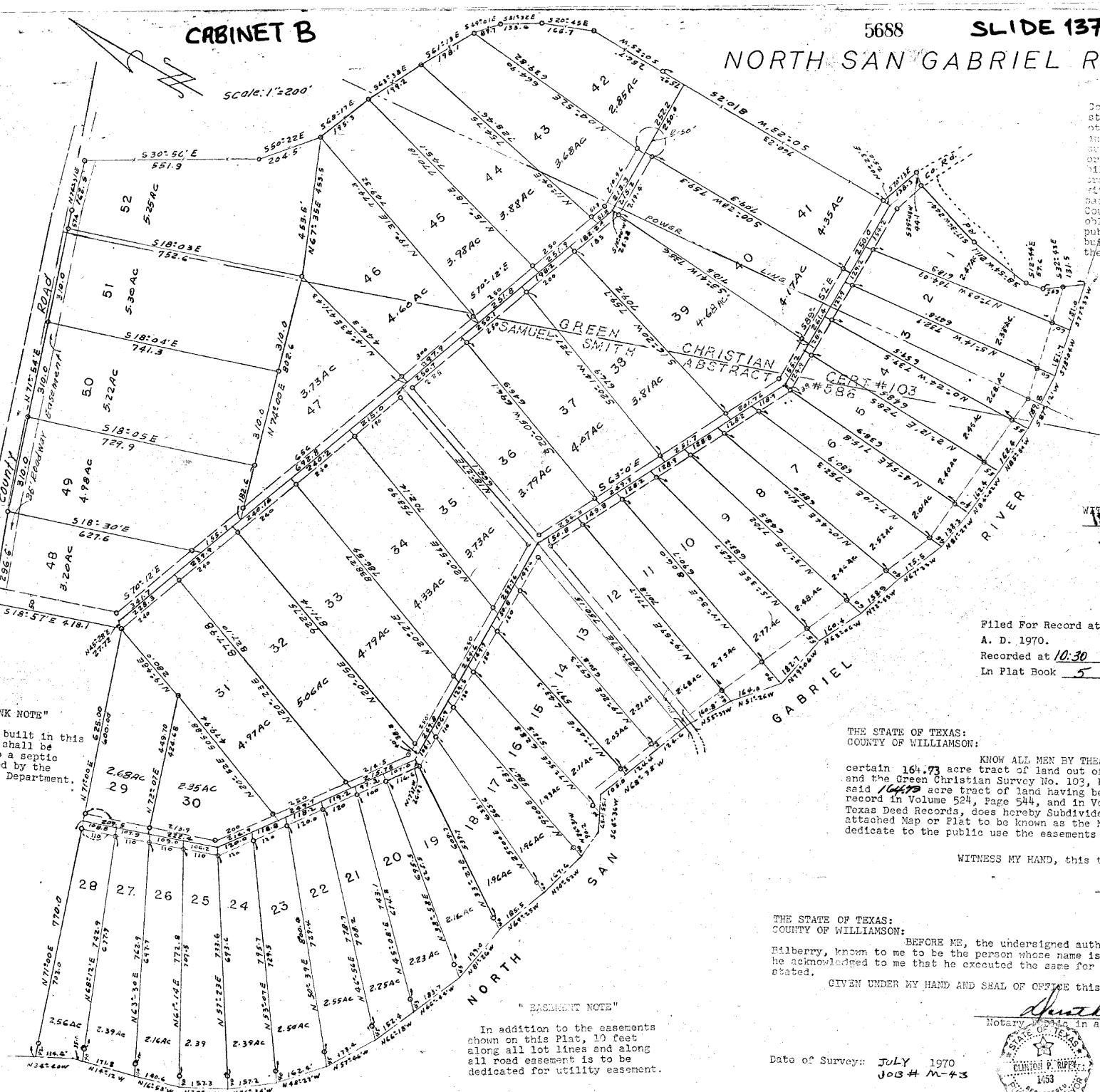
CABINET B

5688 SLIDE 137

NORTH SAN GABRIEL RANCHES



In approving this plat by the Commissioners Court of Williamsion County, Texas it is understood that the building of all street, roads, or other public thoroughfares shown on this plat, or any bridges or culverts necessary to be placed in such streets, roads or other public thoroughfares or in connection therewith shall be the responsibility of the owner and/or the developer of the tract of land covered by this plat in accordance with the plans and specifications prescribed by said Commissioners Court, and said Commissioner's Court of Williamson County, Texas assumes no obligation to build the streets, roads or other public thoroughfares shown on this plat, or to build any bridges or culverts in connection therewith.

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

I, Sam V. Stone, County Judge of Williamson County, Texas, do hereby certify that this map or plat , with field-notes attached, and the Certificate appearing hereon, North San Gabriel Ranches, having been duly presented to the Commissioners Court of Williamson County, Texas, and by said Court duly considered, was 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,

WITNESS MY HAND AND SEAL OF SAID COURT, this the 13th day of July A. D. 1970

Sam V. Stone, County Judge, Williamson County, Texas

Filed For Record at 4:30 P. M. on the 13th day of July A. D. 1970.

Recorded at 10:30 A.M. on the 15th day of July A.D1970

In Plat Book 5, Page 63 & 64.

"SEPTIC TANK NOTE"

All houses built in this subdivision shall be connected to a septic tank approved by the State Health Department.

THE STATE OF TEXAS:
COUNTY OF WILLIAMSON:

KNOW ALL MEN BY THESE PRESENTS, That Gene Bilberry, owner of that certain 164.73 acre tract of land out of and part of the Samuel Smith Survey No. 506, and the Green Christian Survey No. 103, both situated in Williamson County, Texas, said 164.73 acre tract of land having been deeded to him by two seperate deeds, of record in Volume 524, Page 544, and in Volume 526, Page 340 of the Williamson County, Texas Deed Records, does hereby Subdivide said 164.73 acre tract in accordance with attached Map or Plat to be known as the NORTH SAN GABRIEL RANCHES, and he does hereby dedicate to the public use the easements shown thereon.

WITNESS MY HAND, this the 13th Day of July A. D. 1970.

Gene Bilberry

THE STATE OF TEXAS:
COUNTY OF WILLIAMSON:

BEFORE ME, the undersigned authority, on this day personally appeared Gene Bilberry, known to me to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 13th day of July A. D. 1970

Notary Public in and for Williamson County, Texas

" EASEMENT NOTE"

In addition to the easements shown on this Plat, 10 feet along all lot lines and along all road easement is to be dedicated for utility easement.

Date of Survey: JULY 1970
JOB # M-43

STATE OF TEXAS
CLINTON P. RIPPY
1453
REGISTERED PUBLIC SURVEYOR

Clinton P. Rippy
Registered Public Surveyor, No. 1453

64

CABINET B SLIDE 138

5688

FILED FOR RECORD
4:30 P.M.

Clinton P. Rippy
Registered Public Surveyor
1500 Wooten Drive
Austin, Texas

July 10, 1970

FIELD NOTES describing 164.73 acres of land out of and part of the Samuel Smith Survey number 586, and the Green Christian Survey number 103 both situated in Williamson County, Texas, said 164.73 acre tract of land being more particularly described as being that certain two tract of land conveyed to Gene Bilberry by deeds of record in Volume 524, Page 544, and Volume 526, Page 340 of the Williamson County, Texas Deed Records. Said 16473 acre tract being more fully described by metes and bounds as follows;

BEGINNING at a fence corner for most northerly Northeast corner of said 16473 acre tract, said point being in the South line of a Public Road.

THENCE with the fence along the East side of this survey the following ten (10) courses.

1. S 30°-56' E 551.9 feet;
2. S 50°-22' E 204.5 feet;
3. S 68°-17' E 195.3 feet;
4. S 63°-38' E 199.2 feet;
5. S 61°-13' E 198.1 feet;
6. S 49°-01' E 89.7 feet;
7. S 31°-32' E 133.6 feet;
8. S 20°-45' E 166.7 feet;
9. S 0°-25' W 256.7 feet;
10. S 0°-23' W 810.25 feet to a steel pin set at the Northwest corner of a 0.65 acre tract of land conveyed from Charley Cole to Gene Bilberry by deed of record in Volume 526, Page 340 of the Williamson County, Texas Deed Records.

THENCE with the North line of said 0.65 acre tract S70°-13' E 138.3 feet to a steel pin set for the Northeast corner of said 0.65 acre tract.

THENCE with the East line of said 0.65 acre tract the following three (3) courses;

1. S 39°-48' W 44.1 feet;
2. S 17°-36' W 244.1 feet;
3. S 8°-45' W 211.1 feet to a steel pin set for the most Southerly corner of said 0.65 acre tract, said point being in the East line of the above said 164.73 acre tract.

THENCE with the fence along the East line of said 164.73 acre tract the following 2 courses;

1. S 12°-44' E 59.6 feet;
2. S 32°-42' E 131.5 feet to a point at the approximate center of the North San Gabriel River for the Southeast corner of this survey.

THENCE upstream with the approximate center of said North San Gabriel River the following twenty-six (26) courses;

1. S 77°-33' W 151.0 feet;
2. S 78°-04' W 151.7 feet;
3. S 87°-12' W 189.8 feet;
4. N 85°-50' W 162.4 feet;
5. N 84°-02' W 162.4 feet;
6. N 81°-27' W 138.3 feet;
7. N 67°-33' W 175.5 feet;
8. N 72°-55' W 158.9 feet;
9. N 63°-06' W 160.4 feet;
10. N 79°-06' W 182.7 feet;
11. N 51°-26' W 164.0 feet;
12. N 55°-39' W 160.8 feet;
13. N 68°-38' W 354.0 feet;
14. S 64°-36' W 120.1 feet;
15. N 84°-31' W 90.2 feet;
16. N 74°-52' W 167.6 feet;
17. N 69°-25' W 185.5 feet;
18. N 81°-26' W 199.0 feet;

19. N 66°-44' W 183.7 feet;
20. N 66°-18' W 152.4 feet;
21. N 57°-46' W 173.4 feet;
22. N 48°-27' W 162.4 feet;
23. N 36°-34' W 157.2 feet;
24. N 27°-35' W 157.3 feet;
25. N 16°-53' W 140.6 feet;
26. N 14°-12' W 206.8 feet;
27. N 34°-40' W 114.4 feet to a point for the Southwest corner of this survey.

THENCE with the West line of this survey N 71°-00' E 1395.0 feet to an interior corner of this survey.

THENCE N 18°-57' W 418.1 feet to an iron stake found in the East line of the above said Public Road for a Southwest corner of this survey.

THENCE with the East line of said Public Road the following three (3) courses;

1. N 69°-36' E 296.6 feet;
2. N 71°-54' E 987.4 feet;
3. N 74°-31' E 162.5 feet to a fence corner which is the point of beginning, containing 164.73 acres of land more or less.

I hereby certify that the foregoing notes represent the results of a survey made on the ground under my supervision according to law, they are true and correct to the best of my ability, this the 10th. day of July 1970.

Clinton P. Rippy

Clinton P. Rippy
Registered Public Surveyor
No. 1453

STATE OF TEXAS
CLINTON P. RIPPY
1453
REGISTERED PUBLIC SURVEYOR

Filed for Record on the 13th day of July A.D., 1970 at 4:30 P.M.
Recorded on the 15th day of July A.D., 1970 at 10:30 A.M.

DICK CERVENKA, County Clerk
Williamson County, Texas
By Elaine Bizzell **Deputy.**

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