



PLAT

2004032064

4 PGS

PLAT MAP RECORDING SHEET

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

SUBDIVISION NAME: AVERY BROOKSIDE, PHASE TWO

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

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

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

INSTRUMENT DATE: April 20, 2004

FILE DATE: April 27, 2004

FOR LEGIBLE COPY OF PLAT, PLEASE SEE ORIGINAL

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS 2004032064

Nancy E. Rister

04/27/2004 11:50 AM

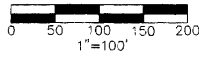
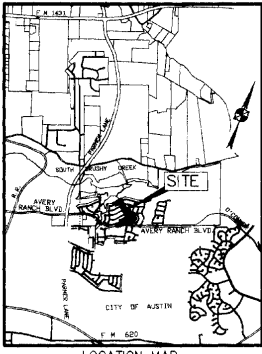
CARRILLO \$211.00

NANCY E. RISTER, COUNTY CLERK

WILLIAMSON COUNTY, TEXAS

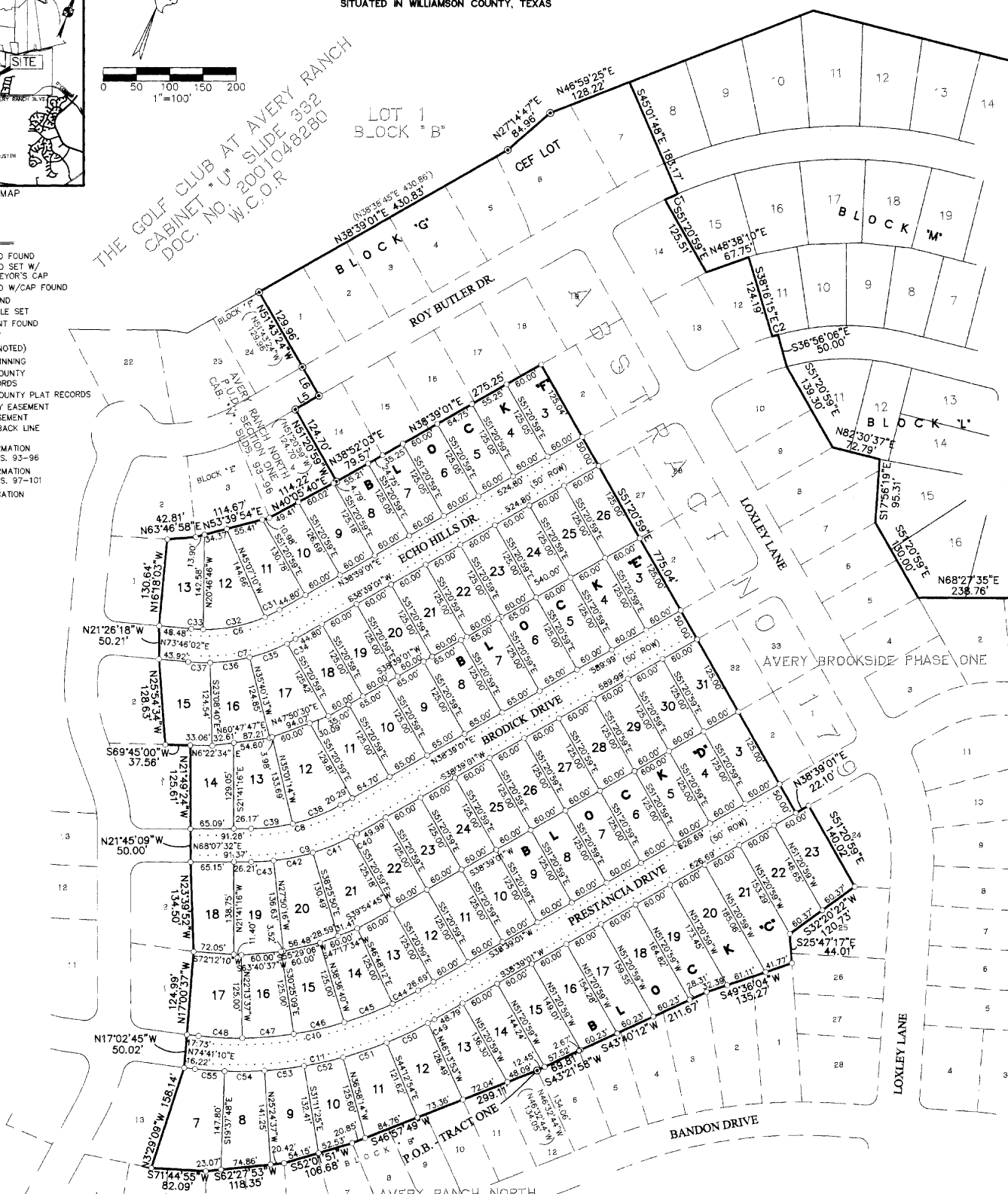
FINAL SUBDIVISION PLAT OF
AVERY BROOKSIDE, PHASE TWO
 SUBDIVISION OF 847 ACRES OUT OF THE
 JOHN H. DILLARD SURVEY, ABSTRACT NO. 179
 SITUATED IN WILLIAMSON COUNTY, TEXAS

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



THE GOLF CLUB AT AVERY RANCH
 CABINET "U" SLIDE 332
 DOC. NO. 2001049280
 W.C.O.R.

- LEGEND**
- 1/2" IRON ROD FOUND
 - 1/2" IRON ROD SET W/
PLASTIC SURVEYOR'S CAP
 - ⊙ 1/2" IRON ROD W/CAP FOUND
 - ⊕ 60D NAIL FOUND
 - ⊗ COTTON SPINDLE SET
 - HWY MONUMENT FOUND
 - × MAG NAIL SET
- (UNLESS OTHERWISE NOTED)
- P.O.B. POINT OF BEGINNING
 W.C.O.R. WILLIAMSON COUNTY
 OFFICIAL RECORDS
 W.C.P.R. WILLIAMSON COUNTY PLAT RECORDS
 P.U.E. PUBLIC UTILITY EASEMENT
 D.E. DRAINAGE EASEMENT
 B.L. BUILDING SETBACK LINE
 W.W. WASTE WATER
 (XXX) RECORD INFORMATION
 CAB. "V", SLDS. 93-96
 (XXX) RECORD INFORMATION
 CAB. "V", SLDS. 97-101
 SIDEWALK LOCATION



SUBDIVISION LOT SUMMARY

SINGLE FAMILY LOTS	=	149
TOTAL LOTS	=	149
TOTAL ACREAGE	=	847 AC.

Cabinets + Slide 313 Doc. # 2004032064

CSA COOK-STREINMAN & ASSOCIATES, INC.
 Consulting Engineers and Land Planning
 Austin, Texas Tel 512-454-6777 Fax 512-454-2999

INTERSTATE SURVEYING, INC.
 Professional Surveying
 & Mapping Services
 13740 No. Hwy. 183
 Building 1-4 Austin, Texas 78750 (512) 219-5955
 FAX 219-5966

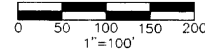
Revision Date: 12/10/03
 Revision Date: 09/30/02
 Scale: 1"=100' Date: 08/01/02
 Drawn by: BJM
 File: 21327PL4R.DWG
 Approved by: BJM
 Project No.: 213-27.52

SHEET
1
 4

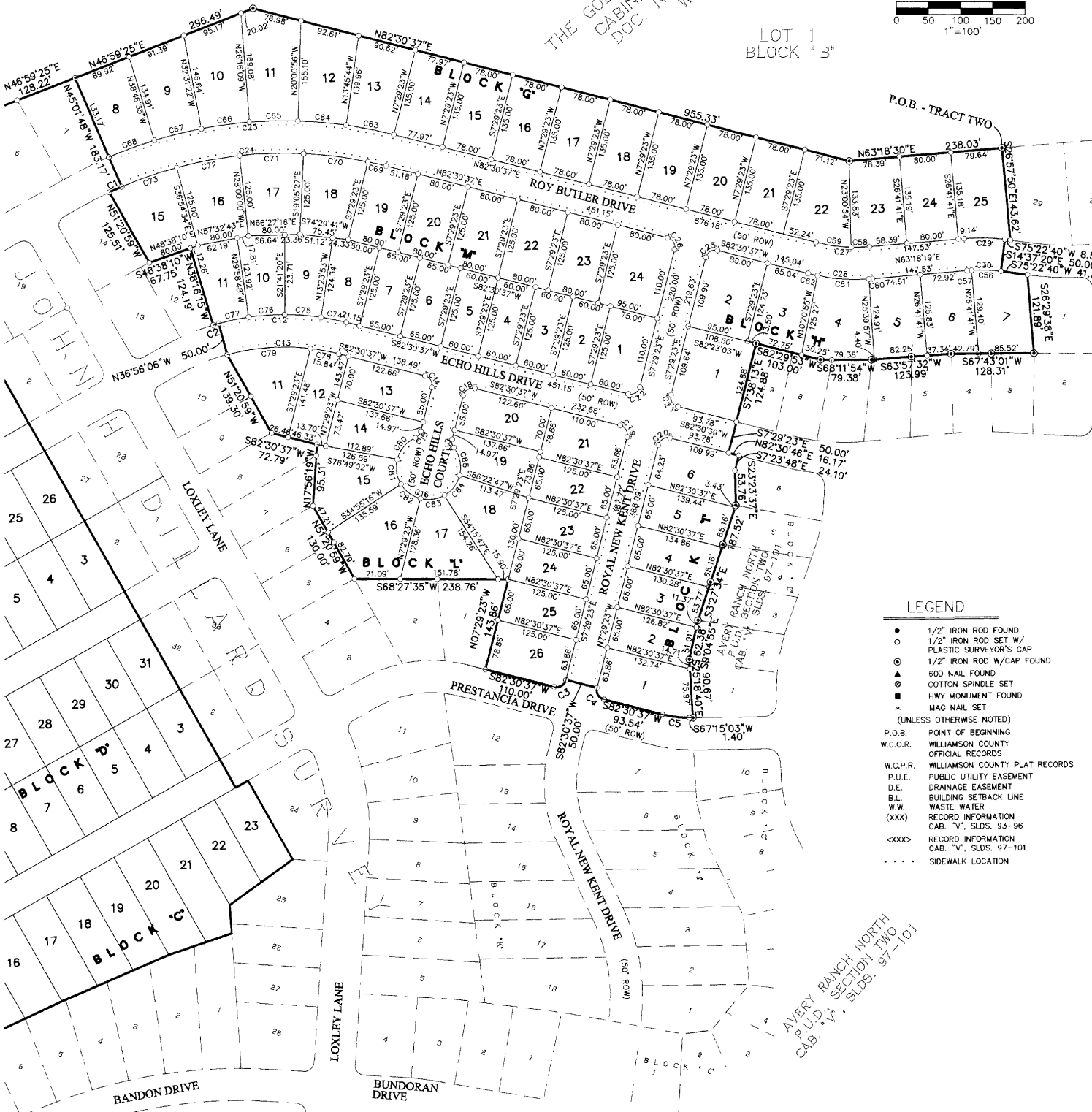
FINAL SUBDIVISION PLAT OF AVERY BROOKSIDE, PHASE TWO

SUBDIVISION OF 33.847 ACRES OUT OF THE
JOHN H. DILLARD SURVEY, ABSTRACT NO. 179
SITUATED IN WILLIAMSON COUNTY, TEXAS

THE GOLF CLUB AT AVERY RANCH
CABINET "U" SLIDE 392
DOC. NO. 2001048280
W.C.C.R.



LOT 1
BLOCK "B"



LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET W/
PLASTIC SURVEYOR'S CAP
- ⊙ 1/2" IRON ROD W/CAP FOUND
- ▲ 60D NAIL FOUND
- ⊗ COTTON SPINDLE SET
- HWY MONUMENT FOUND
- ✕ MAG NAIL SET
- (UNLESS OTHERWISE NOTED)
- P.O.B. POINT OF BEGINNING
- W.C.C.R. WILLIAMSON COUNTY
OFFICIAL RECORDS
- W.C.P.R. WILLIAMSON COUNTY PLAT RECORDS
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING SETBACK LINE
- W.W. WASTE WATER
- (XXX) RECORD INFORMATION
CAB. "V", SLDS. 93-96
- <XXX> RECORD INFORMATION
CAB. "V", SLDS. 97-101
- SIDEWALK LOCATION

Cabinet Y Slide 314

THE BEARINGS FOR THE SURVEY SHOWN HEREON ARE BASED ON GPS OBSERVATIONS PROVIDED BY THE WILLIAMSON COUNTY BRUSHY CREEK WASTEWATER IMPROVEMENT PROJECT, NAD-83, TEXAS COORDINATE SYSTEM; GPS STATION 1011 HELD AS GRID/SURFACE, TIED TO GPS STATION 2033 & 324.

CSA COOK-STRINMAN & ASSOCIATES, INC.
Consulting Engineers and Land Planning
Austin, Texas Tel 512-454-8777 Fax 512-454-2899

INTERSTATE SURVEYING, INC.
Professional Surveying
& Mapping Services
13740 No. Hwy. 163
Building L-4
Austin, Texas 78750
(512) 219-5955
FAX 219-5965

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

Scale: 1"=100' Date: 08/01/02

Drawn by: BM
File: 21327PLR2.DWG
Approved by: BM
Project No.: 213-27-52

SHEET
2
4

CURVE TABLE

Table with columns: NUM, DELTA, ARC, RADIUS, BEARING, DISTANCE. Contains 85 rows of curve data.

FINAL SUBDIVISION PLAT OF
AVERY BROOKSIDE, PHASE TWO
SUBDIVISION OF 54.847 ACRES OUT OF THE
JOHN H. DILLARD SURVEY, ABSTRACT NO. 179
SITUATED IN WILLIAMSON COUNTY, TEXAS

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

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

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

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

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

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

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

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

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

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

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

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

4) N38°39'01"E, a distance of 120.10 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

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

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

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

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

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

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

DESCRIPTION - TRACT TWO

OF A 19.4183 ACRE TRACT OR PARCEL OF LAND OUT OF AND PART OF THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179, SITUATED IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THE EASTERLY REMAINDER PORTION OF THAT 1304.520 ACRE TRACT IDENTIFIED AS PARCEL ONE, TRACT 1, CONVEYED TO PEBBLE CREEK JOINT VENTURE BY DEED RECORDED AS DOCUMENT NO. 9843836, AND DOCUMENT NO. 9844081, OF RECORD IN THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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

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

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

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

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

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

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

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

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

2) S63°57'32"W, a distance of 123.99 feet (Delta) found for the northwest corner of Lot 8, Block "F", of said Avery Ranch North and an angle point hereof;

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

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

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

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

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

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

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

5) S23°33'37"E, a distance of 53.76 feet to a 1/2" iron rod set with plastic surveyor's cap (Delta) for the northwest corner of Lot 5 Block "E", of said Avery Ranch North and an angle point hereof;

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

7) S09°40'55"E, a distance of 62.38 feet to a 1/2" iron rod set with plastic surveyor's cap (Delta) for the northwest corner of Lot 1 Block "E", of said Avery Ranch North and an angle point hereof; and

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

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

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

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

3) S82°30'37"W, a distance of 63.54 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for the point of curvature hereof;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3) N63°18'30"E, a distance of 238.03 feet to the POINT OF BEGINNING, containing 19.4183 acres of land area, more or less, within these metes and bounds.

DESCRIPTION - TRACT ONE
OF A 18.429 ACRE TRACT OR PARCEL OF LAND OUT OF AND PART OF THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179, SITUATED IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THE EASTERLY REMAINDER PORTION OF THAT 1304.520 ACRE TRACT IDENTIFIED AS PARCEL ONE, TRACT 1, CONVEYED TO PEBBLE CREEK JOINT VENTURE BY DEED RECORDED AS DOCUMENT NO. 9843836, AND DOCUMENT NO. 9844081, OF RECORD IN THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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

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

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

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

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

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

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

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

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

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

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

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

6) N21°48'24"W, a distance of 125.61 feet to a 1/2" iron rod set with plastic surveyor's cap (Interstate Surveying Inc.) for an angle point hereof;

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Professional Surveying & Mapping Services
13740 N. Hwy 183
Building L-4
Austin, Texas 78750 (512) 219-5955 FAX 219-5965

Scale: 1"=100' Date: 06/01/02
Dwg: P-23-21237 Book: 2220, 2224
Drawn by: BLM
File: 21327P18R2-L-4
Approved by: BLM
Project No.: 213-2752

SHEET 3

Vertical text on the right margin: 'Cabinets 1-315'

FINAL SUBDIVISION PLAT OF
AVERY BROOKSIDE, PHASE TWO
SUBDIVISION OF 37.847 ACRES OUT OF THE
JOHN H. DILLARD SURVEY, ABSTRACT NO. 179
SITUATED IN WILLIAMSON COUNTY, TEXAS

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

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

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

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

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

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

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

STATE OF TEXAS : COUNTY OF TRAVIS :

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

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



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

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

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



THE UNDERSIGNED, THE COUNTY CLERK OF THE COUNTY OF WILLIAMSON, THE STATE OF TEXAS, HEREBY CERTIFIES THAT THE COUNTY OF WILLIAMSON HAS REVIEWED AND APPROVED THIS PLAT AND THAT WITH THE APPROVAL OF THE CITY OF AUSTIN AS SHOWN THEREON, THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, HEREBY RECORDED THIS INSTRUMENT IN THE PUBLIC RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

JOHN DOCKREY, COUNTY CLERK DATE WILLIAMSON COUNTY, TEXAS

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

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

Joe Pantalon, Acting Director Watershed Protection & Development Review Dept. For the City of Austin

STATE OF TEXAS COUNTY OF WILLIAMSON

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

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

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

BY: Vickie Hays, Deputy

DOCUMENT NO. 2004-022-014



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

FLOODPLAIN NOTE:

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

JAMES M. COOK, P.E. TEXAS REGISTRATION NO. 58640 COOK-STEINMAN & ASSOCIATES, INC. 3018 NORTH LAMAR BLVD., SUITE 200 AUSTIN, TEXAS 78750



GENERAL NOTES

- 1. THIS SUBDIVISION SHALL BE DEVELOPED AND MAINTAINED IN ACCORDANCE WITH PUD ORDINANCE NO. 000413-48 OR AS AMENDED, EXCEPT AS OTHERWISE SPECIFICALLY PROVIDED BY THIS ORDINANCE. ALL OTHER APPLICABLE RULES, REGULATIONS AND ORDINANCES OF THE CITY OF AUSTIN IN EFFECT ON JULY 22, 1999 SHALL APPLY TO THE AVERY RANCH PUD.
2. EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION IN THE SUBDIVISION, INCLUDING DETACHED SINGLE FAMILY, PURSUANT TO CITY OF AUSTIN LAND DEVELOPMENT CODE SECTION 25-8-181, AND SECTION 1.4.0 OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.
3. NO OBJECTS INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS SPECIFICALLY APPROVED BY THE CITY OF AUSTIN AND WILLIAMSON COUNTY.
4. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS TO GOVERNMENTAL AUTHORITIES.
5. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
6. ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS.
7. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUME RESPONSIBILITY FOR CONSTRUCTION PLANS OR SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REGULATIONS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODE LIMITATIONS OF APPLICABLE LAWS.
8. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARDS PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF AUSTIN WATER AND WASTEWATER DEPARTMENT FOR REVIEW.
9. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
10. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS.
11. PUBLIC SIDEWALKS, SUIT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG ALL STREETS WITHIN THIS SUBDIVISION. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
12. THE MAINTENANCE OF THE WATER QUALITY CONTROLS SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN LDC CHAPTER 25-8, AND OTHER REGULATIONS OF THE CITY OF AUSTIN.
13. WATERSHED STATUS: THIS SUBDIVISION IS LOCATED IN THE BRUSHY CREEK WATERSHED, WHICH IS CLASSIFIED AS SUBURBAN AND SHALL BE DEVELOPED, CONSTRUCTED, AND MAINTAINED IN ACCORDANCE WITH THE L.D.C. AS AMENDED BY P.U.D. ORDINANCE 000413-48.
14. THIS PROJECT LIES WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. NO CONSTRUCTION SHALL COMMENCE UNTIL THE T.N.R.C.C. HAS APPROVED, IN WRITING, THE WATER POLLUTION ABATEMENT PLAN AND SEWAGE COLLECTION SYSTEM.
15. PRIOR TO CONSTRUCTION ON LOTS WITHIN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHOD.
16. A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY GRANTED ALONG THE STREET FRONTAGE OF ALL LOTS WITHIN THIS SUBDIVISION.
17. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF AUSTIN.
18. FISCAL SECURITY MAY BE REQUIRED IN ACCORDANCE WITH SECTION 25-1-112 OF THE AUSTIN CITY CODE OF 1981 FOR THE FOLLOWING IMPROVEMENTS:
A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION FOR THE FOLLOWING STREETS: FISCAL SURETY IS NOT REQUIRED FOR STREETS NOT LISTED IN THIS SUBDIVISION.
19. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENTS IN THIS SUBDIVISION WITH IMPERVIOUS COVER IN EXCESS OF TWENTY PERCENT OF THE NET SITE AREA OF THIS PLAT, PURSUANT TO SECTION 25-8-211 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
20. ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED TO CITY OF AUSTIN URBAN STREET STANDARDS. ALL STREETS WILL BE CONSTRUCTED WITH CURB AND GUTTER.
21. FOR RESTRICTIONS APPLICABLE TO THIS SUBDIVISION, SEE INSTRUMENT RECORDED AS DOCUMENT NO. 199990792 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.

GENERAL NOTES CONTINUED:

- 22. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF THE REQUIRED SUBDIVISION IMPROVEMENTS, PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED 2/10/04. THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL IMPROVEMENTS NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE SUBDIVISION IMPROVEMENTS AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED AS DOCUMENT NO. 2004-022-014 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.
23. IMPERVIOUS COVER FOR RESIDENTIAL LOTS SHALL BE LIMITED TO THE FOLLOWING AMOUNTS:
TYPE A = 80'x135'x55% = 5940 SQ. FT. (MAX. PER LOT) BLOCK G (LOTS 8-23)
TYPE B = 80'x125'x55% = 5500 SQ. FT. (MAX. PER LOT) BLOCK M (LOTS 15-24), BLOCK H (LOTS 2-7)
TYPE C = 80'x125'x55% = 4125 SQ. FT. (MAX. PER LOT) BLOCK F (LOTS 3-13), BLOCK D (LOTS 3-31), BLOCK I (LOTS 1-11), BLOCK J (LOTS 1-8) BLOCK E (LOTS 3-28), BLOCK L (LOTS 7-23), BLOCK K (LOT 1), BLOCK L (LOTS 11-28)
24. 77 CLASS I REPLACEMENT TREES ARE TO BE PLANTED (IN AGGREGATE). THE REPLACEMENT TREES ARE TO BE CHOSEN FROM CEDAR ELM, RED OAK, BURR OAK, YALPOUN TREE OR RED BUD (MEXICAN OR TEXAS VARIETY). 75% OF THE REPLACEMENT TREES MUST BE SHADE TREES AND 25% MAY BE ORNAMENTAL TREES. THESE TREES ARE TO BE PLANTED IN ADDITION TO TREE REPLACEMENTS REQUIRED BY THE AVERY RANCH PUD.
BLOCK "A" LOT 7 - 1 BURR OAK, 1 CHINQUAPIN OAK LOT 8 - 1 CEDAR ELM, 1 TEXAS REDBUD LOT 9 - 1 RED OAK, 1 TREE YALPOUN LOT 10 - 2 LIVE OAK
BLOCK "B" LOT 11 - 1 CEDAR ELM LOT 12 - 1 LIVE OAK LOT 13 - 1 CHINQUAPIN OAK LOT 14 - 1 BURR OAK, 1 TREE YALPOUN LOT 15 - 1 CHINQUAPIN OAK, 1 TREE YALPOUN LOT 16 - 1 BURR OAK, 1 TREE YALPOUN LOT 17 - 1 BURR OAK, 1 TREE YALPOUN LOT 18 - 1 CEDAR ELM, 1 TREE YALPOUN LOT 19 - 1 BURR OAK, 1 TREE YALPOUN LOT 20 - 2 CEDAR ELM
BLOCK "C" LOT 1 - 1 CHINQUAPIN OAK, 1 CEDAR ELM LOT 2 - 1 RED OAK, 1 BURR OAK
BLOCK "D" LOT 11 - 1 CHINQUAPIN OAK, 1 TREE YALPOUN LOT 12 - 1 RED OAK, 1 TEXAS REDBUD LOT 13 - 1 CHINQUAPIN OAK, 1 TREE YALPOUN LOT 14 - 1 BURR OAK, 1 TREE YALPOUN LOT 15 - 1 BURR OAK, 1 TREE YALPOUN LOT 16 - 1 BURR OAK, 1 TREE YALPOUN LOT 17 - 1 BURR OAK, 1 TREE YALPOUN LOT 18 - 1 CEDAR ELM, 1 TREE YALPOUN LOT 19 - 1 CHINQUAPIN OAK, 1 TREE YALPOUN LOT 20 - 1 CEDAR ELM, 1 TREE YALPOUN
BLOCK "E" LOT 7 - 1 RED OAK, 1 TEXAS REDBUD LOT 11 - 1 CHINQUAPIN OAK, 1 TREE YALPOUN LOT 15 - 1 LIVE OAK LOT 19 - 1 BURR OAK, 1 BURR OAK LOT 22 - 1 LIVE OAK LOT 24 - 1 LIVE OAK
BLOCK "F" LOT 11 - 1 CHINQUAPIN OAK, 1 TREE YALPOUN LOT 15 - 1 BURR OAK, 1 BURR OAK LOT 17 - 1 BURR OAK, 1 TREE YALPOUN LOT 19 - 1 CHINQUAPIN OAK, 1 TREE YALPOUN LOT 20 - 2 CEDAR ELM
BLOCK "G" LOT 8 - 1 CHINQUAPIN OAK, 1 TREE YALPOUN LOT 9 - 1 BURR OAK, 1 CHINQUAPIN OAK LOT 10 - 1 LIVE OAK LOT 11 - 1 CHINQUAPIN OAK, 1 TEXAS REDBUD LOT 12 - 1 BURR OAK, 1 TREE YALPOUN LOT 13 - 1 CHINQUAPIN OAK, 1 TREE YALPOUN LOT 14 - 1 BURR OAK, 1 TREE YALPOUN LOT 15 - 1 BURR OAK, 1 TREE YALPOUN LOT 16 - 1 BURR OAK, 1 TREE YALPOUN LOT 17 - 1 BURR OAK, 1 TREE YALPOUN LOT 18 - 1 CEDAR ELM, 1 TREE YALPOUN LOT 19 - 1 CHINQUAPIN OAK, 1 TREE YALPOUN LOT 20 - 2 CEDAR ELM
BLOCK "H" LOT 1 - 1 BURR OAK, 1 CHINQUAPIN OAK LOT 3 - 1 LIVE OAK LOT 6 - 1 CEDAR ELM, 1 TEXAS REDBUD
BLOCK "I" LOT 11 - 1 CHINQUAPIN OAK, 1 TREE YALPOUN LOT 15 - 1 CEDAR ELM, 1 BURR OAK
BLOCK "J" LOT 4 - 1 CHINQUAPIN OAK, 1 CEDAR ELM LOT 11 - 1 RED OAK, 1 BURR OAK
BLOCK "K" LOT 1 - 1 CEDAR ELM, 1 BURR OAK LOT 4 - 1 RED OAK, 1 TEXAS REDBUD LOT 11 - 1 BURR OAK, 1 TREE YALPOUN LOT 12 - 1 LIVE OAK LOT 15 - 1 BURR OAK, 1 CHINQUAPIN OAK LOT 19 - 1 CEDAR ELM, 1 RED OAK
BLOCK "L" LOT 11 - 1 CHINQUAPIN OAK, 1 TREE YALPOUN LOT 15 - 1 CEDAR ELM, 1 BURR OAK
BLOCK "M" LOT 1 - 1 CEDAR ELM, 1 BURR OAK LOT 4 - 1 RED OAK, 1 TEXAS REDBUD LOT 11 - 1 BURR OAK, 1 TREE YALPOUN LOT 12 - 1 LIVE OAK LOT 15 - 1 BURR OAK, 1 CHINQUAPIN OAK LOT 19 - 1 CEDAR ELM, 1 RED OAK
BLOCK "N" LOT 1 - 1 BURR OAK, 1 CHINQUAPIN OAK LOT 3 - 1 LIVE OAK LOT 6 - 1 CEDAR ELM, 1 TEXAS REDBUD

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Table with 2 columns: Field Name and Value. Includes Scale (1"=100'), Date (08/01/02), Drawn by (BJM), File (21327PL782.DWG), Approved by (BJM), Project No. (213-2752), Revision Date (12/10/03), Revision Date (10/29/02), Revision Date (09/30/02).

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