PLAT 2011052951
6 PGS

PLAT MAP RECORDING SHEET

DEDICATOR: NORTHWOODS AVERY RANCH, LLC
TODD JANSSEN, MANAGER

SUBDIVISION NAME: AVERY STATION, SECTION 1A, PHASE 1

PROPERTY IS DESCRIBED AS: 74.228 ACRES OUT OF THE RACHEL SAUL SURVEY, ABSTRACT NUMBER 551, IN WILLIAMSON COUNTY, BEING A PORTION OF A 177.63 ACRE TRACT.

Reference: 2009049201

HAND TO: CITY OF AUSTIN; DAVID WAHLGREN, (512) 974-6455

INSTRUMENT DATE: MAY 3, 2011

FILE DATE: AUGUST 11, 2011

DIGITALLY RECORDED

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2011052951

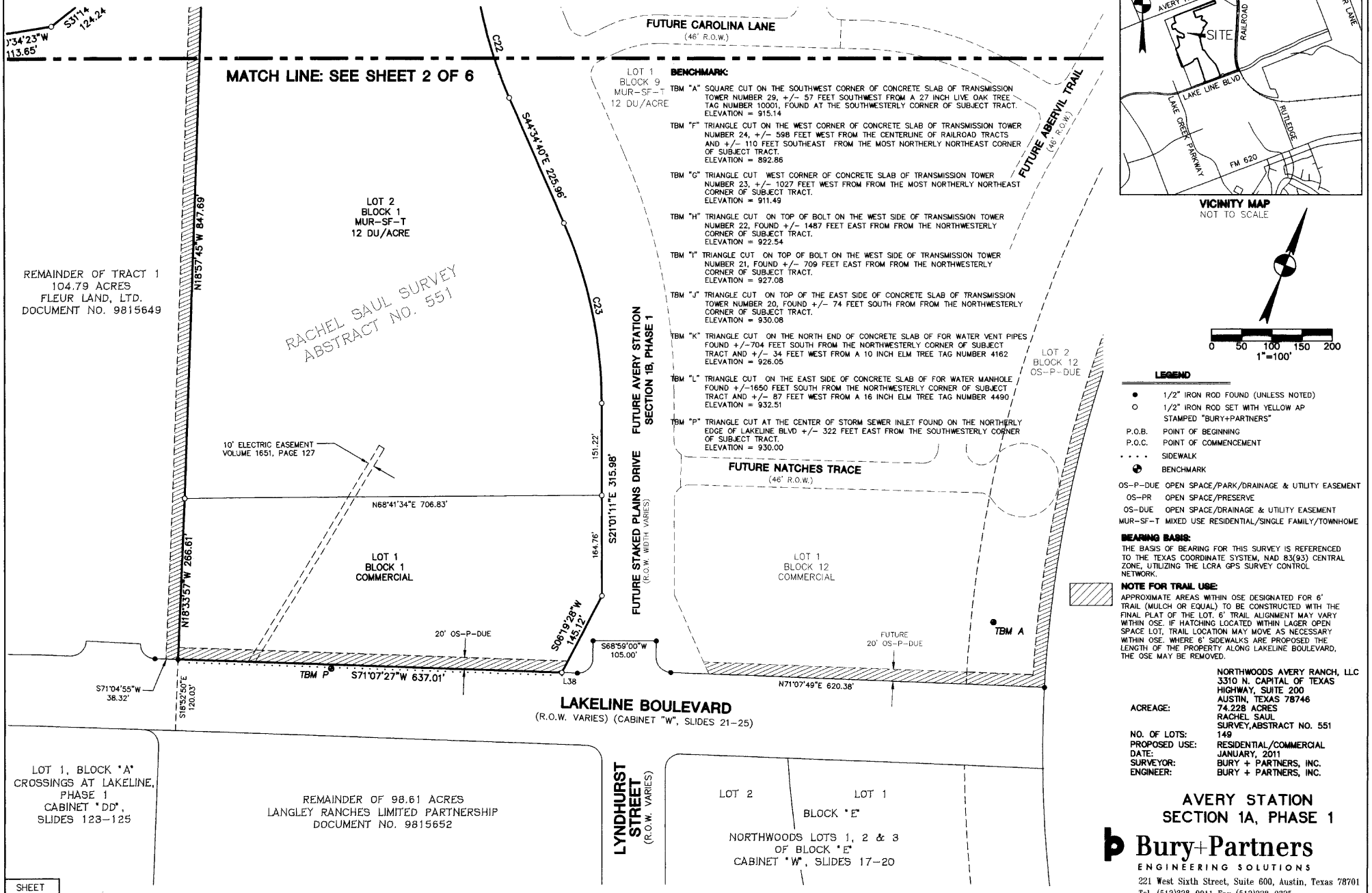
Nancy E. Rister

08/11/2011 09:45 AM
WEHLING $311.00
NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

Doc.#2011052951

AVERY STATION SECTION 1A, PHASE 1

74.228 ACRES OUT OF THE RACHEL SAUL SURVEY, ABSTRACT NO. 551, WILLIAMSON COUNTY, TEXAS.



BENCHMARK:

TBM "A" SQUARE CUT ON THE SOUTHWEST CORNER OF CONCRETE SLAB OF TRANSMISSION TOWER NUMBER 29, +/- 57 FEET SOUTHWEST FROM A 27 INCH LIVE OAK TREE TAG NUMBER 10001, FOUND AT THE SOUTHWESTERLY CORNER OF SUBJECT TRACT.
ELEVATION = 915.14

TBM "F" TRIANGLE CUT ON THE WEST CORNER OF CONCRETE SLAB OF TRANSMISSION TOWER NUMBER 24, +/- 598 FEET WEST FROM THE CENTERLINE OF RAILROAD TRACTS AND +/- 110 FEET SOUTHEAST FROM THE MOST NORTHERLY NORTHEAST CORNER OF SUBJECT TRACT.
ELEVATION = 892.86

TBM "G" TRIANGLE CUT WEST CORNER OF CONCRETE SLAB OF TRANSMISSION TOWER NUMBER 23, +/- 1027 FEET WEST FROM FROM THE MOST NORTHERLY NORTHEAST CORNER OF SUBJECT TRACT.
ELEVATION = 911.49

TBM "H" TRIANGLE CUT ON TOP OF BOLT ON THE WEST SIDE OF TRANSMISSION TOWER NUMBER 22, FOUND +/- 1487 FEET EAST FROM FROM THE NORTHWESTERLY CORNER OF SUBJECT TRACT.
ELEVATION = 922.54

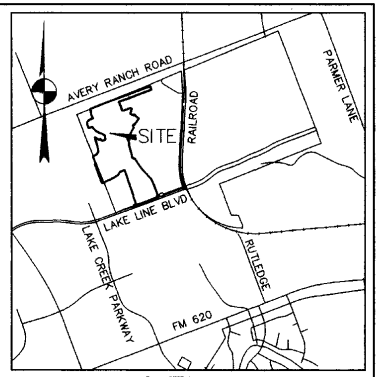
TBM "I" TRIANGLE CUT ON TOP OF BOLT ON THE WEST SIDE OF TRANSMISSION TOWER NUMBER 21, FOUND +/- 709 FEET EAST FROM FROM THE NORTHWESTERLY CORNER OF SUBJECT TRACT.
ELEVATION = 927.08

TBM "J" TRIANGLE CUT ON TOP OF THE EAST SIDE OF CONCRETE SLAB OF TRANSMISSION TOWER NUMBER 20, FOUND +/- 74 FEET SOUTH FROM FROM THE NORTHWESTERLY CORNER OF SUBJECT TRACT.
ELEVATION = 930.08

TBM "K" TRIANGLE CUT ON THE NORTH END OF CONCRETE SLAB OF FOR WATER VENT PIPES FOUND +/-704 FEET SOUTH FROM THE NORTHWESTERLY CORNER OF SUBJECT TRACT AND +/- 34 FEET WEST FROM A 10 INCH ELM TREE TAG NUMBER 4162
ELEVATION = 926.05

TBM "L" TRIANGLE CUT ON THE EAST SIDE OF CONCRETE SLAB OF FOR WATER MANHOLE FOUND +/-1650 FEET SOUTH FROM THE NORTHWESTERLY CORNER OF SUBJECT TRACT AND +/- 87 FEET WEST FROM A 16 INCH ELM TREE TAG NUMBER 4490
ELEVATION = 932.51

TBM "P" TRIANGLE CUT AT THE CENTER OF STORM SEWER INLET FOUND ON THE NORTHERLY EDGE OF LAKELINE BLVD +/- 322 FEET EAST FROM THE SOUTHWESTERLY CORNER OF SUBJECT TRACT.
ELEVATION = 930.00



VICINITY MAP
NOT TO SCALE

0 50 100 150 200
1"=100'

LEGEND

●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD SET WITH YELLOW AP STAMPED "BURY+PARTNERS"
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
. . . .	SIDEWALK
⊕	BENCHMARK
OS-P-DUE	OPEN SPACE/PARK/DRAINAGE & UTILITY EASEMENT
OS-PR	OPEN SPACE/PRESERVE
OS-DUE	OPEN SPACE/DRAINAGE & UTILITY EASEMENT
MUR-SF-T	MIXED USE RESIDENTIAL/SINGLE FAMILY/TOWNHOME

BEARING BASIS:
THE BASIS OF BEARING FOR THIS SURVEY IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD 83(93) CENTRAL ZONE, UTILIZING THE LCRA GPS SURVEY CONTROL NETWORK.

NOTE FOR TRAIL USE:
APPROXIMATE AREAS WITHIN OSE DESIGNATED FOR 6' TRAIL (MULCH OR EQUAL) TO BE CONSTRUCTED WITH THE FINAL PLAT OF THE LOT. 6' TRAIL ALIGNMENT MAY VARY WITHIN OSE. IF HATCHING LOCATED WITHIN LAGER OPEN SPACE LOT, TRAIL LOCATION MAY MOVE AS NECESSARY WITHIN OSE. WHERE 6' SIDEWALKS ARE PROPOSED THE LENGTH OF THE PROPERTY ALONG LAKELINE BOULEVARD, THE OSE MAY BE REMOVED.

NORTHWOODS AVERY RANCH, LLC
3310 N. CAPITAL OF TEXAS HIGHWAY, SUITE 200
AUSTIN, TEXAS 78746

ACREAGE:	74.228 ACRES RACHEL SAUL SURVEY, ABSTRACT NO. 551
NO. OF LOTS:	149
PROPOSED USE:	RESIDENTIAL/COMMERCIAL
DATE:	JANUARY, 2011
SURVEYOR:	BURY + PARTNERS, INC.
ENGINEER:	BURY + PARTNERS, INC.

AVERY STATION
SECTION 1A, PHASE 1

Bury+Partners
ENGINEERING SOLUTIONS
221 West Sixth Street, Suite 600, Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
TBPE REGISTRATION NUMBER F-1048

Bury+Partners, Inc. ©Copyright 2011

SHEET 1 OF 6

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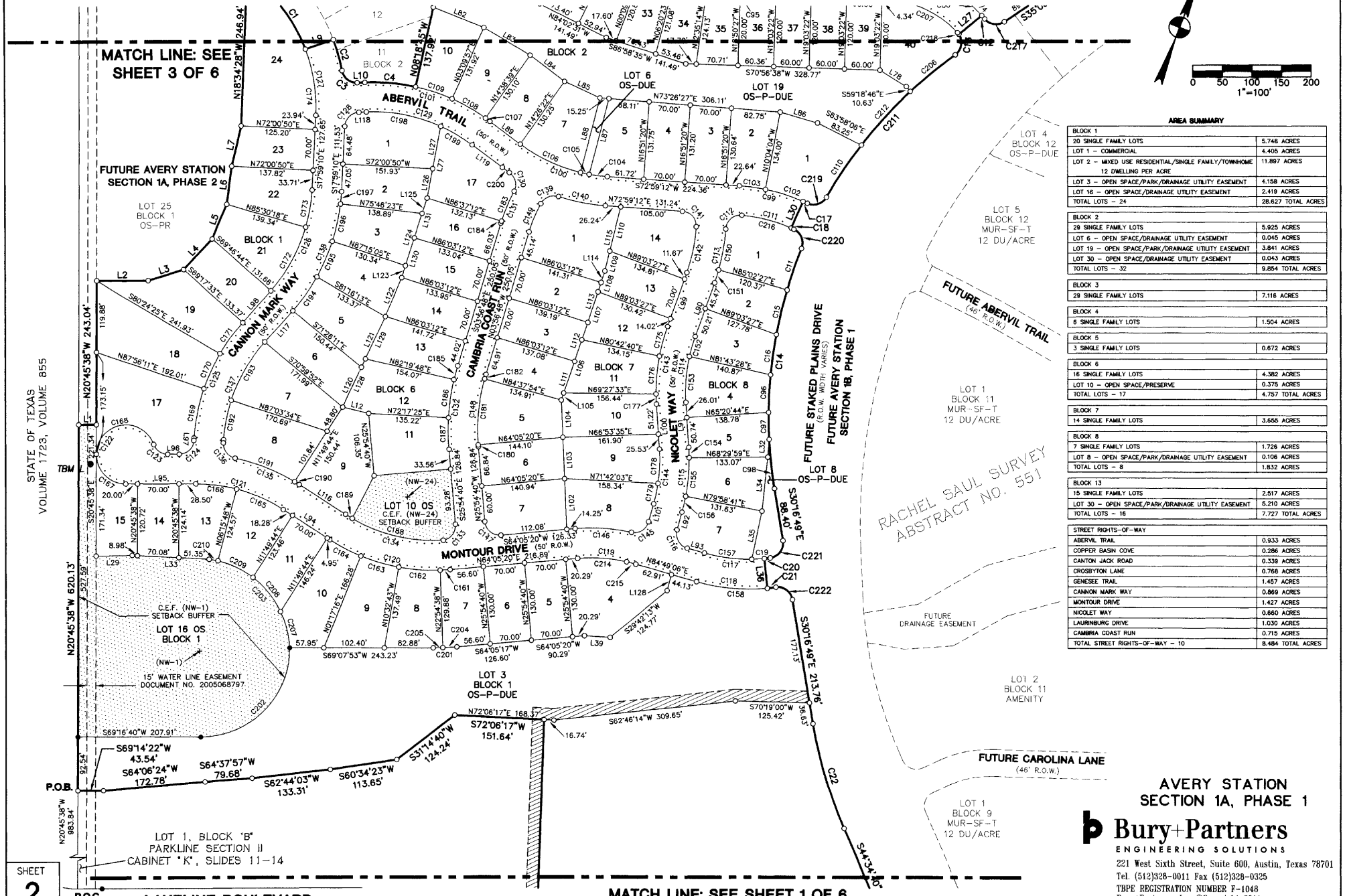
PHOTOGRAPHIC MYLAR

DOC.# 201105295I

AVERY STATION SECTION 1A, PHASE 1

74.228 ACRES OUT OF THE RACHEL SAUL SURVEY, ABSTRACT NO. 551, WILLIAMSON COUNTY, TEXAS.



AREA SUMMARY

BLOCK 1	
20 SINGLE FAMILY LOTS	5.748 ACRES
LOT 1 – COMMERCIAL	4.405 ACRES
LOT 2 – MIXED USE RESIDENTIAL/SINGLE FAMILY/TOWNHOME 12 DWELLING PER ACRE	11.897 ACRES
LOT 3 – OPEN SPACE/PARK/DRAINAGE UTILITY EASEMENT	4.158 ACRES
LOT 16 – OPEN SPACE/DRAINAGE UTILITY EASEMENT	2.419 ACRES
TOTAL LOTS – 24	28.627 TOTAL ACRES
BLOCK 2	
29 SINGLE FAMILY LOTS	5.925 ACRES
LOT 6 – OPEN SPACE/DRAINAGE UTILITY EASEMENT	0.045 ACRES
LOT 19 – OPEN SPACE/PARK/DRAINAGE UTILITY EASEMENT	3.841 ACRES
LOT 30 – OPEN SPACE/DRAINAGE UTILITY EASEMENT	0.043 ACRES
TOTAL LOTS – 32	9.854 TOTAL ACRES
BLOCK 3	
29 SINGLE FAMILY LOTS	7.116 ACRES
BLOCK 4	
6 SINGLE FAMILY LOTS	1.504 ACRES
BLOCK 5	
3 SINGLE FAMILY LOTS	0.672 ACRES
BLOCK 6	
16 SINGLE FAMILY LOTS	4.382 ACRES
LOT 10 – OPEN SPACE/PRESERVE	0.375 ACRES
TOTAL LOTS – 17	4.757 TOTAL ACRES
BLOCK 7	
14 SINGLE FAMILY LOTS	3.655 ACRES
BLOCK 8	
7 SINGLE FAMILY LOTS	1.726 ACRES
LOT 8 – OPEN SPACE/PARK/DRAINAGE UTILITY EASEMENT	0.106 ACRES
TOTAL LOTS – 8	1.832 ACRES
BLOCK 13	
15 SINGLE FAMILY LOTS	2.517 ACRES
LOT 30 – OPEN SPACE/PARK/DRAINAGE UTILITY EASEMENT	5.210 ACRES
TOTAL LOTS – 16	7.727 TOTAL ACRES
STREET RIGHTS-OF-WAY	
ABERVIL TRAIL	0.933 ACRES
COPPER BASIN COVE	0.286 ACRES
CANTON JACK ROAD	0.339 ACRES
CROSBYTON LANE	0.768 ACRES
GENESEE TRAIL	1.457 ACRES
CANNON MARK WAY	0.869 ACRES
MONTOUR DRIVE	1.427 ACRES
NICOLET WAY	0.660 ACRES
LAURINBURG DRIVE	1.030 ACRES
CAMBRIA COAST RUN	0.715 ACRES
TOTAL STREET RIGHTS-OF-WAY – 10	8.484 TOTAL ACRES

SHEET 2 OF 6

AVERY STATION SECTION 1A, PHASE 1

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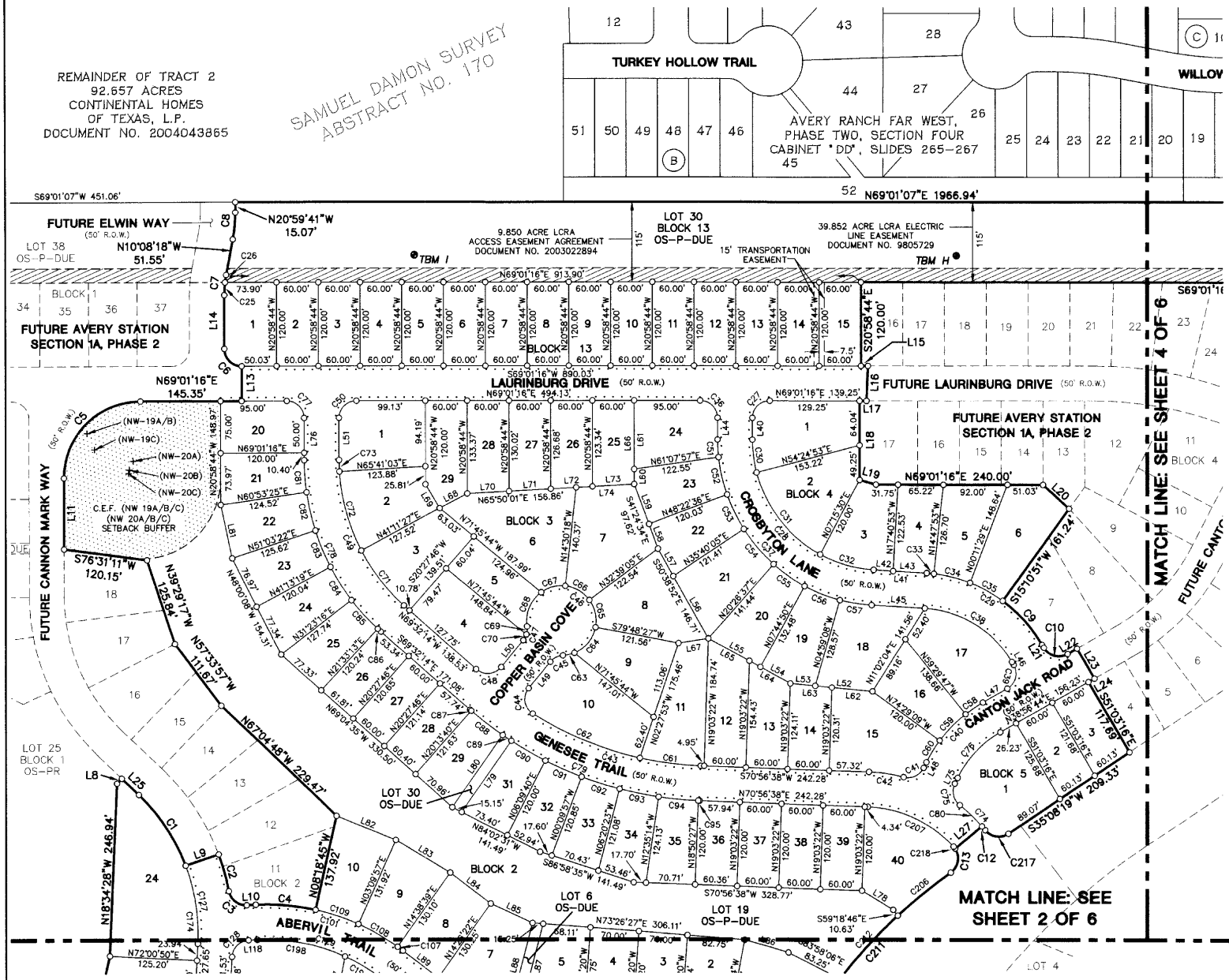
AVERY STATION SECTION 1A, PHASE 1

74.228 ACRES OUT OF THE RACHEL SAUL SURVEY, ABSTRACT NO. 551, WILLIAMSON COUNTY, TEXAS.



0 50 100 150 200
1"=100'

LINE TABLE

LINE	BEARING	LENGTH
L1	N69°14'22"E	30.00
L2	N69°01'19"E	87.01
L3	N51°59'40"E	63.07
L4	N22°22'15"E	70.17
L5	N01°48'14"E	63.57
L6	N13°22'34"W	65.57
L7	N07°46'09"W	71.13
L8	N22°44'54"E	9.93
L9	N50°26'39"E	50.03
L10	N66°26'47"E	12.95
L11	N20°58'44"W	100.86
L12	S82°44'50"W	45.31
L13	N20°58'44"W	50.00
L14	N20°58'44"W	76.59
L15	N69°01'16"E	10.00
L16	S18°43'45"E	50.04
L17	S69°01'16"W	10.00
L18	S20°58'44"E	113.29
L19	N85°03'47"E	24.27
L20	S68°36'00"E	50.57
L21	S51°03'16"E	5.02
L22	N38°56'44"E	15.64
L23	S51°03'16"E	50.00
L24	S38°56'44"W	10.00
L25	S67°15'06"E	33.93
L26	N03°11'50"W	71.07
L27	S29°22'22"W	50.24
L28	N03°11'50"W	70.01
L29	S68°14'33"W	61.04
L30	S02°37'40"W	50.00
L31	N04°12'37"E	79.17
L32	S16°21'48"E	30.36
L33	S72°02'01"W	130.41
L34	S14°51'44"E	91.48
L35	S08°45'03"E	82.33
L36	S26°30'08"E	50.00
L37	N04°12'37"E	90.56
L38	S71°07'27"W	25.75
L39	N72°46'55"E	43.83
L40	N20°58'44"W	31.03
L41	S72°19'07"W	76.40
L42	N72°19'07"E	27.97
L43	N72°19'07"E	48.43
L44	N20°58'44"W	31.03
L45	S72°19'07"W	76.40
L46	N51°03'16"W	5.02
L47	S38°56'44"W	40.59
L48	S05°17'45"W	9.06
L49	S18°14'16"W	49.15
L50	S18°14'16"W	50.33
L51	N20°58'44"W	60.40
L52	S74°34'13"W	82.60
L53	S74°34'13"W	36.07
L54	N82°15'00"W	49.17
L55	N82°15'00"W	85.28
L56	N50°38'52"W	102.10
L57	N50°38'52"W	44.61
L58	N41°24'34"W	36.86
L59	N41°24'34"W	60.76
L60	N20°58'44"W	21.63
L61	N20°58'44"W	98.37
L62	S74°34'13"W	58.55
L63	S74°34'13"W	60.12
L64	N82°15'00"W	67.23

LINE TABLE

LINE	BEARING	LENGTH
L65	N82°15'00"W	67.22
L66	N20°58'44"W	120.00
L67	S59°51'16"W	43.58
L68	N41°11'27"E	44.73
L69	N51°48'55"W	39.89
L70	N65°50'01"E	60.09
L71	N65°50'01"E	60.09
L72	N65°50'01"E	60.09
L73	N65°50'01"E	60.09
L74	N65°50'01"E	83.51
L75	S05°17'45"W	9.06
L76	N20°58'44"W	60.40
L77	N10°09'28"W	124.83
L78	N79°22'01"W	52.57
L79	S13°58'27"W	124.47
L80	S13°58'27"W	126.36
L81	N33°12'43"W	77.16
L82	S88°51'45"E	92.18
L83	N79°57'20"W	91.22
L84	N73°55'31"W	73.01
L85	N85°53'48"W	66.18
L86	S84°54'40"W	65.60
L87	S06°15'12"E	132.89
L88	S06°15'12"E	130.89
L89	S73°42'59"E	64.18
L90	N00°56'33"W	95.68
L91	N24°39'16"W	76.75
L92	N05°10'54"W	30.45
L93	N84°49'06"E	30.40
L94	N78°10'16"W	93.23
L95	N69°14'22"E	118.50
L96	N69°14'22"E	19.43
L97	S17°12'21"E	4.13
L98	S20°58'10"W	71.25
L99	N00°56'33"W	95.68
L100	N24°39'16"W	76.75
L101	N05°10'54"W	31.23
L102	N23°18'48"W	85.09
L103	N23°18'48"W	70.07
L104	N23°18'48"W	63.61
L105	N02°12'54"W	12.47
L106	N02°12'54"W	95.81
L107	N02°12'54"W	85.63
L108	N02°12'54"W	35.99
L109	N06°57'37"W	34.21
L110	N06°57'37"W	77.43
L111	N02°12'54"W	69.66
L112	N02°12'54"W	70.03
L113	N02°12'54"W	70.03
L114	N02°12'54"W	20.17
L115	N06°57'37"W	111.64
L116	N78°10'16"W	93.23
L117	S20°58'10"W	71.25
L118	S66°26'47"W	12.57
L119	N73°42'59"W	64.18
L120	N04°12'37"E	74.84
L121	N04°12'37"E	94.89
L122	N02°23'06"E	70.43
L123	N03°11'50"W	21.07
L124	N03°11'50"W	92.32
L125	N03°11'50"W	27.69
L126	N10°09'28"W	51.17
L127	N10°09'28"W	73.66
L128	S05°10'54"E	27.90

AVERY STATION
SECTION 1A, PHASE 1

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TBPE REGISTRATION NUMBER F-1048

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SHEET 3 OF 6

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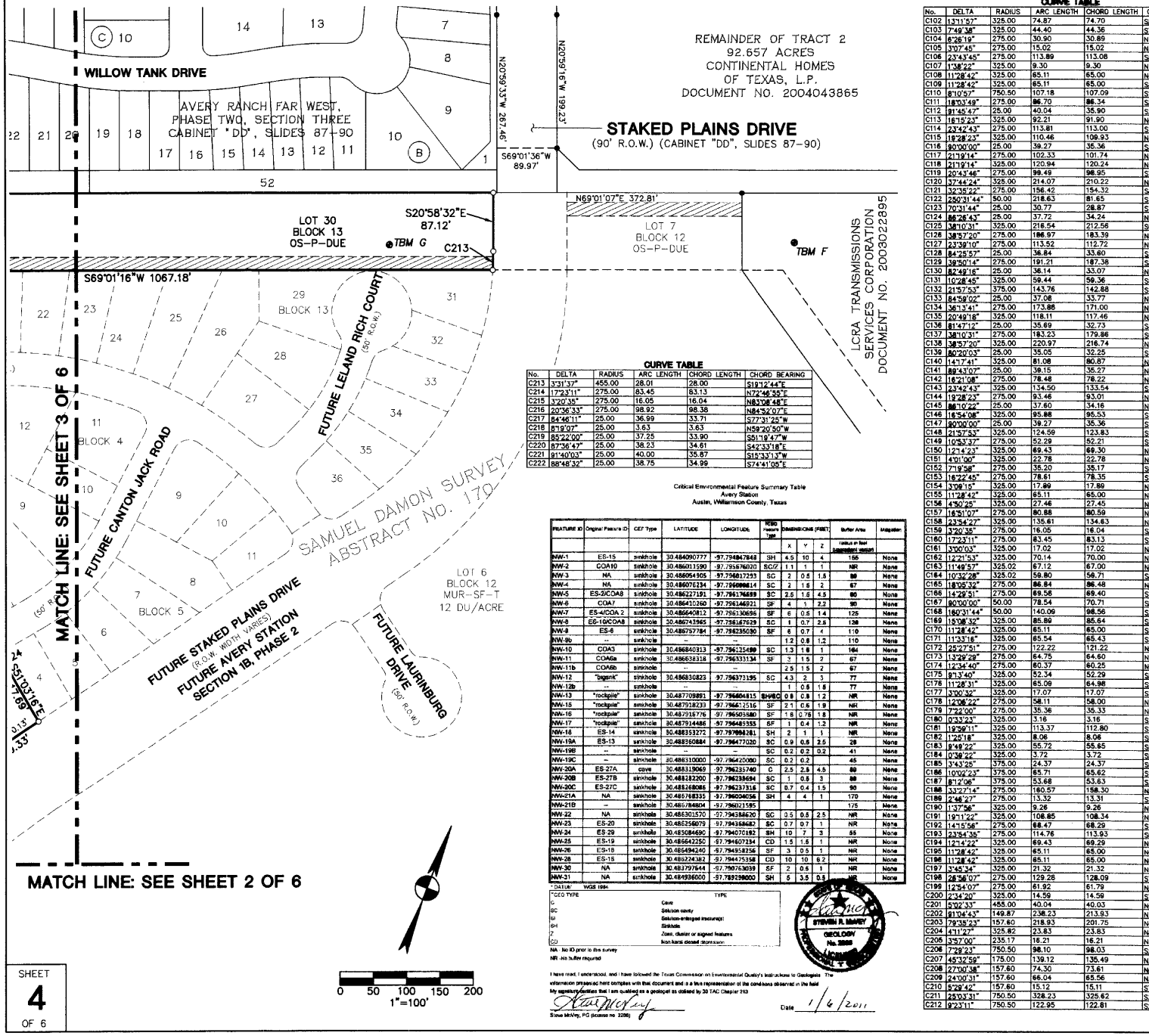
Doc. #2011052951

AVERY STATION SECTION 1A, PHASE 1

74.228 ACRES OUT OF THE RACHEL SAUL SURVEY, ABSTRACT NO. 551, WILLIAMSON COUNTY, TEXAS.



CURVE TABLE

No.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C213	3°31'37"	455.00	28.01	28.00	S19°12'44"E
C214	17°23'11"	275.00	83.45	83.13	N72°46'55"E
C215	3°20'35"	275.00	16.05	16.04	N83°06'48"E
C216	20°56'33"	275.00	98.92	98.38	N84°52'07"E
C217	84°46'11"	25.00	36.99	33.71	S77°31'25"W
C218	8°19'07"	25.00	3.63	3.63	N59°20'50"W
C219	85°22'00"	25.00	37.25	33.90	S51°19'47"W
C220	87°36'47"	25.00	38.23	34.61	S42°33'18"E
C221	91°40'03"	25.00	40.00	35.87	S15°33'13"W
C222	88°48'32"	25.00	38.75	34.99	S74°41'09"E

CURVE TABLE

No.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C102	13°11'57"	325.00	74.87	74.70	S87°24'48"W
C103	7°49'38"	325.00	44.40	44.36	S78°54'01"W
C104	6°26'19"	275.00	30.90	30.89	N76°12'21"E
C105	3°07'45"	275.00	15.02	15.02	N80°59'23"E
C106	23°43'45"	275.00	113.89	113.08	S85°34'51"E
C107	1°38'22"	325.00	9.30	9.30	N74°32'10"W
C108	11°28'42"	325.00	65.11	65.00	N81°05'42"W
C109	11°28'42"	325.00	65.11	65.00	S87°25'36"W
C110	8°10'57"	750.50	107.18	107.09	S12°44'15"W
C111	18°03'49"	275.00	86.70	86.34	S83°35'45"W
C112	91°45'47"	25.00	40.04	35.90	S28°40'57"W
C113	16°15'23"	325.00	92.21	91.90	N09°04'15"W
C114	23°42'43"	275.00	113.81	113.00	S12°47'55"E
C115	19°28'23"	325.00	110.46	109.93	N14°55'05"W
C116	90°00'00"	25.00	39.27	35.36	S55°01'54"E
C117	21°19'14"	275.00	102.33	101.74	N74°09'29"E
C118	21°19'14"	325.00	120.94	120.24	N74°09'29"E
C119	20°43'46"	275.00	99.49	98.95	S74°27'13"W
C120	37°44'24"	325.00	214.07	210.22	N82°57'32"E
C121	32°35'22"	275.00	156.42	154.32	S85°32'03"W
C122	250°31'44"	50.00	218.63	81.65	S14°30'13"W
C123	7°03'44"	25.00	30.77	28.87	S75°29'47"E
C124	86°26'43"	25.00	37.72	34.24	N26°01'00"E
C125	38°10'31"	325.00	216.54	212.56	S01°52'54"W
C126	38°57'20"	275.00	186.97	183.39	N01°29'30"E
C127	23°39'10"	275.00	113.52	112.72	N29°48'45"W
C128	84°25'57"	25.00	36.84	33.60	S24°13'45"W
C129	39°50'14"	275.00	191.21	187.38	S86°21'54"W
C130	82°49'16"	25.00	36.14	33.07	N34°52'41"W
C131	10°28'45"	325.00	59.44	59.36	S01°17'35"W
C132	21°57'53"	375.00	143.76	142.88	S14°55'44"E
C133	84°59'02"	25.00	37.08	33.77	N16°34'51"E
C134	36°13'41"	275.00	173.86	171.00	N83°42'53"E
C135	20°48'18"	325.00	118.11	117.46	N88°34'55"W
C136	81°47'12"	25.00	35.69	32.73	S58°05'58"E
C137	38°10'31"	275.00	183.23	179.86	S01°52'54"W
C138	38°57'20"	325.00	220.97	216.74	N01°29'30"E
C139	80°20'03"	25.00	35.05	32.25	S47°06'51"W
C140	14°17'41"	325.00	81.08	80.87	N80°08'02"E
C141	89°43'07"	25.00	39.15	35.27	N62°09'15"W
C142	16°21'08"	275.00	78.48	78.22	N08°07'07"W
C143	23°42'43"	325.00	134.50	133.54	S12°47'55"E
C144	19°28'23"	275.00	93.46	93.01	N14°55'05"W
C145	86°10'22"	25.00	37.60	34.16	N37°54'17"E
C146	16°54'08"	325.00	95.88	95.53	S72°32'24"W
C147	90°00'00"	25.00	39.27	35.36	S70°54'40"E
C148	21°57'53"	325.00	124.59	123.83	S14°55'44"E
C149	10°53'37"	275.00	52.29	52.21	S01°30'01"W
C150	12°14'23"	325.00	69.43	69.30	N11°04'44"W
C151	4°01'00"	325.00	22.78	22.78	N02°57'03"W
C152	7°19'58"	275.00	35.20	35.17	S04°36'32"E
C153	16°22'45"	275.00	78.61	78.35	S16°27'54"E
C154	3°06'15"	325.00	17.89	17.89	N23°10'39"W
C155	11°28'42"	325.00	65.11	65.00	N15°45'40"W
C156	4°50'25"	325.00	27.46	27.45	N07°38'07"W
C157	16°51'07"	275.00	80.88	80.59	N76°23'32"E
C158	23°54'27"	325.00	135.61	134.63	N72°51'53"E
C159	3°20'35"	275.00	16.05	16.04	S83°08'48"W
C160	17°23'11"	275.00	83.45	83.13	S72°46'55"W
C161	3°06'03"	325.00	17.02	17.02	N65°21'21"E
C162	12°21'53"	325.00	70.14	70.00	N73°16'19"E
C163	11°49'57"	325.02	67.12	67.00	N85°22'14"E
C164	10°32'28"	325.02	59.80	59.71	S83°26'30"E
C165	18°05'32"	275.00	86.84	86.48	N87°13'02"W
C166	14°29'51"	275.00	69.56	69.40	S76°29'17"W
C167	90°00'00"	50.00	78.54	70.71	S85°45'38"E
C168	160°31'44"	50.00	140.09	98.56	S59°13'37"W
C169	15°08'32"	325.00	85.89	85.64	S09°38'05"E
C170	11°28'42"	325.00	65.11	65.00	S03°40'32"W
C171	11°33'16"	325.00	65.54	65.43	S15°11'31"W
C172	25°27'51"	275.00	122.22	121.22	N08°14'14"E
C173	13°29'29"	275.00	64.75	64.61	N11°14'26"W
C174	12°44'07"	275.00	60.37	60.25	N24°16'31"W
C175	9°13'40"	325.00	52.34	52.29	S05°33'23"E
C176	11°28'31"	325.00	65.09	64.98	S15°54'29"E
C177	3°00'32"	325.00	17.07	17.07	S23°09'00"E
C178	12°06'22"	275.00	58.11	58.00	N18°36'06"W
C179	7°22'00"	275.00	35.36	35.33	N08°51'54"W
C180	3°23'23"	325.00	3.16	3.16	S25°37'39"E
C181	19°29'11"	325.00	113.37	112.80	S15°21'41"E
C182	1°25'18"	325.00	8.06	8.06	S04°39'27"E
C183	9°49'22"	325.00	55.72	55.65	S01°37'16"W
C184	0°39'22"	325.00	3.72	3.72	S03°37'06"E
C185	3°43'25"	375.00	24.37	24.37	S05°48'30"E
C186	10°02'23"	375.00	65.71	65.62	S12°41'23"E
C187	8°12'06"	375.00	53.68	53.63	S21°48'37"E
C188	33°27'14"	275.00	160.57	158.30	N82°19'40"E
C189	2°46'27"	275.00	13.32	13.31	S79°33'29"E
C190	1°37'56"	325.00	9.26	9.26	N78°59'14"W
C191	19°11'22"	325.00	108.85	108.34	N88°23'53"W
C192	14°15'56"	275.00	68.47	68.29	S10°04'23"E
C193	23°54'35"	275.00	114.76	113.93	S09°00'52"W
C194	12°14'22"	325.00	69.43	69.29	N14°50'56"E
C195	11°28'42"	325.00	65.11	65.00	N02°59'26"E
C196	11°28'42"	325.00	65.11	65.00	N08°29'16"W
C197	3°46'34"	325.00	21.32	21.32	N16°06'24"W
C198	26°36'07"	275.00	129.28	128.09	S79°54'50"W
C199	12°54'07"	275.00	61.92	61.79	N80°10'02"E
C200	2°34'20"	325.00	14.59	14.59	S75°00'09"E
C201	5°02'33"	455.00	40.04	40.03	N66°36'36"E
C202	91°04'43"	149.87	238.23	213.93	N23°44'19"E
C203	79°35'23"	157.60	218.93	201.75	N63°21'42"W
C204	4°11'27"	325.82	23.83	23.83	N85°52'36"E
C205	3°57'00"	235.17	16.21	16.21	N67°41'17"E
C206	7°29'23"	750.50	98.10	98.03	S29°57'36"W
C207	45°32'59"	175.00	139.12	135.49	N86°16'53"W
C208	27°00'38"	157.60	74.30	73.61	N60°08'51"W
C209	24°00'31"	157.60	66.04	65.56	N85°39'25"W
C210	5°29'42"	157.60	15.12	15.11	S79°35'28"W
C211	25°03'31"	750.50	328.23	325.62	S21°10'32"W
C212	9°23'11"	750.50	122.95	122.81	S21°31'20"W

CURVE TABLE

No.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	25°36'46"	275.00	122.93	121.91	S54°26'43"E
C2	9°33'05"	325.00	54.18	54.12	S36°32'33"E
C3	81°47'12"	25.00	35.69	32.73	S72°39'37"E
C4	15°14'28"	325.00	86.45	86.20	N74°04'01"E
C5	90°00'00"	110.00	172.79	155.56	N24°01'16"E
C6	89°56'31"	25.00	39.24	35.34	N65°56'59"W
C7	10°50'25"	155.00	29.33	29.28	N15°33'31"W
C8	10°50'55"	205.00	38.82	38.76	N15°34'14"W
C9	23°45'53"	205.00	85.03	84.42	S62°56'13"E
C10	90°00'00"	25.00	39.27	35.36	N83°56'44"E
C11	5°34'27"	750.50	73.01	72.98	S01°32'08"E
C12	1°51'03"	225.00	7.27	7.27	N81°01'02"W
C13	88°53'34"	25.00	38.79	35.01	S10°44'29"W
C14	31°31'54"	750.50	413.02	407.83	S14°30'51"E
C15	5°53'32"	750.50	77.18	77.14	S07°16'07"E
C16	5°15'16"	750.50	68.83	68.80	S12°50'31"E
C17	1°23'08"	325.00	7.86	7.86	N86°40'47"W
C18	11°00'38"	275.00	4.85	4.85	S86°52'01"E
C19	6°24'44"	275.00	31.58	31.56	N64°40'37"E
C20	2°06'38"	275.00	10.13	10.13	S62°26'33"W
C21	2°35'13"	325.00	14.67	14.67	N62°12'16"E
C22	14°17'52"	750.00	187.16	186.67	S37°25'44"E
C23	23°33'29"	750.00	308.38	306.21	S32°47'56"E
C24	91°43'56"	25.07	40.15	35.99	S24°54'41"W
C25	6°49'18"	155.00	18.45	18.44	S17°34'05"E
C26	4°01'07"	155.00	10.87	10.87	N12°08'52"W
C27	90°00'00"	25.00	39.27	35.36	S24°01'16"W
C28	86°42'09"	185.00	279.95	253.99	S64°19'48"E
C29	56°37'37"	205.00	202.61	194.46	N79°22'04"W
C30	14°36'24"	185.00	47.16	47.03	S28°16'55"E
C31	47°09'23"	185.00	152.26	148.00	S59°09'49"E
C32	24°56'27"	185.00	80.53	79.89	N84°17'19"E
C33	2°52'59"	205.00	10.32	10.31	S73°45'37"W
C34	14°59'22"	205.00	53.63	53.48	S82°41'48"W
C35	14°59'22"	205.00	53.63	53.48	N82°18'50"W
C36	90°00'00"	25.00	39.27	35.36	N65°56'44"W
C37	86°42'09"	236.00	356.61	322.84	S64°19'48"E
C38	56°37'37"	155.00	153.19	147.03	N79°22'04"W
C39	90°00'00"	25.00	39.27	35.36	N06°03'16"W
C40	33°38'59"	205.00	120.40	118.67	S22°07'15"W
C41	78°27'47"	25.00	34.24	31.62	N44°31'39"E
C42	12°48'54"	225.00	50.32	50.22	S77°21'05"W
C43	30°54'53"	475.00	256.29	253.19	N86°24'04"E
C44	98°22'46"	25.00	42.05	37.27	S29°57'06"E
C45	48°11'23"	25.00	21.03	20.41	S42°19'58"W
C46	276°22'46"	50.00	241.19	66.67	N71°45'44"W
C47	48°11'23"	25.00	21.03	20.41	N05°51'25"W
C48	92°13'30"	25.00	40.24	36.04	N64°21'01"E
C49	48°33'30"	275.00	233.06	226.15	S45°15'29"E
C50	90°00'00"	25.00	39.27	35.36	S24°01'16"W
C51	61°41'02"	235.00	25.57	25.56	S24°05'45"E
C52	13°18'16"	235.00	54.57	54.45	S33°51'53"E
C53	13°18'34"	235.00	54.59	54.47	S47°10'18"E
C54	15°58'26"	235.00	65.52	65.31	S61°48'48"E
C55	13°18'38"	235.00	54.59	54.47	S76°27'21"E
C56	13°18'25"	235.00	54.58	54.46	S89°45'52"E
C57	11°15'46"	235.00	46.20	46.12	N77°57'01"E
C58	8°26'31"	205.00	30.20	30.18	S34°43'29"W
C59	14°59'22"	205.00	53.63	53.48	S23°00'32"W
C60	10°13'06"	205.00	36.56	36.51	S10°24'18"W
C61	10°39'56"	475.00	88.42	88.29	N76°16'36"E
C62	20°14'56"	475.00	167.87	167.00	S88°15'57"E
C63	19°24'07"	50.00	16.93	16.85	N56°43'36"E
C64	57°13'05"	50.00	49.93	47.88	N18°25'00"E
C65	47°09'23"	50.00	41.15	40.00	N33°46'14"W
C66	47°09'23"	50.00	41.15	40.00	N80°55'37"W
C67	42°00'18"	50.00	36.66	35.84	S54°29'33"W
C68	63°26'31"	50.00	55.36	52.58	S01°46'09"W
C69	28°57'15"	25.00	11.76	11.65	N16°28'29"W
C70	21°14'08"	25.00	9.27	9.21	N07°37'13"E
C71	25°47'41"	275.00	99.49	98.95	S59°22'23"E
C72	23°57'01"	281.14	117.52	116.67	S36°33'45"E
C73	3°20'13"	275.00	16.02	16.01	S22°38'50"E
C74	13°04'32"	225.00	51.35	51.24	N66°37'46"W
C75	78°27'47"	25.00	34.24	31.62	S33°56'08"E
C76	33°38'59"	155.00	91.03	89.73	S22°07'15"W
C77	90°00'00"	25.00	39.27	35.36	N65°56'44"W
C78	48°33'30"	325.00	275.44	267.27	S45°15'29"E
C79	39°31'08"	525.00	362.11	354.98	S89°17'48"E
C80	11°13'28"	225.00	44.08	44.01	N67°33'17"W
C81	8°07'51"	325.00	46.12	46.08	S25°02'39"E
C82	9°50'03"	325.00	55.78	55.71	S34°01'36"E
C83	9°50'03"	325.00	55.78	55.71	S43°51'39"E
C84	9°50'03"	325.00	55.78	55.71	S53°41'42"E
C85	9°50'03"	325.00	55.78	55.71	S63°31'45"E
C86	1°05'27"	325.00	6.19	6.19	S68°59'30"E
C87	0°14'06"	525.00	2.15	2.15	S69°39'17"E
C88	6°15'13"	525.00	57.30	57.27	S72°53'56"E
C89	1°38'14"	525.00	15.00	15.00	S76°50'40"E
C90	6°10'34"	525.00	56.59	56.56	S80°45'03"E
C91	6°14'58"	525.00	57.11	57.08	S86°57'19"E
C92	6°16'05"	525.00	57.43	57.41	N86°47'39"E
C93	6°14'50"	525.00	57.24	57.22	N80°32'11"E
C94	6°15'13"	525.00	57.30	57.27	N74°17'10"E
C95	0°12'55"	525.00	1.97	1.97	N71°03'06"E
C96	4°54'31"	750.50	64.30	64.28	S17°55'24"E
C97	3°30'30"	750.50	45.96	45.95	S22°07'57"E
C98	6°23'39"	750.50	83.75	83.71	S27°04'59"E
C99	19°38'28"	325.00	111.41	110.87	S82°48'26"W
C100	33°17'50"	275.00	159.81	157.58	N89°38'06"E
C101	39°50'14"	325.00	225.97	221.45	S86°21'54"W

FEATURE ID	Original Feature ID	CEF Type	LATITUDE	LONGITUDE	NCRS Horizontal Datum	DIMENSIONS (FEET) X	Y	Z	Buffer Area (radius in feet Approximate values)	Mitigation
NW-1	ES-1S	sinkhole	30.484090777	-97.794847848	SH	4.5	10	4	155	None
NW-2	COA10	sinkhole	30.486011590	-97.795576020	SC/Z	1.1	1	1	NR	None
NW-3	NA	sinkhole	30.486054905	-97.795617293	SC	2	0.5	1.5	89	None
NW-4	NA	sinkhole	30.486076234	-97.796098614	SC	2	1.5	2	67	None
NW-5	ES-2/COA8	sinkhole	30.486227191	-97.795176699	SC	2.5	1.5	4.5	80	None
NW-6	COA7	sinkhole	30.486410260	-97.795146921	SF	4	1	2.2	100	None
NW-7	ES-4/COA 2	sinkhole	30.486640012	-97.795130696	SF	6	0.5	1.4	125	None
NW-8	EC-10/COA8	sinkhole	30.486743965	-97.795167929	SC	1	0.7	2.5	128	None
NW-9	ES-6	sinkhole	30.486757784	-97.795235030	SF	6	0.7	4	110	None
NW-9b	--	sinkhole	--	--	--	1.2	0.8	1.2	110	None
NW-10	COA3	sinkhole	30.486840313	-97.796125489	SC	1.3	1.8	1	164	None
NW-11	COA6a	sinkhole	30.486638318	-97.795333134	SF	3	1.5	2	67	None
NW-11b	COA6b	sinkhole	--	--	--	2.5	1.5	2	67	None
NW-12	"pigeink"	sinkhole	30.486830823	-97.796373195	SC	4.3	1	3	77	None
NW-12b	--	sinkhole	--	--	--	1	0.8	1.8	77	None
NW-13	"rockpile"	sinkhole	30.487709891	-97.796404815	SH/SC	0.8	0.8	1.2	NR	None
NW-15	"rockpile"	sinkhole	30.487918233	-97.796612516	SF	2.1	0.6	1.9	NR	None
NW-16	"rockpile"	sinkhole	30.487916776	-97.796505580	SF	1.8	0.76	1.8	NR	None
NW-17	"rockpile"	sinkhole	30.487914486	-97.796485355	SF	1	0.4	1.2	NR	None
NW-18	ES-14	sinkhole	30.488353272	-97.797094281	SH	2	1	1	NR	None
NW-19	ES-13	sinkhole	30.488580884	-97.796477020	SC	0.9	0.5	2.5	29	None
NW-19B	--	sinkhole	--	--	SC	0.2	0.2	0.2	41	None
NW-19C	--	sinkhole	30.488310000	-97.796420000	SC	0.2	0.2	--	45	None
NW-20A	ES-27A	cave	30.488319069	-97.796235740	C	2.5	2.8	4.5	89	None
NW-20B	ES-27B	sinkhole	30.488182200	-97.796236694	SC	1	0.8	3	89	None
NW-20C	ES-27C	sinkhole	30.488268086	-97.796237316	SC	0.7	0.4	1.5	90	None
NW-21A	NA	sinkhole	30.488768335	-97.796004056	SH	4	4	1	170	None
NW-21B	--	sinkhole	30.488678804	-97.796021595	--	--	--	--	175	None
NW-22	NA	sinkhole	30.488301570	-97.796184620	SC	0.5	0.5	2.5	NR	None
NW-23	ES-20	sinkhole	30.488256079	-97.796368682	SC	0.7	0.7	1	NR	None
NW-24	ES-29	sinkhole	30.485084690	-97.794070192	SH	10	7	3	55	None
NW-25	ES-19	sinkhole	30.486642250	-97.794607194	CD	1.5	1.5	1	NR	None
NW-26	ES-18	sinkhole	30.486494240	-97.794958256	SF	3	0.5	1	NR	None
NW-28	ES-15	sinkhole	30.486224382	-97.794475358	CD	10	10	6.2	NR	None
NW-30	NA	sinkhole	30.483797644	-97.790763099	SF	2	0.6	1	NR	None
NW-31	NA	sinkhole	30.484936000	-97.789196000	SH	5	3.5	0.5	NR	None

* DATUM: WGS 1984

CEO TYPE	TYPE
C	Cave
SC	Solution cavity
E	Solution-enlarged fracture(s)
SH	Sinkhole
Z	Zone, cluster or aligned features
CD	Non-karst closed depression

NA - No ID prior to this survey
NR - No buffer required

Critical Environmental Feature Summary Table
Avery Station
Austin, Williamson County, Texas

I have read, I understood, and I have followed the Texas Commission on Environmental Quality's instructions to Geologists. The information presented here complies with that document and is a true representation of the conditions observed in the field. My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213

Steve McVey, PG (license no. 2288) Date 1/6/2011

STEVEN R. MCVEY GEOLOGY No. 2288

AVERY STATION
SECTION 1A, PHASE 1

Bury+Partners
ENGINEERING SOLUTIONS
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TBPE REGISTRATION NUMBER F-1048
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SHEET 4 OF 6

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Doc.# 2011052951

AVERY STATION SECTION 1A, PHASE 1

74.228 ACRES OUT OF THE RACHEL SAUL SURVEY, ABSTRACT NO. 551, WILLIAMSON COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION:

OF A 74.228 ACRE TRACT OF LAND OUT OF THE RACHEL SAUL SURVEY, ABSTRACT 551, BEING A PORTION OF THAT CERTAIN 177.63 ACRE TRACT CONVEYED TO NORTHWOODS AVERY RANCH, LLC, BY DEED OF RECORD IN DOCUMENT NO. 2009049201 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN REMAINDER OF TRACT 1 – 104.79 ACRES OF LAND CONVEYED TO FLEUR LAND, LTD., BY DEED OF RECORD IN DOCUMENT NO. 9815649 OF SAID OFFICIAL PUBLIC RECORDS; SAID 74.288 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, FOR REFERENCE, AT A 1/2 INCH IRON ROD FOUND IN THE NORTHERLY RIGHT-OF-WAY LINE OF LAKELINE BOULEVARD (R.O.W. WIDTH VARIES), BEING THE SOUTHEASTERLY CORNER OF LOT 1, BLOCK "B", PARKLINE SECTION II, A SUBDIVISION OF RECORD IN CABINET "K", SLIDES 11-14 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND THE SOUTHWESTERLY CORNER OF SAID REMAINDER OF TRACT 1 – 104.79 ACRE TRACT;

THENCE, N20°45'38"W, ALONG THE EASTERLY LINE OF SAID LOT 1 AND THAT CERTAIN TRACT OF LAND CONVEYED TO THE STATE OF TEXAS, BY DEED OF RECORD IN VOLUME 1723, PAGE 855 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THE WESTERLY LINE OF SAID REMAINDER OF TRACT 1 – 104.79 ACRES TRACT, A DISTANCE OF 983.84 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR THE **POINT OF BEGINNING** AND SOUTHWESTERLY CORNER HEREOF;

THENCE, N20°45'38"W, CONTINUING ALONG THE EASTERLY LINE OF SAID VOLUME 1723, PAGE 855 STATE OF TEXAS TRACT, FOR A PORTION OF THE WESTERLY LINE OF SAID 177.63 ACRE TRACT AND HEREOF, A DISTANCE OF 620.13 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;

THENCE, LEAVING THE EASTERLY LINE OF SAID VOLUME 1723, PAGE 855 STATE OF TEXAS TRACT, OVER AND ACROSS SAID 177.63 ACRE TRACT, FOR PORTION OF THE WESTERLY LINE HEREOF, THE FOLLOWING THIRTY-TWO (32) COURSES AND DISTANCES:

1) N69°14'22"E, A DISTANCE OF 30.00 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;
2) N20°45'38"W, A DISTANCE OF 243.04 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;
3) N69°01'19"E, A DISTANCE OF 87.01 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;
4) N51°59'40"E, A DISTANCE OF 63.07 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;
5) N22°22'15"E, A DISTANCE OF 70.17 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;
6) N01°48'14"E, A DISTANCE OF 63.57 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;
7) N13°22'34"W, A DISTANCE OF 65.57 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;
8) N07°46'09"W, A DISTANCE OF 71.13 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;
9) N18°34'28"W, A DISTANCE OF 248.94 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;
10) N22°44'54"E, A DISTANCE OF 9.93 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;
11) S67°15'06"E, A DISTANCE OF 33.93 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
12) ALONG SAID CURVE, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 25°36'46", AN ARC LENGTH OF 122.93 FEET, AND A CHORD OF WHICH BEARS S54°26'43"E, A DISTANCE OF 121.91 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE END OF SAID CURVE;
13) N50°26'39"E, A DISTANCE OF 50.03 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
14) ALONG SAID CURVE, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 09°33'05", AN ARC LENGTH OF 54.18 FEET, AND A CHORD OF WHICH BEARS S36°32'33"E, A DISTANCE OF 54.12 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT;
15) ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 81°47'12", AN ARC LENGTH OF 35.69 FEET, AND A CHORD OF WHICH BEARS S72°39'37"E, A DISTANCE OF 32.73 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE POINT OF TANGENCY OF SAID CURVE;
16) N66°26'47"E, A DISTANCE OF 12.95 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
17) ALONG SAID CURVE, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 15°14'28", AN ARC LENGTH OF 86.45 FEET, AND A CHORD OF WHICH BEARS N74°04'01"E, A DISTANCE OF 86.20 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE END OF SAID CURVE;
18) N08°18'45"W, A DISTANCE OF 137.92 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;
19) N67°04'48"W, A DISTANCE OF 229.47 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;
20) N57°33'57"W, A DISTANCE OF 111.67 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;
21) N39°29'17"W, A DISTANCE OF 125.84 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;
22) S76°31'11"W, A DISTANCE OF 120.15 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;
23) N20°58'44"W, A DISTANCE OF 100.86 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
24) ALONG SAID CURVE, HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 172.79 FEET, AND A CHORD OF WHICH BEARS N24°01'16"E, A DISTANCE OF 155.56 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE POINT OF TANGENCY OF SAID CURVE;
25) N69°01'16"E, A DISTANCE OF 145.35 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;
26) N20°58'44"W, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
27) ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°56'31", AN ARC LENGTH OF 39.24 FEET, AND A CHORD OF WHICH BEARS N65°56'59"W, A DISTANCE OF 35.34 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE END OF SAID CURVE;
28) N20°58'44"W, A DISTANCE OF 76.59 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
29) ALONG SAID CURVE, HAVING A RADIUS OF 155.00 FEET, A CENTRAL ANGLE OF 10°50'25", AN ARC LENGTH OF 29.33 FEET, AND A CHORD OF WHICH BEARS N15°33'31"W, A DISTANCE OF 29.28 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE POINT OF TANGENCY OF SAID CURVE;
30) N10°08'18"W, A DISTANCE OF 51.55 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
31) ALONG SAID CURVE, HAVING A RADIUS OF 205.00 FEET, A CENTRAL ANGLE OF 10°50'55", AN ARC LENGTH OF 38.82 FEET, AND A CHORD OF WHICH BEARS N15°34'14"W, A DISTANCE OF 38.76 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE POINT OF TANGENCY OF SAID CURVE;
32) N20°59'41"W, A DISTANCE OF 15.07 FEET TO A TO A 1/2 INCH IRON ROD WITH CAP SET IN THE SOUTHERLY LINE OF THAT CERTAIN REMAINDER OF TRACT 2 – 92.657 ACRES OF LAND CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., BY DEED OF RECORD IN DOCUMENT NO. 2004043865 OF SAID OFFICIAL PUBLIC RECORDS, FOR THE NORTHWESTERLY CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD FOUND AT THE NORTHWESTERLY CORNER OF SAID 177.63 ACRE TRACT BEARS S69°01'07"W, A DISTANCE OF 451.06 FEET;

THENCE, N69°01'07"E, ALONG THE SOUTHERLY LINE OF SAID REMAINDER OF TRACT 2 – 92.657 ACRE TRACT, AT 471.36 FEET PASSING THE SOUTHWESTERLY CORNER OF LOT 52, BLOCK "B", AVERY RANCH FAR WEST PHASE TWO, SECTION FOUR, A SUBDIVISION OF RECORD IN CABINET "DD", SLIDES 265-267 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AT 1366.99 FEET PASSING THE SOUTHWESTERLY CORNER OF LOT 52, BLOCK "B", AVERY RANCH FAR WEST PHASE TWO, SECTION THREE, A SUBDIVISION OF RECORD IN CABINET "DD", SLIDES 87-90 OF SAID PLAT RECORD, FOR THE NORTHERLY LINE OF SAID 177.63 ACRE TRACT AND HEREOF, IN ALL A TOTAL DISTANCE OF 1966.94 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR THE NORTHEASTERLY CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD FOUND AT THE NORTHEASTERLY CORNER OF SAID 177.63 ACRE TRACT BEARS N69°01'07"E, A DISTANCE OF 372.81 FEET;

THENCE, LEAVING THE SOUTHERLY LINE OF SAID AVERY RANCH FAR WEST PHASE TWO, SECTION THREE, OVER AND ACROSS SAID 177.63 ACRE TRACT, FOR THE EASTERLY LINE HEREOF, THE FOLLOWING FORTY-THREE (43) COURSES AND DISTANCES:

1) S20°58'32"E, A DISTANCE OF 87.12 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
2) ALONG SAID CURVE, HAVING A RADIUS OF 455.00 FEET, A CENTRAL ANGLE OF 03°31'37", AN ARC LENGTH OF 28.01 FEET, AND A CHORD OF WHICH BEARS S19°12'44"E, A DISTANCE OF 28.00 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE END OF SAID CURVE;
3) S69°01'16"W, A DISTANCE OF 1067.18 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;
4) S20°58'44"E, A DISTANCE OF 120.00 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;
5) N69°01'16"E, A DISTANCE OF 10.00 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;
6) S18°43'45"E, A DISTANCE OF 50.04 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;
7) S69°01'16"W, A DISTANCE OF 10.00 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;
8) S20°58'44"E, A DISTANCE OF 113.29 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;
9) N85°03'47"E, A DISTANCE OF 24.27 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;
10) N69°01'16"E, A DISTANCE OF 240.00 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;
11) S68°36'00"E, A DISTANCE OF 50.57 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;
12) S15°10'51"W, A DISTANCE OF 161.24 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
13) ALONG SAID CURVE, HAVING A RADIUS OF 205.00 FEET, A CENTRAL ANGLE OF 23°45'53", AN ARC LENGTH OF 85.03 FEET, AND A CHORD OF WHICH BEARS S62°56'13"E, A DISTANCE OF 84.42 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE END OF SAID CURVE;
14) S51°03'16"E, A DISTANCE OF 5.02 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR A POINT OF CURVATURE OF A CURVE TO THE LEFT;
15) ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, AND A CHORD OF WHICH BEARS N83°56'44"E, A DISTANCE OF 35.38 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE POINT OF TANGENCY OF SAID CURVE;
16) N38°56'44"E, A DISTANCE OF 15.64 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;
17) S51°03'16"E, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;
18) S38°56'44"W, A DISTANCE OF 10.00 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;
19) S51°03'16"E, A DISTANCE OF 117.69 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR THE MOST EASTERLY CORNER HEREOF;
20) S35°08'19"W, A DISTANCE OF 209.33 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
21) ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 84°46'11", AN ARC LENGTH OF 36.99 FEET, AND A CHORD OF WHICH BEARS S77°31'25"W, A DISTANCE OF 33.71 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT;
22) ALONG SAID CURVE, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 01°51'03", AN ARC LENGTH OF 7.27 FEET, AND A CHORD OF WHICH BEARS N61°01'02"W, A DISTANCE OF 7.27 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE END OF SAID CURVE;
23) S29°22'22"W, A DISTANCE OF 50.24 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
24) ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°53'34", AN ARC LENGTH OF 38.79 FEET, AND A CHORD OF WHICH BEARS S10°44'29"E, A DISTANCE OF 35.01 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT;
25) ALONG SAID CURVE, HAVING A RADIUS OF 750.50 FEET, A CENTRAL ANGLE OF 25°03'31", AN ARC LENGTH OF 328.23 FEET, AND A CHORD OF WHICH BEARS S21°10'32"W, A DISTANCE OF 325.62 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT;
26) ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 85°22'00", AN ARC LENGTH OF 37.25 FEET, AND A CHORD OF WHICH BEARS S51°19'47"W, A DISTANCE OF 33.90 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT;
27) ALONG SAID CURVE, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 01°23'06", AN ARC LENGTH OF 7.86 FEET, AND A CHORD OF WHICH BEARS N86°40'47"W, A DISTANCE OF 7.86 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE END OF SAID CURVE;
28) S02°37'40"W, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
29) ALONG SAID CURVE, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 01°00'38", AN ARC LENGTH OF 4.85 FEET, AND A CHORD OF WHICH BEARS S86°52'01"E, A DISTANCE OF 4.85 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT;
30) ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87°36'47", AN ARC LENGTH OF 38.23 FEET, AND A CHORD OF WHICH BEARS S42°33'16"E, A DISTANCE OF 34.61 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR A POINT OF REVERSE CURVATURE TO THE LEFT;
31) ALONG SAID CURVE, HAVING A RADIUS OF 750.50 FEET, A CENTRAL ANGLE OF 31°31'54", AN ARC LENGTH OF 413.02 FEET, AND A CHORD OF WHICH BEARS S14°30'51"E, A DISTANCE OF 407.83 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR THE POINT OF TANGENCY OF SAID CURVE;
32) S30°16'49"E, A DISTANCE OF 88.40 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
33) ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91°40'03", AN ARC LENGTH OF 40.00 FEET, AND A CHORD OF WHICH BEARS S15°33'13"W, A DISTANCE OF 35.87 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT;
34) ALONG SAID CURVE, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 02°06'38", AN ARC LENGTH OF 10.13 FEET, AND A CHORD OF WHICH BEARS S62°26'33"W, A DISTANCE OF 10.13 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE END OF SAID CURVE;
35) S26°30'08"E, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
36) ALONG SAID CURVE, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 02°35'13", AN ARC LENGTH OF 14.67 FEET, AND A CHORD OF WHICH BEARS N62°12'16"E, A DISTANCE OF 14.67 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT;
37) ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°48'32", AN ARC LENGTH OF 38.75 FEET, AND A CHORD OF WHICH BEARS S74°41'05"E, A DISTANCE OF 34.99 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE POINT OF TANGENCY OF SAID CURVE;
38) S30°16'49"E, A DISTANCE OF 213.76 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
39) ALONG SAID CURVE, HAVING A RADIUS OF 750.00 FEET, A CENTRAL ANGLE OF 14°17'52", AN ARC LENGTH OF 187.16 FEET, AND A CHORD OF WHICH BEARS S37°25'44"E, A DISTANCE OF 186.67 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE POINT OF TANGENCY OF SAID CURVE;
40) S44°34'40"E, A DISTANCE OF 225.96 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
41) ALONG SAID CURVE, HAVING A RADIUS OF 750.00 FEET, A CENTRAL ANGLE OF 23°33'29", AN ARC LENGTH OF 308.38 FEET, AND A CHORD OF WHICH BEARS S32°47'56"E, A DISTANCE OF 306.21 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE POINT OF TANGENCY OF SAID CURVE;
42) S21°01'11"E, A DISTANCE OF 315.98 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;
43) S06°19'28"W, A DISTANCE OF 145.12 FEET TO A 1/2 INCH IRON ROD WITH CAP SET IN SAID NORTHERLY RIGHT-OF-WAY LINE OF LAKELINE BOULEVARD, BEING THE SOUTHERLY LINE OF SAID 177.63 ACRE TRACT, FOR THE SOUTHEASTERLY CORNER HEREOF;

THENCE, S71°07'27"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF LAKELINE BOULEVARD, BEING THE SOUTHERLY LINE OF SAID 177.63 ACRE TRACT, FOR A PORTION OF THE SOUTHERLY LINE HEREOF, A DISTANCE OF 637.01 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWESTERLY CORNER OF SAID 177.63 ACRE TRACT, BEING THE SOUTHEASTERLY CORNER OF SAID REMAINDER OF TRACT 1 – 104.79 ACRE TRACT, FOR THE MOST SOUTHERLY CORNER HEREOF;

THENCE, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE OF LAKELINE BOULEVARD, IN PART ALONG THE WESTERLY LINE OF SAID 177.63 ACRE TRACT, BEING THE EASTERLY LINE OF SAID REMAINDER OF TRACT 1 – 104.79 ACRE TRACT, AND IN PART OVER AND ACROSS SAID REMAINDER OF TRACT 1 – 104.79 ACRE TRACT, FOR A PORTION OF THE SOUTHERLY LINE HEREOF, THE FOLLOWING NINE (9) COURSES AND DISTANCES:

1) N18°33'57"W, A DISTANCE OF 266.61 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE POINT;
2) N18°57'45"W, A DISTANCE OF 847.69 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE POINT;
3) S72°06'17"W, A DISTANCE OF 151.64 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE POINT;
4) S31°14'40"W, A DISTANCE OF 124.24 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE POINT;
5) S60°34'23"W, A DISTANCE OF 113.65 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE POINT;
6) S82°44'03"W, A DISTANCE OF 133.31 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE POINT;
7) S64°37'57"W, A DISTANCE OF 79.68 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE POINT;
8) S64°06'24"W, A DISTANCE OF 172.78 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE POINT;
9) S69°14'22"W, A DISTANCE OF 43.54 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 74.228 ACRES (3,233,381 SQ. FT.) OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS.

AVERY STATION
SECTION 1A, PHASE 1

Bury+Partners
ENGINEERING SOLUTIONS
221 West Sixth Street, Suite 600, Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
TBPE REGISTRATION NUMBER F-1048
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SHEET 5 OF 6

PHOTOGRAPHIC MYLAR

DOC.# 2011052951

AVERY STATION SECTION 1A, PHASE 1

74.228 ACRES OUT OF THE RACHEL SAUL SURVEY, ABSTRACT NO. 551, WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS §

COUNTY OF WILLIAMSON §

THAT WE, NORTHWOODS–AVERY RANCH, LLC, ACTING BY AND THROUGH TODD JANSSEN, MANAGER, OWNER OF THAT CERTAIN 74.228 ACRE TRACT OF LAND OUT OF THE RACHEL SAUL SURVEY, ABSTRACT NO. 551, SITUATED IN THE CITY OF AUSTIN, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 177.63 ACRE OF LAND CONVEYED TO NORTHWOODS AVERY RANCH, LLC, BY THE DEED OF RECORD IN DOCUMENT NO. 2009049201 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.015, OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID 74.228 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS "AVERY STATION SECTION 1A, PHASE 1", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS HEREON, SUBJECT TO ANY EASEMENTS PREVIOUSLY GRANTED BUT NOT RELEASED , PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE AND TITLE 25 OF THE AUSTIN CITY CODE.

BY: _____ 7-8-11

NORTHWOODS – AVERY RANCH, LLC — DATE
TODD JANSSEN, MANAGER
7811 RANCH ROAD 2338
GEORGETOWN, TEXAS 78633

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 3rd DAY OF May 2011, BY Todd Janssen KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 3rd DAY OF May 2011 A.D.

Shilo Sims — NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

04-04-2014 — MY COMMISSION EXPIRES

FLOOD PLAIN NOTE:

NO PORTION OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON COMMUNITY PANEL NO. 48491C0610E, DATED SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS, AND INCORPORATED AREAS. NO PORTION OF THIS SITE IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

ENGINEER'S CERTIFICATION:

I, DWAYNE M. SHOPPA, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

_____ 5/2/11

DWAYNE M. SHOPPA, P.E. — DATE
TEXAS REGISTRATION NO. 96599
BURY + PARTNERS, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701

STATE OF TEXAS — DWAYNE M. SHOPPA — 96599 — LICENSED PROFESSIONAL ENGINEER

SURVEYOR'S CERTIFICATION:

I, ABRAM C. DASHNER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 25 OF THE AUSTIN CODE OF 1999, AS AMENDED, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.

_____ 5-2-11

ABRAM C. DASHNER, R.P.L.S. — DATE
TEXAS REGISTRATION NO. 5901
BURY + PARTNERS, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701

STATE OF TEXAS — REGISTERED — ABRAM C. DASHNER — 5901 — PROFESSIONAL LAND SURVEYOR

SHEET 6 OF 6

GENERAL NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.

2. WATER AND WASTEWATER SYSTEMS, INCLUDING METERS, SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARDS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF AUSTIN WATER UTILITY DEPARTMENT FOR REVIEW. THE CITY MUST INSPECT THE CONSTRUCTION.

3. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS, AS MODIFIED BY CITY OF AUSTIN ZONING ORDINANCE NO. 20080327–053.

4. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW.

5. NO BUILDING, FENCES, LANDSCAPING OR OTHER SUCH STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY CITY OF AUSTIN.

6. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITY.

7. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.

8. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND ARE SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: LAURINBURG DRIVE, CROSBYTON LANE, CANTON JACK ROAD, GENESEE TRAIL, COPPER BASIN COVE, CANNON MARK WAY, ABERVIL TRAIL, CAMBRIA COAST RUN, NICOLET WAY AND MONTOUR DRIVE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY (LDC 25–6–351).

9. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS AS MODIFIED BY CITY OF AUSTIN ZONING ORDINANCE NO. 20080327–083.

10. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS INCLUDING WATER AND WASTEWATER UTILITY IMPROVEMENTS TO SERVE EACH LOT, WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION, REPLATTING AND/OR DEDICATION OF EASEMENTS BY SEPARATE INSTRUMENT MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

11. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25–8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

12. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25–8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

13. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.

14. ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT.

15. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT OWNERS/DEVELOPERS EXPENSE.

16. PRIOR TO CONSTRUCTION, EXCEPT DETACHED AND ATTACHED SINGLE FAMILY, ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.

17. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE SECTION 25–8–181, AND THE ENVIRONMENTAL CRITERIA MANUAL.

18. IN A SUBURBAN WATERSHED, WATER QUALITY CONTROLS ARE REQUIRED IN ACCORDANCE WITH THE ENVIRONMENTAL CRITERIA MANUAL.

19. THIS SUBDIVISION IS LOCATED WITHIN THE SOUTH BRUSHY CREEK WATERSHED, WHICH IS CLASSIFIED AS AN SUBURBAN WATERSHED AND SHALL BE DEVELOPED AS REQUIRED IN CHAPTER 25–2, CHAPTER 25–4 AND CHAPTER 25–8 OF THE LAND DEVELOPMENT CODE. THIS SUBDIVISION IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

20. PROPERTY OWNERS SHALL PAY TAP AND IMPACT FEES ONCE APPLICATION FOR A CITY OF AUSTIN WATER AND WASTEWATER UTILITY TAP PERMIT IS MADE.

21. MAINTENANCE OF WATER QUALITY CONTROLS SHALL BE ACCORDING TO THE CITY OF AUSTIN STANDARDS.

22. NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND DETENTION FACILITY HAVE BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN.

23. NO CONSTRUCTION OR PLACEMENT OF STRUCTURES INCLUDING BUILDINGS, SHEDS, POOLS, LANDSCAPING, OR GARDENS ARE ALLOWED WITHIN A CRITICAL ENVIRONMENTAL BUFFER ZONE PER SECTION 25–8–281 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

24. THIS SUBDIVISION IS LOCATED WITHIN THE NORTHERN EDWARDS AQUIFER RECHARGE ZONE. NO CONSTRUCTION IN THIS SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY HAS REVIEWED AND APPROVED IN WRITING THE WATER POLLUTION ABATEMENT PLAN AND ORGANIZED SEWERAGE COLLECTION SYSTEM PLAN.

25. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS FOR AVERY STATION WET POND, TO BE DESIGNED AND CONSTRUCTED WITH THE AVERY STATION 1B, PHASE 1 CONSTRUCTION DOCUMENTS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN–OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON AVERY STATION 1A, PHASE 1 REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT FOR AVERY STATION 1B, PHASE 1, C8–07–0043.01.1B.

26. ALL SIGNS SHALL COMPLY WITH THE CITY OF AUSTIN SIGN ORDINANCE, CHAPTER 25–10, ARTICLE VII.

27. THIS SITE IS SUBJECT TO THE VOID AND WATER FLOW MITIGATION RULE (ECM 1.12.0 AND COA STANDARD SPECIFICATION ITEM NO. 658S). ALL TRENCHING GREATER THAN FIVE (5) FEET DEEP MUST BE INSPECTED BY A TEXAS–LICENSED GEOLOGIST.

28. IN ADDITION TO TREE MITIGATION PLANTINGS, EACH SINGLE FAMILY LOT MUST CONTAIN AT LEAST 3 TREES OF AT LEAST 2 DIFFERENT SPECIES LISTED IN ECM APPENDIX F. EACH TREE MUST HAVE A MINIMUM DIAMETER OF 2 INCHES AND EACH TREE MUST BE MAINTAINED IN ACCORDANCE WITH THE ECM.

29. BLOCK B, LOT 8 (OS–P–DUE) SHALL BE PRIVATELY MAINTAINED BY THE HOME OWNER'S ASSOCIATION ESTABLISHED FOR THE NEIGHBORHOOD.

30. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS, PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED JULY 19, 2011, 2011, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THE RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT MAY BE ASSIGNED PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. 201105281O, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS/WILLIAMSON COUNTY, TEXAS.

31. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF AUSTIN ON THIS THE 29th DAY OF July, 2011, A.D.

CITY CERTIFICATIONS:

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR OF PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

THIS THE 29th DAY OF July, 2011, A.D.

_____

GREG GUERNSEY., DIRECTOR
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN ON THE 26th DAY OF April, 2011, A.D.

_____ _____

CHAIRPERSON — SECRETARY

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

I, NANCY RISTER, CLERK OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 11TH DAY OF AUGUST, 2011, A.D. AT 8:58 O'CLOCK A. M., AND DULY RECORDED ON THE 11TH DAY OF AUGUST, 2011, A.D. AT 9:45 O'CLOCK A. M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 2011052951.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE 11TH DAY OF AUGUST, 2011, A.D.

NANCY RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS
BY: _____
DEPUTY WILLIAM WEHLING

COMMISSIONERS COURT WILLIAMSON COUNTY, TEXAS

FILED FOR RECORD AT 8:58 O'CLOCK A M. THIS THE 11TH DAY OF AUGUST 2011 A.D.

NANCY RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS
BY: _____
DEPUTY WILLIAM WEHLING

COMMISSIONERS COURT WILLIAMSON COUNTY, TEXAS

AVERY STATION
SECTION 1A, PHASE 1

Bury+Partners
ENGINEERING SOLUTIONS
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