committee of all heretofore filed sections of that subdivision in Williamson County, Texas, known as ANDERSON MILL, to-wit:

Wayne McDonald
James G. Vier
Roger Beach

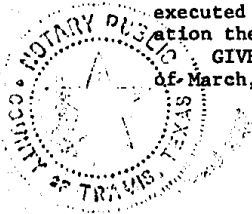
EXECUTED this the 23rd day of March, A.D., 1976.

ANDERSON MILL JOINT VENTURE
By K. M. Jastrow, II
K. M. JASTROW, II
Attorney in Fact

THE STATE OF TEXAS }
COUNTY OF TRAVIS }

BEFORE ME, the undersigned authority, on this day personally appeared K. M. Jastrow, II, known to me to be the person whose name is subscribed to the foregoing instrument as Attorney in Fact of ANDERSON MILL JOINT VENTURE, the party thereto, and acknowledged to me that he executed the same as Attorney in Fact for the said ANDERSON MILL JOINT VENTURE, and that the said K. M. Jastrow, II, executed the same by and through it, for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 23rd day of March, A.D., 1976.



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

THE STATE OF TEXAS }
County of Williamson }

I, Dick Cervenka, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication, was filed for record in my office on the 23rd day of March, A.D. 1976, at 3:08 o'clock PM, and duly recorded this the 24th day of March, A.D. 1976, at 8:58 o'clock AM, in the

Deed _____ Records of said County, in Vol. 631 pp. 269

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

By Kathy Davis Deputy

DICK CERVENKA, CLERK,
County Court, Williamson County, Texas

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 840.10 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

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 S 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) 328.52 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 43° 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) 151.38 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 435-463 of the Williamson County Deed Records;

Carroll C. Hill 42

Field Notes for 58.81 Acres
Page 3

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 132.66 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° 00' W, a distance of 221.36 feet to a concrete monument set;
- (5) N 71° 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 544.00 feet to an iron pin set;
- (10) N 48° 31' W, a distance of 50.15 feet to an iron pin set, BEGINNING, containing 58.81 acres of land, more or less.



MAY 23 1974

DICK OSERVENA
Surveyor
Kurtz & Kuhn

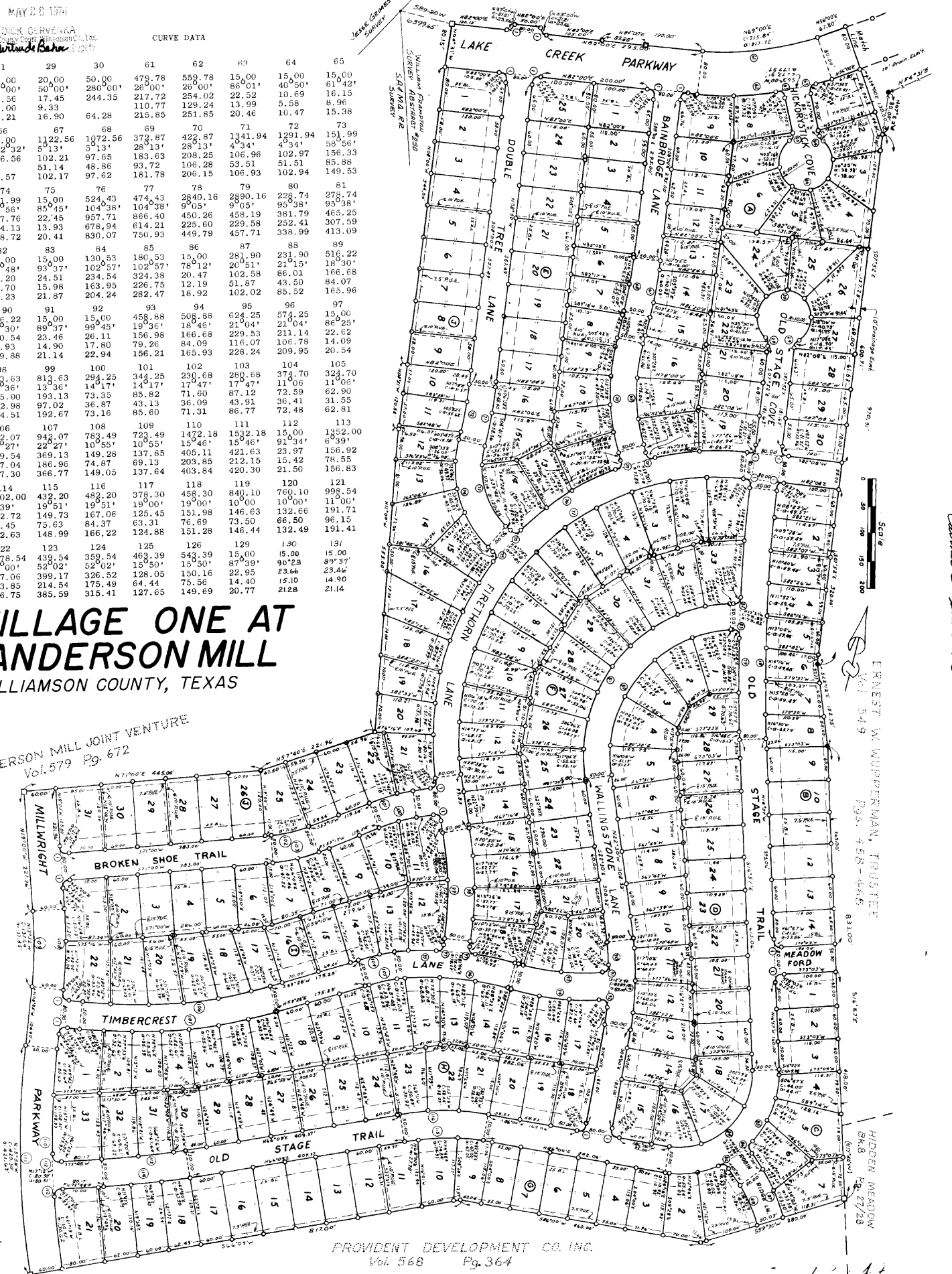
CURVE DATA

	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	205.99	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
Bk. 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. Paise
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. Paise
Notary Public in/for Travis County, Texas

Approved for Acceptance: By: *Richard R. Little*
Richard R. Little
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. Little
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

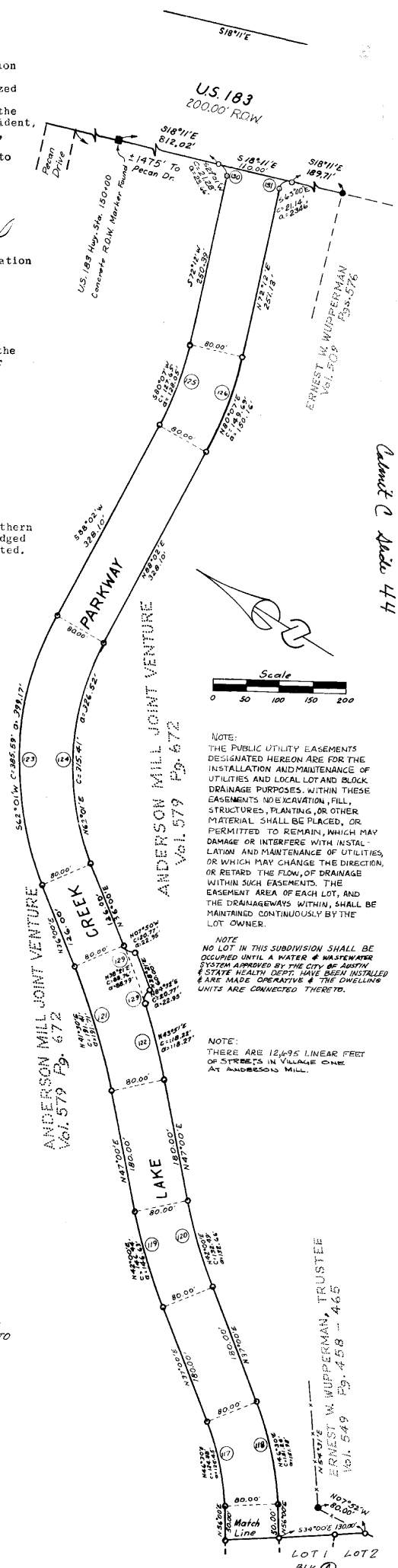
THIS SUBDIVISION HAS BEEN APPROVED BY THE WILLIAMSON COUNTY HEALTH OFFICER FOR 245 LOTS, WHICH WILL BE SERVED BY AN INDEPENDENT WASTE WATER TREATMENT FACILITY.

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)

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 82° 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) 217.72 feet along the arc of a curve to the left, said curve having a radius of 235.00 feet to an iron pin set;
 - (6) N 82° 00' E, a distance of 295.00 feet to an iron pin set;
 - (7) 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 82° 00' E, a distance of 215.85 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 37° 00' 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 46° 30' E, a distance of 146.44 feet to an iron pin set;
 - (10) N 46° 30' E, a distance of 180.00 feet to the right, said curve having a radius of 180.00 feet to an iron pin set;
 - (11) 191.71 feet along the arc of a curve 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;
 - (12) 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;
 - (13) N 89° 02' E, a distance of 328.10 feet to an iron pin set;
 - (14) 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;
 - (15) N 89° 12' E, a distance of 250.39 feet to an iron pin set;
 - (16) 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. 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, which 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) 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 S 80° 07' W, a distance of 182.66 feet to an iron pin set;
 - (3) S 89° 02' E, a distance of 328.10 feet to an iron pin set;
 - (4) S 28° 52' E, a distance of 359.54 feet and a chord which bears N 82° 00' W, a distance of 315.41 feet to an iron pin set;
 - (5) S 36° 00' W, a distance of 128.00 feet to an iron pin set;
 - (6) 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;
 - (7) 22.95 feet along the arc of a curve to the left, said curve having a radius of 60.00 feet to an iron pin set;
 - (8) S 38° 21' W, a distance of 20.77 feet to an iron pin set;
 - (9) 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;
 - (10) S 42° 00' W, a distance of 180.00 feet to an iron pin set;
 - (11) 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;
 - (12) S 37° 00' W, a distance of 180.00 feet to an iron pin set;
 - (13) 151.38 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;
 - (14) S 56° 00' W, a distance of 50.00 feet to an iron pin set;
 - (15) 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 435-463 of the Williamson County Deed Records;

Field Notes for 58.81 Acres
Page 3

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;

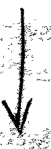
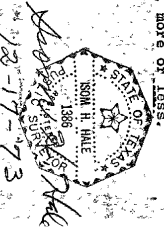
THENCE continuing along the east line of this tract, S 16° 57' E, a distance of 833.00 feet to a concrete monument set for the most southerly southeast corner of the tract herein being described, said concrete monument also being the northeast corner of that tract conveyed to Provident Development Co., 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 132.66 feet and a chord which bears N 89° 05' W, a distance of 104.90 feet to an iron pin set;
- (2) 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;
- (3) N 130° 00' W, a distance of 221.36 feet to a concrete monument set;
- (4) N 75° 00' E, a distance of 445.00 feet to an iron pin set;
- (5) N 57° 40' E, a distance of 221.96 feet to an iron pin set;
- (6) N 11° 00' W, a distance of 555.00 feet to an iron pin set;
- (7) N 89° 21' W, a distance of 120.62 feet to an iron pin set;
- (8) N 89° 00' W, a distance of 544.00 feet to an iron pin set;
- (9) N 82° 31' W, a distance of 50.15 feet to an iron pin set;
- (10) BEGINNING, containing 58.81 acres of land, more or less,



at 1:45 (clock) P.M.

MAY 23 1974

DICK OSERVENKA
Surveyor
Kurtz & Kuhn

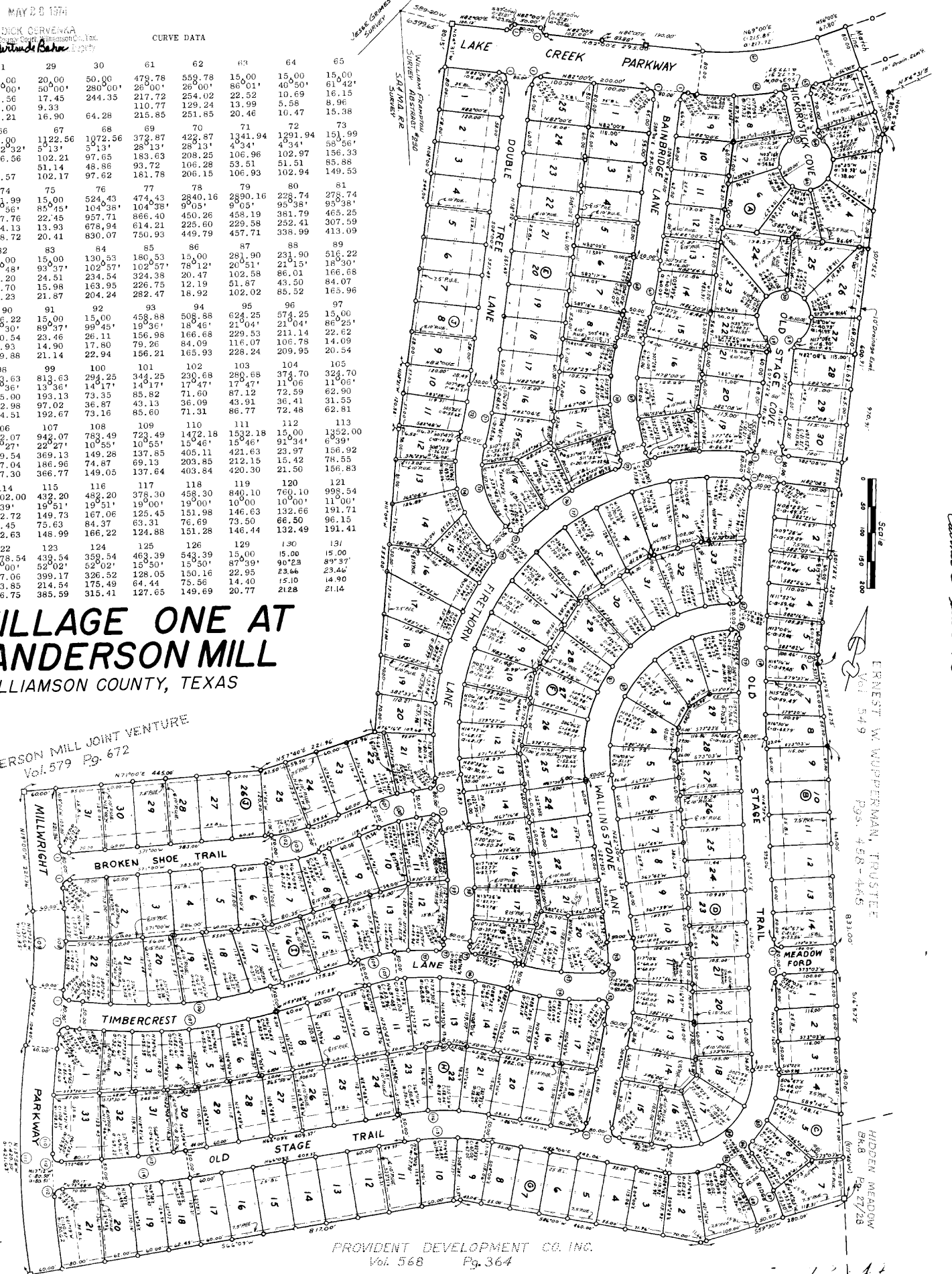
CURVE DATA

	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	129	130	131
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	23.46	23.46
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

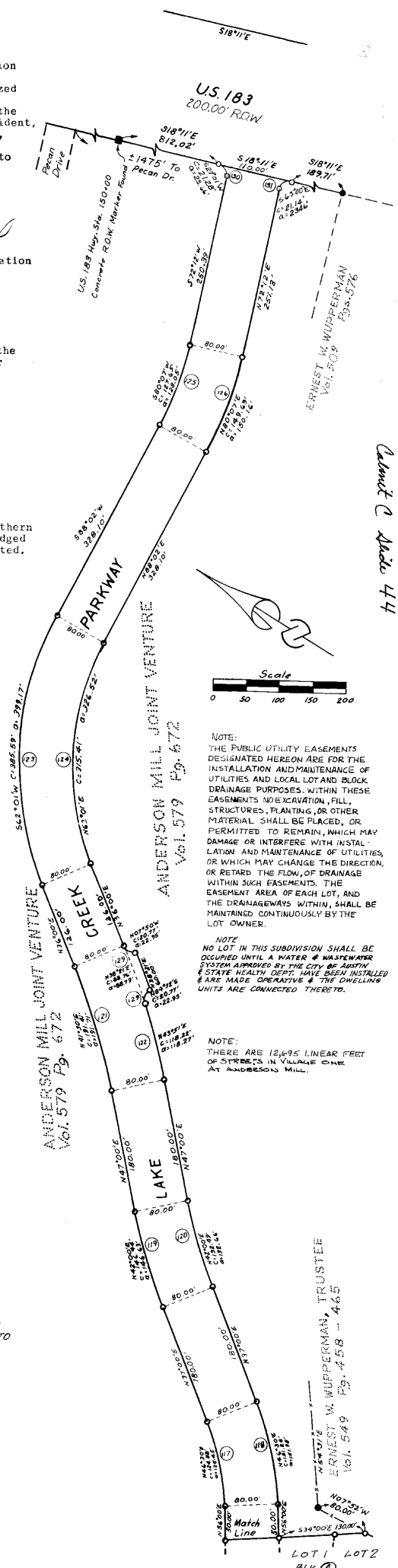
THIS SUBDIVISION HAS BEEN APPROVED BY THE WILLIAMSON COUNTY HEALTH OFFICER FOR 245 LOTS, WHICH WILL BE SERVED BY AN INDEPENDENT WASTE WATER TREATMENT FACILITY.

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 30-114. 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.

NOTE:
THERE ARE 12,695 LINEAR FEET OF STREETS IN VILLAGE ONE AT ANDERSON MILL.

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 124.00 feet to an iron pin set;
- (9) N 46° 30' E, a distance of 146.44 feet to an iron pin set;
- (10) 146.63 feet along the arc of a curve to the right, said curve having a radius of 840.10 feet and a chord which bears N 47° 00' E, a distance of 146.44 feet to an iron pin set;
- (11) 191.71 feet along the arc of a curve 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;
- (12) N 36° 00' E, a distance of 136.00 feet to an iron pin set;
- (13) 399.17 feet along the arc of a curve to the right, said curve having a radius of 439.54 feet and a chord which bears N 63° 01' E, a distance of 389.99 feet to an iron pin set;
- (14) N 89° 02' E, a distance of 328.10 feet to an iron pin set;
- (15) 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;
- (16) N 89° 12' E, a distance of 250.39 feet to an iron pin set;
- (17) 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 132.66 feet to an iron pin set;
 - (4) S 80° 07' W, a distance of 132.66 feet to an iron pin set;
 - (5) 328.52 feet along the arc of a curve to the left, said curve having a radius of 339.54 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) 151.38 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 435-463 of the Williamson County Deed Records;

Field Notes for 58.81 Acres
Page 3

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 132.66 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° 00' W, a distance of 221.36 feet to a concrete monument set;
- (5) N 71° 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

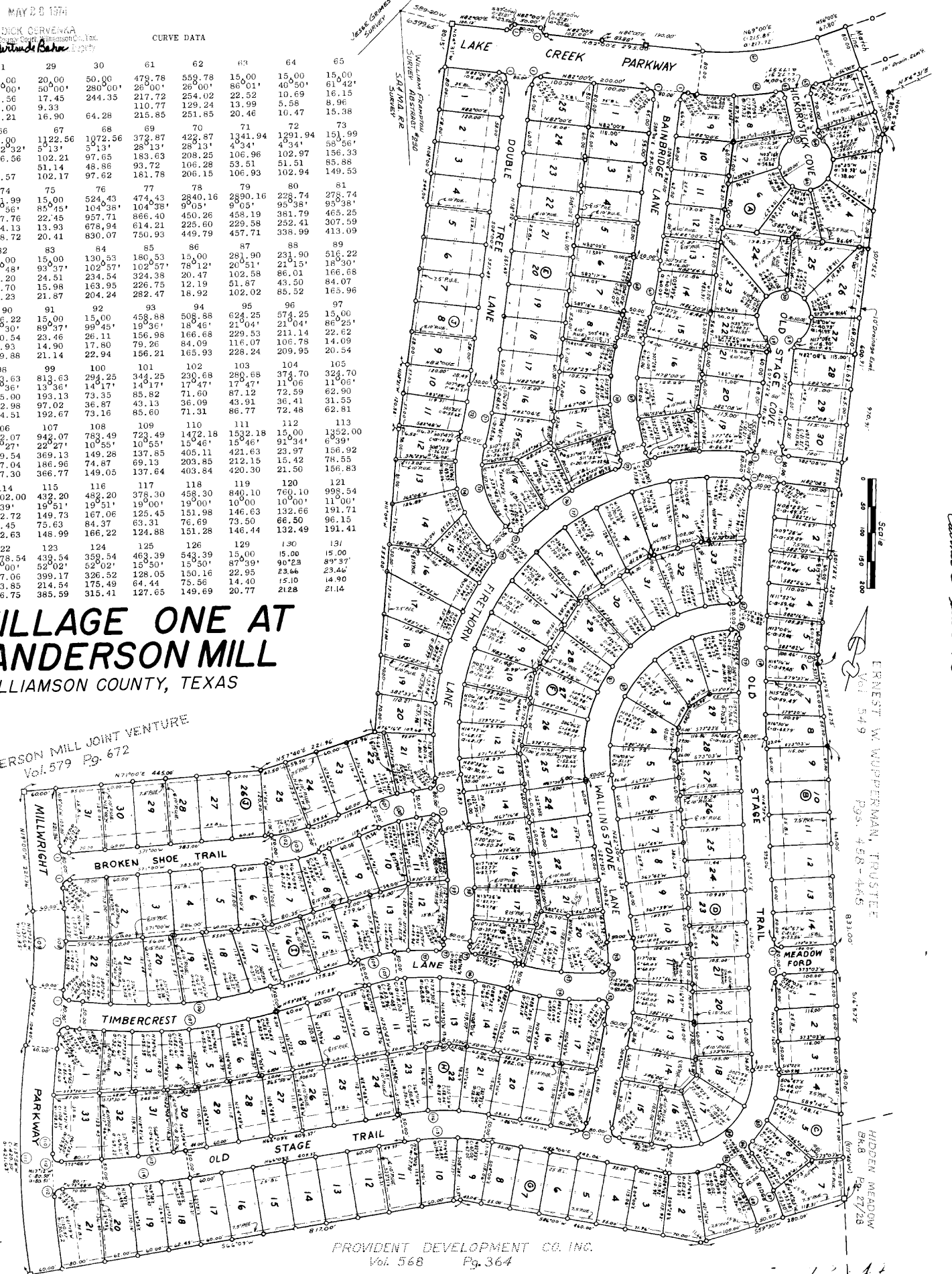
CURVE DATA

	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	205.99	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	11°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	574.25	15.00
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	129	130	131
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
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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

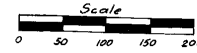
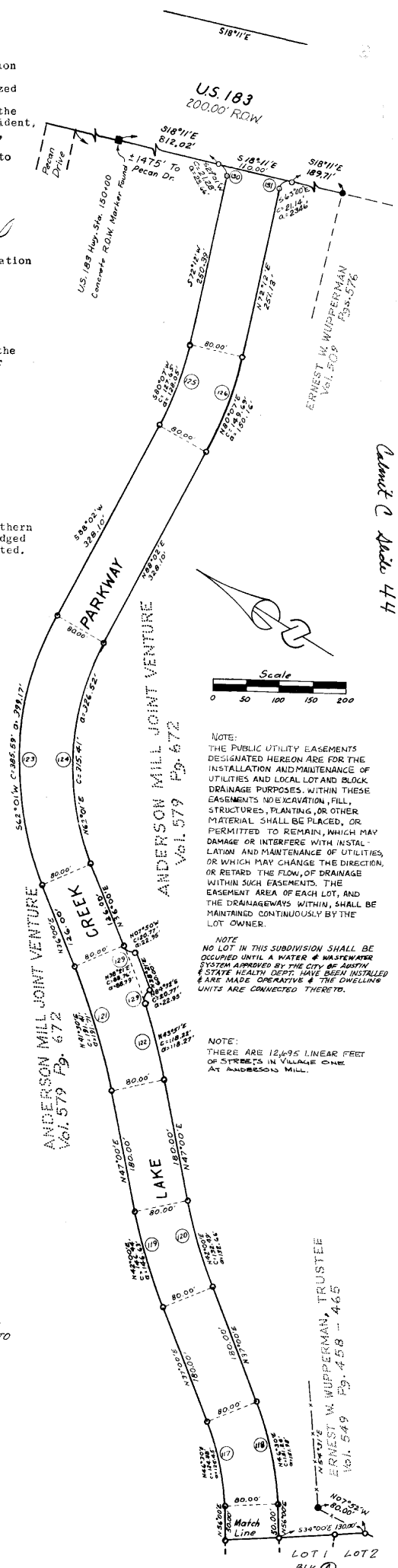
THIS SUBDIVISION HAS BEEN APPROVED BY THE WILLIAMSON COUNTY HEALTH OFFICER FOR 245 LOTS, WHICH WILL BE SERVED BY AN INDEPENDENT WASTE WATER TREATMENT FACILITY.

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



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

Adopted 2 April 74

ERNEST W. WUPPERMAN, TRUSTEE
1421.549 Pg. 458-465

LOT 1 LOT 2
BLE (A)